

DAVID BRILEY  
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**  
**126 Second Avenue South**  
**August 21, 2019**

**Application:** Demolition  
**District:** Second Avenue Historic Preservation Zoning Overlay  
**Council District:** 19  
**Base Zoning:** DTC  
**Map and Parcel Number:** 09306208000  
**Applicant:** Larry Papel, owner  
**Project Lead:** Robin Zeigler, [robin.zeigler@nashville.gov](mailto:robin.zeigler@nashville.gov)

**Description of Project:** The owner requests demolition of a historic building based on the complete loss of historic and architectural integrity that would result from the rehabilitation work required to safely occupy the building.

**Recommendation Summary:** Staff recommends approval of the demolition request, finding that rehabilitation will result in the complete loss of historic and architectural integrity.

**Attachments**

- A:** Photographs
- B:** Newspaper articles
- C:** Engineers Report
- D:** 3D Scans

## Vicinity Map:



## Aerial Map:



## Applicable Design Guidelines:

### V. Demolition

#### General Principles

Since the purpose of historic zoning is to protect historic properties, the demolition of a building that contributes historically and architecturally to the character and significance of the district is not appropriate and should be avoided.

Demolition is considered the removal of any structure or portion of a structure which affects the visual appearance of the building from the exterior. *It includes the removal of floors or sections of the building that are enclosed by the original façade.*

#### 1. Demolition is inappropriate:

- a. if a building, or major portion of a building, contributes to the architectural or historical significance or character of the district; or
- b. if a building, or a major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

#### 2. Demolition is appropriate:

- a. if a building, or a major portion of a building, does not contribute to the historical or architectural character and importance of the district; or
- b. if a building, or a major portion of a building, has irretrievably lost its architectural and historical integrity and importance and its removal will not result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420, as amended of the historic zoning ordinance.

**Background:** The brick, four-story, American Steam Feed Company building was constructed in 1927. The feed store operated from around 1882, first on Broad Street and later on Second Avenue South, up until it went out of business in 1957. In 1938 the *Tennessean* shared an article stating that the company had been in business for 57 years, was the oldest feed store in Nashville, and was the originator of mixed feeds south of the Ohio River. They manufactured “cooked feeds” specifically dairy feeds, chick mashes, and hog feeds using the Schieffelin process.



Figure 1: wide shot of the building as seen from Second Avenue South.

The Second Avenue site is no stranger to disaster. The first building on this site, which originated as two-stories, suffered from fire in 1907 totaling \$8000 in damages. A third level was added sometime between 1897 and 1914. The additional level may have been accomplished at the time of the fire repairs. In December of 1926 the building was destroyed in the “Great Flood of 1927.” It was quickly reconstructed, as a *Tennessean* article from September 10, 1927 heralds the opening of the new building. The article describes the new building as being one floor higher and ten feet wider than the previous building.

The ground floor is solid concrete and is one and one-half feet higher than before. The three top floors are supported by steel girders and iron posts and the floors are two inches thick. The walls twenty-two inches thick are set in concrete mortar. More than 200,000 brick were used in the walls, about half being from the old building. William Gupton, owner, supervised the construction and added an entrance off the fourth floor on the Sparkman street bridge. There is also an entrance on Sparkman Street under the bridge. (*Tennessean*. 1927. Editorial, 10 September)

The building’s use is noted in the 1957 Sanborn Fire Insurance maps as “used restaurant supplies.” The Codes Dept issued a sign permit for L&L Restaurant Equipment in 1992 and that business appears to have been at this location until 1999. In 1999 a permit was issued to tuck point, reroof and repair water damaged wood for the Pesca Furniture Store, which only occupied the first level. The retail store, Trail West, was in this location from 2007 until recently. The property owner chose to end the retailer’s lease after receiving the engineer’s report; therefore, the building is now vacant.



Figure 2: *Tennessean*. 1971. 16 May

### **Analysis and Findings:**

The property owner obtained an engineer's report from Mark Buchanan with EMC and a 3D scan of the perimeter walls from Ragan Smith. Staff toured the interior and exterior of the building with Mr. Buchanan, the engineer.

In summary, Buchanan found there to be serious life-safety concerns for any use of the building. According to Buchanan's report, the current condition of the building is a result of original construction methods, the 2010 flood and the fact that the building no longer has the support of a building next to it. Staff suspects that it may also be due to reuse of materials from the flood destroyed building.

The only way to "rehab" the building, according to Buchanan, would be to remove and reconstruct all four walls. The brick is in poor condition and comes from at least three different eras. A *Tennessean* article from 1927 notes that half the brick from the previous building (which represented at least two eras) was reused with concrete mortar in the new building. The brick that turns to dust at the touch is likely salvaged brick from the first building that was too soft for a concrete mortar, causing its current failure. The brick on the front façade doesn't match any of the brick on the sides and the rear and isn't "woven" into the brick of the sides which leads staff to believe it is a later replacement. Staff assumes that because of the poor condition of the brick and the multiple types of bricks, a true "reconstruction" would not be possible if the walls are removed. Since removal of the walls would not be considered "rehabilitation" and reconstruction with historic materials is not possible, staff found demolition to meet section V.2.b. Rehabilitation is essential for there to be any use of the building and, in this case, rehab will result in the building irretrievably losing its architectural and historical integrity.

Although not a requirement, Staff often requests documentation and a salvage plan of historic buildings that are to be demolished. Staff has documented the building with photographs, some of which are a part of this report, and there are extensive photographs in the engineer's report. The applicant has provided measured drawings. The applicant has arranged for all materials that are salvageable, to be salvaged. There are no original windows or doors. The only salvageable materials may be structural timbers.

### **Recommendation:**

Staff recommends approval of the demolition request, finding that rehabilitation will result in the complete loss of historic and architectural integrity.

## ATTACHMENT A: PHOTOGRAPHS

The following images are to provide an overview of the building. Please see attached engineer's report for photographs of specific structural concerns.



Front-left corner and rear-right corner of building exterior.



Rear right corner of exterior of building.



Two close ups views of walls showing the variety of brick. Left image is the right side of the building and the right image is the front-right of the building.



First level interior, with remains of the elevator shaft on the left.



This chute on the 2<sup>nd</sup> level may be left over from the American Steam Feed's occupation of the building.



Second level interior looking towards the front right corner.



3<sup>rd</sup> level interior looking towards the rear of the building



Elevator shaft remains on upper levels.



4<sup>th</sup> level interior looking towards the rear of the building.

ATTACHMENT B: NEWSPAPER ARTICLES

**AMERICAN STEAM FEED  
OPENS NEW BUILDING**

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**Structure Replaces One Destroyed by Flood.**

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With a larger and more convenient building the American Steam Feed Company at 126-130 Second avenue has reopened after being closed since the flood in December and January that destroyed the building. The new building has about 9,000 feet more floor space, is one floor higher, and ten feet wider than the other building. The ground floor is solid concrete and is one and one-half feet higher than before. The three top floors are supported by steel girders and iron posts and the floors are two inches thick. The walls twenty-two inches thick are set in concrete mortar. More than 200,000 brick were used in the walls, about half being from the old building.

William Gupton, owner, supervised the construction and added an entrance off the fourth floor on to the Sparkman street bridge. There also is an entrance on Sparkman street under the bridge. These will prevent congestion of traffic on Second avenue, Mr. Gupton says.

**Gupton Heads  
Oldest Feed Store  
In Nashville**

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*American Steam Feed  
Co. in business over  
57 Years*

Originators of mixed feeds south of the Ohio River, the American Steam Feed Company, 126-128-130 Second Avenue, South, has the distinction of being not only the oldest feed store in Nashville, but one of the foremost in the entire South.

William Gupton, who is now postmaster, started with the firm at the age of 19. For the past ten years the concern, which is 57 years old, has been operated by his two sons, H. A. and W. E. Gupton.

The American Steam Feed Company are the originators of mixed feeds south of the Ohio River, manufacturing all kinds of dairy feeds, chick mashes, hog feeds. It has as its slogan "Quality, Price and Service."

"Feeding for Profit is a problem that our 57 years in business can help you solve." . . . This, in brief, sums up the basis upon which the company continues to expand year after year.

The Tennessean: September 10, 1927 and January 15, 1938

**CUMBERLAND COAL**  
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**STOCK FEED.**

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ESTABLISHED 1880. TELEPHONE 876

**AMERICAN STEAM FEED CO.**  
 150 Broad St., Manufacturers of Nashville, Tenn.,  
**COOKED FEED AND DAIRY FEED**  
 And Dealers in HAY AND GRAIN.

**CAUTION.** -- We have the only Cooked Feed Mill south of the Ohio river, and our Cooked Feed is made of good sound corn, oat, and barley (thoroughly cooked by steam), and not of damaged corn and oat hulls. The genuine Cooked Feed has the brand of the "American Steam Feed Company" on every sack (None genuine without.) All interested in the best and cheapest method of feeding stock are invited to visit our Mill and inspect quality of grain used and method of mixing and cooking. Jel ly

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<b>CLOTHING.</b>	<b>CLOTHING.</b>
	<b>ADDITIONAL INFORMATION</b>

*The Tennessean.* 1885. 15 March



June 3, 2019

Mr. Larry Papel  
Nelson Mullins Riley and Scarborough, LLP  
Attorneys and Counselors at Law  
150 Fourth Avenue North, Suite 1100  
Nashville, Tennessee 37219

**RE: 126 Second Avenue South  
EMC Project No. 19666**

Dear Mr. Papel:

At your request and in your presence, we viewed the referenced building on April 3, 2019. My charge was to observe the building that consists of four wood-framed floors and multi-wythe exterior brick veneered walls to determine if the upper floors, which are currently unoccupied, can be occupied. I was also asked to evaluate the possibility of adding additional floors and/or a rooftop bar. Photographs were taken to document my observations and a copy is attached for your convenience in the section labeled "Photographs."

During our walk-through, I had significant concerns regarding the overall structural integrity of the building. These concerns were raised due to the extensive amount of deteriorated mortar and deteriorated bricks on the interior and exterior faces of the building. Coverboards had been added to the majority of the left-side wall, in, what appeared to be an attempt to cover the gaps between the original flooring and the interior face of brick (photographs 9 and 10). Also, excessive amounts of lateral movement of the brick walls were observed. The left side wall of this building has had a post-and-beam system installed to support the floor joists above. Examples of this post-and-beam system for the third floor can be seen in photograph 8 and photograph 15 for the additional support at the second floor. The deteriorated brick and mortar conditions on the interior can be seen in photographs 1, 5, 7, 10, 18, 19, 22, 23, 49, 66, 67, and 69 through 72). Examples of the deteriorated brick and mortar on the exterior can be seen in photographs 28 through 30, and 34 through 45. As seen in photograph 42, multiple bricks have spalled, which has resulted in a very thin face of brick held into place by friction. Obviously, this condition raised concern.

As seen in photograph 44, the north wall (left wall when facing the front of the building) had once been an interior wall. This is obvious by the flashing that is left in place and the brick pockets that have been infilled. It is also obvious that the original roofline for this building was at the approximately third-floor line, which is evidenced by the original brick pocket in the wall (photograph 51).

Another significant concern voiced on the day of our original review was the amount of movement of the multi-wythe brick walls common to the original floor and roof joists. It was common practice when this structure was erected not to connect the floor and roof systems to the exterior walls. In today's construction practice, this is required to resist the lateral loads

on the face of the building created by wind and seismic activity. A consequence of this lack of structural connection is that the walls have the capacity to move laterally. Once again, this is evident by the coverboards on top of the original wood flooring common to the left-side wall of the building and the overall amount of movement that can be seen when the joists were last painted. Examples of movement can be seen in photographs 11, 17, 24, 52, and 53. As a result of this movement, I suggested employing a survey company to provide a 3D scan of the perimeter walls to determine their plumbness. You approved this request, and Ragan Smith performed this 3D scan on all four faces of the building (see section "3D Scans"). This scan will be discussed in detail later in the report.

