

MEGAN BARRY
MAYOR



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

1226-1228 4th Avenue North

June 15, 2016

Application: New construction - infill

District: Germantown Historic Preservation Zoning Overlay

Council District: 19

Map and Parcel Number: 08209032200

Applicant: Barry Brechak

Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to construct two new buildings on a vacant lot. Both buildings will be one-story tall with gabled roofs, with setbacks significantly more than existing buildings on the two adjacent lots.

Recommendation Summary: Staff recommends disapproval of the infill construction, finding that the proposal does not meet sections 3.1 General Principles, 3.1.6 Window Proportions, 3.2 Site, Building Planning and Setbacks, 3.2.3 Orientation, and 3.6.1 Roofs for the Germantown Historic Preservation Zoning Overlay.

Attachments

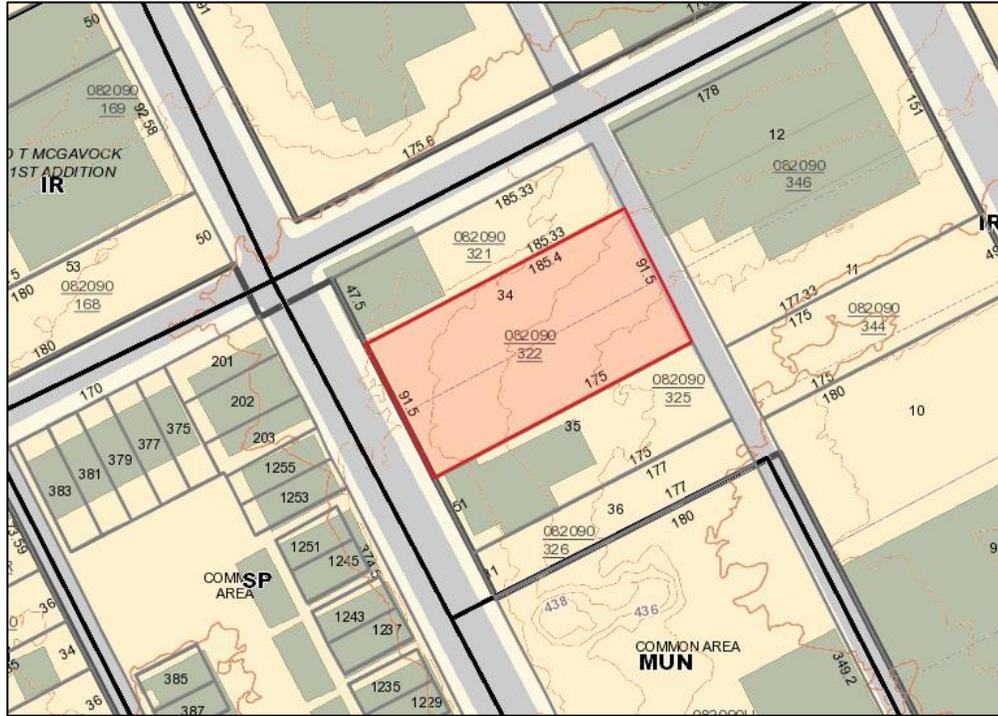
A: Neighborhood Group Letter

B: Photographs

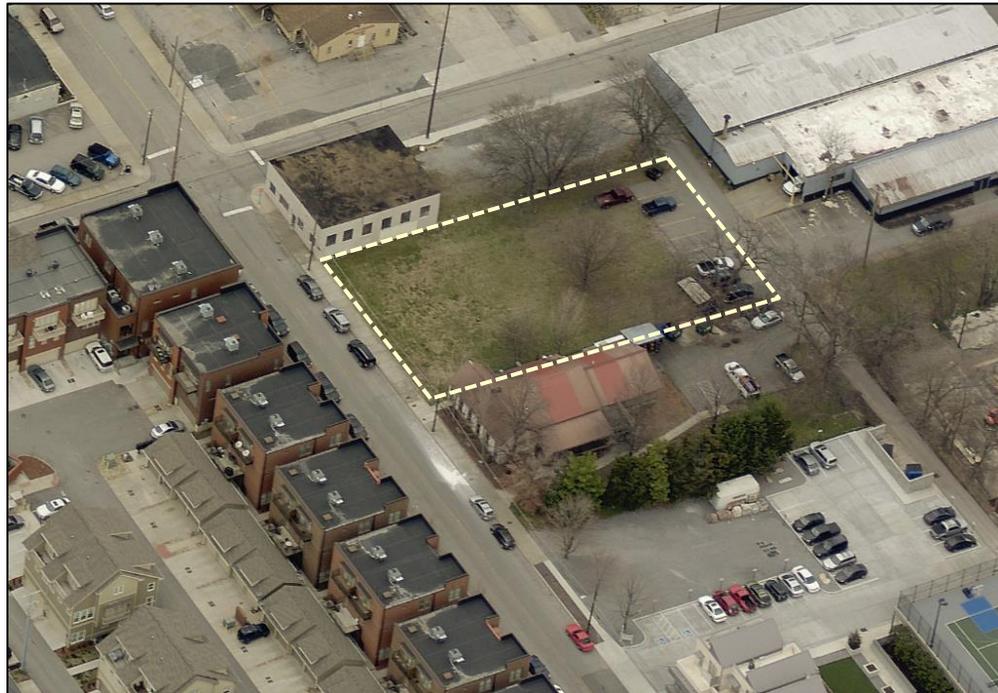
C: Site Plan

D: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

3.0 New Construction - where there is minimal historic context or historic context no longer exists

Guidelines apply only to the exteriors of new construction. Public facades shall be more carefully reviewed than non-public facades. *Public facades are those that are visible from the public right of way, street or streets. Non-public facades are those not visible from the public right of way, street or streets. Facades facing the alley are generally not considered public facades.*

3.1 General Principles

Construction in the District has taken place continuously from the mid-19th through the present and a variety of building styles and building types have resulted. This variety reflects the style, culture and values of the District over time. New construction that imitates historic architectural styles may compromise the value of authentic historic structures by confusing genuine history with reproduction. Exterior building design should avoid the creation of themed environments that create a false sense of being in an alternate time or place. Because a great variety of building forms exist within Germantown, flexibility in the design of new buildings is possible and encouraged. New buildings should continue this variety while remaining compatible with development patterns consistent with mixed-use urban neighborhood design.

- 3.1.1 Buildings should be sited on their respective parcels in ways that are appropriate to their context and the context it creates.
- 3.1.2 The architectural styles and forms of new buildings should be appropriate to their context.
- 3.1.3 New buildings should relate to a pattern and rhythm of development consistent with a mixed-use urban neighborhood.
- 3.1.4 New projects have the ability to create place. Proposed projects shall be reviewed both in relationship to its context and the context it creates.
- 3.1.5 The ground floors of new buildings should be designed to encourage pedestrian activity.
- 3.1.6 New construction will be reviewed for height, scale, setback, relationship of materials, texture and color; massing; orientation; and proportion and rhythm of openings.

3.2 Site and Building Planning

- 3.2.1 New development should be sited and designed to encourage pedestrian/human activity on the street. The siting of buildings should acknowledge and reinforce desirable characteristics of the right-of way and streetscape.

Livelier street edges make for safer streets. Ground floor shops and market spaces providing services attract activity on the street. Entrances, porches, balconies, front yards, decks, seating, street lighting, street trees, landscaping and other streetscape elements promote use of the street front and provide places for human interaction. Siting decisions shall consider the importance of these features in a particular context and allow for their incorporation.

3.2.2 Setbacks

The character of a neighborhood or district is often a product of the experience of traveling along its streets. One of the defining characteristics of that experience is how buildings face and are set back from the street.

The guidelines below are not specific to individual parcels or streets. Because street rights of way vary significantly throughout the district it is important to first analyze and consider the desired streetscape prior to establishing the setback and building face for a given project. While the guidelines encourage some buildings at the edge of the sidewalk, locating a building on the property line only 48" from the edge of the existing curb drastically limits and may altogether prohibit the placement of features identified in 3.2.1 and limit the ability of a project to comply with 3.2.1.

It is further the intent of these guidelines to avoid the arbitrary establishment of setbacks resulting in haphazard building placement and a resulting interruption or absence of visual order within the District.

- 1. Commercial Corridor Setbacks (Rosa L Parks and Jefferson Street) – the siting of buildings along major commercial corridors should provide desirable streetscape characteristics: pedestrian oriented

businesses and shops at ground level, corner entrances and a consistent building edge abutting the sidewalk.

2. Commercial Setbacks (Interior to the District) – Generally, commercial buildings within the district are encouraged to build to the property line/sidewalk.

The intent is to encourage pedestrian oriented development

3. Corner Lots: Buildings on corner lots should be oriented to the corner and public street fronts to reinforce the street corner. Buildings should appropriately address setbacks on both streets. Corner lots offer unique opportunities because of their visibility and access from two streets. Corner pedestrian entrances, towers, turrets, accentuated rooflines, special architectural details, balconies and other design features are encouraged.

4. Residential Setbacks – the space between the building and the sidewalk should provide security and privacy for residents while encouraging social interaction among residents and neighbors. Within the district the transition between residential buildings and the street varies with the depth of the front setback and the relative elevation of the building to the street.

The following examples illustrate various conditions and suggest how this guideline may be met through setbacks, entry design, landscape treatment and other techniques.

Minimal Front setback – Buildings with little or no front yard should include creative use of landscaping and or window placement and treatment to provide privacy. Recessed entries can be used to provide security and/or weather protection.

Shallow Residential Street Front – Buildings with a shallow setback from the sidewalk provide sufficient area to include balconies or decks, which allow privacy while encouraging visual interaction with the street. Small courtyards, arcades, recessed entries or other similar entry designs may be desirable to provide privacy to ground floor residents.

Deep Residential Setback – Buildings with deep setbacks from the sidewalk provide sufficient privacy through spatial separation to permit more open porches, fenestration and garden space for ground floor residential units. Fences may provide further separation from the sidewalk.

High Bank Residential Street Front – Within the district topography may cause the ground floor of a building to be elevated above pedestrian eye level. Therefore it is easier to achieve a sense of privacy and separation from the street activity – thus creating more opportunity for social spaces

5. Alley Setback: Setback from any alley (rear or side) shall be a minimum of 5 feet in order to retain urban street character.

3.2.3 Orientation

1. The primary entrances of buildings shall be clearly identifiable and visible from the street. *Generally this means primary entrances are oriented to the public street.*

The intent is to encourage pedestrian oriented development, interaction with the street environment and allow for transition between the street/public domain and the interior of the building/private domain. Entries that are visible from the street generally make a building more approachable and create a sense of association among users, customers and neighbors. Clear entries should be provided off of public streets not solely from parking lots.

This does not preclude site developments for residential projects from utilizing courtyards and mews. It is intended to foster siting that recognizes the importance of the public street and the transition from the street to the building.

3.2.4 Mass and Scale

1. The mass and scale of new buildings will be reviewed relative to use and location within the District. *Generally taller more massive structures are anticipated at the edges where Commercial Corridors (Jefferson Street and Rosa L. Parks Boulevard) bound the District. Lower height, smaller scale and less massive structures are predominant at the interior of the District. Third Avenue North is unique in the fact that it is an arterial passing through the eastern part of the District connecting downtown to Metro Center. Therefore as a connecting street with potentially higher traffic volumes more commercial uses, greater densities and taller heights may be appropriate. These guidelines and the Design Review Process are intended to provide a balance between the development potential of a particular site and compatibility of existing and adjacent buildings.*

2. Façade Articulation: New structures shall employ design techniques that avoid large expanses of unbroken façade planes and/or materials particularly on public facades. *For multiple story buildings,*

the width of any unbroken façade shall not exceed the building height. This width to height ratio is considered a minimum – more modulation is encouraged.

