



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
1311 & 1313 5th Avenue North
February 18, 2015

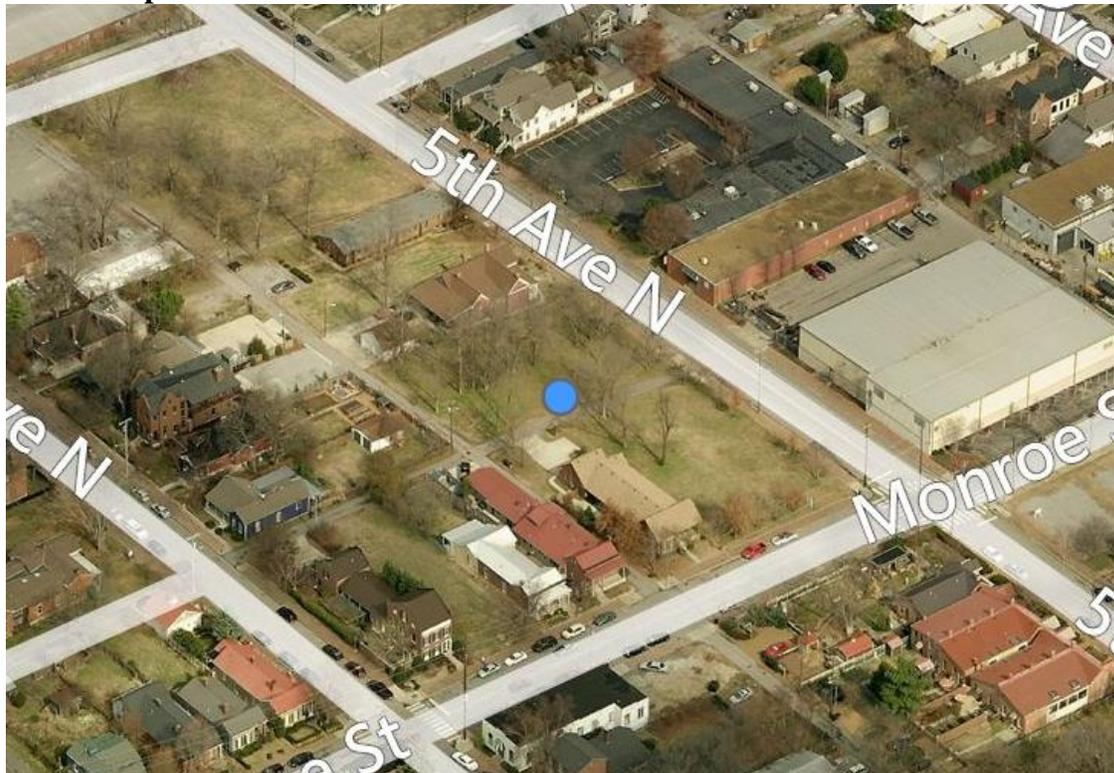
Application: New construction-infill
District: Germantown Historic Preservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08209006700 and 08209006800
Applicant: Lone Oak, LLC/ Smith Gee Studio, LLC
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

<p>Description of Project: The applicant proposes to construct a multi-family development of eight (8) units, allowed by current zoning, within 3 different structures with attached garages.</p> <p>Recommendation Summary: Staff recommends approval with the conditions that the applicants obtain final approval of:</p> <ul style="list-style-type: none"> • Materials: foundation, trash wall (including height), roofing material color and design, doors, driveway, lighting, steps, reveal and texture of lap siding; and • Utility location, at the rear or beyond the mid-point of the front facing units. <p>With these conditions, staff finds the project to meet the Germantown Design Guidelines for new construction.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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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.
- 2.9.6 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 ordinance must comply with these design guidelines.
- 2.9.8 Portable storage buildings less than 100 square feet are not reviewed by the MHZC.

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: The applicant proposes to construct a multi-family development of eight (8) units, allowed by current zoning, within 3 different structures with attached garages.

The MUN zoned property includes two vacant interior lots with side and rear alleys. The lot is located within the National Register of Historic Places boundaries, with one historic building on the block face.

Analysis and Findings:

Site and Building Planning: The proposed front setback is forward of the historic home to the right; however, the buildings have a townhouse form and historic townhomes in the district are set closer to the street than traditional detached single-family dwelling. In addition, the front wall of the right unit sits back to minimize the impact of the forward setback on the historic building.

The property has both a side and a rear alley. The project meets the requirement



Above: proposed project location

Below: Historic home to the right of project



of a five-foot (5') alley setback in both instances.

The orientation of the structure's primary facade is consistent with that of adjacent historic buildings. Four units (building 1) face Fifth Avenue North with two porches and walkways leading to the street. The rear four units (buildings 2 and 3) are oriented towards a central courtyard. A side walkway leads from Fifth Avenue North back to the rear units. Vehicular access is from the side and rear alleys. The project meets section 2.2 for site and building planning.

Massing and Scale: Building 1, which faces Fifth Avenue North, is approximately thirty-eight feet (38') from grade, which meets the design guidelines maximums. The new construction is two and one-half stories tall compared to the one-story historic home to the right. The rear buildings are similar but gain in height as the grade drops. The long façade is broken up to read like multiple buildings. Although the new construction is approximately nine feet (9') taller than the historic house to the right, the design guidelines allow for additional height for multi-family structures. The project meets section 2.2 for massing and scale.

Foundations: The foundation is approximately six feet (6') tall which is shorter than the historic building to the right. Because the materials were not indicated on the plans, staff recommends final review of the foundation material. With this condition, the project meets section 2.3.

Walls/Exterior Materials: The walls will be brick, with a water table defining the foundation line on the front, and fiber cement lap siding with some fiber cement panels. Staff recommends that the lap siding be smooth with a reveal of no more than five inches (5"). There are no large expanses of wall without a window opening or other type of break. Staff recommends final review of the texture, color and dimension of the masonry. With that condition, the project meets section 2.4.

