



**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**  
**1320 Rosa L. Parks Boulevard**  
**May 21, 2014**

**Application:** New-construction-infill  
**District:** Germantown Historic Preservation Zoning Overlay  
**Council District:** 19  
**Map and Parcel Number:** 08112044400  
**Applicant:** John Barnett  
**Project Lead:** Paul Hoffman, paul.hoffman@nashville.gov

<p><b>Description of Project:</b> The applicant proposes a mixed-use building with three (3) retail units and twenty-four (24) apartment units.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the proposed development at 1320 Rosa L. Parks Boulevard, with the conditions:</p> <ul style="list-style-type: none"> <li>• That Staff approve a brick sample;</li> <li>• Double windows will have a four to six inch (4-6”) mullion between them; and,</li> <li>• That Staff review proposed exterior lighting and location of trash containers.</li> </ul> <p>Staff finds that the project meets Sections 3.0 and 5.0 of the <i>Germantown Historic Preservation Zoning District: Handbook and Design Guidelines</i>.</p>	<p><b>Attachments</b>  <b>A:</b> Photographs  <b>B:</b> Site Plan  <b>C:</b> Elevations</p>
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## Vicinity Map:



## Aerial Map:



## 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. The Werthan Site

*The Werthan site bounded to the south by Taylor Street, west by Rosa L. Parks, north by Hume Street and to the east by 5<sup>th</sup> Avenue North, is a unique property within the District. At inception the site, large structures and use were an anomaly in the neighborhood. Its initial use and planning made it a center and focal point within the community. Future development on the site should recognize these unique features and new structures are encouraged to enhance the sites presence within the neighborhood.*

The Werthan site is unique regarding building height. It shall take its context from within the boundaries of the site as opposed to adjacent properties providing context.

### 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 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:** 1320 Rosa L. Parks Boulevard is currently a vacant lot between two retail spaces.



Figure 1. 1320 Rosa L. Parks Blvd. The Werthan Bag Building is in the background.

**Analysis and Findings:** This application is for a mixed-use retail and residential development, “1320 Lofts.” The building will be four (4) stories with retail space facing Rosa L. Parks Boulevard. The Metropolitan Development and Housing Agency (MDHA) has reviewed and approved the proposed project.



Figure 2. Street-facing elevation of the proposed building

Site, Building Planning, Paving/Driveways/Parking Areas and Parking Lots: The building will be located approximately twenty-five feet (25') from the west property line (along Rosa L. Parks Boulevard) on an interior lot. The neighboring retail spaces are not historical or contributing, but the proposed building meets this contextual street setback. Having commercial space on the ground floor and close to the street helps to encourage pedestrian activity, as required by the design guidelines. The project includes a vehicular entrance to interior parking, which is not ideal but is the only way to access one level of the multi-level parking. This entrance is the minimum width required and by wrapping the storefront around to the side facing the vehicular entrance. The rear of the building is twenty feet (20') from the alley, which is the minimum required. Bulk regulations for CS zoning do not require side setbacks. The project meets section 3.2.2 and 5.3.

Orientation: The building is oriented with the primary entrances of its retail space toward the street. The exact location of the entrances is unknown at this time as the tenants will determine the number and location of entrances, but they will all be oriented towards the street. The residential portion will be accessed from the interior of the development and vehicular access will be via the parking garage, accessed from the alley and from Rosa Parks Boulevard. The parking area, with the exception of one of the entrances, is located behind the building. The project meets section 3.2.3.

Height, Scale, and Massing: The proposed development is a total of four stories with a maximum height of fifty-five feet (55') to grade. There is a drop in grade across the lot, which makes room for the basement-level parking garage at the rear. The design guidelines allow for 4-6 story buildings along Rosa Parks Boulevard. Staff finds the project meets sections 3.2.4 and 3.2.5.

Façade Articulation: The ground floor is primarily glass with awnings. The upper levels, which sit back from the commercial area, have a rhythm of openings, including double doors, windows and balconies that match the rhythm found in the district. The side elevations have large areas of unbroken wall expanses; however, the expectation is that future development along Rosa Parks Boulevard will largely obscure views of the side elevations. 3.2.4.2.

Walls/Exterior Materials: The primary cladding is brick and cement fiber paneling. Staff requests review of a brick sample for final approval and that the cement fiber panels have a smooth face. The balconies will be trex with aluminum railings. A metal coping tops the building. There is no change in material from the foundation and the first floor; as often seen on commercial buildings. Staff finds the walls and exterior materials to meet section 3.3.

Doors & Windows: The storefronts are primarily glass with transoms and full-light doors. The windows on the residential upper stories are double pane, argon-filled, Solarban 60 clear glass with silver frames; they are twice as tall as they are wide, consistent with the historical proportions for windows. Staff recommends four to six inch (4" to 6") mullions between the double windows. The project meets section 3.4 and 3.5.

Roof: The roof will be a flat roof with one-quarter inch of fall per twelve feet (1/4"/12'). Flat roofs are common in commercial structures in Germantown. The project meets section 3.6.

Utilities/Mechanical: Mechanicals will be located on the roof, where they are not visible from the street. The project meets section 3.7 of the design guidelines.

Fences/Walls: This project requires a concrete retaining wall along the north side of the project. The visual impact of the wall will be minimized by having it step up, as needed. This meets section 5.1.

Sidewalks: The existing sidewalk is proposed to be removed and a five foot (5') wide grass strip put in its place. A new eight foot (8') sidewalk will be laid between this median and the building's front parking to meet public work's standards. A patio area of concrete pavers will be between the sidewalk and the building. Staff finds this meets section 5.2.

Dumpsters, Exterior Lighting/Miscellaneous: Information about lighting, trash containers or other site features was not provided. With the condition that Staff review proposed exterior lighting and trash location, the project meets section 5.4.

Signage: There is no signage requested at this time. Staff recommends that the applicant submit a new application for signage when ready.