Some appropriate techniques for building articulation include but are not limited to:

Modulating the façade by stepping back or extending forward a portion of the façade (articulating a building's façade vertically and/or horizontally in intervals that are informed by existing platting patterns or structures within the District is encouraged)

Pilasters, recesses and or projections

Repeating window patterns at an interval that equals the articulation interval

Providing a balcony, porch, patio, deck, covered entry, bay window (or other special window) or other significant architectural detail for each interval

Changing the roof line by varying parapet heights, alternating dormers, stepped roofs, gables or other roof elements to reinforce the modulation or articulation interval

Changing materials with a change in building plane (changes in a materials, texture or color are appropriate techniques – however changes solely in paint color alone is generally not sufficient to meet the intent of this guideline)

3.2.5 Height

1. New buildings shall be constructed to a height that is compatible with adjacent context.

Consideration of the physical characteristics of a property will be given in determining compatible heights (e.g. exceptional topographic condition, lot size and/or lot shape)

Height, bulk and scale mitigation may be required in two general circumstances:

Projects on or near the edge of a less intensive area. A substantial incompatibility in scale may result from different development standards in the two areas and may be compounded by physical factors such as large development sites, slopes or lot orientation.

Projects proposed on sites with unusual physical characteristics such as large lot size, unusual shape, or topography where buildings may appear substantially greater in height, bulk and scale than that generally anticipated for the area.

Factors to consider in analyzing potential height, bulk and scale impacts include:

- *distance from the edge of an existing structure or less intensive area*
- *differences in development standards between abutting area (allowable building height, width, lot coverage, etc.)*
- *effect of site size and shape*
- *height, bulk and scale relationships resulting from lot orientation (e.g. backlot line to back lot line vs. back of lot line to side lot line)*
- *Type and amount of separation between lots in the different area (e.g. separation by only a property line, by an alley or street, or by other physical features such as grade changes.)*

In many cases, careful siting and design treatment are sufficient to achieve reasonable transition and mitigation of height, bulk and scale impacts. Some techniques for achieving compatibility are as follows:

- *Location of features on-site to facilitate transition such as locating required open space on the zone edge so the building is farther from the lower intensity area.*
- *Treating topographic conditions in ways that minimize impacts on neighborhood development, such as architectural details to give a more human scale to a project, or stepping a project down a sloping site.*
- *In a mixed-use project, siting the more compatible use near the adjoining edge.*

In some cases, reductions in the actual height, bulk and scale of the proposed structure may be necessary in order to mitigate adverse impacts and achieve an acceptance of compatibility. Some techniques that can be used in these cases include:

- *articulating the building's facades vertically or horizontally in intervals that*
- *conform to existing structures or platting pattern.*
- *increasing building setbacks from the zone edge at ground level*
- *reducing the bulk of the building's upper floors*
- *limiting the length of, or otherwise modifying, facades*
- *reducing the height of the structure*
- *reducing the number or size of accessory structures*

2. In the absence of adjacent context with taller heights the following heights are permitted.

3.3 Walls/Exterior Materials

- 3.3.1 Exterior materials will be reviewed for characteristics of scale, design, finish, texture, durability and detailing. Materials must demonstrate adherence to The Secretary of Interior's Standards.
- 3.3.2 Large expanses of featureless wall surface are not appropriate
- 3.3.3 Material change between the foundation and the first floor is encouraged.
- 3.3.4 Exterior Insulation Finish System (EFIS) and vinyl siding are not appropriate exterior materials.
- 3.3.5 The painting of wood and metal surfaces is not reviewed by the MHZC.

3.5 Windows

- 3.5.1. Window profiles will be reviewed for dimensional depth of rails, stiles, mullions, muntins, divided lites, sills, casing and or trim.

3.6 Roof

- 3.6.1 Rooftop equipment, skylights, solar panels, and roof penetrations located on or attached to the roof shall be located so as to minimize their visibility from the street. *Generally, they should be placed rear of the mid-point of the building.*

3.7 Utilities / Mechanical

- 3.7.1 Utility connections such as gas meters, electric meters, electric service mast and power lines, phone, cable, satellite TV and HVAC condenser units should be located so as to minimize their impact and visibility at the public street. Exterior utilities and mechanical equipment shall be screened from visibility from the building's street facades. Building utilities shall be planned, sited and screened to minimize their impact on the pedestrian environment.



1230 4th Ave. N. (c. 1957) – 1226-1228 4th Ave. N. (vacant) – 1222 4th Ave. N. (pre 1897)

Background: The lot at 1226 is currently vacant.

On the adjacent lot to the south is a one-story historic house constructed prior to 1897, to the north is a one-story commercial building constructed in 1957, and across the street are a three-story mixed use development and townhouses constructed in 2008. The historic house has a nine-foot (9') front setback, the commercial building to the left was built to the front property line. The commercial component of the mixed use development has a six foot (6') setback for the building wall with a seating area between the building and the sidewalk, and the townhouse development has a ten foot (10') setback to the wall with front stoops that extend five feet (5') forward with walkways connecting them to the sidewalk.

In May, 2016, the MHZC disapproved an application to construct two buildings on the lot, finding the materials, setbacks, and general character of the proposal to be incompatible with the surrounding historic context.



Figures 1 and 2: Development across the street.



Figures 3 and 4: New construction to the left and historic building to the right.

Analysis and Findings: The applicant has made revisions to the plans submitted in May, and is proposing to construct two new buildings on the vacant lot.

Mass and Scale, Height: The height and scale of the proposed buildings has not changed from the previous submittal. Both buildings will be one story, matching the number of stories of the two adjacent buildings. The left building will have a side-gabled roof and the right building will have a front-gabled roof. These forms are similar to several historic buildings in the area. Staff finds these roof forms will be compatible with the historic character of the district and meet guideline 3.1.2.

The ridge heights of the new buildings will be seventeen feet, nine inches (17'-9") with eaves at nine feet (9'). These heights are compatible with the adjacent one-story buildings and meet guideline 3.2.5.

The left building will be forty-nine feet, five inches (49'-5") wide, and the right building will be twenty-five feet (25') wide. Between the new buildings there will be a walkway leading from the sidewalk back to a shared courtyard at the center of the lot. Staff finds the widths of the building will be compatible with the surrounding character and meet guideline 3.2.1. There will be three feet (3') separating the new buildings and the existing building on the left and five feet (5') from the building on the right. This is compatible with the rhythm of spacing between other buildings in the densely built Germantown area.

General Principles, Site & Building Planning, Setbacks: The proposed setbacks have changed just one foot (1') from the previous proposal. The new buildings will be fronted parallel to the street and will be shifted toward the sides of the lot with a thirteen foot (13') wide walkway between them. The left (northern) building will sit nineteen feet (19') back from the sidewalk. The building to the right will sit seventeen feet (17') back from the sidewalk, eight feet (8') greater than that of the house to the right. The setbacks among the historic context on this block face range from one foot (1') to approximately nine feet (9') from the front property line.

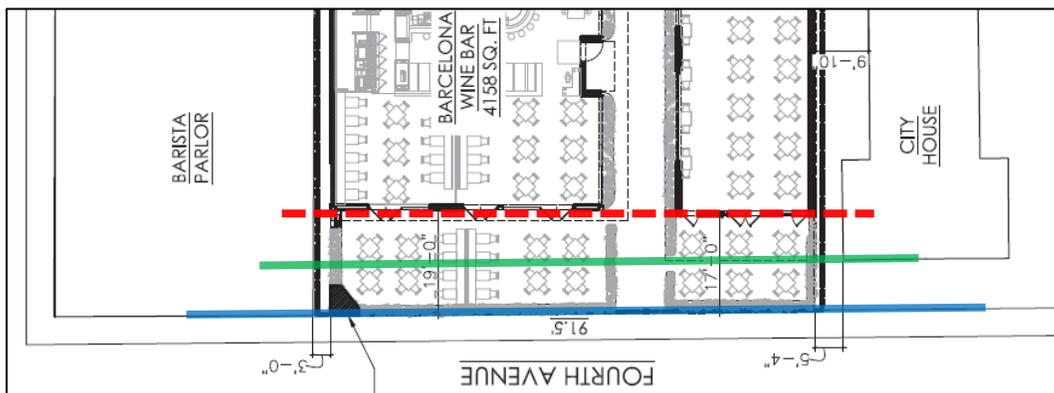


Figure 5: Proposed setbacks compared to existing setback. Solid blue and green indicate existing setbacks and dashed red line is approximate proposed setback.

~~These setbacks are each one foot (1') shorter than in the proposal that was disapproved by the Commission in May.~~ Staff finds that these setbacks contrast greatly with the adjacent buildings: the commercial building to the left sits at the front edge of the

property and the residential-form building to the right has a nine foot (9') setback, which is the greatest setback on the block face. Staff finds that the project does not meet section 3.1.1 and 3.1.4 of "general principles" which states that buildings should be sited in a way that is appropriate for their context and the context they create. In this case, the project does not meet the commercial context setback nor the more prevalent setback established by the buildings that were historically constructed as residential buildings.

The design guidelines encourage front seating areas for commercial buildings to enliven the streetscape but it also states that it is important to avoid arbitrary establishment of setbacks resulting in "haphazard building placement and a resulting interruption or absence of visual order within the District." In this case, the proposal has deep setbacks are not typical of the immediate area. In the past, the Commission has generally used the historic buildings to assure that a new front setback is not "haphazard." When that has been unavailable or inappropriate, the Commission has used an average of the block face instead. Staff finds that the front setbacks of the proposal are not compatible with the surrounding context and therefore do not meet sections 3.1 and 3.2 of the Germantown design guidelines.

Orientation: The front facades will be separated from the sidewalk by front patios enclosed by hedges and the primary entrances to the buildings will be from the sides, accessed through the central walkway. Stone bollards will mark the opening to the walkway at the edge of the sidewalk. Staff finds these front yard features are more typical of a suburban development, than an urban setting, and that the new buildings would not directly engage with the street as required by section 3.2.3 of the design guidelines. This guideline does make an allowance for residential developments to utilize courtyards, but is clear in stating that the appropriate orientation for commercial buildings is to have primary entrances that directly engage the street. Areas for street furniture can be appropriate; however, in this case, the depth of the front setback, patio and landscaping together create more of a private rear patio space than an urban street front. Although both buildings have doors on the front façades, they are not given the emphasis typical of doors on a storefront; they lack bulkheads or kick-plates, they are not recessed or articulated from the primary plane of the façade, and there is no direct walkway or connection from them to the sidewalk. Instead, they read as operable windows rather than principle entrances.

Façade Articulation: The front elevations will have sections of solid wall between sections of windows and doors. Each of these façades will be more than sixty percent (60%) glass; Staff finds that this balance of walls and openings is compatible with that of historic buildings in the area. The design guidelines call for design techniques that avoid large expanses of unbroken façade plans and/or materials in two sections of the design guidelines. Staff finds that the articulation of the front facades would generally meet section 3.2.4.2; however, the windows themselves do not meet the design guidelines. Please see the next section on "windows."

