



City of Franklin

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

Meeting Agenda

Design Review Committee

Monday, August 17, 2026

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 the meeting location.

CALL TO ORDER

APPLICATIONS

1. Discussion Of Alterations (Accessory Structure) At 109 Everbright Ave.; Asher Paxton, Applicant.
2. Discussion Of Alterations (Front Porch) At 913 W. Main St.; Jonathan Roth, Applicant.
3. Discussion of An Addition (Principal) At 109 7th Ave. N.; Jacob Layne, Applicant.
4. Discussion Of Site Alterations (Parking Pad) At 215 Lewisburg Ave.; David Still, Applicant.
5. Discussion Of New Construction (Accessory Structure) And Principal Building Addition At 344 Franklin Rd.; Mark Holliday, Applicant.
6. Discussion Of New Construction And Site Alterations At 151 Franklin Rd. (Riverview); Greg Gamble, Applicant.
7. Discussion Of New Construction At 234 And 242 5th Ave. N.; Brandon Priddy, 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.

August 17th, 2026

Architectural Narrative

City of Franklin Historic Preservation

Franklin, Tennessee

Re:

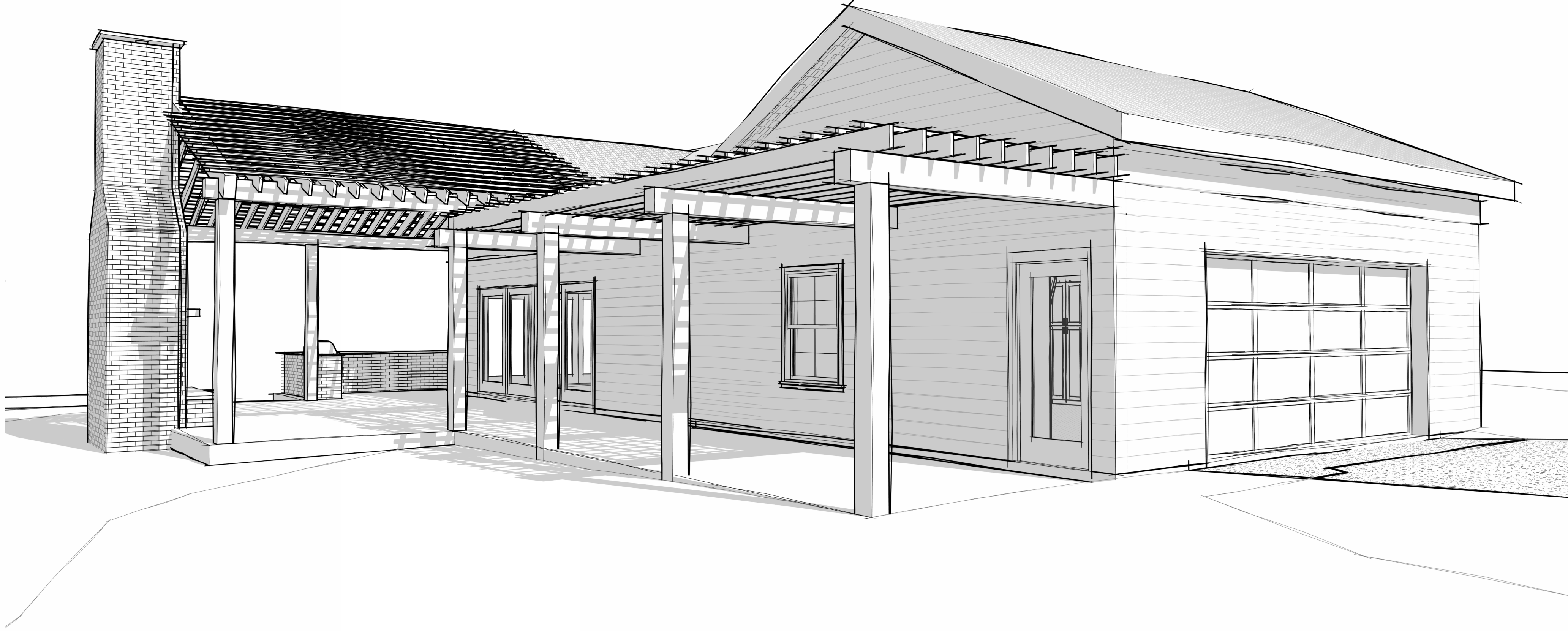
109 Everbright Ave, Franklin, TN

Historic Overlay District

Hunter and Carma Daniel, Property Owners

This project encompasses the comprehensive design, technical documentation, and municipal approval of a cohesive property enhancement within the Franklin Historic Overlay District. Situated in one of Franklin's most storied neighborhoods, the work has been carefully conceived to honor the historic character of the area while thoughtfully introducing detached accessory structures designed to meet the needs of contemporary living.

The scope features a primary detached accessory structure that provides a functional garage, living space, and outdoor uncovered pergola living area with a brick fireplace. Conceived as a highly considered outbuilding, it intentionally references the traditional material palette and formal vocabulary appropriate to the historic context. Set back appropriately from the street, its massing remains strictly subordinate to the existing primary residence in keeping with historic overlay guidelines, ensuring the neighborhood's historic integrity is preserved.



08.17.2026

ISSUED FOR REVIEW (NOT FOR CONSTRUCTION)

TANDEM

architecture + design

ARCHITECT

TANDEM ARCHITECTURE + DESIGN
ASHER PAXTON
214 OVERLOOK CIRCLE - SUITE 200
BRENTWOOD, TN - 37207
615.878.3871

CONTRACTOR

SYNDICATE DESIGN & CONSTRUCTION
ALLEN SPADING
214 OVERLOOK CIRCLE - SUITE 200
BRENTWOOD, TN - 37207
256.508.7612

CONSULTANT X

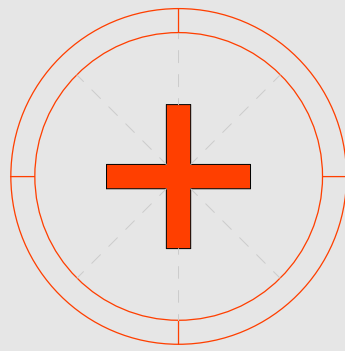
NAME
ADDRESS A
ADDRESS B
PHONE

CONSULTANT X

NAME
ADDRESS A
ADDRESS B
PHONE

the DANIEL RESIDENCE

Project No. 26010



Revisions

Notes

1. Your note number one.
2. Your note number two.
- 3.

08.17.2026

Project North

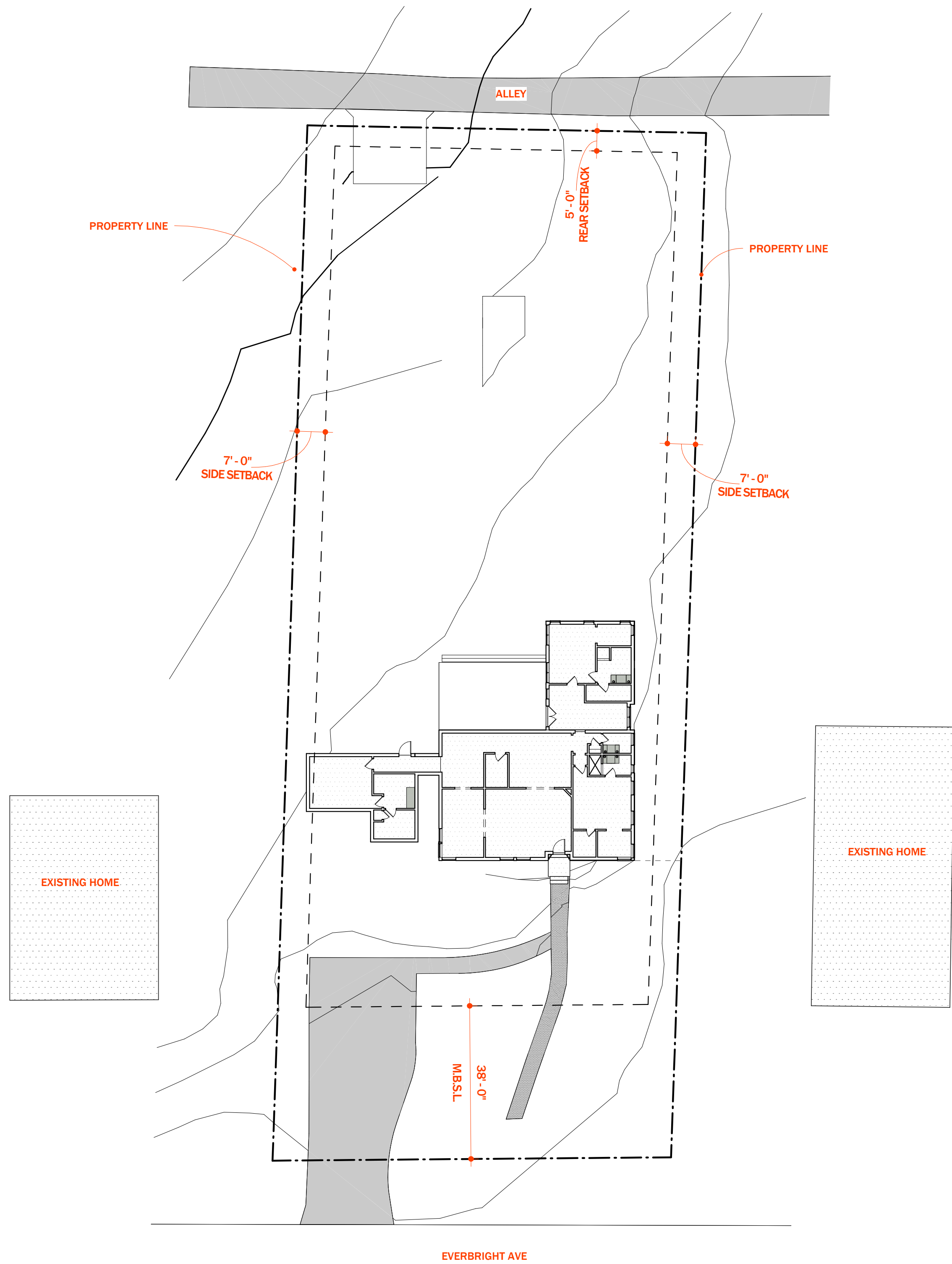


Scale 1" = 20'-0"

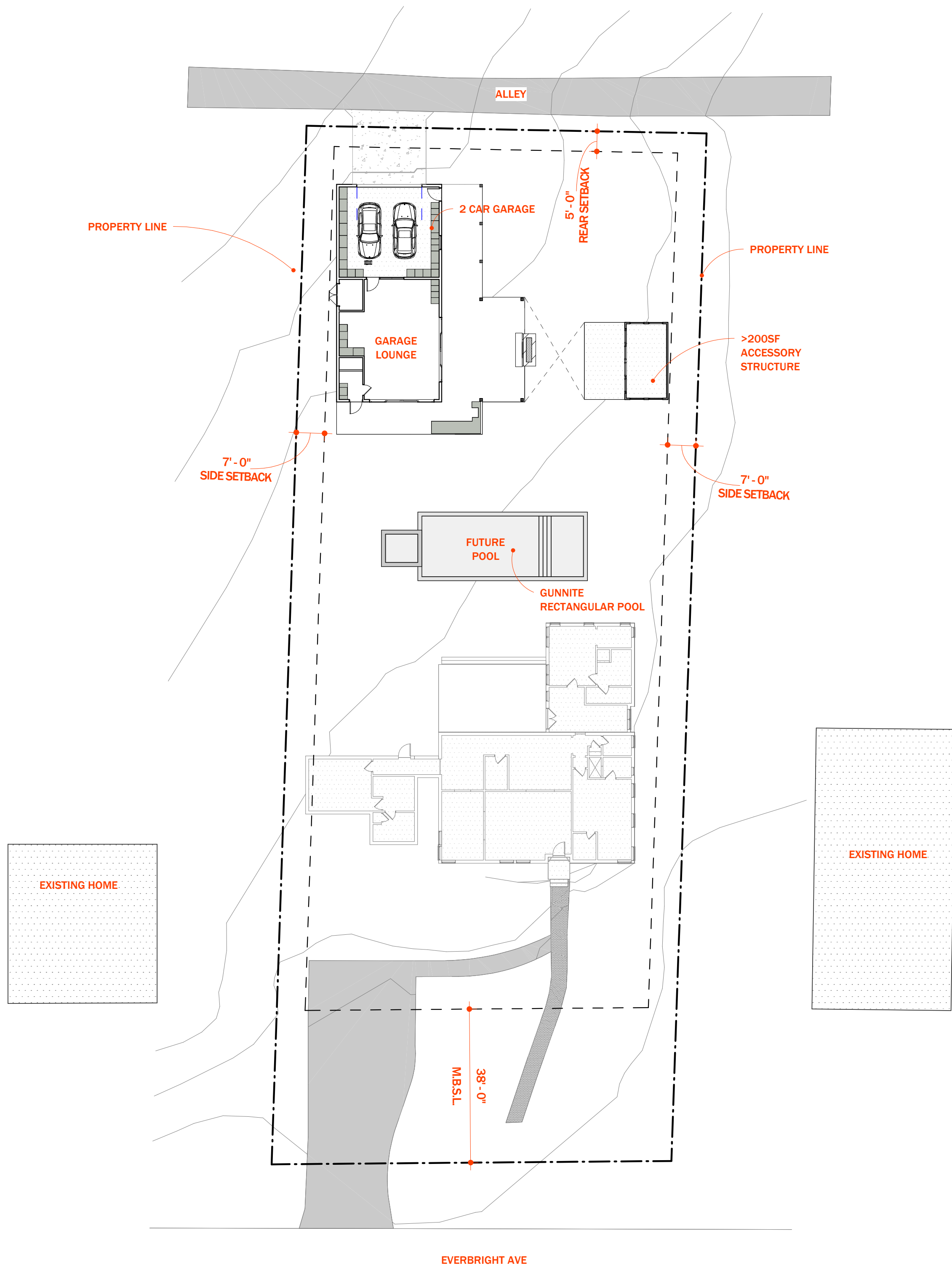
SITE PLAN

A1.0

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3 SITE PLAN - EXISTING
SCALE: 1" = 20'-0"



4 SITE PLAN - PROPOSED
SCALE: 1" = 20'-0"

ZONING: R4

TOTAL ACREAGE: 0.58 ACR.
TOTAL LOT AREA: 25,306 SF

FRONT SETBACKS: 38'-0" SETBACK AVERAGE
SIDE SETBACKS: 7'-0"
REAR SETBACK: 5'-0" AT REAR ALLEY

LANDSCAPE SURFACE AREA MIN 40% (10,122 SF)
MAX IMPERVIOUS COVERAGE 60% (15,183 SF)

BUILDING COVERAGE "UNDER ROOF" CALCULATION

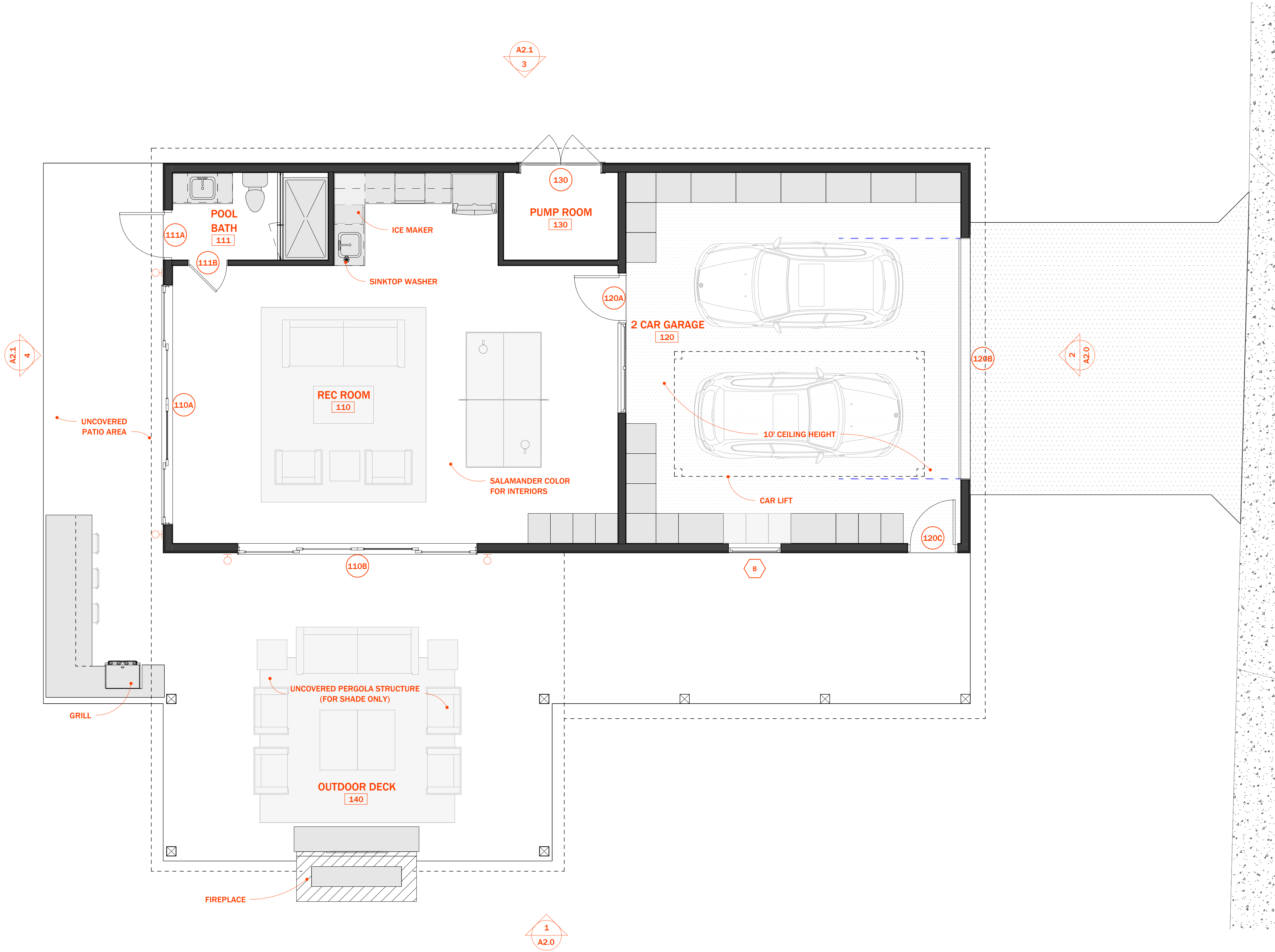
PROPOSED TOTAL MAIN HOUSE 2,604 SF
PROPOSED ACCESSORY STRUCTURES 1,502 SF

GRAND TOTAL 4,106 SF (16.23%)

1

FLOOR PLAN - GARAGE & REC

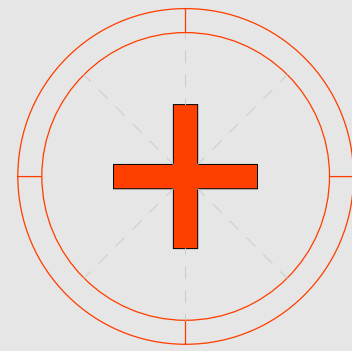
SCALE: 1/4" = 1'-0"



GENERAL NOTES

1. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2X6 EXT AND 2X4 INT. WOOD STUDS UNLESS NOTED OTHERWISE
2. ALL JOISTS, TRUSSES, OR RAFTER PLACEMENT SHALL MEET OR EXCEED LOCAL CODE
3. THESE ARE NOT STRUCTURAL ENGINEERED PLANS. THE FRAMING IS PROVIDED AS A GUIDE FOR TYPICAL CONVENTIONAL WOOD FRAMED SYSTEMS.
4. THE CONTRACTOR SHALL VERIFY ALL LUMBER SIZES, SPANS AND LOAD CALCULATIONS PER CODE. ALL COMPACTED FILL SOIL SHALL MEET THE CODE COMPLIANT STANDARDS FOR APPLICABLE AND SUITABLE LOAD BEARING COMPACTION STANDARDS FOR THAT AREA
5. EXTERIOR WALLS ARE DIMENSIONED TO OUTSIDE FACE OF STUD
6. INTERIOR WALLS ARE DIMENSIONED TO CENTERLINE OF STUD
7. WINDOWS AND DOORS ARE DIMENSIONED TO CENTERLINE, SEE WINDOW AND DOOR SCHEDULE FOR SIZING

Project No. 26010



Revisions

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08.17.2026

Project North



Scale 1/4" = 1'-0"

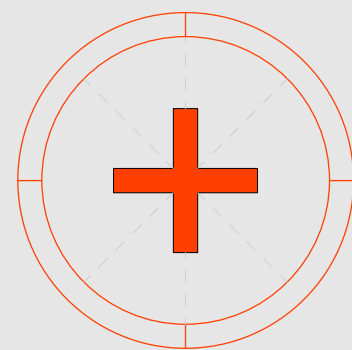
FLOOR PLAN -
GARAGE & REC -
NOTED

A1.1

Sheet No.

©2025

Project No. 26010



Revisions

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- 3.

08.17.2026

Project North

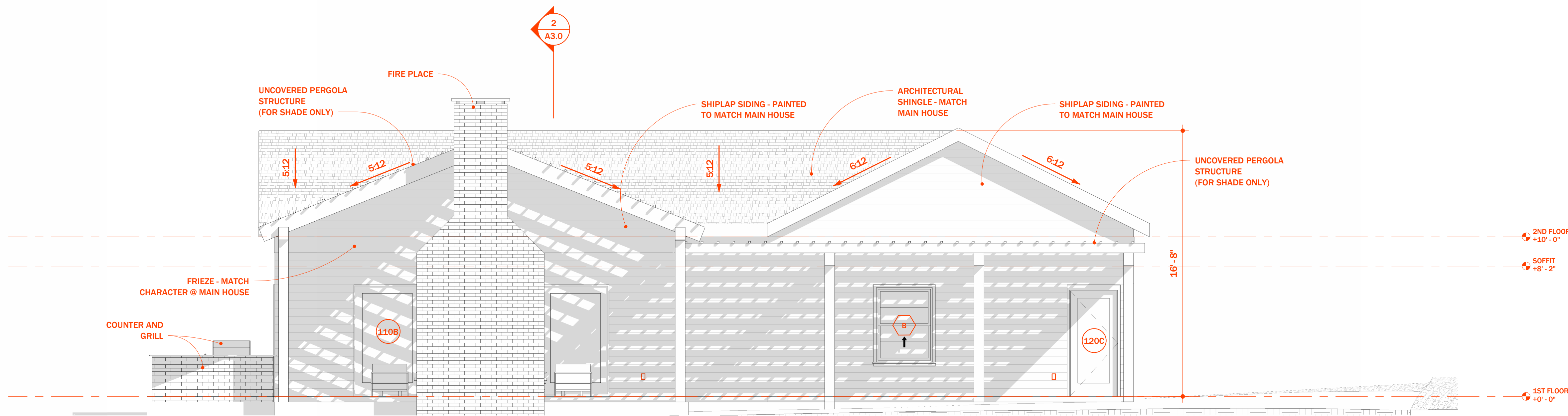


Scale 1/4" = 1'-0"

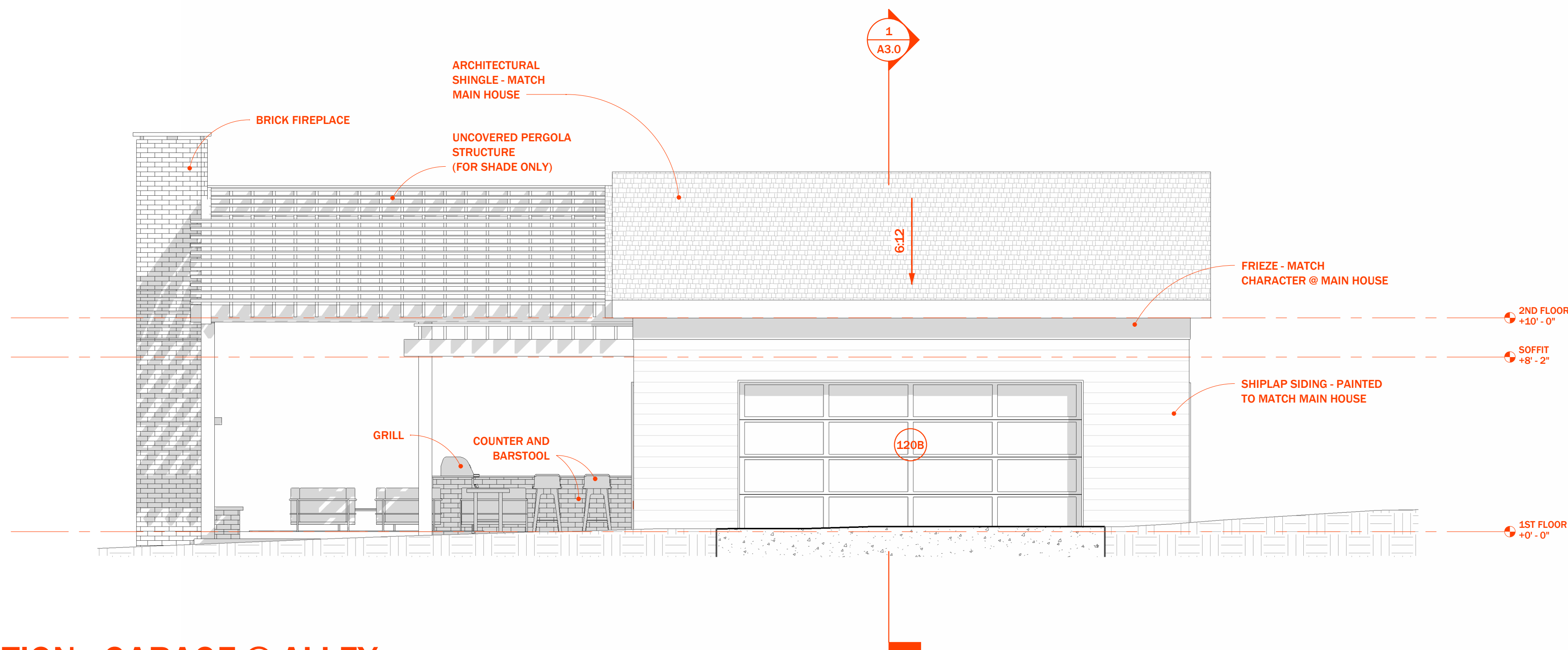
ELEVATIONS

A2.0

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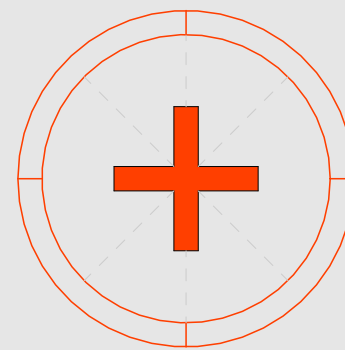


1 ELEVATION - GARAGE SIDE A
SCALE: 1/4" = 1'-0"



2 ELEVATION - GARAGE @ ALLEY
SCALE: 1/4" = 1'-0"

Project No. 26010



Revisions

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08.17.2026

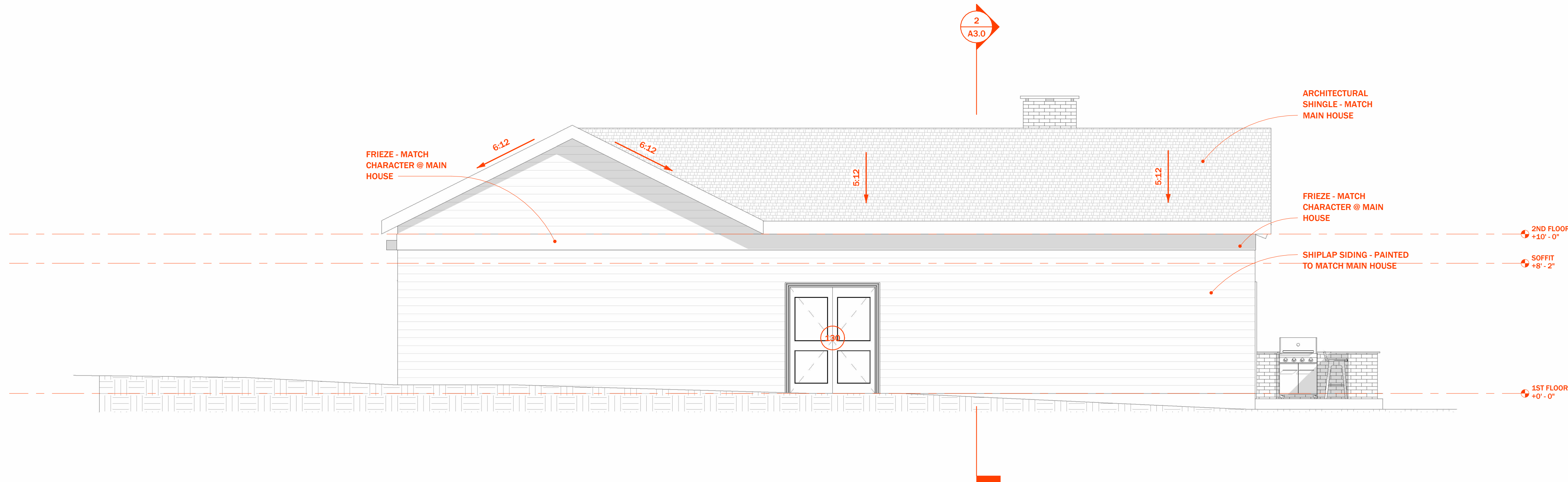
Project North



Scale 1/4" = 1'-0"

ELEVATIONS

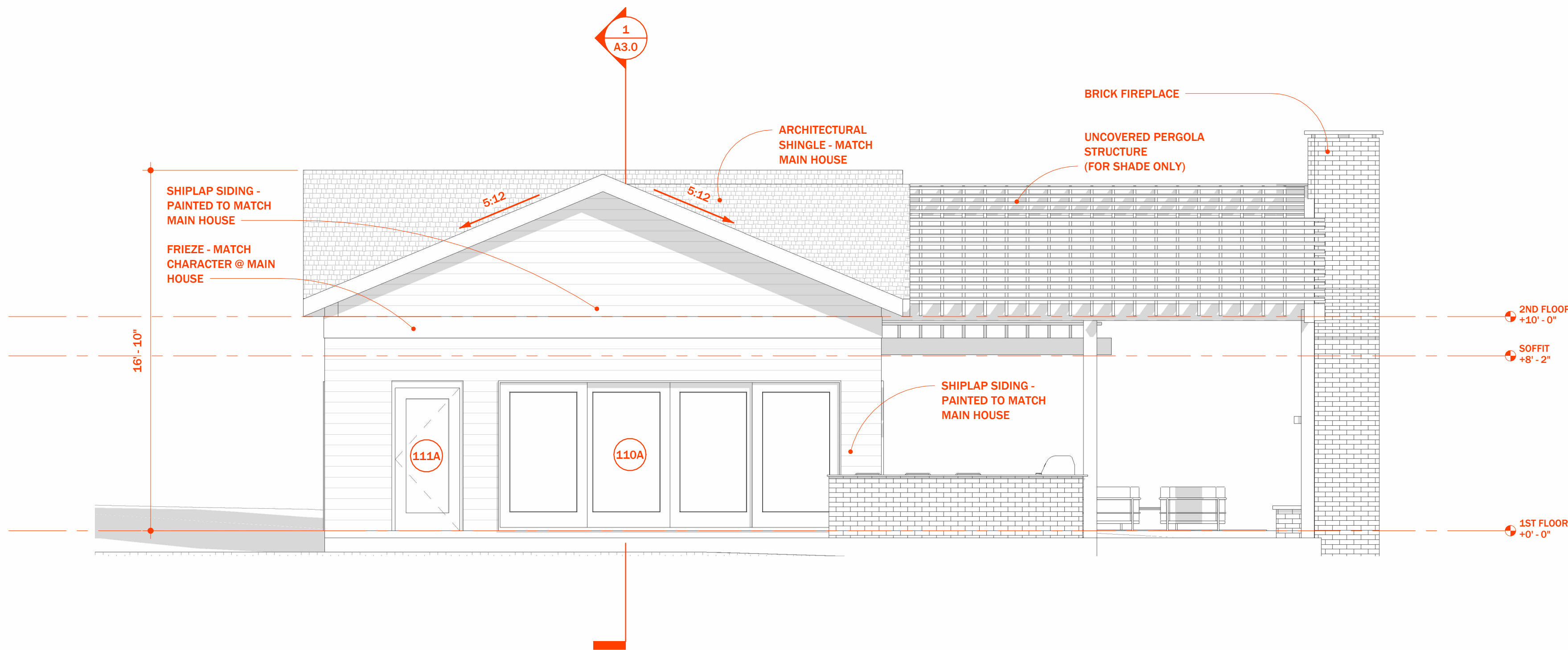
A2.1



3

ELEVATION - GARAGE SIDE B

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

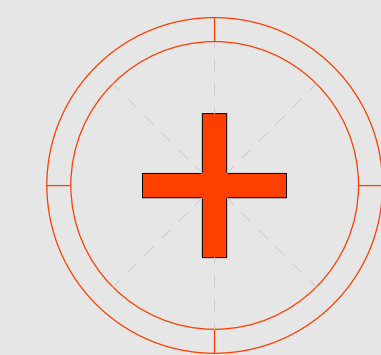


4

ELEVATION - GARAGE @ YARD

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

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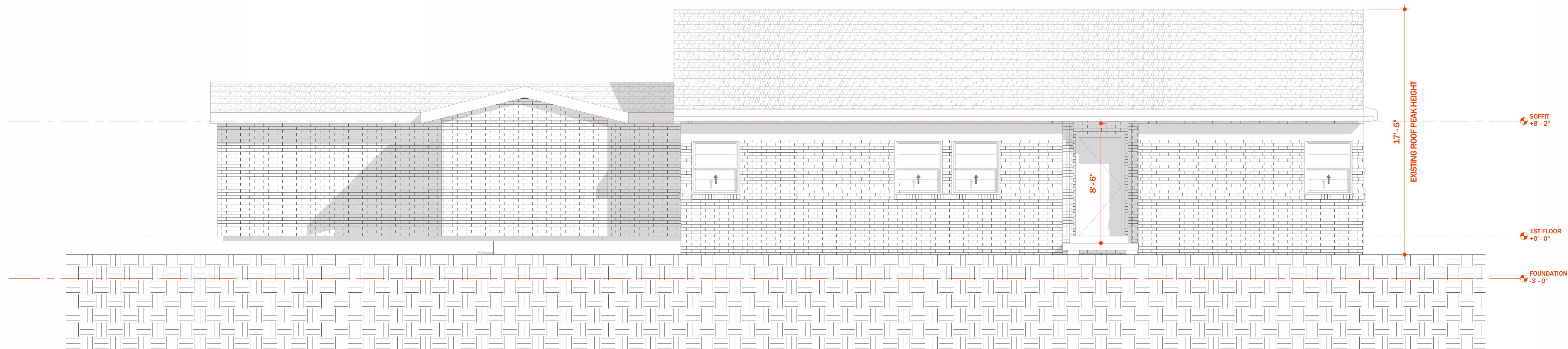
Project North

