KARL F. DEAN
MAYOR

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
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# STAFF RECOMMENDATION
## 1321-1327 5th Avenue North
## November 14, 2012

**Application:** New construction-infill
**District:** Germantown Historic Preservation Zoning Overlay
**Council District:** 19
**Map and Parcel Number:** 08209007500, 08209007400, 08209007300, 08209007200
**Applicant:** Bryan Bowen Architects, P.C.
**Project Lead:** Robin Zeigler, robin.zeigler@nashville.gov

**Description of Project:** Applicant proposes to construct a multi-family development with houses facing 5th Avenue North, a row behind facing a courtyard, and a community building facing Taylor Street on four vacant four lots at the corner of Taylor Street and 5th Avenue North.

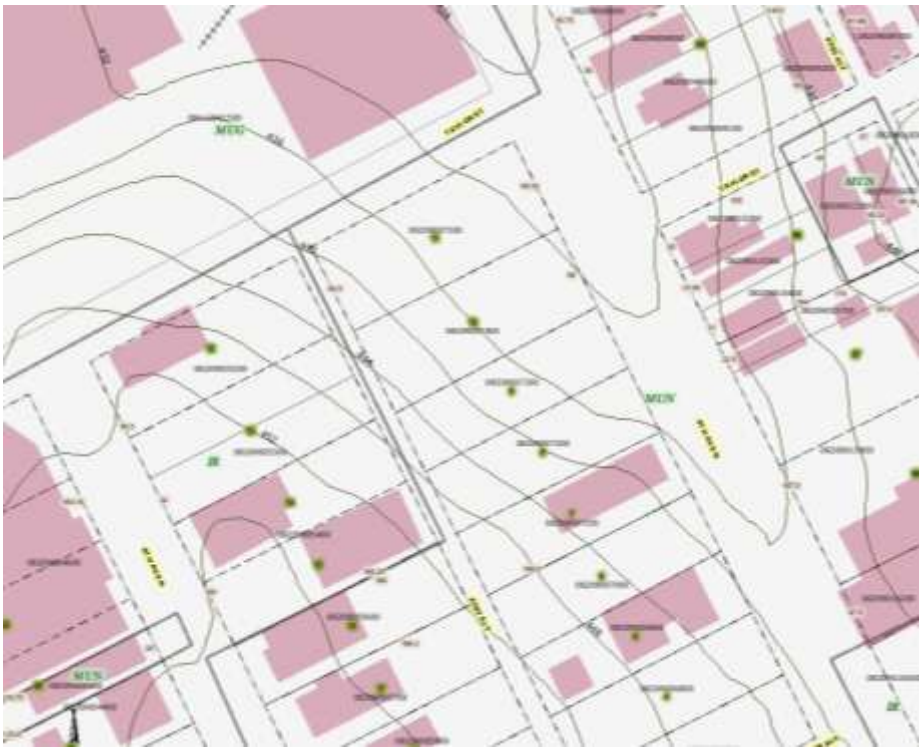
**Recommendation Summary:** Staff recommends approval with the conditions that:

- The Taylor Street entrance of Building C be designed to appear as a primary entrance;
- The Taylor Street side of Building C be designed with a bay more in scale with the building and the context and with additional windows on both levels; and
- The applicant obtains final approval from staff for the specifications of all materials.

With these conditions, the project meets the Germantown Historic Preservation Zoning Overlay design guidelines for new construction within a historic context.

**Attachments**
**A:** Photographs
**B:** Site Plan
**C:** 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.

2.2 Site and Building Planning

2.2.1 Setbacks

1. Maintain the prevailing setbacks from the street within a block.
2. When a definite rhythm of spacing along a street is established by existing lot and building width, infill construction shall maintain that rhythm.
3. Wings, porches, and secondary building elements should be at similar setbacks to existing context.
4. Corner Lots: New construction should appropriately address setbacks on both streets.
5. Alley Setback: Setback from any alley (rear or side) shall be a minimum of 5 feet in order to retain the historic urban street character.
6. Corner Commercial: Historic corner commercial buildings within the NR historic district were typically built to the property line/sidewalk. Setbacks for the construction of new corner commercial structures shall be compatible with this historic precedent.

2.2.2 Orientation: The orientation of a structure's primary facade shall be consistent with that of adjacent historic buildings.

2.2.3 Massing and Scale

1. In new construction, the size of a building, its mass in relation to open spaces and its windows, door openings and porches should be visually compatible with the surrounding buildings.
2. The visual mass of the building shall be at or near the same setback as buildings on adjacent sites.
3. When multiple lots or parcels are assembled within the district, buildings shall be designed to be compatible with the adjacent structures. New structures shall employ design techniques that break the facades into multiple vertical elevations.

2.2.4 Height

1. New buildings shall be constructed to a height which is compatible with the height of adjacent buildings.

*Characteristics of the following shall be considered in determining compatibility of height; adjacent properties, historical precedent, height of existing historic structures within the District, location within the District, topography and view corridor.*

*Generally, historic single-family residential structures are one or two stories in height. Special features of limited height such as towers or turrets may be acceptable.*

*Greater height may be appropriate for commercial and multi-family structures, where there is a lack of historic context along a block.*

*Consideration may be given to the physical characteristics of a property in determining compatible heights (e.g. exceptional topographic condition, lot size and/or lot shape) In such cases, where height may be greater, height is guided by the Germantown Detailed Neighborhood Design Plan, a component of the General Plan of the Government of Nashville and Davidson County, while ensuring an appropriate transition to smaller historically significant buildings that abut or are across the street or alley from a proposed new building.*

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.

2.7 Roof
2.7.1 The roofs of new buildings should be visually compatible by not contrasting significantly with the roof shape, pitch, and orientation of surrounding buildings. *(Predominant roof shapes are gables and hips with slopes ranging from 35 to 50 degrees, 7/12 to 14/12).*
2.7.2 Roof-top equipment, skylights, solar panels, and roof penetrations located on or attached to the roof shall be located so as to minimize their visibility from the street. *Generally, they should be placed rear of the mid-point of the building.*
2.7.3 Within the district are surviving examples and/or pictorial evidence of commercial, multi-family, and institutional buildings having a low slope roof behind a parapet wall. Therefore, low slope roofs may be appropriate for buildings of similar use within the district.

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.

2.9 Outbuildings / Garages / Carports / Accessory Buildings
2.9.1 Historically, outbuildings, garages and carports were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide corner boards and window and door casings (trim).
2.9.2 Outbuildings, garages, carports and accessory buildings shall be located to the rear of the property. When a definite rhythm along a street/alley is established by uniform lot and building width, infill construction shall maintain that rhythm.
2.9.3 The predominant vehicular access to properties within the District should continue to be through the use of alleys. Garages and carports shall be accessed from the service alley as is typical for historic buildings in the district. For most residential lots new curb cuts on public streets are generally not appropriate. The removal of unnecessary existing curb cuts

on primary streets is encouraged. 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.

2.9.4 The design of outbuildings, garages, carports and accessory buildings shall not be visually disruptive to the character of surrounding buildings.

2.9.5 The size and mass of outbuildings, garages, carports and accessory buildings in relation to open spaces and its windows and openings shall be visually compatible with the primary building and surrounding buildings.

**Background:** Applicant proposes to construct a multi-family development with houses facing 5th Avenue North, a row behind facing a courtyard, and a community building facing Taylor Street on four vacant four lots at the corner of Taylor Street and 5th Avenue North.

**Analysis and Findings:**

According to principle 2.1.1 of the design guidelines the façade easily visible to 5th Avenue and Taylor Streets have been more carefully reviewed than the building B facing the interior courtyard or the interior facades buildings A and C.

Design: The design of the buildings is dissimilar to the immediate historic context of small single-family homes but in keeping with section 2.1.1 that allows for a variety of buildings styles and types. Staff finds that because it is compatible with residential as well as commercial historic buildings in the neighborhood in terms of massing, scale, form and materials, the design is appropriate.

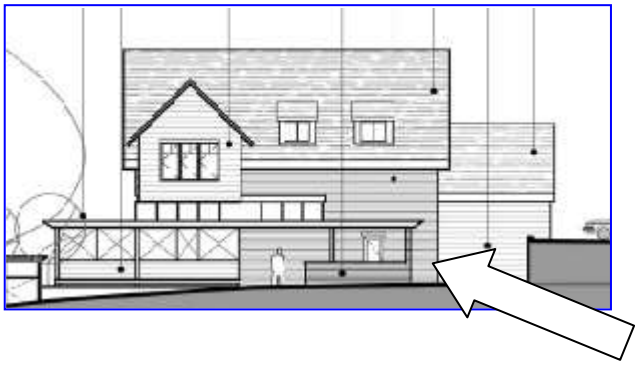
Setbacks: Proposed setbacks on 5th Avenue vary between approximately seven feet and eighteen feet (7'-18') to give this long building variation. The setbacks in the immediate vicinity also vary. The closest historic building to the left is a single-family residential building with a setback of thirty feet (30'); however, the single-family residential buildings across the street vary between six and eight feet (6'-8'). To the right of the project is the proposed development site of a multi-family dwelling that will have minimal setbacks and retain an existing building at the corner with a zero setback.

The setback along Taylor Street is twelve feet (12') which corresponds to the historic building behind the project and that has a side elevation along Taylor Street. A second building will be located along the alley with alley setbacks ranging between approximately thirty seven and forty feet (37'-40'). The project meets all bulk zoning setback requirements. The project meets section 2.2.1 of the design guidelines.

Orientation: The project includes three different buildings: one that fronts 5th Avenue (A building), one that fronts an interior courtyard (B building) and one that fronts Taylor Street (C building). The corner portion has been left as green space in order to keep an existing tree. The B building maintains an orientation to 5th Avenue through first floor

openings in the 5th Avenue elevation and the A building is fully oriented towards 5th Avenue.

The actual primary entrance for the C building will be towards the interior of the lot and there is also an entrance on the Taylor Street side. The guidelines require that the orientation of buildings be consistent with the historic context which have *primary* entrances facing the street. In this case, a low brick wall extends in front of the Taylor Street entrance. This feature and the lack of windows gives this entrance the appearance of a secondary entrance. Staff recommends a design for the Taylor Street side of the C building that includes a visually primary entrance. With this condition met, the project meets section 2.2.2 of the design guidelines.



Massing, Scale and Height: The majority of residential buildings in the immediate vicinity are one and one-half story homes. The guidelines allow for a maximum height of thirty-five (35') within the National Register portion of the district. The majority of the development is three stories with tall stone foundations due to the grade which rises approximately nineteen feet (19') from the southeast corner to the northwest corner. On the tallest buildings facing 5th Avenue, height is mitigated by having the third story pushed back from the front wall by approximately five feet (5') and by using a front gabled roof form. The height of the B building will be minimally perceptible from 5th Avenue North or Taylor Street.

Building C is approximately forty feet (40') tall from grade at its tallest point. Staff finds this height to be appropriate as the additional height beyond the thirty-five foot maximum is due to a change in grade. Unlike the rest of the project, C building mimics a single-family residential building but is out of scale for the single-family historic context. Staff recommends a smaller bay to meet section 2.2.3.1 and additional windows on the first and second floors in lieu of or in addition to the clerestory windows to meet section 2.2.3.3.

Foundations: The foundation line on 5th Avenue North is marked with a change of material from stone to brick. The foundation height is due to the grade of the lot but is kept to a minimum with a front terrace.

The actual foundation level is at grade for the C building, so there is no change in material for this building. Since the overall design of the complex is taking inspiration from the both the residential and industrial components of the district, Staff found the lack of foundation material on one building in the development to be appropriate. The project meets section 2.3 of the design guidelines.