Another observation during our initial walk-through was that the majority of the wood-framed floor system has deteriorated to the point that additional repairs are needed to support any intended use. I will point out that due to the openings and voids in the floor system, a plastic barrier has been placed beneath the floors to prevent debris from falling to the usable space that is currently the first floor. An interesting observation is that the original first floor is not bearing on a concrete slab-on-grade, which is typically the case for floor systems that do not contain basements. As a result of this floor framing construction, the floods of May 2010 created additional distress for this wood-framed floor system. One only has to walk across the floor system to realize the inadequacies created when the floor was built within close proximity to the grade. Examples of the wood flooring issues can be seen in photographs 13, 54, 55, 57, 60, 61, 63, and 68.

The 2012 International Building Code® (IBC) governs Nashville, Tennessee and allows existing structures to remain occupied unless life-safety issues are present. If a change of occupancy occurs, the Metro Codes Administration could require the building to be brought in conformance with current design standards. In other words, if no life-safety issues are present, and the occupancy of the building is not changed, the upper floors could be occupied. The concerns I had during our initial walkthrough were that significant life-safety issues were present due to the extreme deteriorated conditions of the load-bearing multi-wythe brick walls. As a result of these concerns, Ragan Smith performed a 3D scan of the four perimeter walls and issued a report, dated April 8, 2019, documenting the out-of-plumb conditions. Due to this report, I made a subsequent site visit on May 15, 2019 to compare the 3D scans to the building conditions. My concerns of a life-safety issue were confirmed due to the severe out-of-plumb condition of the left-and-right-side walls of the building. The left side wall (north wall) is extremely out-of-plumb and is leaning approximately 12" over the height of the wall. I will point out that this specific wall is stepped, and the steps have been taken into consideration when determining the out-of-plumb condition. The out-of-plumb floor conditions of the four different wall systems can be seen in the section ("3D Scans"). Bulging of the multi-wythe brick walls was also seen in the 3D scans. To bond these walls during the original construction, every seventh course of brick was turned 90-degrees to provide a stretcher brick to connect all wythes of the wall, so it would act in a homogenous manner. The problem with this construction technique is that over time, due to the deterioration of the mortar joints, these stretcher bricks would then crack. Instead of having a single homogenous wall that would be

12" or 16" in thickness, one would have 3 or 4 single brick walls that are acting independently of one another. This is obviously occurring on the walls of this building.

When buildings are interconnected (as is the case on the left side), the buildings acted more as a unit of buildings and not individual buildings; thus, relying on each wall system to provide rigidity for the overall row of buildings. Since this building is a single building with adjacent structures not connected to it, it has become a freestanding, independent structure with no additional rigidity provided by adjacent structures. For this reason, I am very concerned and recommend that this building be taken out of service.

It is my understanding that this building sits on a zero-lot line; therefore, temporary bracing of the perimeter walls would be challenging. If it is the intent to maintain the historical look of the building's front wall, I recommend photographing the front wall prior to removing the bricks so that it can be replicated during the rebuilt. It would not be my recommendation to utilize the original wood framing system of this building. The wood floors are in poor condition and would not be salvageable. Some of the wood joists and columns could be reused; however, for a multi-story building with "active" upper floors, they are not practical. As previously stated, the existing load-bearing multi-wythe brick walls have deteriorated to the point that they no longer can provide gravity load nor lateral load resistance for a four-story structure such as this.

It has been my experience that large temperature swings have a significant impact on buildings such as this. To provide your tenant with adequate notice, I recommend having an action plan this year that would involve temporary shoring and bracing of an unoccupied building or the removal of the building to protect the general public. If this building is to be salvaged, it would create economic burden on the owners to preserve a building for which all four perimeter walls need to be removed and replaced and the wood-framed floor systems strengthened. To remove the perimeter walls, the wood-framed floor system will require shoring in its existing location, which would be an additional expense and an inferior system versus a newly constructed floor system. The selective removal and demolition process of the perimeter walls would be at significantly greater cost than wholesale demolition and new construction.

The foundation systems utilized for these types of buildings were typically placed on cut stone foundations, which would not conform to certain standards. Therefore, new footings would be required to be excavated common to temporary shoring to support the upper levels of the building. Once again, an excavation common to shoring creates challenges for conventional earth-moving equipment and concrete pouring operations that would also come at a premium expense versus a newly constructed building.

In closing, as seen from the attached photographs and the descriptions, it would be a significant financial burden to salvage the building. The restoration of the perimeter walls (tear down and rebuild with original materials) and the floor systems (disassemble and rebuild

Mr. Larry Papel  
EMC Project No. 19666  
June 3, 2019  
Page 4

with original materials and/or additional structural members) would not be commercially feasible.

Significant life-safety issues are present due to the deteriorated condition of the multi-wythe brick walls and its mortar. The left-and-right-side walls are exhibiting excessive signs of movement, and bulges in the multi-wythe walls can be documented with the 3D scans placing a spot dimension at approximately a three-foot grid system. The areas common to the window openings, which are typically the weakest locations of a building, had large bulges in the 3" to 4" range at multiple locations throughout the building. The building is not safe. I recommend that the first-floor retail tenant vacate the building as soon as possible.

For all the above noted reasons, it is my recommendation to remove and replace the building as opposed to salvaging the less than adequate wood-framed floor systems and brick perimeter walls. The structure is neither sound nor safe. The cost of "salvaging" the building, which would entail the total disassembly and reassembly of the structure, using original materials in compliance with the IBC, would be cost prohibitive and an unreasonable economic hardship on the owner.

After reading this report, please call if you have any questions or if I can be of additional assistance.

Sincerely,

**EMC Structural Engineers, P.C.**

Mark E. Buchanan, P.E.  
Principal

MEB/pjs

Attachments



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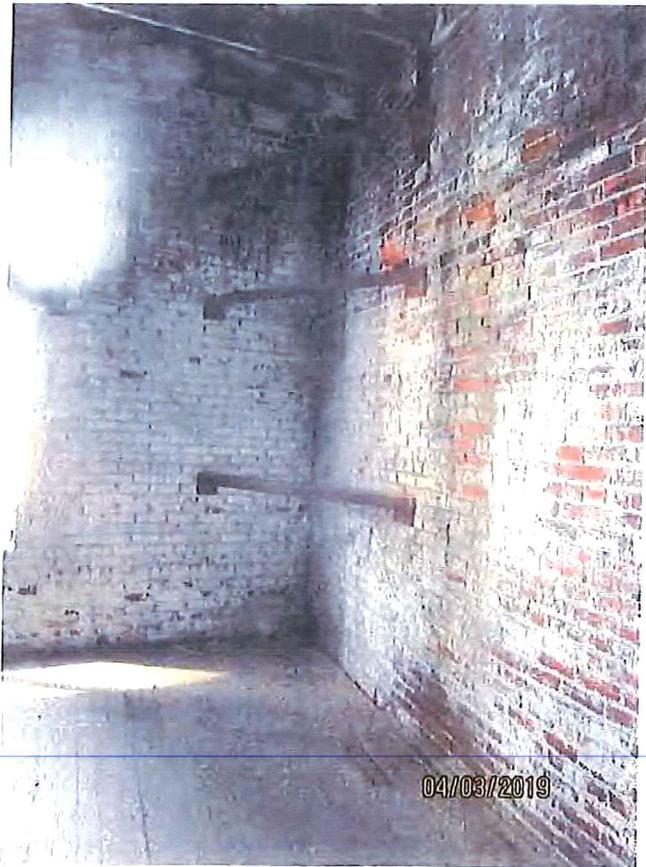
# PHOTOGRAPHS



**Photograph 1: Typical bricks at windows on fourth floor.**

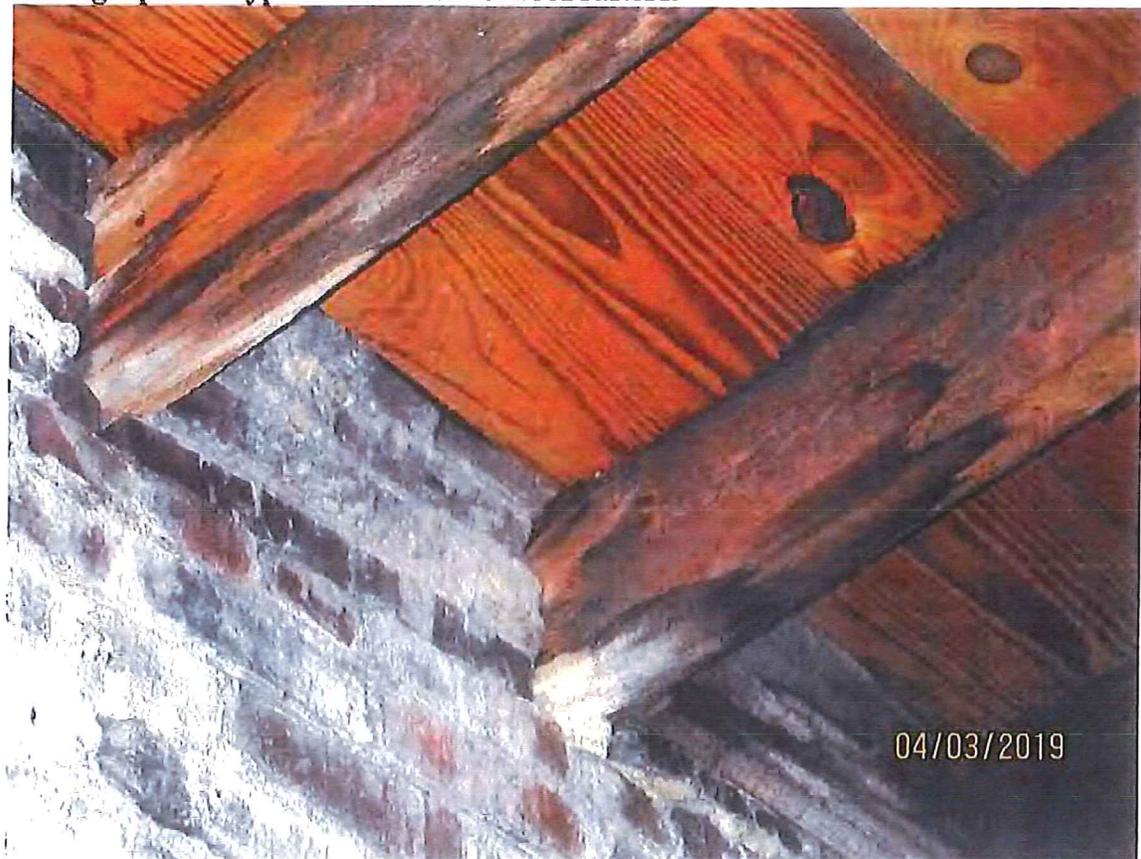
**Photograph 2: Overview of fourth floor.**





