



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
613 17th Avenue North (MLK, Jr Academic Magnet School)
August 19, 2015

Application: New construction-addition

Map and Parcel Number: 09208001600

Council District: 19

Applicant: JC Elder, Bauer Askew Architecture

Project Lead: Robin Zeigler, robin.zeigler@nashville.gov, 615-862-7970

Description of Project: The applicant now proposes removal of non-contributing buildings, the reorientation of parking and a new building, behind the most significant building on campus and to the side of later historic additions.

Recommendation Summary: Staff recommends approval with the conditions that staff provide final approval of masonry design, dimensions and color and metal colors and that the applicant return with a new design for the Jo Johnston (south) building façade in a subsequent phase. With these conditions, the project meets the design guidelines for new construction on a Landmark site.

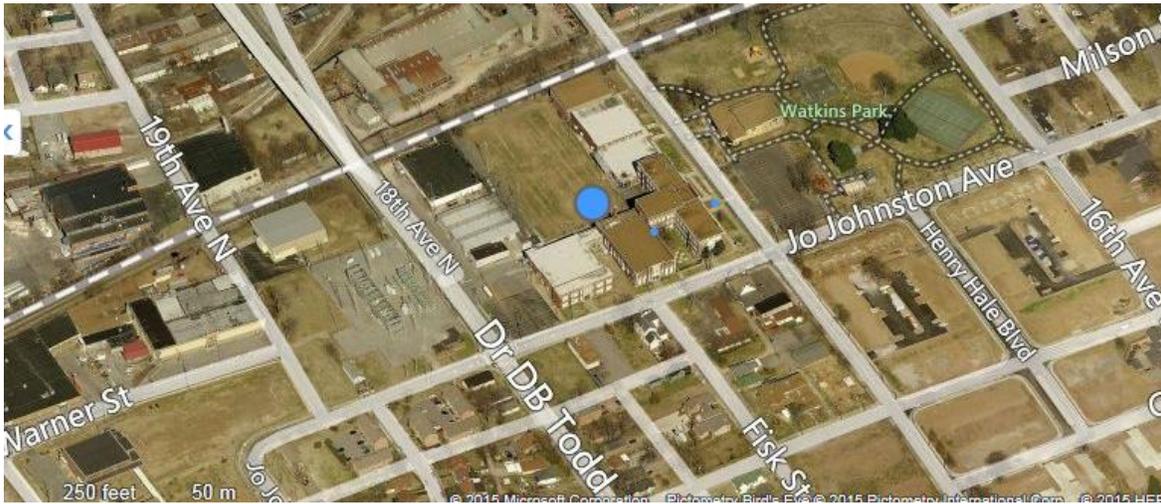
Attachments

A: Elevations

Vicinity Maps



Aerials



Applicable Ordinance:

I. Secretary of Interior Standards

B. By state law, all design guidelines for neighborhood conservation zoning overlays must comply with the Secretary of the Interior's Standards for Treatment of Historic Properties:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal changes to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historical significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means necessary.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

II. BUILDING SITE

Some Historic Landmark Districts consist only of the historic building and the land immediately underneath it. Other landmark districts consist of a building *and* the landscape surrounding the landmark. Often this landscape or *site* is an integral part of the landmark's importance and construction on or alteration of the site may have an impact on the landmark building itself. The following guidelines are intended for use when construction is proposed on a landmark site:

1. Features of the site that are important in defining the overall character of the landmark should be identified, retained, and preserved. Removal or radical change of site features which are important in defining the overall historic character of the landmark should be avoided.

2. Removal or relocation of buildings or landscape features which are historically related to the landmark shall be avoided.
3. Repair of deteriorated landscape or site features rather than replacement is encouraged where possible. Addition of conjectural landscape features which would create a false sense of historic development should not occur.
4. Construction of new buildings adjacent to the landmark building shall not detract from or diminish the value of the landmark itself. Standards 9 & 10 from the above guidelines address new construction and shall be applied when new buildings are proposed in a landmark district.
5. New or added exterior site features shall be placed so as not to detract from or diminish the value of the landmark itself.
6. Site work including construction of parking and utility work shall be undertaken carefully so as not to disturb architectural or archaeological features of the landmark site.

New parking should be placed to the rear of the landmark building to minimize adverse visual impact. Parking surface should be selected to minimize harm to the landscape surrounding the landmark. Excavation work should be carefully undertaken and care shall be used to properly record any archaeological materials encountered.

B. DEMOLITION

1. Demolition is not appropriate

- a. If a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. If a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2. Demolition is appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the property;
- b. If a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the landmark and its removal will result in a more historically appropriate visual effect on the property; or
- c. If the denial of the demolition will result in an economic hardship for the property as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background:

Located at 613 17th Avenue North and formerly Pearl High School, the original portion of this Art Deco building was completed in 1937 and designed by the prominent African-American architectural firm of McKissack and McKissack. For many years Nashville's only high school for black students, Pearl is significant as a community anchor for African Americans during segregation. The school was a project of the Public Works Administration (PWA) and maintains a high degree of architectural integrity with replacement windows and doors representing the only significant changes to the façade. Additions to the original structure include a vocational building (1945) and gymnasium

(1964). Designated 7/30/2004; Ordinance No. BL2004-280

The applicant now proposes removal of non-contributing buildings, the reorientation of parking and a new building, behind the most significant building on campus and to the left of later historic additions.

Analysis and Findings:

Demolition: The campus includes a concrete block building and a series of metal buildings that will be removed for a parking area and later phases of construction. These buildings are not historic and do not contribute to the historic character of the campus. Demolition meets section III of the design guidelines.



Figure 1: Non-historic buildings to be demolished.