Walls/Exterior Materials: The walls are primarily brick with "champagne" colored metal panels. Brick is the dominant material found in the district and the metal panels are appropriate because of the industrial context. Railings of the front-gabled homes facing 5th Avenue North will be solid brick on the ground floor, cement fiber panels on the second floor, and metal horizontal railings on the third floor. On the side-gabled homes facing 5th Avenue North all the railings will be metal horizontal railings. The project meets section 2.4 if the applicant seeks final approval from staff of the color, dimension and detailing of all materials.

Doors & Windows: The 5th Avenue North doors will be half-light but the material is unknown. Railings and details of the aluminum clad or fiberglass windows are also unknown. The majority of windows are twice as tall as they are wide, some with vertically accentuated with panels between lower and upper windows. The rhythm of openings matches the rhythm found in historic buildings in the overlay. There are two exceptions: The first floor windows of the two side-gabled central buildings facing 5th Avenue North do not have the same proportion as historic windows in the neighborhood. In addition, there is a lack of windows on the first and second levels of building C.

All glass is clear. Staff recommends that the noted windows of the 5th Avenue elevations be taller than they are wide and additional windows be added to both levels of the Taylor Street side of building C.

Porches/Entrance/Recessed Entries: The 5th Avenue and Taylor Street elevations incorporate porches that vary in depth between five and ten feet (5'-10'). Building C's porch The project meets section 2.6

Roof/ Utilities/Mechanical: Roof forms include forms common in the district such as front and side gables and flat roofs. The pitch of the side-gabled homes facing 5th Avenue North are minimal but will appear as almost a flat roof as seen from the street. Roof top equipment, such as solar panels, are located within the center of the project and will be minimally visible, if at all, from public right-of-ways. Roof materials include black asphalt shingle and gray metal. The project meets section 2.7 and 2.8.

Outbuildings and Appurtenances: All parking will be uncovered spaces along the alley. Accessory structures include a trellis covered patio on the interior of the lot, bike racks and courtyards. The project meets section 2.9 of the design guidelines.

Staff recommends approval with the conditions that:

- The Taylor Street entrance of Building C be designed to appear as a primary entrance;
- The Taylor Street side of Building C be designed with a bay more in scale with the building and the context and with additional windows on both levels; and
- The applicant obtains final approval from staff for the specifications of all materials.

With these conditions, the project meets the Germantown Historic Preservation Zoning Overlay design guidelines for new construction within a historic context.

Area to be developed with Taylor Street on the right and 5th Avenue at the bottom of the image.

This non-contributing building is immediately to the left of the development.

This is the only historic building on this block and on the same side of the street.

Contributing and non-contributing homes across the street.

This building across Taylor Street will be rehabilitated and a three to four story apartment building constructed just beyond it.

## PROJECT NARRATIVE:

The future residents of Germantown Cohousing are in the process of developing the site at 5th Avenue and Taylor St, Metro Map 82-9, 7, 73, 74, and 75. Their intention is to create an intergenerational, mixed-income, diverse community. The model is the first of its kind in Tennessee; however, its success has been proven in approximately 150 locations across the country.

Cohousing is unusual in that the future residents come together during the land acquisition phase to act as partners in the development process. This allows them a high degree of influence over the decisions commonly made by a profit-driven developer answering to an investment group. These decisions necessarily reflect a different set of motivations and values. It creates a strong sense of connection and commitment to each other, the project, and the surrounding area. The results are impressive, and include a very strong sense of community as well as a role in the larger neighborhood that extends the positive impact beyond the property lines. It's a place where all of the residents will know each other; a template for sustainable community that's more than the prerequisite energy efficiency, health, and environmental considerations, which will be met and exceeded.

Germantown Cohousing currently has about 14 members, and has contracted with a full design team and general contractor. These members have put in extensive time and financial resources, and the work described in the attached conceptual drawings are the result of a community driven workshop process that's been underway since spring of 2012.

**GERMANTOWN COHOUSING** **PROJECT TABULATION**
**NASHVILLE, TN** *Updated:* *10/2/2012*

| **LOT & UNIT INFORMATION:** | FLAT A | LOFT AL | FLAT B | LOFT BL | TOWNHOUSE C | FLAT D | Totals |
|---|---|---|---|---|---|---|---|
| *Unit Frontage in Feet* | 20.00 | 20.00 | 30.00 | 30.00 | 20.00 | 26.00 | |
| *Finished Bedrooms* | 1 | 1 | 2 | 2 | 3 | 2 | |
| *Finished Baths* | 1 | 2 | 1 | 2 | 2 | 1 | |
| *Main Level Finished Square Feet* | 760 | 760 | 1,166 | 1,166 | 840 | 860 | |
| **Total Unit Area (sf)** | **760** | **1,066** | **1,166** | **1,817** | **1,520** | **860** | **26942** |
| *Qty Available Units* | **6** | **3** | **5** | **2** | **3** | **6** | **25** |
| *Qty Accessible or Age in Place* | **3** | **0** | **3** | **0** | **3** | **2** | **11** |
| **Common House Area (sf)** | | | | | | | **3264** |
| Approximate Total Project Area (+ 5% grossing factor) | | | | | | | 31716 |
| *Parking req'd per unit* | 1 | 1 | 1.5 | 1.5 | 1.5 | 1.5 | |
| **Total Parking required** | **6** | **3** | **7.5** | **3** | **4.5** | **9** | **33** |
| 20% Parking Reduction requested | | | | | | | 26 |
| *Available Parking (Incl 2 garage stalls)* | | | | | | | 22 |
| *On Street Parking (50% of actual)* | | | | | | | 5 |
| **Total Parking Provided** | | | | | | | **27** |
| Lot Area (acres) | | | | | | | 0.905 |
| FAR (.6 allowed by base zoning) | | | | | | | **0.8** |
| Open Space (percent) | | | | | | | 45 |
| Impervious Surface Ratio (.8 max allowable by base zoning) | | | | | | | 0.60 |
| *proposed pervious parking not incl'd in this number | | | | | | | . |

## ZONING & LOT ANALYSIS

ZONING - MUN
*SEE SITE PLAN FOR PROPOSED SETBACKS
FRONT SETBACK (FROM R.O.W.): 10'
MAX FAR: .6
MAX ISR: .8
REAR SETBACK: 20'
SIDE SETBACK: NONE REQUIRED
MAX HEIGHT: 3 STORIES, MAX 45'
SLOPE OF CONTROL PLANE: 3 STORIES

PARKING:
1 SPACE/1-2 BED UNIT
1.5 SPACES/>2 BED UNIT
10% REDUCTION ALLOWED
FAR CALCULATION:
.6 (23,634 SF max allowable)
±31,557 sf / 39,391 SF = .8 PROPOSED

ISR CALCULATION:
.8 (31,512.8 SF max allowable)
±23,627 SF / 39391 SF = .6 PROPOSED

OPEN SPACE CALCULATION:
±17,724 SF / 39391 SF = 45% OPEN

## BUILDING CODE ANALYSIS

BUILDING A & B

CONSTRUCTION TYPE: V-B
OCCUPANCY TYPE: R-2
ALLOWABLE AREA: 7000 SF
ALLOWABLE HEIGHT: 40', PLUS 20' DUE TO F.S.
2 STORIES, PLUS 1 STORY DUE TO F.S.

BUILDING FLOOR AREAS:
BUILDING A - 14,706 SF
BUILDING B - 13,214 SF
OCCUPANT LOAD: TOTAL 134 OCC
BUILDING A - 71 OCC
BUILDING B - 64 OCC

COMMONHOUSE

CONSTRUCTION TYPE: V-B
OCCUPANCY TYPE: A-3
ALLOWABLE AREA: 6000 SF
ALLOWABLE HEIGHT: 40', PLUS 20' DUE TO F.S.
1 STORY, PLUS 1 STORY DUE TO F.S.
MIXED OCCUPANCIES: A-3 & R-2
508.3.3 - SEPARATED OCCUPANCIES, REQ'S MET
1 HOUR FIRE BARRIER SEPARATION
REQ'D
BUILDING AREA: 3264 SF
FIRST FLOOR: 1728 SF
SECOND FLOOR: 1536 SF

TOTAL OCCUPANCY: 89 OCC
FIRST FLOOR: 53 OCC
SECOND FLOOR: 36 OCC


bryanbowenarchitects
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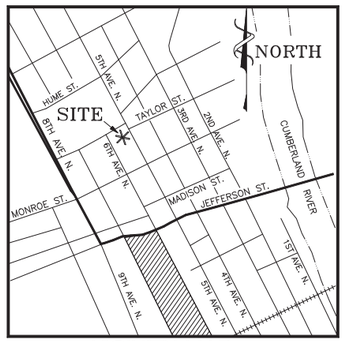
t. 303.443.3629 f. 303.443.2039




VICINITY MAP

## NOTES

1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

2) UPON REVIEWING FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 47037C0216 F, DATED APRIL 20, 2001, IT HAS BEEN DETERMINED THAT THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA. (ZONE X)

3) THIS SURVEY WAS PREPARED FROM INFORMATION CONTAINED IN TITLE COMMITMENT ORDER NUMBER: 102282, DATED NOVEMBER, 2004 PREPARED BY STEWART TITLE GUARANTY COMPANY.

## LEGEND

| | |
|---|---|
| IRON ROD OLD | ● IR(O) |
| PK NAIL NEW | O PK(N) |
| IRON ROD NEW | O IR(N) |
| UNDERGROUND GAS PAINT | O UGG |
| UTILITY POLE | |
| UTILITY POLE WITH LIGHT | |
| MANHOLE | |
| SIGN POST | |
| WATER VALVE | |
| WATER METER | |
| FIRE HYDRANT | |
| WALL | |
| PROPERTY LINE | |
| WATER LINE | 12" W |
| SEWER LINE | 8" SA |
| OVERHEAD UTILITIES | OH OH |
| CURB AND GUTTER | |
| CURB | |
| EDGE OF ASPHALT | |
| EDGE OF CONCRETE | |
| STORM SEWER | ST ST |
| EDGE OF GRAVEL | |

