



**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**  
**SR 301 S 10<sup>th</sup> Street, 1004 Fatherland Street**  
**April 15, 2015**

**Application:** New construction – infill  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08313012500  
**Applicant:** Mark Sanders, Martin Corner GP  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

**Description of Project:** The applicant is proposing to construct three new office buildings, two facing Fatherland Street and one facing South 10<sup>th</sup> Street. The project also includes a parking lot at the rear, walkways, and other appurtenances such as fences and an enclosure for trash-bins.

**Recommendation Summary:** Staff recommends approval of the proposed infill development with the conditions that:

- The pedestrian buffers shall be increased to ten feet (10') on Fatherland Street and twelve feet (12') on South 10<sup>th</sup> Street, including a four foot (4') wide planting strip or tree wells on both streets; and
- The elevated bridge between the Fatherland Street facing buildings is eliminated; and
- The material and design of the parking lot pavers, walkways, fences, and dumpster enclosure shall be approved by Staff.

Meeting those conditions, Staff finds that the proposal would meet the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

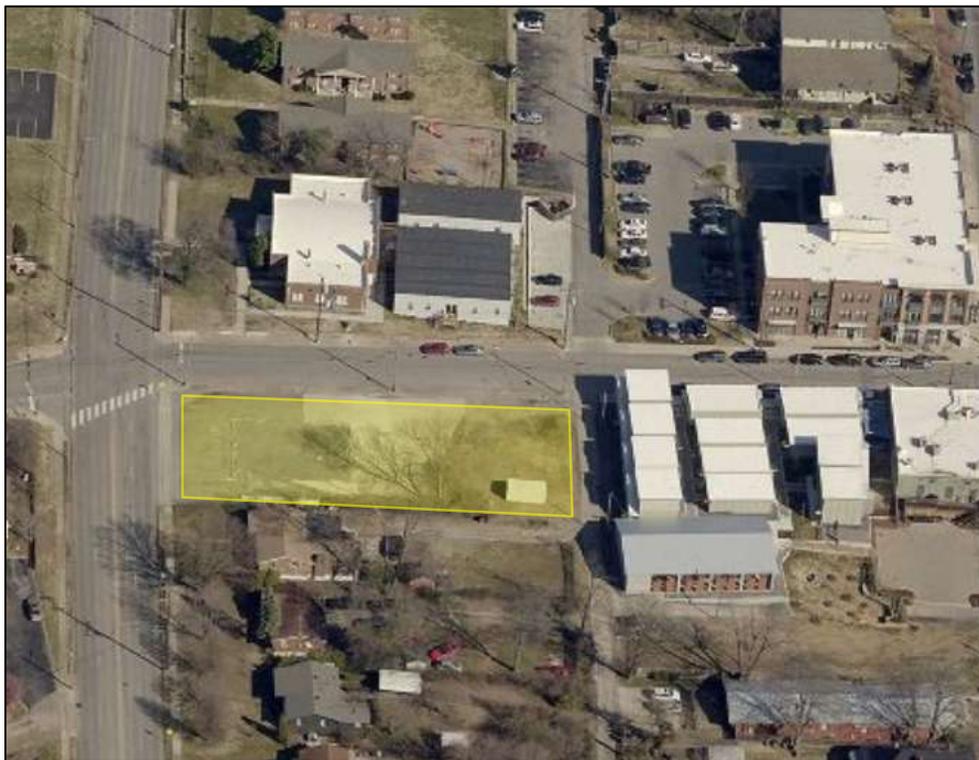
**Attachments**

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

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II.B. New Construction**

#### **1. Height**

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

*The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.*

#### **2. Scale**

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with surrounding historic buildings.

*Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.*

#### **3. Setback and Rhythm of Spacing**

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

*In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.*

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.
6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

*The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).*

*Appropriate setback reductions will be determined based on:*

- *The existing setback of the contributing primary buildings and accessory structures found in the*

- immediate vicinity;*
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*
- Property lines.*

*Appropriate height limitations will be based on:*

- Heights of historic buildings in the immediate vicinity*
- Existing or planned slope and grade*

*Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.*

#### **4. Relationship of Materials, Textures, Details, and Material Colors**

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

*T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.*

*Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").*

*Four inch (4") nominal corner boards are required at the face of each exposed corner.*

*Stud wall lumber and embossed wood grain are prohibited.*

*Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.*

*When different materials are used, it is most appropriate to have the change happen at floor lines.*

*Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.*

*Texture and tooling of mortar on new construction should be similar to historic examples.*

*Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.*

*Primary entrances should be 1/2 to full-light doors. Faux leaded glass is inappropriate.*

*Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.*

#### **5. Roof Shape**

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding buildings.

*Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.*

*Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.*

*Generally, two-story residential buildings have hipped roofs.*

*Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they*

*are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.*

*Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.*

## **6. Orientation**

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

### *Porches*

*New buildings should incorporate at least one front street-related porch that is accessible from the front street.*

*Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.*

*Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.*

### *Parking areas and Driveways*

*Generally, curb cuts should not be added.*

*Where a new driveway is appropriate it should be two concrete strips with a central grassy median.*

*Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.*

### *Duplexes*

*Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.*

*In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.*

## **7. Proportion and Rhythm of Openings**

The relationship of width to height of windows and doors, and the rhythm of solids (*walls*) to voids (*door and window openings*) in a new building shall be compatible, by not contrasting greatly, with surrounding *historic* buildings.

*Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.*

*In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.*

*Double-hung windows should exhibit a height to width ratio of at least 2:1.*

*Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.*

*Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.*

*Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.*

*Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.*

*Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.*

## **9. Appurtenances**

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

### ***Utilities***

*Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.*

*Generally, utility connections should be placed no closer to the street than the mid point of the structure.*

*Power lines should be placed underground if they are carried from the street and not from the rear or an alley.*

### ***Public Spaces***

*Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.*

*Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.*

**Background:** This property is located at the western edge of the Lockeland Springs-East End Overlay, at the corner of South 10<sup>th</sup> and Fatherland Streets. Although historically there was a house on the lot, the lot later transitioned to commercial use and the house has since been demolished. The lot is currently vacant, and it serves as surface parking for patrons of the Five Points Area and Fatherland Street businesses. The lot extends from the end of the block to an alley. Across the alley there is a mixed-use development that was approved in 2012 and an historic commercial building at the corner of Fatherland and South 11<sup>th</sup> Streets.

**Analysis and Findings:** The applicant is proposing to construct three new office buildings, two facing Fatherland Street and one facing South 10<sup>th</sup> Street. The project also includes a parking lot at the rear, walkways, and other appurtenances such as fences and an enclosure for trash-bins.

Height, Scale: All three buildings will be very similar in scale: two-stories tall with a first story cornice at ten feet, six inches (10'-6") above the sidewalk, and a maximum height of twenty-three feet (23'). These heights are consistent with historic commercial buildings in the area. The two buildings facing Fatherland Street will be forty feet (40') wide, the side walls extending thirty-four feet, six inches (34'-6") to the rear. The third building will have a fifty-four foot (54') wide primary elevation facing South 10<sup>th</sup> Street, with similar thirty-four foot, six inch (34'-6") side elevations.

Staff finds the height and scale of the buildings to be compatible with the surrounding context, including historic buildings and a commercial development on the adjacent parcel which the Commission approved in 2012. Staff finds the proposal to meet sections II.B.1 and II.B.2 of the design guidelines.

Setback & Rhythm of Spacing: The buildings will be located on Fatherland and South 10<sup>th</sup> Street, shown on the site plan sitting at the inside edges of the existing six foot (6') wide sidewalks. The site plan currently shows the buildings separated by eight feet (8'), with walkways between them leading to parking lot at the rear. The upperstories of the two Fatherland-facing buildings will be attached at the rear by an uncovered metal "bridge" or shared balcony. Staff finds the elevated connection between buildings is not appropriate as it is not a feature that would have been found in this context historically. Staff recommends as a condition of approval that the bridge be eliminated.

Staff consulted with the Metro Planning Department and the Metro Development and Housing Authority regarding site safety and accessibility, and recommends that the pedestrian buffer on Fatherland Street be increased to ten feet (10') and the buffer on South 10<sup>th</sup> Street be increased to twelve feet (12'), which would include a four foot (4') planting strip or tree wells on both streets. In order to meet the recommended sidewalk buffers, the spaces between buildings may be reduced to six feet (6'). Alternatively, the two Fatherland-facing buildings could be pushed together to share a party wall, eliminating the walkway space in between and the elevated bridge. Staff finds that either option would be appropriate.

Staff finds that the spacing between buildings, either as proposed or reduced, would be compatible with historic buildings and the adjacent commercial development. With the condition that the buffers be increased to ten feet (10') on Fatherland Street and twelve feet (12') on South 10<sup>th</sup> Street, including a four foot (4') wide planting strip or tree wells on both streets, Staff finds that the project will meet section II.B.1.3 of the design guidelines.

Materials: The primary exterior material for the three new buildings will be cement-fiberboard panels with battens or half-timbering at the seams. The fronts of the buildings will have brick bulkheads and metal storefront cornices with metal brackets. The windows and doors will be the aluminum storefront. These materials are identical to those on the recent development on the adjacent parcel which, in turn, are contemporary

interpretations of features on the historic commercial building at the corner of South 11<sup>th</sup> and Fatherland Street.

The plans also include a parking lot with permeable pavers behind the buildings, concrete walkways, a privacy fence, and a dumpster enclosure. Additional information is needed on these elements, for which staff recommends that administrative review be a condition of approval.

With the known materials compatible with the historic character of the surrounding and the unknown materials administratively approved, Staff finds that the proposal meets guideline II.B.4.

Roof Shape: The roofs of the buildings will have a 1:12 pitch, sloping down toward the rear. This roof form resembles the typical flat roof with parapet of a historic commercial building. Staff finds that the proposal meets guideline II.B.5.

Rhythm and Proportion of Openings: The front facades will have storefront windows spanning the first stories, with vertically-oriented rectangular windows evenly spaced across the upperstories. The building at the corner will have a similar pattern of windows on both street-facing facades. The remaining side elevations will have only vertically-oriented rectangular windows, which are appropriate for secondary facades. Staff finds that the rhythm and proportion of windows on the proposed new construction is compatible with the surrounding context and that the proposal will meet guideline II.B.7.

Orientation: The new structures will be aligned with the fronts parallel to Fatherland and South 10th Streets respectively, which matches the orientation of the surrounding historic context. Staff finds that the orientation of the buildings will meet guideline II.B.6.

Appurtenances & Utilities: The HVAC units will be located on the roofs of the three buildings, but the locations of other utilities are not indicated on the drawings. The plans also show that there will be a privacy fence and a dumpster enclosure. Additional information is needed on these elements, for which staff recommends that administrative review be a condition of approval to meet section II.B.9 of the design guidelines.

**Recommendation:** Staff recommends approval of the proposed infill development with conditions:

- The pedestrian buffers shall be increased to ten feet (10') on Fatherland Street and twelve feet (12') on South 10<sup>th</sup> Street, including a four foot (4') wide planting strip or tree wells on both streets; and
- The elevated bridge between the Fatherland Street facing buildings is eliminated; and
- The material and design of the parking lot pavers, walkways, fences, and dumpster enclosure are approved by Staff.

Meeting those conditions, Staff finds that the proposal would meet the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



View of property from across South 10<sup>th</sup> Street.



View of property from across Fatherland Street.



Recent development on lot across alley to the left of 301 South 10<sup>th</sup> Street.



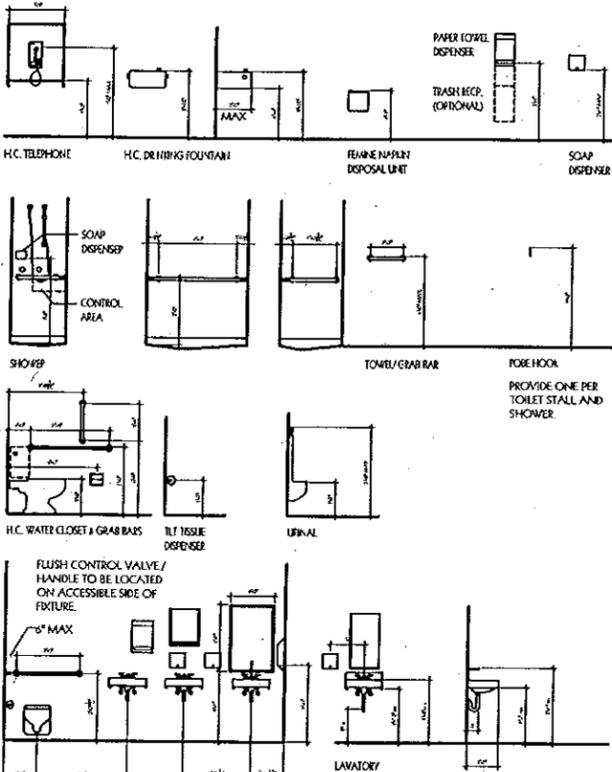
Historic commercial building at the corner of Fatherland and South 11<sup>th</sup> Streets.