**Recommendation Summary:** Staff recommends approval of the proposed development at 1320 Rosa L. Parks Boulevard, with the conditions:

- That Staff approve a brick sample;
- Double windows will have a four to six inch (4-6") mullion between them; and,
- That Staff review proposed exterior lighting and location of trash containers.

With these conditions, Staff finds that the project meets Sections 3.0 and 5.0 of the *Germantown Historic Preservation Zoning District: Handbook and Design Guidelines*.





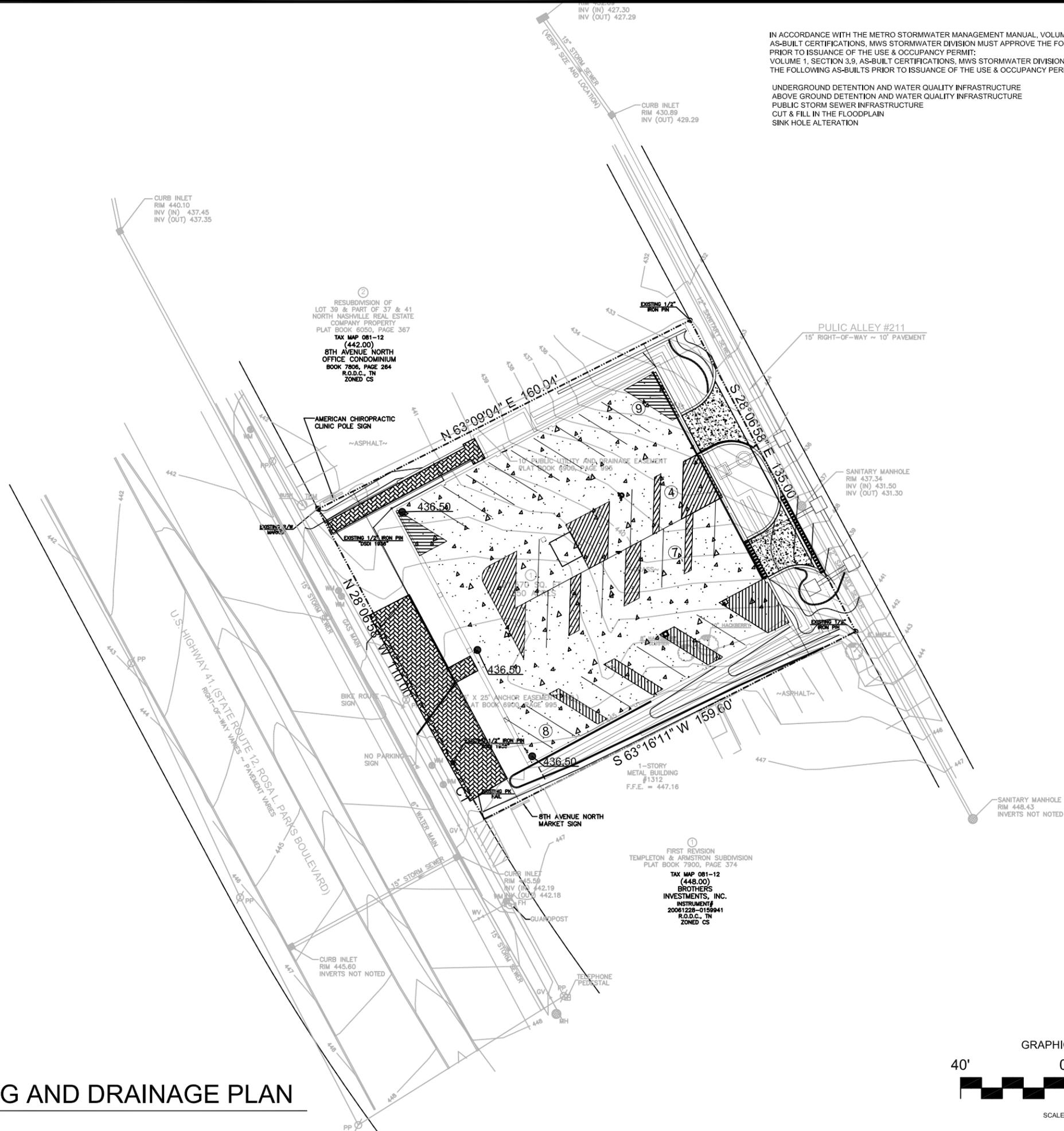
**SOURCE OF VERTICAL DATUM**

**BM**  
NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS)  
GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED 1/1/14.

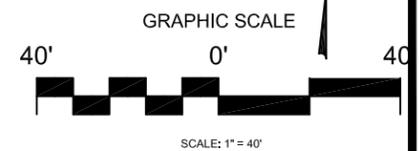
**TBM**  
TOP OF 2" ALUMINUM DISK SET IN 4" CONCRETE BASE RIGHT-OF-WAY MARKER  
ALONG THE NORTHERLY RIGHT-OF-WAY OF ROSA L. PARKS BOULEVARD.  
ELEVATION 442.08 (NAVD 88)

IN ACCORDANCE WITH THE METRO STORMWATER MANAGEMENT MANUAL, VOLUME 1, SECTION 3.9,  
AS-BUILT CERTIFICATIONS, MWS STORMWATER DIVISION MUST APPROVE THE FOLLOWING AS-BUILTS  
PRIOR TO ISSUANCE OF THE USE & OCCUPANCY PERMIT:  
VOLUME 1, SECTION 3.9, AS-BUILT CERTIFICATIONS, MWS STORMWATER DIVISION MUST APPROVE  
THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE USE & OCCUPANCY PERMIT:

UNDERGROUND DETENTION AND WATER QUALITY INFRASTRUCTURE  
ABOVE GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE  
PUBLIC STORM SEWER INFRASTRUCTURE  
CUT & FILL IN THE FLOODPLAIN  
SINK HOLE ALTERATION



