



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



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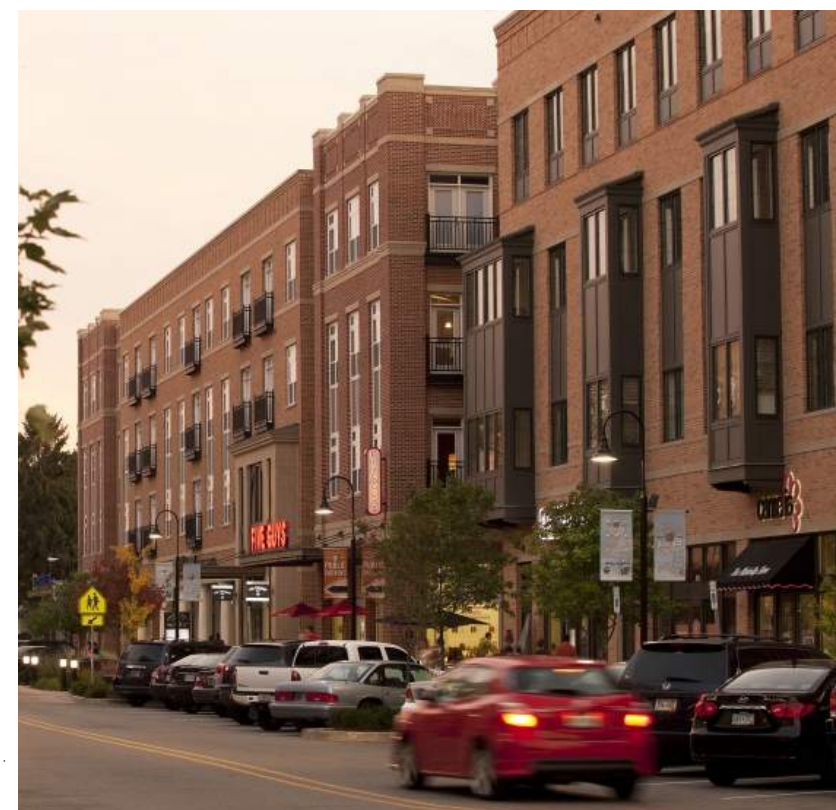
RENDERINGS ARE INTENDED TO SHOW GENERAL DESIGN CHARACTER. FINAL BUILDING DESIGN/CONSTRUCTION MAY VARY



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

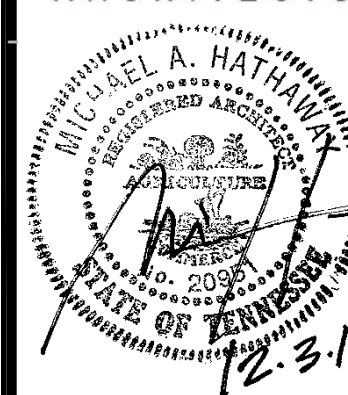
GDC

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

906

STUDIO

ARCHITECTS



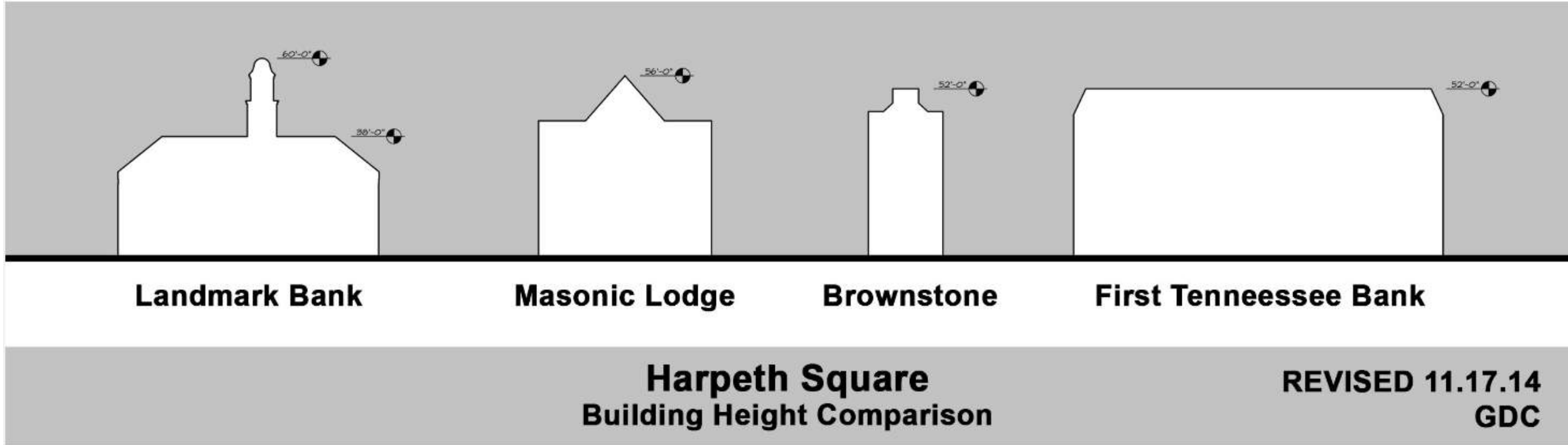
DEVELOPMENT PLAN REVISION 1  
HARPETH SQUARE PUD SUBDIVISION  
TAX MAP 78C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24  
FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE  
144 SOUTHEAST PARKWAY  
SUITE 230  
FRANKLIN, TENNESSEE 37064  
GREG GAMBLE  
greggambler209@gmail.com  
615.976.5765