**Photograph 3: Typical repair, 1999 timeframe.**

**Photograph 4: Typical movement of roof rafters.**





**Photograph 5: Typical open masonry.**

**Photograph 6: Overview of left sidewall on third floor.**





**Photograph 7: Typical bricks at window openings on third floor.**

**Photograph 8: Close-up of original brick pockets at left sidewall on third floor.**

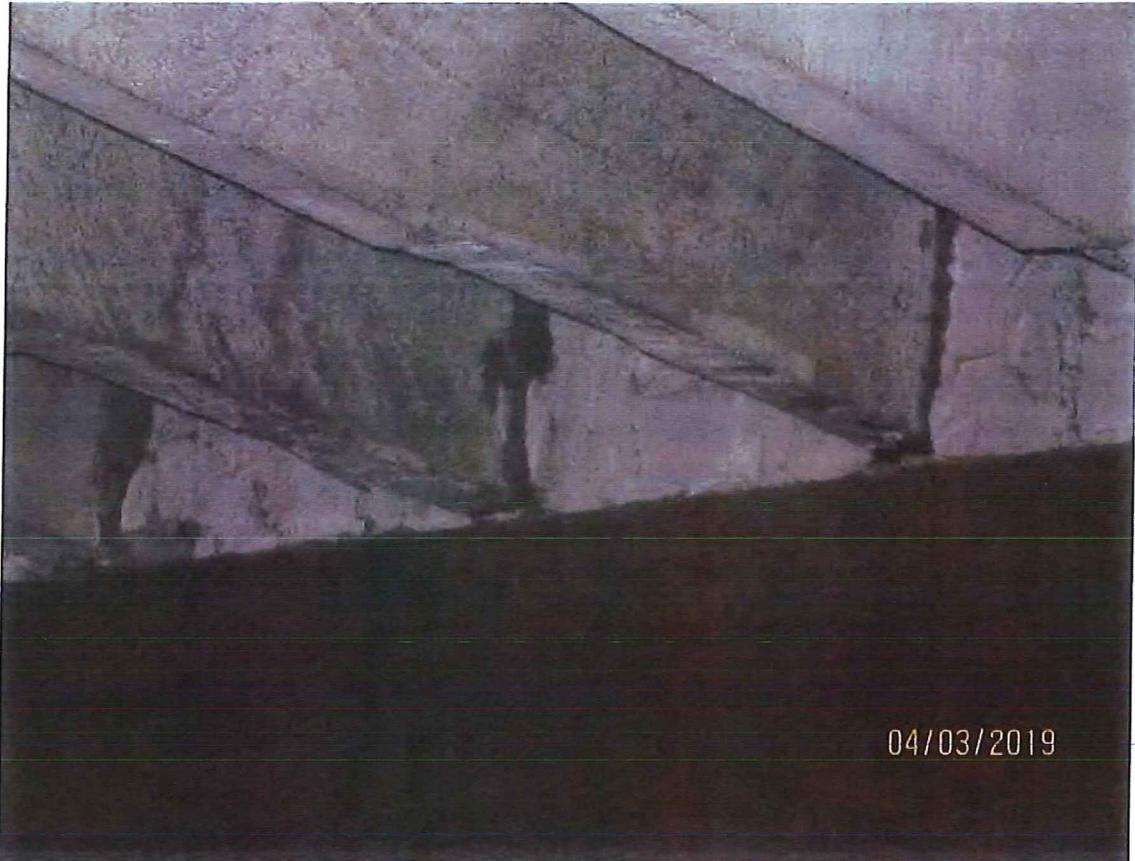




**Photograph 9: Typical wall movement at left sidewall on third floor.**

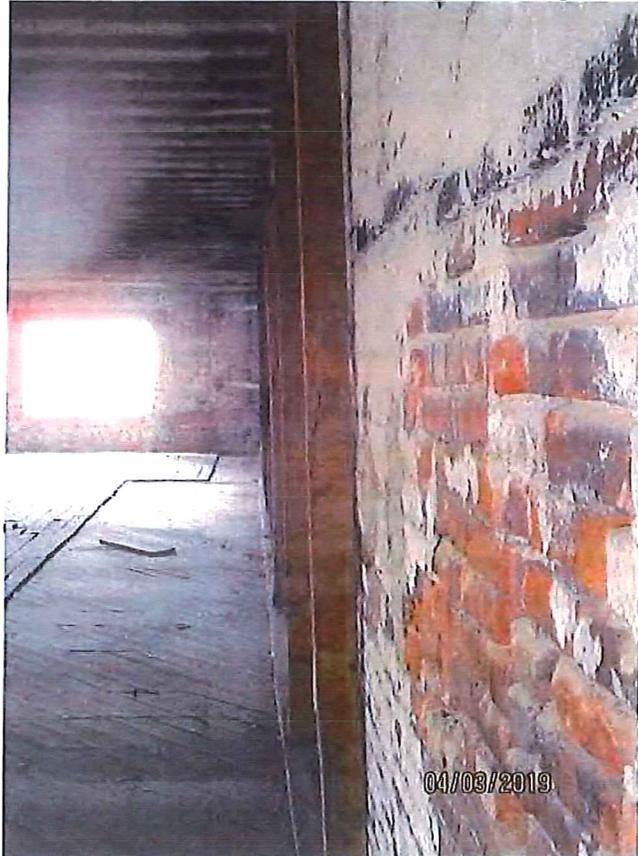
**Photograph 10: Typical wall movement at left sidewall on third floor.**





**Photograph 11: Typical floor joist movement.**

**Photograph 12: Lack of bearing of floor joists at left sidewall on third floor.**





**Photograph 13: Typical flooring issues (throughout building).**

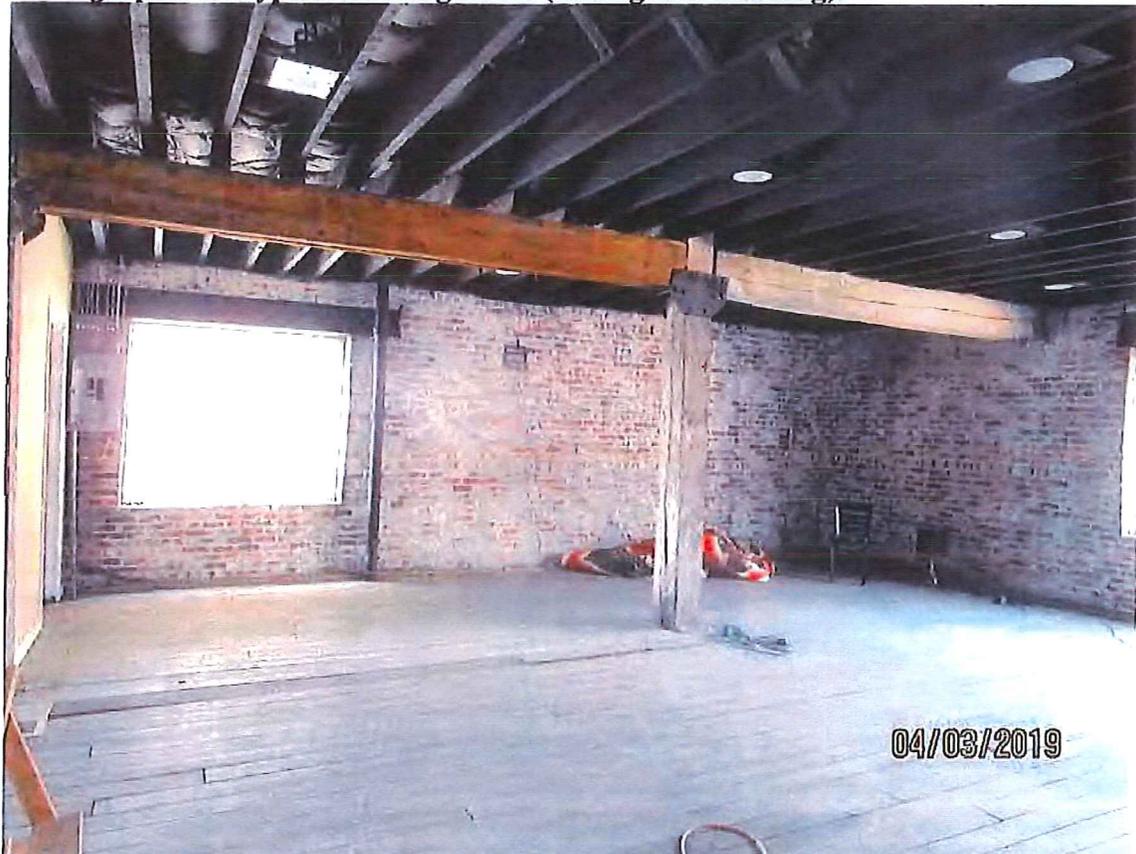
**Photograph 14: Lack of bearing of floor joists at left sidewall.**





**Photograph 15: Typical column on second floor.**

**Photograph 16: Typical flooring issues (throughout building).**





**Photograph 17: Typical floor joist movement.**

**Photograph 18: Typical open masonry cracks.**

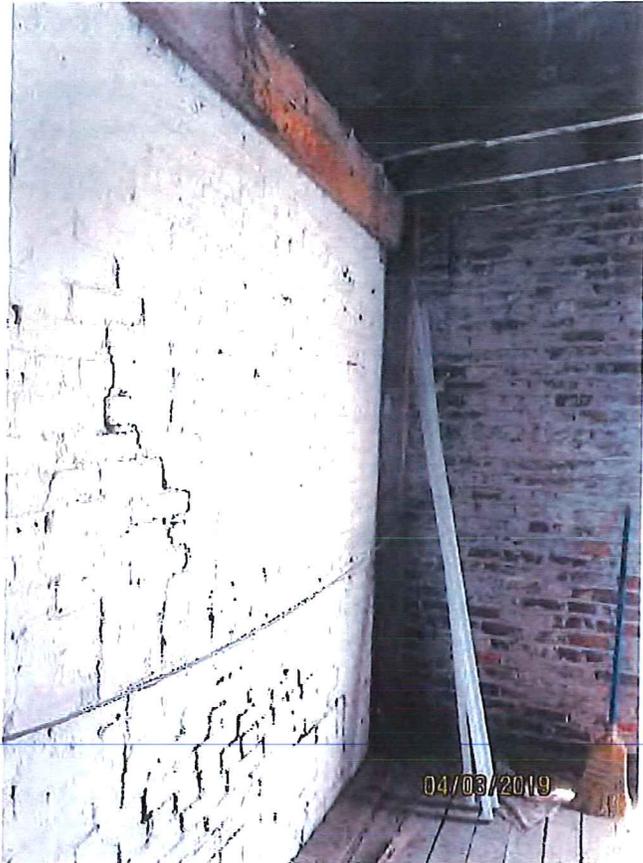




**Photograph 19: Typical open masonry cracks.**

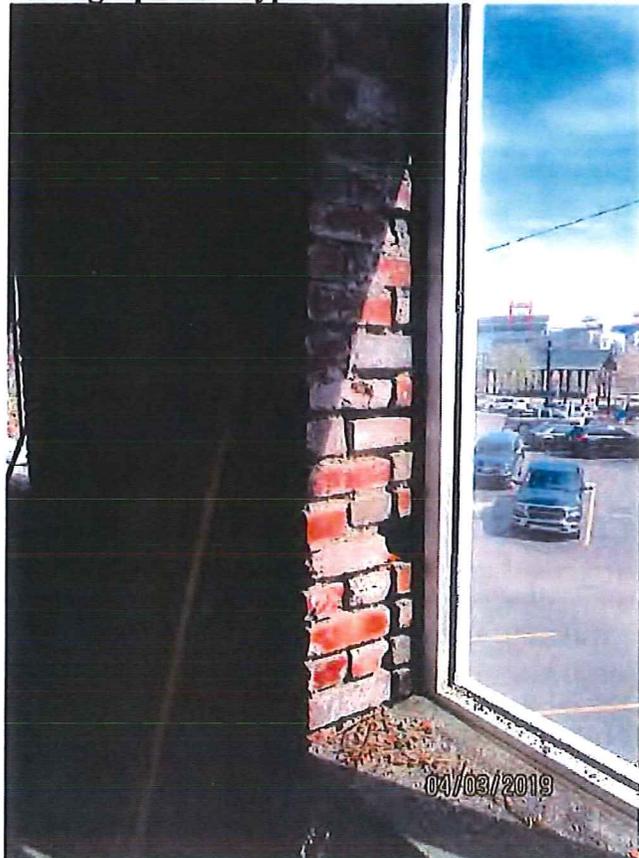
**Photograph 20: Typical floor joist movement at left sidewall.**