**GENERAL NOTES**

1. THE CONTRACTOR ACKNOWLEDGES THAT HE HAS SATISFIED HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK AND THAT HE HAS VISITED THE SITE TO FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR WORK IN THE DOCUMENTS THAT CANNOT BE PERFORMED DUE TO EXISTING OR CONTRADICTIONARY CONDITIONS.
3. IF EXISTING ITEMS AND/OR CONSTRUCTION MUST BE REMOVED UNDER THIS CONTRACT, THE CONTRACTOR SHALL PATCH AS INDICATED OR AS NECESSARY TO MATCH ORIGINAL CONDITION.
4. PROJECT SCHEDULING AND PHASING MUST BE COORDINATED AND APPROVED BY THE OWNER.
5. ANY SPLIT DOWN OF THE ELECTRICAL OR MECHANICAL SERVICE MUST BE SCHEDULED WITH THE OWNER.
6. DIMENSIONS FOR NEW CONSTRUCTION ARE FACE TO FACE OF FINISH OR COLUMNS AND FACE TO FACE OF CONCRETE OR MASONRY WALLS UNLESS OTHERWISE NOTED. DIMENSIONS INDICATE NOMINAL DIMENSIONS RATHER THAN ACTUAL DIMENSIONS.
7. DIMENSIONS FOR EXISTING WORK ARE FACE TO FACE OF EXISTING SURFACES PRIOR TO ANY REQUIRED DEMOLITION.
8. EXTEND ALL FIRE RATED WALL TO DECK ABOVE AND SEAL TO MATCH WALL RATING. FILL ALL VOIDS WITH GYPSUM AND/OR SAFING MATERIALS AS REQUIRED AND CAULK CONTINUOUSLY.

**FIXTURE MOUNTING DIAGRAM**

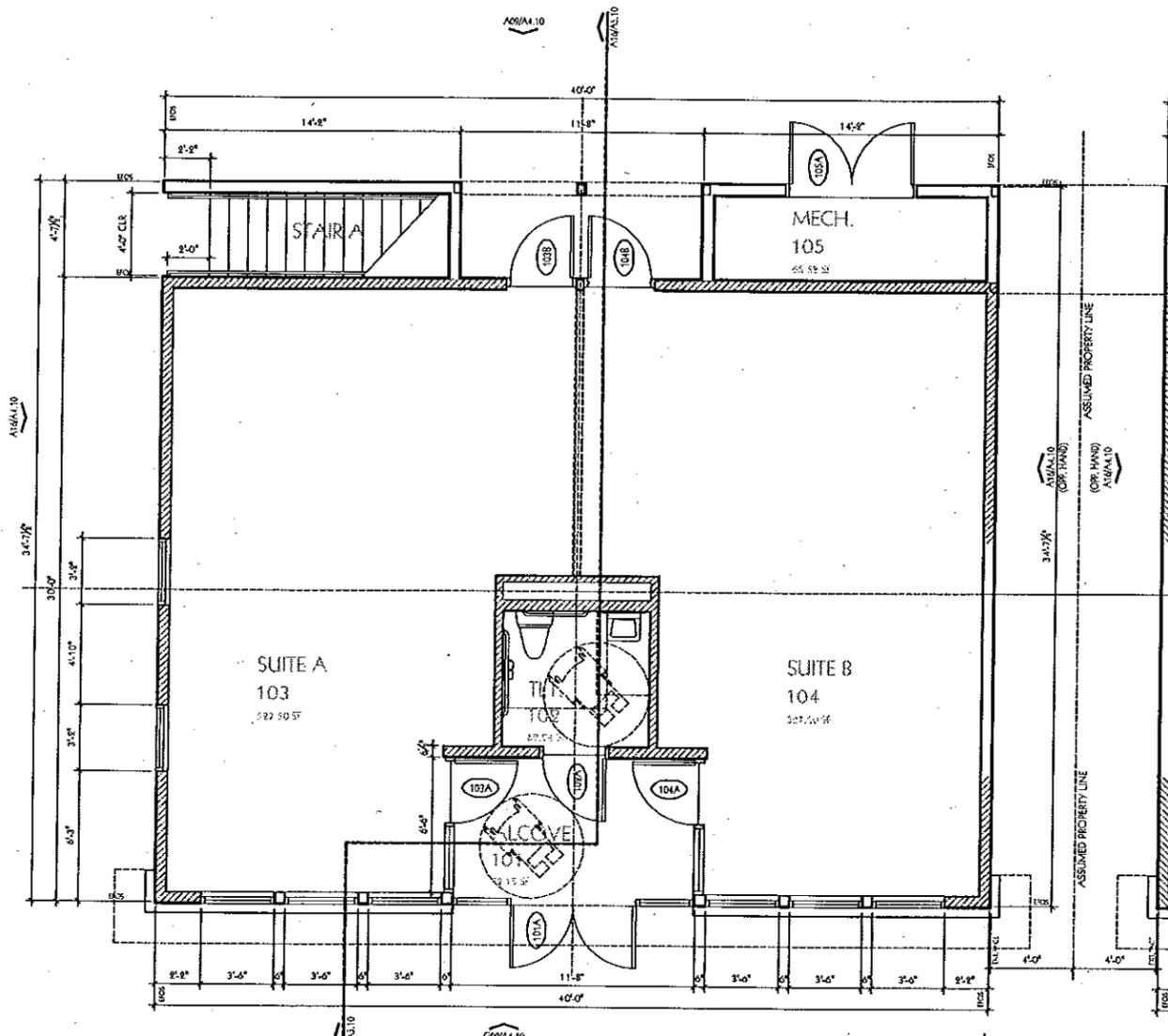


- GRAB BARS TO BE 1 3/4" OUTSIDE DIA. WITH 1 1/2" CLEAR SPACE BETWEEN BAR AND WALL SURFACE. BRAB BARS TO SUPPORT MIN. 250 LB LOAD APPLIED IN ANY DIRECTION ALONG ITS LENGTH.**
- FIXTURE LEGEND**
- |                               |  |                              |
|-------------------------------|--|------------------------------|
| A. 3/4" GRAB BAR              | J. JAN. MOP HOLDER WITH SHELF                              | Q. ROBE HOOK                 |
| B. 4/8" GRAB BAR              | K. SOAP DISP. - LAV. MOUNTED                               | R. FEMININE NAPKIN DISPOSAL  |
| C. 2 1/4" GRAB BAR            | L. LAVATORY - WALL MOUNTED                                 | S. SINK - WALL MTD. ADA UNIT |
| D. 1 1/8" GRAB BAR (VERTICAL) | M. SURFACE MOUNTED PAPER TOWEL DISP. WITH WASTE RECEPTACLE | T. TOILET - STANDARD HEIGHT  |
| E. ELECTRIC WATER COOLER      | N. SEMI-RECESSED PAPER TOWEL DISP WITH WASTE RECEPTACLE    | U. NOT USED                  |
| F. 18x24 FRAMED MIRROR        | O. TOILET PAPER DISPENSER                                  | V. NOT USED                  |
| G. 24x36 FRAMED MIRROR        | P. NOT USED  | W. WATER CLOSET - ADA HEIGHT |
| H. FULL MIRROR                |  | X. NOT USED                  |
| I. NOT USED                   |  | Y. NOT USED                  |
|                               |  | Z. NOT USED                  |

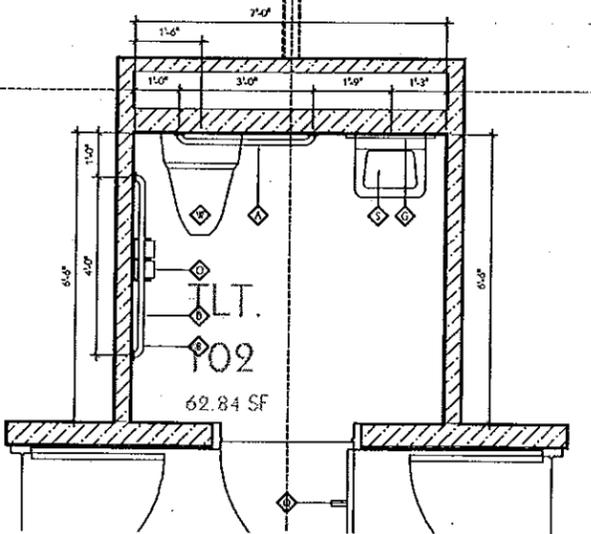
**FINISH SCHEDULE**

- |   |   |
|---|---|
| <b>A - ACOUSTICAL MATERIALS</b>                                 | <b>P - PAINTS AND STAINS</b>                          |
| A1 24 by 24 ACOUSTICAL CEILING TILES                            | P1 PAINT (FLAT LATEX) COLOR BY OWNER                  |
| A2  | P2 PAINT (CEILING FLAT LATEX) COLOR BY OWNER          |
| <b>B - BASES</b>  | P3 PAINT (SEMI GLOSS) COLOR BY OWNER                  |
| B1 4" RUBBER BASE - COLOR TO BE SELECTED BY OWNER               | P4 PAINT (GLOSS) COLOR BY OWNER                       |
| B2 6" WOOD BASE (PAINTED)                                       | P5 PAINT (EPoxy) COLOR BY OWNER                       |
| <b>C - CARPET</b>   | <b>T - TILE (VINYL, CERAMIC &amp; STONE)</b>          |
| C1 CARPET - BROAD LOOM DIRECT GILIE DOWN COLOR / STYLE BY OWNER | T1 12" by 12" VINYL COMPOSITION TILE COLOR - BY OWNER |
| C2 CARPET - 24" SQUARE CARPET TILES COLOR / STYLE BY OWNER      | T2 12" by 12" CERAMIC TILE COLOR - BY OWNER           |
| <b>L - LAMINATES &amp; SOLID SURFACES</b>                       | <b>MISCELLANEOUS FINISHES</b>                         |
| L1 PLASTIC LAMINATE - BY OWNER                                  | E1 EXPOSED  |
| L2 PLASTIC LAMINATE - BY OWNER                                  | S1 CLEAR SEALANT ON CONCRETE                          |

- FINISH NOTES**
1. PROVIDE MIN. 48" x 48" PAINT SAMPLE PAINTED ON THE ACTUAL WALL / FLOOR / CEILING LOCATION FOR APPROVAL BY TENANT BEFORE PROCEEDING WITH PAINT PURCHASE.
  2. DOOR FRAMES TO MATCH WALL BASE COLOR UNLESS SPECIFICALLY NOTED OTHERWISE.
  3. GYPSUM BOARD FINISHES TO BE LEVEL 4 UNLESS OTHERWISE NOTED.
  4. N/A



**E12 ARCHITECTURAL SECOND FLOOR PLAN - BUILDING A**  
SCALE: 1" = 4'



**A12 ENLARGED TOILET PLAN**  
SCALE: 1" = 2'

**ARCHITECTURAL KEYNOTES**

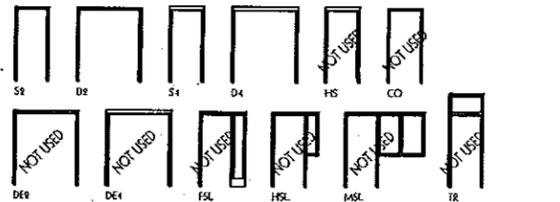
1. EASTING SIDE WALL METAL SIDING AND RELATED ATTACHMENTS TO BE REMOVED.
2. PRE-ENGINEERED STEEL BUILDING FRAME ENGINEERING BY PRE-ENGINEERING BUILDING MANUFACTURER AND STAMPED BY LICENSED ENGINEER IN THE STATE OF TENNESSEE.
3. 4" CONCRETE SLAB (3,000 psi) WITH 6-6 #6 WWM ON 6 MIL POLY VAPOR BARRIER ON 4" GRAVEL BASE ON COMPACTED EARTH.
4. 4" DIA. STEEL BOLLARDS FILLED SOLID WITH GROUT. EXTEND BOLLARD MIN. OF 2" INTO GRADE IN 1" DIA. CONC. FOOTING.
5. ALUMINUM WINDOW UNIT WITH 1" INSULATED GLASS. FRAME AND GLASS TO MATCH EXISTING WINDOWS.
- 6.
7. HARDWIRED EXIT SIGN ABOVE DOOR WITH BATTERY BACKUP EMERGENCY LIGHTING UNIT.
8. WALL MOUNTED FIRE EXTINGUISHER (OFC)
9. JANITOR SINK
10. 4" CONCRETE SLAB (3,000 psi) WITH 6-6 #6 WWM ON 4" GRAVEL BASE.
11. HVAC DUCTWORK
12. HVAC UNIT ON CONCRETE PAD.
- 13.