Section 3.2.4.2 of the design guidelines requires architectural techniques or features be utilized on infill construction to avoid large expanses of unbroken façade planes. Although the side elevations will not have any openings or articulations, Staff finds that the side elevations would not be considered "public" because the lot is mid-block and the

buildings are screened from view by their proximity to adjacent buildings. Additionally, it is not uncommon for commercial buildings to lack windows on secondary elevations, instead putting greater emphasis on the public storefront. For these reasons, Staff finds that the side facades would also meet section 3.2.4.2 of the design guidelines.

Windows: The windows on the front facades of the two buildings are horizontal in their proportions and rhythm, which is not in keeping with the windows of typical commercial context historically. Additionally, the building on the right will also have a large window in place of the gable field wall at the front. The proportion of a floor-to-ceiling wall is not typical of the built environment in Germantown and does not meet section 3.1.6 of the design guidelines.

Materials: The primary facades of the two buildings will be clad with wood siding with a four inch (4") reveal, and steel and glass storefront systems with steel framing. The roof will be galvanized standing seam metal. Staff finds the proposed materials to be appropriate and to meet guideline 3.3.1.

Roof: Both buildings will have gabled roofs, the left building with a side-oriented ridge and the right building's roof ridge oriented toward the front. The pitch of both roofs will be approximately 6:12. The form and pitch of the roofs is similar to historic buildings nearby. As depicted in the submitted roof plan and renderings, the roof of the left building will have a large skylight over the majority of the roof ridge. This does not meet section 3.6.1 of the design guidelines which states that skylights should be located behind the midpoint of a building so as to minimize their visibility.

Utilities/Mechanical: The location of external utilities (connections, compressors, etc.) will be on the roofs, and will not be visible from the right of way. Staff finds this to meet section 3.7 of the design guidelines.

Recommendation: Staff recommends disapproval of the infill construction, finding that the proposal does not meet sections 3.1 General Principles, 3.1.6 Window Proportion because the windows do not a vertical orientation; 3.2 Site, Building Planning and Setbacks, because the proposed setbacks are not similar to the context; 3.2.3 Orientation, because the buildings do not have entrances that face the street with walkways leading to the sidewalk; and 3.6.1 Roofs, because the skylights are not located behind the midpoint of the building.

Staff recommends disapproval rather than approval with conditions as correction of the design elements that do not meet the design guidelines will likely result in a new design.



1222 4th Avenue North with a nine foot (9') front setback.



1230 4th Avenue North with no front setback.



Mixed use development opposite 1226 4th Avenue North.



Townhouse development opposite 1226 4th Avenue North.

Dear Members of the Metro Historic Zoning Commission:

Recently, two Board Members of the Historic Germantown Neighborhood Association (HGN) and Tandy Wilson, owner of City House restaurant, reviewed updated plans for the Barcelona Wine Bar with Rocco DiLeo and Mandy who is one of Barteca's design consultants.

The applicant pointed out the following changes to the plan since the meeting with MHZC:

1. Amount of window space on the front facades has been reduced on both structures.
2. Materials for the front façades consist of painted metal and painted cedar clapboard.
3. Clearstory windows are positioned above the doors and windows on the Barcelona Wine Bar building and a series of roof ridgeline skylights have been added.
4. Two prominent natural stone bollards clearly delineate the entrance to the site.
5. Main entrances to the restaurants themselves are announced by small horizontal canopies over the doorways.
6. For each building, the street setbacks were reduced by one foot. Setbacks are the only way to prevent obstruction of the windows on abutting projects.
7. Roof overhang along the north side of the Wine Bar was reduced and the side setback increased from 1.5' to 3' to reduce Barista Parlor window obstruction. The applicant is also looking at ways to change the slope of the roofline to further reduce the obstruction of the Parlor's three side rear windows.
8. The outdoor fireplace was eliminated.
9. Applicant will provide Wilson with a legally binding memorandum which ensures that placement of the second restaurant space causes no negative impact to the City House HVAC system.

It appears that the east side of the 1200 block of 4th Avenue is destined to become the primary business and retail strip in Germantown. This is presently one of our neighborhood's most eclectic streets in terms of its architectural composition, mix of businesses and private use, and variety of street setbacks. The proposed patio dining will contribute to the vibrant atmosphere along this section of 4th Avenue.

The developer made a number of significant changes intended to minimize the direct impact to the abutting establishments and address the myriad design concerns raised by both the Neighborhood Association and your Commission. In light of the applicant's efforts to satisfy these concerns, a majority of the HGN Board supports the latest design and front setback requests for the Barcelona Wine Bar project.

