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800 MAIN STREET

A PROJECT BY: RISE INVESTORS RISE HAST INASTRUCE METRO PROJECT # 2023SP-058-001 Rise East Nashville

Submission date: May 16, 2023 REVISION DATE: /









TABLE OF CONTENTS

Purpose note

PROJECT SITE DATA

5-10 CIVIL PLANS

11 Program

12-13 LANDSCAPE SITE PLAN

14-21 Typical Floor Plans

22-24 SECTIONS

POTENTIAL MATERIALS

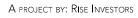
26-28 ELEVATIONS

29-32 Renderings

PURPOSE NOTE:

THE PURPOSE OF THIS PRE-SP IS TO RE-ZONE APPROXIMATELY 3.72 ACRES TO PROVIDE FOR A MIXED-USE RESIDENTIAL DEVELOPMENT IN ACCORDANCE WITH THE METRO NASHVILLE PLANNING DEPARTMENT TO PROVIDE MULTI-FAMILY RESIDENTIAL UNITS, GREEN SPACE, AND ENHANCED STREET CONNECTIVITY.

















STANDARD NOTES

- 1.The purpose of this SP is to rezone 3.7 acres from MUG-A to SP to allow for a mixed use development.
- 2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS, AND REQUIREMENTS OF MUG-A-NS
- 3. MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING, OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE OBJECTIVES OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH AN ORDINANCE APPROVED BY THE METRO COUNCIL THAT INCREASE THE PERMITTED DENSITY OR FOOR AREA, ADD USES NOT OTHERWISE PERMITTED, ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE.
- 4. THE DEVELOPMENT MAY BE CONSTRUCTED IN MULTIPLE PHASES,

ARCHITECTURAL STANDARDS

- 1. New buildings shall avoid continuous uninterrupted blank facades. At a minimum, the facade plane shall be interrupted by one of the following for EVERY THIRTY (30) LINEAR FEET OF STREET FRONTAGE:
- A CHANGE IN BUILDING MATERIAL OR BUILDING OPENINGS
- A HORIZONTAL UNDULATION IN THE BUILDING FACADE OF TWO (2) FEET OR GREATER
- A PORCH, STOOP, WINDOW OR BALCONY; PORCHES SHALL BE A MIN. SIX (6) FEET IN DEPTH AND STOOPS SHALL BE A MIN. FOUR (4) FEET IN DEPTH.
- 2. A PRIMARY ENTRANCE TO THE BUILDING SHALL BE LOCATED ALONG THE BUILDING FACADE WITHIN THE BUILD-TO ZONE ALONG A PUBLIC STREET OR WHEN FRONTING PUBLIC OPEN SPACE, OR IN A COURTYARD DIRECTLY ACCESSIBLE TO THE STREET FRONTAGE.
- 3. A PARCEL LOCATED AT THE INTERSECTION OF TWO PURILC STREETS SHALL HAVE A BUILDING OCCUPY THAT CORNER UNLESS IT IS OCCUPIED BY A PURILC OPEN SPACE.
- 4. MINIMUM GLAZING REQUIREMENTS SHALL BE REQUIRED ON BUILDING FACADES FACING PUBLIC STREETS OR PUBLIC OPEN SPACE. MINIMUM GLAZING REQUIREMENTS FOR THE NON-RESIDENTIAL USES SHALL BE 50%. MINIMUM GLAZING REQUIREMENTS FOR RESIDENTIAL USES SHALL BE 20%. THE FIRST FLOOR TRANSPARENT GLAZING AREA CALCULATION SHALL BE MEASURED FROM FINISHED GRADE AT THE SETRACK TO FINISHED FLOOR FLEVATION OF THE SECOND FLOOR GLAZING ON LIPPER FLOORS FACING A PLIRIC STREET OF PUBLIC OPEN SPACE SHALL BE A MINIMUM OF 15%.
- 5. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER; PLANNING STAFF MAY ALLOW MODIFICATIONS TO THIS STANDARD FOR DORMERS, DECORATIVE WINDOWS, CLERESTORY WINDOWS, EGRESS WINDOWS, STOREFRONT WINDOWS, CURTAIN WALLS AND OTHER SPECIAL CONDITIONS.
- 6. REFUSE COLLECTION, RECYCLING AND MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW BY THE COMBINATION OF FENCES, WALLS OR LANDSCAPING.
- 7. Building facades shall be constructed of brick, brick veneer, stone, cast stone, terra cotta, cementitious siding, concrete, GFRC, glass, metal panel, STUCCO, PRECAST, HIGH PRESSURE LAMINATE, OR MATERIALS SUBSTANTIALLY SIMILAR IN FORM OR FUNCTION, UNLESS OTHERWISE APPROVED ON DETAILED BUILDING ELEVATIONS INCLUDED WITH THE PRELIMINARY SP.
- 8. HVAC UNITS SHALL BE LOCATED AT THE REAR HALF OF THE SIDE OF UNIT, BEHIND THE UNIT, OR ON THE ROOF OF EACH BUILDING.

9. ALL SIGNAGE WILL CONFORM WITH THE GALLATIN PIKE UDO REQUIREMENTS

ZONING ANALYSIS

3.72 Acres Acerage:

Council district: 06 Brett Withers

> PARCEL ID: 08216001800

PARCEL OWNER: 800 MAIN HOLDINGS, LLC

800 Main Nashville, TN 37211 SITE ADDRESS:

MAX. FAR NON RESIDENTIAL: 1.0

PROPOSED MAX. DENSITY: 104 UNITS/AC

RESIDENTIAL MAX. UNIT COUNT: 385

> Max ISR: 1.0

BUILD TO ZONE: 0-15 FEET

Max Overall Height: SEE ZONE 1 & 2 DIAGRAM

MIN SIDE SETBACK: NON REQUIRED

> Parking: FINAL PARKING COUNT WILL BE BASED ON FINAL TENANT MIX.

