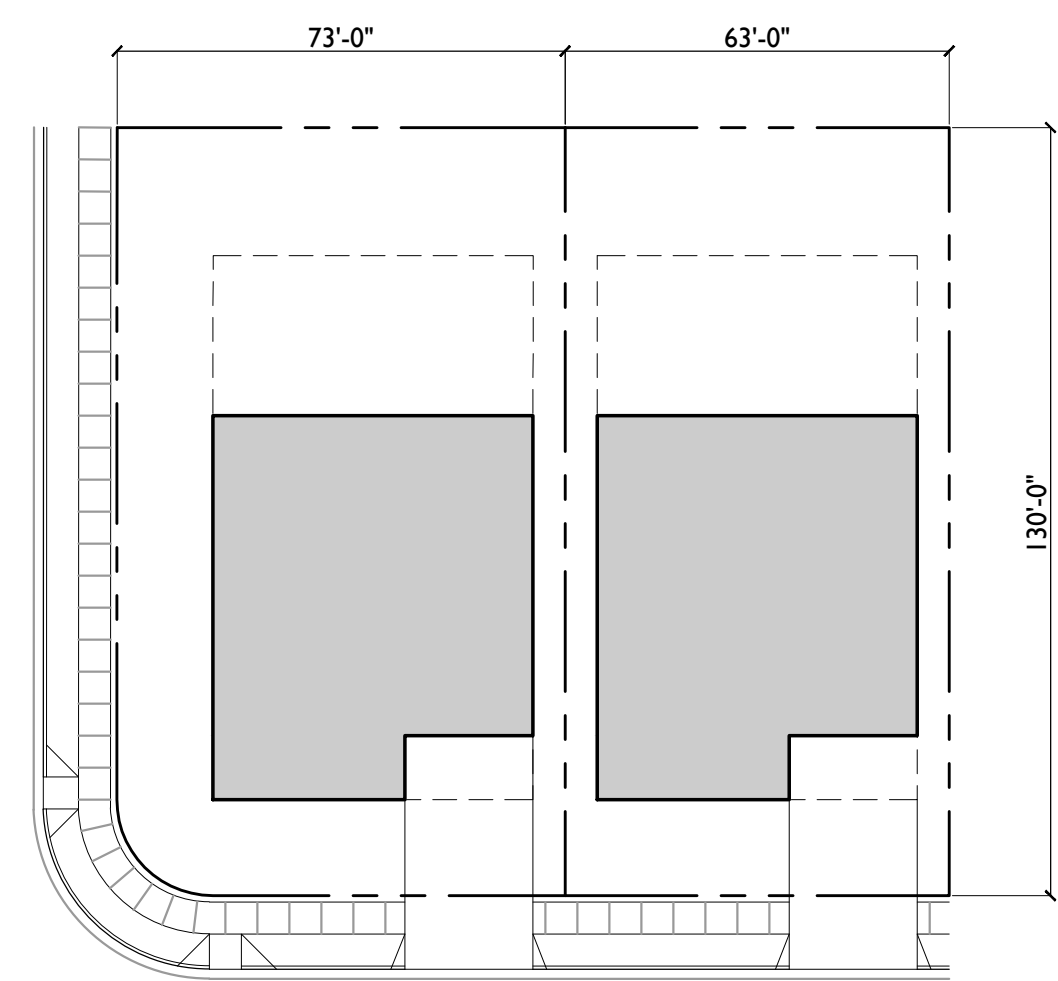


Typical Single Family Home Elevations

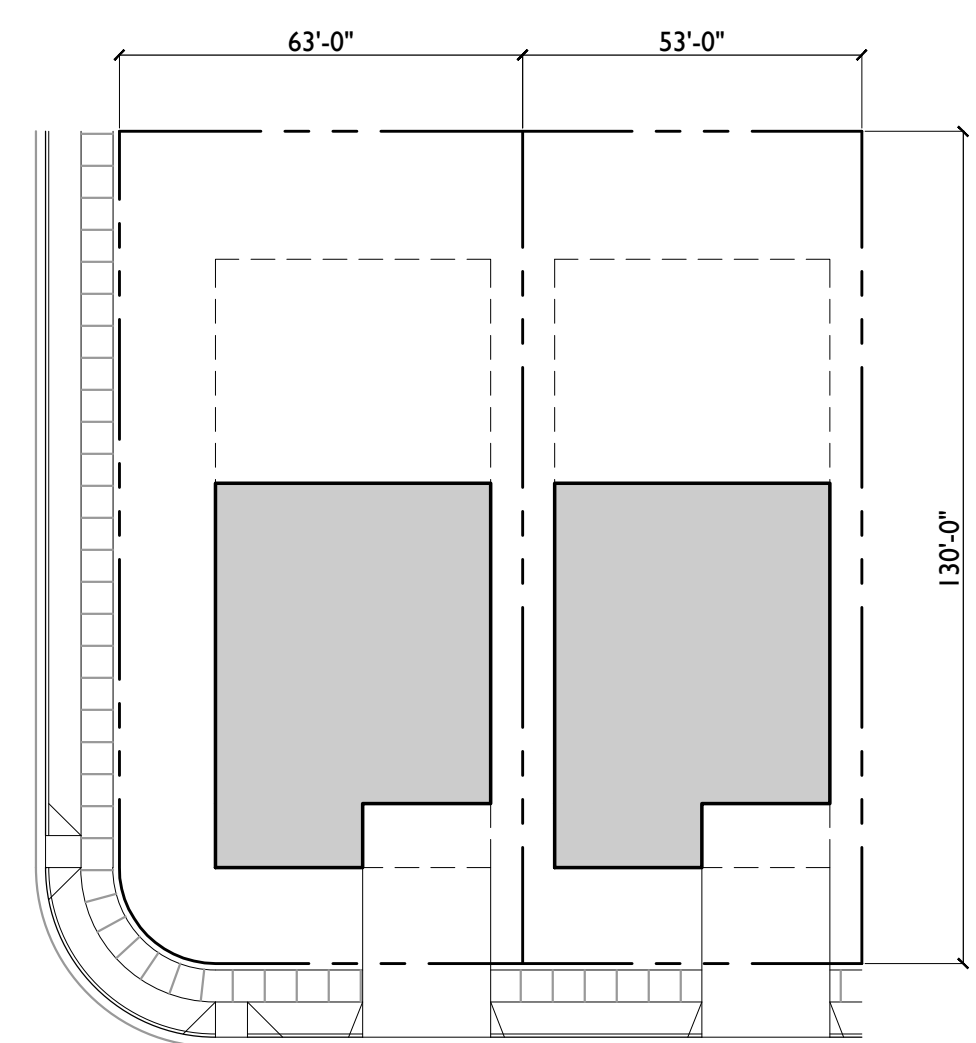
ARCHITECTURAL ELEVATION NOTES

1. These elevations have been designed to meet the requirements of the City of Franklin's architectural design standards and the approval of the Planning Commission/City of Franklin. Changes shall not be made to the approved elevations unless approved by either the Codes Director or the Planning Commission.
2. Elevations shown are typical for this development. Final design plans shall be submitted with the request for Building Permits and shall indicate compliance with the City of Franklin's architectural design standards; specifically the requirement for exposed foundations or water tables/elevated finished floors and garage door separation/maximum widths.