Doors: The relationship of width-to-height of the doors and the rhythm of solids-to-voids are similar to surrounding buildings and therefore compatible. The door locations are also similar. The door on walls with porches are recessed from the wall by at least two inches (2"), as required by the design guidelines and are $\frac{3}{4}$ glazing. The units without porches have entrances that are recessed approximately four feet (4'), as seen historically. The materials for pedestrian doors were not indicated and the material for garage doors will be metal. Staff recommends final review of doors. With that condition, the project meets section 2.5 for doors.

Windows: The relationship of width-to-height of windows and the rhythm of solids-to-voids is compatible with surrounding buildings. The windows are Marvin Integrity wood double-hung, which have been approved by the Commission in the past, and are recessed into the wall by at least two inches (2"), as required by the design guidelines. Some windows are taller with railings. The project meets section 2.6 for windows.

Porches / Entrance/ Recessed Entries: The entrances on the four Fifth Avenue units are oriented to the street. The two end units have a front porch and the two center units have recessed entrances, both of which meet the design guidelines. The entrances to the rear units (C 1-4), will not be visible from a public right-of-way. The upper railing of units B 1 and 2 will be similar in height to the porch roof of the historic building to the right. The porch columns will be wood with an iron railing. The porch floor is concrete with concrete treads and brick risers. Staff recommends that the stairs be fully concrete as brick steps or a mix of materials for steps is not seen historically. The project meets section 2.6 for porches.

Roof: The roofs have a mansard form, which were historically common in the area and allowed by the design guidelines, with dormers. The rooftops include a small access door, that will not likely be visible from the street. The primary roofing material will be asphalt shingle with standing seam metal on the dormers. No color was indicated. Staff recommends final review of roofing color and design. With this condition, the project meets section 2.7 for roofing.

Utilities / Mechanical: The location of the utilities was not indicated on the plans. A mail kiosk and the trash area will be off the interior courtyard and not visible from the public right-of-way. Fencing is shown around the trash area but no information was provided about materials or height. Staff recommends that the utilities be located at the rear or beyond the mid-point of the front facing units. The project meets section 2.8.

Outbuildings / Garages / Carports / Accessory Buildings: Typically outbuildings should be detached and towards the rear of a lot. Because of limited space and the townhouse form of this project, the garages are integrated into the massing of the buildings. Staff finds this to be appropriate because of the building forms and the fact that they will not be visible from the public right-of-way.

No curbcuts are proposed and the garages will be accessed via the side and rear alleys. No swimming pools, accessory buildings or portable storage buildings are noted. The project meets section 2.9

Fences & Walls: There is an existing stone retaining wall that will be repaired. The project meets section 5.1 for utilities and mechanicals, with the condition that staff review the trash area fencing design and materials.

Sidewalks: The sidewalk will not be altered. The walk-ways from the street to the front entrances of building 1 will be concrete. The project meets section 5.2.

Paving/Driveways/Parking Areas and Parking Lots: The vehicular access is from the rear and side alleys driveway. The driveway material was not indicated. There are no curbcuts planned. Parking is within the bodies of the buildings with garage doors hidden from view of the public right-of-way. The project meets section 5.3

Exterior Lighting/ Miscellaneous: Courtyard lighting was indicated by the applicant but no information about height, materials and design were provided. Staff recommends final review of exterior lighting.

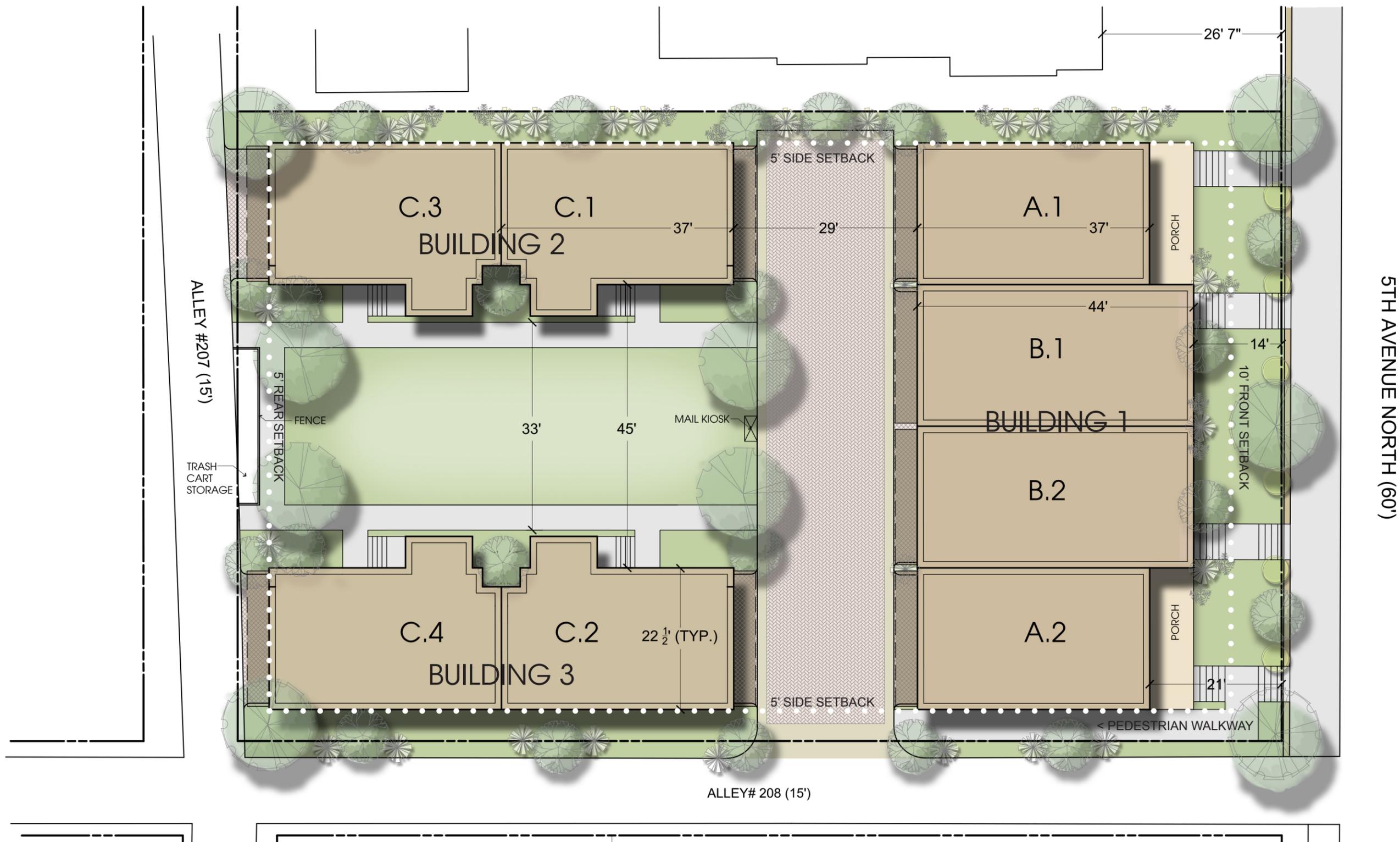
No signage was proposed.