Building Site: The MLK, Jr. Academic Magnet High School is a local Historic Landmark. The primary historic 1937 portion of the campus faces 17th Avenue North. The proposed addition will be behind this portion with highly visible portions on Jo Johnston Avenue and Dr. DB Todd Jr. Blvd. (See figure 1.) It will be attached to the rear/side portion of the 1945 addition. (See figure 2.)

The parking lot will be behind the historic buildings in the area of the non-contributing buildings, which meets the design guidelines. The project includes slight reorientation of Eighteenth Avenue North and Dr. DB Todd Blvd, which MHZC staff signed-off on administratively.

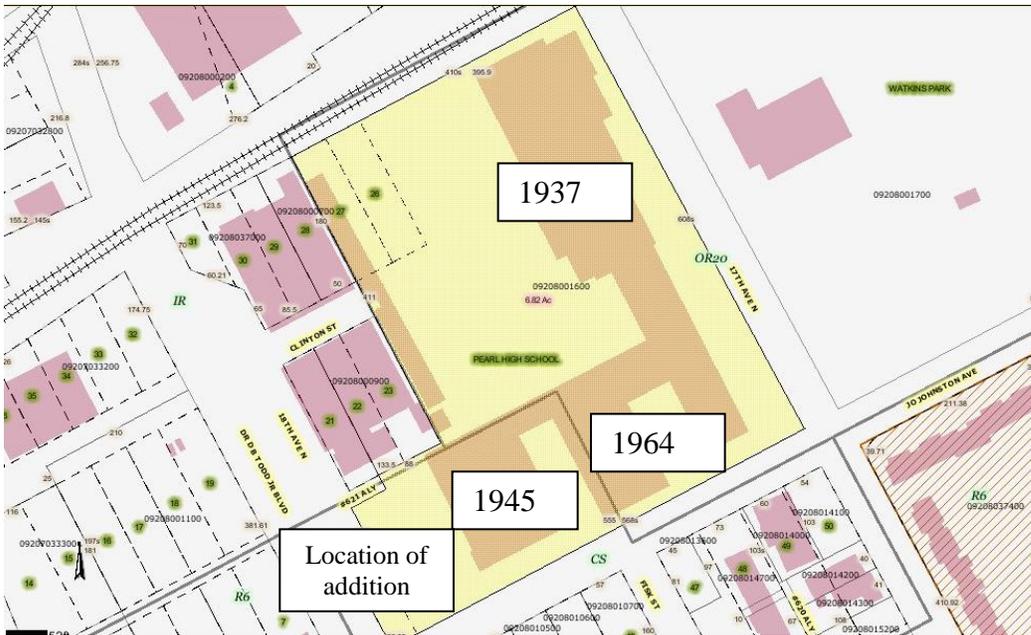


Figure 1: Shows the dates of construction for the MLK campus.



Figure 2: Addition will be attached to the left of the dashed line.

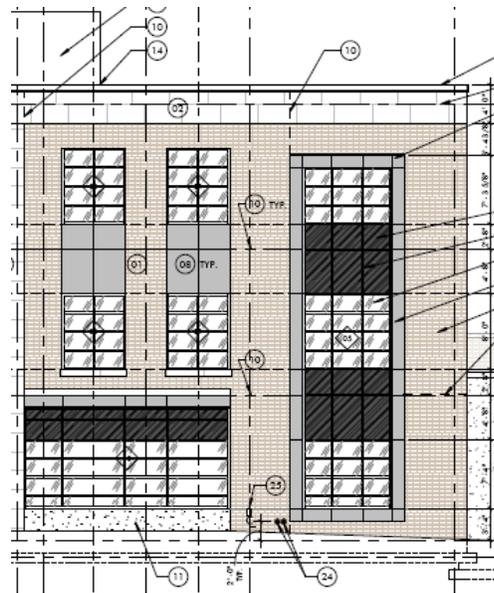
The proposed addition does not alter or remove significant features of the site. The location keeps the addition from detracting from the historic portions of the campus. There are no known archaeological areas in this heavily disturbed area. For these reasons, Staff finds the project to meet section II of the design guidelines.

Compatibility of Massing & Form: The addition will be three-stories with a flat roof, similar to the historic portions of the campus. The façade facing Dr. DB Todd Blvd will not affect the historic character of the campus as it will not be seen in relationship to the original building nor will it physically touch this earliest building on campus. The Jo

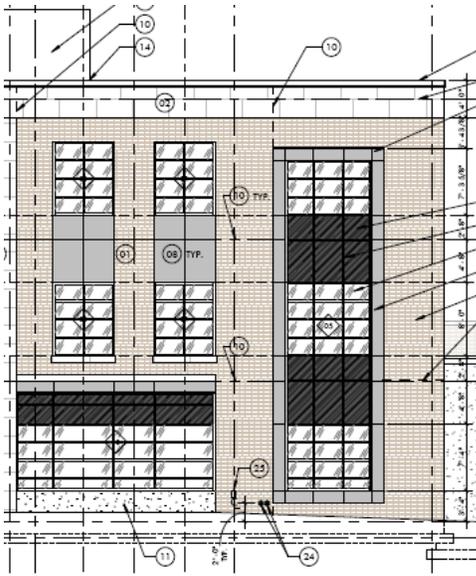
Johnston Ave façade will have an impact on the historic portion of the campus due to its proximity to the 1945 addition. Presently that façade is one large blank wall, which would not be considered appropriate; however, it is designed in this manner to accommodate a later phase that will include a new face with an addition that will bring it up to the current setback of the 1945 addition. The attachment will occur behind the first pile of the historic building. The applicant will return to the MHZC with the design of that new portion at a later date. The addition meets section 9 of the Secretary of Interior Standards.

