



CORNER OF FIRST AND MAIN VIEW: HARPETH SQUARE



MATERIAL VARIETY IN A MIXED-USE PROJECT



STREETSCAPE DETAILS & MATERIALS



OUTSIDE DINING



FOUR STORY BRICK



CORNER BALCONIES

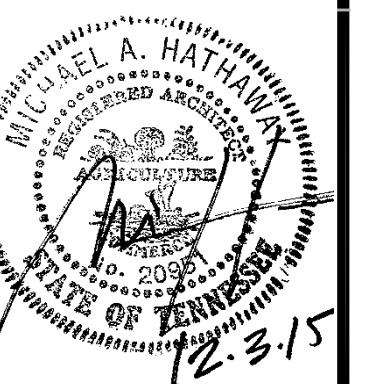


MAIN STREET VIEW : HARPETH SQUARE



MAIN STREET VIEW : HARPETH SQUARE

RENDERINGS ARE INTENDED TO SHOW GENERAL DESIGN CHARACTER. FINAL BUILDING DESIGN/CONSTRUCTION MAY VARY

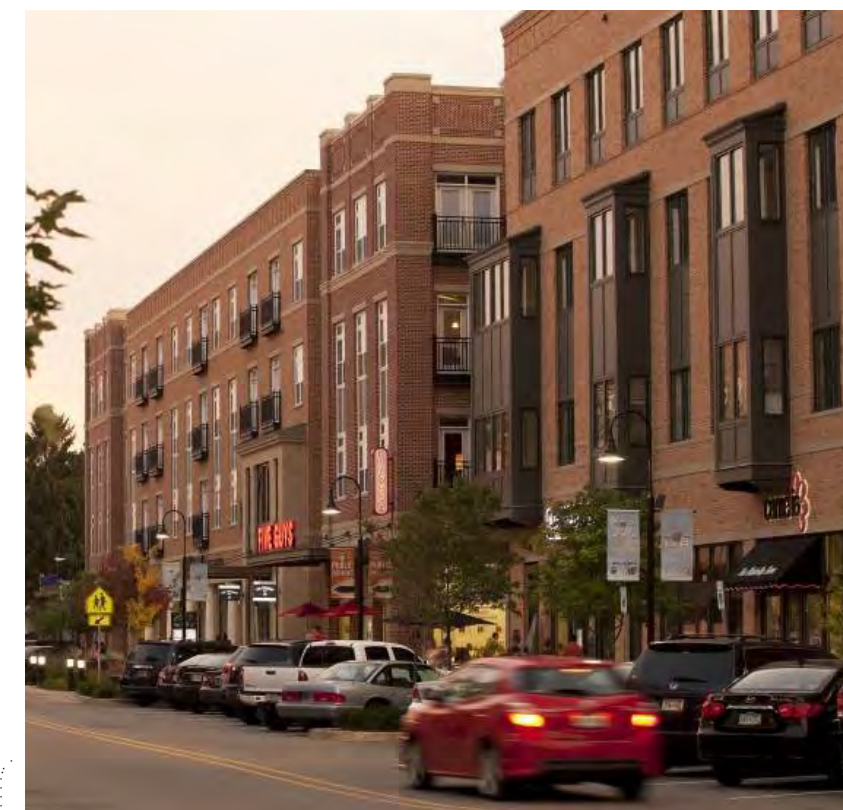




SECOND AVENUE HOTEL ENTRANCE :  
HARPETH SQUARE



STONE & BRICK MIX



BAY WINDOWS



CORNER OF FIRST AND BRIDGE : HARPETH SQUARE



HOTEL ENTRANCE



RESIDENTIAL DETAIL & SCALE



SECOND AVENUE VIEW : HARPETH SQUARE



CORNER OF SECOND AND MAIN : HARPETH SQUARE



VIEW DOWN SECOND AVENUE : HARPETH SQUARE

RENDERINGS ARE INTENDED TO SHOW GENERAL  
DESIGN CHARACTER. FINAL BUILDING  
DESIGN/CONSTRUCTION MAY VARY

**GDC**

GAMBLE  