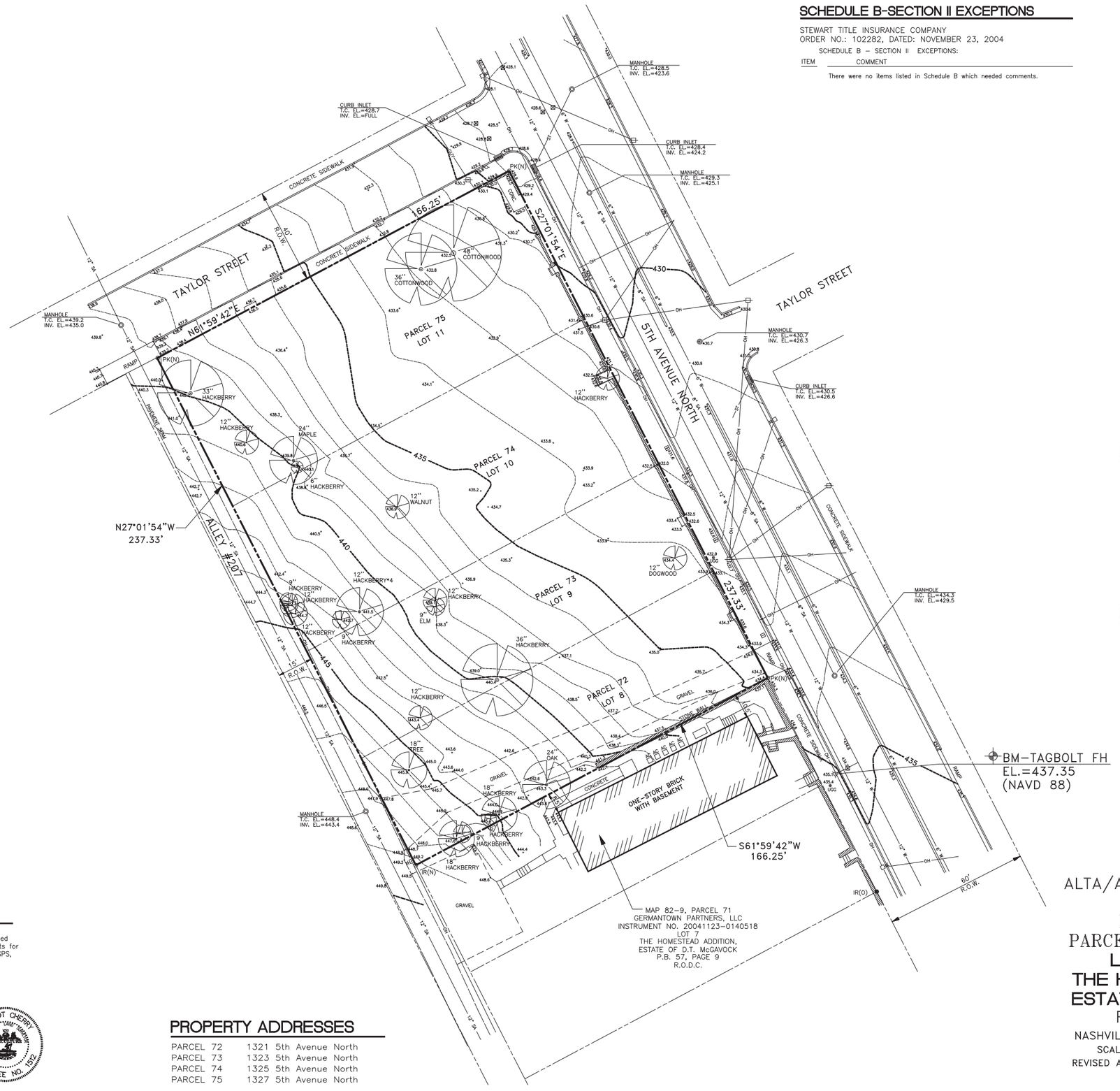
## SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,8,9,11(b) and 13 of Table A thereof. The field work was completed on April 9, 2012.

We also certify that this is a Category 1 Survey and the survey was performed in accordance with the current standards of practice for surveyors in Tennessee and the unadjusted closure is at least 1:10,000.


-PREPARED BY-
CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
(615) 269-3972 EMAIL RSC-CLS@COMCAST.NET


R. SCOT CHERRY — REGISTERED LAND SURVEYOR — TENNESSEE NO. 1970




## PROPERTY ADDRESSES

| | |
|---|---|
| PARCEL 72 | 1321 5th Avenue North |
| PARCEL 73 | 1323 5th Avenue North |
| PARCEL 74 | 1325 5th Avenue North |
| PARCEL 75 | 1327 5th Avenue North |

## SCHEDULE B-SECTION II EXCEPTIONS

STEWART TITLE INSURANCE COMPANY
ORDER NO.: 102282, DATED: NOVEMBER 23, 2004

SCHEDULE B – SECTION II EXCEPTIONS:

| ITEM | COMMENT |
|---|---|
| | There were no items listed in Schedule B which needed comments. |

TN STATE PLANE
NAD 83

GRAPHIC SCALE

20 0 10 20 40

1"=20'

## TOTAL AREA

39,450 Sq. Ft.
(0.906 ACRES ±)

## PLAT REFERENCE

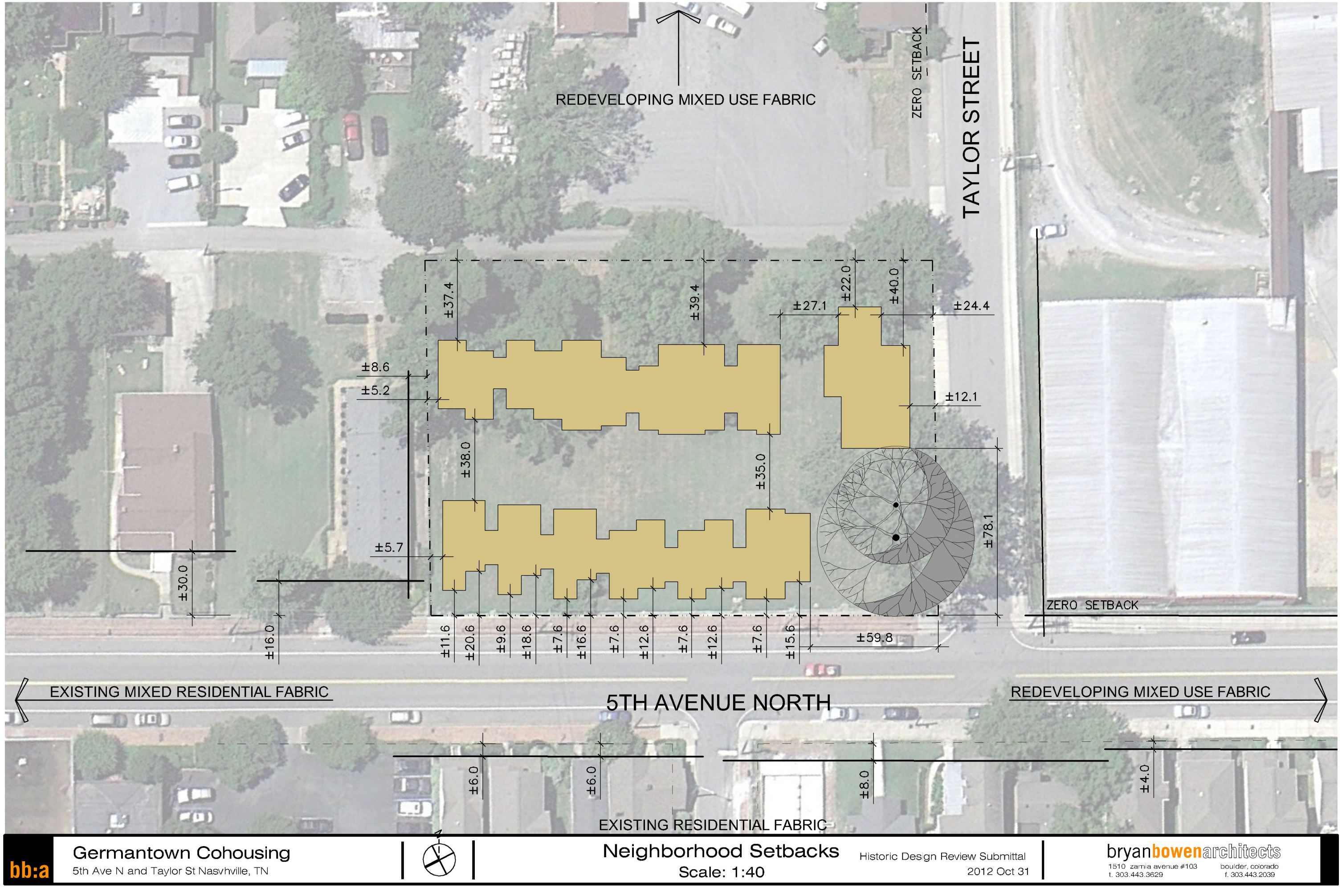
LOTS 8, 9, 10 AND 11
THE HOMESTEAD ADDITION, ESTATE OF D.T. McGAVOCK
PLAT BOOK 57, PAGE 9
Register's Office for Davidson County, Tennessee

## DEED REFERENCE

MAP 82-9, PARCELS 72, 73, 74 AND 75
INSTRUMENT NO. 20041123-0140519
OWNER OF RECORD: Germantown Partners, LLC
Register's Office for Davidson County, Tennessee

# ALTA/ACSM LAND TITLE SURVEY
OF
# METRO MAP 82-9
# PARCELS 72, 73, 74 AND 75
## LOTS 8, 9, 10 AND 11
## THE HOMESTEAD ADDITION
## ESTATE OF D.T. McGAVOCK
FIFTH AVENUE NORTH

NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SCALE: 1"=20' DATED: APRIL 10, 2012
REVISED APRIL 17, 2012: ADDED TITLE COMMITMENT
JOB NUMBER 12096 BB




bb:a

Germantown Cohousing
5th Ave N and Taylor St Nasvhville, TN

Neighborhood Setbacks
Scale: 1:40

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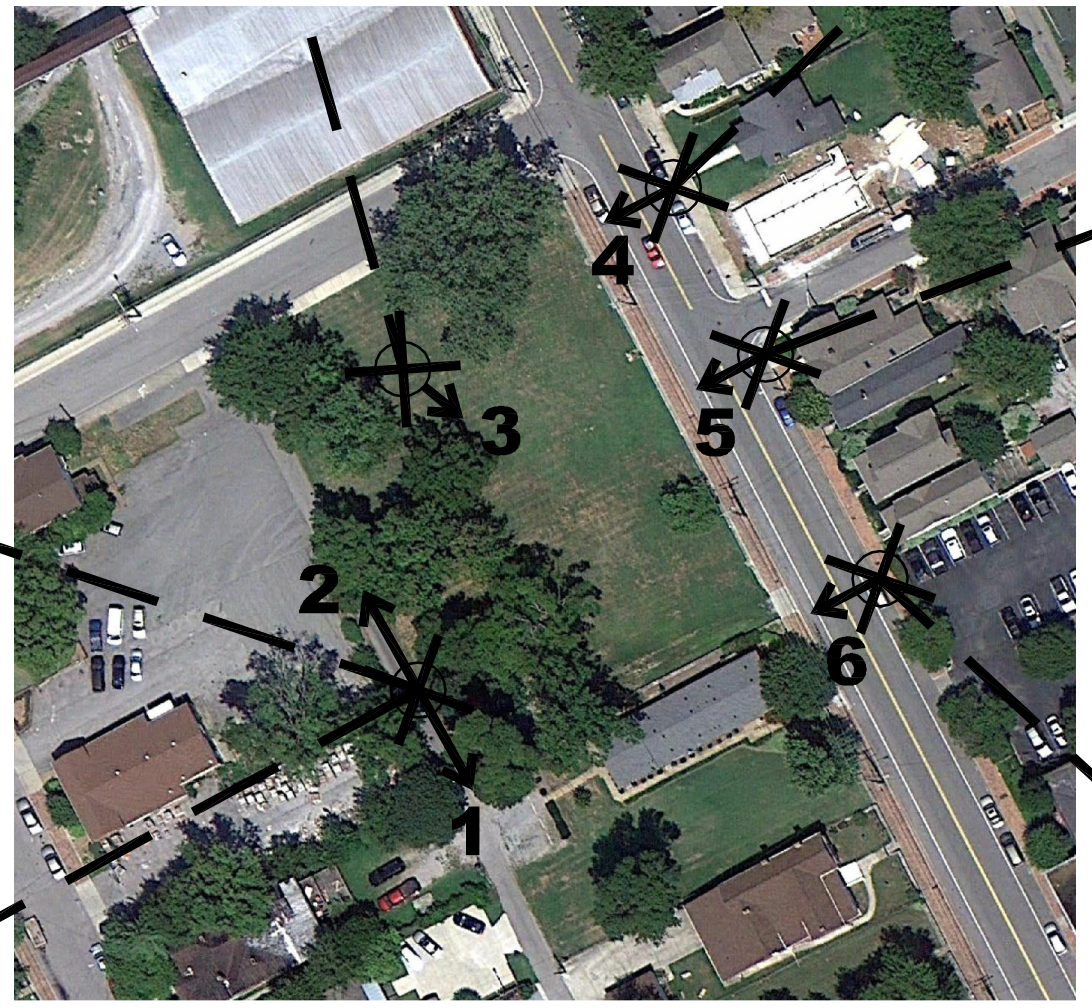





bb:a

Germantown Cohousing
5th Ave N and Taylor St Nasvhville, TN

Site Photos
Scale: NOT TO SCALE

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## 5th Ave N. LOOKING TOWARD SITE

