

SITE DATA CHART
PROJECT NAME: SILVER GRACE PUD SUBDIVISION,
REGULATING PLAN
PROJECT #: 1976
SUBDIVISION: SILVER GRACE
LOT NUMBER: 1 AND 2
ADDRESS: 4100 MURFREESBORO ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH

EXISTING ZONING AND CHARACTER AREA OVERLAY:
RX RESIDENTIAL VARIETY DIST. / SEWARD HALL SH2
OTHER APPLICABLE OVERLAYS:
APPLICABLE DEVELOPMENT STANDARD: SWCO-2
ACREAGE OF SITE: 14.88
SQUARE FOOTAGE OF SITE: 648,134.2
MINIMUM REQUIRED SETBACK LINES:
• STREET FRONTING: 30' LOCAL/50' ARTERIAL (VILLAS)
• STREET FRONTING: 60' (SINGLE FAMILY LOTS)
• SIDE YARD: 10'
• REAR YARD: 30'

OWNER LOT 1:
ROBERT STEPHENS LYNCH, BARBARA LYNCH FROST AND
WILLIAM DAVIS GOODWIN
FRANKLIN, TN 37064
(615)599-1806
MAP 79, PARCEL 59
BOOK 83, PAGE 457
CONTAINING 13.51 ACRES (588,615.2 S.F.)

OWNER LOT 2:
ELVIS WILSON AND VICTORIA WILSON
3517 PLEASANT VALLEY ROAD
NASHVILLE, TN 37204
MAP 80, PARCEL 39.04
BOOK 1942, PAGE 49
CONTAINING 1.37 ACRES (59,519 S.F.)

APPLICANT/DEVELOPER:
GOOD WORKS UNLIMITED, LLC
GARY KECKLEY
2202 JEFFERSON COURT
FRANKLIN, TN 37064
(615)790-7041
GKECKLEY@YAHOO.COM

BUILDING SQUARE FOOTAGE:
• MAIN BUILDING: ±104,322
• VILLAS: ±110,642
BUILDING HEIGHT:
• MAIN BUILDING: ONE STORY REAR-26' TO TWO
STORY FRONT-38'
• VILLAS: 24'
LANDSCAPE SURFACE RATIO: 0.22
MIN. LANDSCAPE SURFACE RATIO: 0.10
INCOMPATIBLE-USE BUFFER REQUIRED: 50' CLASS C
ALONG EAST PROPERTY BOUNDARY
MINIMUM PARKING REQUIREMENT:
• MAIN BUILDING: 0.25 PER PATIENT + 1 PER
EMPLOYEE = .25 (94) + 15 = 39 SPACES
(TEMPORARY CARE FACILITY)
• VILLAS: 2/UNIT = 2 x 27 = 54 SPACES
• SINGLE FAMILY: 2/UNIT = 2 x 3 = 6 SPACES
• TOTAL: 99 SPACES
MAXIMUM PARKING LIMIT: 120% OF 99 = 119 SPACES
PARKING PROVIDED:
• MAIN BUILDING: 66 SPACES
• VILLAS: 27 SPACES
• SINGLE FAMILY: 6 SPACES
• TOTAL: 99 SPACES
RESIDENTIAL DENSITY: 8.33 UNITS PER ACRE
TREE CANOPY: 34,570 S.F. TO REMAIN; 56% OF LOT 2
PARKLAND: PAYMENT IN-LIEU OF 95,400 S.F.
OPEN SPACE:
• FORMAL: 48,870 S.F.
• INFORMAL: 173,508 S.F.

SITE USE:
THIS SITE WILL CONSIST OF DIFFERENT TYPES OF
SENIOR LIVING FACILITIES AS STATED BELOW:
• 27 CATERED LIVING VILLAS (SPECIAL PLACES)
• ACREAGE: 2.54
• DENSITY: 17.08%
• 78 ASSISTED SUITES (SPECIAL PLACES)
• 16 MEMORY CARE UNITS (SPECIAL PLACES)
• ACREAGE: 1.73
• DENSITY: 11.63%
• 3 SINGLE FAMILY LOTS
• ACREAGE: 1.74
• DENSITY: 11.69%

• TOTAL NUMBER OF UNITS: 124

NO BUILDINGS ON THIS SITE WILL BE USED FOR
NONRESIDENTIAL FACILITIES.

WATER SUPPLY:
THE WATER UTILITY DISTRICT THAT SERVICES THIS
DEVELOPMENT IS THE MILCROFTON UTILITY
DISTRICT 6333 ARNO RD FRANKLIN, TN 37064.
THE CONTACT PERSON AT MILCROFTON IS CARL
SCOTT AT 615-794-5947. THE RECORDED DATA
FOR THIS HYDRANT IS 105 PSI STATIC PRESSURE
AND 96 PSI RESIDUAL PRESSURE WITH A FLOW
RATE OF 1,300+ GPM.

ALL VILLAS AND ASSISTED SUITES TO HAVE
AUTOMATIC FIRE SPRINKLERS.

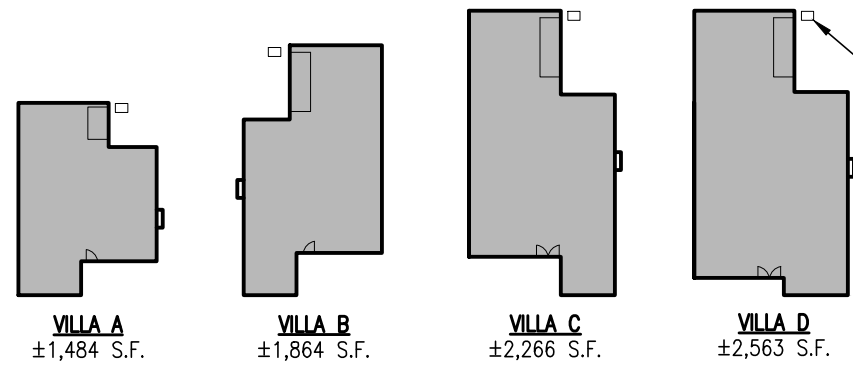
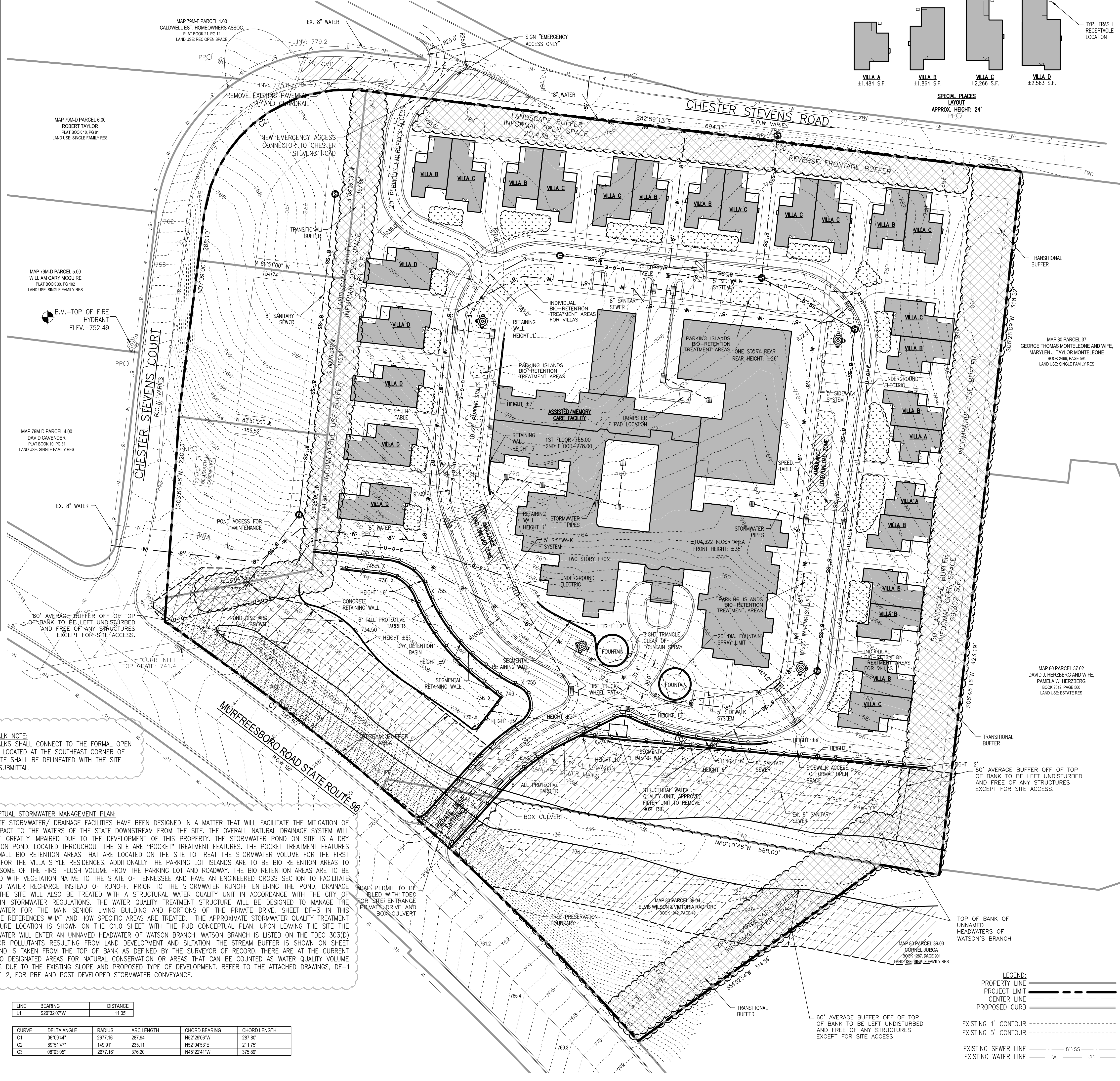
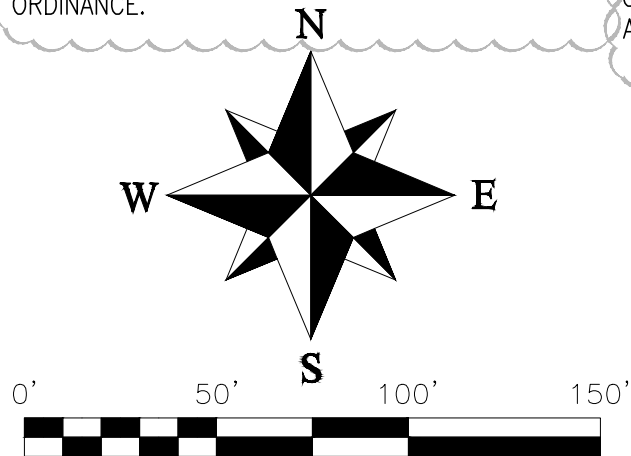
RETAINING WALL NOTE:
AT THIS POINT IN THE DESIGN PROCESS, THE
REQUIRED RETAINING WALLS FOR THIS SITE HAVE
BEEN SHOWN. THE APPROXIMATE WALL HEIGHTS
ARE NOTED AS WELL. THE COMPLETE DESIGN OF
THE RETAINING WALLS SHALL BE SUBMITTED TO
THE CITY OF FRANKLIN WITH THE SITE PLAN. ALL
RETAINING WALLS SHALL BE DESIGNED IN
ACCORDANCE WITH THE FRANKLIN ZONING
ORDINANCE.

CONCEPTUAL STORMWATER MANAGEMENT PLAN:

THE SITE STORMWATER/ DRAINAGE FACILITIES HAVE BEEN DESIGNED IN A MATTER THAT WILL FACILITATE THE MITIGATION OF THE IMPACT TO THE WATERS OF THE STATE DOWNSTREAM FROM THE SITE. THE OVERALL NATURAL DRAINAGE SYSTEM WILL NOT BE GREATLY IMPAIRED DUE TO THE DEVELOPMENT OF THIS PROPERTY. THE STORMWATER POND ON SITE IS A DRY DETENTION POND. LOCATED THROUGHOUT THE SITE ARE "POCKET" TREATMENT FEATURES. THE POCKET TREATMENT FEATURES ARE SMALL BIO RETENTION AREAS THAT ARE LOCATED ON THE SITE TO TREAT THE STORMWATER VOLUME FOR THE FIRST FLUSH FOR THE VILLA STYLE RESIDENCES. ADDITIONALLY THE PARKING LOT ISLANDS ARE TO BE BIO RETENTION AREAS TO TREAT SOME OF THE FIRST FLUSH VOLUME FROM THE PARKING LOT AND ROADWAY. THE BIO RETENTION AREAS ARE TO BE PLANTED WITH VEGETATION NATIVE TO THE STATE OF TENNESSEE AND HAVE AN ENGINEERED CROSS SECTION TO FACILITATE GROUND WATER RECHARGE INSTEAD OF RUNOFF. PRIOR TO THE STORMWATER RUNOFF ENTERING THE POND, DRAINAGE FROM THE SITE WILL ALSO BE TREATED WITH A STRUCTURAL WATER QUALITY UNIT IN ACCORDANCE WITH THE CITY OF FRANKLIN STORMWATER REGULATIONS. THE WATER QUALITY TREATMENT STRUCTURE WILL BE DESIGNED TO MANAGE THE STORMWATER FOR THE MAIN SENIOR LIVING BUILDING AND PORTIONS OF THE PRIVATE DRIVE. SHEET DF-3 IN THIS PACKAGE REFERENCES WHAT AND HOW SPECIFIC AREAS ARE TREATED. THE APPROXIMATE STORMWATER QUALITY TREATMENT STRUCTURE LOCATION IS SHOWN ON THE C1.0 SHEET WITH THE PUD CONCEPTUAL PLAN. UPON LEAVING THE SITE THE STORMWATER WILL ENTER AN UNNAMED HEADWATER OF WATSON BRANCH. WATSON BRANCH IS LISTED ON THE TDEC 303(D) LIST FOR POLLUTANTS RESULTING FROM LAND DEVELOPMENT AND SITUATION. THE STREAM BUFFER IS SHOWN ON SHEET C1.0 AND IS TAKEN FROM THE TOP OF BANK AS DEFINED BY THE SURVEYOR OF RECORD. THERE ARE AT THE CURRENT TIME NO DESIGNATED AREAS FOR NATURAL CONSERVATION OR AREAS THAT CAN BE COUNTED AS WATER QUALITY VOLUME CREDITS DUE TO THE EXISTING SLOPE AND PROPOSED TYPE OF DEVELOPMENT. REFER TO THE ATTACHED DRAWINGS, DF-1 AND DF-2, FOR PRE AND POST DEVELOPED STORMWATER CONVEYANCE.