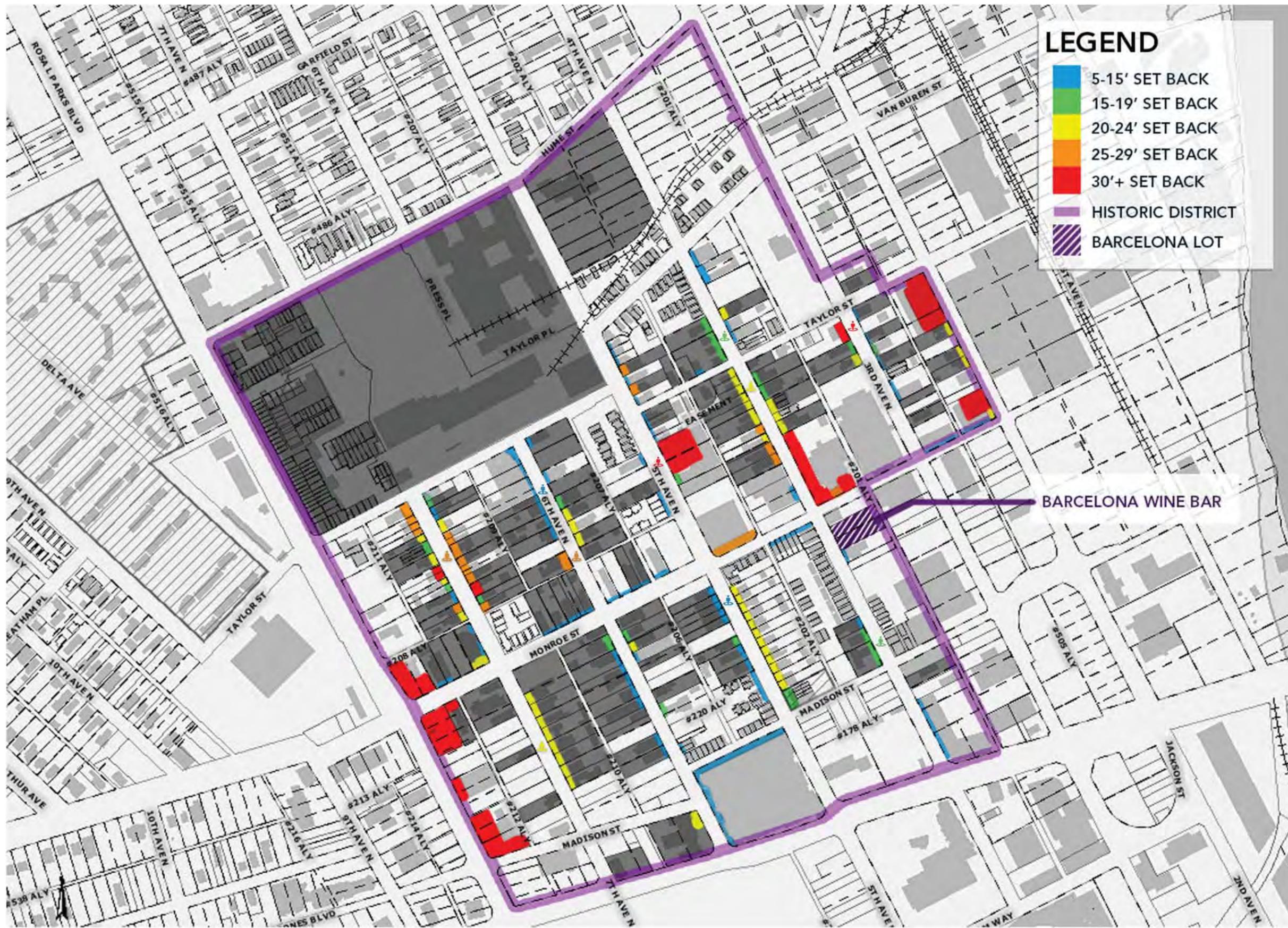
Respectfully submitted,

Richard H. Audet, HGN President

June 1, 2016



DESIGN SCHEMES



GERMANTOWN HISTORIC DISTRICT MAP - SITE SET BACKS





6TH BETWEEN TAYLOR & MONROE



5TH & MONROE



STREET VIEWS - 5' - 15' SET BACKS



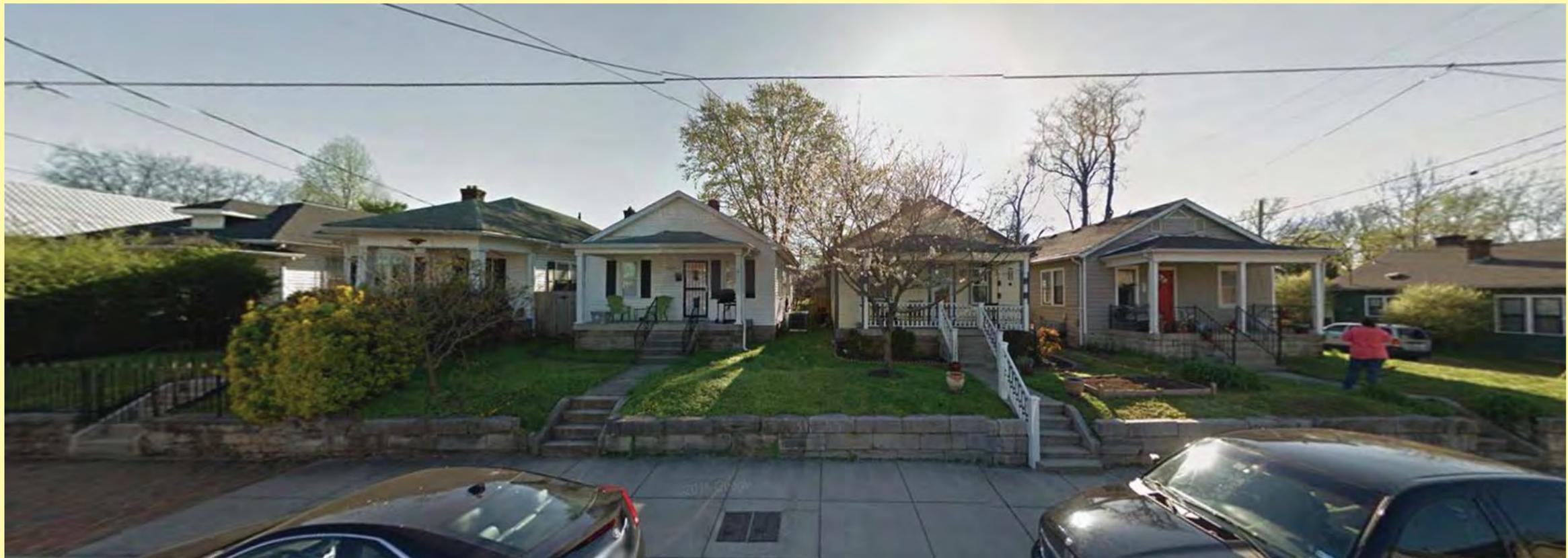
4TH & MADISON



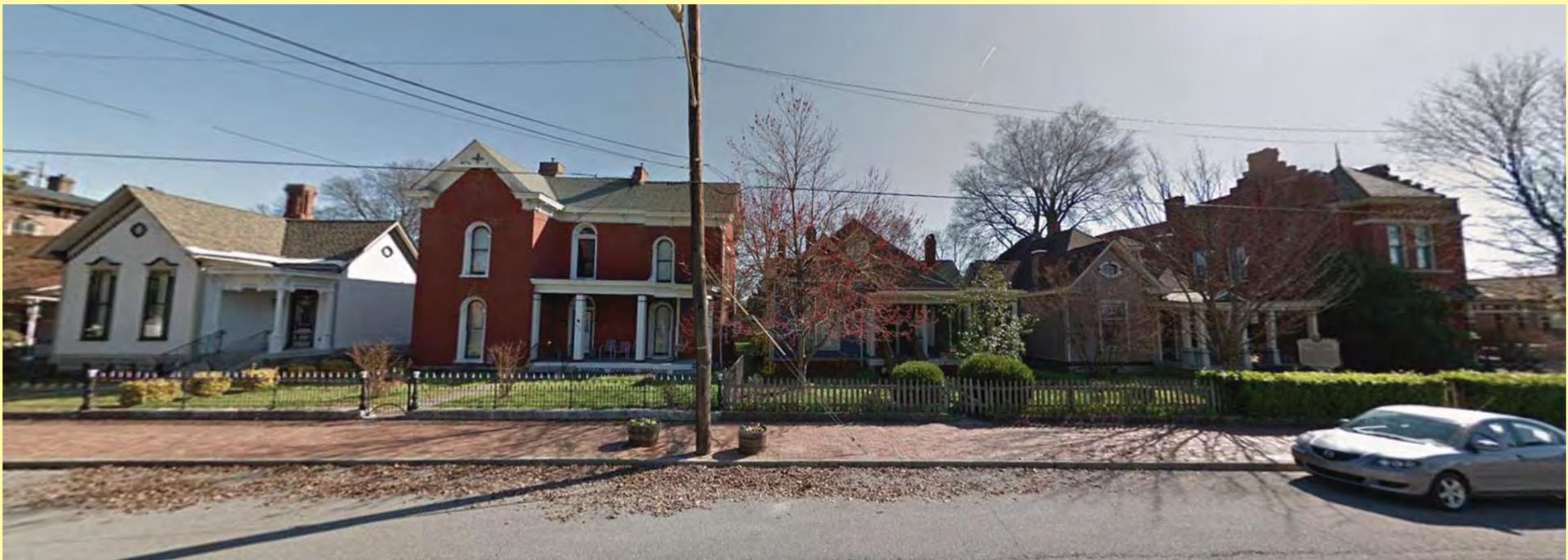
4TH & TAYLOR



STREET VIEWS - 15' - 20' SET BACKS



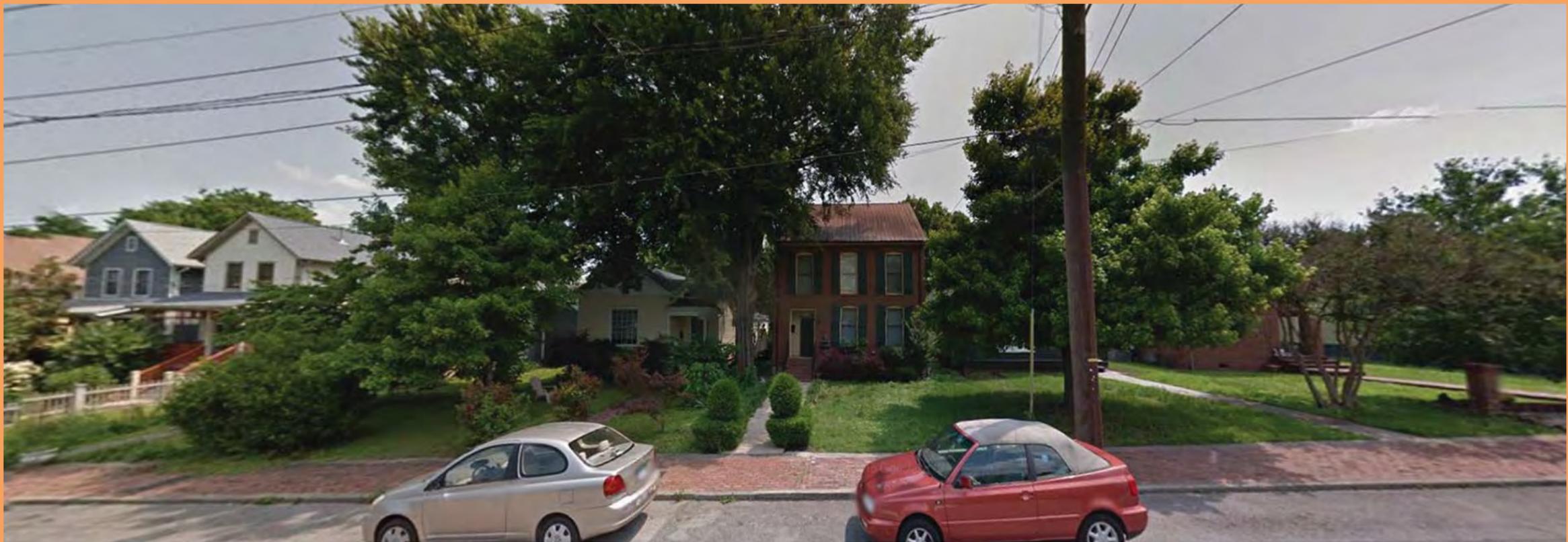
4TH & TAYLOR



7TH BETWEEN MONROE & MADISON



STREET VIEWS - 20'-25' SET BACKS



7TH BETWEEN TAYLOR & MONROE



6TH BETWEEN TAYLOR & MONROE

STREET VIEWS - 25' - 30' SET BACKS





5TH BETWEEN TAYLOR & MONROE



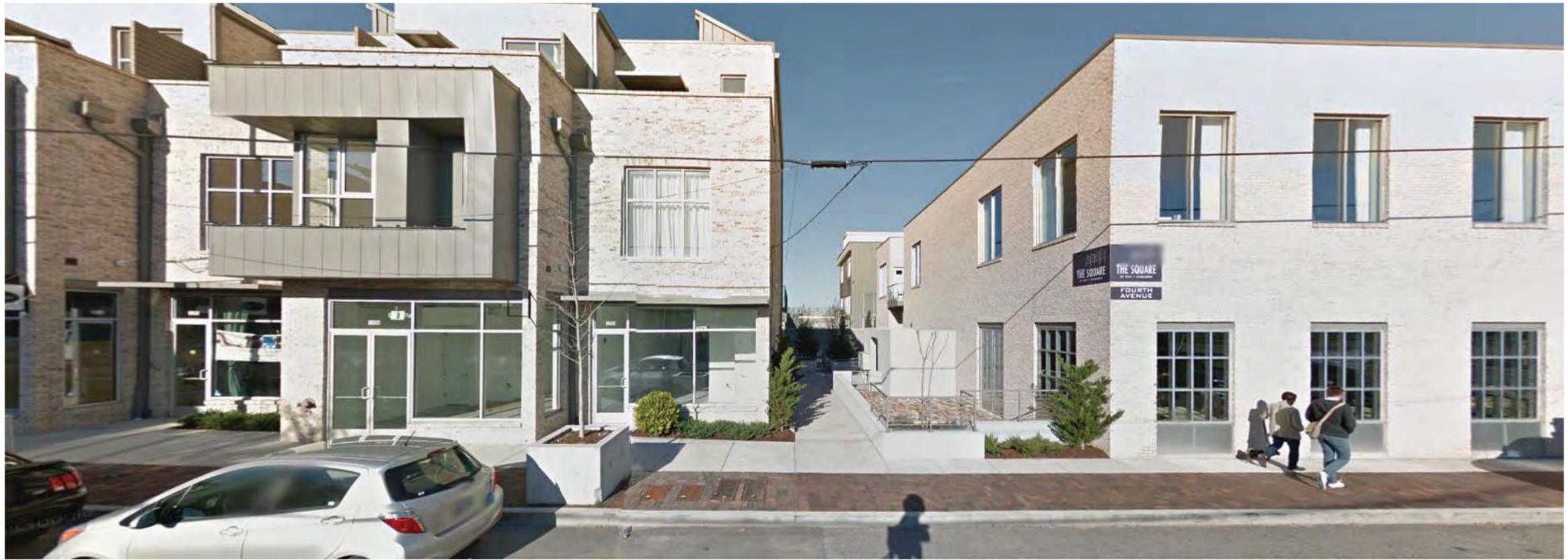
3RD & TAYLOR



STREET VIEWS - 30'+ SET BACKS

BARCELONA WINE BAR | 1226-1228 FOURTH AVENUE NORTH- GERMANTOWN, NASHVILLE, TN 37208 | 05.30.16 | PRELIMINARY DESIGN PACKAGE |

BARTECA RESTAURANTS, LLC.