## 5th Ave N. ACROSS FROM SITE

bb:a

Germantown Cohousing
5th Ave N and Taylor St Nasvhville, TN

Neighborhood Panoramas
Scale: 1/64" = 1'-0"

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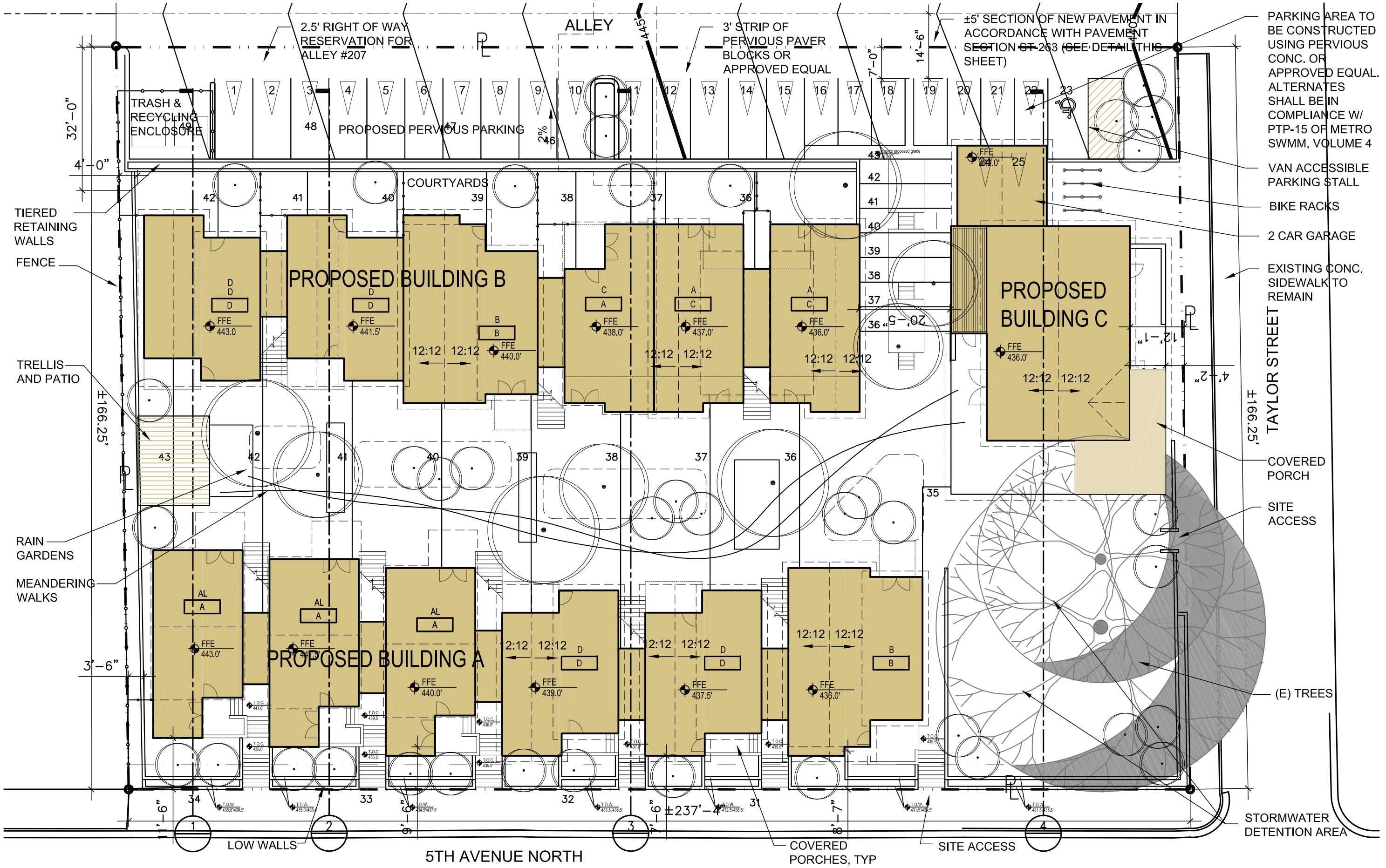


| | | | | |
|---|---|---|---|---|
| bb:a | Germantown Cohousing<br>5th Ave N and Taylor St Nasvhville, TN | N | Site Concept Plan<br>Scale: 1" = 20'-0" | Historic Design Review Submittal<br>2012 Oct 31 |

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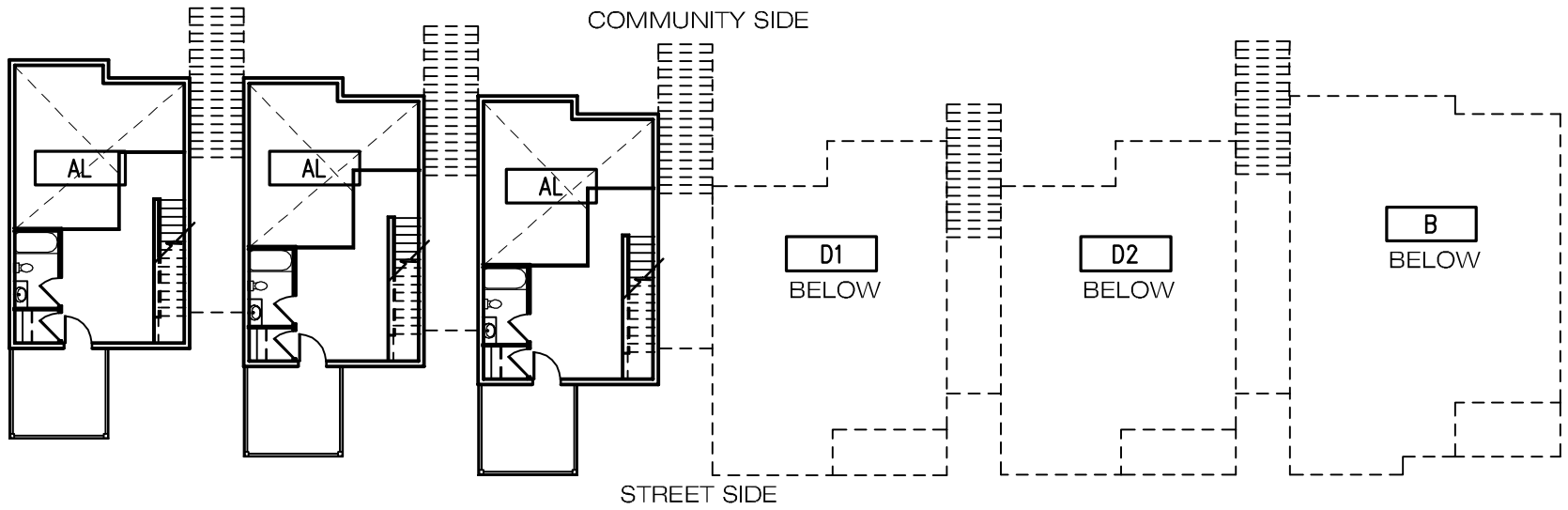
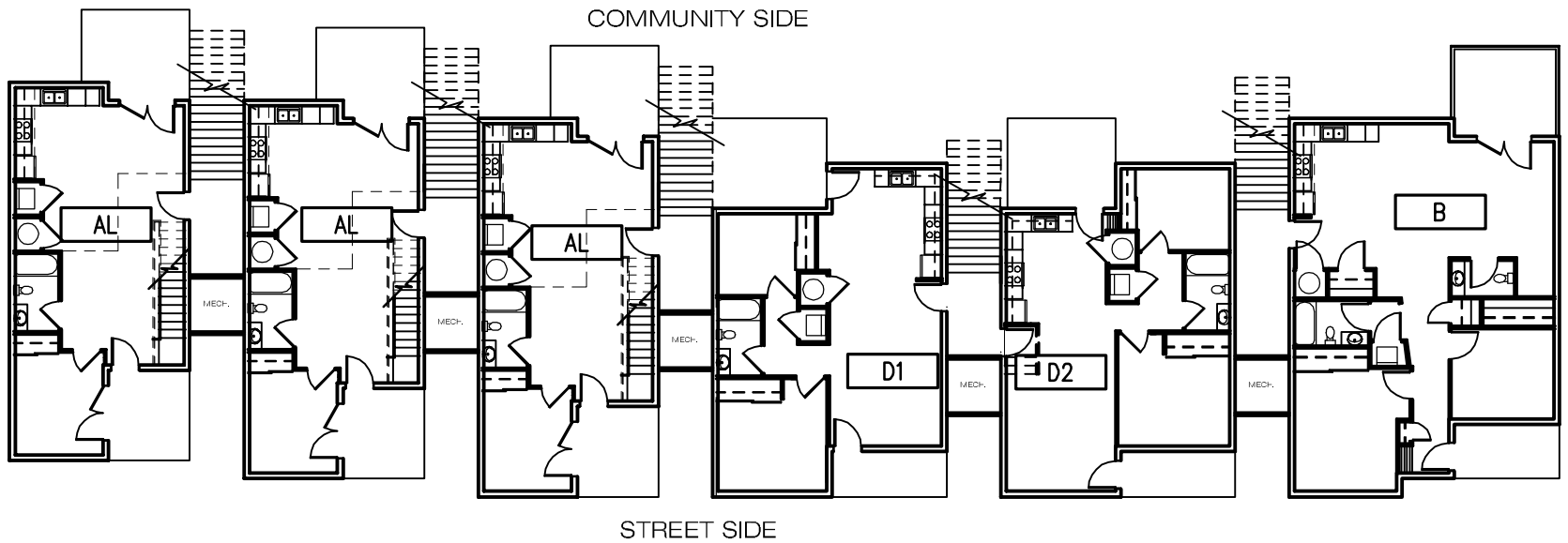
# BUILDING A