Recommendation:

Staff recommends approval with the conditions that the applicants obtain final approval of:

- Materials: foundation, trash wall (including height), roofing material color and design, doors, driveway, lighting, steps, reveal and texture of lap siding; and,
- Utility location, at the rear or beyond the mid-point of the front facing units.

With these conditions, staff finds the project to meet the Germantown Design Guidelines for new construction.



LONE OAK, LLC

February 9, 2015

SITE PLAN
Scale 1/16" = 1'

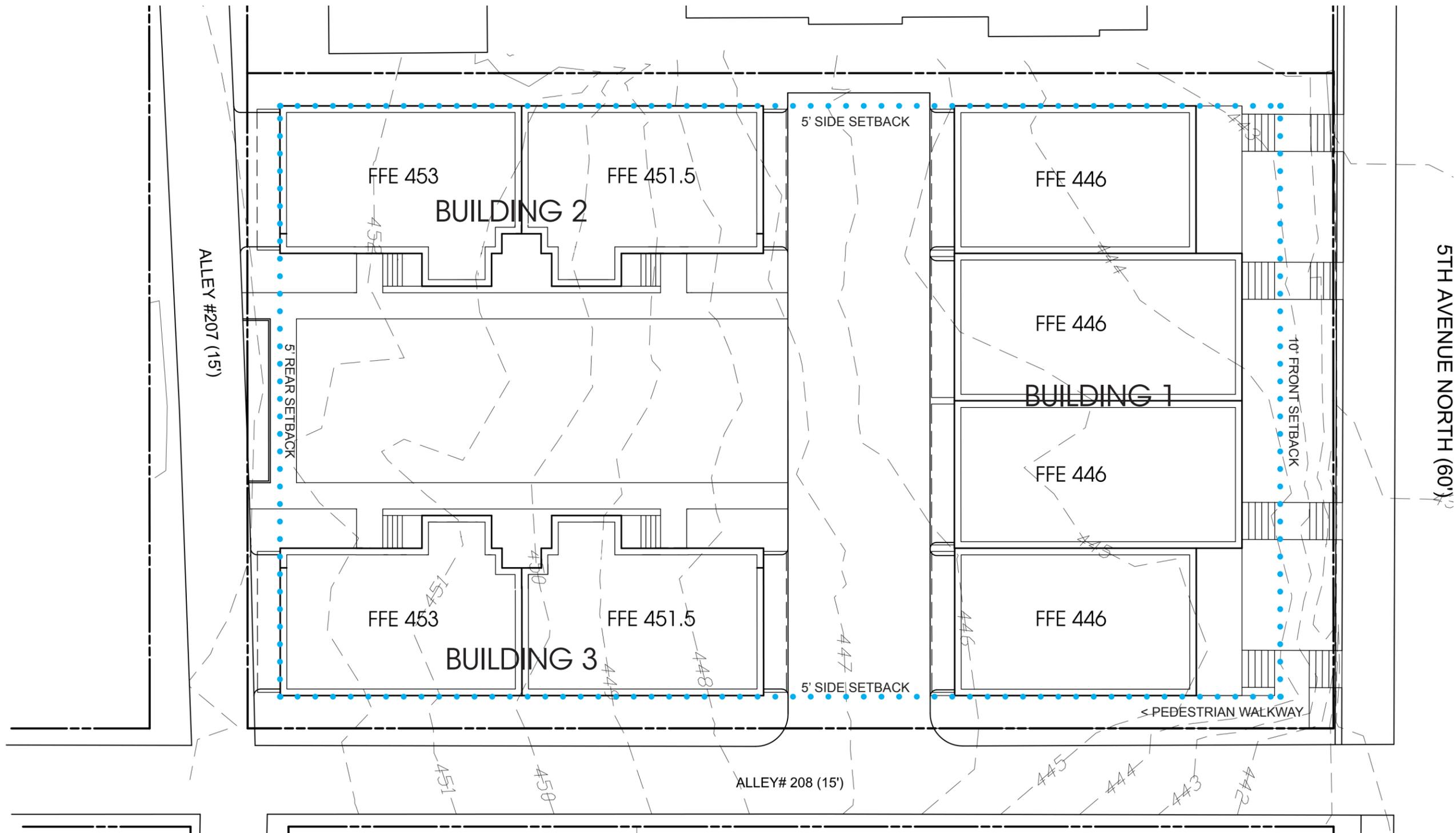
LONE OAK - 5TH AVENUE TOWNHOMES
Nashville, Tennessee

SGS #14080.00



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Site Plan

TOPOGRAPHIC PLAN

Scale 1/16" = 1'