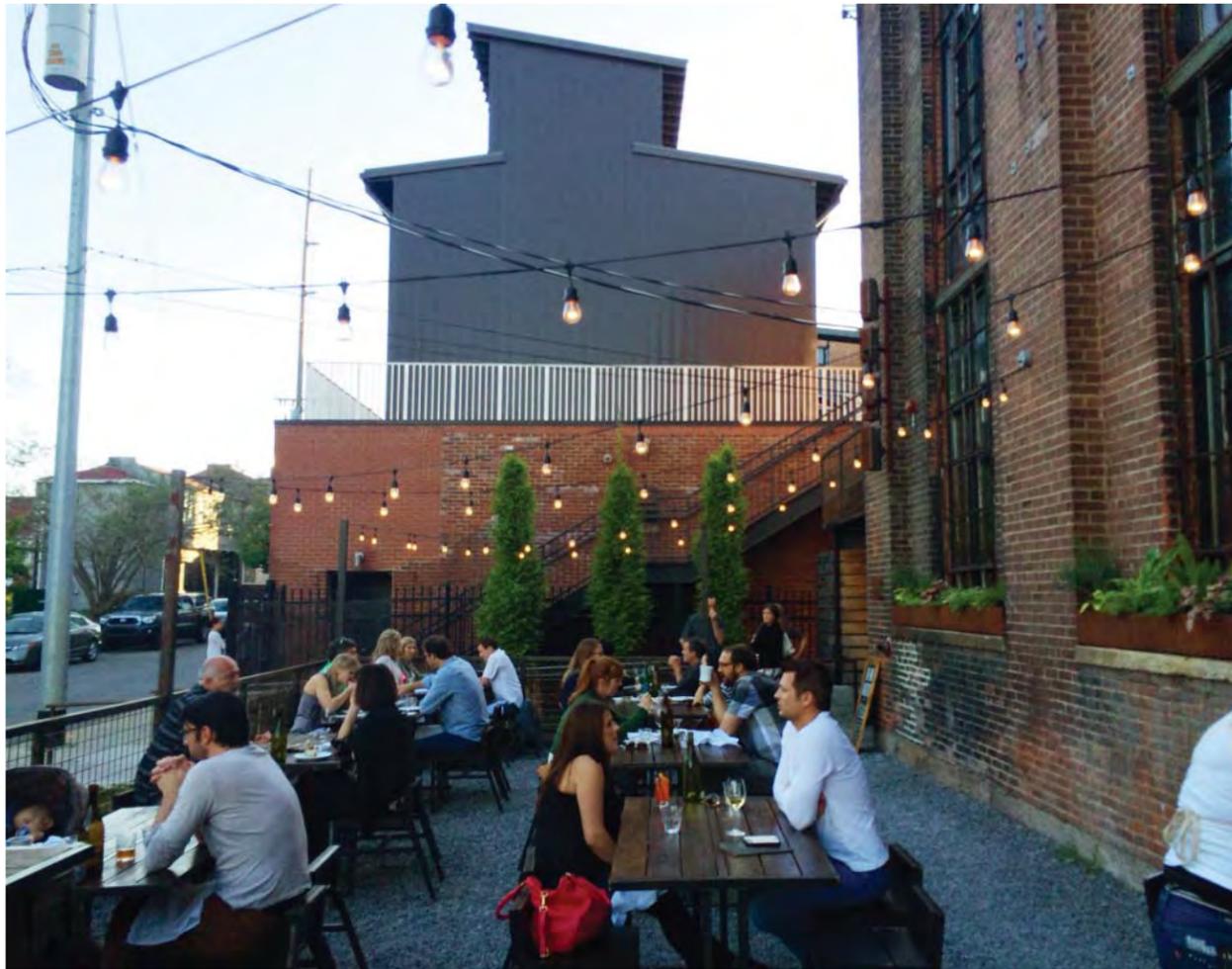
4TH & MADISON



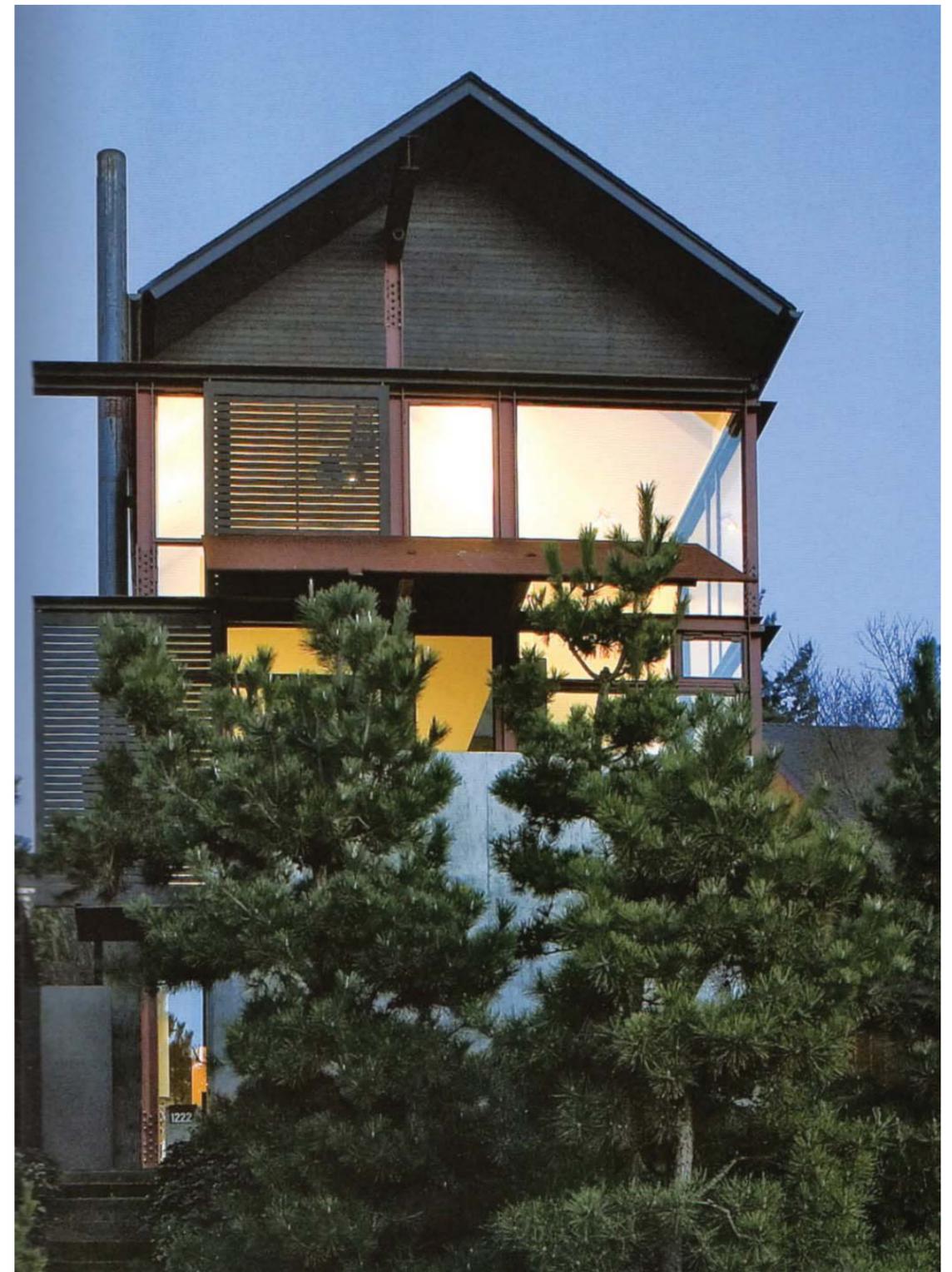
4TH & MADISON

STREET VIEWS - 0' SET BACKS

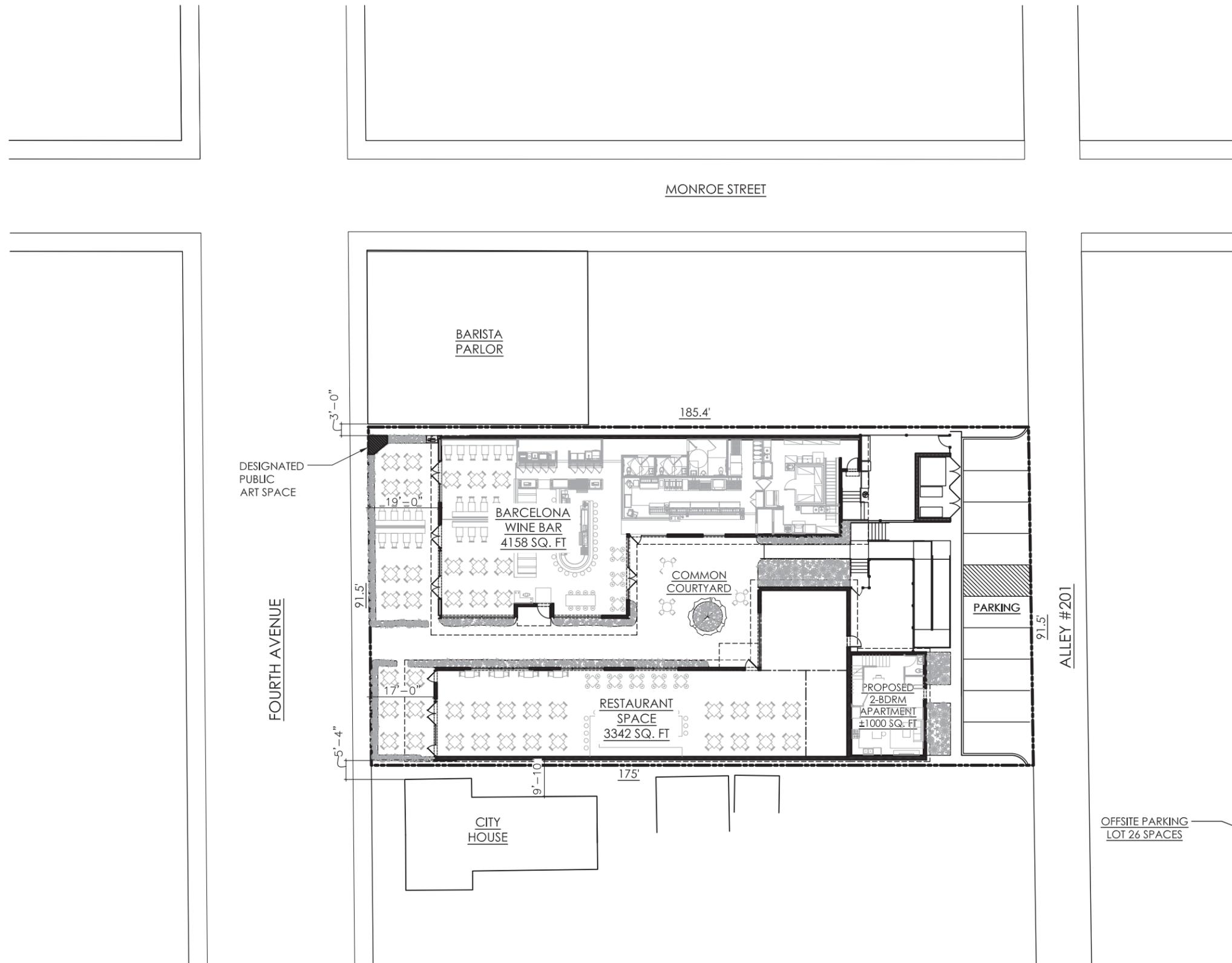




NEIGHBORHOOD PATIO EXAMPLES



INSPIRATIONAL IMAGES



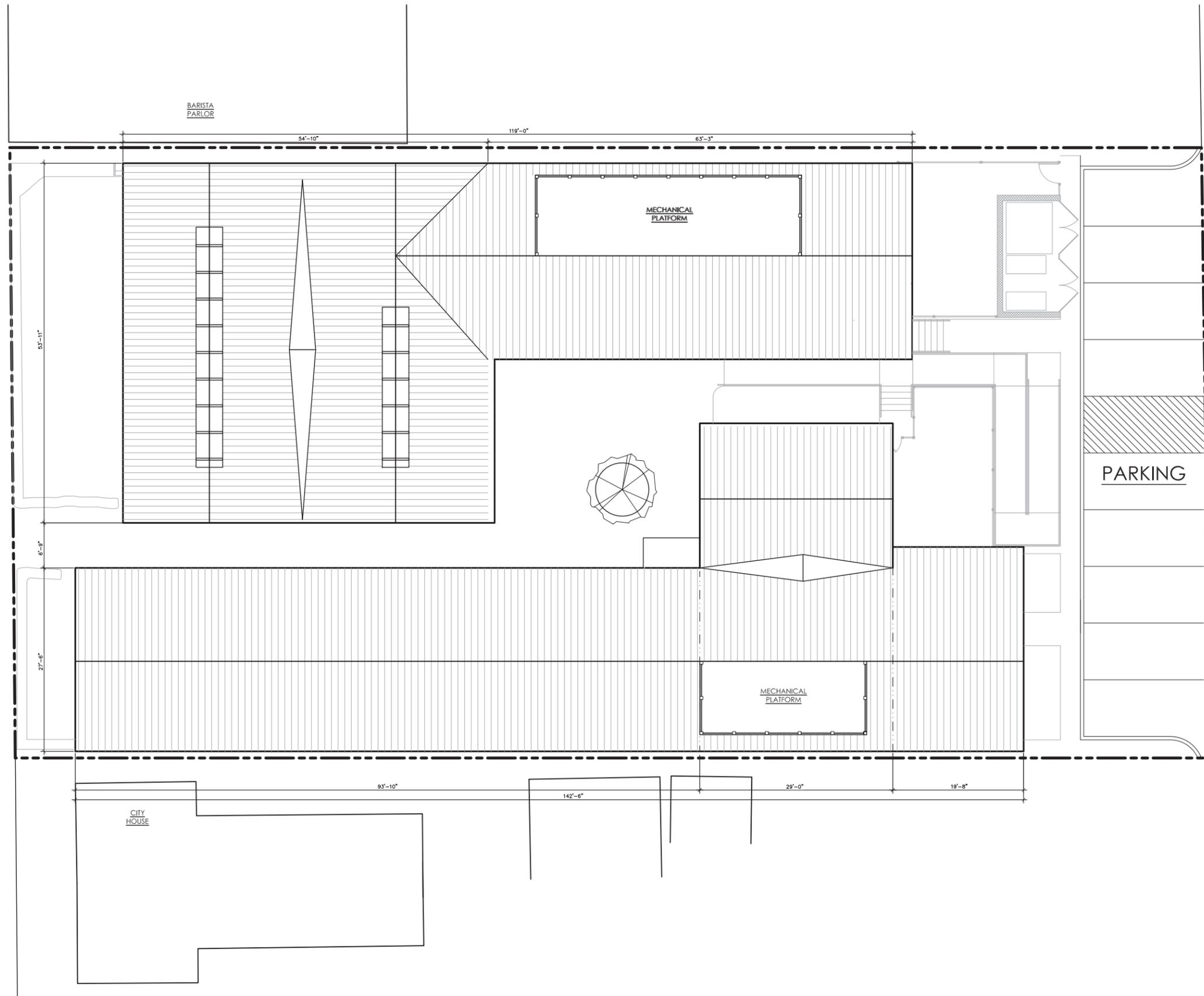
SITE PLAN



SCALE: 1:30

FOURTH AVENUE

ALLEY #201



ROOF PLAN

SCALE: 1/16"=1'-0"



FRONT VIEW

BARCELONA WINE BAR | 1226-1228 FOURTH AVENUE NORTH- GERMANTOWN, NASHVILLE, TN 37208 | 05.30.16 | PRELIMINARY DESIGN PACKAGE |

BARTECA RESTAURANTS, LLC.



PATHWAY VIEW

BARCELONA WINE BAR | 1226-1228 FOURTH AVENUE NORTH- GERMANTOWN, NASHVILLE, TN 37208 | 05.30.16 | PRELIMINARY DESIGN PACKAGE |

BARTECA RESTAURANTS, LLC.



BARCELONA PATIO VIEW