ARCHITECTURAL  
CHARACTER

COF# 5994

A2.0



SITE DATA:	
PROJECT NAME:	HARPETH SQUARE DEVELOPMENT PLAN REVISION 1
PROPOSED ZONING:	SD-X, 33.4, 35000, 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 (CFCO1)
OTHER APPLICABLE OVERLAYS:	HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.66 AC
SQUARE FOOTAGE OF SITE:	202,980 SF
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:	SHARON R HAYNES DIANNE H STURDIVANT 8321 HWY 25 EAST CROSS PLAINS, TN 37049



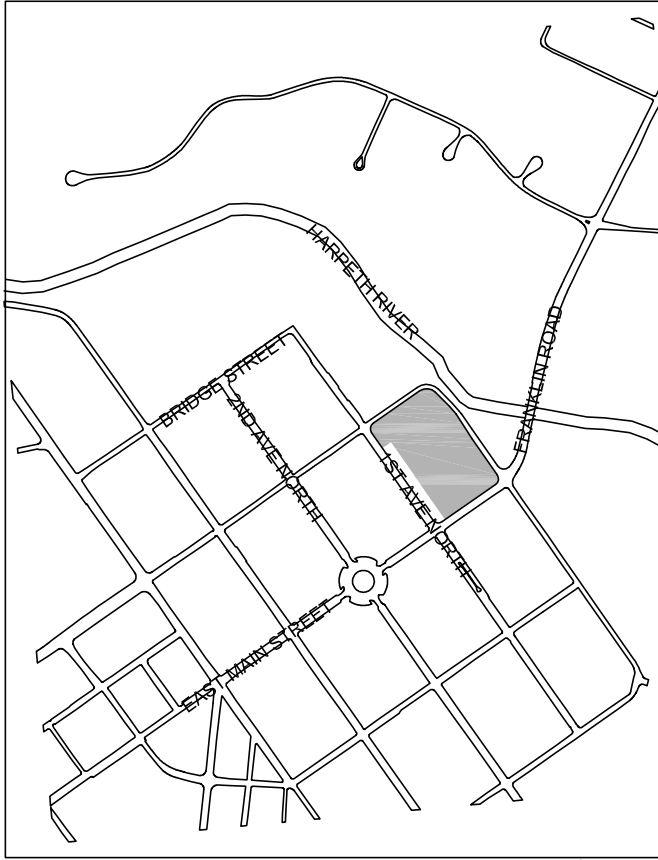
MAIN STREET ELEVATION  
NOT TO SCALE



FIRST AVENUE ELEVATION  
NOT TO SCALE

### ARCHITECTURAL DATA

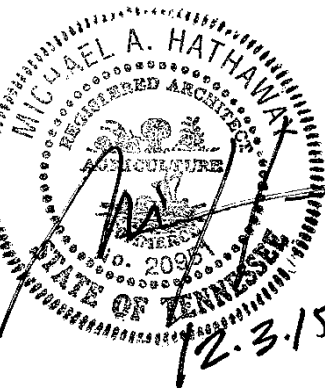
THE HARPETH SQUARE MIXED USE PROJECT IS A THREE TO FOUR STORY CLASS A MIXED USE PROJECT COMPRISED OF LUXURY MULTI-FAMILY UNITS, HIGH-END BOUTIQUE HOTEL, AND RETAIL/RESTAURANT USES IN THE HISTORIC FRANKLIN DOWNTOWN CORE. THE 155 APARTMENT UNITS AND 115 BOUTIQUE HOTEL ROOMS ARE DESIGNED TO BE IN KEEPING 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" = 1000'

### 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



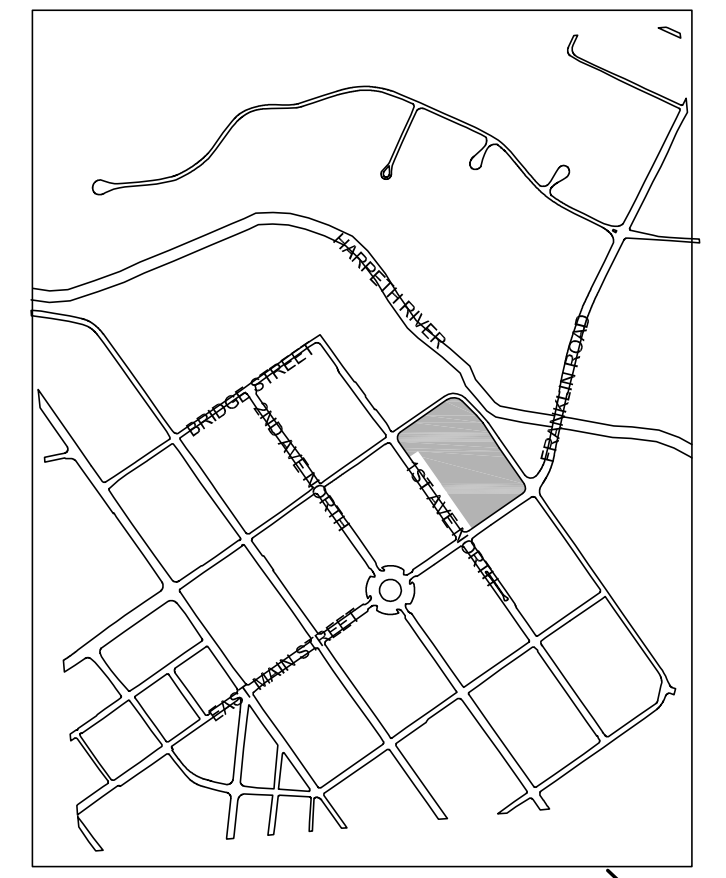


BRIDGE STREET ELEVATION  
NOT TO SCALE

- 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



SECOND AVENUE ELEVATION  
NOT TO SCALE



VICINITY MAP  
SCALE 1" = 1000'