



City of Franklin

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

Meeting Agenda

Design Review Committee

Tuesday, February 17, 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 Signage (Vertical Blade Sign) At 99 E. Main St.; Shaun Sullivan, Applicant.
2. Discussion Of New Construction (Accessory Structure) At 121 3rd Ave. N.; Aaron Rodgers, Applicant.
3. Discussion Of Building Alterations And Site Alterations At 247 Franklin Rd. (Harlinsdale Farm, Worker House 1); Brandon Priddy, Applicant.
4. Discussion Of Building Alterations And Site Alterations At 255 Franklin Rd. (Harlinsdale Farm, Worker House 2); Brandon Priddy, Applicant.
5. Discussion Of New Construction At 1855 William Campbell Ct. (Lot 11); Jennifer Lombard, Applicant.
6. Discussion Of New Construction, Signage, And Refuse (Williamson County EMS) At 110 Aldersgate Way, John Gore, Applicant.
7. Discussion Of New Construction And Site Alterations At 151 Franklin Rd. (Riverview); Greg Gamble, 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.

February 5th, 2026

City of Franklin
109 3rd Avenue South
Franklin, TN 37064
Attn: Design Review Commission



Project Description for New Corner Balde Sign for the Culamar Restaurant:

This submittal is being provided for Design Review Committee consideration and feedback regarding a proposed signage modification for the Culamar restaurant located at the corner of 1st Avenue and Main Street.

The project proposes to remove the existing sign currently mounted above the primary entry and replace it with a new corner-mounted vertical blade sign, as illustrated on the accompanying architectural elevations and rendered views.

The proposed blade sign will be located prominently at the building corner facing both street frontages, improving visibility for patrons approaching from either direction along Main Street. The sign is designed to be approximately 18 feet in overall height, with a width of 1 foot 8 inches and an overall thickness of approximately 10 inches. The total sign surface area is approximately 30 square feet, remaining within the applicable signage guidelines for maximum allowable square footage.

At present, the existing signage is not readily visible to vehicles and pedestrians approaching from the north, and the restaurant location can be difficult to identify from Main Street. The proposed blade sign is intended to address this concern by providing clearer wayfinding, enhanced presence, and improved recognition of the restaurant within the downtown corridor.

The purpose of this submission is to obtain DRC feedback and confirmation of overall sign placement, size, and general acceptability. Upon receiving committee direction, the project team will proceed with final detailing, including materials, lighting, lettering, and fabrication specifications, for subsequent historic review and final approval.

We appreciate the committee's consideration and look forward to your guidance.
Sincerely,

Shaun Sullivan
Architect/Owner – Envision Design Architects
Email: envision3design@gmail.com
Phone: 262-327-4338

OWNER AFFIDAVIT

City of Franklin, Tennessee

When an application is not filed by the owner of the property, the City requires documentation that the owner of the property is aware of an application being filed on their behalf.

I/We Henry P Ingram
(please print name(s) as listed on deed; if property owner is a company, provide full company name plus specific name(s) of representative)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

072C E 00400 000090 7&C
(Property Parcel/Tax ID Number)
and located at:

99 E Main Street
(Street Address)

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

Shan Sullivan / Envision Design
(Please print name(s) in Full - This should be the applicant listed in IDT)

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

Henry P Ingram
Owner Signature

Additional Owner Signature, if applicable

121 1st Ave S Suite 220
Property Owner Mailing Address

Franklin TN 37057
City, State & Zip

Subscribed and sworn to before me this

2nd day of February, 2024.

[Signature]
Notary Public

My Commission Expires: 4-3-28



CULAMAR - SIGNAGE CHANGE
99 EAST MAIN STREET SUITE 190
FRANKLIN, TN

SHEET TITLE
PROPOSED SIGNAGE ELEVATIONS

REVISIONS

XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX

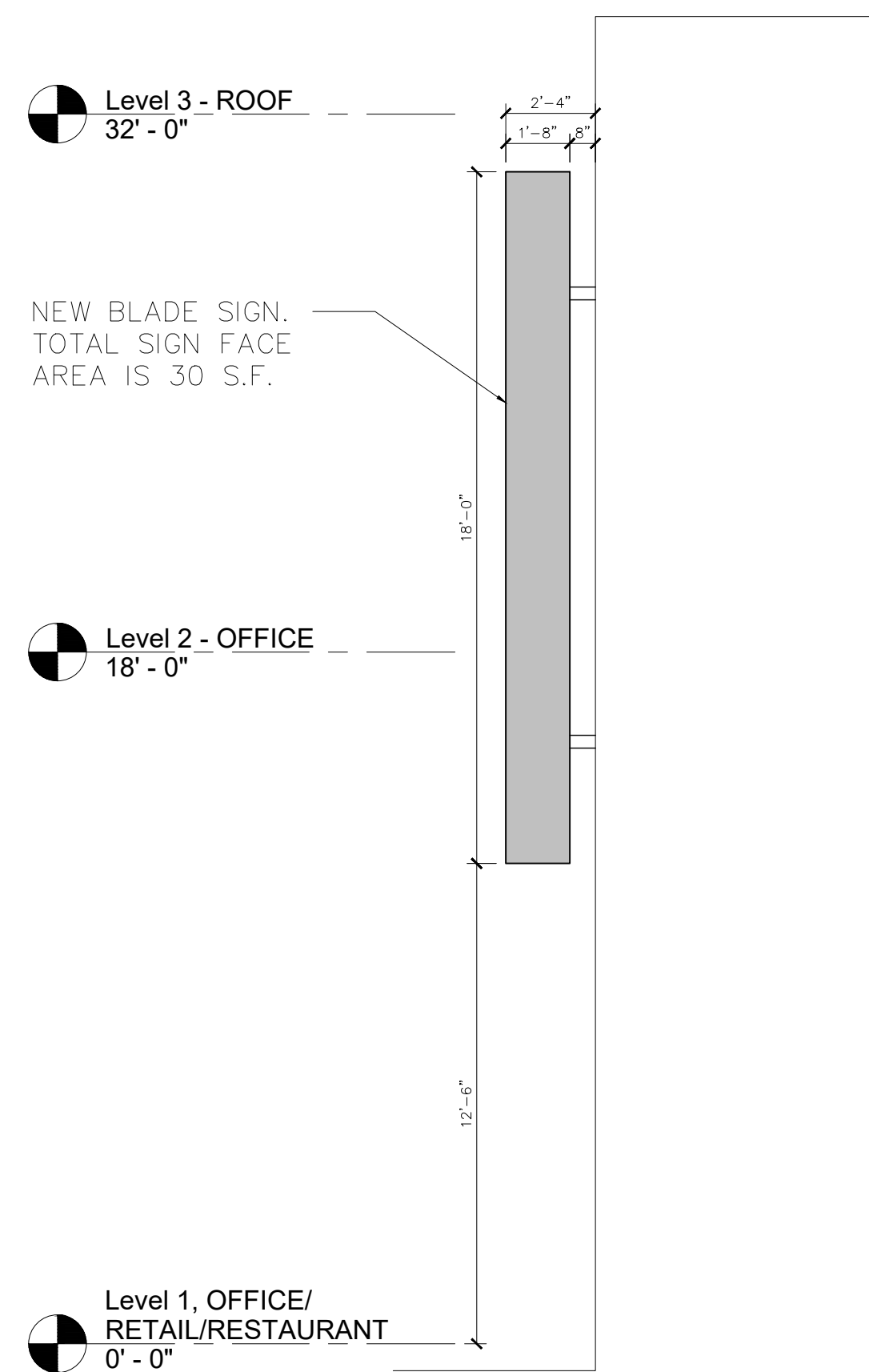
PROJECT NUMBER ...

SET USE DRC & HZC MEETING

DATE 02.02.2026

SHEET

A4.0



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



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



CULAMAR + ROOFTOP



CULAMAR + ROOFTOP



CULAMAR + ROOFTOP
SEAFOOD RESTAURANT



END
NO CRUISING
ZONE

Culamar
Seafood Restaurant
• Rooftop Bar

main

main



e|spaces





mondoo

salons by jc

salons by jc

WEIGHT
LIMIT
28
TONS
HARPETH
RIVER



E Main St



Small white sign on the utility pole with illegible text.



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

MISSION CIGAR - PATIO ROOF

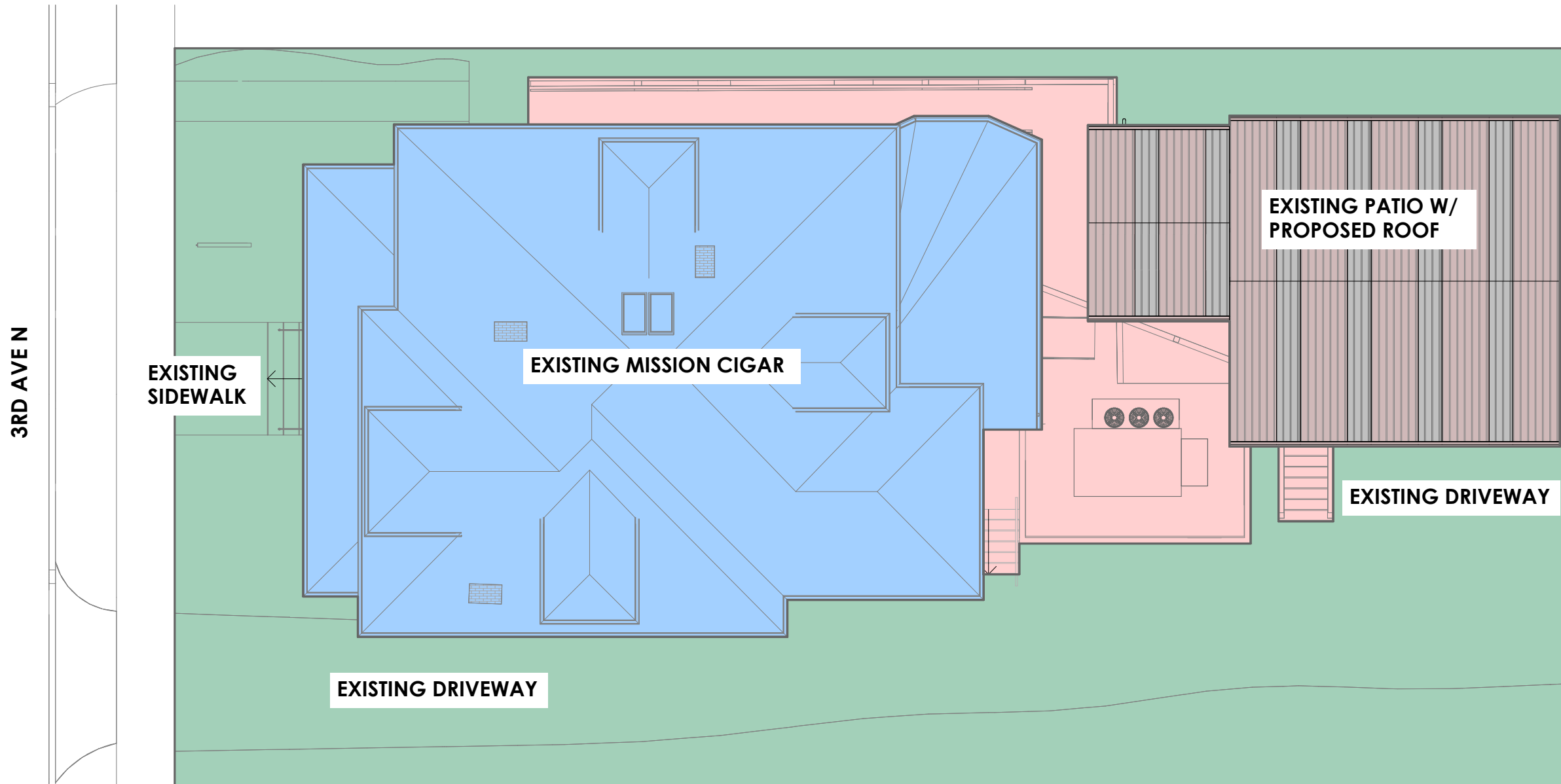
121 3RD AVE N, FRANKLIN TN, 37064

02/09/2026



1 SITE PLAN - AERIAL VIEW
NOT TO SCALE

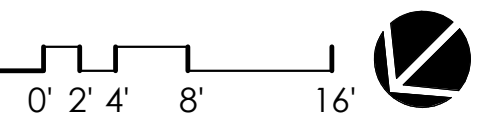


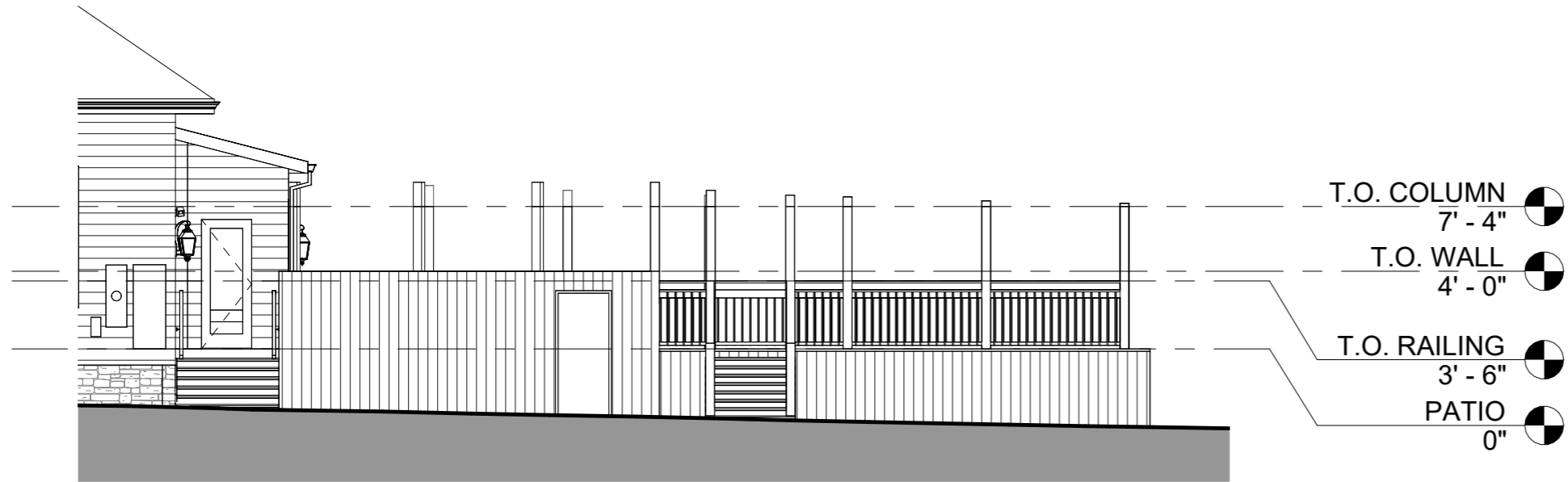


SITE COVERAGE

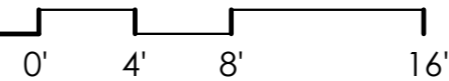
	LOT SIZE	12,200 S.F.
	EXISTING BUILDING SIZE	2,542 S.F.
	EXISTING PATIO SIZE	1,673 S.F.
	EXISTING PERCENT LOT COVERAGE	34.60%

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





1 EXISTING NORTH ELEVATION
1/8" = 1'-0"



EXISTING NORTH PHOTO ELEVATION



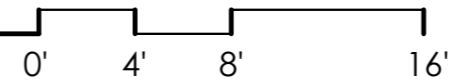
1 EXISTING SOUTH ELEVATION
1/8" = 1'-0"



EXISTING SOUTH PHOTO ELEVATION



1 EXISTING WEST ELEVATION
1/8" = 1'-0"



EXISTING WEST PHOTO ELEVATION

121 3rd Ave. N.

EXISTING PHOTOS
MISSION CIGAR



NORTHEAST EXISTING PHOTO



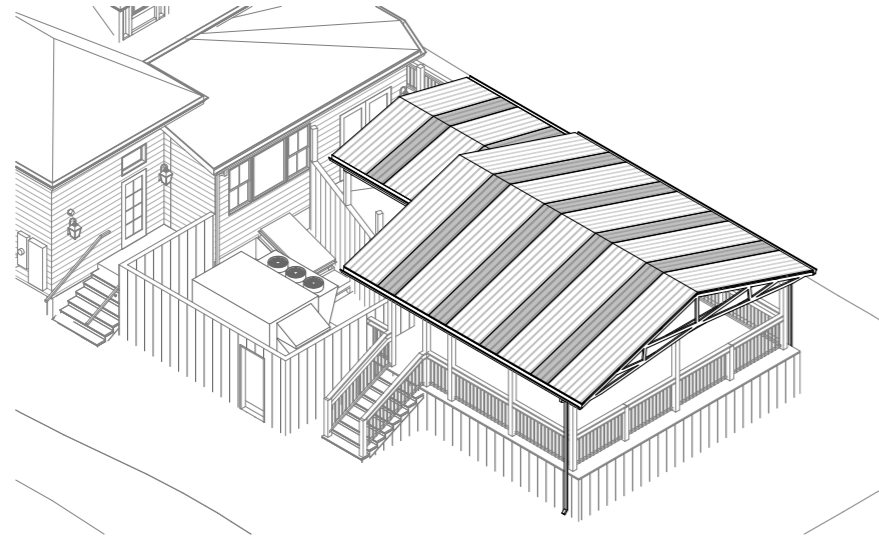
NORTHWEST EXISTING PHOTO



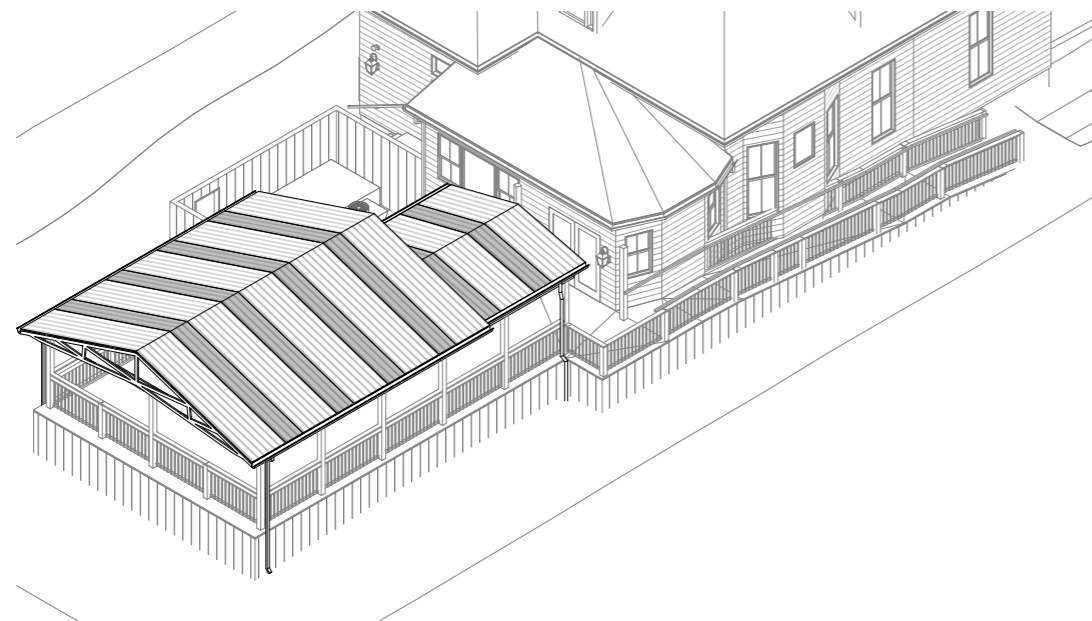
SOUTHWEST EXISTING PHOTO



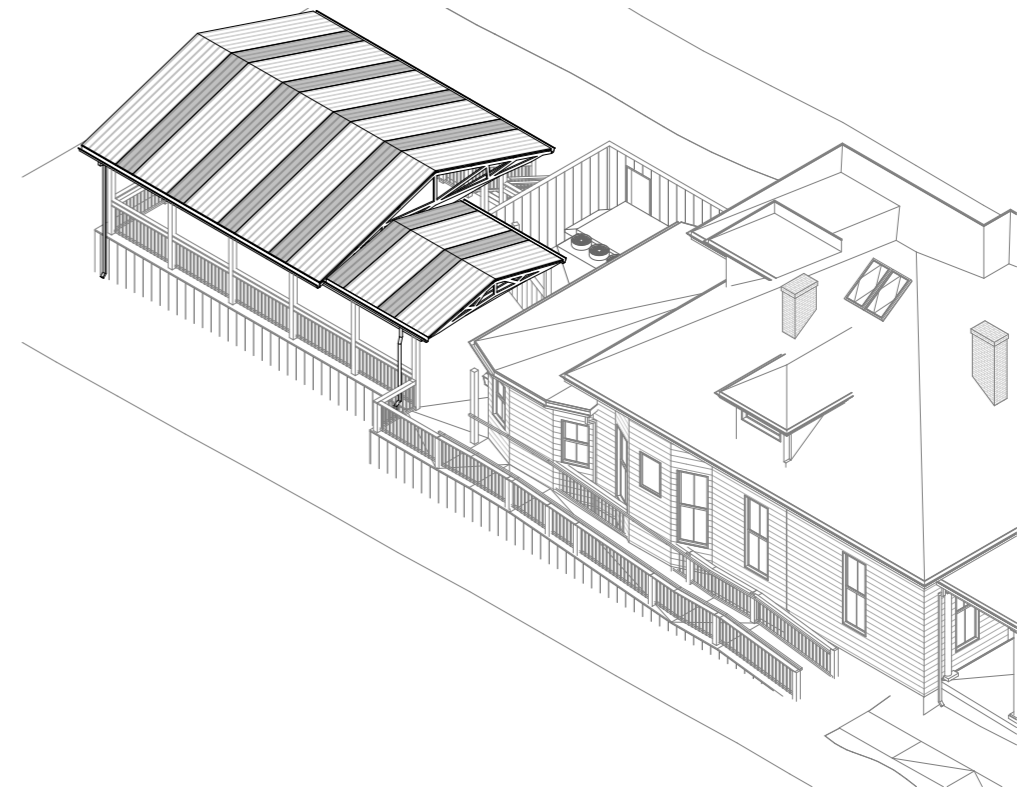
SOUTHEAST EXISTING PHOTO



1 NORTHWEST 3D VIEW



2 SOUTHWEST 3D VIEW



3 SOUTHEAST 3D VIEW

121 3rd Ave. N.

PROPOSED PERSPECTIVES
MISSION CIGAR



1 SOUTHEAST PERSPECTIVE



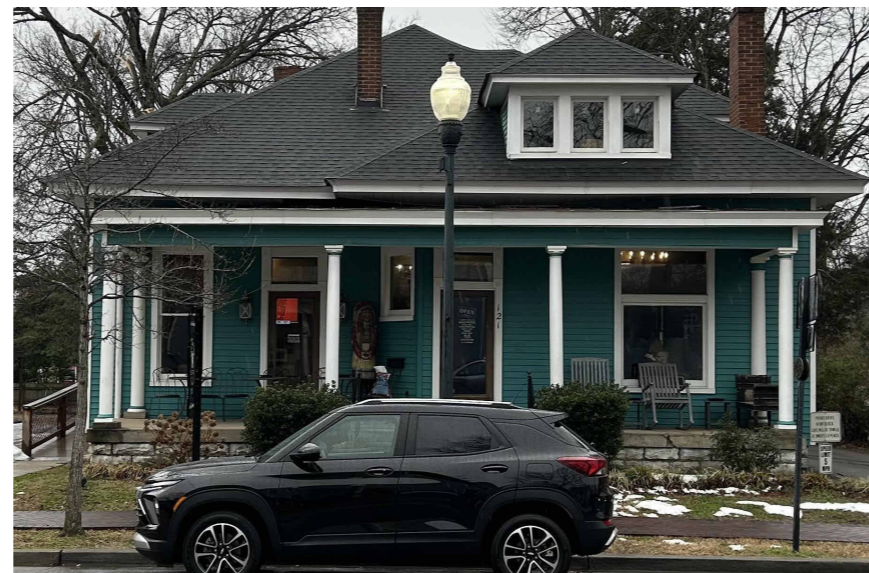
2 EAST PERSPECTIVE



3 NORTHEAST PERSPECTIVE



SOUTHEAST SITE PHOTO



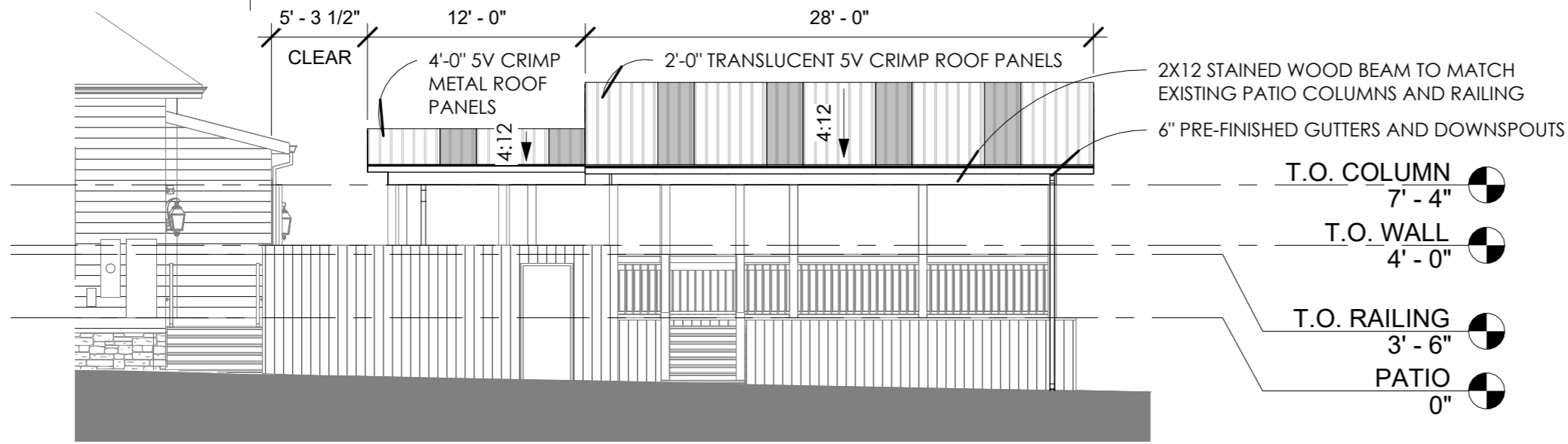
EAST SITE PHOTO



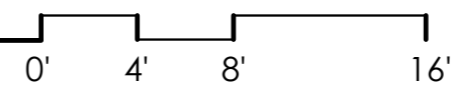
NORTHEAST SITE PHOTO

121 3rd Ave. N.

