



# 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 375-399 Monroe Street September 19, 2012

**Application:** New construction-infill  
**District:** Germantown Historic Preservation Zoning Overlay  
**Council District:** 19  
**Map and Parcel Number:** 082090Q04000CO  
**Applicant:** Bruce Most/ Nashten, LLC  
**Project Lead:** Robin Zeigler, robin.zeigler@nashville.gov

**Description of Project:** This project is for three-story townhomes similar in design to those already constructed along 4<sup>th</sup> Avenue North and two and one-half story “carriage” homes on the interior of the lot. This project is a continuation of an SP project that was begun in 2006 and approved by MDHA, before Metro Council adopted the Germantown Historic Preservation Zoning Overlay. The buildings along 4<sup>th</sup> Avenue have been constructed but the building permit has expired and new owners are proposing to continue with the originally planned construction.

**Recommendation Summary:** Staff recommends approval of the project with the conditions that staff review and approve:

- Any materials that are different in dimension, design and color to those already used on Phase I;
- The location of mechanicals, if in a visible location; and
- Exterior lighting plans, if any.

With these conditions, staff finds the project to meet the design guidelines for new construction in an area with little historic context in the Germantown Historic Preservation Zoning Overlay.

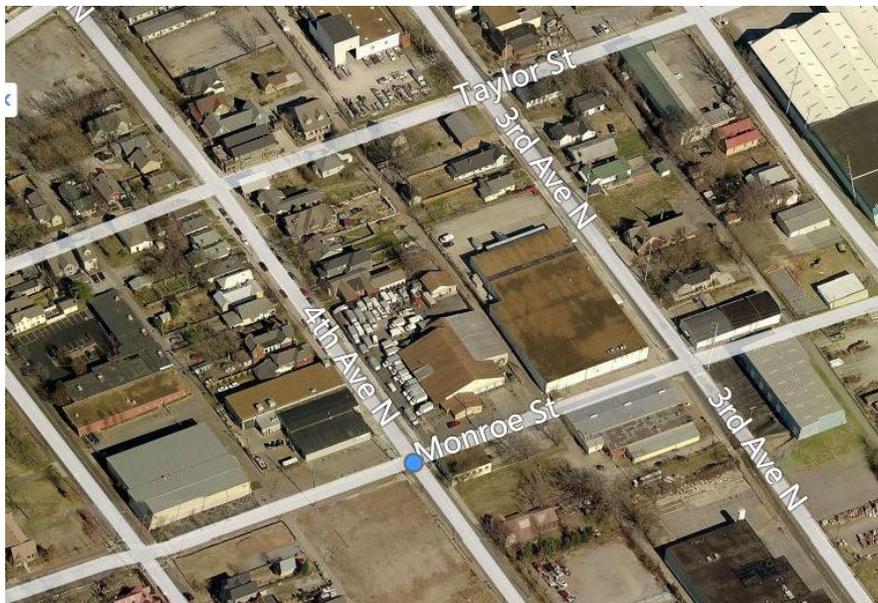
### Attachments

- A:** Photographs
- B:** Site Plan
- C:** Elevations

**Vicinity Map:**



**Aerial Map:**



(Image taken prior to construction of buildings along 4<sup>th</sup> Avenue North.)

## Applicable Design Guidelines:

### 3.0 New Construction - where there is minimal historic context or historic context no longer exists.

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.*

#### 3.1 General Principles

*Construction in the District has taken place continuously from the mid-19th through the present and a variety of building styles and building types have resulted. This variety reflects the style, culture and values of the District over time. New construction that imitates historic architectural styles may compromise the value of authentic historic structures by confusing genuine history with reproduction. Exterior building design should avoid the creation of themed environments that create a false sense of being in an alternate time or place. Because a great variety of building forms exist within Germantown, flexibility in the design of new buildings is possible and encouraged. New buildings should continue this variety while remaining compatible with development patterns consistent with mixed-use urban neighborhood design.*

3.1.1 Buildings should be sited on their respective parcels in ways that are appropriate to their context and the context it creates.

3.1.2 The architectural styles and forms of new buildings should be appropriate to their context.

3.1.3 New buildings should relate to a pattern and rhythm of development consistent with a mixed-use urban neighborhood.

3.1.4 New projects have the ability to create place. Proposed projects shall be reviewed both in relationship to its context and the context it creates.

3.1.5 The ground floors of new buildings should be designed to encourage pedestrian activity.

3.1.6 New construction will be reviewed for height, scale, setback, relationship of materials, texture and color; massing; orientation; and proportion and rhythm of openings.

#### 3.2 Site and Building Planning

3.2.1 New development should be sited and designed to encourage pedestrian/human activity on the street. The siting of buildings should acknowledge and reinforce desirable characteristics of the right-of way and streetscape.

*Livelier street edges make for safer streets. Ground floor shops and market spaces providing services attract activity on the street. Entrances, porches, balconies, front yards, decks, seating, street lighting, street trees, landscaping and other streetscape elements promote use of the street*

*front and provide places for human interaction. Siting decisions shall consider the importance of these features in a particular context and allow for their incorporation.*

#### 3.2.2 Setbacks

*The character of a neighborhood or district is often a product of the experience of traveling along its streets. One of the defining characteristics of that experience is how buildings face and are set back from the street.*

*The guidelines below are not specific to individual parcels or streets. Because street rights of way vary significantly throughout the district it is important to first analyze and consider the desired streetscape prior to establishing the setback and building face for a given project. While the guidelines encourage some buildings at the edge of the sidewalk, locating a building on the property line only 48" from the edge of the existing curb*

*drastically limits and may altogether prohibit the placement of features identified in 3.2.1 and limit the ability of a project to comply with 3.2.1.*

*It is further the intent of these guidelines to avoid the arbitrary establishment of setbacks resulting in haphazard building placement and a resulting interruption or absence of visual order within the District.*

1. Commercial Corridor Setbacks (Rosa L Parks and Jefferson Street) – the siting of buildings along major commercial corridors should provide desirable streetscape characteristics: pedestrian oriented businesses and shops at ground level, corner entrances and a consistent building edge abutting the sidewalk.

2. Commercial Setbacks (Interior to the District) – Generally, commercial buildings within the district are encouraged to build to the property line/sidewalk.

*The intent is to encourage pedestrian oriented development*

3. Corner Lots: Buildings on corner lots should be oriented to the corner and public street fronts to reinforce the street corner. Buildings should appropriately address setbacks on both streets. Corner lots offer unique opportunities because of their visibility and access from two streets. Corner pedestrian entrances, towers, turrets, accentuated rooflines, special architectural details, balconies and other design features are encouraged.

4. Residential Setbacks – the space between the building and the sidewalk should provide security and privacy for residents while encouraging social interaction among residents and neighbors. Within the district the transition between residential buildings and the street varies with the depth of the front setback and the relative elevation of the building to the street.

*The following examples illustrate various conditions and suggest how this guideline may be met through setbacks, entry design, landscape treatment and other techniques.*

*Minimal Front setback – Buildings with little or no front yard should include creative use of landscaping and or window placement and treatment to provide privacy. Recessed entries can be used to provide security and/or weather protection.*

*Shallow Residential Street Front – Buildings with a shallow setback from the sidewalk provide sufficient area to include balconies or decks, which allow privacy while encouraging visual interaction with the street. Small courtyards, arcades, recessed entries or other similar entry designs may be desirable to provide privacy to ground floor residents.*

*Deep Residential Setback – Buildings with deep setbacks from the sidewalk provide sufficient privacy through spatial separation to permit more open porches, fenestration and garden space for ground floor residential units. Fences may provide further separation from the sidewalk.*

*High Bank Residential Street Front – Within the district topography may cause the ground floor of a building to be elevated above pedestrian eye level. Therefore it is easier to achieve a sense of privacy and separation from the street activity – thus creating more opportunity for social spaces*

5. Alley Setback: Setback from any alley (rear or side) shall be a minimum of 5 feet in order to retain urban street character.

### 3.2.3 Orientation

1. The primary entrances of buildings shall be clearly identifiable and visible from the street. *Generally this means primary entrances are oriented to the public street.*

*The intent is to encourage pedestrian oriented development, interaction with the street environment and allow for transition between the street/public domain and the interior of the building/private domain. Entries that are visible from the street generally make a building more approachable and create a sense of association among users, customers and neighbors. Clear entries should be provided off of public streets not solely from parking lots.*

*This does not preclude site developments for residential projects from utilizing courtyards and mews. It is intended to foster siting that recognizes the importance of the public street and the transition from the street to the building.*

#### 3.2.4 Mass and Scale

1. The mass and scale of new buildings will be reviewed relative to use and location within the District.

*Generally taller more massive structures are anticipated at the edges where Commercial Corridors (Jefferson Street and Rosa L. Parks Boulevard) bound the District. Lower height, smaller scale and less massive structures are predominant at the interior of the District. Third Avenue North is unique in the fact that it is an arterial passing through the eastern part of the District connecting downtown to Metro Center. Therefore as a connecting street with potentially higher traffic volumes more commercial uses, greater densities and taller heights may be appropriate. These guidelines and the Design Review Process are intended to provide a balance between the development potential of a particular site and compatibility of existing and adjacent buildings.*

2. Façade Articulation: New structures shall employ design techniques that avoid large expanses of unbroken façade planes and/or materials particularly on public facades. *For multiple story buildings, the width of any unbroken façade shall not exceed the building height. This width to height ratio is considered a minimum – more modulation is encouraged.*

*Some appropriate techniques for building articulation include but are not limited to:*

*Modulating the façade by stepping back or extending forward a portion of the façade (articulating a building's façade vertically and/or horizontally in intervals that are informed by existing platting patterns or structures within the District is encouraged)*

*Pilasters, recesses and or projections*

*Repeating window patterns at an interval that equals the articulation interval*

*Providing a balcony, porch, patio, deck, covered entry, bay window (or other special window) or other significant architectural detail for each interval*

*Changing the roof line by varying parapet heights, alternating dormers, stepped roofs, gables or other roof elements to reinforce the modulation or articulation interval*

*Changing materials with a change in building plane (changes in a materials, texture or color are appropriate techniques – however changes solely in paint color alone is generally not sufficient to meet the intent of this guideline)*

#### 3.2.5 Height

1. New buildings shall be constructed to a height that is compatible with adjacent context.

*Consideration of the physical characteristics of a property will be given in determining compatible heights (e.g. exceptional topographic condition, lot size and/or lot shape)*

*Height, bulk and scale mitigation may be required in two general circumstances:*

*Projects on or near the edge of a less intensive area. A substantial incompatibility in scale may result from different development standards in the two areas and may be compounded by physical factors such as large development sites, slopes or lot orientation.*

*Projects proposed on sites with unusual physical characteristics such as large lot size, unusual shape, or topography where buildings may appear substantially greater in height, bulk and scale than that generally anticipated for the area.*

*Factors to consider in analyzing potential height, bulk and scale impacts include:*

- *distance from the edge of an existing structure or less intensive area*
- *differences in development standards between abutting area (allowable building height, width, lot coverage, etc.)*
- *effect of site size and shape*
- *height, bulk and scale relationships resulting from lot orientation (e.g. backlot line to back lot line vs. back of lot line to side lot line)*
- *Type and amount of separation between lots in the different area (e.g. separation by only a property line, by an alley or street, or by other physical features such as grade changes.)*

*In many cases, careful siting and design treatment are sufficient to achieve reasonable transition and mitigation of height, bulk and scale impacts. Some techniques for achieving compatibility are as follows:*

- *Location of features on-site to facilitate transition such as locating required open space on the zone edge so the building is farther from the lower intensity area.*
- *Treating topographic conditions in ways that minimize impacts on neighborhood development, such as architectural details to give a more human scale to a project, or stepping a project down a sloping site.*
- *In a mixed-use project, siting the more compatible use near the adjoining edge.*

*In some cases, reductions in the actual height, bulk and scale of the proposed structure may be necessary in order to mitigate adverse impacts and achieve an acceptance of compatibility. Some techniques that can be used in these cases include:*

- *articulating the building's facades vertically or horizontally in intervals that*
- *conform to existing structures or platting pattern.*
- *increasing building setbacks from the zone edge at ground level*
- *reducing the bulk of the building's upper floors*
- *limiting the length of, or otherwise modifying, facades*
- *reducing the height of the structure*
- *reducing the number or size of accessory structures*

2. In the absence of adjacent context with taller heights the following heights are permitted.

Building along Commercial Corridors (Jefferson Street and Rosa L. Parks Boulevard) are permitted to be 4-6 stories.