**BASEMENT LEVEL GRADING AND DRAINAGE PLAN**



**CIVIL AND ENVIRONMENTAL  
ENGINEERING SERVICES, LLC**  
7432 HIGHWAY 70 SOUTH  
NASHVILLE, TENNESSEE 37221  
CELL: (615) 504-9915 FAX: (615) 662-5821 Fax  
nasoudfrath@comcast.net



**SITE CONSTRUCTION PLANS FOR**  
**MODERN ONE PROPERTY**  
1320 ROSA L. PARK BOULEVARD  
DAVIDSON COUNTY, NASHVILLE, TENNESSEE  
19TH COUNCILMANIC, MAP 81-12, PARCEL 444

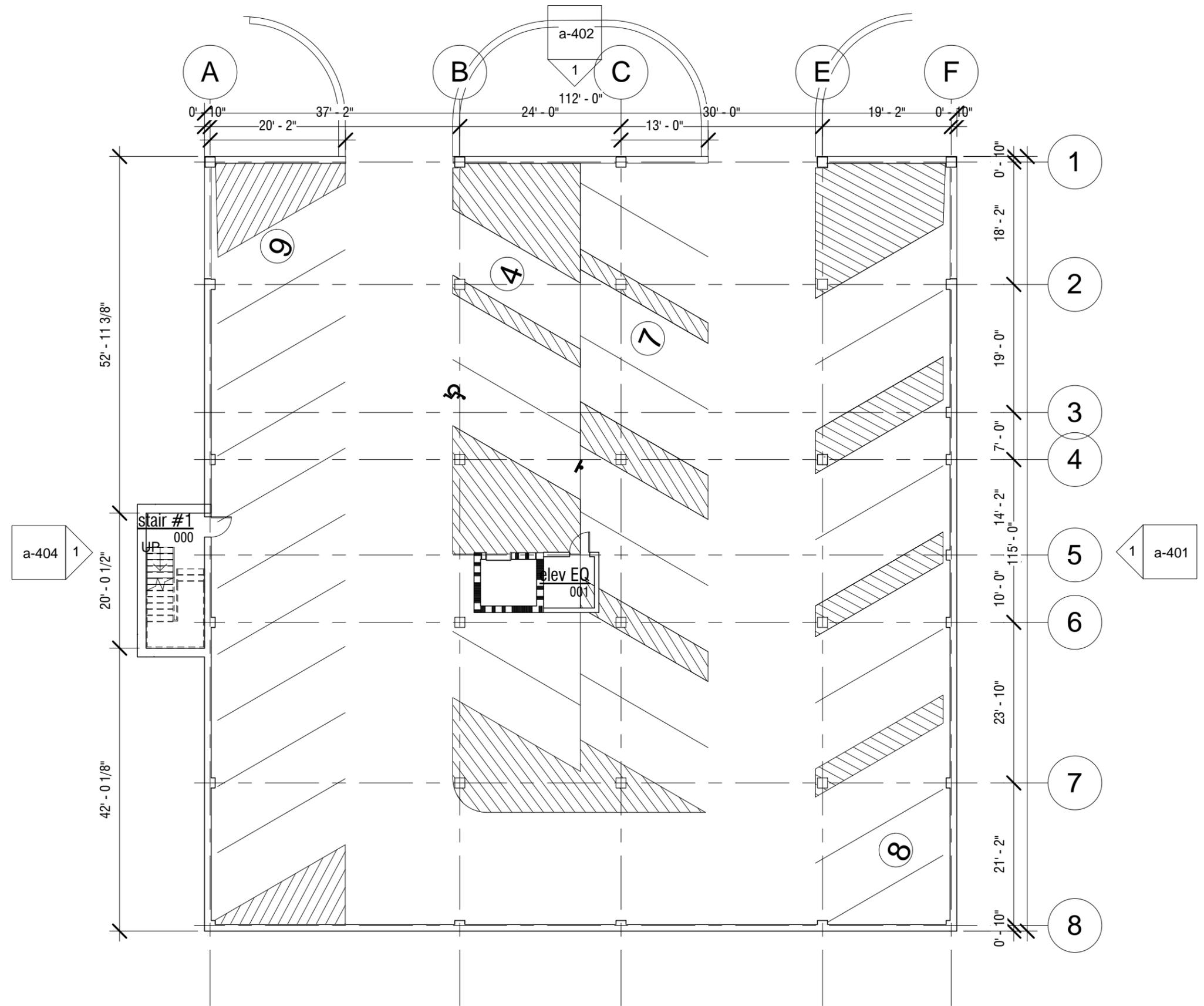
General Notes

No.	Revision/Issue	Date

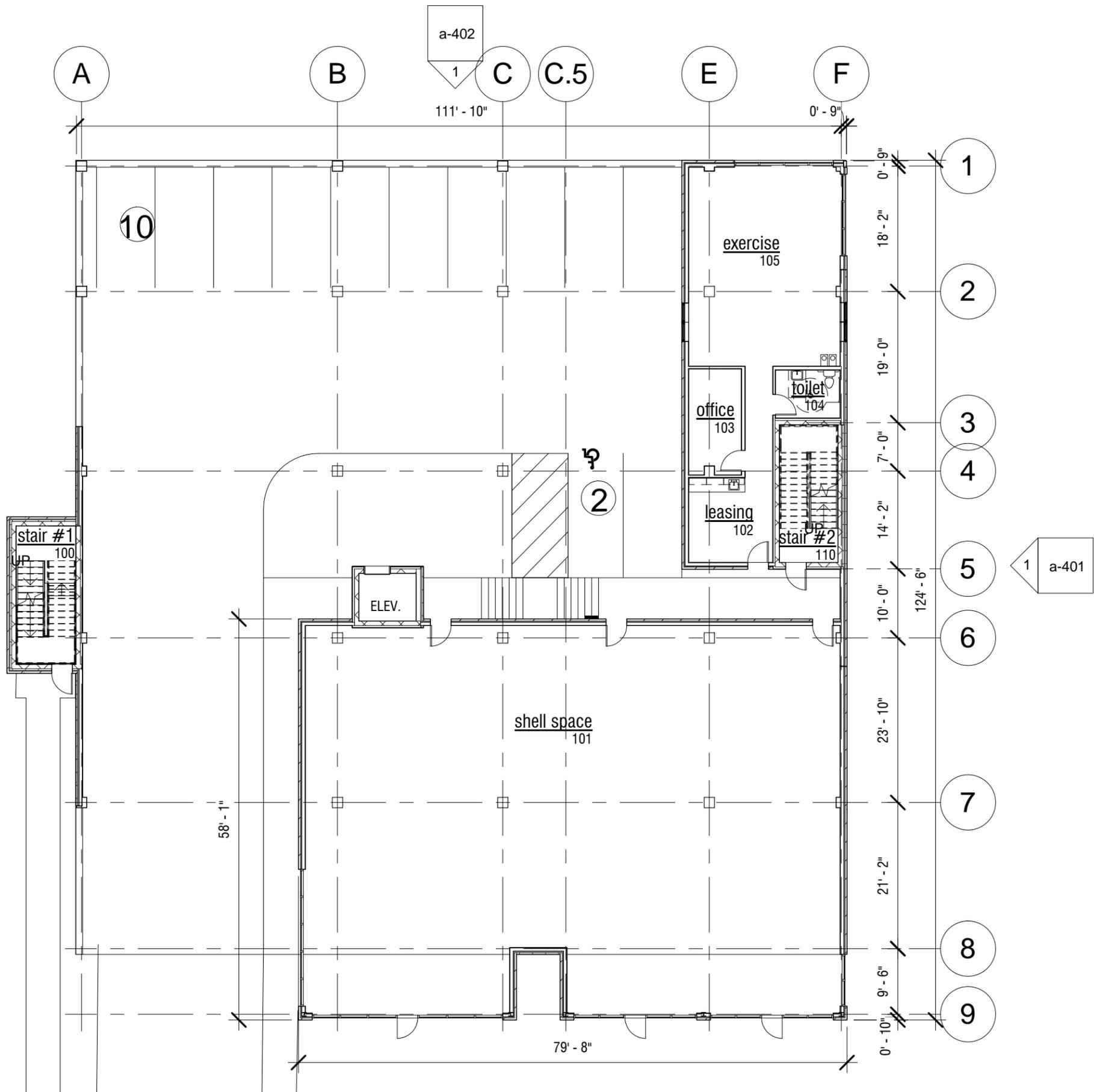
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Sheet: **C2.0**  
Project No. 2013-11 Prepared By: MF