BARCELONA WINE BAR | 1226-1228 FOURTH AVENUE NORTH- GERMANTOWN, NASHVILLE, TN 37208 | 05.30.16 | PRELIMINARY DESIGN PACKAGE |

BARTECA RESTAURANTS, LLC.



COURTYARD VIEW

BARCELONA WINE BAR | 1226-1228 FOURTH AVENUE NORTH- GERMANTOWN, NASHVILLE, TN 37208 | 05.30.16 | PRELIMINARY DESIGN PACKAGE |

BARTECA RESTAURANTS, LLC.



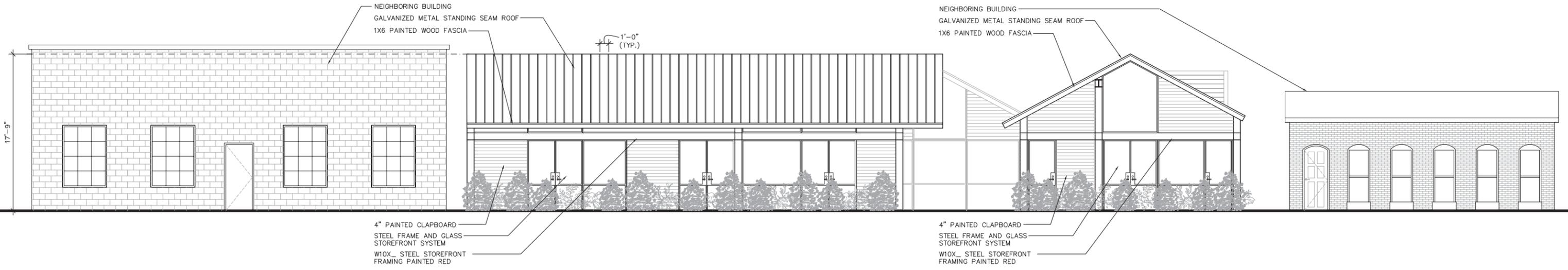
COURTYARD VIEW

BARCELONA WINE BAR | 1226-1228 FOURTH AVENUE NORTH- GERMANTOWN, NASHVILLE, TN 37208 | 05.30.16 | PRELIMINARY DESIGN PACKAGE |

BARTECA RESTAURANTS, LLC.



FRONT ELEVATION @ PATIO

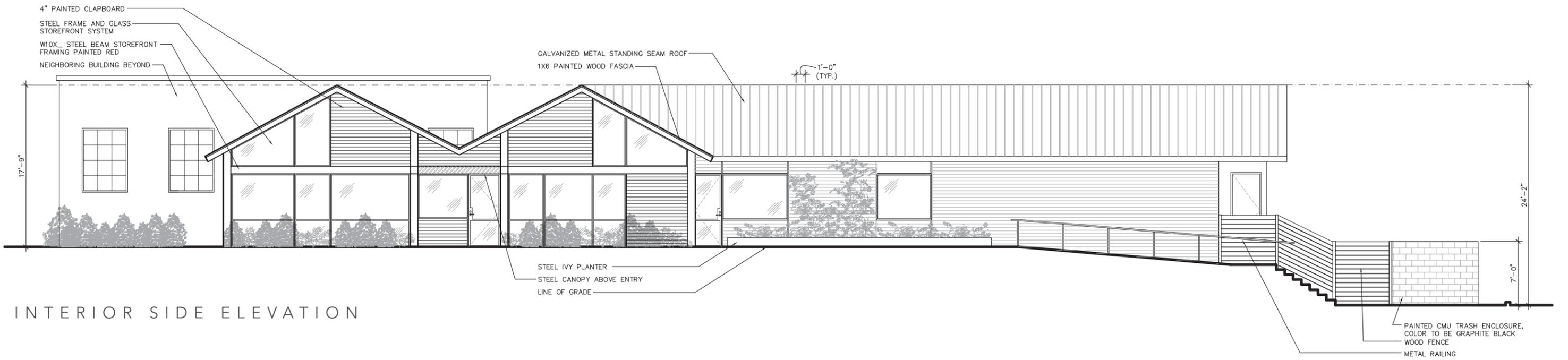


FRONT ELEVATION @ STREET

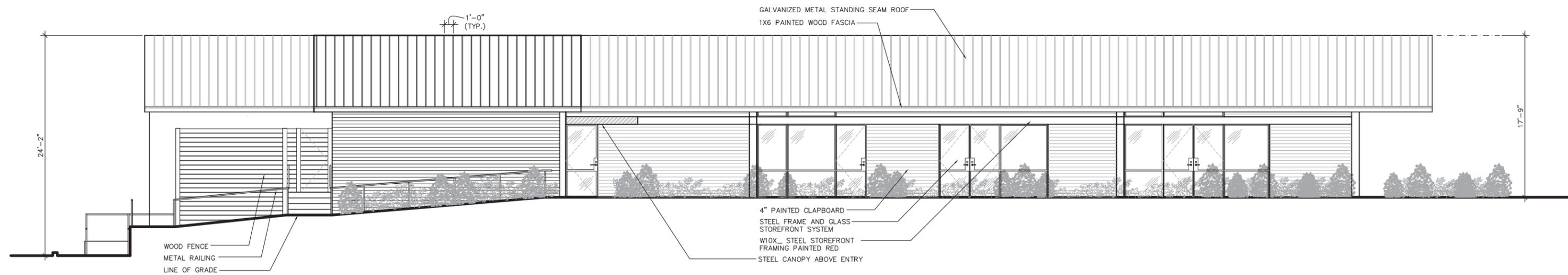


EXTERIOR ELEVATIONS

SCALE: 3/32"=1'-0"



