

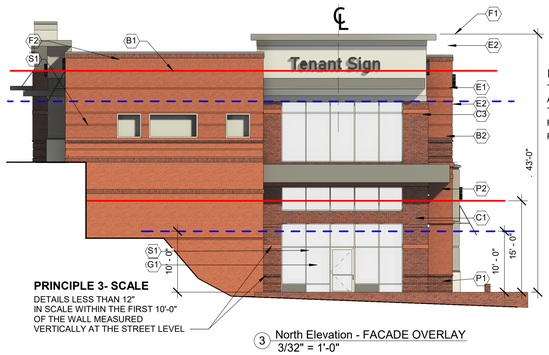

**PRINCIPLE 3- SCALE**
DETAILS LESS THAN 12"
IN SCALE WITHIN THE FIRST 10'-0"
OF THE WALL MEASURED
VERTICALLY AT THE STREET LEVEL

2 West Elevation - FACADE OVERLAY
3/32" = 1'-0"

**PRINCIPLE 6- TRANSPARENCY OVERLAY- WEST ELEVATION**
GROUND LEVEL SURFACE (CALCULATED WITHIN 15 FEET OF HEIGHT):1556 s.f.
AREA OF WINDOWS AND DOORS: 859 s.f.
REQUIRED TRANSPARENCY: %50 MIN.
PROPOSED TRANSPARENCY: %55

UPPER LEVEL SURFACE (CALCULATED WITHIN 15 FEET OF HEIGHT): 2161 s.f.
AREA OF WINDOWS AND DOORS: 795 s.f.
REQUIRED TRANSPARENCY: %20 MIN.
PROPOSED TRANSPARENCY: %37

**PRINCIPLE 1- MATERIAL OVERLAY- WEST ELEVATION**
TOTAL FACADE AREA (WxH) : 7995 s.f.
AREA OF WINDOWS AND DOORS: 2086 s.f.
TOTAL WALL AREA FOR MATERIAL CALCULATIONS: 5909 s.f.
REQUIRED BRICK/STONE/CAST STONE: %75 MIN.= 4432 s.f.
PROPOSED BRICK/STONE/CAST STONE: %80 5909-1060= 4849 s.f.



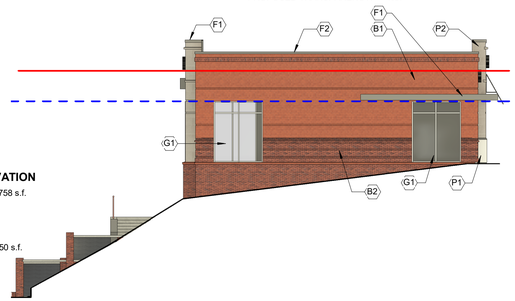

**PRINCIPLE 3- SCALE**
DETAILS LESS THAN 12"
IN SCALE WITHIN THE FIRST 10'-0"
OF THE WALL MEASURED
VERTICALLY AT THE STREET LEVEL

3 North Elevation - FACADE OVERLAY
3/32" = 1'-0"

**PRINCIPLE 1- MATERIAL OVERLAY- NORTH ELEVATION**
TOTAL FACADE AREA (WxH) : 2610 s.f.
AREA OF WINDOWS AND DOORS: 586 s.f.
TOTAL WALL AREA FOR MATERIAL CALCULATIONS: 2024 s.f.
REQUIRED BRICK/STONE/CAST STONE: %75 MIN.= 1518 s.f.
PROPOSED BRICK/STONE/CAST STONE: %108 2194 s.f.

**PRINCIPLE 6- TRANSPARENCY OVERLAY- NORTH ELEVATION**
GROUND LEVEL SURFACE (CALCULATED WITHIN 15 FEET OF HEIGHT) : 758 s.f.
AREA OF WINDOWS AND DOORS: 402 s.f.
REQUIRED TRANSPARENCY: %50 MIN.
PROPOSED TRANSPARENCY: %53

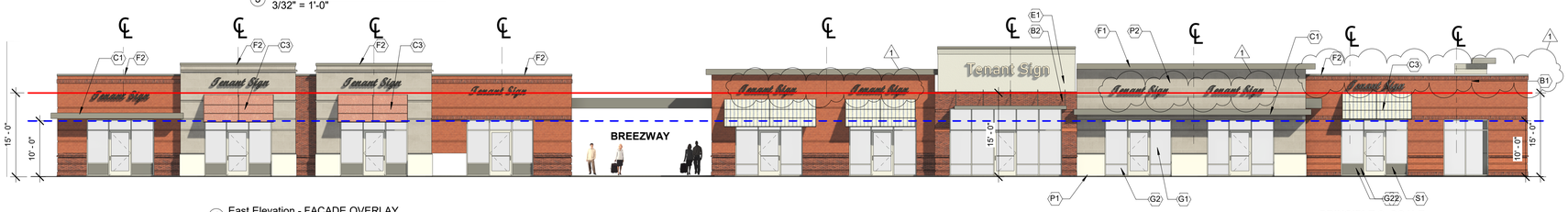
UPPER LEVEL SURFACE (CALCULATED WITHIN 15 FEET OF HEIGHT) : 1050 s.f.
AREA OF WINDOWS AND DOORS: 216 s.f.
REQUIRED TRANSPARENCY: %20 MIN.
PROPOSED TRANSPARENCY: %21