LINE	BEARING	DISTANCE
L1	S20°52'01"W	11.85'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	06°08'44"	2877.16'	287.84'	N52°29'06"W	287.80'
C2	89°51'47"	140.91'	235.11'	N52°04'53"E	211.75'
C3	08°03'05"	287.16'	376.20'	N45°22'41"W	375.89'



SPECIAL PLACES
LATITUDE
APPROX. HEIGHT: 24'
PEO

PHASING INFORMATION:
PHASE 1:
• MAIN ENTRANCE AND CONTINUOUS LOOP
• 76 PARKING STALLS AROUND CONTINUOUS LOOP
• ALL UTILITY INFRASTRUCTURE
• STORMWATER CONVEYANCE, QUALITY AND QUANTITY CONTROL FOR ENTIRE DEVELOPMENT
• 58 ASSISTED SUITES OF MAIN ASSISTED LIVING FACILITY (SPECIAL PLACES)
• INSTALL EMERGENCY ACCESS AT END OF CHESTER STEPHENS ROAD

PHASE 2:
• FIVE(5) TYPE 'D' VILLAS (SPECIAL PLACES)
• THREE ±0.50 ACRE R-1 RESIDENTIAL LOTS (SINGLE FAMILY)
• REMOVE CONNECTOR BETWEEN CHESTER STEPHENS ROAD AND CHESTER STEPHENS COURT AND REWORK CUL-DE-SAC

PHASE 3:
• 16 MEMORY CARE SUITES OF MAIN ASSISTED LIVING FACILITY (SPECIAL PLACES)
• 20 ASSISTED SUITES OF MAIN ASSISTED LIVING FACILITY (SPECIAL PLACES)

PHASE 4:
• TWO(2) TYPE 'A' VILLAS (SPECIAL PLACES)
• ELEVEN(11) TYPE 'B' VILLAS (SPECIAL PLACES)
• NINE(9) TYPE 'C' VILLAS (SPECIAL PLACES)

PHASING DENSITIES:
(UNIT TOTAL IS CUMULATIVE WITH EACH ADDITIONAL PHASE)
PHASE 1:
• 58 UNITS TOTAL / 14.88 ACRES = 3.89 UNITS/ACRE
PHASE 2:
• 66 UNITS TOTAL / 14.88 ACRES = 4.43 UNITS/ACRE
PHASE 3:
• 102 UNITS / 14.88 ACRES = 6.85 UNITS/ACRE
PHASE 4:
• 124 UNITS / 14.88 ACRES = 8.33 UNITS/ACRE

OPEN SPACE & BUFFERS:

BUFFERS:
• A 50' BUFFER WILL BE INSTALLED ALONG EAST PROPERTY LINES
ADJACENT TO EXISTING RESIDENTIAL PROPERTIES.
• ADDITIONAL BUFFERS WILL BE INSTALLED ALONG THE NORTH AND
WEST PROPERTY LINES.
• TOTAL AREA OF THE BUFFER IS ±103,501 S.F. = 2.38 AC
COMMON OPEN SPACE
• TOTAL AREA OF PROVIDED OPEN SPACE IS ±222,378 S.F. = 5.10 AC
• FORMAL OPEN SPACE: 1.12 AC = 48,870 S.F. = 7.54%
• INFORMAL OPEN SPACE: 3.98 AC = 173,508 S.F. = 26.77%
• TOTAL AREA OF REQUIRED FORMAL OPEN SPACE IS: 5% OF 14.88
ACRES = 0.74 ACRES = 32,408 S.F.
• TOTAL AREA OF REQUIRED INFORMAL OPEN SPACE IS: 10% OF 14.88
ACRES = 1.48 ACRES = 64,817 S.F.

PARKLAND NOTE:

• THE REQUIRED ACREAGE FOR PARKLAND IS CALCULATED AS:
- 35 UNITS x 1200 SF/UNIT = 42,000 S.F.
- (124 UNITS-35 UNITS) x 600 SF/UNIT = 53,400 S.F.
- TOTAL REQ'D ACREAGE = 95,400 S.F. = 2.19 ACRES
• PAYMENT IN-LIEU OF DEDICATION WILL BE PROVIDED FOR 95,400 S.F.
(2.19 AC.) OF PARKLAND.

BOUNDARY DESCRIPTION:

WILLIAMSON COUNTY PROPERTY MAP 79 PARCEL 59 & MAP 80 PARCEL 39.04
CONTAINING 14.88 ACRES

BEGINNING AT AN IRON ROD AT THE INTERSECTION OF THE NORTHERLY
RIGHT-OF-WAY OF TENNESSEE STATE ROUTE 96 (MURFREESBORO ROAD)
WITH THE EASTERLY RIGHT-OF-WAY OF CHESTER STEPHENS COURT AS
DEPICTED ON SHEET 108 OF THE PLANS FOR THE STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY LAYOUT PROJECT
94011-2244-04, BEING 52.49 FEET FROM THE CENTERLINE OF SAID STATE
ROUTE 96, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED
TRACT;

THENCE, WITH SAID EASTERLY RIGHT-OF-WAY OF CHESTER STEPHENS
COURT AS DEPICTED ON SAID SHEET 108, NORTH 3 DEGREES 56 MINUTES 45
SECONDS EAST 220.23 FEET TO AN IRON ROD;

THENCE, CONTINUING WITH SAID EASTERLY RIGHT-OF-WAY, NORTH 7
DEGREES 09 MINUTES 00 SECONDS EAST 208.10 FEET TO AN IRON ROD AT THE
BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A
RADIUS OF 149.91 FEET;

THENCE, WITH SAID CURVE, NORTHEASTERLY AN ARC DISTANCE OF 235.11
FEET THROUGH A CENTRAL ANGLE OF 89 DEGREES 51 MINUTES 47 SECONDS
CHORD NORTH 52 DEGREES 04 MINUTES 53 SECONDS EAST 211.75 FEET TO
AN IRON ROD AT THE POINT OF TANGENCY ON THE SOUTHERLY
RIGHT-OF-WAY OF CHESTER STEPHENS ROAD;

THENCE, WITH SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89 DEGREES 59
MINUTES 12 SECONDS EAST 694.11 FEET TO AN IRON ROD;

THENCE, WITH THE WESTERLY BOUNDARY LINE OF THE GEORGE THOMAS
MONTELEONE ET UX PROPERTY, OF RECORD IN BOOK 2466 PAGE 504 IN THE
REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, SOUTH 6 DEGREES
26 MINUTES 09 SECONDS WEST 318.52 FEET TO AN IRON ROD;

THENCE, WITH THE WESTERLY BOUNDARY LINE OF THE DAVID J. HERZBERG
ET UX PROPERTY, OF RECORD IN BOOK 2612 PAGE 560 IN SAID REGISTER'S
OFFICE, AND CONTINUING WITH THE BOUNDARY LINE OF LOT 4 ON THE PLAN
OF REVISION OF LOT 1 OF THE THOMAS HAWKINS SUBDIVISION, OF RECORD
IN PLAT BOOK 11 PAGE 117 IN SAID REGISTER'S OFFICE, SOUTH 6 DEGREES 45
MINUTES 16 SECONDS WEST 423.19 FEET TO AN IRON ROD, THENCE, WITH
SAID BOUNDARY LINE OF SAID LOT 1, AS FOLLOWS, NORTH 80 DEGREES 10
MINUTES 46 SECONDS WEST 62.00 FEET TO AN IRON ROD AND SOUTH 54
DEGREES 02 MINUTES 54 SECONDS WEST 314.54 FEET TO AN IRON ROD ON
SAID NORTHERLY RIGHT-OF-WAY OF TENNESSEE STATE ROUTE 96
(MURFREESBORO ROAD) INTERCEPTING A CURVE IN SAID RIGHT OF WAY
CONCAVE TO THE SOUTHWEST AND HAVING RADIUS OF 2677.16 FEET;
THENCE, WITH SAID CURVE AND RIGHT-OF-WAY, NORTHWESTERLY AN ARC
DISTANCE OF 644.14 FEET THROUGH A CENTRAL ANGLE OF 114 DEGREES 12
MINUTES 49 SECONDS (CHORD: NORTH 48 DEGREES 27 MINUTES 34 SECONDS
WEST 662.43 FEET TO THE BEGINNING
CONTAINING 14.88 ACRES OR 648,135 SQUARE FEET.

CRITICAL LOT NOTE:

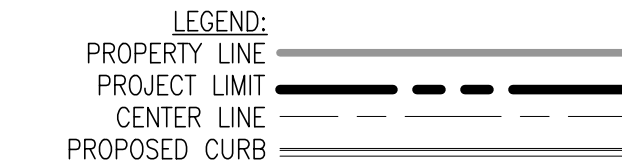
A CRITICAL LOT PLAN SHALL BE SUBMITTED FOR ANY LOT THAT COMPLIES WITH
THE HILLSIDE DEVELOPMENT STANDARD FOUND IN THE CITY OF FRANKLIN ZONING
ORDINANCE SECTION 5.8.1.

CONSTRUCTION NOTE:

NO GRADING OR INFRASTRUCTURE CONSTRUCTION SHALL BEGIN PRIOR TO SITE
PLAN APPROVAL.

MODIFICATION OF STANDARD NOTE:

1. THIS REGULATING PLAN SEEKS MODIFICATION OF STANDARD TO REDUCE THE
DESIGN SPEED OF THE INTERIOR PRIVATE DRIVES TO 20 MPH.
2. DUE TO THE NATURE OF THIS TYPE OF FACILITY, TRAFFIC CALMING DEVICES
WILL BE INSTALLED AT VARIOUS LOCATIONS AROUND THE LOOPED DRIVE.
ACTUAL SPEEDS WILL BE BELOW THE DESIGN LIMIT AS STATED IN NO. 1
ABOVE. THEREFORE, THIS REGULATING PLAN SEEKS MODIFICATION OF
STANDARD TO ACCEPT THE CENTERLINE GEOMETRY RADI AS INDICATED ON
THIS PLAN.



FRANKLIN PROJECT#:

• THE CITY OF FRANKLIN PROJECT
NUMBER IS COF #1976



GOOD WORKS
UNLIMITED, LLC

Development, Design and
Management of Senior Living
Communities

2202 JEFFERSON COURT
FRANKLIN, TN 37064
615.790.7041 P/F

ENGINEERING
SERVICES

KLOBER
ENGINEERING
SERVICES
1435 EASTERN AVENUE
SPRINGFIELD, TN 37172
PHONE: (615) 382-2000
FAX: (615) 382-0995



DATE	DESCRIPTION	REVISED PER CITY COMMENTS	REVISED PER CITY COMMENTS	REVISED PER CITY COMMENTS	REVISED PER CITY COMMENTS
11/14/09					
1/6/10					
3/17/10					
5/6/10					

Silver Grace
PUD Subdivision, Regulating Plan
FRANKLIN, TENNESSEE

DRAWING TITLE:

REGULATING
PLAN

SCALE: 1"=50'

C1.1

DATE: 10/13/09

Chester Stephens Court

The Fountains

The
Fountains
Of Franklin

Covered Living for Active Adults

By
G
GOLDMACHIN
FURNACE CO.
2100 International
Franklin, TN 37526
615-596-7000

Catered Living Villas

ATTACHEZ VOS SOMMES

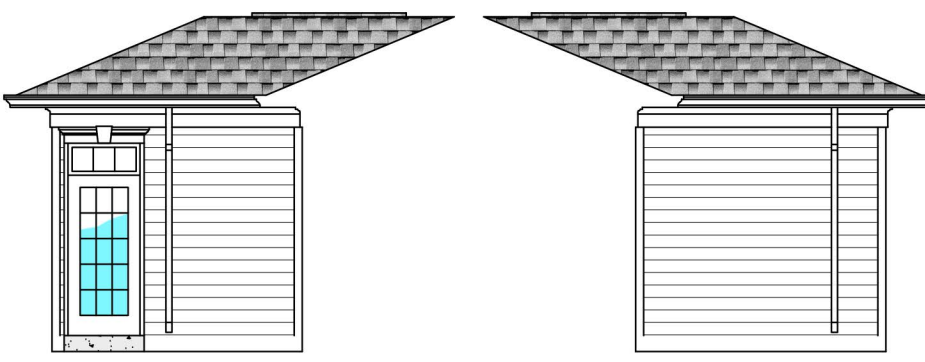
Colored Living Suite

LANDS
BUFFET

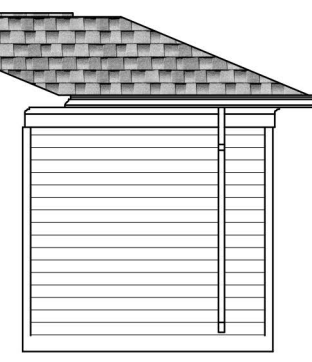
Murfreesboro Road



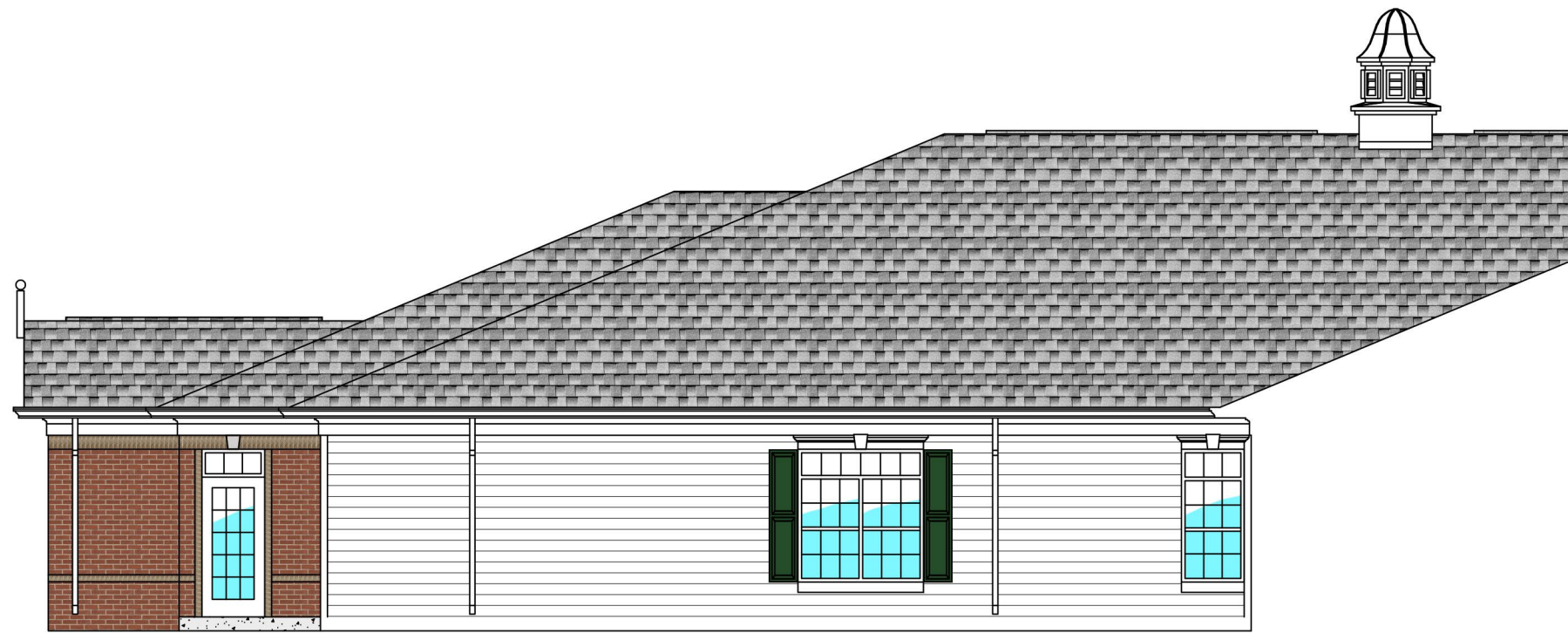
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2 ELEVATION



