



CONSULTANTS



05/05/16

PROJECT TITLE
**LOCKWOOD GLEN PUD SUBDIVISION
 DEVELOPMENT PLAN REVISION #1**
 C.O.F. #6120
 FRANKLIN, TN

CLIENT
**CRESCENT
 LOCKWOOD LLC.**
 FRANKLIN, TN.

PROJECT NO. 6120
 Date 04/11/16
 Revisions
 05/05/16 COF COMMENTS

Sheet Title

**ARCHITECTURAL
 ELEVATIONS**

Sheet Number

A 1.00



2' MIN. SEPARATION
 BETWEEN GARAGES, TYP.



**RIGHT SIDE ELEVATION, TYP.
 (WITH SIDE FACING R.O.W.)**



LEFT SIDE ELEVATION, TYP.

1 TYPICAL MANOR HOME ELEVATION
 NTS

ARCHITECTURAL INTENT:
 THE HOMES IN LOCKWOOD GLEN WILL BE OF AN EARLY 20TH CENTURY SOUTHERN VERNACULAR.

TYPICAL ARCHITECTURE 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 BUILDING AND NEIGHBORHOOD SERVICES DIRECTOR OR THE PLANNING COMMISSION.

2. THESE ELEVATIONS ARE A SAMPLING OF THE PROPOSED HOME ELEVATIONS. THE APPLICANT ANTICIPATES MULTIPLE VARIATIONS OF MATERIALS OF EACH ELEVATION PROVIDED. MATERIALS AND COLORS ARE SUBJECT TO FINAL APPROVAL BY THE CITY OF FRANKLIN.

3. FINISHED FLOOR ELEVATION (FFE) SHALL BE A MINIMUM 18" ABOVE FINISH GRADE PER CITY OF FRANKLIN REQUIREMENTS.

4. PER THE CITY OF FRANKLIN ARCHITECTURAL DESIGN STANDARDS, PRIMARY FACADE MATERIALS SHALL NOT CHANGE AT OUTSIDE CORNERS AND SHALL CONTINUE ALONG ANY SIDE FACADE VISIBLE FROM A STREET RIGHT-OF-WAY, HOWEVER, MATERIALS MAY CHANGE WHERE SIDE OR REAR WINGS MEET THE MAIN BODY OF THE DWELLING.

5. FRONT LOAD GARAGE DOORS SHALL ADHERE TO STANDARDS SET FORTH IN SECTION 5.3.5(2) OF THE FRANKLIN ZONING ORDINANCE.

6. GARAGES ON CORNER LOTS WITH SIDES VISIBLE FROM A STREET RIGHT-OF-WAY SHALL INCLUDE ARCHITECTURAL DETAILS AND WINDOWS THAT MIMIC THE FEATURES OF THE LIVING PORTION OF THE BUILDING THEY SERVE.

7. ALL ARCHITECTURAL STYLES CAN BE BUILT AS FRONT LOAD, SIDE LOAD OR REAR LOAD BUILDING ELEVATIONS.

8. WHERE CORNER LOTS EXIST, NO STREET FACING FACADE SHALL HAVE A BLANK WALL.

9. FRONT LOADED GARAGES SHALL BE SET BACK A MINIMUM OF 10' FROM THE FRONT FACADE OF THE HOME.

10. ALL EXPOSED FOUNDATION WALLS SHALL BE CLAD IN MASONRY MATERIAL.

TYPICAL ARCHITECTURAL STANDARDS:

PROPOSED HEIGHT OF BUILDINGS: 1-3 STORIES

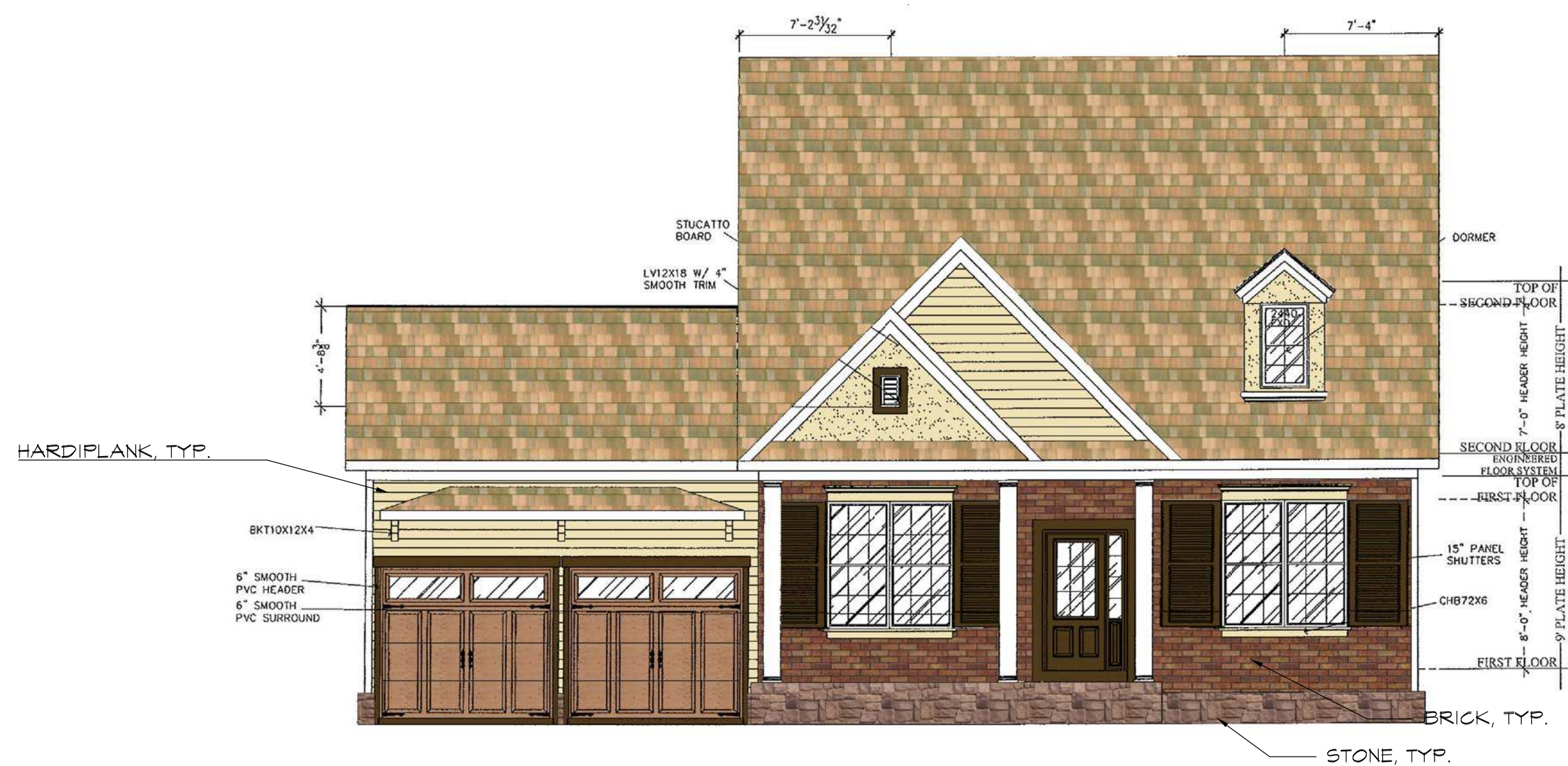
PROPOSED SQUARE FOOTAGE OF BUILDINGS: +/- 1,100 - +/- 4,500 SF.

EXTERIOR MATERIALS:

1. BRICK VENEER
2. STONE VENEER
3. SIDING VENEER
4. HARDIPLANK

****NOTE:**

I John D. Haas Jr., licensed Tennessee Landscape Architect #574 certify that the architectural elevations as depicted on sheet A 1.00 in the Lockwood Glen PUD subdivisions accurately reflect design intent. I am qualified to commit that the elevations have been designed to meet the requirements of the City of Franklin architectural design standards. The elevations depicted were not developed by me or anyone members of our firm and were provided by the builders who will be providing construction documents as required at the building permit stage.



2 TYPICAL COTTAGE HOME ELEVATION
 NTS



TYPICAL COTTAGE HOME STREET FACING ELEVATION