



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION

**1200 Seventh Avenue N, 1204 Seventh Avenue N, 1206 Seventh Avenue N, 604
Madison Street, 1201 Sixth Avenue N, 1205 Sixth Avenue N, 1207 Sixth Avenue N
June 15, 2016**

Application: New construction-infill

District: Germantown Historic Preservation Zoning Overlay

Council District: 19

Map and Parcel Number: 08213018900, 08213019000, 08213019100, 08213017900,
08213018000, 08213018100, 08213018800

Applicant: Manuel Zeitlin, Architect

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: This application is for a final SP (Specific Plan) review to construct a mixed-use development on what are currently seven parcels along Sixth and Seventh Avenues North and Madison Street. In May 2015, the Commission approved the bulk, height, massing, roof form, and site layout for the project as part of a preliminary SP review. The SP (BL2015-1252) was approved by Council on August 10, 2015 and was effective August 14, 2015.

Recommendation Summary: Staff recommends approval with the conditions that:

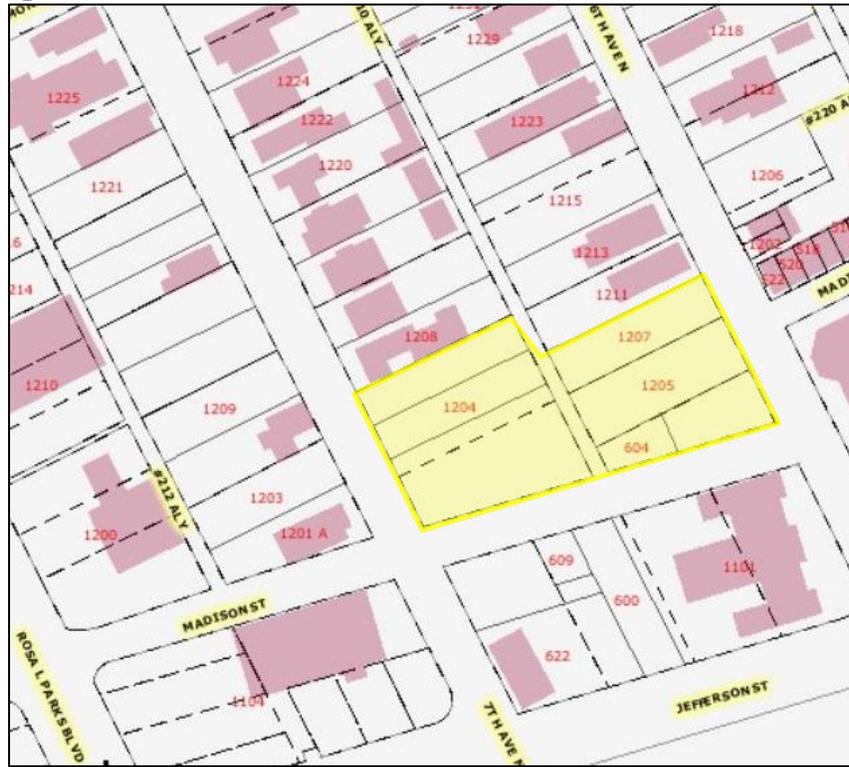
1. Staff approve brick and stone samples;
2. Staff approve the metal cladding color and texture;
3. Staff approve the final selection of windows and doors;
4. All mechanical systems be located on the roof, or in the interior of the development to reduce visibility from the street;
5. Staff approve the fence design;
6. The applicant submit more information regarding the boardwalk; and
7. Staff approve all exterior lighting.

With these conditions, Staff finds the massing of the project to meet the design guidelines for new construction in the Germantown Historic Preservation Zoning Overlay.

Attachments

- A:** Photographs
- B:** BL2015-1252
- C:** Site Plan
- D:** Floor Plans and Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

2.0 New Construction within historic context

2.1 General Principles

- 2.1.1 Guidelines apply only to the exteriors of new construction. Public facades shall be more carefully reviewed than non-public facades. *Public facades are those that are visible from the public right of way, street or streets. Non-public facades are those not visible from the public right of way, street or streets. Facades facing the alley are generally not considered public facades.*
- 2.1.2 Construction in Historic Germantown has taken place continuously from the mid-19th through the early 20th centuries and a variety of building styles and types have resulted. New buildings should continue this tradition while remaining compatible with the existing historic context. Because a great variety of historic building forms exist within Germantown, more flexibility in design is possible than might be the case for more architecturally homogenous historic neighborhoods.
- 2.1.3 Because new buildings should relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of the street, a dominance of the pattern and rhythm should be respected and should not be disrupted.
- 2.1.4 New construction should be consistent and compatible with existing buildings along a street in terms of height, scale, setback, relationship of materials, texture and color; roof shape; orientation; and proportion and rhythm of openings.
- 2.1.5 Reconstruction of a historic building which no longer exists may be appropriate if it meets these criteria: it was formerly located on the site on which the reconstruction is proposed; it contributed to the historic and architectural integrity of the area; it was compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the site; and pictorial documentation supports its accuracy.
- 2.1.7 The MHZC does not review paint colors on wood or metal surfaces.
- 2.1.8 Painting of masonry materials is reviewed by the MHZC.

2.3 Foundations

- 2.3.1 The foundation height shall be visually compatible, by not contrasting greatly, with those of surrounding historic buildings.
- 2.3.2 For new structures, brick, limestone or split-face concrete block may be used for either pier or solid perimeter foundations. Intervening spaces may be filled with an open lattice work.
- 2.3.3 Foundation access doors shall be located on the side or rear of the building. Slab-on-grade foundations may be appropriate for commercial buildings. Slab-on-grade foundations are generally not appropriate for residential infill buildings.

2.4 Walls/Exterior Materials

- 2.4.1 Masonry materials and wood siding were primarily used in the district and should continue to be predominant. Other materials may be used if they possess characteristics similar in scale, design, finish, texture, durability, and detailing to historic materials and meet *The Secretary of the Interior's Standards*.
- 2.4.2 The relationship and use of materials, texture, details and material color of a new building's public facades shall be visually compatible with and similar to or shall not contrast conspicuously with those of adjacent historic buildings.
- 2.4.3 Large expanses of featureless wall surface are not appropriate. It is most appropriate for materials to change between the foundation to the first floor.
- 2.4.4 Exterior Insulation Finish Systems (E.I.F.S) and vinyl siding are not appropriate exterior materials.
- 2.4.5 Traditional brick colors range from dark red-orange to dark red. The use of "antique" reproduction or multi-colored brick is not permitted.
- 2.4.6 Clapboard siding should exhibit an exposure of 3 to 5". Wood or composite siding and trim (ex. Hardi-plank) are appropriate. Composite materials must match the visual and durability characteristics of wood.

2.5 Doors

- 2.5.1 The relationship of width to height of doors and the rhythm of solids (*walls*) to voids should be compatible with surrounding buildings. (*Exterior doors often have transoms, giving them a tall, narrow proportion.*)
- 2.5.2 Primary entrances shall be in locations similar to those used historically for primary entrances.
- 2.5.3 Door openings should be recessed (2" minimum) on masonry buildings, as they are traditionally, rather than flush with the rest of the wall.
- 2.5.4 Front doors shall be wood and at least half-glass.