*The intent is to provide visual interest and permit light, air, and visual openness to the sky plane and modulation of height and massing at the street wall. To signify a unique feature, a corner or important element portions of a structure are not required to set back at the street wall. It is not intended to permit a majority of the project nor an entire block length of six stories unbroken at the street wall.*

*Within the interior of the District structures are permitted to be 35' in height. Special features of increased height such as towers or turrets may be acceptable. Corner buildings offer unique opportunities because of their visibility and access from two streets and are locations for special activities, uses or indicators of neighborhood*

*centers taller heights up to 45' may be appropriate for corner buildings of limited street frontage.*

*The intent is to provide visual interest and allow modulation of heights to signify something unique or important at the corner. The term "limited street frontage" is intended to allow reasonable lengths of building frontage to have an increased height. It is not intended to permit a majority of the project nor an entire block length of increased height.*

Within the District in the absence of adjacent historical context structures are permitted to be 3 stories or 45' in height.

### 3.3 Walls/Exterior Materials

3.3.1 Exterior materials will be reviewed for characteristics of scale, design, finish, texture, durability and detailing. Materials must demonstrate adherence to The Secretary of Interior's Standards.

3.3.2 Large expanses of featureless wall surface are not appropriate

3.3.3 Material change between the foundation and the first floor is encouraged.

3.3.4 Exterior Insulation Finish System (EFIS) and vinyl siding are not appropriate exterior materials.

3.3.5 The painting of wood and metal surfaces is not reviewed by the MHZC.

### 3.5 Windows

3.5.1. Window profiles will be reviewed for dimensional depth of rails, stiles, mullions, muntins, divided lites, sills, casing and or trim.

### 3.6 Roof

3.6.1 Rooftop 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.*

### 3.7 Utilities / Mechanical

3.7.1 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 impact and visibility at the public street. Exterior utilities and mechanical equipment shall be screened from visibility from the building's street facades. Building utilities shall be planned, sited and screened to minimize their impact on the pedestrian environment.

## **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 ordinance 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

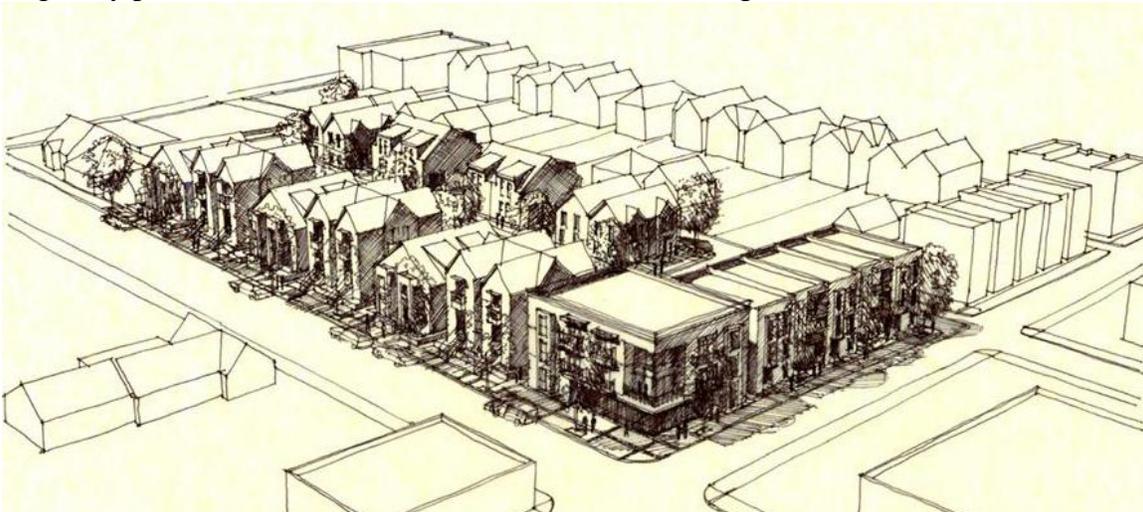
5.4.1 Dumpsters and other trash containers shall be located with techniques that minimize interruption to the sidewalk network and the pedestrian environment. The most appropriate location for dumpster and trash containers is in the rear yard or alley and screened from public view.

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 project is a continuation of an SP project that was begun in 2006 and approved by MDHA, before Metro Council adopted the Germantown Historic Preservation Zoning Overlay. The buildings along 4<sup>th</sup> Avenue have been constructed but the building permit has expired and new owners are proposing to continue with the originally planned construction of Monroe and the “carriage houses” on the interior.



## **Analysis and Findings:**

This project is for three-story townhomes similar in design to those already constructed along 4<sup>th</sup> Avenue North and two and one-half story “carriage” homes on the interior of the lot. The immediate context for this lot includes predominately non-historic warehouses so the design guidelines for “new construction-where there is minimal historic context or historic context no longer exists” were used.

Site and Building Planning, Setbacks & Orientation: The buildings proposed along Monroe Street have a similar setback to those already constructed on 4<sup>th</sup> Avenue North of approximately five feet (5’) with some variation for a varied façade. All the buildings address the street with primary entrances facing Monroe Street. Because of the shallow setbacks, the front facades utilize slightly recessed entrances, as recommended in guidelines 3.2.

The buildings along the alley have a setback of approximately two and one-half feet as opposed to the required five feet (5’); however, the setbacks were originally determined with the approval of the SP.

Mass, Scale & Height: There are no adjacent buildings to provide context. In these cases, the design guidelines allow for a building to be three stories or forty-five feet (45’) in height. The proposed buildings are a maximum of three and one-half stories and thirty-nine (39’) tall and so meet design guideline 3.2.4. Because of the main façade articulation, the units will appear to be approximately nineteen feet wide (19’) which is in keeping with historic town houses seen elsewhere in the district.

Façade Articulation: The design of the building utilizes openings, variations of setbacks, changes in roofline and areas of herringbone laid brick to break up the facades. The guidelines require that there not be unbroken façade planes and/or materials particularly that exceed the height of the building. In this case, the greatest expanse without articulation is approximately twenty-eight feet (28’) compared to the building’s thirty-nine foot (39’) height. In addition, these expanses take place on the side of the buildings.

The project meets section 3.2 of the design guidelines.

3.3 Walls/Exterior Materials: Exterior materials include cast stone or limestone, cement fiber lapsiding and shake, stucco and asphalt shingle and metal roofing. All are similar to historic materials found in the district and have been approved by the commission in the past. Window material is not specified but it is assumed that they will also match existing windows used in the first phase of the project.

Staff recommends that if any materials do not match the existing materials in design, dimension and color that staff review them.

Utilities / Mechanical: Location of utilities is unknown. Staff recommends that they be located on the roof or towards the interior of the project.

Site Improvements/ Appurtenances: The vehicular access for the complex is off the alley and all parking is on the interior of the project. A brick sidewalk already exists on Monroe and will continue down the alley to the interior parking area. This is the only pedestrian access off Monroe; however, there are 6 walkways off 4<sup>th</sup> Avenue North leading back to the “carriage house” buildings. There is no known fencing planned, other than screening around dumpsters. Staff finds the project to meet sections 5.0-5.3.

Exterior Lighting/ Miscellaneous: There is no known exterior lighting. Staff recommends that it review any exterior lighting plans.

Staff recommends approval of the project with the conditions that staff review and approve:

- Any materials that are different in dimension, design and color to those already used on Phase I;
- The location of mechanicals, if in a visible location; and
- Exterior lighting plans, if any.

With these conditions, staff finds the project to meet the design guidelines for new construction in an area with little historic context in the Germantown Historic Preservation Zoning Overlay.



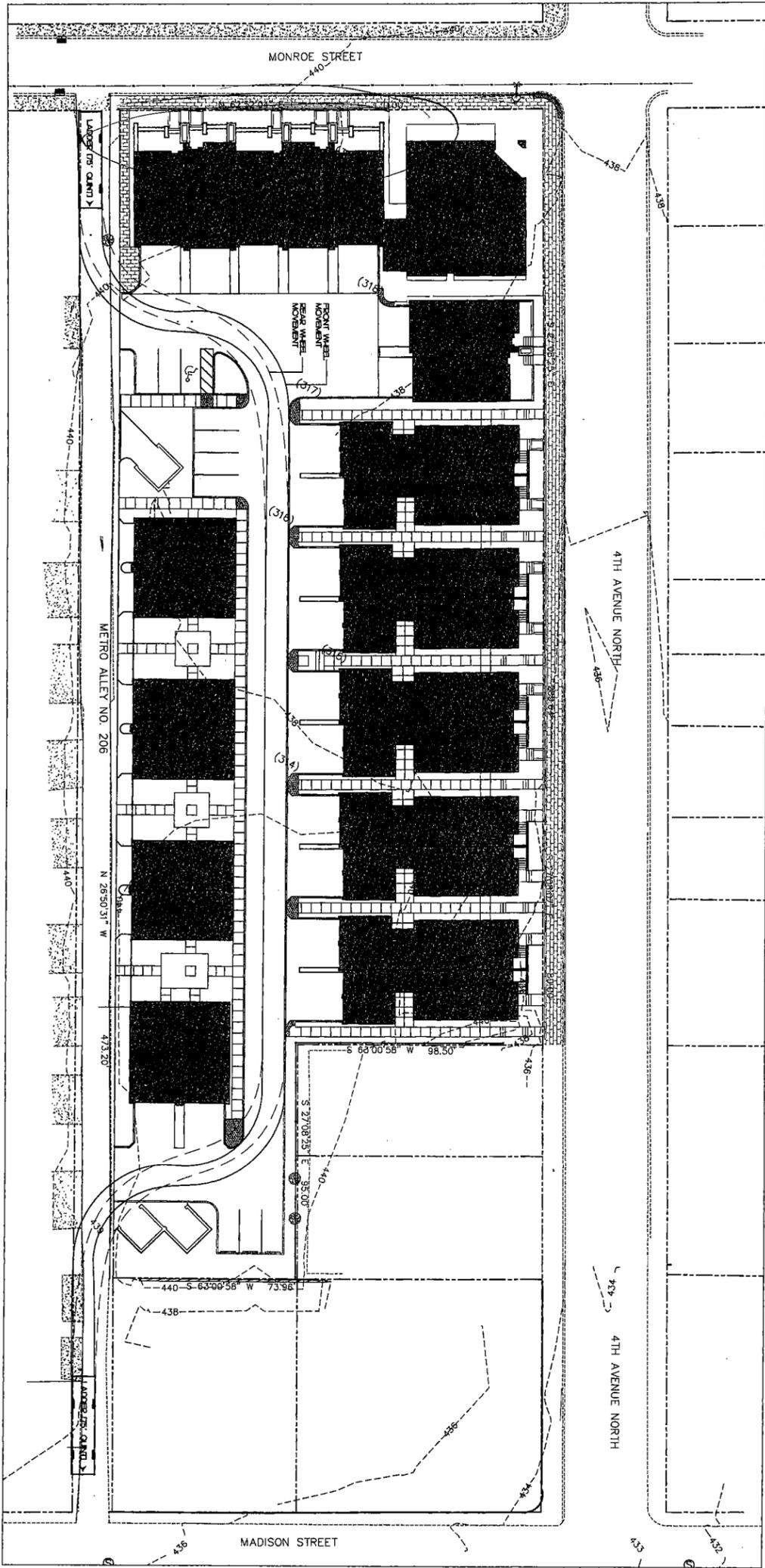
Existing construction of Phase I.



