

MEGAN BARRY  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

**STAFF RECOMMENDATION**  
**105 Broadway**  
**April 20, 2016**

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

**Application:** Request for Rehearing  
**District:** Broadway Historic Preservation Zoning Overlay  
**Council District:** 19  
**Map and Parcel Number:** 09306210100  
**Applicant:** Patrick Bales, Architect  
**Project Lead:** Robin Zeigler, [robin.zeigler@nashville.gov](mailto:robin.zeigler@nashville.gov)

<b>Description of Request:</b>	<b>Attachments</b>
<p>Alterations and additions were approved by the Commission on March 16, 2016 with conditions. Applicant is requesting a rehearing in order to request items denied at the last hearing.</p> <ol style="list-style-type: none"><li>1. The applicant has provided information that the existing addition is actually fifteen feet tall (15'), which, they argue, should allow for a handrail on the new addition rather than a parapet wall. In reviewing the staff recommendation and the minutes, Staff cannot find where the request for a parapet wall was based on the height of the existing addition. Staff finds that the height of the addition did not have any bearing on the Commission's March 16, 2016 decision when requiring a parapet wall rather than railing and so is not new evidence.</li><li>2. Applicant has provided evidence of two roll-up doors on the right side, ground floor of the building, a Sanborn map showing a rail line running along the right side of the building and interior photographs. The existing permit may be administratively revised to allow for rollup doors in those two historic locations. The applicant is proposing the evidence should also allow for roll-up doors on the 1<sup>st</sup> bay of the side elevation, according to their attached letter. On the application, they also state a request for additional rollup doors on the 1<sup>st</sup> and 2<sup>nd</sup> levels adjacent to the balcony and the drawings show rollup doors proposed for the original locations requested. Staff finds that the request for rollup doors has already been reviewed and denied.</li></ol>	<p><b>A:</b> Request for Rehearing <b>B:</b> New Evidence</p>
<p>If approved for rehearing, the project will be scheduled for May 18, 2016.</p>	

**From:** Patrick Bales [mailto:p.bales@mjmarch.com]  
**Sent:** Wednesday, April 13, 2016 11:43 AM  
**To:** Zeigler, Robin (Historical Commission); Alexander, Sean (Historical Commission)  
**Cc:** Walker, Tim (Historical Commission); Steve Maxwell; Erica Garrison (Erica.Garrison@wallerlaw.com)  
**Subject:** RE: 105 Broadway - Revisions

Pursuant to Page 18 of the Metro Historic Zoning Handbook we are respectfully requesting a review by the HZC of our new revised preservation permit application for 105 Broadway as was submitted on April 4, 2016.

This is a new preservation permit application with a different and distinct request. As such, there is nothing in your bylaws, the state law, or the Metro Code that would prohibit your consideration or the Board's consideration of this new request. In fact there is no prohibition that we have seen anywhere in any of the guidance documents or the law that prohibits the filing of a new request. Moreover, page 18 Metro Historic Zoning Handbook actually seems to allow a new revised request in instances of a denial.

Our position is that for all intents and purposes, the conditions placed on our permit by the staff and the Commission effectuated a denial and resulted in a preservation permit for a structure that we simply cannot construct because it is not economically viable. As such, pursuant to Page 18 of the HZ Handbook we need to submit a revised request for a different design. Our new design and our new request for a preservation permit differs from our initial request (submitted 2/29/16) in the following manner:

1. The top of the handrail at the Imaginarium level is exactly 15'-0" above the historic parapet. The previous design indicated the top of the handrail above the prescribed 15'-0".
2. We now have new evidence to support the previous existence of overhead doors and a rail spur on the side of the building. This evidence supports that this type of door / window would be appropriate for the style and period of the building. It was also established during the previous commission meeting that after the first bay, this side of the building is not publicly visible.
3. We are asking for a historically accurate overhead door in the 1<sup>st</sup> bay on the side of the building.

To further identify the distinctions between these two requests we have submitted both applications as Exhibits A (originally submitted 2/29/16) and B (originally submitted 4/4/16) for your records.

Thank you,  
Patrick Bales

**mjm architects** | patrick bales | *project manager*  
105 broadway : nashville tn 37201 : 615 244 8170

**Disclaimer:** <http://www.mjmarch.com/disclaimer/disclaimer>.



# PRESERVATION PERMIT APPLICATION

## METROPOLITAN HISTORIC ZONING COMMISSION

3000 Granny White Pike, Nashville, TN 37204

615-862-7970, 615-862-7974 fax, [histlap1@nashville.gov](mailto:histlap1@nashville.gov), <http://nashville.gov/Historical-Commission.aspx>

**DEADLINE:** **Complete** applications must be received a minimum of 16 days prior to the next MHZC hearing which takes place on the third Wednesday of the month. Please visit [www.nashville.gov](http://www.nashville.gov) for the schedule. Incomplete applications will not be scheduled until all information has been received.

**PROPERTY ADDRESS:** 105 Broadway

**APPLICANT** (All communication by phone, fax, email or mail will be with the applicant.)

Name Partick Bales

Mailing Address 105 Broadway

City Nashville Zip Code 37201

Contact Phone 615-244-8170 Fax Number 615-244-8141 Email P.Bales@ MJMArch.com

Owner  Contractor  Architect/Designer  Other \_\_\_\_\_

**PROPERTY OWNER** (If different from applicant.)

Name MJM Real Estate Investments LLC

Mailing Address 105 Broadway

City Nashville Zip code 37201

Contact Phone 615-244-8170 Fax Number 615-244-8141 Email SMaxwell@MJMRELLC.com

**TYPE OF WORK**  New Construction (Addition)  Demolition  Renovation  Other \_\_\_\_\_  
(Only exterior projects are reviewed.)

**DESCRIPTION OF WORK** (Please use a separate sheet of paper for longer descriptions.)

Handrail at new roof deck to match existing height (15'-0" above historic parapet). Overhead roll-up door to match period garage door at the 1st bay of the side elevation. Aluminum & glass overhead roll-up windows at three bays on 1st and 2nd floors adjacent to balcony. Proposed addition has already been approved.

Any substitution or deviation from the approved work items listed on the Preservation Permit requires further review and approval by the Historic Zoning Commission prior to being undertaken. Accurate scale elevations, drawings, and site plans are needed for project review. The MHZC retains copies of all materials submitted.

**Does the project require an alteration to base zoning? Please see bottom of page 2 for more information.**

Yes  NO

**Estimated Cost of Work** 3 Million

**Code Administration's Temporary Bldg Permit #** \_\_\_\_\_

(This number starts with a "T" followed by the year. It may also be obtained later.)

**Covenant Instrument #** \_\_\_\_\_

(Required for Detached Accessory Dwelling Units)

**SIGNATURE**  **DATE** 4/4/16

I/We the above signed do hereby make application for a Preservation Permit following plans and proposals to be undertaken within the boundaries of an historic preservation overlay pursuant to Article IX of the Metropolitan Code.

## INFORMATION TO BE SUBMITTED WITH APPLICATION

All applications must have documentation which clearly illustrates the proposed exterior appearance of the project. **Incomplete applications will not be scheduled for a MHZC public hearing until they are complete.** Design Guidelines available online at <http://nashville.gov/Historical-Commission/Services/Preservation-Permits/Districts-and-Design-Guidelines.aspx>.

### NEW CONSTRUCTION (Including Additions)

**At least one complete set of drawings should be no larger than 11 x 17 and MUST be to scale.**

- Site plan showing the entire lot with property lines and with all setbacks clearly noted. For infill projects, the footprints of the abutting properties should be shown in relation to the proposed building and elevation contour lines. *Basic site plans may be obtained at <http://nashville.gov/Planning-Department/Mapping-and-GIS/Interactive-Maps.aspx>. More accurate maps may be obtained at Community Plans/Planning Commission.*
- Elevation drawings of each façade with dimensions (including roof pitch) and materials specified. For additions, existing and proposed should be clearly delineated. For infill projects, the building height and porch floor heights of the abutting properties should be shown in relation to the proposed building.
- Floor Plans
- Plans showing all associated site improvements, e.g. sidewalks, lighting, pavement, etc.
- Window and door manufacturer and model
- Current photographs of building or site. (Digital preferred)
- Drawings, samples, product literature manufacturer's illustrations may be required
- Roof plan may be necessary for complex additions or new construction
- Demolition plans are required for projects that require partial demolition.
- A filed Restrictive Covenant is required for Detached Accessory Dwelling Units.
- Any additional information requested

### DEMOLITION

**At least one complete set of drawings should be no larger than 11 x 17 and MUST be to scale.**

- Written description of the structure's condition and reason for demolition.
- Photographs of structure's current condition showing all elevations, interior, accessory buildings and site features.
- Describe the proposed reuse of the site, including plans of any proposed new structure.
- Any additional information requested

### REHABILITATION (Historic Preservation Districts Only)

**At least one complete set of drawings should be no larger than 11 x 17 and MUST be to scale.**

- Plans or drawings illustrating the proposed work
- Photographs (detail and overall) of the relevant facades
- Specifications, manufacturer's literature and samples may be required
- Window and door manufacturer and model
- Any additional information requested

### ECONOMIC HARDSHIP (When demolition has been denied.)

The Economic Hardship process is to determine the economic hardship of the property, not the property owner.

- Estimated cost of demolition
- Report from a licensed engineer
- Estimated market value of current condition and after alterations to meet basic code requirements
- Estimate from an architect, developer, real estate consultant, appraiser or other real estate professional experienced in rehab as to the economic feasibility of rehab or reuse of the structure
- Amount Paid for the property, date of purchase, who purchased from including a description of the relationship, if any, and terms of financing between seller and buyer
- For income producing properties: Annual gross income for the previous two years, itemized operating and maintenance expenses for the previous two years, and depreciation deduction and annual cash flow before and after debt service
- Any additional information requested

### SETBACK REDUCTIONS

The MHZC has the ability to reduce the setbacks required by base zoning where there is historic precedence. If your project does not meet the base zoning setback requirements it is your responsibility to notify all adjacent (all properties around the subject property) property owners of the public hearing and the request for a setback reduction. A sample letter may be requested. In addition, the MHZC will post a sign in the front yard seven days prior to the hearing.

### DECISION MAKING

Decisions of the MHZC are guided by design guidelines based on the National Park Services' Secretary of Interior Standards for Rehabilitation. To view the design guidelines, visit [www.nashville.gov](http://www.nashville.gov).

**SUBMITTING AN APPLICATION** Applications may be scanned and emailed to [histlap1@nashville.gov](mailto:histlap1@nashville.gov).

70' - 4 13/16" A.F.F.

75' - 3 7/8" A.F.F.

EXISTING HANDRAIL CONTINUED  
(15'-0" ABOVE HISTORIC PARAPET)

59' - 5" A.F.F.

45' - 2 1/2" A.F.F.