> > NOT TO EXCEED THE MAXIMUM PARKING SET BY THE UZO.

MATERIAL: REFER TO STANDARDS

GLAZING %: REFER TO ELEVATIONS

ALLOWABLE USES: AS PER MUG-A-NS

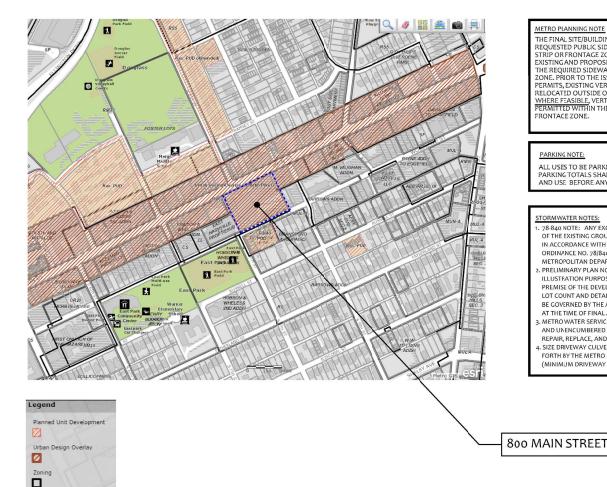
> SHORT-TERM RENTALS OWNER-OCCUPIED AND SHORT-TERM RENTALS NON -OWNER OCCUPIED SHALL BE PROHIBITED USES

PROJECT SITE DATA STANDARDS & ZONING ANALYSIS









THE FINAL SITE/BUILDING PERMIT SHALL DEPICT THE REQUESTED PUBLIC SIDEWALKS, ANY REQUESTED GRASS STRIP OR FRONTAGE ZONE, AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUESTED SIDEWALK.
WHERE FEASIBLE, VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTACE ZONE.

ALL USES TO BE PARKED PER METRO ZONING ORDINANCE. PARKING TOTALS SHALL BE VERIFIED WITH FINAL DESIGN AND USE BEFORE ANY PERMITS ARE ISSUED.

- 1. 78-840 NOTE: ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.)
- 2. PRELIMINARY PLAN NOTE: THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN REPAIR, REPLACE, AND INSPECT ANY UTILITIES IN THIS SITE.
- 4. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15"RCP

FIRE MARSHALL NOTES

- NEW COMMERCIAL DEVELOPMENTS SHALL BE PROTECTED BY A FIRE HYDRANT THAT COMPLIES WITH THE 2018 EDITION OF NFPTA.
- PROJECT ENGINEER NEEDS TO MEET WITH FIRE MARSHALL CONCERNING PROJECT NO PART OF ANY BUILDING SHALL BE MORE THAN XXX FEET FROM A FIRE
- HYDRANT VIA A HARD SURFACE ROAD. METRO ORDINANCE 095-1541 SEC:
- ALL FIRE DEPARTMENT ACCESS ROADS SHALL BE MINIMUM 20' IN WIDTH AND SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13.6'
- ALL DEAD END ROADS OVER 150' IN LENGTH REQUIRE A 100' DIAMETER TURNAROUND, THIS INCLUDES TEMPORARY TURNAROUNDS
- TEMPORARY T-TYPE TURNAROUNDS THAT LAST NO MORE THAN 1 YEAR SHALL BE APPROVED BY THE FIRE MARSHALL'S OFFICE
- IF MORE THAN 3 STORIES ABOVE GRADE, CLASS I STANDPIPE SYSTEM SHALL BE INSTALLED
- IF MORE THAN 1 STORY BELOW GRADE, CLASS 1 STANDPIPE SYSTEM SHALL BE INSTALLED
- WHEN A BRIDGE IS REQUIRED TO BE USED AS PART OF A FORE DEPARTMENT ACCESS ROAD, IT SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH NATIONALLY RECOGNIZED STANDARDS
- 10. A FIRE HYDRANT SHALL BE PROVIDED WITHIN 100' OF THE FIRE DEPARTMENT CONNECTION
- FIRE HYDRANTS SHALL BE IN SERVICE BEFORE ANY COMBUST BLE MATERIAL IS BROUGHT ON SITE.

THE DEVELOPER RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO SITE LAYOUT, LANDSCAPE, GRADING, AND UTILITY FEATURES AS NEEDED TO RESPOND TO BASIC DEVELOPMENT OF DESIGN INTENT, UNFORESEEN CONDITIONS, OR EXISTING CONDITIONS.

AS THE DESIGN OF THE PROJECT CONTINUES TO PROGRESS, THE DEVELOPER MAY FIND IT NECESSARY TO MAKE MINOR ADJUSTMENTS TO ITEMS SUCH AS BUILDING FOOTPRINT, BUILDING ELEVATIONS AND COMPOSITION OF FENESTRATION AND OTHER FACADE ELEMENTS OR THOSE AS NECESSITATED BY STRUCTURAL, MECHANICAL, OR ELECTRICAL DESIGN

DEVELOPER RESERVES THE RIGHT TO MAKE ADDITIONAL ADJUSTMENTS TO ADDRESS REQUIREMENTS OF OR REVISIONS TO BUILDING CODES AND OTHER REGULATIONS ENFORCED BY AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.

1. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY NDOT. FINAL DESIGN AND IMPROVEMENTS MAY VARY BASED ON ACTUAL FIELD CONDITIONS.

2. ALL CONSTRUCTION WITHIN THE RIGHT OF WAY SHALL COMPLY WITH ADA AND METRO PUBLIC WORKS STANDARDS ADA SPECIFICATION

PROJECT SITE DATA

SITE CONTEXT



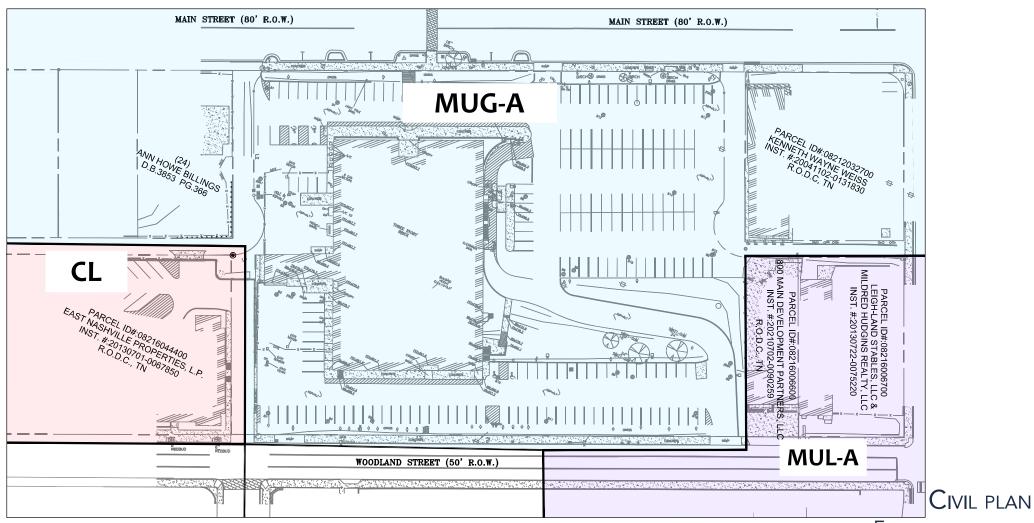












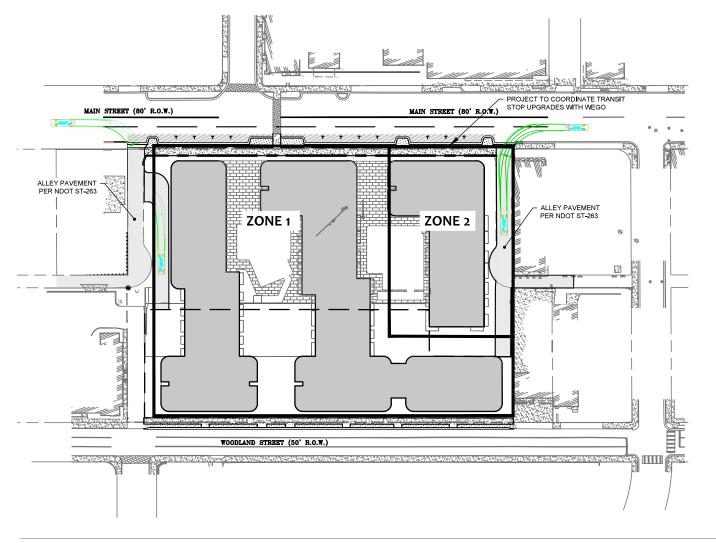
EXISTING CONDITIONS

A PROJECT BY: RISE INVESTORS
SCALE: 1"=100'-0"

RISE EAST NASHVILLE
METRO PROJECT # 2023SP-058-001

Submission date: May 16, 2023 REVISION DATE: /





FEMA PANEL:

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NUMBER 47037C024H (FLOOD ZONE X).

FIRE TRUCK ACCESS - 20'0" UNOBSTRUCTED ACCESS

CIVIL PLAN **OVERALL SITE**

A PROJECT BY: RISE INVESTORS Scale: 1"=100'-0"

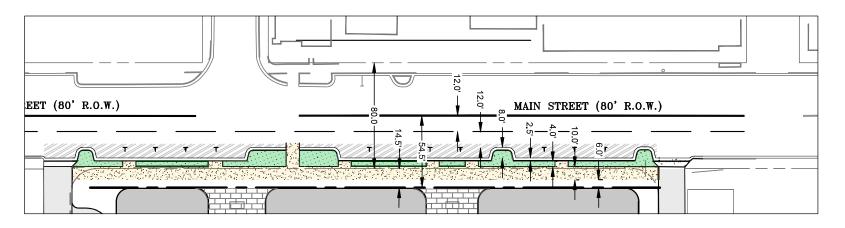
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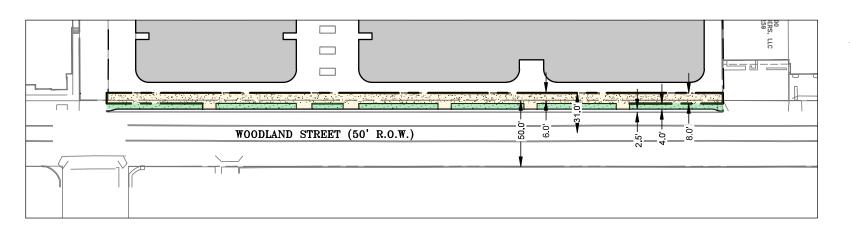






MAIN STREET:

- 80.0' EXISTING ROW
- -14.5' ROW DEDICATION
- 54.5' HALF ROW
- Two 12.0' DRIVE LANES
- 8.0' on street parking
- 2.5' CURB & GUTTER
- 4.0' GRASS STRIP
- 10.0' SIDEWALK
- 6.0' FRONTAGE



WOODLAND STREET:

- 50.0' EXISTING ROW
- 6.0' ROW DEDICATION
- 31.0' HALF ROW
- 2.5' CURB & GUTTER
- 4.0' GRASS STRIP
- 8.0' SIDEWALK

CIVIL PLAN RIGHT OF WAY

A PROJECT BY: RISE INVESTORS RISE SCALE: NTS



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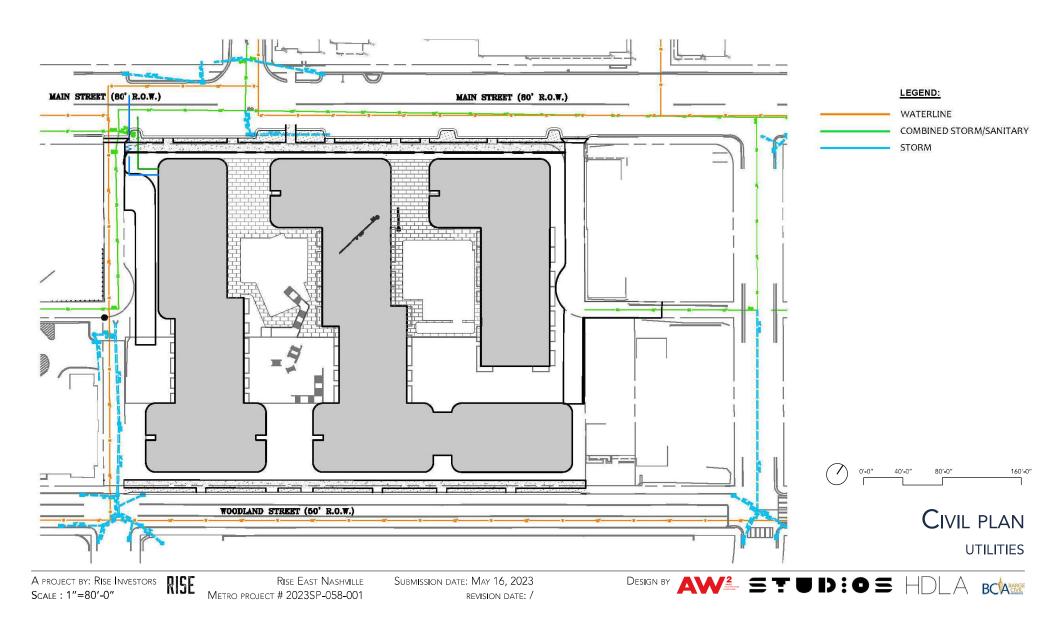
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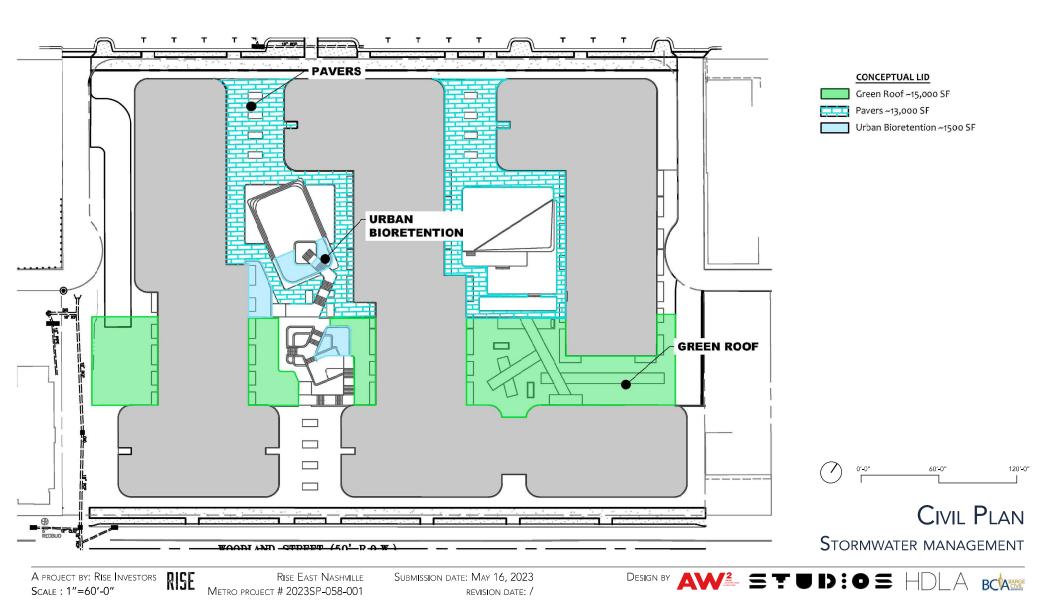