Phase II proposed for Monroe Street.



“Carriage Houses” proposed for interior of the lot.



**LEGEND:**

TRUNCATED DOMES PERSON CURB POST CURB EXISTING TREES TO BE REMOVED ALLEY IMPROVEMENTS ROOF HEAVY PAVING ROOF STANDARD PAVING	CONCRETE BLOCK PAVING 1 2 3 4 5 6
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DATE: 02/08/07  
 DESIGNED BY: JLG  
 DRAWN BY: JHN  
 CHECKED BY: GG  
 Q.C. BY:  
 SCALE: 1"=20'  
 PROJECT #: 3006088

REVISIONS:  
 12/19/06 - PER CITY COMMENTS  
 01/26/07 - PER MWS COMMENTS  
 02/08/07 - PER FIRE DEPARTMENT  
 02/15/07 - PER MWS COMMENTS  
 02/21/07 - PER FIRE COMMENTS  
 03/26/07 - PER ARCHITECT

SHEET NUMBER:  
**C-2.1**

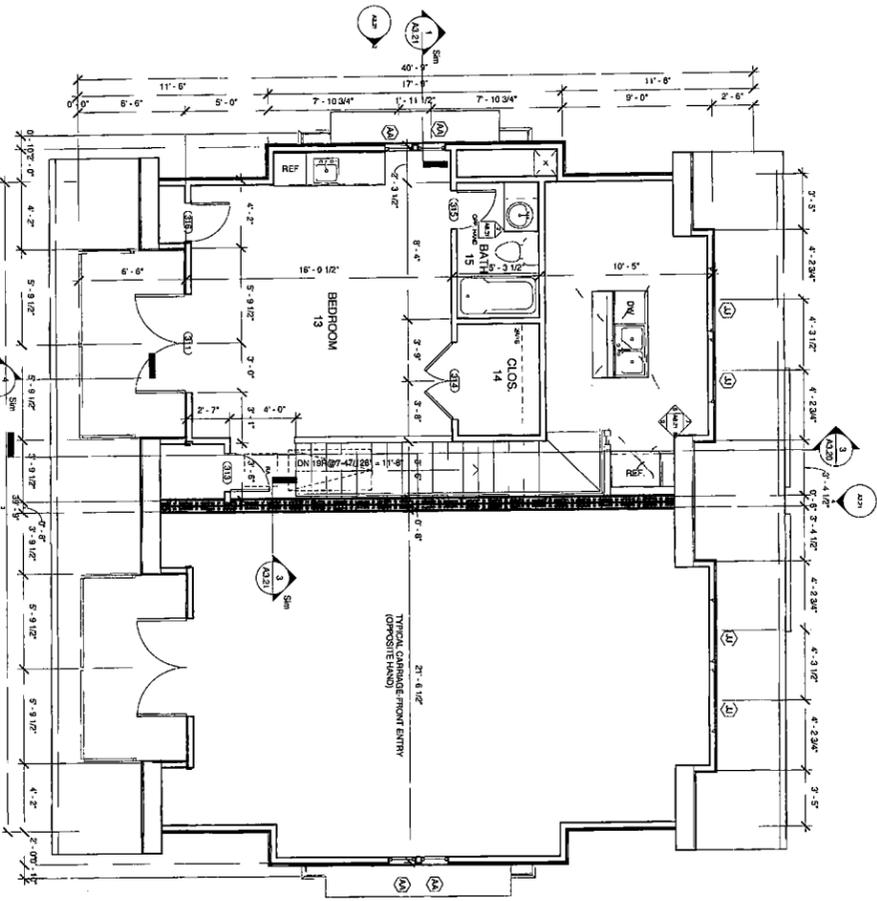
**4th & Monroe - 2006SP-119U-08 - Final SP**  
 Mixed Use Development  
 Metropolitan Nashville, Davidson County, Tennessee  
 Turning Movements



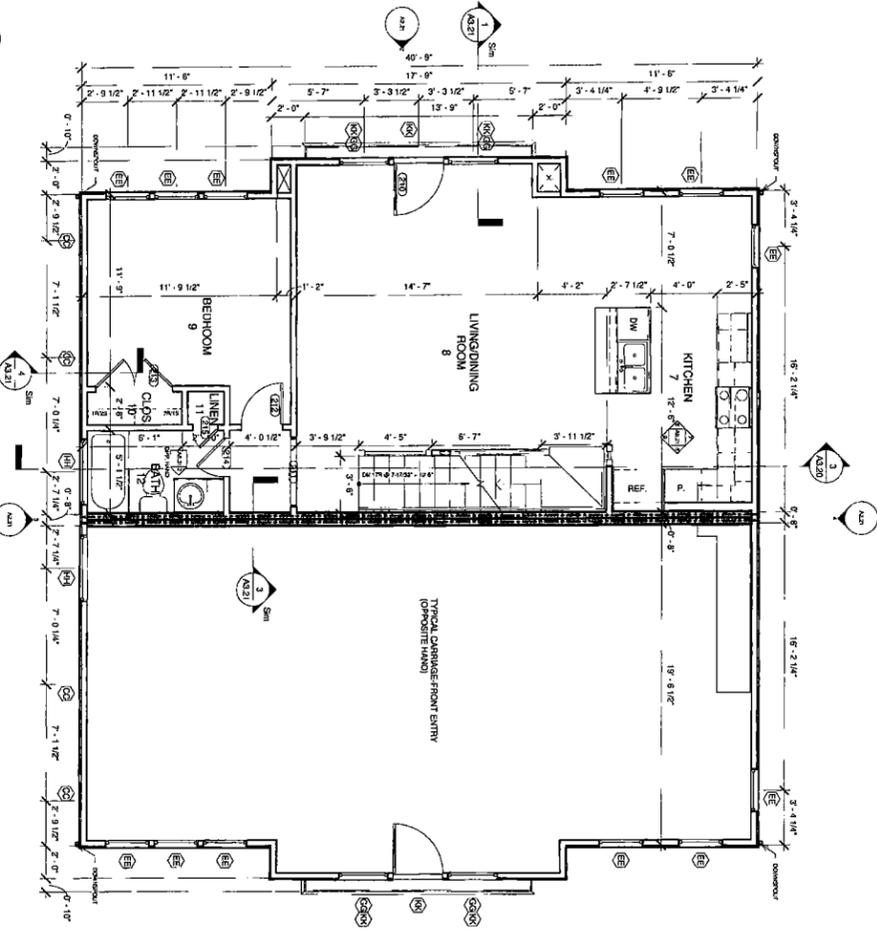
**LandDesign.**  
 631 Second Avenue S, Suite 100 Nashville, TN 37210  
 V: 615.591.7164 F: 615.591.9718  
 www.LandDesign.com



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4 Third Floor Front Entry



2 Second Floor Front Entry

WALL LEGEND			
NEW CONSTRUCTION			
1 HOUR FIRE WALL			

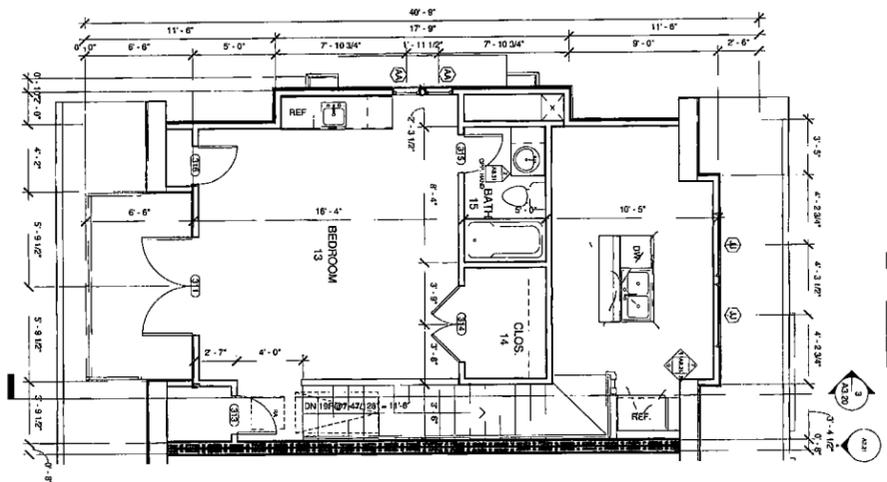
GENERAL NOTES			
- SEE AS SERIES SHEETS FOR DOOR ELEVATIONS, WINDOW TYPES, AND PLANS AND INTERIOR ELEVATIONS.			
- BUILDINGS 1, 3* - ALL LOAD BEARING WALLS ARE FIRE RATED, AS PER ON 01			
- SEE AS SERIES SHEETS FOR INTERIOR FINISHES.			