Differentiation & Removability: The addition is differentiated from the old with a step back from the front façade of the 1945 addition and with contemporary design and materials. The step back also makes it possible to remove the addition if there was ever a desire to fully restore earlier portions of the campus to current conditions. The project meets sections 9 and 10 of the Secretary of Interior Standards.

Compatibility of Openings: The rhythm of openings includes wide areas of glazing on the ground floor and narrower columns of glazing on the upper levels that span floor lines in a similar manner to the earliest building on the campus.



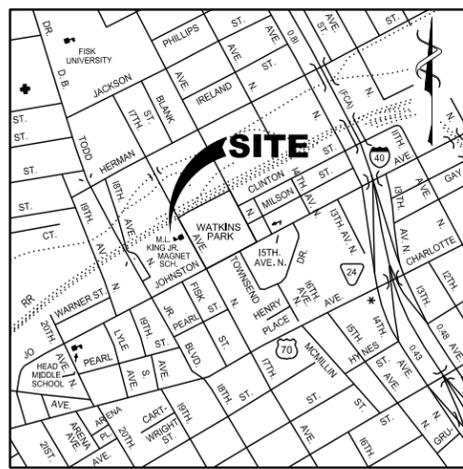
Figures 1 and 2: The corner bays of the historic building (left image) have wide windows as seen on the first floor of the addition, right image.



Figures 3 and 4: The columns of windows on the upper levels of the addition are a modern interpretation of columns of windows on the masonry bays of the historic building which sometimes span floor levels.

Compatibility of Materials: Materials for the siding include brick, calcium silicate masonry units, architectural exposed concrete and metal panels. The masonry products are similar to the materials used on the historic building and provide for a modern interpretation the simple brick and stone. Staff recommends final review of the masonry and the metal panel colors. Windows and their components include aluminum storefronts, metal panel rain screens, spandrel glass at the floor lines, and painted aluminum curtain wall. Staff recommends final review of masonry design, dimensions and color and metal colors.

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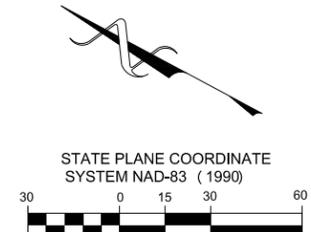


VICINITY MAP
N.T.S.

CONSTRUCTION NOTES:

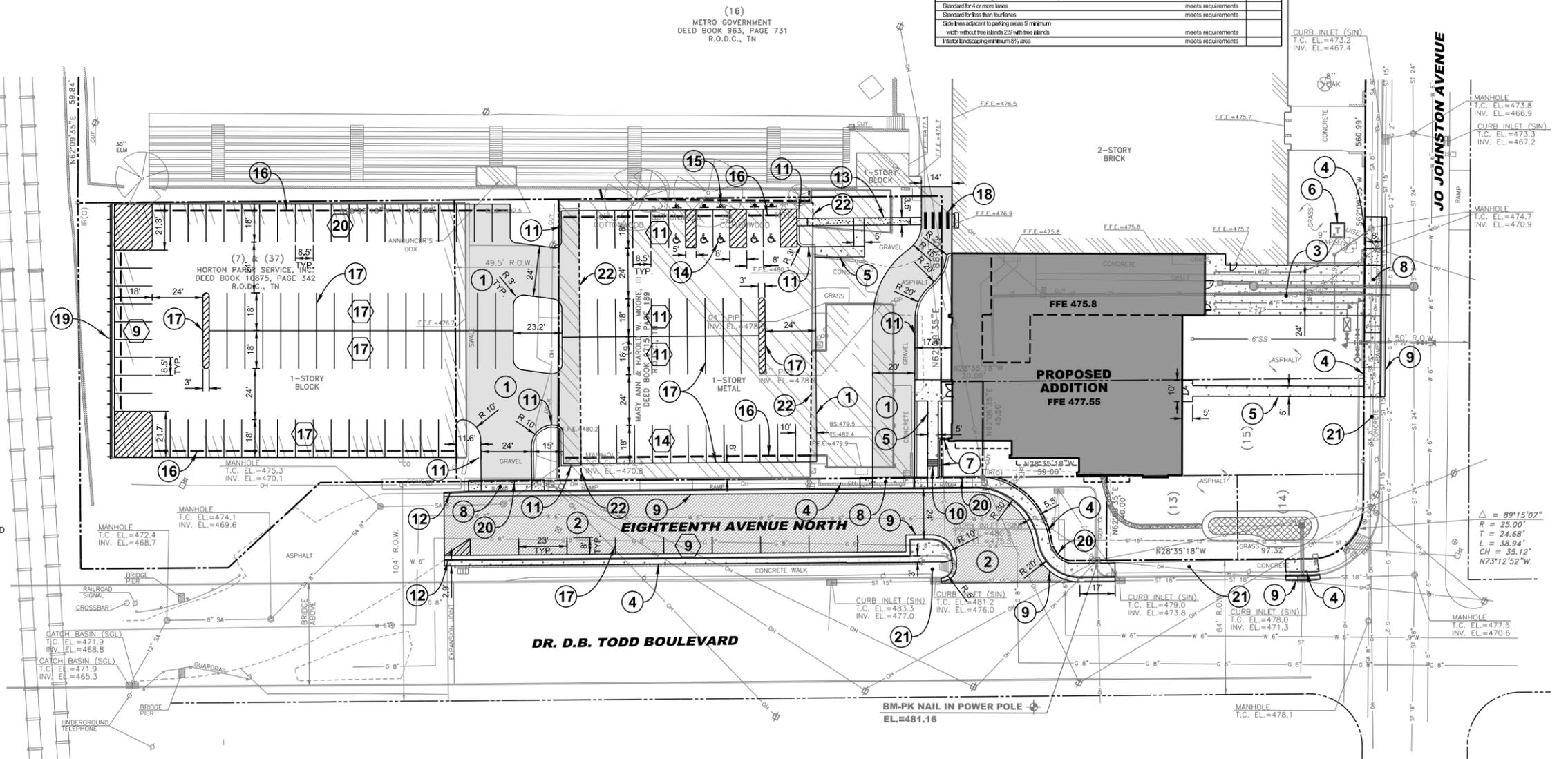
- 1 ASPHALT PAVEMENT, SEE DETAIL SHEET C4.01
- 2 EIGHTEENTH AVENUE S. ASPHALT PAVEMENT, SEE DETAIL SHEET C4.01
- 3 CONCRETE PAVEMENT, SEE DETAIL SHEET C4.01
- 4 CONCRETE SIDEWALK (METRO DWG. NO. ST-210)
- 5 CONCRETE WALK, SEE DETAIL SHEET C4.01
- 6 CONCRETE PAD, COORDINATE WITH NASHVILLE ELECTRIC SERVICE
- 7 CONCRETE RETAINING WALL, SEE DETAIL SHEET C4.01
- 8 CONCRETE DRIVEWAY RAMP (ALTERNATE) (METRO DWG. NO. ST-325)
- 9 STANDARD CURB WITH GUTTER (METRO DWG. NO. ST-200)
- 10 CONCRETE STEPS WITH HANDRAIL, SEE DETAIL SHEET C4.01
- 11 CONCRETE MOUNTABLE CURB, SEE DETAIL SHEET C4.01
- 12 CURB TAPER, SEE DETAIL SHEET C4.01
- 13 12:1 ADA COMPLIANT RAMP, SEE DETAIL SHEET C4.01
- 14 ADA COMPLIANT PARKING SPACE (TYP.), SEE DETAIL SHEET C4.01
- 15 ADA COMPLIANT PARKING SIGN (TYP.), SEE DETAIL SHEET C4.01
- 16 CONCRETE WHEEL STOP (TYP.), SEE DETAIL SHEET C4.01
- 17 4" WIDE PAINTED SOLID WHITE STRIPE (TYP.)
- 18 PAINTED CROSSWALK PAVEMENT MARKINGS
- 19 TDOT STANDARD W-BEAM BARRIER RAIL WITH 6'-3" O.C. POST SPACING. SEE TDOT STANDARD DRAWINGS AND SPECIFICATIONS FOR DETAILS.
- 20 PROPOSED R.O.W. BOUNDARY
- 21 EXISTING SIDEWALK TO REMAIN
- 22 SAWCUT CONCRETE SLAB, SEE DEMOLITION PLAN SHEET C0.02
- 14 INDICATES NUMBER OF PARKING SPACES PER BAY