2.6 Windows

- 2.6.1 The relationship of width to height of windows and the rhythm of solids (*walls*) to voids should be visually compatible with surrounding buildings. (*Exterior windows are generally tall and narrow in proportion*)
- 2.6.2 Tinted, reflective, or colored glass are generally not appropriate.
- 2.6.3 Window openings should be recessed (2" minimum) on masonry buildings, as they are traditionally, rather than flush with the rest of the wall.
- 2.6.4 For new commercial structures a significant portion of the street level façade shall be transparent (i.e., doors and windows) to provide visual interest and access for the pedestrian.
- 2.6.5 On corner commercial buildings, glazing shall address both streets.

2.6 Porches / Entrance/ Recessed Entries

- 2.6.1 Primary building entrances should be oriented towards the street.
- 2.6.2 Within the district front porches and recessed entries are common on residential and commercial buildings. New construction (specifically of single and multi family homes) shall provide an entry that utilizes elements of a porch to create a transition from the outside (*public domain*) to the inside (*private domain*).
- 2.6.3 The height of porch roofs shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.
- 2.6.4 Entrances to commercial buildings should be recessed.

2.8 Utilities / Mechanical

- 2.8.1 Utility connections such as gas meters, electric meters, electric service mast and power lines, phone, cable, satellite TV and HVAC condenser units should be located so as to minimize their visibility from the street. Exterior utilities and mechanical equipment shall generally be located in the rear or side yard and/or screened when visible from the street.
- 2.8.2 Appurtenances related to new buildings and additions, should be visually compatible with the environment established by surrounding existing buildings and the site on which they are located.

5.0 Site Improvements/ Appurtenances

Site improvements or appurtenances include fences, walls, sidewalks, paving or driveways, parking areas, exterior lighting, utility connections, and other permanent landscape features.

Historic architecturally-significant site improvements should be maintained, and repaired using historically appropriate materials and methods.

5.1 Fences & Walls

Character-defining features of historic fences and stone retaining walls including gates, decorative pickets, finials, and hardware should be preserved. Repair rather than replace fence and wall materials. For irreparable elements replacement features shall match the original features.

- 5.1.2 Fences or walls may be utilized to demarcate property lines and screen private areas from public view.
- 5.1.3 New fences and walled areas shall be compatible with the building site and streetscape in terms of location, height, opaqueness; design, style, materials composition, scale, proportion, color and texture. *Consideration of the physical characteristics of a property and its use will be given in determining appropriate fence heights and location (e.g. exceptional topographic condition, lot location within the District (street corners etc), adjacent to non compatible use, lot size and/or shape)*
Walls of solid masonry construction within the front setback are permitted up to 24" in height.

Fences shall be constructed of wood, metal or masonry. Vinyl is generally not an appropriate fencing material.

The combination of fences and walls in front setbacks shall not exceed 48". Generally side yard fences from the street to a distance of 10' behind the front (public) façade shall not exceed 48".

Side yard fences shall be located a minimum of 10' behind the front (public) façade and shall not exceed 72" in height. (Exception: Fences may be 96" in ht. when the top 24" is open in nature).

Rear yard / privacy fences shall not exceed 72". (Exception: Fences may be 96" in height when the top 24" is open in nature).

5.1.4 Coordination of style and materials with adjacent properties is encouraged where appropriate.

5.1.5 In general chain link fencing is not appropriate. Black or dark green chain link fencing may be used for pet enclosures or at the rear of the lot when it is screened from public view.

5.2 Sidewalks

5.2.1 New sidewalks or walkways should remain visually compatible with the materials and placement of historic walkways.

5.2.2 Curb cuts on public streets are generally not appropriate. The removal of existing curb cuts on primary streets (where a lot can be accessed from the alley) is encouraged to bring non conforming properties into conformance.

5.2.3 Original sidewalks and walkways, including details such as original curbstones, brick, etc., should be preserved in their original state as closely as possible. Special care shall be taken to preserve existing specimen trees and significant landscape elements.

5.2.4 Pathways and walkways providing access to buildings shall be serviceable and relate to the building in scale, width, placement and material.

5.2.5 Brick, concrete, concrete pavers, stone, and stepping stones are appropriate walkway materials.

5.3. Paving/Driveways/Parking Areas and Parking Lots

5.3.1 The predominant vehicular access to properties within the District should continue to be through the use of alleys. It is acknowledged that in some cases alley access may not be possible or practical. In this case, curb cuts and driveways at the public street should be minimized and the width of parking access should be limited. Curb cuts and driveways shall be located so they are visually less dominant.

5.3.2 Vehicular access to new developments (specifically large lot developments) shall be executed with techniques that minimize interruption to the sidewalk network and the pedestrian environment. Cross access between parking areas to minimize street curb cuts and adjacent driveway is encouraged.

5.3.3 Parking structures should generally be located below or behind buildings and landscaped to mitigate their visual impact.

5.3.4 Parking structures that are located close to the sidewalk are encouraged to include retail uses at street level to minimize the visual impact of the structure and engage the pedestrian network - Where street level retail uses are not feasible, architectural treatments shall be used to modulate the façade breaking the mass and horizontal lines typical of parking structures. Facades of parking structures facing public streets shall have flat (non sloping) floor plates.

5.3.5 Shared parking facilities that efficiently utilize parking spaces are encouraged.

5.3.6 Garages and carports shall be accessed from the service alley as is typical in the district. For residential lots new curb cuts on public streets are generally not appropriate. Where a lot can be accessed from the alley, the removal of existing curb cuts on primary streets is encouraged.

Where an existing lot cannot be accessed from the alley executed vehicular access shall be executed with techniques that minimize interruption to the sidewalk network and the pedestrian environment.

5.3.7 Swimming pools are to be located in the rear yard or appropriately screened from view and set back from the street; fencing around swimming pools required by zoning or inance must comply with these design guidelines.

5.3.8 Portable storage buildings less than 100 square feet are not reviewed by the MHZC.

5.4 Exterior Lighting/ Miscellaneous

5.4.1 Dumpsters and other trash containers shall be located with techniques that minimize interruption to the sidewalk network and the pedestrian environment. The most appropriate location for dumpster and trash containers is in the rear yard or alley and screened from public view.

5.4.2 Exterior lighting fixtures shall be compatible in style, size, scale and material with the character of the structure and neighborhood.

5.4.3 Avoid spilling light onto adjacent structures, signs, or properties.

5.4.4 Ground mounted light fixtures/spotlights shall be screened from public view.

Background: This application is for a final SP (Specific Plan) review to construct a mixed-use development on what are currently seven parcels along Sixth and Seventh Avenues North and Madison Street (Figures 1 & 2). The lots are all vacant. In May 2015, the Commission approved the bulk, height, massing, roof form, and site layout for the project as part of a preliminary SP review. The SP (BL2015-1252) was approved by Council on August 10, 2015 and was effective August 14, 2015.