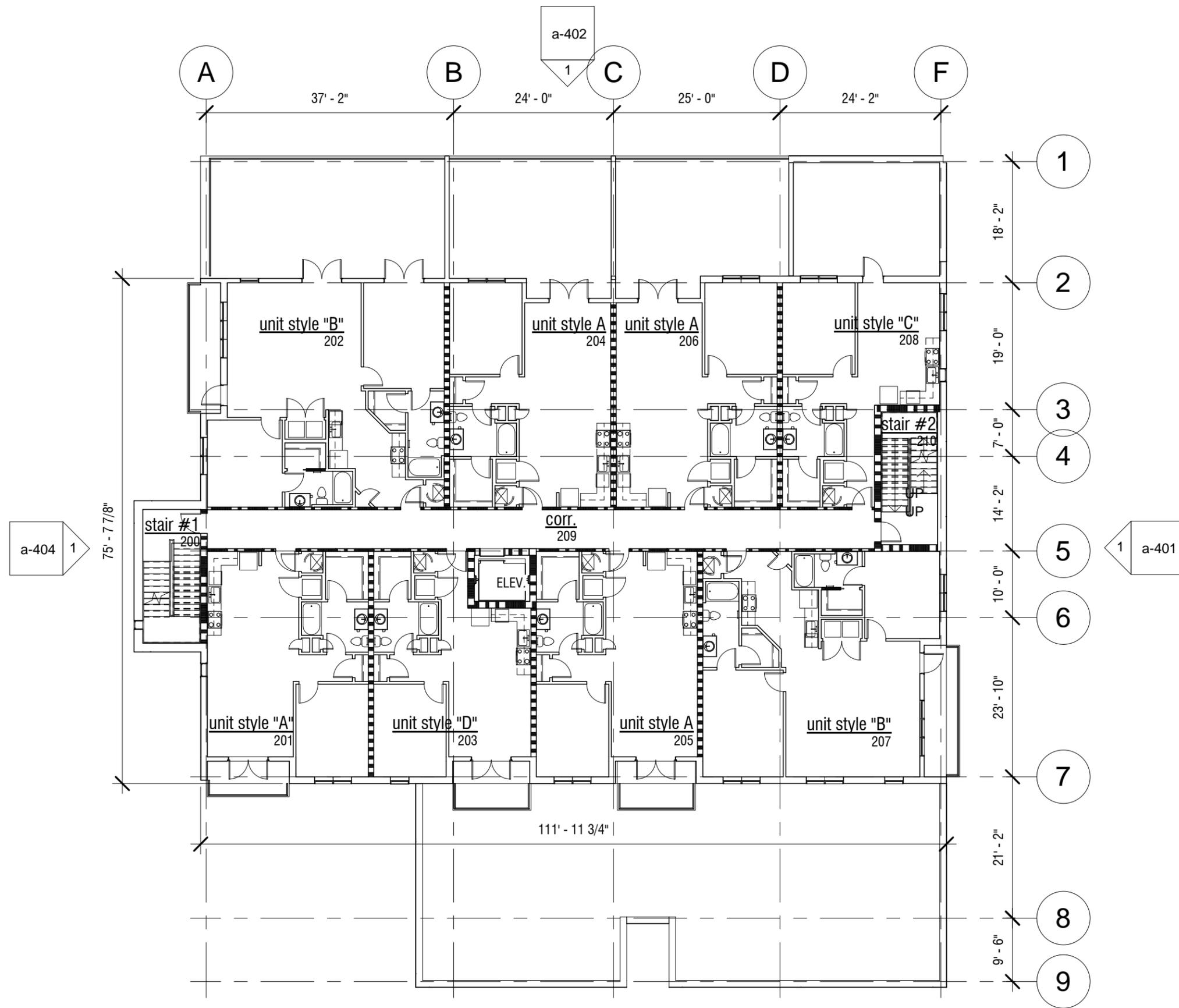


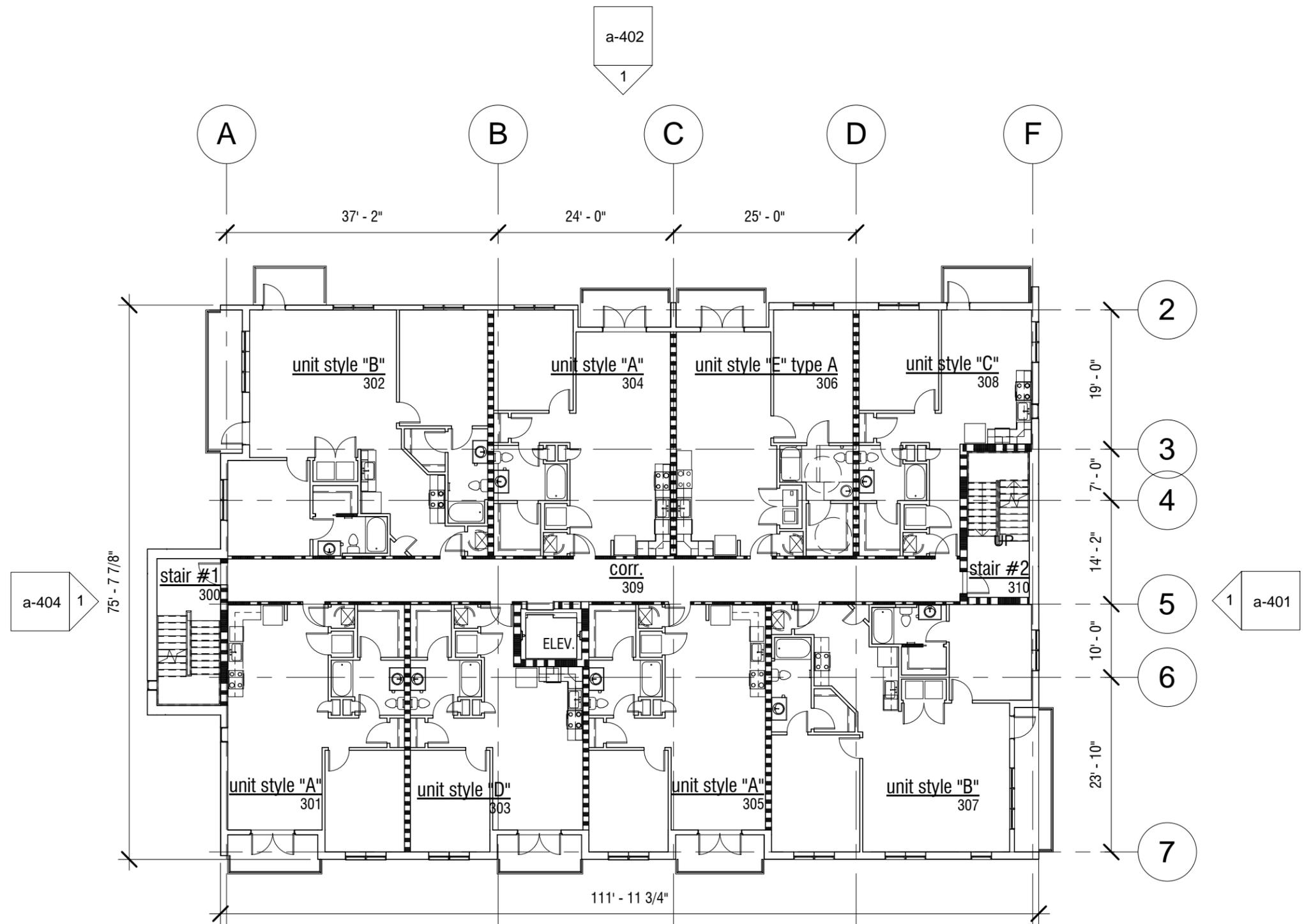