ZONING REVIEW CHECKLIST	
APPLICATION #:	MARTIN LUTHER KING, JR. ACADEMIC MAGNET SCHOOL - PHASE I
APPLICATION DATE:	ZONING EXAMINER:
MAP/PARCEL #:	92-08 / 7, 9, 16, & 37
USE:	School
Determine the use:	IR & OR20 / IR, OR20, CS
Property zoning / Surrounding zoning:	P
Use chart, P, PC, SE, A:	
ACCESS:	
Ramp location & number:	3 - SEE PLAN
Distance to nearest existing ramp (30 min.):	>100'
Distance to intersections:	70'
50' minor street / 180' arterial street:	n/a
100' collector / 250' controlled access ramp:	n/a
SITE CRITERIA:	
Sub-Aerial Plat:	n/a
Lot area:	8 Acres
FAR:	Max. 0.40 - actual 0.16
(ISR - Adjustments / Slopes over 15% / Flood Plain):	Max. 0.60 - actual 0.46
Street Setback / Street Type(s):	45' / Minor
Side yard:	20'
Rear yard:	25'
Height planes:	1.5:1
Required buffer yards:	n/a
Operate fence adjacent to residential in parking area:	n/a
Buffer yard adjustment:	n/a
Screening around lamp posts:	n/a
PARKING STANDARDS:	
Discard parking based on use:	1 space/staff member plus 1 space/5 students
Required loading based on use:	n/a
Surfacing over 6 spaces - 1,750 sq. ft.:	Provided
Spaces sizes, aisle widths, angle data:	6.5x18' 90 deg.
Queueing lanes:	n/a
Over 10 spaces - 20 parking at site:	n/a
Number of compact spaces %:	0
Number of handicapped spaces:	5
LANDSCAPING STANDARDS:	
Pelimeter landscaping (can't be over future ROW):	meets requirements
Standard for 4 or more lanes:	meets requirements
Standard for less than four lanes:	meets requirements
Side area adjacent to parking areas 5' minimum width without tree stands 25' with tree stands:	meets requirements
Interior landscaping minimum 8% area:	meets requirements



