



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
120 Second Avenue South
April 19, 2017

Application: New construction - infill (Revision to application approved in 2015)

District: Broadway Historic Preservation Zoning Overlay

Council District: 19

Map and Parcel Number: 09306410100

Applicant: Mark Robin, Architect

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

Description of Project: The applicant has made revisions to plans for a six-story building, inserting a mezzanine above the first story but not changing the total number of stories. The original design was approved in April of 2015. Because of the additional height and because the Commission's decision, from approximately a year ago has now expired, the building should be reviewed by the MHZC rather than administratively.

Recommendation Summary: Staff recommends approval of the revisions to the proposed infill at 120 Second Avenue South with the condition that;

- The right wall shall be brick to match the rest of the building;
- Staff approves final approval of materials: masonry and mortar texture, color and tooling, wall cladding, windows and doors, and lighting.

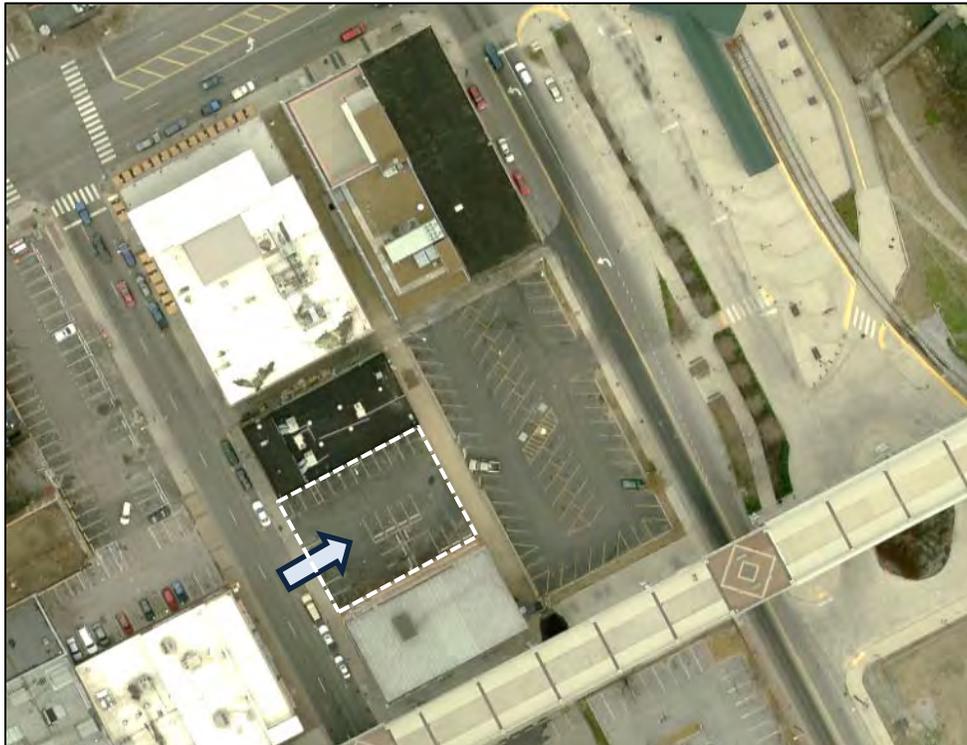
With these conditions, staff finds the project to meet the design guidelines for infill construction in the Broadway Historic Preservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. New Construction

General Principles:

These guidelines shall apply only to the exteriors of buildings and to areas of lots visible from public rights-of-way.

The public facades – street related elevations – of proposals for new buildings shall be more carefully reviewed than other facades.

New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

Because new buildings usually relate to an established pattern and rhythm of existing buildings, the dominance of that pattern and rhythm must be respected and not disrupted.

New buildings must be constructed to a height that is compatible with the height of adjacent buildings.

Guidelines:

A. Height

1. Infill buildings which directly front on Broadway shall not exceed a height greater than 65 feet or 5 stories. Infill buildings which directly front on Broadway may rise an additional 15 feet (80 feet total or 6 stories), at a distance of 30 feet from the main façade of the building.
2. Infill buildings which are constructed on corner lots facing Broadway may rise an additional 15 feet (80 feet total or 6 stories), at a distance of 30 feet from the main façade of the building and 20 feet from the secondary street.
3. Infill buildings which directly front on First, Second, Third, Fourth and Fifth Avenues and are a minimum of 150 feet from the right-of-way of Broadway shall not exceed a height greater than 80 feet total or 6 stories.
4. Infill buildings which directly front on First, Second, Third, Fourth and Fifth Avenues and are a minimum of 200 feet from the right-of-way of Broadway shall not exceed a height greater than 90 feet or 7 stories.
5. Infill buildings shall be a minimum of 40 feet or 3 stories in height.
6. Infill buildings which are constructed within 150 feet of a registered National Historic Landmark shall be subordinate in height to the National Historic Landmark property.

B. Scale

1. The size of a new building, its mass in relation to open spaces, and its windows, doors, openings, and appurtenances should be visually compatible with the surrounding buildings.
2. In the event that multiple lots or parcels are assembled within the historic district, buildings shall be designed to be compatible with the adjacent structures. Existing traditional and historic buildings are 20 to 50 feet wide and 100 to 150 feet deep. New structures should employ design techniques to break the facades along the right-of-way into multiple vertical elevations as previously described.
3. All new buildings should have a base, middle, and cap. Traditionally, buildings were composed of these three basic elements. Adhering to this form will help reinforce the visual continuity of the area.
4. The first floor height shall be a minimum of 16 feet from finished floor to finished floor. Upper floor heights should appear to be similar to historic structures in the district.

C. Setback and Rhythm of Spacing

1. The setback from the street and side property lines established by adjacent or contiguous buildings shall be maintained. When a definite rhythm along a street is established by uniform lot, building width, or bay patterns within a building façade, infill buildings should maintain the rhythm.

2. New buildings should be constructed in line with adjacent historic structures. Corner buildings should avoid setbacks or open corner plazas that disrupt the continuity of the street wall.
3. New buildings shall front 100% of the primary street and, where applicable, a minimum of 85% of the secondary street.
4. The roofs of new buildings shall be visually compatible with the roof shape and orientation of surrounding buildings.
5. The roof forms of buildings within the district are typically flat or have a gentle slope behind a parapet wall.

D. Roof Shape

1. The roofs of new buildings shall be visually compatible with the roof shape and orientation of surrounding buildings.
2. The roof forms of buildings within the district are typically flat or have a gentle slope behind a parapet wall.