EXISTING ALUMINUM & GLASS  
WINDOWS TO REMAIN

HISTORIC OVERHEAD  
DOOR

NEW ALUMINUM & GLASS  
WINDOWS TO MATCH  
EXISTING

NEW ALUMINUM & GLASS  
OVERHEAD WINDOWS AT BAR

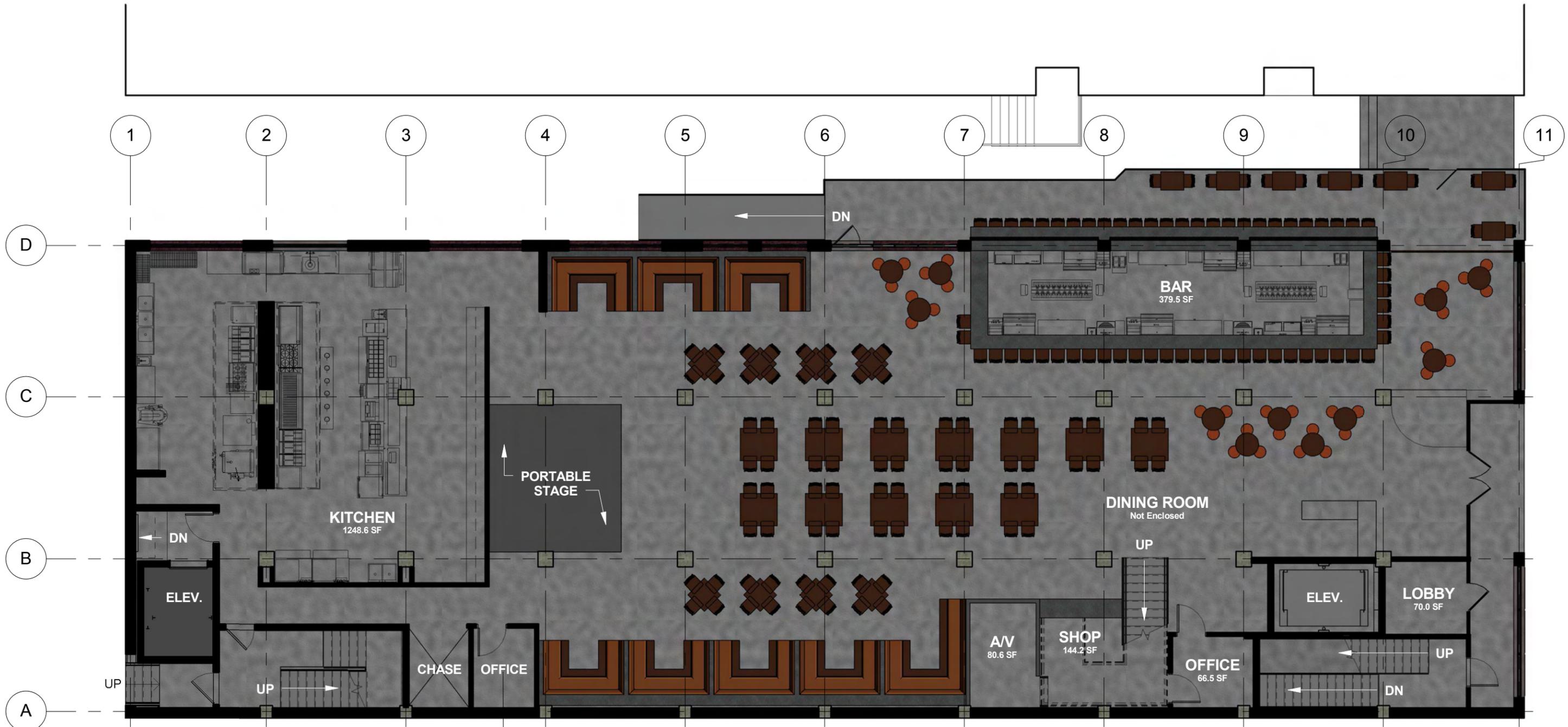


105 Broadway, 4th Floor Nashville, TN 37201  
Phone: 615-244-8170 www.mjmarsh.com

# NASHVILLE UNDERGROUND

105 BROADWAY  
NASHVILLE, TN 37201

ISOMETRIC VIEW



**1ST FLOOR PLAN**

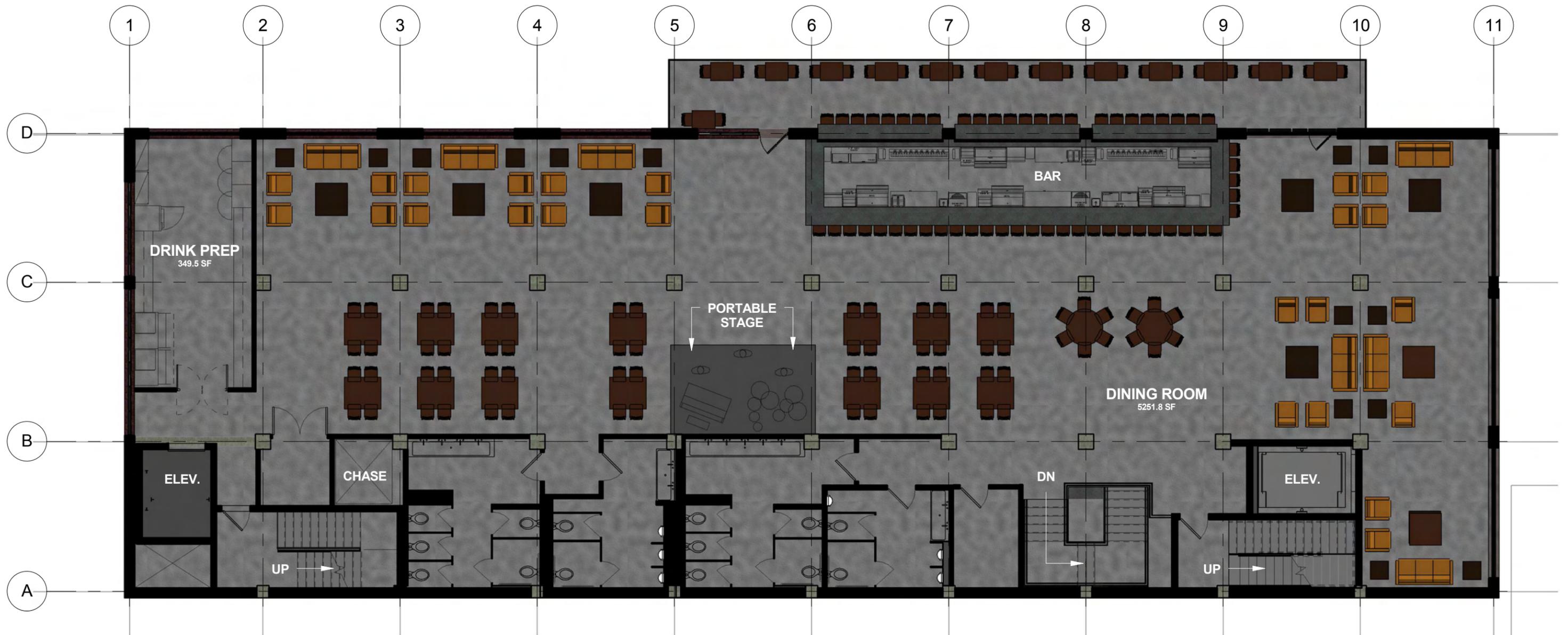
3/32" = 1'-0"



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 Phone: 615-244-8170 www.mjmach.com

**NASHVILLE  
 UNDERGROUND**

105 BROADWAY  
 NASHVILLE, TN 37201



**2nd FLOOR PLAN**

3/32" = 1'-0"



105 Broadway, 4th Floor Nashville, TN 37201  
 Phone: 615-244-8170 www.mjmach.com

**NASHVILLE  
 UNDERGROUND**

105 BROADWAY  
 NASHVILLE, TN 37201



**PENTHOUSE PLAN**

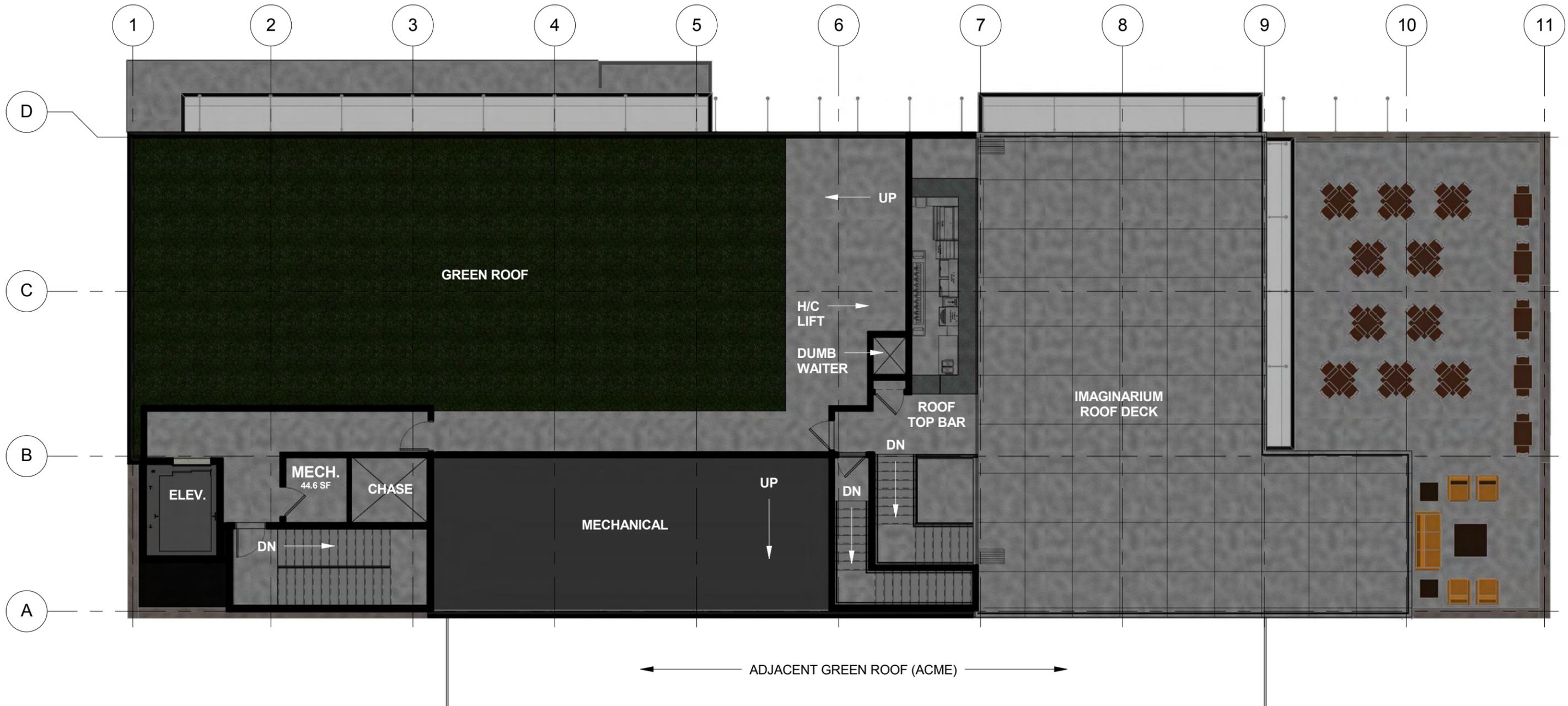
3/32" = 1'-0"



105 Broadway, 4th Floor Nashville, TN 37201  
 Phone: 615-244-8170 www.mjmarsh.com

**NASHVILLE  
 UNDERGROUND**

105 BROADWAY  
 NASHVILLE, TN 37201

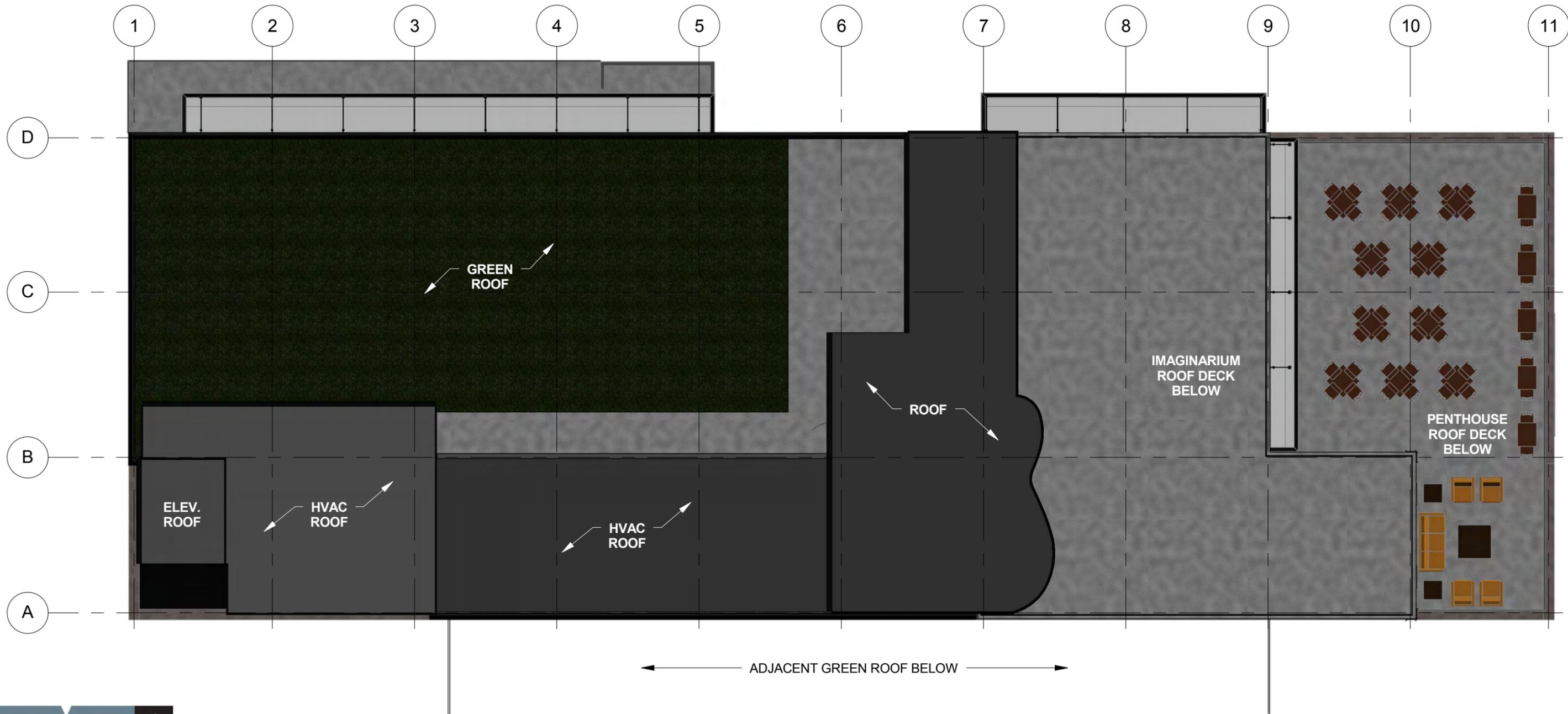


**IMAGINARIUM PLAN**  
 3/32" = 1'-0"

**NASHVILLE  
 UNDERGROUND**  
 105 BROADWAY  
 NASHVILLE, TN 37201



105 Broadway, 4th Floor Nashville, TN 37201  
 Phone: 615-244-8170 www.mjmach.com



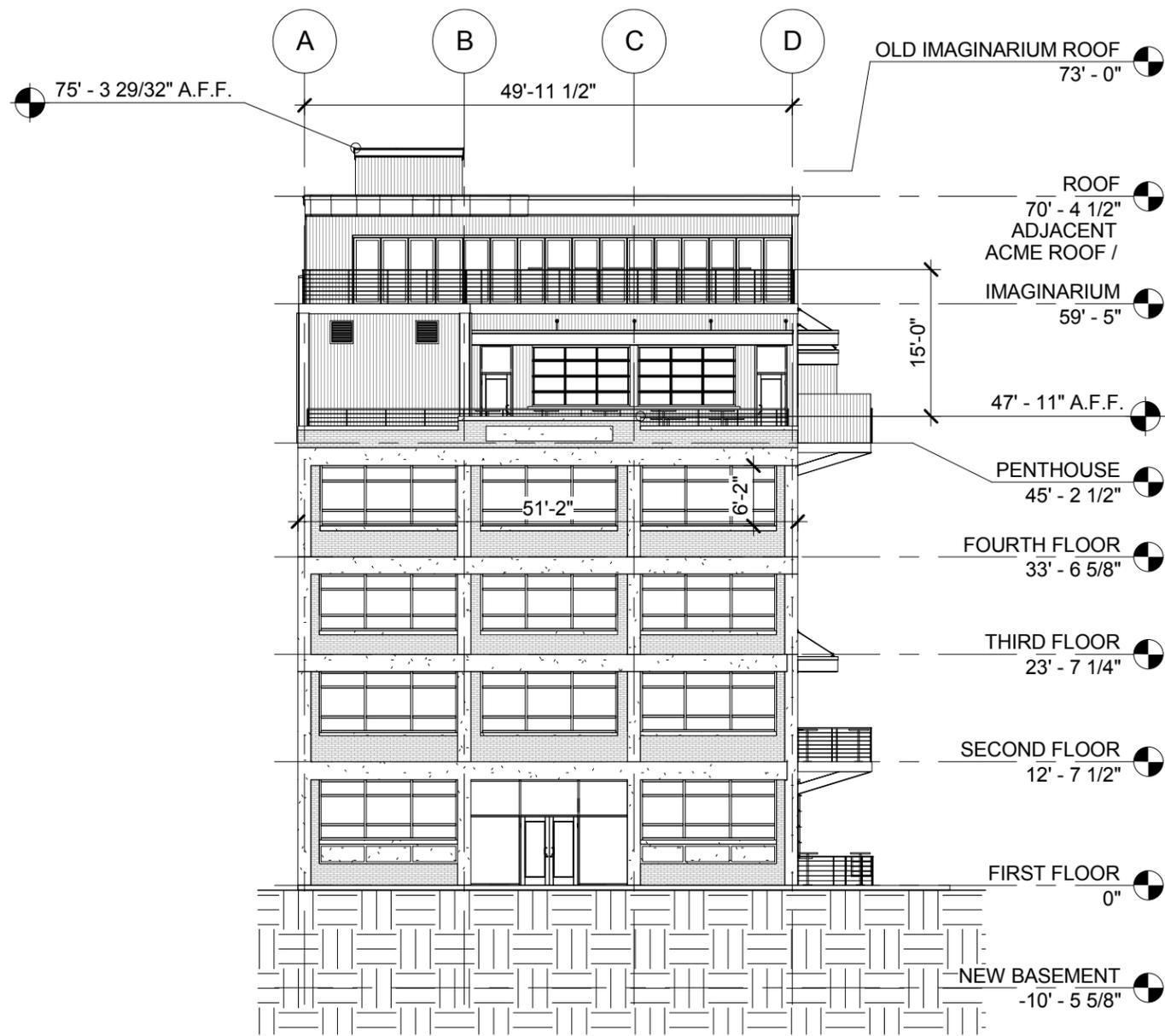
**V.I.P. ROOF PLAN**

3/32" = 1'-0"