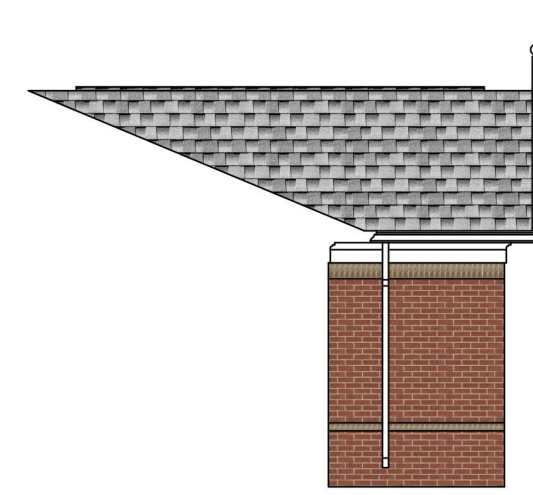
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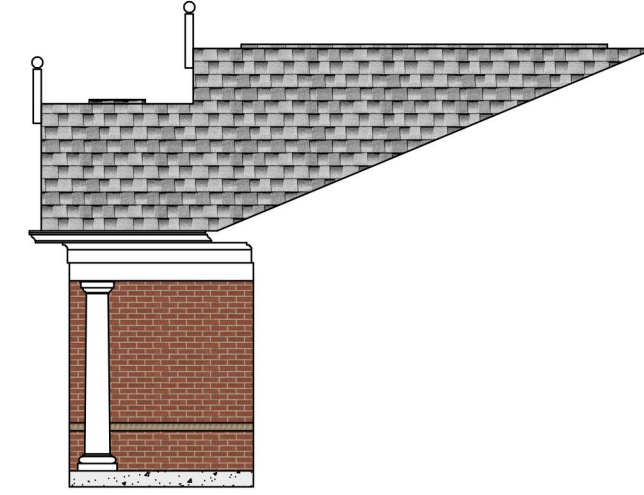
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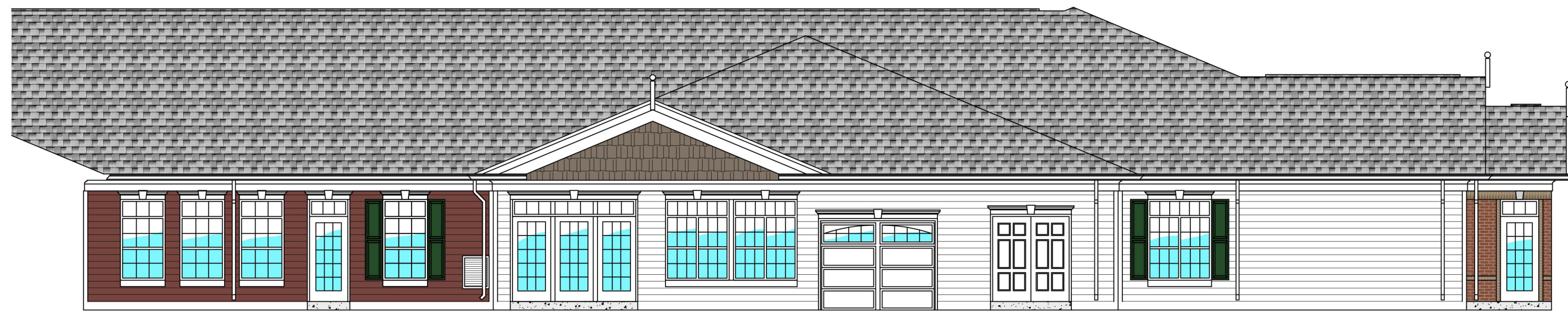
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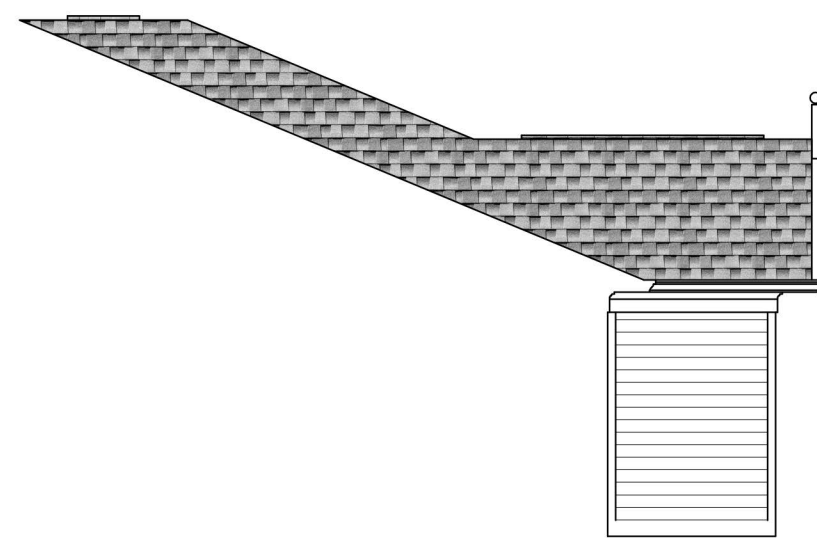
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7 ELEVATION

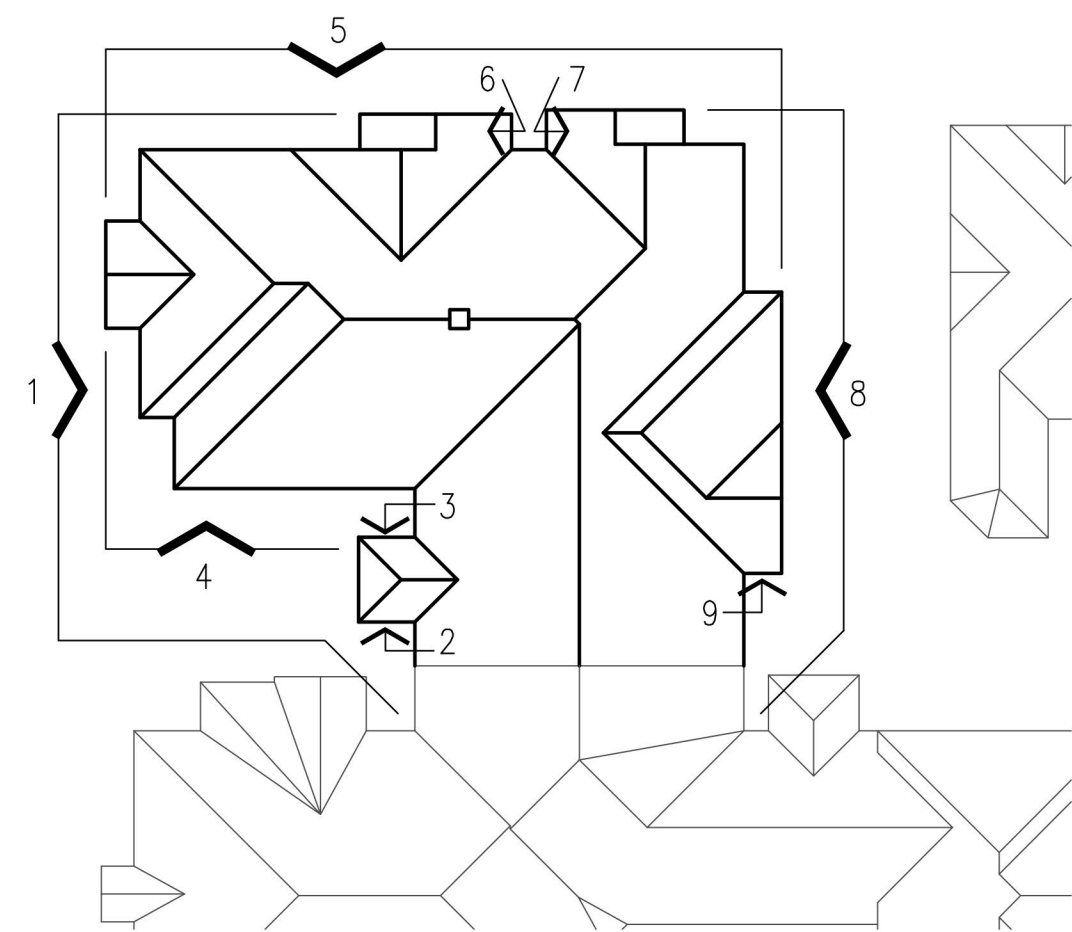


8 ELEVATION



9 ELEVATION

PLAN LEGEND



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INSPIREON
LLC.

Planning
Architecture
Interiors
Construction

1753 Fieldcrest Circle
Franklin, TN 37064
615.790.7041 p/f



DATE	DESCRIPTION

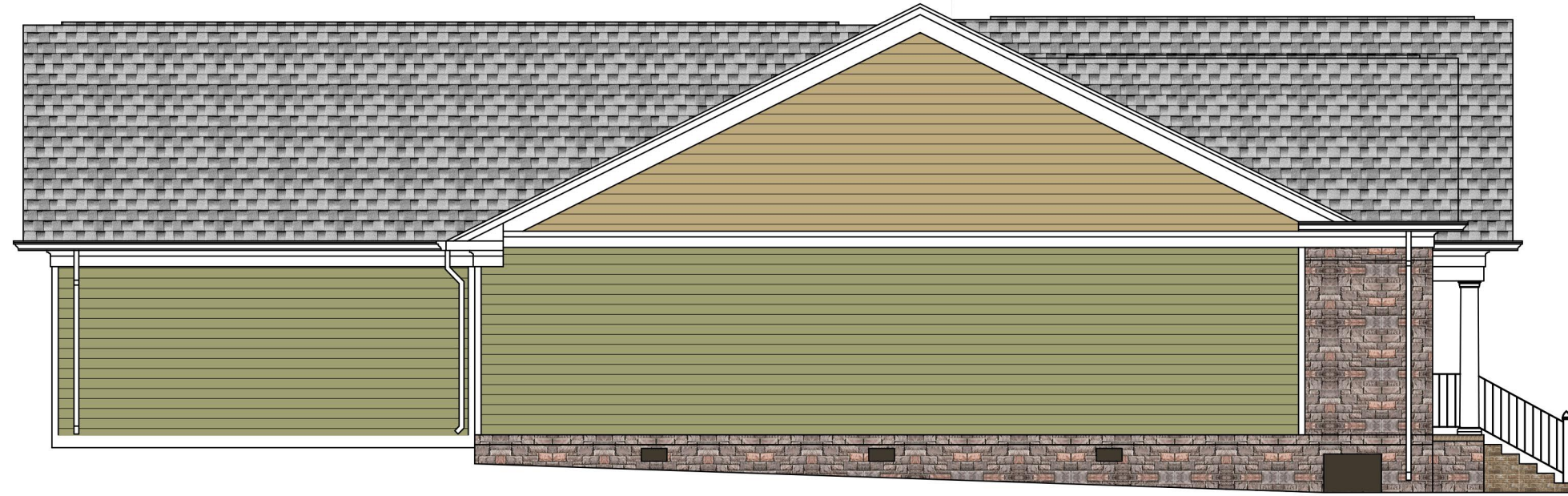
ADDITION
Silver Grace
4100 MURFREESBORO ROAD, FRANKLIN TN, 37067

DRAWING TITLE:
EXTERIOR
ELEVATIONS

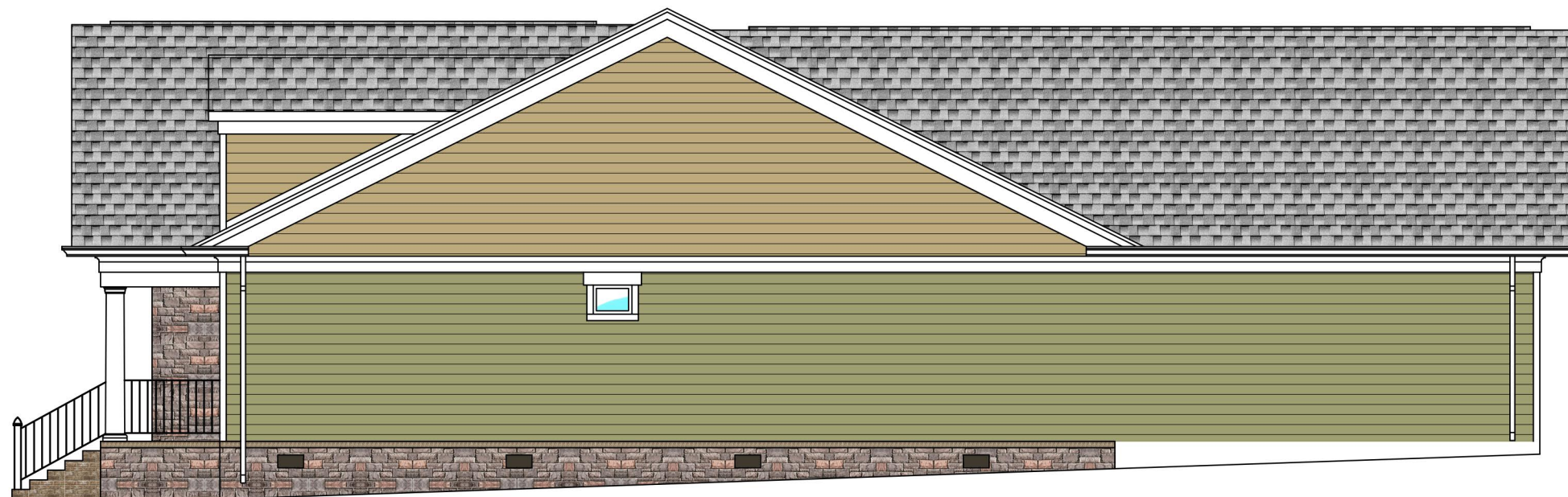
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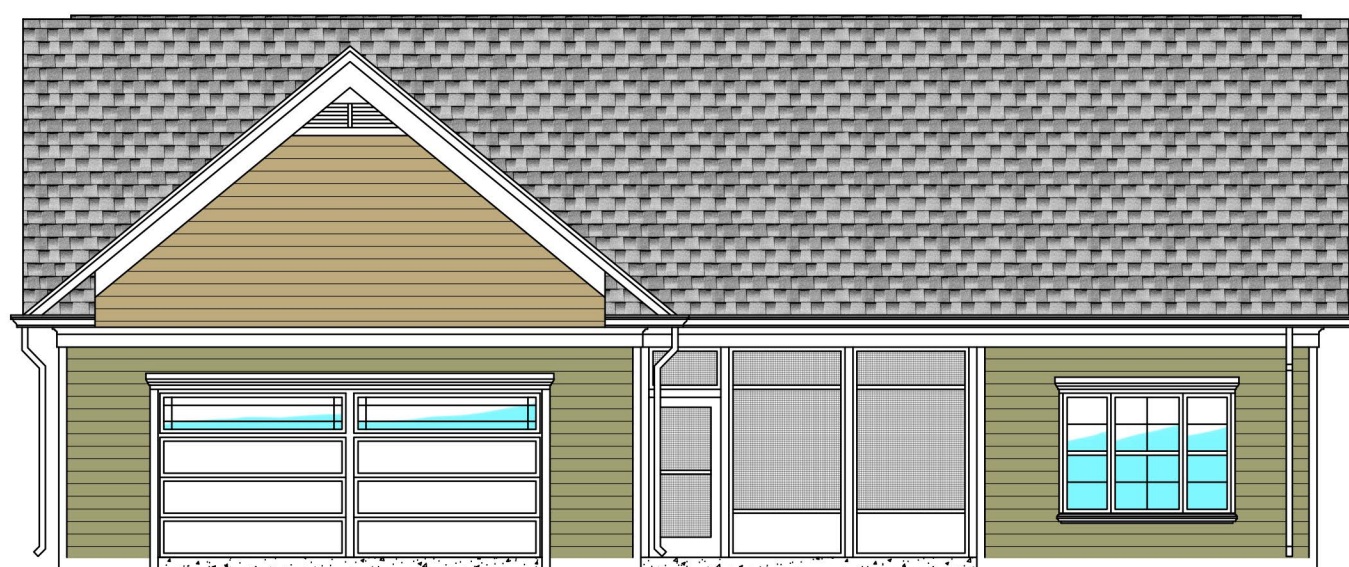
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2 COTTAGE 310 ELEVATION