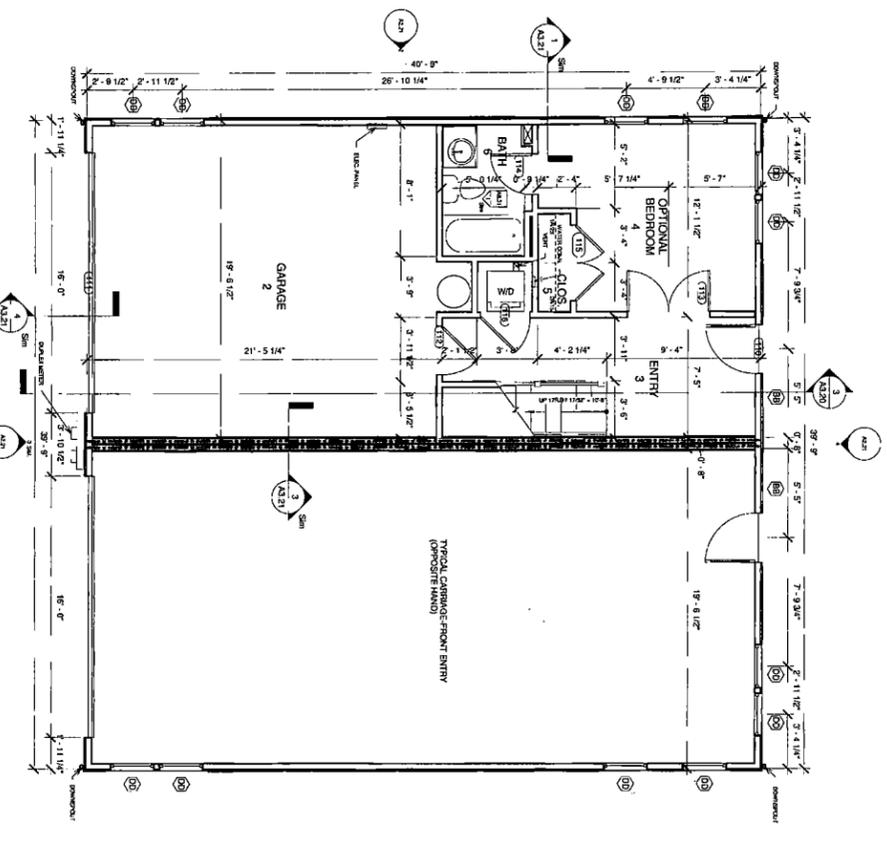
ADDITIONAL PLAN NOTES			
BUDG 8			
BUDG 1			
BUDG 2			
BUDG 3 - 01*			
BUDG 4 - 01*			
BUDG 5 - 01*			
BUDG 6 - 01*			
BUDG 7 - 01*			
BUDG 11 - 01*			
BUDG 12 - 01*			

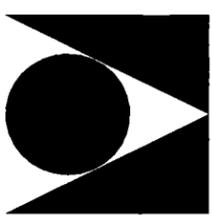
Carrriage Window Schedule			
Type Mark	Width	Height	Comments
AA	1'-8"	4'-0"	DOUBLE HUNG
BB	2'-4"	2'-4"	FIXED
CC	2'-8"	1'-8"	AWNING
DD	2'-8"	5'-6"	DOUBLE HUNG
EE	2'-8"	6'-0"	DOUBLE HUNG
FF	3'-0"	1'-8 1/2"	TRANSOM
GG	3'-0"	5'-8"	DOUBLE HUNG
HH	4'-0"	1'-8"	AWNING
IJ	4'-0"	1'-8"	FIXED
JK	3'-0"	1'-8 1/2"	TRANSOM
KL	3'-0"	2'-0"	FIXED



3 Third Floor Front Entry Alternative



1 First Floor Front Entry



**EVERTON  
OGLESBY  
ARCHITECTS**

*Humanizing design*

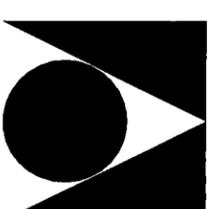
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P.O. BOX 242, 8004  
615.256.8805  
WWW.EOJA-ARCHITECTS.COM

**BROOKHAVEN  
DEVELOPMENT  
4TH AND MONROE  
NASHVILLE, TN**

**4TH AND MONROE  
CONSTRUCTION  
DOCUMENTS**



**CARRIAGE 3  
STORY FLOOR  
PLANS -  
FRONT ENTRY  
A1.22**  
06.25  
23 JANUARY 2007



EVERTON  
OGLESBY  
ARCHITECTS

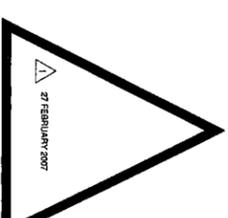
*humanizing design*

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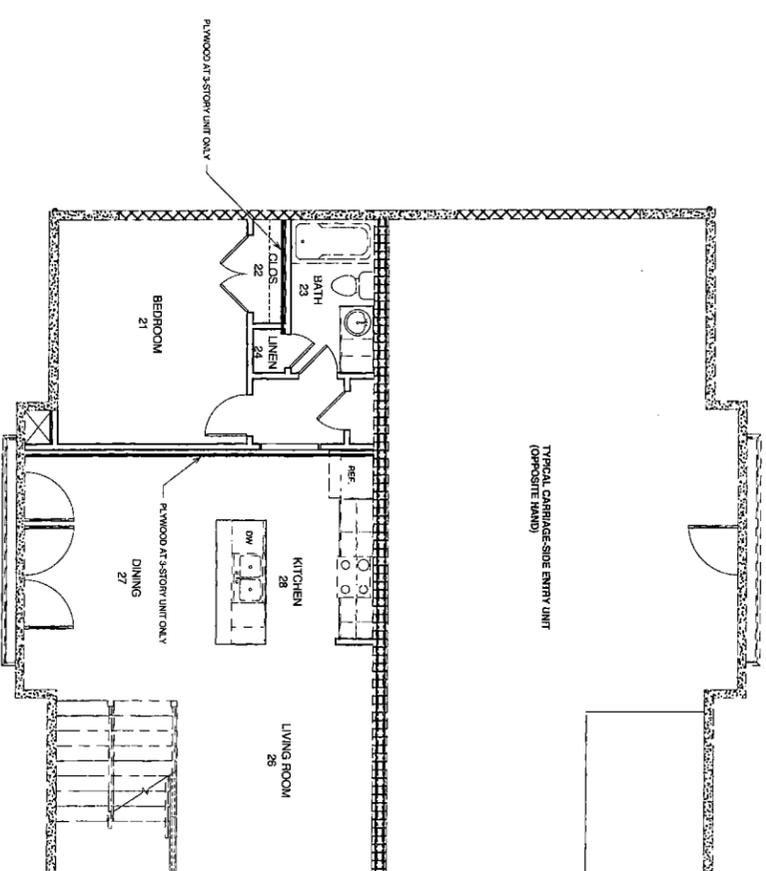
4TH AND MONROE

CONSTRUCTION  
DOCUMENTS

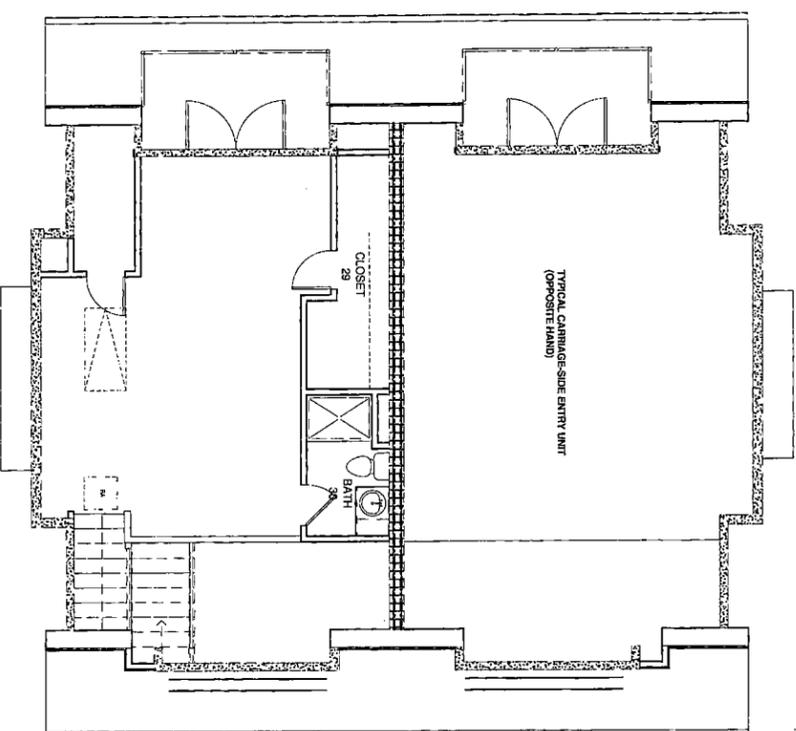


CARRIAGE SIDE  
ENTRY WALL  
TYPE PLANS  
**A1.25**

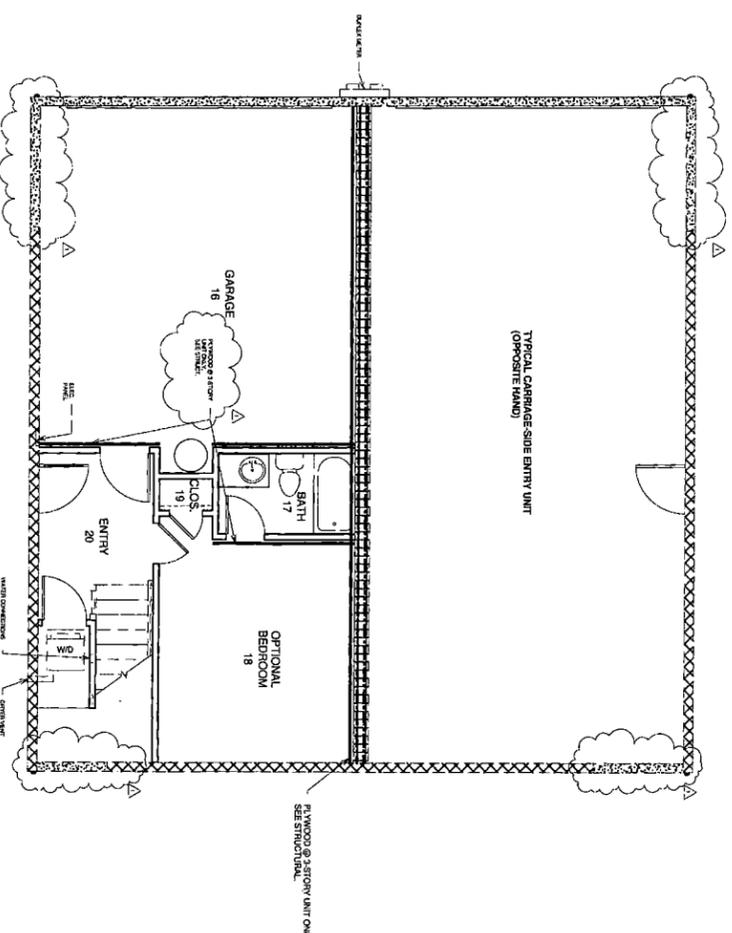
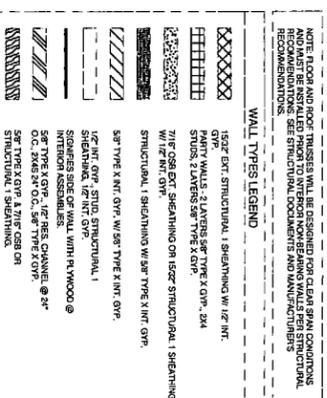
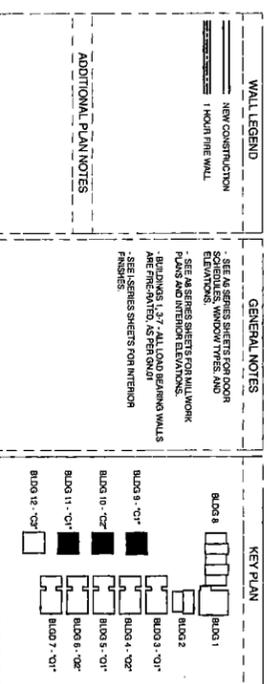
06-29  
03 APRIL 2007