**DOOR SCHEDULE**

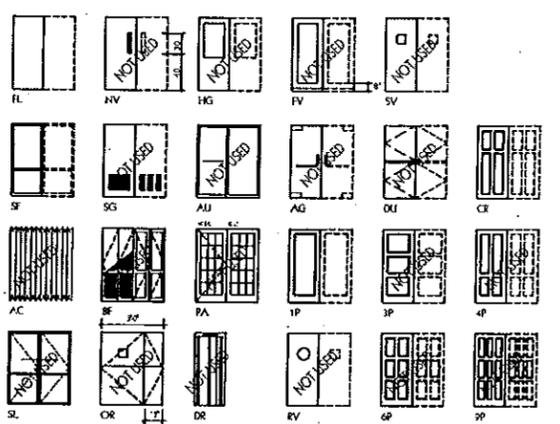
PR. NO.	DOOR INFORMATION	FRAME INFO.	RATINGS	H.W.	COMMENTS					
	WIDTH	HEIGHT	THICK	MATL	TYPE	MATL	TYPE	LABEL	FIN.	
101A	3'-0"	7'-0"	1-3/4"	ALGL	SF	AL	S2	-	-	1, 2, 13
102A	3'-0"	7'-0"	1-3/4"	MTL	IP	HM	S2	-	-	1, 2, 13
103A	3'-0"	7'-0"	1-3/4"	ALGL	SF	AL	S2	-	-	1, 2, 9, 13
103B	3'-0"	7'-0"	1-3/4"	MTL	FL	HM	S2	-	-	1, 2, 9, 13
103C	3'-0"	7'-0"	1-3/4"	ALGL	SF	AL	S2	-	-	1, 2, 9, 13
104A	3'-0"	7'-0"	1-3/4"	ALGL	SF	AL	S2	-	-	1, 2, 9, 13
104B	3'-0"	7'-0"	1-3/4"	MTL	FL	HM	S2	-	-	1, 2, 9, 13
202A	3'-0"	7'-0"	1-3/4"	MTL	FL	HM	S2	-	-	1, 2, 13
203A	3'-0"	7'-0"	1-3/4"	ALGL	SF	AL	S2	-	-	1, 2, 9, 13
204A	3'-0"	7'-0"	1-3/4"	ALGL	SF	AL	S2	-	-	1, 2, 9, 13

- DOOR / FRAME / HARDWARE COMMENTS**
1. WEATHERSTRIP WITH THRESHOLD
  2. CLOSER (MATCH HARDWARE FINISH)
  3. MAGNETIC HOLD OPEN DEVICE
  4. 180 DEGREE FINISHES WITH WALL BUMPERS.
  5. VIEW PORT (PEEP HOLE)
  6. ENTRY FROM STAIR WITH KEY ONLY
  7. PANIC BAR HARDWARE
  8. PANIC BAR HARDWARE WITH ALARM (DELAYED EGRESS)
  9. PROVIDE DEAD-BOLT LOCK
  10. PRIVACY (BATH) LOCK
  11. PRIVACY (BEDROOM) LOCK
  12. PASSAGE (CLOSET) HARDWARE
  13. PRIVACY LOCK KEYS TO MASTER KEY
  14. PRIVACY LOCK KEYS SEPARATELY
  15. KEYPAD ENTRY SYSTEM (COORD WITH TENANT)
  - 16.
  - 17.
  - 18.

**FRAME TYPES**



**DOOR TYPES**



**ABBREVIATIONS**

- SF - STOREFRONT    HM - HOLLOW METAL    V - VISION GLASS    T - TEMPERED GLASS  
 SS - STAINLESS STEEL    WD - WOOD    S - SPANDELL GLASS    A - ART GLASS

DOOR FRAME FINISHES ARE BASED ON FINISH STANDARDS. INCLUSION OF THESE FINISHES DOES NOT NECESSARILY GUARANTEE THE QUALITY OF THE FINISH. THE FINISHES ARE SUBJECT TO THE LOCAL MARKET. COORDINATE WITH LOCAL FINISHES.

**WALL LEGEND**

- 1/2" GYPSUM BOARD ON EACH SIDE OF 2x4 WOOD STUDS AT 16" OC. MAX. EXTEND WALL TO CEILING.
- 1/2" GYPSUM BOARD ON EACH INTERIOR SIDE OF 2x6 WOOD STUDS AT 16" OC. WITH EXTERIOR SHEATHING WITH VAPOR BARRIER WITH FIBER-CEMENT PANELS ON EXTERIOR SURFACE. PROVIDE R16 BATT INSULATION IN ALL CAVITIES.
- 1/2" GYPSUM BOARD ON EACH INTERIOR SIDE OF 2x6 WOOD STUDS AT 16" OC. WITH EXTERIOR SHEATHING WITH VAPOR BARRIER WITH BRICK VENEER ON EXTERIOR SURFACE. PROVIDE R16 BATT INSULATION IN ALL CAVITIES.
- EXTERIOR RATED WALL (ONE HOUR)
- 1/2" GYPSUM BOARD ON EACH INTERIOR SIDE OF 2x6 WOOD STUDS AT 16" OC. WITH EXTERIOR 1/2" GYPSUM SHEATHING WITH VAPOR BARRIER WITH FIBER-CEMENT PANELS ON EXTERIOR SURFACE. PROVIDE R16 BATT INSULATION IN ALL CAVITIES.

**OFFICE & RETAIL SPACES**

**NEW TWO STORY STRUCTURES**

FATHERLAND AND SOUTH 10th STREETS  
NASHVILLE, TN 37206

PROJ. NO.: 2015002

DATE: 02.18.15

NO.	DESCRIPTION	DATE
1	DESIGN	02.18.15
2	REVISED	02.18.15
3	REVISED	02.18.15
4	REVISED	02.18.15
5	REVISED	02.18.15
6	REVISED	02.18.15
7	REVISED	02.18.15
8	REVISED	02.18.15
9	REVISED	02.18.15
10	REVISED	02.18.15
11	REVISED	02.18.15
12	REVISED	02.18.15
13	REVISED	02.18.15
14	REVISED	02.18.15
15	REVISED	02.18.15
16	REVISED	02.18.15
17	REVISED	02.18.15
18	REVISED	02.18.15



**PICKLESIMER ROBERTS INC ARCHITECTURE**



615.893.7200 (o)  
615.893.7260 (f)  
PRARCHITECTURE.COM  
1817 HOLLOWAY CIRCLE  
MURFREESBORO, TN 37127

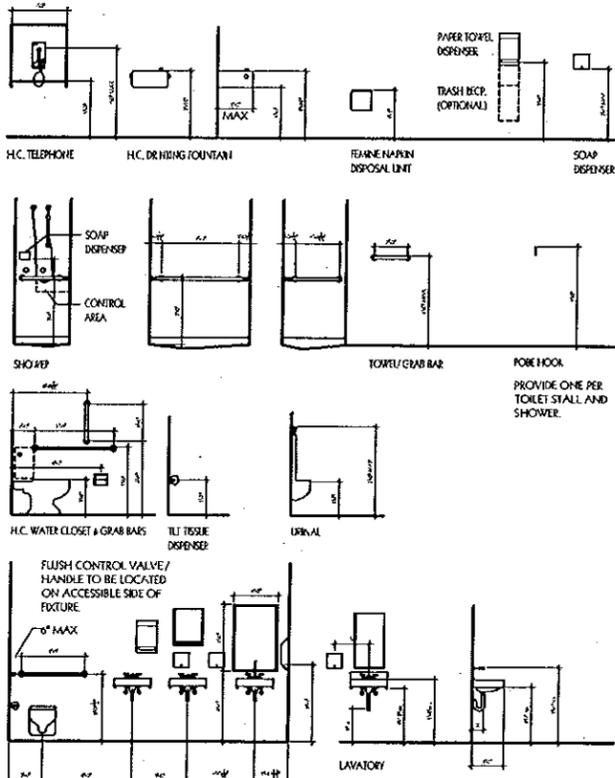
**ARCHITECTURAL FIRST FLOOR PLAN - BUILDING A**

**A1.10**

### GENERAL NOTES

1. THE CONTRACTOR ACKNOWLEDGES THAT HE HAS SATISFIED HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK AND THAT HE HAS VISITED THE SITE TO FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR WORK IN THE DOCUMENTS THAT CANNOT BE PERFORMED DUE TO EXISTING OR CONTRADICTORY CONDITIONS.
3. IF EXISTING ITEMS AND/OR CONSTRUCTION MUST BE REMOVED UNDER THIS CONTRACT, THE CONTRACTOR SHALL PATCH AS INDICATED OR AS NECESSARY TO MATCH ORIGINAL CONDITION.
4. PROJECT SCHEDULING AND PHASING MUST BE COORDINATED AND APPROVED BY THE OWNER.
5. ANY SHUT DOWN OF THE ELECTRICAL OR MECHANICAL SERVICE MUST BE SCHEDULED WITH THE OWNER.
6. DIMENSIONS FOR NEW CONSTRUCTION ARE FACE TO FACE OF FINISH OR COLLARS AND FACE TO FACE OF CONCRETE OR MASONRY WALLS UNLESS OTHERWISE NOTED. DIMENSIONS INDICATE NOMINAL DIMENSIONS RATHER THAN ACTUAL DIMENSIONS.
7. DIMENSIONS FOR EXISTING WORK ARE FACE TO FACE OF EXISTING SURFACES PRIOR TO ANY REQUIRED DEMOLITION.
8. EXTEND ALL FIRE RATED WALL TO DECK ABOVE AND SEAL TO MATCH WALL RATING. FILL ALL VOIDS WITH GYPSUM AND/OR SAFING MATERIALS AS REQUIRED AND CAULK CONTINUOUSLY.