LONE OAK - 5TH AVENUE TOWNHOMES
Nashville, Tennessee



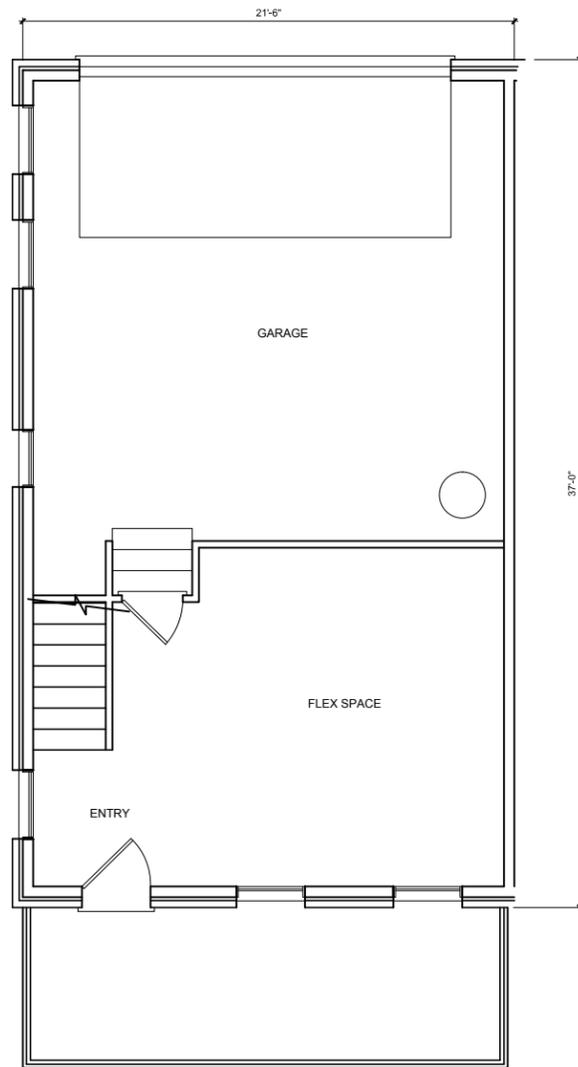
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February 9, 2015

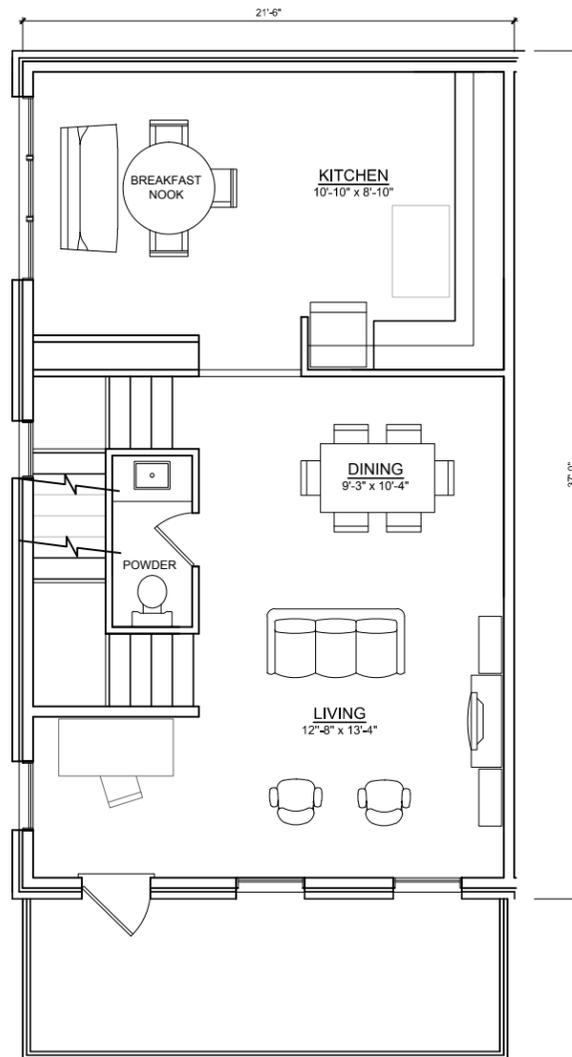
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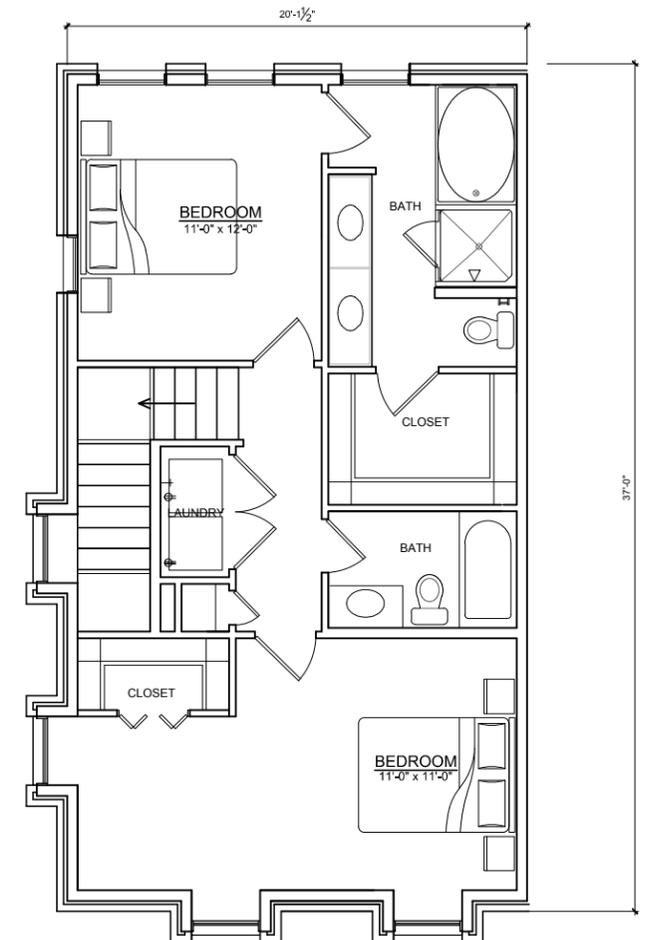
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Ground Floor