**NASHVILLE  
UNDERGROUND**

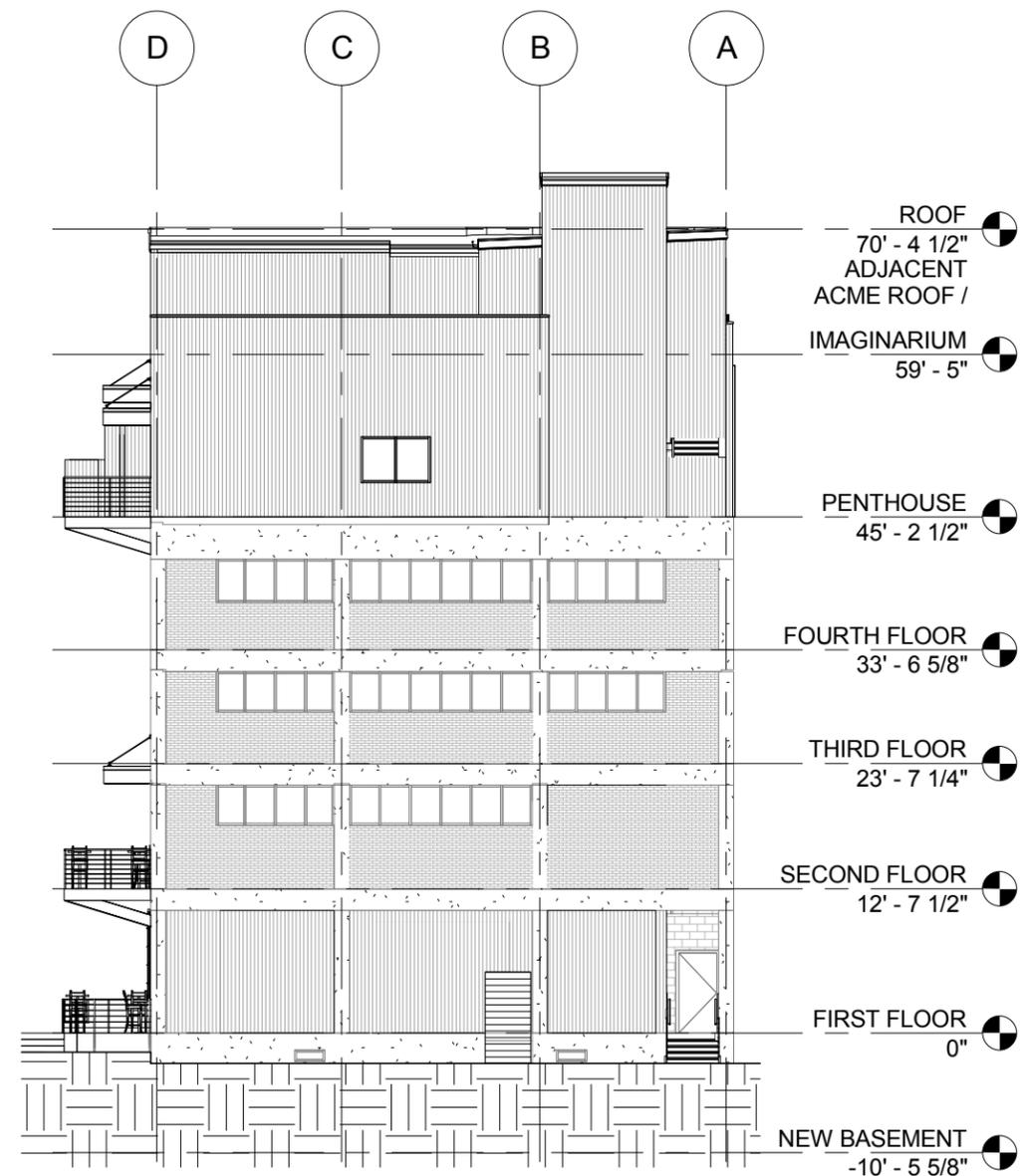
105 BROADWAY  
NASHVILLE, TN 37201





**FRONT ELEVATION**

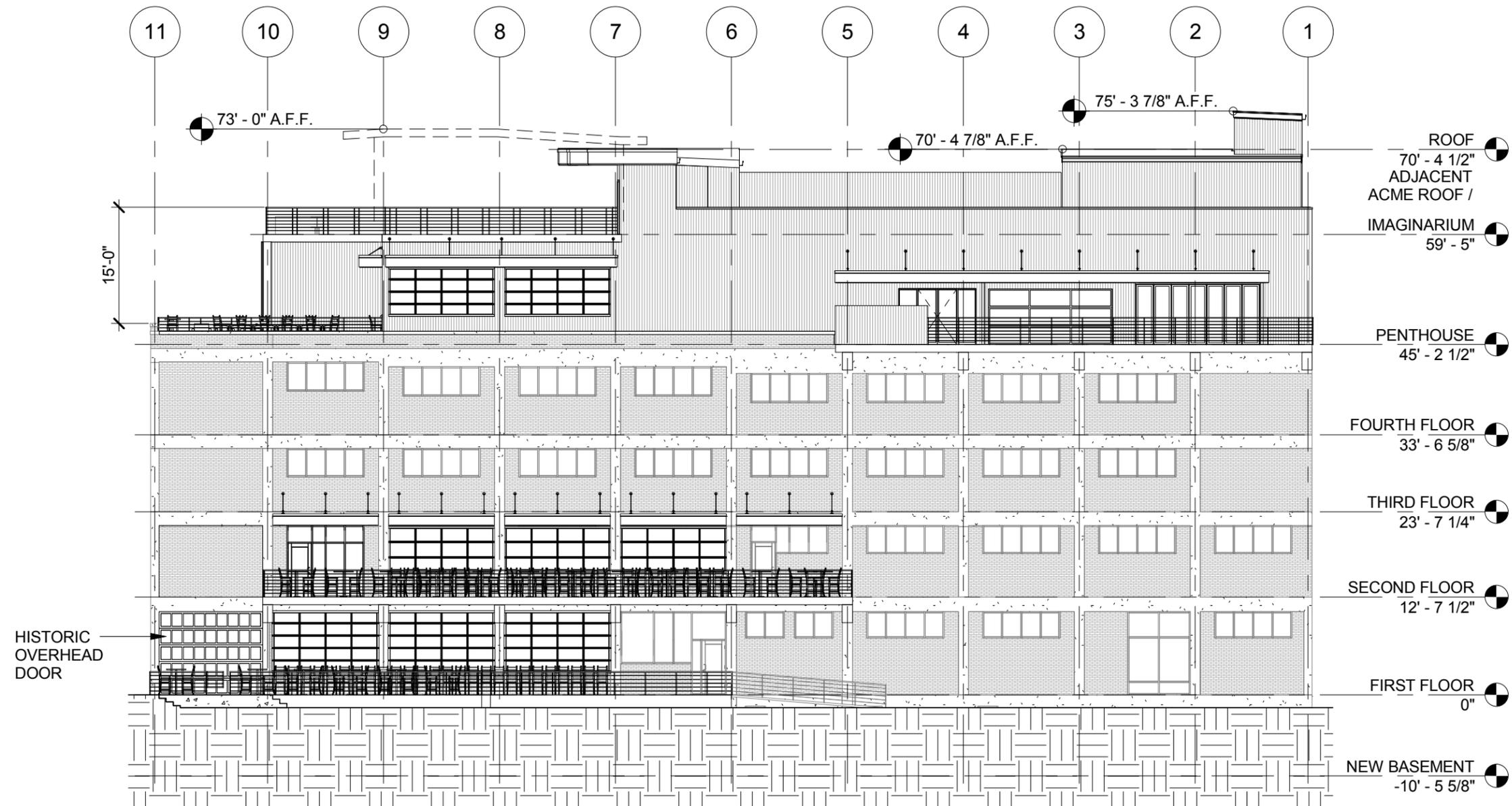
1/16" = 1'-0"



**REAR ELEVATION**

1/16" = 1'-0"

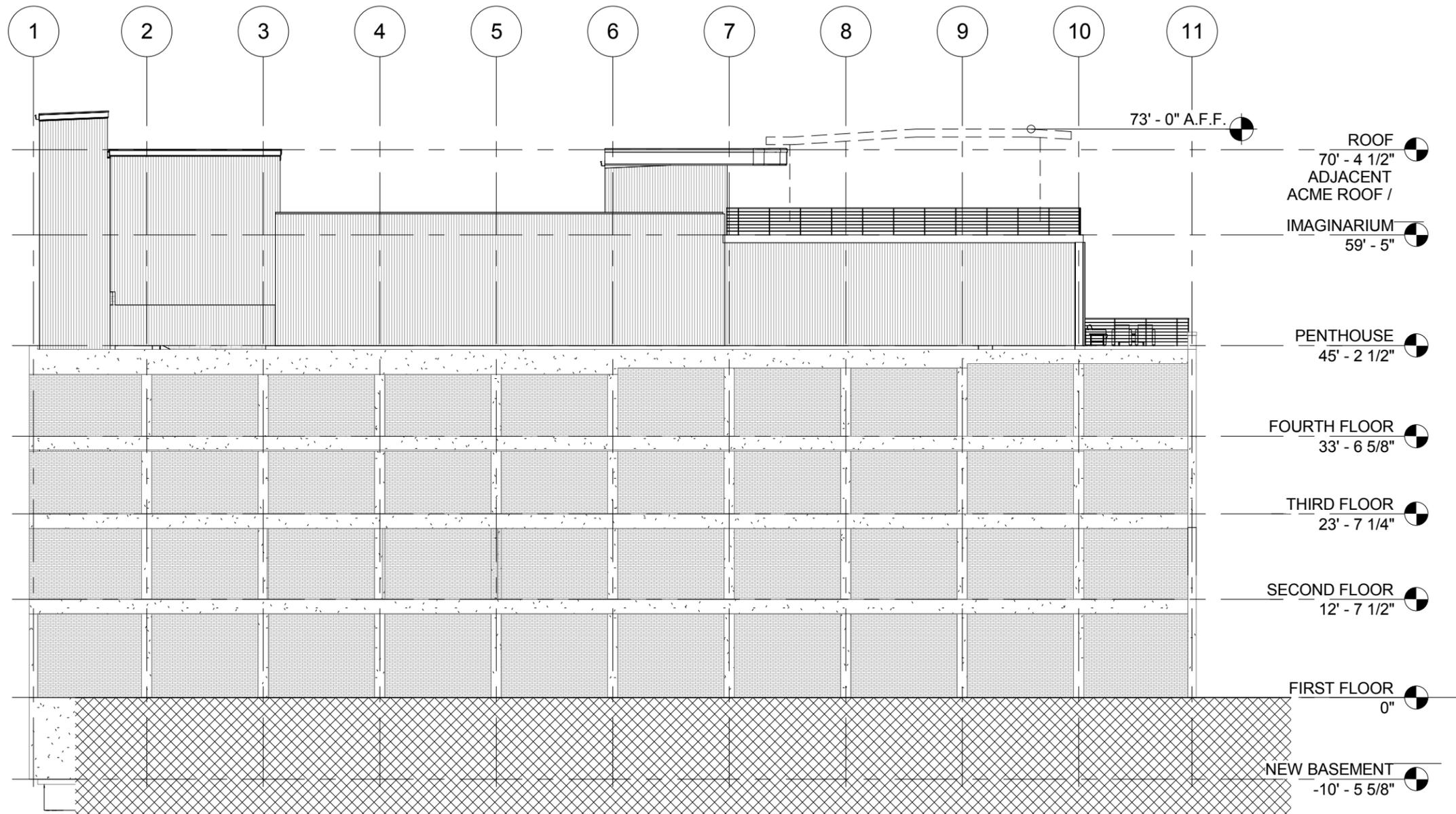




**SIDE ELEVATION**

1/16" = 1'-0"





**ACME ELEVATION**

1/16" = 1'-0"



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**NASHVILLE  
 UNDERGROUND**

105 BROADWAY  
 NASHVILLE, TN 37201



**SITE PLAN**

1" = 50'-0"

**NASHVILLE  
UNDERGROUND**

105 BROADWAY  
NASHVILLE, TN 37201



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EVERTON  
OGLESBY  
ASKEW  
ARCHITECTS