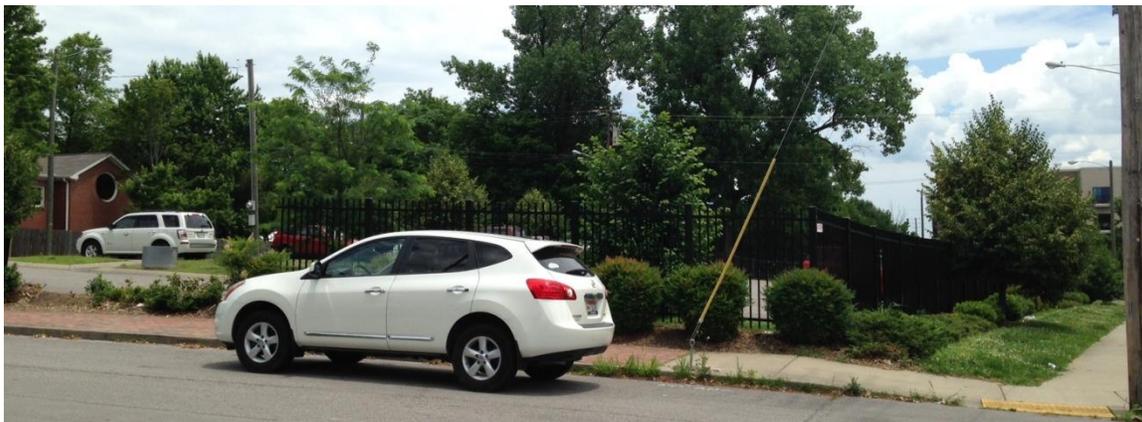


Figure 1. The northeast corner of Seventh Avenue North and Madison Street



Figure 2. The northwest corner of Sixth Avenue North and Madison Street

Analysis and Findings:

Foundation: The proposed buildings will not have defined foundation lines; the brick or metal façade material will extend to grade. Staff finds that the lack of a defined foundation line is appropriate for multi-family and commercial structures like the ones proposed. Staff therefore finds that the proposed foundations meet Section 2.3 of the Germantown design guidelines.

Walls, Exterior Materials: The primary cladding material will be brick, and staff recommends approval of a brick sample to assess its color and texture. Metal wall assembly will be used as an accent material, and staff recommends approval of the metal color and texture. The windows will be aluminum, and staff recommends approval of the final window choice. Limestone or cast stone terraces and planters with a metal cable rail will be installed, and staff recommends approval of a stone sample. Decorative concrete will be used for architectural accents, and the window sills will be concrete. The balconies will be painted steel with mesh panel rails. The coping will be pre-finished metal. With the aforementioned staff approval of final material choices, staff finds that the known materials meet Section 2.4 of the Germantown design guidelines.

Doors, Porches and Entries. The entry to the commercial section of the development will be at the corner of Sixth Avenue North and Madison Street to address both streets, which is appropriate. This entry will be recessed to meet the design guidelines. The storefront doors will be aluminum and all glass. There are several private entries to the residential units along Sixth Avenue North, Madison Street, and Seventh Avenue North. These doors will be aluminum and will be at least half glass. These entries will be located behind stoops, which is appropriate.

The lobby entries for the development will be off of the shared alley. Although primary entries like these should typically be located on the main streets and avenues, staff finds the configuration to be appropriate because there are several doors along Sixth and Seventh Avenues North and Madison. The doors within the masonry areas will be recessed at least two inches (2”), to meet the design guidelines. Staff finds the proposed doors and entries to meet Sections 2.5 and 2.6 of the Germantown design guidelines.

Windows: The fenestration pattern for the proposed development ensures that there is an appropriate proportion of solid-to-void in the design. The development’s facades on Sixth Avenue North, Seventh Avenue North, and Madison Street have window patterns that address the street and do not result in large expanses of walls without a window or door opening. Windows within masonry walls will be recessed a minimum of two inches (2”), which is appropriate. Windows will be aluminum, and staff recommends approval of the final window selection prior to purchase and installation. Staff finds the proposed windows to meet Section 2.6 of the design guidelines.

Mechanical: The locations of the mechanical equipment were not indicated on the drawings, and staff recommends that all mechanical systems be located on the roof, or in the interior of the development to reduce their visibility from the street in order to meet Section 2.8 of the design guidelines.

Fences: A six foot (6') wood privacy fence is planned for the development's northern property line. Staff recommends approval of the fence design. No other fencing or walls were indicated on the site plan. With the staff's approval of the fence design, staff finds that the project meets Section 5.1 of the Germantown design guidelines.

Sidewalks: The development will retain the brick sidewalks on Sixth and Seventh Avenues North. The development will use an existing curb cut on Madison Street to access the underground parking. Concrete walkways will be added from the sidewalk to the entries along Sixth and Seventh Avenues North and Madison Street. A "boardwalk" is called out on one of the Seventh Avenue North townhouses, and staff asks for more information regarding the design of the boardwalk. With the staff's review of the boardwalk material and design, staff finds that the development's sidewalks meet Section 5.2 of the design guidelines.

Parking: Parking for the development will be accommodated in an underground parking garage, accessed via Madison Street. An existing curb cut will be used. Five additional parking spaces will be provided on the interior of the development, accessed via the alley. Staff finds that the proposed parking meets Section 5.3 of the Germantown design guidelines.

Exterior Lighting: No information on exterior lighting was provided. Staff recommends approval of all exterior lighting to ensure it meets Section 5.4 of the Germantown design guidelines.

Recommendation Summary: Staff recommends approval with the conditions that:

1. Staff approve brick and stone samples;
2. Staff approve the metal cladding color and texture;
3. Staff approve the final selection of windows and doors;
4. All mechanical systems be located on the roof, or in the interior of the development to reduce visibility from the street;
5. Staff approve the fence design;
6. The applicant submit more information regarding the boardwalk; and
7. Staff approve all exterior lighting.
- 8.

With these conditions, Staff finds the massing of the project to meet the design guidelines for new construction in the Germantown Historic Preservation Zoning Overlay.