INTERIOR SIDE ELEVATION

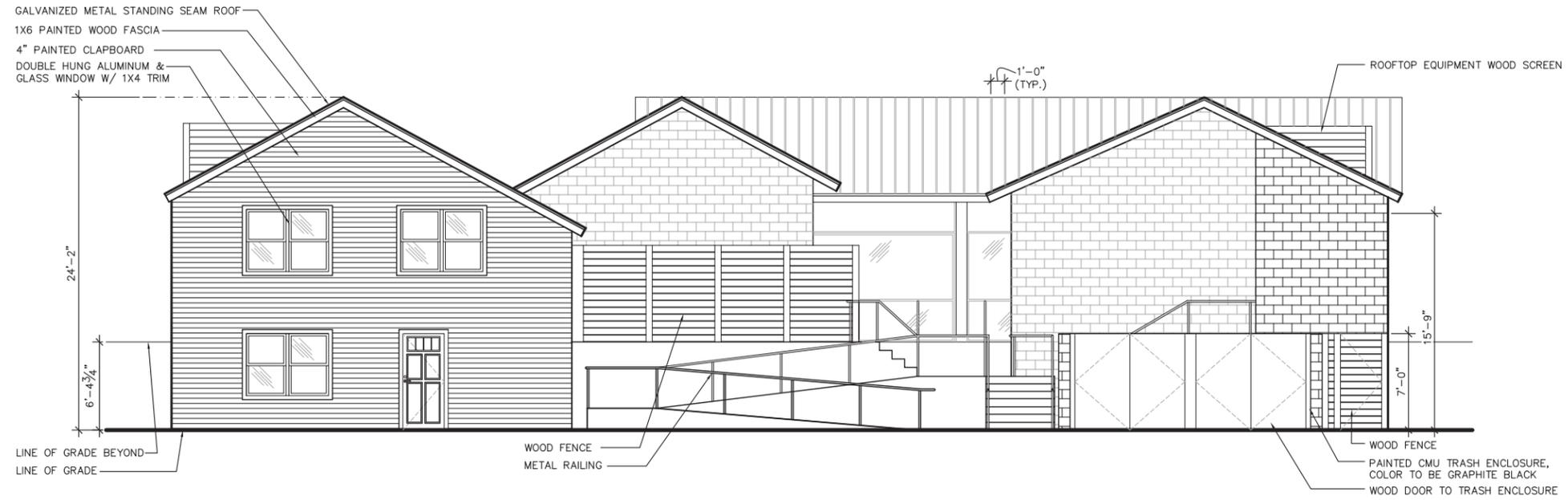


INTERIOR SIDE ELEVATION

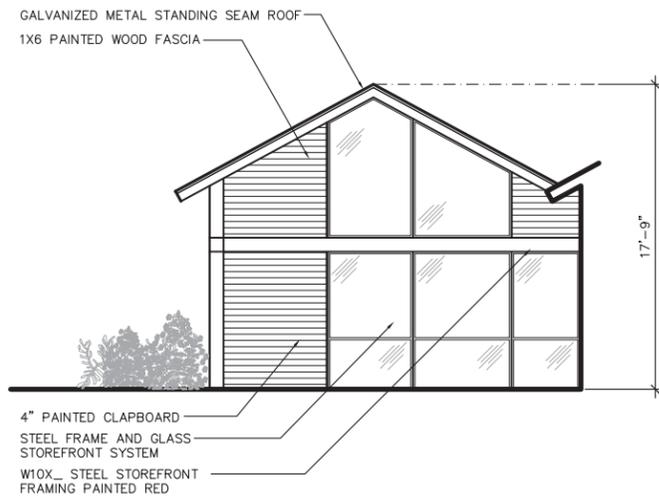


EXTERIOR ELEVATIONS

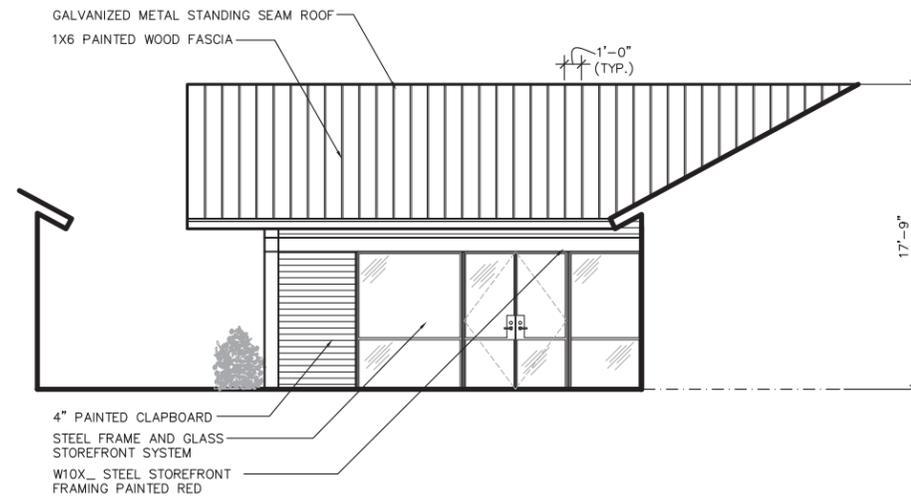
SCALE: 3/32"=1'-0"



REAR ELEVATION



REAR ELEVATION @ COURTYARD

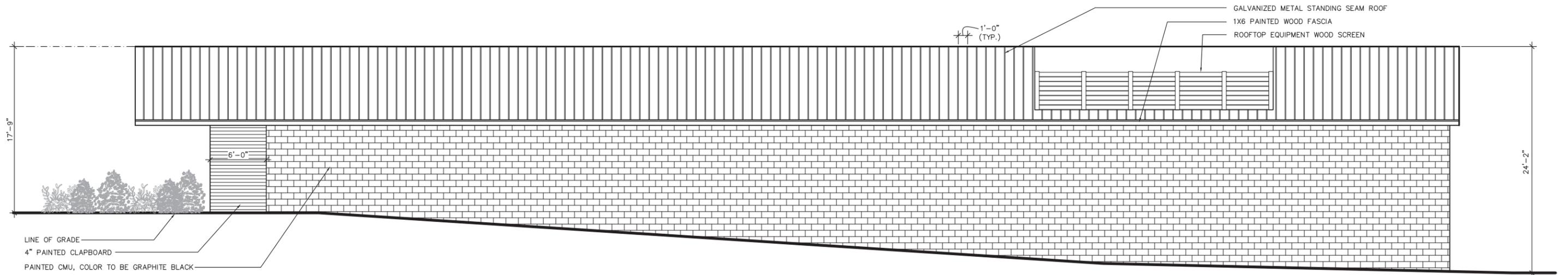


FRONT ELEVATION @ COURTYARD

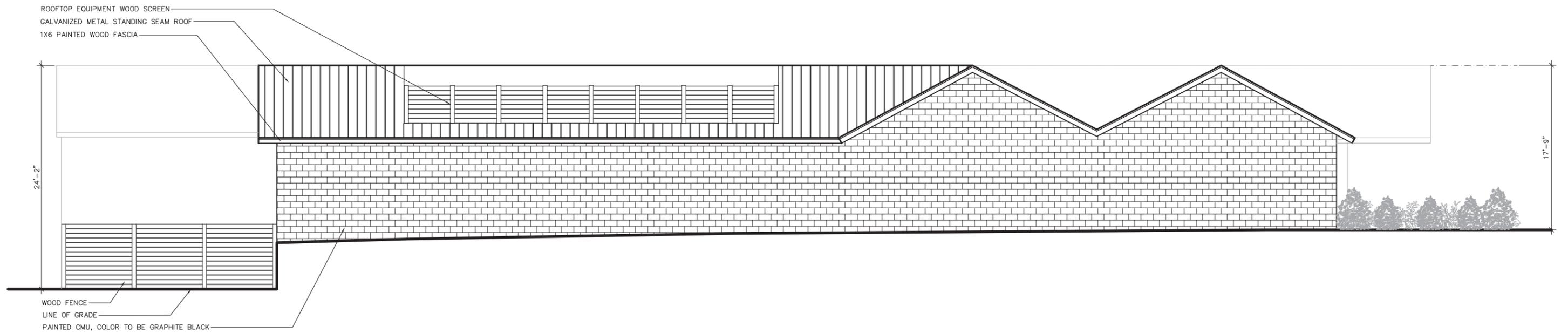


EXTERIOR ELEVATIONS

SCALE: 3/32"=1'-0"



SIDE ELEVATION

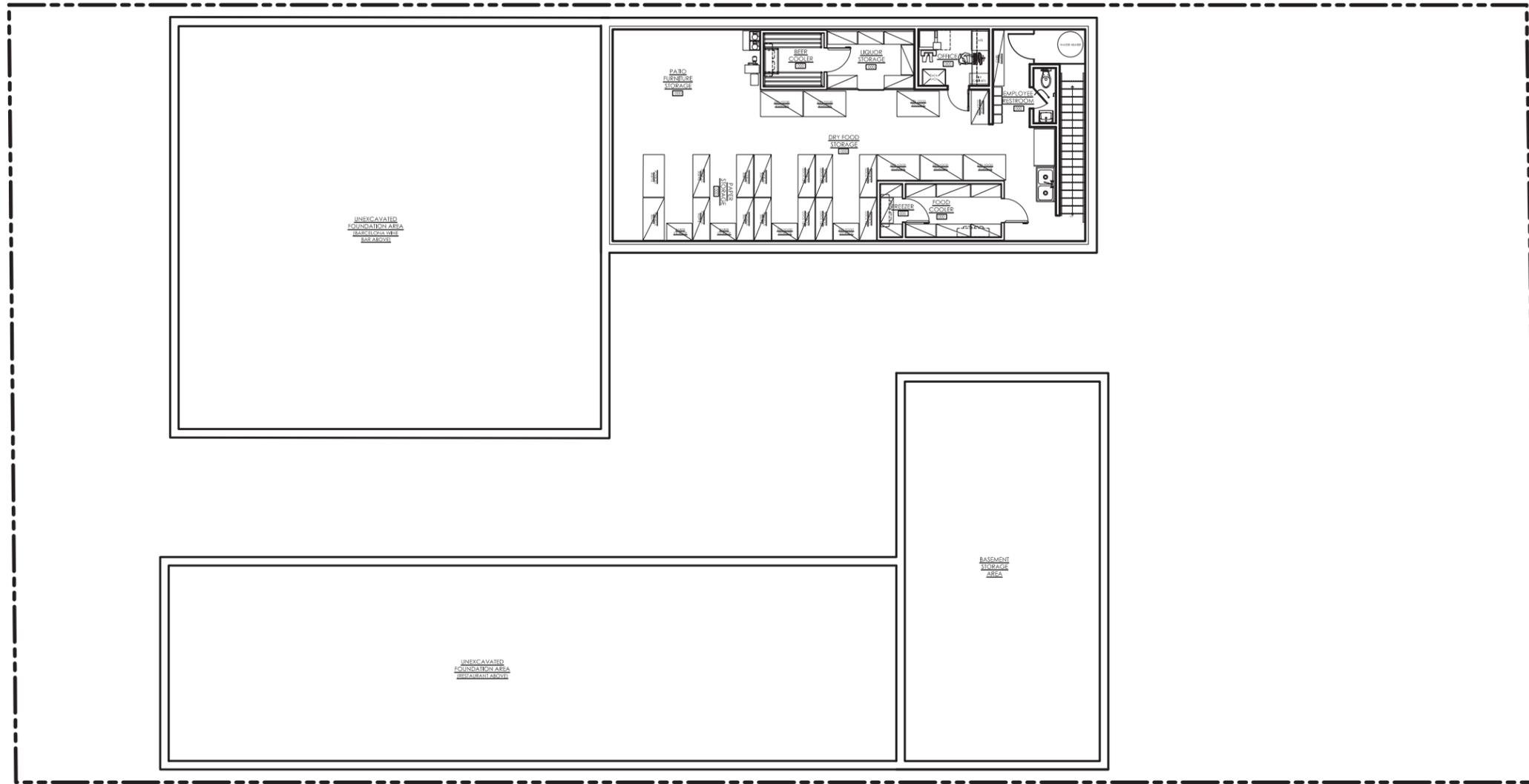


SIDE ELEVATION



EXTERIOR ELEVATIONS

SCALE: 3/32"=1'-0"



BASEMENT PLAN



PRELIMINARY ZONING WORKSHEET

DATE: 6/5/2015

PROJECT:	RESTAURANT SITE DUE DILLIGENCE
PROJECT #:	2842-01
MAP / PARCEL:	82-9 / 322 & 323
ADDRESS:	1226 4TH AVE N & 1228 4TH AVE N, NASHVILLE, TN 37208

SITE CHARACTERISTICS	
PARCEL AREA (322 & 323) (ACRE)	0.377
PARCEL AREA (322 & 323) (SF)	16404
PROPOSED BUILDING AREA (SF)*	8258
PROPOSED IMPERVIOUS AREA (SF)*	13299

*NOTE: ESTIMATED VALUES, SUBJECT TO CHANGE

ZONING INFORMATION		ADMINISTERED BY	GENERAL NOTES
BASE ZONING DISTRICT:	INDUSTRIAL RESTRICTIVE (IR)	METRO CODES	
OTHER ZONING DISTRICTS:	PHILLIPS-JACKSON REDEVELOPMENT DISTRICT	MDHA	
OVERLAYS:	URBAN ZONING OVERLAY (UZO)	METRO CODES	
	HISTORIC PRESERVATION OVERLAY	HISTORIC ZONING COMMISSION	
EXISTING USE:	VACANT		
PROPOSED USE:	RESTAURANT, FULL SERVICE		USE PERMITTED IN IR ZONING

ZONING DISTRICT REGULATIONS (TABLE 17.08.030)	
MIN. LOT AREA	NONE
MAX. FAR (%)	0.6
MAX. ISR (%)	0.9
MIN. REAR SETBACK (FT)	20
MIN. SIDE SETBACK (FT)	NONE
MAX. HEIGHT AT SETBACK LINE (FT)	45
SLOPE OF HEIGHT CONTROL PLANE (V TO H)	1.5 TO 1

CALCULATED ZONING REQUIREMENTS	
LOT AREA (SF)	16404
MAX ALLOWABLE FAR (SF)	9842
MAX ALLOWABLE ISR (SF)	14764
REAR SETBACK (FT)	20
SIDE SETBACK (FT)	0
HEIGHT AT SETBACK LINE (FT)	TBD
SLOPE CONTROL PLANE (V TO H)	TBD