Scale $1/4" = 1'-0"$

ELEVATIONS

A2.4

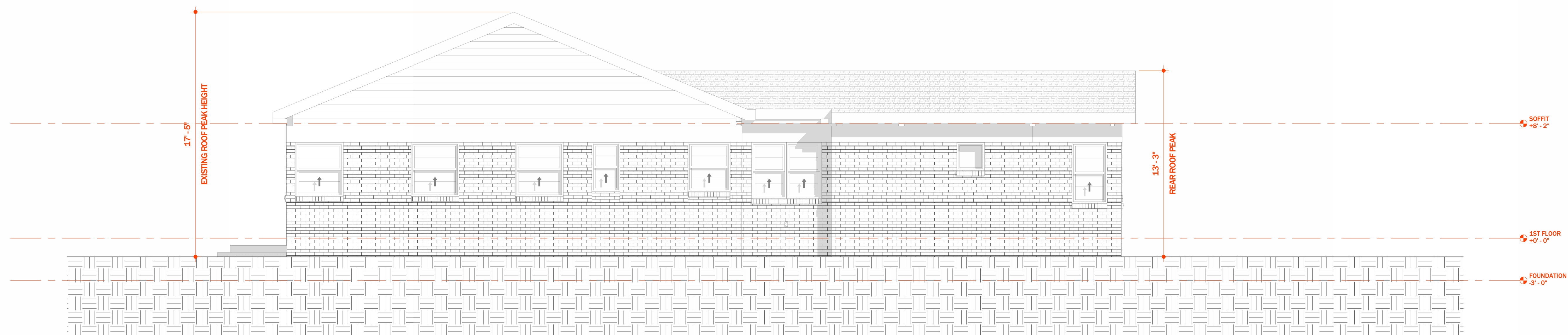
Sheet No. ©2025
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1

EXISTING FRONT ELEVATION

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



2

EXISTING SIDE ELEVATION A

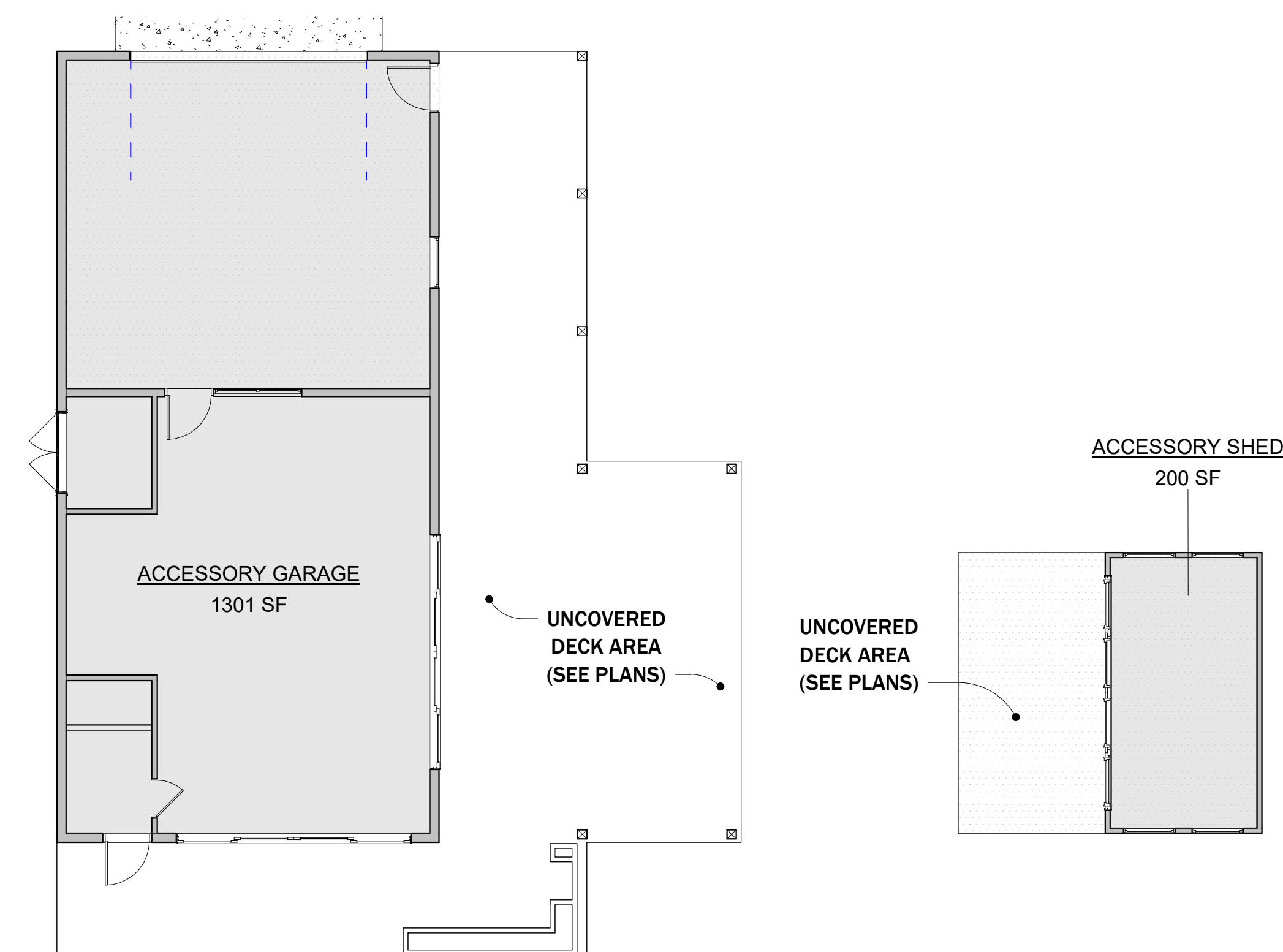
SCALE: 1/4" = 1'-0"

AREA - HISTORIC		
Area	Level	Name
1562 SF	1ST FLOOR	EXISTING RESIDENCE
516 SF	1ST FLOOR	EXISTING PRIMARY WING
2078 SF		

AREA - TOTAL EXISTING		
Area	Level	Name
1562 SF	1ST FLOOR	EXISTING RESIDENCE
516 SF	1ST FLOOR	EXISTING PRIMARY WING
527 SF	1ST FLOOR	PREVIOUS ADDITION
2604 SF		

1302 SF = 50% EXISTING FOOTPRINT

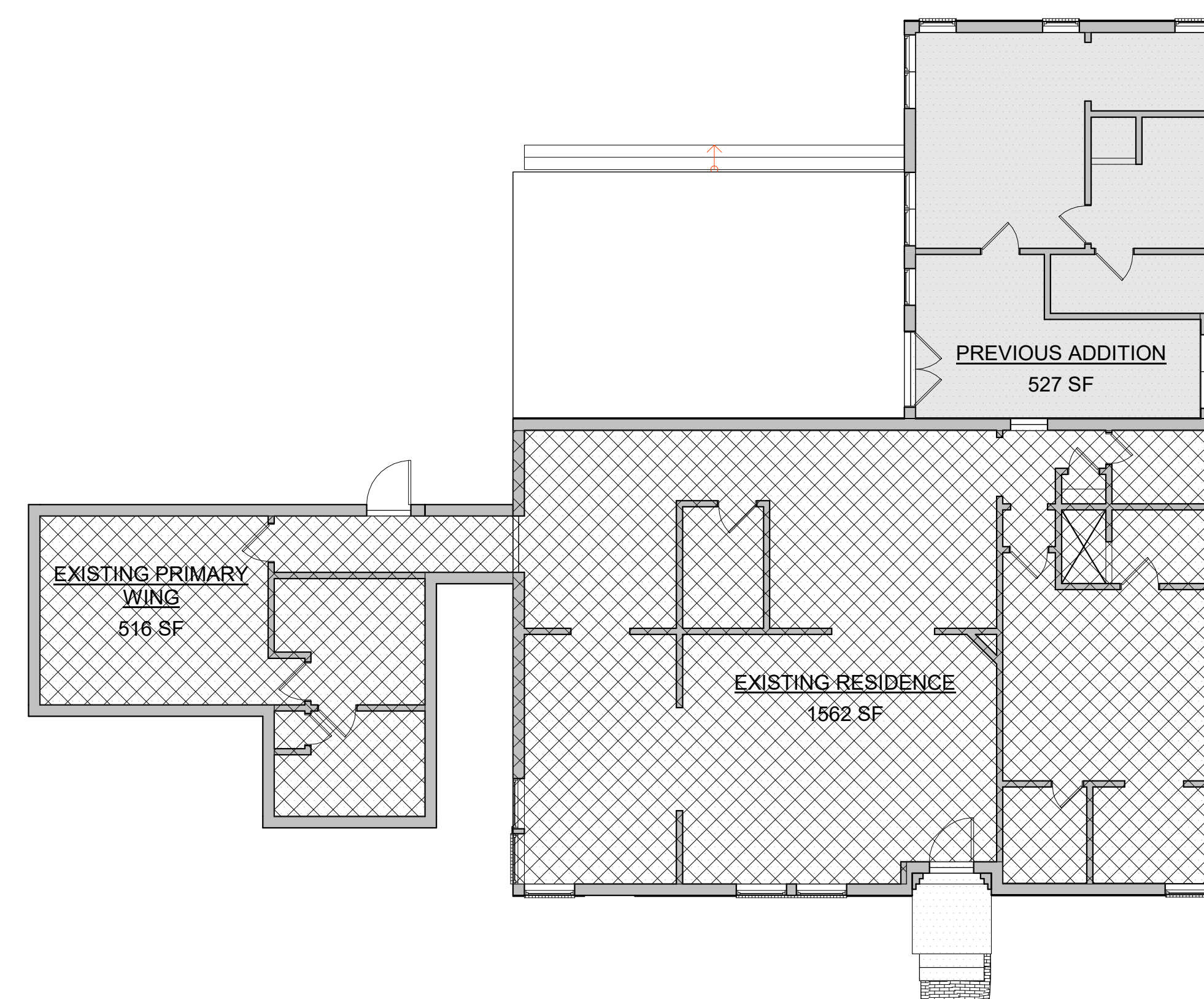
AREA - PROPOSED ACCESSORY		
Area	Level	Name
200 SF	1ST FLOOR	ACCESSORY SHED
1301 SF	1ST FLOOR	ACCESSORY GARAGE
1502 SF		



3

ACCESSORY STRUCTURES

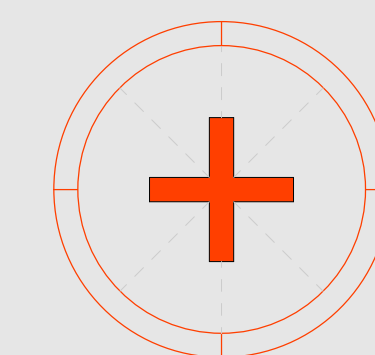
SCALE: 1/8" = 1'-0"



1

1ST FLOOR - EXISTING AREA

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



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08.17.2026

Project North

Scale $1/8" = 1'-0"$

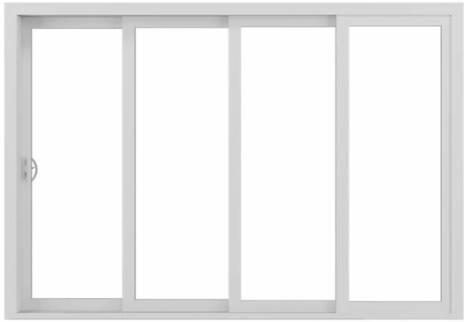
AREA PLANS

A9.1

TANDEM

architecture + design

109 EVERBRIGHT AVE
HISTORIC DISTRICT - FRANKLIN, TN
08.17.2026



SLIDING DOOR

Pella Reserve Traditional Series
Wood Sliding

4 panel sliding door

Color - White



UNCOVERED PERGOLA

Wood - Southern Yellow Pine

Stained - Sherwin Williams
“Moutain Ash” - (SW 3540)



**EXISTING EXTERIOR PHOTO
(FOR REFERENCE)**



FIREPLACE

Brick - Match Existing House

Painted - Sherwin Williams
“Snowbound” (SW 7004)

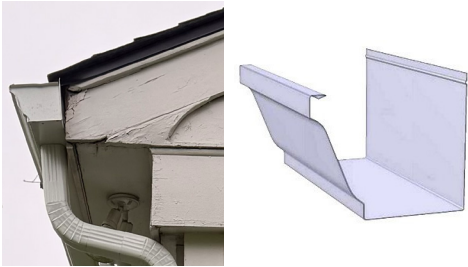


Pewter Gray

ROOFING

Architectural Shingle Roof

Color - Pewter Gray



GUTTERS

Aluminum K-style gutter

Painted — white to match trim

5” K-style aluminum gutter;
3”x4” rectangular downspout.

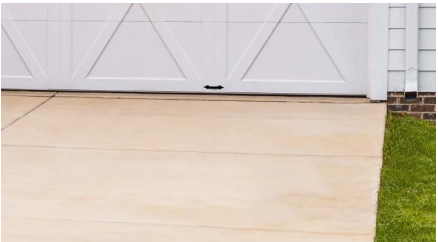


GARAGE DOOR

Double Garage door

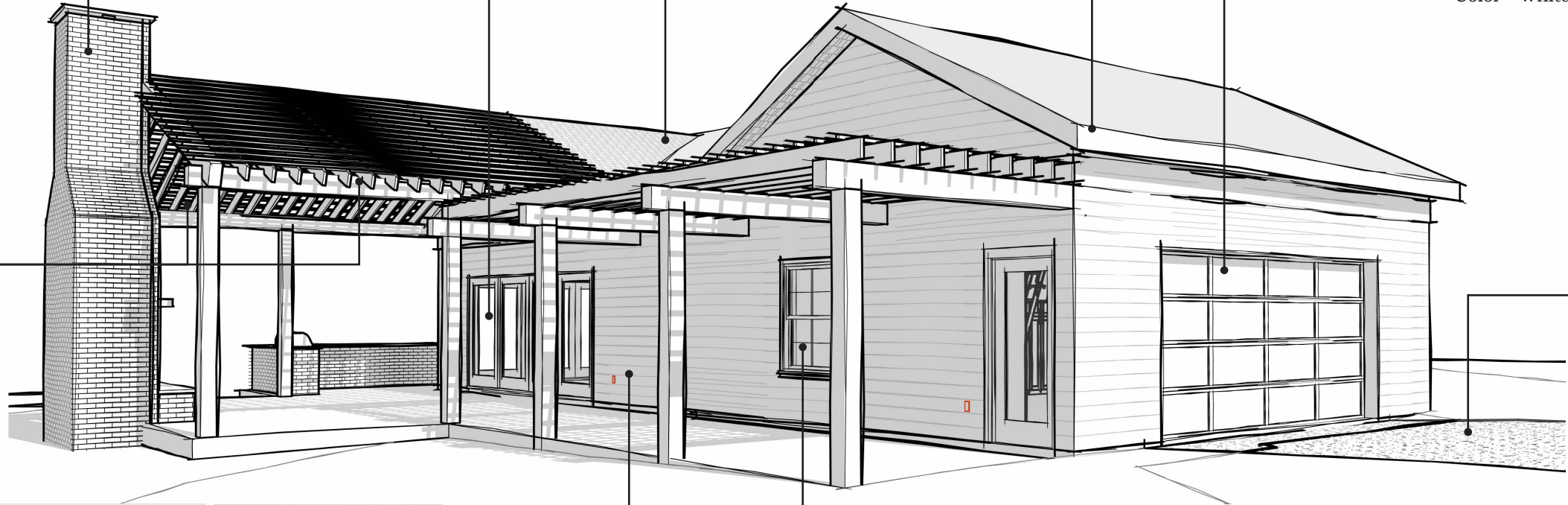
Style - Coachman with upper lites

Color - White



DRIVEWAY

Typ Concrete Drive with alley access



**SW 7004
Snowbound**

LAP SIDING

Hardie Board plank lap siding

10” to match existing

Smooth Texture

Painted — Sherwin Williams “Snowbound”
(SW 7004); semi-gloss sheen

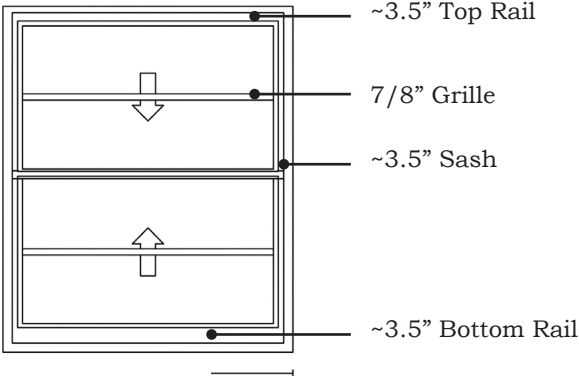
WINDOWS

Single-Hung / Fixed

Pella Reserve Traditional Series -
Aluminum Clad

Custom Grill Pattern - Single
Horizontal Grille per window pane
(match existing historic)

Frame: “Classic White” color





913 WEST MAIN ST.

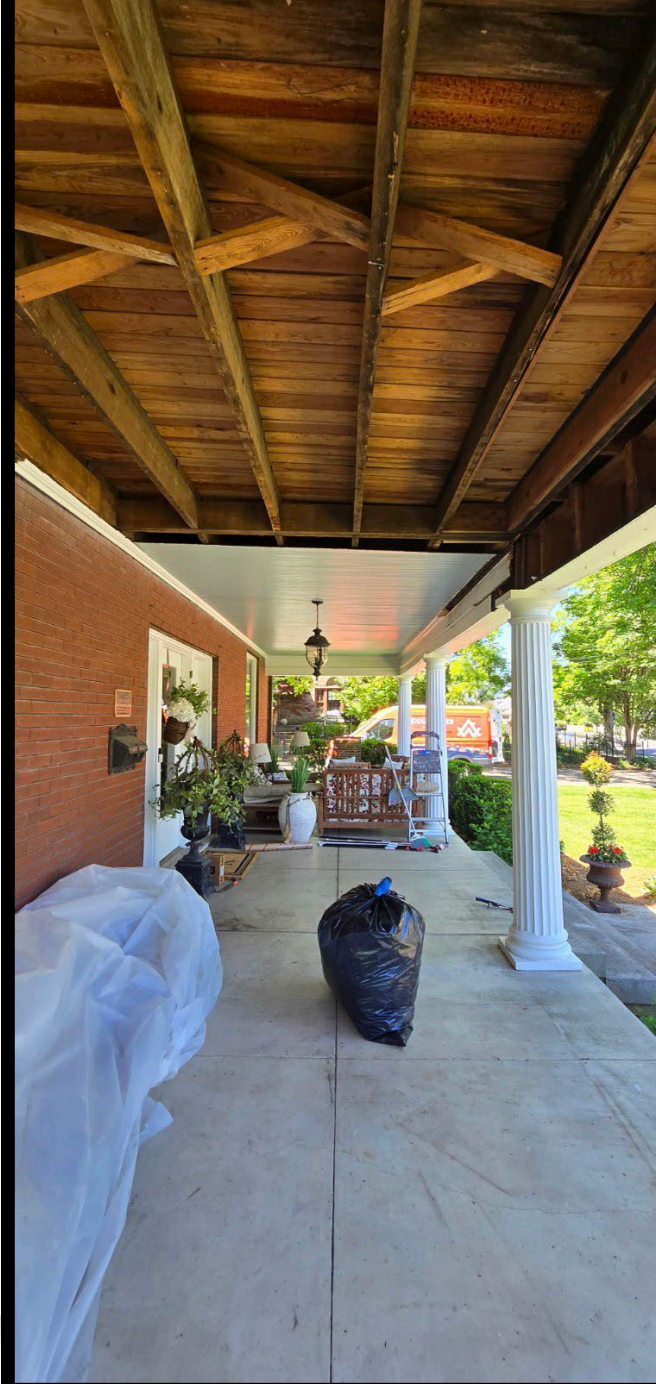
DRC SUBMITTAL

PROPOSED ALTERATION:

REPLACE FRONT PORCH COLUMNS.

The home was struck by a tree damaging one of the four columns on the front porch. All four columns will need to be replaced to ensure that all four are matching. All other repairs will be back to prior condition and appearance. But the column can not be matched exactly due to the age of the columns.

Proposed column: Fiber reinforced polymers



Existing
columns



Damaged
column

PROPOSED DORIC REPLACEMENT CAP



Tuscan Cap
(Round)



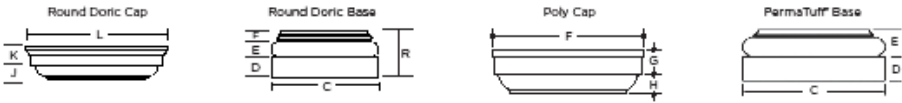
Tuscan Base Poly
(Round)



Doric Cap (Round)



Doric Base
(Round)



DORIC CAP AND BASE DIMENSIONS

Column Size	C	D	E	F	J	K	L	R
8"	10 1/4"	1 1/4"	1 1/4"	3/4"	1"	1 1/4"	10"	4 1/4"
10"	12 1/4"	2 1/4"	2 1/4"	1 1/4"	1 1/4"	1 1/4"	12 1/4"	5 3/4"
12"	15 1/4"	2 3/4"	2 1/2"	1 1/4"	1 1/4"	2"	15"	6 3/4"
14"	18"	3 1/4"	2 1/2"	1 1/4"	1 1/4"	2 1/4"	17 1/4"	7 3/4"
16"	20"	3 3/4"	3"	2 1/4"	1 1/4"	2 3/4"	20 1/4"	9"
18"	23 1/4"	4"	3 1/4"	2 1/4"	1 1/4"	3"	23 1/4"	10"

TUSCAN PERMATUFF® BASE
AND POLY CAP DIMENSIONS

Column Size	C	D	E	F	G	H
8"	10 1/4"	1 1/4"	2 1/4"	9 1/4"	1 1/4"	1 1/4"
10"	12 1/4"	2 1/4"	2 1/4"	11 1/4"	1 1/4"	1 1/4"
12"	15 1/4"	2 1/4"	3 1/4"	13 1/4"	2 1/4"	1 1/4"

*Not Available Split

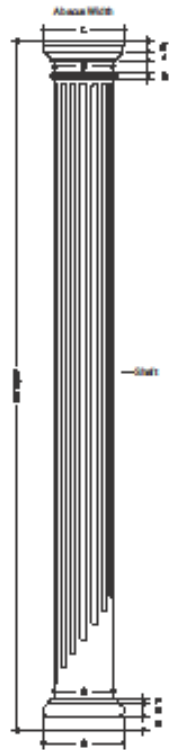
DECORATIVE CAPITAL DIMENSIONS FOR ROUND TAPERED AND SQUARE COLUMNS (IN INCHES)

Size of Column	6"		8"		10"		12"		14"		16"		18"		20"		22"		24"		28"		30"	
	Round	Square	Round	Square	Round	Square	Round	Square	Round	Square	Round	Square	Round	Square	Round	Square	Round	Square	Round	Square	Round	Square	Round	Square
Roman Ionic	Height	3 1/4"	3 1/4"	4 1/4"	4"	4 1/4"	4 1/4"	6 1/4"	5 1/4"	6 1/4"	6 1/4"	8 1/4"	9 1/4"	10 1/4"	9 1/4"	10 1/4"	9 1/4"	10 1/4"	9 1/4"	N/A	N/A	N/A	N/A	
	Abacus Projection	N/A	10 1/4"	8 1/4"	11 1/4"	10 1/4"	14 1/4"	12 1/4"	16 1/4"	17 1/4"	19 1/4"	26"	25 1/4"	25 1/4"	25 1/4"	23 1/4"	26 1/4"	26 1/4"	26 1/4"	N/A	N/A	N/A	N/A	
	Q/S to Q/S Inside Dia.*	N/A	3 1/4"	3 1/4"	3"	4 1/4"	4 1/4"	5"	6 1/4"	7 1/4"	7 1/4"	8"	8 1/4"	11 1/4"	11 1/4"	10"	9 1/4"	9 1/4"	34"	N/A	N/A	N/A	N/A	
Greek Ionic	Height	5 1/4"	4 1/4"	6 1/4"	5 1/4"	6 1/4"	6 1/4"	9 1/4"	6 1/4"	10 1/4"	11"	10 1/4"	11 1/4"	13 1/4"	13 1/4"	13 1/4"	13 1/4"	13 1/4"	13 1/4"	N/A	N/A	19 1/4"	19 1/4"	
	Abacus Projection	N/A	11"	7 1/4"	12 1/4"	10 1/4"	16"	14 1/4"	17 1/4"	15 1/4"	22 1/4"	26 1/4"	22 1/4"	25 1/4"	25 1/4"	29"	29"	29"	29"	N/A	N/A	42 1/4"	42 1/4"	
	Q/S to Q/S Inside Dia.*	N/A	4 1/4"	3 1/4"	4 1/4"	5"	5 1/4"	7 1/4"	7 1/4"	6 1/4"	10 1/4"	10 1/4"	10 1/4"	9 1/4"	11 1/4"	15 1/4"	15 1/4"	15 1/4"	15 1/4"	N/A	N/A	19 1/4"	19 1/4"	
Temple of the Winds	Height	8 1/4"	8"	11 1/4"	10 1/4"	13 1/4"	11 1/4"	20 1/4"	16 1/4"	23 1/4"	23 1/4"	26"	29 1/4"	28 1/4"	34 1/4"	35 1/4"	37 1/4"	37 1/4"	N/A	N/A	N/A	N/A		
	Abacus Projection	N/A	12 1/4"	11 1/4"	15 1/4"	13 1/4"	21 1/4"	16 1/4"	25 1/4"	23 1/4"	26"	29 1/4"	28 1/4"	34 1/4"	34 1/4"	35 1/4"	35 1/4"	37 1/4"	N/A	N/A	N/A	N/A		
	Q/S to Q/S Inside Dia.*	N/A	4 1/4"	5 1/4"	6"	8"	7"	9 1/4"	10 1/4"	10 1/4"	11 1/4"	14"	14"	15 1/4"	17"	19 1/4"	19 1/4"	21 1/4"	N/A	N/A	N/A	N/A		
Roman Corinthian	Height	10 1/4"	8 1/4"	13 1/4"	11 1/4"	17 1/4"	14 1/4"	20 1/4"	17 1/4"	23 1/4"	23 1/4"	26 1/4"	26 1/4"	28 1/4"	28 1/4"	31 1/4"	31 1/4"	34 1/4"	34 1/4"	N/A	N/A	N/A	N/A	
	Abacus Projection	N/A	13 1/4"	12 1/4"	18"	14 1/4"	22 1/4"	18 1/4"	26 1/4"	22 1/4"	32"	37 1/4"	38 1/4"	41 1/4"	41 1/4"	40 1/4"	40 1/4"	45 1/4"	45 1/4"	N/A	N/A	N/A	N/A	
	Q/S to Q/S Inside Dia.*	N/A	4 1/4"	4 1/4"	6"	6 1/4"	7 1/4"	8 1/4"	8 1/4"	9 1/4"	14 1/4"	14 1/4"	13 1/4"	17 1/4"	16 1/4"	16"	17 1/4"	17 1/4"	N/A	N/A	N/A	N/A		
Scamozzi	Height	3 1/4"	3 1/4"	5"	4 1/4"	5 1/4"	5 1/4"	6 1/4"	5 1/4"	7 1/4"	8 1/4"	8 1/4"	9 1/4"	9 1/4"	10 1/4"	10 1/4"	10 1/4"	10 1/4"	12 1/4"	12 1/4"	15 1/4"	15 1/4"		
	Abacus Projection	N/A	11 1/4"	9 1/4"	16 1/4"	14 1/4"	17 1/4"	16 1/4"	20 1/4"	18 1/4"	23 1/4"	23 1/4"	26"	28 1/4"	28 1/4"	32"	32"	32"	38 1/4"	38 1/4"	46 1/4"	46 1/4"		
	Q/S to Q/S Inside Dia.*	N/A	3 1/4"	3 1/4"	5 1/4"	5 1/4"	6"	5 1/4"	6 1/4"	6 1/4"	8 1/4"	8 1/4"	5 1/4"	10 1/4"	10 1/4"	10 1/4"	10 1/4"	12 1/4"	13 1/4"	13 1/4"	16 1/4"	16 1/4"		

*Inside Diameter.
• See page 7 for images.
• Decorative capitals are not designed for non-tapered columns.



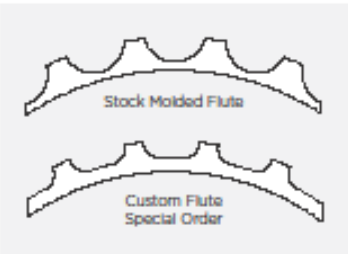
PROPOSED COLUMN



PermaCast Plus No-Taper Column with Poly Tuscan Cap and Base.



Fluted Round Tapered **PERMA**Cast Plus Columns



HB&G Offers Two Distinctive Types of Flutes.

Stock Molded Flute: Available in diameters of 8" x 8' - 16" x 10' columns (See price guide for specific lengths available.) The stock molded flute is part of the manufacturing process and cannot be altered.

Custom Flute: The custom flute is milled after the column is manufactured and can be modified to your specific length. All round PermaCast Plus columns, 6" x 4' - 30" x 30', are available with an optional custom flute. Adjusted Flutes available.

*inside dimension may vary from "Stock" Flutes



Round No-Taper PermaCast Plus Columns

ROUND NO-TAPER PERMACAST PLUS COLUMN DIMENSIONS (IN INCHES)

Col. Size	A	B	C	D	E	F	G	J	K	L	Lengths Available. (ft.)
8"	7 1/4"	7 1/4"	10 1/4"	1 1/4"	1 1/4"	3/4"	3/4"	1 1/4"	1 1/4"	10 1/4"	6, 8, 9, 10
10"	9 1/4"	9 1/4"	13 1/4"	2 1/4"	2 1/4"	3/4"	3/4"	1 1/4"	2"	12 1/4"	6, 8, 9, 10, 12
12"	11 1/4"	11 1/4"	16 1/4"	2 1/4"	2 1/4"	3/4"	3/4"	1 1/4"	2"	15 1/4"	6, 8, 9, 10, 12
14"	13 1/4"	13 1/4"	19 1/4"	3 1/4"	3 1/4"	1 1/4"	1"	2 1/4"	3"	19 1/4"	6, 8, 9, 10, 12, 14
16"	15 1/4"	15 1/4"	22"	3 1/4"	3 1/4"	1 1/4"	1"	2 1/4"	2 1/4"	22"	6, 8, 9, 10, 12, 14, 16, 18, 20
18"	17 1/4"	17 1/4"	24 1/4"	4"	4"	1 1/4"	1 1/4"	2 1/4"	3 1/4"	24 1/4"	6, 8, 9, 10, 12, 14, 16, 18, 20
24"	24"	24"	33 1/4"	5 1/4"	5 1/4"	2 1/4"	2 1/4"	3 1/4"	4 1/4"	33 1/4"	8, 9, 10, 12, 14, 16, 20, 24, 26, 28, 30

Neck mould not included.

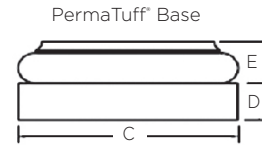
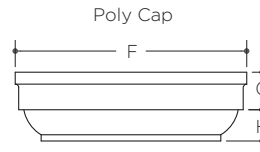
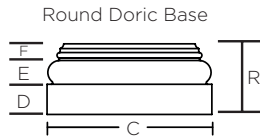
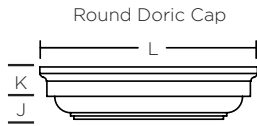
Flashing and Installation Kit not available with No-Taper Tuscan cap and base sets.

• Split columns are not load bearing.