3 COTTAGE 310 ELEVATION



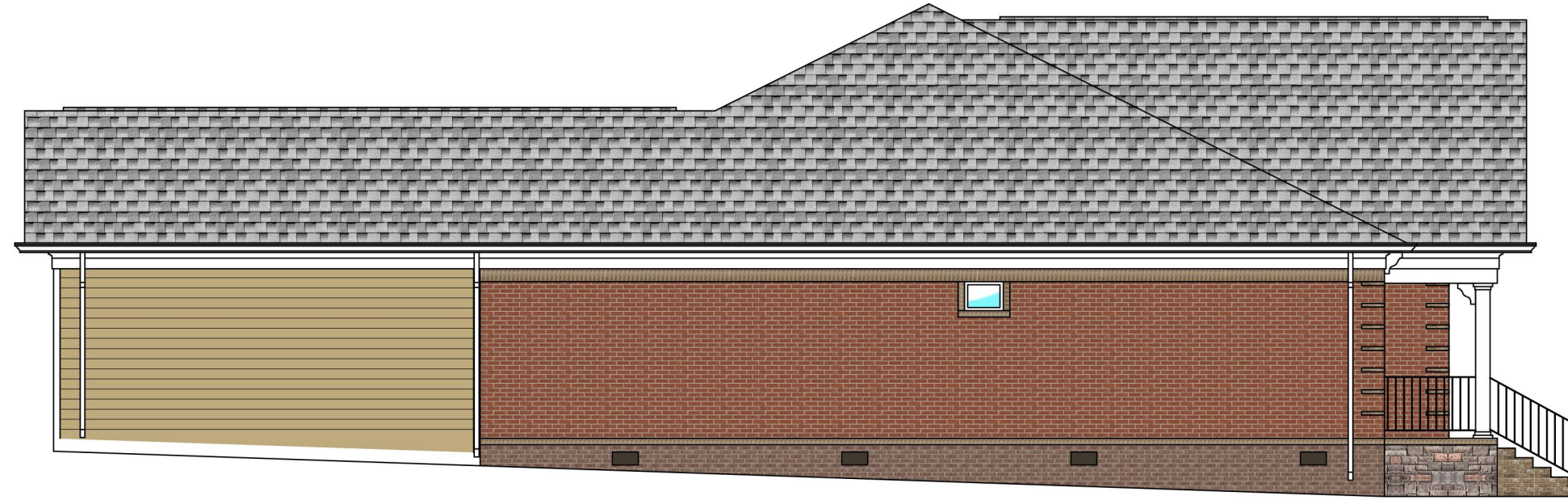
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COTTAGE 310

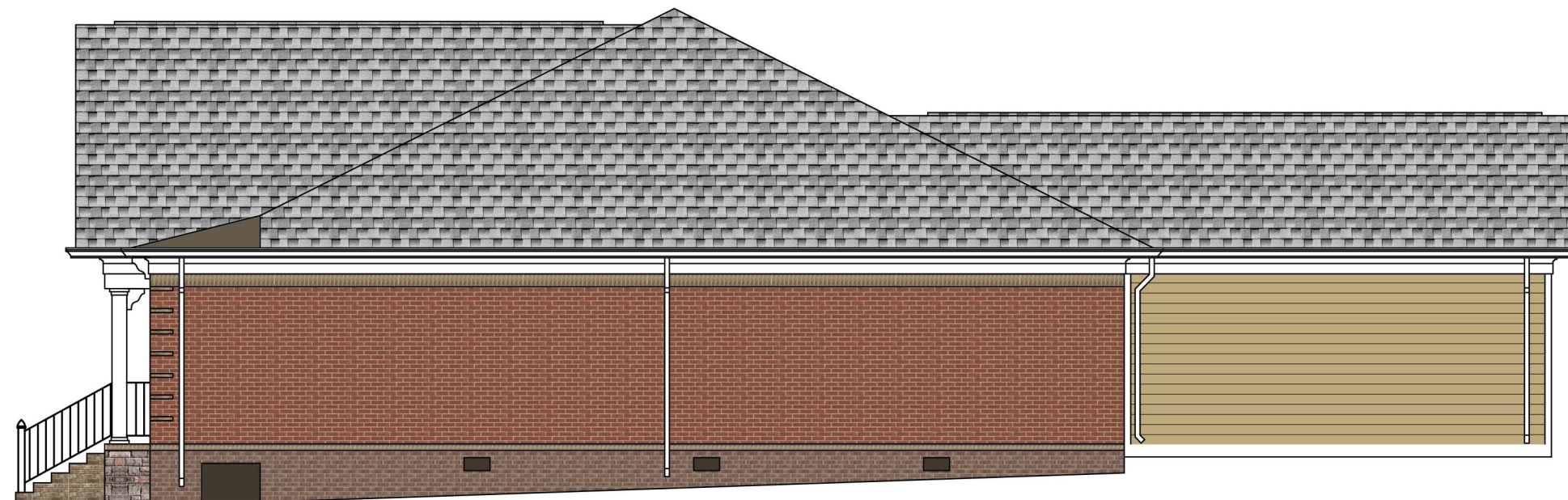
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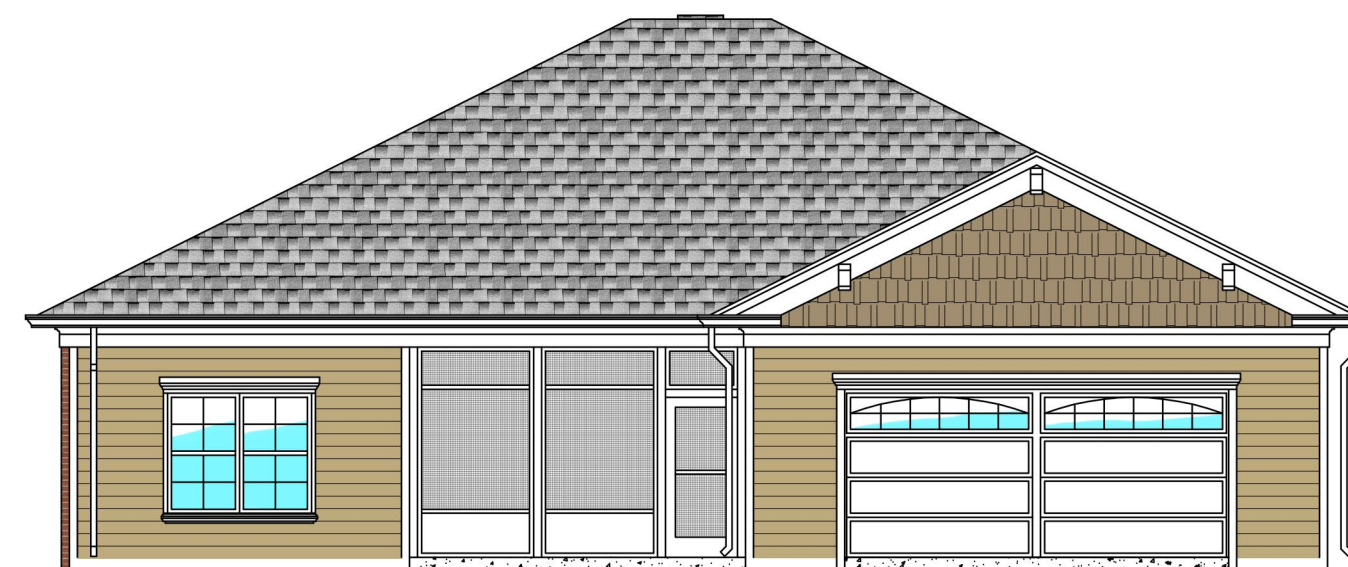
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6 COTTAGE 308 ELEVATION

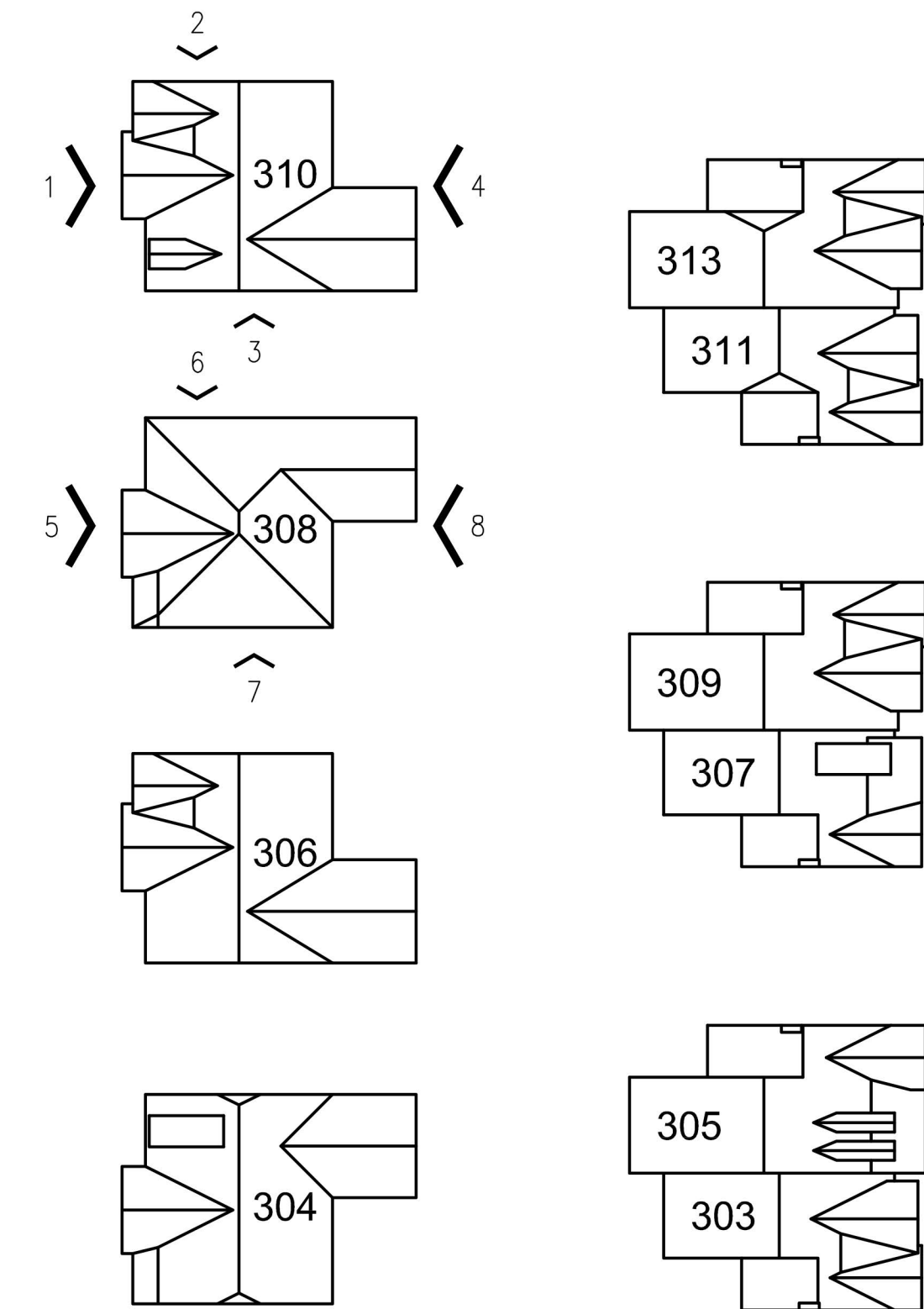


7 COTTAGE 308 ELEVATION



8 COTTAGE 308 ELEVATION

PLAN LEGEND



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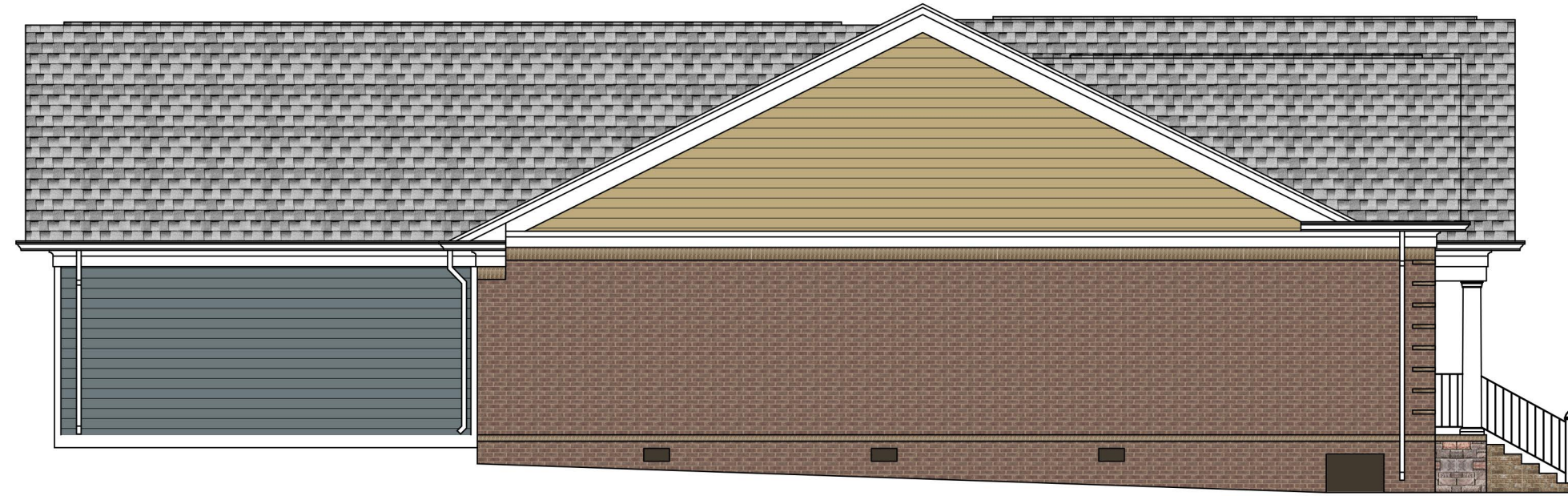
Silver Grace
AT
VILLAS #303/304/305/306/307/308/309/310/311/313
300 CELEBRATION CIRCLE, FRANKLIN, TN 37067