**Photograph 21: Typical floor joist movement at left sidewall.**

**Photograph 22: Typical brick wall at window opening.**





**Photograph 23: Typical mortar joints at interior of building.**

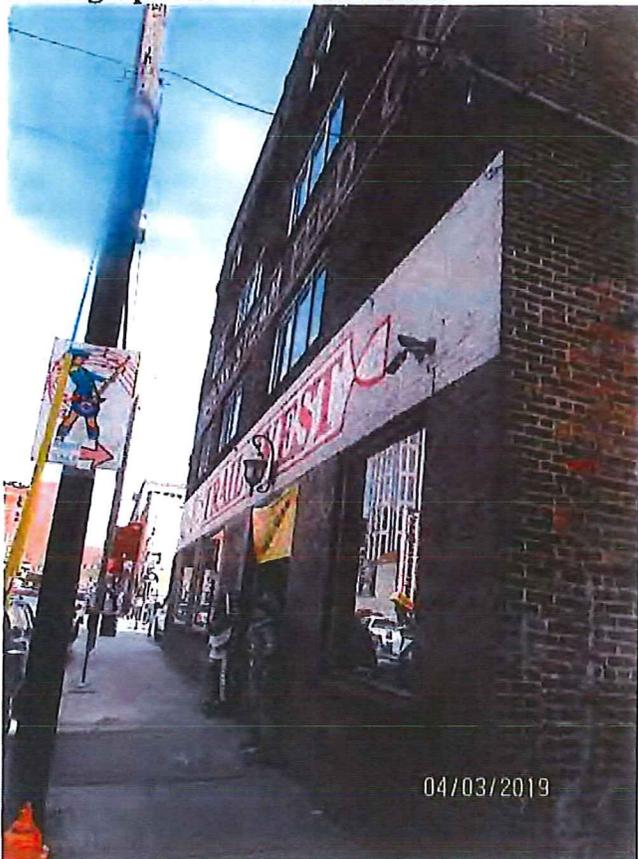
**Photograph 24: Typical movement of floor joists.**