E. Proportion and Rhythm of Openings

1. The relationship of width to height of windows and doors and the rhythm of solids to voids in new buildings shall be visually compatible with the surrounding buildings.
2. The design of the street level of new buildings is crucial in establishing the commercial vitality. At least 60% of the street level façade of a new building shall be transparent (i.e., doors and windows) to provide visual interest and access for the pedestrian. This guideline is most important on Broadway where most of the buildings have commercial ground floor storefronts.
3. Define a clear primary entry. Doorways on primary facades shall appear similar to those used historically. The primary entrance should be defined with a canopy or other architectural feature.
4. Upper floor windows should be at least twice as tall as they are wide.
5. Door and window openings should be recessed on masonry buildings, as they are traditionally, rather than flush with the rest of the wall.
6. On corner buildings, glazing shall turn the corner facing the secondary street a minimum of one structural bay or 16 feet, whichever is the greater.

F. Guidelines: Relationship of Materials, Texture, Details, and Material Color

1. The relationship and use of materials, texture, details and material colors of a new building's public facades shall be visually compatible with or similar to those of adjacent buildings, or shall not contrast conspicuously.
2. Masonry materials were primarily used in the historic district, and should continue to be predominant.
Contemporary materials may be used if they possess characteristics similar in scale, design, finish, texture, durability, and detailing to historic materials and meet *The Secretary's Standards*. Exterior Insulation Finish Systems and vinyl are not appropriate exterior materials.
3. Wood, brick, stone, and metal were used for window, door and storefront surrounds and should be used for new buildings.
4. Storefront façade materials may vary in keeping with the materials of the existing buildings. Stone, glazed tile, painted wood, and brick are all appropriate materials.
5. Tinted glass, reflective glass, or colored glass may not be used for windows.
6. Large expanses of featureless materials are not appropriate.
7. The color of new building materials should be compatible with historic buildings within the district.

G. Guidelines: Orientation

1. The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible.
2. Primary building entrances shall be oriented to the primary street.
3. Entrances to buildings should be recessed.

Background: 120 Second Avenue South is currently a vacant parcel. A three-story building which had housed a variety of wares and stores over the years once stood on the lot.

The MHZC approved a proposal to construct a new six-story building on the lot in April of 2015.

Because of the additional height and because the Commission's decision, from approximately a year ago has now expired, the building should be reviewed by the MHZC rather than administratively.

Analysis and Findings: The applicant has made revisions to the design of the six-story building. The overall character has not changed significantly, but the height has increased by three feet (3').

Also, whereas the previous version had a four story middle section below a one-story cap, the revision would have only three-stories in the middle section with a mezzanine inserted above the first story.

Height: The new building as approved in 2015 was proposed to be six stories tall, with a cornice height of eighty-seven feet (87') above the sidewalk level. The revised plans are still for a six story building but with a cornice height of ninety feet (90'). Since the lot is more than two-hundred feet (200') from Broadway, the maximum height allowed is ninety feet (90').

In the original design, the building was to have a stair tower and elevator overrun at the rear of the building. In the revised plans those elements will be moved forward, but still located twenty feet (20') back from the front wall of the building. A metal security railing will also be added to the roof, set just inside the parapet. (It is shown on the side elevation but not the front elevations.) Although close to the front edge of the building, staff finds that it will not likely be visible from the public right-of-way due to the height of the building. In addition, the stepbacks of railings typically required are intended to preserve the appearance of historic buildings whereas this proposal is new construction.

Generally, mechanicals and stair/elevator access structures are not required to meet the stepbacks required for new construction. In this case, the access structures are minimal. From the front, the two access structures are only ten feet (10') feet wide each compared to the overall eight feet (80') of width of the building.

The most significant difference in designs between the approved design and the revised proposal is in the proportions of the buildings' major components. The original design had a first story storefront with a four foot (4') tall cornice topping at twenty-two feet (22') above the sidewalk. The revised proposal, by comparison, would have a first story and mezzanine, with a five foot (5') tall cornice topping at thirty-nine feet (39').

Staff finds the proposed building’s height and proportions to be compatible with the adjacent historic buildings, meeting section III.A.

Proportion and Rhythm of Openings, Orientation: The orientation will itself not change but the new design has three double doors with side lights rather than two doors, like the original design. In addition, there is a lower bulkhead below the first level windows than originally approved. Staff finds these proportions to meet section III.E and the orientation to meet section III.G of the design guidelines.

Design: The scale, width, setbacks, orientation, roof form, are identical to the design approved in 2015. The project meets sections III.B., C., D., and G of the design guidelines.

Materials & Lighting:

The majority of the materials will stay the same; however, the new proposal includes EIFS for the top two cornices and the right-side wall. Generally, EIFS does not meet the design guidelines; however, staff finds it to be appropriate for the top floor because of its minimal use. It is not appropriate as the cladding of the right-side wall, as section III.F.2, specifically notes EIFS as an inappropriate material. The front, right and rear sides are noted as brick; however the right side is noted as “brick patterned EIFS.” Staff recommends the right-side be all brick.

Downlights are shown on the ground floor pilasters. The location is appropriate and Staff recommends the applicant provide additional details about the color and design of the lighting prior to purchase and installation.

The canopy will be metal with internally lit lettering. The material and type of lighting is appropriate for the district.

	Proposed	Approved Previously or Typical of Neighborhood	Requires Additional Review
Pilasters	Slotted smooth cut gray Indiana limestone above dolomitic limestone pedestal and with limestone capitals and bases	Yes	X
Top of pilasters	Dryvit	Only as trim	
Panels between pilasters	Slotted smooth cut gray Indiana limestone	Yes	
Entablature/ cornice, frieze and architrave	Arcustone	Yes	X
Front Windows	Aluminum clad casements	Yes	X

	with limestone headers		
Side and rear windows	Aluminum clad with EIFS headers	Yes	X
Primary cladding: front	brick	Yes	X
Secondary cladding: front/top floor	Dryvit	Only as trim	
Secondary cladding: side and rear walls	Dyrvit, custom brick pattern, EIFS finish		X
Roof access structure	Dryvit	Only as trim	
Balcony floor	Concrete	Yes	
Balcony railing	Metal	Yes	
Lighting	Not indicated		X
Canopy	Metal with interior lighting of lettering		