DESIGN COLLABORATIVE  
DEVELOPMENT PLANNING AND  
LANDSCAPE ARCHITECTURE  
DATE: NOV. 9, 2015

**906**

STUDIO  
ARCHITECTS



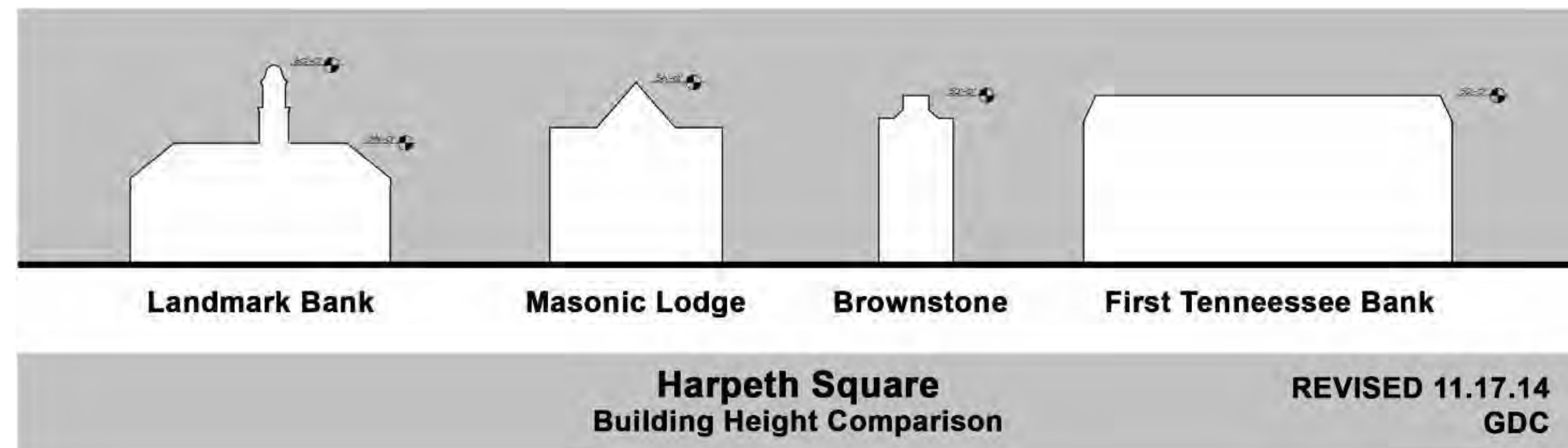
DEVELOPMENT PLAN REVISION 1  
HARPETH SQUARE PUD SUBDIVISION  
TAX MAP 78C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24  
FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE  
144 SOUTHEAST PARKWAY  
SUITE 230  
FRANKLIN, TENNESSEE 37064  
GREG GAMBLE  
greggamble209@gmail.com  
615.975.5795

ARCHITECTURAL  
CHARACTER

COF# 5994

**A2.0**



**SITE DATA:**

PROJECT NAME: HARPETH SQUARE DEVELOPMENT PLAN REVISION 1  
 PROPOSED ZONING: SD-X, 33.4, 33000, 115  
 PROJECT NUMBER: 4232X  
 SUBDIVISION: --  
 LOT NUMBER: --  
 ADDRESS: 104 E MAIN ST  
 198 E MAIN ST  
 112 2ND AVENUE N  
 122 2ND AVENUE N  
 133 1ST AVENUE N  
 107 1ST AVENUE N  
 109 1ST AVENUE N  
 111 BRIDGE ST  
 113 BRIDGE ST