DRAWING TITLE:
COTTAGES 310
D 308 EXTERIOR

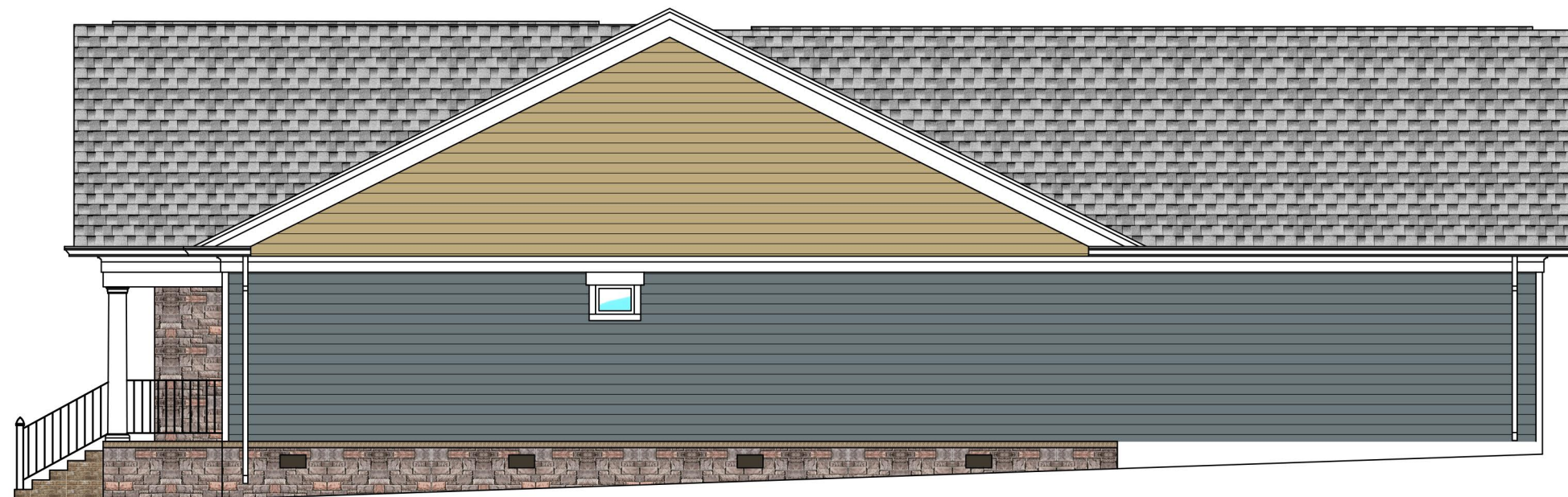
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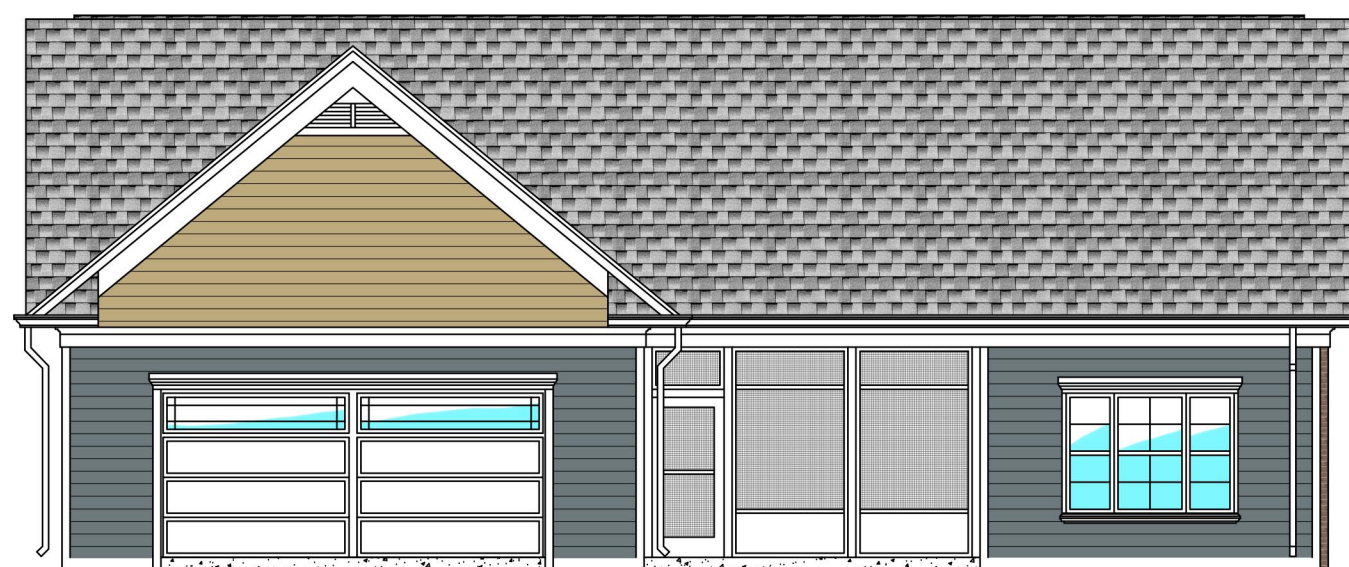
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2 COTTAGE 306 ELEVATION



3 COTTAGE 306 ELEVATION



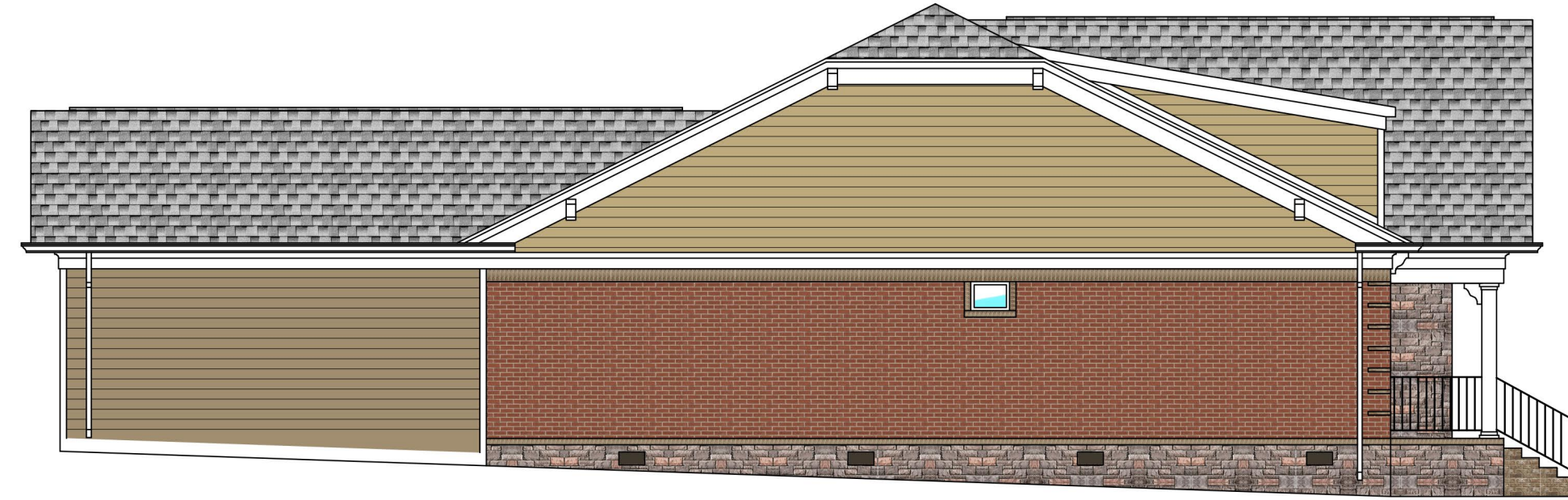
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COTTAGE 306

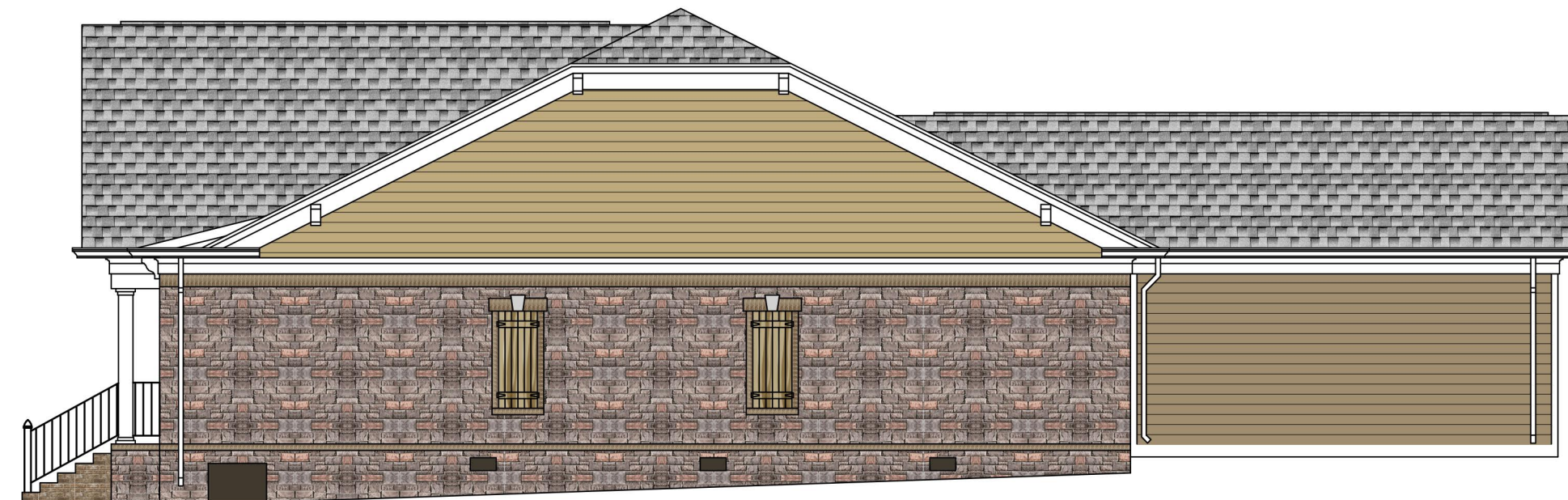
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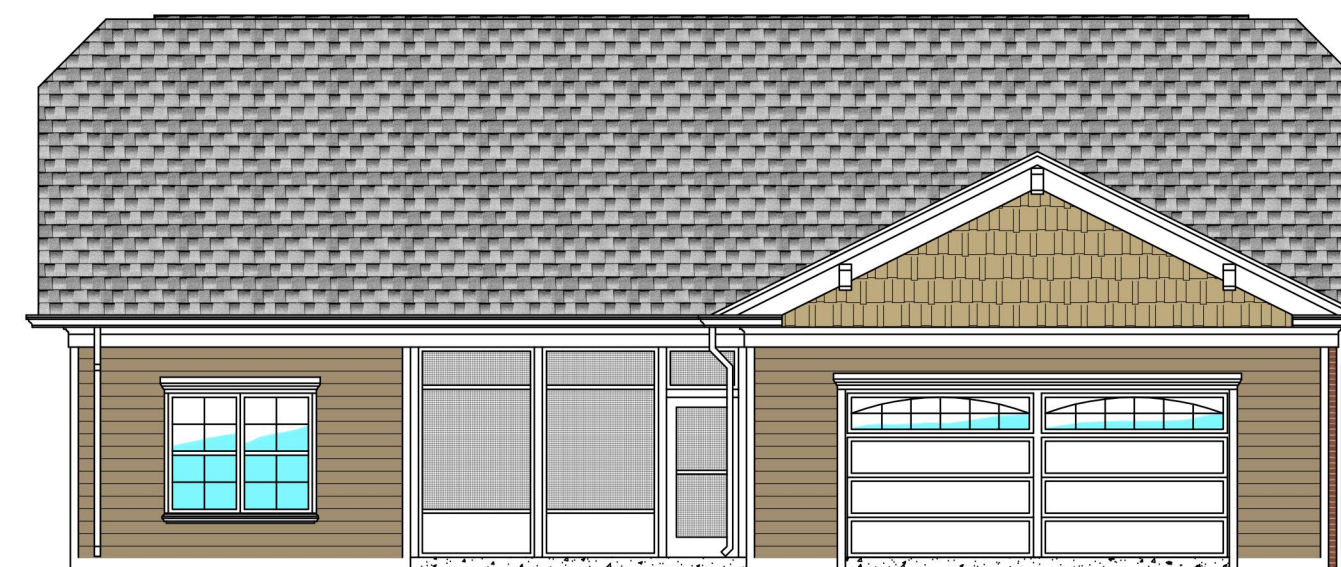
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6 COTTAGE 304 ELEVATION