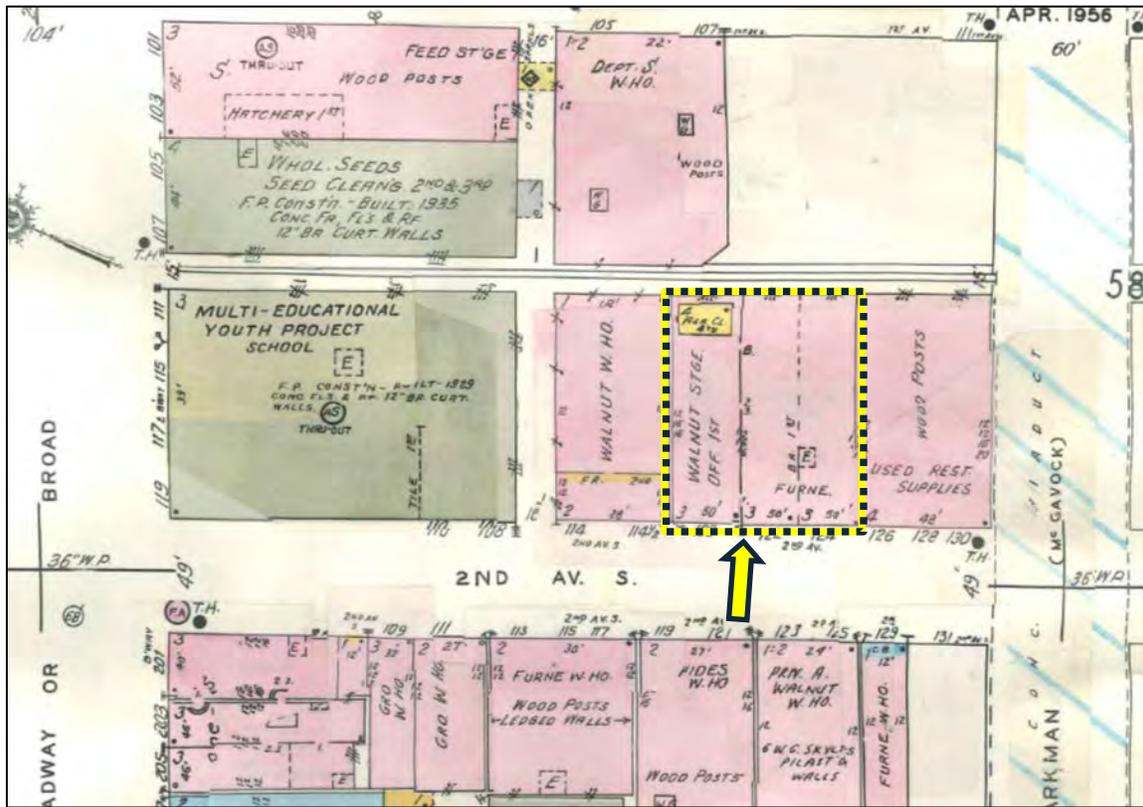
With the condition that the side wall be brick, to match the rest of the building, and that the applicant seek final review of masonry and mortar, windows and doors and lighting, staff finds the project to meet section III.F of the design guidelines.

Recommendation: Staff recommends approval of the revisions to the proposed infill at 120 Second Avenue South with the condition that;

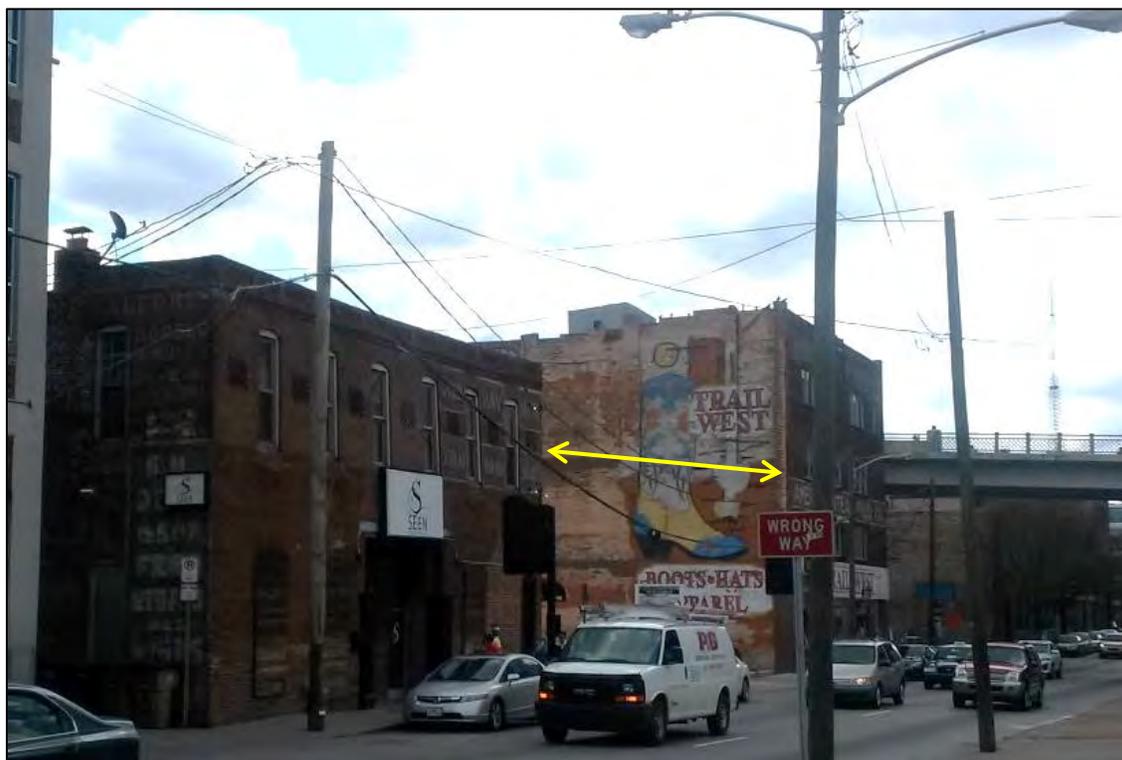
- The right wall shall be brick to match the rest of the building;
- Staff approves final approval of materials: masonry and mortar texture, color and tooling, wall cladding, windows and doors, and lighting.

With these conditions, staff finds the project to meet the design guidelines for infill construction in the Broadway Historic Preservation Zoning Overlay.