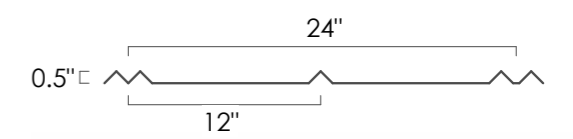
PROPOSED ELEVATIONS
MISSION CIGAR



1 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



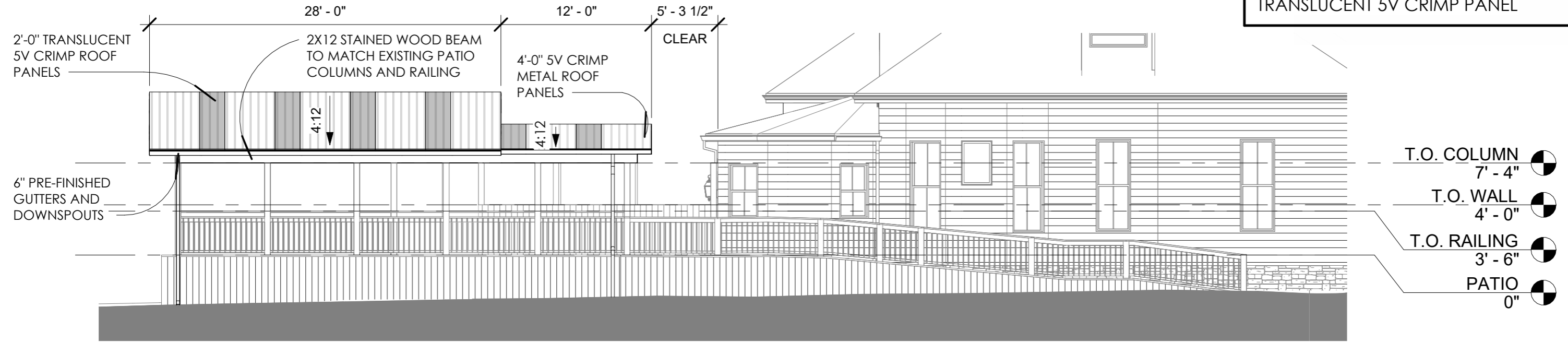
PROPOSED MATERIALS



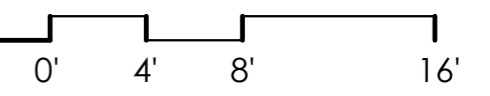
5V CRIMP METAL PANEL



TRANSLUCENT 5V CRIMP PANEL

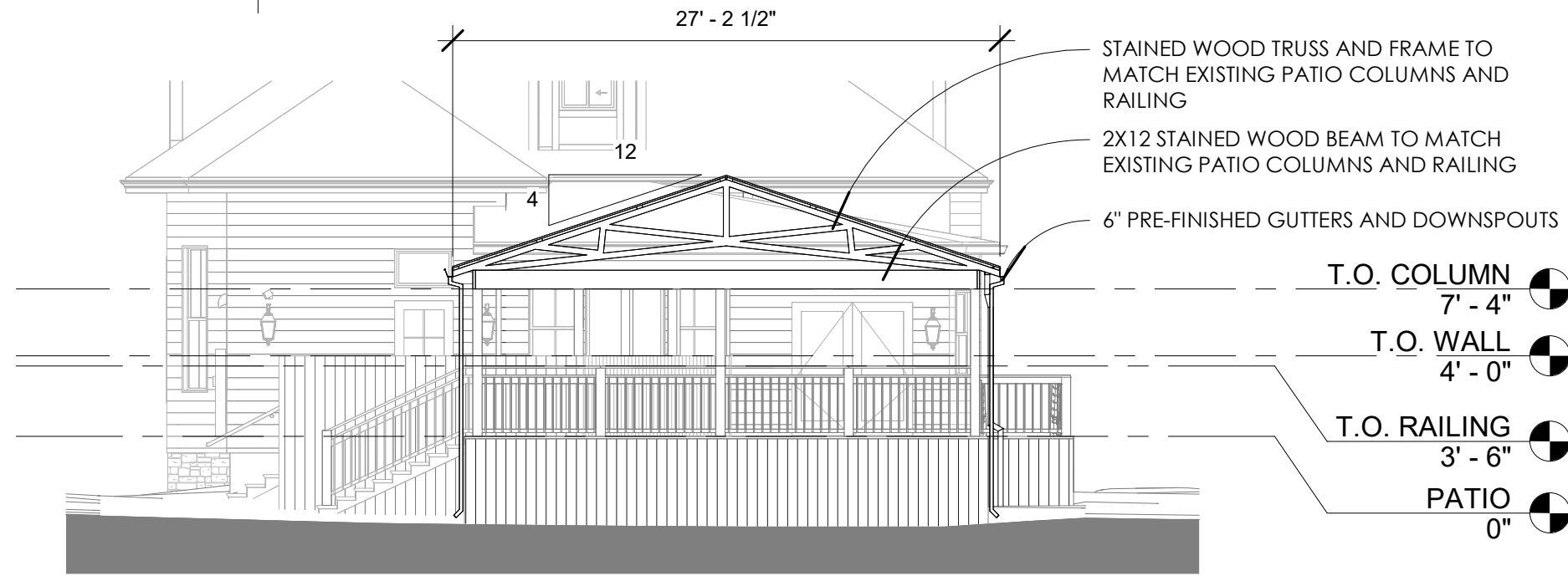


2 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



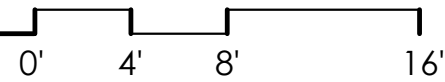
**MISSION CIGAR -
PATIO**

PROPOSED ELEVATIONS
MISSION CIGAR

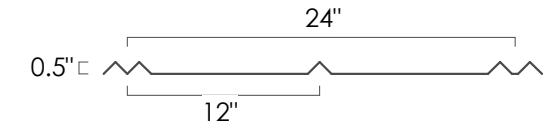


1 PROPOSED WEST ELEVATION

1/8" = 1'-0"



PROPOSED MATERIALS



5V CRIMP METAL PANEL



TRANSLUCENT 5V CRIMP PANEL



CJ'S OFF THE SQUARE:

ADDRESS:
218 3RD AVE NORTH
FRANKLIN, TN 37064

INSPIRATION:
5V CRIMP METAL PANEL

PRECEDENT - CJ'S OFF THE SQUARE



STOREHOUSE NO.9:

ADDRESS:
320 4TH AVE NORTH
FRANKLIN, TN 37064

INSPIRATION:
TRANSLUCENT 5V
CRIMP PANEL

PRECEDENT - STOREHOUSE NO.9

906

Design Modifications Narrative: 121 3rd Ave. North for the Franklin Historic Zoning Commission

Prepared by Aaron Rogers, 906 Studio: February 09, 2026

906 Studio Architects has been engaged by the Owner of Mission Cigar to assist in designing a roof structure to cover the existing patio at 121 Third Ave. N - Franklin, TN 37064. Proposed exterior work is restricted to the rear of the building where it is not readily visible from the street. The owner would like to provide cover at the existing patio for patrons, which will be below the existing primary roof line and separated from the existing rear exit of the business.

This structure will sit directly over the footprint of the existing wood framed patio and will not in any way expand the existing footprint of the building or patio. Note that this existing patio is set directly behind the primary historic residence and the proposed roof would be only slightly visible from 3rd Avenue.

The roof structure would include a stained wood scissor truss and frame to match existing patio columns and railing. Roofing would be a 5v Crimp Panel incorporating translucent panels of similar profile to provide natural daylight while providing a cohesive roofing surface look. We have included nearby precedents showing patio coverage w/ metal roof as well as a skylight example for reference.

Attached are plans, elevations, and perspectives for what we are proposing. We have also provided images of the current conditions for reference. We look forward to the opportunity to discuss these proposed modifications with the Commission and working together to provide a patio roof structure that preserves and fits within the unique urban fabric of Franklin.

906

Harlinsdale Worker House #1

247 Franklin Road

February 9, 2026

The proposed project is the restoration and renovation of the Worker House #1 at the historic Park at Harlinsdale Farm. The house was built as part of the Allendale subdivision prior to 1937 and was purchased as a part of collection of houses in the mid to late 1930s. For over 30 years the house served as the home to farm equipment manager Al Irwin. It was purchased by the city of Franklin in 2004 as part of the overall farm purchase.

While the focus of the design team will be to preserve the home to the greatest extent possible, there is significant deterioration to the structure, especially to the rear. The structure will serve as a visitors center to the park where the story of the farm will be told. In order to serve this function and enhance its status as an asset to the community the building will be made fully accessible. This will include re-building the back deck and stairs as well as the main entry and stairs. Also a sidewalk / ramp tying to new parking spaces (including one handicap space) will provide an accessible entry. Low shrubs will line the ramp / walk to ease the edges of the pavement and due to the low slope no rails will be necessary.

Here is our approach to the exterior building elements:

Siding: there is damage on varying levels throughout the building to the siding. We are proposing repair where able and replacement in kind where deterioration is too great for salvage.

Roof: due to severe deterioration, the roof (currently covered in plastic) will be entirely replaced (including any necessary sheathing).

Doors and Windows: many of the existing windows seem to be original due to the lite pattern. Windows that are clearly not of that pattern (notably at north and south elevations) will be replaced with windows to match historic detailing. Front door will be repaired and non-original rear door will be replaced with a door to match the window pattern of the front door.



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

THE PARK AT HARLINSDALE FARM HARLINSDALE FARM WORKER HOUSE 1

247 FRANKLIN ROAD
FRANKLIN, TN 37064

02.09.2026

ROAD TO BARN

MAIN DRIVE

SITE PLAN LEGEND

- WORKER HOUSES
- WOOD PORCH
- STAIRS
- RAMP
- SIDEWALK
- ADDED PARKING
- STONE WALKWAY

255 FRANKLIN ROAD

WORKER HOUSE 2
985 SF

(SEE SEPARATE
SUBMITTAL FOR
FULL PLAN OF
WORKER HOUSE 2)

247 FRANKLIN ROAD

WORKER HOUSE 1
940 SF

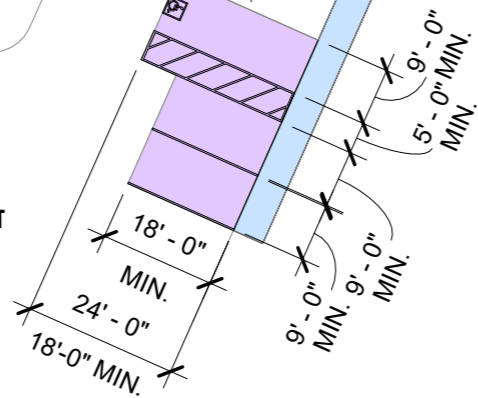
SLED

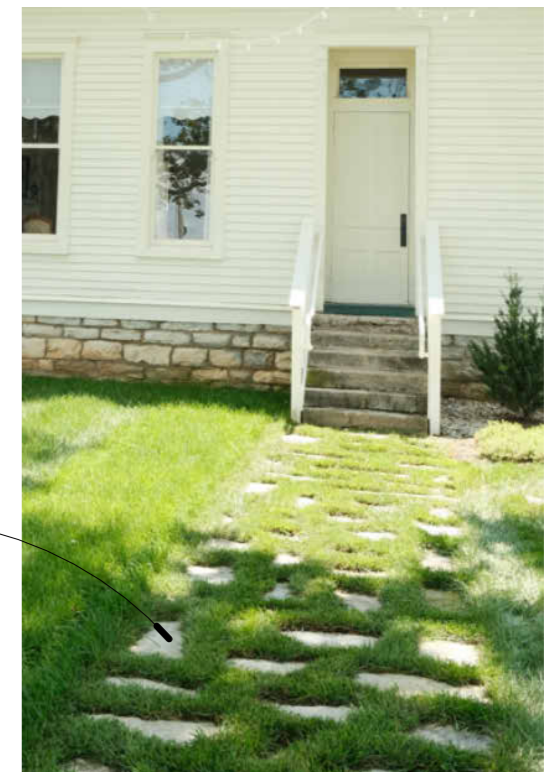
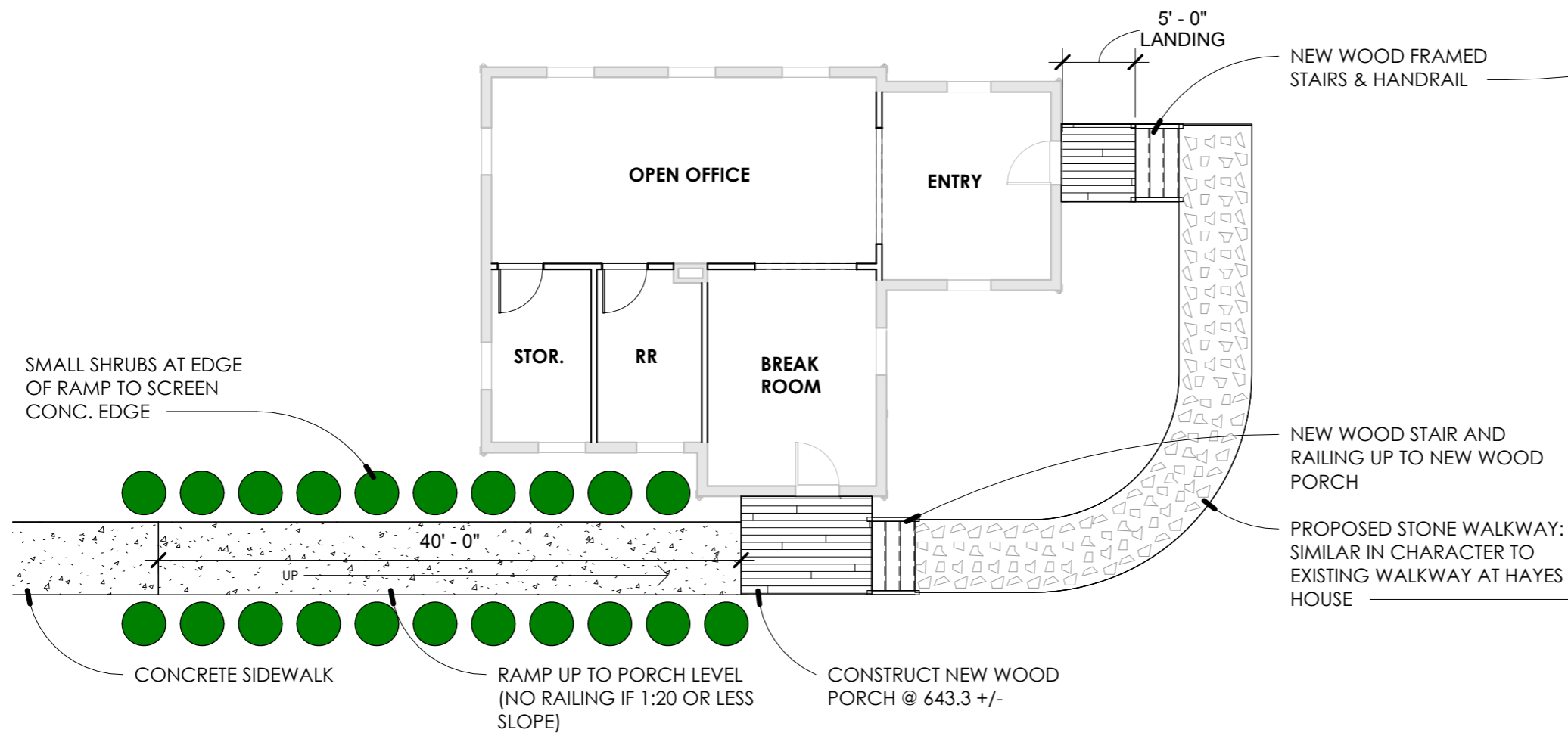
1
003

ROAD TO
PARKING
LOT

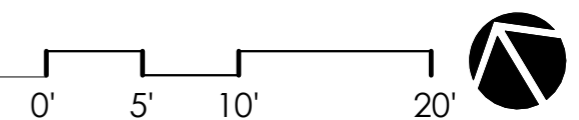
WALKING
PATH

EXISTING
PARKING LOT





1 ENLARGED SITE PLAN
1" = 10'-0"



**HARLINSDALE FARM
WORKER HOUSE 1**

**EXISTING PHOTOS & DESCRIPTION OF NEW WORK
THE PARK AT HARLINSDALE FARM**



CLEAN & RE-POINT CHIMNEY BRICK
REPLACE SHINGLE ROOF IN-KIND

REPAIR & RE-PAINT WOOD SIDING; ALL REPAIRS TO BE WITH IN-KIND MATERIAL TO MATCH SIZE & PROFILE OF EXISTING

NEW WHITE GUTTERS & DOWNSPOUTS

REPLACE WINDOWS WITH MULTI-LITE WINDOW TO MATCH ORIGINAL



PROVIDE NEW HISTORICAL-STYLE LIGHT:

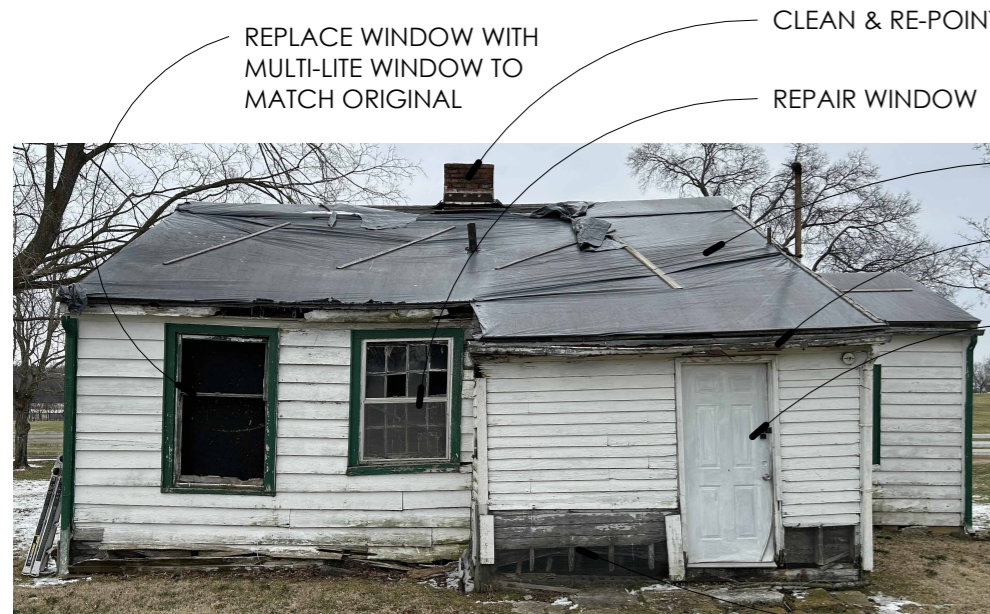


REPAIR DOOR & GLAZING

PROVIDE NEW CODE-COMPLIANT AGGREGATE CONCRETE STAIR & HANDRAIL TO MATCH EXISTING

NORTH PHOTO ELEVATION

EAST PHOTO ELEVATION



REPLACE WINDOW WITH MULTI-LITE WINDOW TO MATCH ORIGINAL

CLEAN & RE-POINT CHIMNEY BRICK
REPAIR WINDOW

REPLACE SHINGLE ROOF IN-KIND

NEW WHITE GUTTERS & DOWNSPOUTS

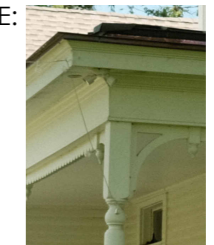
PROVIDE NEW DOOR IN STYLE TO MATCH ORIGINAL DOORS:



SIGNIFICANT STRUCTURAL REPAIRS WILL BE NECESSARY; UTMOST EFFORT WILL BE MADE TO PRESERVE EXISTING BUILDING SKIN & ANY AREA NEEDING TO BE RE-BUILT WILL BE DONE TO MATCH EXISTING



PROVIDE SITE LIGHTING (TYP. AT ALL CORNERS) OF STYLE TO MATCH HAYES HOUSE:



SOUTH PHOTO ELEVATION

WEST PHOTO ELEVATION



NORTHEAST PHOTO



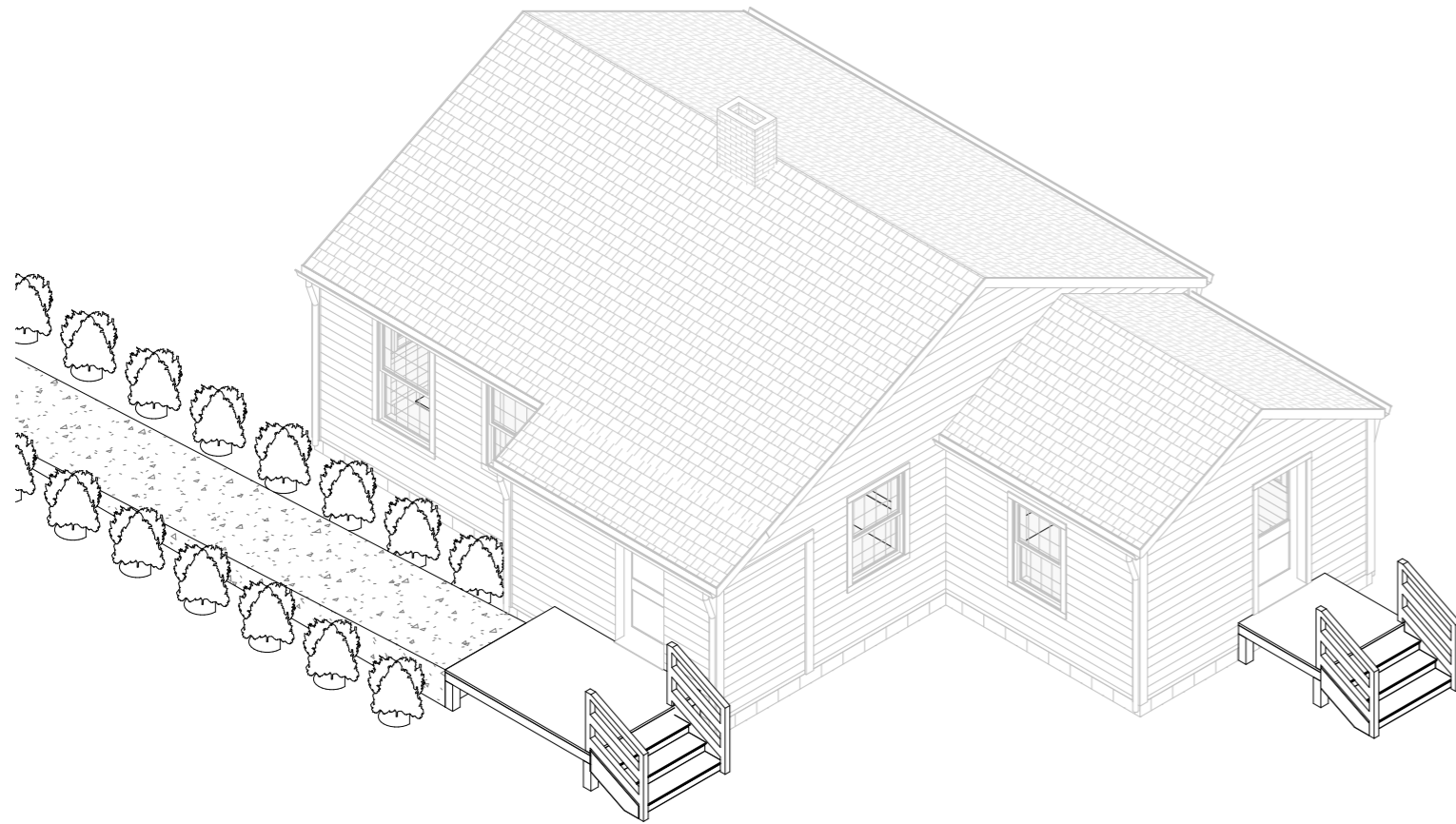
WEST PHOTO



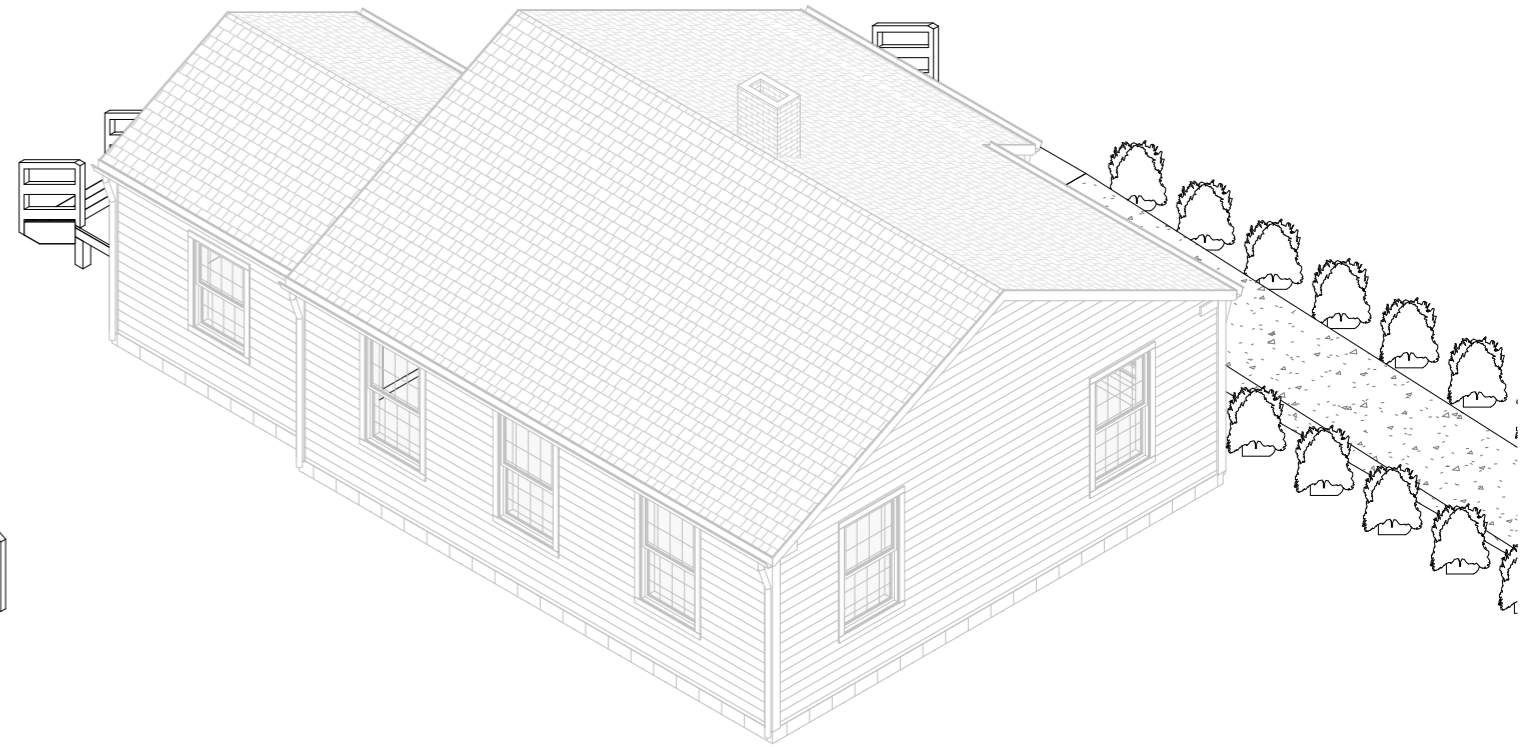
SOUTH PHOTO



SOUTHEAST PHOTO



1 PROPOSED SOUTHEAST 3D VIEW



2 PROPOSED NORTHWEST 3D VIEW



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SUITE 200
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906studio.com

THE PARK AT HARLINSDALE FARM HARLINSDALE FARM WORKER HOUSE 2

255 FRANKLIN ROAD
FRANKLIN, TN 37064

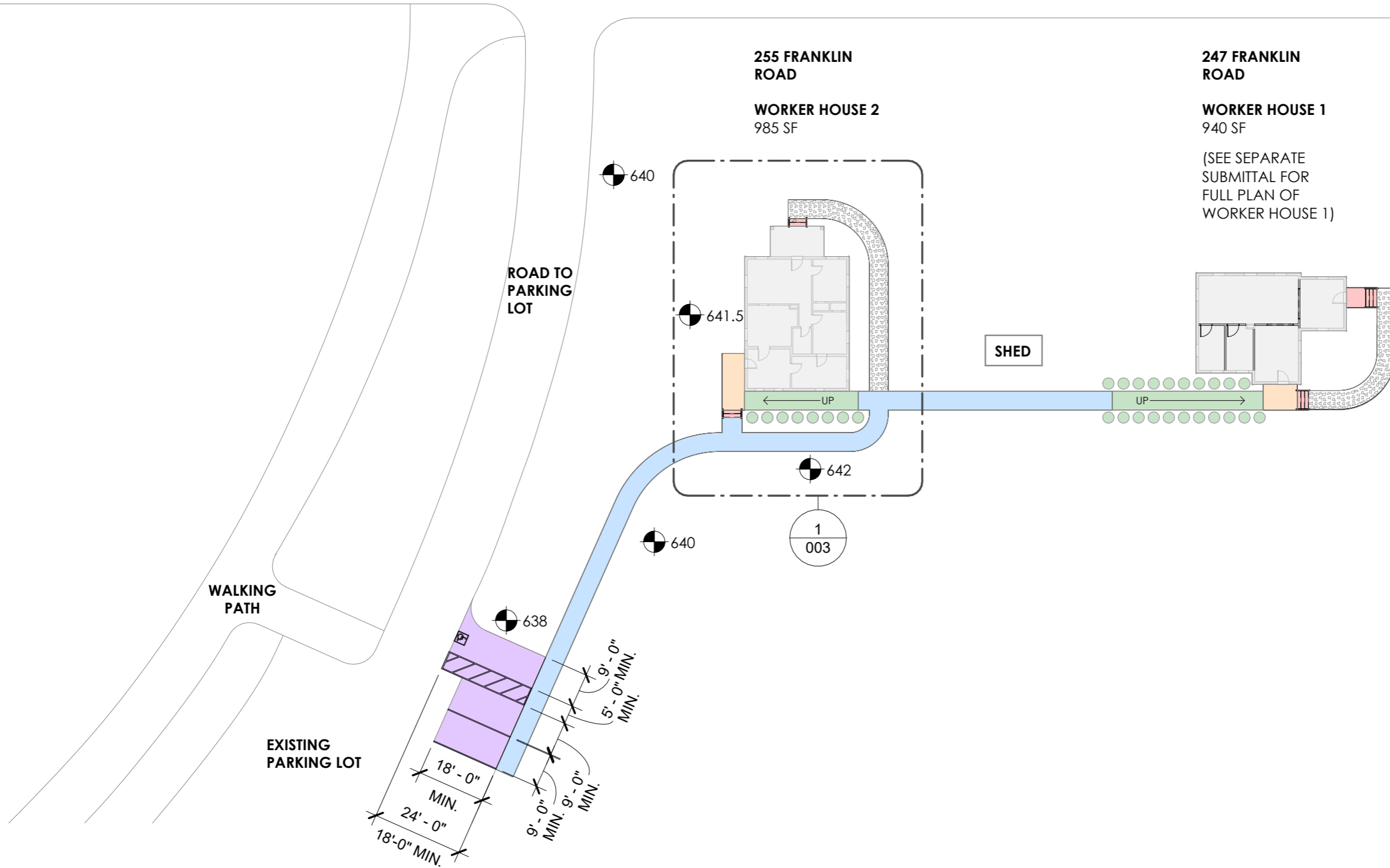
02.09.2026

ROAD TO BARN

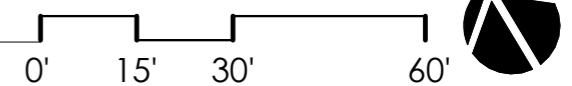
MAIN DRIVE

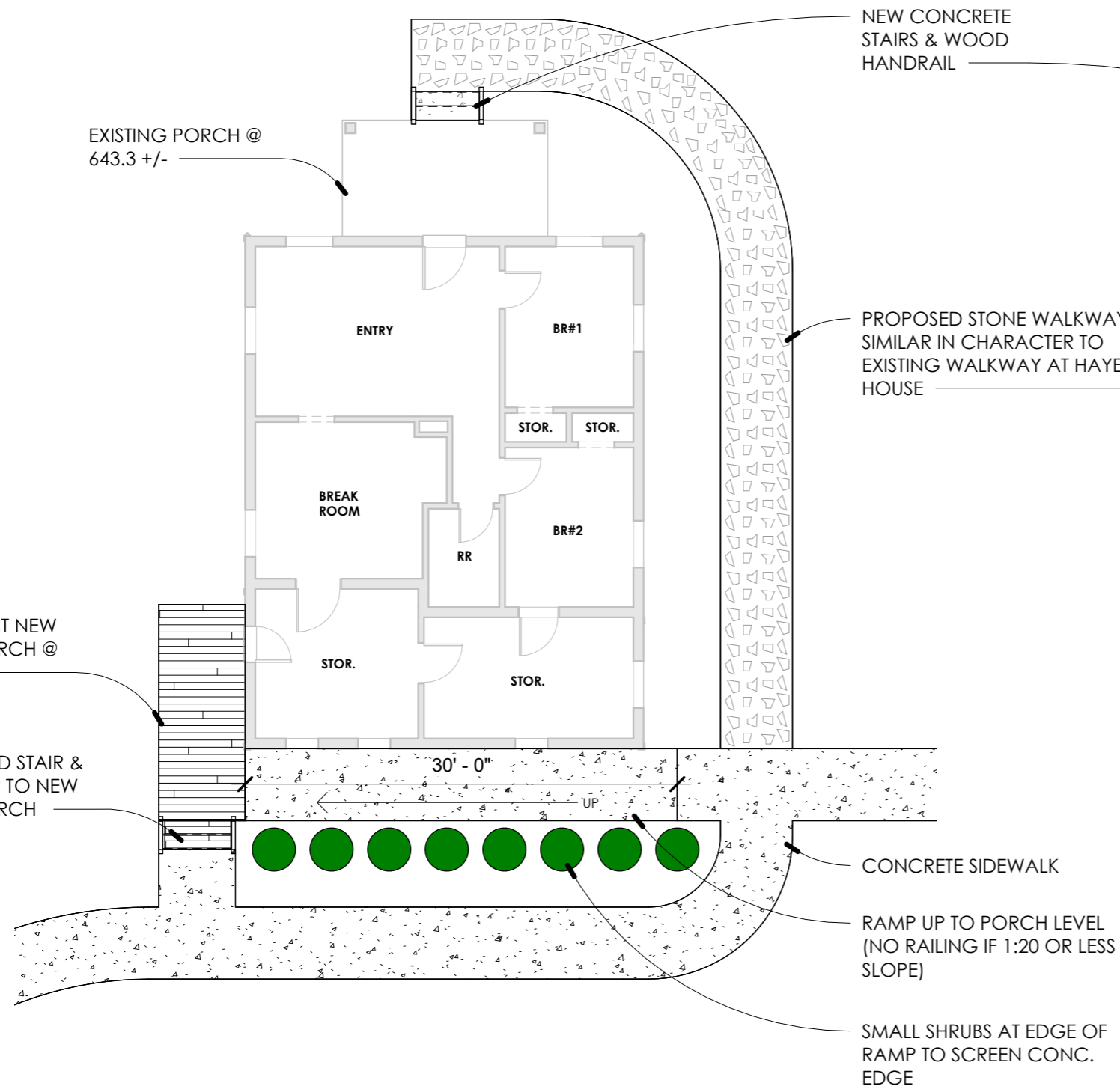
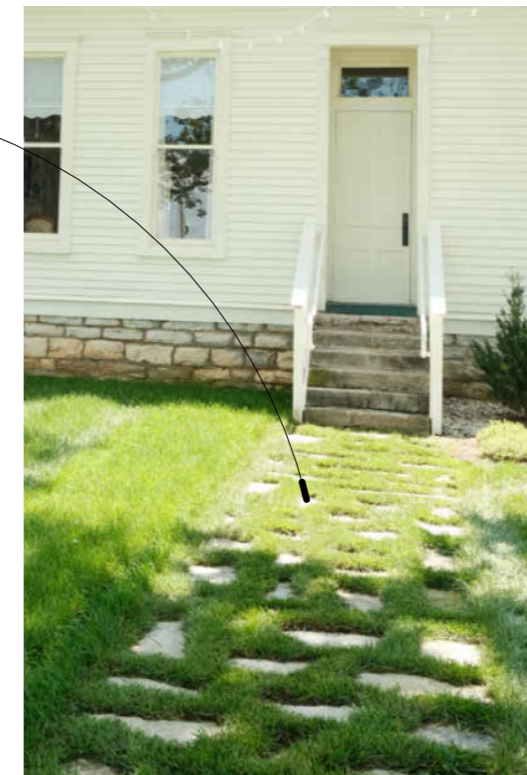
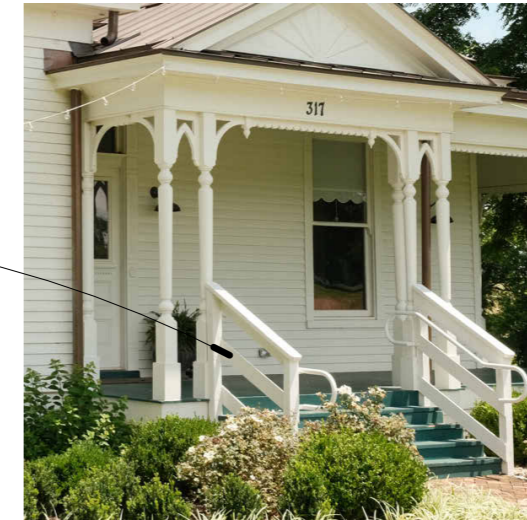
SITE PLAN LEGEND

- WORKER HOUSES
- WOOD PORCH
- STAIRS
- RAMP
- SIDEWALK
- ADDED PARKING
- STONE WALKWAY

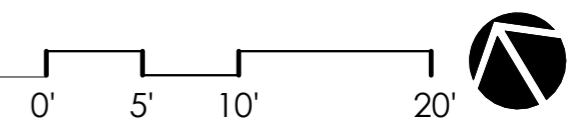


1 SITE PLAN
1" = 30'-0"





1 ENLARGED SITE PLAN
1" = 10'-0"



**HARLINSDALE FARM
WORKER HOUSE 2**

EXISTING PHOTOS & DESCRIPTION OF WORK
THE PARK AT HARLINSDALE FARM



- CLEAN & RE-POINT CHIMNEY BRICK
- REPLACE SHINGLE ROOF IN-KIND
- NEW WHITE GUTTERS & DOWNSPOUTS
- REPAIR & RE-PAINT WOOD SIDING; ALL REPAIRS TO BE WITH IN-KIND MATERIAL TO MATCH SIZE & PROFILE OF EXISTING
- REPAIR WINDOW WITH MULTI-LITE WINDOW TO MATCH ORIGINAL
- REPAIR COLUMN BASE (TYP.)
- PROVIDE NEW CODE-COMPLIANT AGGREGATE CONCRETE STAIR & WOOD HANDRAIL TO MATCH EXISTING

NORTH PHOTO ELEVATION



REPAIR & RE-PAINT WOOD SIDING; ALL REPAIRS TO BE WITH IN-KIND MATERIAL TO MATCH SIZE & PROFILE OF EXISTING

ALL WINDOWS TO BE REPAIRED & RE-PAINTED AS NECESSARY TO PROVIDE REQUIRED BUILDING ENVELOPE

EAST PHOTO ELEVATION



- REPLACE SHINGLE ROOF IN-KIND
- PATCH & REPAIR SIDING IN-KIND
- REMOVE EXISTING DECK & RE-BUILD NEW WITH WOOD FRAME & COMPOSITE DECKING
- PROVIDE NEW OPERABLE & LOCKABLE ACCESS TO CRAWL SPACE

SOUTH PHOTO ELEVATION



REPAIR & RE-PAINT WOOD SIDING; ALL REPAIRS TO BE WITH IN-KIND MATERIAL TO MATCH SIZE & PROFILE OF EXISTING

REPAIR EXISTING DOOR TO PROVIDE NEW GLASS TO MATCH FRONT DOOR

REMOVE EXISTING DECK & RE-BUILD NEW WITH WOOD FRAME & COMPOSITE DECKING

PROVIDE NEW OPERABLE & LOCKABLE ACCESS TO CRAWL SPACE

WEST PHOTO ELEVATION

**HARLINSDALE FARM
WORKER HOUSE 2**

EXISTING PHOTOS
THE PARK AT HARLINSDALE FARM



NORTHWEST PHOTO



NORTHWEST PHOTO



EAST PHOTO



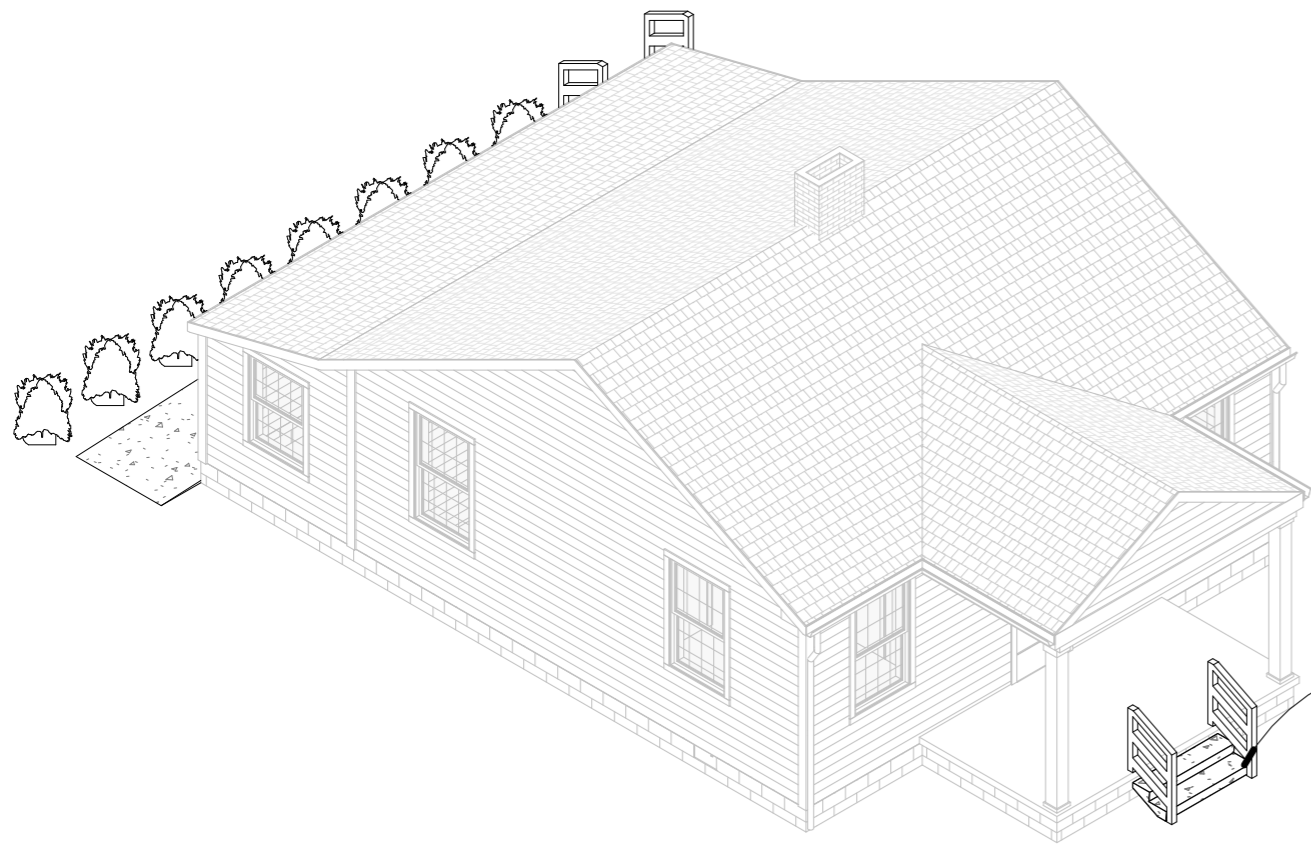
SOUTH PHOTO



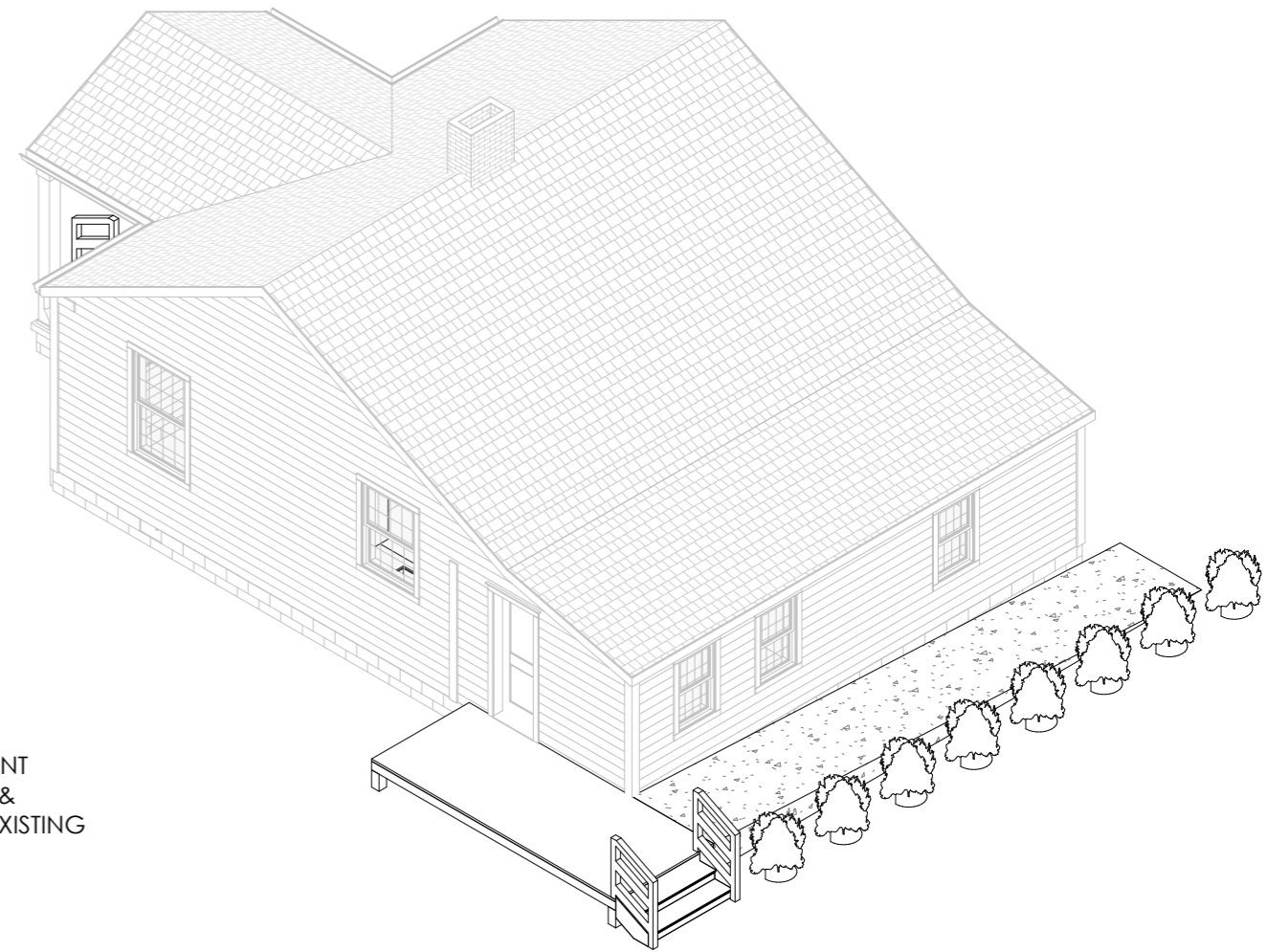
SOUTHWEST PHOTO



WEST PHOTO



PROVIDE NEW CODE-COMPLIANT
AGGREGATE CONCRETE STAIR &
WOOD HANDRAIL TO MATCH EXISTING



1 PROPOSED NORTHEAST 3D VIEW

2 PROPOSED SOUTHWEST 3D VIEW

906

Harlinsdale Worker House #2

255 Franklin Road

February 9, 2026

The proposed project is the restoration and renovation of the Worker House #2 at the historic Park at Harlinsdale Farm. The house was built as part of the Allendale subdivision prior to 1937 and was purchased as a part of collection of houses in the mid to late 1930s. The house served as the home to stallion manager Rocky Jones. It was purchased by the city of Franklin in 2004 as part of the overall farm purchase.