## THIRD FLOOR




## SECOND FLOOR

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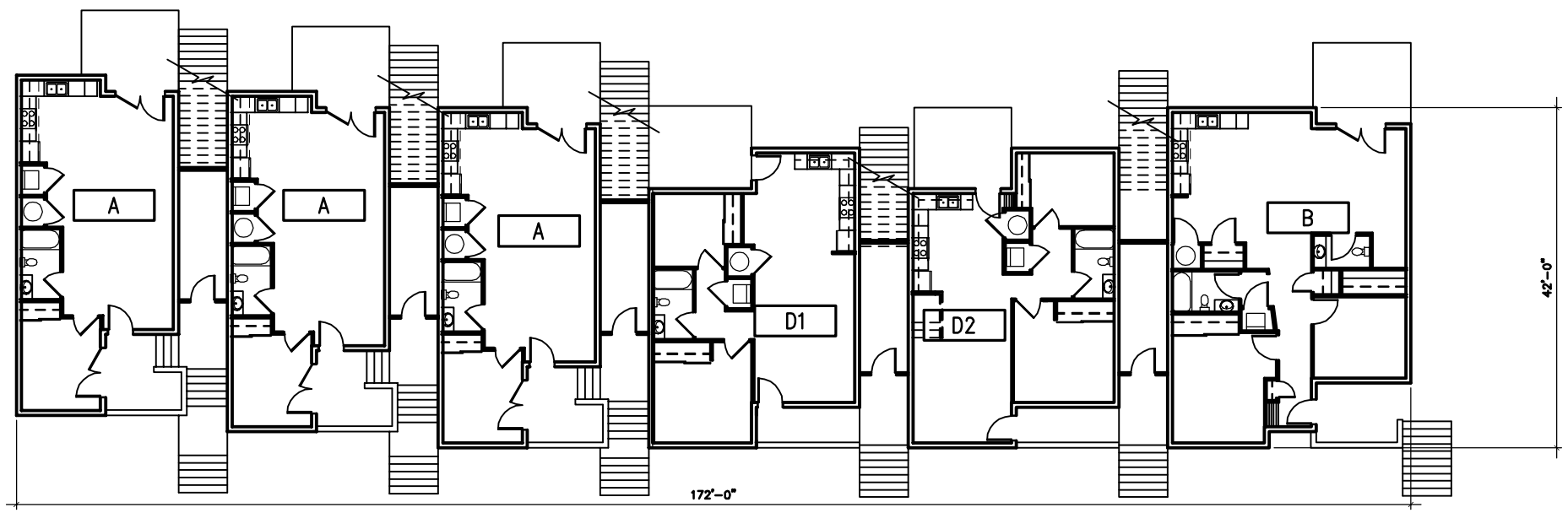


bb:a

Germantown Cohousing
5th Ave N and Taylor St Nasvhville, TN

N

Schematic Building Floor Plans
Scale: 1" = 20'-0"

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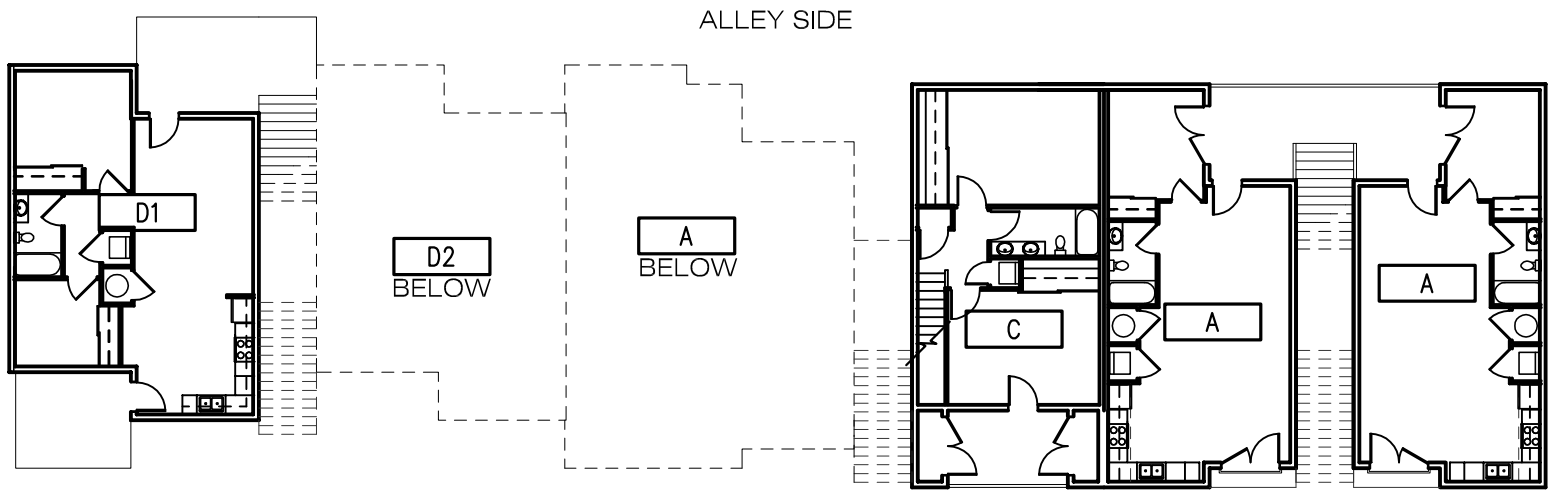
# BUILDING B

## THIRD FLOOR

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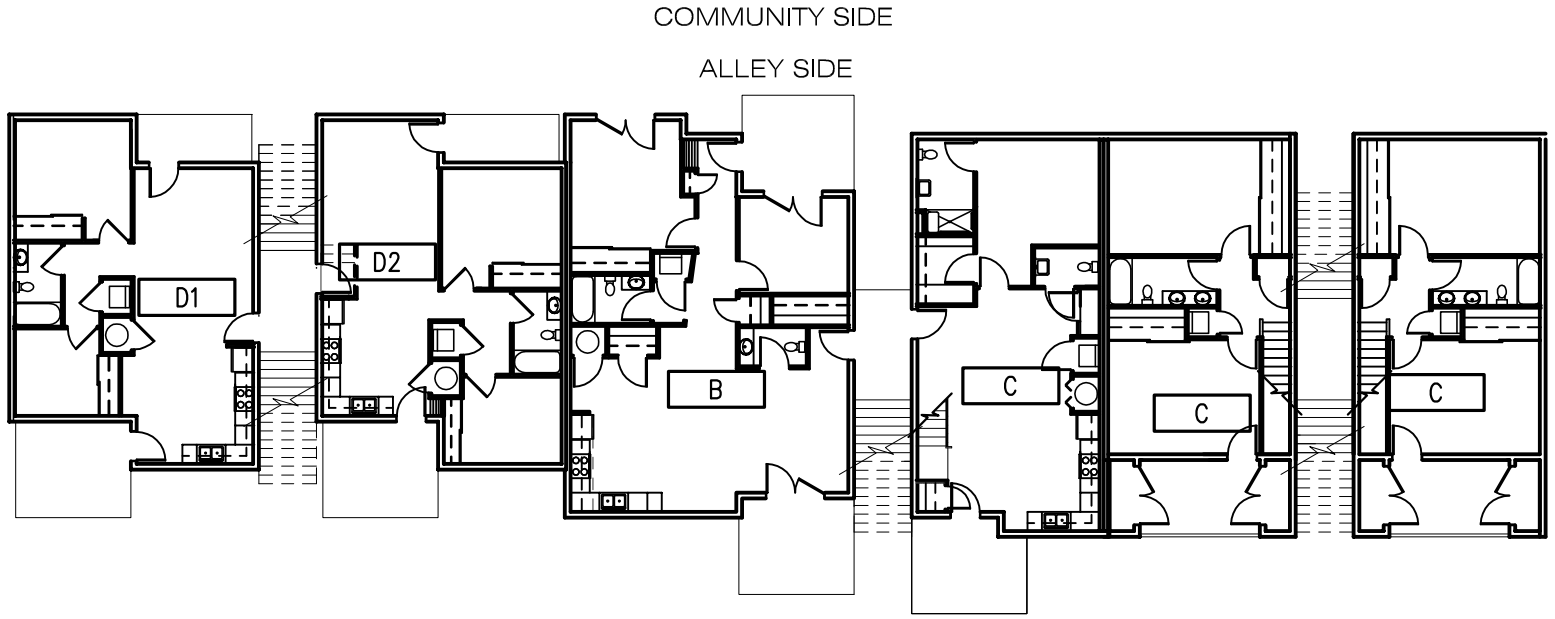


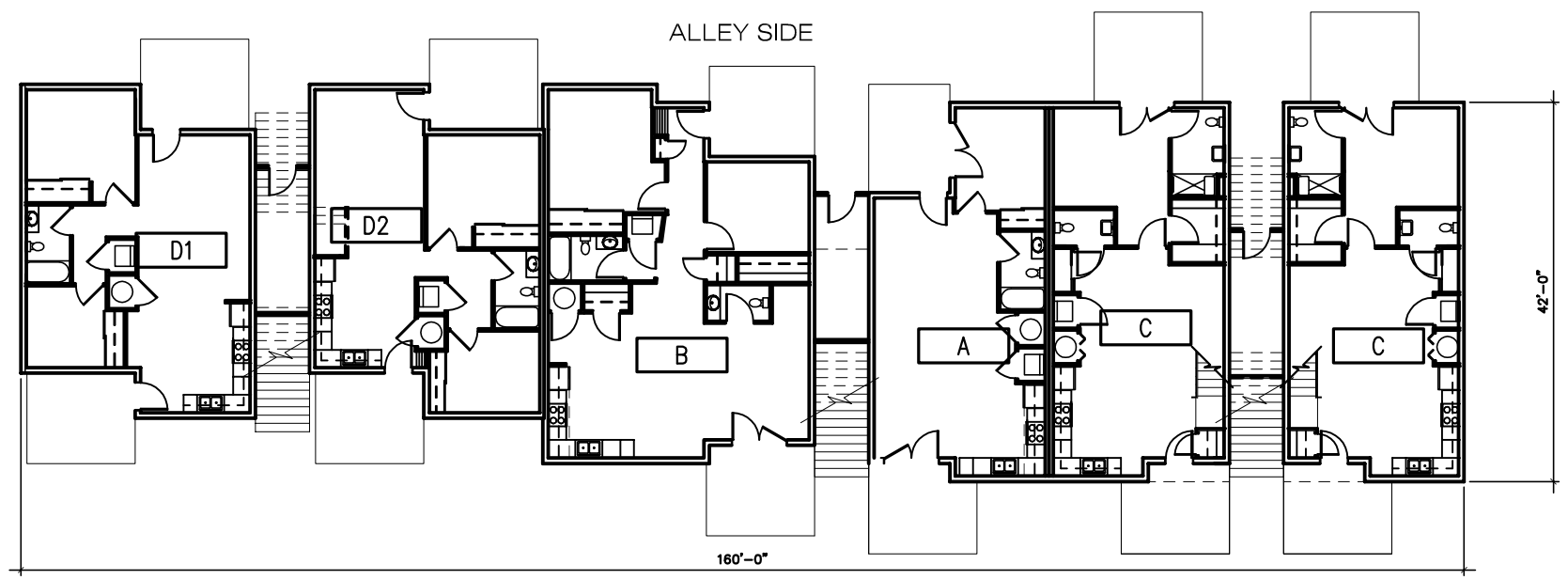


## FIRST FLOOR

bb:a

Germantown Cohousing
5th Ave N and Taylor St Nasvhville, TN

N

Schematic Building Floor Plans
Scale: 1" = 20'-0"