### FIXTURE MOUNTING DIAGRAM

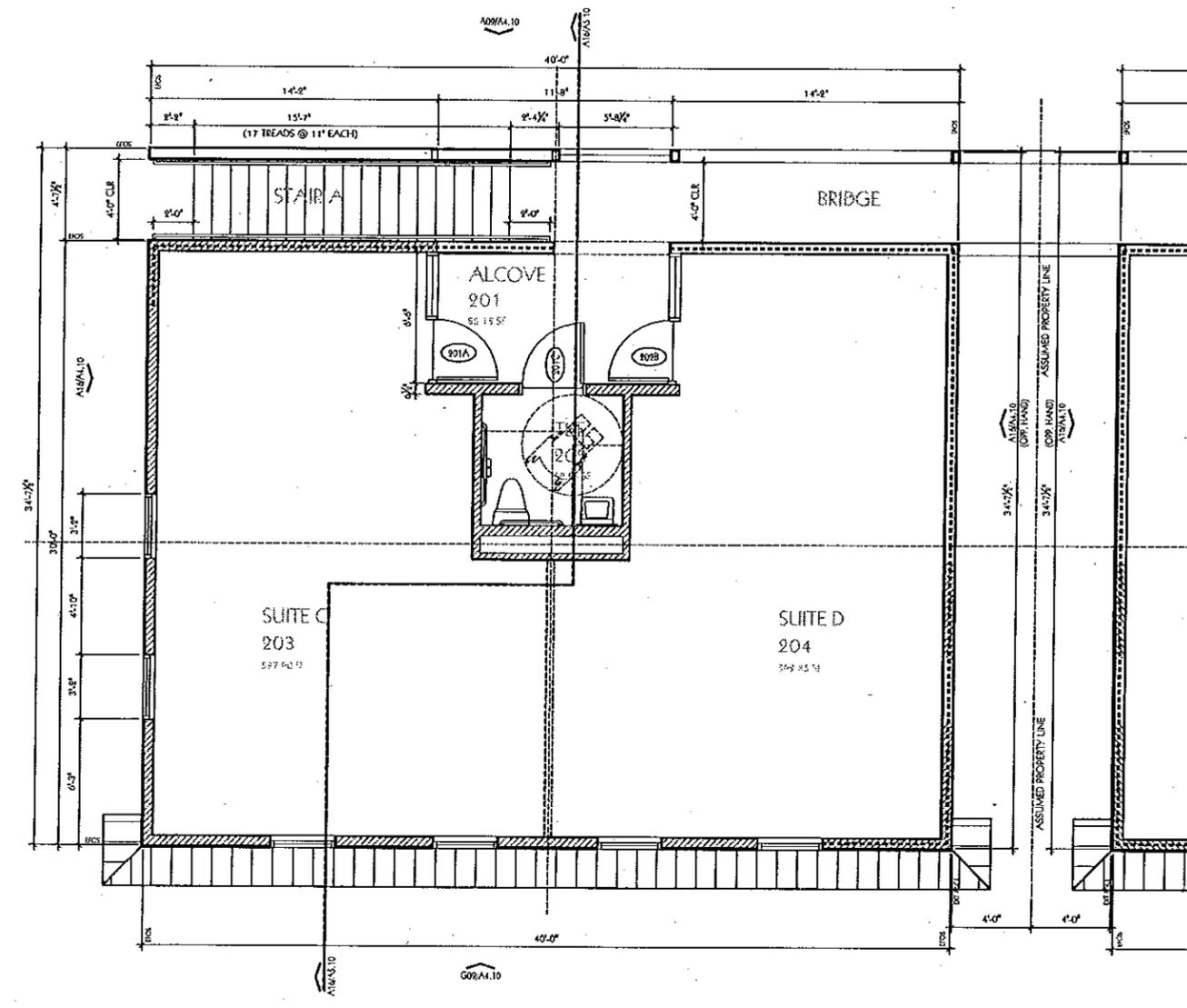


- GRAB BARS TO BE 1 1/2" OUTSIDE DIA. WITH 1/2" CLEAR SPACE BETWEEN BAR AND WALL SURFACE. GRAB BARS TO SUPPORT MIN. 250 LB. LOAD APPLIED IN ANY DIRECTION ALONG ITS LENGTH.
- FLUSH CONTROL VALVE/HANDLE TO BE LOCATED ON ACCESSIBLE SIDE OF FIXTURE.
- PROVIDE ONE PER TOILET STALL AND SHOWER.
- FIXTURE LEGEND:
- A. 36" GRAB BAR
  - B. 48" GRAB BAR
  - C. 24" GRAB BAR
  - D. 18" GRAB BAR (VERTICAL)
  - E. ELECTRIC WATER COOLER
  - F. 18x24" FRAMED MIRROR
  - G. 24x36" FRAMED MIRROR
  - H. FULL MIRROR
  - I. NOT USED
  - J. JAN. MOP HOLDER WITH SHELF
  - K. SOAP DISP. - WALL MOUNTED
  - L. LAVATORY - WALL MOUNTED
  - M. ADA FIXTURE
  - N. SURFACE MOUNTED PAPER TOWEL DISP. WITH WASTE RECEPTACLE
  - O. SEMI-RECESSED PAPER TOWEL DISP WITH WASTE RECEPTACLE
  - P. TOILET PAPER DISPENSER
  - Q. ROBE HOOK
  - R. FEMININE MARRIN DISPOSAL
  - S. SINK - WALL MTD. ADA UNIT
  - T. TOILET - STANDARD HEIGHT
  - U. NOT USED
  - V. NOT USED
  - W. WATER CLOSET - ADA HEIGHT
  - X. NOT USED
  - Y. NOT USED
  - Z. NOT USED

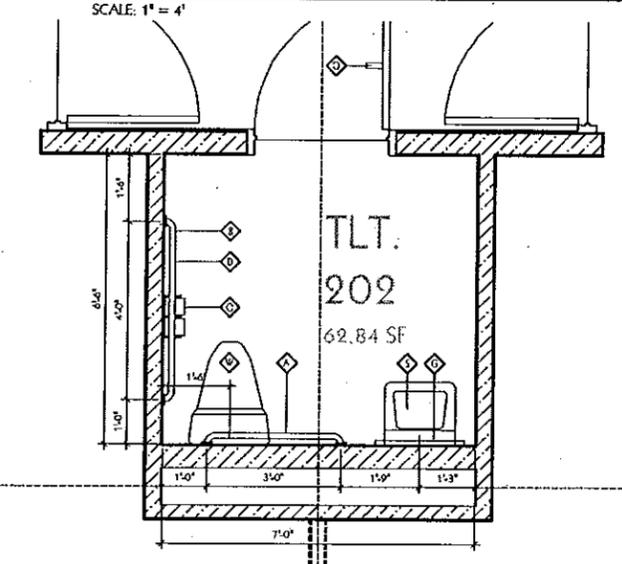
### FINISH SCHEDULE

- CEILING WALLS FLOOR BASE
- A. - ACOUSTICAL MATERIALS
- A1 24" by 24" ACOUSTICAL CEILING TILES
  - A2 -
- B. - BASES
- B1 4" RUBBER BASE - COLOR TO BE SELECTED BY OWNER
  - B2 6" WOOD BASE (PAINTED)
- C. - CARPET
- C1 CARPET - BROAD LOOM DIRECT GLUE DOWN COLOR / STYLE BY OWNER
  - C2 CARPET - 24" SQUARE CARPET TILES COLOR / STYLE BY OWNER
- L. - LAMINATES & SOLID SURFACES
- L1 PLASTIC LAMINATE - BY OWNER
  - L2 PLASTIC LAMINATE - BY OWNER
- P. - PAINTS AND STAINS
- P1 PAINT (FLAT LATEX) COLOR BY OWNER
  - P2 PAINT (CEILING FLAT LATEX) COLOR BY OWNER
  - P3 PAINT (SEMI GLOSS) COLOR BY OWNER
  - P4 PAINT (GLOSS) COLOR BY OWNER
  - P5 PAINT (EPOXY) COLOR BY OWNER
- T. - TILE (VINYL, CERAMIC & STONE)
- T1 12" by 12" VINYL COMPOSITION TILE COLOR - BY OWNER
  - T2 12" by 12" CERAMIC TILE COLOR - BY OWNER
- MISCELLANEOUS FINISHES
- E3 EXPOSED
  - S1 CLEAR SEALANT ON CONCRETE

- FINISH NOTES
1. PROVIDE MIN. 48" x 48" PAINT SAMPLE PAINTED ON THE ACTUAL WALL / FLOOR / CEILING LOCATION FOR APPROVAL BY TENANT BEFORE PROCEEDING WITH PAINT PURCHASE.
  2. DOOR FRAMES TO MATCH WALL BASE COLOR UNLESS SPECIFICALLY NOTED OTHERWISE.
  3. GYPSUM BOARD FINISHES TO BE LEVEL 4 UNLESS OTHERWISE NOTED.
  4. N/A



E12 ARCHITECTURAL SECOND FLOOR PLAN - BUILDING A



A12 ENLARGED TOILET PLAN

### ARCHITECTURAL KEYNOTES

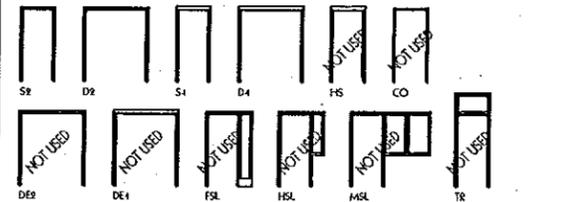
1. EXISTING SIDE WALL METAL SIDING AND RELATED ATTACHMENTS TO BE REMOVED.
2. PRE-ENGINEERED STEEL BUILDING FRAME ENGINEERING BY PRE-ENGINEERING BUILDING MANUFACTURER AND STAMPED BY LICENSED ENGINEER IN THE STATE OF TENNESSEE.
3. 4" CONCRETE SLAB (3,000 psi) WITH 6x6 3/8" WWM ON 6 MIL POLY VAPOR BARRIER ON 4" GRAVEL BASE ON COMPACTED EARTH.
4. 4" DIA. STEEL BOLLARDS FILLED SOLID WITH GROUT. EXTEND BOLLARD MIN. OF 84" INTO GRADE IN 1 1/2" DIA. CONC. FOOTING.
5. ALUMINUM WINDOW UNIT WITH 1" INSULATED GLASS. FRAME AND GLASS TO MATCH EXISTING WINDOWS.
6. -
7. "HARDWIRED" EXIT SIGN ABOVE DOOR WITH BATTERY BACKUP EMERGENCY LIGHTING UNIT.
8. WALL MOUNTED FIRE EXTINGUISHER (OFCO)
9. JANITOR SINK
10. 4" CONCRETE SLAB (3,000 psi) WITH 6x6 3/8" WWM ON 4" GRAVEL BASE.
11. HVAC DUCTWORK
12. HVAC UNIT ON CONCRETE PAD.
13. -

### DOOR SCHEDULE

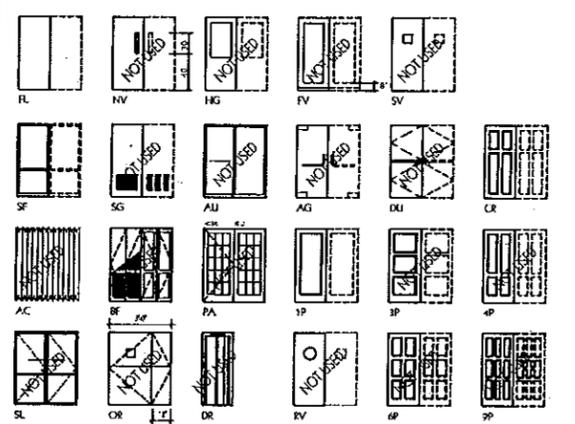
PR. NO.	DOOR INFORMATION	FRAME INFO.	RATINGS	H.W.	COMMENTS
101A	3'-0" x 7'-0" 1-3/4" MTL SF AL S2	ALGL SF AL S2	-	-	1, 2, 13
102A	3'-0" x 7'-0" 1-3/4" MTL IP FM S2	IP FM S2	-	-	1, 2, 13
103A	3'-0" x 7'-0" 1-3/4" ALGL SF AL S2	ALGL SF AL S2	-	-	1, 2, 9, 13
103B	3'-0" x 7'-0" 1-3/4" MTL FL FM S2	FL FM S2	-	-	1, 2, 5, 9, 13
103C	3'-0" x 7'-0" 1-3/4" ALGL SF AL S2	ALGL SF AL S2	-	-	1, 2, 9, 13
104A	3'-0" x 7'-0" 1-3/4" ALGL SF AL S2	ALGL SF AL S2	-	-	1, 2, 9, 13
104B	3'-0" x 7'-0" 1-3/4" MTL FL FM S2	FL FM S2	-	-	1, 2, 5, 9, 13
202A	3'-0" x 7'-0" 1-3/4" MTL FL FM S2	FL FM S2	-	-	1, 2, 13
203A	3'-0" x 7'-0" 1-3/4" ALGL SF AL S2	ALGL SF AL S2	-	-	1, 2, 9, 13
204A	3'-0" x 7'-0" 1-3/4" ALGL SF AL S2	ALGL SF AL S2	-	-	1, 2, 9, 13

- DOOR / FRAME / HARDWARE COMMENTS
1. WEATHERSTRIP WITH THRESHOLD
  2. CLOSER (MATCH HARDWARE FINISH)
  3. MAGNETIC HOLD OPEN DEVICE
  4. 180 DEGREE HINGES WITH WALL BUMPERS.
  5. VIEW PORT (DEP. HOLE)
  6. ENTRY FROM STAIR WITH KEY ONLY
  7. PANIC BAR HARDWARE
  8. PANIC BAR HARDWARE WITH ALARM (DELAYED EGRESS)
  9. PROVIDE DEAD-BOLT LOCK
  10. PRIVACY (BATH) LOCK
  11. PRIVACY (BEDROOM) LOCK
  12. PASSAGE (CLOSET) HARDWARE
  13. PRIVACY LOCK, KEYS TO MASTER KEY
  14. PRIVACY LOCK, KEYS OPERATELY
  15. KEYPAD ENTRY SYSTEM (COORD WITH TENANT)
  16. -
  17. -
  18. -

### FRAME TYPES



### DOOR TYPES



- ABBREVIATIONS
- SF - STOREFRONT
  - SS - STAINLESS STEEL
  - HM - HOLLOW METAL
  - WD - WOOD
  - V - VISION GLASS
  - S - SPANDREL GLASS
  - T - TEMPERED GLASS
  - A - ART GLASS

NOTE: ALL FRAME DRAWINGS ARE BY REF. ON INDUSTRY STANDARDS. THE FINISH OF THESE GRAY-IC SURFACES DOES NOT NECESSARILY INDICATE THAT THEY ARE INCLUDING IN THE SPECIFIC "HARDWARE" SCHEDULE TO THE DOOR SCHEDULE. ON THESE, LOCK AND HALLS ARE INCLUDING.