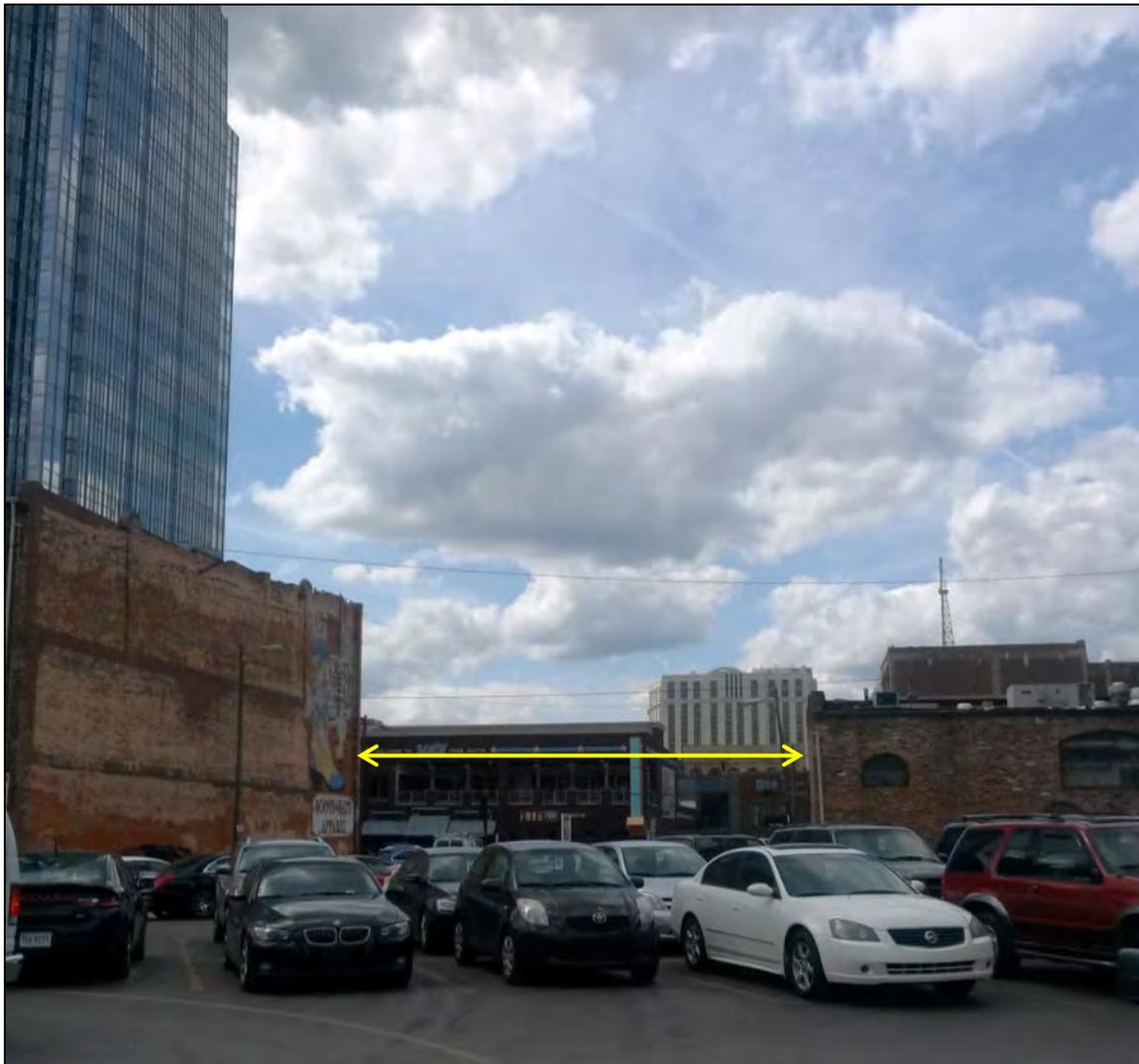
Note: Signage is not a part of the current proposal.