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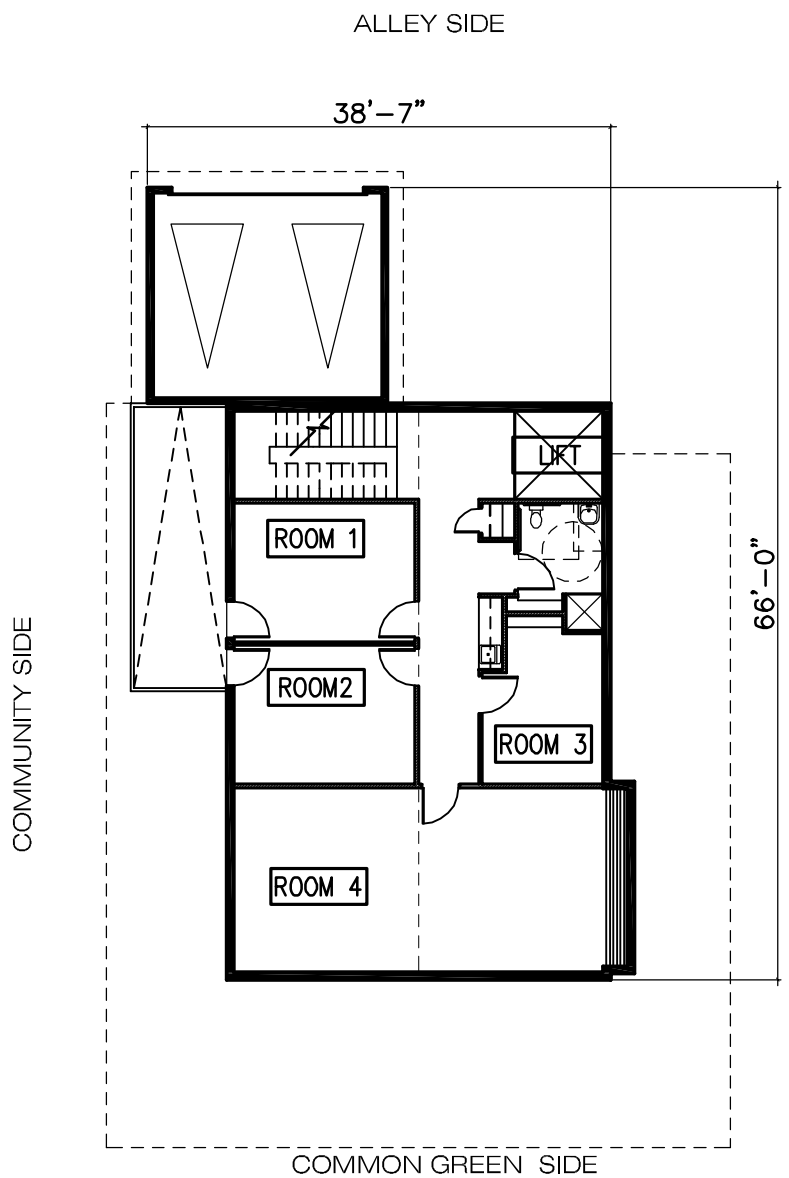
# BUILDING C

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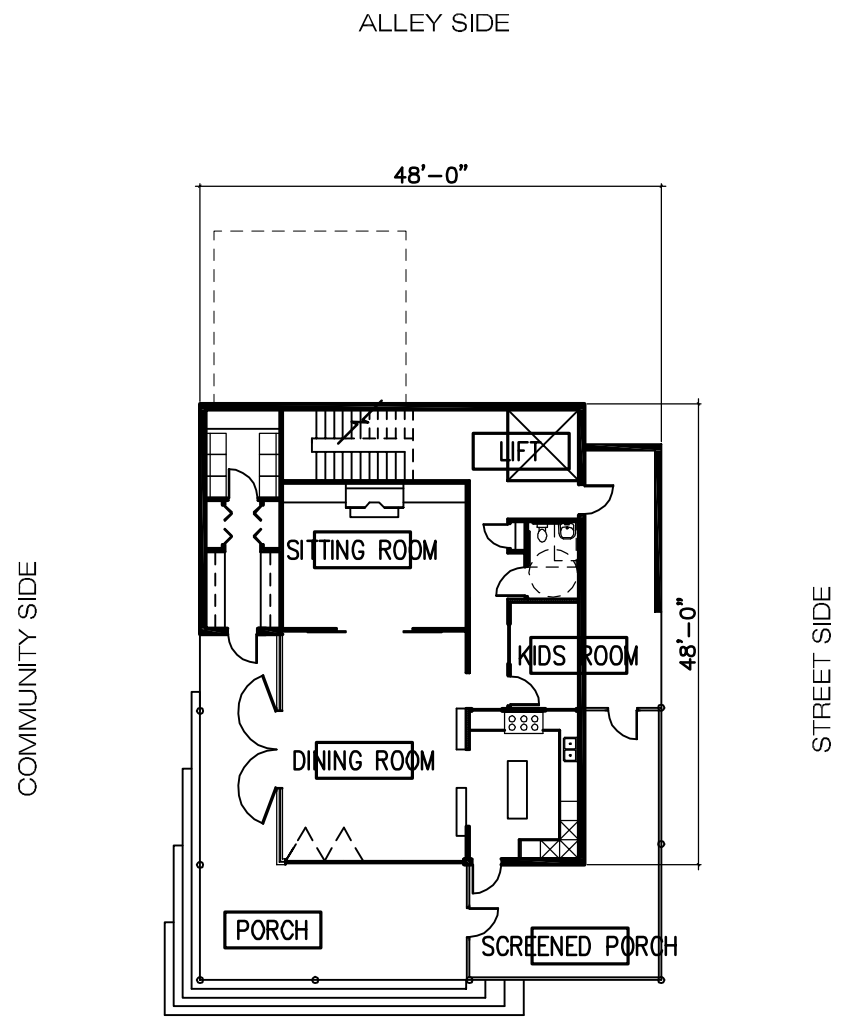


## FIRST FLOOR

bb:a

Germantown Cohousing
5th Ave N and Taylor St Nasvhville, TN

N

Schematic Building Floor Plans
Scale: 1" = 20'-0"

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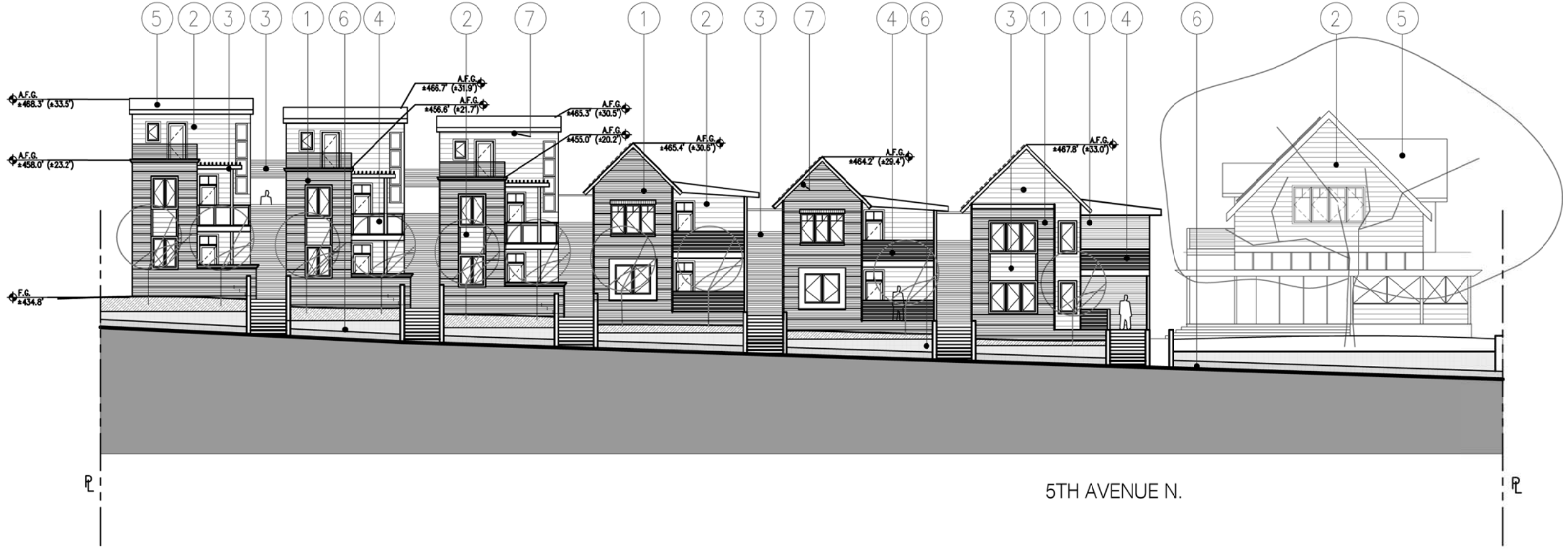


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Germantown Cohousing
5th Ave N and Taylor St Nasvhville, TN

Street Elevations - 5th Ave & Alley
Scale: 1" = 20'-0"

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**CLEAR WOOD SOFFITS**

7 WARMTH &
NATURAL MATERIALITY

**STONE**

6 CONTEXTUAL
LOCAL
HUMAN SCALE WALLS
WINDOW HEADS & SILLS

**ASPHALT SHINGLE**

5 SUBTLE TEXTURE
RICH TONE

**METAL RAIL**

4 SIMPLE
CRISP
ENDURING

**CEDAR TRELLIS**

3 HUMAN SCALE
CONNECTS BUILDING & SKY

**SIDING**

2 COLORFUL INTEREST &
PATTERNING

**BRICK**

1 CONTEXTUAL/TRADITIONAL
MATERIAL
MODERN SENSIBILITY


bb:a

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5th Ave N and Taylor St Nasvhville, TN

Taylor St. Elevation
Scale: 1" = 20'-0"

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BUILDING B COMMON SIDE


BUILDING A COMMON SIDE

bb:a

Germantown Cohousing
5th Ave N and Taylor St Nasvhville, TN

Commons Elevations
Scale: 1" = 20'-0"

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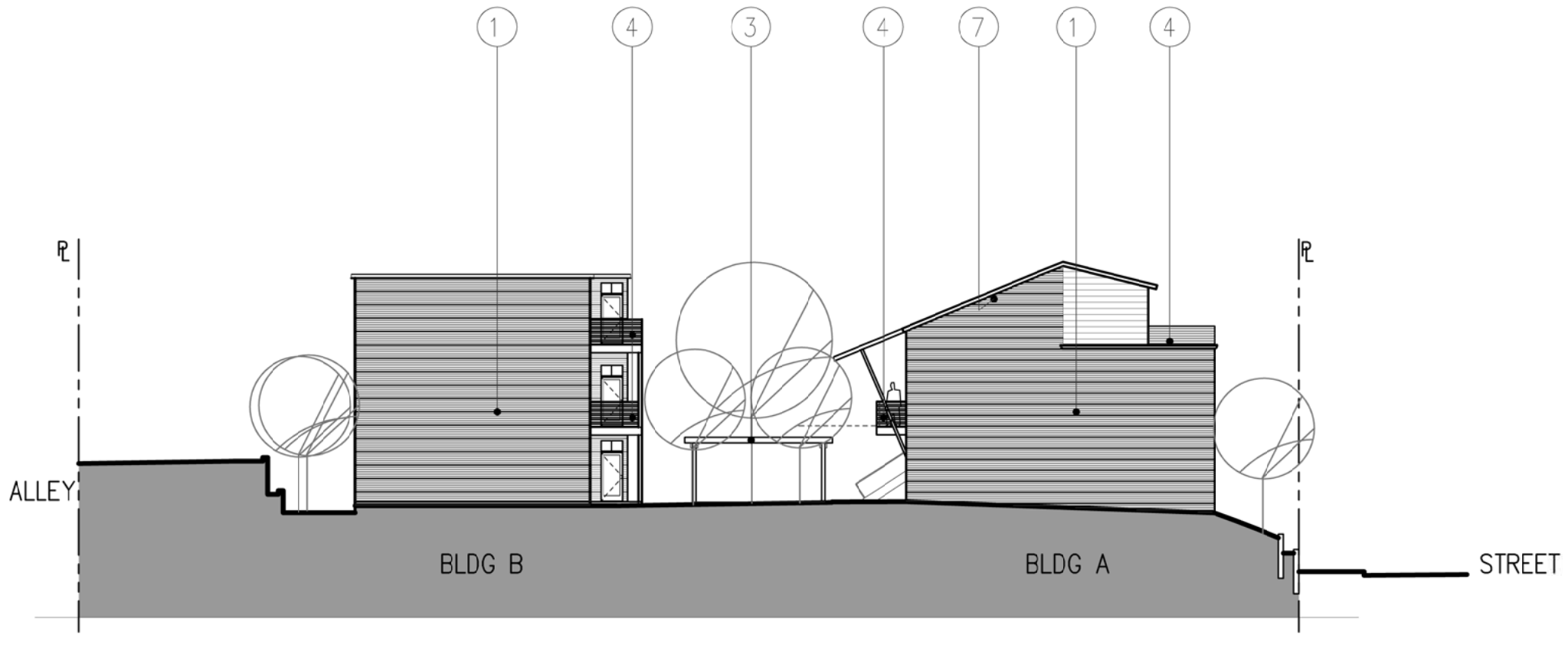
COMMONHOUSE ELEVATION
COMMONS SIDE