**REPAIR AND REPLACE IN KIND ALL OTHER
PORCH ELEMENTS AND MATERIAL**







DORIC CAP AND BASE DIMENSIONS

Column Size	C	D	E	F	J	K	L	R
8"	10 ¹ / ₈ "	1 ⁷ / ₈ "	1 ⁵ / ₈ "	7 ⁵ / ₈ "	1"	1 ³ / ₈ "	10"	4 ⁷ / ₁₆ "
10"	12 ¹⁵ / ₁₆ "	2 ³ / ₈ "	2 ¹ / ₁₆ "	1 ¹ / ₈ "	1 ⁵ / ₁₆ "	1 ¹¹ / ₁₆ "	12 ¹ / ₂ "	5 ⁹ / ₁₆ "
12"	15 ¹ / ₂ "	2 ⁷ / ₈ "	2 ¹ / ₂ "	1 ³ / ₈ "	1 ⁹ / ₁₆ "	2"	15"	6 ¹¹ / ₁₆ "
14"	18"	3 ⁵ / ₁₆ "	2 ⁷ / ₈ "	1 ⁹ / ₁₆ "	1 ¹³ / ₁₆ "	2 ³ / ₈ "	17 ¹ / ₂ "	7 ¹³ / ₁₆ "
16"	20"	3 ³ / ₄ "	3"	2 ¹ / ₄ "	1 ⁹ / ₁₆ "	2 ³ / ₄ "	20 ¹ / ₂ "	9"
18"	23 ¹ / ₄ "	4"	3 ¹ / ₂ "	2 ¹ / ₂ "	1 ³ / ₄ "	3"	23 ¹ / ₈ "	10"

TUSCAN PERMATUFF® BASE AND POLY CAP DIMENSIONS

Column Size	C	D	E	F	G	H
8"	10 ¹ / ₄ "	1 ⁷ / ₈ "	2 ³ / ₈ "	9 ¹ / ₄ "	1 ¹ / ₂ "	1 ¹ / ₄ "
10"	12 ⁷ / ₈ "	2 ³ / ₈ "	2 ⁷ / ₈ "	11 ¹ / ₄ "	1 ³ / ₄ "	1 ¹ / ₄ "
12"	15 ¹ / ₄ "	2 ³ / ₄ "	3 ¹ / ₄ "	13 ³ / ₄ "	2 ¹ / ₄ "	1 ³ / ₄ "

*Not Available Split

DECORATIVE CAPITAL DIMENSIONS FOR ROUND TAPERED AND SQUARE COLUMNS (IN INCHES)

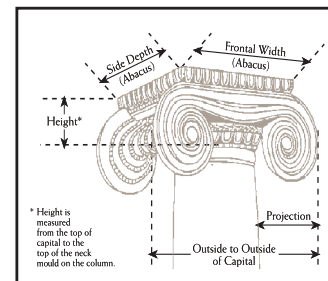
Size of Column	6"		8"		10"		12"		14"		16"		18"	20"	22"	24"	28"	30"
	Round	Square	Round	Square	Round	Square	Round	Square	Round	Square	Round	Square	Round	Round	Round	Round	Round	Round
Roman Ionic	Height		3 ¹ / ₄ "	3 ¹ / ₈ "	4 ¹ / ₈ "	4"	4 ⁷ / ₈ "	4 ⁵ / ₈ "	6 ¹ / ₄ "	5 ⁵ / ₈ "	6 ³ / ₄ "	8 ⁷ / ₈ "	9 ¹ / ₂ "	10 ⁵ / ₁₆ "	9 ⁵ / ₁₆ "	9 ⁷ / ₁₆ "		
	Abacus		10 ¹ / ₈ "	8 ¹ / ₈ "	11 ¹ / ₁₆ "	10 ³ / ₄ "	14 ³ / ₄ "	12 ¹ / ₂ "	16 ⁷ / ₈ "	17 ¹ / ₈ "	19 ³ / ₁₆ "	26"	25 ¹ / ₄ "	25 ¹ / ₄ "	23 ³ / ₁₆ "	26 ³ / ₈ "		
	Projection	N/A	3 ¹ / ₄ "	3 ¹ / ₈ "	3"	4 ¹ / ₈ "	4 ¹ / ₈ "	5"	6 ¹ / ₄ "	7 ⁷ / ₈ "	8"	8 ¹ / ₂ "	11 ¹ / ₄ "	11 ¹ / ₄ "	10"	9 ⁷ / ₈ "	N/A	N/A
	O/S to O/S Inside Dia.*		12 ¹ / ₈ "	10 ¹ / ₂ "	13 ³ / ₁₆ "	13 ³ / ₁₆ "	17 ¹ / ₄ "	16 ¹ / ₂ "	23 ¹ / ₈ "	22 ⁹ / ₁₆ "	24 ³ / ₈ "	32 ¹ / ₈ "	31 ³ / ₄ "	31 ³ / ₄ "	33"	34"		
Greek Ionic	Height		5 ¹ / ₂ "	4 ¹ / ₈ "	6 ¹ / ₄ "	5 ⁵ / ₈ "	6 ³ / ₄ "	6 ⁵ / ₈ "	9 ¹ / ₄ "	6 ³ / ₄ "	10 ³ / ₈ "	11"	10 ⁵ / ₁₆ "	11 ³ / ₈ "	13 ⁷ / ₈ "	13 ⁷ / ₈ "		19 ¹ / ₄ "
	Abacus		11"	7 ¹ / ₁₆ "	12 ⁵ / ₈ "	10 ¹ / ₁₆ "	16"	14 ³ / ₈ "	17 ³ / ₄ "	15 ¹ / ₈ "	22 ¹ / ₈ "	26 ¹ / ₁₆ "	22 ³ / ₁₆ "	25 ¹ / ₄ "	29"	29"		42 ¹ / ₂ "
	Projection	N/A	4 ⁵ / ₈ "	3 ⁵ / ₈ "	4 ⁷ / ₈ "	5"	5 ⁵ / ₈ "	7 ¹ / ₂ "	7 ¹ / ₄ "	6 ¹ / ₂ "	10 ¹ / ₄ "	10 ³ / ₄ "	9 ¹ / ₂ "	11 ¹ / ₄ "	15 ¹ / ₂ "	15 ¹ / ₂ "	N/A	19 ¹ / ₂ "
	O/S to O/S Inside Dia.*		14 ¹ / ₂ "	11 ⁷ / ₈ "	17 ⁹ / ₁₆ "	14 ¹ / ₁₆ "	20 ⁷ / ₈ "	20 ¹ / ₁₆ "	26 ³ / ₈ "	20 ¹ / ₁₆ "	29 ¹ / ₄ "	36 ³ / ₁₆ "	29 ¹ / ₈ "	31 ³ / ₄ "	43 ¹ / ₂ "	43 ¹ / ₂ "		60 ³ / ₄ "
Temple of the Winds	Height		8 ⁷ / ₁₆ "	8"	11 ¹ / ₂ "	10 ¹ / ₁₆ "	13 ⁷ / ₈ "	11 ⁵ / ₈ "	20 ¹ / ₂ "	16 ¹ / ₄ "	18 ¹ / ₄ "	21 ¹ / ₁₆ "	21 ⁷ / ₈ "	23"	24 ¹ / ₈ "	27 ⁷ / ₈ "		
	Abacus		12 ¹ / ₈ "	11 ⁷ / ₈ "	15 ¹ / ₂ "	13 ¹ / ₁₆ "	21 ¹ / ₁₆ "	16 ⁵ / ₈ "	25 ³ / ₄ "	23 ¹ / ₄ "	26"	29 ⁵ / ₁₆ "	28 ³ / ₈ "	34 ³ / ₄ "	35 ¹ / ₄ "	37 ¹ / ₄ "		
	Projection	N/A	4 ³ / ₈ "	5 ¹ / ₂ "	5 ¹ / ₈ "	6"	8"	7"	9 ⁷ / ₈ "	10 ⁷ / ₈ "	11 ¹ / ₈ "	9 ³ / ₄ "	12"	15 ¹ / ₂ "	14 ⁷ / ₈ "	16 ¹ / ₈ "	N/A	N/A
	O/S to O/S Inside Dia.*		12 ¹ / ₈ "	11 ⁷ / ₈ "	15 ¹ / ₂ "	13 ¹ / ₁₆ "	21 ¹ / ₁₆ "	16 ⁵ / ₈ "	25 ³ / ₄ "	23 ³ / ₈ "	26"	29 ⁵ / ₁₆ "	28 ³ / ₈ "	34 ³ / ₄ "	35 ¹ / ₄ "	37 ¹ / ₄ "		
Roman Corinthian	Height		10 ³ / ₄ "	8 ¹ / ₁₆ "	13 ¹ / ₁₆ "	11 ⁵ / ₁₆ "	17 ³ / ₄ "	14 ⁵ / ₈ "	20 ¹ / ₈ "	17 ⁵ / ₈ "	23"	26 ¹ / ₂ "	26 ¹ / ₁₆ "	28 ¹ / ₁₆ "	31 ⁷ / ₈ "	34 ¹ / ₄ "		
	Abacus		13 ¹ / ₄ "	12 ¹ / ₁₆ "	18"	14 ⁵ / ₈ "	22 ⁵ / ₈ "	18 ⁷ / ₈ "	26 ¹ / ₄ "	22 ³ / ₁₆ "	32 ³ / ₈ "	37 ¹ / ₂ "	38 ⁷ / ₈ "	41 ⁵ / ₈ "	40 ¹ / ₄ "	45 ¹ / ₄ "		
	Projection	N/A	4 ¹ / ₄ "	4 ³ / ₄ "	6"	6 ¹ / ₄ "	7 ⁷ / ₈ "	8 ¹ / ₄ "	8 ⁷ / ₈ "	8 ⁷ / ₈ "	14 ¹ / ₄ "	13 ³ / ₈ "	17 ¹ / ₂ "	16 ³ / ₄ "	16"	17 ¹ / ₂ "	N/A	N/A
	O/S to O/S Inside Dia.*		13 ¹ / ₄ "	12 ¹ / ₁₆ "	18"	14 ⁵ / ₈ "	22 ⁵ / ₈ "	18 ⁷ / ₈ "	26 ¹ / ₄ "	22 ³ / ₁₆ "	32"	37 ¹ / ₂ "	38 ⁷ / ₈ "	41 ⁵ / ₈ "	40 ¹ / ₄ "	45 ¹ / ₄ "		
Scamozzi	Height		3 ¹ / ₄ "	3 ¹ / ₈ "	5"	4 ¹ / ₈ "	5 ⁵ / ₁₆ "	5 ¹ / ₁₆ "	6 ¹ / ₂ "	5 ³ / ₄ "	7 ⁷ / ₁₆ "	8 ¹ / ₁₆ "	8 ³ / ₄ "	8 ⁵ / ₈ "	10 ³ / ₄ "	11 ¹ / ₂ "	12 ¹ / ₄ "	15 ¹ / ₄ "
	Abacus		11 ¹ / ₄ "	9 ⁷ / ₈ "	16 ³ / ₁₆ "	14 ¹ / ₄ "	17 ⁷ / ₈ "	16 ⁵ / ₈ "	20 ⁷ / ₈ "	18 ¹ / ₄ "	23 ³ / ₄ "	26"	28 ⁵ / ₈ "	28 ¹ / ₂ "	32"	36"	38 ¹ / ₄ "	46 ¹ / ₄ "
	Projection	N/A	3 ³ / ₈ "	3 ³ / ₈ "	5 ¹ / ₈ "	5 ³ / ₈ "	5 ¹ / ₈ "	6"	5 ¹ / ₄ "	6 ⁵ / ₈ "	8 ³ / ₄ "	5 ¹ / ₄ "	10 ¹ / ₄ "	10 ¹ / ₄ "	10 ¹ / ₈ "	12 ¹ / ₂ "	13 ³ / ₄ "	16 ¹ / ₈ "
	O/S to O/S Inside Dia.*		11 ³ / ₈ "	10"	16 ³ / ₁₆ "	14 ¹ / ₄ "	18 ¹ / ₁₆ "	16 ⁵ / ₈ "	20 ⁷ / ₈ "	18 ⁵ / ₈ "	23 ³ / ₄ "	26"	28 ⁵ / ₈ "	28 ⁵ / ₈ "	32"	36"	38 ¹ / ₂ "	46 ¹ / ₄ "

*Inside Diameter.

• See page 7 for images.

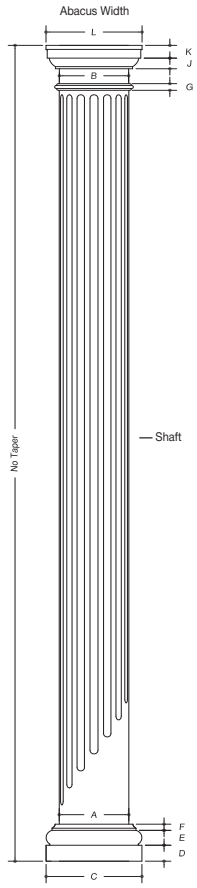
• Decorative capitals are not designed for non-tapered columns.

Splitting Options

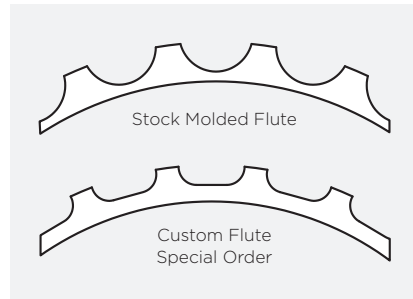


NOTE: Decorative Capitals are not designed to fit non-tapered columns.

Fluted Round Tapered **PERMA**Cast®Plus Columns



PermaCast®Plus No-Taper Column with Poly Tuscan Cap and Base.

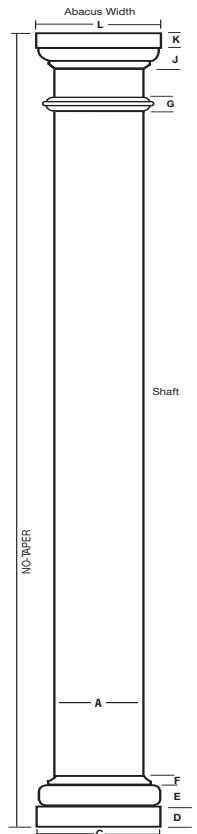


HB&G Offers Two Distinctive Types of Flutes.

Stock Molded Flute: Available in diameters of 8" x 8" – 16" x 10" columns (See price guide for specific lengths available.) The stock molded flute is part of the manufacturing process and cannot be altered.

Custom Flute: The custom flute is milled after the column is manufactured and can be modified to your specific length. All round PermaCast®Plus columns, 6" x 4" – 30" x 30", are available with an optional custom flute. Adjusted Flutes available.

*Inside dimension may vary from "Stock" Flutes



PermaCast®Plus Plain No-Taper Column with Poly Tuscan Cap and Base.

Round No-Taper PermaCast®Plus Columns

ROUND NO-TAPER PERMACAST®PLUS COLUMN DIMENSIONS (IN INCHES)

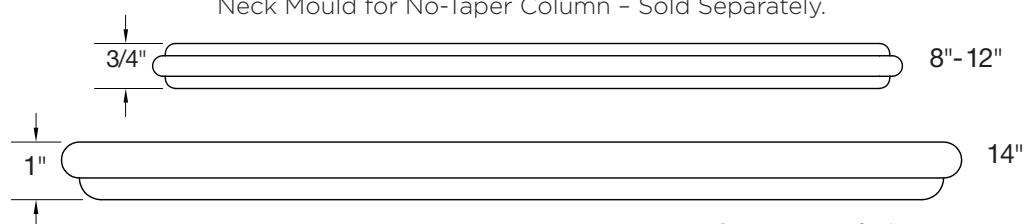
Col. Size	A	B	C	D	E	F	G	J	K	L	Lengths Available. (ft.)
8"	7 ⁵ / ₈ "	7 ⁵ / ₈ "	10 ¹ / ₂ "	1 ¹ / ₈ "	1 ³ / ₄ "	3 ⁴ / ₈ "	3 ⁴ / ₈ "	1 ¹ / ₄ "	1 ¹ / ₂ "	10 ⁵ / ₈ "	6, 8, 9, 10
10"	9 ⁵ / ₈ "	9 ⁵ / ₈ "	13 ¹ / ₈ "	2 ³ / ₈ "	2 ¹ / ₈ "	3 ⁴ / ₈ "	3 ⁴ / ₈ "	1 ¹ / ₄ "	2"	12 ⁵ / ₈ "	6, 8, 9, 10, 12
12"	11 ⁵ / ₈ "	11 ⁵ / ₈ "	16 ¹ / ₂ "	2 ³ / ₄ "	2 ³ / ₈ "	7 ⁶ / ₈ "	3 ⁴ / ₈ "	1 ¹ / ₄ "	2"	15 ⁷ / ₈ "	6, 8, 9, 10, 12
14"	13 ⁵ / ₈ "	13 ⁵ / ₈ "	19 ¹ / ₂ "	3 ³ / ₈ "	3 ¹ / ₈ "	1 ¹ / ₈ "	1"	2 ¹ / ₄ "	3"	19 ¹ / ₈ "	6, 8, 9, 10, 12, 14
16"	15 ³ / ₄ "	15 ³ / ₄ "	22"	3 ⁷ / ₈ "	3 ¹ / ₂ "	1 ¹ / ₄ "	1"	2 ¹ / ₄ "	2 ³ / ₄ "	22"	6, 8, 9, 10, 12, 14, 16, 18, 20
18"	17 ¹ / ₂ "	17 ¹ / ₂ "	24 ⁵ / ₈ "	4"	4"	1 ⁵ / ₈ "	1 ³ / ₈ "	2 ³ / ₄ "	3 ¹ / ₈ "	24 ⁵ / ₈ "	6, 8, 9, 10, 12, 14, 16, 18, 20
24"	24"	24"	33 ¹ / ₂ "	5 ³ / ₄ "	5 ¹ / ₄ "	2 ³ / ₈ "	2 ¹ / ₈ "	3 ¹ / ₂ "	4 ¹ / ₈ "	33 ³ / ₈ "	8, 9, 10, 12, 14, 16, 20, 24, 26, 28, 30

Neck mould not included.

Flashing and Installation Kit not available with No-Taper Tuscan cap and base sets.

• Split columns are not load bearing.

Neck Mould for No-Taper Column – Sold Separately.



*Go up one size if splitting



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

CLIFF AND LINDA WHITMORE WHITMORE RESIDENCE ADDITION

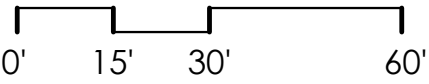
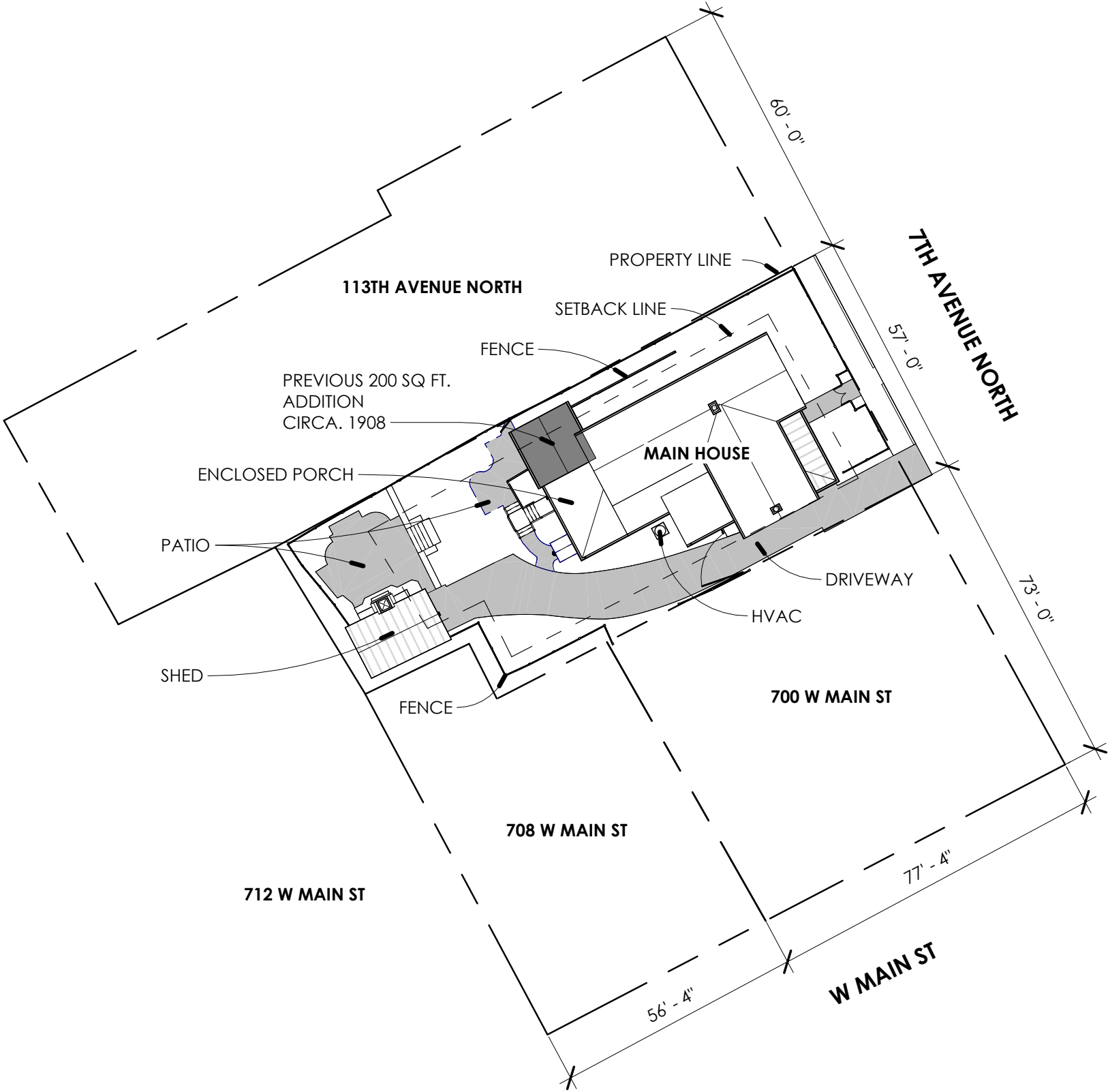
109 7th Ave N, Franklin, TN 37064

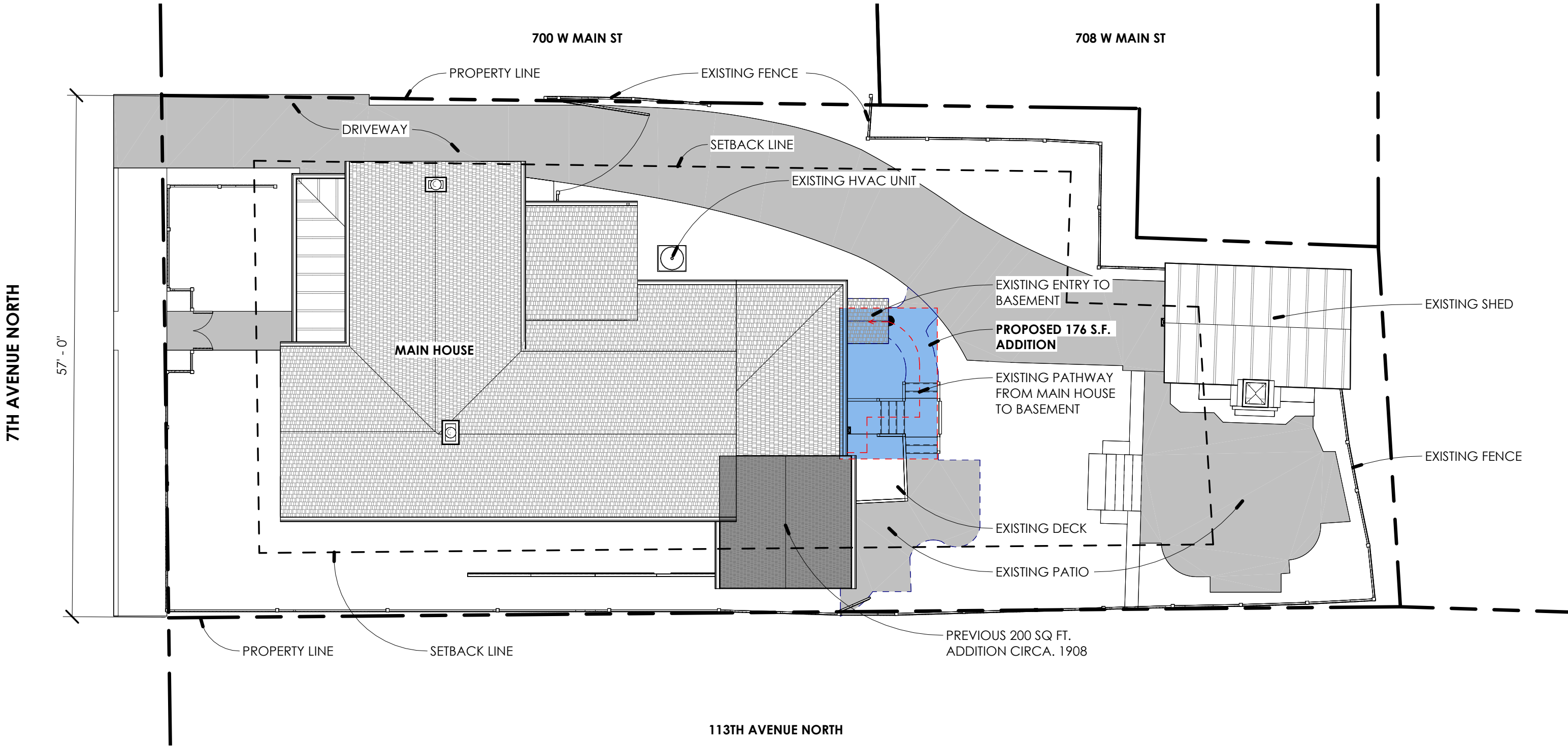
08/17/26

WHITMORE RESIDENCE
ADDITION

EXISTING SITE PLAN
CLIFF AND LINDA WHITMORE

- PROPERTY INFORMATION:**
- BUILT IN 1892
 - R-4 ZONING, CENTRAL FRANKLIN OVERLAY, HISTORIC PRESERVATION OVERLAY
 - 7,029 S.F. LOT
 - EXISTING IMPERVIOUS: 4,492 S.F. (63.91%)
 - PROPOSAL TO REPLACE PATIO AND/OR DRIVEWAY WITH PERMEABLE PAVERS TO REDUCE IMPERVIOUS S.F.
- APPROX. 200 SQ FT ADDITION ADDED TO REAR OF HOME PRIOR TO 1908





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



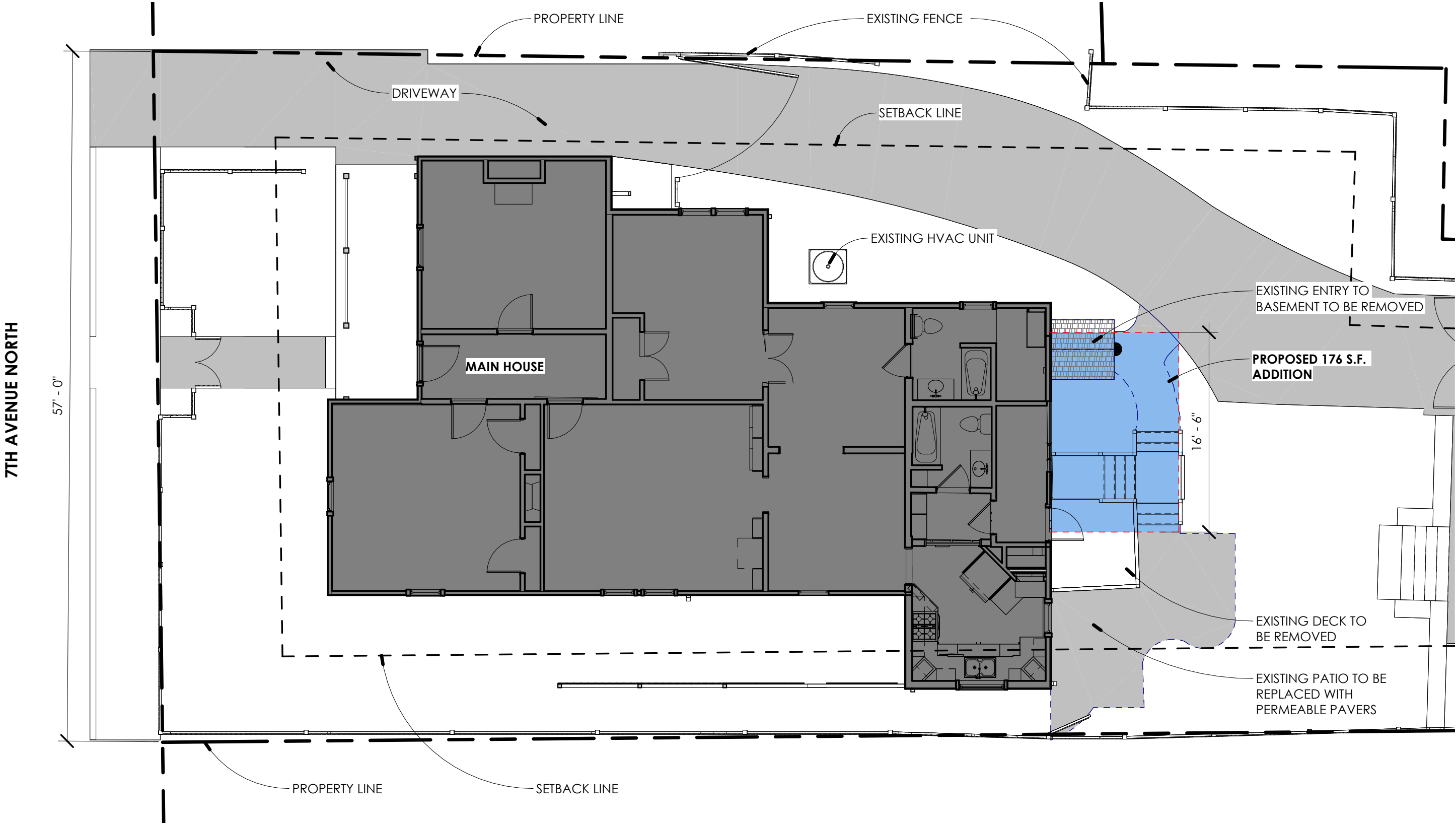
WHITMORE RESIDENCE
ADDITION

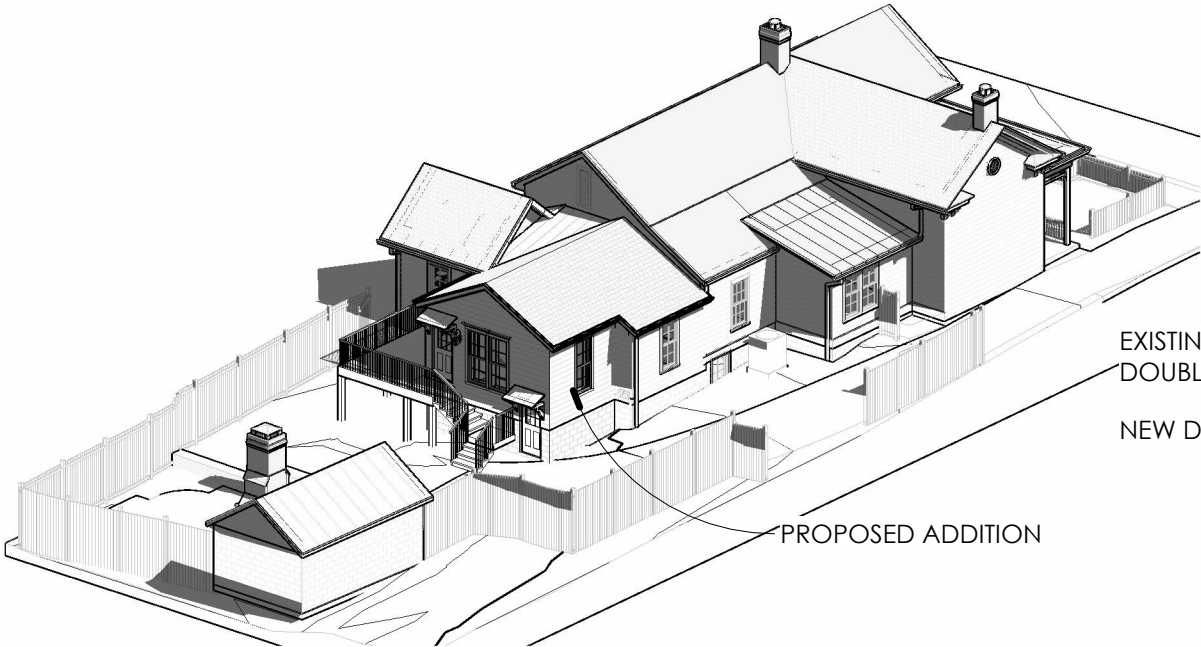
PROPOSED FLOOR PLANS
CLIFF AND LINDA WHITMORE
OPTION C: 168 S.F. ADDITION

EXISTING MAIN HOUSE FOOTPRINT: 1,774 S.F.
PROPOSED ADDITION: 176 S.F. (887 MAX. ALLOWED)

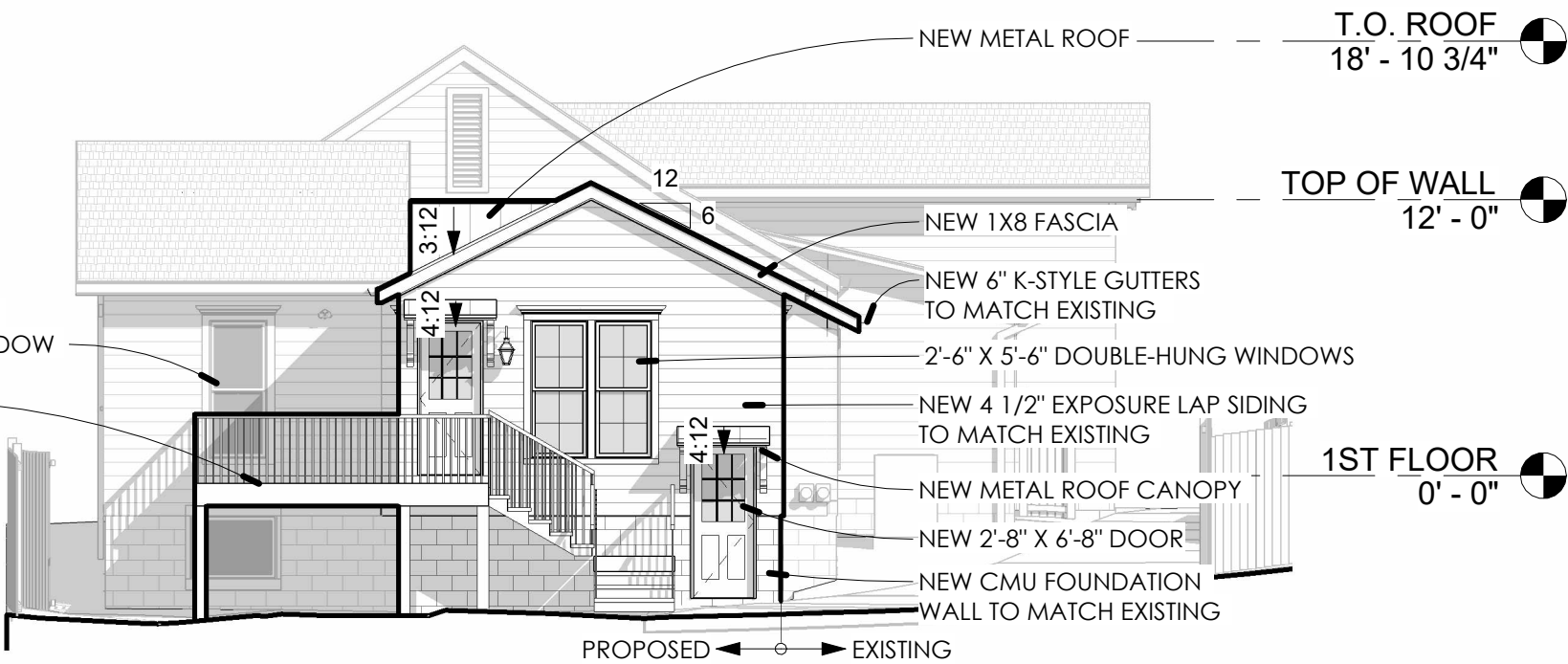
LOT SIZE: 7,029 S.F.
IMPERVIOUS: 4,034 S.F. (57%)

*PROPOSAL TO REPLACE PATIO AND/OR DRIVEWAY WITH PERMEABLE PAVERS TO REDUCE IMPERVIOUS S.F.