2nd Floor



3rd Floor



LONE OAK, LLC

February 9, 2015

Typical A Unit
Scale 1/8" = 1'

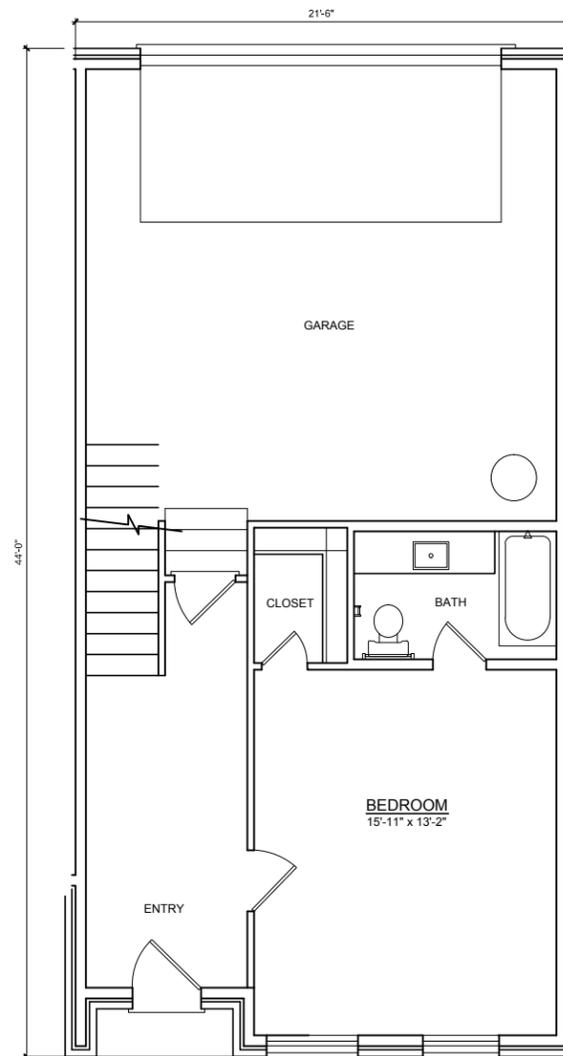
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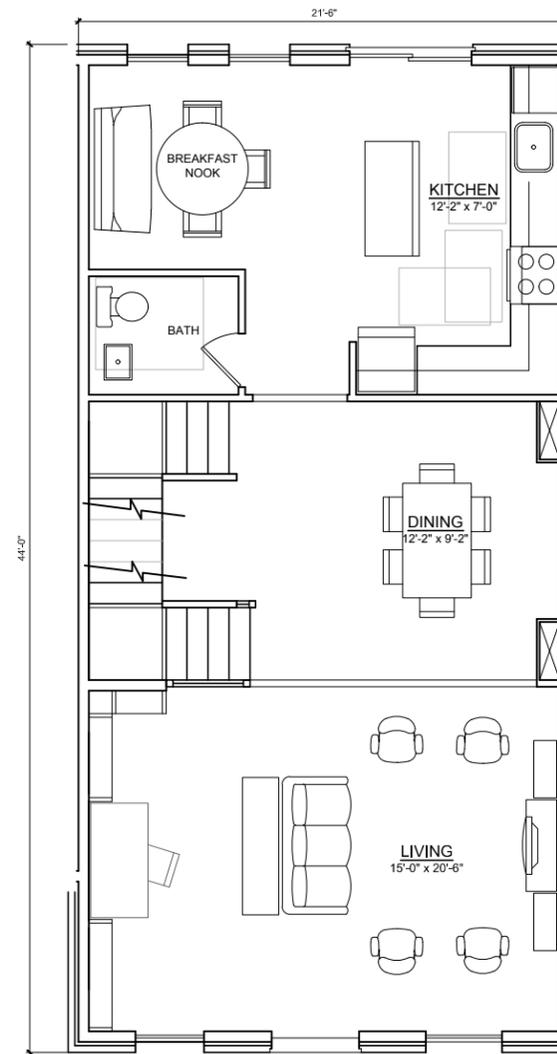


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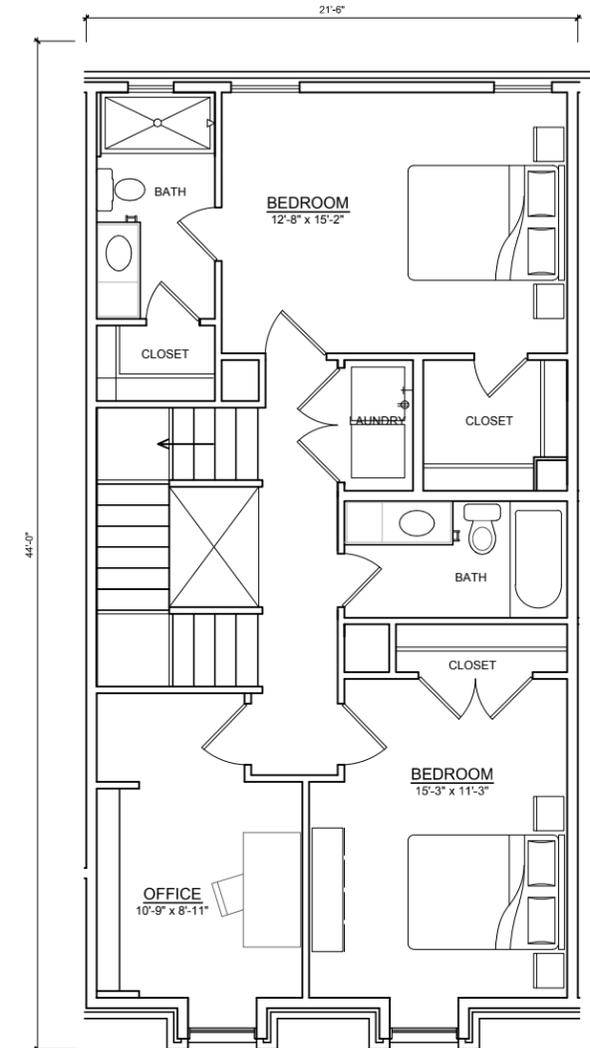
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Ground Floor