3. Single family detached homes are to be designed for lots of garage access for the front-facing street with attached garage.
4. One to two stories in height.
5. Materials include brick, simulated stone, cementitious siding and architectural shingles.
6. Garage is setback a minimum of 10 feet from the front facade.
7. Garage doors shall be a minimum of 9 feet in width with a minimum separation (if two car garage is provided) by a minimum of 2 feet.
8. Homes shall have a foundation of 18" or more on the Front Elevation.
9. Garage Elevation is required to be no more than 50% of the dwelling unit facade.
10. A minimum of 10 feet separation is required between buildings.

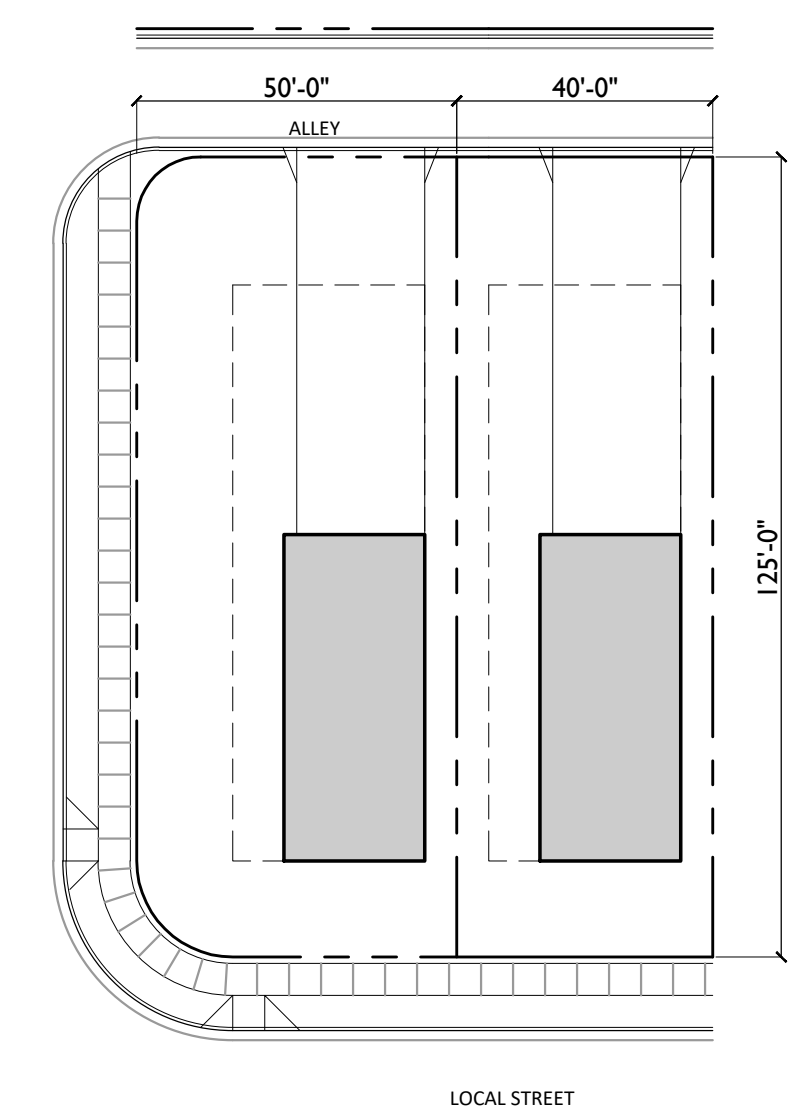
Typical Lot Standards



SINGLE FAMILY DETACHED A
 TYPICAL LOT: 63' x 130'
 SETBACKS: FRONT: 15'
 SIDE: 5'
 SIDE STREET: 15'
 REAR: 20'
 GARAGE RECESS: 10' FROM FRONT ELEVATION.