400 FOURTH AVE. SOUTH  
NASHVILLE, TENNESSEE 37201  
615 . 242 . 4004 P  
615 . 256 . 9805 F

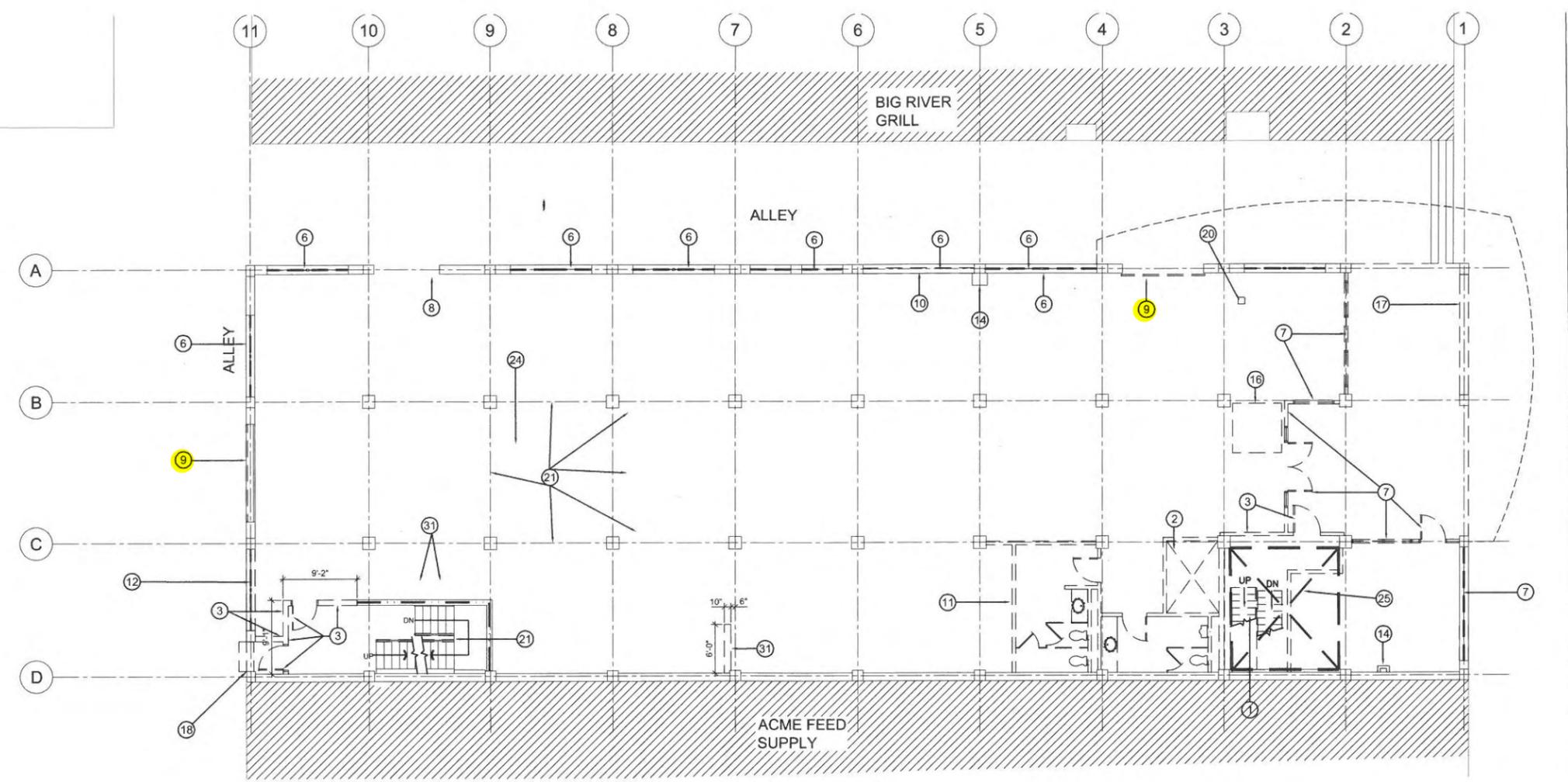
RENOVATION &  
NEW CONSTRUCTION  
FOR THE  
BASIN ALLEY  
BUILDING

105 BROADWAY  
NASHVILLE TENNESSEE

CONSTRUCTION  
DOCUMENTS



DEMOLITION  
FIRST FLOOR PLAN  
AD1.01  
JOB # 99027  
09 FEBRUAR'2000



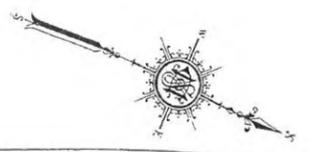
1 FIRST FLOOR DEMOLITION PLAN

DEMO NOTES			
1 REMOVE CONCRETE STAIR, HANDRAIL, CONCRETE STRUCTURE, AND CORE WALLS IN ITS ENTIRETY	7 REMOVE EXISTING STOREFRONT WINDOWS AND DOORS.	14 REMOVE EXISTING GYP BOARD FURR-OUTS	20 PATCH EXISTING FLOOR PENETRATIONS
2 REMOVE ELEVATOR CORE WALLS AND ELEVATOR EQUIPMENT	8 REMOVE CMU BLOCK WALL @ EXISTING GARAGE DOOR OPENING	15 REMOVE EXISTING PENTHOUSE CONSTRUCTION	21 REMOVE EXISTING HANDRAIL, GUARDRAIL AND NEWEL POSTS, TYPICAL
3 REMOVE DOOR, FRAME AND WALL TO EXTENT SHOWN	9 REMOVE EXISTING GARAGE DOOR AND ASSOCIATED EQUIPMENT	16 REMOVE EXISTING FLOOR LIFT AND ASSOCIATED CONSTRUCTION	22 REMOVE GUTTER & DOWN SPOUTS IN THEIR ENTIRETY
4 REMOVE WALL TO EXTENT SHOWN	10 REMOVE EXISTING CMU BLOCK INFILL @ PREVIOUS WINDOW OPENING.	17 REMOVE HALF HEIGHT BRICK WALL IN ITS ENTIRETY.	23 REMOVE EXISTING ROOF SYSTEM TO CONCRETE ROOF SLAB
5 REMOVE EXISTING STEEL GRATES AT EXTERIOR VENT OPENINGS	11 REMOVE BATHROOM WALLS, CERAMIC TILE, FIXTURES, DOORS AND PARTITIONS IN THEIR ENTIRETY.	18 REMOVE CONCRETE STAIR	24 REMOVE LANDING AT EXISTING STAIR IN ITS ENTIRETY. TEMPORARILY SUPPORT EXISTING STAIRS FOR CONSTRUCTION OF NEW LANDING.
6 REMOVE EXISTING STEEL WINDOWS AND FRAMES. REMOVE EXISTING STEEL ANCHOR PLATES & BOLTS. PATCH MASONRY TO MATCH ADJACENT SURFACES.	12 REMOVE BRICK WALL AND WINDOWS AT THIS BAY ONLY FOR THE FUTURE EXTERIOR ENTRY.	19 REMOVE EXISTING STEPS @ ALLEY TO EXTENT SHOWN	25 REMOVE ENTIRE FLOOR SLAB & INTERMEDIATE BEAM AT THIS BAY ONLY, FOR NEW NORTH STAIR & ELEVATOR CORE
	13 REMOVE ELECTRICAL PANEL, WIRING AND PLYWOOD BOX		26 REMOVE FLOOR SLAB AND CUT INTERMEDIATE BEAM FOR NEW SOUTH STAIR CORE. AT LOCATIONS WHERE NEW WORK REQUIRES NEW OPENINGS IN EXISTING FLOOR STRUCTURE, CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHORING UNTIL NEW STRUCTURE IS INSTALLED. NEW OPENING TO BE CUT FLUSH WITH EXISTING SPANDREL BEAM AT COLUMN LINE D.
			27 REMOVE FRONT BRICK PARAPET, SAVE STONE COPING AND STONE SIGN FOR RE-USE
			28 REMOVE WEST BRICK PARAPET, SAVE CERAMIC COPING FOR RE-USE
			29 REMOVE FLOOR SLAB TO THE EXTENT SHOWN, INTERMEDIATE BEAM TO REMAIN
			30 REMOVE PORTION OF BRICK PANEL FOR NEW WINDOW OPENING TO THE EXTENT SHOWN. HEAD AND SILL HEIGHT TO MATCH ADJACENT WINDOWS AT WEST ELEVATION. NEW HEAD AT WINDOW TO BE UNDERSIDE OF EXISTING SPANDREL BEAM, TYPICAL
			31 REMOVE SLAB - COORDINATE WITH MECHANICAL FOR EXACT LOCATION OF SHAFT PENETRATIONS AND SIZES.

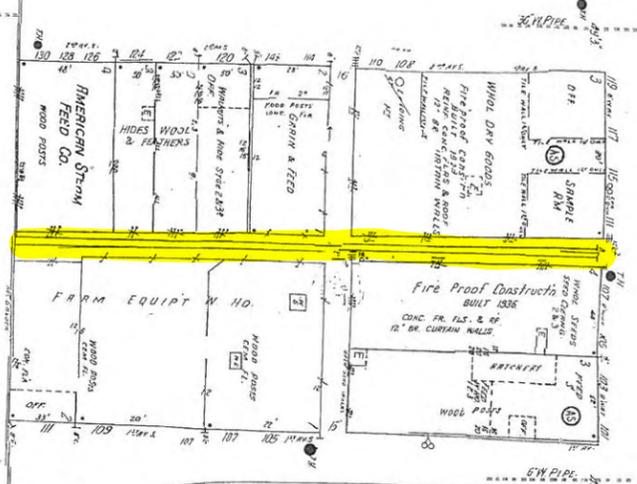
WALL LEGEND	
	EXISTING TO REMAIN
	TO BE REMOVED
	EXISTING 1 HOUR FIRE WALL
	EXISTING 2 HOUR FIRE WALL
	EXISTING 4 HOUR FIRE WALL



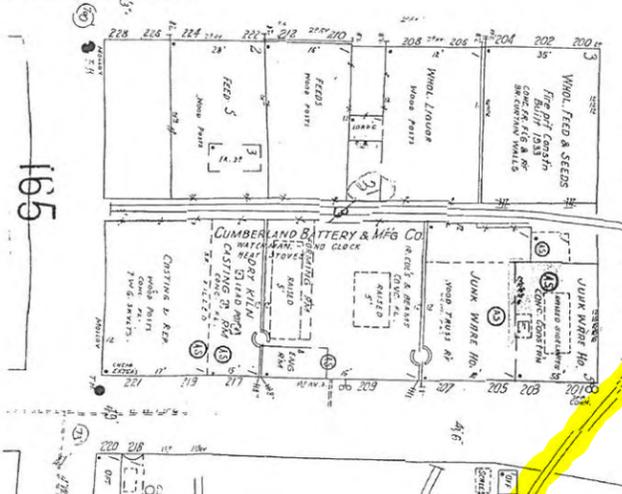
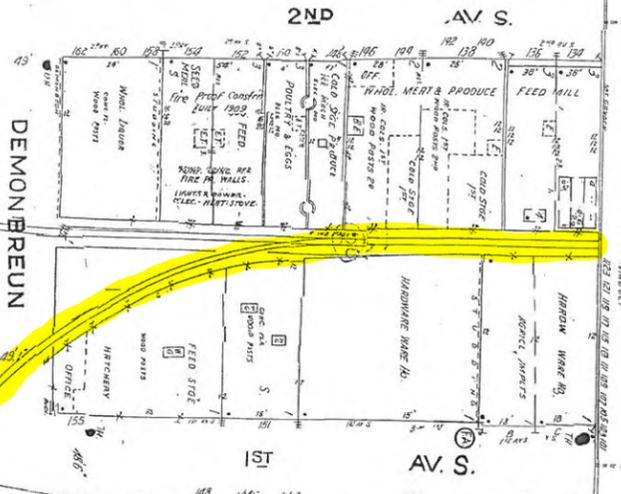
158  
THE N. W. 012



SEEBOND  
BROADWAY  
OR BROAD



McGAVOCK (SPARKMAN)  
DIXIE HWY TO RIVER BRIDGE



157

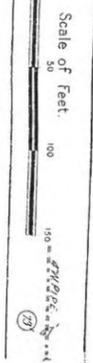
2ND AV. S.

1ST AV. S.

165

MOLLOY

166



166

Sanborn  
1951

Cumberland River  
STEEL BRIDGE













# PRESERVATION PERMIT APPLICATION

## METROPOLITAN HISTORIC ZONING COMMISSION

3000 Granny White Pike, Nashville, TN 37204

615-862-7970, 615-862-7974 fax, [histlap1@nashville.gov](mailto:histlap1@nashville.gov), <http://nashville.gov/Historical-Commission.aspx>

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Mailing Address 105 Broadway

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Contact Phone 615-244-8170 Fax Number 615-244-8141 Email P.Bales@ MJMArch.com

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Name MJM Real Estate Investments LLC

Mailing Address 105 Broadway

City Nashville Zip code 37201

Contact Phone 615-244-8170 Fax Number 615-244-8141 Email SMaxwell@MJMRELLC.com

**TYPE OF WORK**  New Construction (Addition)  Demolition  Renovation  Other \_\_\_\_\_

(Only exterior projects are reviewed.)

**DESCRIPTION OF WORK** (Please use a separate sheet of paper for longer descriptions.)

Addition of a roof top deck and relocation of existing non-conforming structure. Restoring historical elements removed in previous renovation, adding balconies along side of the building and providing replacement operable windows

Any substitution or deviation from the approved work items listed on the Preservation Permit requires further review and approval by the Historic Zoning Commission prior to being undertaken. Accurate scale elevations, drawings, and site plans are needed for project review. The MHZC retains copies of all materials submitted.

**Does the project require an alteration to base zoning?** Please see bottom of page 2 for more information.

Yes  NO

**Estimated Cost of Work** 3 Million

**Code Administration's Temporary Bldg Permit #** \_\_\_\_\_

(This number starts with a "T" followed by the year. It may also be obtained later.)

**Covenant Instrument #** \_\_\_\_\_

(Required for Detached Accessory Dwelling Units)

**SIGNATURE** *S Maxwell* (owner) **DATE** 2/29/16

I/We the above signed do hereby make application for a Preservation Permit following plans and proposals to be undertaken within the boundaries of an historic preservation overlay pursuant to Article IX of the Metropolitan Code.

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- Photographs of structure's current condition showing all elevations, interior, accessory buildings and site features.
- Describe the proposed reuse of the site, including plans of any proposed new structure.
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**SUBMITTING AN APPLICATION** Applications may be scanned and emailed to [histlap1@nashville.gov](mailto:histlap1@nashville.gov).



**SITE PLAN**

1" = 50'-0"

**NASHVILLE  
UNDERGROUND**

105 BROADWAY  
NASHVILLE, TN 37201



105 Broadway, 4th Floor Nashville, TN 37201  
Phone: 615-244-8170 www.mjmarsh.com



**SITE PLAN**

1" = 50'-0"

**NASHVILLE  
UNDERGROUND**

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NASHVILLE, TN 37201



105 Broadway, 4th Floor Nashville, TN 37201  
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STREET VIEW - POST ADDITION