PROPOSED PERSPECTIVE



PROPOSED REAR ELEVATION

1/8" = 1'-0"

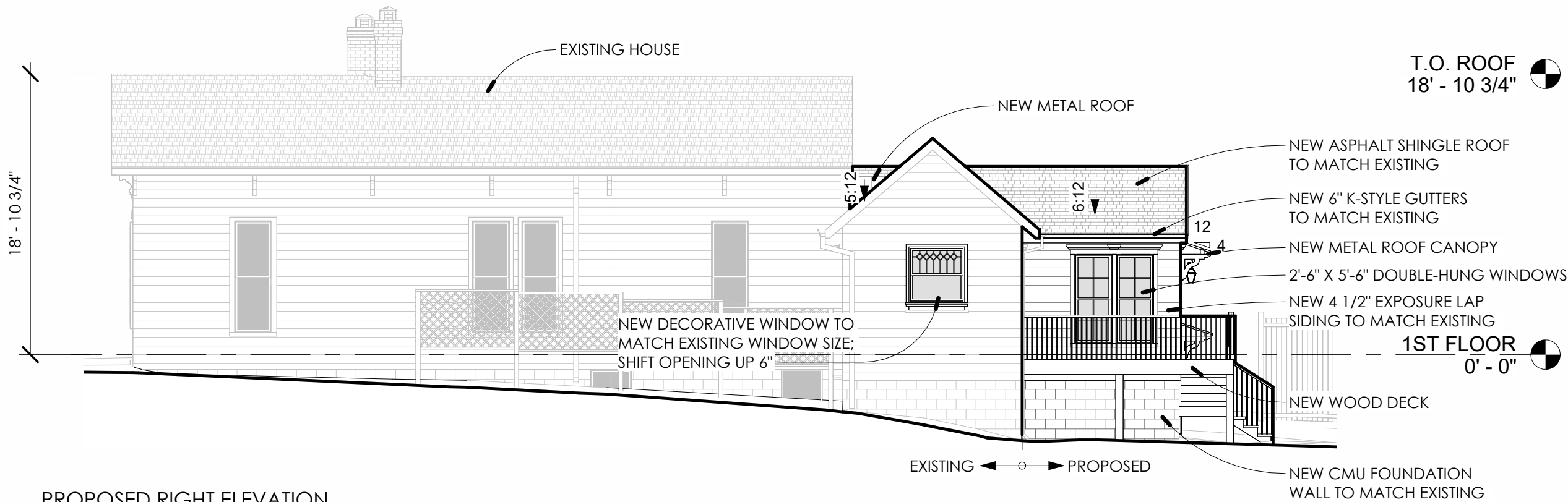
WHITMORE RESIDENCE
ADDITION

PROPOSED ELEVATION
CLIFF AND LINDA WHITMORE



PROPOSED LEFT ELEVATION

1/8" = 1'-0"



PROPOSED RIGHT ELEVATION

1/8" = 1'-0"