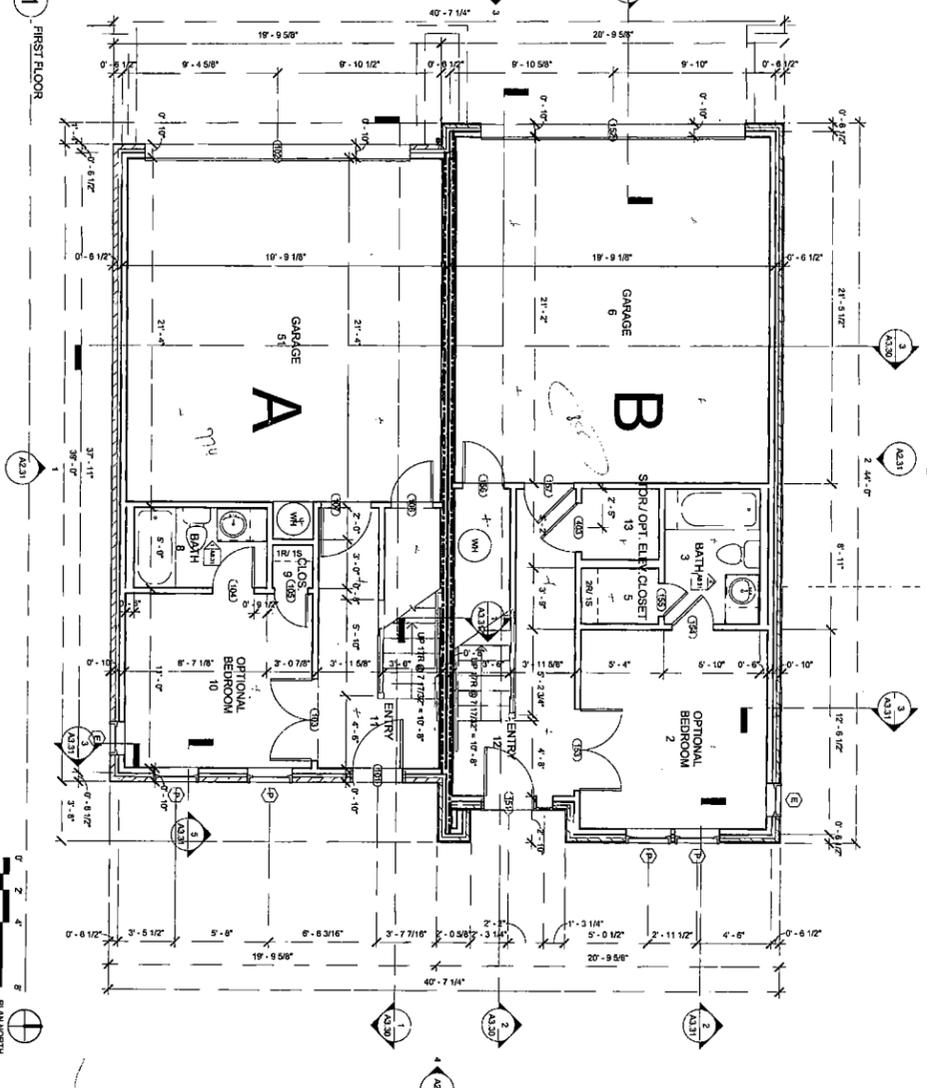
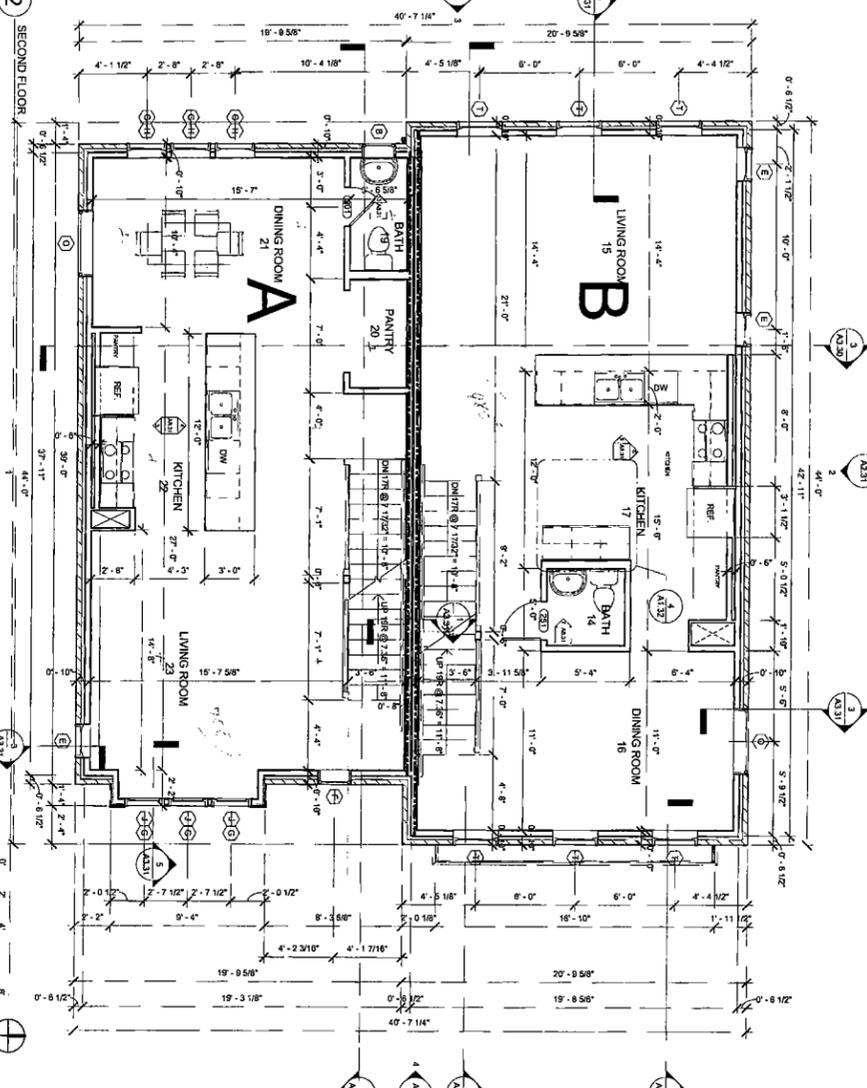
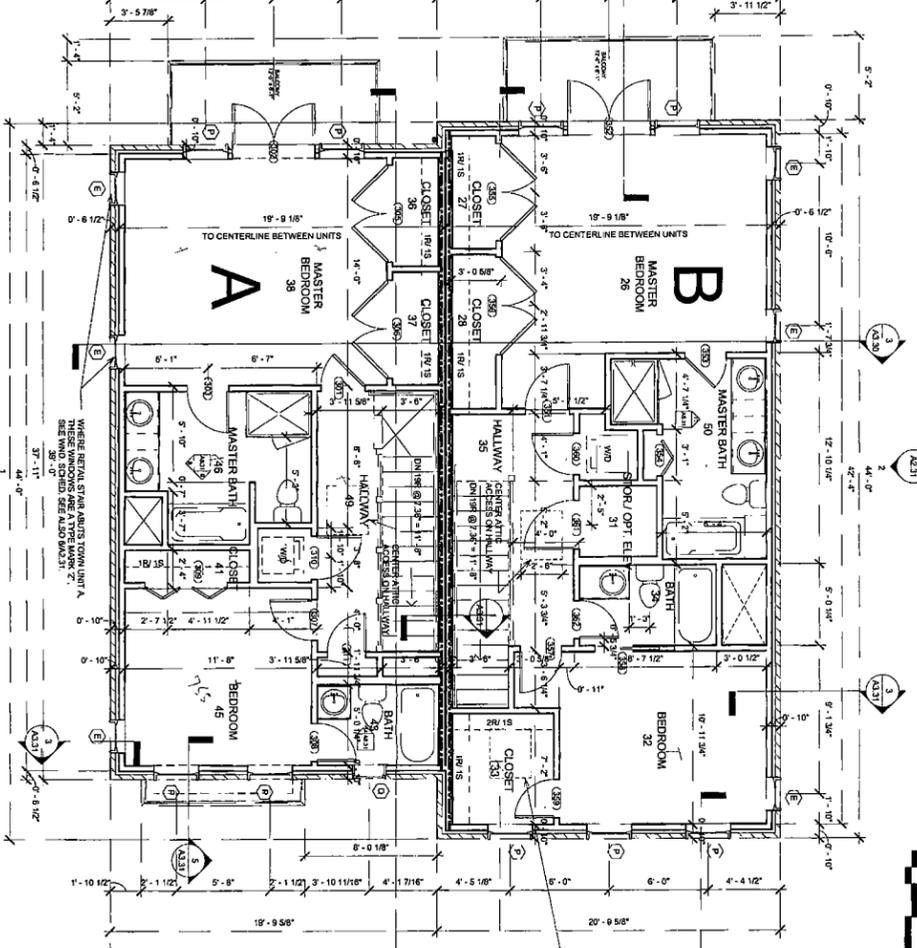
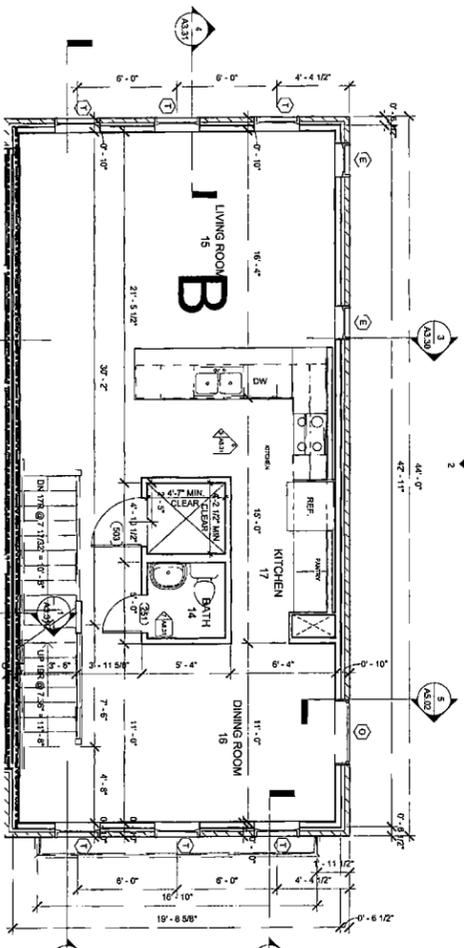
2 Copy of Second Floor