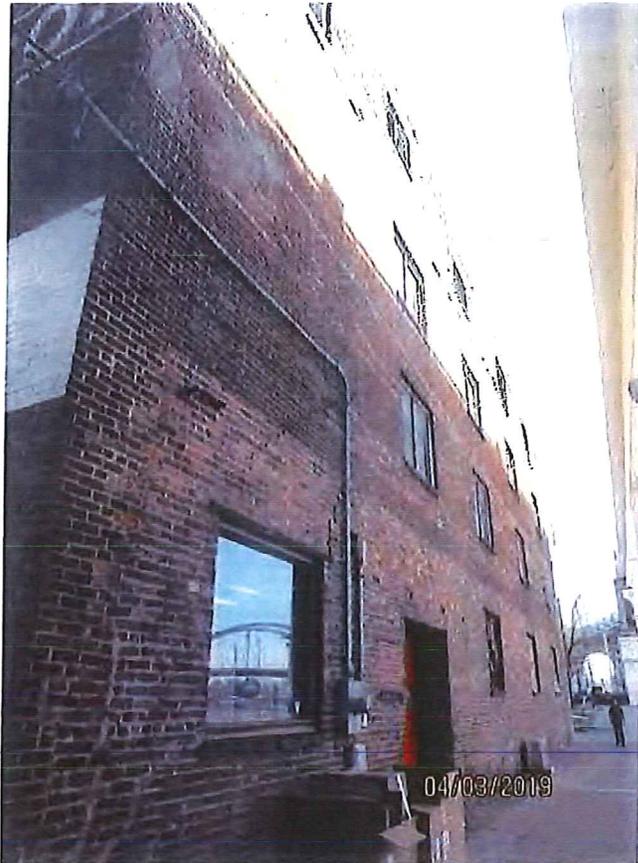




**Photograph 25: Overview of first floor.**

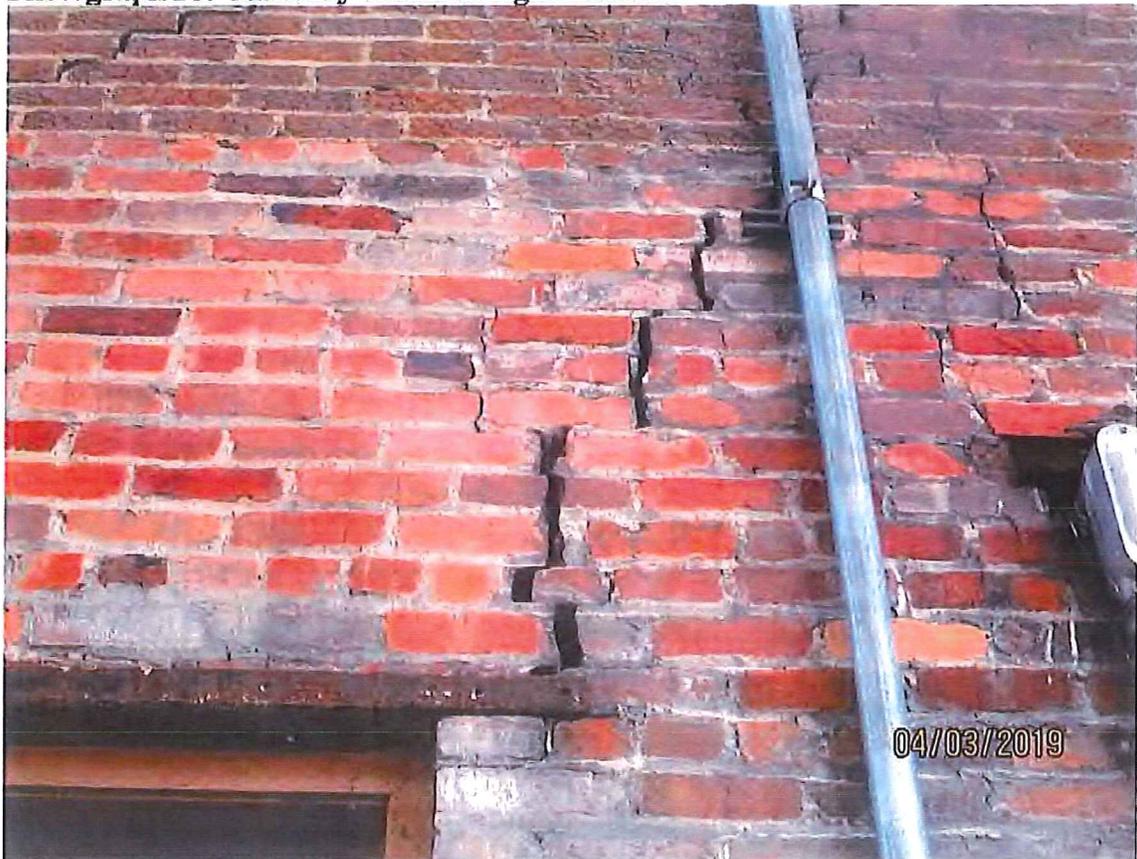
**Photograph 26: Front elevation.**





**Photograph 27: Right side wall elevation.**

**Photograph 28: Masonry cracks at right sidewall.**

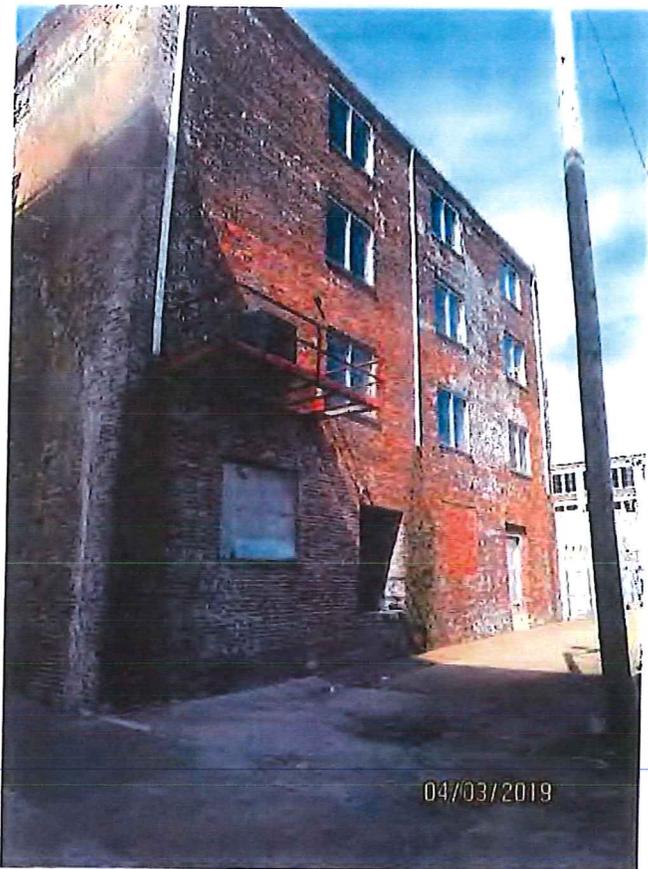




**Photograph 29: Masonry cracks at right sidewall.**

**Photograph 30: Masonry cracks at right sidewall.**





**Photograph 31: Rear wall elevation.**

**Photograph 32: Left sidewall elevation.**





**Photograph 33: Left sidewall elevation.**

**Photograph 34: Typical masonry at left sidewall.**





**Photograph 35: Typical masonry at left sidewall.**

**Photograph 36: View of first offset at left wall.**

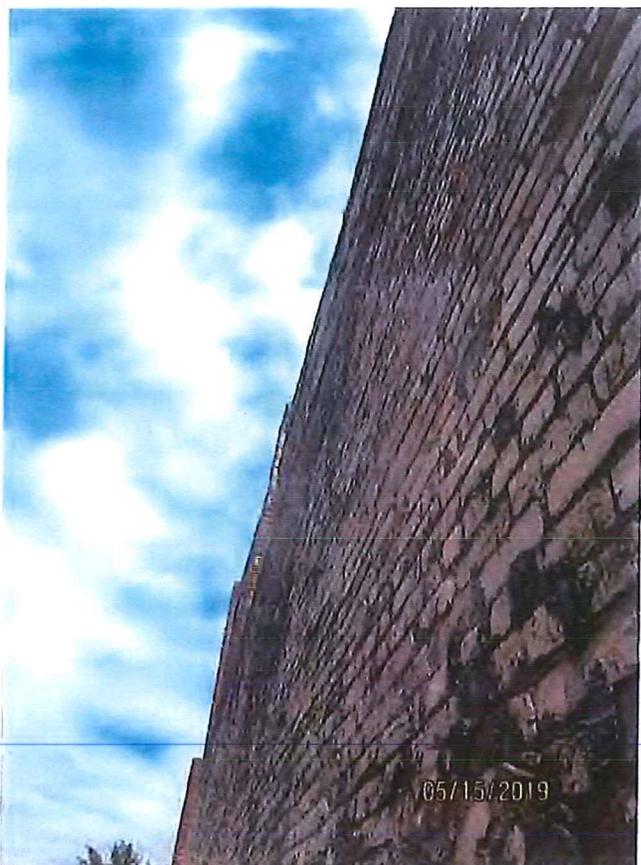




**Photograph 37: View of first offset at left wall.**

**Photograph 38: Typical brick condition at left wall.**

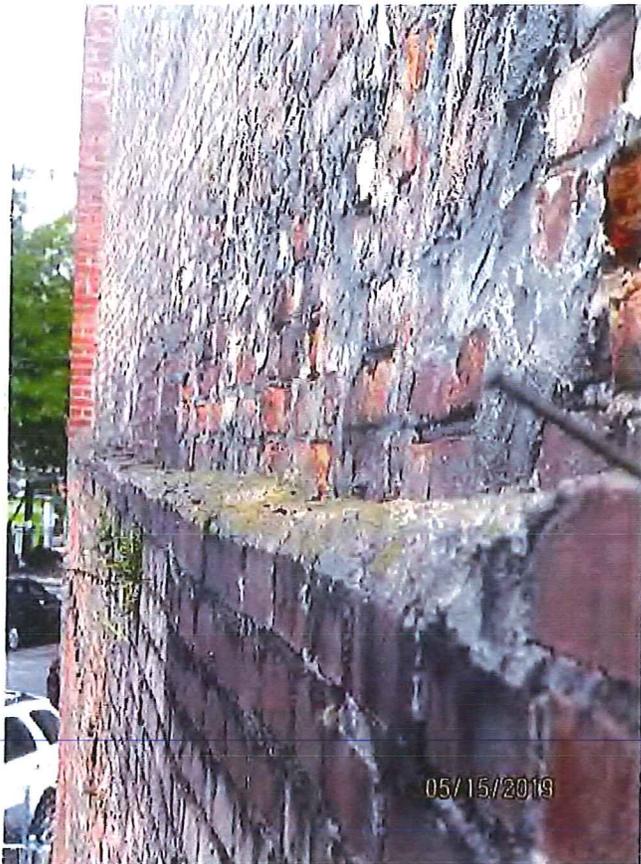




**Photograph 39: View of first offset at left wall.**

**Photograph 40: View of first offset at left wall.**





**Photograph 41: View of first offset at left wall.**

**Photograph 42: View of first offset at left wall.**





**Photograph 43: View of first offset at left wall.**

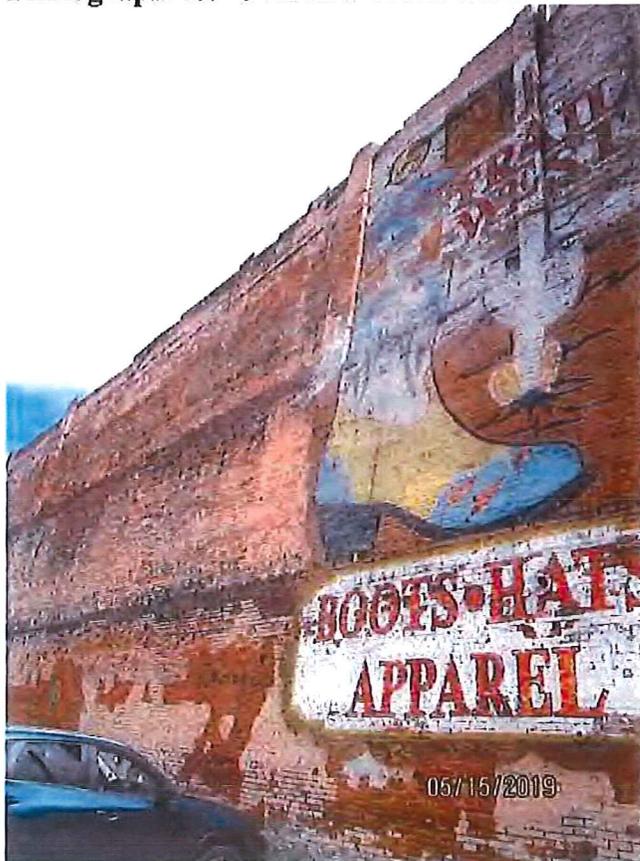
**Photograph 44: View of first offset at left wall.**





**Photograph 45: View of first offset at left wall.**

**Photograph 46: Overview of left wall.**





**Photograph 47: Overview of left wall on second floor**

**Photograph 48: Floor movement / brick deterioration at left wall on second floor.**





**Photograph 49: Floor movement / brick deterioration at left wall on second floor.**

**Photograph 50: Overview of left wall on third floor.**

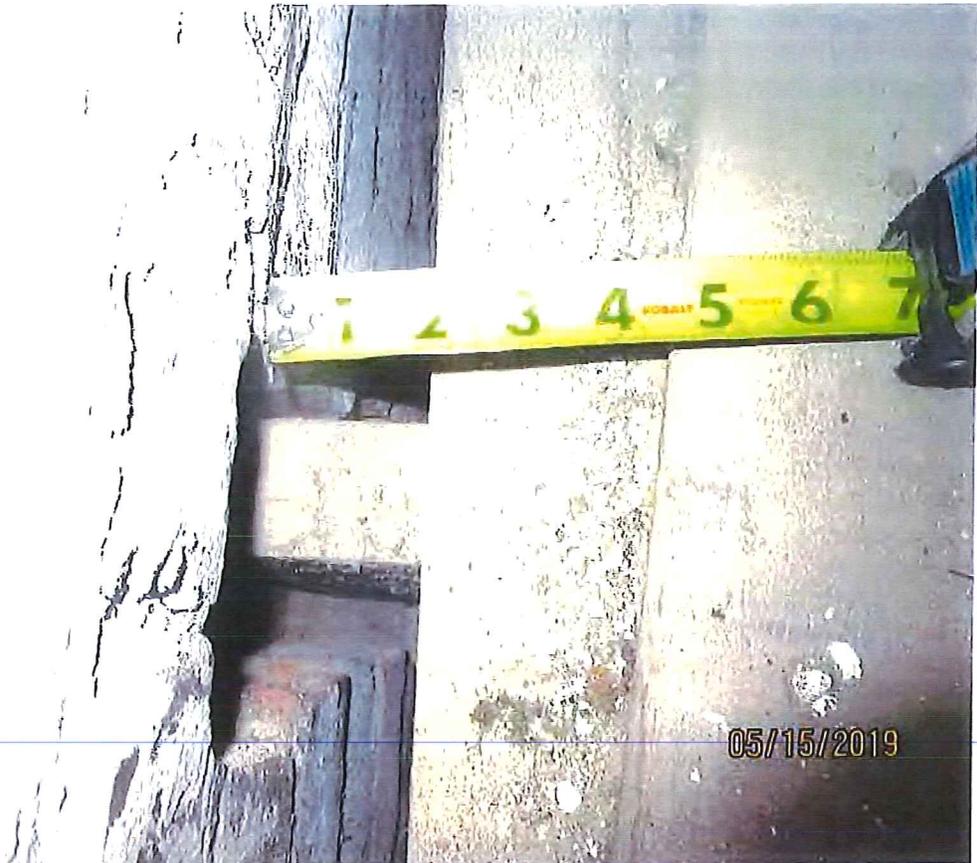




**Photograph 51: Original brick pockets at left wall on third floor.**

**Photograph 52: Floor joist movement at left wall on third floor.**

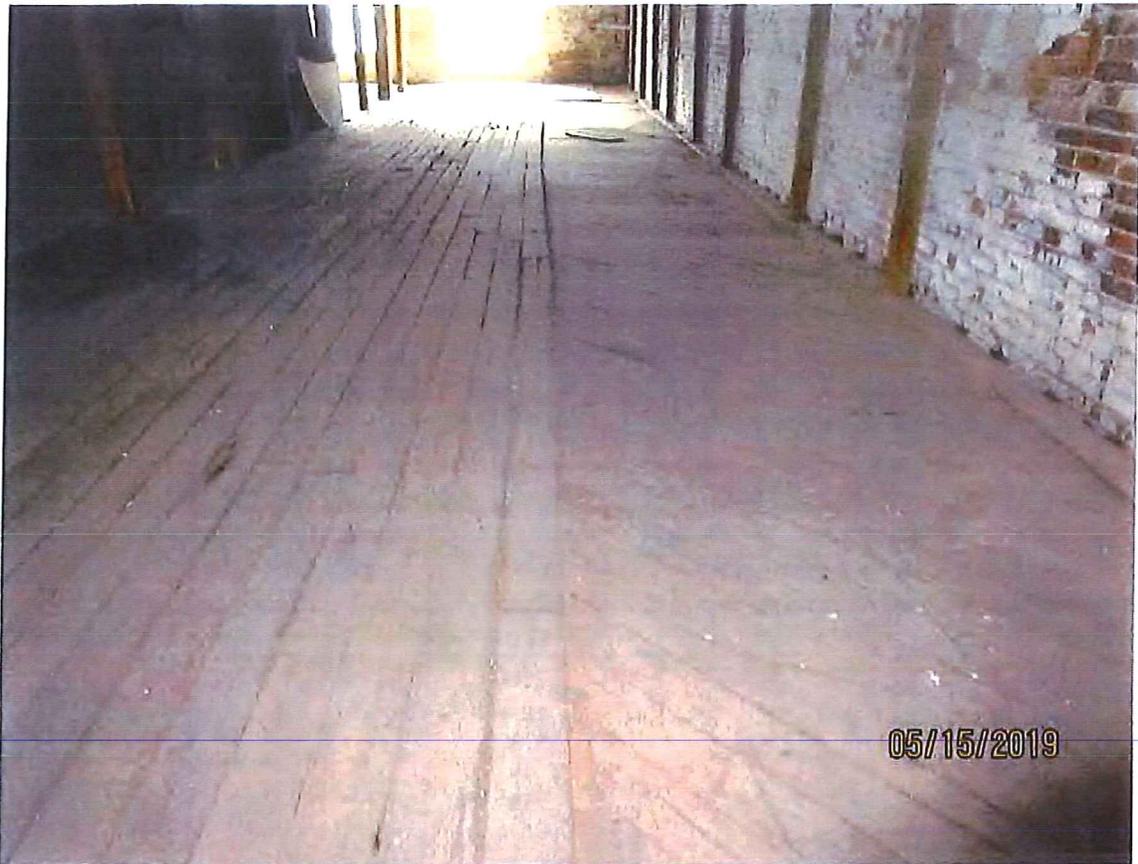




**Photograph 53: Floor joist movement at left wall on third floor.**

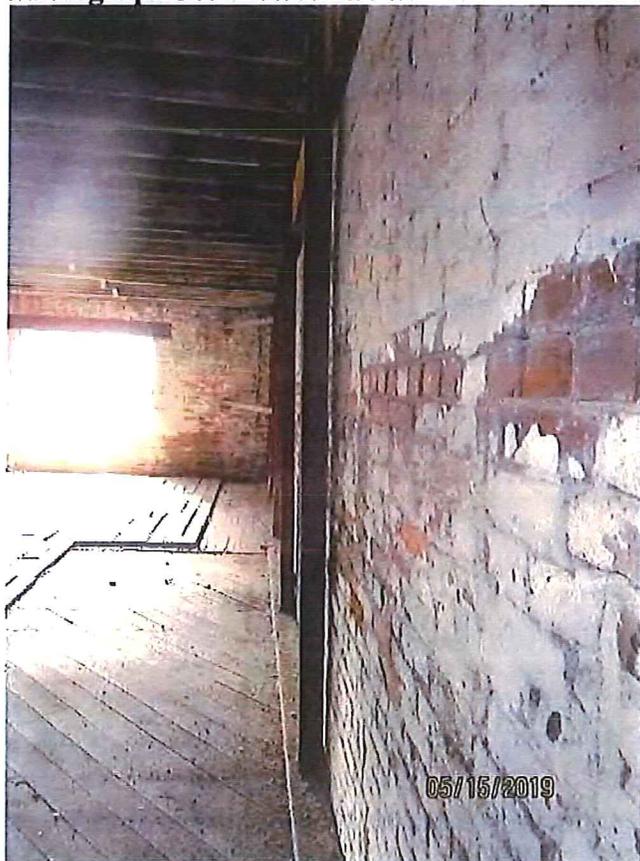
**Photograph 54: Overview of third floor.**