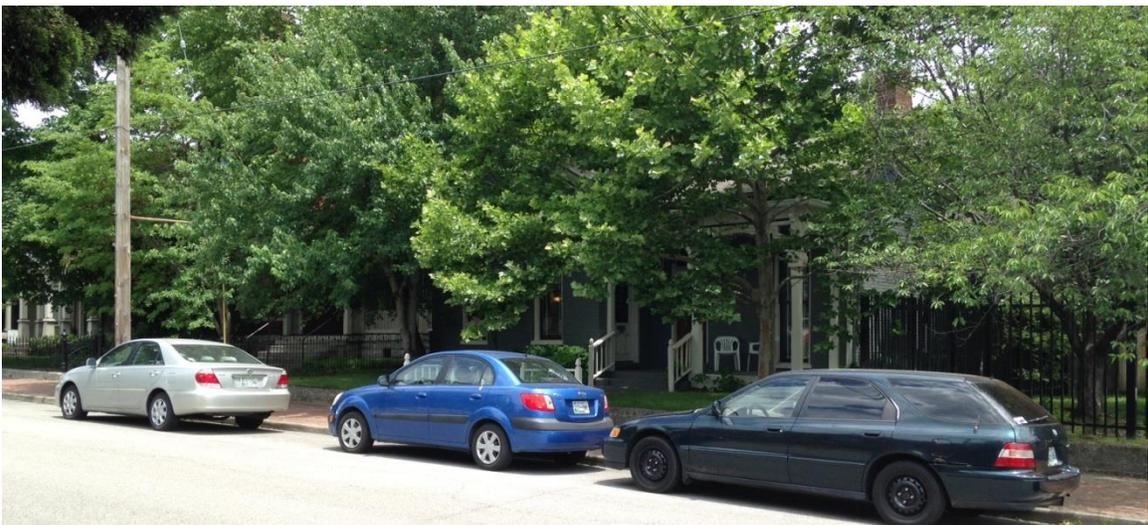
Context Photos:



1201 Seventh Avenue North, across Seventh Avenue North from the site



1207 Seventh Avenue North, across Seventh Avenue North from the site



1208- 1212 Seventh Avenue North, across Seventh Avenue North from the site



Elliott School, across Madison Street from the site (Sixth Avenue North façade seen here)



Elliott School, across Madison Street from the site (Sixth Avenue North façade seen here)



Vista Germantown, catty corner across Sixth Avenue North and Madison Street from the site



Northeast corner of Sixth Avenue North and Madison Street, across Sixth Avenue North from the site.



1211 and 1213 Sixth Avenue North, behind the site.

ORDINANCE NO. BL2015-1252

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from IR, MUN and CS to SP zoning for properties located at 1201, 1205 and 1207 6th Avenue North and 1200, 1204 and 1206 7th Avenue North and 604 Madison Street, at the northeast corner of 7th Avenue North and Madison Street (1.25 acres), to permit a mixed use development up to 3 stories in height, with up to 75 residential units, all of which is described herein (Proposal No. 2015SP-058-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing from IR, MUN and CS to SP zoning for properties located at 1201, 1205 and 1207 6th Avenue North and 1200, 1204 and 1206 7th Avenue North and 604 Madison Street, at the northeast corner of 7th Avenue North and Madison Street (1.25 acres), to permit a mixed use development up to 3 stories in height, with up to 75 residential units, being Property Parcel Nos. 179, 180, 181, 188, 189, 190, 191 as designated on Map 082-13 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 082 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited to up to 75 multi-family residential units and all uses allowed within the MUG-A zoning district.

Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

1. Provide a detailed landscaping plan with the submittal of the Final SP.
2. On the corrected set, add the following note to the Bicycle Parking Table: 20% of the spaces for the residential uses shall be publicly available and all of the spaces for the non-residential uses shall be publicly available.
3. A minimum of 50% of ground floor residential units shall include a porch, stoop or front door that has direct access to the sidewalk network.
4. The number of building stories, height, placements and elevations, as well as all site improvements shall be approved by the Metro Historic Zoning Commission.
5. The final site plan shall meet the conditions of Metro Public Works. A parking and access study shall be submitted for review and approval to Metro Traffic and Parking.
6. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.

Section 5. Be it further enacted, a corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

Section 6. Be it further enacted, minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

Section 7. Be it further enacted, if a development standard, not including permitted uses, is absent from the

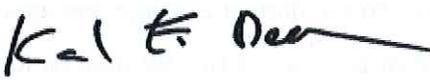
SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUG-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 8. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Erica Gilmore

[View Sketch](#)

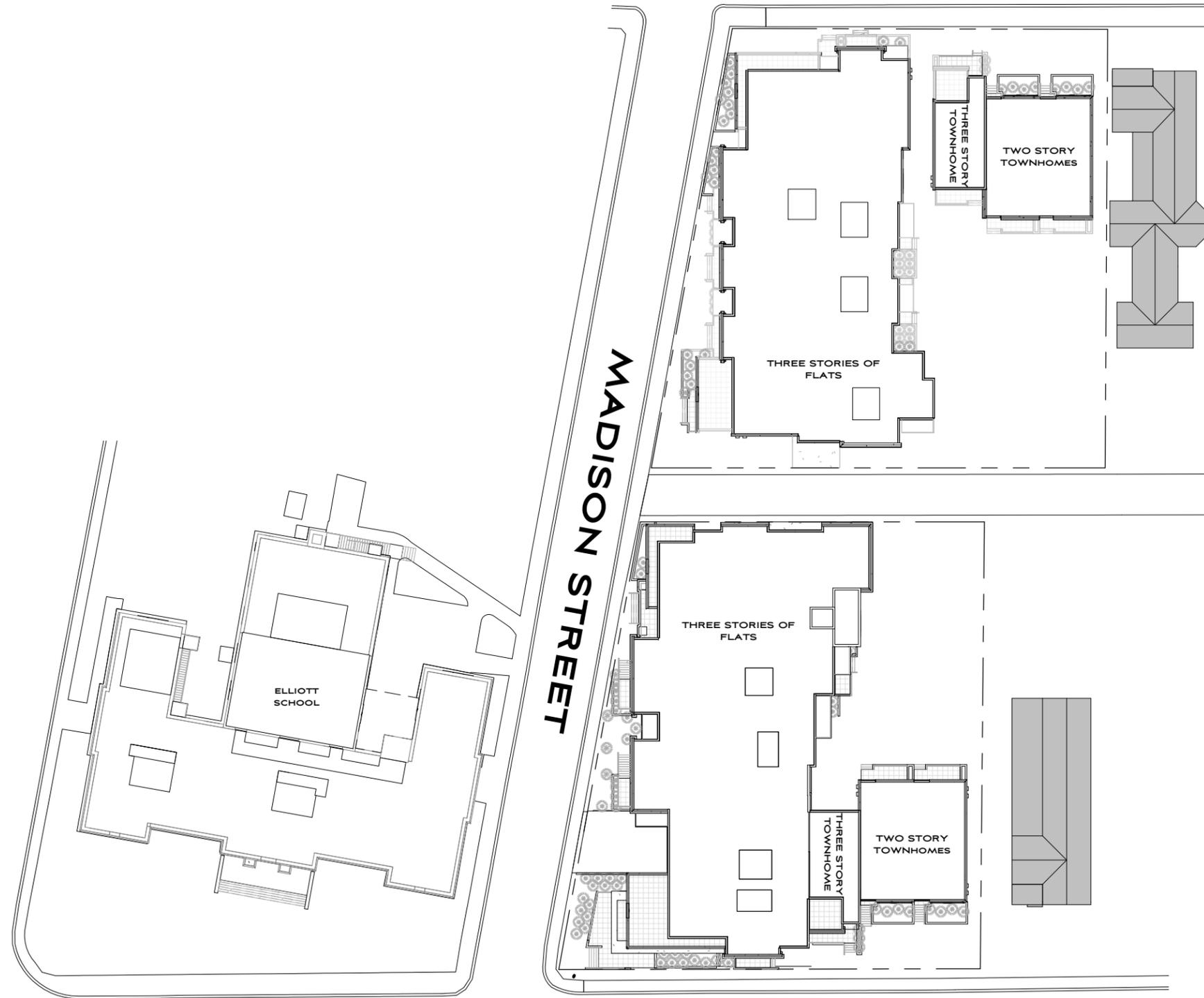
[View Site Plan](#)

LEGISLATIVE HISTORY	
Introduced:	July 7, 2015
Passed First Reading:	July 7, 2015
Referred to:	Planning Commission - Approved with conditions and disapproved without all conditions. (8-0) Planning & Zoning Committee
Passed Second Reading:	July 28, 2015
Passed Third Reading:	August 4, 2015
Approved:	August 10, 2015
By:	
Effective:	August 14, 2015

Requests for ADA accommodation should be directed to the Metropolitan Clerk at 615/862-6770.