While the focus of the design team will be to preserve the home to the greatest extent possible, there has been moderate deterioration to the building skin. The structure will serve as a learning center for the park and possibly a small office for Parks staff. In order to serve this function and enhance its status as an asset to the community the building will be made fully accessible. This will include re-building the back deck and stairs as well as the main entry and stairs. Also a sidewalk / ramp tying to new parking spaces (including one handicap space) will provide an accessible entry. Low shrubs will line the ramp / walk to ease the edges of the pavement and due to the low slope no rails will be necessary.

Here is our approach to the exterior building elements:

Siding: there is damage on varying levels throughout the building to the siding. We are proposing repair where able and replacement in kind where deterioration is too great for salvage.

Roof: due to severe deterioration, the roof will be entirely replaced (including any necessary sheathing).

Doors and Windows: many of the existing windows seem to be original due to the lite pattern. Windows that are clearly not of that pattern will be replaced with windows to match historic detailing. Front door will be repaired and non-original rear door will be replaced with a door to match the window pattern of the front door.



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

MAGNOLIA HALL FRANKLIN, LLC
MAGNOLIA HALL - LOT 11

1855 WILLIAM CAMPBELL CT
FRANKLIN, TN 37064

02/09/26

DRC SUBMITTAL

MAGNOLIA HALL -
LOT 11

PRECEDENT IMAGES
MAGNOLIA HALL FRANKLIN, LLC



KNOXVILLE



LEWISBURG PIKE, FRANKLIN



532 W MAIN STREET, FRANKLIN





SCHEMATIC SITE PLAN

1" = 20'-0"

**MAGNOLIA HALL -
LOT 11**

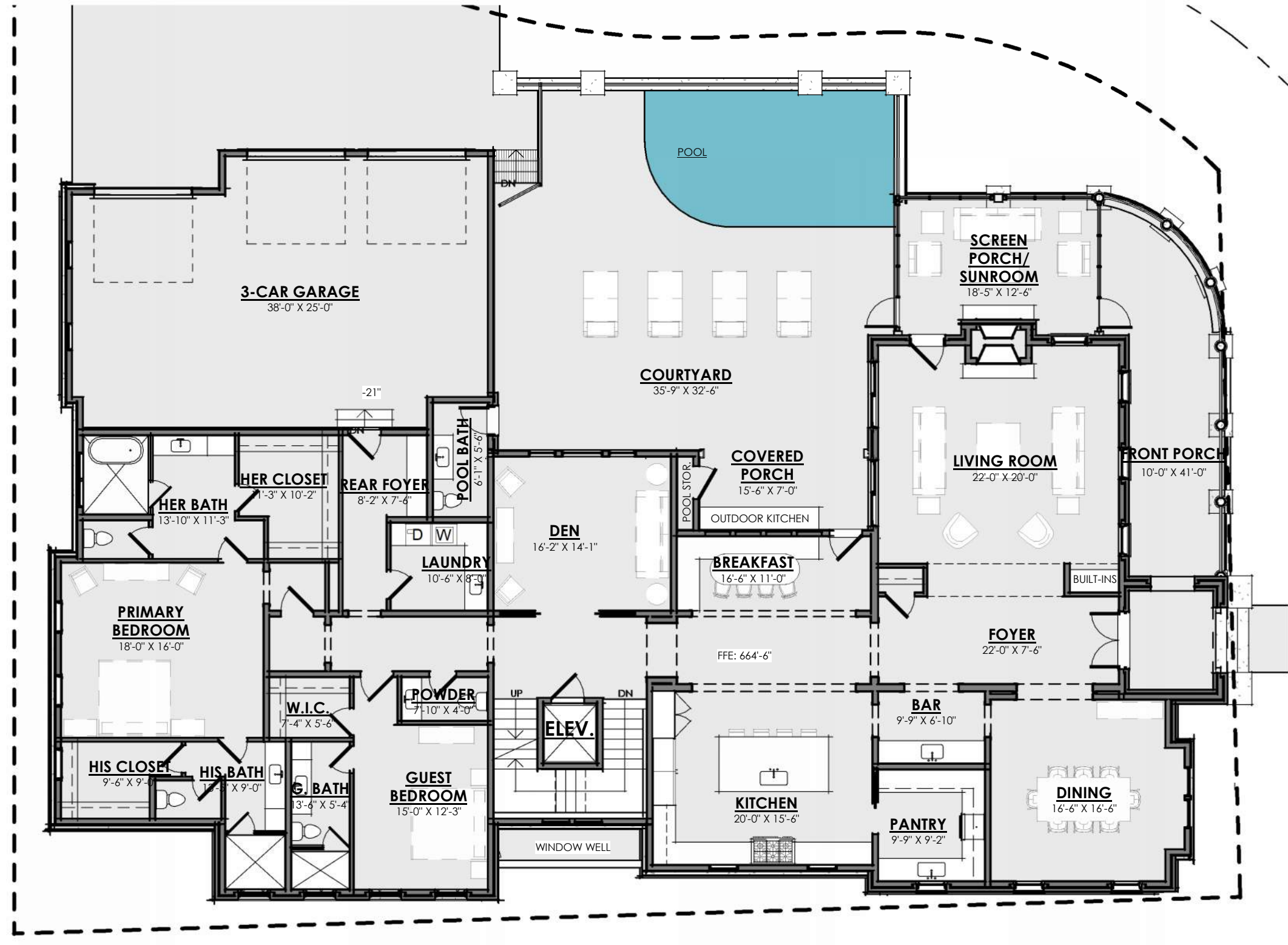
MAIN FLOOR PLAN
MAGNOLIA HALL FRANKLIN, LLC

AREA CALCS

CONDITIONED	
BASEMENT	766 SF
FIRST FLOOR	3943 SF
SECOND FLOOR	2109 SF
	6818 SF

OPTIONAL CONDITIONED	
OPTIONAL EXPANSION SPACE	408 SF
	408 SF

UNCONDITIONED	
FRONT PORCH	406 SF
COVERED PORCH	131 SF
COURTYARD	1175 SF
SCREENED PORCH	252 SF
GARAGE	934 SF
	2899 SF
TOTAL	10125 SF



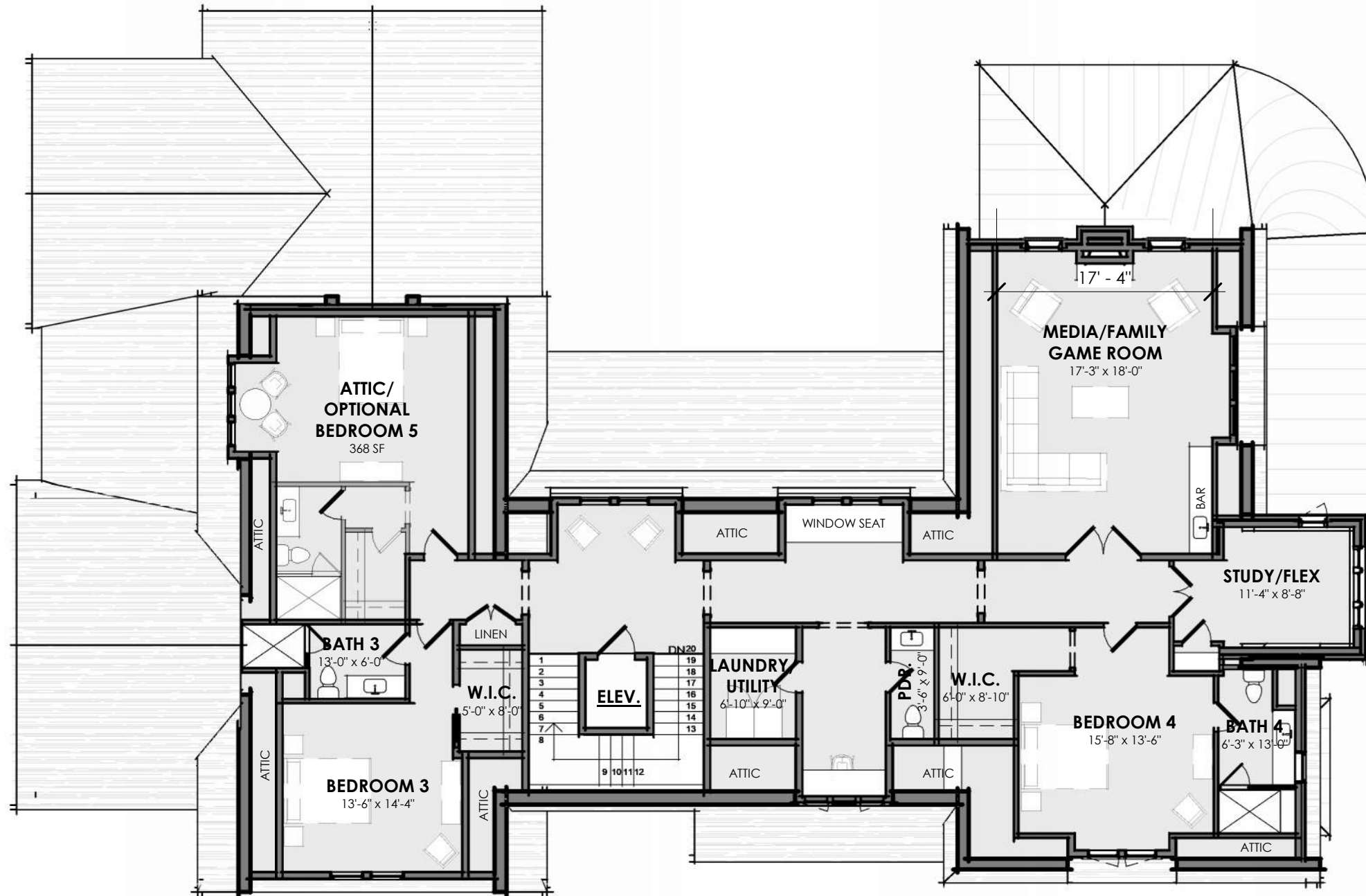
FIRST FLOOR PLAN
3/32" = 1'-0"

**MAGNOLIA HALL -
LOT 11**

SECOND FLOOR PLAN
MAGNOLIA HALL FRANKLIN, LLC

AREA CALCS

CONDITIONED	
BASEMENT	766 SF
FIRST FLOOR	3943 SF
SECOND FLOOR	2109 SF
	6818 SF
OPTIONAL CONDITIONED	
OPTIONAL EXPANSION SPACE	408 SF
	408 SF
UNCONDITIONED	
FRONT PORCH	406 SF
COVERED PORCH	131 SF
COURTYARD	1175 SF
SCREENED PORCH	252 SF
GARAGE	934 SF
	2899 SF
TOTAL	10125 SF



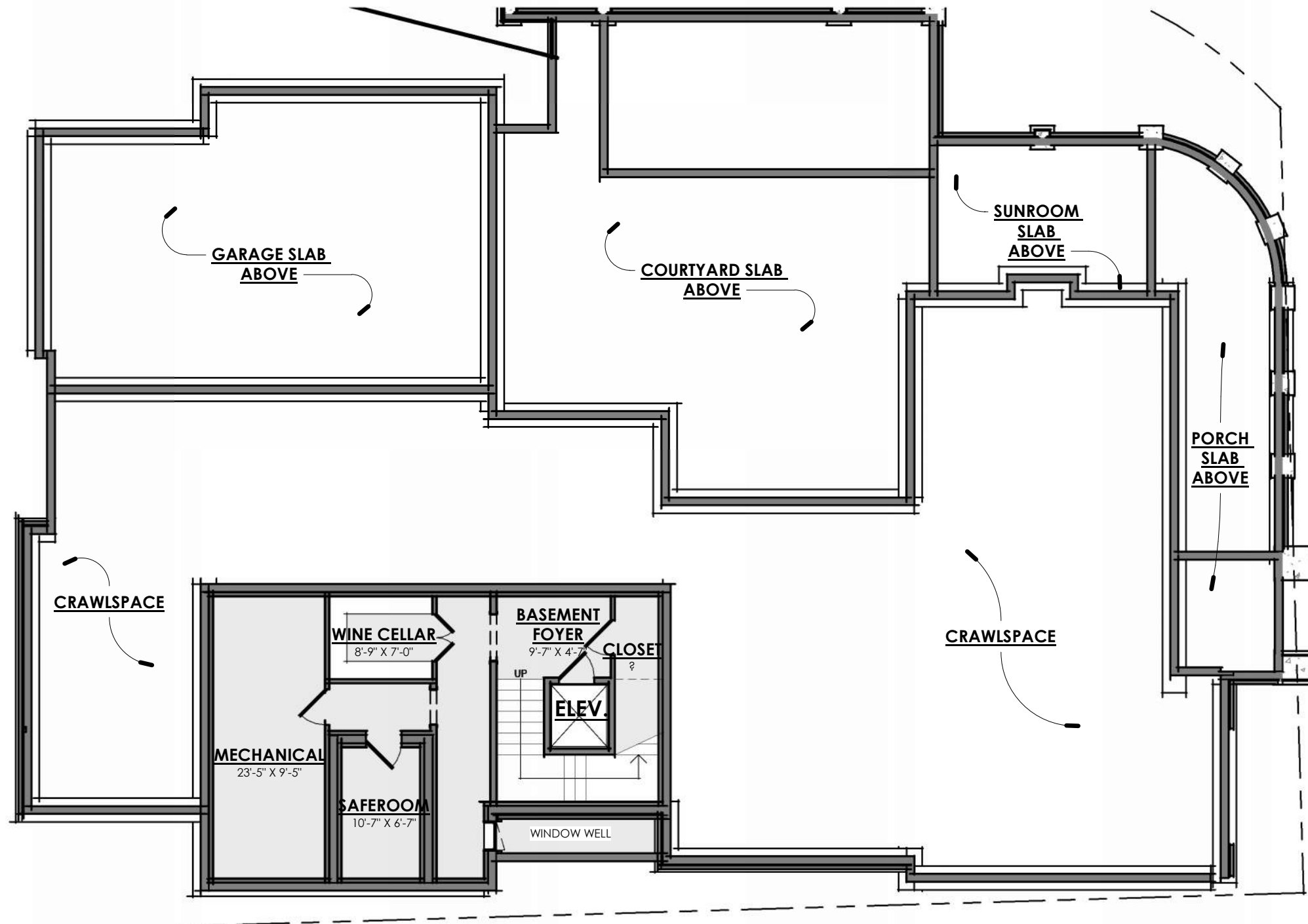
SECOND FLOOR PLAN

3/32" = 1'-0"

MAGNOLIA HALL - BASEMENT FLOOR PLAN
LOT 11 MAGNOLIA HALL FRANKLIN, LLC

AREA CALCS

CONDITIONED	
BASEMENT	766 SF
FIRST FLOOR	3943 SF
SECOND FLOOR	2109 SF
	6818 SF
OPTIONAL CONDITIONED	
OPTIONAL EXPANSION SPACE	408 SF
	408 SF
UNCONDITIONED	
FRONT PORCH	406 SF
COVERED PORCH	131 SF
COURTYARD	1175 SF
SCREENED PORCH	252 SF
GARAGE	934 SF
	2899 SF
TOTAL	10125 SF



BASEMENT FLOOR PLAN

3/32" = 1'-0"





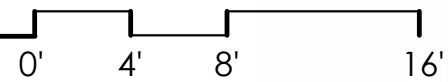




MAGNOLIA HALL - FRONT ELEVATION
LOT 11 MAGNOLIA HALL FRANKLIN, LLC



FRONT ELEVATION
 1/8" = 1'-0"



**MAGNOLIA HALL -
LOT 11**

LEFT ELEVATION
MAGNOLIA HALL FRANKLIN, LLC

MANSION RIDGE = 706.4



LEFT ELEVATION
1/8" = 1'-0"

**MAGNOLIA HALL -
LOT 11**

REAR ELEVATION
MAGNOLIA HALL FRANKLIN, LLC



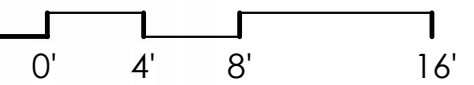
**MAGNOLIA HALL -
LOT 11**

RIGHT ELEVATION
MAGNOLIA HALL FRANKLIN, LLC

MANSION RIDGE = 706.4



RIGHT ELEVATION
1/8" = 1'-0"



**MAGNOLIA HALL -
LOT 11**

FRONT ELEVATION WITH MANSION
MAGNOLIA HALL FRANKLIN, LLC





Project: Williamson County Fire and Rescue EMS at FFUMC
110 Aldersgate Way, Franklin, Tennessee 37069
Prepared for: City of Franklin Historic Zoning Commission

I. Project Overview

This proposal is for the construction of a new Williamson County Emergency Medical Services (EMS) Station to serve the northern Franklin community. The facility will be located on the campus of Franklin First United Methodist Church (FFUMC) at 110 Aldersgate Way.

The project provides a small-scale civic building accommodating emergency response vehicles, crew facilities, and support spaces. Design and materials are guided by the Franklin Historic District Design Guidelines and the Franklin Zoning Ordinance ensuring compatibility with the City's Historic Preservation Overlay (HPO) objectives.

II. Site Context and Setting

The project site lies within the established FFUMC campus at the intersection of Mack Hatcher Memorial Parkway and Aldersgate Way. Surrounding structures include a mixture of institutional and residential uses. Design and placement conform to the principles of the Design Guidelines, which emphasize:

- Minimizing changes to existing topography, including the preservation of existing landscape buffers along Aldersgate Way.
- Locating parking and service areas to the side or rear of the primary façade.
- Using landscaping and low-level lighting to mitigate visual impacts.
- Ensuring that new site elements are subordinate to primary structures.

The site design complies with Franklin Zoning Ordinance's Landscape and Lighting chapters, incorporating bioretention areas, downward-directed lighting, and side/rear parking configurations in accordance with §14.3.1–14.3.3.

III. Architectural Design and Character

The proposed EMS Station is a single-story civic building with a restrained parapet height (16'–20'). The form and detailing align with Zoning Ordinance's chapter on Civic Buildings which allows civic structures to either stand apart as public landmarks or blend with residential character depending on context.

Per Design Guidelines Chapter 4: Civic Buildings, the project achieves compatibility through:

- Rectilinear massing and proportional façades.
- Clearly defined base, middle, and cap
- Modest roof height and parapet detailing that reduce perceived height.
- Balanced fenestration and material transitions at structural breaks.

Entrances and Apparatus Bays:

The front façade features two glazed bi-fold bay doors with red finish and clear vision panels, framed in masonry to maintain a civic tone consistent with Guideline 4.3 – Building Openings. The primary pedestrian entry is articulated with a limestone arch.

Date January 23, 2026
Project Williamson County Fire and Rescue EMS at FFUMC
 110 Aldersgate Way, Franklin, TN 37069
 TMP No. A082221
Subject City of Franklin Historic Zoning Commission
Page 2

IV. Materials and Detailing

The materials palette has been selected to meet Zoning Ordinance §6.11.4 (Materials) and Design Guidelines §4.4 (Materials & Exterior Finishes). Together, these require durable, traditional materials—particularly brick—covering at least 75% of primary façades.

Material	Use / Description	Ordinance or Guideline Reference
Red & Brown Brick	Primary wall surfaces (77–89% coverage)	Zoning Ord. §6.11.4(A); Design Guidelines §4.4.1
Stone	Base and accent elements, sills,	Design Guidelines §4.4.3
Aluminum Storefronts	Glazed entry	Design Guidelines §4.3.2
Fiberglass Windows	Single-hung appearance, neutral tone	Design Guidelines §4.3.4
Coping & Downspouts	Matching neutral finish	Design Guidelines §4.4.5

All materials conform to Zoning Ordinance §6.11.4 (Primary and Accent Materials) and §18.1.1 (Historic Resources Applicability). The use of brick and stone reinforces durability and permanence—key expectations for civic buildings per Design Guidelines Chapter 4: Civic Buildings.

V. Lighting and Signage

Exterior lighting follows the standards of Design Guidelines Chapter 6: Lighting:

- Fixtures are full cutoff, downward-oriented, and architecturally compatible.
- Illumination levels are sufficient for safety but limited to prevent glare.
- No decorative or colored lighting is used.

Signage consists of a brick and stone monument sign with aluminum lettering, complying with Design Guidelines Chapter 8: Signs (§8.2–8.3) and Zoning Ordinance §15.10 (Monument Signs):

- Maximum height: 6 feet.
- External illumination only (§15.1.5).
- Materials: brick, stone, and aluminum lettering
- Typeface: simple sans-serif lettering consistent with civic precedent.

VI. Compatibility with Historic Zoning Objectives

This project adheres to the intent of the Historic Preservation Overlay (HPO), outlined in Zoning Ordinance §4.5.4 (Overlay Purpose) and §20.11 (Certificate of Appropriateness):

- Scale & Proportion: The low, horizontal form complements the surrounding campus and nearby residences.

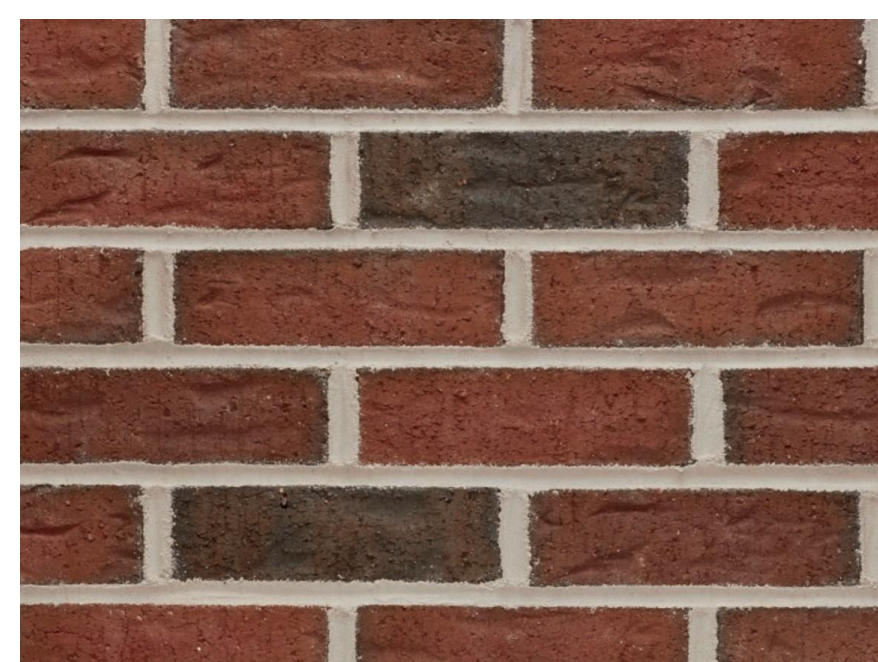
Date January 23, 2026
Project Williamson County Fire and Rescue EMS at FFUMC
110 Aldersgate Way, Franklin, TN 37069
TMP No. A082221
Subject City of Franklin Historic Zoning Commission
Page 3

- **Materials & Craftsmanship:** Authentic masonry and stone detailing reflect Franklin's civic and institutional vernacular.
- **Site Integration:** Minimal grading and landscape continuity respect the topography and streetscape context, consistent with Design Guidelines S6.2 (Topography & Landscape).
- **Visual Subordination:** The building's height and placement ensure it does not dominate adjacent structures, per Guidelines S1.4 (Compatibility of New Construction).