Quo the Pole Blocking View



Quesne Ave
Traffic
middle of Day Mon Rush

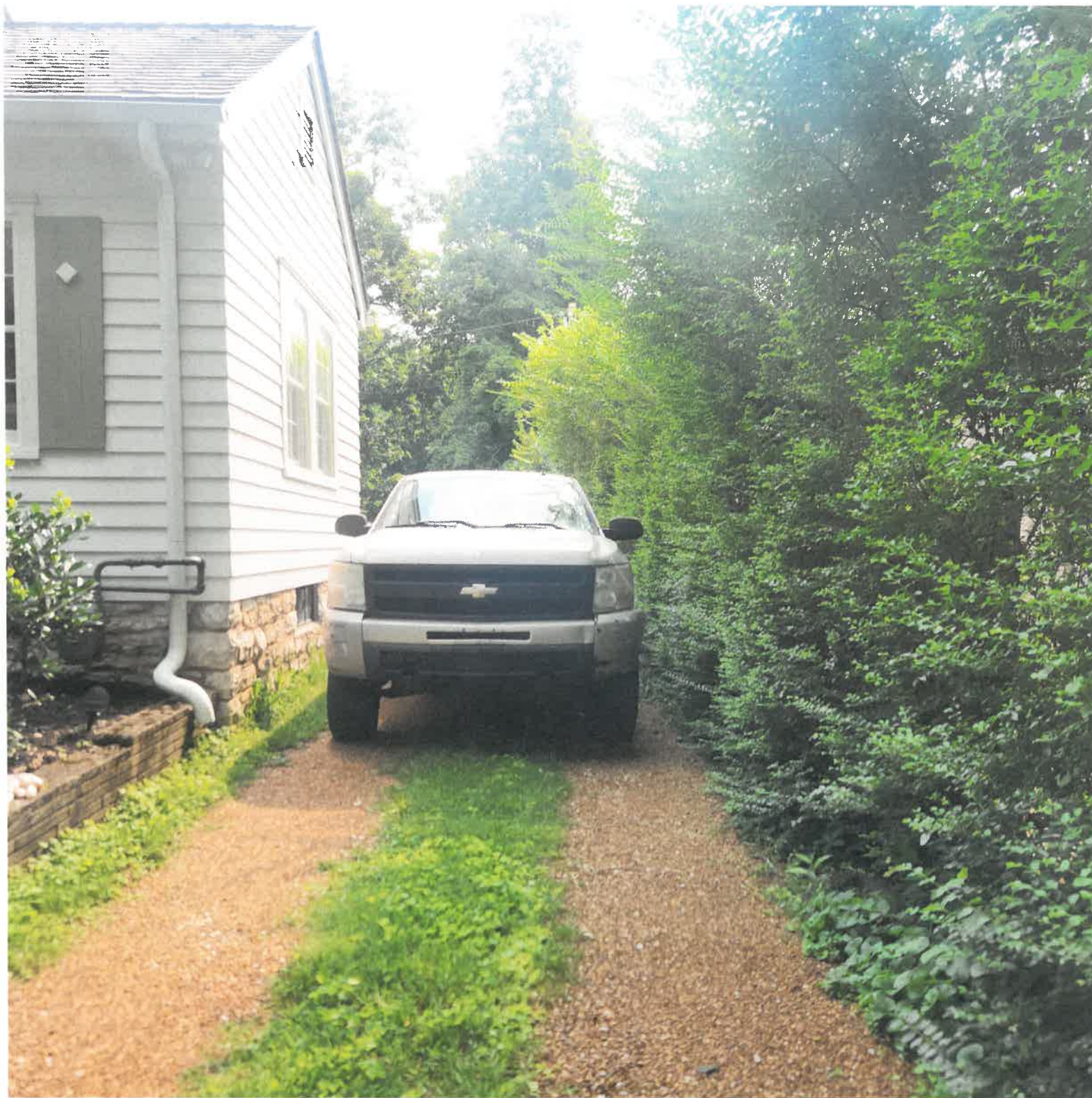




Hill Block View



width of Drive way



North Bound View From 215



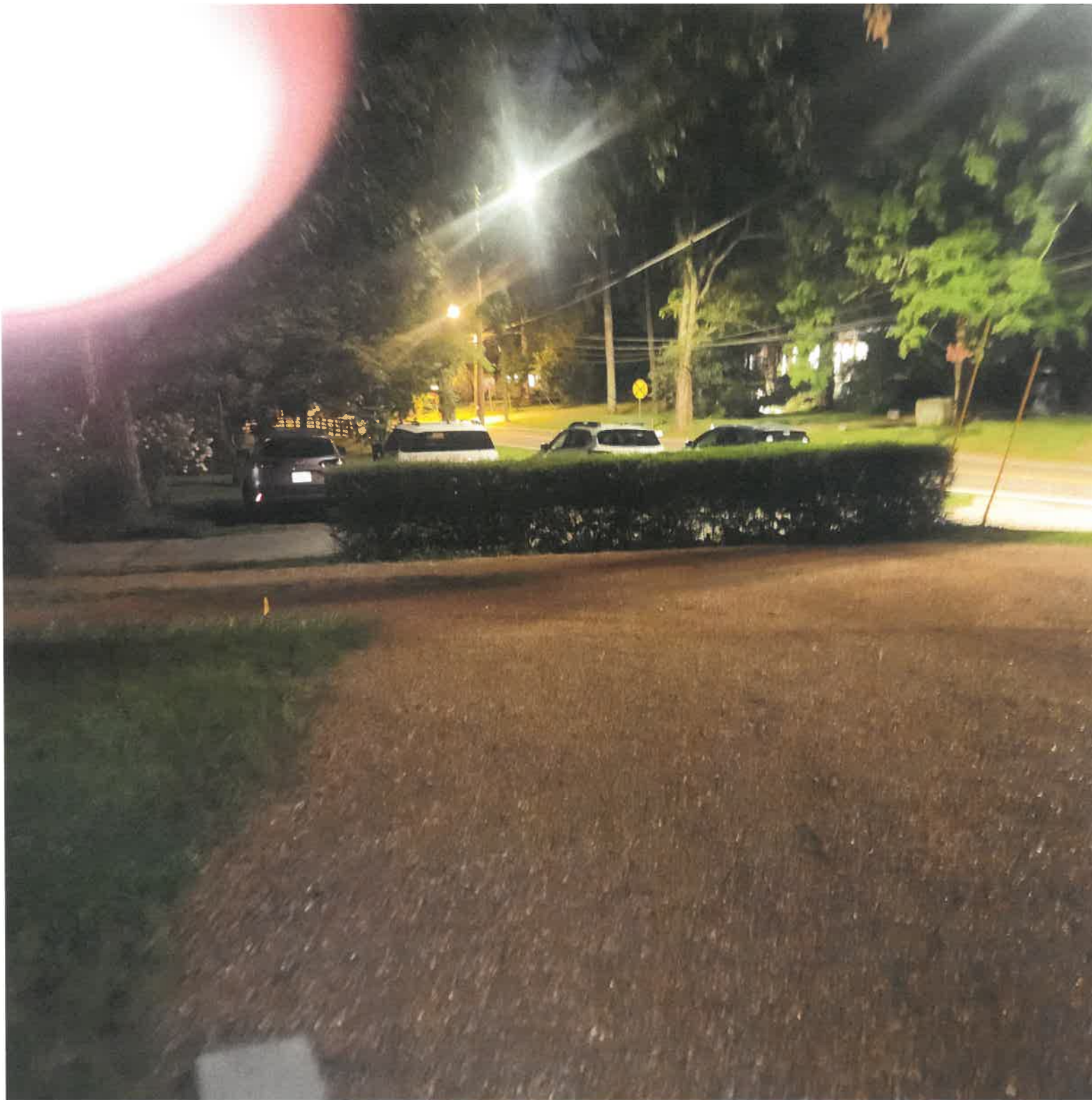
Post Blockings South View



Turn Around 217

1





217

2

219

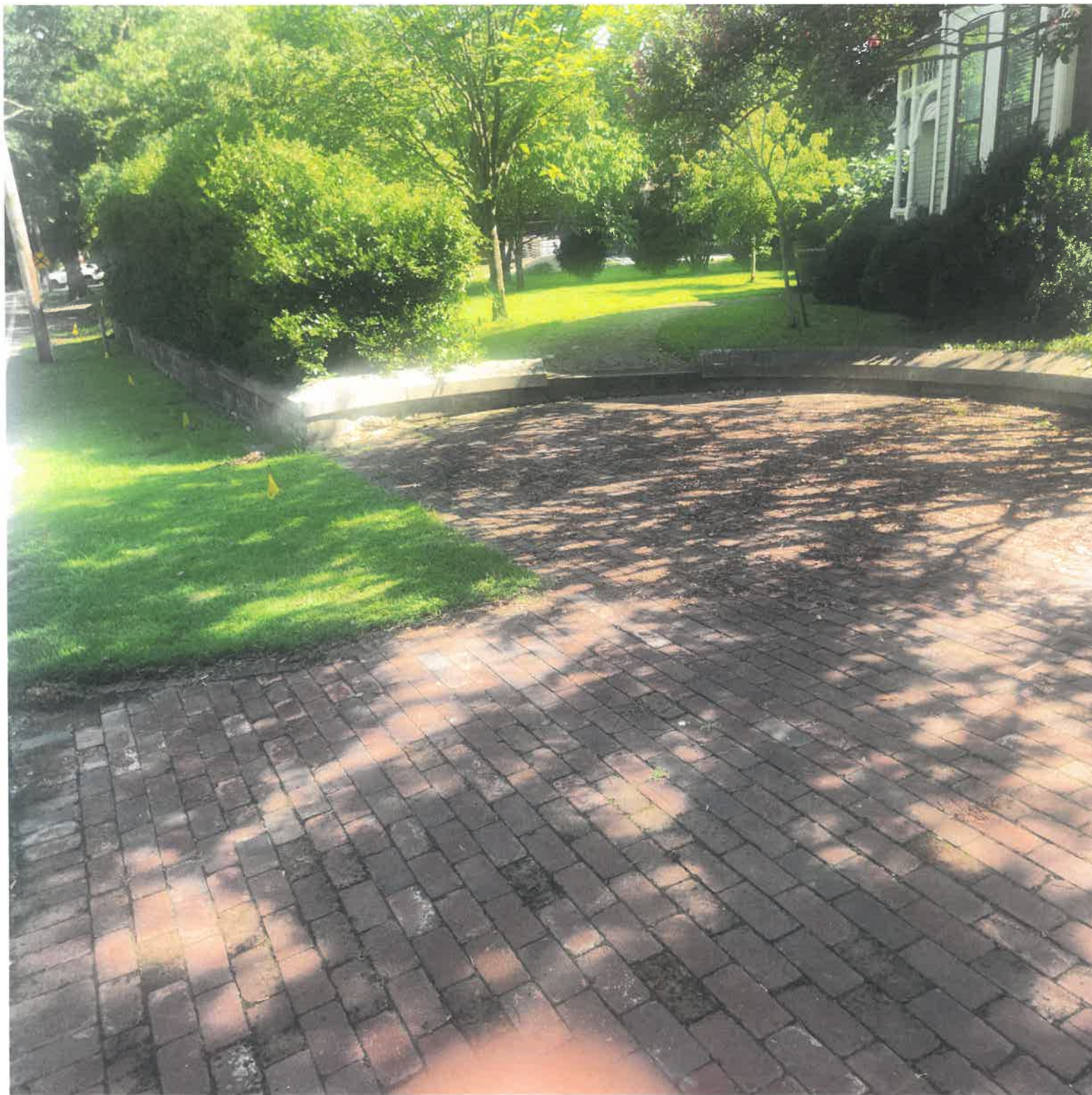


219

7



3 Turn Around 210



4

208



206

5



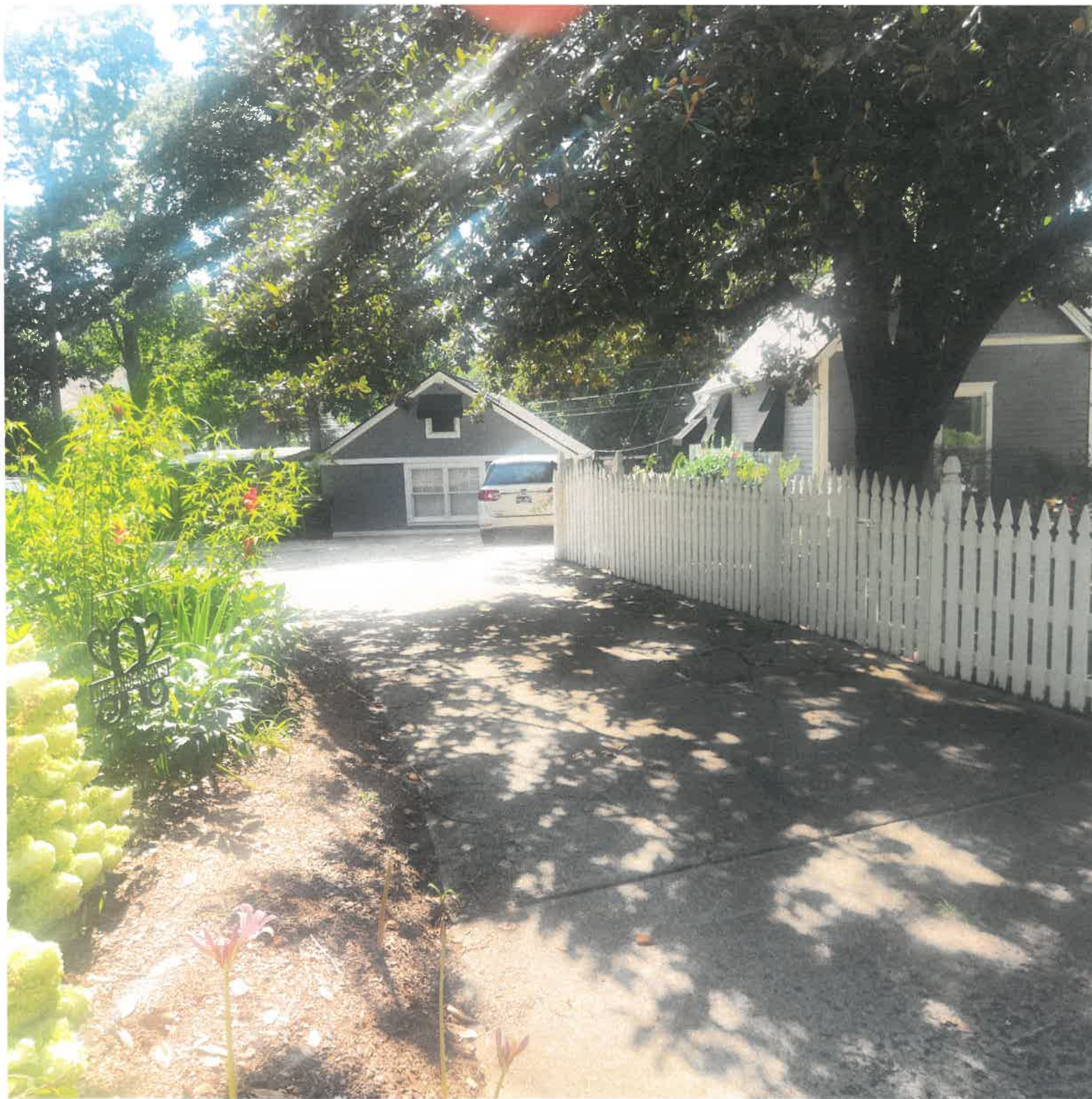
6 204



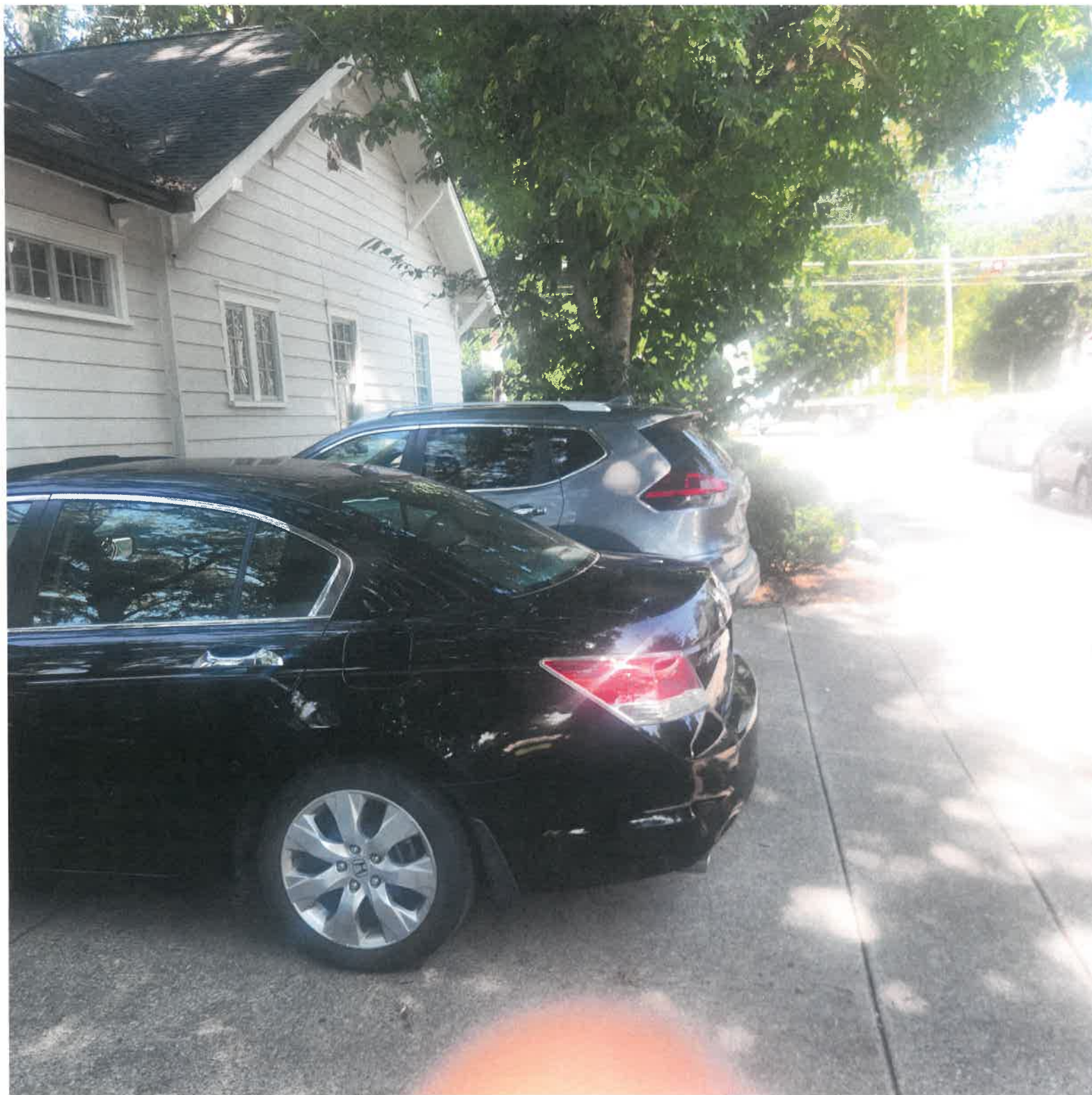


✓ 202

4 200



9 122



10 120



11 116





12

0110

13 115

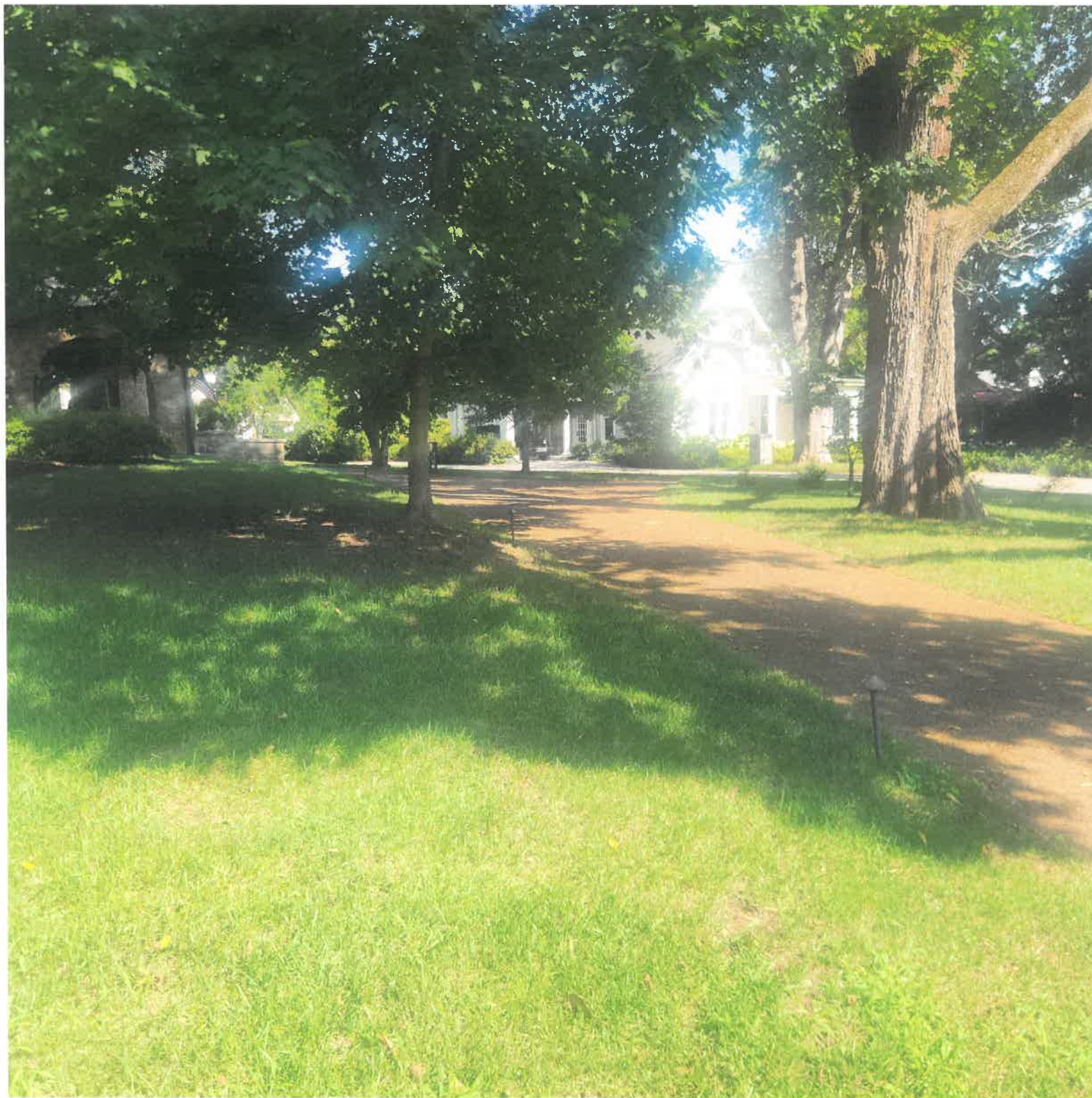


117
14



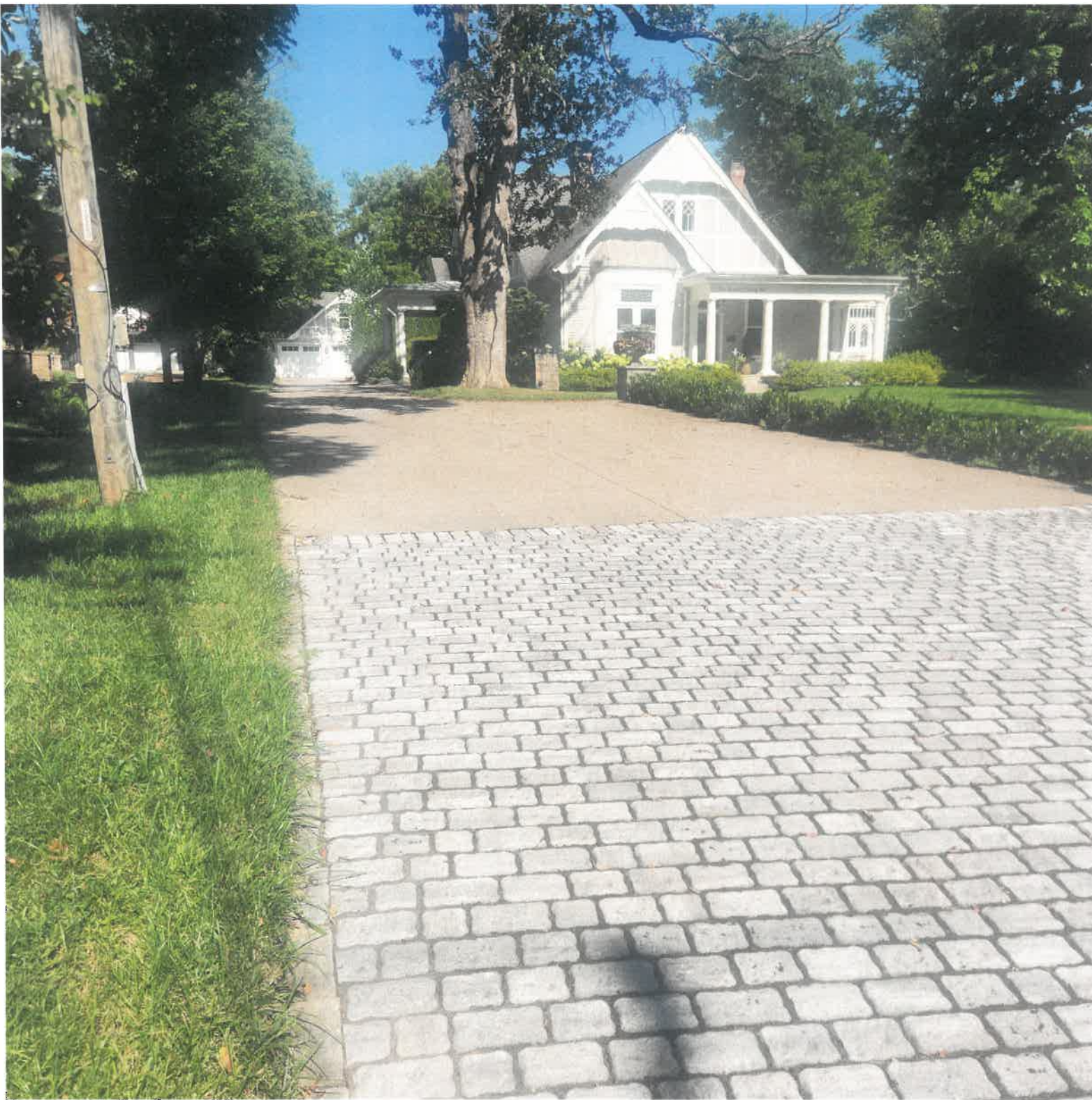
1181

51



16

121



17 123



18

125



19

211



20

213







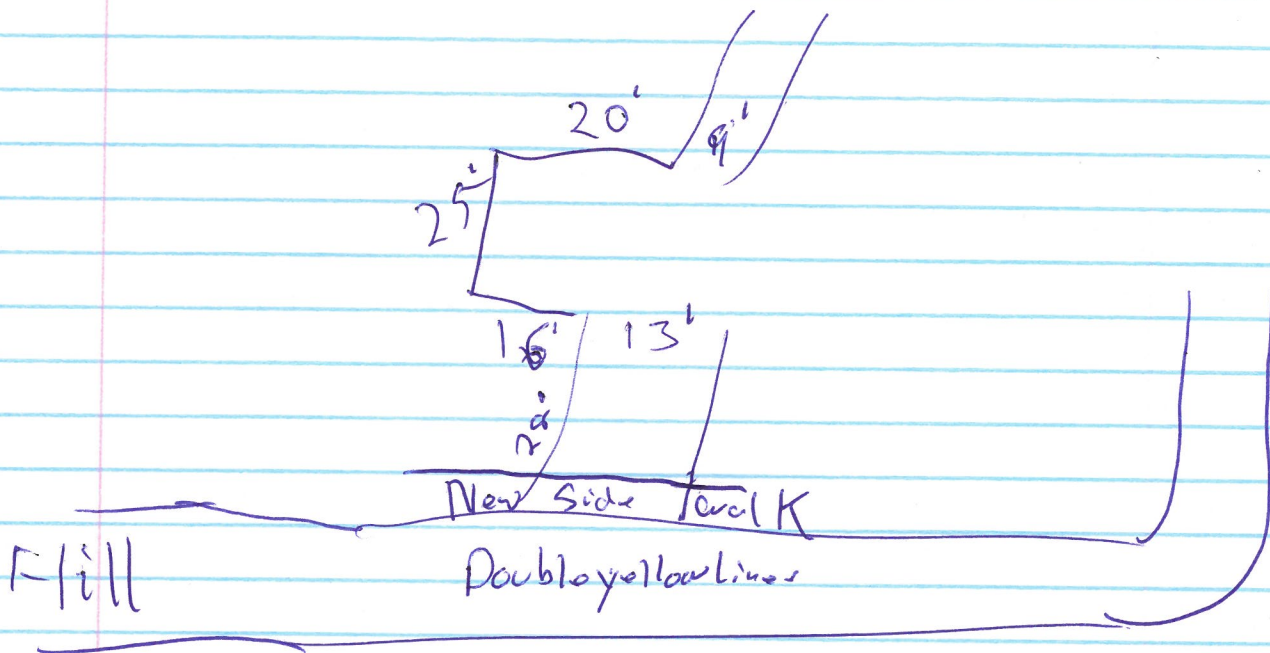




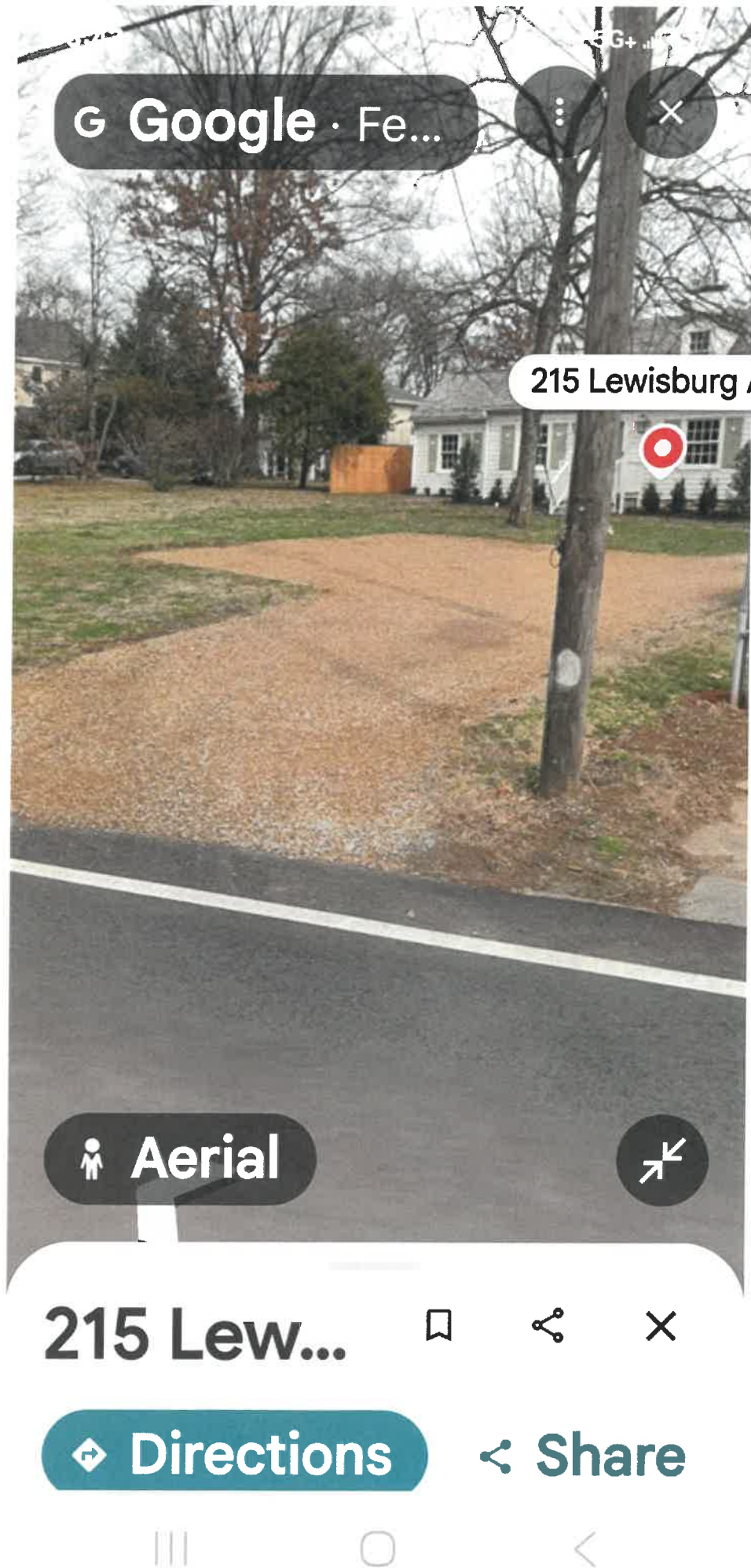








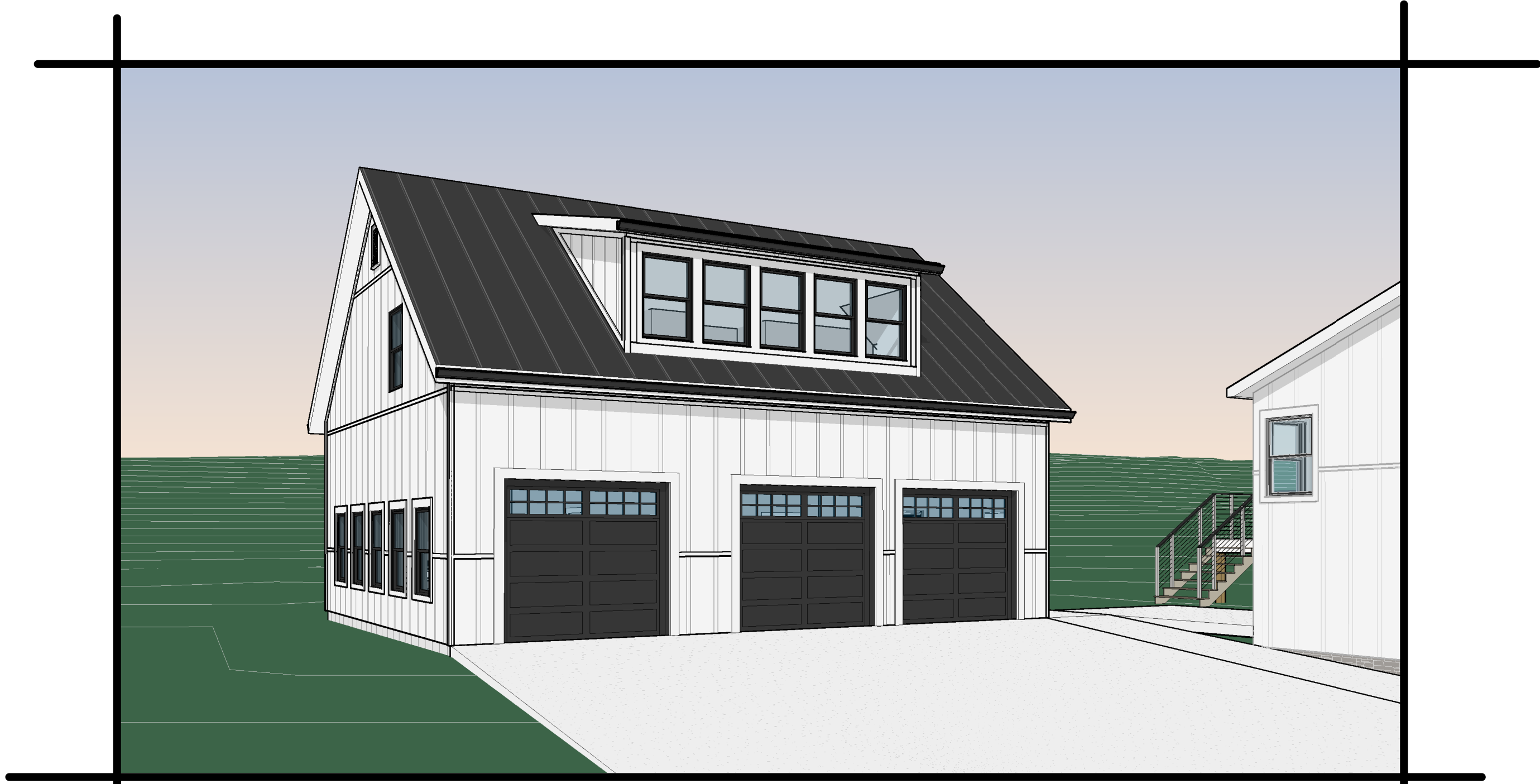
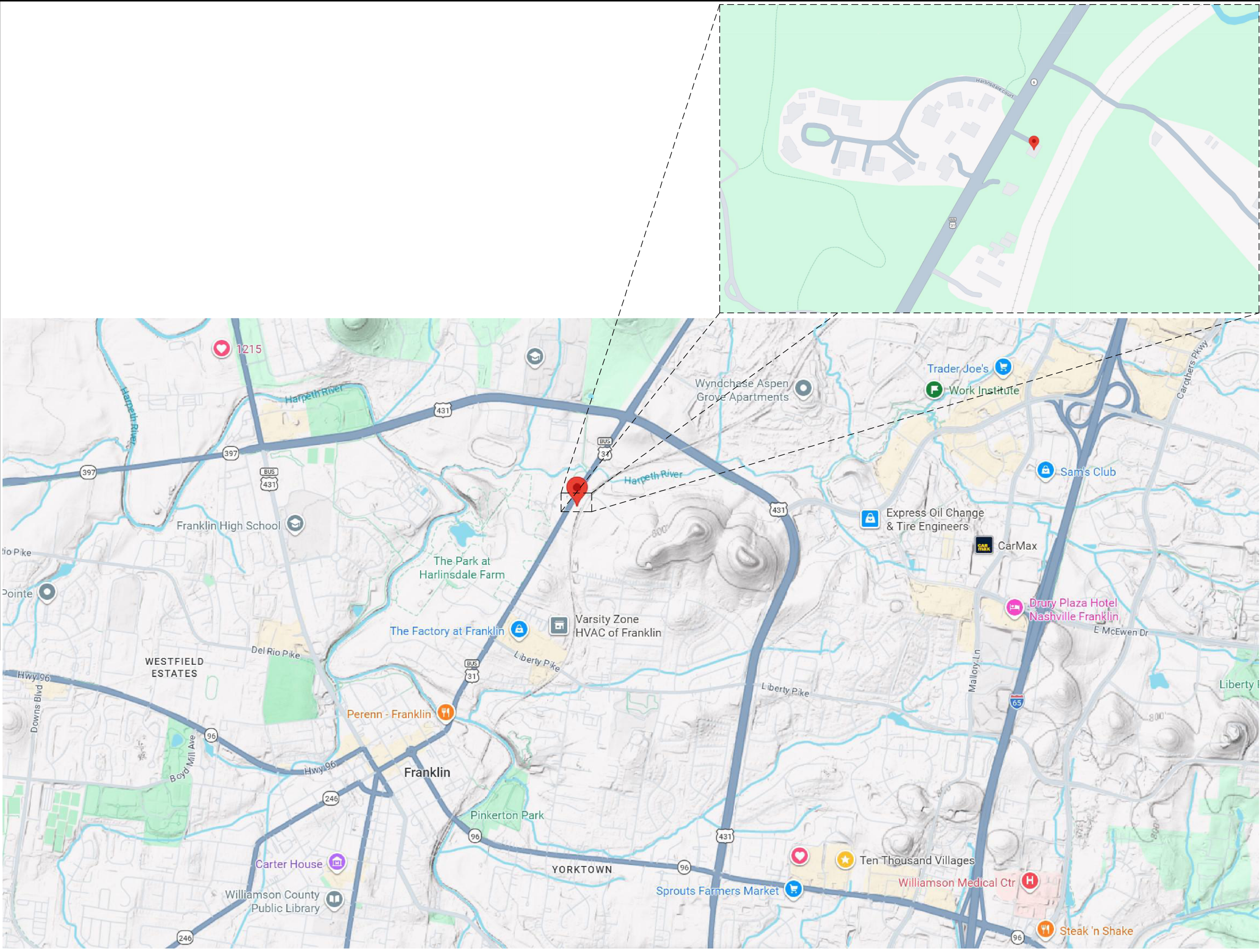
Drive and Turn around
215



GENERAL NOTES

1. THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE RULES, REGULATIONS AND CODES, OBTAIN ALL NECESSARY PERMITS, PAY ALL FEES AND GIVE ALL NOTICES REQUIRED FOR EXECUTION OF THE WORK PRIOR TO BEGINNING THE WORK.
2. THE LOCATION AND SIZE OF EXISTING UTILITIES SHOWN ON THESE CONSTRUCTION PLANS IS APPROXIMATE ONLY. OTHER UTILITIES MAY EXIST AND MAY NOT BE SHOWN, OR MAY VARY FROM LOCATIONS SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND SIZE OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO VERIFY LOCATION AND SIZE OF ANY AND ALL UNDERGROUND OR OVERHEAD UTILITIES. NO GUARANTEES ARE EXPRESSED OR IMPLIED WITH RESPECT TO UTILITY LOCATIONS AND SIZES SHOWN HEREIN.
3. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE CONSTRUCTION PLANS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY DESIGNER BEFORE PROCEEDING WITH THE WORK. IF DESIGNER IS NOT NOTIFIED, THE CONTRACTOR SHALL ASSUME AND TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION AND ANY OTHER DAMAGES OR COSTS STEMMING THEREFROM.
4. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL VERIFY THAT ACTUAL SITE CONDITIONS (INCLUDING, BUT NOT LIMITED TO, ELEVATIONS, GRADES AND DIMENSIONS) ARE CONSISTENT WITH THE EXISTING CONDITIONS DEPICTED ON THESE CONSTRUCTION PLANS. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS ARE FOUND IN THE CONSTRUCTION PLANS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL TO NOTIFY THE DESIGNER AND OWNER BEFORE PROCEEDING WITH THE WORK. COMMENCEMENT OF CONSTRUCTION BY THE CONTRACTOR SHALL INDICATE THAT THE CONTRACTOR ACCEPTS THE ACTUAL SITE CONDITIONS AS MATCHING EXISTING CONDITIONS DEPICTED ON THE CONSTRUCTION PLANS.
5. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL VERIFY ANY AND ALL DIMENSIONS, WIDTHS, HEIGHTS, SQUARE FOOTAGES, AND ANY OTHER CALCULATIONS DEPICTED ON THESE CONSTRUCTION PLANS. NO GUARANTEES ARE EXPRESSED OR IMPLIED WITH RESPECT TO SQUARE FOOTAGES REPRESENTED ON THESE CONSTRUCTION PLANS.
6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THE PREPARATION OF THESE CONSTRUCTION PLANS AND NO REPRESENTATION IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS, FACILITIES, WELLS, SINK HOLES, GRAVE SITES, DEBRIS OR ANY OTHER SUBSURFACE CONDITION THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROJECT.
7. THE DESIGNER DOES NOT GUARANTEE THE WORK OF ANY CONTRACTOR OR SUBCONTRACTOR, SHALL HAVE NO AUTHORITY TO STOP WORK, SHALL HAVE NO AUTHORITY TO DIRECT WORK, SHALL NOT BE RESPONSIBLE FOR JOB SITE SAFETY, OR HAVE ANY CONTROL OVER JOB SITE SAFETY.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND REMOVAL NECESSARY TO ACCOMPLISH THE PROPOSED IMPROVEMENTS SHOWN ON THESE CONSTRUCTION PLANS.
9. THE CONTRACTOR SHALL VERIFY THAT THERE ARE NO CONFLICTS WITH EXISTING OR PROPOSED UNDERGROUND OR OVERHEAD UTILITY LINES OR EASEMENTS.
10. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE TENNESSEE UNDERGROUND UTILITY DAMAGE PREVENTION ACT (ONE-CALL) AND FOR ESTABLISHING THE EXACT VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL PERFORM ALL WORK IN A MANNER THAT WILL NOT CAUSE DAMAGE TO EXISTING UTILITIES THAT ARE TO REMAIN. TO THE EXTENT ANY EXISTING UTILITIES ARE DAMAGED, CONTRACTOR SHALL REPAIR ALL DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. THE DESIGNER IS NOT RESPONSIBLE FOR ANY DAMAGES AS A RESULT OF CONTRACTOR'S FAILURE TO COORDINATE UTILITY WORK.
11. NECESSARY AND SUFFICIENT BARRICADES, LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL MEASURES AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
12. THE CONTRACTOR SHALL ENSURE COMPLIANCE WITH ALL APPLICABLE RULES, REGULATIONS, AND CODES WITH RESPECT TO STORM WATER DISCHARGES, OR SEDIMENT OR EROSION CONTROL THROUGHOUT CONSTRUCTION. THE GRADING CONTRACTOR SHALL USE WHATEVER MEASURES ARE REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL EROSION, CONSERVATION AND SILTATION ORDINANCES.

VICINITY MAP



Preliminary

08/08/2026 8:07:25 AM

SHEET INDEX	
SHEET NUMBER	SHEET NAME

A-0	PROJECT INFORMATION & GENERAL NOTES
A-11	SITE PLAN & FOUNDATION PLAN
A-21	FIRST FLOOR PLAN
A-22	ADU SECOND FLOOR & INTERIOR ELEVATIONS
A-31	ADU ELEVATIONS & ROOF PLAN
E-0	LIGHTING PLAN BASEMENT FLOOR
E-1	LIGHTING PLAN - FIRST FLOOR

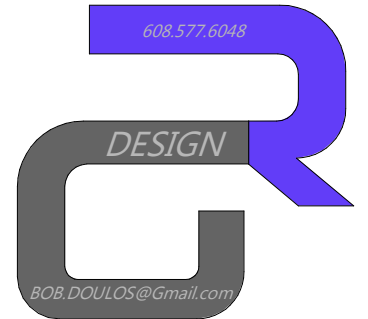
WINDOW SCHEDULE				
WINDOW HEAD TO BE 6'-8" AFF UNLESS OTHERWISE NOTED				
TYPE MARK	WIDTH	HEIGHT	STYLE	COUNT
3046SH	3'-0"	4'-6"	casess	16
Grand total: 16				

DOOR SCHEDULE FIRST FLOOR			
DOOR NUMBER	DOOR SIZE	HINGE	STYLE
207	2'-6" x 6'-8"	LEFT	SGL PANEL
209	2'-8" x 6'-8"	LEFT	SGL METAL INSULATED
208	2'-8" x 6'-8"	LEFT OUTSWING	SGL PANEL
101	3'-0" x 6'-8"	LEFT	SGL METAL
201	3'-0" x 6'-8"	LEFT	SGL METAL INSULATED
105	3'-0" x 6'-8"	LEFT	SGL PANEL
102	3'-0" x 6'-8"	RIGHT	SGL METAL INSULATED
103	3'-0" x 6'-8"	RIGHT OUTSWING	SGL MTL INSULATED
G2	9'-0" x 8'-0"		OVR HEAD GARAGE
G1	9'-0" x 8'-0"		OVR HEAD GARAGE
G3	9'-0" x 8'-0"		OVR HEAD GARAGE
Grand total: 11			

PROJECT INFORMATION

KEY	STYLE	LIVING	FOOTAGE			DETAILS					
APR. ABOVE FINISH FLOOR CL. CENTERLINE CLG. CEILING DW. DISHWASHER WH. WATER HEATER MW. MICROWAVE REF. REFRIGERATOR HGT. HEIGHT PT. PRESSURE TREATED UON UNLESS OTHERWISE NOTED F.O.S. FACE OF STUD CO. CASSED OPENING DO. DR/WALL OPENING AO. ARCHED DR/WALL OPENING	HOUSE STYLE: ADU STORES: 2 MASTER LOCATION: N/A GARAGE: 2 CAR	BEDROOMS:	0		Heated & Cooled	Gross	OVERALL WIDTH:	38'-0"			
				FIRST FLOOR:	372 SQ FT		154 SQ FT	OVERALL HEIGHT:	26'-6"		
		BATH:	1	SECOND FLOOR:	665 SQ FT		154 SQ FT	OVERALL LENGTH:	30'-0"		
		HALF BATH:	0	TOTAL (STORES):		1036 SQ FT	2308 SQ FT	CEILING HEIGHT (GARAGE):	10'-0"		
		FEATURES: POTTERY STUDIO					ADDITIONAL FOOTAGES:			CEILING HEIGHT (FIRST):	10'-0"
							GARAGE:		600 SQ FT	CEILING HEIGHT (SECOND):	9'-0"
							REAR DECK:		346 SQ FT	DOOR HEIGHT (FIRST):	6'-8"
							SECOND FLR. ATTIC:		80 SQ FT	DOOR HEIGHT (SECOND):	6'-8"

BUILDER:	PHONE NUMBER:	PROJECT MANAGER: PIVOT CONSTRUCTION	PHONE NUMBER:
----------	---------------	--	---------------



CONTRACTOR IS TO VERIFY ALL CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER. CONTRACTOR IS TO VERIFY ALL DIMENSIONS OF EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER.

FINISHED SQUARE FOOTAGE: CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS NOT REPORTED.

pivot
CONSTRUCTION

30 DILLINGLY COURT SUITE 22
FRANKLIN, TN 37067
615-946-5555

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Franklin, TN

Drawn by: B. GRAVILLE
Date: 8/8/2026 8:06:28 AM
Revision Dates:

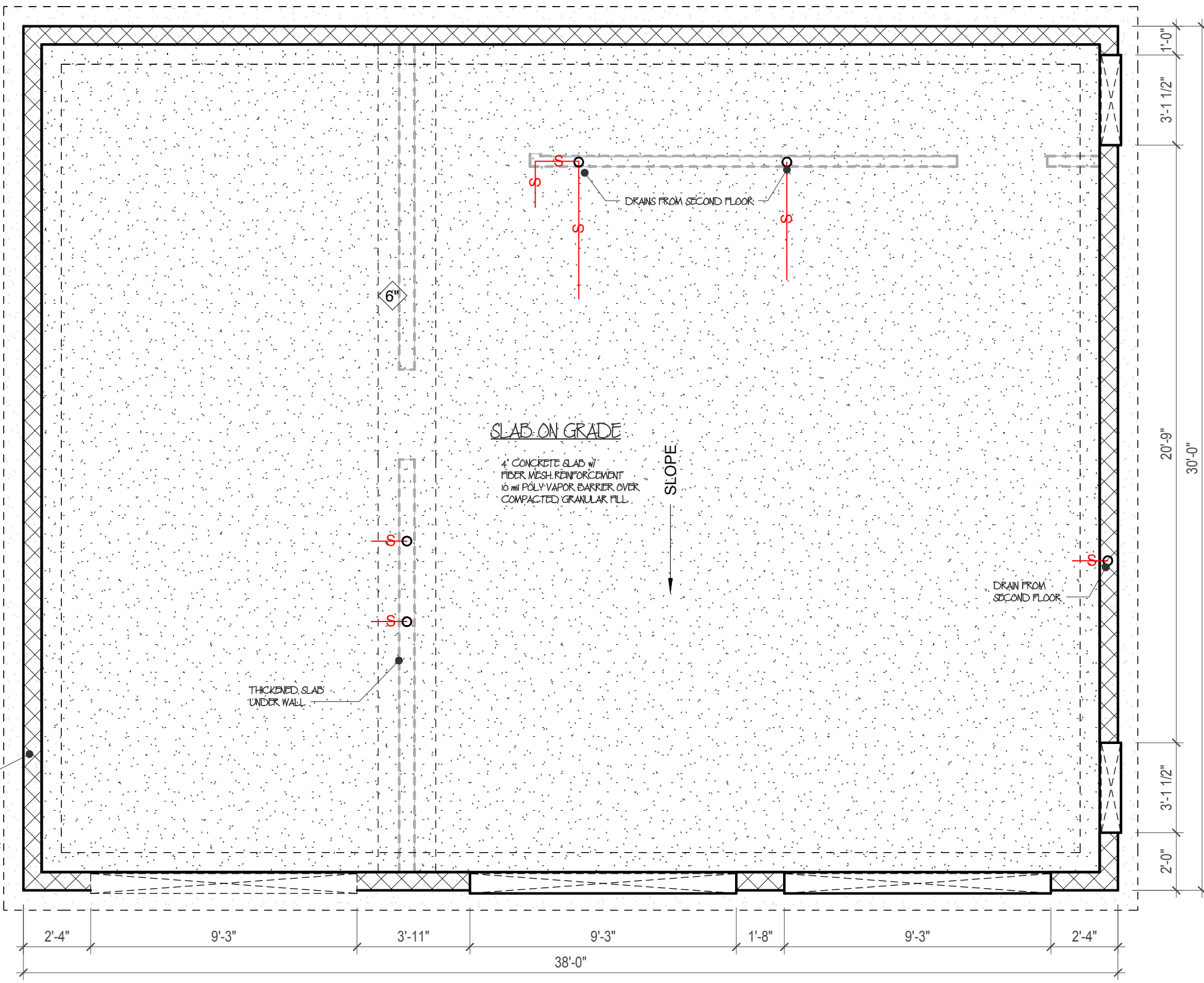
PROJECT INFORMATION & GENERAL NOTES

A-0



Site Plan
1" = 20'-0"

- FOUNDATION NOTES**
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS AND TRADE PRACTICES.
 2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME ALL RESPONSIBILITY FOR ANY DISCREPANCIES THAT ARE NOT REPORTED.
 3. ALL DIMENSIONS SHALL BE READ OR CALCULATED, NEVER SCALED.
 4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODES), AND MUST REST ON UNDISTURBED SOIL. CAUTION OF HANDLING THE BUILDING. CONSULT WITH LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCEMENT SIZES.
 5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
 6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODES.
 7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED WITH AN ENGINEER IN THE STATE WHERE THE CONSTRUCTION IS OCCURRING.
 8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
 9. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.
 10. PLACE FOUNDATION VENTS FOR LOCAL CODES AND REQUIREMENTS.
 11. EXTERIOR FOUNDATION WALLS TO INCLUDE BRICK LEDGE.
 12. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.



ADU FOUNDATION
1/4" = 1'-0"

Preliminary
08/08/2026 8:07:25 AM

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CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS NOT REPORTED.

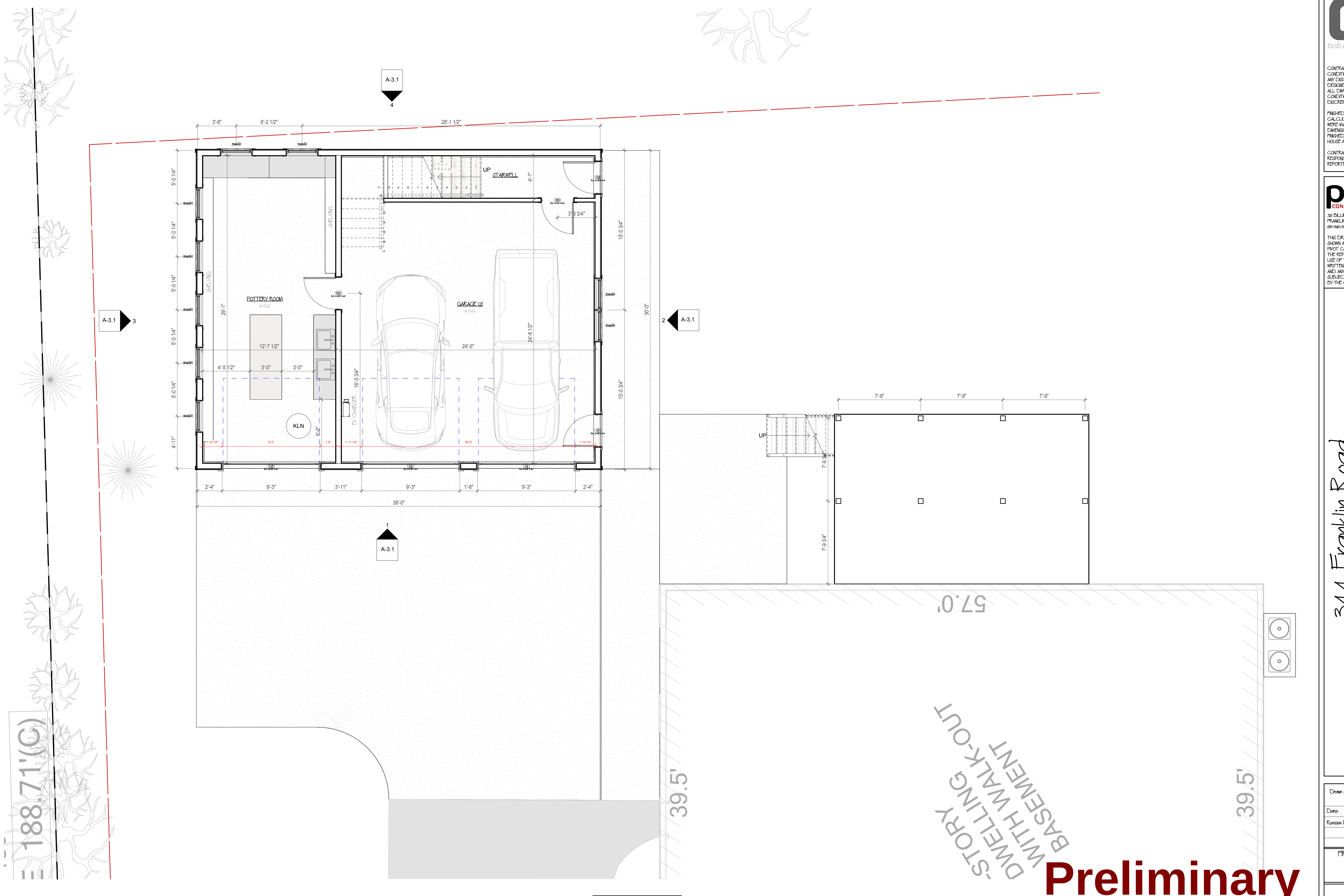
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Date: 8/8/2026 8:06:29 AM
Revision Dates:

SITE PLAN & FOUNDATION PLAN
A-1.1



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

ALL DIMENSIONS TO FACE OF FRAMING
EXTERIOR WALLS TO BE 2x6 (5-1/2" DIM)
INTERIOR WALLS TO BE 2x4 (3-1/2" DIM)

Preliminary

08/08/2026 8:07:25 AM

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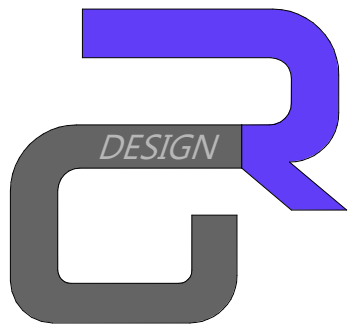
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Drawn by: B. GRAYVILLE
Date: 8/8/2026 8:06:50 AM
Revision Dates:

FIRST FLOOR PLAN

A-2.1



bob.doulos@gmail.com
608.577.6048

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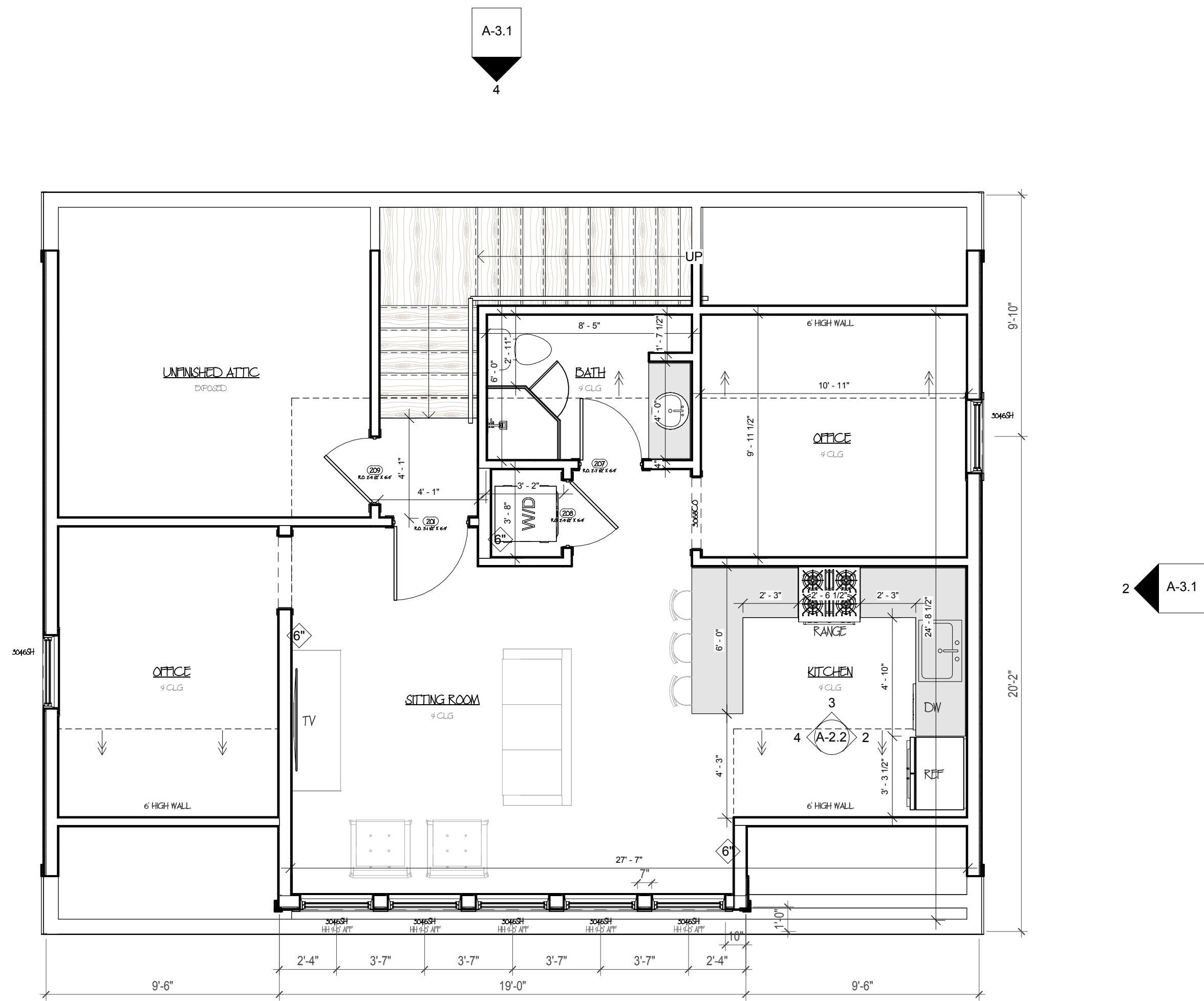
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Revision Dates