### WALL LEGEND

- 1/2" GYPSUM BOARD ON EACH SIDE OF 2x4 WOOD STUDS AT 16" OC. MAX. EXTEND WALL TO CEILING.
- 1/2" GYPSUM BOARD ON EACH INTERIOR SIDE OF 2x6 WOOD STUDS AT 16" OC. WITH EXTERIOR SHEATHING WITH VAPOR BARRIER WITH FIBERGLASS PANELS ON EXTERIOR SURFACE. PROVIDE R16 BATT INSULATION IN ALL CAVITIES.
- 1/2" GYPSUM BOARD ON EACH INTERIOR SIDE OF 2x6 WOOD STUDS AT 16" OC. WITH EXTERIOR SHEATHING WITH VAPOR BARRIER WITH BRCK VENEER ON EXTERIOR SURFACE. PROVIDE R16 BATT INSULATION IN ALL CAVITIES.
- EXTERIOR RATED WALL (ONE HOUR)
- 1 HR. - UL DESIGN U356
- 1/2" GYPSUM BOARD ON EACH INTERIOR SIDE OF 2x6 WOOD STUDS AT 16" OC. WITH EXTERIOR 1/2" GYPSUM SHEATHING WITH VAPOR BARRIER WITH FIBERGLASS PANELS ON EXTERIOR SURFACE. PROVIDE R16 BATT INSULATION IN ALL CAVITIES.

## OFFICE & RETAIL SPACES

### NEW TWO STORY STRUCTURES

FATHERLAND AND SOUTH 10th STREETS  
NASHVILLE, TN 37206

PROJ. NO.: 2015002

DATE: 02.18.15

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY	02.18.15	DR
2	REVISIONS	02.18.15	DR
3	STANDARD WINDOWS	02.18.15	DR
4	STANDARD WINDOWS	02.18.15	DR
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98	STANDARD WINDOWS	02.18.15	DR
99	STANDARD WINDOWS	02.18.15	DR
100	STANDARD WINDOWS	02.18.15	DR



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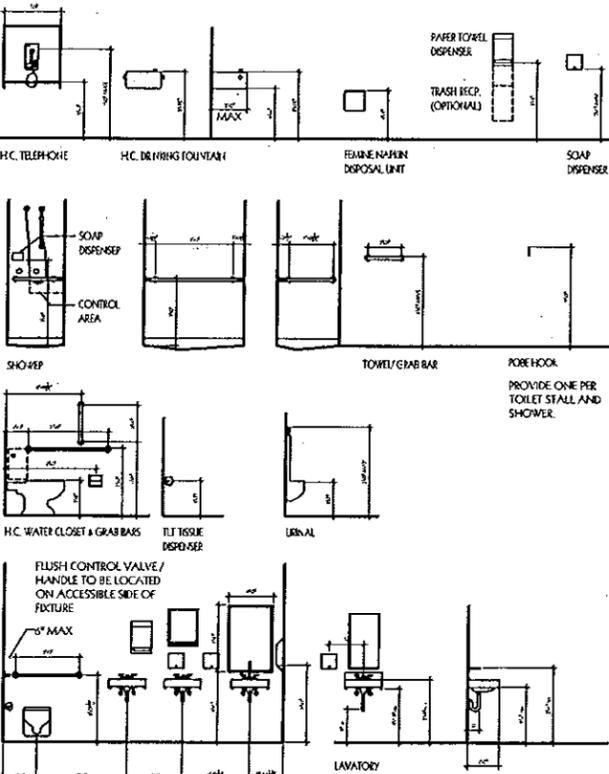
## ARCHITECTURAL SECOND FLOOR PLAN - BUILDING A

A1.20

### GENERAL NOTES

- THE CONTRACTOR ACKNOWLEDGES THAT HE HAS SATISFIED HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK AND THAT HE HAS VISITED THE SITE TO FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR WORK IN THE DOCUMENTS THAT CANNOT BE PERFORMED DUE TO EXISTING OR CONTRADICTORY CONDITIONS.
- IF EXISTING ITEMS AND/OR CONSTRUCTION MUST BE REMOVED UNDER THIS CONTRACT, THE CONTRACTOR SHALL PATCH AS INDICATED OR AS NECESSARY TO MATCH ORIGINAL CONDITION.
- PROJECT SCHEDULING AND PHASING MUST BE COORDINATED AND APPROVED BY THE OWNER.
- ANY SHUT DOWN OF THE ELECTRICAL OR MECHANICAL SERVICE MUST BE SO REQUESTED WITH THE OWNER.
- DIMENSIONS FOR NEW CONSTRUCTION ARE FACE TO FACE OF FINISH OR COLLUMNS AND FACE TO FACE OF CONCRETE OR MASONRY WALLS UNLESS OTHERWISE NOTED. DIMENSIONS INDICATE NOMINAL DIMENSIONS RATHER THAN ACTUAL DIMENSIONS.
- DIMENSIONS FOR EXISTING WORK ARE FACE TO FACE OF EXISTING SURFACES PRIOR TO ANY REQUIRED DEMOLITION.
- EXTEND ALL FIRE RATED WALL TO DECK ABOVE AND SEAL TO MATCH WALL RATING. FILL ALL VOIDS WITH GYPSUM AND/OR SAVING MATERIALS AS REQUIRED AND CALK CONTINUOUSLY.

### FIXTURE MOUNTING DIAGRAM



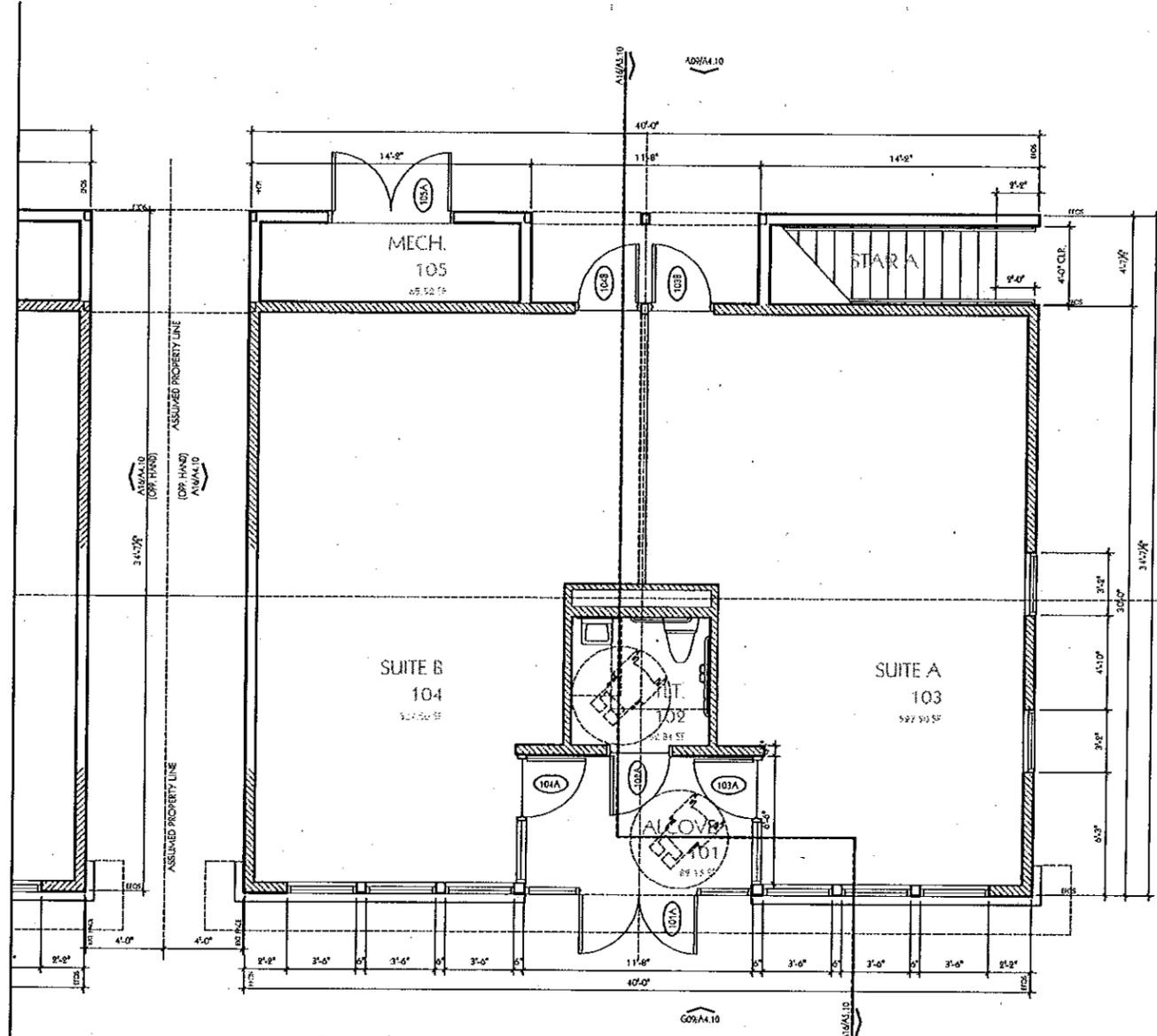
- GRAB BARS TO BE 1 3/8" OUTSIDE DIA. WITH 1/2" CLEAR SPACE BETWEEN BAR AND WALL SURFACE. GRAB BARS TO SUPPORT MIN. 250 LB. LOAD APPLIED IN ANY DIRECTION ALONG ITS LENGTH.
- FLUSH CONTROL VALVE / HANDLE TO BE LOCATED ON ACCESSIBLE SIDE OF FIXTURE.
- 5" MAX.

- FIXTURE LEGEND:
- A. 36" GRAB BAR
  - B. 48" GRAB BAR
  - C. 24" GRAB BAR
  - D. 18" GRAB BAR (VERTICAL)
  - E. ELECTRIC WATER COOKER
  - F. 18x24 FRAMED MIRROR
  - G. 24x36 FRAMED MIRROR
  - H. FULL MIRROR
  - I. NOT USED.
  - J. JAN. MOP HOLDER WITH SHELF
  - K. SOAP DISP. - LAV. MOUNTED
  - L. LAVATORY - WALL MOUNTED
  - M. ADA FIXTURE
  - N. SURFACE MOUNTED PAPER TOWEL DISP. WITH WASTE RECEPTACLE
  - O. WASTE CLOSET - ADA HEIGHT.
  - P. NOT USED
  - Q. ROBE HOOK
  - R. FEMININE NAPKIN DISPOSAL
  - S. SINK - WALL MTD. ADA INT.
  - T. TOILET - STANDARD HEIGHT
  - U. NOT USED
  - V. WATER CLOSET - ADA HEIGHT.
  - X. NOT USED
  - Y. NOT USED
  - Z. NOT USED