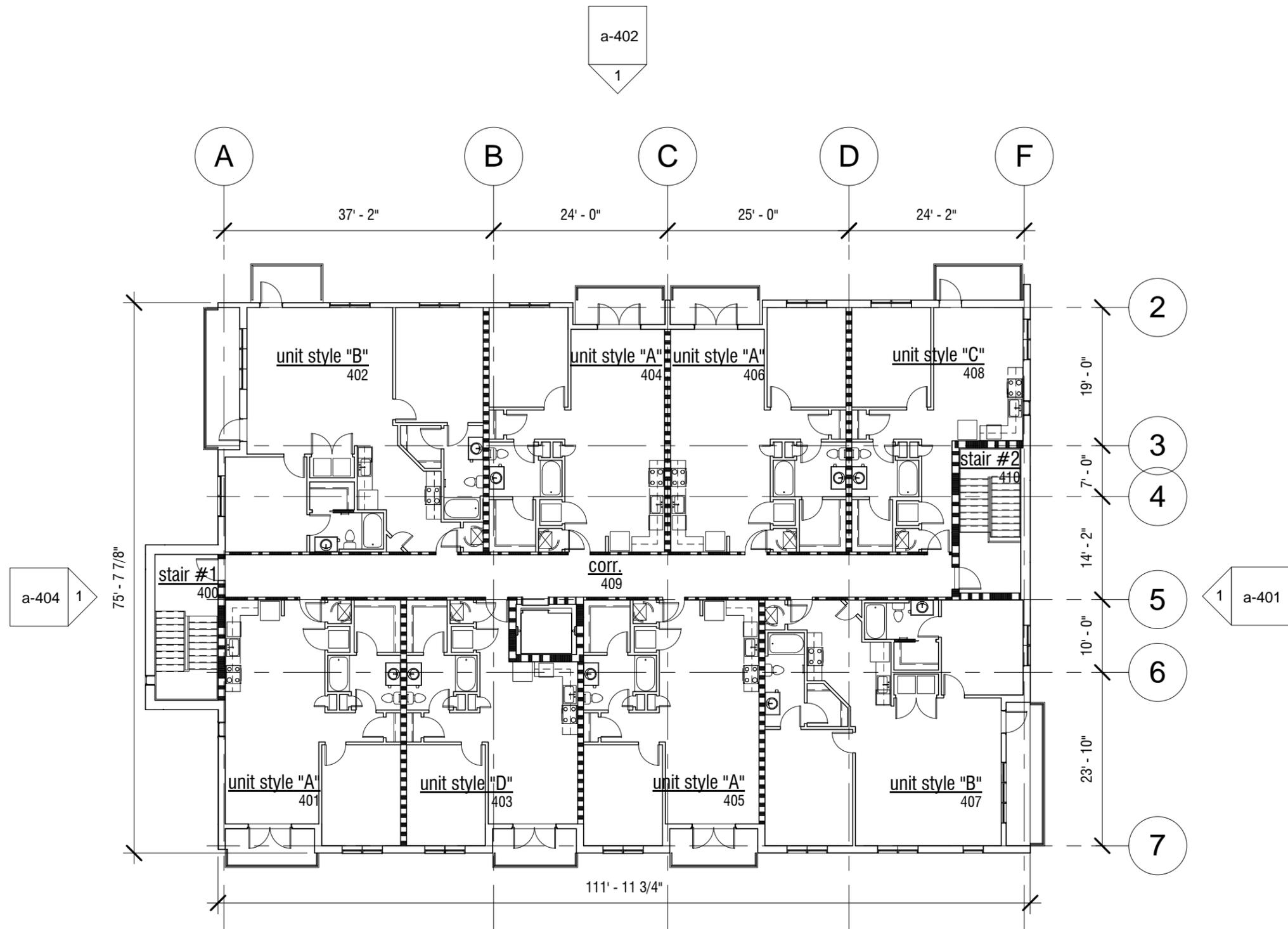
1 Basement Level Floor Plan  
 1/16" = 1'-0"