3 Copy of Third Floor



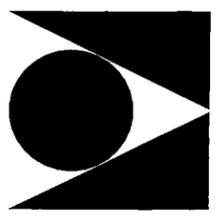
1 Copy of First Floor



Type Mark	R.O.	Tomn Window Schedule	Comments
A	1'-8"	Fixed	
B	2'-0"	Fixed	
C	2'-0"	Fixed	
D	2'-0"	Fixed	
E	2'-0"	Fixed	
F	2'-0"	Fixed	
G	2'-0"	Fixed	
H	2'-0"	Fixed	
I	2'-0"	Fixed	
J	2'-0"	Fixed	
K	2'-0"	Fixed	
L	2'-0"	Fixed	
M	2'-0"	Fixed	
N	2'-0"	Fixed	
O	2'-0"	Fixed	
P	2'-0"	Fixed	
Q	2'-0"	Fixed	
R	2'-0"	Fixed	
S	2'-0"	Fixed	
T	2'-0"	Fixed	
U	2'-0"	Fixed	
V	2'-0"	Fixed	
W	2'-0"	Fixed	
X	2'-0"	Fixed	
Y	2'-0"	Fixed	
Z	2'-0"	Fixed	

WALL LEGEND	GENERAL NOTES
NEW CONSTRUCTION	SEE A SERIES SHEET FOR DOOR SCHEDULES WINDOW TYPES AND ELEVATIONS
1 HOUR FIRE WALL	SEE A SERIES SHEET FOR WALLWORK
	FINISHES ARE PRESENTED AS PER PLAN
	SEE SERIES SHEETS FOR INTERIOR FINISHES

ADDITIONAL PLAN NOTES	KEY PLAN
WIDER BEYOND STRAIGHTS TO UNIT A. THESE WINDOWS ARE A TYPE MARK 'Z'. SEE WINDOW SCHEDULES FOR MORE INFO.	BUILD 8
	BUILD 1
	BUILD 2
	BUILD 3
	BUILD 4
	BUILD 5
	BUILD 6
	BUILD 7
	BUILD 13

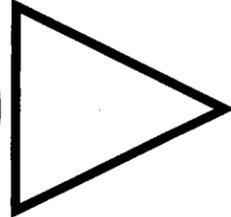


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TOWN HOME  
FLOOR PLANS  
A1.32  
05-29  
23 JANUARY 2007



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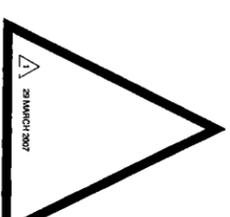
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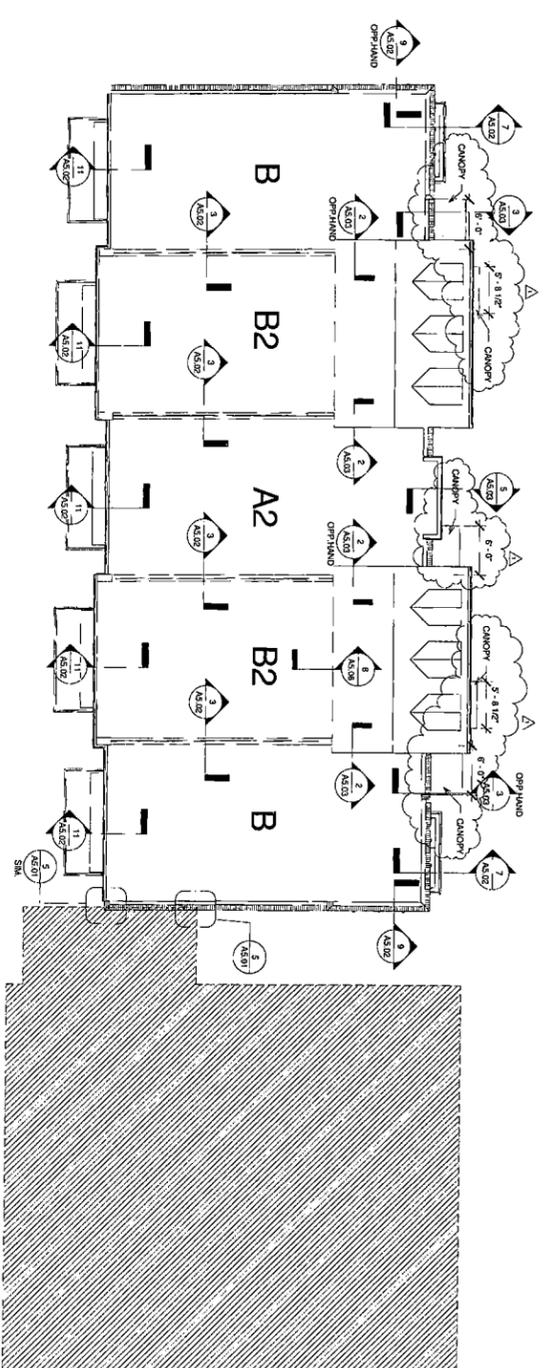


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TOWN HOME  
ROOF PLANS

A1.43

06:29  
03 APRIL 2007



1 ROOF PLAN

**NOTE:**  
- ROOF SIGHTINGS MUST BE NON-CONFLICTING WITH THE REQUIREMENT FOR 4" VENTILATION CLEARANCE FROM THE EXTERIOR SURFACE OF THE ROOF.

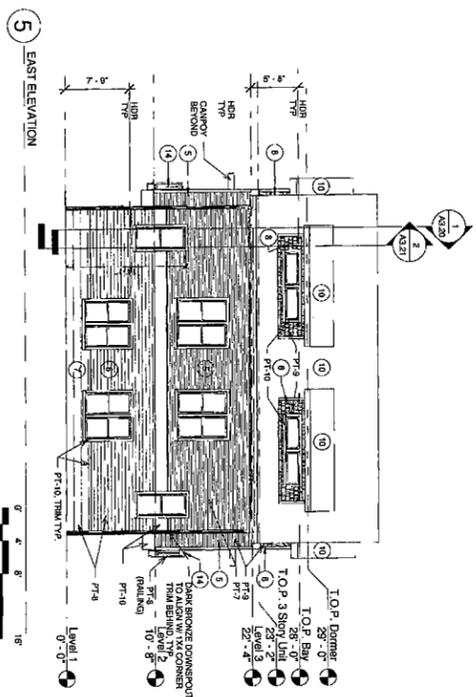
**WALL LEGEND**  
NEW CONSTRUCTION  
1 HOUR FIRE WALL

**GENERAL NOTES**  
- SEE AS SERIES SHEETS FOR DOOR SCHEDULES, WINDOW TYPES, AND FINISHES.  
- SEE AS SERIES SHEETS FOR MECHANICAL AND INTERIOR ELEVATIONS.  
- BUILDINGS 1, 2, 7 - ALL LOAD BEARING WALLS ARE FIRE RATED, AS PER ON OF FINISHES.  
- SEE AS SERIES SHEETS FOR INTERIOR FINISHES.

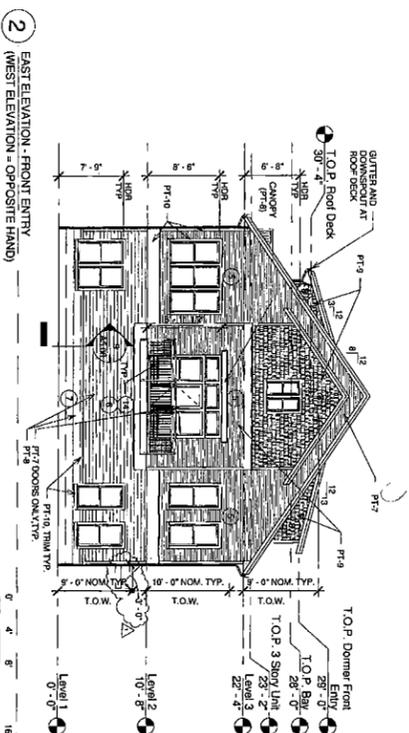
**KEY PLAN**

BUILD 8	BUILD 1
BUILD 9 - "C1"	BUILD 2
BUILD 10 - "C2"	BUILD 3 - "C1"
BUILD 11 - "C1"	BUILD 4 - "C2"
BUILD 12 - "C1"	BUILD 5 - "C1"
	BUILD 6 - "C2"
	BUILD 7 - "C1"

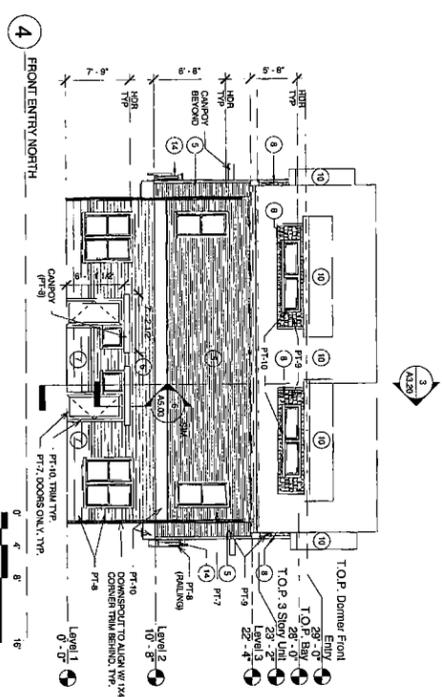
**ADDITIONAL PLAN NOTES**



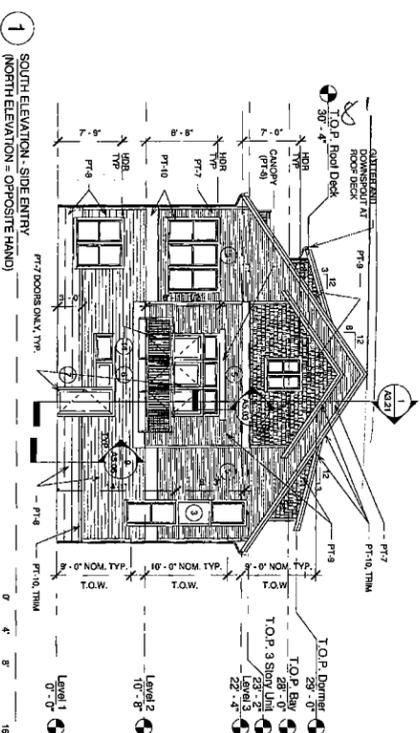
5 EAST ELEVATION



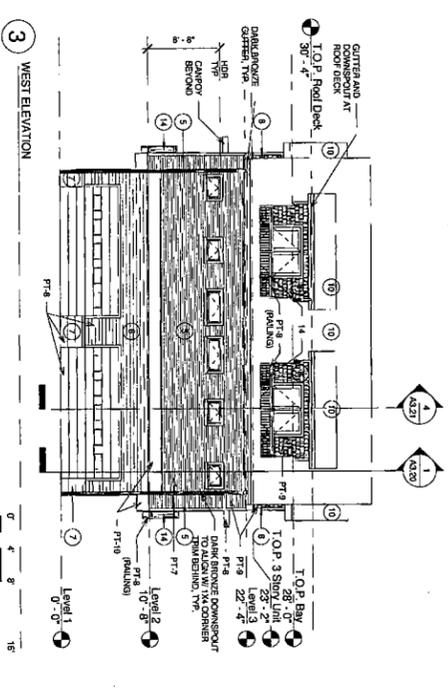
2 EAST ELEVATION - FRONT ENTRY (WEST ELEVATION = OPPOSITE HAND)