Last Modified 08/11/2015 09:50:01

7TH AVENUE NORTH



MADISON STREET

6TH AVENUE NORTH

ELLIOTT SCHOOL NEW CONSTRUCTION

1200 7TH AVENUE NORTH
NASHVILLE, TN 37208

MANUEL ZEITLIN ARCHITECTS

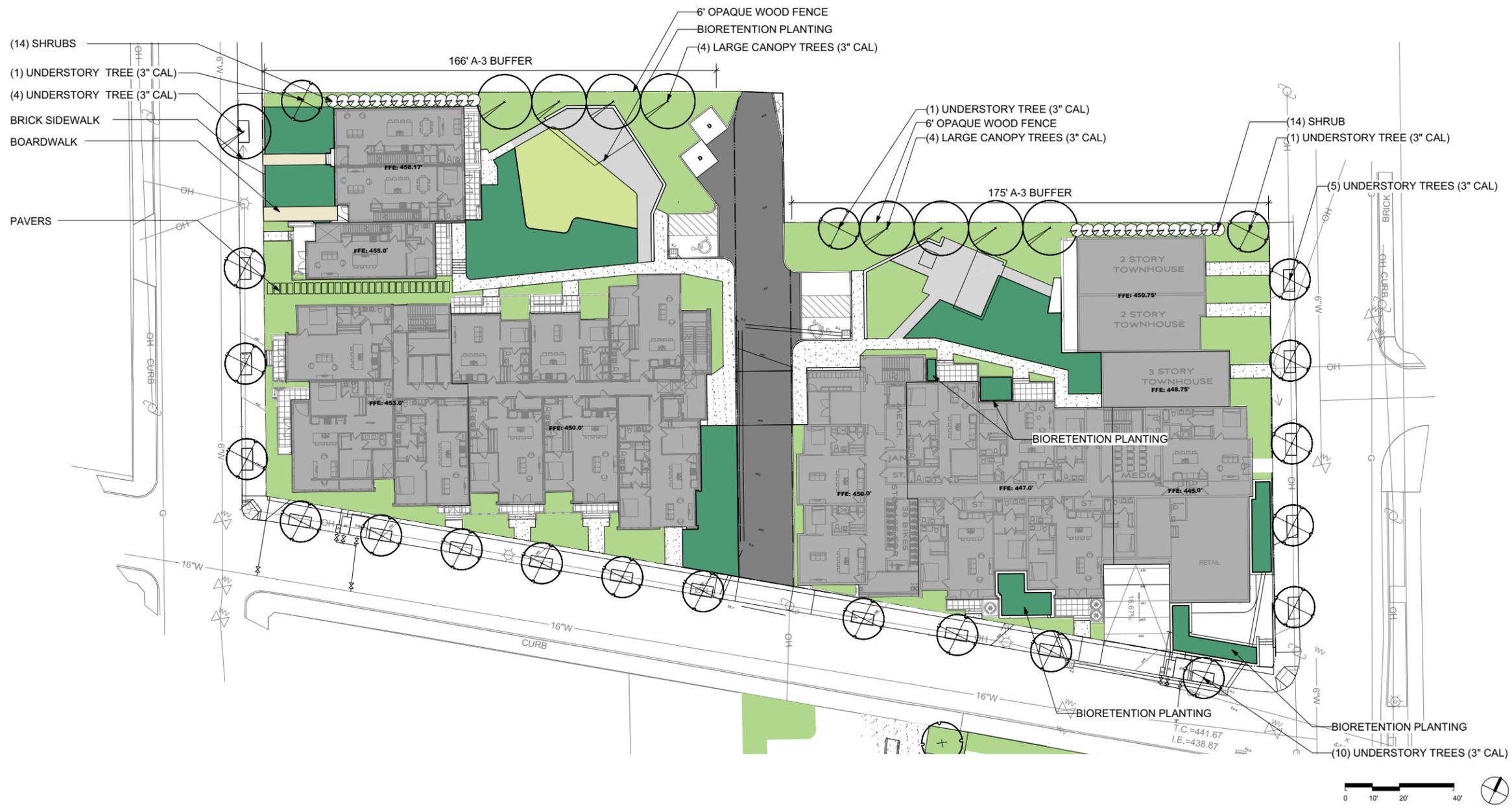


TEL 615 256.2880
FAX 615 256.4839

516 HAGAN ST, STE 100 NASHVILLE, TN 37203

SITE

05.20.2016



PRELIMINARY; FOR DISCUSSION ONLY

SHEET TITLE
**ELLIOTT SCHOOL
 NEW CONSTRUCTION**
 1200 7TH AVE NORTH
 NASHVILLE, TN 37208

MANUEL ZEITLIN ARCHITECTS
 TEL 615 256-2880
 FAX 615 256-4839
 1819 21ST AVE SOUTH NASHVILLE, TN 37212



REVISIONS

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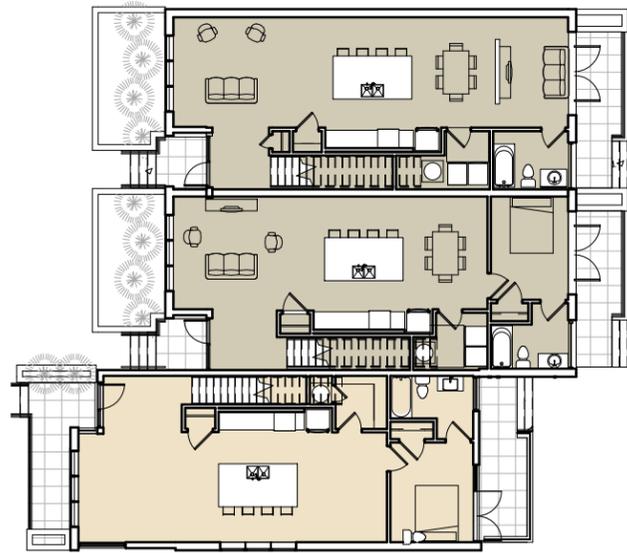
SHEET TITLE
**LANDSCAPE
 PLAN**