1957 Sanborn Map Detail



120 Second Avenue South, showing location of proposed new building.



120 Second Avenue South, taken from First Avenue South.

Keynote - Elevations

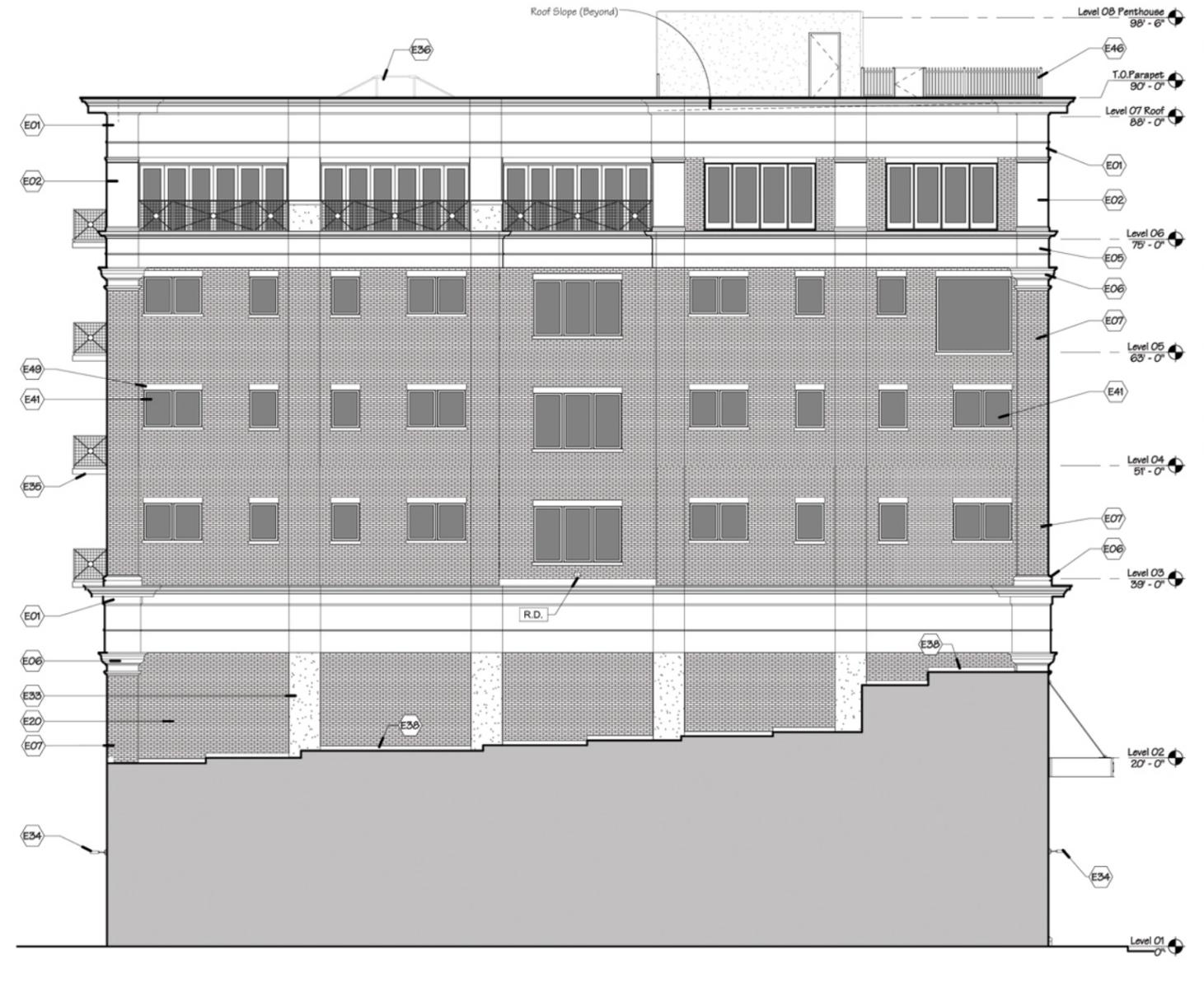
- | Key | Keynote Text |
|-----|---|
| E01 | Continuous Dryvit, Limestone Textured Acrylic Finished Entablature Including Cornice, Frieze, And Architrave. On Front And Rear Facades This Topmost Cornice Is To Overhang 2'-0" And Down Lighting Is To Be Provided. On Both Side Elevations Hold Cornice Tight. Match Building Base Limestone In Color, Texture, And Tooling. |
| E02 | Dryvit, Limestone, Textured Acrylic Finished Pilasters, Capitals, And Bases On Sixth Floor. Match Building Base Limestone In Color, Texture, And Tooling. |
| E03 | Aluminum Clad Exterior, Painted Wood Interior, 6'-0" Tall, Fixed Window System With Low E-366, Insulated Glass. Provide Flanking 24" Units With Center 60" Unit. Separate Units With 6" Exterior Aluminum Cladding And Painted Wood Interior. Mullion Provide Smooth Cut, Indiana Cast Limestone 8" Headers And 4" Sills. |
| E05 | Continuous Dryvit, Limestone Textured Acrylic Finished Entablature Including Cornice, Frieze, And Architrave. Hold Cornice Tight To Building On All Sides. Match Building Base Limestone In Color, Texture, And Tooling. |
| E06 | Dryvit, Limestone Textured Acrylic Finished Capitals And Bases With Brick Veneer Shafts. Match Building Base Limestone In Color, Texture, And Tooling. |
| E07 | Brick Veneer Wall Construction On Third, Fourth, And Fifth Floors Front And Rear Facades With Colored Mortar And 3/8" Concave, Tooled Joints. Provide Relief Angles, Control Joints, And Flashing With Weep Holes. |
| E08 | Aluminum Clad Exterior, Painted Wood Interior, 8'-0" Tall Window System With 2'-4" Tall Transoms Above 5'-8" Windows With Low E-366 Insulated Glass. Provide Flanking 24" Casement Units With Opening Restricted To 4" With Center Fixed 60" Unit. Separate Units With 6" Exterior Aluminum Cladding And Painted Wood Interior Mullion. Provide Smooth Cut, Indiana Cast Limestone 8" Headers And 4" Sills, Unless Noted Otherwise. |
| E09 | Center Bay Only Provide Aluminum Clad Exterior, Painted Wood Interior, 8'-0" Tall, Window System With 2'-4" Tall Transoms Above 5'-8" Windows With Low E-366 Insulated Glass. Provide Flanking 24" Wide Casement Units With Opening Restricted To 4" With Center Two 30" Fixed Units. Separate Two 30" Units With 6" Exterior Aluminum Cladding And Painted Wood Interior Mullion. Matching Jamb And Mull Between Casement And Fixed Units Is To Be Sized To Fit. Provide Smooth Cut, Indiana Cast Limestone 8" Headers And 4" Sills. |
| E10 | Arcuostone Finished Entablature Including Cornice, Frieze, And Architrave. On Front And Rear Facades This Cornice Is To Overhang 2'-0" And Down Lighting Is To Be Provided. Match Building Base Limestone In Color, Texture, And Tooling. |
| E11 | Smooth Cut, Gray Indiana Limestone Capitals And Bases. At Bases And Shaft Bottom Use Dolomitic Limestone Matching Building Limestone In Color, Texture, And Tooling. |
| E12 | Slotted, Smooth Cut, Gray Indiana Limestone Above Dolomitic Limestone Pedestal. Attach Panels With Stainless Steel Anchors. Use Matching Mortar. |
| E13 | Aluminum Clad Exterior, Painted Wood Interior, 7'-0" Tall, Fixed Window System With Low E-366, Insulated Glass. Provide Flanking 24" Units With Center 60" Unit. Separate Units With 6" Exterior Aluminum Cladding And Painted Wood Interior. Mullion Provide Smooth Cut, Indiana Cast Limestone 8" Headers And 4" Sills. |
| E14 | Slotted, Smooth Cut, Gray Indiana Limestone Panels With Stainless Steel Anchors. Use Matching Mortar. |
| E15 | Hinged To Be Retractable, Marquee With Anodized Metal Fascia Panel. Cut Of Building Address And Back Light Through Translucent Panel Concealed In Canopy. |
| E16 | Aluminum Clad Exterior, Painted Wood Interior, 5'-0" Tall, Fixed Transom Window System With Low E-366, Insulated Glass. Providing Flanking 24" Units With Center Twin 30" Unit. Separate Flanking Units For Double Center Units With 6" Exterior Aluminum Cladding And Painted Wood Interior. Mullion Provide Smooth Cut, Indiana Cast Limestone 8" Headers. |
| E18 | Nanawall 5L-25 Faceless Panels 8'-0" Tall |