CITY: FRANKLIN, TN  
 COUNTY: WILLIAMSON  
 STATE: TENNESSEE  
 CIVIL DISTRICT: 14TH CIVIL DISTRICT

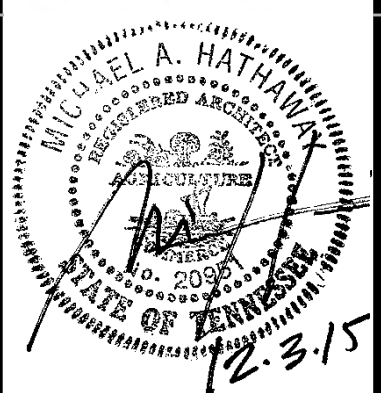
EXISTING ZONING: SPECIFIC DEVELOPMENT VARIETY (SD-X 34.17, 33650, 115)  
 CHARACTER OVERLAY: CENTRAL FRANKLIN CHARACTER AREA 1 (CFCA1)  
 OTHER APPLICABLE OVERLAYS: NPO, FFO, FWO  
 APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL  
 ACREAGE OF SITE: 4.66 AC  
 SQUARE FOOTAGE OF SITE: 202,257 SQ. FT.  
 MINIMUM REQUIRED SETBACK LINES: PER DEVELOPMENT PLAN

OWNER: HARPETH ASSOCIATES LLC  
 J. RODERICK HELLER III  
 144 SOUTHEAST PARKWAY, SUITE 230  
 FRANKLIN, TN 37064  
 202.257.5280  
 roderickheller10@gmail.com

APPLICANT: GAMBLE DESIGN COLLABORATIVE, LLC  
 144 SOUTHEAST PARKWAY, SUITE 200  
 FRANKLIN, TN 37064  
 CONTACT: GREG GAMBLE  
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**GDC**  
**GAMBLE**  
 DESIGN COLLABORATIVE  
 DEVELOPMENT PLANNING AND  
 LANDSCAPE ARCHITECTURE  
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 ARCHITECTS



**MAIN STREET ELEVATION**  
 NOT TO SCALE

**MATERIALS LIST**

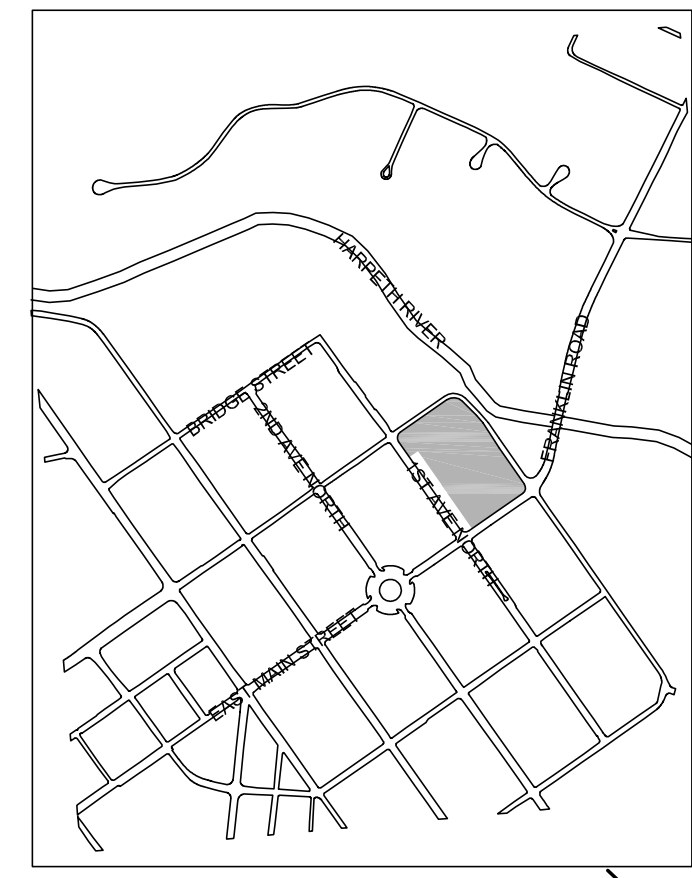
- BRICK
- CAST STONE (VENEER AND DETAILS)
- ALUMINUM STOREFRONT AND GLASS
- FIXED AND OPERABLE WINDOWS CONSISTENT WITH THE REQUIREMENTS OF THE CITY OF FRANKLIN HISTORIC GUIDELINES