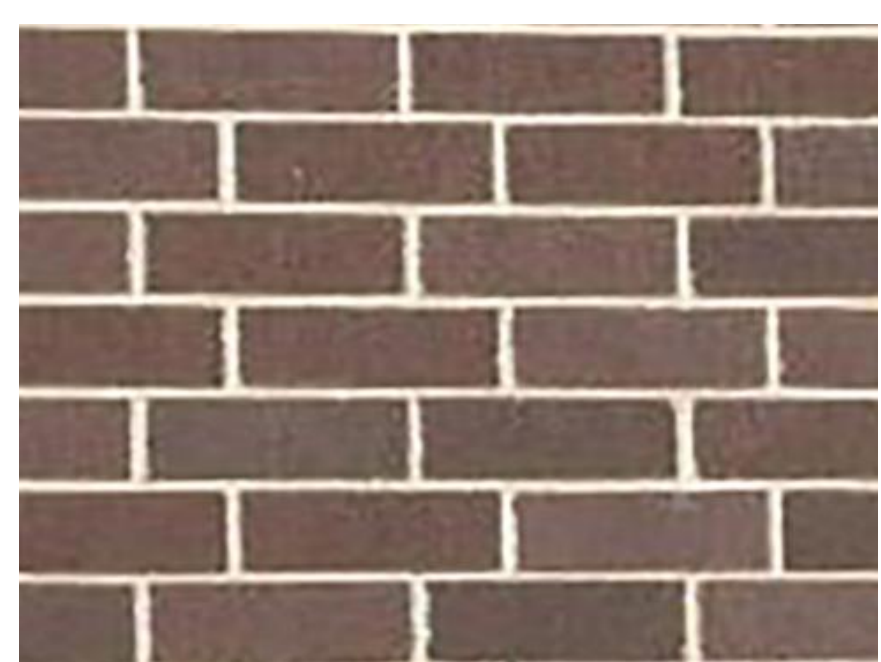
VII. Conclusion

The proposed Williamson County EMS Station at Franklin First United Methodist Church represents a contextually sensitive, durable, and well-scaled civic addition to the Franklin community. The project aligns with the Franklin Historic District Design Guidelines, Franklin Zoning Ordinance, and the expectations of the Historic Zoning Commission for compatible new civic construction within the City's historic context.

Through its material palette, massing, and attention to context, the facility aims to reinforce Franklin's rich architectural heritage while providing an essential public service.



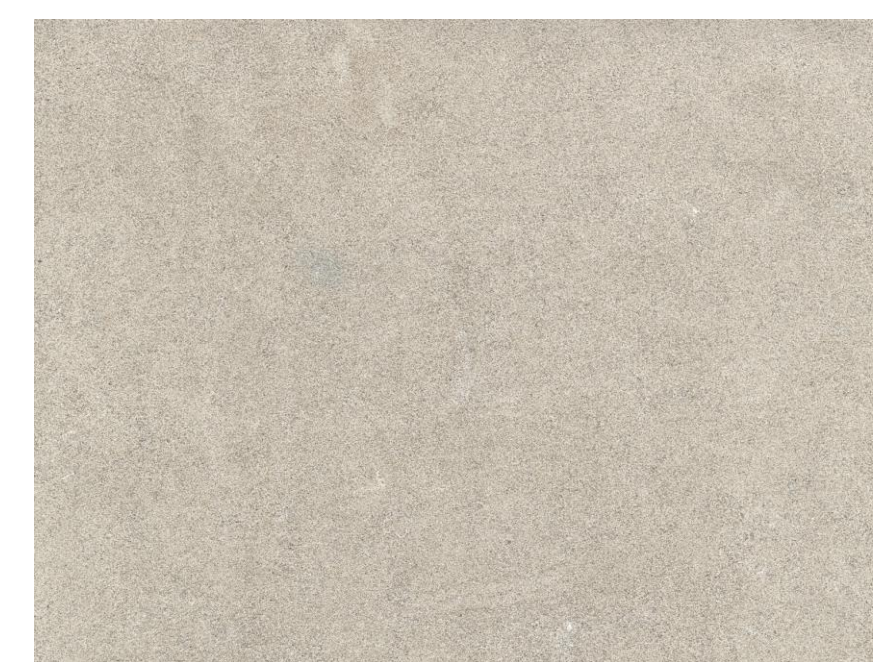
RED BRICK
GENERAL SHALE
VIRGINA HIGHLANDS



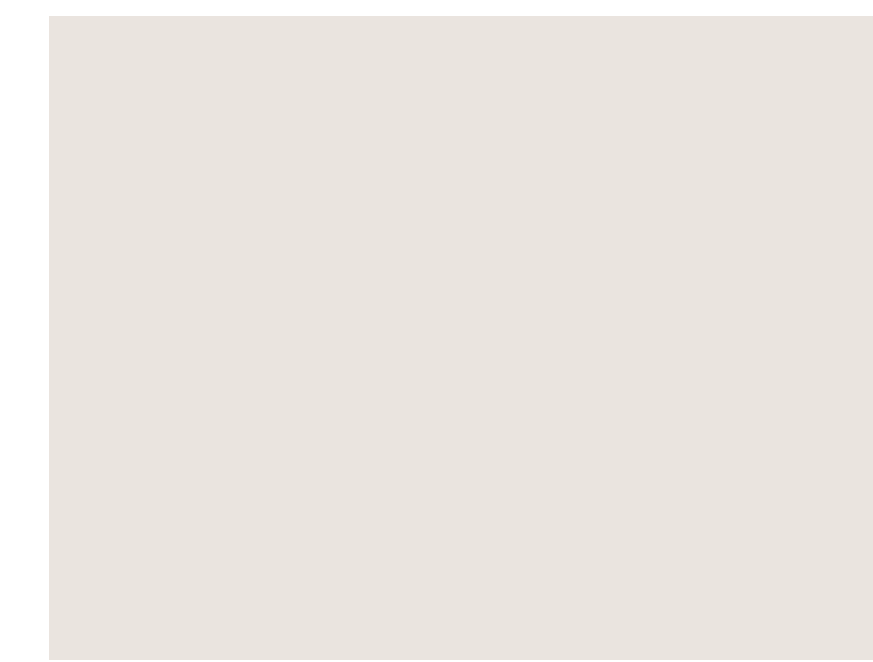
BROWN BRICK
GENERAL SHALE
DUTCH CHOCOLATE



BRICK MORTAR
FLAMINGO
IVORY BUFF / BROWN SAND



INDIANA LIMESTONE
SILVER BUFF - SMOOTH



LIMESTONE MORTAR
ARGOS
TENNESSEE BUFF / OHIO RIVER
MASONRY SAND



APPARATUS BAY DOORS
RAL 3002



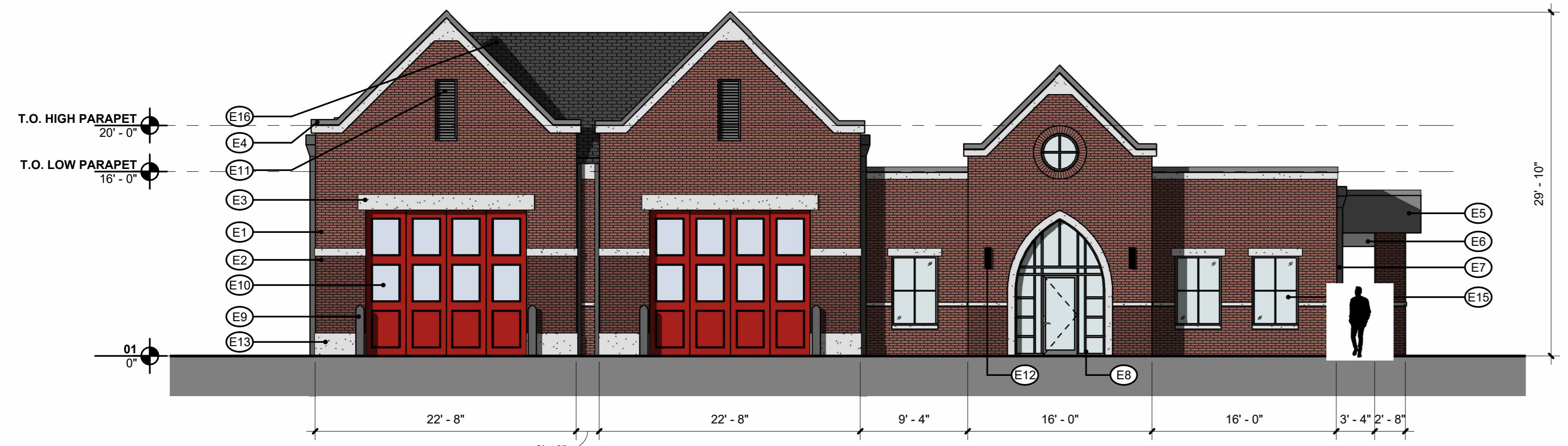
HOLLOW METAL DOORS
SHERWIN WILLIAMS
SW7046 ANONYMOUS



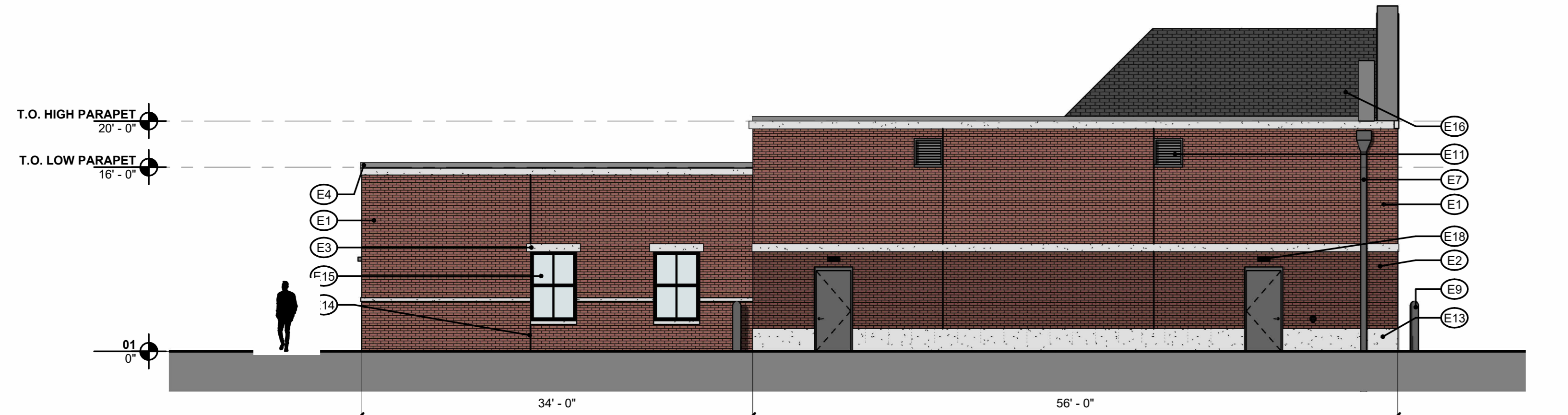
FIBERGLASS WINDOWS
PELLA IMPERVIA
MORNING SKY GREY



ALUMINUM STOREFRONT
CLEAR ANODIZED



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



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EAST ELEVATION

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,109 SF	N/A
NET* OF WALL	1,461 SF	100%
PRIMARY MATERIALS (BRICK)	1,160 SF	77%
ACCENT MATERIALS (STONE & SKIM COAT)	222 SF	23%

SOUTH ELEVATION

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,092 SF	N/A
NET* OF WALL	1,643 SF	100%
PRIMARY MATERIALS (BRICK)	1,429 SF	87%
ACCENT MATERIALS (STONE & SKIM COAT)	170 SF	13%

WEST ELEVATION

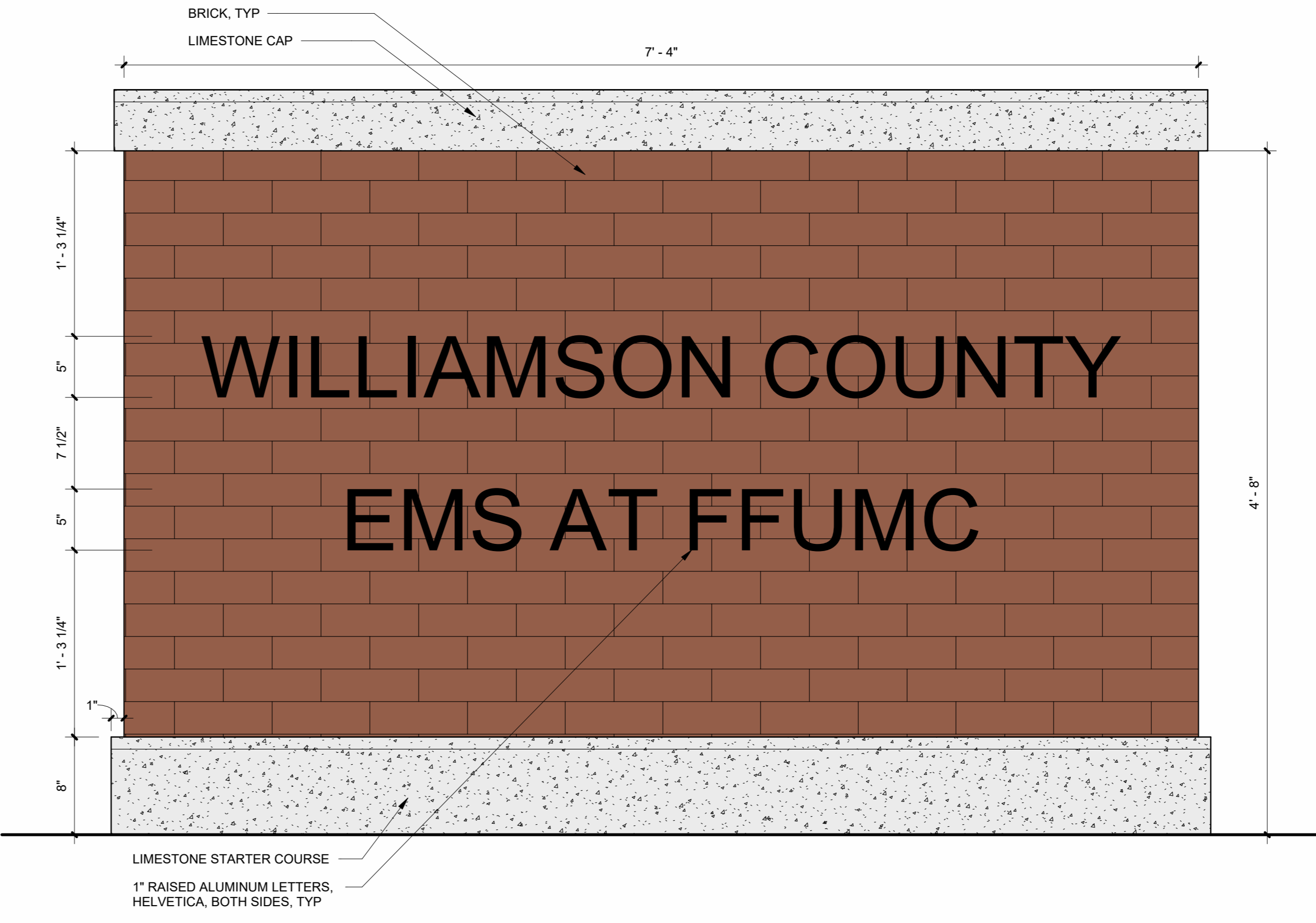
	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,106 SF	N/A
NET* OF WALL	1,219 SF	100%
PRIMARY MATERIALS (BRICK)	1,013 SF	79%
ACCENT MATERIALS (STONE & SKIM COAT)	151 SF	21%

NORTH ELEVATION

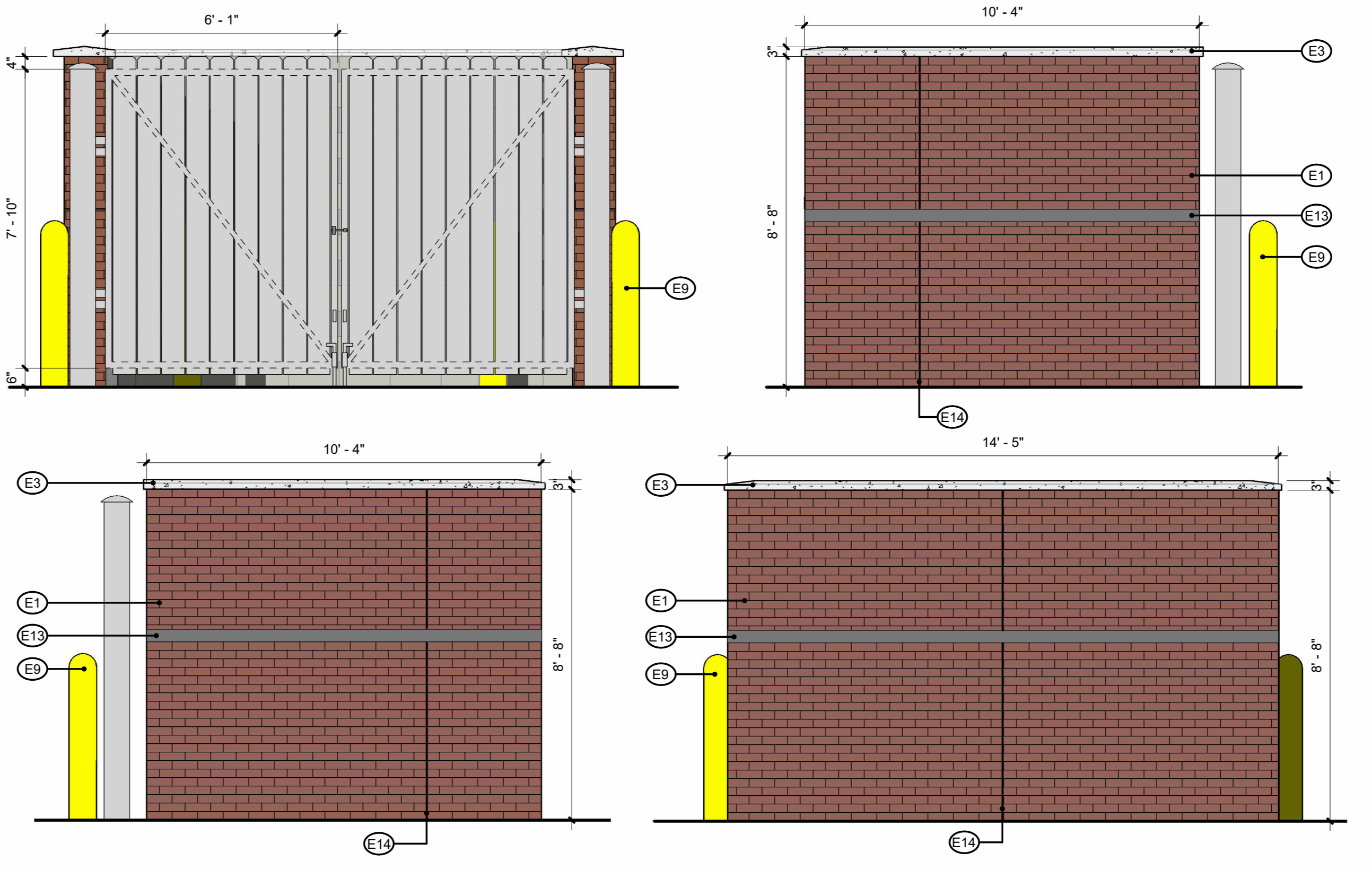
	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,040 SF	N/A
NET* OF WALL	1,509 SF	100%
PRIMARY MATERIALS (BRICK)	1,154 SF	89%
ACCENT MATERIALS (STONE & SKIM COAT)	123 SF	11%

GENERAL NOTES
THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS, ZONING ORDINANCE, AND THE APPROVAL OF THE CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE CITY OF FRANKLIN.

* EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES



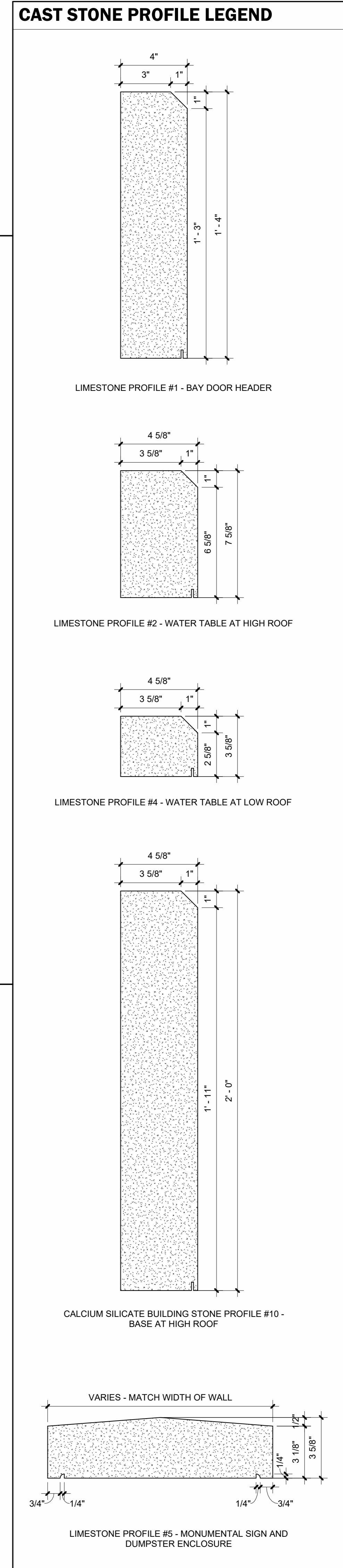
5 MONUMENTAL SIGN - ELEVATION
SCALE: 1 1/2" = 1'-0"



6 DUMPSTER ENCLOSURE ELEVATIONS
SCALE: 3/8" = 1'-0"

KEYNOTES - EXTERIOR

- E1 RED BRICK
- E2 BROWN BRICK
- E3 LIMESTONE PROFILE
- E4 GRAY METAL COPING
- E5 GRAY SKIM COAT ON EXTERIOR GYPSUM
- E6 WHITE SKIM COAT ON EXTERIOR GYPSUM
- E7 GRAY METAL DOWNSPOUT
- E8 ALUMINUM STOREFRONT WITH CLEAR GLAZING
- E9 PIPE BOLLARD
- E10 RED APPARATUS BAY DOORS WITH CLEAR GLAZING
- E11 GRAY METAL LOUVER
- E12 BLACK ARCHITECTURAL LIGHTING
- E13 CALCIUM SILICATE BUILDING STONE
- E14 MASONRY EXPANSION JOINT
- E15 GRAY FIBERGLASS WINDOW
- E16 ASPHALT SHINGLE ROOF SYSTEM
- E17 GRAY APPARATUS BAY DOORS WITH CLEAR GLAZING
- E18 BLACK EGRESS LIGHTING



TMP
4020 Aspen Grove Dr.
Suite 400
Franklin, Tennessee
615.377.9773
8131 Lakewood Main St.
Suite 202
Lakewood Ranch, Florida
941.907.9711
www.TMPPartners.com

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC
110 ALDERSGATE WAY
FRANKLIN, TN 37069

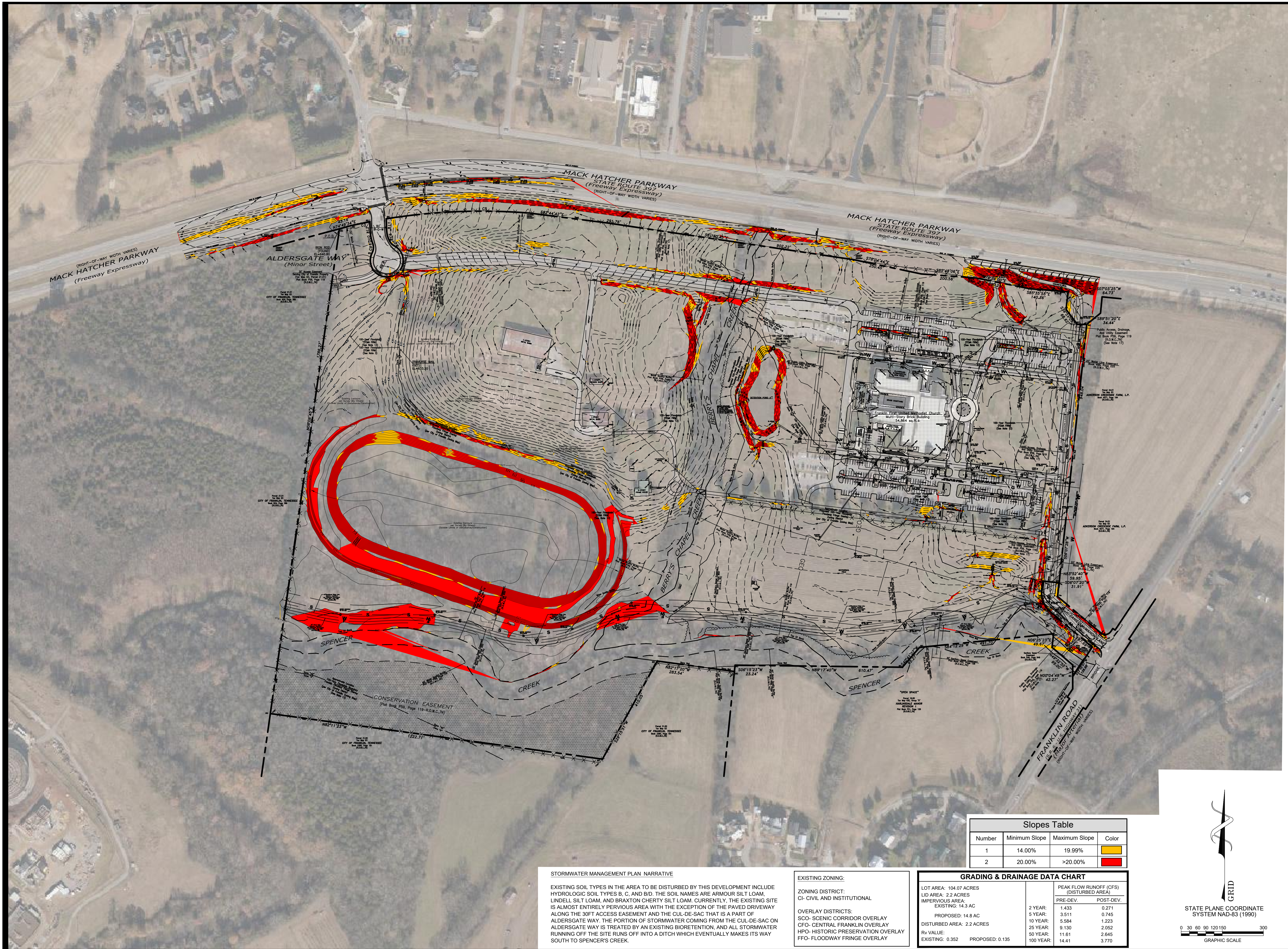
REVISIONS

NO.	DESCRIPTION	DATE

DR. BY LD
CK. BY LF, JE
PROJ. A08221
DATE 01/23/2026

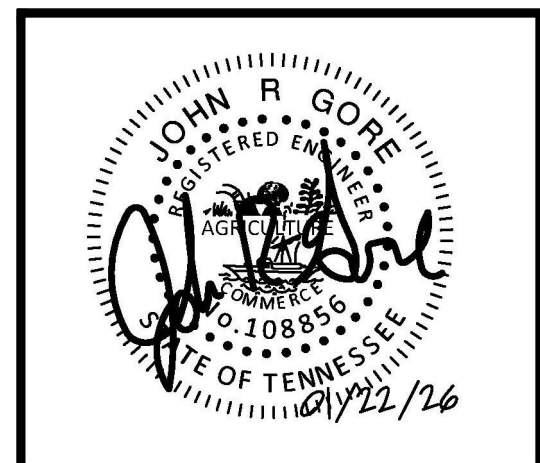
CITY OF FRANKLIN HISTORIC ZONING COMMISSION SUBMITTAL

A400
©TMPARTNERS, PLLC 2026 Page 30 of 95



tm p
TMPartners, PLLC
 Architecture Interiors Planning

211 Franklin Road
 Suite 200
 Brentwood, TN 37027-5593
 615.377.9773 Office
 615.370.4147 Fax
 www.TMPartners.com



**WILLIAMSON COUNTY FIRE AND RESCUE
 EMS AT FFUMC**
 110 ALDERSGATE WAY
 FRANKLIN, TN 37069

COF no. 8248
 PUD
 DEVELOPMENT
 PLAN
 RESUBMITTAL
 08-03-2023

REVISIONS

NO.	DATE	DESCRIPTION

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

**EXISTING
 CONDITIONS**
C1.00

Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	Yellow
2	20.00%	>20.00%	Red