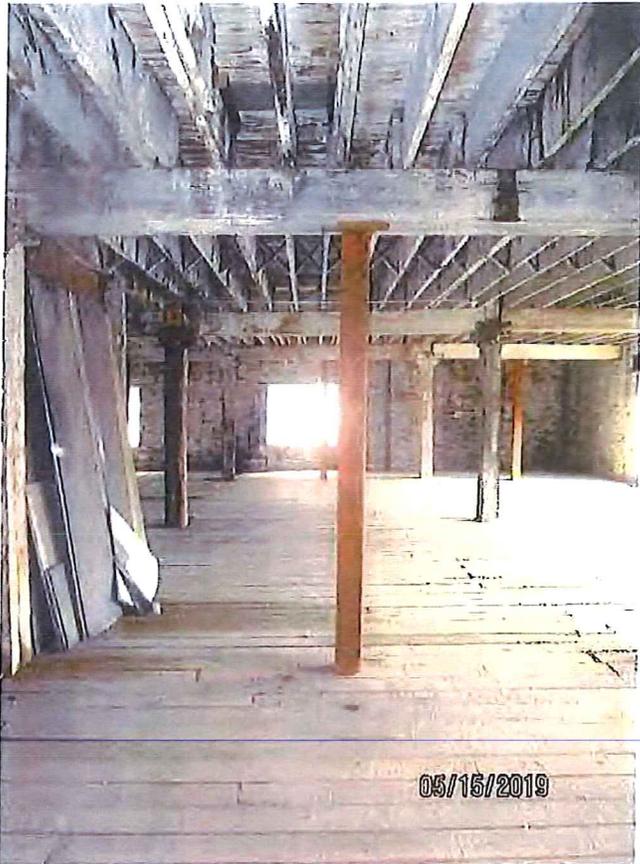




**Photograph 55: Condition of floor at third level.**

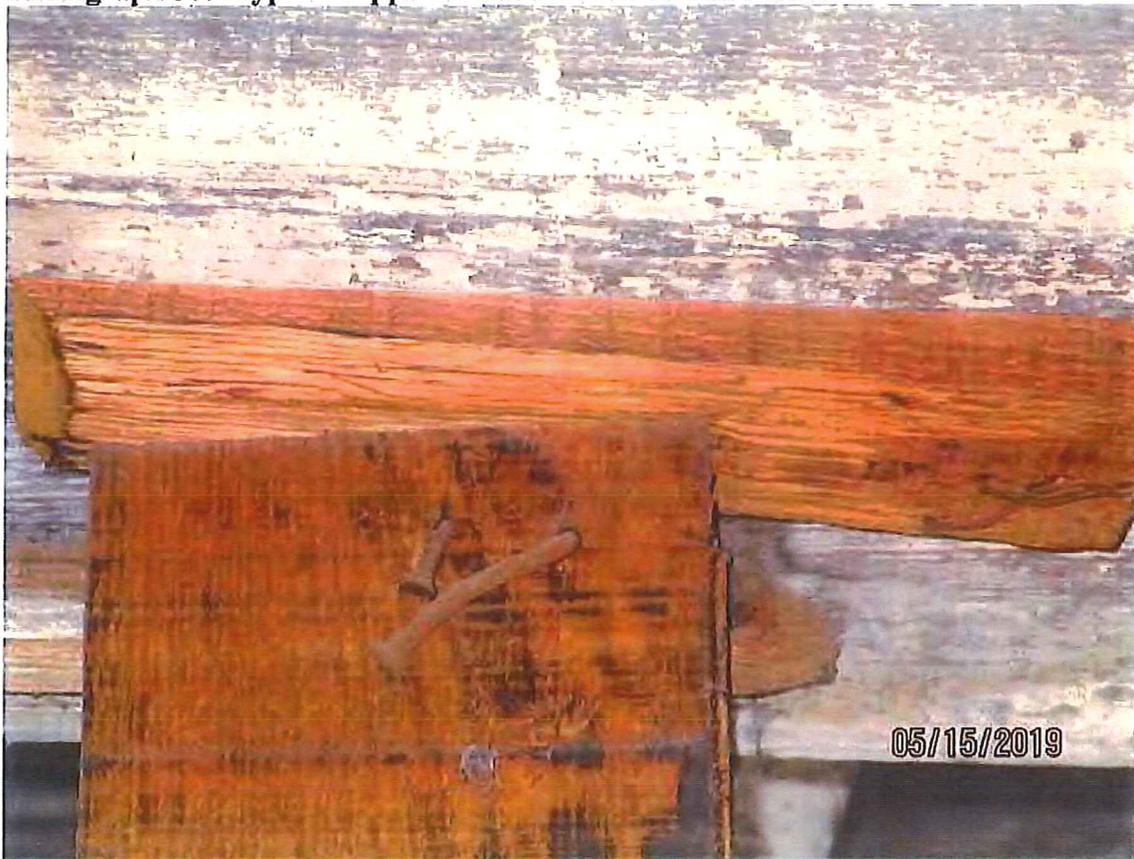
**Photograph 56: Bowed left wall on third floor.**





**Photograph 57: Overview of third floor.**

**Photograph 58: Typical supplemental columns on third floor.**

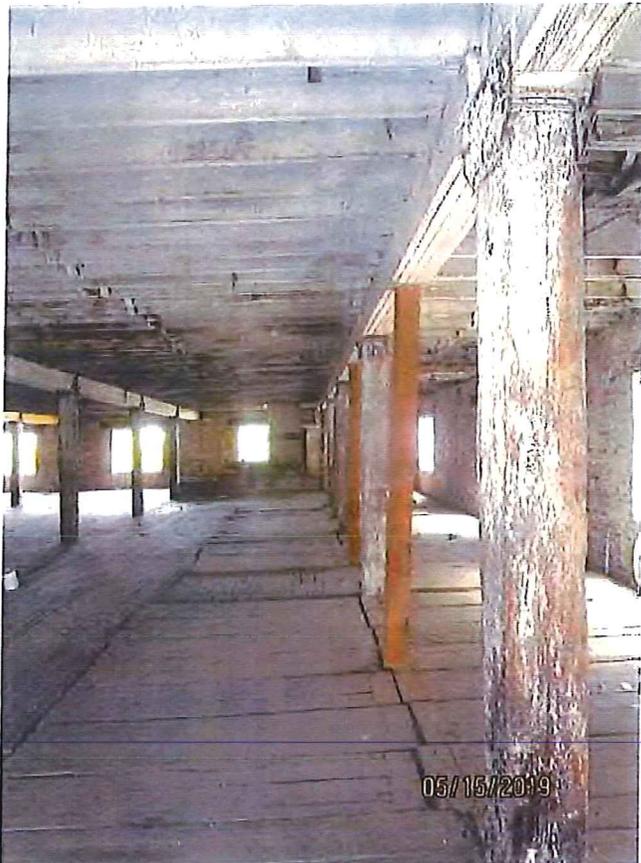




**Photograph 59: Typical supplemental columns on third floor.**

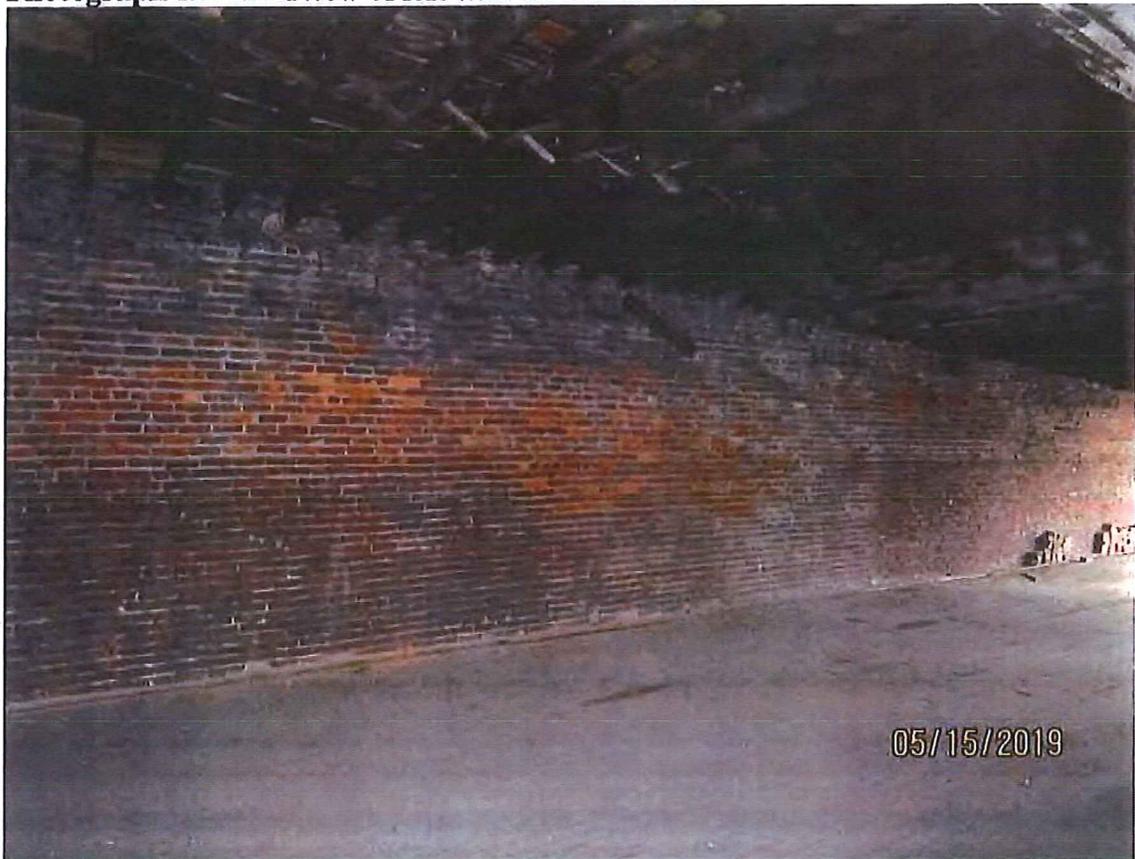
**Photograph 60: Supplemental columns / floor condition at third floor.**