GENERAL CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY(S).
- THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. OBTAIN APPROVAL FROM ENGINEER PRIOR TO ANY DEVIATIONS FROM INTENDED GRADES ON PLANS. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
- CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH, UNLESS OTHERWISE NOTED. ALL CONCRETE SHALL BE CLASS "A" (4,000 P.S.I.), UNLESS OTHERWISE NOTED.
- ALL DAMAGE TO EXISTING ASPHALT PAVEMENT, CURB AND GUTTER, AND CONCRETE SIDEWALKS TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACE WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
- DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO FACE OF BUILDING, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
- IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
- THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
- CONTRACTOR SHALL SAW CUT ANY SIDEWALKS, CURBS, GUTTERS, DRIVEWAYS, OR PAVED STREETS FOR UTILITY CROSSINGS, AND REPLACE WITH SAME SECTION AND MATERIALS AS EXISTING.
- NO TREES OR VEGETATION SHALL BE DISTURBED WITHOUT OWNER'S APPROVAL.
- CONTRACTOR SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CAISSONS, WALKS, ETC. AS INDICATED ON DRAWINGS, IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT / ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH, OR HAZARD.
- NO CONSTRUCTION OR STORAGE OF SUPPLIES AND EQUIPMENT SHALL BE PERMITTED OUTSIDE SILT FENCE.
- ALL CONSTRUCTION ACTIVITIES SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) IN EFFECT AT THE TIME IN WHICH THE CONSTRUCTION ACTIVITIES ARE PERFORMED.
- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
- CONTRACTOR TO PROVIDE 4000 PSI CONCRETE FILL OVER REMAINING EXISTING CMU BLOCKS AT THE EDGE OF REMAINING SLAB TO EXTEND THE EXISTING CONCRETE SLAB TO THE OUTSIDE EDGE OF THE BLOCKS.