4 FRONT ENTRY NORTH



1 SOUTH ELEVATION - SIDE ENTRY (NORTH ELEVATION = OPPOSITE HAND)



3 WEST ELEVATION

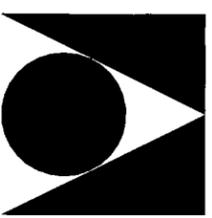
**EXTERIOR PAINT SCHEDULE**

ITEM	DESCRIPTION
PT-11	PORTER PAINTS, MESA-4, AUTUMN RED (TRUCKS)
PT-5	PORTER PAINTS, MESA-1, LINEN TINT
PT-6	PORTER PAINTS, MESA-2, BROWN HAUSE
PT-7	PORTER PAINTS, MESA-2, POST OAK
PT-8	PORTER TO MATCH SHERWIN WILLIAMS DOWING EARTH SWEGES
PT-9	PORTER PAINTS, MESA-2, GREEN CHALKS
PT-10	PORTER PAINTS, MESA-1, PALE LINEN (TRUCK COIL)

NOTE: EXTERIOR PAINTS TO BE PT-4

**EXTERIOR ELEVATION LEGEND**

ID	NOTE
1	BRICK NORTH
2	BRICK - WALL
3	BRICK - ACCENT
4	HARDIE PANEL
5	CAST STONE OR LIMESTONE
6	5\"/>
7	10\"/>
8	FIBER CEMENT SHAKE
9	STUCCO
10	ASPHALT SHINGLE
11	STANDING SEAM METAL ROOFING
12	RECESSED BRICK FINISH COURSE OF BRICK - STAINING AT FINISH FLOOR LEVEL UP TO 4'-0\"/>
13	DECORATIVE BRICK PANEL
14	TYPICAL BALCONY PANEL
15	STEEL BRIDGE ANGLE
16	SEE STRUCT
17	TOWN LANT X, 42\"/>
18	BRICK COURSE COURSE AT WINDOW AND PROJECT 1\"/>
19	TOWN LANT B, 6\"/>
20	42\"/>
21	RELIEF ANGLE TYP. @ THIRD LEVEL FLOOR THE OCCUPANT LOCATION WITH COURSEING SEE STRUCT 1\"/>



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**CARRIAGE 3  
STORY  
ELEVATIONS  
A2.21**  
06-29  
03 APRIL 2007



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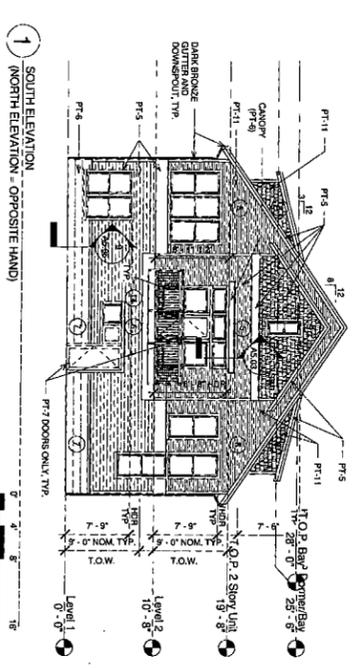
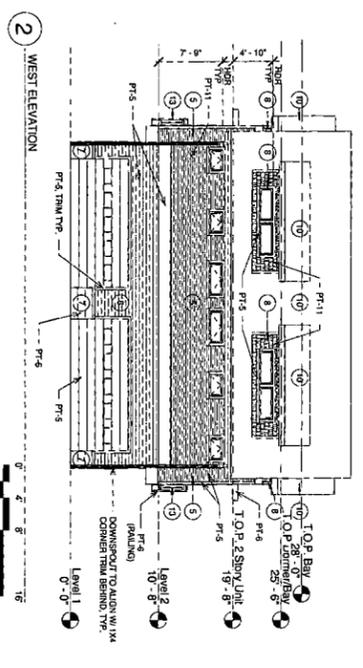
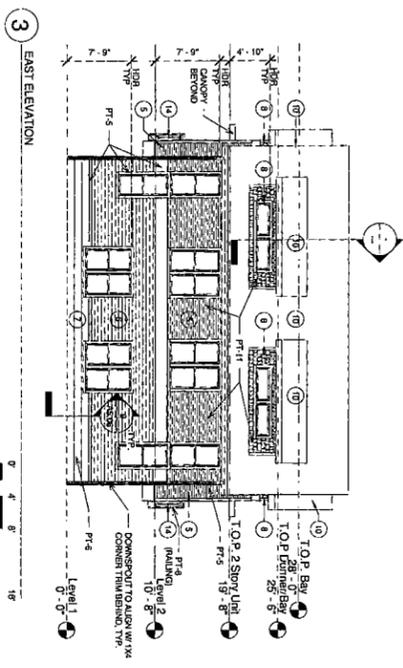
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**EXTERIOR PAINT SCHEDULE**

ROCKWOOD SCHEME:

PT-11	PORTER PAINTS, RESAK, ALUMINUM BID	CARRIAGES 0" x 3" CARRIAGES FOR OLDS 0" x 2"
PT-10	PORTER PAINTS, RESAK-1, LINEN TMT	
PT-4	PORTER PAINTS, RESAK-2, BRNWN TRAPE	

NOTE: EXTERIOR BALUNES TO BE PT-4

THAMMUS SCHEME:

PT-7	PORTER PAINTS, RESAK-2, MOST OAK	CARRIAGES 0" x 3" & CARRIAGES FOR OLDS 0" x 2"
PT-3	PORTER TO MATCH SHERWIN WILLIAMS SWINGING EASTERN SWING	
PT-4	PORTER PAINTS, RESAK-2, GREEN CHILES	
PT-10	PORTER PAINTS, RESAK-1, PALE LINEN	

NOTE: EXTERIOR BALUNES TO BE PT-4

**EXTERIOR ELEVATION LEGEND**

10	NOTE	10	NOTE
0	BRICK MORTAR	12	BRICKS SET BY PT/COLORS OF BRICK TO MATCH EXISTING AT FINISH FLOOR LEVEL UP TO 4"
1	BRICK - WALL	13	DISCRETE BALUNO PANEL
2	BRICK - ARCHIT	14	TYPICAL BALUNO PANEL
3	HANDLE PANEL	15	STEEL RELIEF ANGLE
4	QUART STONE ON Limestone	16	TOWN UNIT A, 1/2 QUAD UNIT D: METAL OVERLAP OF COURSE OF WINDOW AND PROJECT 1" FROM FACE OF BRICK. UNO.
5	2" EXPANDED STAINING	17	TOWN UNIT B & 1/2 8" STONEL QUAD UNIT D: BRICK SQUARE COURSE AT WINDOW AND PROJECT 1" FROM FACE OF BRICK. UNO.
6	2" EXPANDED STAINING	18	RELIEF ANGLE TYP @ THIRD LEVEL. FLOORING TO BE DETERMINED BY ARCHITECT.
7	10/32" EXPANDED STAINING	19	SEE STRUCT
8	FRIBS CEILING STAINING		
9	STUCCO		
11	ASPHALT SHINGLE		
11	STANDING SEAM		

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**CARRIAGE 2  
STORY  
ELEVATIONS**