**FIRST AVENUE ELEVATION**  
 NOT TO SCALE

**ARCHITECTURAL DATA**

THE HARPETH SQUARE MIXED USE PROJECT IS A THREE TO FOUR STORY CLASS A MIXED USE PROJECT COMPRISED OF LUXURY MULTI-FAMILY UNITS, HIGH-END BOUTIQUE HOTEL, AND RETAIL/RESTAURANT USES IN THE HISTORIC FRANKLIN DOWNTOWN CORE. THE 155 APARTMENT UNITS AND 115 BOUTIQUE HOTEL ROOMS ARE DESIGNED TO BE IN KEEPING WITH THE EXISTING HISTORIC FABRIC OF DOWNTOWN FRANKLIN USING TRADITIONAL MASSING, PROPORTIONS AND MATERIALS FOUND IN TIMELESS ARCHITECTURE OF THE DISTRICT. WHILE THE ARCHITECTURE IS DESIGNED TO BE COMPLIMENTARY OF THE EXISTING HISTORIC BUILDINGS, IT IS NOT INTENDED TO REFLECT A FALSE SENSE OF HISTORY BEING MISTAKEN FOR A BUILDING BUILT IN THE LATE NINETEEN CENTURY OR EARLY TWENTIETH CENTURY. THE MAIN STREET ELEVATION IS DESIGNED TO HIGHLIGHT THE CORNER OF FIRST AND MAIN CREATING A WELCOMING DESIGN AS ONE ENTERS THE CITY FROM THE NORTH. THIS CORNER WILL HOUSE A FULL-SERVICE UPSCALE RESTAURANT WITH OUTDOOR SEATING ADJACENT TO MAIN STREET. ADDITIONALLY ALONG MAIN, THERE IS PROPOSED A COMPLIMENTARY FREESTANDING BUILDING TO THE EXISTING LANDMARK BOOKS BUILDING WHICH WILL BE EITHER A RETAIL OR RESTAURANT USE AND WILL PROVIDE THE ENTRANCE TO A GROUND LEVEL RETAIL VILLAGE THAT IS THE BASE OF THE MAIN BUILDING BEYOND. THE OUTDOOR HARDSCAPE BETWEEN THESE TWO BUILDINGS FACING MAIN STREET AND THE NEW RETAIL AT THE BASE OF THE BUILDING WILL BE DESIGNED TO BE WALKABLE AND MULTI-PURPOSE ALLOWING FOR A VARIETY OF USES/ACTIVITIES. THE BOUTIQUE HOTEL WILL FRONT SECOND AVENUE AND PROVIDE AMENITIES FOR THE HOTEL GUESTS, AS WELL AS EVENT SPACE FOR GUESTS AND VISITORS ALIKE. THE MULTI-FAMILY PORTION OF THE PROJECT WILL HOUSE IT'S LEASING CENTER, CLUBROOM AND FITNESS CENTER ALONG FIRST AVENUE AS A WAY TO ACTIVATE FIRST AVENUE AND PROVIDE A WAY FOR THE MULTI-FAMILY RESIDENTS TO INTERACT WITH THE GENERAL PUBLIC BRINGING THE OUTSIDE IN. BY PROVIDING NEW OPTIONS IN DOWNTOWN FRANKLIN, FULL TIME MULTI-FAMILY LIVING AND BOUTIQUE STYLE HOTEL ROOMS, THIS PROJECT WILL SERVE A VARIETY OF INDIVIDUALS BOTH FOR LOCAL CITIZENRY, AS WELL AS VISITORS TO OUR COMMUNITY.



**VICINITY MAP**  
 SCALE 1" = 100'

**DEVELOPMENT PLAN REVISION 1**  
**HARPETH SQUARE PUD SUBDIVISION**  
 TAX MAP 78C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24  
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**CONCEPT ELEVATIONS**  
 COF# 5994

**A3.0**



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CONCEPT  
ELEVATIONS

COF# 5994

A4.0



BRIDGE STREET ELEVATION

NOT TO SCALE

MATERIALS LIST

- BRICK
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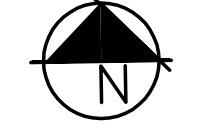


SECOND AVENUE ELEVATION

NOT TO SCALE



VICINITY MAP



SCALE 1" = 1000'