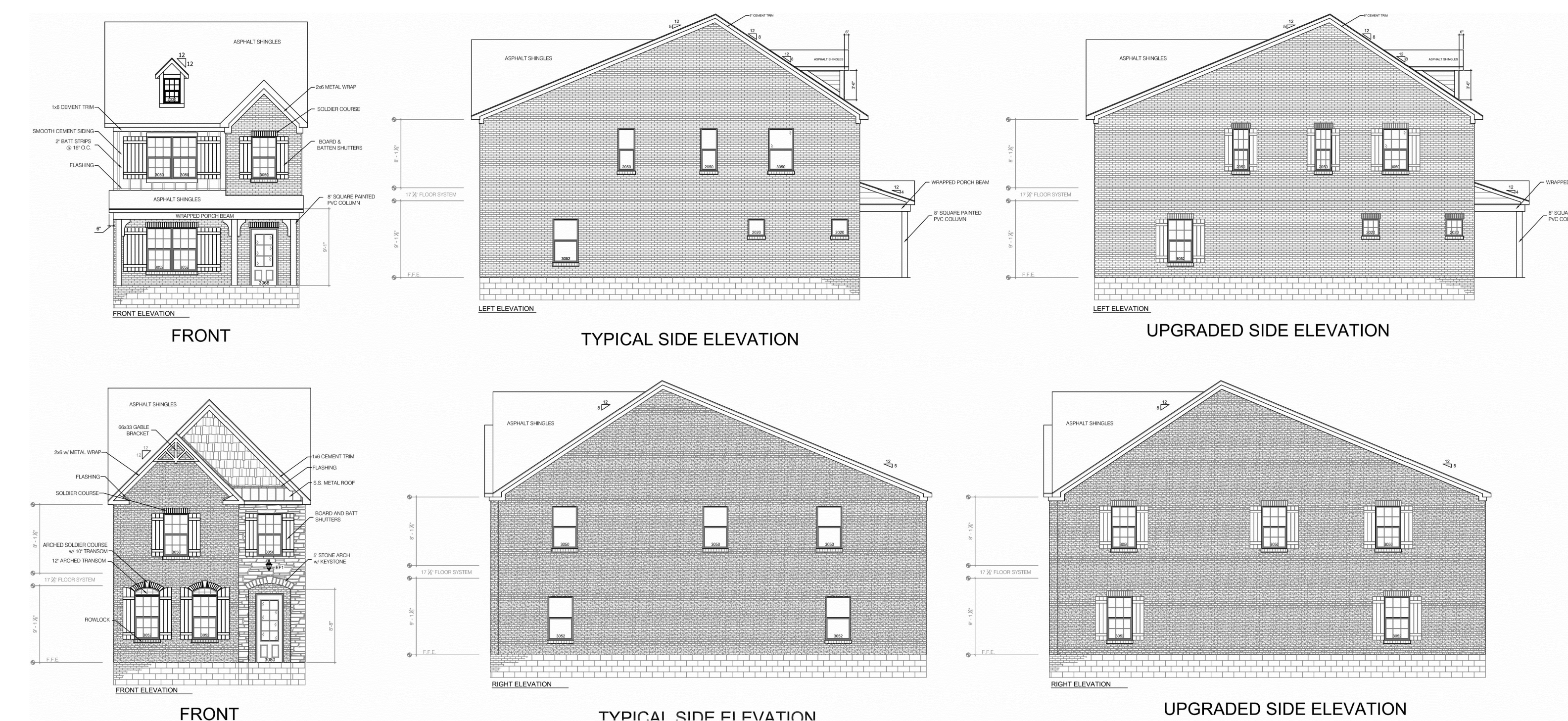
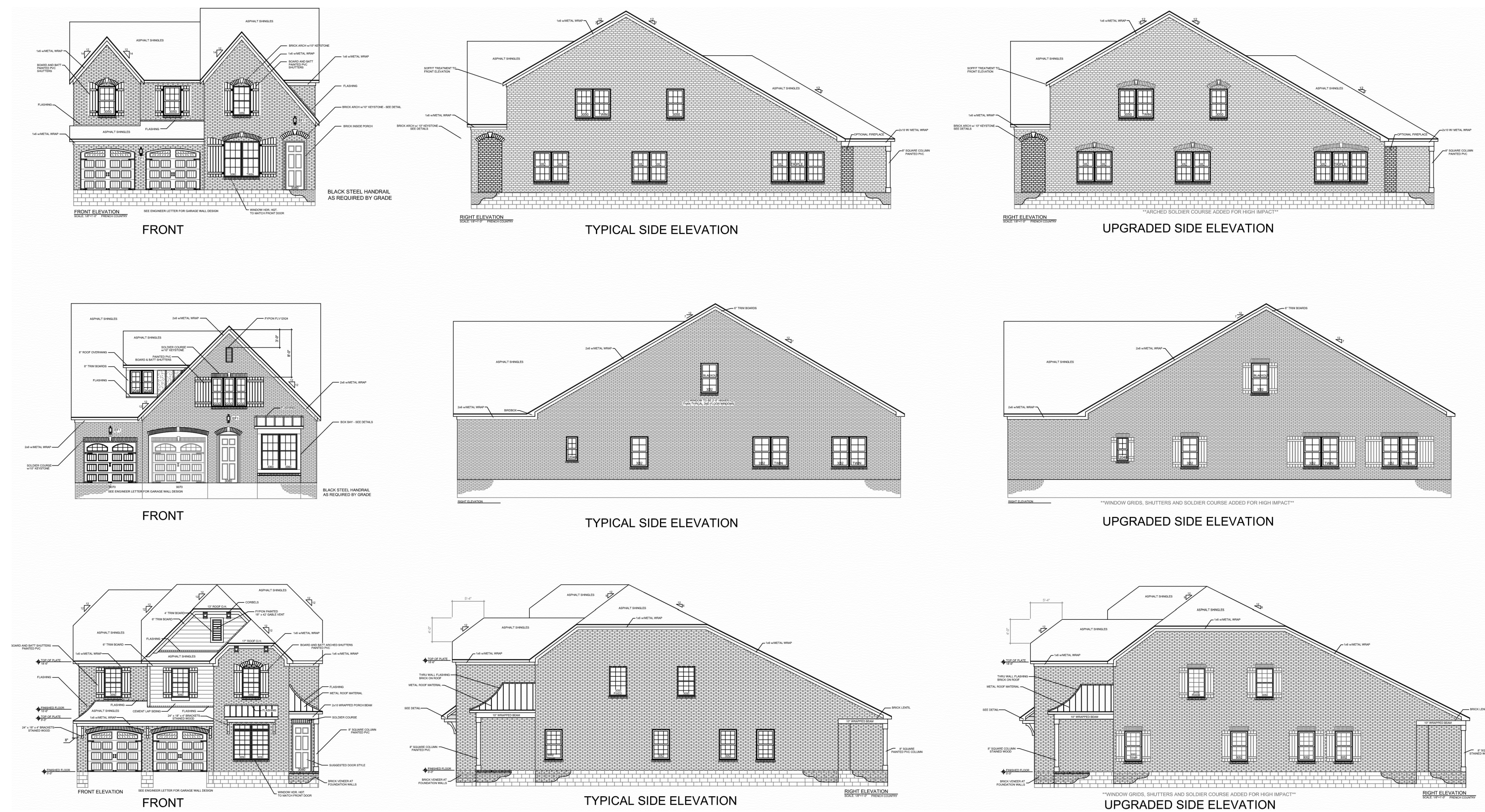