**A2.22**

**EXTERIOR PAINT SCHEDULE**

TOWNS	
PT-2	COLOR TO MATCH HANSCRAFT TOWN BASE
PT-5	ALL TOWN WINDOWS TO BE PAINTED PORTER PAINTS, 6097-2 BROWN FAIRB

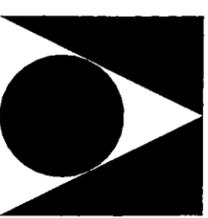
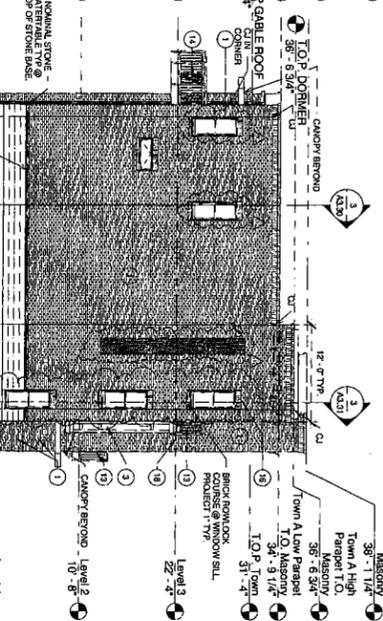
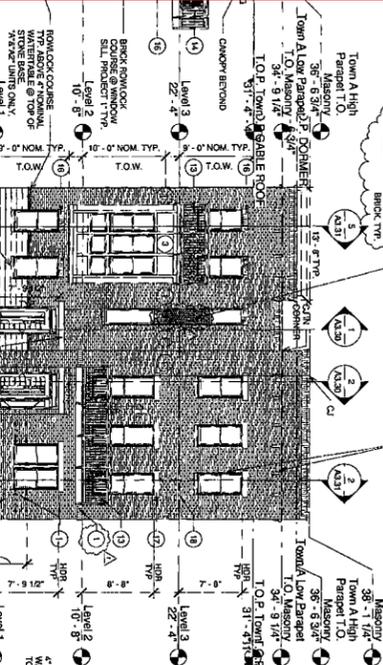
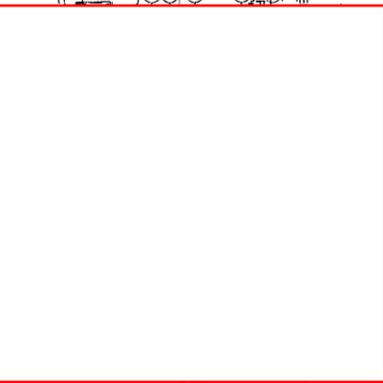
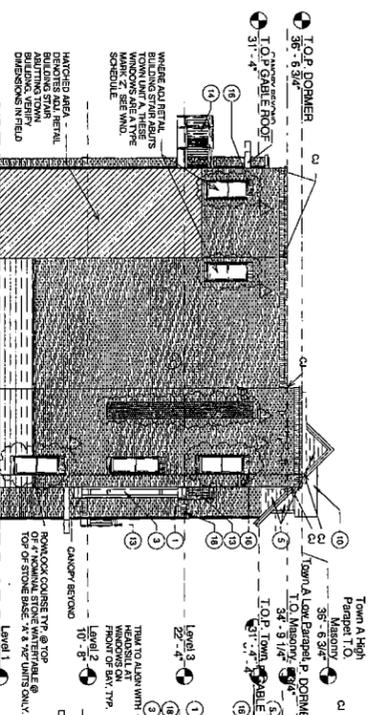
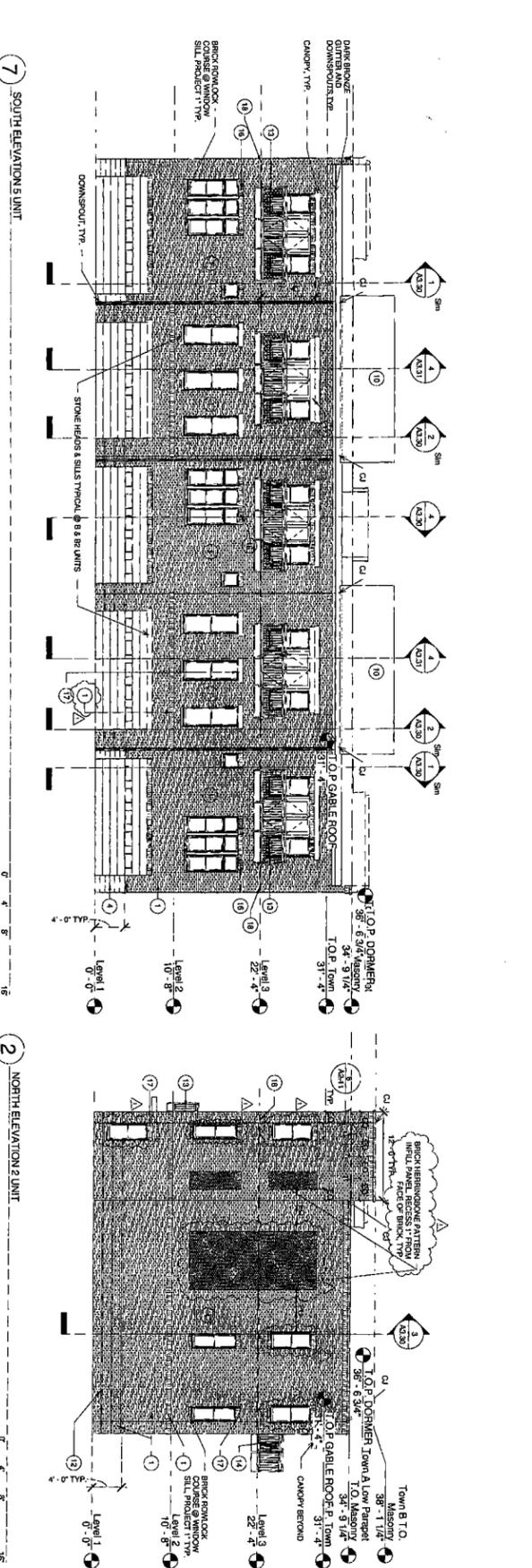
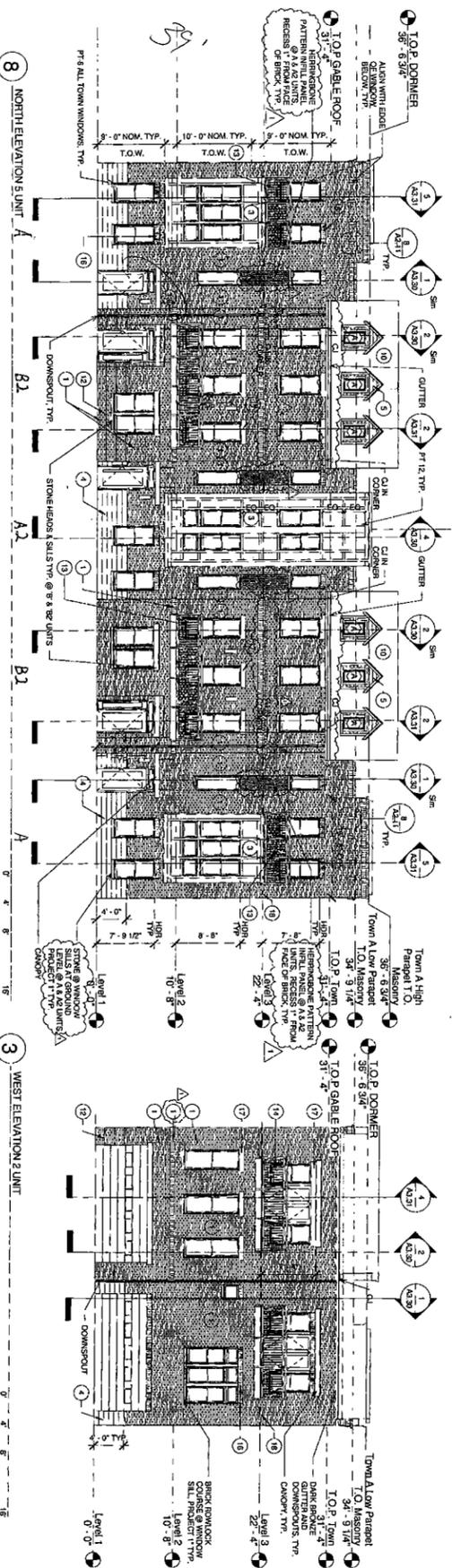
**ELEVATION GENERAL NOTES**  
 . SEE AS SERIES FOR DOOR AND WINDOW SCHEDULES

**EXTERIOR ELEVATION LEGEND**

ID.	NOTE	ID.	NOTE
0	BRICK MORTAR	12	RECESSED BRICK COURSE FOR BRICK STAIRCASE AT FINISH FLOOR LEVEL UP TO 4'-0"
1	BRICK - WALL	2	BRICK - ACCENT
2	BRICK - ACCENT	13	DECORATIVE RAILING PANEL
3	HARDIE PANEL	14	TYPICAL RAILING PANEL
4	CAST STONE ON LIVESTONE	15	CROWN CORNER ANGLE SEE STRUCT
5	3" EXPOSURE FIBER CEMENT SIDING	16	TOWN UNIT A, W/ QUAD UNIT C/D, METAL BRICK SOLIDER COURSE AT WINDOW HEAD PROJECT 1" FROM FACE OF BRICK, UNDO.
6	5" EXPOSURE FIBER CEMENT SIDING	17	TOWN UNIT B, 3" EXPOSURE QUAD UNIT C/D, BRICK SOLIDER COURSE AT WINDOW HEAD PROJECT 1" FROM FACE OF BRICK, UNDO.
7	10" EXPOSURE FIBER CEMENT SIDING	18	RELIEF ANGLE TYP. @ THIRD LEVEL DOOR, TYP. COORDINATE LOCATION WITH COURSEING, SEE STRUCT FOR ATTACHMENT.
8	FIBER CEMENT SHAKE	19	ASPHALT SHINGLE
9	STUCCO	20	STRAINING STRIP METAL ROOFING
10	ASPHALT SHINGLE		
11	STRAINING STRIP METAL ROOFING		

**TOWN EXTERIOR FINISH SCHEDULE**

ID.	NOTE
TOWN A A/C	0 BRICK MORTAR - BRK
1	BRICK - WALL, COSSA VALLEY RED
4	ASBESTOSFRT, TAN, SMOOTH 8"x24" NOMINAL
TOWN B B/D	0 BRICK MORTAR - BRK
1	BRICK - WALL - PALETTE RED W/RECCUT
4	ASBESTOSFRT, TAN, SMOOTH 8"x24" NOMINAL



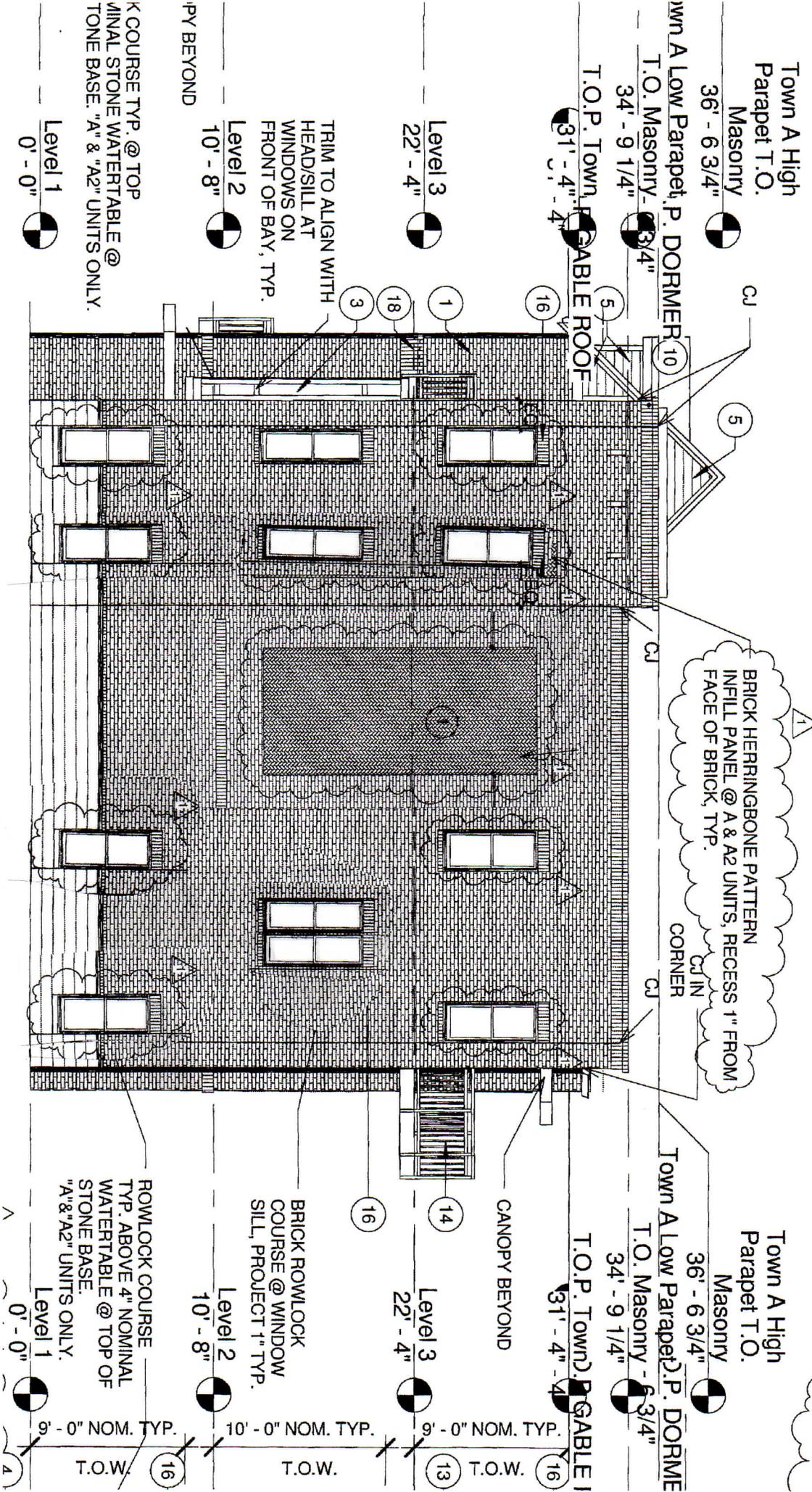
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**TOWN EXTERIOR  
ELEVATIONS**  
**A2.31**  
 06-29  
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5 A 2.31

1" RECESS 1"