Keynote - Elevations

- | Key | Keynote Text |
|-----|---|
| E19 | Slotted Cut Polished Granite Slabs Attached With Stainless Steel Anchors And Matching Mortar. |
| E20 | Dryvit, Custom Brick Pattern, EIFS Finish. Provide Expansion Joints And Control Joints Where Ever Needed. |
| E22 | Brick Veneer Construction Turning 3'-4" From Front & Rear Facades. |
| E23 | Architectural Guard Rail System With 2" Square Post Framing And 4" X 4" Metal Net Behind 1" Flat Plates With 8" Diameter Center Medallion With 2" Half Sphere. Weld And Powder Coat Paint. |
| E24 | This Line Connects The Approximate Low Point To The Approximate Height Point Along The Neighboring Wall. Actual Top Of Wall Is To Be Determined By The Contractor. Provide A Continuous Flashing System Where New Wall Reaches Top Of Neighboring Building. |
| E28 | 4'-0" Tall Anodized Aluminum Louver With Bird Screen Where Serving As Outlet For Mechanical Venting. In Trash Room Provide Thermostatically Controlled Fan With Override Switch Behind Louver. |
| E29 | 8" Bent Metal Cladding To Match Window Frame Finish. Use Window Cladding Trim If Possible. |
| E30 | Three Equal, Aluminum Clad Exterior, Painted Wood Interior, 6'-0" Tall, Fixed Windows With Low E-366, Insulated Glass. Provide Smooth Cut, Indiana Cast Limestone 8" Headers And 4" Sills. |
| E31 | Aluminum Clad Exterior, Painted Wood Interior, 8'-0" Tall And Four 36" Wide Fixed Window Units With Low E-366, Insulated Glass. Provide Smooth Cut, Indiana Cast Limestone 8" Headers And 4" Sills. |
| E32 | Aluminum Clad Exterior, Painted Wood Interior, 8'-0" Tall, Bi-Folding Door System With Low E-366, Insulated Glass. |
| E33 | Dryvit, Limestone Textured Acrylic Finished Raised Pilasters. |
| E34 | Exterior Wall Sconce Light Fixture By Manufacturer "Architectural Area Light", Model FMLSX-FM-30LED-BW |
| E35 | Cantilevered Reinforced Concrete Balcony With Tile Finish Floor Over Bond-Break Drainable Underlayment. Finish Slab Edge Faces With Dryvit, Limestone Finish Material. |
| E36 | Self-Supporting Hip-Roofed Skylight On Minimum 1'-0" High Roofing Curb |
| E37 | Limestone Header (Typical) |
| E38 | Wall-To-Roof Flashing Over Existing Parapet. |
| E39 | Aluminum Transom Panel To Match Window Systems Color And Finish |
| E40 | Concrete Filled, Steel Bollard, Painted "Yellow" |
| E41 | Aluminum Clad Exterior, Painted Wood Interior, 8'-0" Tall French Double Door System With Low E-366, Insulated Glass With Flanking Sidelite 24" Wide, And Aluminum Clad Mullions 5" Wide. |
| E43 | Metal, Overhead Colling Door, Color To Match Window Frames |
| E45 | Dryvit Veneer Finish Over Core Shaft Walls |
| E46 | 4'-0" High, Black, Aluminum Security Fence Anchored To Roof |
| E47 | Gas Meter Service Entry |
| E48 | Siamese Fire Connection |
| E49 | Projected Jackarch Header, EIFS Limestone Finish (Typical) |
| E50 | Fixed Transom Picture Window, With Low E-366 Insulated Glazing |



1 West (Second Avenue) Elevation



2 North (Left Side) Elevation

Not For Construction - 50% Construction Documents

DATES & REVISIONS
 REVIEW: 28 February 2017

BROADWAY LOFTS
 120 SECOND AVENUE SOUTH
 NASHVILLE, TENNESSEE 37201

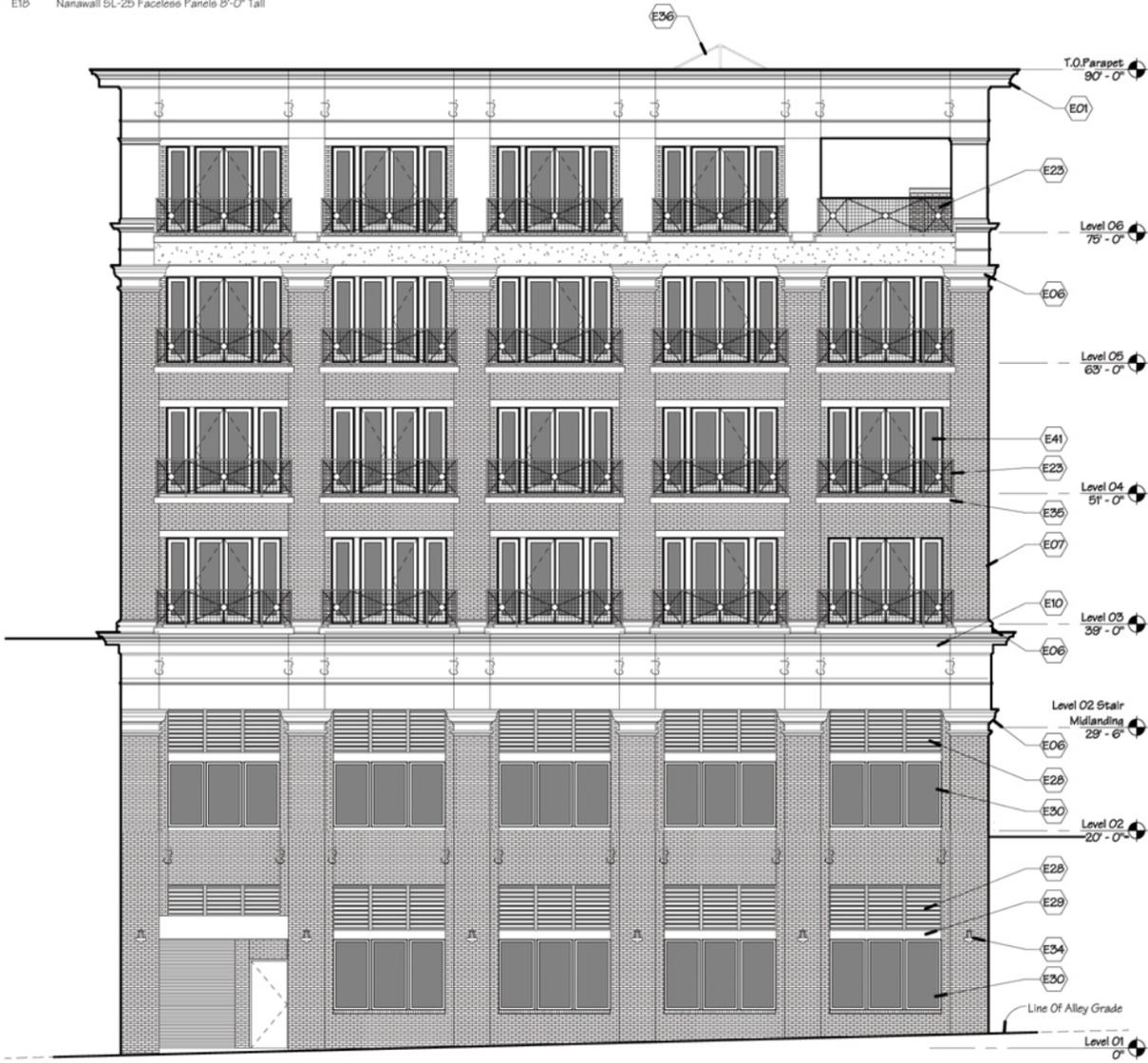
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 PHONE: (615) 356-0559
 EMAIL: mark.robin@comcast.net

THESE DRAWINGS REMAIN THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT HIS WRITTEN PERMISSION.