GRADING & DRAINAGE DATA CHART

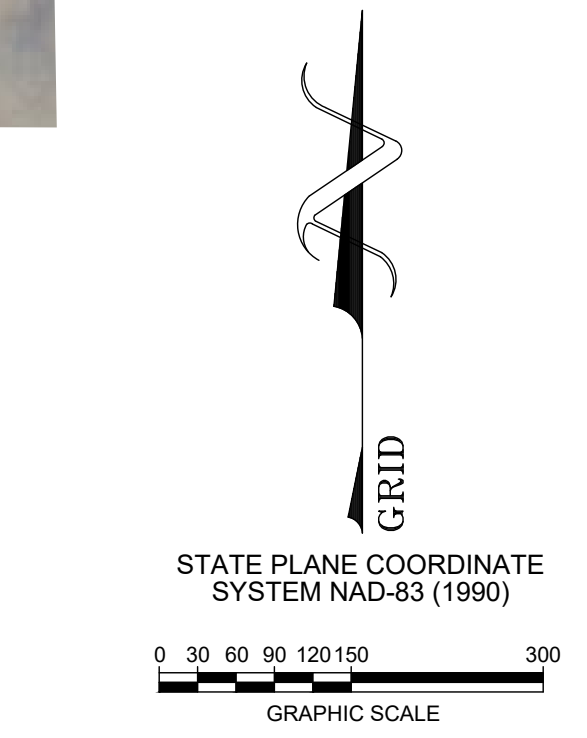
LOT AREA: 104.07 ACRES	PEAK FLOW RUNOFF (CFS) (DISTURBED AREA)
LID AREA: 2.2 ACRES	PRE-DEV. POST-DEV.
IMPERVIOUS AREA:	2 YEAR: 1.433 0.271
EXISTING: 14.3 AC	5 YEAR: 3.511 0.745
PROPOSED: 14.8 AC	10 YEAR: 5.584 1.223
DISTURBED AREA: 2.2 ACRES	25 YEAR: 9.130 2.052
Rv VALUE:	50 YEAR: 11.61 2.645
EXISTING: 0.352 PROPOSED: 0.135	100 YEAR: 14.41 3.770

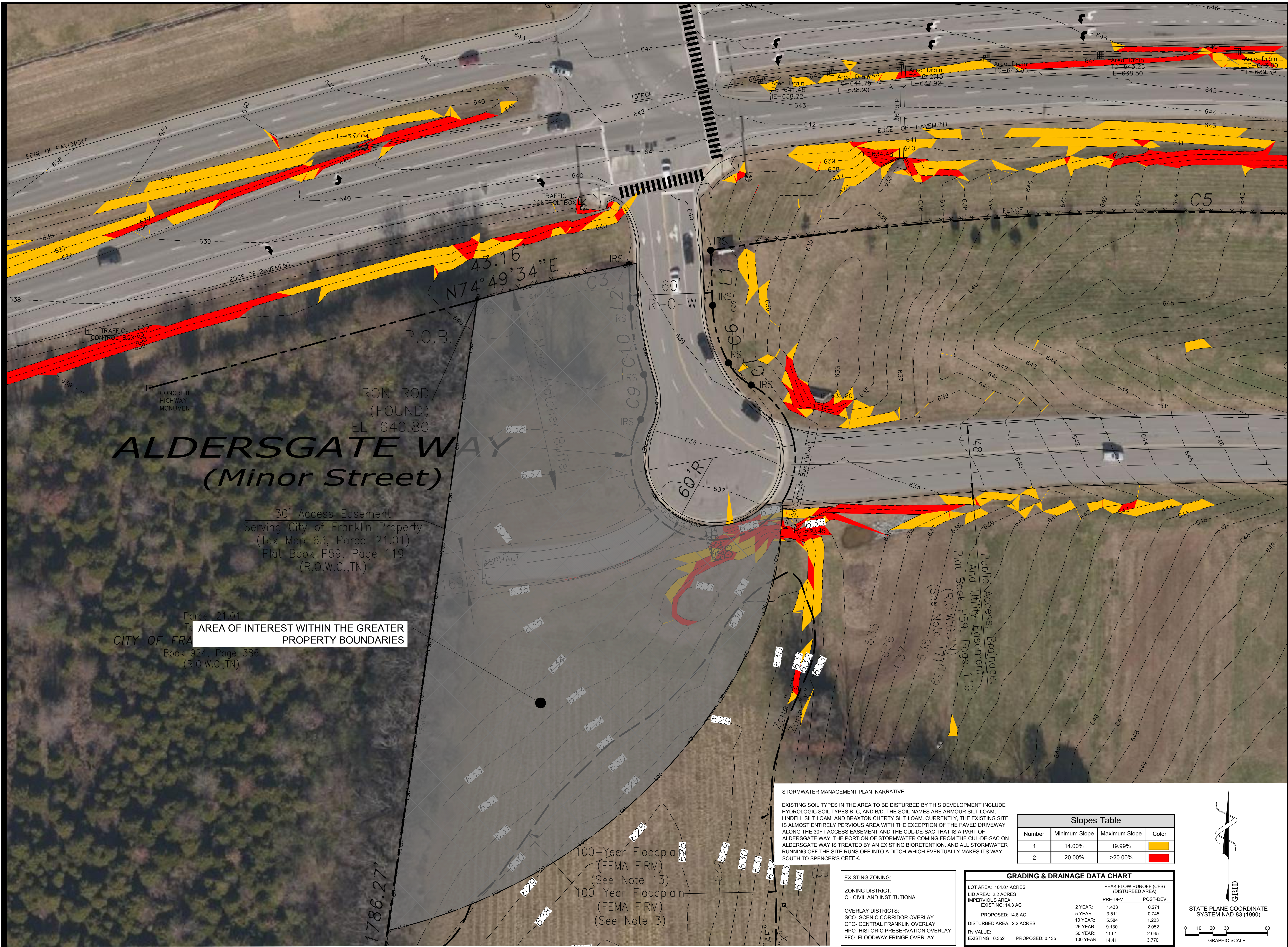
STORMWATER MANAGEMENT PLAN NARRATIVE

EXISTING SOIL TYPES IN THE AREA TO BE DISTURBED BY THIS DEVELOPMENT INCLUDE HYDROLOGIC SOIL TYPES B, C, AND B/D. THE SOIL NAMES ARE ARMOUR SILT LOAM, LINDELL SILT LOAM, AND BRAXTON CHERTY SILT LOAM. CURRENTLY, THE EXISTING SITE IS ALMOST ENTIRELY PAVED AREA WITH THE EXCEPTION OF THE PAVED DRIVEWAY ALONG THE 30FT ACCESS EASEMENT AND THE CUL-DE-SAC THAT IS A PART OF ALDERSGATE WAY. THE PORTION OF STORMWATER COMING FROM THE CUL-DE-SAC ON ALDERSGATE WAY IS TREATED BY AN EXISTING BIORETENTION, AND ALL STORMWATER RUNNING OFF THE SITE RUNS OFF INTO A DITCH WHICH EVENTUALLY MAKES ITS WAY SOUTH TO SPENCER'S CREEK.

EXISTING ZONING:
 ZONING DISTRICT:
 CI- CIVIL AND INSTITUTIONAL

OVERLAY DISTRICTS:
 SCO- SCENIC CORRIDOR OVERLAY
 CFO- CENTRAL FRANKLIN OVERLAY
 HFO- HISTORIC PRESERVATION OVERLAY
 FFO- FLOODWAY FRINGE OVERLAY





ALDERSGATE WAY (Minor Street)

30' Access Easement
Serving City of Franklin Property
(Tax Map 63, Parcel 21.01)
Plat Book P59, Page 119
(R.O.W.C., TN)

Parcel 21.01
CITY OF FRANKLIN
Book 924, Page 386
(R.O.W.C., TN)

AREA OF INTEREST WITHIN THE GREATER
PROPERTY BOUNDARIES

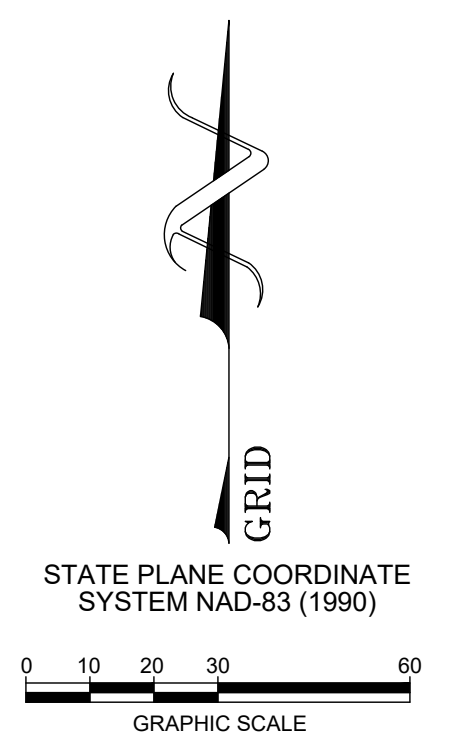
STORMWATER MANAGEMENT PLAN NARRATIVE

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Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	Yellow
2	20.00%	>20.00%	Red

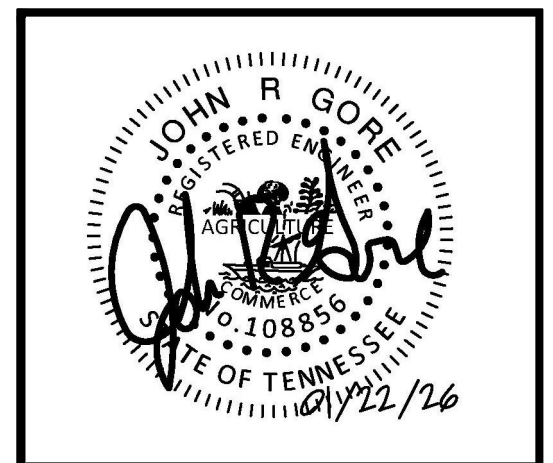
EXISTING ZONING:
ZONING DISTRICT:
CI- CIVIL AND INSTITUTIONAL
OVERLAY DISTRICTS:
SCO- SCENIC CORRIDOR OVERLAY
CFO- CENTRAL FRANKLIN OVERLAY
HPO- HISTORIC PRESERVATION OVERLAY
FFO- FLOODWAY FRINGE OVERLAY

GRADING & DRAINAGE DATA CHART			
LOT AREA: 104.07 ACRES		PEAK FLOW RUNOFF (CFS) (DISTURBED AREA)	
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		10 YEAR:	5.584 1.223
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		100 YEAR:	14.41 3.770
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EXISTING: 0.352	PROPOSED: 0.135		



TMPartners, PLLC
Architecture Interiors Planning

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615.377.9773 Office
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www.TMPartners.com



**WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC**

110 ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD
DEVELOPMENT
PLAN
RESUBMITTAL
08-03-2023

REVISIONS	

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

**ENLARGED
EXISTING
CONDITIONS**

C1.10

EMENT

ALDERSGATE WAY (Proposed Street)

30' Access Easement
adj. City of Franklin Property
Tax Map 63, Parcel 21.01
Plat Book P59, Page 119
(R.O.W.C.,TN)

ESSEE

IRON ROD
(FOUND)
EL=640.80

P.O.B.

43.16
N74°49'34"E

150' Mack Hatcher Buffer

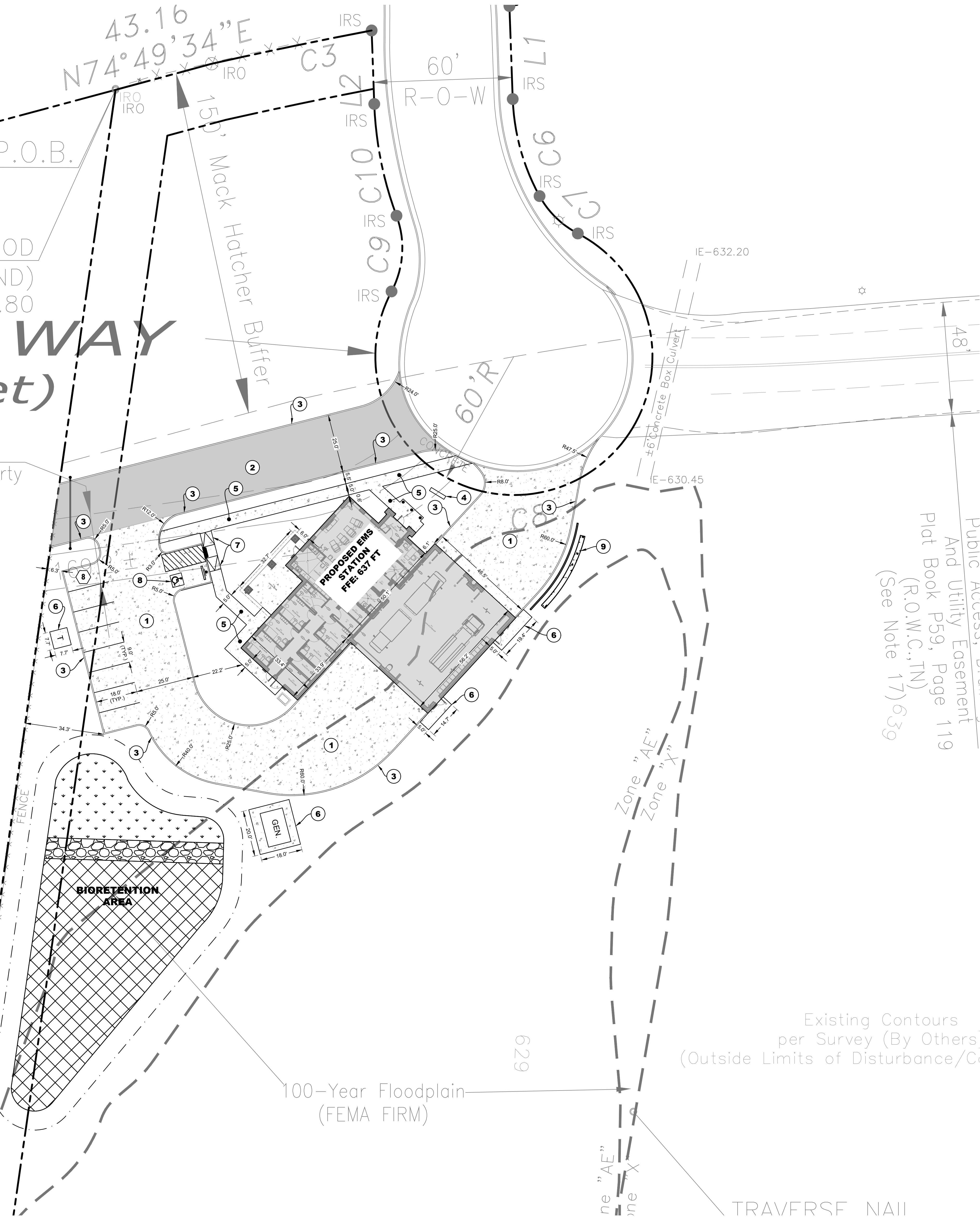
100-Year Floodplain
(FEMA FIRM)

Existing Contours
per Survey (By Others)
(Outside Limits of Disturbance/C

TRAVSE NAIL

1786.27'

629



SITE KEYNOTES:

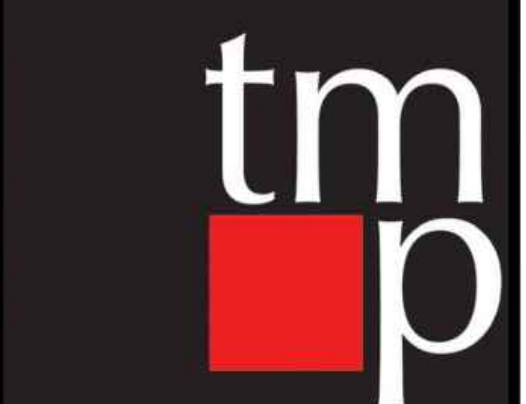
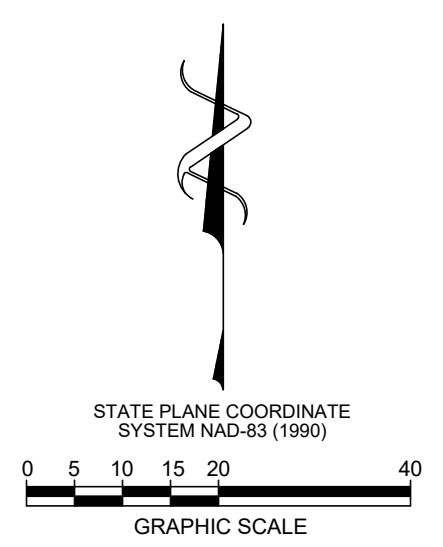
- 1 HEAVY DUTY CONCRETE PAVEMENT
 - 2 LIGHT DUTY ASPHALT PAVEMENT
 - 3 CONCRETE POST CURB
 - 4 SITE SIGN
 - 5 CONCRETE SIDEWALK
 - 6 CONCRETE PAVEMENT
 - 7 ACCESSIBLE SIDEWALK RAMP
 - 8 ACCESSIBLE PARKING SPACE, SIGNAGE AND CONCRETE WHEEL STOP
 - 9 CONCRETE RETAINING WALL, DETAIL BY OTHERS
 - # INDICATES NUMBER OF PARKING SPACES PER BAY
- SEE SHEET C___ FOR DETAILS UNLESS OTHERWISE NOTED

SITE DATA TABLE

PROPERTY INFORMATION:	110 ALDERSGATE WAY WILLIAMSON COUNTY, TN 37069
PARCEL I.D.	TAX MAP 63, PARCEL 21.01
ZONING	CI
PROPOSED USE	ESSENTIAL SERVICES
TOTAL PARCEL AREA	104.07 ± ACRES
TOTAL DISTURBED AREA	1.37 ACRES
TOTAL BUILDING AREA	6,180 SF / SINGLE STORY
BUILDING HEIGHT	35.33 FT
SETBACKS	150' FRONT/ 25' REAR/25' SIDE
PROPOSED PARKING:	MINIMUM PARKING REQUIREMENTS
VARIABLE	
PARKING PROVIDED:	
RES. SPACES:	8
ADA SPACES:	1
TOTAL PARKING PROVIDED:	9 SPACES
FEMA DATA FOR PROJECT LOCATION	
THE SUBJECT PROPERTY DOES NOT LIE WITHIN SPECIAL FLOOD HAZARD AREA AS IDENTIFIED ON MAP NUMBERS 47119C0180E AND 47119C0065E OF THE FLOOD INSURANCE STUDY FOR SPRING HILL & MAURY COUNTY, TENNESSEE, DATED APRIL 16, 2007. DATUM IS NAVD 1988.	

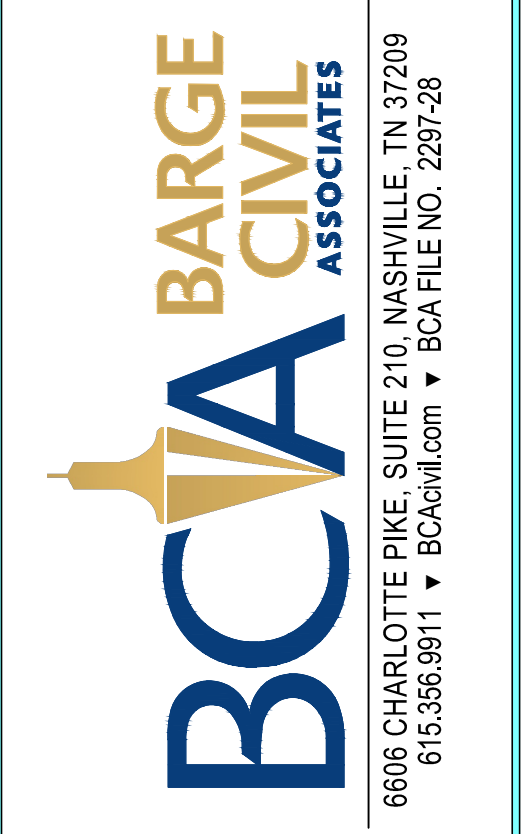
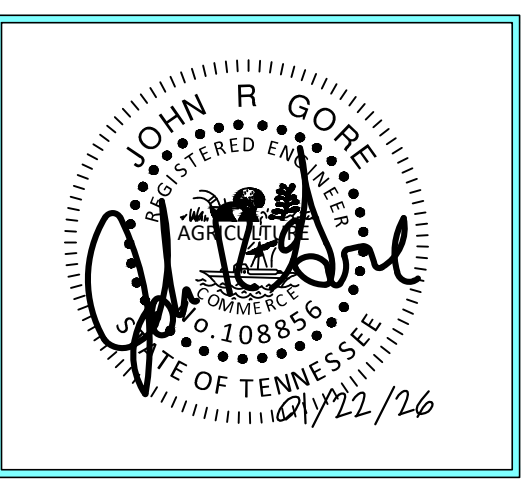
GENERAL CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY(S).
- THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. OBTAIN APPROVAL FROM ENGINEER PRIOR TO ANY DEVIATIONS FROM INTENDED GRADES ON PLANS. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
- CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH, UNLESS OTHERWISE NOTED. ALL CONCRETE SHALL BE CLASS "A" (4,000 P.S.I.), UNLESS OTHERWISE NOTED.
- ALL DAMAGE TO EXISTING ASPHALT PAVEMENT, CURB AND GUTTER, AND CONCRETE SIDEWALKS TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
- DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO FACE OF BUILDING, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
- IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
- THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
- CONTRACTOR SHALL SAW CUT ANY SIDEWALKS, CURBS, GUTTERS, DRIVEWAYS, OR PAVED STREETS FOR UTILITY CROSSINGS, AND REPLACE WITH SAME SECTION AND MATERIALS AS EXISTING.
- NO TREES OR VEGETATION SHALL BE DISTURBED WITHOUT OWNERS APPROVAL.
- CONTRACTOR SHALL HIGH-PRESSURE WASH PARKING LOT, CONCRETE PAVEMENT, AND SIDEWALKS UPON COMPLETION OF CONSTRUCTION AS NEEDED.
- CONTRACTOR SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CASSONS, WALKS, ETC. AS INDICATED ON DRAWINGS, IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT / ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH, OR HAZARD.
- NO CONSTRUCTION OR STORAGE OF SUPPLIES AND EQUIPMENT SHALL BE PERMITTED OUTSIDE SILT FENCE.
- ALL CONSTRUCTION ACTIVITIES SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) IN EFFECT AT THE TIME IN WHICH THE CONSTRUCTION ACTIVITIES ARE PERFORMED.
- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.