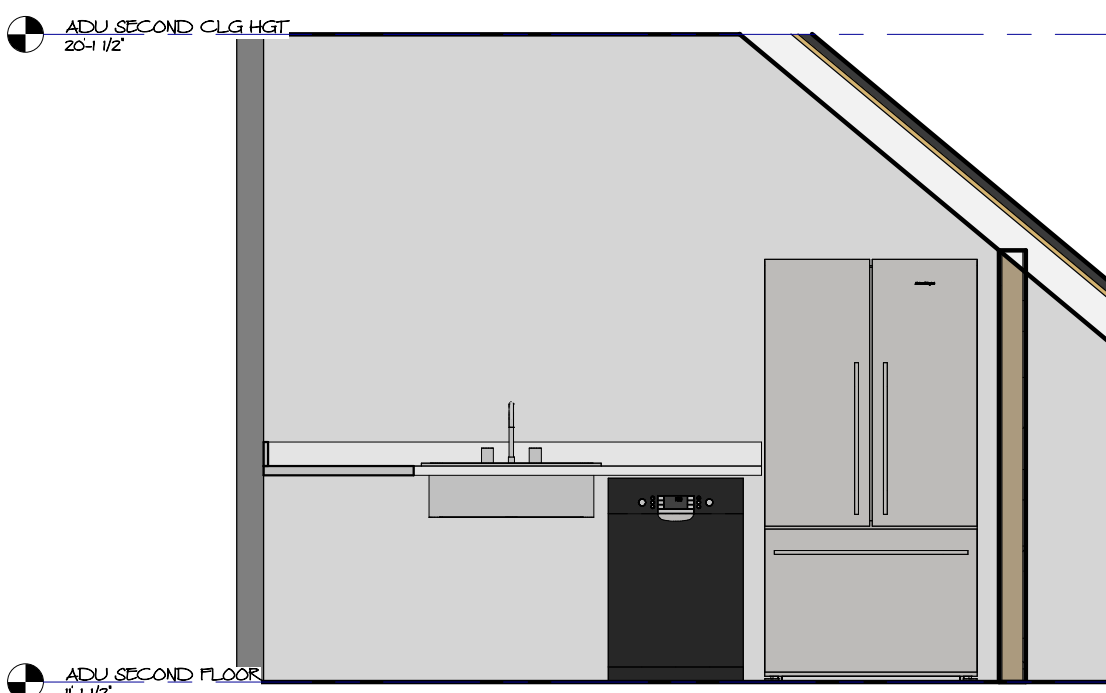
ADU SECOND FLOOR &
INTERIOR ELEVATIONS

A-2.2

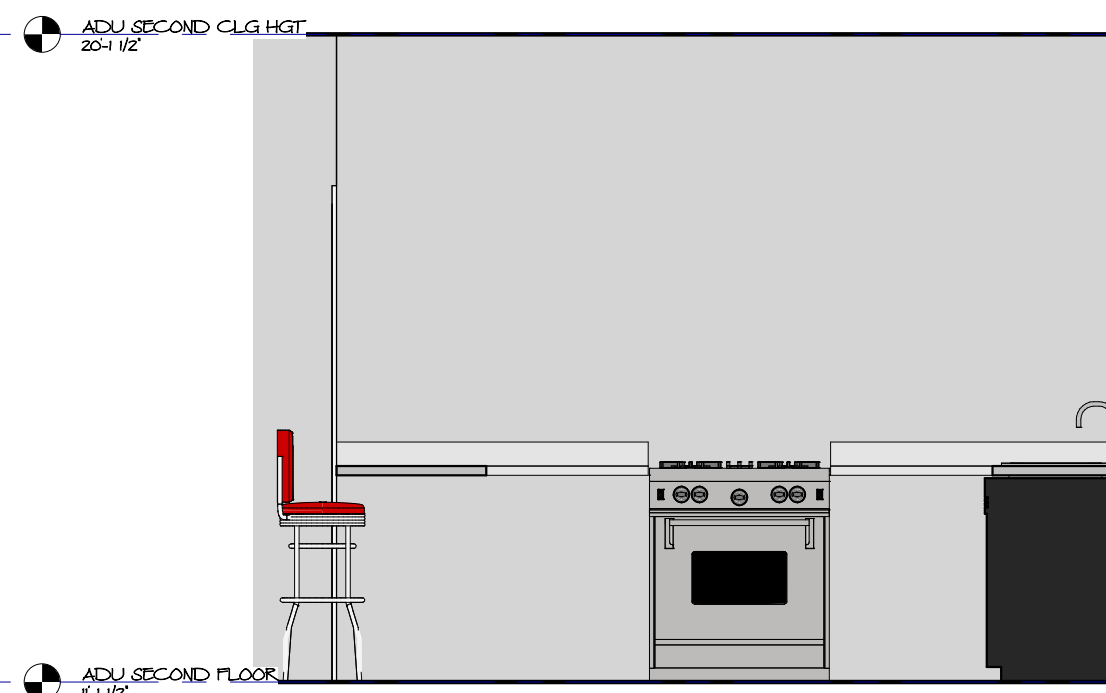


ADU SECOND FLOOR
1/4" = 1'-0"

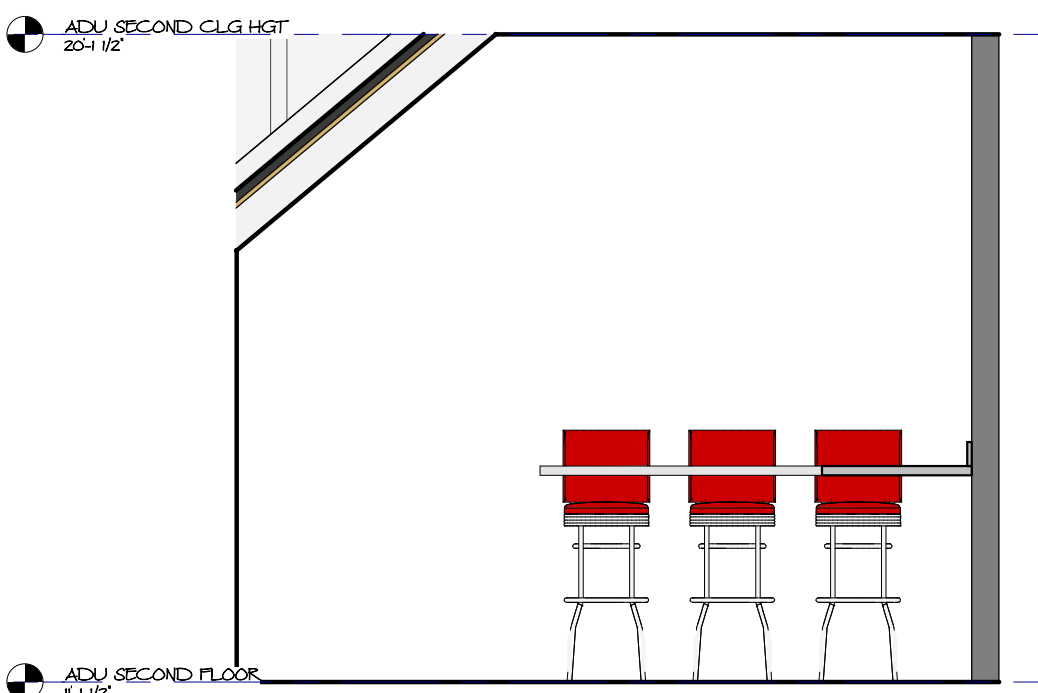
ALL DIMENSIONS TO FACE OF FRAMING
EXTERIOR WALLS TO BE 2x6 13/16" DIM
INTERIOR WALLS TO BE 2x4 13/16" DIM



2 KITCHEN A
3/8" = 1'-0"



3 KITCHEN B
3/8" = 1'-0"



4 KITCHEN C
3/8" = 1'-0"

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08/08/2026 8:07:25 AM

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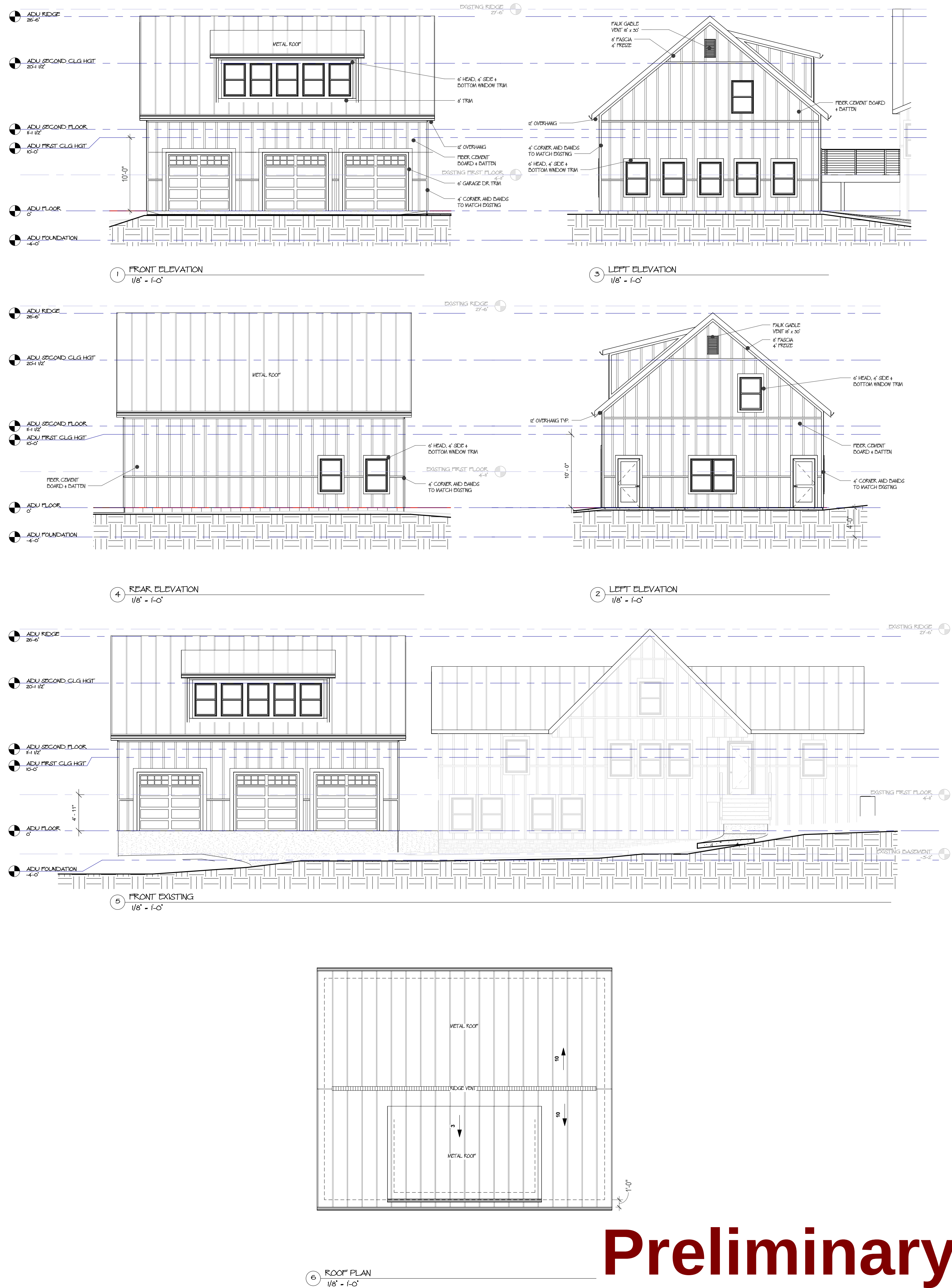
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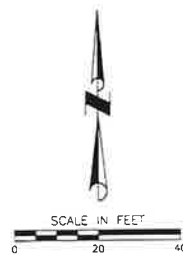
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Revision Dates:

ADU ELEVATIONS & ROOF PLAN

A-3.1

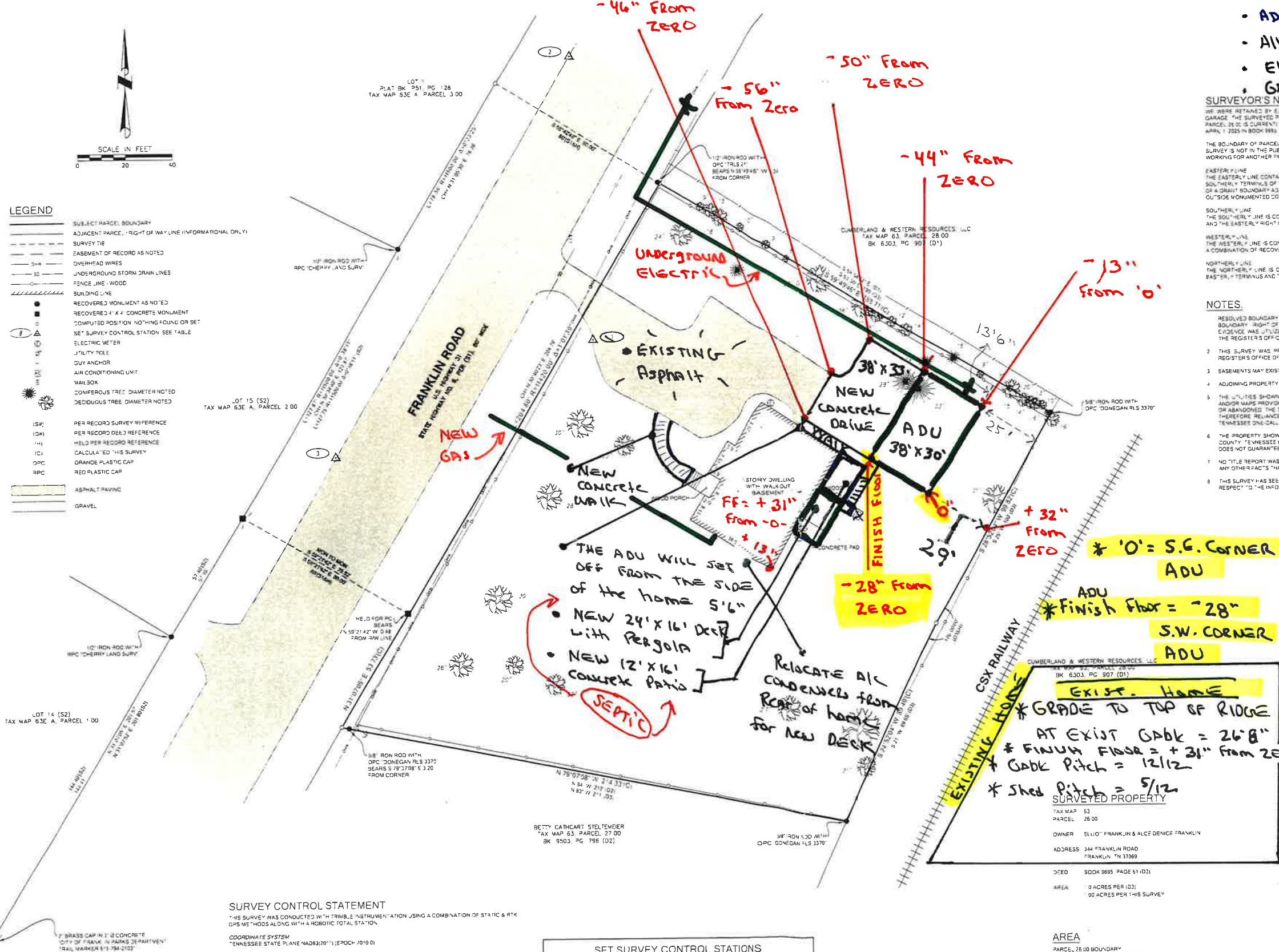


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LEGEND

- SUBJECT PARCEL BOUNDARY
- ADJACENT PARCEL, RIGHT OF WAY LINE (INFORMATIONAL ONLY)
- SURVEY TIE
- EASEMENT OF RECORD AS NOTED
- OVERHEAD WIRES
- UNDERGROUND STORM DRAIN LINES
- FENCE LINE - WOOD
- BUILDING LINE
- RECOVERED MONUMENT AS NOTED
- RECOVERED 4" X 4" CONCRETE MONUMENT
- COMPUTED POSITION NOTHING FOUND OR SET
- SET SURVEY CONTROL STATION - SEE TABLE
- ELECTRIC METER
- UTILITY POLE
- GUY ANCHOR
- AIR CONDITIONING UNIT
- MAIL BOX
- CONIFEROUS TREE - DIAMETER NOTED
- DECIDUOUS TREE - DIAMETER NOTED
- PER RECORD SURVEY REFERENCE
- PER RECORD DEED REFERENCE
- FIELD PER RECORD REFERENCE
- CALCULATED THIS SURVEY
- ORANGE PLASTIC CAP
- RED PLASTIC CAP
- ASPHALT PAVING
- GRAVEL



SURVEY CONTROL STATEMENT

"THIS SURVEY WAS CONDUCTED WITH TRIMBLE INSTRUMENTATION USING A COMBINATION OF STATIC & RTK GPS METHODS ALONG WITH A ROBUST TOTAL STATION.

COORDINATE SYSTEM
"TENNESSEE STATE PLANE NAD83(2011) (EPOCH 2010.0)

VERTICAL DATUM
"NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83); GEOID 18

BASE OF COORDINATES
"CONTROL STATION 1 - SEE SURVEY CONTROL STATION TABLE
WHICH BEARS S 23° 52' 17" W 69.25' FROM THE COMPUTED NW CORNER OF LOT 26.00

- A. TYPE OF GPS SURVEY: "RTK GPS PROCESSED WITH GROUND-BASED POSITION USER SERVICE"
- B. POSITIONAL ACCURACY: "1 CM + 1 PPMM"
- C. DATE OF STATIC OBSERVATION: "JANUARY 17, 2024"
- D. DATE/EPOCH: "NAD83(2011) (EPOCH 2010.0)"
- E. PUBLICLY FIXED CONTROL: "STATION 253.5 (4331.9, 203377) & 264.133"
- F. GEOID MODEL: "GEOID 18"
- G. POINT SCALE "A" CONTROL STATION: "2.98995012"

SET SURVEY CONTROL STATIONS

ID#	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	586395.261	1719126.299	648.26	DURA NAIL WITH WASHER "SKYLINE PLS 3364"
2	586510.870	1719118.710		DURA NAIL WITH WASHER "SKYLINE PLS 3364"
3	586347.661	1719091.237		DURA NAIL WITH WASHER "SKYLINE PLS 3364"

AREA

PARCEL 26.00 BOUNDARY
"0 ACRES MORE OR LESS PER 103;
"43,703 SQUARE FEET" OR "1.00 ACRES PER THIS SURVEY"

NON PREVIOUS SURFACES WITHIN PARCEL 26.00
"5,348 SQUARE FEET" OR "0.12 ACRES
"13.38%

PREVIOUS SURFACES WITHIN PARCEL 26.00
"37,855 SQUARE FEET" OR "0.87 ACRES
"86.62%

- ELEVATIONS IN RED
- ADU, NEW DECK IN
- All concrete (new) in BLACK
- ELECTRIC / UNDERGROUND:
- GAS TO EXIST HOME:

SURVEYOR'S NARRATIVE

"WE WERE RETAINED BY ELLIOT FRANKLIN TO CONDUCT A BOUNDARY REPLEACEMENT AND LIMITED AS-BUILT IN SUPPORT OF A PROPOSED DETACHED GARAGE. THE SURVEYED PROPERTY IS CURRENTLY DEVELOPED BY THE WILLIAMSON COUNTY TAX ASSESSOR'S OFFICE ON TAX MAP 63 AS PARCEL 26.00. PARCEL 26.00 IS CURRENTLY SITED IN ELLIOT FRANKLIN AND ALICE FRANKLIN HUSBAND AND WIFE AS EVIDENCED BY THAT WARRANTY DEED RECORDED APRIL 1, 2023 IN BOOK 9895, PAGE 61. HEREON REFERENCED AS RECORD DEED REFERENCE 103.

"THE BOUNDARY OF PARCEL 26.00 WAS SURVEYED PRIOR AS EVIDENCED BY THE RECOVERED CORNER MONUMENTS STAMPED 'DONEGAN RLS'. THIS PRIOR SURVEY IS NOT IN THE PUBLIC RECORDS. MR. DONEGAN WAS CONTACTED AND TOLD SKYLINE THAT HE THOUGHT THE SURVEY WAS CONDUCTED WHILE WORKING FOR ANOTHER FIRM AND HE HAS NO RECORDS.

"EASTERN LINE: THE EASTERN LINE CONTAINS TWO COURSES AND IS CONTIGUOUS WITH A PORTION OF THE WESTERN BOUNDARY OF PARCEL 26.00. THE NORTHERLY AND SOUTHERLY TERMINUS OF THE EASTERN BOUNDARY WAS FOUND TO BE MONUMENTED. THE TWO COURSES WERE COMPUTED THIS SURVEY BY A MEANS OF A GRANT BOUNDARY ADJUSTMENT BY HOLDING THE RECORD IN THE INTERIOR ANGLE OF 115° 00' 00" PER 103. THEN MONUMENTING AND SCALING BETWEEN THE TWO OUTSIDE MONUMENTED CORNERS.

"SOUTHERLY LINE: THE SOUTHERLY LINE IS CONTIGUOUS WITH THE NORTHERLY LINE OF PARCEL 27.00. THE RECOVERED MONUMENT WAS HELD FOR THE EASTERN TERMINUS AND THE EASTERN RIGHT OF WAY LINE OF FRANKLIN ROAD (DESCRIBED BELOW) WAS HELD FOR THE WESTERN TERMINUS.

"WESTERN LINE: THE WESTERN LINE IS CONTIGUOUS WITH THE EASTERN RIGHT OF WAY LINE OF FRANKLIN ROAD. THIS RIGHT OF WAY WAS COMPUTED THIS SURVEY WITH A COMBINATION OF RECOVERED MONUMENTS AND THE RECORD SURVEY AND DEED REFERENCES REPORTED HEREON.

"NORTHERLY LINE: THE NORTHERLY LINE IS CONTIGUOUS WITH A PORTION OF THE SOUTHERLY LINE OF PARCEL 28.00. THE RECOVERED MONUMENT WAS HELD FOR THE EASTERN TERMINUS AND THE EASTERN RIGHT OF WAY LINE OF FRANKLIN ROAD (DESCRIBED ABOVE) WAS HELD FOR THE WESTERN TERMINUS.

NOTES

"RESOLVED BOUNDARY RIGHT OF WAY LINES REPORTED HEREON REPRESENT THE LAND SURVEYOR'S OPINION ON THE GROUND LOCATION OF EXISTING BOUNDARY RIGHT OF WAY LINES BASED ON THE EVIDENCE AVAILABLE AND UTILIZED AT THE TIME THIS SURVEY WAS CONDUCTED. A COMBINATION OF EVIDENCE WAS UTILIZED SUCH AS RECOVERED BOUNDARY EVIDENCE REPORTED HEREON AND PUBLICLY AVAILABLE RECORDED PLATS AND DEEDS IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. REPORTED HEREON.

"THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS AND PLATS OF RECORD. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

"EASEMENTS MAY EXIST FOR UTILITIES SHOWN OR NOT SHOWN HEREON WHICH WERE NOT REFERENCED BY THE SUBJECT PROPERTY DEED OF RECORD. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.

"THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE, UTILITY MARKINGS PROVIDED BY OTHERS, PUBLIC RECORDS, AND/OR MAPS PROVIDED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THEY COMPREHEND ALL THE UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THEREFORE RELIANCE UPON SIZE, TYPE, AND LOCATION SHALL BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. IT IS RECOMMENDED THAT TENNESSEE ONE-CALL SYSTEM INC. BE NOTIFIED BEFORE ANY EXCAVATION IS CONDUCTED. 248.8.

"THE PROPERTY SHOWN HEREON IS LOCATED IN "NO SCREEN AREA OF MINIMAL 5,000 HAZARD ZONE 4" ACCORDING TO FIRM MAP "WILLIAMSON COUNTY" TENNESSEE (AND INCORPORATED AREAS) NAME: 703 OF 485 MAP NUMBER 17187C2003H. REVISED DATE: DECEMBER 20, 2024. THIS STATEMENT DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY WILL OR WILL NOT FLOOD.

"NO TITLE REPORT WAS PROVIDED TO THIS SURVEYOR REGARDING THE SUBJECT PROPERTY. THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH AND REPORT MAY DISCLOSE.

"THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

RECORD SURVEY REFERENCES

- (1): STATE OF TENNESSEE DEPARTMENT OF HIGHWAYS AND PUBLIC WORKS, PLAN AND PROFILE OF PROPOSED STATE HIGHWAY STATE HIGHWAY 6, REVISED MAY 19, 1928.
- (2): RESUBDIVISION OF LOTS 14 AND 15 PARLINSDALE MANOR REVISION 2 BY SCOTT CHERRY, RECORDED 03-02-2012 IN PLAT BOOK 355, PAGE 54.

RECORD DEED REFERENCES

- (1): GUARANTEE DEED, RECORDED 10-23-2014 IN BOOK 6303, PAGE 907 (PARCEL 28.00).
- (2): WARRANTY DEED, RECORDED 05-20-2024 IN BOOK 9503, PAGE 156 (PARCEL 27.00).
- (3): WARRANTY DEED, RECORDED 04-01-2023 IN BOOK 9895, PAGE 61 (PARCEL 26.00).

ENCUMBRANCES PER CURRENT VESTING DEED

(1): TERMS AND CONDITIONS OF INGRESS AND EGRESS EASEMENT AND RIGHTS TO SPRING AS STATED IN DEED OF RECORD IN BOOK 09, PAGE 436 OF THE PUBLIC RECORDS OF WILLIAMSON COUNTY, TENNESSEE.

"THIS DEED DOES NOT REPORT A SPECIFIC DESCRIPTION OF THE LOCATION OF THE EASEMENT, UNPLOTTABLE.

(2): RIGHT OF WAY EASEMENT IN BOOK 78, PAGE 8/6 OF THE PUBLIC RECORDS OF WILLIAMSON COUNTY, TENNESSEE.

"THIS DOCUMENT APPEARS TO GRANT AN EASEMENT TO MIDDLE TENNESSEE ELECTRIC, BUT DOES NOT REPORT A SPECIFIC DESCRIPTION OF THE LOCATION OF THE EASEMENT, UNPLOTTABLE.

SURVEYOR'S CERTIFICATE

"I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON REPRESENTS A CATEGORY V SURVEY AND WAS MADE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, THE ACTUAL CLOSURE OF THE RESOLVED BOUNDARY REPORTED HEREON IS 1/46.781.



RECORD OF SURVEY

MAP 63, PARCEL 26.00
CITY OF FRANKLIN, WILLIAMSON CO., TN

PREPARED BY
SKYLINE LAND SURVEYING, LLC
148 FRONT STREET, SUITE 100
FRANKLIN, TN 37064
PH: (615) 330-1349
BEN@SKYLINELANDSURVEYING.COM
SKYLINELANDSURVEYING.COM

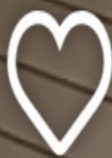
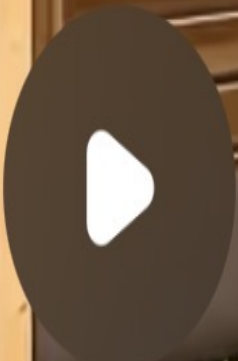
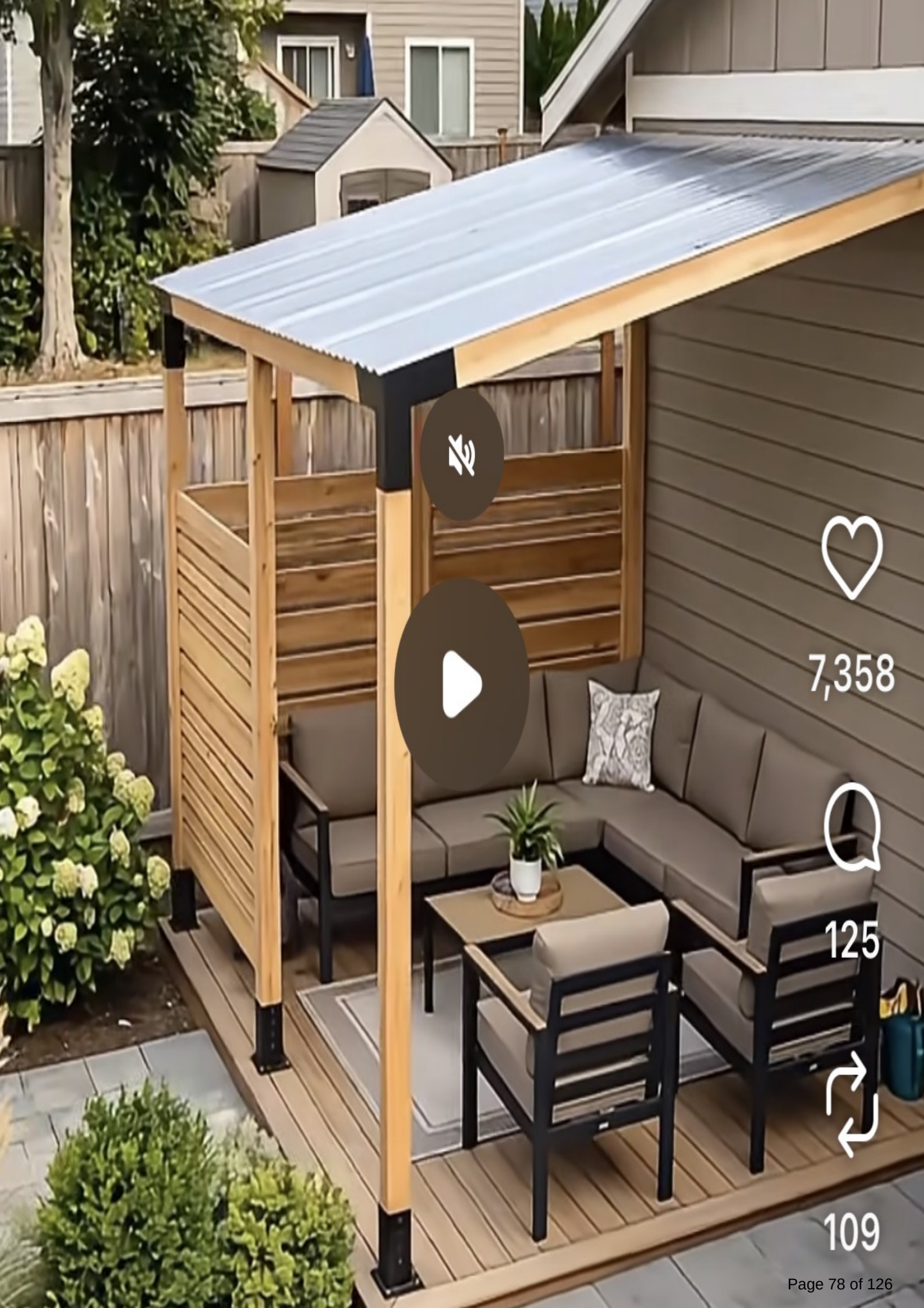


FIELD SURVEY COMPLETION	02-17-2026	SCALE	1" = 20'
DATE PREPARED	03-07-2026	DRAWN BY	B.J.I.
PROJECT NO.	26-031	FIELD BOOK	3-10
		CHECKED BY	REH
SHEET 1 OF 1			