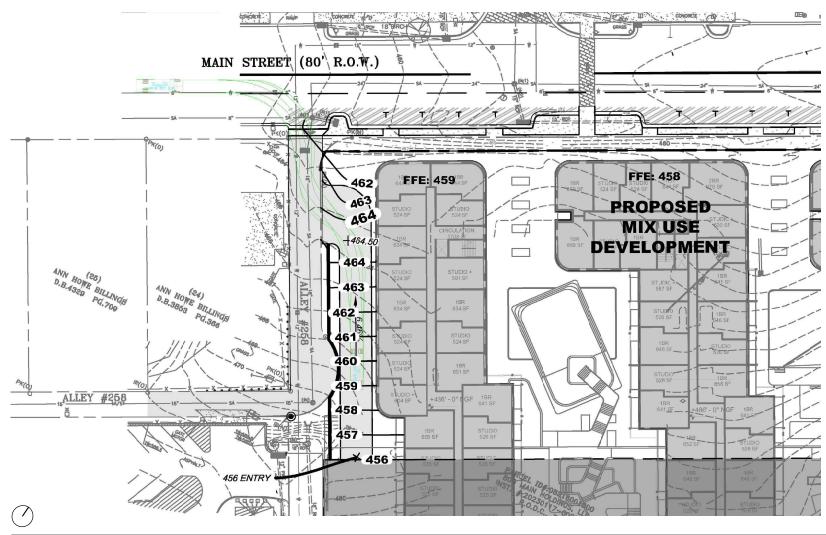








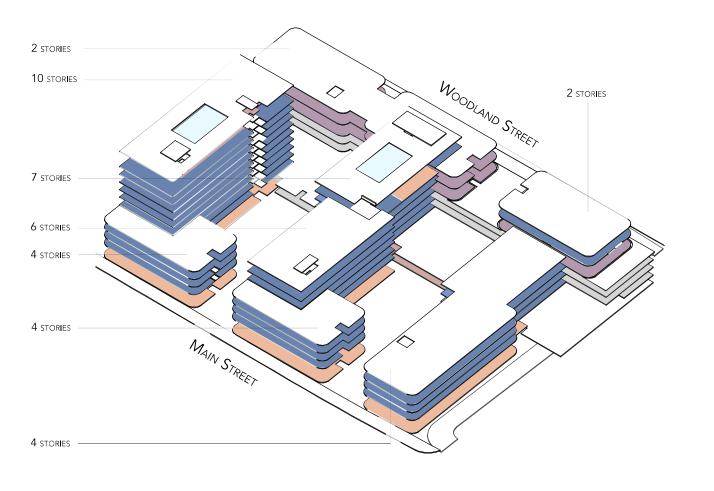


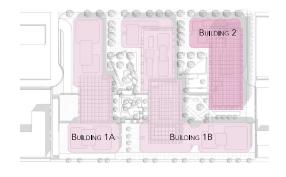


CIVIL PLAN WEST FIRE ACCESS









DATA

GSF TOTAL

409 000 sF

Non Residential NOT TO EXCEED FAR 1.0



PROGRAM STACKING, STORIES & GSF

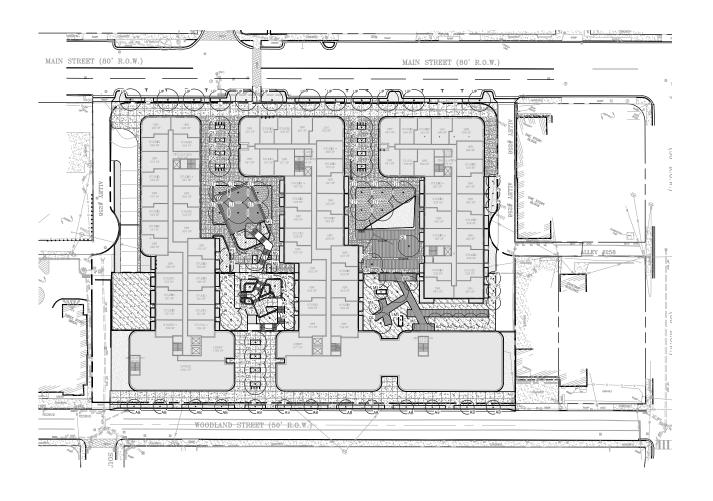












CANOPY STREET TREE / TREE *PLANT SCHEDULE ON FOLLOWING PAGE

UNDERSTORY STREET TREE / TREE *PLANT SCHEDULE ON FOLLOWING PAGE

PEDESTRIAN CONCRETE

PERMEABLE PAVER

LAWN

GREEN ROOF

*TO MEET METRO NASHVILLE GREEN ROOF REQUIREMENTS

URBAN BIORETENTION

*PLANT SCHEDULE ON FOLLOWING PAGE

LANDSCAPE SITE PLAN



A PROJECT BY: RISE INVESTORS RISE

SCALE: 1"=80'-0" Scale: 1"=80'-0"