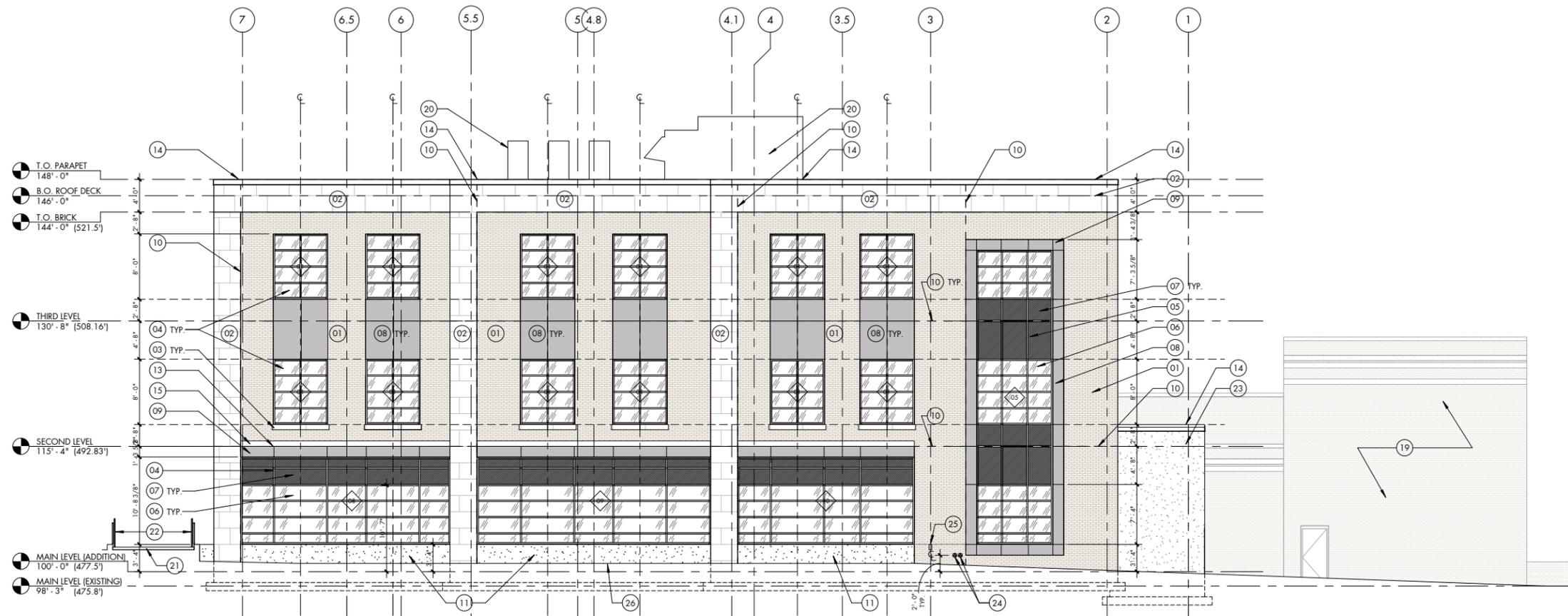
SITE PLAN

MLK JR. ACADEMIC MAGNET SCHOOL
PHASE I

BAUER ASKEW
architecture . pllc

06 AUGUST 2015

METRO HISTORIC ZONING COMMISSION SUBMITTAL



ELEVATION NOTES	
01	STANDARD MODULAR BRICK; RUNNING BOND; COLOR: TBD
02	CALCIUM SILICATE MASONRY UNITS; RUNNING BOND; COLOR: TBD
03	CALCIUM SILICATE MASONRY SILL; COLOR TO MATCH CALCIUM SILICATE MASONRY UNITS
04	2" X 6" FRONT SET PAINTED ALUMINUM STOREFRONT SYSTEM WITH 2" X 2" SNAP TRIM AT PERIMETER AND VERTICAL MULLIONS [COLOR: TBD]; REFER TO WINDOW SCHEDULE
05	2" X 6" FRONT SET PAINTED ALUMINUM CURTAIN WALL SYSTEM [COLOR: TBD]; REFER TO WINDOW SCHEDULE
06	1" INSULATED VISION GLAZING
07	1" INSULATED SPANDREL PANEL
08	PREFINISHED METAL PANEL RAIN SCREEN SYSTEM
09	PREFINISHED METAL PANEL FASCIA WITH DRIP EDGE AND SOFFIT
10	HORIZONTAL - CONTROL JOINT WITH THRU WALL FLASHING; VERTICAL - 3/8" JOINT WITH CONTINUOUS BACKER ROD AND SEALANT. SEALANT COLOR TO BE SELECTED BY ARCHITECT. ALIGN AT FULL AND HALF COURSING
11	ARCHITECTURAL EXPOSED CONCRETE WALL
12	FUTURE TRANSLUCENT PANEL SKYLIGHT
13	PVC ROOFING SYSTEM, COLOR: WHITE; REFER TO ROOF PLAN FOR DETAILS
14	PREFINISHED METAL COPING COLOR TO MATCH ADJACENT MATERIAL; REFER TO DETAILS FOR DIMENSIONS
15	ROOF FLASHING/COUNTERFLASHING AT MASONRY
16	PAINTED HOLLOW METAL DOOR AND FRAME; COLOR TO BE SELECTED BY ARCHITECT
17	PAINTED HOLLOW METAL DOOR AND FRAME WITH 1" INSULATED GLAZING LITE
18	BOLLARD-MOUNTED ADA ACTUATOR
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23	TEMPORARY WALL WITH WEATHER RESISTIVE BARRIER FOR PHASE I
24	BRONZE DOWN SPOUT NOZZLE WITH LAMBS TONGUE; REFER TO PLUMBING DWGS FOR DETAILS
25	HOSE BIB; REFER TO PLUMBING DWGS
27	FINISH GRADE; REFER TO CIVIL DWGS
NOTE	FOR ENLARGED WINDOW ELEVATIONS AND GLAZING TYPES; REFER TO THE A6 SERIES SHEETS.

WEST BUILDING ELEVATION
(FACING DR. D.B. TODD BLVD)

MLK JR. ACADEMIC MAGNET SCHOOL
PHASE I

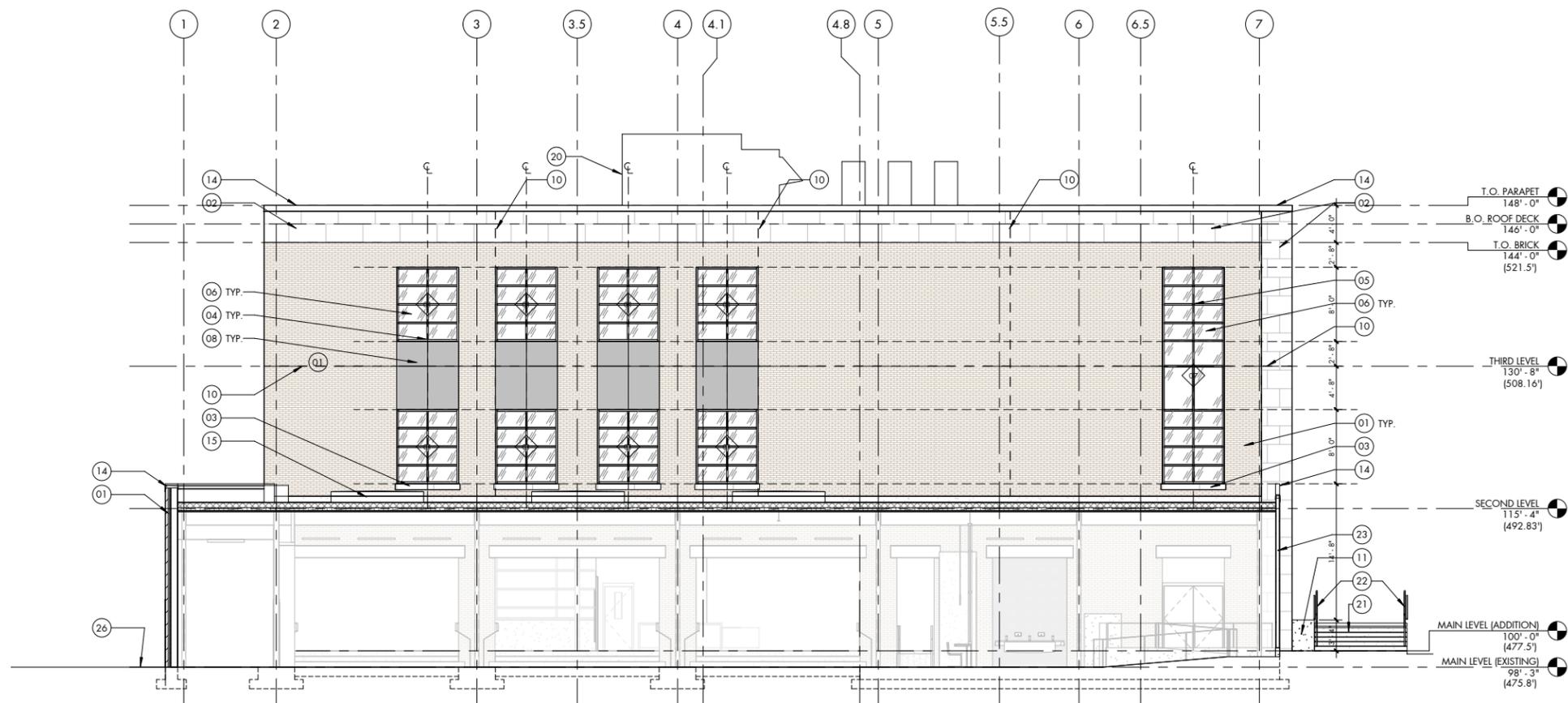
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06 AUGUST 2015