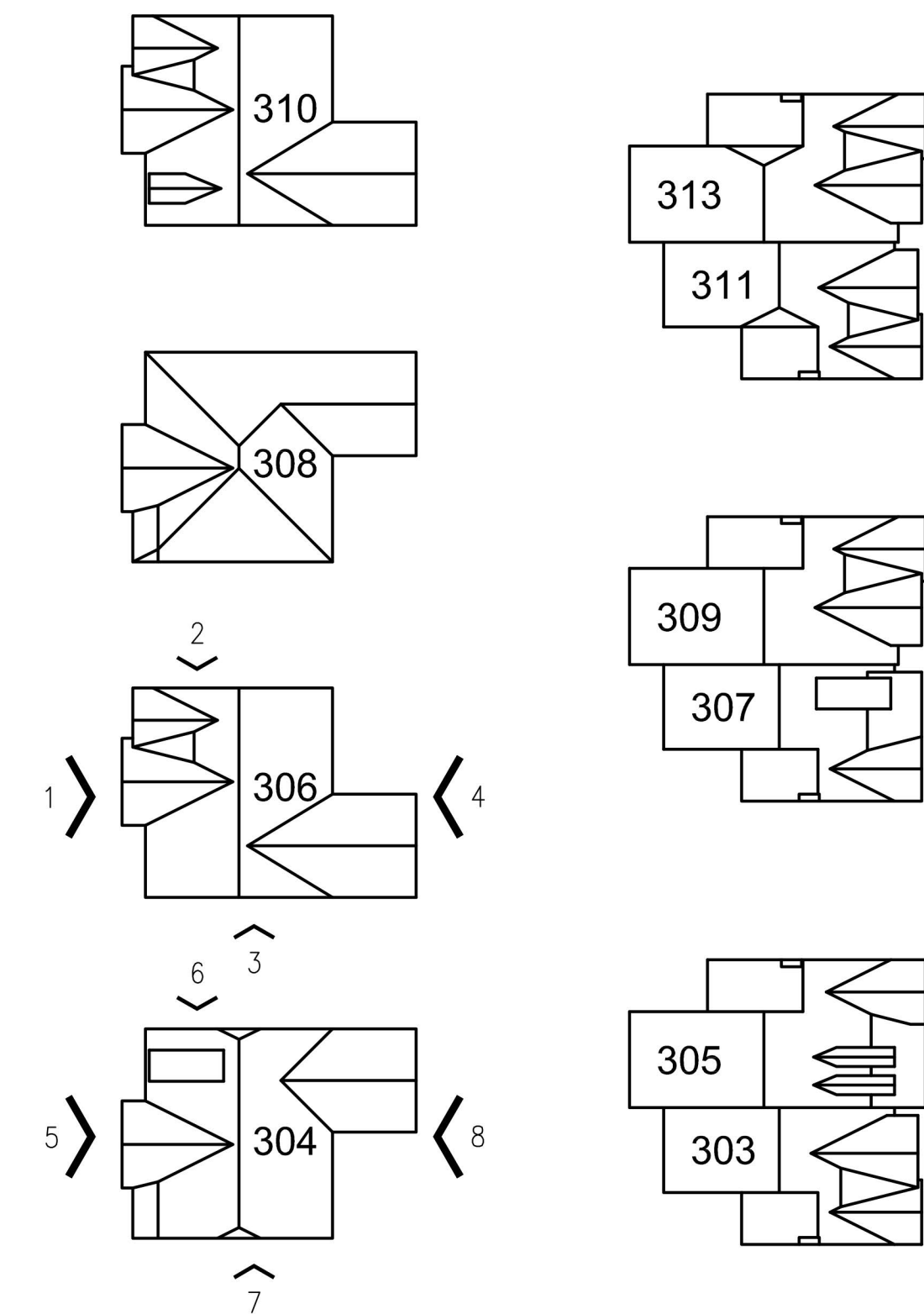


7 COTTAGE 304 ELEVATION



8 COTTAGE 304 ELEVATION

PLAN LEGEND



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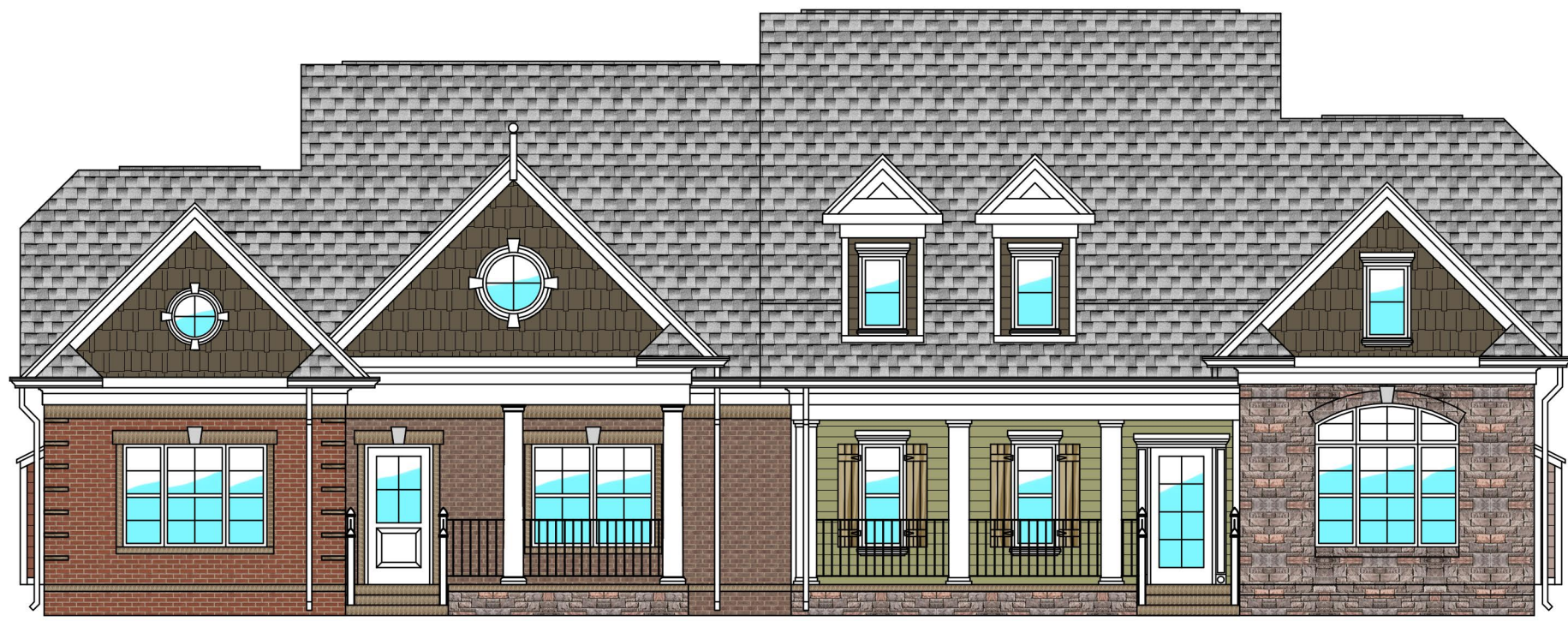
1753 Fieldcrest Circle
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615.790.7041 p/f

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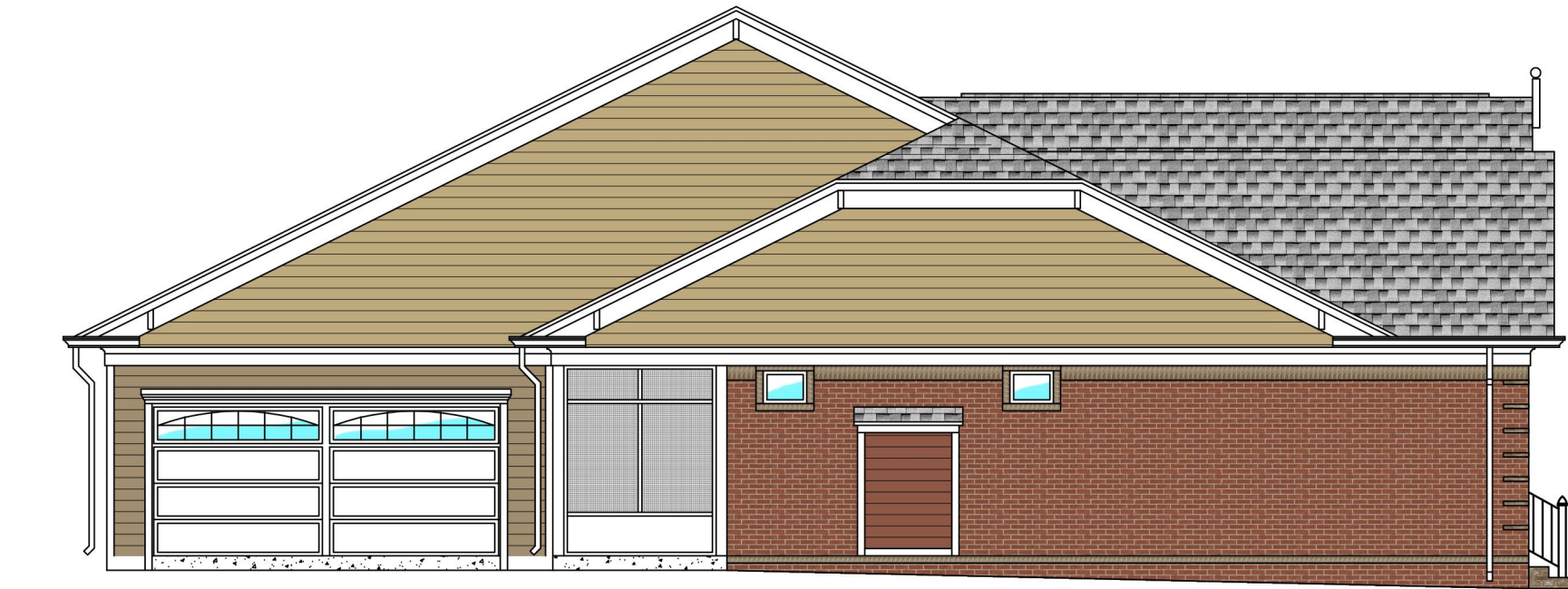
Silver Grace
AT
VILLAS #303/304/305/306/307/308/309/310/311/313
3300 CELEBRATION CIRCLE, FRANKLIN, TN 37067