SINGLE FAMILY DETACHED B
 TYPICAL LOT: 63' x 130'
 SETBACKS: FRONT: 15'
 SIDE: 5'
 SIDE STREET: 15'
 REAR: 20'
 GARAGE RECESS: 10' FROM FRONT ELEVATION.

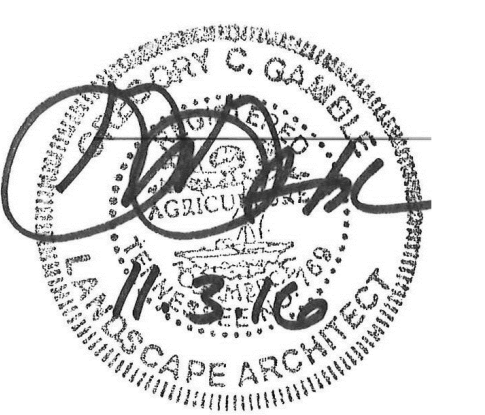


SINGLE FAMILY DETACHED C
 TYPICAL LOT: 40' x 125'
 SETBACKS: FRONT: 15'
 SIDE: 5'
 SIDE STREET: 10'
 SIDE: 20'
 ACCESSORY STRUCTURE: 5'

EXAMPLE OF TYPICAL LOT A & B - FRONT LOADED SINGLE FAMILY HOMES



EXAMPLES OF TYPICAL LOT C - ALLEY LOADED SINGLE FAMILY HOME



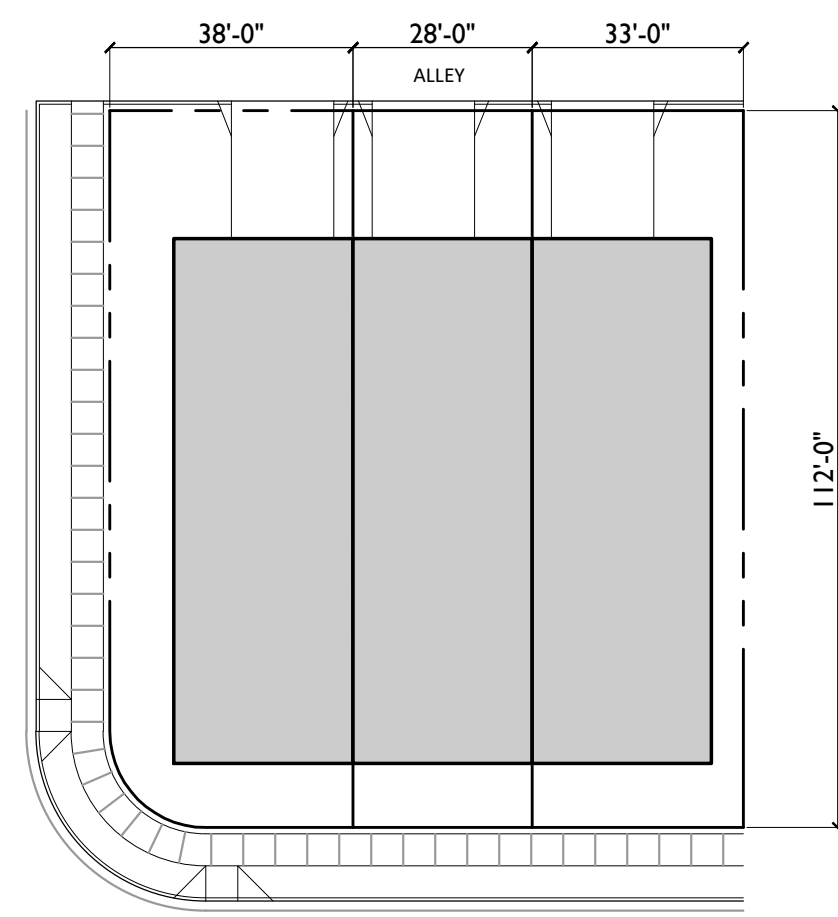
ISSUED: OCTOBER 10, 2016

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1	November 3, 2016
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SHEET

C2.2

Typical Lot Standards



COTTAGE HOME
 TYPICAL LOT: 28' x 112'
 SETBACKS: FRONT: 10'
 SIDE (EXTERIOR WALLS): 5' / 10' BETWEEN BUILDINGS
 SIDE (SHARED WALLS): 0'
 REAR: 20'
 DRIVEWAY LENGTH: 22' FROM ALLEY TRAVEL WAY