*NOTE: ESTIMATED VALUES, SUBJECT TO CHANGE

PARKING REQUIREMENTS (TABLE 17.20.030)	
REQUIRED PARKING	1 SPACE PER 150 SF
EXEMPTIONS	UZO DISTRICT (1ST 1000 SF EXEMPT)
POTENTIAL ADJUSTMENTS*	VICINITY TO TRANSIT (10% REDUCTION)
POTENTIAL ADJUSTMENTS*	PEDESTRIAN ACCESS (10% REDUCTION)
POTENTIAL ADJUSTMENTS*	ON-STREET PARKING

CALCULATED PARKING REQUIREMENTS	
REQ PARKING (w/o exemption)	50
REQ PARKING (w/ exemption)	37
REDUCTION PER ADJUSTMENT*	4.4
REDUCTION PER ADJUSTMENT*	4.4
REDUCTION PER ADJUSTMENT*	1
TOTAL ESTIMATED PARKING REQUIRED	27 (1 security residence)
PARKING SPOTS PROVIDED	31

*NOTE: ESTIMATED VALUES, SUBJECT TO CHANGE

ADA PARKING	2 SPACES PER (26 TO 50) TOTAL PARKING SPACES
BICYCLE PARKING	4 SPACES PER ESTABLISHMENT

ADA PARKING	2
BICYCLE PARKING	4

*NOTE: ADA PARKING VALUE SHALL BE PORTION OF TOTAL ESTIMATED AMOUNT LISTED ABOVE

*NOTE: ESTIMATED VALUES, SUBJECT TO CHANGE

LOADING REQUIREMENTS (TABLE 17.20.130)	
REQUIRED LOADING	1 - 10'X25' SPACE

DESIGN GUIDELINE REQUIREMENTS	
GERMANTOWN HISTORIC OVERLAY DESIGN GUIDELINES	
PHILLIPS-JACKSON REDEVELOPMENT DISTRICT PLAN DESIGN GUIDELINES	

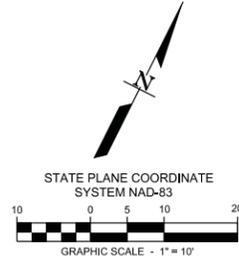
*NOTE: REFER TO THESE DOCUMENTS FOR ARCHITECTURAL INFO, BUILDING PLACEMENT, ETC.



ZONING WORKSHEET



VICINITY MAP
N.T.S.



FLUSH POST CURB
N.T.S.

DEVELOPER
BARTECA RESTAURANT GROUP
22 ELIZABETH STREET
NORWALK, CT 06854

SURVEYOR
CHERRY LAND SURVEYING, INC.
422 WEST IRIS DRIVE
NASHVILLE, TN 37204

CIVIL ENGINEER
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

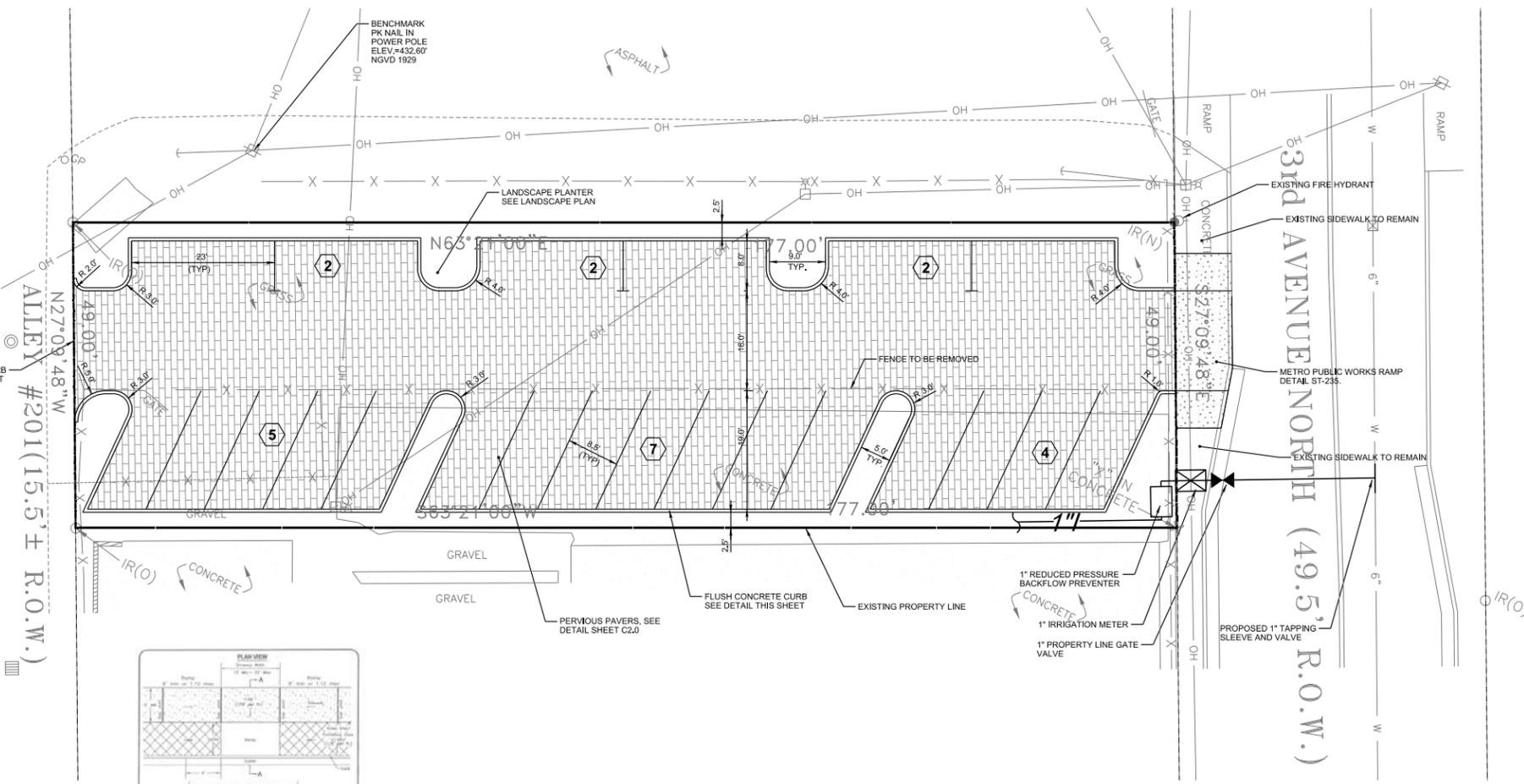
**MAP 82-09
PARCEL 344
ZONED: IR
(INDUSTRIAL RESTRICTIVE)**

FEMA NOTE:
NO PORTION OF THIS PARCEL DESCRIBED HEREON LIES WITHIN FLOOD HAZARD AREA IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47037C0218 F", DATED: APRIL 20, 2001.

THIS PROJECT DOES NOT DISTURB MORE THAN 1 ACRE, AND A TENNESSEE GENERAL CONSTRUCTION PERMIT FROM T.D.E.C. IS NOT REQUIRED. TOTAL RESTORED SITE AREA: 0.25 +/- ACRES.

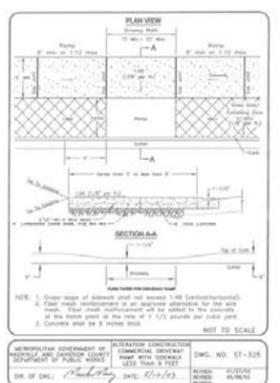
J.R. Borge
PROJECT ENGINEER
DEC 2015
DATE

- GENERAL CIVIL NOTES:**
1. 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.
 2. 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.
 3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES. PAY ALL FEES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
 4. 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 INDICATED GRADES ON PLANS. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
 5. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT, CURB AND GUTTER, AND CONCRETE SIDEWALKS TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
 6. 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.
 7. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO FACE OF BUILDING, UNLESS OTHERWISE NOTED.
 8. 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.
 9. 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.
 10. 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.
 11. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
 12. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING VEGETATION AND TREES THAT ARE TO REMAIN UNLESS APPROVED BY OWNER FOR REMOVAL. EXISTING TREES TO REMAIN SHALL BE PROTECTED BY TREE PROTECTION FENCING AS SHOWN ON PLANS.
 13. CONTRACTOR SHALL PROTECT AND RESTORE PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
 14. ALL DISTURBED AREAS SHALL BE GRADED SMOOTH WITH TOPSOIL, SEEDED AND STRAWED AS SOON AS POSSIBLE.
 15. CONTRACTOR SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CAISSONS, WALLS, ETC. AS INDICATED ON DRAWINGS IS SHOWN WITHOUT KNOWLEDGE OF EXACT LOCATION OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT/ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THE LOCATION, SIZE, DEPTH OR HAZARD.
 16. ALL CONSTRUCTION ACTIVITIES AND IMPROVEMENTS 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.
 17. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE UNITED STATES DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
 18. SIDEWALK SCORE SPACING SHALL BE EQUAL TO SIDEWALK WIDTH (FOR SIDEWALKS LESS THAN 6 FEET WIDE).
 19. CONTRACTOR SHALL SAW CUT ANY SIDEWALKS, CURBS, GUTTERS, DRIVEWAYS, OR PAVED STREETS FOR UTILITY CROSSINGS, AND REPLACE WITH THE SAME SECTION AND MATERIALS AS EXISTING.



SITE DATA CHART

PROJECT NAME:	BARTECA OFFSITE PARKING
PROJECT #:	2842-02
MAP AND PARCEL:	MAP: 82-09, PARCEL: 344
ADDRESS:	1223 3RD AVENUE NORTH
CITY:	NASHVILLE
COUNTY:	DAVIDSON
STATE:	TENNESSEE
COUNCIL DISTRICT:	19
EXISTING ZONING:	IR (INDUSTRIAL RESTRICTIVE)
OVERLAYS:	URBAN ZONING OVERLAY (UZO) HISTORIC PRESERVATION OVERLAY
APPLICABLE DEVELOPMENT STANDARDS:	GERMANTOWN HISTORIC OVERLAY DESIGN GUIDELINES PHILLIPS-JACKSON REDEVELOPMENT DISTRICT
ACREAGE OF SITE:	0.221 ACRES
SQUARE FOOTAGE OF SITE:	9,583± SQUARE FEET
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	N/A
SIDE YARD:	0'
REAR YARD:	20'
EXISTING PROPERTY OWNER:	WILLIAM L. TAYLOR
ADDRESS:	73 WHITE BRIDGE RD, NASHVILLE, TN 37205
DEVELOPER:	BARTECA RESTAURANT GROUP
ADDRESS:	22 ELIZABETH STREET, NORWALK, CT 06854
CIVIL ENGINEER:	BARGE CAUTHEN & ASSOCIATES, INC.
ADDRESS:	6606 CHARLOTTE PIKE, SUITE 210 NASHVILLE, TN 37209
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	N/A
FLOOR AREA RATIO (FAR) OF SITE:	N/A
IMPERVIOUS SURFACE RATIO (ISR):	MAX ALLOWABLE: 90% (OR 8,625 SF) PROPOSED: 6,732 SF +/-



Planners

Architects

Civil Engineers

Barge Cauthen & Associates
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 - PHONE
615.352.8737 - FAX

SITE PLAN

BARTECA RESTAURANT OFFSITE PARKING
1223 3RD AVENUE NORTH
NASHVILLE, TN 37208

DR.	CHK.	DATE	DESCRIPTION
		12-28-15	ISSUED FOR PERMIT

SWGR 1201600002
C1.0
FILE NO. 2842-02

811 Know what's below
Call before you dig.
811
www.call811.com

PARKING LOT SITE PLAN