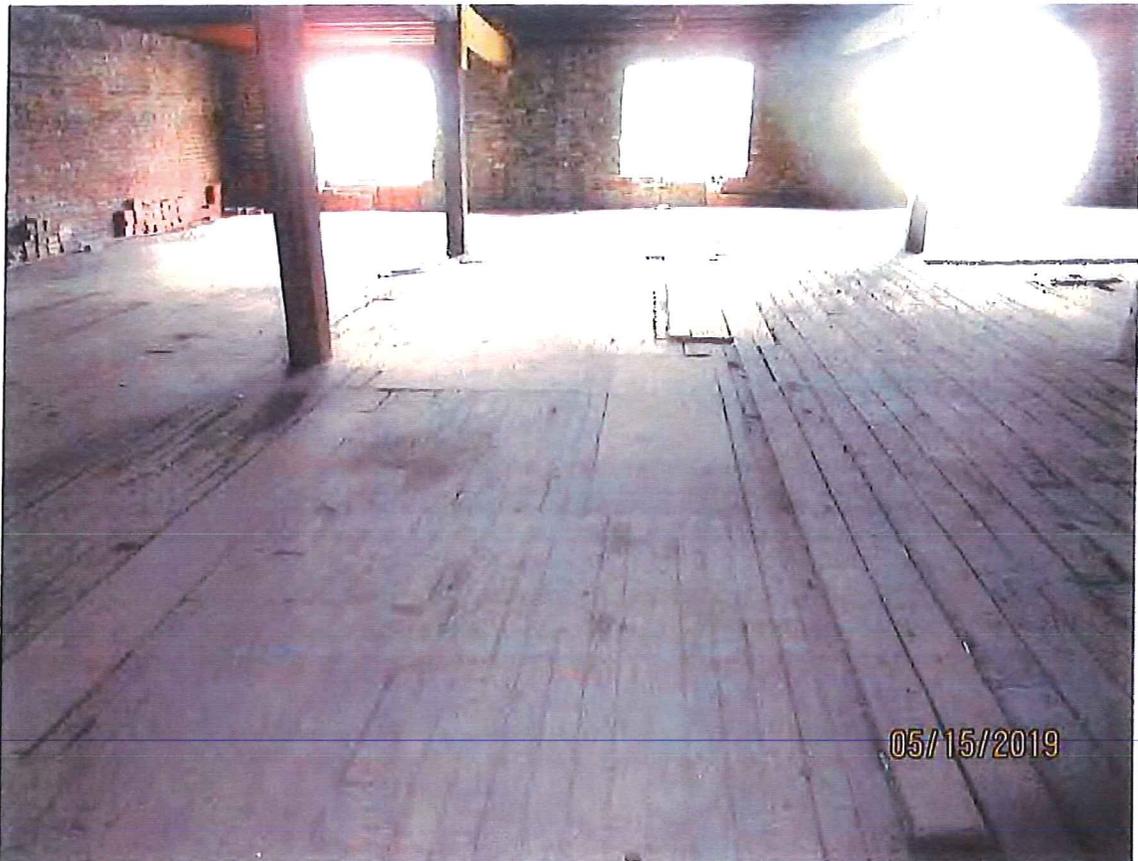




**Photograph 61: Supplemental columns / floor condition at third floor.**

**Photograph 62: Overview of left wall on fourth floor.**





**Photograph 63: Condition of floor at fourth floor.**

**Photograph 64: Condition of roof rafters at left wall.**





**Photograph 65: Condition of roof rafters at left wall.**

**Photograph 66: Deterioration of bricks / mortar at left wall on fourth floor.**





**Photograph 67: Deterioration of bricks / mortar at left wall on fourth floor.**

**Photograph 68: Overview of right wall on fourth floor.**





**Photograph 69: Overview of right wall on fourth floor.**

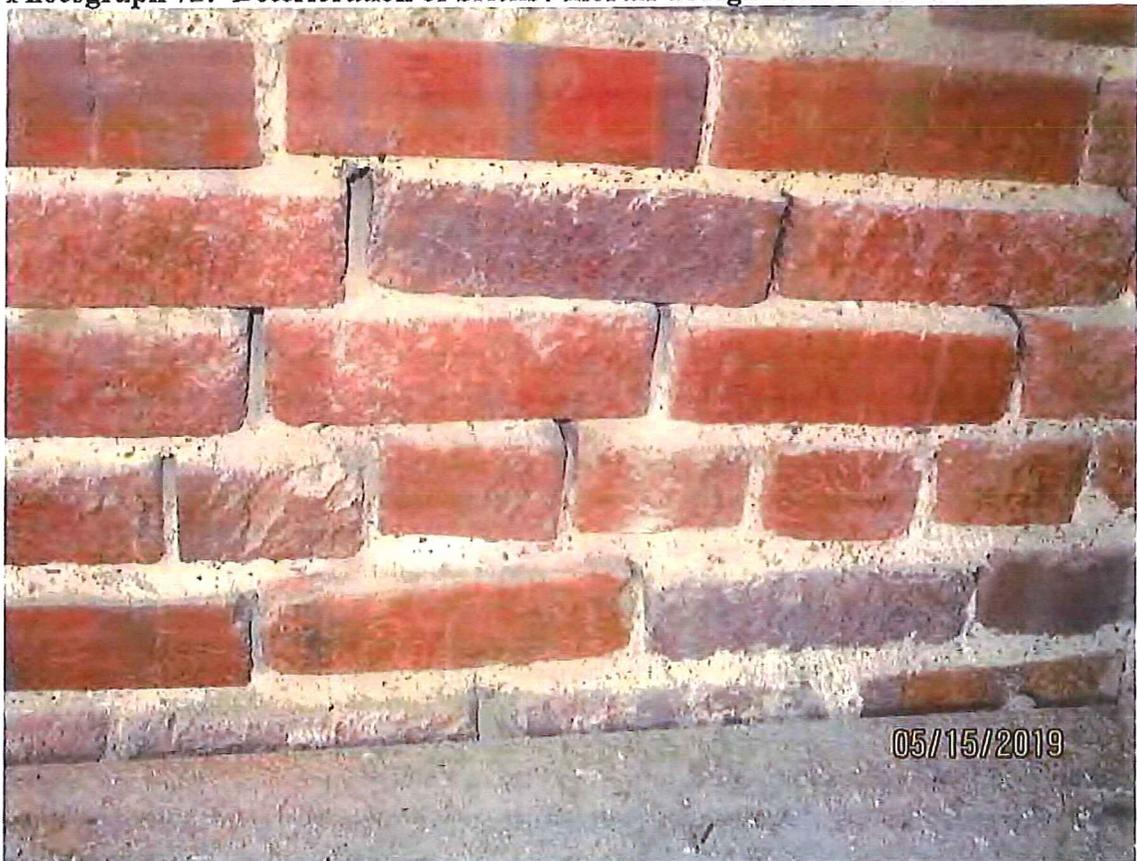
**Photograph 70: Deterioration of bricks / mortar at right wall on fourth floor.**

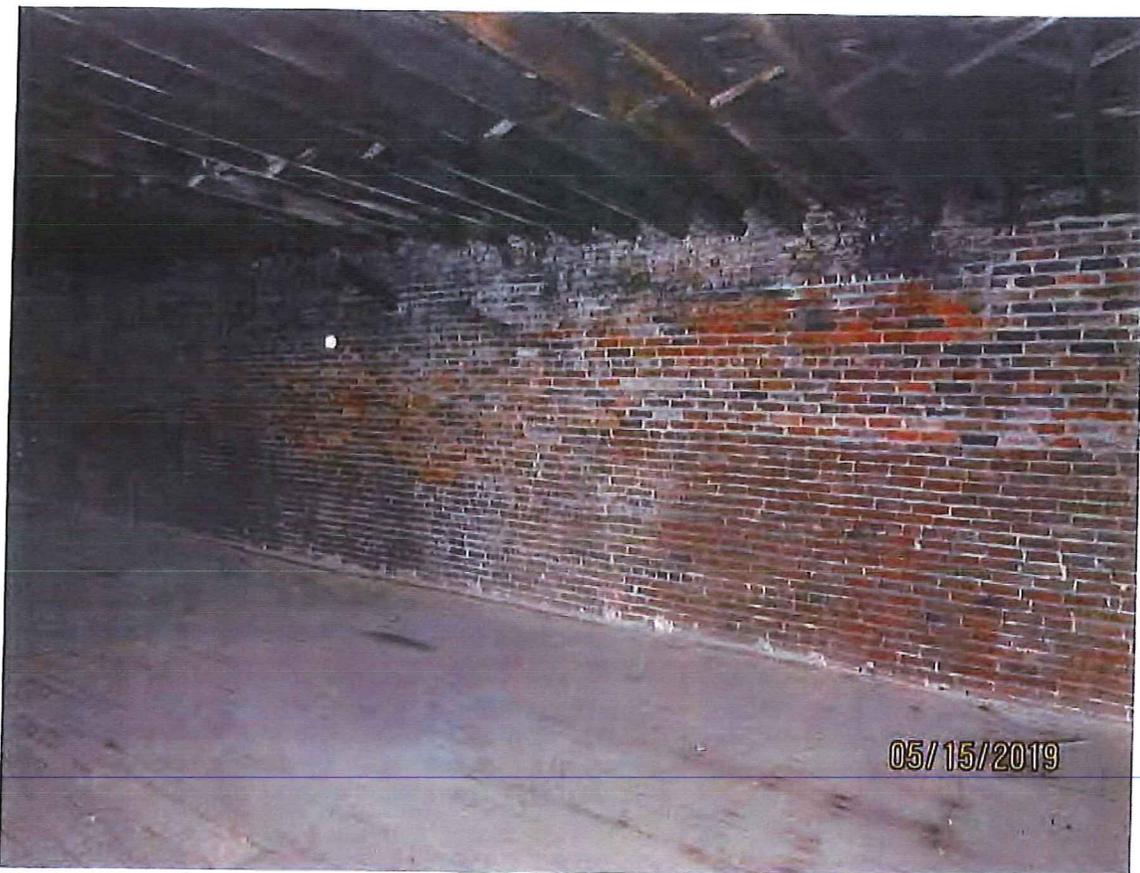




**Photograph 71: Deterioration of bricks / mortar at right wall on fourth floor.**

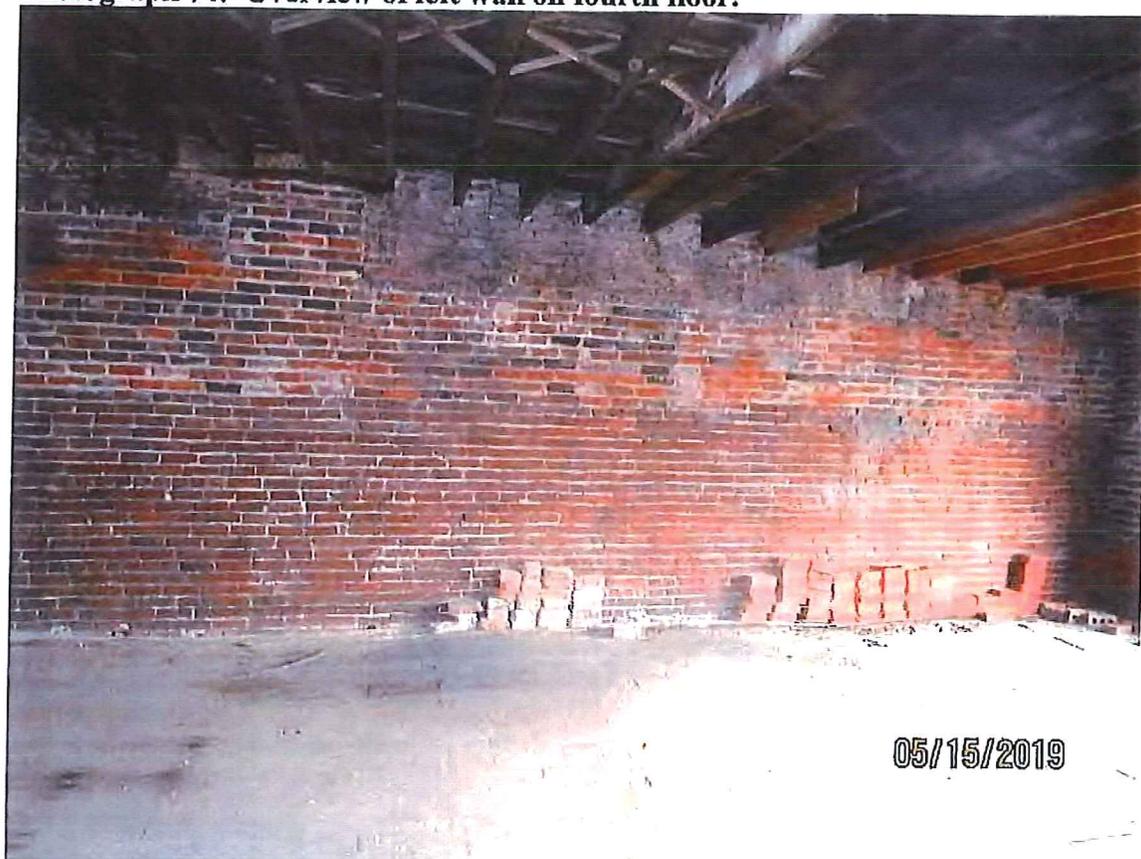
**Photograph 72: Deterioration of bricks / mortar at right wall on fourth floor.**





**Photograph 73: Overview of left wall on fourth floor.**

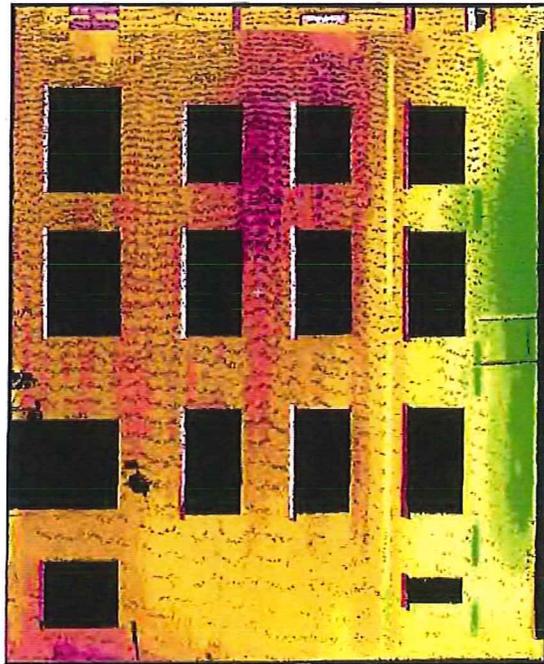
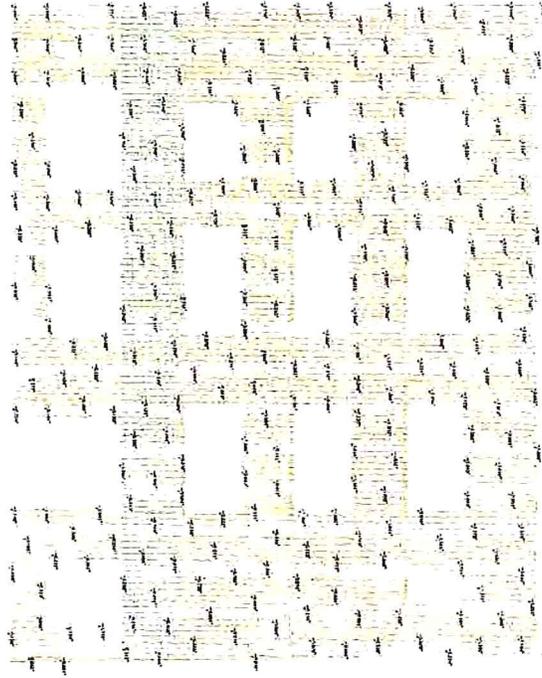
**Photograph 74: Overview of left wall on fourth floor.**