SHEET NUMBER
A2.0
 Exterior Elevations

Keynote - Elevations

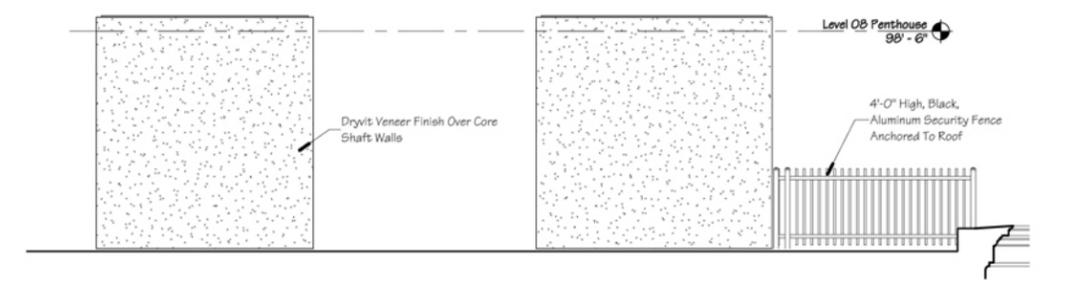
- | Key | Keynote Text |
|-----|---|
| E01 | Continuous Dryvit, Limestone Textured Acrylic Finished Entablature Including Cornice, Frieze, And Architrave. On Front And Rear Facades This Topmost Cornice Is To Overhang 2'-0" And Down Lighting Is To Be Provided. On Both Side Elevations Hold Cornice Tight. Match Building Base Limestone In Color, Texture, And Tooling. |
| E02 | Dryvit, Limestone, Textured Acrylic Finished Pilasters, Capitals, And Bases On Sixth Floor. Match Building Base Limestone In Color, Texture, And Tooling. |
| E03 | Aluminum Clad Exterior, Painted Wood Interior, 6'-0" Tall, Fixed Window System With Low E-366, Insulated Glass. Provide Flanking 24" Units With Center 60" Unit. Separate Units With 6" Exterior Aluminum Cladding And Painted Wood Interior. Mullion Provide Smooth Cut, Indiana Cast Limestone 8" Headers And 4" Sills. |
| E05 | Continuous Dryvit, Limestone Textured Acrylic Finished Entablature Including Cornice, Frieze, And Architrave. Hold Cornice Tight To Building On All Sides. Match Building Base Limestone In Color, Texture, And Tooling. |
| E06 | Dryvit, Limestone Textured Acrylic Finished Capitals And Bases With Brick Veneer Shafts. Match Building Base Limestone In Color, Texture, And Tooling. |
| E07 | Brick Veneer Wall Construction On Third, Fourth, And Fifth Floors Front And Rear Facades With Colored Mortar And 3/8" Concave, Tooled Joints. Provide Relief Angles, Control Joints, And Flashing With Weep Holes. |
| E08 | Aluminum Clad Exterior, Painted Wood Interior 8'-0" Tall Window System With 2'-4" Tall Transoms Above 5'-8" Windows With Low E-36 Insulated Glass. Provide Flanking 24" Casement Units With Opening Restricted To 4" With Center Fixed 60" Unit. Separate Units With 6" Exterior Aluminum Cladding And Painted Wood Interior Mullion. Provide Smooth Cut, Indiana Cast Limestone 8" Headers And 4" Sills, Unless Noted Otherwise. |
| E09 | Center Bay Only Provide Aluminum Clad Exterior, Painted Wood Interior, 8'-0" Tall, Window System With 2'-4" Tall Transoms Above 5'-8" Windows With Low E-36 Insulated Glass. Provide Flanking 24" Wide Casement Units With Opening Restricted To 4" With Center Two 30" Fixed Units. Separate Two 30" Units With 6" Exterior Aluminum Cladding And Painted Wood Interior Mullion. Matching Jamb And Mull Between Casement And Fixed Unit Is To Be Sized To Fit. Provide Smooth Cut, Indiana Cast Limestone 8" Headers And 4" Sills. |
| E10 | ArcuStone Finished Entablature Including Cornice, Frieze, And Architrave. On Front And Rear Facades This Cornice Is To Overhang 2'-0" And Down Lighting Is To Be Provided. Match Building Base Limestone In Color, Texture, And Tooling. |
| E11 | Smooth Cut Gray Indiana Limestone Capitals And Bases. At Bases And Shaft Bottom Use Dolomitic Limestone Matching Building Limestone In Color, Texture, And Tooling. |
| E12 | Slotted, Smooth Cut, Gray Indiana Limestone Above Dolomitic Limestone Pedestal. Attach Panels With Stainless Steel Anchors. Use Matching Mortar. |
| E13 | Aluminum Clad Exterior, Painted Wood Interior, 7'-0" Tall, Fixed Window System With Low E-366, Insulated Glass. Provide Flanking 24" Units With Center 60" Unit. Separate Units With 6" Exterior Aluminum Cladding And Painted Wood Interior. Mullion Provide Smooth Cut, Indiana Cast Limestone 8" Headers And 4" Sills. |
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| E18 | Nanawall SL-25 Facelose Panels 8'-0" Tall |