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Germantown Cohousing
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Partial Elevations
Scale: 1" = 20'-0"

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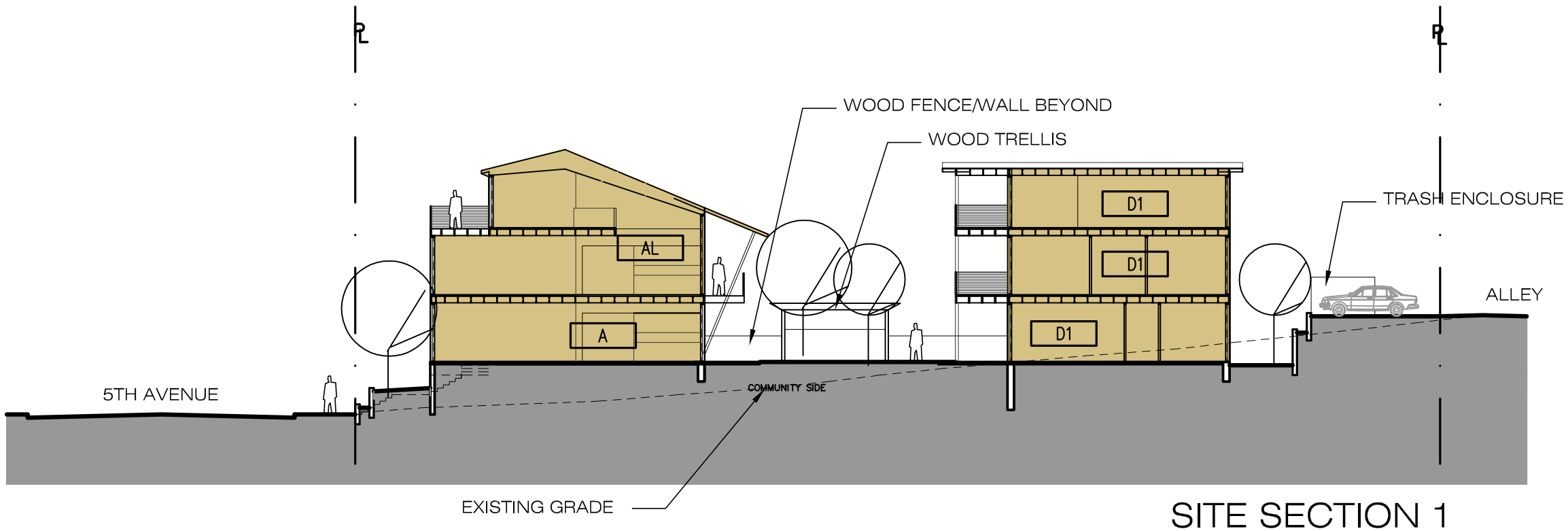
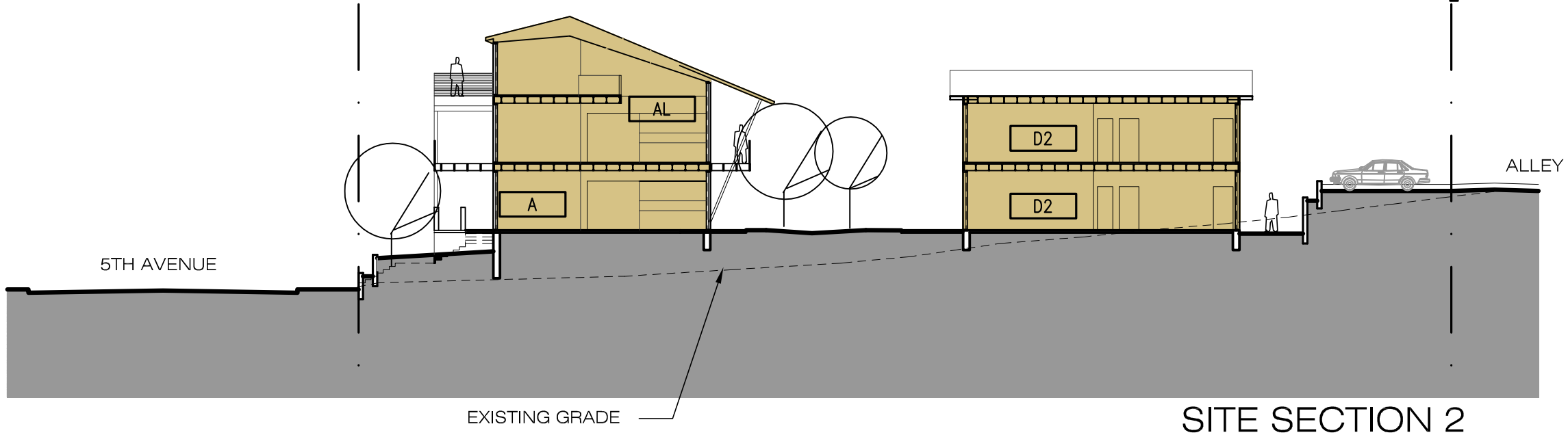



SITE SECTION 1




SITE SECTION 2

bb:a

Germantown Cohousing
5th Ave N and Taylor St Nasvhville, TN

Schematic Site Sections
Scale: 1" = 20'-0"

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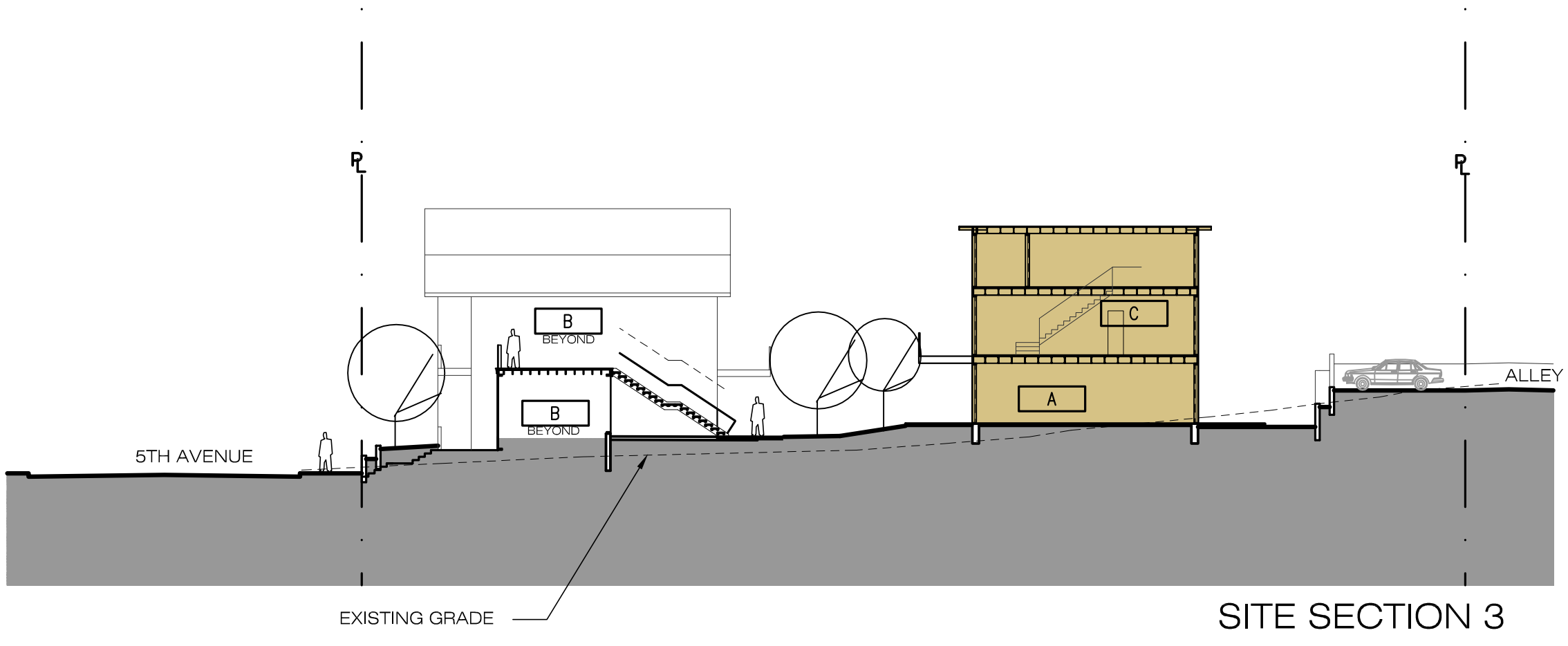
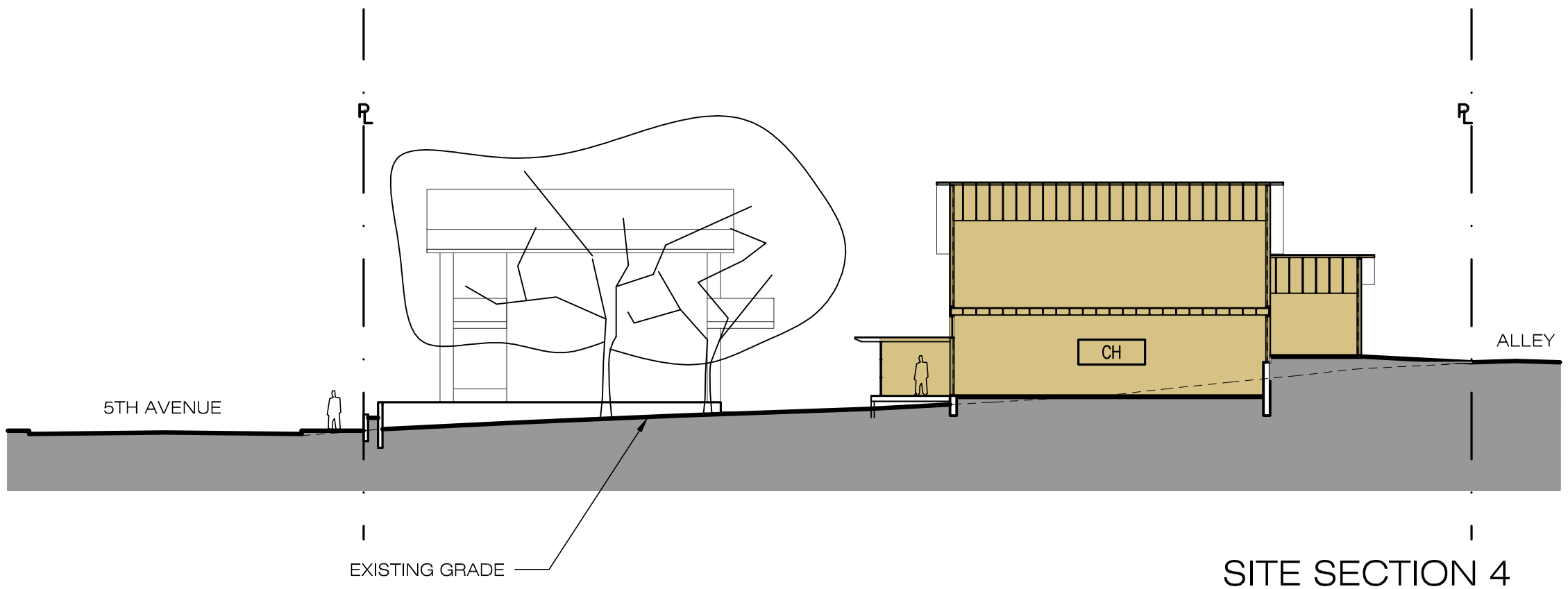