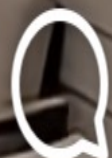




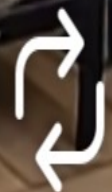




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125

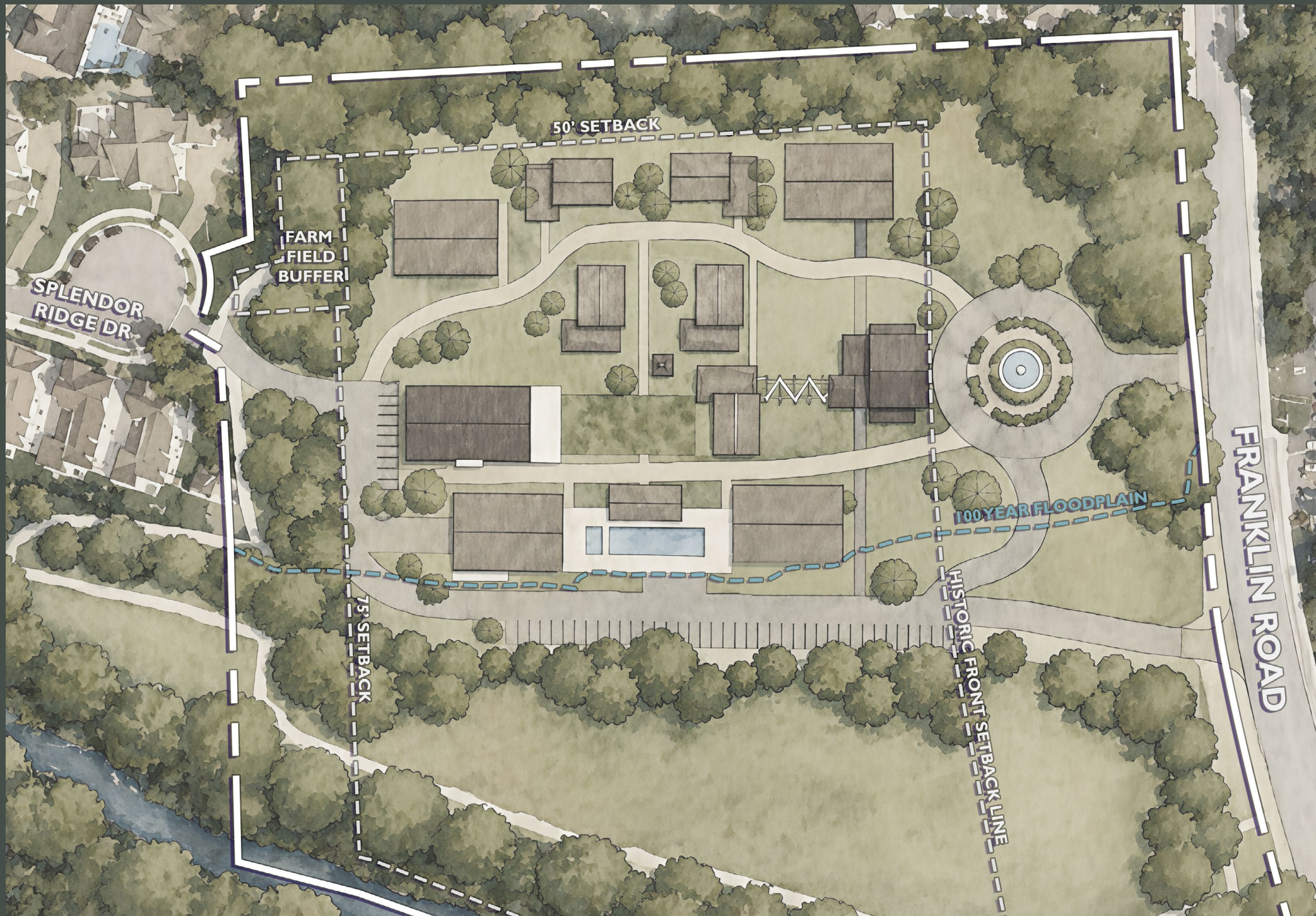


109

THE
MAYBERRY
AT RIVERVIEW

151 FRANKLIN ROAD, FRANKLIN, TENNESSEE

ENVISION FRANKLIN PLAN AMENDMENT | DESIGN REVIEW COMMITTEE | **AUGUST 17TH 2026**



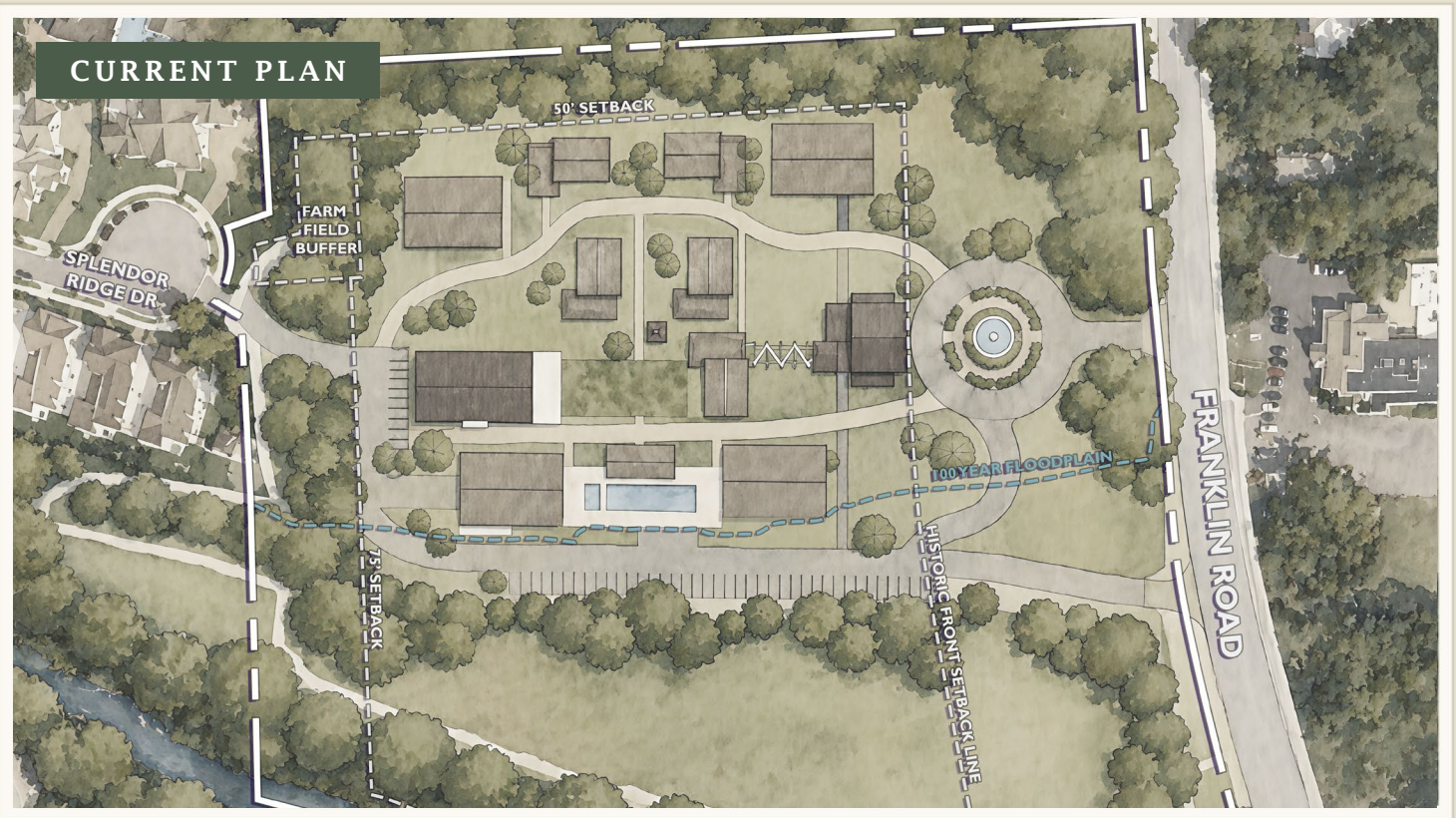
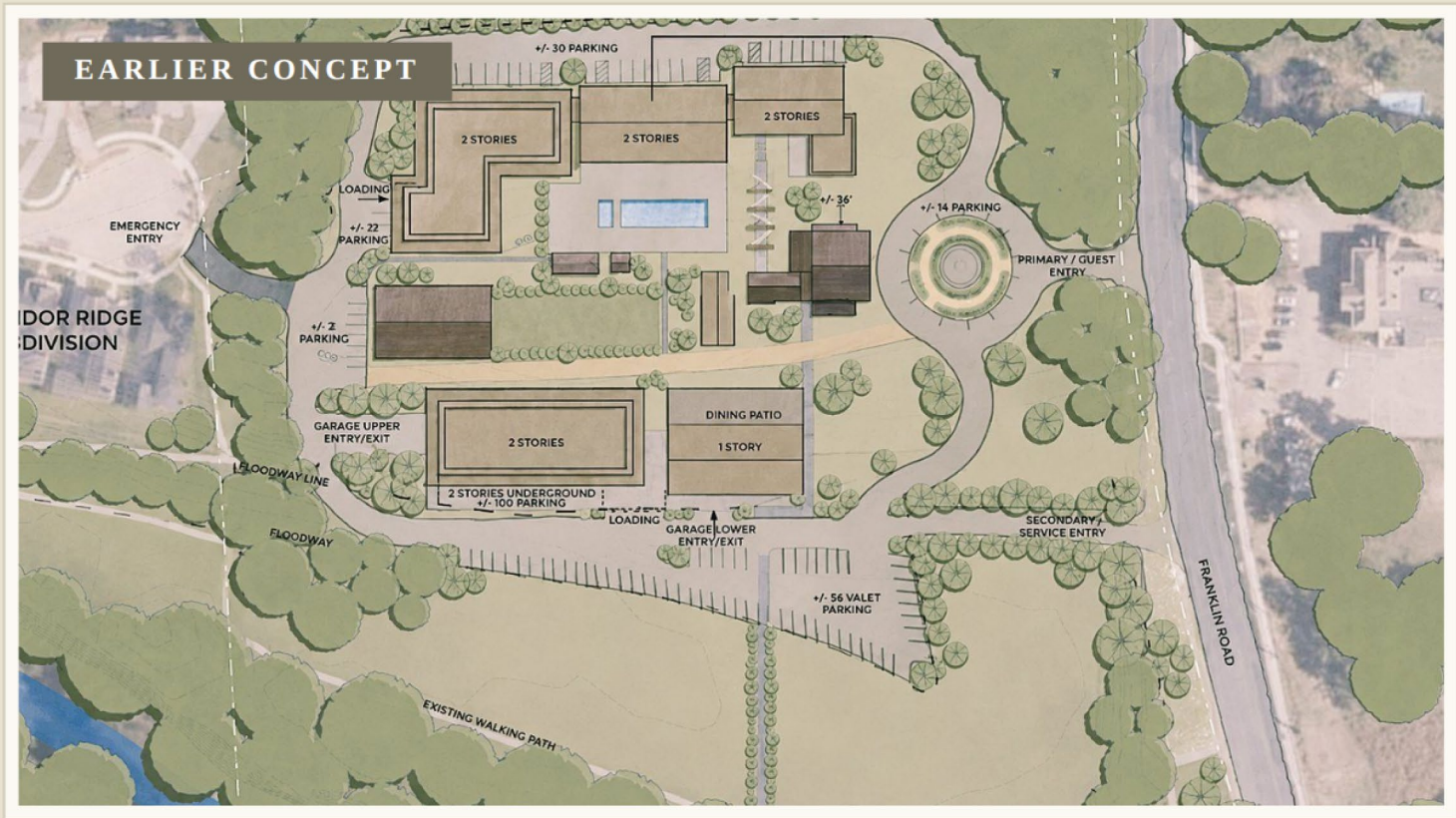
A revised plan shaped by *community input*.

Fewer rooms. No event venue. Nearly 40% less paving. Stronger buffers between the inn and its neighbors — and the historic home still at the center.

WE LISTENED

A quieter plan for a *historic estate*

The revised plan reduces density, adds stronger neighborhood buffers, and keeps Riverview as the center of the experience.



What Changed

Rooms Reduced

Reduced from 120 to 90 rooms, with a mix of rooms and suites, including estate suites within the restored historic home.

Stronger Neighborhood Buffers

Added up to 50+ feet of landscape buffer along the Lancaster side, increased building setbacks, and retained the Farm Field Buffer.

No Event Venue

The barn is no longer proposed as a dedicated event venue. The revised plan includes no standalone event venue on site.

Active Uses Shifted South

The pool, pool grill, spa, and more active hospitality uses have been relocated to the southern side, away from the Lancaster edge.

Nearly 40% Less Paving

The revised plan reduces paving by nearly 40%, removes full auto circulation, and eliminates parking along the northern property line.

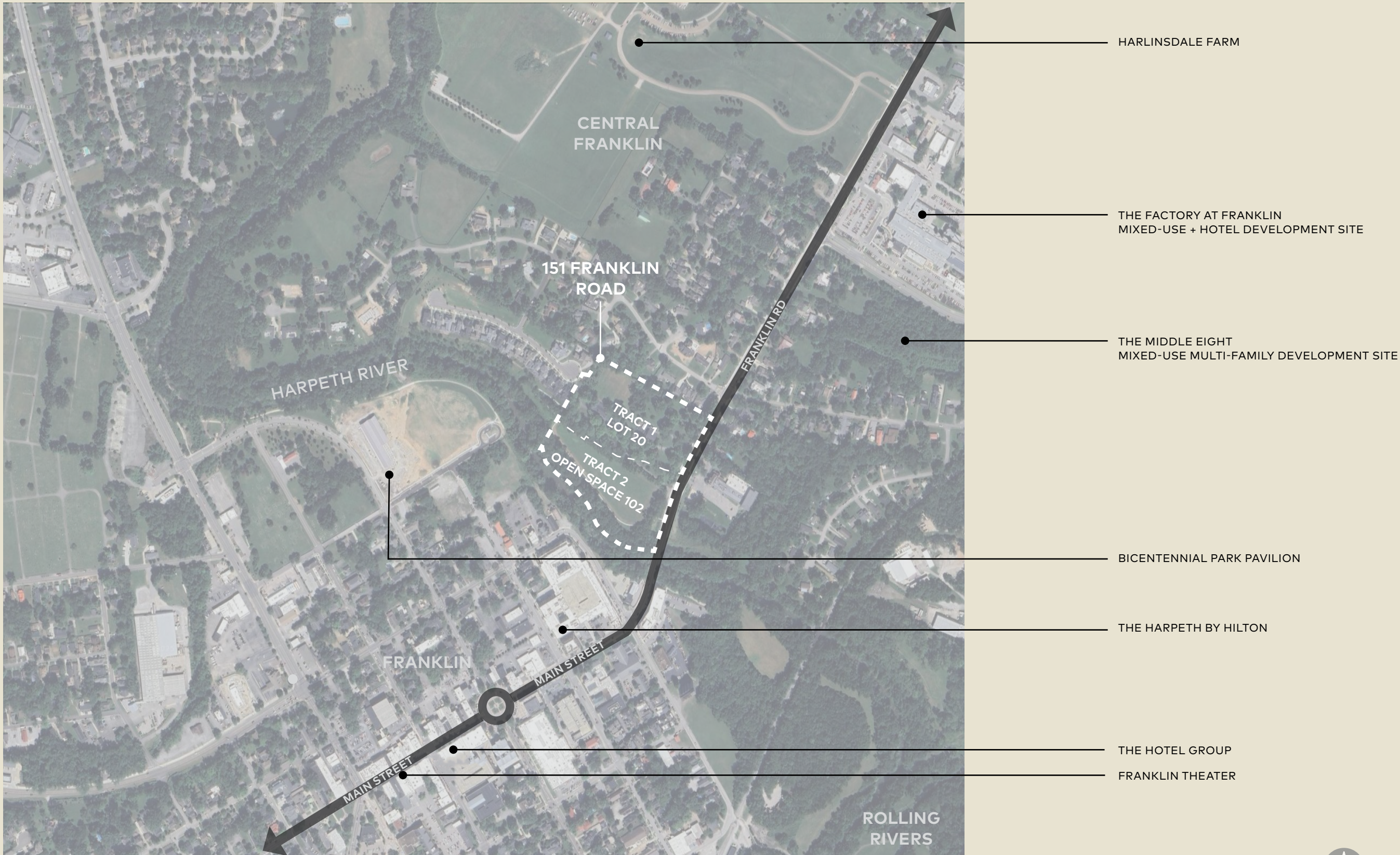
More Estate-Like Layout

The current plan is lower, greener, and more pedestrian-oriented, with the historic Riverview home remaining the centerpiece.

SECTION ONE

The Estate

The history of Riverview, its place in Franklin, and the historic resources the plan is built to preserve.



EXISTING SITE PLAN | DIAGRAM



SMOKEHOUSE
1902 - CONTRIBUTING



BARN
1902 - CONTRIBUTING



RELOCATED CABIN
1850 - NON-CONTRIBUTING



RIVERVIEW
1902 - CONTRIBUTING



ADDITION
1930 - NON-CONTRIBUTING



**SPRINGHOUSE
(COLLAPSED)**
1902 - CONTRIBUTING





SMOKEHOUSE



RELOCATED CABIN



BARN



SPRINGHOUSE (1987)



SPRINGHOUSE (2025)

SECTION TWO

The Experience

How residents and guests encounter Riverview — the restaurant, spa, gardens, and inn, shaped around the historic home.

THE EXPERIENCE



THE EXPERIENCE

A boutique inn shaped around *the historic home*

THE MAYBERRY AT RIVERVIEW

FOUR WAYS TO EXPERIENCE RIVERVIEW



I
Restaurant

A public restaurant open to residents, visitors, and inn guests — indoors and on the garden terrace.



II
Spa

A wellness amenity set within the landscape, open to residents and guests alike.



III
Gardens

Restored grounds, paths, porches, and outdoor rooms — shared with the community.



IV
Inn

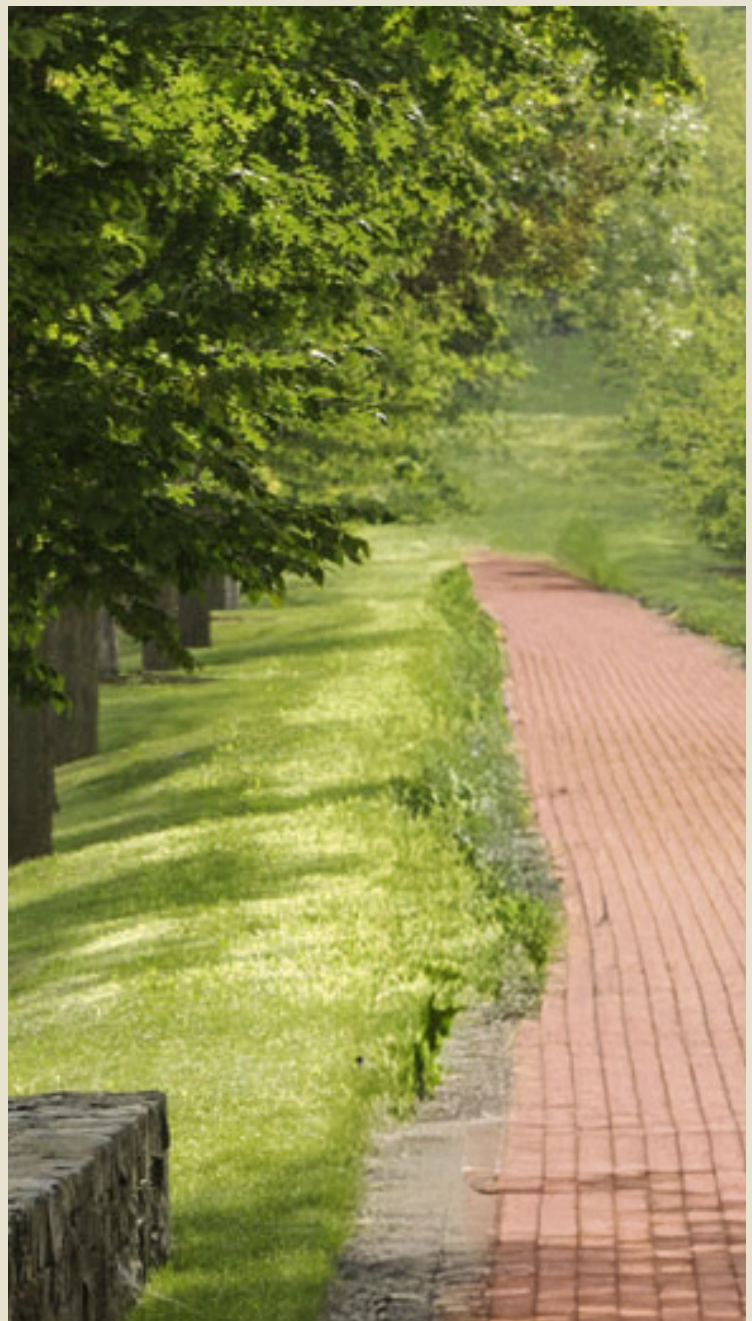
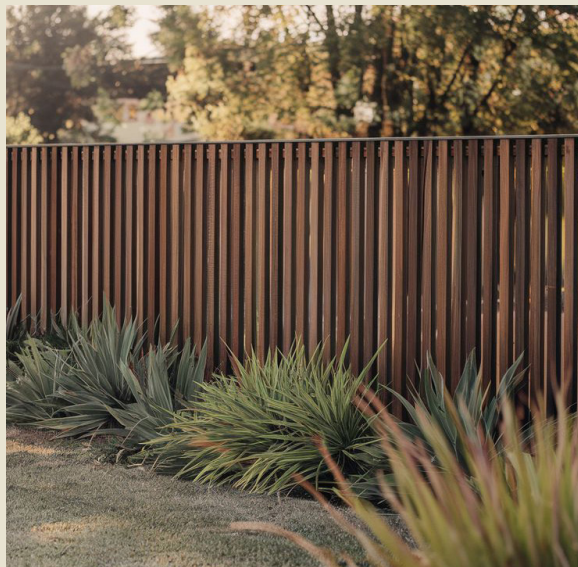
Boutique hospitality at a residential scale, within the restored historic estate.



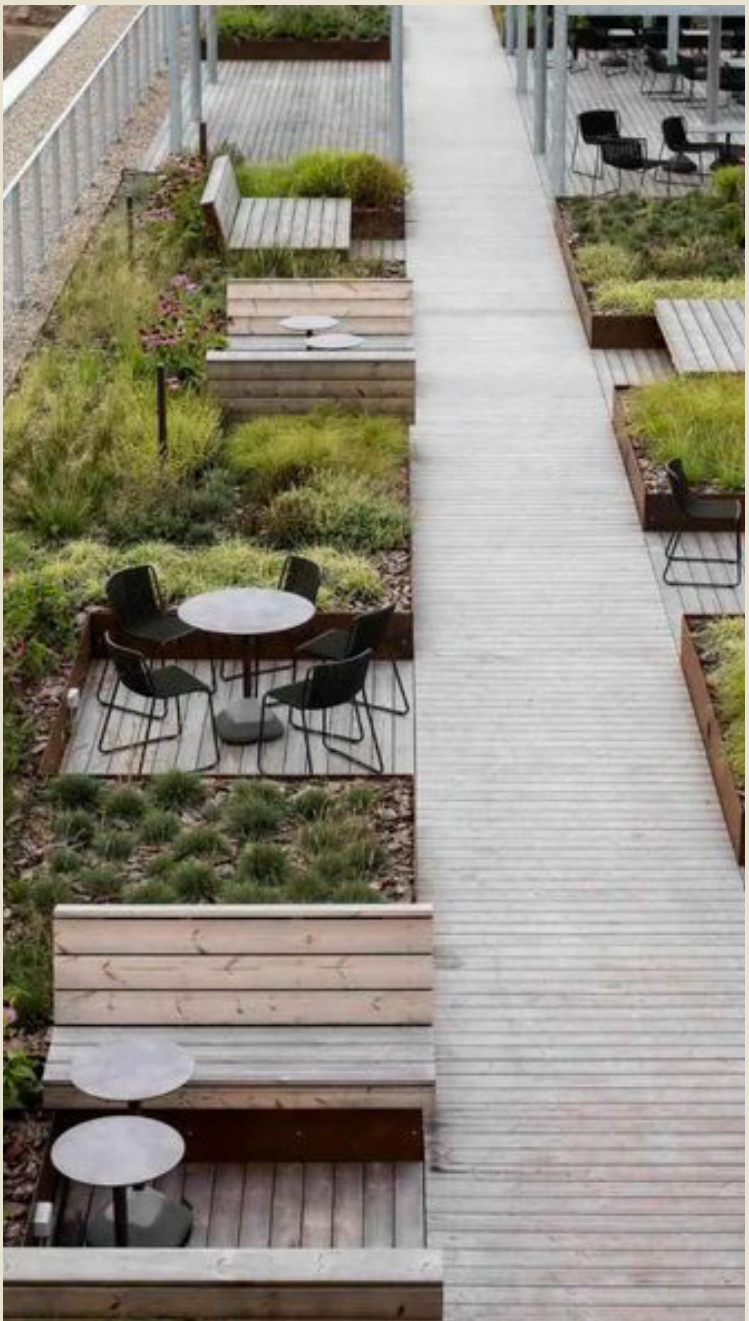
THE REFINED HISTORIC MAYBERRY HOME BALANCES **OLD AND NEW** WITH THE **PRESERVATION** AND ENHANCEMENT OF HISTORIC ELEMENTS CONTRASTED WITH **MODERN, ELEGANT** FINISHES AND FURNISHINGS.



THE RENEWED INTERIOR SPACES HIGHLIGHT THE MOST EXPRESSIVE ARCHITECTURAL DETAILS - **RICH COLORS, INTIMATE ROOMS, AND CRAFTED SPACES** THAT DEFINE ITS **ORIGINAL CHARACTER** - WHILE INTRODUCING **CONTEMPORARY LAYERS** THAT KEEP THE HISTORIC ELEMENTS FEELING CURRENT AND INVITING.



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.



ON THE INTERIOR, THE LANDSCAPE IS CONCEIVED AS A **CALM, RESTORATIVE ENVIRONMENT** INSPIRED BY QUIET **NATURAL CLEARINGS**. INTIMATE POCKETS OF COMMUNITY ARE DEFINED THROUGH **SPATIAL SHIFTS, PLANTING DENSITY, AND INTEGRATED SEATING** TO SUPPORT **MOMENTS OF CONNECTION**.



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



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**.

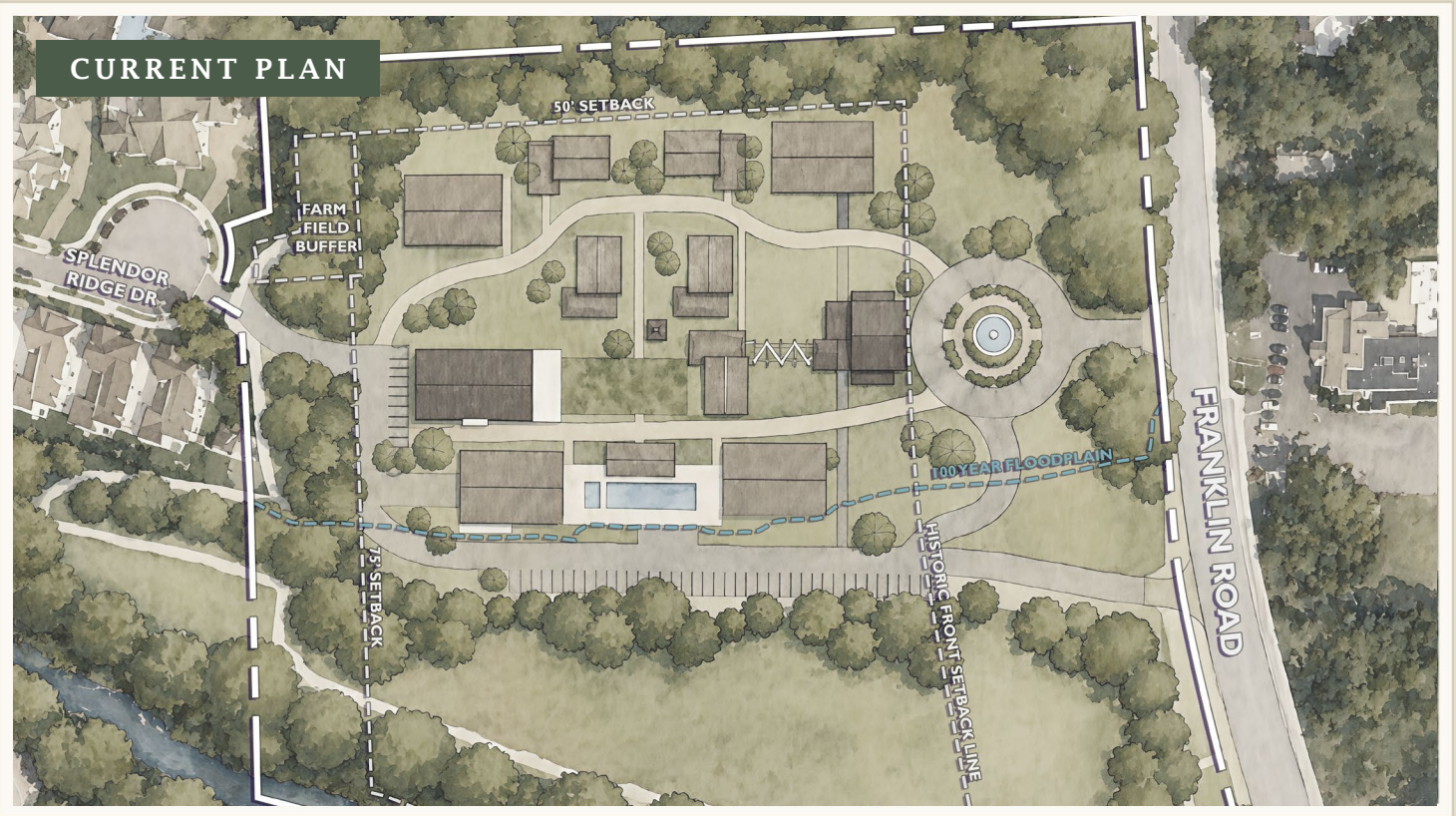
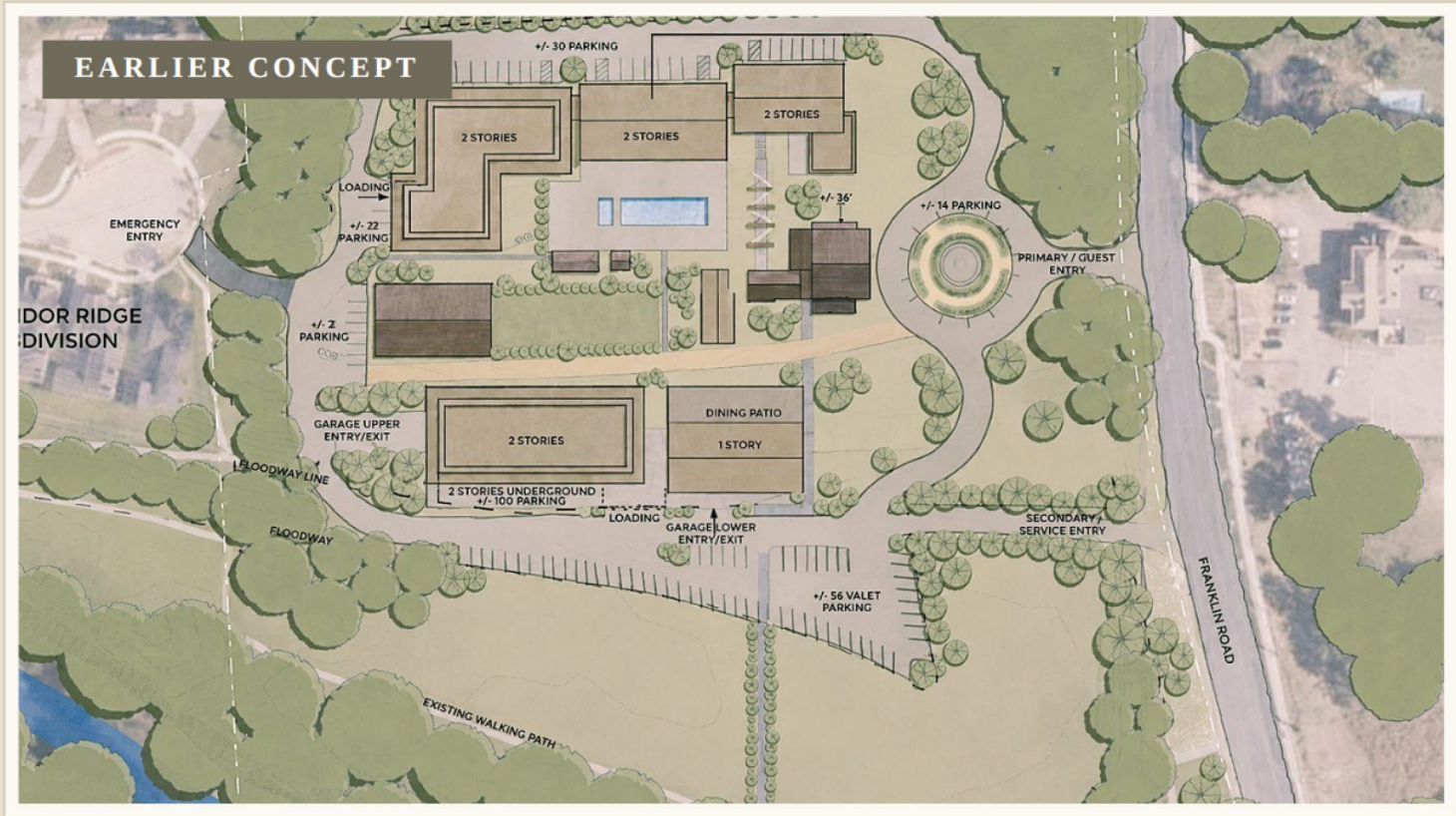
SECTION THREE

The Revised Plan

How the July plan responds to the neighborhood — quieter edges, a protected buffer, and the historic home held at the center.

A quieter plan for a *historic estate*

The revised plan reduces density, adds stronger neighborhood buffers, and keeps Riverview as the center of the experience.



What Changed

Rooms Reduced

Reduced from 120 to 90 rooms, with a mix of rooms and suites, including estate suites within the restored historic home.

Stronger Neighborhood Buffers

Added up to 50+ feet of landscape buffer along the Lancaster side, increased building setbacks, and retained the Farm Field Buffer.