HISTORIC
 DATE 06.01.2016
 DRAWN BY: jhm
 PROJECT NO: 2420-13

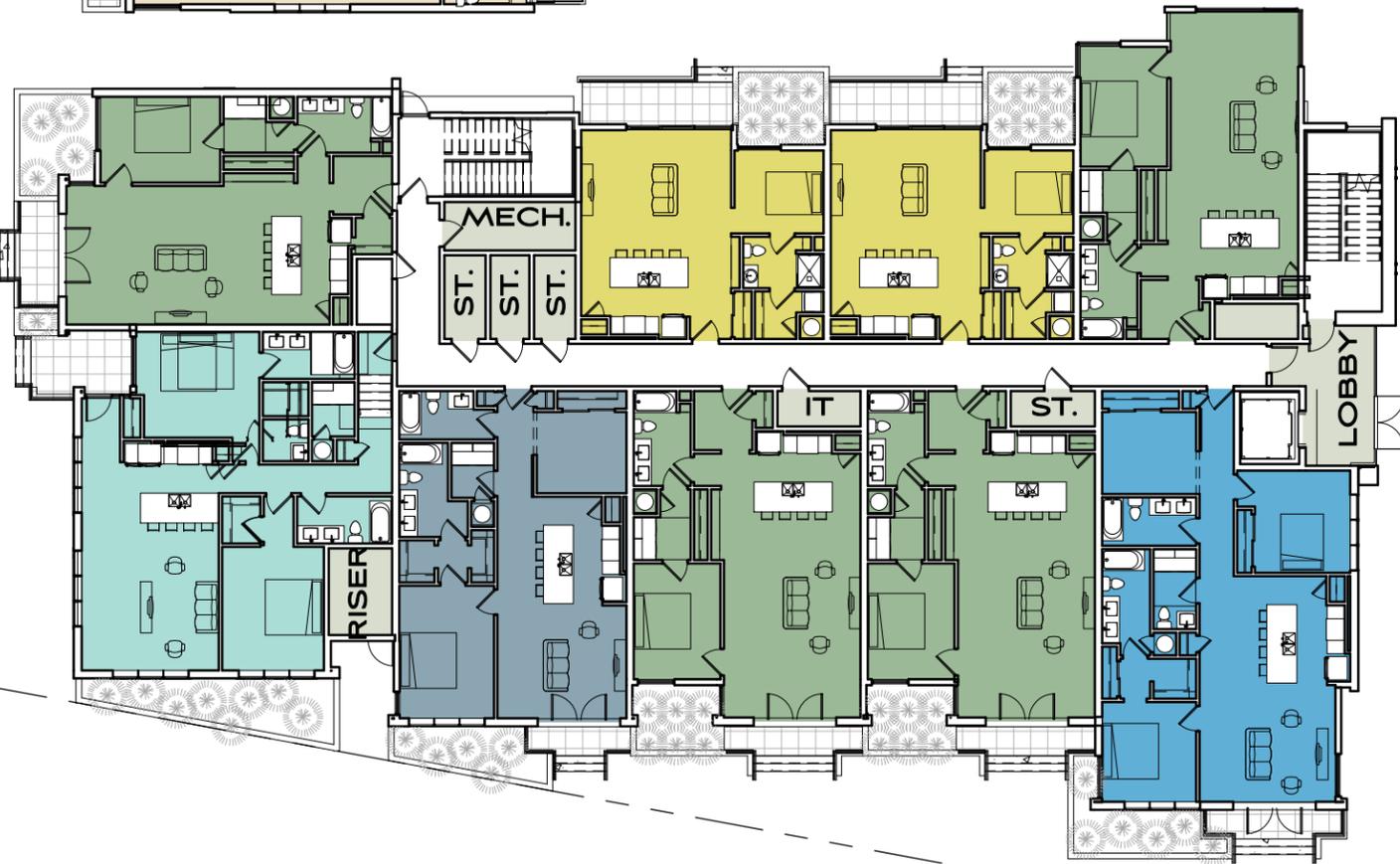
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UNIT TYPES

- | | | | |
|---|------------------|---|------------------|
|  | RETAIL SPACE |  | 2.5 BEDROOM FLAT |
|  | GUEST SUITE |  | 3 BEDROOM FLAT |
|  | STUDIO FLAT |  | 3.5 BEDROOM FLAT |
|  | 1 BEDROOM FLAT |  | 2 STORY TOWNHOME |
|  | 1.5 BEDROOM FLAT |  | 3 STORY TOWNHOME |
|  | 2 BEDROOM FLAT | | |



22'-0" ALLEY, NOT TO SCALE



ELLIOTT SCHOOL NEW CONSTRUCTION

1200 7TH AVENUE NORTH
NASHVILLE, TN 37208

MANUEL ZEITLIN ARCHITECTS



TEL 615 256.2880
FAX 615 256.4839

516 HAGAN ST., STE 100 NASHVILLE, TN 37203

L1

05.12.2016

MADISON ST.

3/64" = 1'-0"



NEW CONSTRUCTION LEVEL 1

GARAGE ENTRANCE

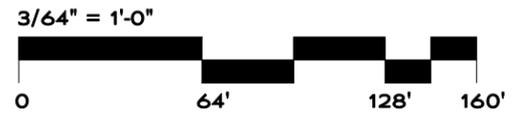
443'-11 1/4"

447'-6"



UNIT TYPES

	RETAIL SPACE		2.5 BEDROOM FLAT
	GUEST SUITE		3 BEDROOM FLAT
	STUDIO FLAT		3.5 BEDROOM FLAT
	1 BEDROOM FLAT		2 STORY TOWNHOME
	1.5 BEDROOM FLAT		3 STORY TOWNHOME
	2 BEDROOM FLAT		



NEW CONSTRUCTION LEVEL 2

ELLIOTT SCHOOL NEW CONSTRUCTION

1200 7TH AVENUE NORTH
NASHVILLE, TN 37208

MANUEL ZEITLIN ARCHITECTS



TEL 615 256.2880
FAX 615 256.4839

516 HAGAN ST, STE 100 NASHVILLE, TN 37203

L2

05.12.2016

UNIT TYPES

- | | |
|--|--|
|  RETAIL SPACE |  2.5 BEDROOM FLAT |
|  GUEST SUITE |  3 BEDROOM FLAT |
|  STUDIO FLAT |  3.5 BEDROOM FLAT |
|  1 BEDROOM FLAT |  2 STORY TOWNHOME |
|  1.5 BEDROOM FLAT |  3 STORY TOWNHOME |
|  2 BEDROOM FLAT | |



NEW CONSTRUCTION LEVEL 3

ELLIOTT SCHOOL NEW CONSTRUCTION

1200 7TH AVENUE NORTH
NASHVILLE, TN 37208

MANUEL ZEITLIN ARCHITECTS



TEL 615 256.2880
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516 HAGAN ST., STE 100 NASHVILLE, TN 37203

L3

05.12.2016



MADISON ST. - EAST BUILDING

1/16" = 1'-0"



6TH AVE N

1/16" = 1'-0"