METRO HISTORIC ZONING COMMISSION SUBMITTAL



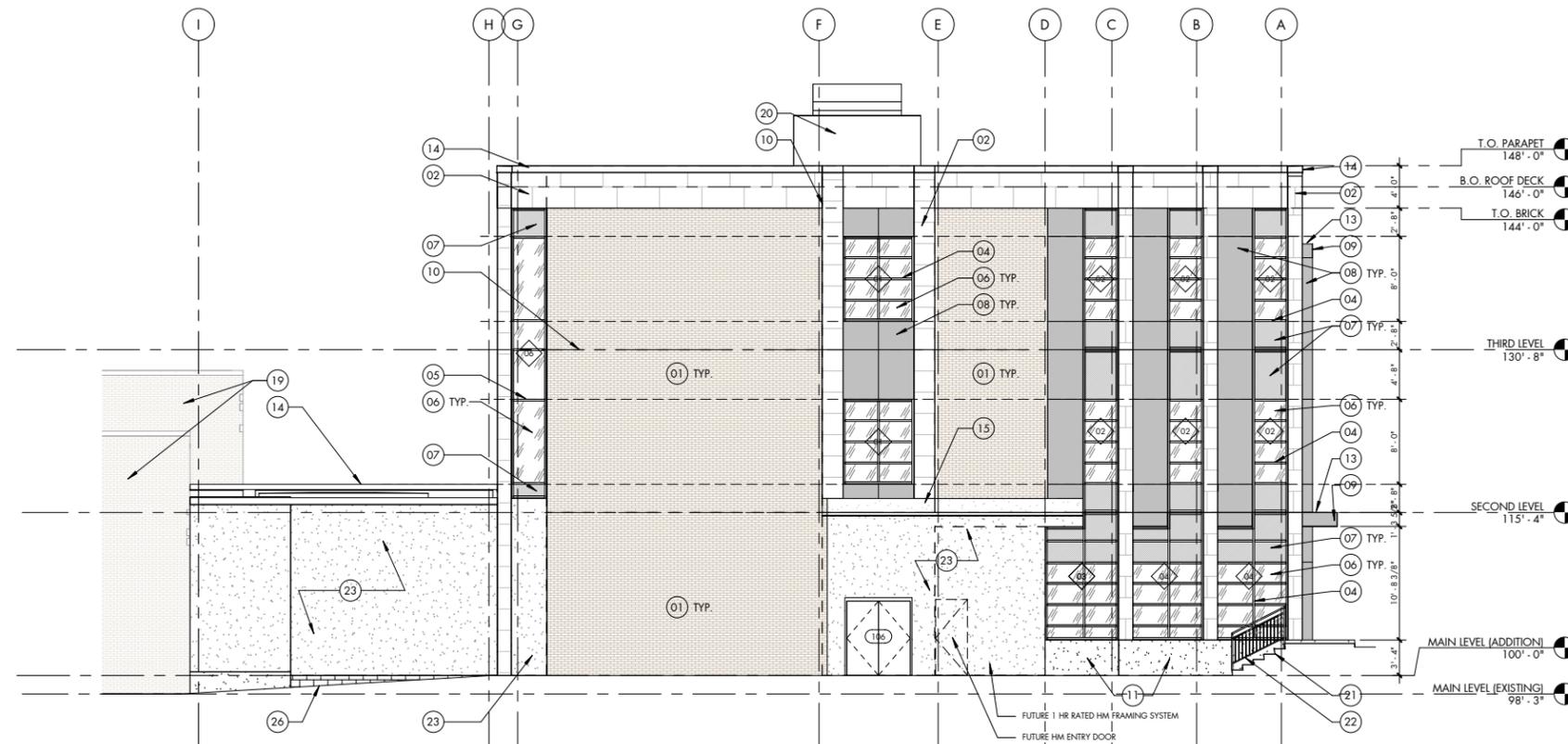
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NOTE	FOR ENLARGED WINDOW ELEVATIONS AND GLAZING TYPES; REFER TO THE A6 SERIES SHEETS.

EAST BUILDING ELEVATION
(FACING EXISTING SCHOOL)

MLK JR. ACADEMIC MAGNET SCHOOL
PHASE I

BAUER ASKEW
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NORTH BUILDING ELEVATION
(FACING PARKING LOT)