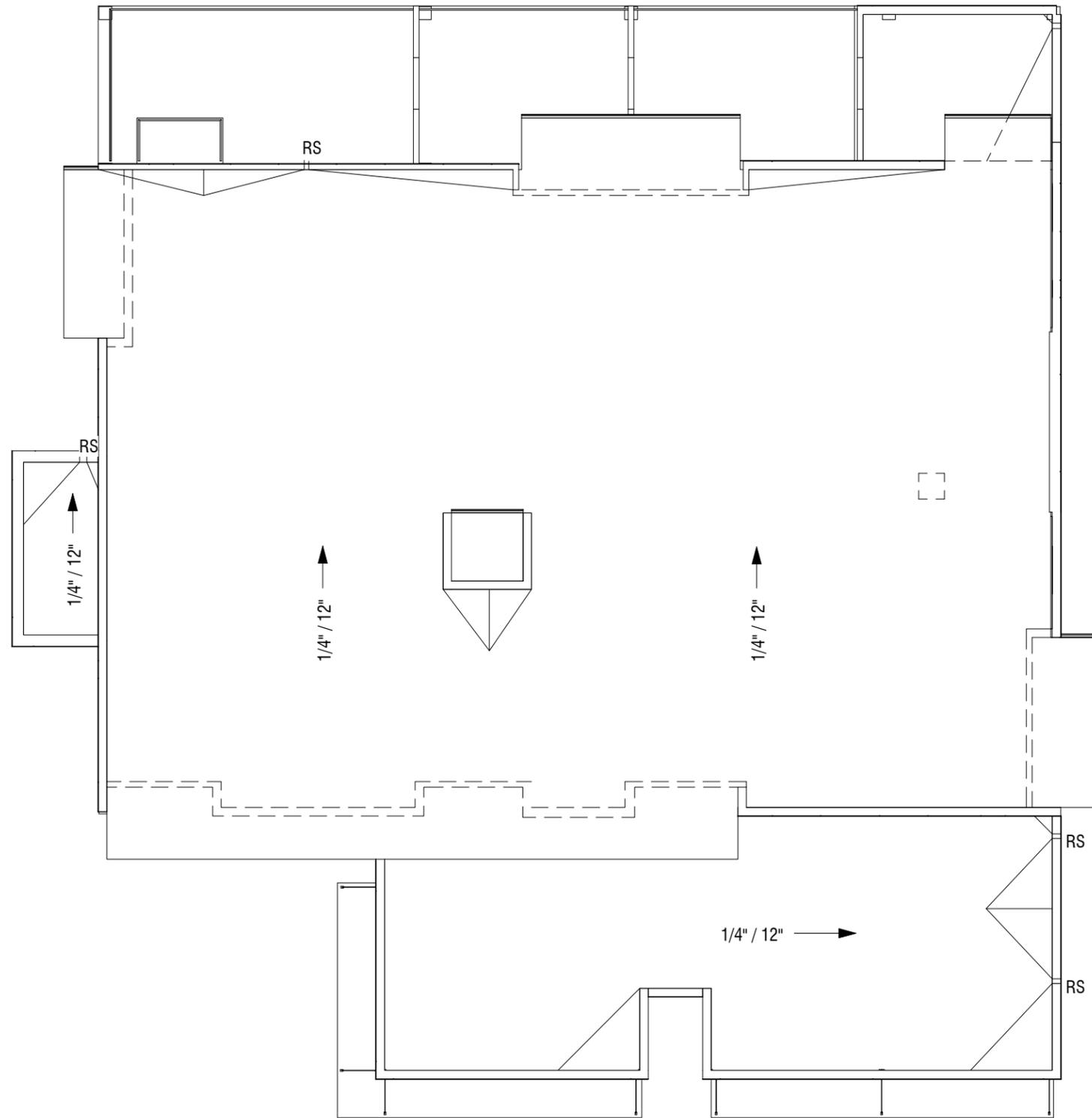


1 Level 3 Floor Plan  
 1/16" = 1'-0"



1 Level 4 Floor Plan

1/16" = 1'-0"



1 Roof Plan

1/16" = 1'-0"



1 South  
3/32" = 1'-0"

### general elevation notes

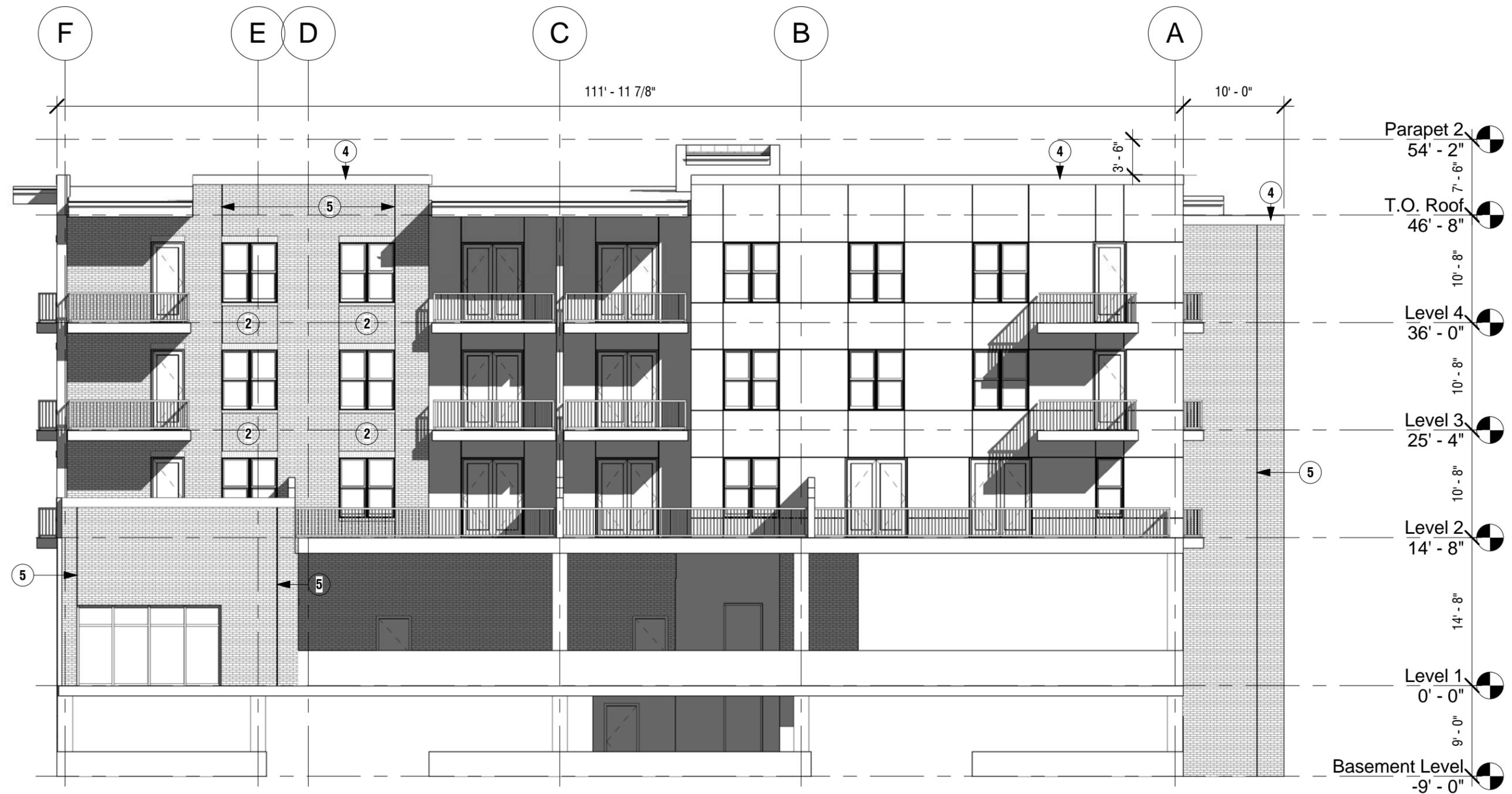
1. BALCONIES SHALL BE TREX (OR APPROVED EQUAL). RAILINGS SHALL BE ALUMINUM, PAINTED BLACK, 42" HIGH.
2. ALL DOUBLE HUNG WINDOWS SHALL BE CRYSTAL SERIES 200A WITH ALL STANDARD FEATURES (DOUBLE PANE, ARGON FILLED, SOLARBAN 60 GLASS - SILVER FRAMES). ALL STOREFRONT SHALL BE CLEAR ANODIZED ALUM. FINISH WITH SOLARBAN 60 GLASS.
3. ALL NON-STOREFRONT DOORS SHALL BE THERMATRU - S140 IN SILVER.