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# 3D SCANS

WESTERN FACE



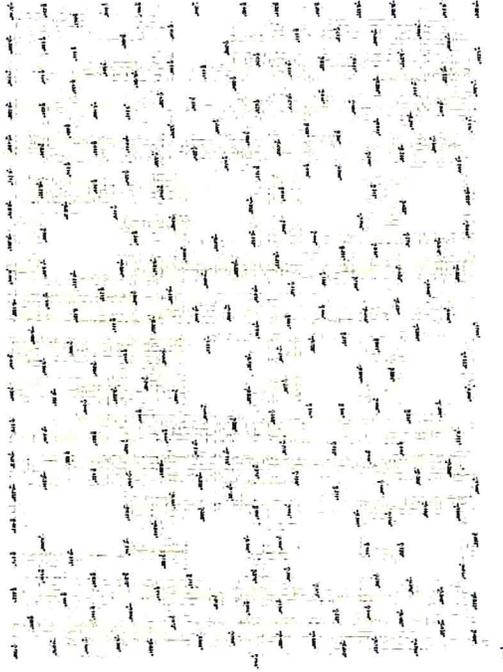
PROJECT	1904B	1492
DATE	06-1-2018	
CLIENT	RUNWOOD	
SCALE	1" = 8'	
FILE	452018	

1 of 3

EXTERIOR SCANS

**TRAIL WEST**  
FOR  
**EMC STRUCTURAL ENGINEERS**  
126 2ND AVE S, NASHVILLE, TN

**RAGAN SMITH**  
LAND PLANNERS • CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS • SURVEYORS  
NASHVILLE, TN  
MEMPHIS, TN  
CHATTANOOGA, TN  
KNOXVILLE, TN  
GREENSBORO, NC



EASTERN FACE

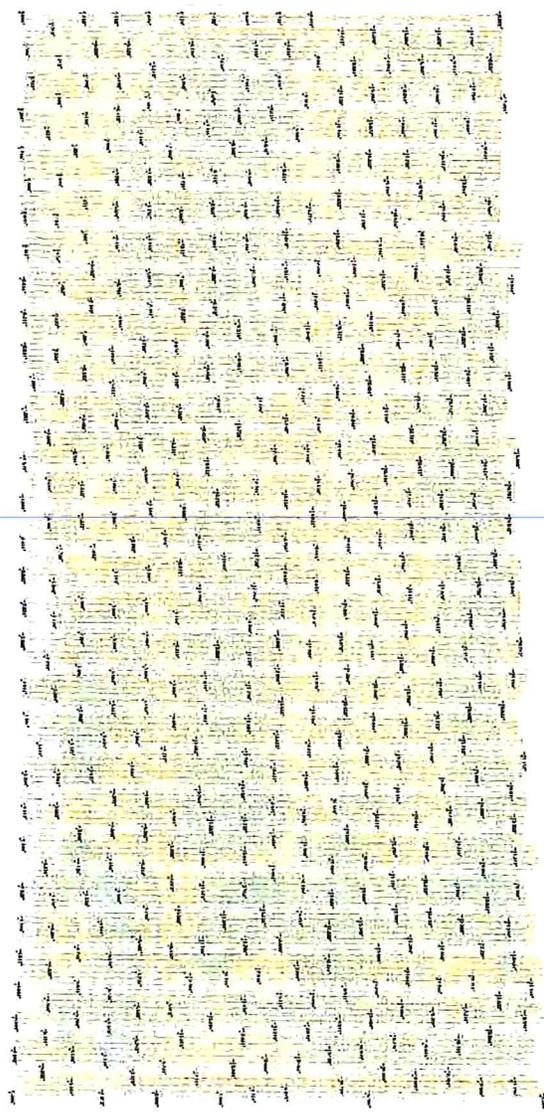
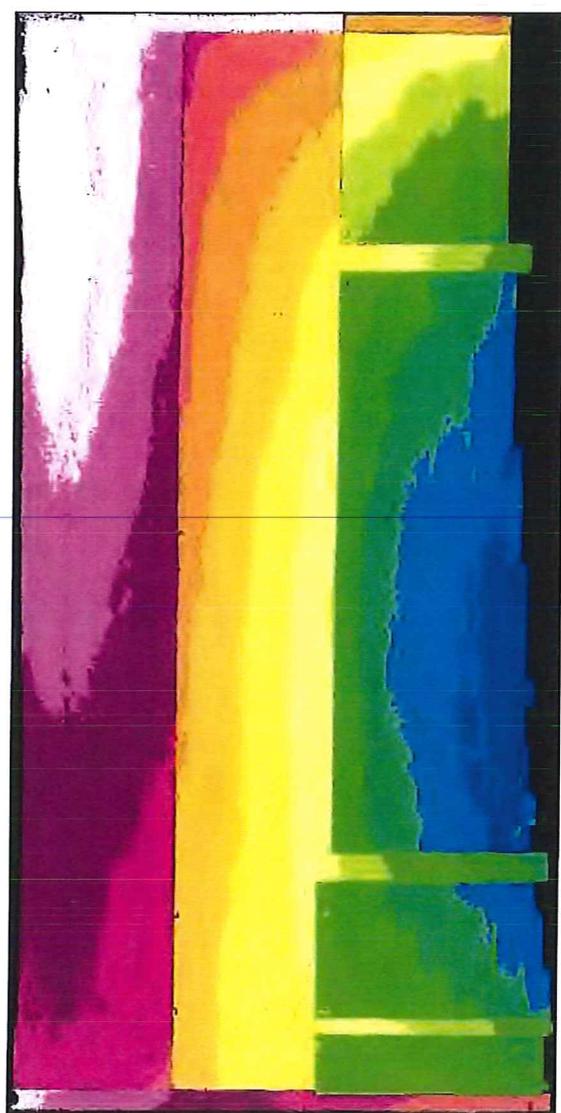


EXTERIOR SCANS	AREA	19048	1492
	PERIMETER	1492	1492
	SCALE	1" = 2'	
	DATE	4/20/18	
	SCALE	1" = 2'	

**TRAIL WEST**  
 FOR  
**EMC STRUCTURAL ENGINEERS**  
 178 7133 AVENUE S. HUNTSVILLE, TN

**RAGAN • SMITH**  
 LAND PLANNERS • CIVIL ENGINEERS  
 LANDSCAPE ARCHITECTS • SURVEYORS  
 1000 W. MAIN ST. SUITE 1000  
 HUNTSVILLE, TN 35893  
 256.265.1111  
 WWW.RAGANSMITH.COM

NORTHERN FACE



EXTERIOR SCANS 3 of 4	DATE	4/12/2010	REV	01	DATE	4/12/2010	REV	01
	SCALE	1" = 8'	SCALE	1" = 8'	SCALE	1" = 8'	SCALE	1" = 8'
	NAME	EMC	NAME	EMC	NAME	EMC	NAME	EMC
	PROJECT	1904B	PROJECT	1904B	PROJECT	1904B	PROJECT	1904B
	NO.	1492	NO.	1492	NO.	1492	NO.	1492

**TRAIL WEST**  
FOR  
**EMC STRUCTURAL ENGINEERS**

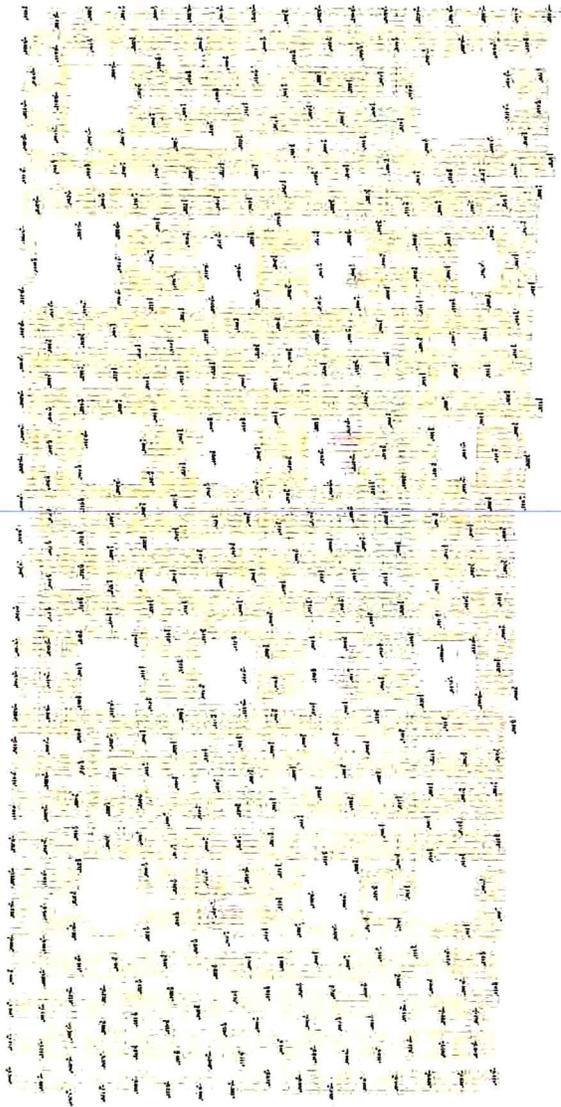
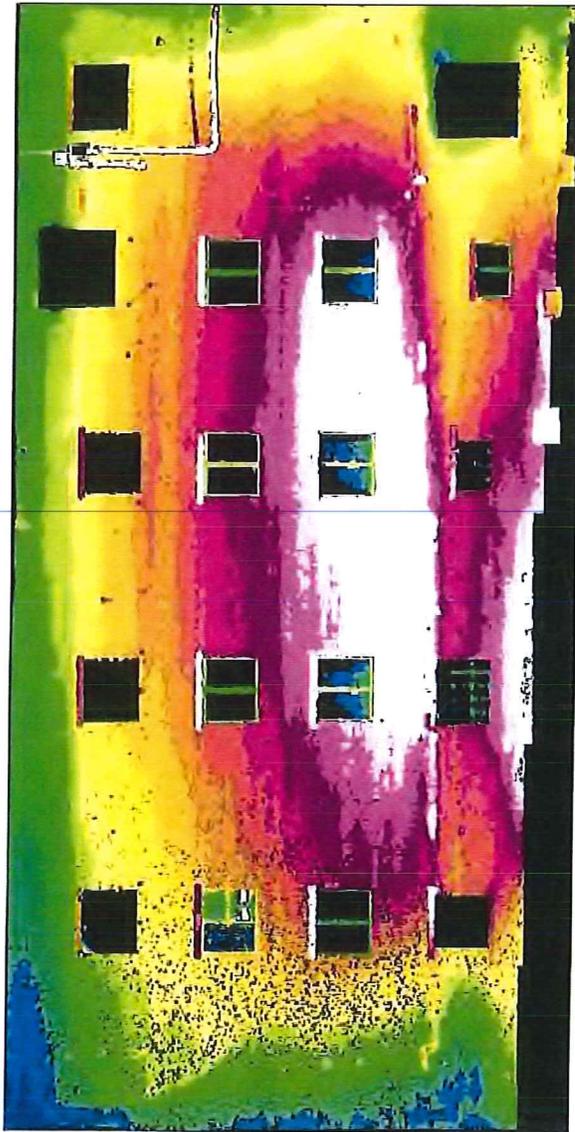
128 21/2 AVE S, NASHVILLE, TN

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KNOXVILLE  
CHATTANOOGA

SOUTHERN FACE



EXTERIOR SCANS	JOB NO	19048	PROJECT NO	1492
	DESIGNER	EMC	DATE	11/11/11
	SCALE	1" = 10'	FILE	19048_1492_01
	DATE	11/11/11	BY	EMC

**TRAIL WEST**  
 FOR  
**EMC STRUCTURAL ENGINEERS**  
 125 2ND AVE S, NASHVILLE, TN

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CHATTANOOGA, TENNESSEE  
COLUMBIA, MISSISSIPPI  
MEMPHIS, MISSISSIPPI  
MEMPHIS, MISSISSIPPI