ELLIOTT SCHOOL NEW CONSTRUCTION

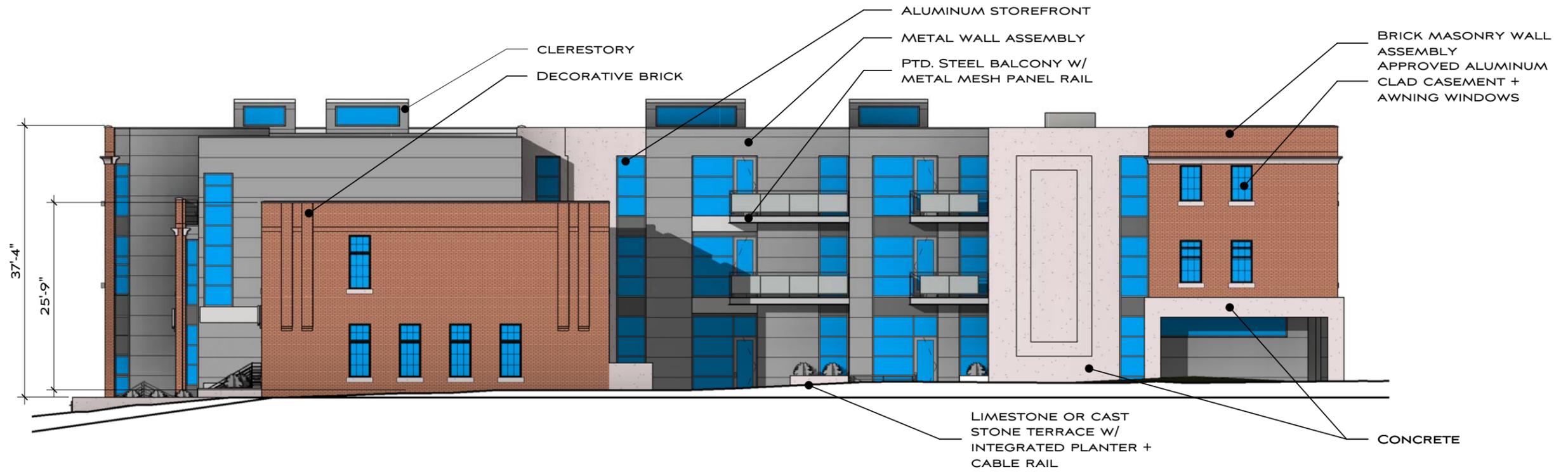
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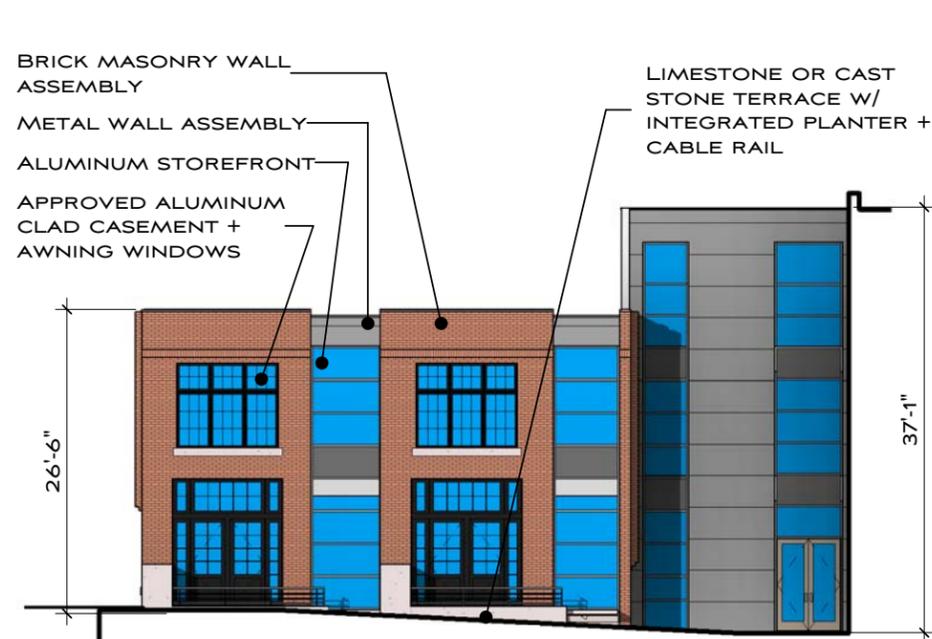
ELEV1

05.12.2016



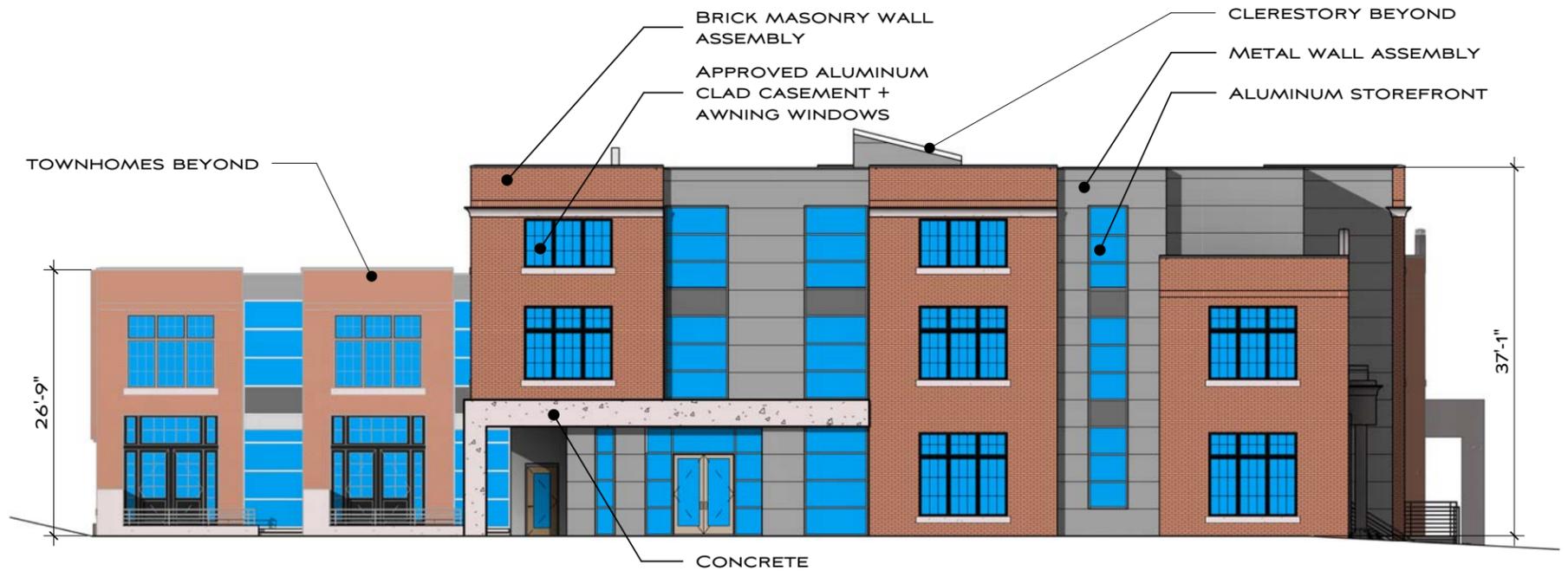
COURTYARD ELEVATION - EAST BUILDING

1/16" = 1'-0"