STREET VIEW - EXISTING CONDITION



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# NASHVILLE UNDERGROUND

105 BROADWAY  
NASHVILLE, TN 37201



STREET VIEW - POST ADDITION



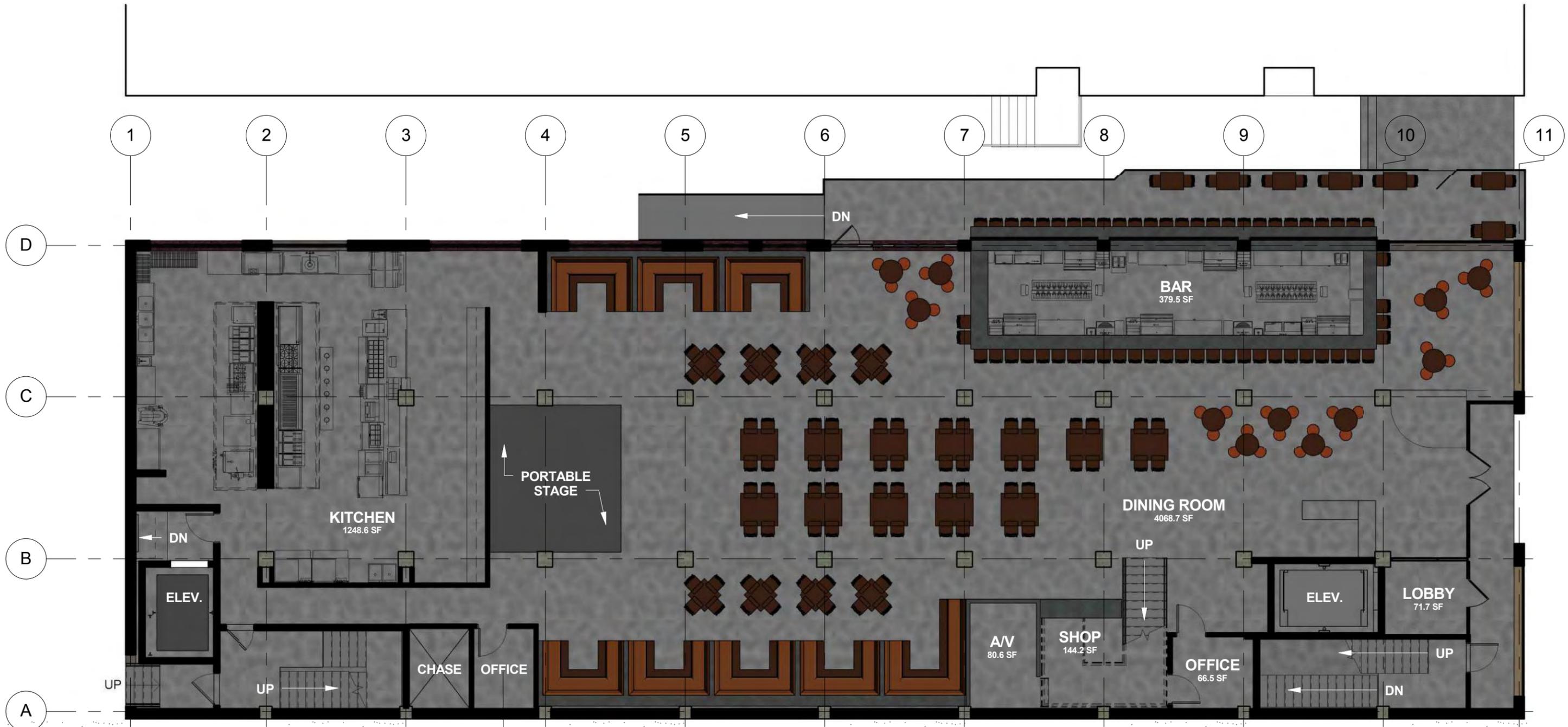
STREET VIEW - HISTORIC PHOTO



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# NASHVILLE UNDERGROUND

105 BROADWAY  
NASHVILLE, TN 37201



**1ST FLOOR PLAN**

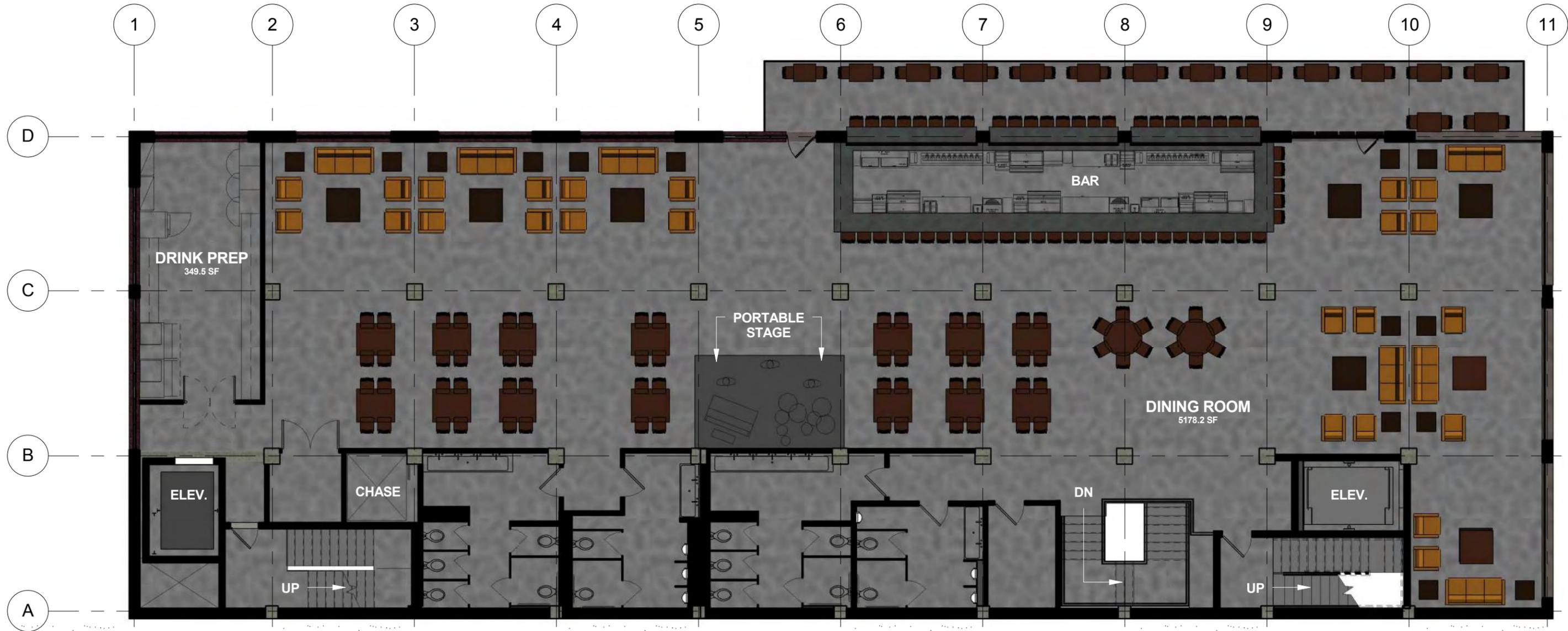
3/32" = 1'-0"



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**NASHVILLE  
 UNDERGROUND**

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**2nd FLOOR PLAN**

3/32" = 1'-0"



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**NASHVILLE  
 UNDERGROUND**

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 NASHVILLE, TN 37201



**PENTHOUSE PLAN**

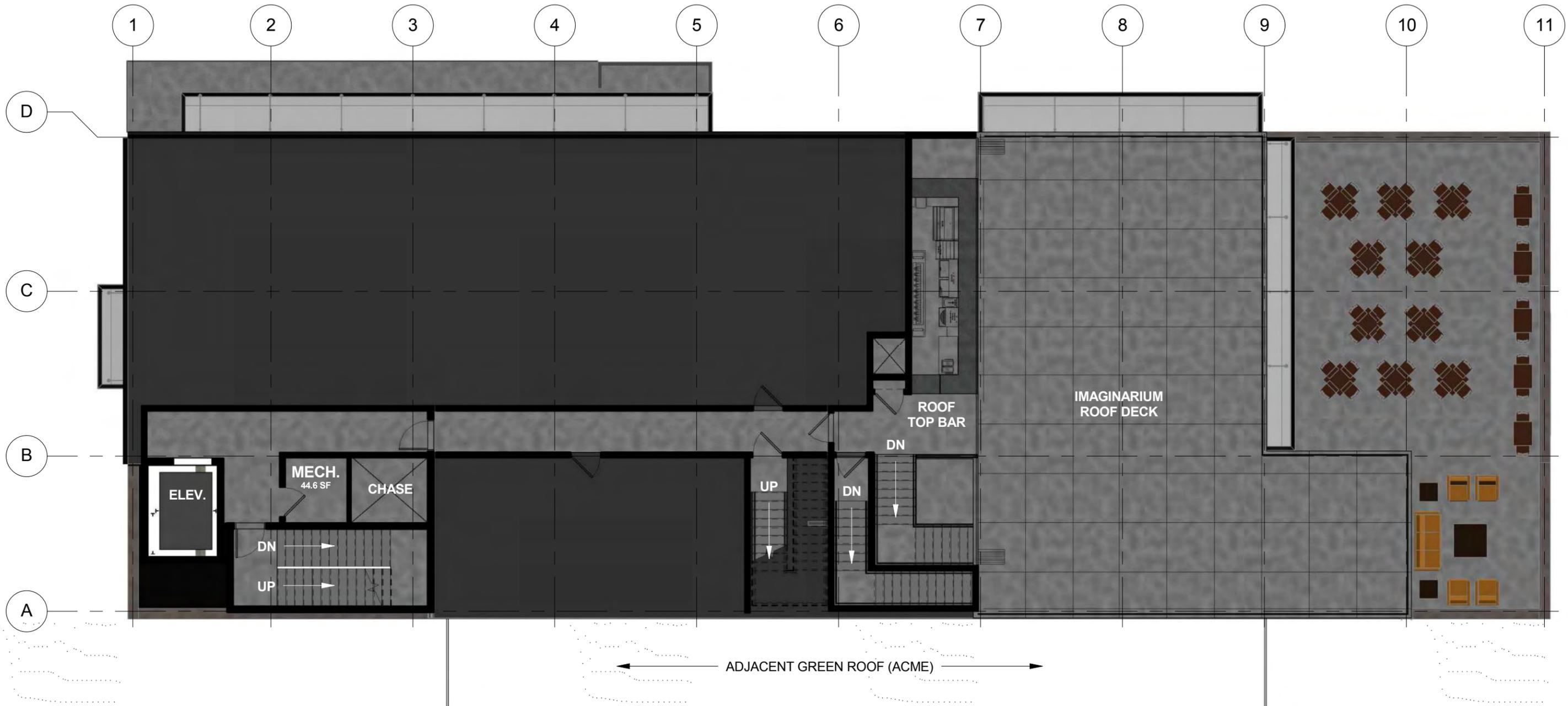
3/32" = 1'-0"



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**NASHVILLE  
 UNDERGROUND**

105 BROADWAY  
 NASHVILLE, TN 37201

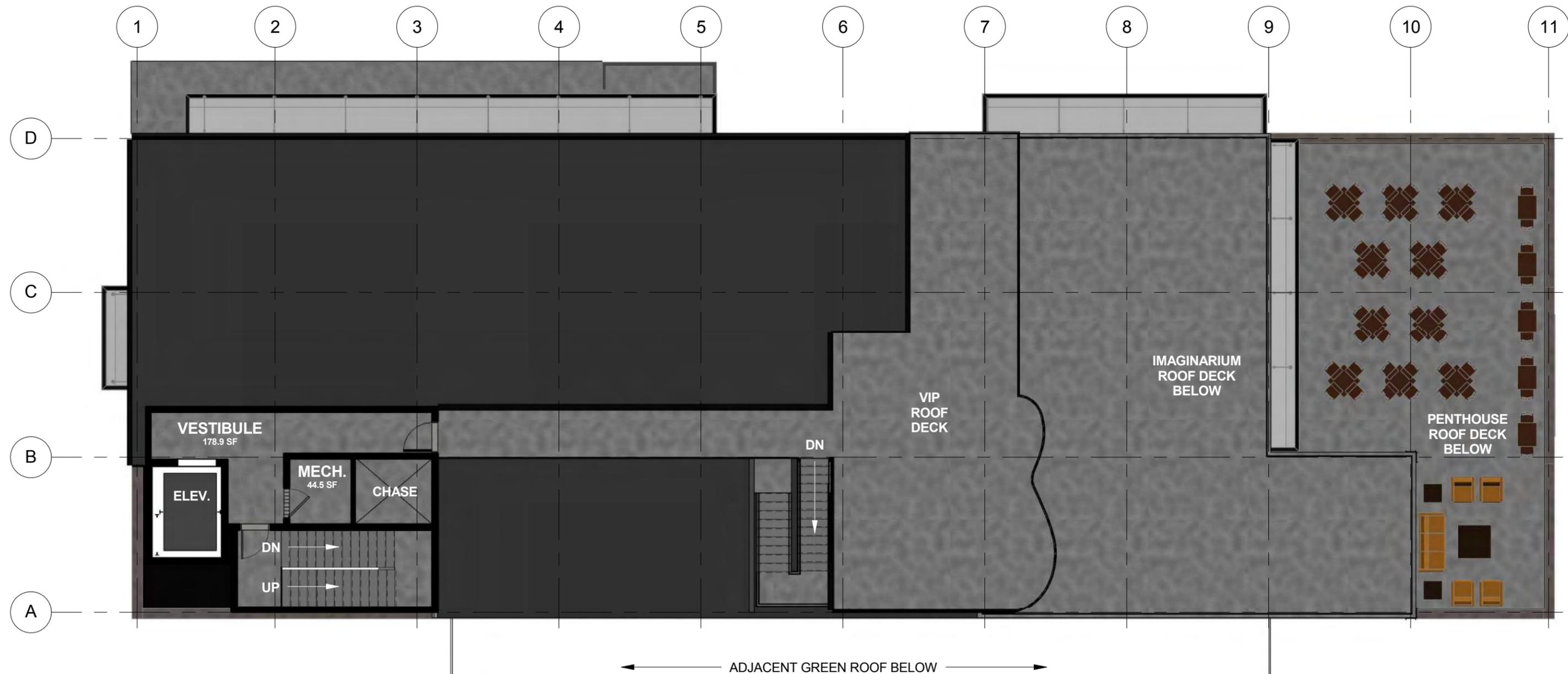


**IMAGINARIUM PLAN**  
 3/32" = 1'-0"

**NASHVILLE  
 UNDERGROUND**  
 105 BROADWAY  
 NASHVILLE, TN 37201



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**V.I.P. ROOF PLAN**

3/32" = 1'-0"

**NASHVILLE  
UNDERGROUND**

105 BROADWAY  
NASHVILLE, TN 37201



■ NEW INGRESS / EGRESS ELEMENT

■ NEW VIP ROOF DECK

■ NEW GLASS GUARDRAIL

■ EXISTING ROOF STRUCTURE  
RELOCATED FURTHER FROM  
BROADWAY SIGHT LINE

■ NEW PENTHOUSE ADDITION  
SET BACK 30'-0" FROM BROADWAY

■ NEW OVERHEAD DOORS TO  
MATCH EXISTING WINDOWS

■ NEW OVERHEAD DOORS,  
MULLION SPACING TO MATCH  
ORIGINAL HISTORIC WINDOWS

■ NEW BALCONY SET BACK  
3'-0" FROM FRONT

83' - 0 1/4" A.F.F.