### elevation notes

- 1 CANOPY
- 2 1/2" RECESS FROM TYP. FACE OF BRICK.
- 3 4X4 DOWNSPOUT.
- 4 METAL COPING
- 5 MASONRY CONTROL JOINT

### material legend

-  HARDIE PANEL
-  BRICK



1 East

3/32" = 1'-0"

### general elevation notes

1. BALCONIES SHALL BE TREX (OR APPROVED EQUAL). RAILINGS SHALL BE ALUMINUM, PAINTED BLACK, 42" HIGH.
2. ALL DOUBLE HUNG WINDOWS SHALL BE CRYSTAL SERIES 200A WITH ALL STANDARD FEATURES (DOUBLE PANE, ARGON FILLED, SOLARBAN 60 GLASS - SILVER FRAMES). ALL STOREFRONT SHALL BE CLEAR ANODIZED ALUM. FINISH WITH SOLARBAN 60 GLASS.
3. ALL NON-STOREFRONT DOORS SHALL BE THERMATRU - S140 IN SILVER.

### elevation notes

- ① CANOPY
- ② 1/2" RECESS FROM TYP. FACE OF BRICK.
- ③ 4X4 DOWNSPOUT.
- ④ METAL COPING
- ⑤ MASONRY CONTROL JOINT

### material legend

-  HARDIE PANEL
-  BRICK



1 West  
3/32" = 1'-0"

### general elevation notes

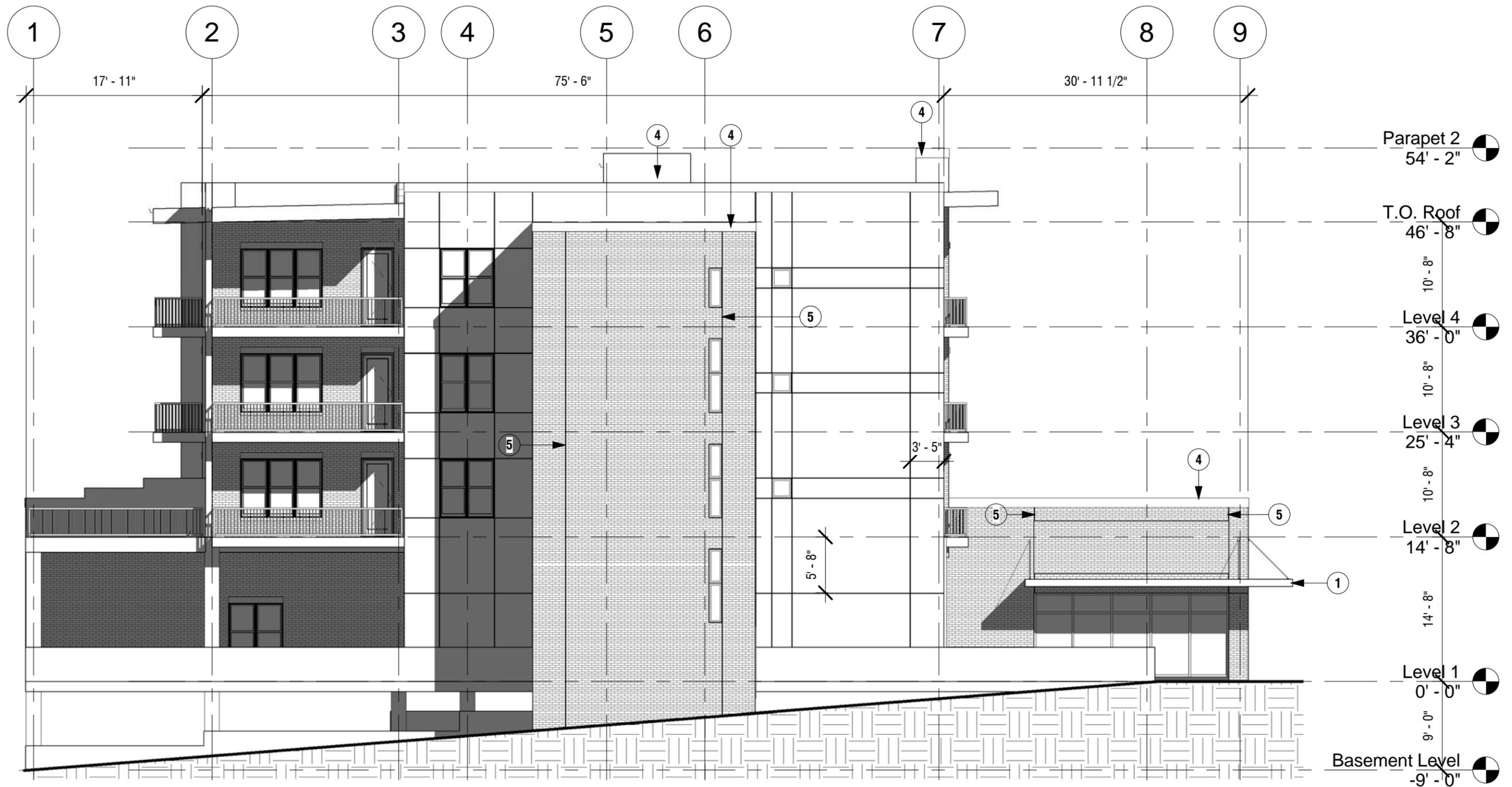
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3. ALL NON-STOREFRONT DOORS SHALL BE THERMATRU - S140 IN SILVER.

### elevation notes

- 1 CANOPY
- 2 1/2" RECESS FROM TYP. FACE OF BRICK.
- 3 4X4 DOWNSPOUT.
- 4 METAL COPING
- 5 MASONRY CONTROL JOINT

### material legend

-  HARDIE PANEL
-  BRICK



1 North  
3/32" = 1'-0"

### general elevation notes

1. BALCONIES SHALL BE TREX (OR APPROVED EQUAL). RAILINGS SHALL BE ALUMINUM, PAINTED BLACK, 42" HIGH.
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### elevation notes

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### material legend

-  HARDIE PANEL
-  BRICK