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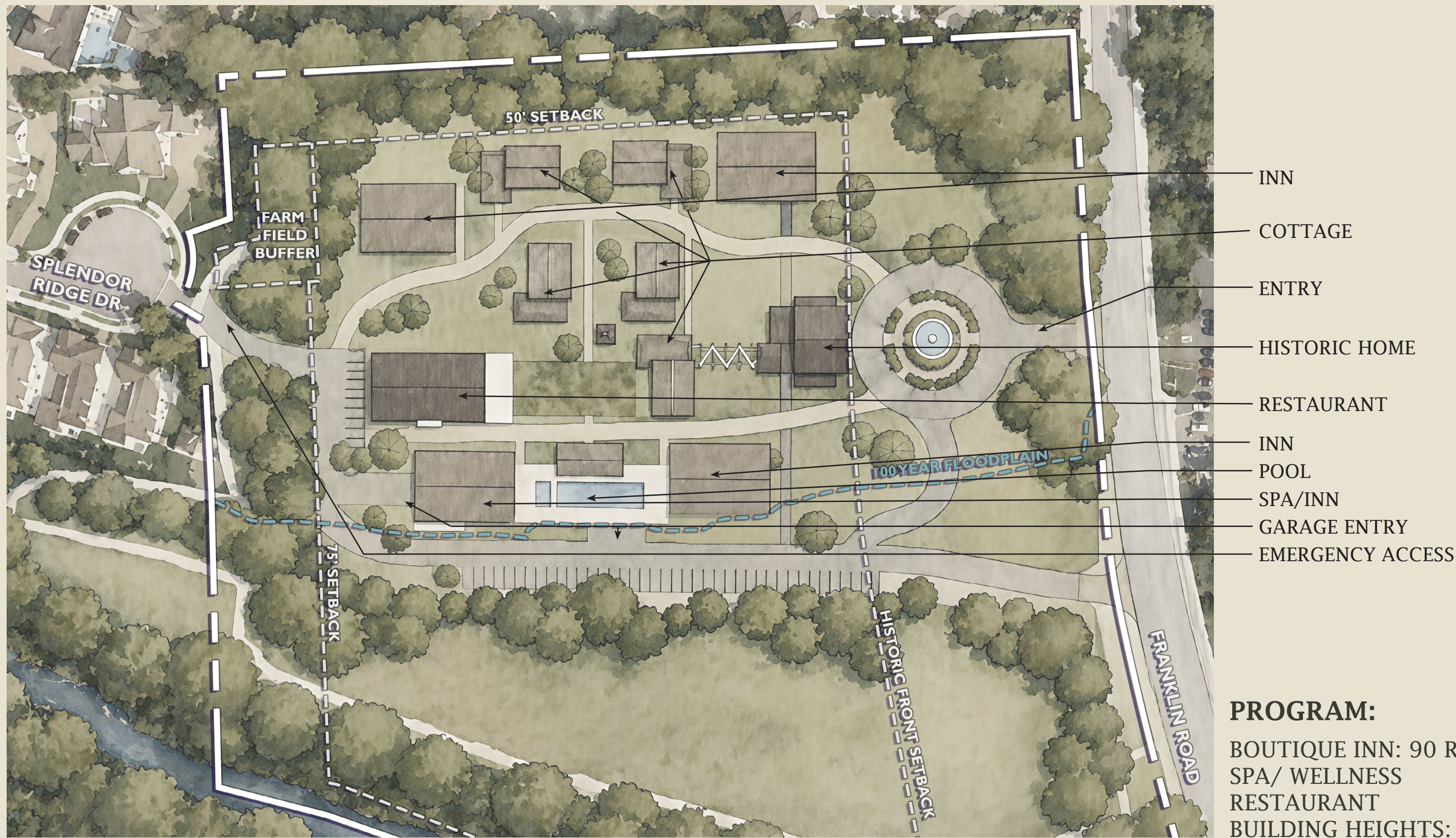
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The revised plan reduces paving by nearly 40%, removes full auto circulation, and eliminates parking along the northern property line.

More Estate-Like Layout

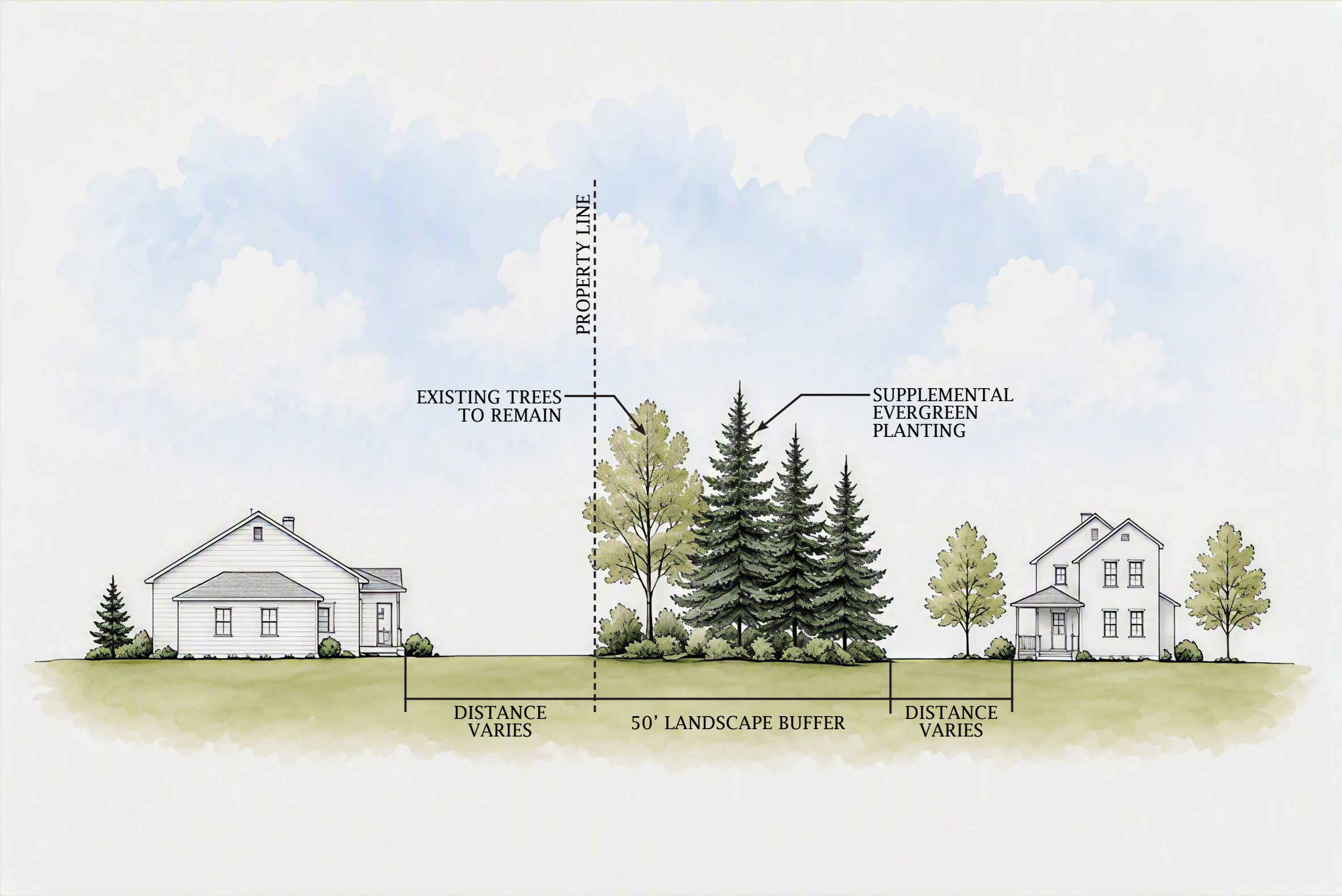
The current plan is lower, greener, and more pedestrian-oriented, with the historic Riverview home remaining the centerpiece.

Updated site plan

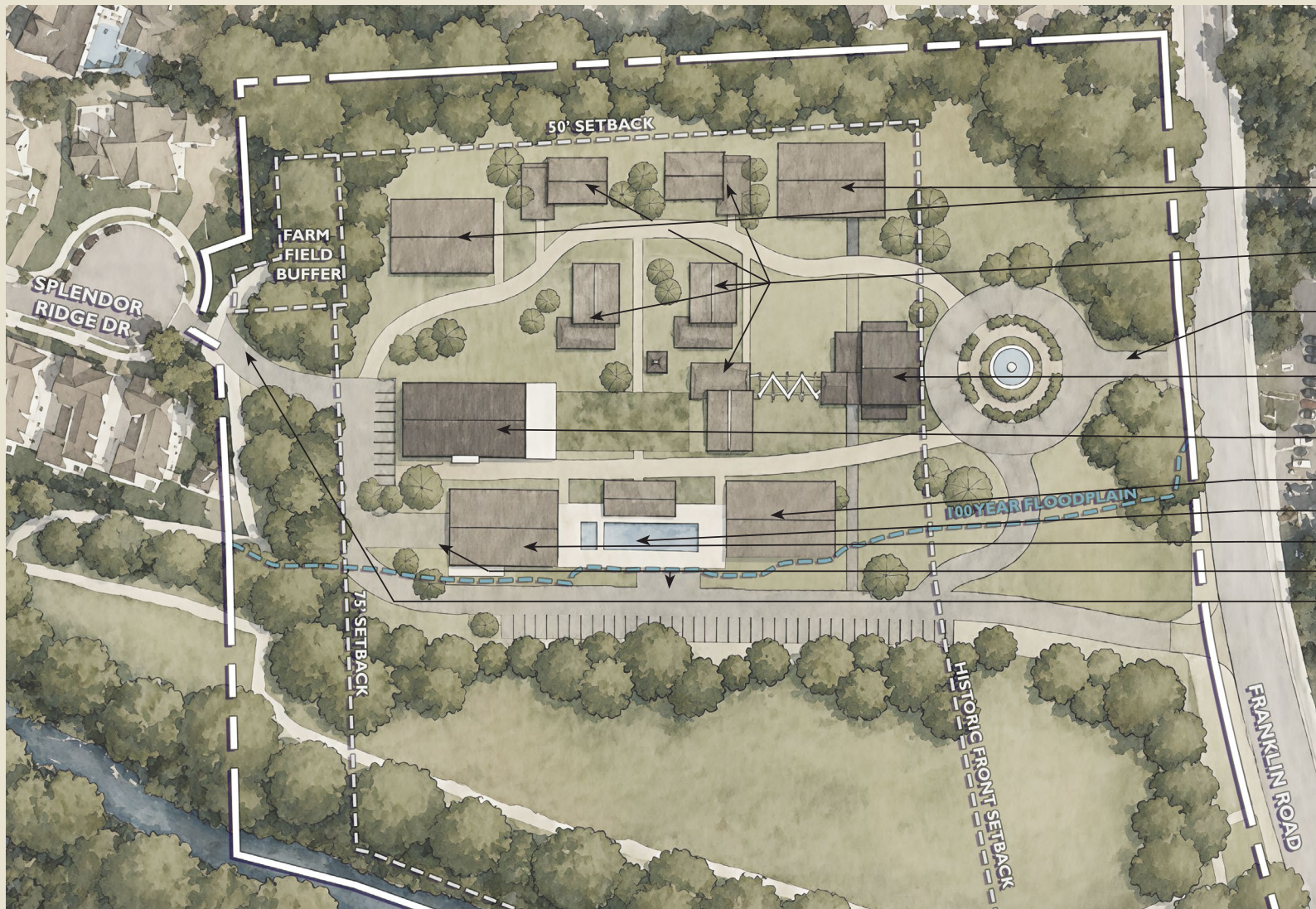


PROGRAM:
BOUTIQUE INN: 90 ROOMS
SPA/ WELLNESS
RESTAURANT
BUILDING HEIGHTS: 2 STORIES

Residential Landscape Buffer



Special Consideration



- INN
- COTTAGE
- ENTRY
- HISTORIC HOME
- RESTAURANT
- INN
- POOL
- SPA/INN
- GARAGE ENTRY
- EMERGENCY ACCESS

RURAL RESERVE

Special consideration for the property located North of Harpeth River, South of Lancaster Drive, West of Franklin Road

The viewshed along Franklin Road should be preserved. Some guest parking may be appropriate along at the front of the structure, but all other new parking and structures will be located behind the front setback. Landscape screening should be utilized to soften views of parking and any new buildings and to maintain the appearance of the Franklin Road Corridor.

Existing Structures deemed to be contributing to the Historic Designation of the site (including the main house, the barn, and the smokehouse) should be preserved for the reuse of the site. For new structures, architectural design should draw from defining historic characteristics. Structures should be one- to two-story buildings. Where stepping down with grades two story buildings may increase parking or service levels under.

A boutique hotel of 90 units is appropriate as the primary use at 151 Franklin Road with supporting uses such as a restaurant, café, retail, meeting space, health and wellness, indoor and outdoor amenity spaces and spaces for private functions, are also appropriate. Exterior lighting shall utilize low-intensity, fully shielded fixtures and be dark-sky compliant.

Landscape buffers measuring 75' in width along the western boundary and measuring 50' in width along the northern boundary should be heavily planted with a majority of evergreen plants and trees.

Parking located to the west of the restaurant is intended for ADA accessible parking for wheelchair and disabled access to the restaurant. Service, trash, valet parking, and guest parking to be located east of the restaurant and to the south of the campus.

Indoor seating for the restaurant will be on the eastern side of the barn and the indoor kitchen will be on the western side to reduce any noise from dining.

Operating Commitments

How the property will be managed day to day

The revised plan pairs preservation and public access with clear operating standards to protect nearby neighborhoods and the historic Riverview setting. The Mayberry is intended to operate as a quiet, preservation-led boutique inn — not an event venue, nightlife destination, or conventional hotel block.



The goal is a property that is preserved, shared, and responsibly managed — with the historic Riverview home at the center.

SIX OPERATING COMMITMENTS

- 1 No Dedicated Event Venue**
The previously contemplated dedicated event space is removed. The property is a boutique inn with restaurant, spa, and gardens around the historic home.
- 2 Managed Arrival & Parking**
Guest arrival, on-site parking, valet, and internal circulation are professionally managed to reduce neighborhood spillover.
- 3 Defined Service Access**
Service, loading, and back-of-house activity are directed to planned access points and managed through operating standards.
- 4 Light & Sound Standards**
Outdoor lighting, amplified sound, and hours of activity are managed to respect nearby homes and the historic setting.
- 5 Landscape Buffers Maintained**
Stronger landscape buffers, setbacks, and screening are held along property edges — especially the quieter northern and western edges.
- 6 Continued Public Review**
Traffic, parking, stormwater, landscape, and lighting details continue through the City’s public review process.



THE INVITATION

A historic landmark, *preserved and shared*

The Mayberry at Riverview protects one of Franklin's most visible historic gateways while giving the property a sustainable future — one that welcomes residents, supports visitors, preserves open space, and keeps the historic home at the heart of the experience.

THE MAYBERRY AT RIVERVIEW • 151 FRANKLIN ROAD • FRANKLIN, TENNESSEE • EST. 1902

THE
MAYBERRY
AT RIVERVIEW

mayberryatriverview.com

LEARN MORE

REVIEW THE PLAN

SHARE YOUR FEEDBACK

PROJECT TEAM

APPLICANT



ARCHITECTURE

WORKSHOP/APD

PLANNING & ENTITLEMENTS

Kimley»Horn

THE MAYBERRY AT RIVERVIEW • 151 FRANKLIN ROAD • FRANKLIN, TENNESSEE • EST. 1902

906

234 & 242 5th Avenue North Proposed Development: Narrative

Prepared for the Franklin Historic Zoning Commission

906 Studio Architects : August 17, 2026

The owner of the sites at 234 and 242 5th Ave is examining the combination of the sites to develop a new office building. Our design team has studied this site in detail and is requesting the opportunity to discuss the appropriate height and massing of the site based on zoning for the site, Envision Franklin and the Historic Zoning District Design Guidelines.

Key items for consideration:

Elevation: The base flood elevation of the 100 year flood plain is at 636 feet; as such the lowest allowable height for commercial development is 637 feet. As grade for the site is 629 feet, this means the lowest allowable floor level is 8 feet above grade. We are utilizing this space to serve as parking (an allowable use within the floodplain overlay) for the site. All materials will be water-resistant as dictated by code and with openings to allow the flow of water during flood events.

Height Context: There is very little relevant context along 5th Avenue or along blocks to the east or west, but a site plan has been provided within our package to identify all local buildings. We have identified contributing buildings in the area based on either their status as historic structures or their previous approvals by the Historic Zoning Commission. We think that within the context of these structures the height and massing of this proposed design are appropriate.

The relevant structures are:

- 249 4th Avenue (906 Studio office which was approved by the HZC) located at the block directly adjacent to this site and highly visible from this site
- 123 5th Avenue (historic structure which houses a Law Office)
- 142 5th Avenue (historic structure which houses a variety of offices)

Massing: Based on requirements of the zoning ordinance, the top floor of the proposed structure has been stepped back 20 feet. In addition, based on careful consideration of the site as well as the discussion with the HZC DRC in March, we have elected to step back the sides of the building directly adjacent to 5th Avenue. This will let the front massing of the structure read as a two-story structure along the street and turning the corner back on both sides, minimizing visual impact and managing scale at this key entrance to Downtown Franklin.

Setbacks: we are proposing a 9 foot setback from the property line along 5th Avenue. While we understand this is less than the approximately 19 foot setback of the neighboring property at 252 5th Avenue (Storehouse #9), we feel this is a setback that is much more appropriate to create the type of streetscape anticipated to meet the Envision Franklin's intent to *"improve upon the area and to transform the character of the built environment in order to extend the vibrant downtown core."* This is a setback much more characteristic of a vibrant streetscape and we expect it to also be typical of future development along this vital corridor.



906 Studio, PLLC
249 Fourth Avenue North, Suite 200
Franklin, Tennessee 37064
615.988.9065
www.906studio.com

Kimley»Horn

234 & 242 5TH AVENUE

HISTORIC ZONING COMMISSION : DESIGN REVIEW COMMITTEE

AUGUST 17, 2026

SITE DATA

SITE ACREAGE: 0.96

PARCELS: MAP 078C; PARCEL 08.00
MAP 078C; PARCEL 07.00

ADDRESS: 234 5TH AVE N
242 5TH AVE N

ZONING: FFO
HPO
CFO

ENVISION FRANKLIN: 5TH AVENUE NORTH



5th AVE NORTH DISTRICT



ENVISION FRANKLIN

The Fifth Avenue North design concept represents an important commercial corridor leading into the historic downtown, through the Harpeth River and Sharps Branch floodplain. The intent is to improve upon the area and to transform the character of the built environment in order to extend the vibrant downtown core.

BUILDING CHARACTER

Along Fifth Avenue North, flat roofs with parapet walls are appropriate with the intent to deemphasize the overall building height. A corner architectural treatment should be designed for buildings at the intersection of Bridge Street and New Highway 96 West. Architectural features, such as an arcade, are appropriate to span mid-block driveway entrances.

Along Fourth Avenue North, redevelopment should consist of a series of smaller buildings with traditional residential character so as to continue the established rhythm and scale of the street.

The design of buildings adjacent to the National Register historic cemeteries should be contextually sensitive.

BUILDING HEIGHT

The maximum building height should be two stories above the Base Flood Elevation (BFE.) The first usable floor must be located above the BFE in accordance with floodplain protection standards.

Along the northern half of the Fifth Avenue North block, the second floor should be stepped back 20 feet from the front facade so as to reduce the overall appearance of height in relation to the National Register cemeteries.

ZONING

The 5th district is intended to:

- A. Provide for nonresidential uses along the 5th Avenue North corridor leading into the historic downtown; and
- B. Allow for redevelopment of properties on the edges of the floodway fringe developed prior to Federal or local floodplain regulations.

PRINCIPAL BUILDING HEIGHT MAXIMUM

2 stories

Along 5th Ave N, within +/- 300 feet of N Margin St and within +/-500 feet of Mt Hope St, the second story shall have a minimum building setback of 20 feet

FLOODPLAIN MAP



FLOODING ANALYSIS - 242 5TH AVENUE



100 YEAR FLOODPLAIN - 636'

WATER LINE MARCH 2021 - 632'

BUILDING ELEVATION - 629'

FLOODING ANALYSIS - 234 5TH AVENUE



100 YEAR FLOODPLAIN - 636'
WATER LINE MARCH 2021 - 632'
BUILDING ELEVATION - 629'

FLOODING HISTORY



FEBRUARY 13TH, 1948



MARCH 13TH, 1975

FLOODING HISTORY

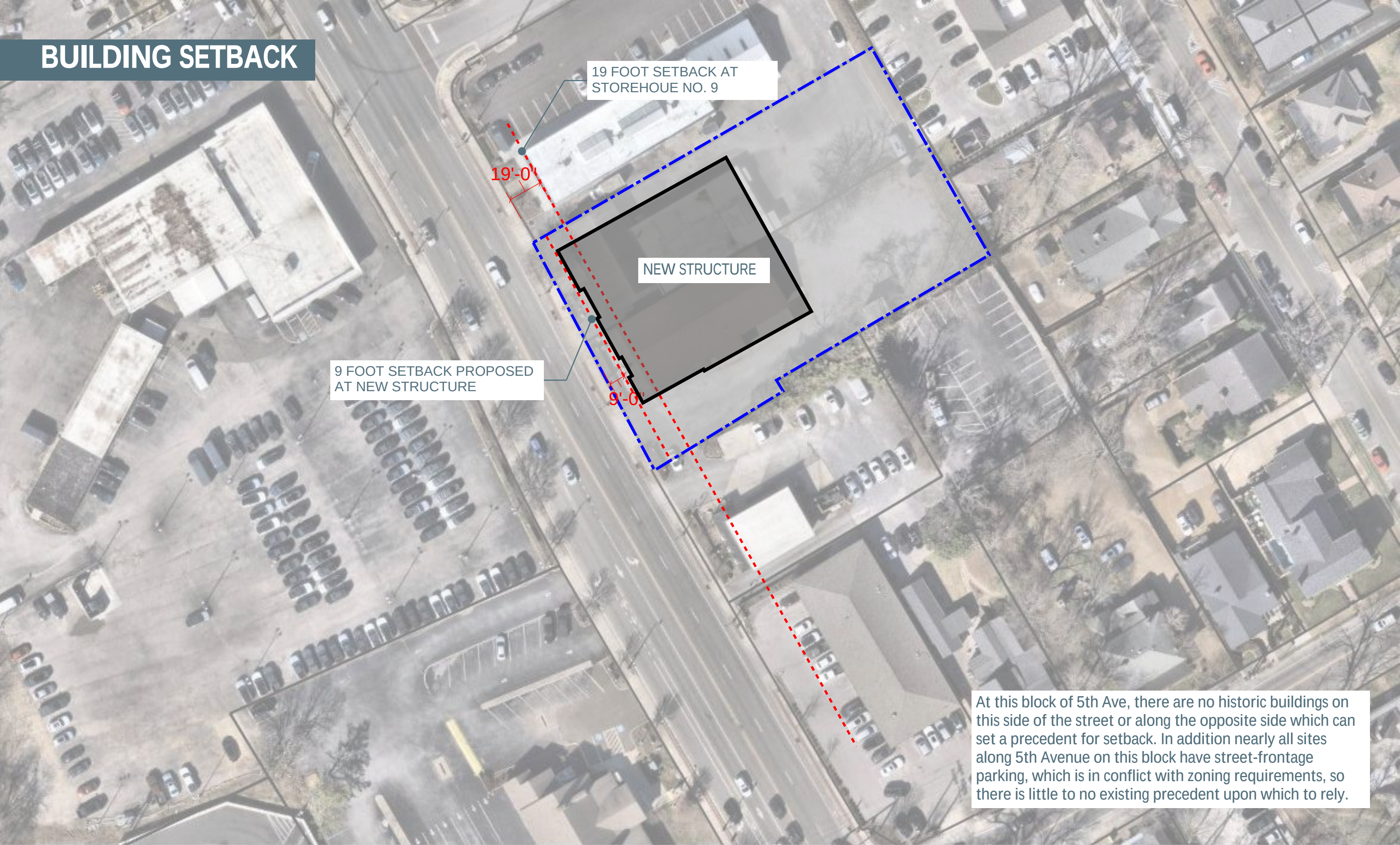


MAY 5TH, 2010



MARCH 28TH, 2021

BUILDING SETBACK



19 FOOT SETBACK AT
STOREHOUSE NO. 9

19'-0"

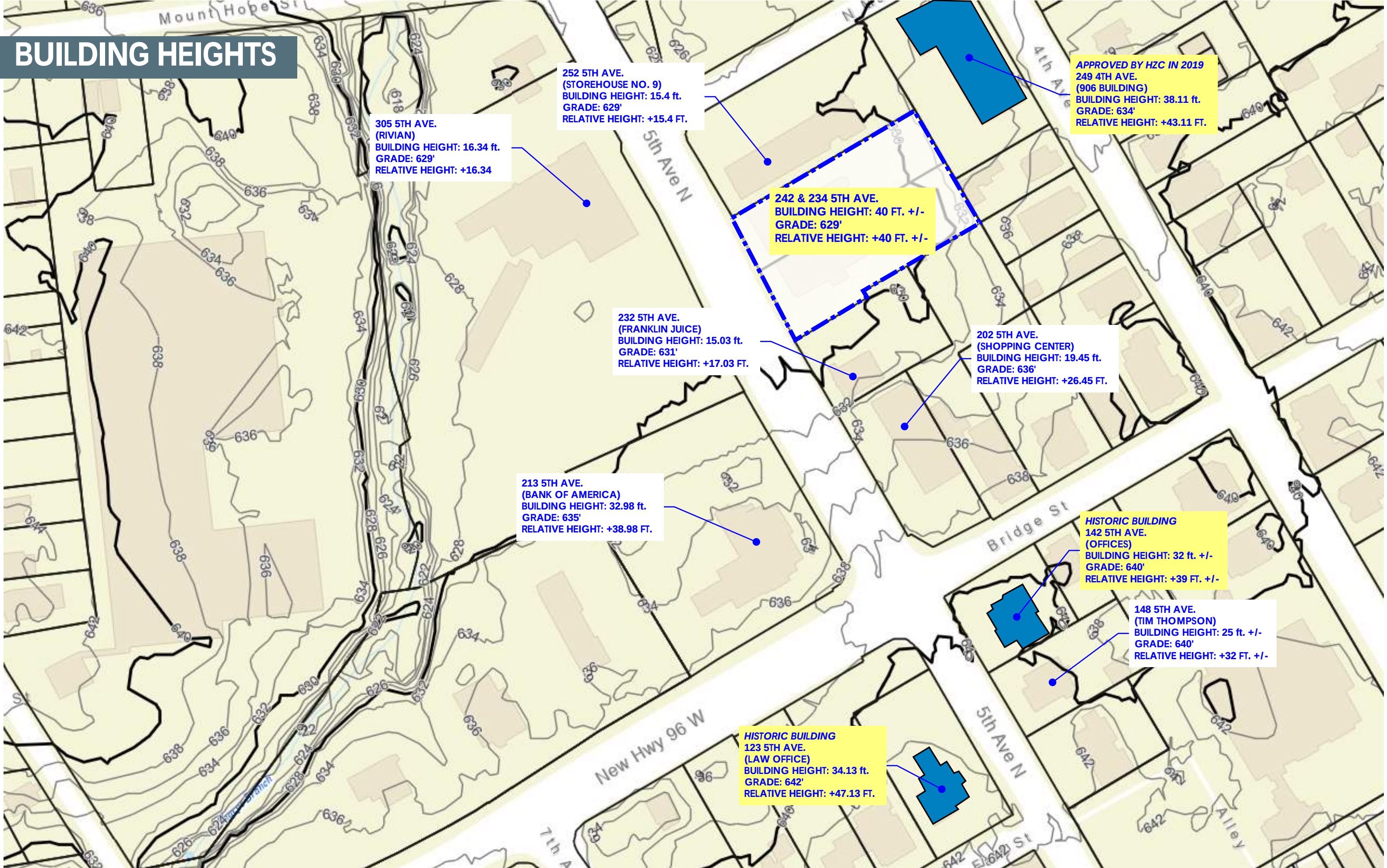
NEW STRUCTURE

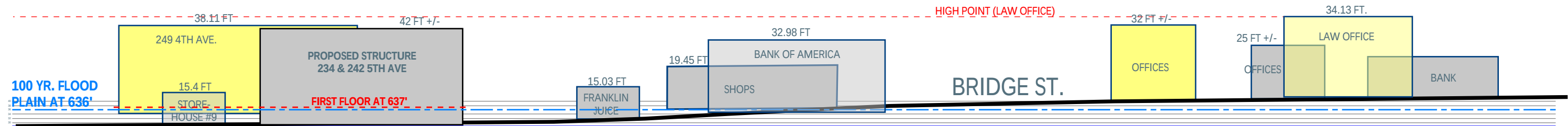
9 FOOT SETBACK PROPOSED
AT NEW STRUCTURE

9'-0"

At this block of 5th Ave, there are no historic buildings on this side of the street or along the opposite side which can set a precedent for setback. In addition nearly all sites along 5th Avenue on this block have street-frontage parking, which is in conflict with zoning requirements, so there is little to no existing precedent upon which to rely.

BUILDING HEIGHTS





SECTION THROUGH 5TH AVENUE



VIEW LOOKING NORTH DOWN 5TH AVE.

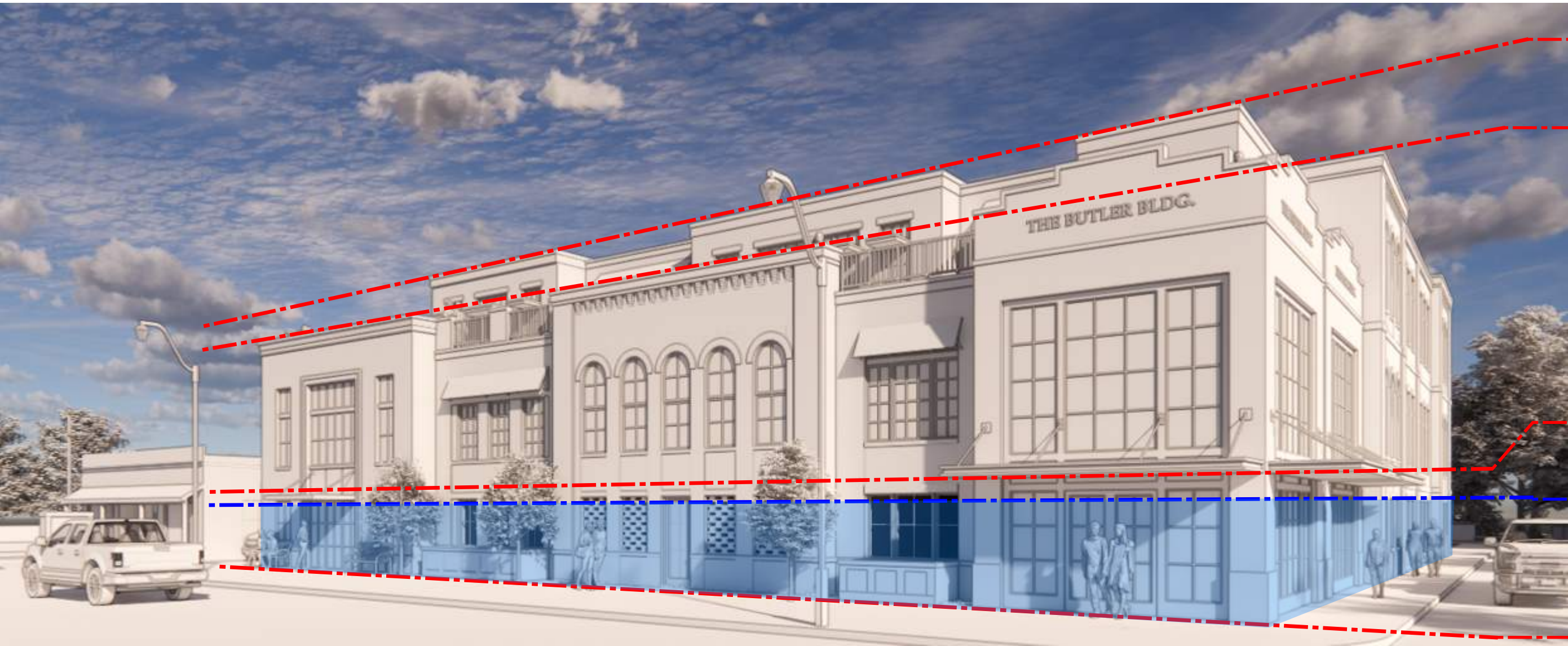


VIEW FROM SOUTHWEST CORNER ALONG 5TH AVE.



BUILDING ELEMENTS REFERENCE PRECEDENT SET BY STEPPED
FRONT OF STRUCTURE WHICH WAS PREVIOUSLY ON THIS SITE





42' +/- TOP OF BUILDING

28' +/- TOP OF PARAPET

637': MIN. HT. OF
FIRST FLOOR

636' : 7' ABOVE GRADE
100 YR. FLOOD PLAIN

GRADE: 629'



VIEW FROM NORTHWEST CORNER ALONG 5TH AVE.



TOP FLOOR IS SET BACK TO MINIMIZE VISUAL PRESENCE OF THE FLOOR SO THAT BUILDING RELATES BETTER TO CONTEXT





FACADE ARRANGED TO BOTH BREAK DOWN THE MASSING OF THE WHOLE AS WELL AS SHOW GROWTH OVER TIME TYPICAL OF A TRADITIONAL HISTORIC STREETScape



HEIGHT CORRESPONDS TO THE EXISTING ADJACENT STRUCTURE
(WHICH WAS PREVIOUSLY APPROVED BY THE FRANKLIN HZC)



EXISTING ADJACENT STRUCTURES PROVIDE A PRECEDENT FOR
FUTURE DEVELOPMENT IN THIS EMERGING DISTRICT



TRADITIONAL OPENING SIZES AND TREATMENTS
ARE USED TO SOFTEN VISUAL IMPACT OF
CODE-REQUIRED OPENINGS AT PARKING GARAGE



THANK YOU FOR YOUR CONSIDERATION