RISE EAST NASHVILLE Metro project # 2023SP-058-001









TREE DENSITY UNITS

PLANT SCHEDULE

	DATE: 10/05/20	21							Г
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		AND STREET, NOSPARO, TN				_	⊢		
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5	REGULATED TOU FOR PROJECT				30.36	2 EAMILY (*)	19.32	DAMEY	
7	HERBAGE TREE(S) RETAINED								F
+	DBH	# OFTREES	VALUE	TOU		RETAINED TREE(S)			_
┪	8"		3.22	0.00		DIH	# OF TREES	VALUE	11
╗	10"	0	4.0	0.00		6"		1.8	0.
T	12"	0	4.8	0.00		6.		2.4	0.
	14"	0	5.6	0.00		10"	۰	3.0	0.0
	16"		4.4	0.00		12"	۰	3.6	0.0
I	18"	0	7.2	0.00		14"	۰	4.2	0.0
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	28"		9.8	0.00		46'	۰	27.4	0.0
_	30"		10.5	0.00		48"	۰	26.8	0.0
	32"	0	11.2	0.00		50"	۰	30.0	0.0
_	34"		11.9	0.00		52"	۰	31.2	0.0
Ц	36"	0	12.6	0.00		54"	۰	35.1	0.
4	38"		13.3	0.00		54"	۰	36.4	0.0
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CANOPY STREET TREES					
SPECIES	COMMON NAME	CALIPER	SIZE (HEIGHT & SPREAD @ INSTALL)	ANTICIPATED SIZE (HEIGHT & SPREAD @ 3 YR)	QUANTITY
(UP) ULMUS PARV I FOL I A 'EMER II'	ALLEE LACEBARK ELM	4in.	12ft.	14ft.	12
CANOPY TREES					
SPECIES	COMMON NAME	CALIPER	SIZE (HEIGHT & SPREAD @ INSTALL)	ANTICIPATED SIZE (HEIGHT & SPREAD @ 3 YR)	QUANTITY
(LT) LIRIODENDRON TULIPIFERA	TULIP POPLAR	4in.	12ft.	14ft.	11
(QS) QUERCUS SHUMARDDII	SHUMARD OAK	4in.	12ft.	14ft.	12
(GB) GINGKO BILOBA 'PRINCETON SENTRY'	GINGKO	4in.	12ft.	14ft.	4
(QL) QUERCUS LYRATA	OVERCUP OAK	4in.	12ft.	14ft.	6
(UA) ULMUS ALATA	WINGED ELM	4in.	12ft.	14ft.	3
UNDERSTORY STREET TREES					
SPECIES	COMMON NAME	CALIPER	SIZE (HEIGHT & SPREAD @ INSTALL)	ANTICIPATED SIZE (HEIGHT & SPREAD @ 3 YR)	QUANTITY
(AB) ACER BUERGERIANUM	TRIDENT MAPLE	2in.	8ft.	10ft.	13
<u>UNDERSTORY TREES</u>					
SPECIES	COMMON NAME	CALIPER	SIZE (HEIGHT & SPREAD @ INSTALL)	ANTICIPATED SIZE (HEIGHT & SPREAD @ 3 YR)	QUANTITY
(AG) ACER GINNALA	AMUR MAPLE	2in.	8ft.	10ft.	9
(MS) MAGNOLIA STELLATA	STAR MAGNOL I A	2in.	8ft.	10ft	9
(PS) PRUNUS SERRULATA	FLOWERING CHERRY	2in.	8ft.	10ft.	8
URBAN BIORETENTION					
PERCENTAGE	ТҮРЕ		SIZE (HEIGHT & SPREAD @ INSTALL)	ANTICIPATED SIZE (HEIGHT & SPREAD @ 3 YR)	SPACING
10%	LARGE DECIDUOUS SHRUBS		36in.	60in.	48in. O.C.
20%	MED I UM EVERGREEN SHRUBS		30in.	48in.	42in. O.C.
20% SMALL DECIDUOUS SHRUBS			24in.	36in.	30in. O.C.
30%	ORNAMENTAL GRASSES		12in.	24in.	12in. O.C.
20%	ANTICIPATED PERENNIALS		12in.	18in.	12in. O.C.

SITE SOILS

ALL SOILS ON SITE FALL UNDER THE CLASSIFCATION OF McB (Maury-Urban Land Complex). SOURCE- HTTPS://WEBSOILSURVEY.NRCS.USDA.GOV/APP/

PLANTING SCHEDULE & TREE DENSITIY UNITS

A PROJECT BY: RISE INVESTORS RISE

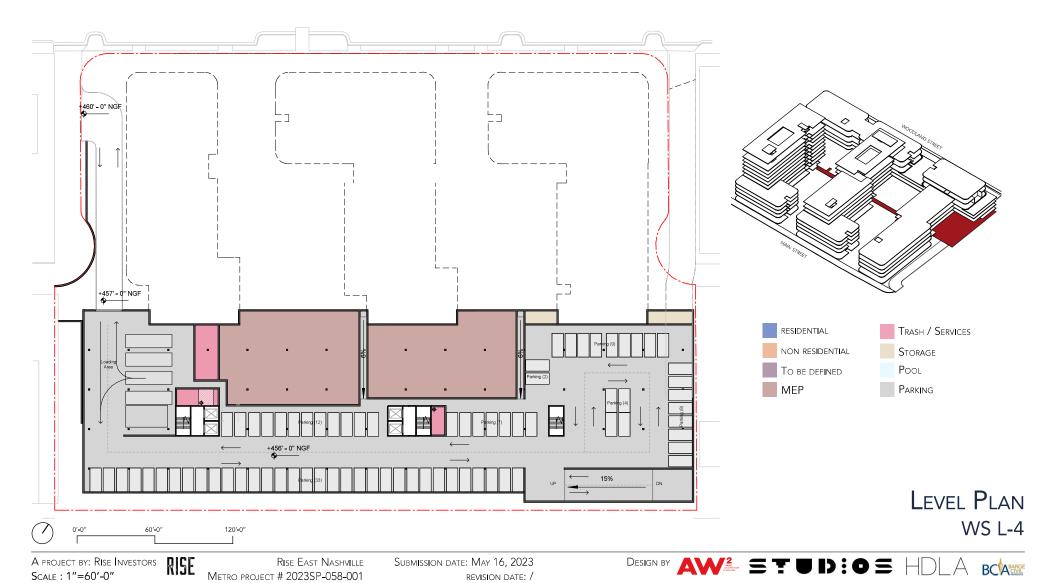
RISE EAST NASHVILLE Metro project # 2023SP-058-001