2nd Floor



3rd Floor



LONE OAK, LLC

February 9, 2015

Typical B Unit
Scale 1/8" = 1'

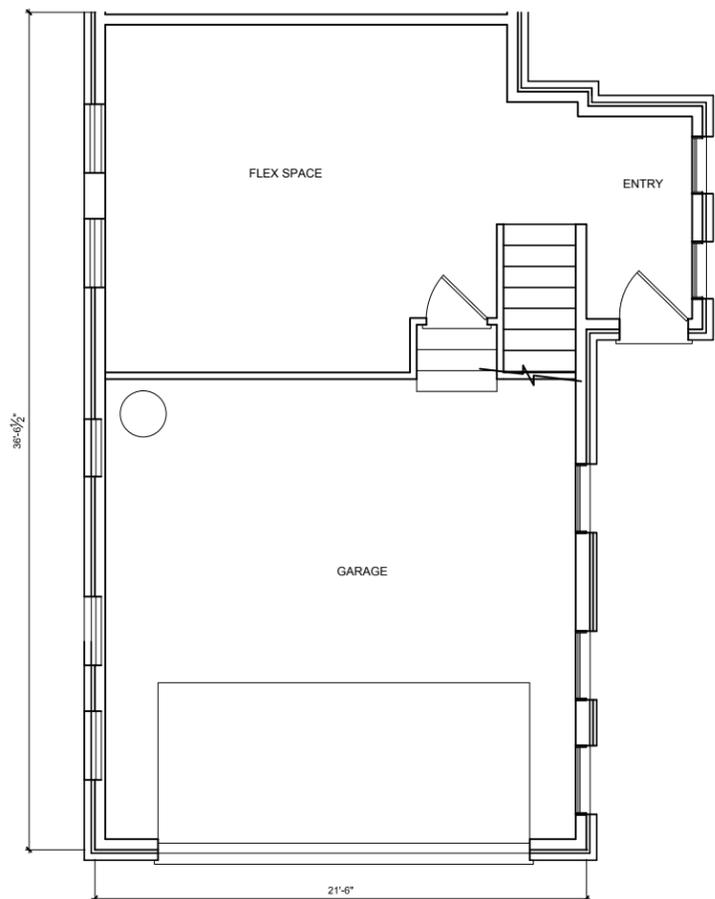
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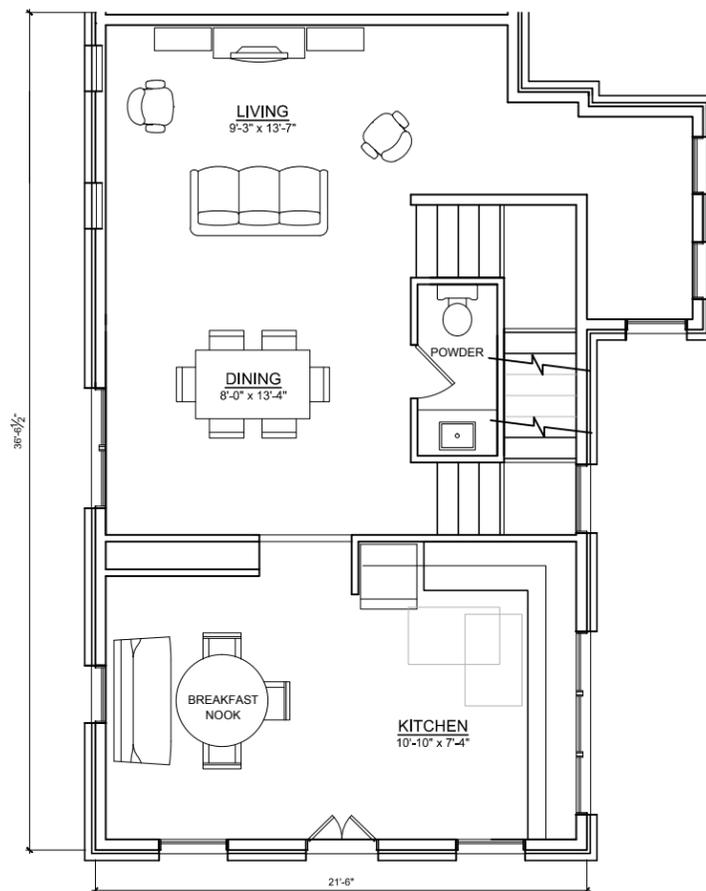