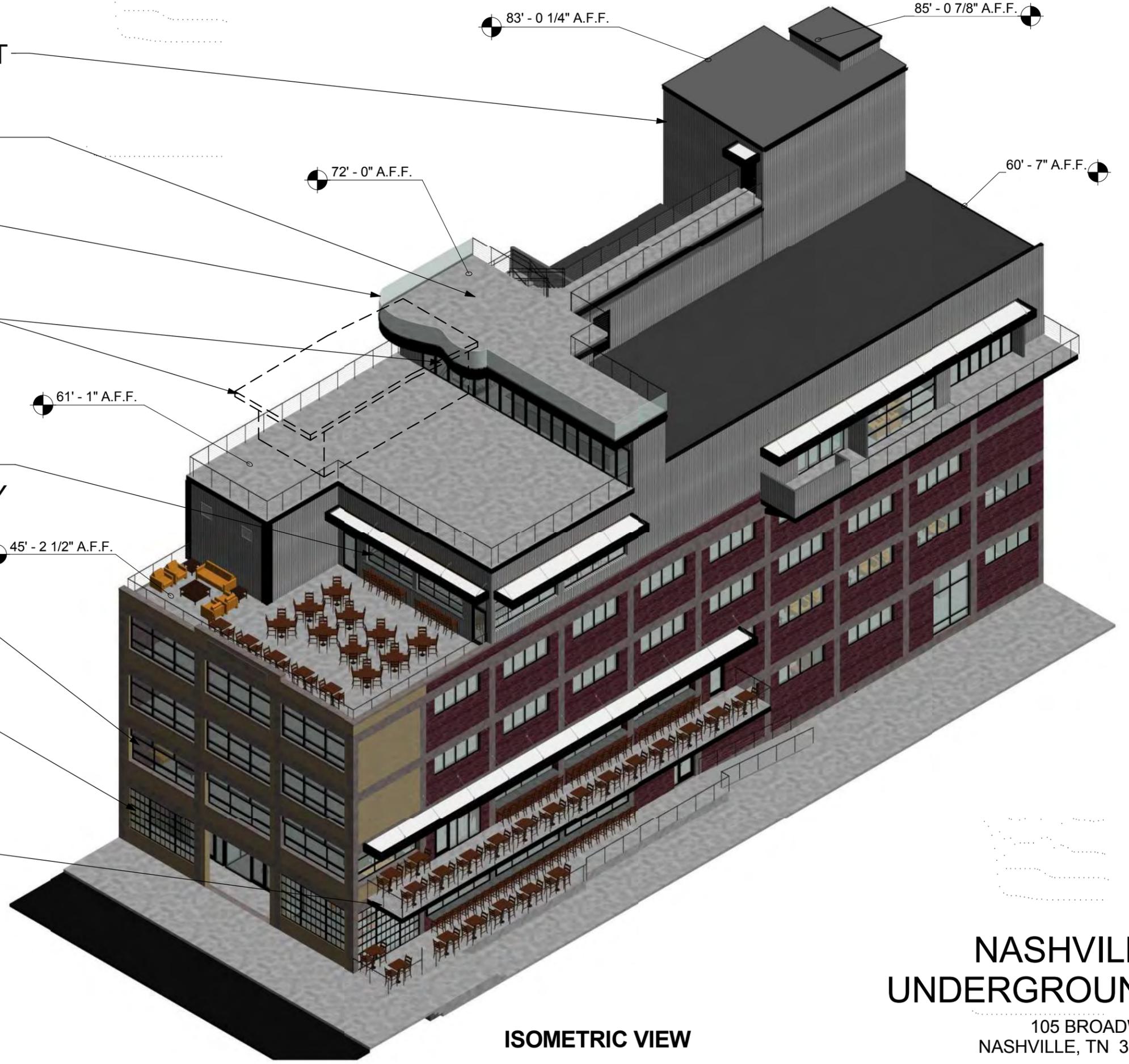
85' - 0 7/8" A.F.F.

72' - 0" A.F.F.

60' - 7" A.F.F.

61' - 1" A.F.F.

45' - 2 1/2" A.F.F.

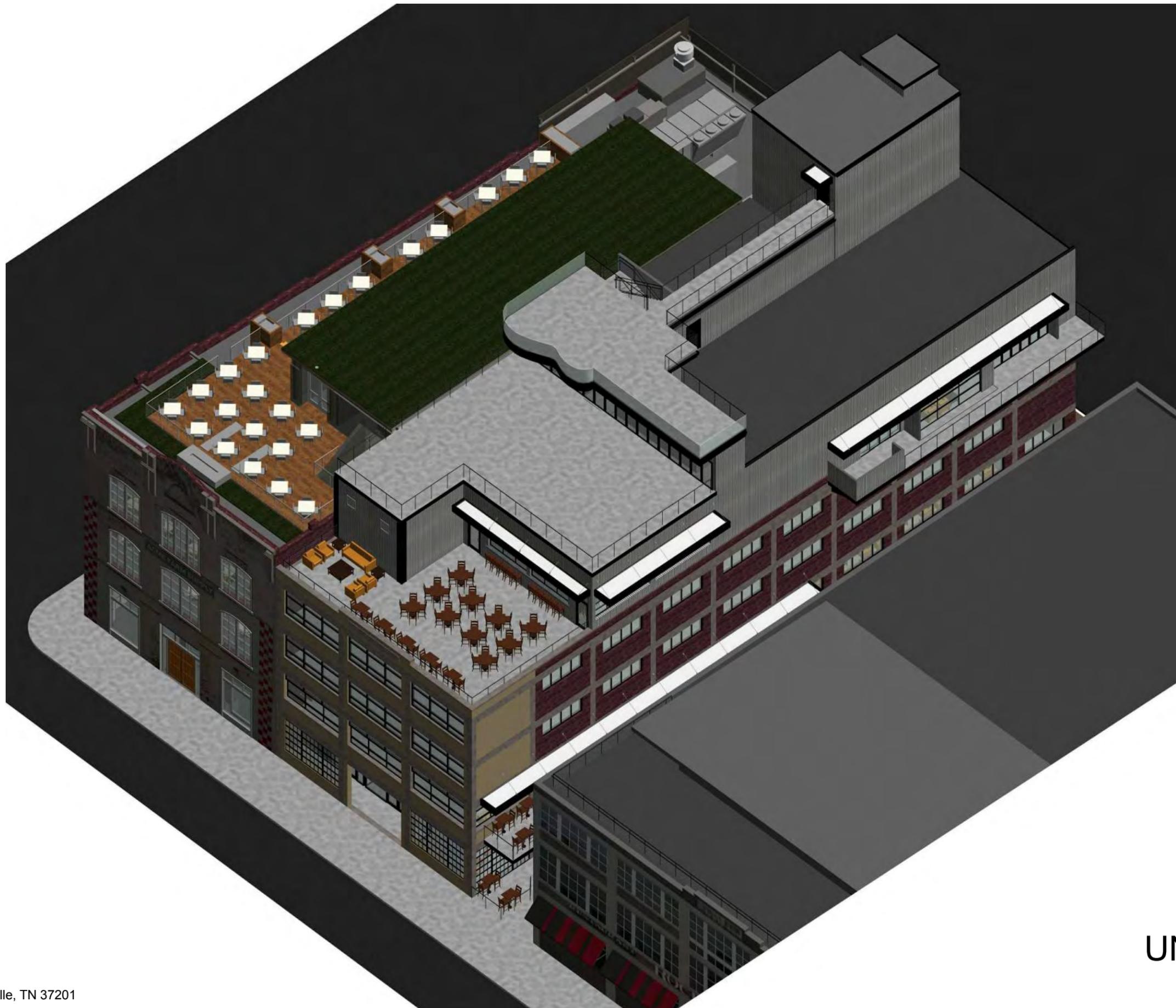


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# NASHVILLE UNDERGROUND

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**ISOMETRIC VIEW**



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# NASHVILLE UNDERGROUND

105 BROADWAY  
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## NASHVILLE UNDERGROUND

105 BROADWAY  
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STREET VIEW - POST ADDITION



STREET VIEW - EXISTING CONDITION



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# NASHVILLE UNDERGROUND

105 BROADWAY  
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STREET VIEW - POST ADDITION



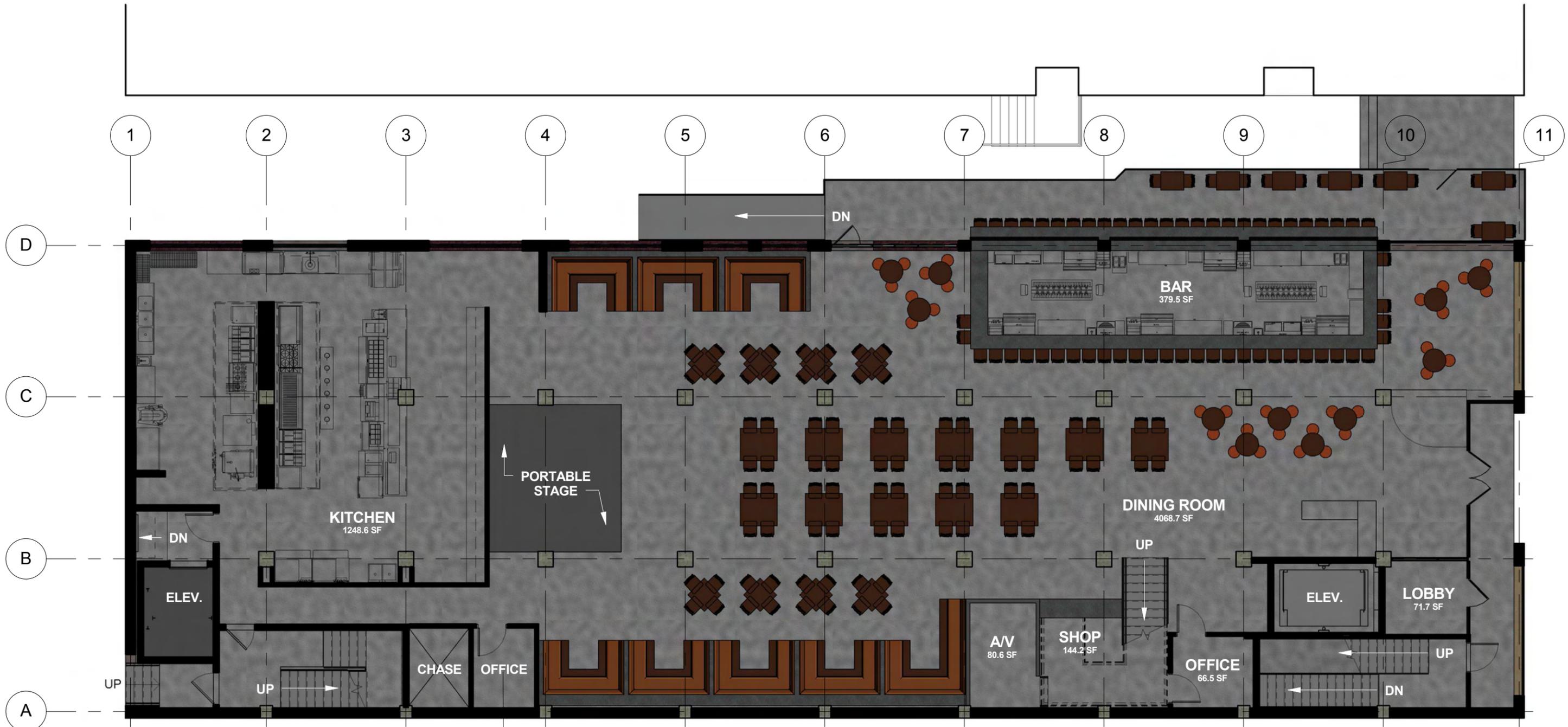
STREET VIEW - HISTORIC PHOTO



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# NASHVILLE UNDERGROUND

105 BROADWAY  
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**1ST FLOOR PLAN**

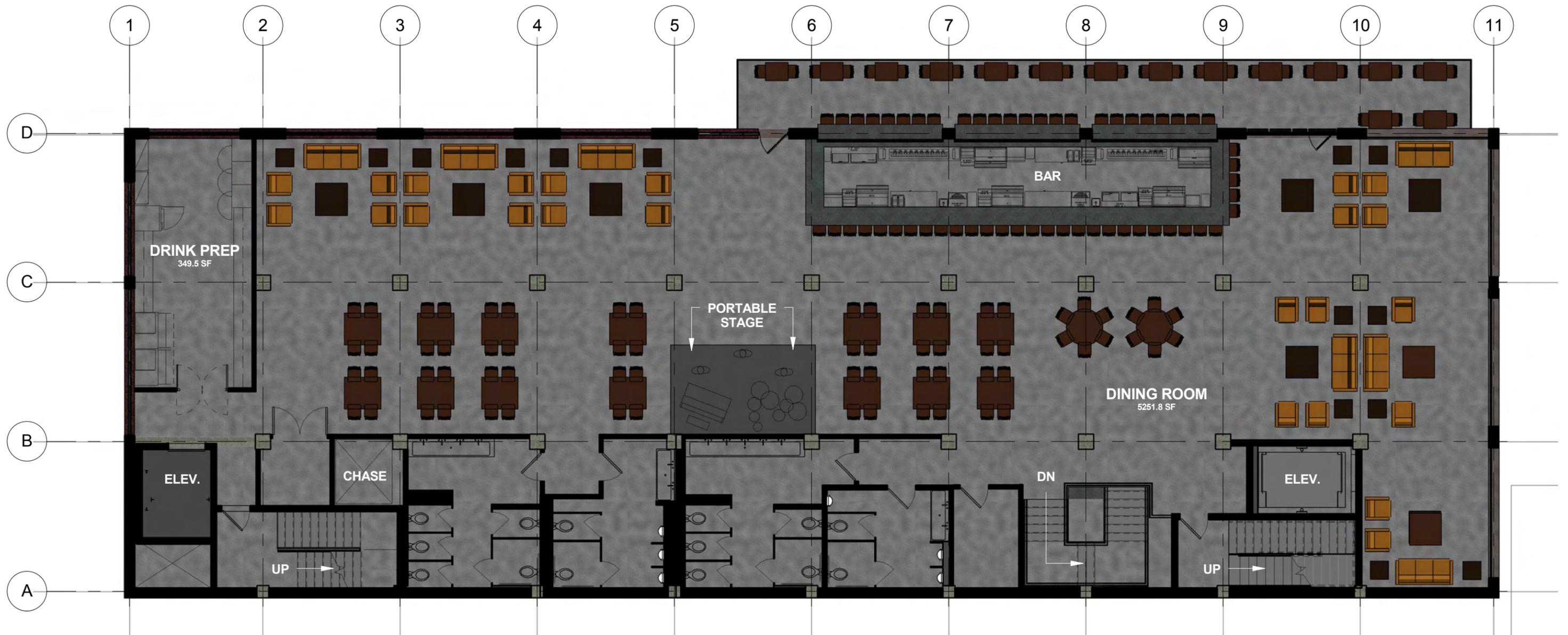
3/32" = 1'-0"



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**NASHVILLE  
 UNDERGROUND**

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**2nd FLOOR PLAN**

3/32" = 1'-0"



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**NASHVILLE  
 UNDERGROUND**