### FINISH SCHEDULE

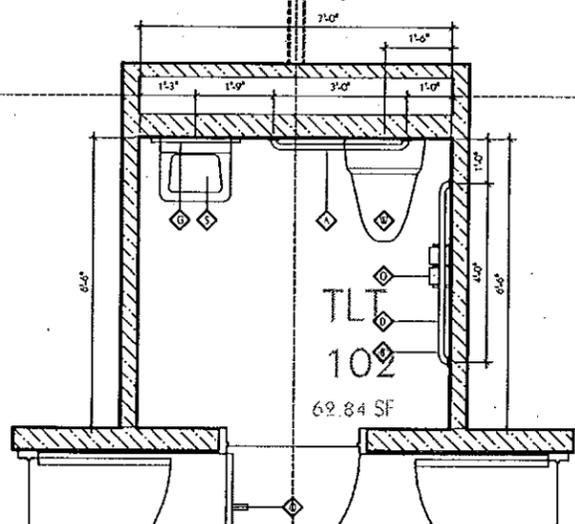
- CEILING: A1 - 24" x 24" ACOUSTICAL CEILING TILES
- BASES: B1 - 4" RUBBER BASE - COLOR TO BE SELECTED BY OWNER; B2 - 6" WOOD BASE (PAINTED)
- CARPET: C1 - CARPET - BROAD LOOM DIRECT GLUE DOWN; C2 - CARPET - 24" SQUARE CARPET TILES; C3 - CARPET - 24" SQUARE CARPET TILES; C4 - CARPET - 24" SQUARE CARPET TILES
- LAMINATES & SOLID SURFACES: L1 - PLASTIC LAMINATE - BY OWNER; L2 - PLASTIC LAMINATE - BY OWNER
- PAINTS AND STAINS: P1 - PAINT (FLAT LATEX) COLOR BY OWNER; P2 - PAINT (CEILING FLAT LATEX) COLOR BY OWNER; P3 - PAINT (SEMI GLOSS) COLOR BY OWNER; P4 - PAINT (GLOSS) COLOR BY OWNER; P5 - PAINT (EPOXY) COLOR BY OWNER
- TILE (VINYL, CERAMIC & STONE): T1 - 12" x 12" VINYL COMPOSITION TILE COLOR - BY OWNER; T2 - 12" x 12" CERAMIC TILE COLOR - BY OWNER
- MISCELLANEOUS FINISHES: EX - EXPOSED; S1 - CLEAR SEALANT ON CONCRETE

- FINISH NOTES:
- PROVIDE MIN. 48" x 48" PAINT SAMPLE PAINTED ON THE ACTUAL WALL / FLOOR / CEILING LOCATION FOR APPROVAL BY TENANT BEFORE PROCEEDING WITH PAINT PURCHASE.
  - DOOR FRAMES TO MATCH WALL BASE COLOR UNLESS SPECIFICALLY NOTED OTHERWISE.
  - GYPSUM BOARD FINISHES TO BE LEVEL 4 UNLESS OTHERWISE NOTED.
  - NA



### E12 ARCHITECTURAL SECOND FLOOR PLAN - BUILDING B

SCALE: 1" = 4'



A12 ENLARGED TOILET PLAN  
SCALE: 1" = 2'

### ARCHITECTURAL KEYNOTES

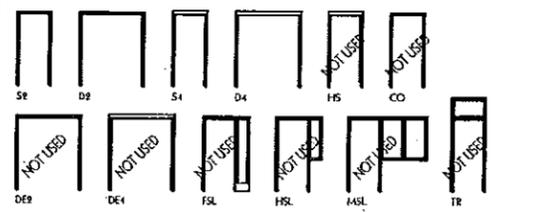
- EXISTING SIDE WALL METAL SIDING AND RELATED ATTACHMENTS TO BE REMOVED.
- PRE-ENGINEERED STEEL BUILDING FRAME ENGINEERING BY PRE-ENGINEERING BUILDING MANUFACTURER AND STAMPED BY LICENSED ENGINEER IN THE STATE OF TENNESSEE.
- 4" CONCRETE SLAB (3,000 psi) WITH 6.0% WRM ON 6 MIL POLY VAPOR BARRIER ON 4" GRAVEL BASE ON COMPACTED EARTH.
- 4" DIA. STEEL BOLLARDS FILLED SOLID WITH GROUT. EXTEND BOLLARD MIN. OF 9" INTO GRADE IN 12" DIA. CONC. FOOTING.
- ALUMINUM WINDOW UNIT WITH 1" INSULATED GLASS. FRAME AND GLASS TO MATCH EXISTING WINDOWS.
- 
- \*HARDWARE/EXIT SIGN ABOVE DOOR WITH BATTERY BACKUP EMERGENCY LIGHTING UNIT.
- WALL MOUNTED FIRE EXTINGUISHER (OFC)
- JANITOR SINK
- 4" CONCRETE SLAB (3,000 psi) WITH 6.0% WRM ON 4" GRAVEL BASE.
- HVAC DUCTWORK
- HVAC UNIT ON CONCRETE PAD.
- 

### DOOR SCHEDULE

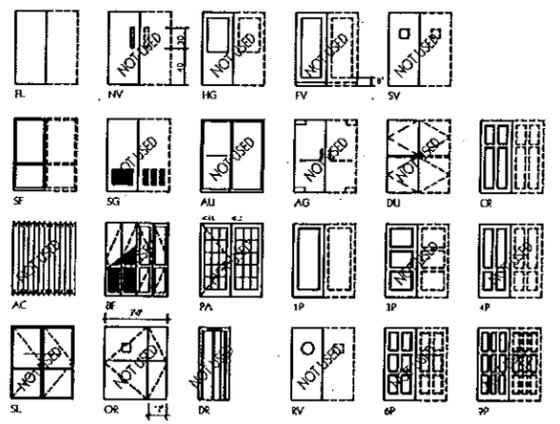
PR. NO.	NO.	DOOR INFORMATION	FRAME INFO.	RATINGS	H.W.	COMMENTS
		WIDTH HEIGHT THICK	MATL. TYPE MATL. TYPE	LABEL	FIN.	
	101A	3'-0" 7'-0" 1-3/4"	ALGL SF AL	S2	-	1, 8, 13
	102A	3'-0" 7'-0" 1-3/4"	MTL 1P FM	S2	-	1, 8, 13
	103A	3'-0" 7'-0" 1-3/4"	ALGL SF AL	S2	-	1, 8, 9, 13
	103B	3'-0" 7'-0" 1-3/4"	MEL FL FM	S2	-	1, 8, 9, 13
	103C	3'-0" 7'-0" 1-3/4"	ALGL SF AL	S2	-	1, 8, 9, 13
	104A	3'-0" 7'-0" 1-3/4"	ALGL SF AL	S2	-	1, 8, 9, 13
	104B	3'-0" 7'-0" 1-3/4"	MEL FL FM	S2	-	1, 8, 9, 13
	103A	3'-0" 7'-0" 1-3/4"	ALGL SF AL	S2	-	1, 8, 9, 13
	104A	3'-0" 7'-0" 1-3/4"	ALGL SF AL	S2	-	1, 8, 9, 13

- DOOR / FRAME / HARDWARE COMMENTS:
- WEATHERSTRIP WITH THRESHOLD
  - CLOSER (MATCH HARDWARE FINISH)
  - MAGNETIC HOLD OPEN DEVICE
  - 180 DEGREE HINGES WITH WALL BLAMPERS.
  - VIEW PORT (PEEP HOLE)
  - ENTRY FROM STAIR WITH KEY ONLY
  - PANIC BAR HARDWARE
  - PANIC BAR HARDWARE WITH ALARM (DELAYED EGRESS)
  - PROVIDE DEAD-BOLT LOCK
  - PRIVACY (BATH) LOCK
  - PRIVACY (BEDROOM) LOCK
  - PASSAGE (CLOSET) HARDWARE
  - PRIVACY LOCK, KEYS TO MASTER KEY
  - PRIVACY LOCK, KEYS SEPARATELY
  - KEYPAD ENTRY SYSTEM (COORD WITH TENANT)
  - 
  - 
  -

### FRAME TYPES



### DOOR TYPES



### ABBREVIATIONS

- SF - STOREFRONT
- SS - STAINLESS STEEL
- HM - HOLLOW METAL
- WD - WOOD
- V - VISION GLASS
- S - SPANDREL GLASS
- T - TEMPERED GLASS
- A - ART GLASS

NOTE: \*HARDWARE/EXIT SIGN ABOVE DOOR WITH BATTERY BACKUP EMERGENCY LIGHTING UNIT. WOODS DOORS OF NECESSARY. GLASS FINISH ARE INCLUDED IN THE SPECIFIC SCHEDULE. FINISH TO BE LEVEL 4 UNLESS OTHERWISE NOTED.

### WALL LEGEND

- GYPSUM BOARD ON EACH SIDE OF 2x4 WOOD STUDS AT 16" OC. MAX. EXTEND WALL TO CEILING.
- GYPSUM BOARD ON EACH INTERIOR SIDE OF 2x6 WOOD STUDS AT 16" OC. WITH EXTERIOR SHEATHING WITH VAPOR BARRIER WITH FIBER-CEMENT PANELS ON EXTERIOR SURFACE. PROVIDE R16 BATT INSULATION IN ALL CAVITIES.
- GYPSUM BOARD ON EACH INTERIOR SIDE OF 2x6 WOOD STUDS AT 16" OC. WITH EXTERIOR SHEATHING WITH VAPOR BARRIER WITH BECK VENEER ON EXTERIOR SURFACE. PROVIDE R16 BATT INSULATION IN ALL CAVITIES.
- EXTERIOR RATED WALL (ONE HOUR)
- GYPSUM BOARD ON EACH INTERIOR SIDE OF 2x6 WOOD STUDS AT 16" OC. WITH EXTERIOR SHEATHING WITH VAPOR BARRIER WITH FIBER-CEMENT PANELS ON EXTERIOR SURFACE. PROVIDE R16 BATT INSULATION IN ALL CAVITIES.

## OFFICE & RETAIL SPACES

### NEW TWO STORY STRUCTURES

FATHERLAND AND SOUTH 10th STREETS  
NASHVILLE, TN 37206

PROJ. NO.: 2015002

DATE: 02.18.15

NO.	DESCRIPTION	DATE
1	ISSUE SET	02.18.15
2	STAMPED PERMITS	03.10.15
3	STAMPED PERMITS	03.10.15
4	ISSUE SET	02.18.15



PICKLESIMER ROBERTS INC ARCHITECTURE



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MURFREESBORO, TN 37127

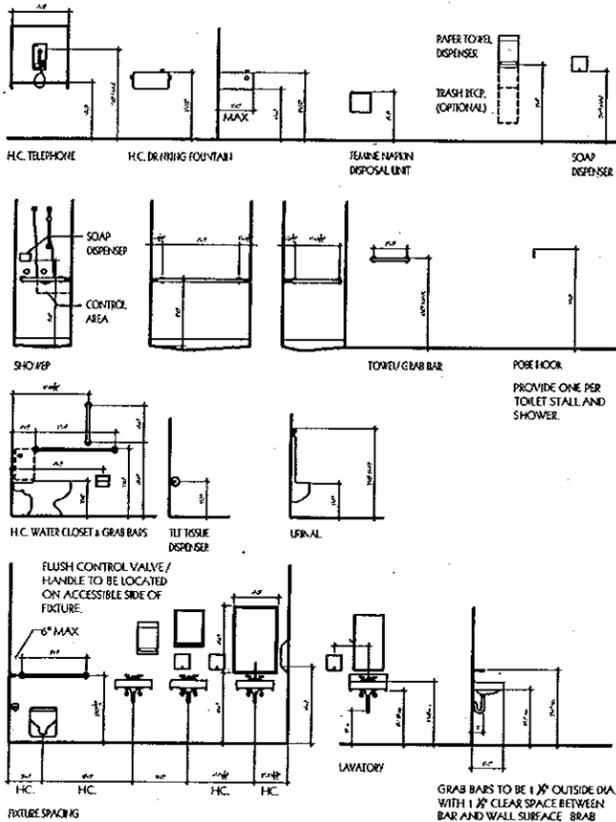
### ARCHITECTURAL SECOND FLOOR PLAN - BUILDING B

A1.11

**GENERAL NOTES**

1. THE CONTRACTOR ACKNOWLEDGES THAT HE HAS SATISFIED HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK AND THAT HE HAS VISITED THE SITE TO FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR WORK IN THE DOCUMENTS THAT CANNOT BE PERFORMED DUE TO EXISTING OR CONTRADICTIONARY CONDITIONS.
3. IF EXISTING ITEMS AND/OR CONSTRUCTION MUST BE REMOVED UNDER THIS CONTRACT, THE CONTRACTOR SHALL PATCH AS INDICATED OR AS NECESSARY TO MATCH ORIGINAL CONDITION.
4. PROJECT SCHEDULING AND PHASING MUST BE COORDINATED AND APPROVED BY THE OWNER.
5. ANY SHUT DOWN OF THE ELECTRICAL OR MECHANICAL SERVICE MUST BE SCHEDULED WITH THE OWNER.
6. DIMENSIONS FOR NEW CONSTRUCTION ARE FACE TO FACE OF FINISH OR COLUMNS AND FACE TO FACE OF CONCRETE OR MASONRY WALLS UNLESS OTHERWISE NOTED. DIMENSIONS INDICATE NOMINAL DIMENSIONS RATHER THAN ACTUAL DIMENSIONS.
7. DIMENSIONS FOR EXISTING WORK ARE FACE TO FACE OF EXISTING SURFACES PRIOR TO ANY REQUIRED DEMOLITION.
8. EXTEND ALL FIRE RATED WALL TO DECK ABOVE AND SEAL TO MATCH WALL RATING. FILL ALL VOIDS WITH GYPSUM ANCHOR SAFING MATERIALS AS REQUIRED AND CAULK CONTINUOUSLY.