TMPartners, PLLC
Architecture Interiors Planning

211 Franklin Road
Suite 200
Brentwood, TN 37027-5593
615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com



WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC
ALDERSGATE WAY
FRANKLIN, TN 37069

SITE PLAN

REVISIONS	

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	

C1.0

Application

This wall mounted luminaire has light output in one direction. Arranged individually or in groups, it is a great design element for a host of lighting applications. Downward orientation only.

Materials

Clear safety glass with matte finish
 Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
 High temperature silicone gasket
 Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
 Protection class IP 65

Weight: 4.2 lbs.

Electrical

Operating voltage 120-277VAC
 Minimum start temperature -30° C
 LED module wattage 15.4 W
 System wattage 20.5 W
 Controllability 0-10V, TRIAC, and ELV dimmable
 Color rendering index Ra > 80
 Luminaire lumens 1024 lm
 LED service life (L70) 60000hrs

LED color temperature

- 4000K (K4)
- 3500K (K35)
- 3000K (K3)
- 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors

Black (BLK)	Bronze (BRZ)
Silver (SLV)	White (WHT)
Natural Bronze (NTB)	RAL:
CUS:	

Type:

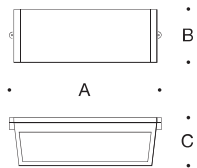
BEGA Product:

Project:

Modified:

Available options

AMB	Amber LED
CUS	Custom finish
FSC	Fusing
MGU	Marine grade undercoat
NTB	Natural bronze (premium finish)
RAL	RAL Classic, matte finish



Wall luminaire · Light emission on one side

		LED	A	B	C
B22360	ADA	15.4 W	12 ¹ / ₂	4 ³ / ₈	4

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
 © copyright BEGA 2025 Updated 12/04/25

Wall luminaire · Narrow beam upward · Narrow beam downward

BEGA

Application

Wall luminaires with directed narrow beam light distribution on two sides. Arranged individually or in groups, they are great design elements for a host of lighting applications.

Materials

Clear safety glass
 Marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy
 High temperature silicone gasket
 Mechanically captive stainless steel fasteners
 Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations
 Protection class IP 65

Weight: 11.5lbs.

Electrical

Operating voltage 120-277V AC
 Minimum start temperature -30°C
 LED module wattage 25.0W
 System wattage 29.0W
 Controllability 0-10V, TRIAC, and ELV dimmable
 Color rendering index $R_a > 80$
 Luminaire lumens 2465 lm
 LED service life (L70) 60000 hrs

LED color temperature

4000K (K4)
 3500K (K35)
 3000K (K3)
 2700K (K27)

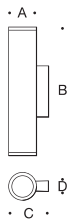
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors

Black (BLK)	Bronze (BRZ)
Silver (SLV)	White (WHT)
Natural Bronze (NTB)	RAL:
CUS:	



Wall luminaire · Narrow beam upward · Narrow beam downward

	LED	β	A	B	C	D
B66519	25.0W	18°	6	21 ⁵ / ₈	7 ⁷ / ₈	1 ⁵ / ₈

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
 © copyright BEGA 2026 Updated 01/05/26

Type:
 BEGA Product:
 Project:
 Modified:

Available options

CUS	Custom finish
FSC	Fusing
MGU	Marine grade undercoat
NTB	Natural bronze (premium finish)
RAL	RAL Classic, matte finish

Available accessories

B79547 Surface mounted wiring box

See individual accessory spec sheet for details.

Included (available for pre-shipment)

B19537 Narrow opening wiring box



Unmatched strength and lasting durability

Achieve commercial-grade strength and lasting durability for your customers' long-term return on investment. Pella Impervia products are made from our proprietary fiberglass material, the strongest material for windows and patio doors, engineered for lasting durability.¹

Revolutionary hardware

The patented Easy-Slide Operator simply slides to open, without the effort of cranking, on casement and awning windows.

- **73x more impact resistant²**

Pella's fiberglass is 73x more impact-resistant than Andersen's Fibrex windows. You can trust our fiberglass products to be better equipped to stand up to a hammer misfire and other jobsite conditions.

- **Proven performance**

Engineered for the rigorous performance requirements of a commercial building, Pella Impervia products provide outstanding resistance to water, wind and outside noise.³

- **Installation solutions and expertise**

With 100 years in business, we've got you covered with products and installation solutions for your exact situation.

- **Exceptional mulling capabilities**

With both interior and exterior accessory grooves on all Pella fiberglass products, you can create larger, unique combinations specifically for your remodel or new construction project. Our extensive factory-mulled options will come preassembled, saving you time on the jobsite.

Pella® Impervia®

Fiberglass windows and patio doors

Sleek profiles and more glass

Create bold designs from sleek profiles and more glass with our intentionally-designed products made from our exceptionally strong proprietary fiberglass.

- **Up-to-date color palette**

Achieve your design style with up-to-date frame color options, including Black.

- **Tested beyond requirements**

Tested beyond industry standards and to extremes from -40°F to 180°F, our proprietary fiberglass can handle the most extreme heat and sub-zero cold.⁴ Our products are tested beyond industry standards to help ensure less maintenance with fewer callbacks.

- **Durable three-way corner joints**

For added strength, durability and reliable water performance, Pella Impervia products feature corner locks and sashes injected with sealant and fastened with screws.

- **The confidence of a strong warranty⁵**

We know your reputation matters, so we have one of the strongest warranties in the business.

Available in these window and patio door styles:



Special shape windows also available.

^{1,2,3,4,5} See back cover for disclosures.

REFER TO BUILDING ELEVATIONS FOR MUNTIN PATTERNS



Delivering unmatched strength, engineered for lasting durability.¹

Pella's proprietary fiberglass vs. Andersen Fibrex^{2,6,7}
 Pella Impervia products won't dent, bend or break as much as the competition.

Won't dent.

73x

more impact-resistant

Won't bend.

7.8x

stronger

Won't break.

19x

the tensile strength

Product Specifications


Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Design Pressure	Performance Values			FL #
						U-Factor	SHGC	HVHZ	
Vent Awning	20"	17-1/2"	59-1/2"	59-1/2"	+50/-50	0.21-0.49	0.16-0.55	No	35281
Fixed Awning	13-1/2"	11-1/2"	71-1/2"	79-1/2"	+50/-50	0.18-0.51	0.18-0.63	No	35284
Vent Casement	17-1/2"	20"	37-1/2" ⁸	79-1/2"	+50/-50	0.20-0.48	0.18-0.55	No	35278
Fixed Casement	13-1/2"	11-1/2"	71-1/2"	79-1/2"	+50/-50	0.18-0.51	0.20-0.62	No	35284
Vent Double-Hung	17-1/2"	29-1/2"	47-1/2"	77-1/2"	LC30-LC50	0.23-0.52	0.19-0.58	No	12600
Vent Single-Hung	17-1/2"	23-1/2"	47-1/2"	77-1/2"	LC40-LC50	0.23-0.51	0.19-0.59	No	12602
Sliding Window (OX, XO)	23-1/2"	11-1/2"	71-11/2"	71-1/2"	LC30-LC50	0.23-0.51	0.19-0.59	No	12604
Sliding Window (XOX)	47-1/2"	17-1/2"	107-1/2"	71-1/2"	LC30-LC50	0.23-0.51	0.19-0.59	No	12604
Fixed Frame Direct Set	11-1/2"	11-1/2"	143-1/2"	143-1/2"	+50/-55	0.15-0.47	0.18-0.69	No	26584
Sliding Patio Door (One Panel)	27"	71-1/2"	50-5/8"	119-1/2"	+50/-50	0.20-0.49	0.19-0.59	No	39352
Sliding Patio Door (Two Panel)	59-1/4"	71-1/2"	95-1/4"	119-1/2"	+50/-50	0.20-0.49	0.19-0.59	No	39352
Sliding Patio Door (Three Panel)	91-7/8"	71-1/2"	145-7/8"	119-1/2"	+50/-50	0.20-0.49	0.19-0.59	No	39352

Window sizes available in 1/8" increments


Maximum square footage rules apply. Maximum width and height cannot exceed the maximum square footage. Special shapes available.
 Two and three-panel sliding patio door configurations that are greater than or equal to 95.5" in height will come knock-down and require field assembly.
 Knock-down will be optional for two and three-panel configurations until 95.5" in height.

Glass & Additional Energy Efficiency Upgrades


InsulShield® Low-E Glass⁹ Pella Impervia products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.¹⁰




Advanced Low-E insulating dual- or triple-pane glass with argon




Advanced Comfort Low-E insulating dual-pane glass with argon




Natural Sun Low-E insulating dual- or triple-pane glass with argon



Natural Sun+ Low-E insulating dual-pane glass with argon

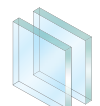


SunDefense™ Low-E insulating dual- or triple-pane glass with argon

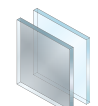


SunDefense+™ Low-E insulating dual-pane glass with argon

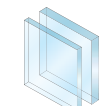
Additional Glass Options



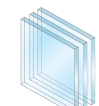
Tempered glass




Laminated (non-impact-resistant)¹¹ tinted¹² or obscure glass also available on select products



STC (Sound Transmission Class) dual-pane sound control glass¹³



Triple Pane¹⁴



Impact-resistant glass¹⁵

Foam Insulation Options

Optional foam-insulated frame and sash are available to increase energy efficiency.



Color & Finishes

Frame Colors

Our long-lasting powder-coat finish resists chipping and fading and meets AAMA 624, which is a highly-rated fiberglass finish that will never need to be repainted or refinished.

Solid-Color:

White

Brown

Black

Tan

Morning Sky Gray

Dual-Color:

White Interior with Brown Exterior

White Interior with Black Exterior


White Interior with Tan Exterior

White Interior with Morning Sky Gray Exterior


Window Hardware

Casement & Awning

The patented Easy-Slide Operator is a revolutionary way to operate casement and awning windows. Simply slide to open, without the effort of cranking. With precision venting technology, the window will open to an exact location. Or select the fold-away crank, that folds neatly away, against the window frame. Neither solution will interfere with roomside window treatments.



Easy-Slide Operator



Fold-Away Crank

Color-Matched Finishes:

White

Brown

Matte Black

Tan


Morning Sky Gray

Additional Finish:¹⁶

Satin Nickel

Sliding, Single & Double-Hung

Pella's cam-action lock pulls the sashes against the weatherstripping on single-hung, double-hung and sliding windows for a tighter seal.



Cam-Action Lock

Color-Matched Finishes:

White

Brown

Matte Black

Tan

Morning Sky Gray

Additional Finishes:

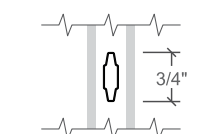
Satin Nickel

Bright Brass

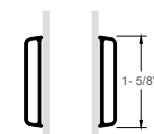
Oil-Rubbed Bronze

Grilles

Grilles are color-matched to window or patio door interior and exterior frame color.



Aluminum Grilles-Between-the-Glass 3/4"¹⁷



Applied Grilles¹⁸

Property Description

This property is 104 acres, bounded by Mack Hatcher Parkway to the north, vacant land to the east and west and Spencer Creek to the south. There is a smaller creek, Berry's Chapel Creek which bisects the site running north to south.

The address of this property is 110 ALDERSGATE WAY, WILLIAMSON
COUNTY, TN 37069
PARCEL(S): TAX MAP 63, PARCEL 21.01

The eastern half of this property contains The First Franklin United Methodist Church and associated parking. The western half of the site is mostly undeveloped with a small metal barn and gravel driveway. The new Williamson County Fire and Rescue EMS project is proposed on 1.75 acres at the northwest corner of the site. Site access is proposed off of the cul-de-sac at Aldersgate Way which runs south from Mack Hatcher Parkway.

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Ronald Evan Styers, Trustee Chairperson
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

Tax Map 63, Parcel 21.01

(Property Parcel/Tax ID Number)

and located at:

120 Aldersgate Way

(Street Address)

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

John Gore ;

(Please print Name/Names in Full)

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

Ronald Evan Styers
Signature

120 Aldersgate Way
Property Owner Mailing Address

Franklin TN 37069
City, State & Zip

Subscribed and sworn to before me this

22nd day of June, 2023.

Deborah Van Solingen
Notary Public

My Commission Expires: May 3rd 2027



My Commission Exp. May 3, 2027



LOOKING NORTH



LOOKING EAST



LOOKING NORTH EAST



LOOKING SOUTH EAST



LOOKING EAST



LOOKING WEST





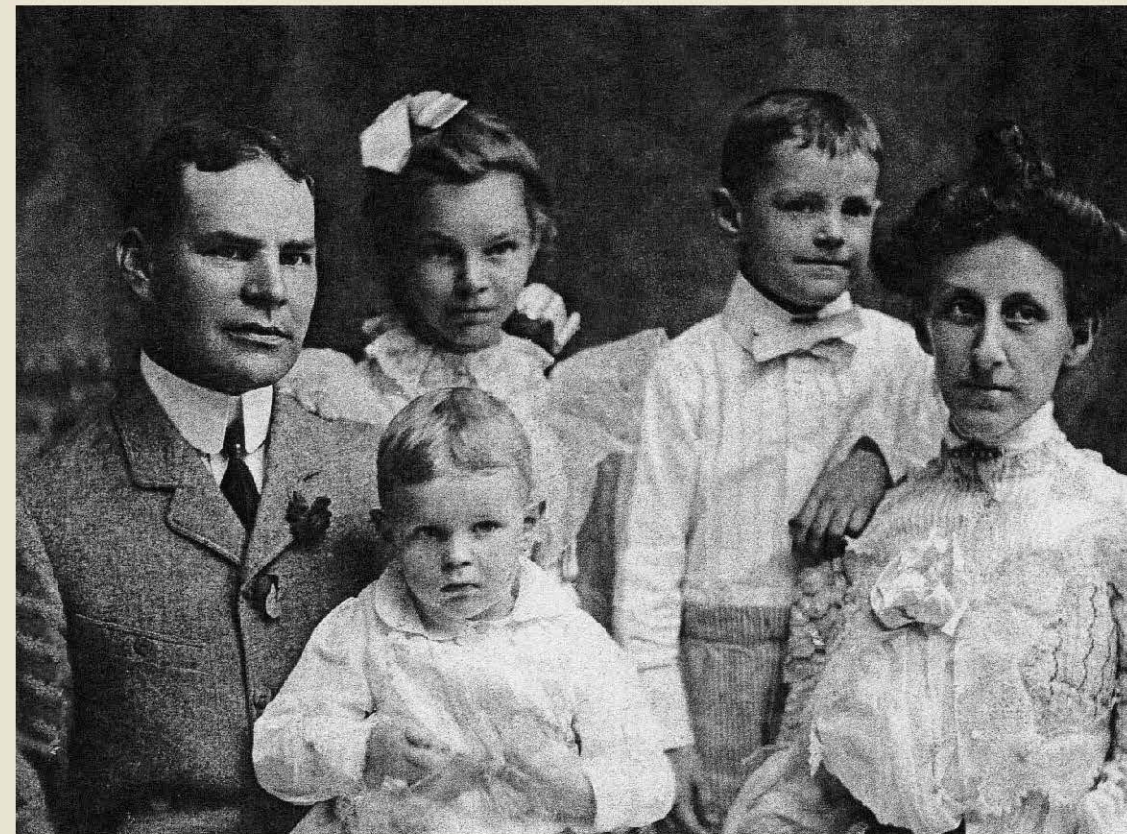
RIVERVIEW

DESIGN REVIEW COMMITTEE - FEBRUARY 17, 2026

151 FRANKLIN ROAD, FRANKLIN, TENNESSEE







The Franklin Interurban, 1909-1942

NASHVILLE INTERURBAN RAILWAY

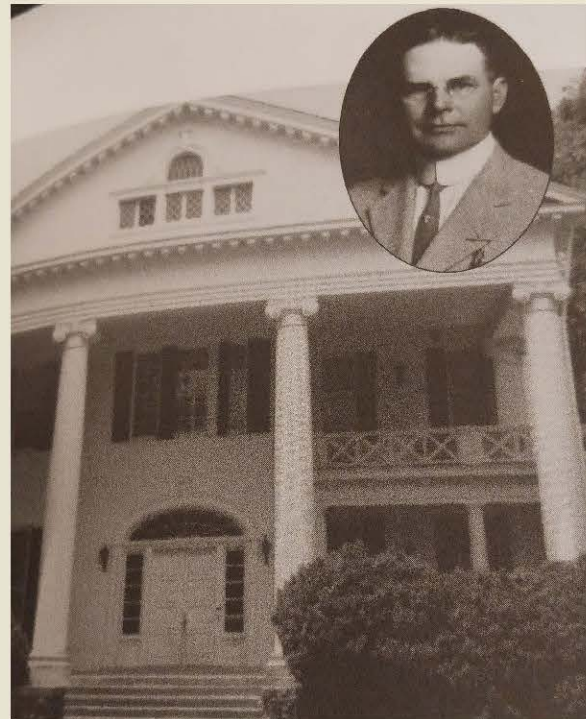
REGULAR SCHEDULE

NASHVILLE TO FRANKLIN (SOUTHBOUND) EFFECTIVE JUNE 1910 - SUBJECT TO CHANGE WITHOUT NOTICE		FRANKLIN TO NASHVILLE (NORTHBOUND)	
LEAVE NASHVILLE	ARRIVE FRANKLIN	LEAVE FRANKLIN	ARRIVE NASHVILLE
*7 ⁰⁰ A.M.	*8 ⁰⁰ A.M.	*6 ⁰⁰ A.M.	*7 ⁰⁰ A.M.

THE ONLY WAY TO TRAVEL THE ONLY INTERURBAN

HENRY H. MAYBERRY

HENRY H, MAYBERRY, A FRANKLIN LOCAL, BUILT THE MAYBERRY HOUSE FOR HIS RETURN HOME AFTER AMASSING A FORTUNE FROM FOUNDING **MAYBERRY HARDWARE COMPANY**. HIS SUCCESS CONTINUED INTO HIS RETIREMENT, AS HE PIONEERED AND LED THE **FRANKLIN-NASHVILLE INTERURBAN RAILWAY (1905-1941)**. THE ELECTRIC-POWERED TRAIN TRAVELED 20 MILES, BOOSTING LOCAL ECONOMIES ALONG ITS ROUTE. MAYBERRY ALSO FOUND SUCCESS IN THE DESIGN OF HIS HOME'S WATER SYSTEM, LEADING HIM TO DONATE A SPRING THAT WOULD **SUPPLY FRANKLIN WITH 450,000 GALLONS OF WATER DAILY**, THUS ESTABLISHING THE CITY'S WATER SYSTEM.



RIVERVIEW

THIS HISTORIC RESIDENCE, BUILT IN 1902 BY HENRY HUNTER MAYBERRY, REMAINS AS ONE OF THE LARGEST, MOST ORNATE, MINIMALLY -ALTERED REPRESENTATIONS OF THE **NEO-CLASSICAL** ARCHITECTURAL STYLE OF ITS TIME. THE FACADE CONTAINS A MASSIVE IONIC PORTICO, AN ENTRY DOOR WITH FANLIGHT TRANSOM, AND ELABORATE EXTERIOR/INTERIOR DETAILING. THE HOME WAS ONE OF THE COUNTRY'S MOST ADVANCED RESIDENCE OF ITS TIME, WITH **ELECTRICITY, CENTRAL HEAT, AND RUNNING WATER**. THE INNOVATIVE DESIGNS OF THIS HISTORIC PROPERTY WERE INFLUENTIAL IN THE PROGRESSION TO MODERN DAY FRANKLIN, AND GAVE THIS HOME, BARN, SMOKEHOUSE, AND SPRINGHOUSE A SPOT ON THE NATIONAL REGISTER OF HISTORIC PLACES.



HARLINSDALE FARM

CENTRAL FRANKLIN

THE FACTORY AT FRANKLIN
MIXED-USE + HOTEL DEVELOPMENT SITE

151 FRANKLIN
ROAD

THE MIDDLE EIGHT
MIXED-USE MULTI-FAMILY DEVELOPMENT SITE

HARPETH RIVER

FRANKLIN RD

TRACT 1
LOT 20
TRACT 2
OPEN SPACE 102

BICENTENNIAL PARK PAVILION

FRANKLIN

THE HARPETH BY HILTON

MAIN STREET

THE HOTEL GROUP

FRANKLIN THEATER

MAIN STREET

ROLLING RIVERS



EXISTING SITE PLAN | DIAGRAM



SMOKEHOUSE
1902 - CONTRIBUTING



BARN
1902 - CONTRIBUTING



RELOCATED CABIN
1850 - NON-CONTRIBUTING



RESIDENCE
1902 - CONTRIBUTING



ADDITION
1930 - NON-CONTRIBUTING



**SPRINGHOUSE
(COLLAPSED)**
1902 - CONTRIBUTING



EXISTING CONDITIONS | IMAGERY
RIVERVIEW HOUSE





SMOKEHOUSE



RELOCATED CABIN



BARN

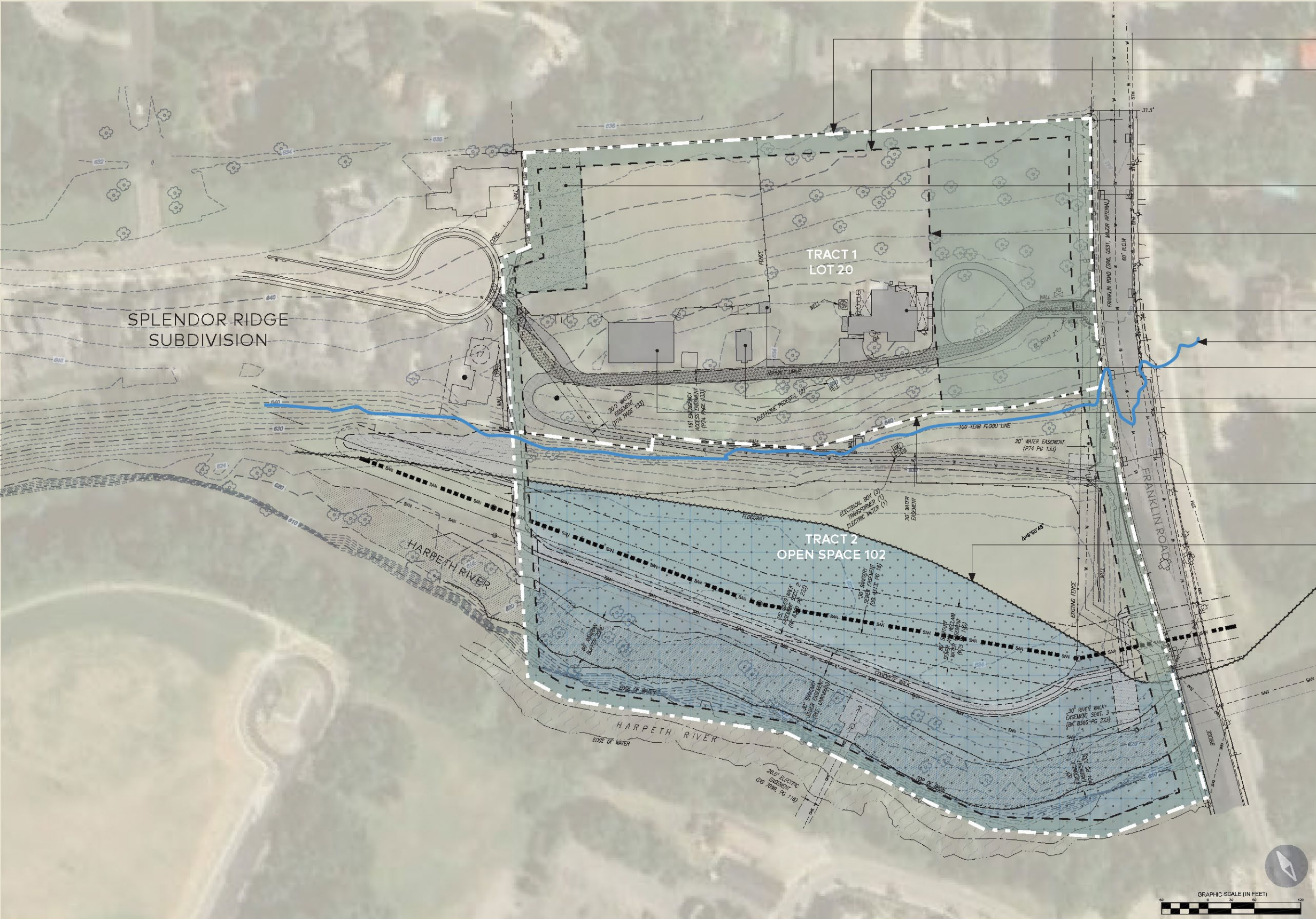


SPRINGHOUSE (1987)