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**PENTHOUSE PLAN**

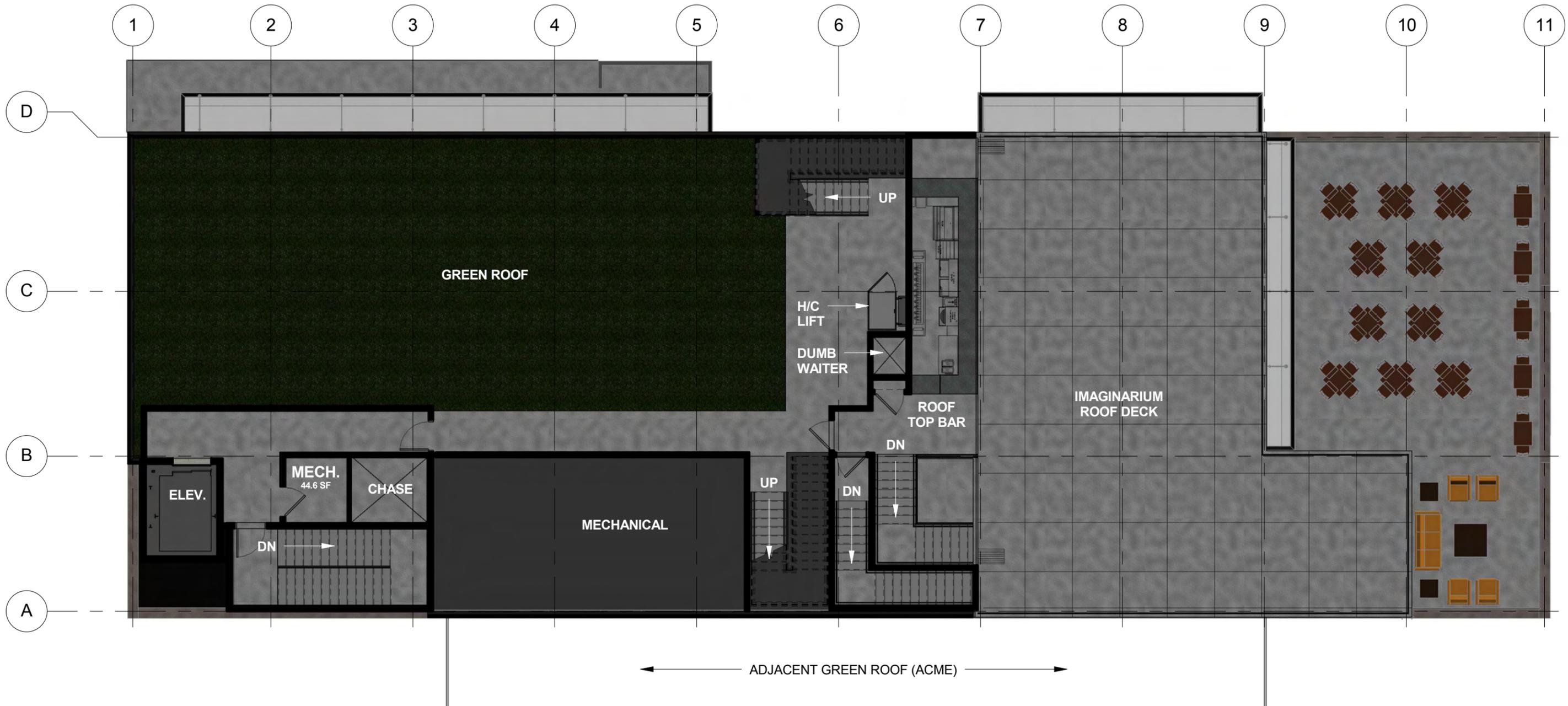
3/32" = 1'-0"



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**NASHVILLE  
 UNDERGROUND**

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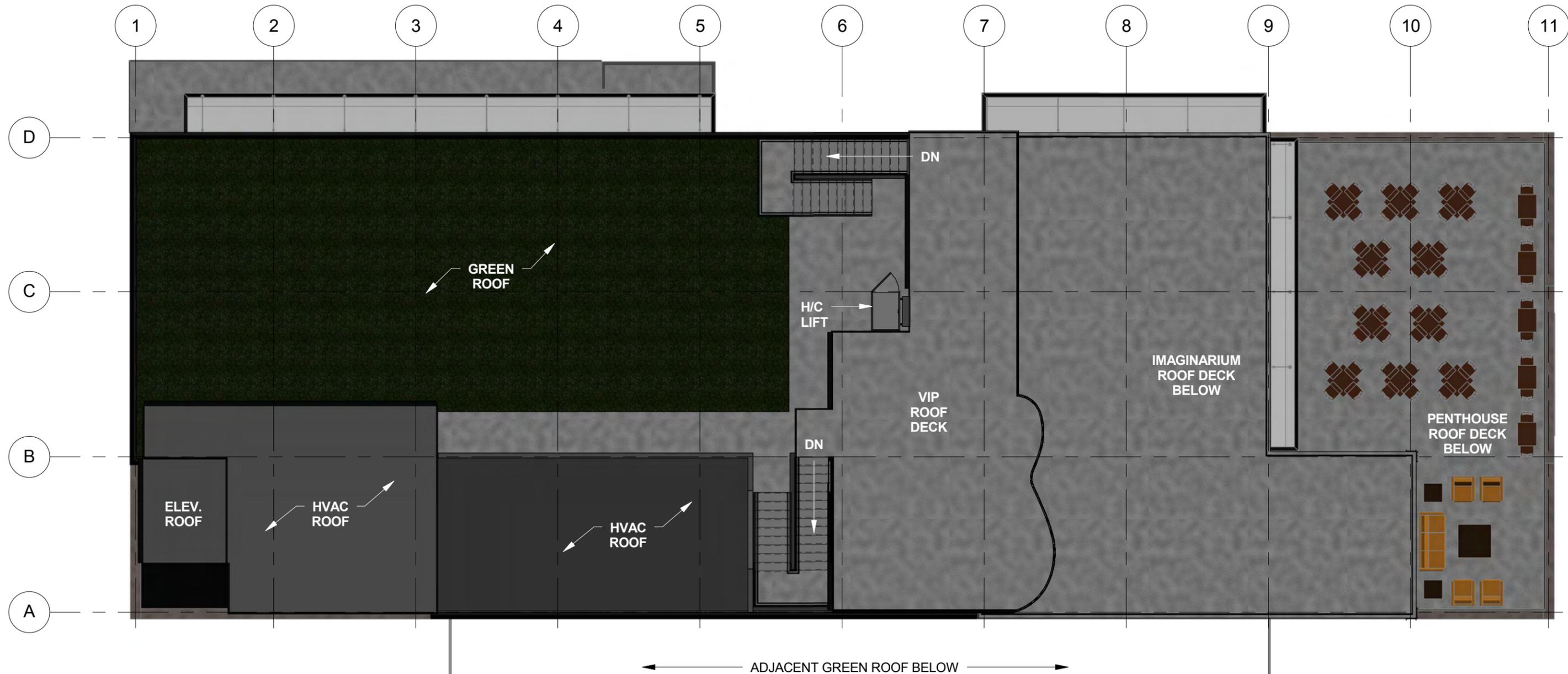


**IMAGINARIUM PLAN**  
 3/32" = 1'-0"

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 UNDERGROUND**  
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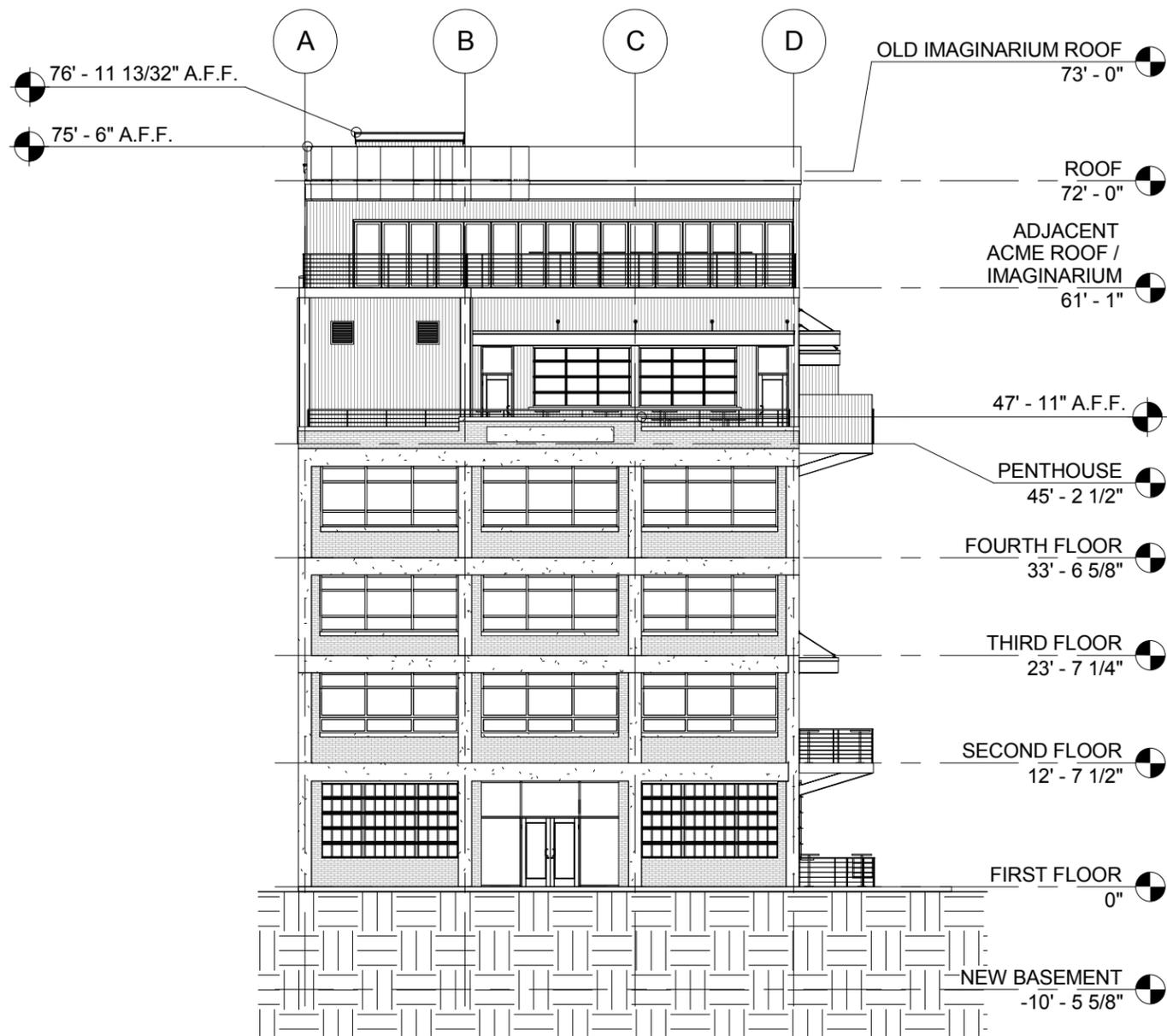
**V.I.P. ROOF PLAN**

3/32" = 1'-0"

**NASHVILLE  
UNDERGROUND**

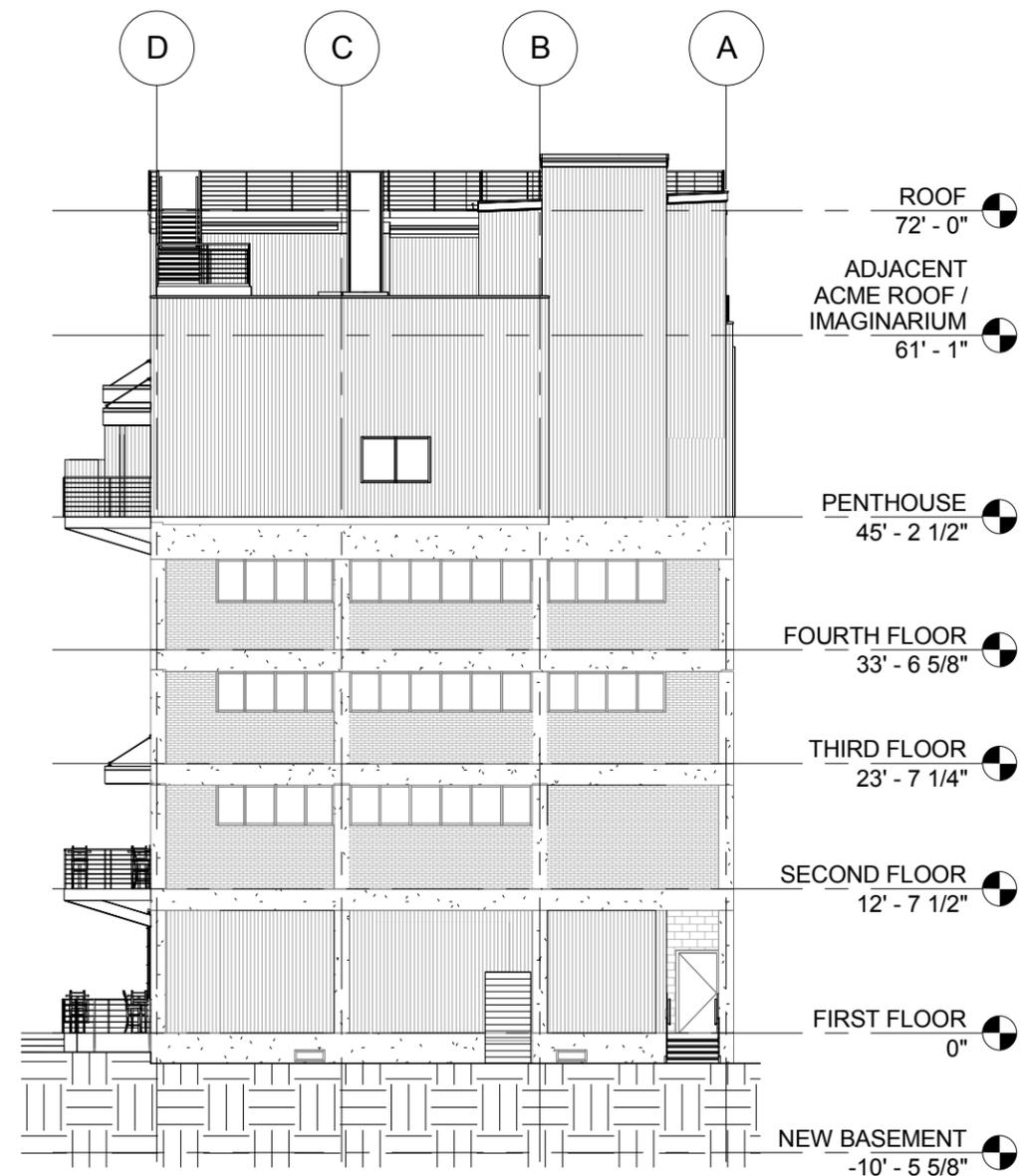
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**FRONT ELEVATION**