1 South Elevation - FACADE OVERLAY
3/32" = 1'-0"

**PRINCIPLE 1- MATERIAL OVERLAY- SOUTH ELEVATION**
TOTAL FACADE AREA (WxH) : 1082 s.f.
AREA OF WINDOWS AND DOORS: 158 s.f.
TOTAL WALL AREA FOR MATERIAL CALCULATIONS: 924 s.f.
REQUIRED BRICK/STONE/CAST STONE: %75 MIN. = 693 s.f.
PROPOSED BRICK/STONE/CAST STONE: %85 924 s.f.

**PRINCIPLE 6- TRANSPARENCY OVERLAY- SOUTH ELEVATION**
UPPER LEVEL SURFACE (CALCULATED WITHIN 15 FEET OF HEIGHT) : 743 s.f.
AREA OF WINDOWS AND DOORS: 158 s.f.
REQUIRED TRANSPARENCY: %20 MIN.
PROPOSED TRANSPARENCY: %22




4 East Elevation - FACADE OVERLAY
3/32" = 1'-0"

**PRINCIPLE 3- SCALE**

**PRINCIPLE 1- MATERIAL OVERLAY- EAST ELEVATION**
TOTAL FACADE AREA (WxH) : 4252 s.f.
AREA OF WINDOWS AND DOORS: 1388 s.f.
TOTAL WALL AREA FOR MATERIAL CALCULATIONS: 2864 s.f.
REQUIRED BRICK/STONE/CAST STONE: %75 MIN.= 2148 s.f.
PROPOSED BRICK/STONE/CAST STONE: %95 2654 s.f.

**PRINCIPLE 6- TRANSPARENCY OVERLAY- EAST ELEVATION**
UPPER LEVEL SURFACE (CALCULATED WITHIN 15 FEET OF HEIGHT) : 3301 s.f.
AREA OF WINDOWS AND DOORS: 1388 s.f.
REQUIRED TRANSPARENCY: ( GROUND LEVEL RETAIL 50%, OFFICE 35%)
PROPOSED TRANSPARENCY: %42

**TRANSPARENCY PERCENTAGE IS BASED ON 50% OFFICE AND 50% RETAIL OCCUPANCY OR AVERAGE 42%**

**PRINCIPLE 4- PROPORTION OVERLAY- TYPICAL ALL ELEVATIONS**
BUILDING SEGMENT RATIO: HEIGHT > WIDTH
WINDOW AND DOOR RATIO: HEIGHT> WIDTH

**PRINCIPLE 7- ARTICULATION OVERLAY- TYPICAL ALL ELEVATIONS**
TOTAL BUILDING HEIGHT : VARIES - SEE ELEVATIONS
MIN. HEIGHT OF BODY REQUIRED : %50 MIN.
PROPOSED HEIGHT OF BODY: > %50

# TOWN OF NOLENSVILLE ZONING ORDINANCE

## APPENDIX "E" / PART "B"

## PRINCIPLES FOR FACADE DESIGN

PRINCIPLE 1 - MATERIAL:

- ***" BUILDING WALLS SHALL INCORPORATE BRICK, CAST STONE, STONE OR LONG LASTING MASONRY MATERIAL OVER 75% (MIN.) OF SURFACE AREA"***

PRINCIPLE 2 - COMPOSITION:

- ***"VISUAL BALANCE SHOULD BE ACHIEVED IN THE BUILDING COMPOSITION. A FUNDAMENTAL TOOL FOR ACHIEVING BALANCE IS THE USE OF SYMMETRY."***
- ***ALL BUILDINGS ON THE SAME SITE SHALL BE ARCHITECTURALLY UNIFIED; I.E. RELATED IN ARCHITECTURAL STYLE, COLOR SCHEME AND BUILDING MATERIAL."***

PRINCIPLE 3 - SCALE:

- ***" IT IS THEREFORE IMPORTANT THAT UP CLOSE, BUILDING POSSESS A LEVEL OF REFINEMENT THAT IS TANGIBLE. THESE DETAILS NOT ONLY PROVIDE COMFORT BY ALLOWING ONE TO JUDGE THE SIZE OF A SPACE, BUT ALSO GIVE IT HUMAN SCALE AND INTIMACY."***

PRINCIPLE 4 - PROPORTION:

- ***" WHILE ARCHITECTURAL STYLE MAY VARY, BUILDING FACADES SHALL BE COMPATIBLE WITH SURROUNDING BUILDINGS WITH REGARD TO MASSING, SCALE, PROPORTIONS OF OPENINGS, ROOF TYPES, WINDOW TYPES AND DEGREE OF DETAIL."***

PRINCIPLE 5 - RHYTHM:

- ***"RHYTHM APPLIED TO ARCHITECTURE REFERS TO THE REGULAR OR HARMONIOUS RECURRENCE OF LINES, SHAPES, FORMS AND DETAILS. IT INCORPORATES REPETITION AND SPACING AS A FUNDAMENTAL DEVICE TO CREATE VISUAL ORGANIZATION."***

PRINCIPLE 6 - TRANSPARENCY:

- ***"SEEN FROM THE OUTSIDE, IT IS THE OPENINGS IN A WALL THAT CREATE ONE OF THE STRONGEST VISUAL IMPACTS BEYOND THE WALL ITSELF. AS DESIGN ELEMENT, WINDOWS AND DOORS PROVIDE THE OPPORTUNITY TO ACCOMPLISH MANY OF THE OTHER FACADE PRINCIPLES."***

PRINCIPLE 7 - ARTICULATION:

- ***"FACADES SHOULD BE ORGANIZED INTO THREE MAJOR COMPONENTS, THE BASE, BODY AND CAP. THESE ELEMENTS TRANSCEND STYLE AND RELATE ARCHITECTURE TO THE HUMAN BODY WITH THE VISUAL ANALOGY OF FEET, TORSO AND HEAD. THE FEET PROVIDE STABILITY, THE TORSO PROVIDES HEIGHT AND BULK AND THE HEAD PROVIDE IDENTITY."***

PRINCIPLE 8 - EXPRESSION:

- ***"BUILDING EXPRESSION SHOULD ENHANCE THE PUBLIC'S UNDERSTANDING OF HOW TO USE A BUILDING AND PROVIDE VISUAL CLUES TO AUGMENT SIGNAGE."***

PRINCIPLE 9 - COLOR:

- ***" PROPOSED COLOR SCHEMES SHALL INCORPORATE A BASE PRINCIPAL COLOR FOR EACH BUILDING. EACH BUILDING WITHIN A COMPLEX DOES NOT NEED TO BE OF THE SAME BASE PRINCIPAL COLOR, BUT THE COLOR MUST BE COMPATIBLE WITH OTHER SELECTED COLORS ON THE SITE."***

## PRINCIPLE 9- COLOR

| NOTE NUMBER | NOTE TEXT |
|---|---|
| | |
| B1 | BRICK # 1 COLOR : RED-SMOOTH |
| B2 | BRICK # 2 COLOR : RED WIRECUT |
| B2 | CEDAR WOOD LAP SIDING- COLOR: REDWOOD |
| C1 | STEEL CANOPY- COLOR CHARCOAL |
| C3 | FABRIC AWNING- COLOR: OFF WHITE |
| E1 | EIFS - COLOR: OFF WHITE |
| E2 | EIFS - COLOR: GRAY |
| F1 | 1/4" ACM (ALUM. COMPOSITE MATERIAL) - COLOR: BRUSHED SILVER |
| F2 | PRE-FINISHED ALUM. COPING WITH DRIP EDGE- COLOR: CLEAR ANODIZED |
| G1 | 1" INSULATED CLEAR GLASS, LOW E |
| G2 | SPANDREL PANELS - COLOR : GRAY |
| P1 | PRECAST LIMESTONE WALL BASE - COLOR: NATURAL LIMESTONE |
| P2 | PRECAST LIMESTONE PANELS - COLOR: NATURAL LIMESTONE |
| R1 | STEEL PAINTED RAILING TO MATCH BUILDING#1 - COLOR: CHARCOAL AND RUST |
| S1 | ALUM. STOREFRONT SYSTEM - COLOR : CLEAR ANODIZED |

Malakouti ARCHITECTS

**7180 Nolensville Rd., Suite 2H**
**Nolensville, TN 37135**
**o. 615.251.7060**
**f. 615.216.4844**
**info@malakoutiarchitects.com**

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# HILLSIDE CENTER BUILDING # 5

## FACADE DESIGN CONCEPT

**6020 Hillside Center Circle**
**Nolensville TN 37135**
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