SPRINGHOUSE (2025)

SITE ANALYSIS | DIAGRAM



- PROPERTY LINE
- SIDE SETBACK
- FIELD FARM BUFFER AREA
- HISTORIC FRONT SETBACK
- EXISTING 2.5-STORY MAIN HOUSE
- FLOODPLAIN
- EXISTING SMOKE HOUSE
- EXISTING 1-STORY CABIN
- EXISTING BARN
- LOT SEPARATING PROPERTY LINE
- FLOODWAY

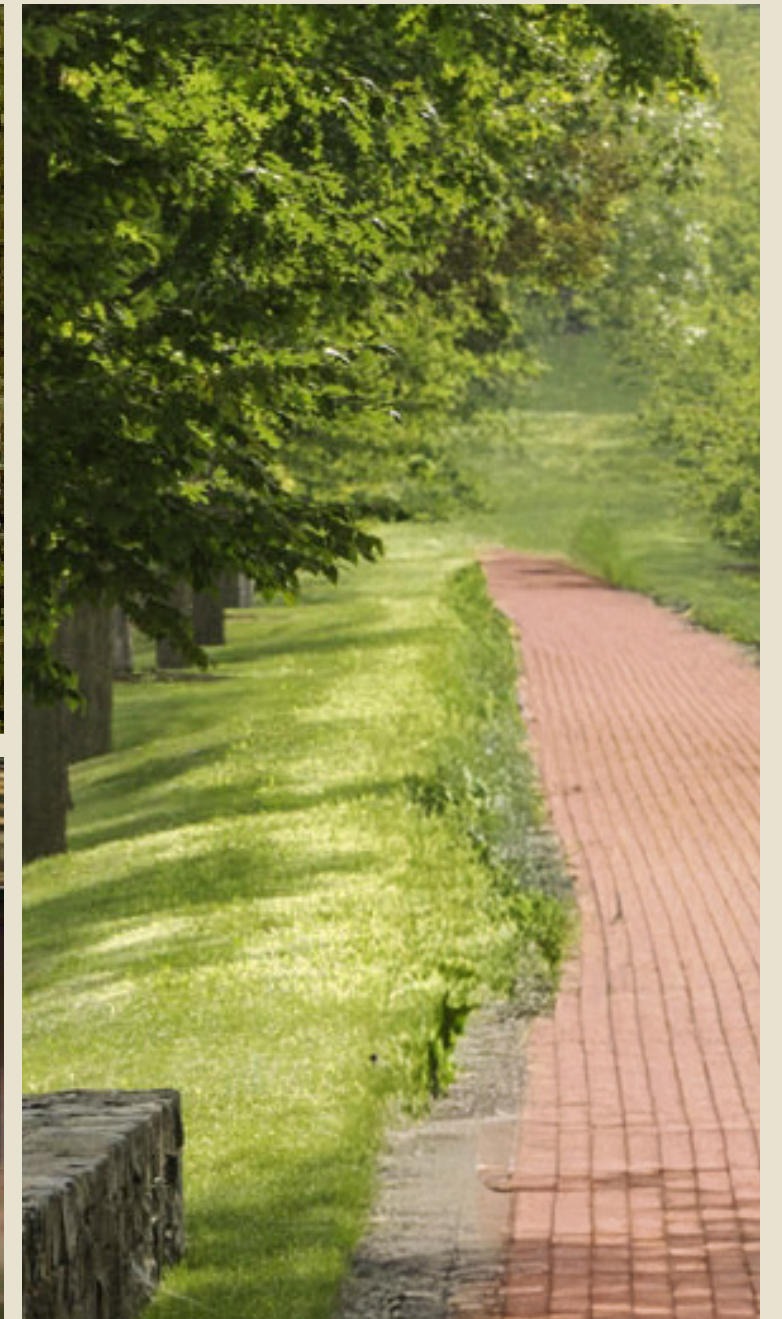
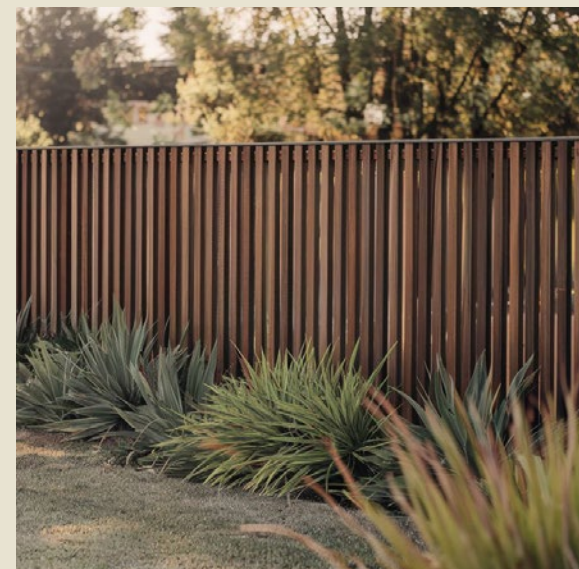


MAIN HOUSE

THE REFINED HISTORIC RIVERVIEW HOME BALANCES **OLD AND NEW** WITH THE **PRESERVATION** AND ENHANCEMENT OF HISTORIC ELEMENTS CONTRASTED WITH **MODERN, ELEGANT** FINISHES AND FURNISHINGS.

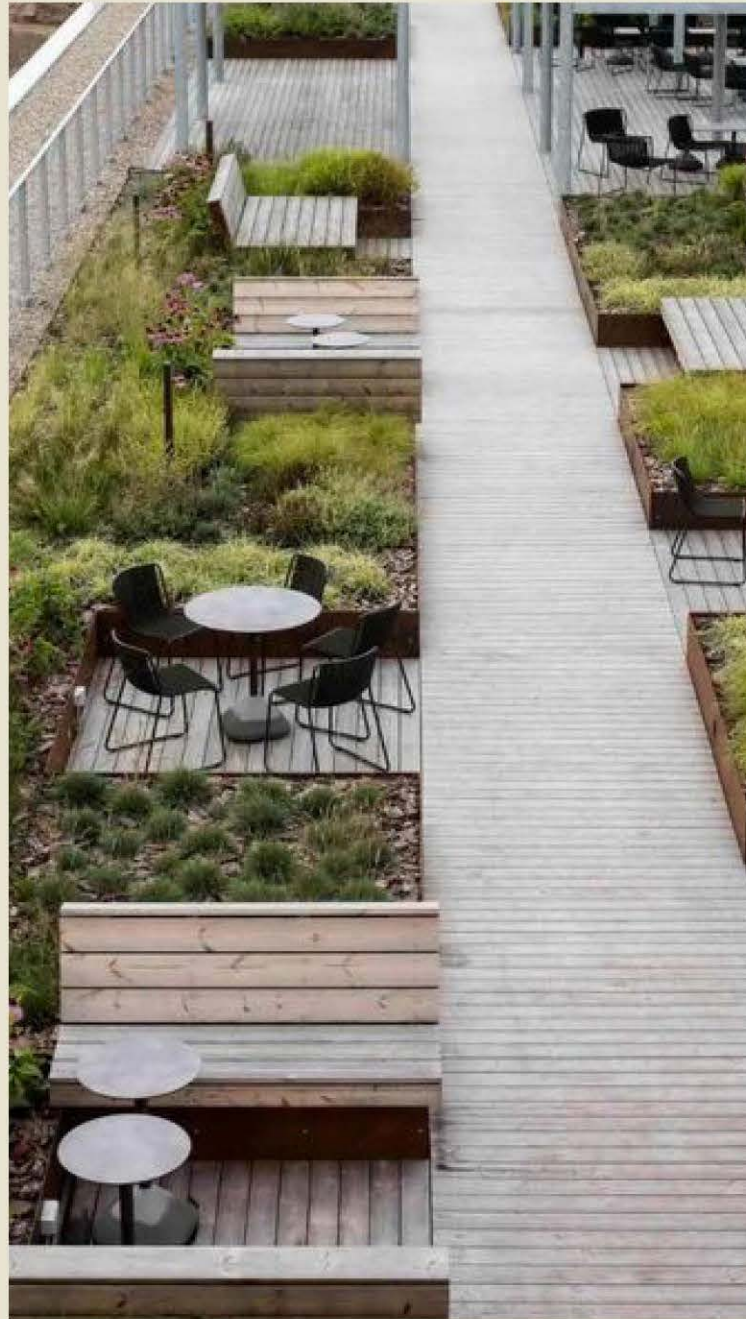


MAIN HOUSE

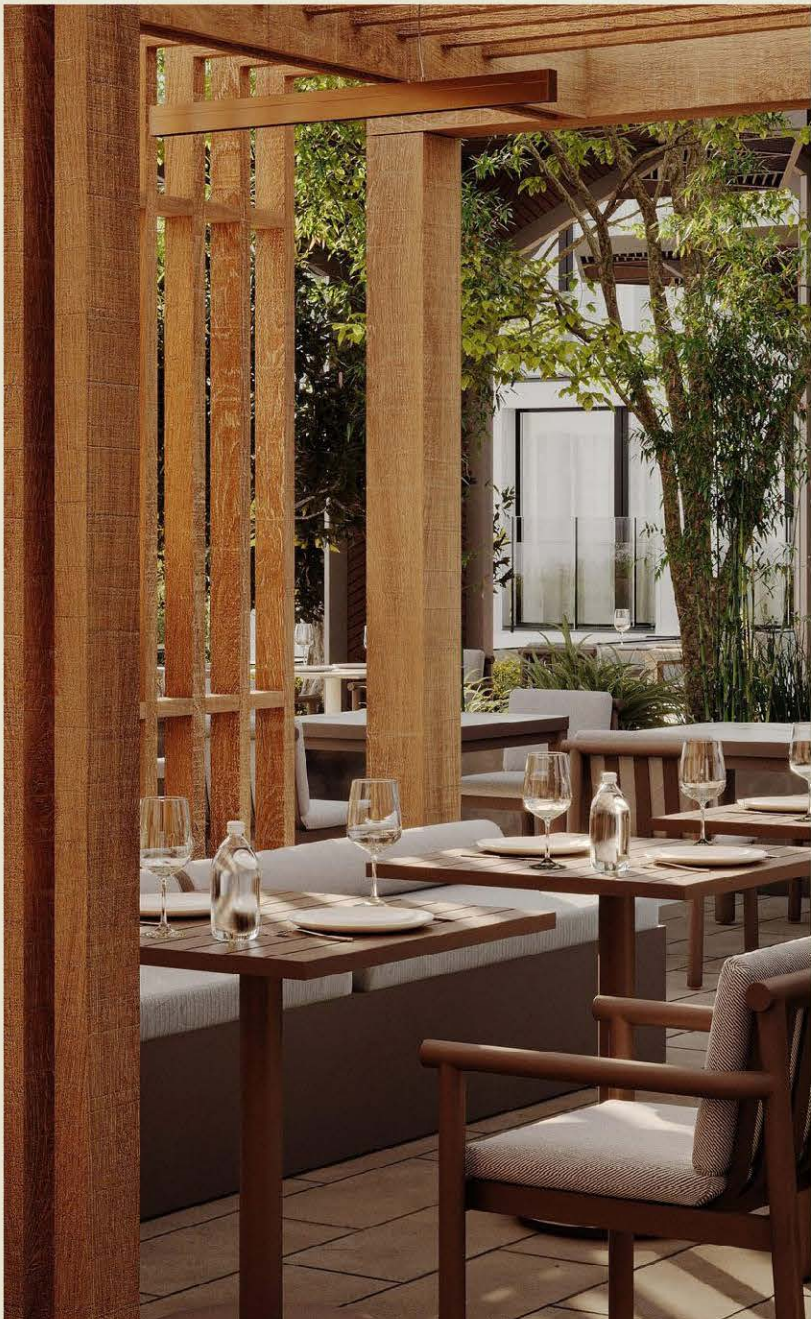


SITE / LANDSCAPE

FROM THE STREET AND ENTRY, THE SITE **FRAMES THE HISTORIC RIVERVIEW HOUSE** WHILE REVEALING SELECT **ARTISTIC** AND **ORGANIC** ELEMENTS THAT DRAW VISITORS INWARD. DENSE PLANTING AND STRATEGIC FENCING ENSURE **PRIVACY** AND **MITIGATE NOISE** FROM ADJACENT PROPERTIES.



SITE / LANDSCAPE



RESTAURANT

THE SIGNATURE RESTAURANT CATERS TO BOTH **LOCALS AND VISITORS** WITH AN **ELEVATED** DINING EXPERIENCE FEATURING **REGIONAL** CUISINE, LIVE MUSIC, AND GENEROUS **INDOOR-OUTDOOR** SEATING.



SPA / WELLNESS

A BLEND OF ENDURING DESIGN AND CONTEMPORARY CALM, THE SPA AND WELLNESS CENTER OFFERS **REFINED TRANQUILITY** AND **RESTORATIVE ELEGANCE**, WELCOMING BOTH LOCAL RESIDENTS AND TRAVELERS ALIKE INTO A HAVEN OF **REJUVENATION**.

SITE PLAN | DIAGRAM



- HOTEL - 64 KEYS
(22 KING/22 DOUBLE QUEEN/
12 JUNIOR/8 1-BEDROOM)
- SPA & WELLNESS
(±6700 SF)
- POOL DECK - POOL / SPA
PATH ON AXIS
CANOPIES / INTEGRATED SEATING
FOUNTAIN
- EXISTING MAIN HOUSE
BAR/RECEPTION/LIBRARY / 3 KEYS
(1 KING/ 1 DOUBLE QUEEN / 11-BED)
- PREMIERE SUITES - 6 KEYS
(6 SIGNATURE SUITES)
- EXISTING HISTORIC SMOKEHOUSE
RELOCATED EXISTING CABIN AS
RESTROOM FACILITY
- SIGNATURE RESTAURANT
- PARKING GARAGE
- HOTEL - 47 KEYS
(13 KING/ 13 DOUBLE QUEEN/
13 JUNIOR/8 1-BEDROOM)
- EXISTING BARN

TOTAL ROOMS: 120
TOTAL PARKING: +/- 212

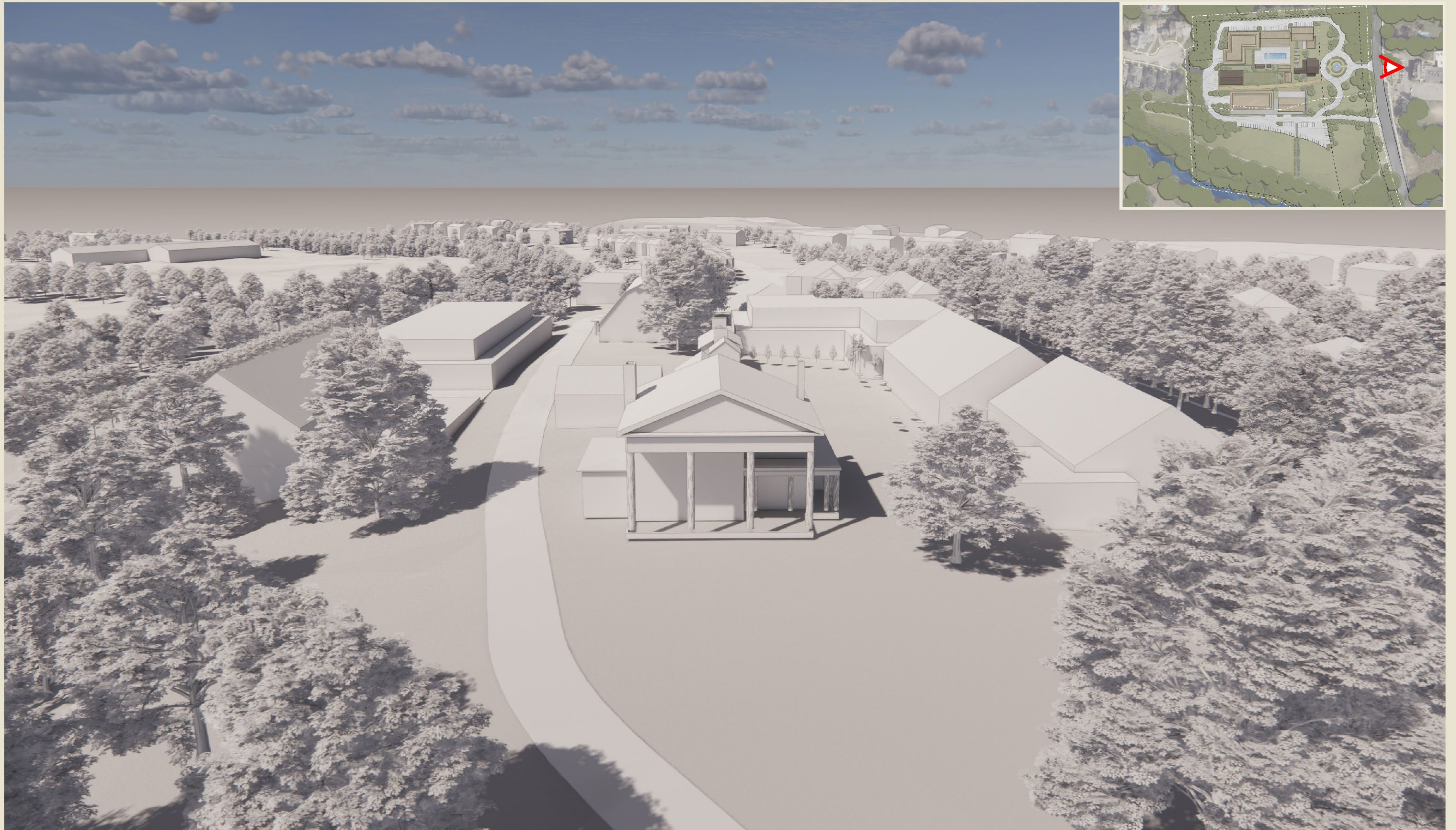
SCALE: 1" = 100'



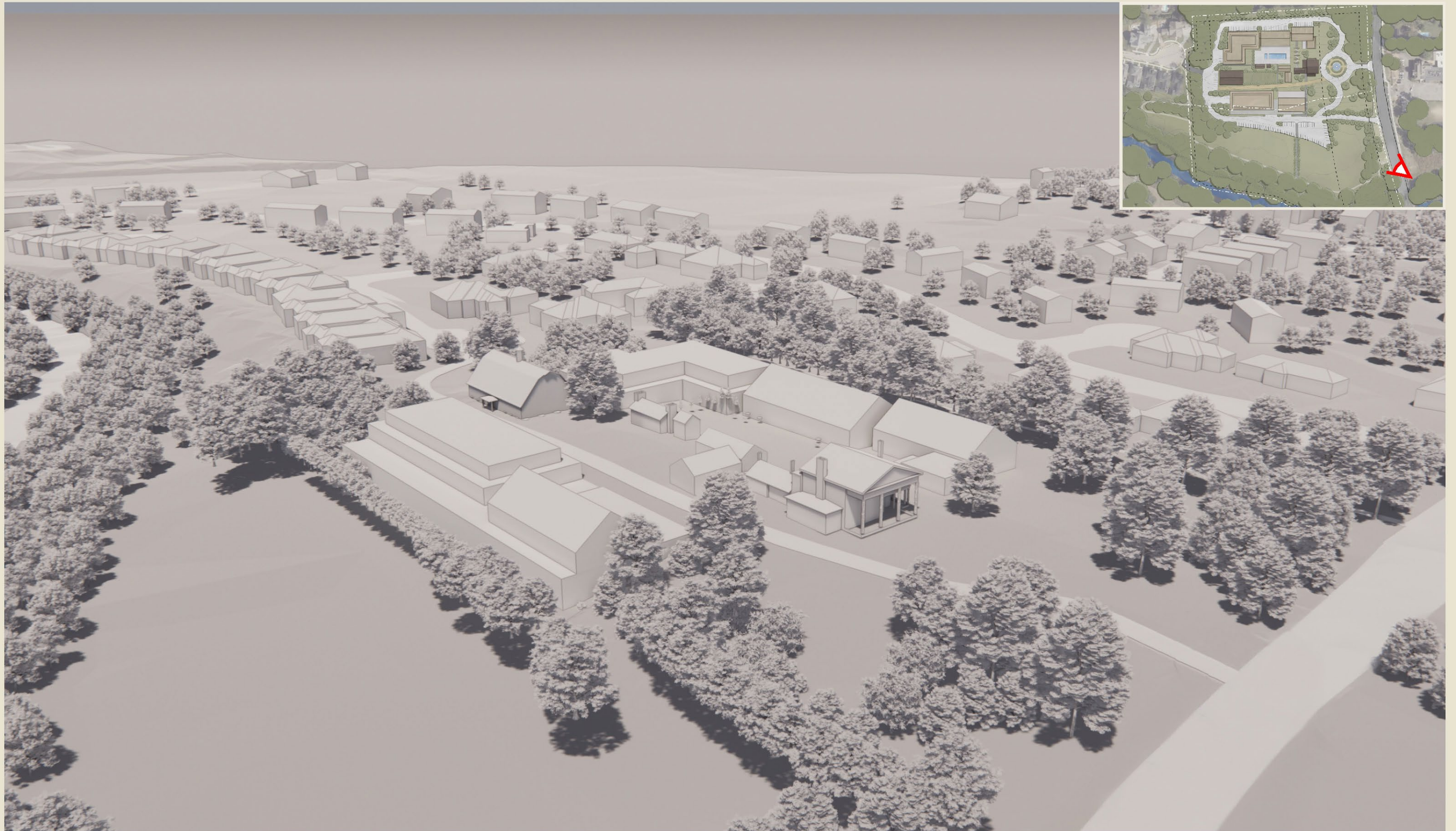
MASSING STUDY | STREET ELEVATION
VIEW FROM FRANKLIN ROAD



MASSING STUDY | BIRD'S EYE VIEW



MASSING STUDY | BIRD'S EYE VIEW



MASSING STUDY | STREET ELEVATION
VIEW FROM LOWER PARKING AREA



LOCAL EVENT VENUE ANALYSIS



SOUTHALL MEADOWS



BICENTENNIAL PARK PAVILION



HOMESTEAD MANOR

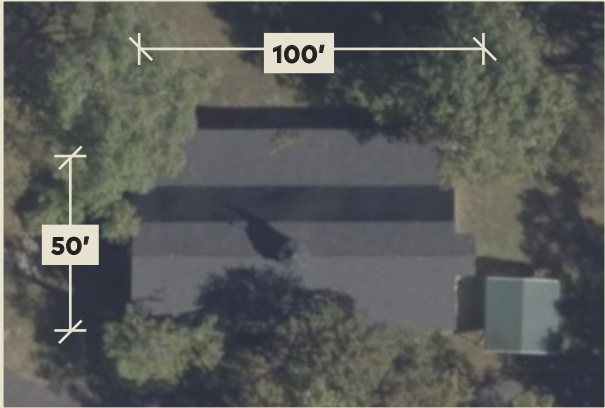


RIVERVIEW HOUSE BARN



BARN AT SYCAMORE FARMS

LOCAL EVENT VENUE ANALYSIS



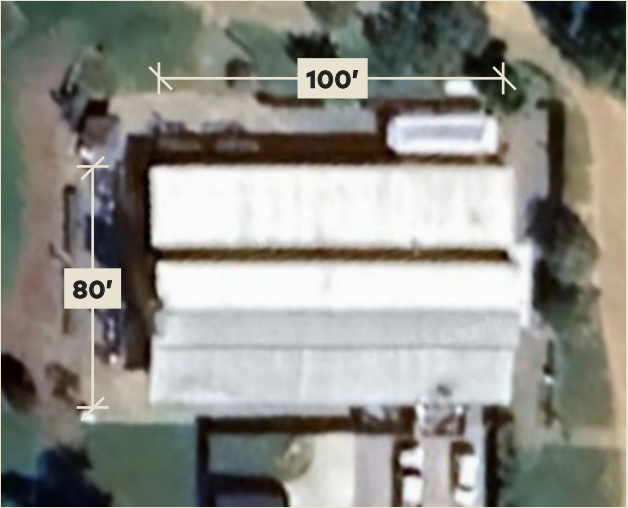
RIVERVIEW HOUSE BARN
 15 ACRES | 3,600 SF
 SEATS: 150



SOUTHALL MEADOWS
 200+ ACRES | 4,200 SF
 SEATS: 280



BICENTENNIAL PARK PAVILION
 10 ACRES | 22,000 SF
 CAPACITY: 5,000



HOMESTEAD MANOR
 48 ACRES | 6,000 SF
 SEATS: 250



BARN AT SYCAMORE FARMS
 28 ACRES | 9,413 SF
 SEATS: 400

SITE PLAN | DIAGRAM



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(22 KING/22 DOUBLE QUEEN/
12 JUNIOR/8 1-BEDROOM)
- SPA & WELLNESS
(±6700 SF)
- POOL DECK - POOL / SPA
PATH ON AXIS
CANOPIES / INTEGRATED SEATING
FOUNTAIN
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BAR/RECEPTION/LIBRARY / 3 KEYS
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TOTAL ROOMS: 120
TOTAL PARKING: +/- 212

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