MLK JR. ACADEMIC MAGNET SCHOOL
PHASE I

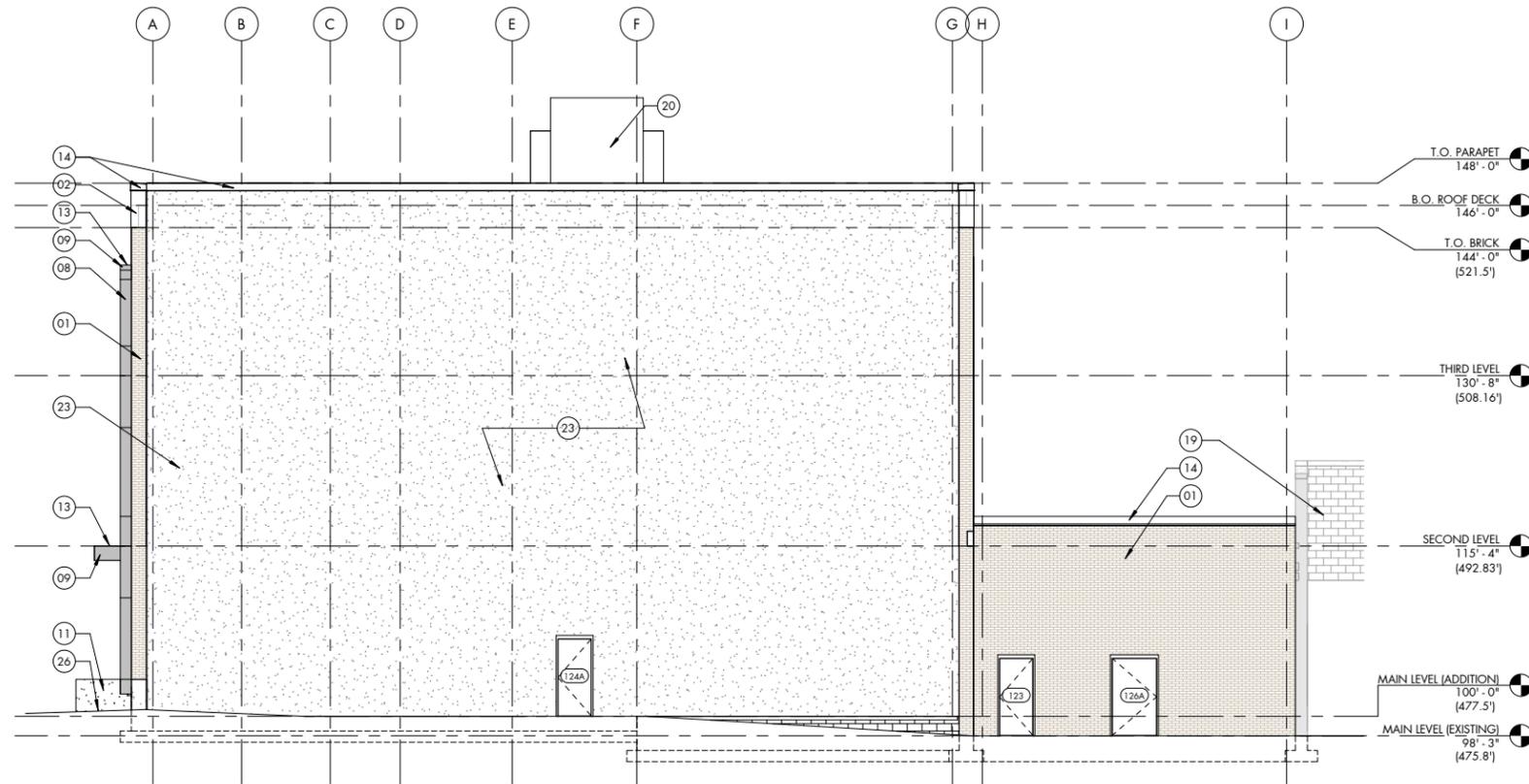
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0' 4' 8' 16'

06 AUGUST 2015

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ELEVATION NOTES	
01	STANDARD MODULAR BRICK; RUNNING BOND; COLOR: TBD
02	CALCIUM SILICATE MASONRY UNITS; RUNNING BOND; COLOR: TBD
03	CALCIUM SILICATE MASONRY SILL; COLOR TO MATCH CALCIUM SILICATE MASONRY UNITS
04	2" X 6" FRONT SET PAINTED ALUMINUM STOREFRONT SYSTEM WITH 2" X 2" SNAP TRIM AT PERIMETER AND VERTICAL MULLIONS [COLOR: TBD]; REFER TO WINDOW SCHEDULE
05	2" X 6" FRONT SET PAINTED ALUMINUM CURTAIN WALL SYSTEM [COLOR: TBD]; REFER TO WINDOW SCHEDULE
06	1" INSULATED VISION GLAZING
07	1" INSULATED SPANDREL PANEL
08	PREFINISHED METAL PANEL RAIN SCREEN SYSTEM
09	PREFINISHED METAL PANEL FASCIA WITH DRIP EDGE AND SOFFIT
10	HORIZONTAL - CONTROL JOINT WITH THRU WALL FLASHING; VERTICAL - 3/8" JOINT WITH CONTINUOUS BACKER ROD AND SEALANT. SEALANT COLOR TO BE SELECTED BY ARCHITECT. ALIGN AT FULL AND HALF COURSING
11	ARCHITECTURAL EXPOSED CONCRETE WALL
12	FUTURE TRANSLUCENT PANEL SKYLIGHT
13	PVC ROOFING SYSTEM, COLOR: WHITE; REFER TO ROOF PLAN FOR DETAILS
14	PREFINISHED METAL COPING COLOR TO MATCH ADJACENT MATERIAL; REFER TO DETAILS FOR DIMENSIONS
15	ROOF FLASHING/COUNTERFLASHING AT MASONRY
16	PAINTED HOLLOW MTL DOOR AND FRAME; COLOR TO BE SELECTED BY ARCHITECT
17	PAINTED HOLLOW MTL DOOR AND FRAME WITH 1" INSULATED GLAZING LITE
18	BOLLARD-MOUNTED ADA ACTUATOR
19	EXISTING BUILDING BEYOND
20	ROOF TOP MECHANICAL UNITS; REFER TO MECH DWGS FOR DETAILS
21	EXTERIOR CONCRETE STAIRS; REFER TO CIVIL FOR DETAILS
22	EXTERIOR PAINTED STEEL HANDRAIL; REFER TO CIVIL FOR DETAILS
23	TEMPORARY WALL WITH WEATHER RESISTIVE BARRIER FOR PHASE I
24	BRONZE DOWN SPOUT NOZZLE WITH LAMBS TOUNGE; REFER TO PLUMBING DWGS FOR DETAILS
25	HOSE BIB; REFER TO PLUMBING DWGS
27	FINISH GRADE; REFER TO CIVIL DWGS
NOTE	FOR ENLARGED WINDOW ELEVATIONS AND GLAZING TYPES; REFER TO THE A6 SERIES SHEETS.

SOUTH BUILDING ELEVATION
(FACING JO JOHNSTON AVE)

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