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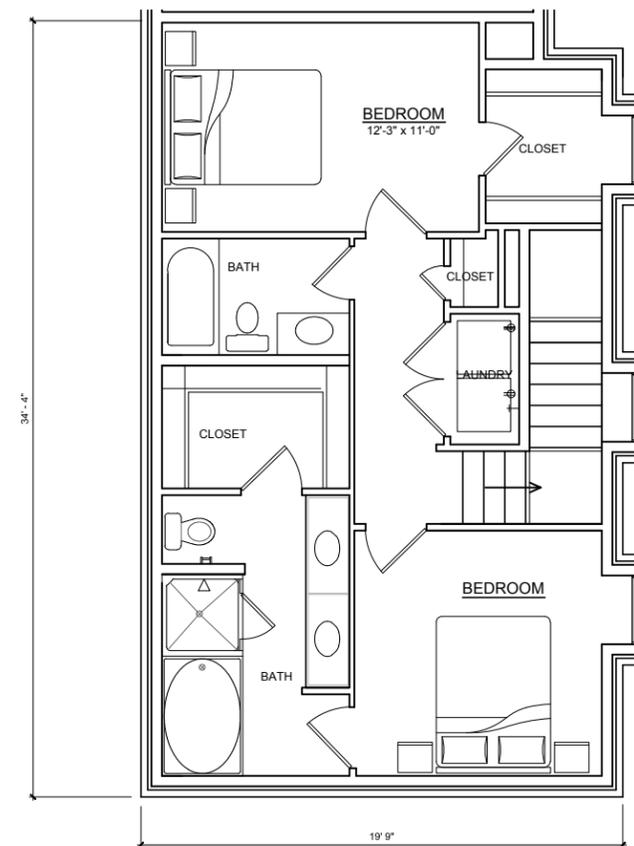
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Ground Floor



2nd Floor



3rd Floor



LONE OAK, LLC

February 9, 2015

Typical C Unit
Scale 1/8" = 1'

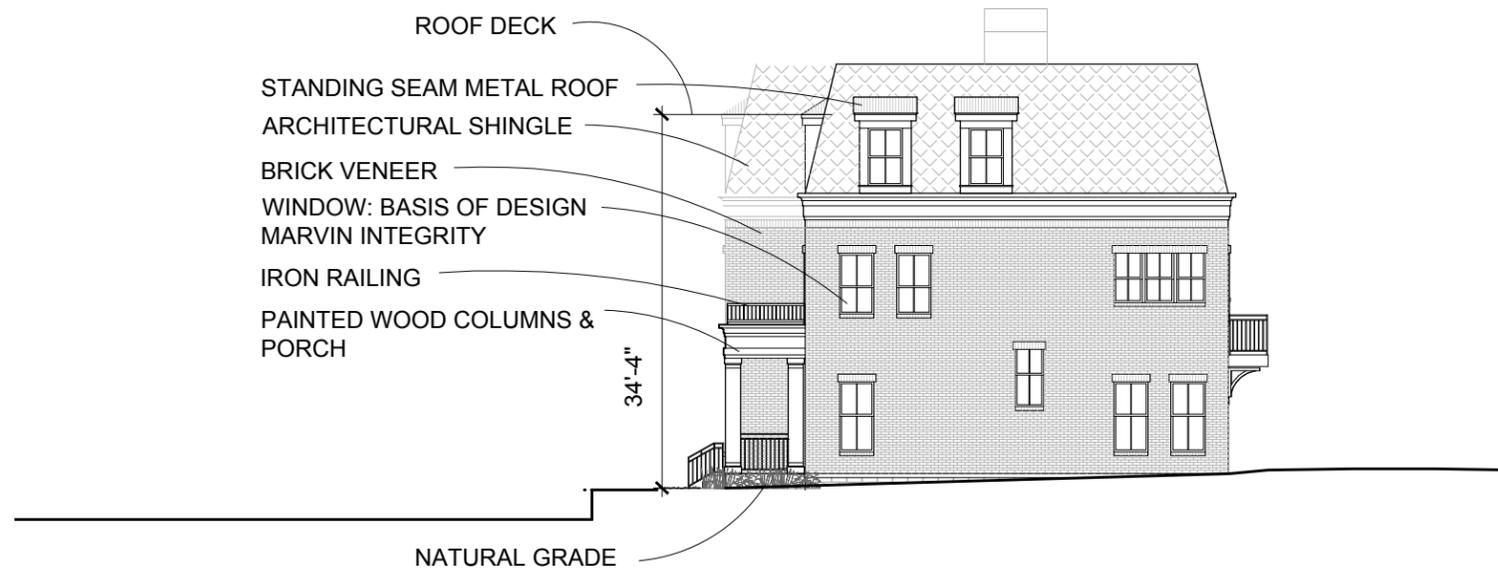
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Building 1- North Elevation

Scale 1/16" = 1'

LONE OAK - 5TH AVENUE TOWNHOMES
Nashville, Tennessee



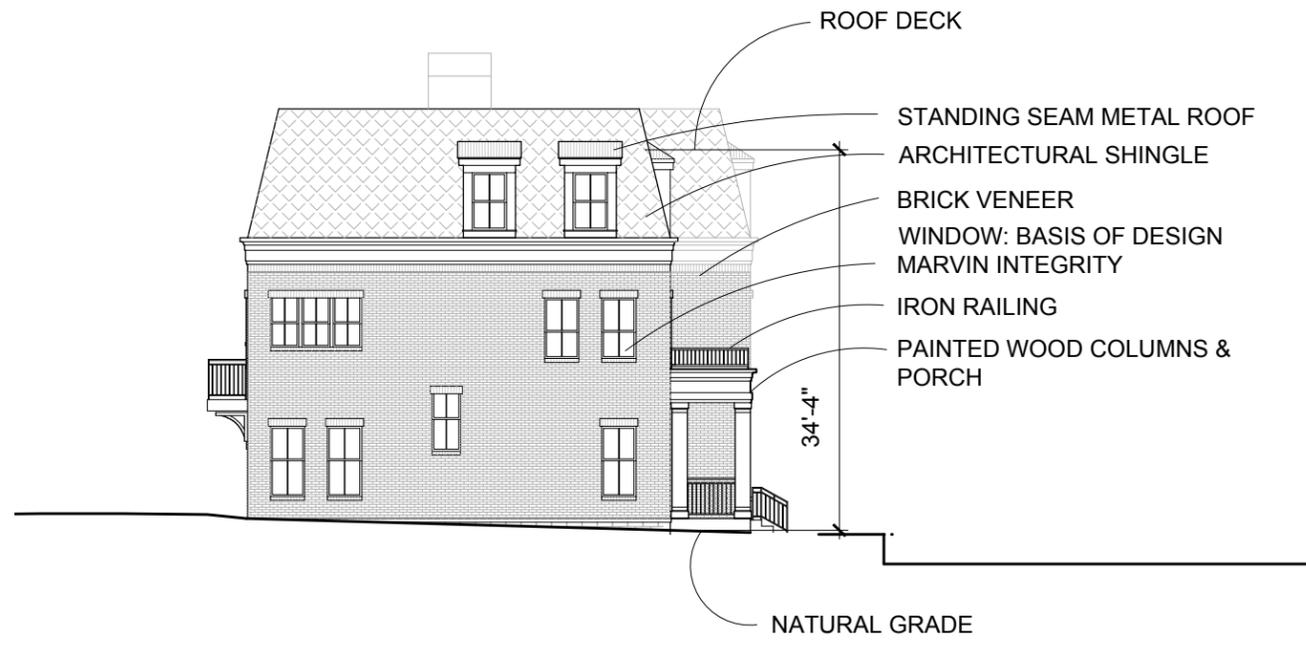
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Building 1- South Elevation