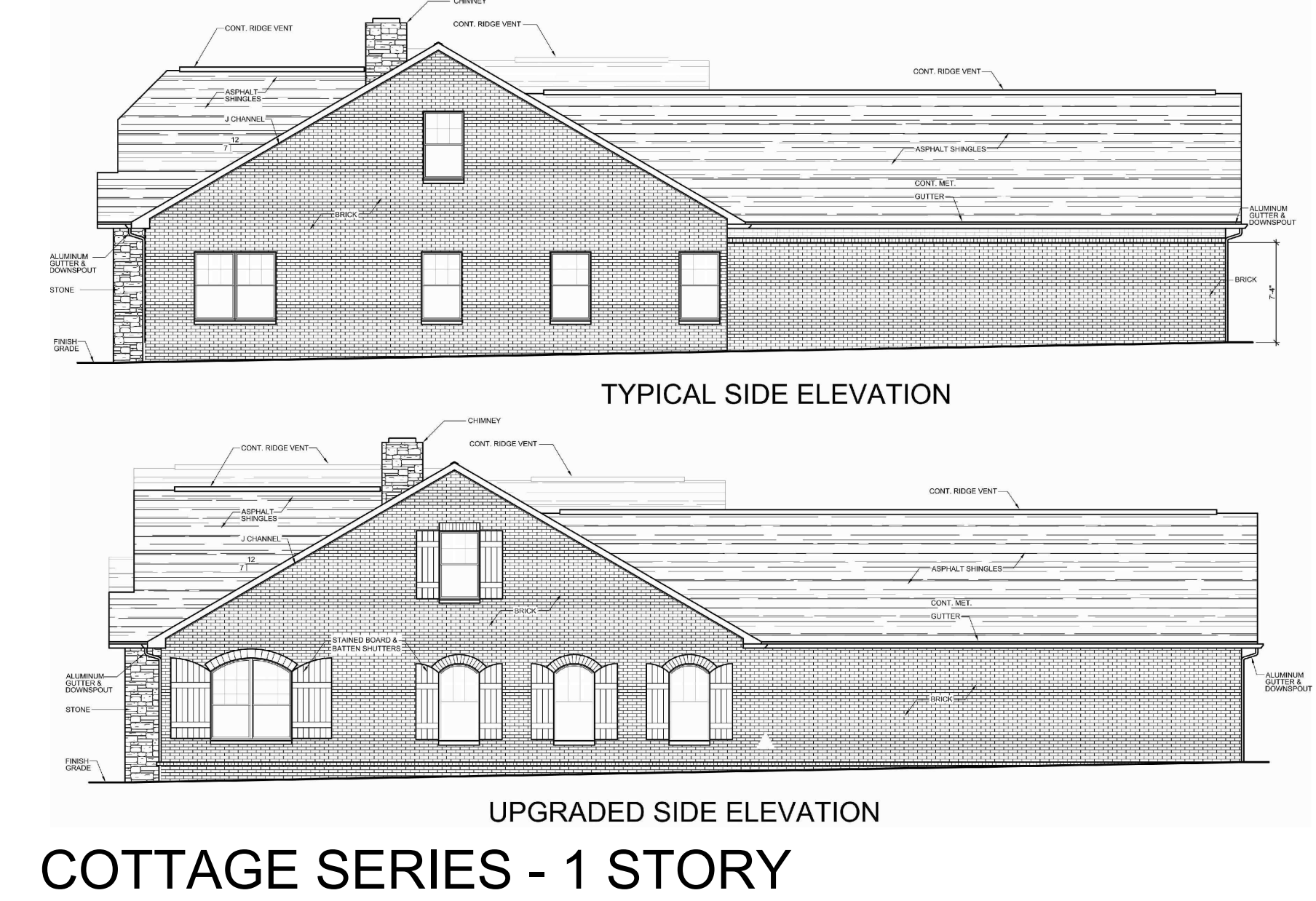
Typical Cottage Home Elevations

ARCHITECTURAL ELEVATION NOTES

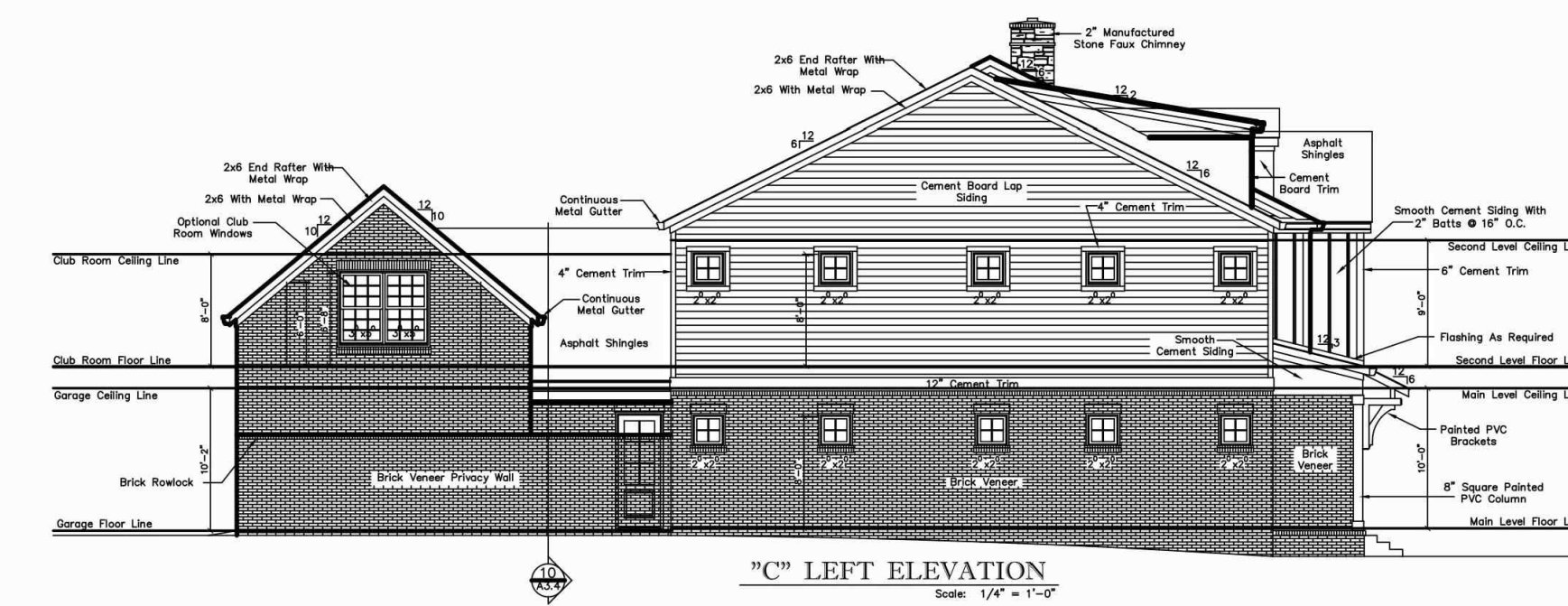
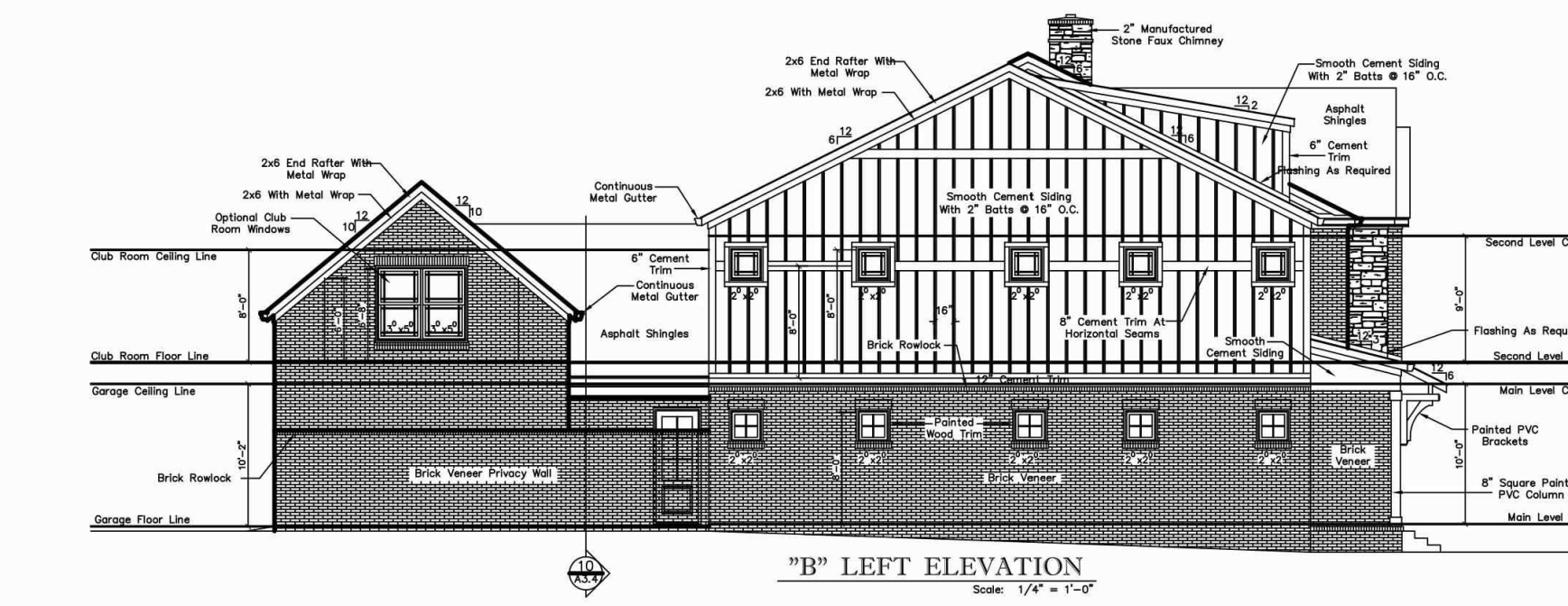
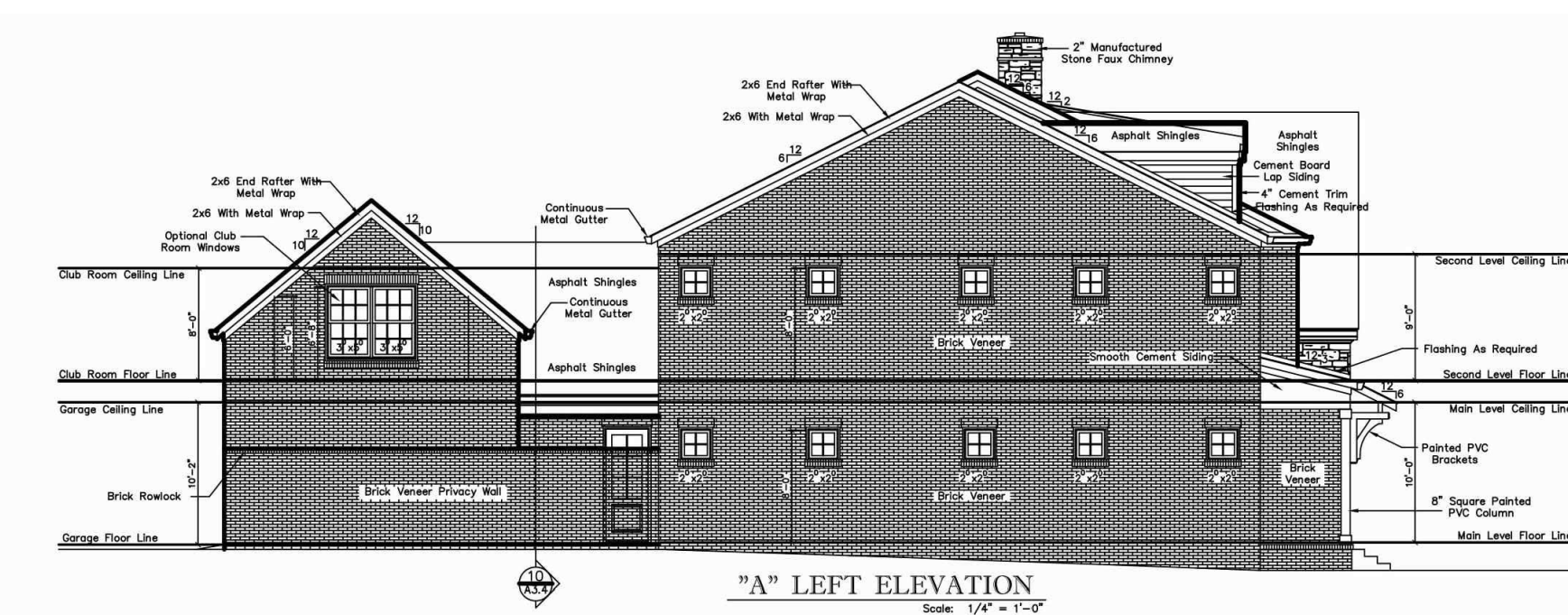
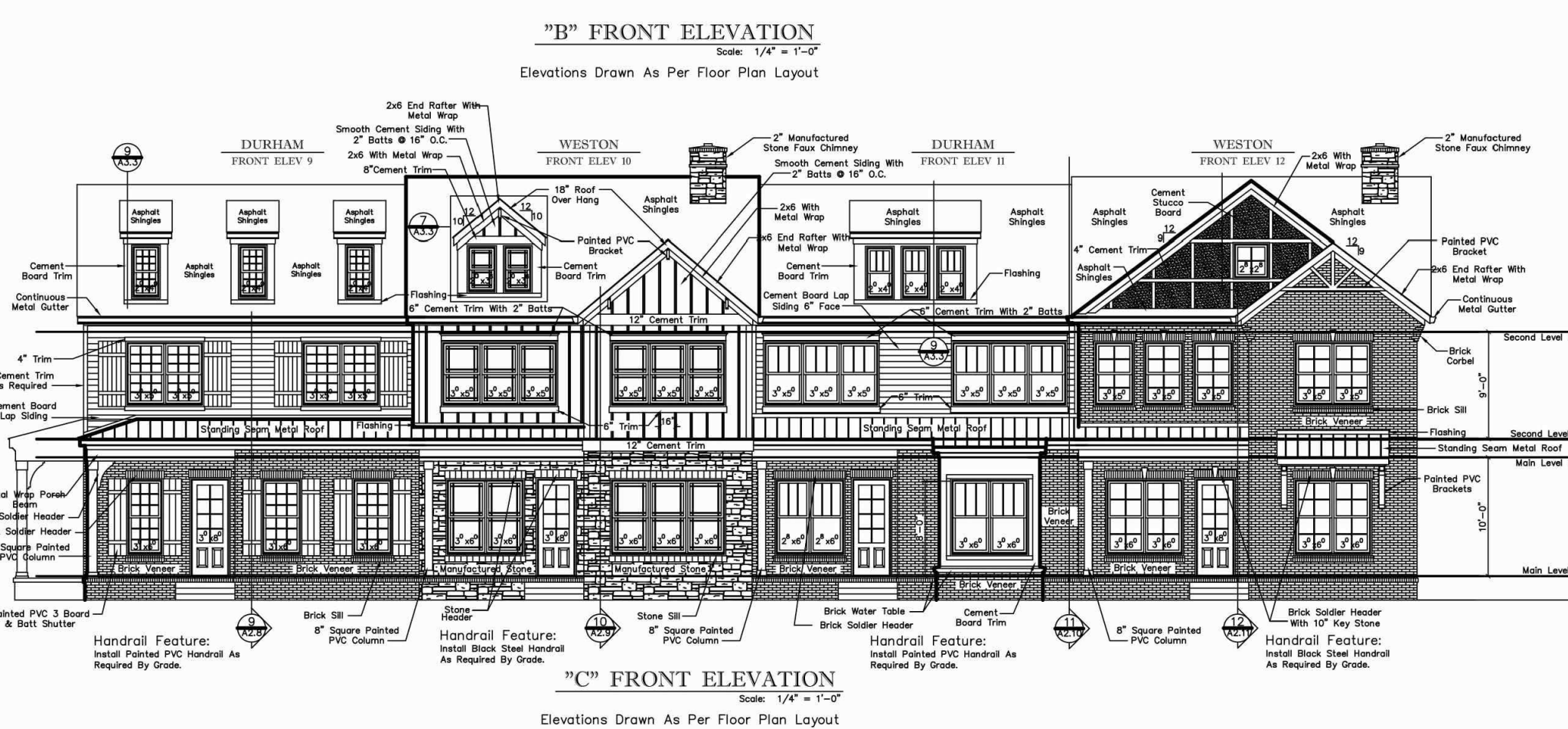
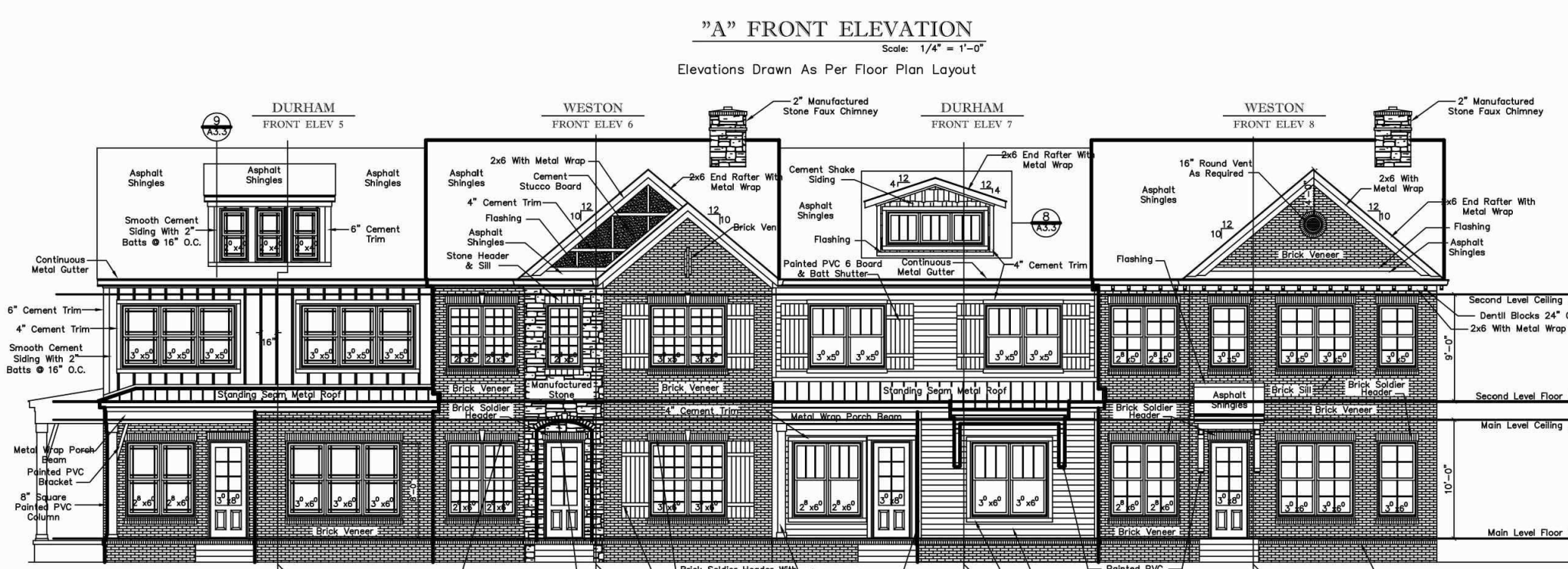
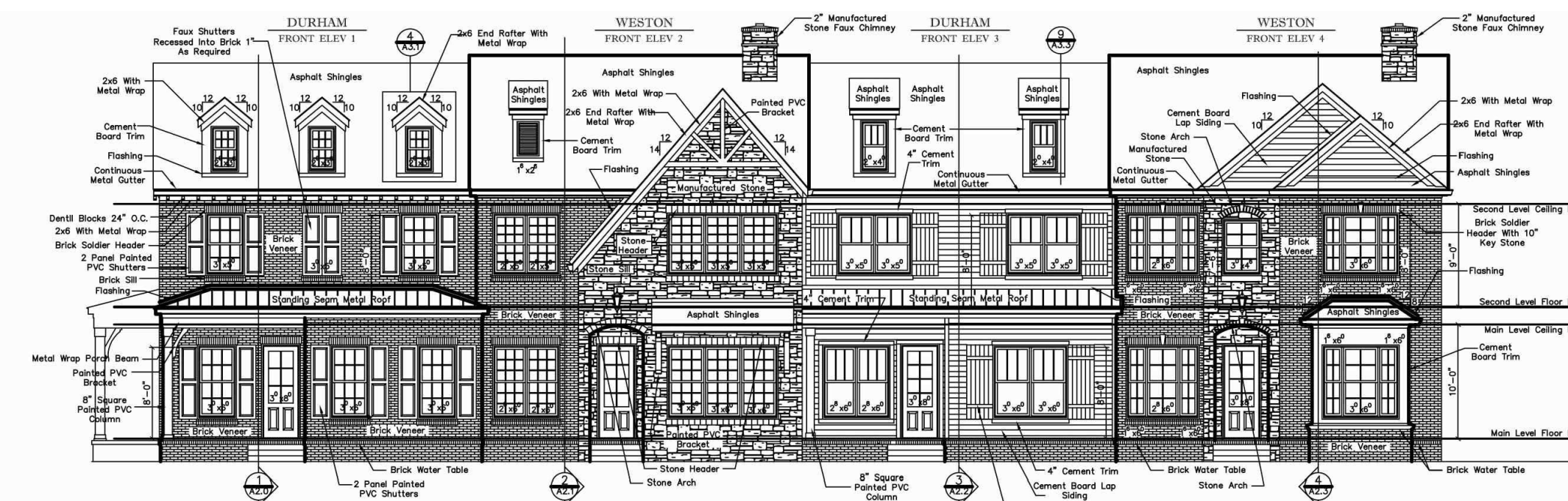
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2. Elevations shown are