TOWNHOMES - COURTYARD

1/16" = 1'-0"



ALLEY ELEVATION - EAST BUILDING

1/16" = 1'-0"

ELLIOTT SCHOOL NEW CONSTRUCTION

1200 7TH AVENUE NORTH
NASHVILLE, TN 37208

MANUEL ZEITLIN ARCHITECTS



TEL 615 256.2880
FAX 615 256.4839

516 HAGAN ST, STE 100 NASHVILLE, TN 37203

ELEV2

05.12.2016



MADISON ST. - WEST BUILDING

1/16" = 1'-0"



7TH AVE N - WEST BUILDING

1/16" = 1'-0"

ELLIOTT SCHOOL NEW CONSTRUCTION

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NASHVILLE, TN 37208

MANUEL ZEITLIN ARCHITECTS



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ELEV3

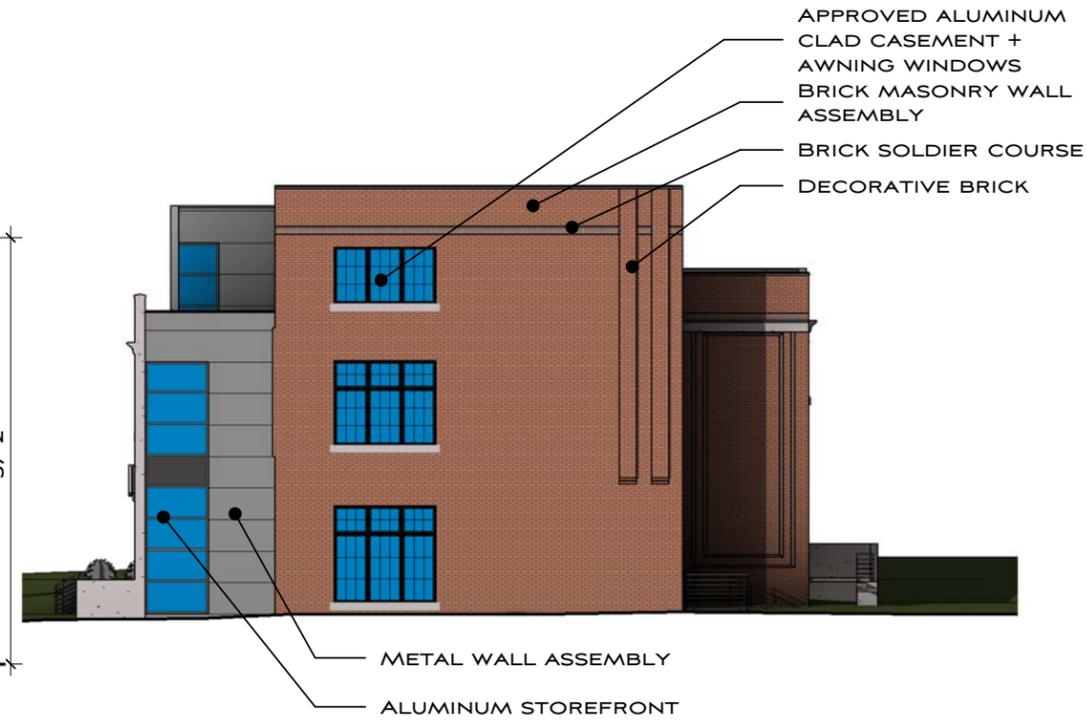
UNNAMED

05.20.2016



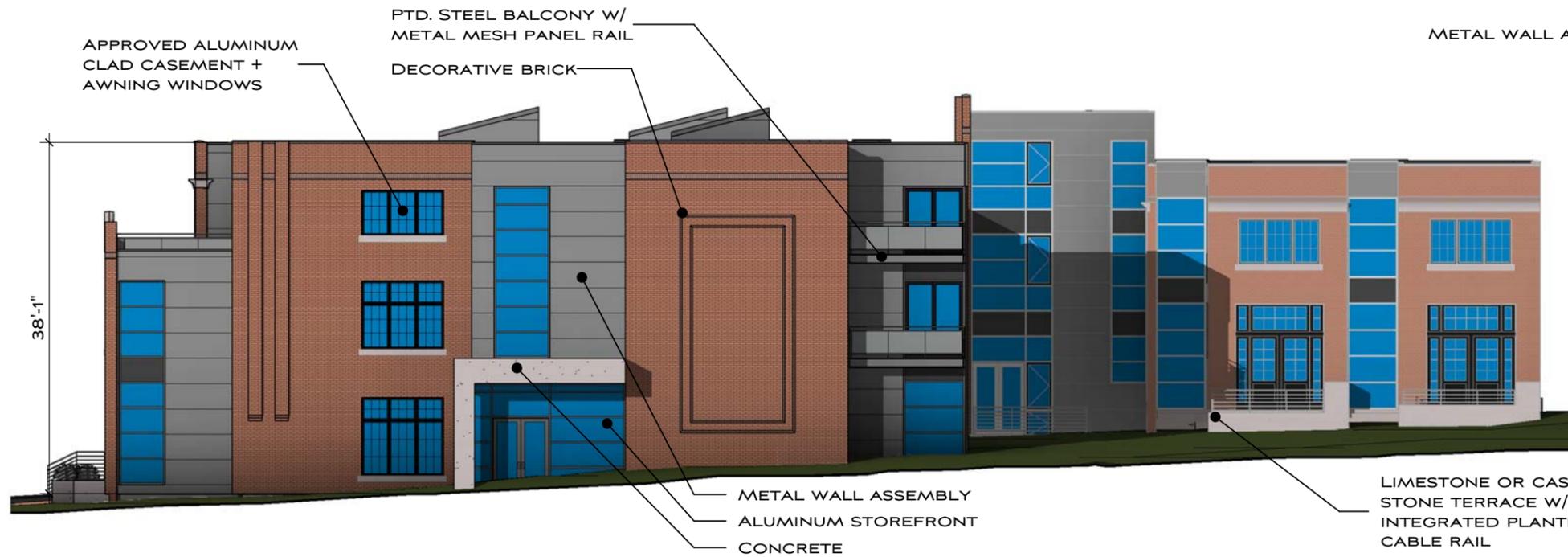
COURTYARD ELEVATION - WEST BUILDING

1/16" = 1'-0"



TOWNHOUSE @ WALKWAY

1/16" = 1'-0"



ALLEY ELEVATION - WEST BUILDING

1/16" = 1'-0"



TOWNHOMES - COURTYARD

1/16" = 1'-0"

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ELEV4

UNNAMED

05.20.2016



NEW CONSTRUCTION FROM 6TH & MADISON - STREET VIEW



NEW CONSTRUCTION FROM 7TH & MADISON - STREET VIEW

ELLIOTT SCHOOL NEW CONSTRUCTION

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NASHVILLE, TN 37208

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3D

05.12.2016