DRAWING TITLE:
COTTAGES 304
D 306 EXTERIOR

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



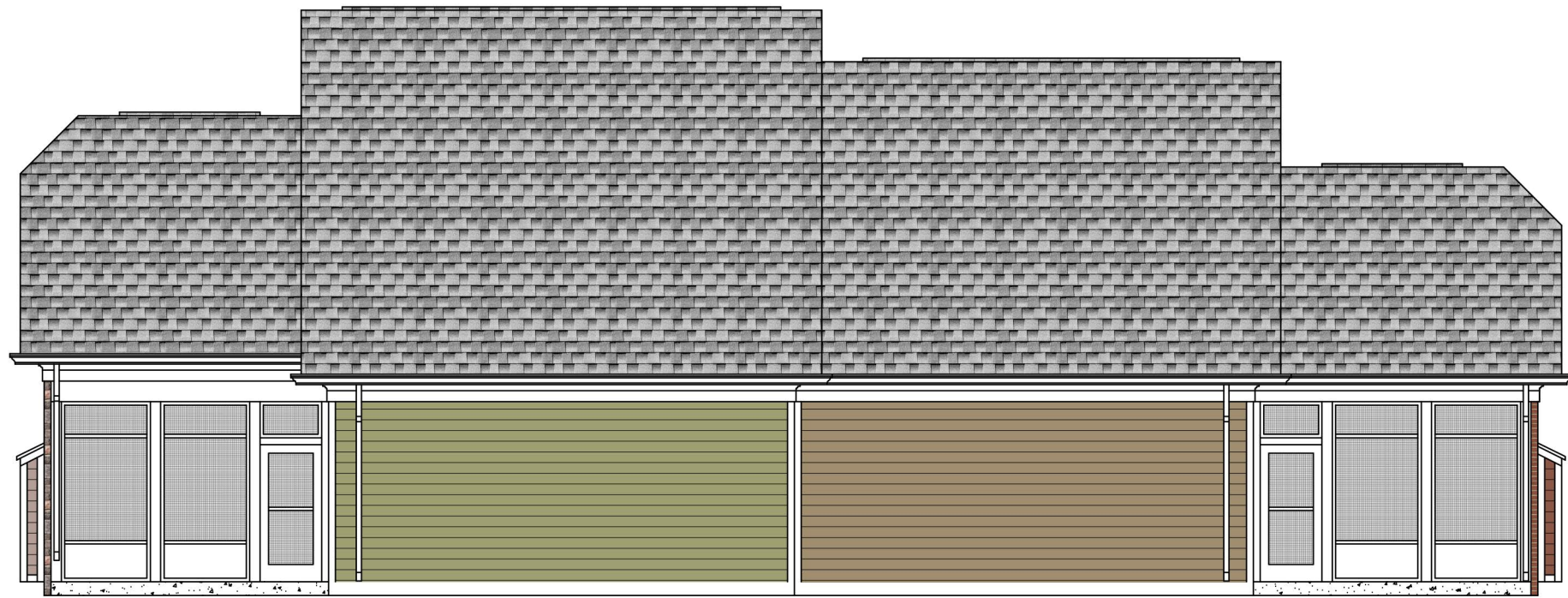
1 DUPLEX 303/305 ELEVATION



2 DUPLEX 303 ELEVATION

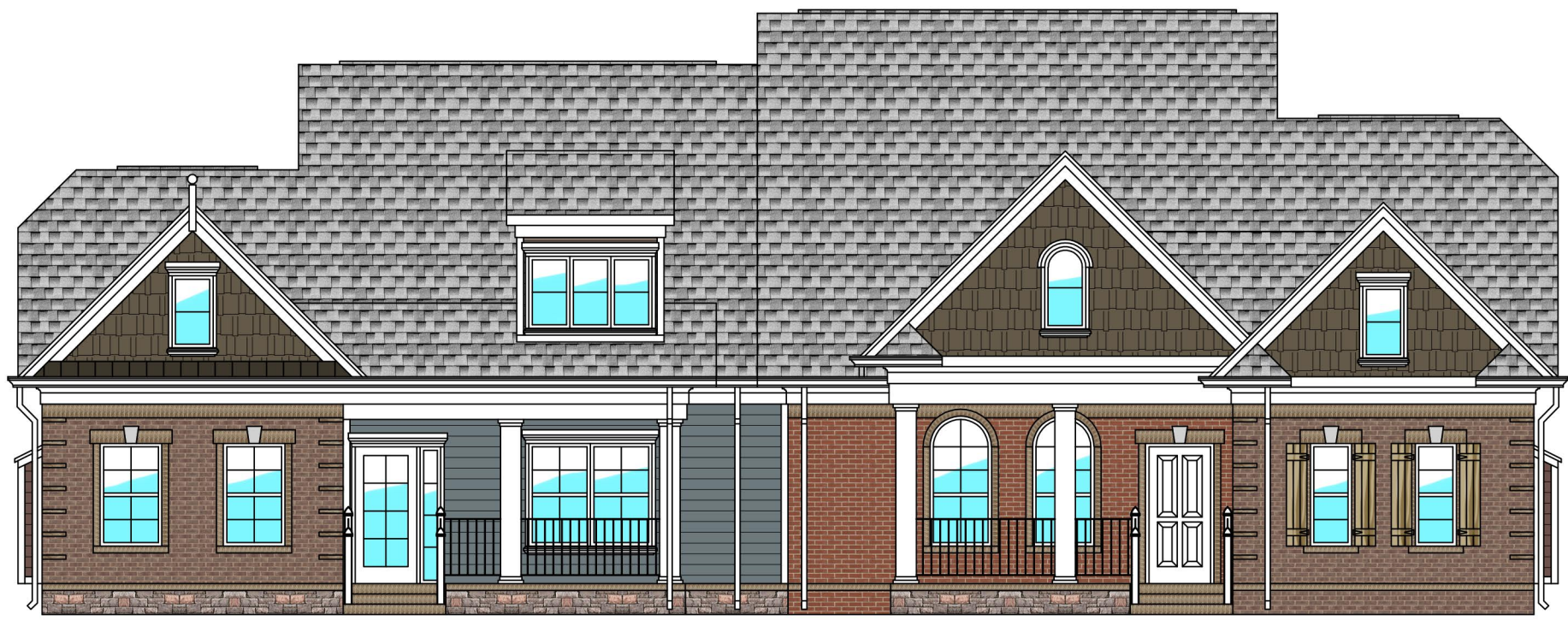


3 DUPLEX 305 ELEVATION

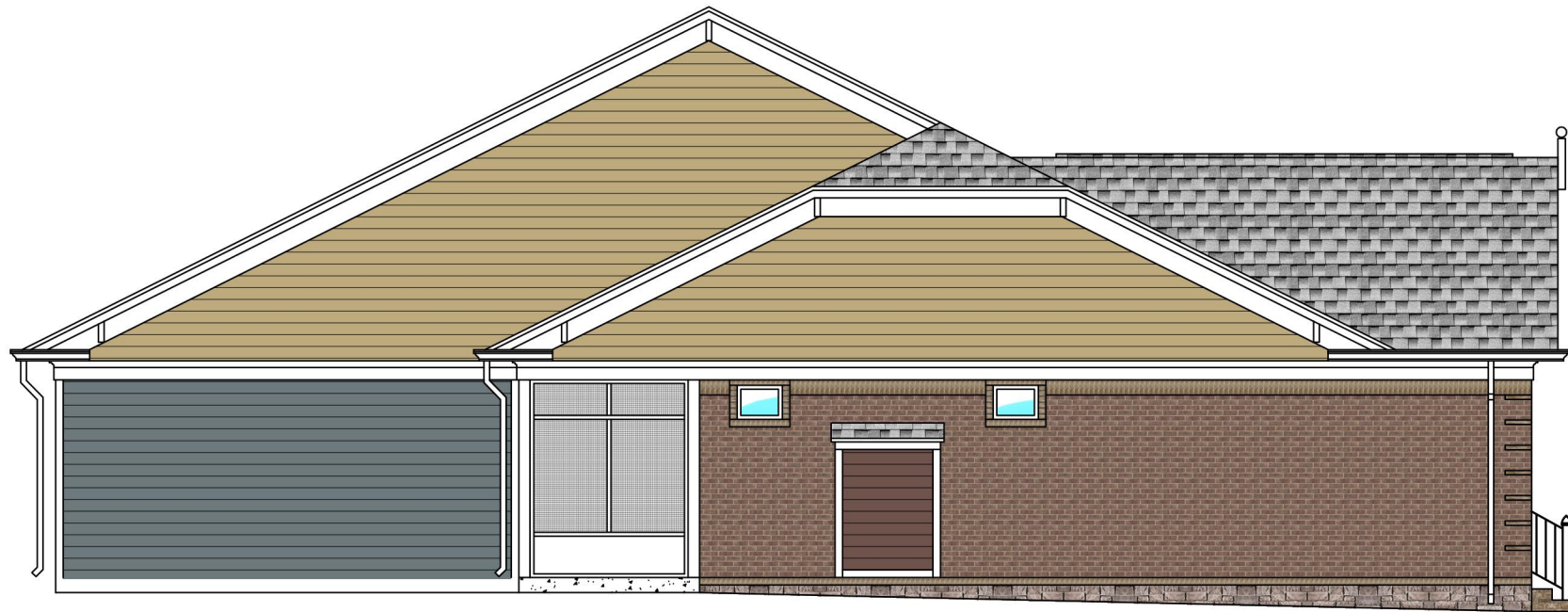


4 DUPLEX 305/303 ELEVATION

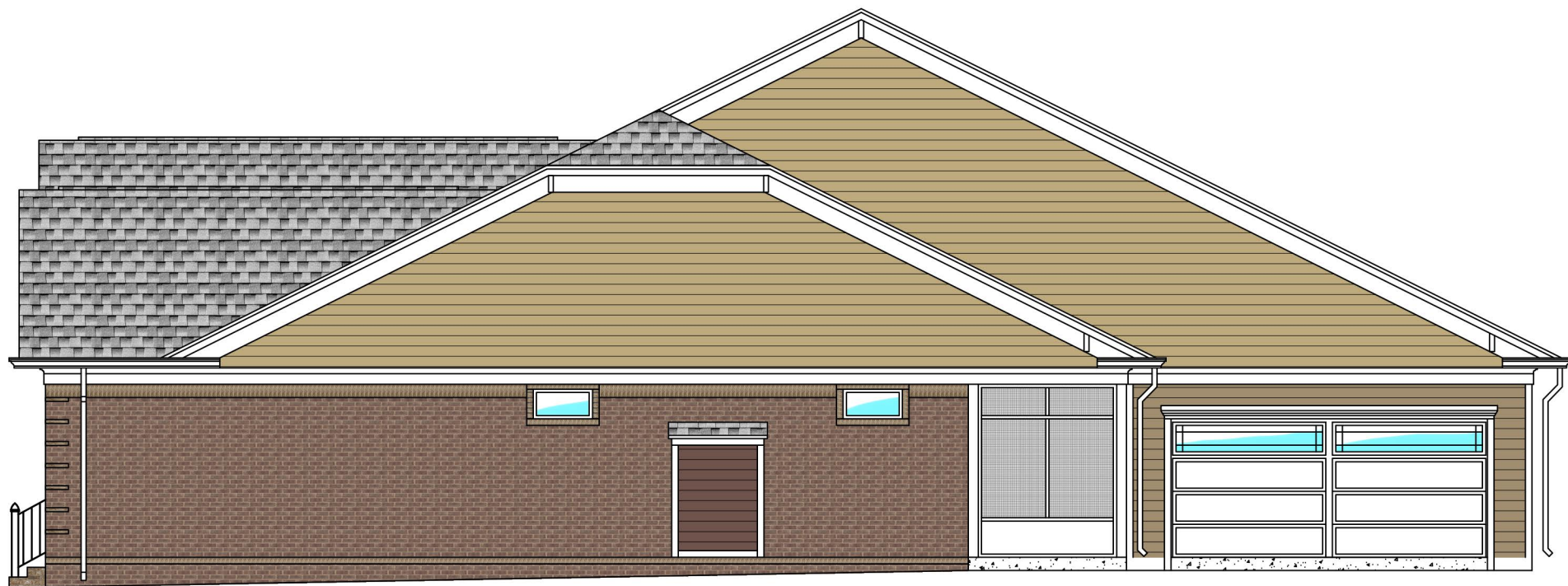
DUPLEX 303/305
DUPLEX 307/309



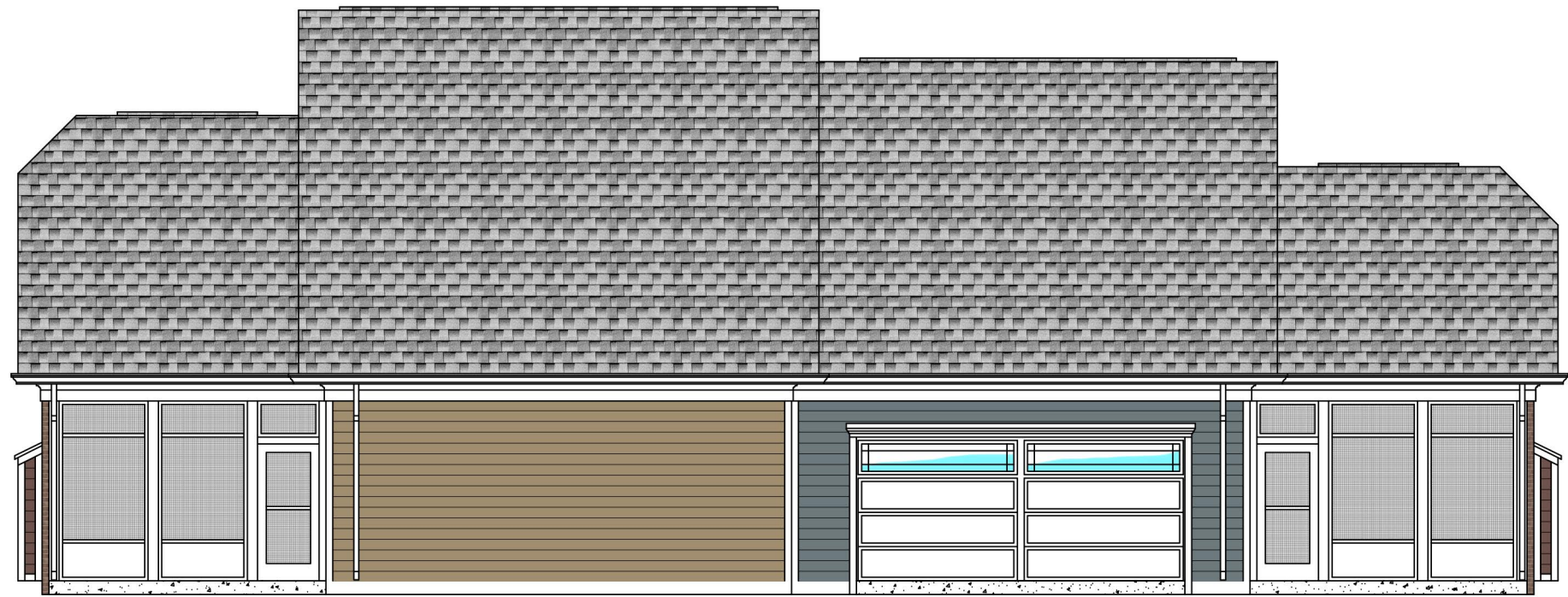
5 DUPLEX 307/309 ELEVATION



6 DUPLEX 307 ELEVATION

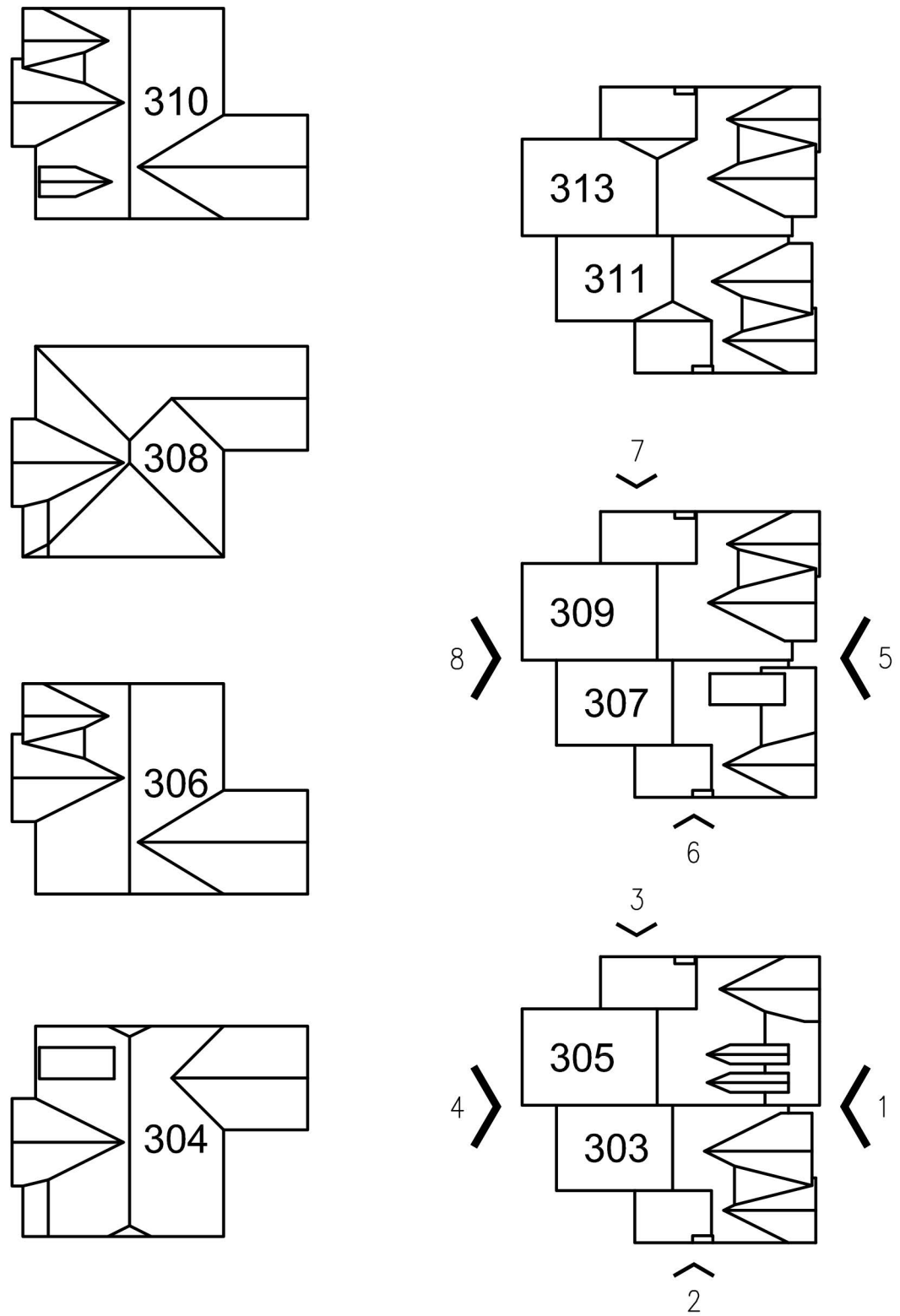


7 DUPLEX 309 ELEVATION



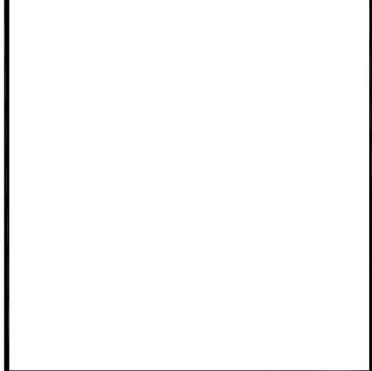
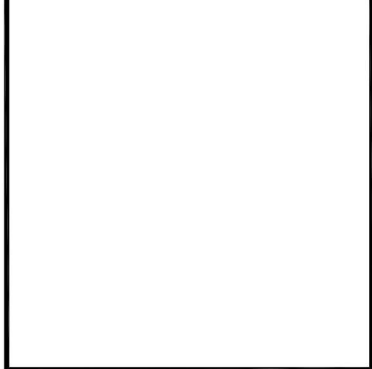
8 DUPLEX 309/307 ELEVATION

PLAN LEGEND



GOODWORKS
UNLIMITED, LLC
Development, Design and
Management of Senior Living
Communities
2202 JEFFERSON COURT
FRANKLIN, TN 37064
615.790.7041 P/F

Inspireon
LLC
Planning
Architecture
Interiors
Construction
1753 Fieldcrest Circle
Franklin, TN 37064
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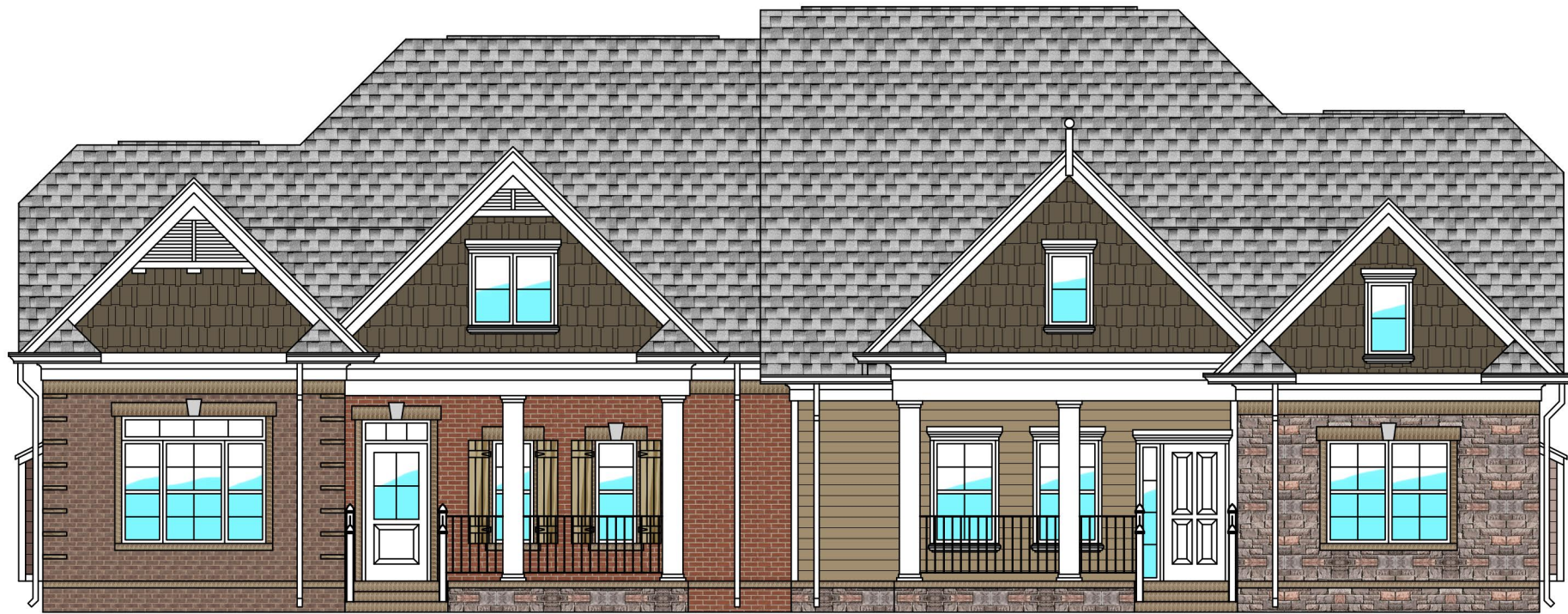