typical for this development. Final design plans shall be submitted with the request for Building Permits and shall indicate compliance with the City of Franklin's architectural design standards; specifically the requirement for exposed foundations or water tables/elevated finished floors and garage door separation/maximum widths.
3. Attached homes are to be designed for lots with garage access from the alley with attached garage.
4. One to two stories in height.
5. Materials include brick, simulated stone, cementitious siding and architectural shingles.
6. Homes shall have a foundation of 18" or more on the Front Elevation.
7. Garage Elevation is required to be no more than 50% of the dwelling unit facade.
8. A minimum of 10 feet separation between buildings.

The home elevations shown here are representative of the homes planned for Water's Edge. They are the basis for design review by the City of Franklin at the time of building permit. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.

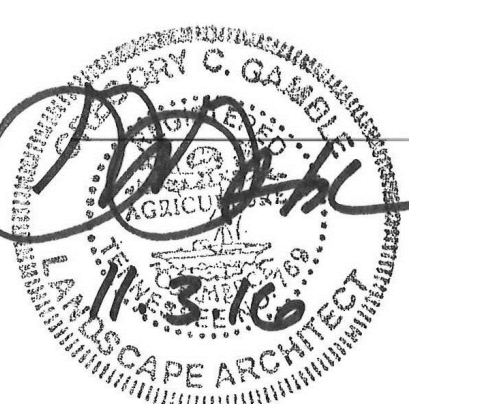


EXECUTIVE SERIES - 2 STORY



COTTAGE SERIES - 1 STORY

ELEVATIONS PROVIDED BY GOODALL HOMES



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1	November 3, 2016
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C2.3