**FIXTURE MOUNTING DIAGRAM**

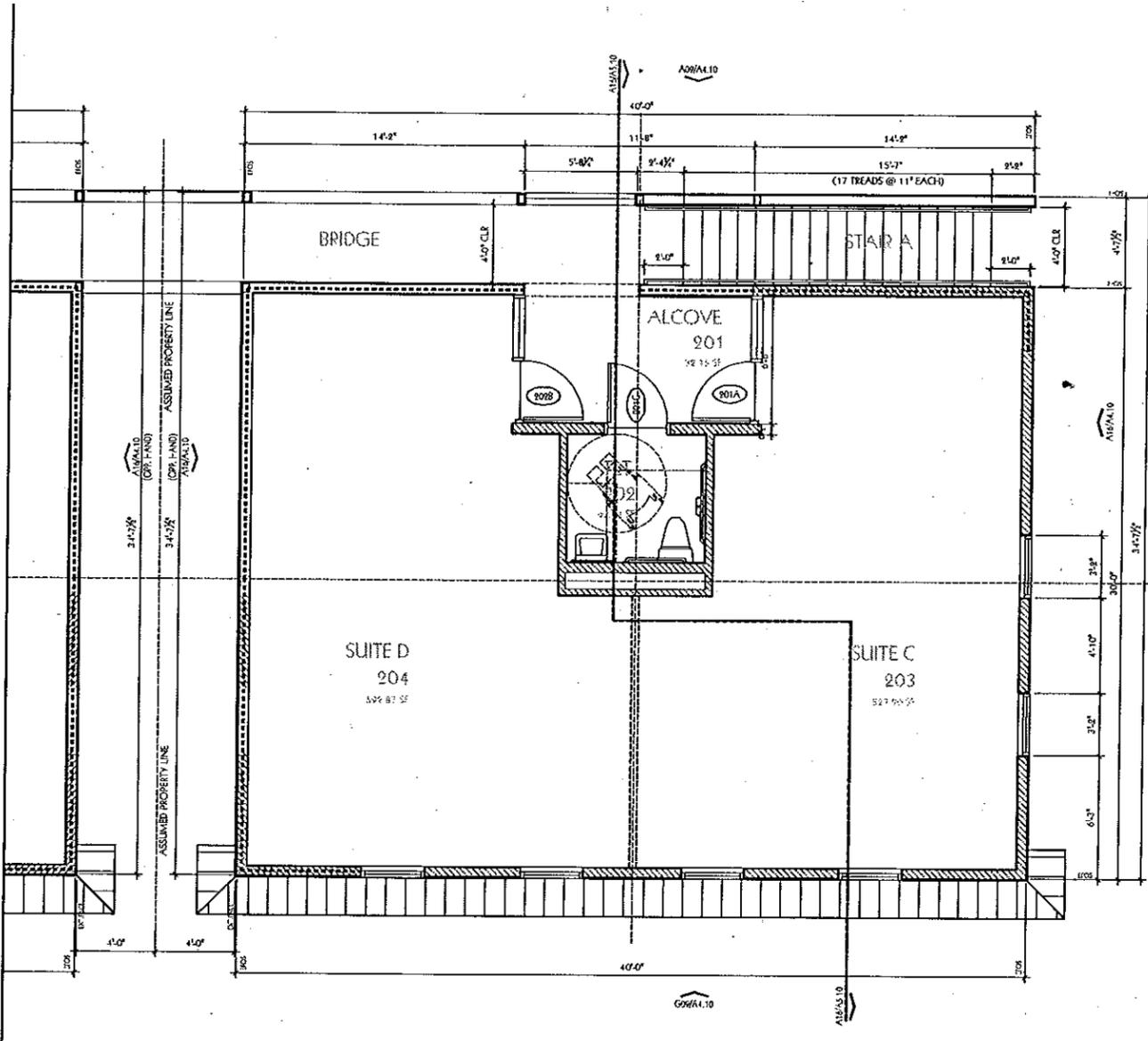


- FIXTURE LEGEND**
- A. 36" GRAB BAR
  - B. 48" GRAB BAR
  - C. 24" GRAB BAR
  - D. 18" GRAB BAR (VERTICAL)
  - E. ELECTRIC WATER COOLER
  - F. 18-24" FRAMED MIRROR
  - G. 8-16-24" FRAMED MIRROR
  - H. FULL MIRROR
  - I. NOT USED.
  - J. JAN. MOP HOLDER WITH SHELF
  - K. SOAP DISP. - LAV. MOUNTED
  - L. LAVATORY - WALL MOUNTED
  - M. SURFACE MOUNTED PAPER TOWEL DISP. WITH WASTE RECEPTACLE
  - N. SMALL RECESSED PAPER TOWEL DISP WITH WASTE RECEPTACLE.
  - O. TOILET PAPER DISPENSER
  - P. NOT USED
  - Q. ROBE HOOK
  - R. FEMININE NAPKIN DISPOSAL
  - S. SINK - WALL MTD. ADA UNIT
  - T. TOILET - STANDARD HEIGHT
  - U. NOT USED
  - V. NOT USED
  - W. WATER CLOSET - ADA HEIGHT
  - X. NOT USED
  - Y. NOT USED
  - Z. NOT USED

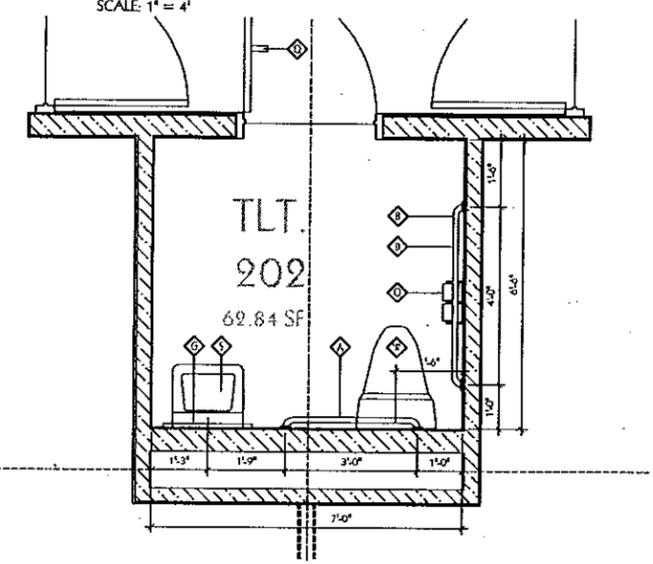
**FINISH SCHEDULE**

- CEILING WALLS FLOOR**
- A - ACOUSTICAL MATERIALS
    - A1 24 by 24 ACOUSTICAL CEILING TILES
    - A2
  - B - BASES
    - B1 4" RUBBER BASE - COLOR TO BE SELECTED BY OWNER
    - B2 6" WOOD BASE (PAINTED)
  - C - CARPET
    - C1 CARPET - BROAD LOOM DIRECT GULIE DOWN COLOR / STYLE BY OWNER
    - C2 CARPET - 24" SQUARE CARPET TILES COLOR / STYLE BY OWNER
  - L - LAMINATES & SOLID SURFACES
    - L1 PLASTIC LAMINATE - BY OWNER
    - L2 PLASTIC LAMINATE - BY OWNER
  - P - PAINTS AND STAINS
    - P1 PAINT (FLAT LATEX) COLOR BY OWNER
    - P2 PAINT (CEILING FLAT LATEX) COLOR BY OWNER
    - P3 PAINT (SEMI GLOSS) COLOR BY OWNER
    - P4 PAINT (GLOSS) COLOR BY OWNER
    - P5 PAINT (EPOXY) COLOR BY OWNER
  - T - TILE (VINYL, CERAMIC & STONE)
    - T1 18" by 18" VINYL COMPOSITION TILE COLOR - BY OWNER
    - T2 18" by 18" CERAMIC TILE COLOR - BY OWNER
  - MISCELLANEOUS FINISHES
    - EX EXPOSED
    - S1 CLEAR SEALANT ON CONCRETE

- FINISH NOTES**
1. PROVIDE MIN. 48" x 48" PAINT SAMPLE PAINTED ON THE ACTUAL WALL / FLOOR / CEILING LOCATION FOR APPROVAL BY TENANT BEFORE PROCEEDING WITH PAINT PURCHASE.
  2. DOOR FRAMES TO MATCH WALL BASE COLOR UNLESS SPECIFICALLY NOTED OTHERWISE.
  3. GYPSUM BOARD FINISHES TO BE LEVEL & UNLESS OTHERWISE NOTED
  4. N/A



**E12 ARCHITECTURAL SECOND FLOOR PLAN - BUILDING B**



**A12 ENLARGED TOILET PLAN**  
SCALE: 1" = 2"

**ARCHITECTURAL KEYNOTES**

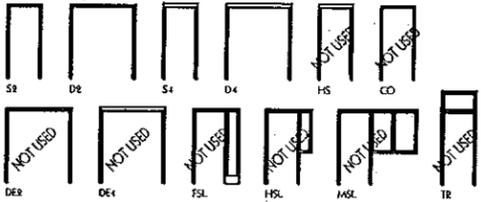
1. EXISTING SIDE WALL METAL SIDING AND RELATED ATTACHMENTS TO BE REMOVED.
2. PRE-ENGINEERED STEEL BUILDING FRAME ENGINEERING BY PRE-ENGINEERING BUILDING MANUFACTURER AND STAMPED BY LICENSED ENGINEER IN THE STATE OF TENNESSEE.
3. 4" CONCRETE SLAB (3,000 psi) WITH 6-6 #5 W/M ON 6 MIL POLY VAPOR BARRIER ON 4" GRAVEL BASE ON COMPACTED EARTH.
4. 4" DIA. STEEL BOLLARDS FILLED SOLID WITH GROUT. EXTEND BOLLARD MIN. OF 24" INTO GRADE IN 18" DIA. CONC. FOOTING.
5. ALUMINUM WINDOW UNIT WITH 1" INSULATED GLASS. FRAME AND GLASS TO MATCH EXISTING WINDOWS.
- 6.
7. "HARD-WIRED" EXIT SIGN ABOVE DOOR WITH BATTERY BACKUP EMERGENCY LIGHTING UNIT.
8. WALL MOUNTED FIRE EXTINGUISHER (CFBC)
9. JANITOR SINK
10. 4" CONCRETE SLAB (3,000 psi) WITH 6-6 #5 W/M ON 4" GRAVEL BASE.
11. HVAC DUCTWORK
12. HVAC UNIT ON CONCRETE PAD.
- 13.