DATE	DESCRIPTION

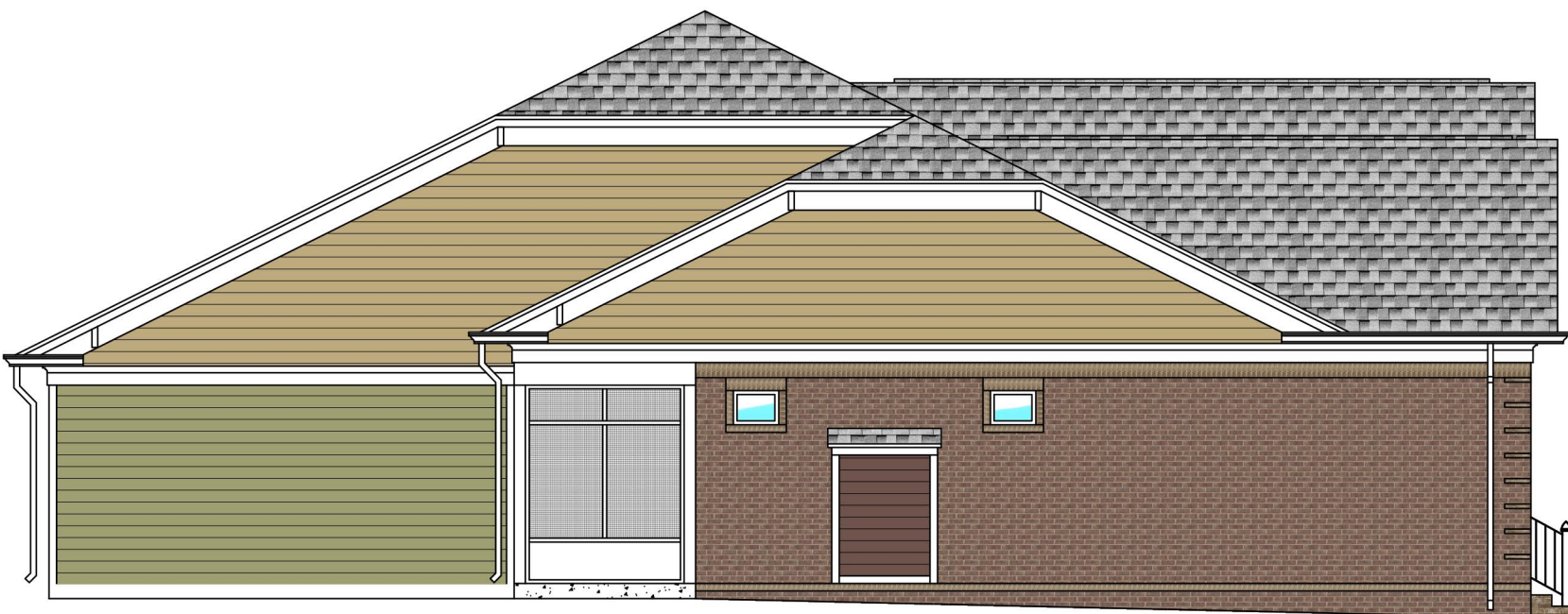
VILLAS
Silver Grace
AT
VILLAS #303/304/305/306/307/308/309/310/311/313
300 CELEBRATION CIRCLE, FRANKLIN, TN 37067

DRAWING TITLE:
DUPLEX 303/305 AND
307/309 EXTERIOR

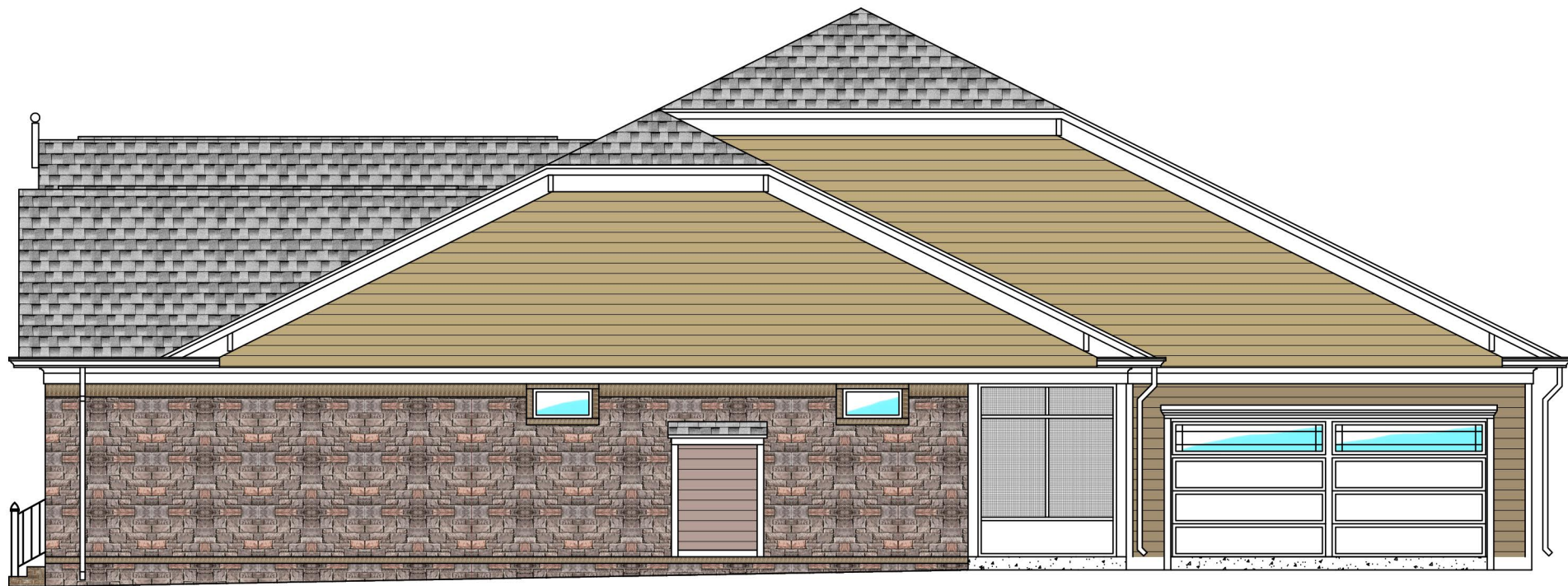
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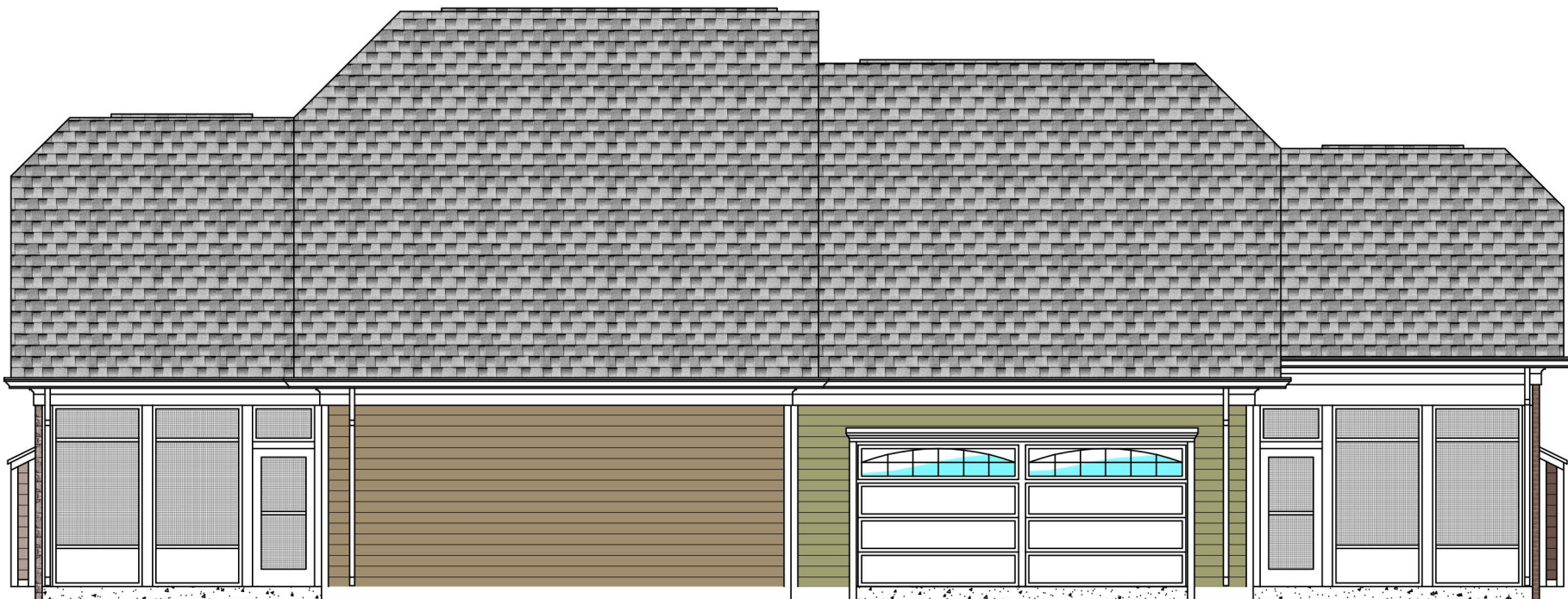
1 DUPLEX 311/313 ELEVATION



2 DUPLEX 311 ELEVATION

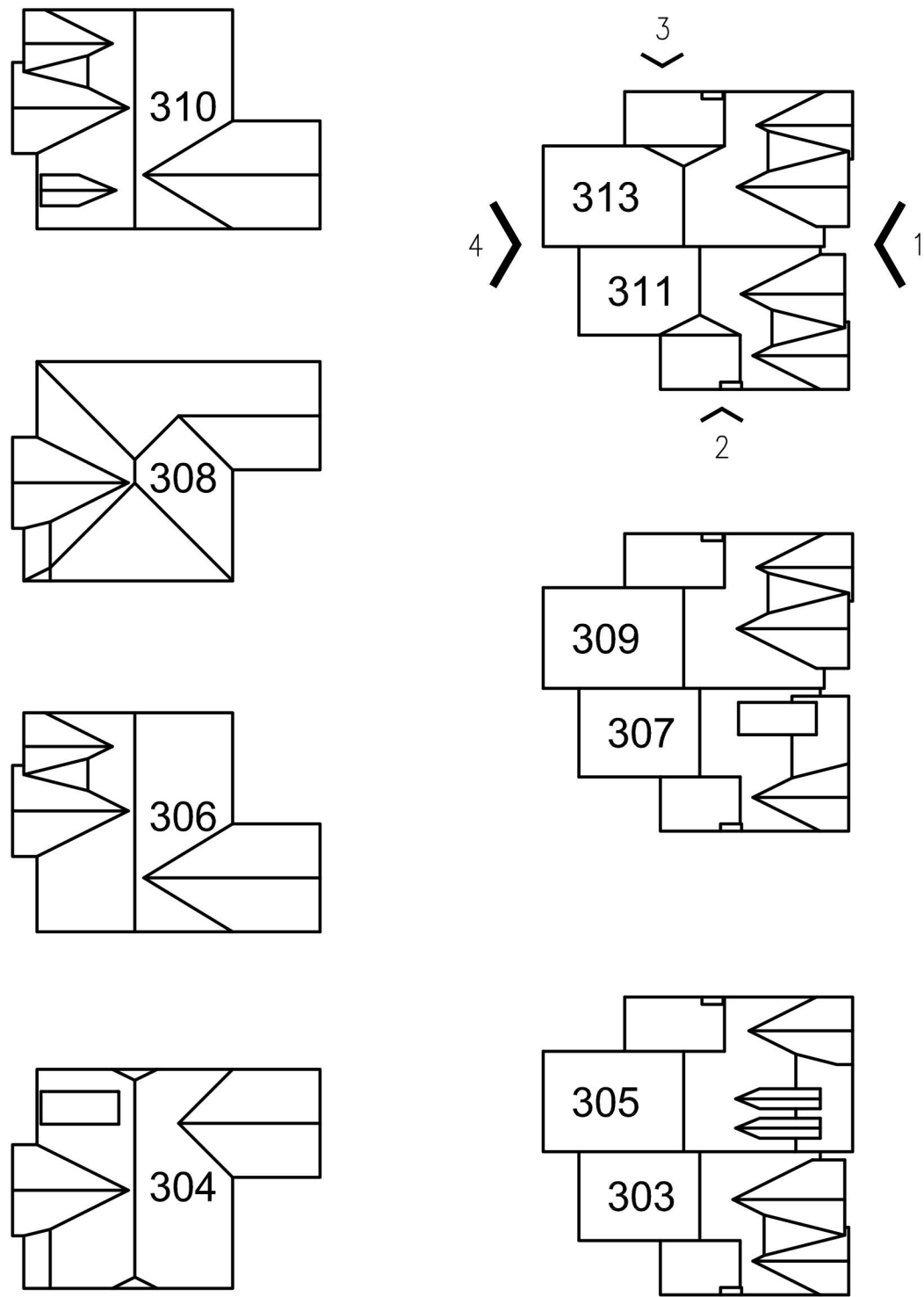


3 DUPLEX 313 ELEVATION



4 DUPLEX 313/311 ELEVATION

PLAN LEGEND

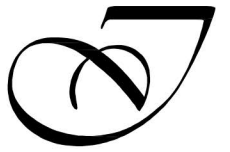




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Construction

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Franklin, TN 37064
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DATE	DESCRIPTION

VILLAS
Silver Grace

VILLAS #303/304/305/306/307/308/309/310/311/313
AT
300 CELEBRATION CIRCLE, FRANKLIN, TN 37067

DRAWING TITLE:
DUPLEX 311/313
EXTERIOR

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