Scale 1/16" = 1'



LONE OAK, LLC

February 9, 2015

LONE OAK - 5TH AVENUE TOWNHOMES
Nashville, Tennessee

SGS #14080.00



SMITH GEE STUDIO, LLC
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Nashville, Tennessee 37203
p: 615.739.5555 • f: 615.739.5582
www.smithgeestudio.com



Building 1- East Elevation

Scale 1/16" = 1'



LONE OAK, LLC

February 9, 2015

LONE OAK - 5TH AVENUE TOWNHOMES
Nashville, Tennessee

SGS #14080.00



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Building 2- North Elevation
Scale 1/16" = 1'

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Building 2- South Elevation

Scale 1/16" = 1'



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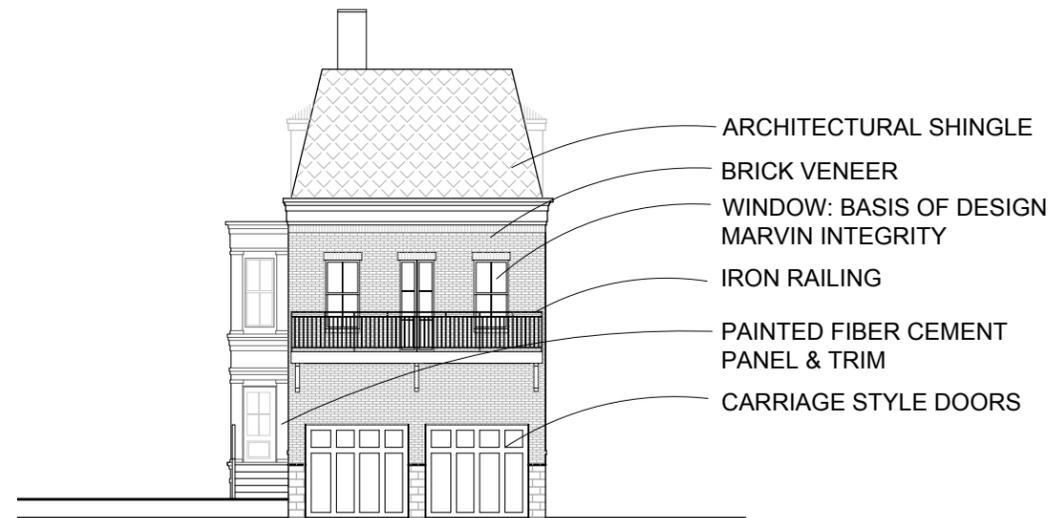
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- STANDING SEAM METAL ROOF
- ARCHITECTURAL SHINGLE
- PAINTED FIBER CEMENT
PANEL & TRIM
- BRICK VENEER
- IRON RAILING
- WINDOW: BASIS OF DESIGN
MARVIN INTEGRITY



Building 3- North Elevation

Scale 1/16" = 1'



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Building 3- South Elevation

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Building 3- East Elevation

Scale 1/16" = 1'



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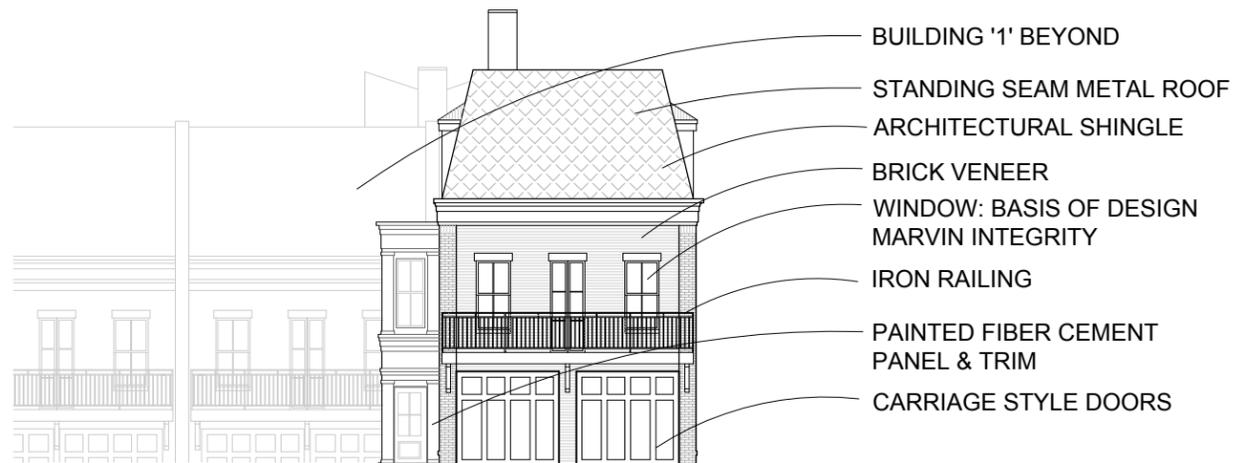
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