**DOOR SCHEDULE**

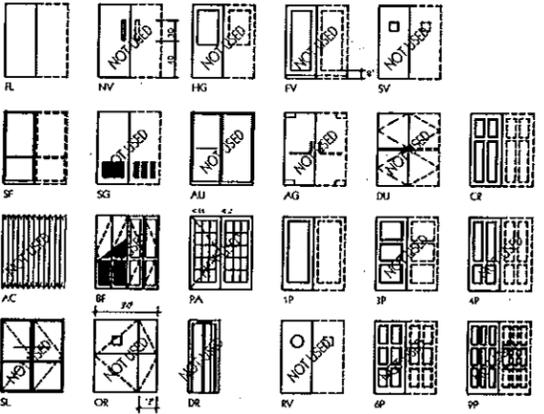
PR. NO.	DOOR INFORMATION				FRAME INFO.		RATINGS		H.W.	COMMENTS
	WIDTH	HEIGHT	THICK	MATL. TYPE	MATL. TYPE	LABEL	MIN.			
101A	3'-0"	7'-0"	1-3/4"	ALGL. SF	AL. SE	-	-	-	-	1, 2, 13
101B	3'-0"	7'-0"	1-3/4"	MTL. SP	HM. SE	-	-	-	-	1, 2, 13
102A	3'-0"	7'-0"	1-3/4"	ALGL. SF	AL. SE	-	-	-	-	1, 2, 9, 13
103B	3'-0"	7'-0"	1-3/4"	MTL. FL	HM. SE	-	-	-	-	1, 2, 5, 9, 13
103C	3'-0"	7'-0"	1-3/4"	ALGL. SF	AL. SE	-	-	-	-	1, 2, 9, 13
104A	3'-0"	7'-0"	1-3/4"	ALGL. SF	AL. SE	-	-	-	-	1, 2, 9, 13
104B	3'-0"	7'-0"	1-3/4"	MTL. FL	HM. SE	-	-	-	-	1, 2, 5, 9, 13
202A	3'-0"	7'-0"	1-3/4"	MTL. FL	HM. SE	-	-	-	-	1, 2, 13
203A	3'-0"	7'-0"	1-3/4"	ALGL. SF	AL. SE	-	-	-	-	1, 2, 9, 13
204A	3'-0"	7'-0"	1-3/4"	ALGL. SF	AL. SE	-	-	-	-	1, 2, 9, 13

- DOOR / FRAME / HARDWARE COMMENTS**
1. WEATHERSTRIP WITH THRESHOLD
  2. CLOSER (MATCH HARDWARE FINISH)
  3. MAGNETIC HOLD OPEN DEVICE
  4. 180 DEGREE HINGES WITH WALL BUMPERS
  5. VIEW PORT (PEEP HOLE)
  6. ENTRY FROM STAIR WITH KEY ONLY
  7. PANIC BAR HARDWARE
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  9. PROVIDE DEAD-BOLT LOCK
  10. PRIVACY (BATH) LOCK
  11. PRIVACY (BEDROOM) LOCK
  12. PASSAGE (CLOSET) HARDWARE
  13. PRIVACY LOCK KEVED TO MASTER KEY
  14. PRIVACY LOCK KEVED SEPARATELY
  15. KEYPAD ENTRY SYSTEM (COORD WITH TENANT)
  - 16.
  - 17.
  - 18.

**FRAME TYPES**



**DOOR TYPES**



- ABBREVIATIONS**
- SF - STOREFRONT
  - SS - STAINLESS STEEL
  - HM - HOLLOW METAL
  - WD - WOOD
  - V - VISION GLASS
  - S - SPANDREL GLASS
  - T - TEMPERED GLASS
  - A - ART GLASS

**WALL LEGEND**

- 1/2" GYPSUM BOARD ON EACH SIDE OF 2-6" WOOD STUDS AT 16" OC. MAX. EXTEND WALL TO CEILING.
- 1/2" GYPSUM BOARD ON EACH INTERIOR SIDE OF 2-6" WOOD STUDS AT 16" OC. WITH EXTERIOR SHEATHING WITH VAPOR BARRIER WITH FIBER-CEMENT PANELS ON EXTERIOR SURFACE. PROVIDE R16 BATT INSULATION IN ALL CAVITIES.
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**OFFICE & RETAIL SPACES**

**NEW TWO STORY STRUCTURES**

FATHERLAND AND SOUTH 10th STREETS  
NASHVILLE, TN 37206

PROJ. NO.: 2015002

DATE: 02.18.15

NO.	DESCRIPTION	DATE	BY
1	PRINT SET	02.23.15	A.
2	STAIR RINGS	02.20.15	B.
3	STAIR WINDOWS	02.05.15	C.



**PICKLESIMER ROBERTS ARCHITECTURE**



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1817 HOLLOWAY CIRCLE  
MURFREESBORO, TN 37127

**ARCHITECTURAL SECOND FLOOR PLAN - BUILDING**

**A1.21**

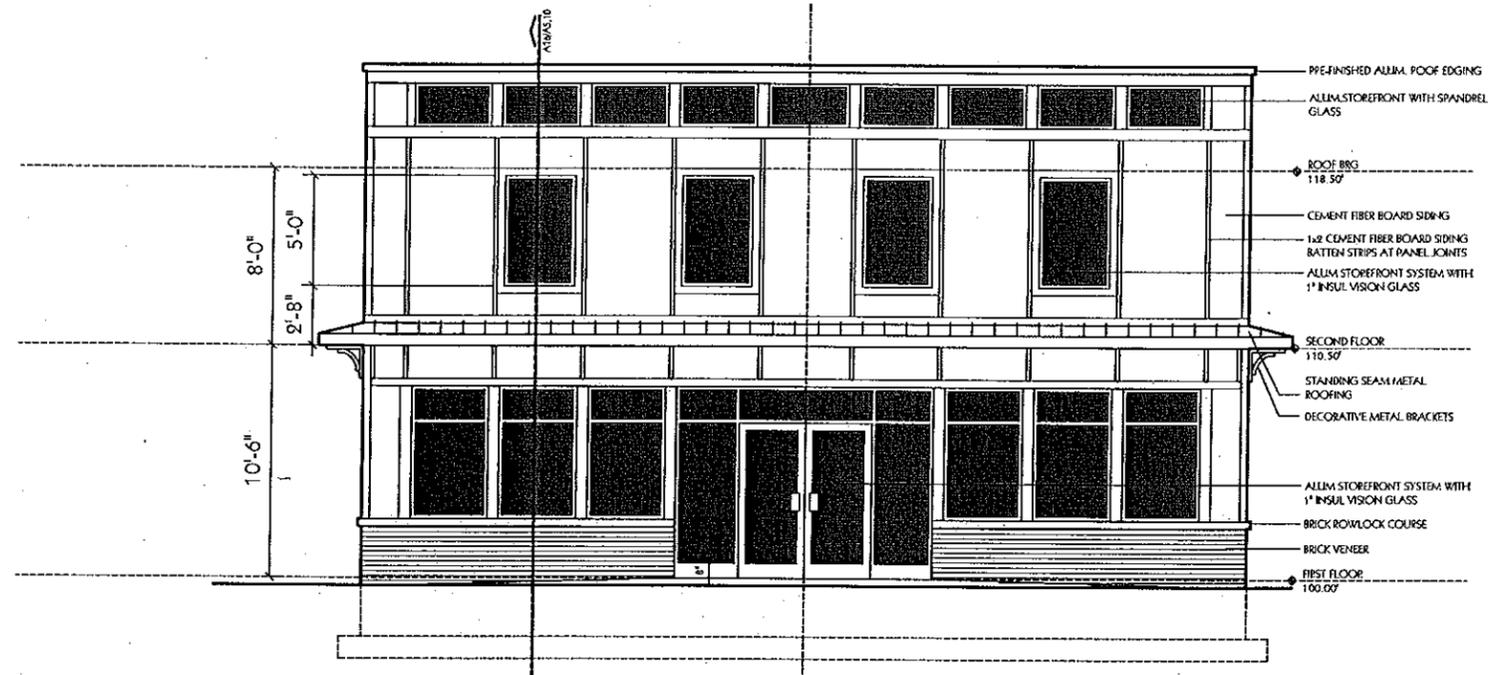




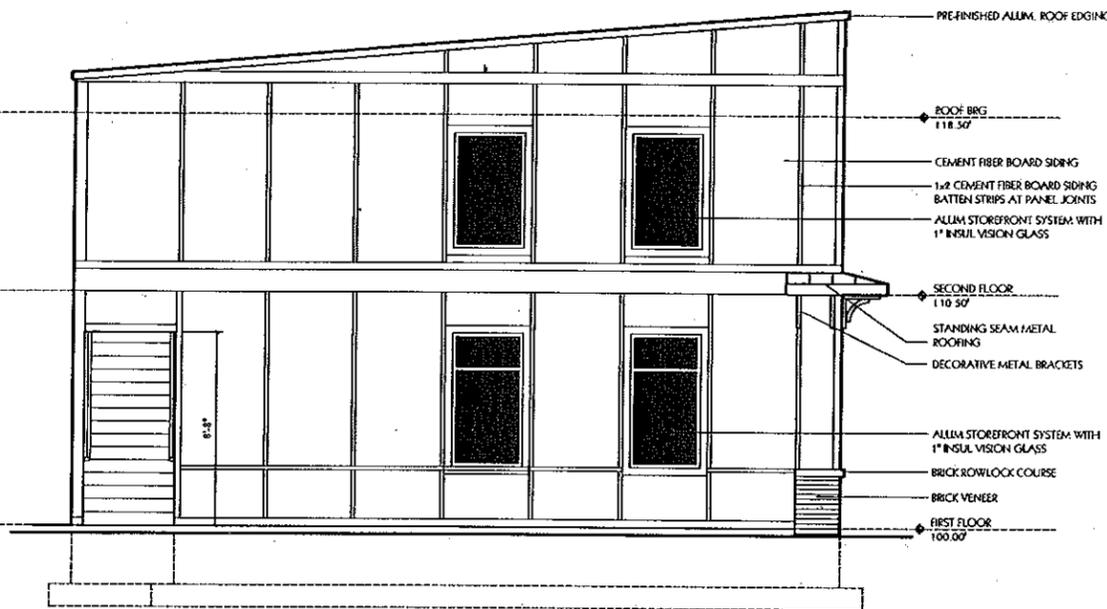
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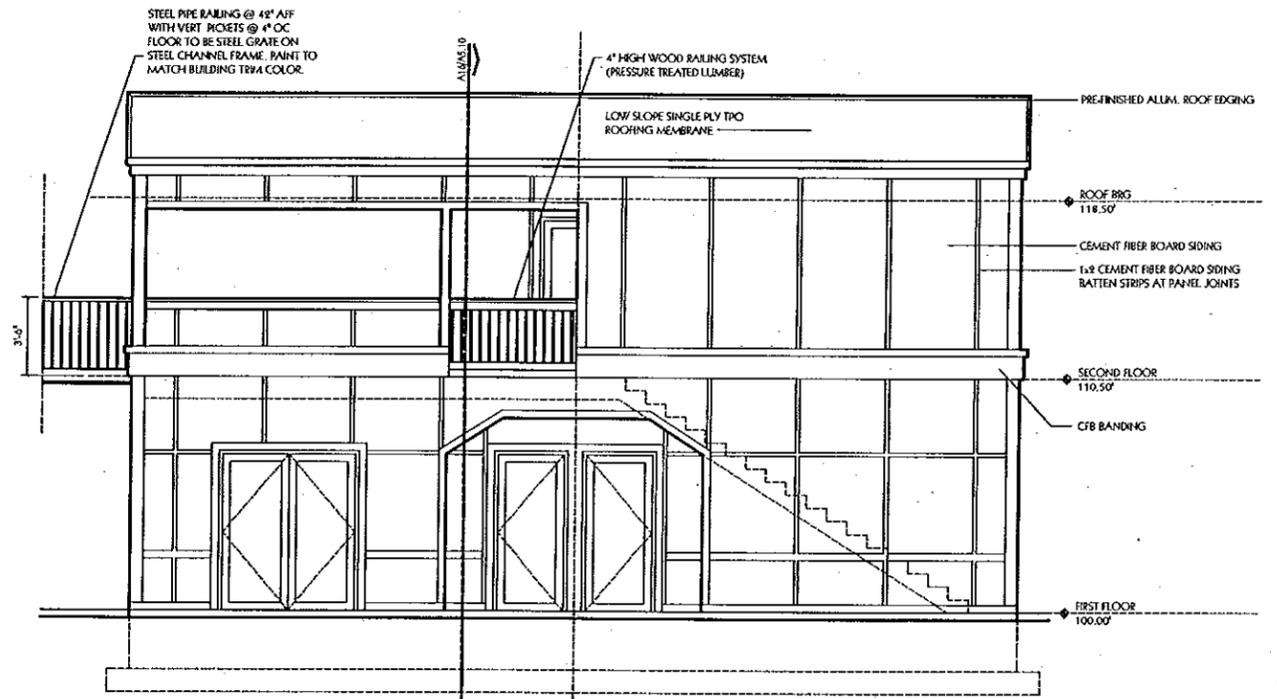
*(Buildings "A" + "B" identical)*



**G09 FRONT ELEVATION**  
SCALE: 1" = 4'



**A16 SIDE ELEVATION**  
SCALE: 1" = 2'



**A09 REAR ELEVATION**  
SCALE: 1" = 4'

**OFFICE & RETAIL SPACES**

**NEW TWO STORY STRUCTURES**

FATHERLAND AND SOUTH 10th STREETS  
NASHVILLE, TN 37206

PROJ. NO.: 2015002

DATE: 02.18.15

NO.	DATE	DESCRIPTION
1	02.18.15	PERMITS
2	03.20.15	STAR BRICKS
3	04.09.15	STAIR WINDOWS



PICKLESIMER ROBERTS INC  
ARCHITECTURE



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MURFREESBORO, TN 37127

**EXTERIOR ELEVATIONS BUILDINGS A & B**

**A4.10**