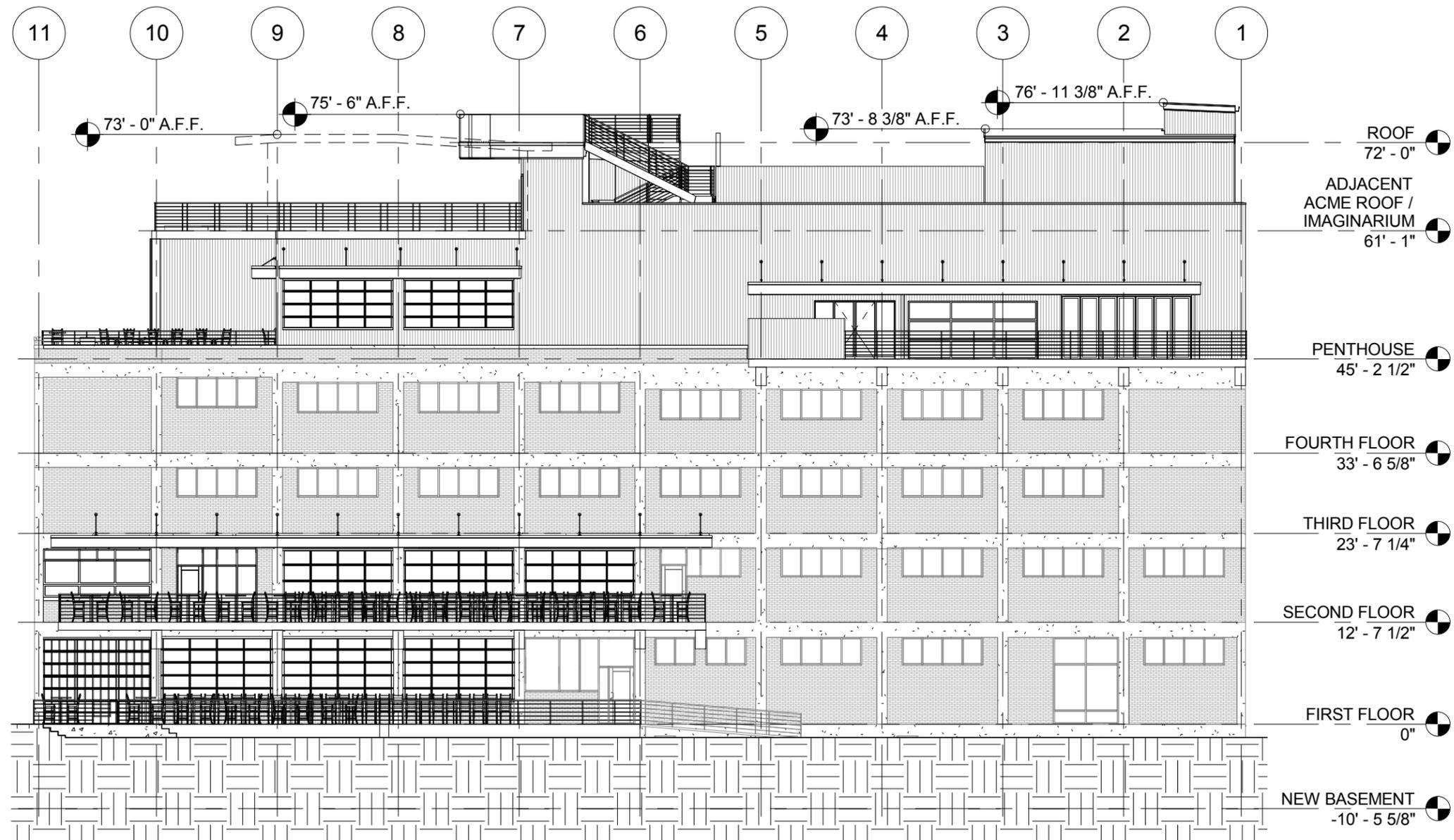
1/16" = 1'-0"



**REAR ELEVATION**

1/16" = 1'-0"





**SIDE ELEVATION**

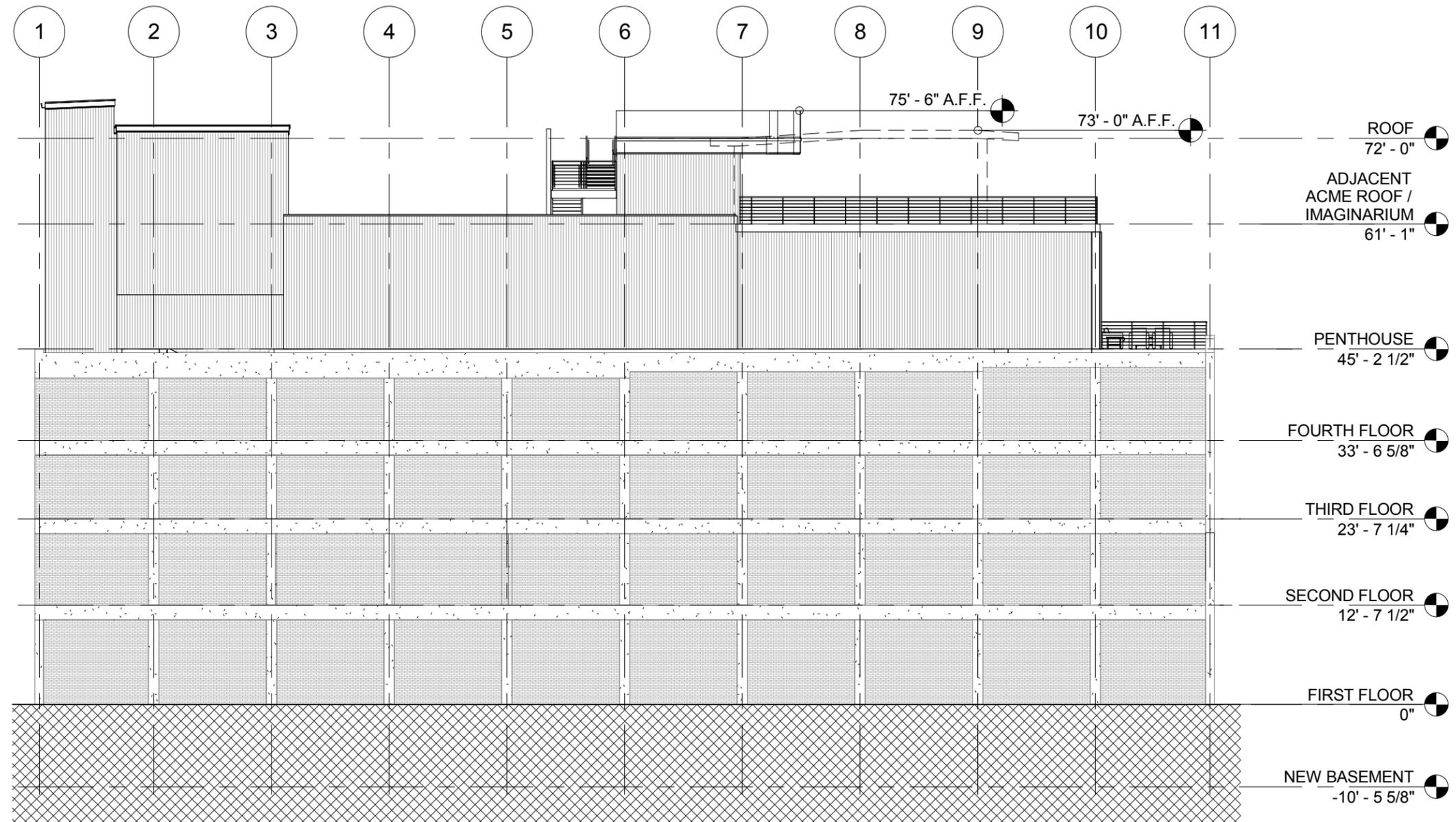
1/16" = 1'-0"



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**NASHVILLE  
 UNDERGROUND**

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**ACME ELEVATION**

1/16" = 1'-0"

**NASHVILLE  
UNDERGROUND**

105 BROADWAY  
NASHVILLE, TN 37201



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ORIGINAL HISTORIC WINDOWS

■ NEW BALCONY SET BACK  
3'-0" FROM FRONT

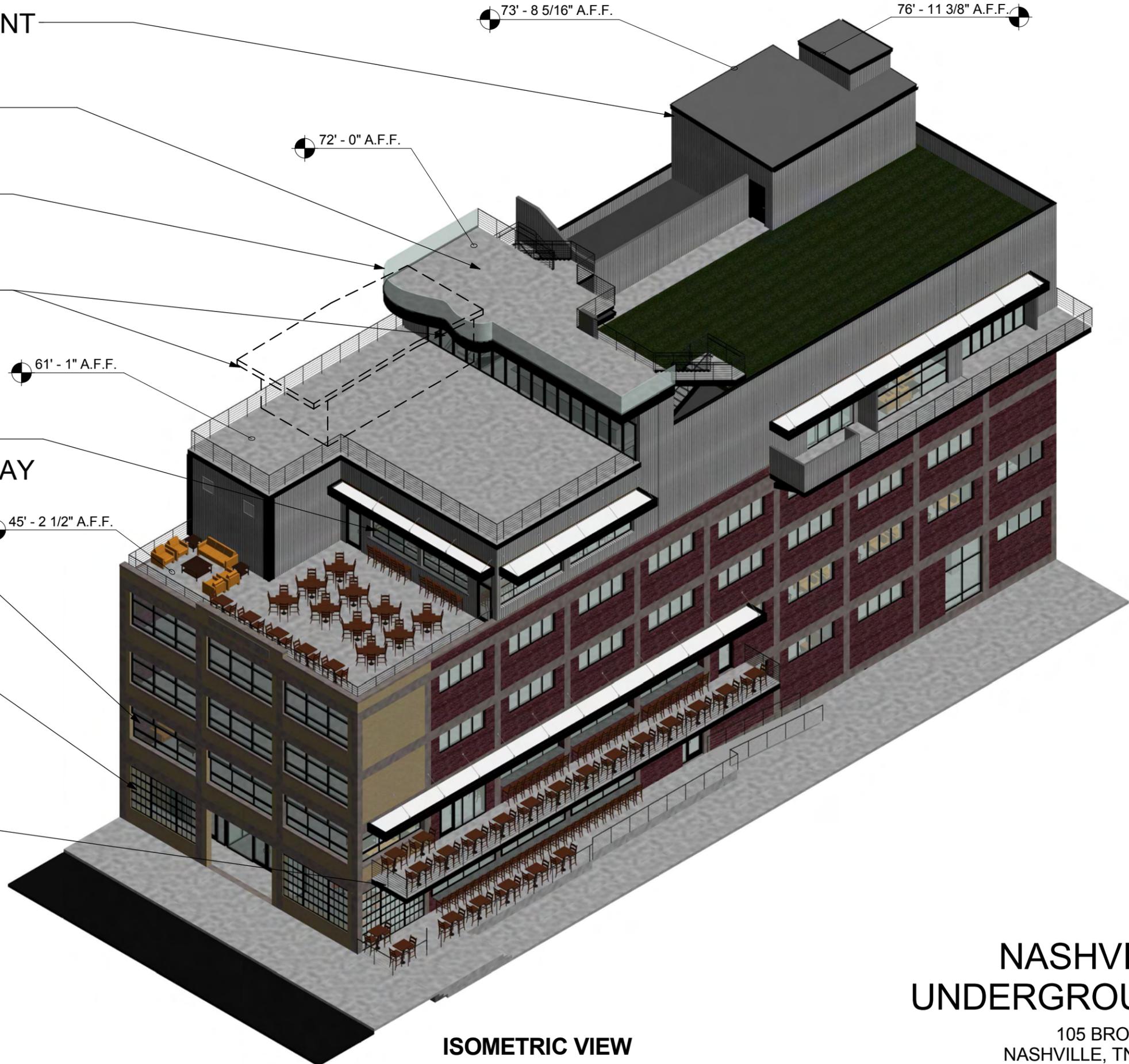
73' - 8 5/16" A.F.F.

76' - 11 3/8" A.F.F.

72' - 0" A.F.F.

61' - 1" A.F.F.

45' - 2 1/2" A.F.F.



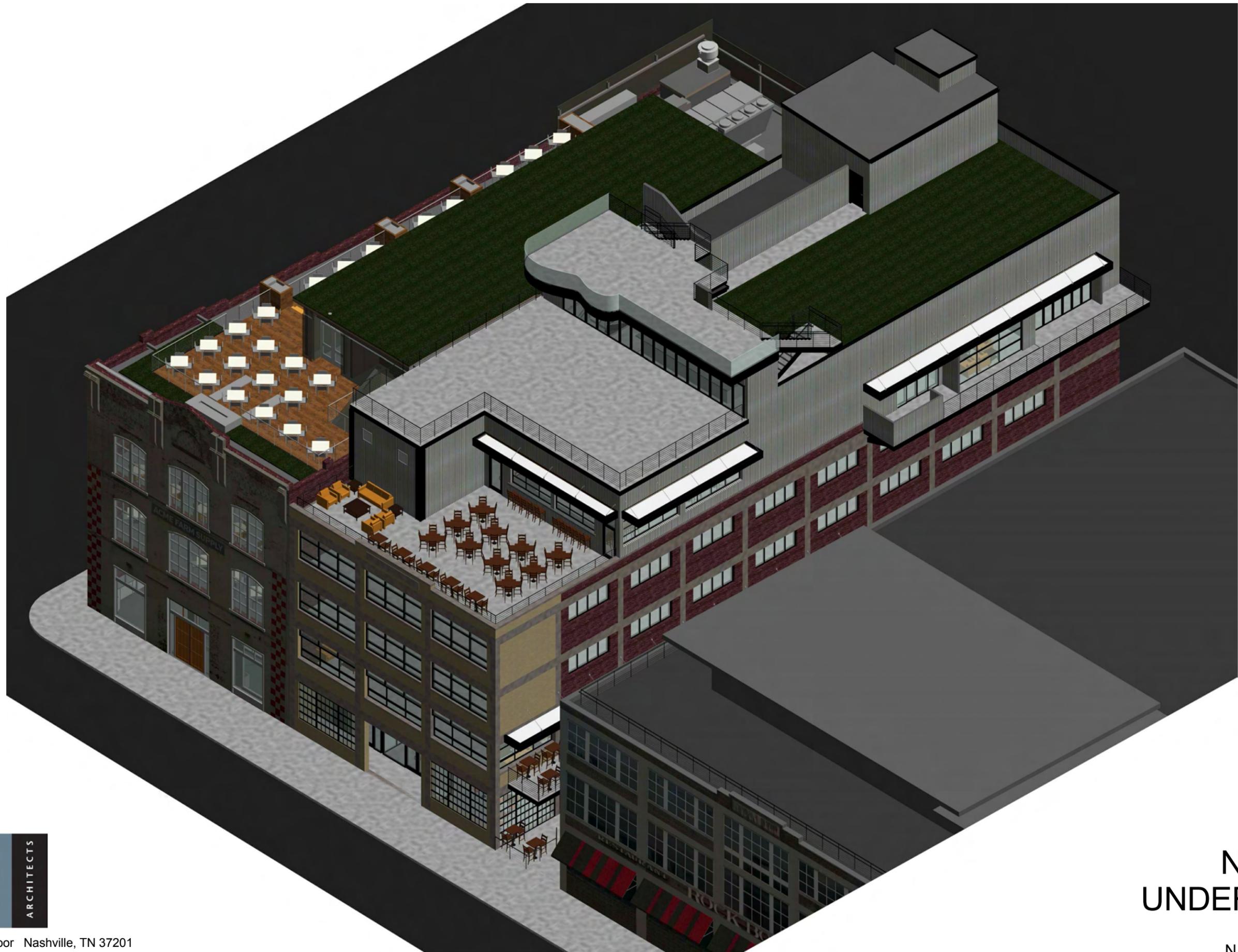
ISOMETRIC VIEW



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