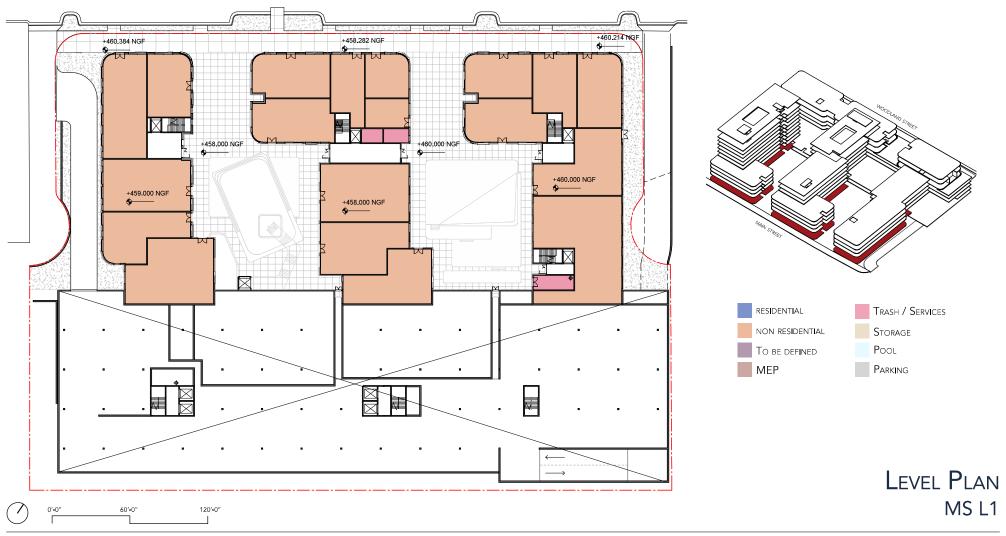












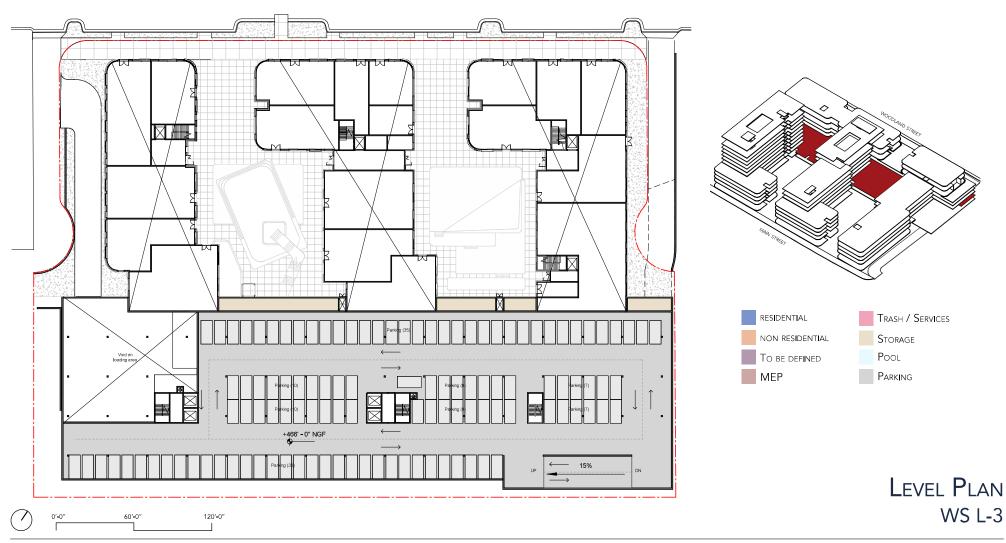
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RISE EAST NASHVILLE METRO PROJECT # 2023SP-058-001







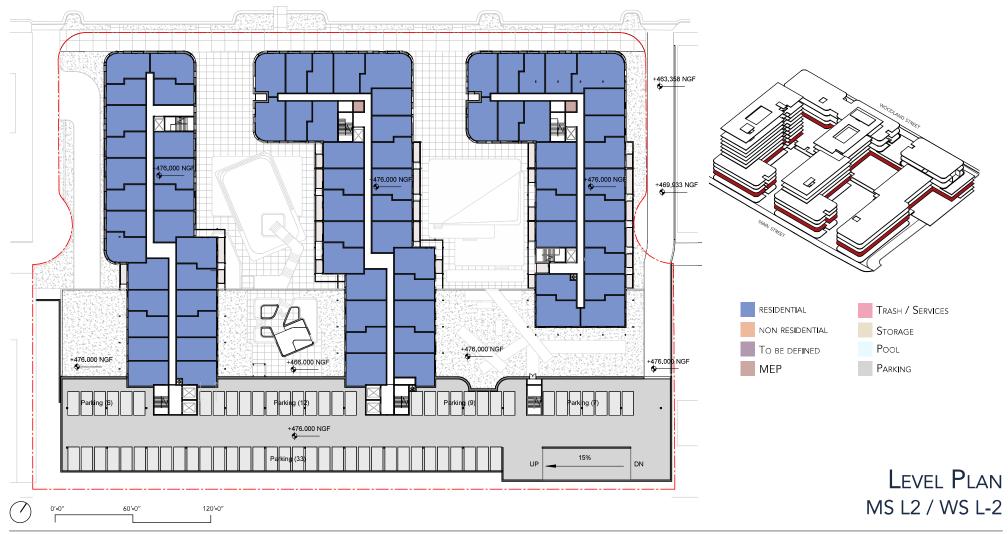


A PROJECT BY: RISE INVESTORS RISE Scale: 1"=60'-0"