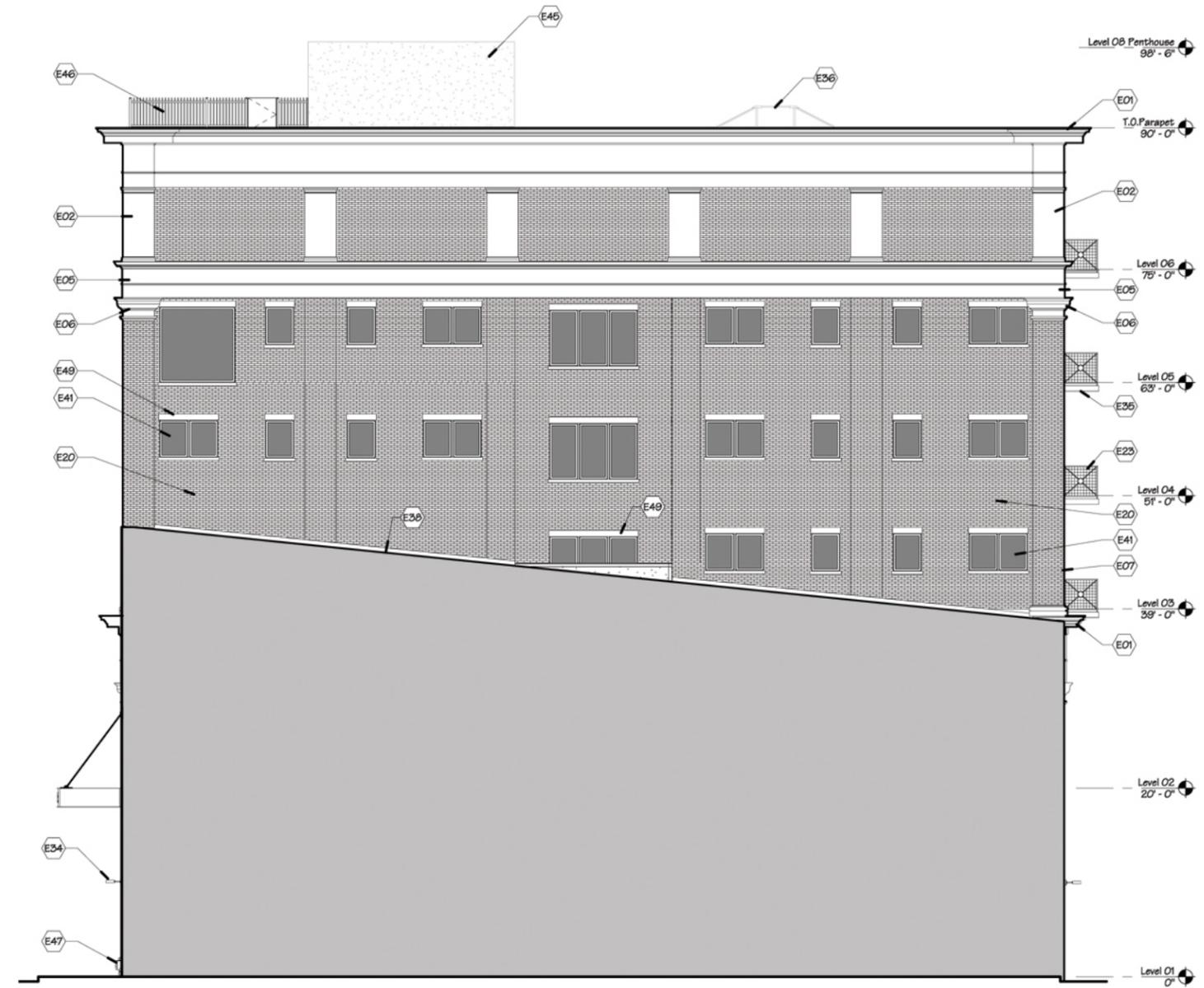
1 East (Alley) Elevation

Keynote - Elevations

- | Key | Keynote Text |
|-----|---|
| E19 | Slotted Cut Polished Granite Slabs Attached With Stainless Steel Anchors And Matching Mortar. |
| E20 | Dryvit, Custom Brick Pattern, EIFS Finish. Provide Expansion Joints And Control Joints Where Ever Needed. |
| E22 | Brick Veneer Construction Turning 3'-4" From Front &/Or Rear Facades. |
| E23 | Architectural Guard Rail System With 2" Square Post Framing And 4" X 4" Metal Net Behind 1" Flat Plates With 8" Diameter Center Medallion With 2" Half Sphere. Weld And Powder Coat Paint. |
| E24 | This Line Connects The Approximate Low Point To The Approximate Height Point Along The Neighboring Wall. Actual Top Of Wall Is To Be Determined By The Contractor. Provide A Continuous Flashing System Where New Wall Reaches Top Of Neighboring Building. |
| E25 | 4'-0" Tall Anodized Aluminum Lower With Bird Screen Where Serving As Outlet For Mechanical Venting. In Trash Room Provide Thermostatically Controlled Fan With Override Switch Behind Louver. |
| E29 | 8" Bent Metal Cladding To Match Window Frame Finish. Use Window Cladding Trim If Possible. |
| E30 | Three Equal, Aluminum Clad Exterior, Painted Wood Interior, 6'-0" Tall, Fixed Windows With Low E-366, Insulated Glass. Provide Smooth Cut, Indiana Cast Limestone 8" Headers And 4" Sills. |
| E31 | Aluminum Clad Exterior, Painted Wood Interior, 8'-0" Tall And Four 36" Wide Fixed Window Units With Low E-366, Insulated Glass. Provide Smooth Cut, Indiana Cast Limestone 8" Headers And 4" Sills. |
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| E33 | Dryvit, Limestone Textured Acrylic Finished Raised Pilasters. |
| E34 | Exterior Wall Sconce Light Fixture By Manufacturer "Architectural Area Light", Model FMLSX-FM-30LED-BW |
| E35 | Cantilevered Reinforced Concrete Balcony With Tile Finish Floor Over Bond-Break Drainable Underlayment. Finish Slab Edge Faces With Dryvit, Limestone Finish Material. |
| E36 | Self-Supporting Hip-Roofed Skylight On Minimum 1'-0" High Roofing Curb |
| E37 | Limestone Header (Typical) |
| E38 | Wall-To-Roof Flashing Over Existing Parapet. |
| E39 | Aluminum Transom Panel To Match Window Systems Color And Finish |
| E40 | Concrete Filled, Steel Bollard, Painted "Yellow" |
| E41 | Aluminum Clad Exterior, Painted Wood Interior, 8'-0" Tall French Double Door System With Low E-366, Insulated Glass With Flanking Sidelite 24" Wide, And Aluminum Clad Mullions 5" Wide. |
| E43 | Metal, Overhead Colling Door, Color To Match Window Frames |
| E45 | Dryvit Veneer Finish Over Core Shaft Walls |
| E46 | 4'-0" High, Black, Aluminum Security Fence Anchored To Roof |
| E47 | Gas Meter Service Entry |
| E48 | Siamese Fire Connection |
| E49 | Projected Jackarch Header, EIFS Limestone Finish (Typical) |
| E50 | Fixed Transom Picture Window, With Low E-36 Insulated Glazing |



3 Elevation Penthouses East Wall



2 South (Right Side) Elevation

Not For Construction - 50% Construction Documents

DATES & REVISIONS
REVIEW: 28 February 2017

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SHEET NUMBER
A2.1
Exterior Elevations