SITE SECTION 3




SITE SECTION 4

bb:a

Germantown Cohousing
5th Ave N and Taylor St Nasvhville, TN

Schematic Site Sections
Scale: 1" = 20'-0"

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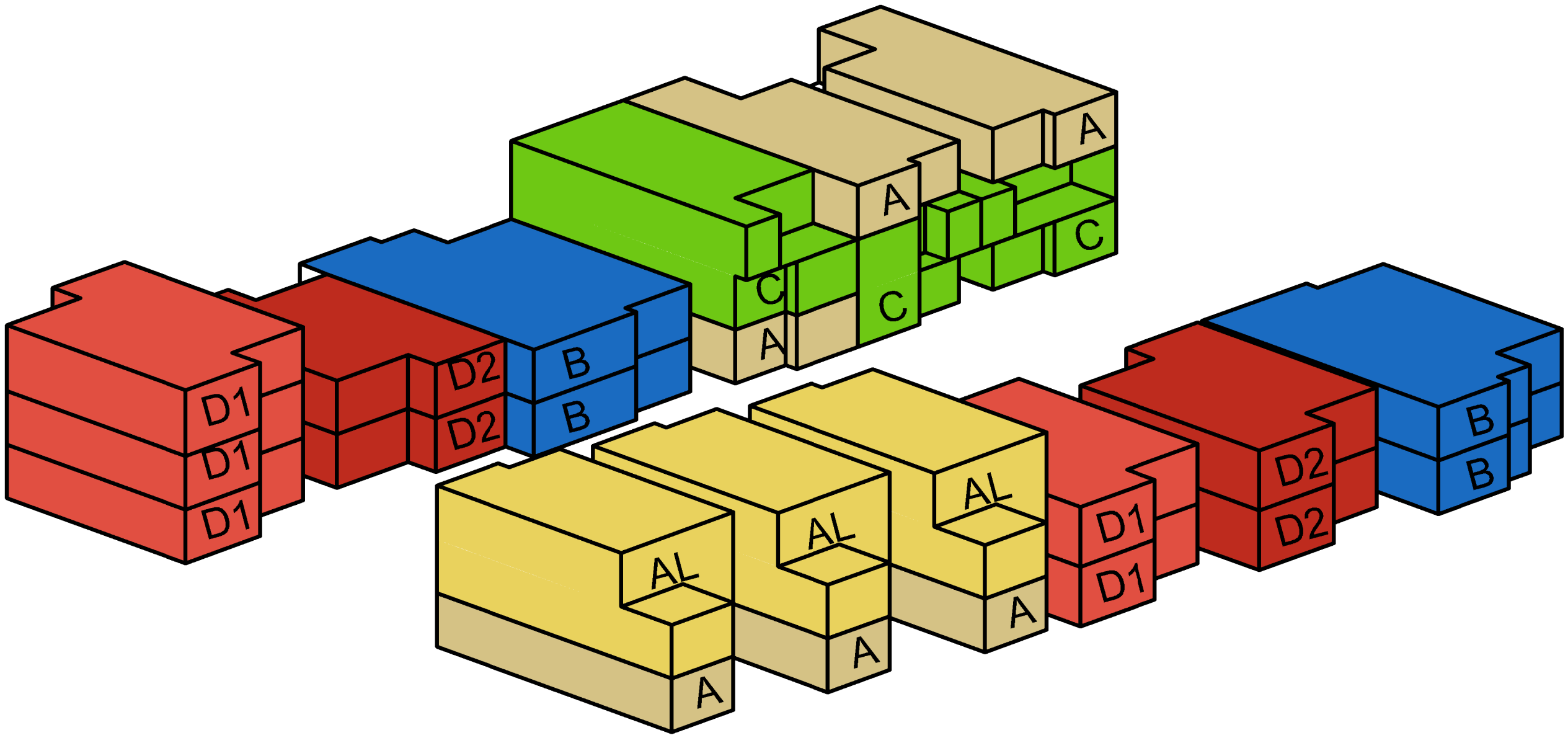


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Germantown Cohousing
5th Ave N and Taylor St Nasvhville, TN

Unit Mix Diagram
Scale: 1:20

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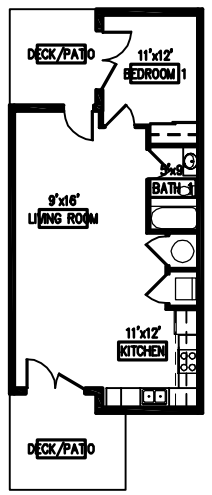
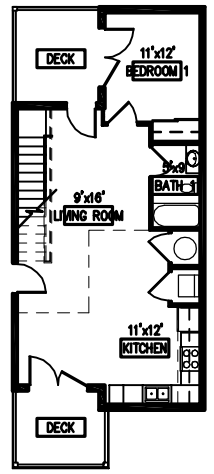
COURTYARD / STREET SIDE




COMMUNITY SIDE

Unit A
1 Bed; 1 Bath Flat
732 sqft

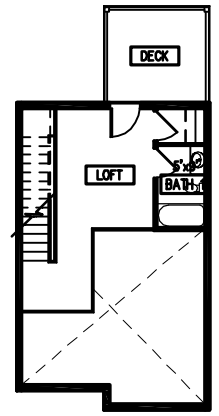
COURTYARD / STREET SIDE




COMMUNITY SIDE

Unit AL Lower Level
1 Bed; 1 Bath Loft
732 sqft

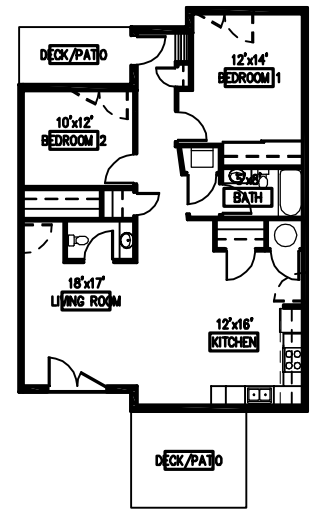
COURTYARD / STREET SIDE




COMMUNITY SIDE

Unit AL Upper Level
1 Bath Loft
334 sqft

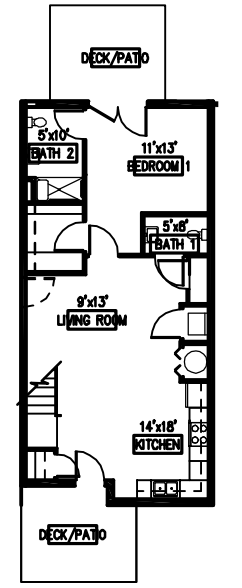
COURTYARD / STREET SIDE




COMMUNITY SIDE

Unit B
2 Bed; 2 Bath Flat
1132 sqft

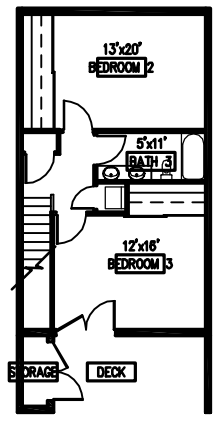
COURTYARD / STREET SIDE




COMMUNITY SIDE

Unit C Lower Level
3 Bed; 3 Bath Townhouse
1520 sqft

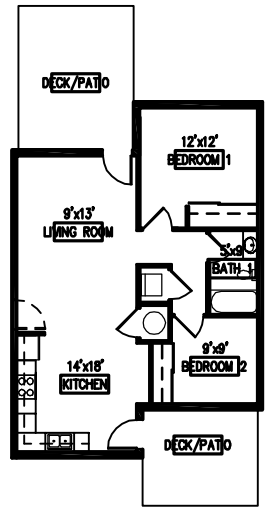
COURTYARD / STREET SIDE




COMMUNITY SIDE

Unit C Upper Level
3 Bed; 3 Bath Townhouse
1520 sqft

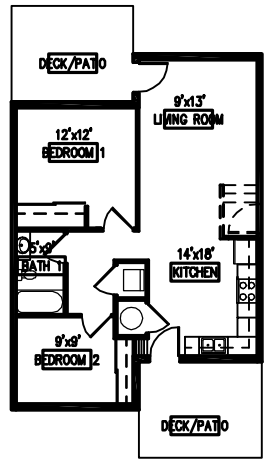
COURTYARD / STREET SIDE




COMMUNITY SIDE

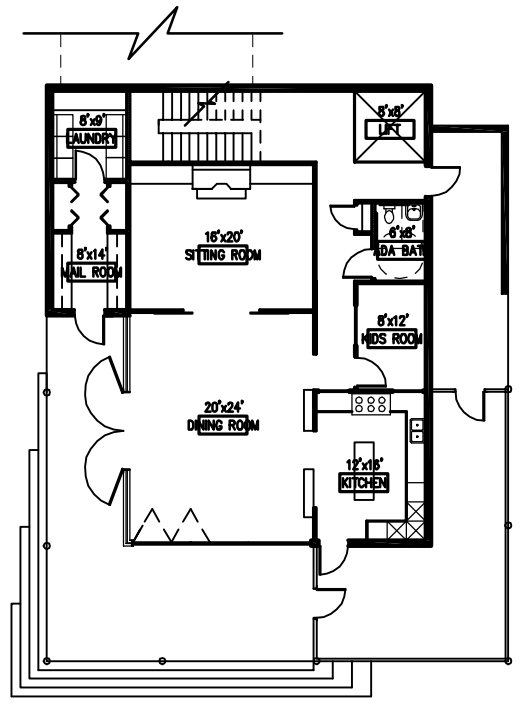
Unit D1
2 Bed; 1 Bath Flat
823 sqft

COURTYARD / STREET SIDE

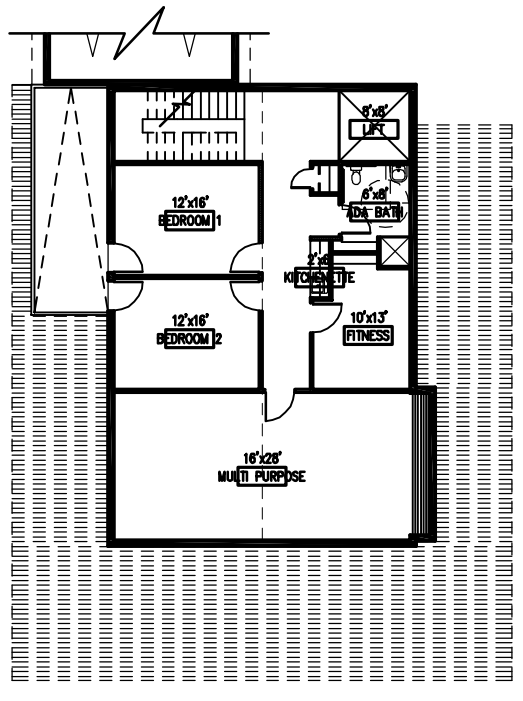



COMMUNITY SIDE

Unit D2
2 Bed; 1 Bath Flat
823 sqft




Commonhouse Lower Level
1728 sqft Lower Level;
3264 sqft Total Building




Commonhouse Upper Level
1536 sqft Upper Level;
3264 sqft Total Building

bb:a

Germantown Cohousing
5th Ave N and Taylor St Nasvhville, TN

Schematic Unit Plans
Scale: 1" = 20'-0"

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