RISE EAST NASHVILLE Metro project # 2023SP-058-001







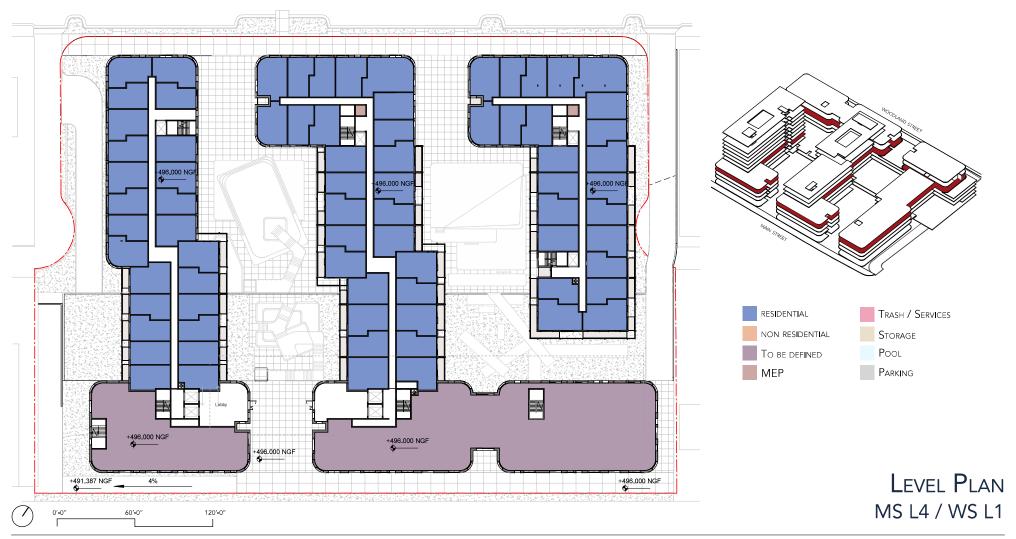
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RISE EAST NASHVILLE Metro project # 2023SP-058-001









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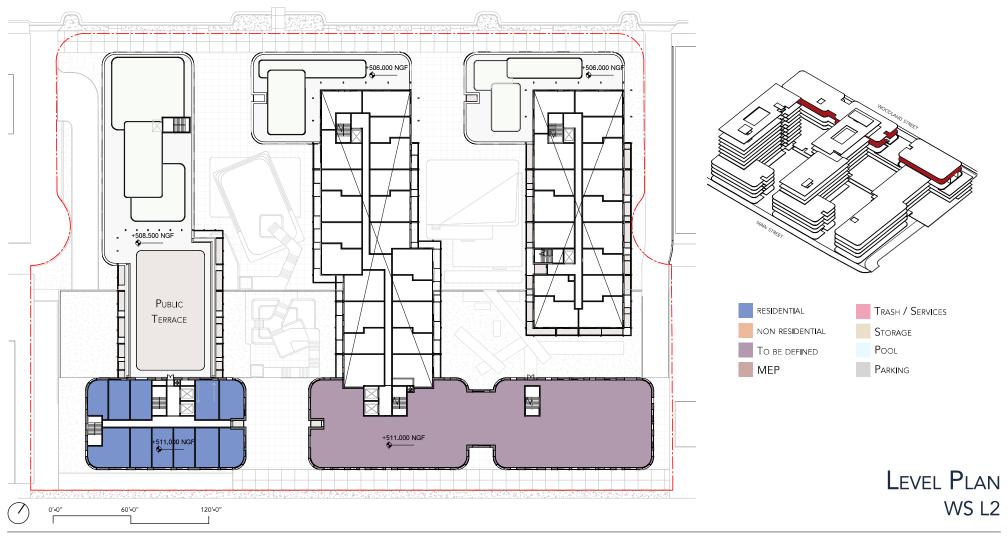
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RISE EAST NASHVILLE Metro project # 2023SP-058-001









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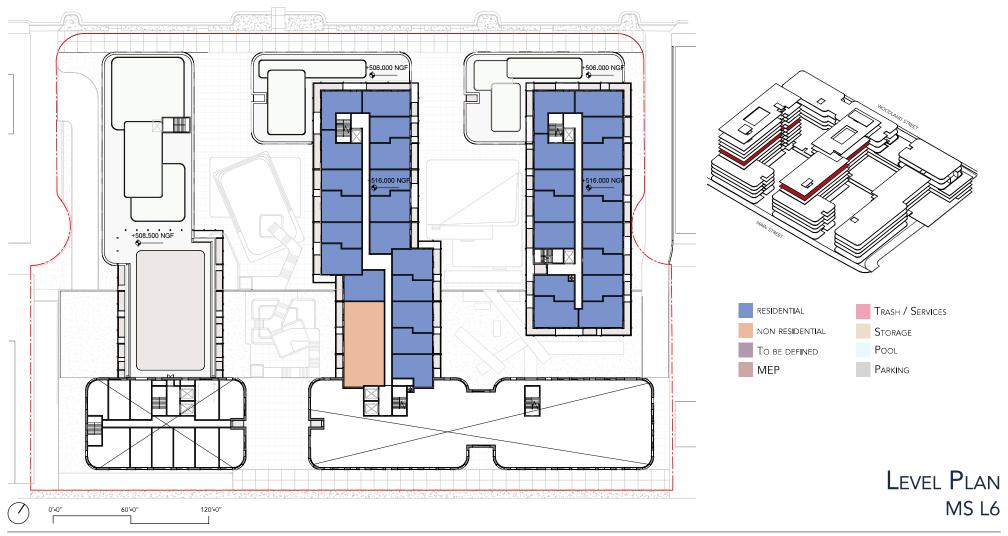
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Rise East Nashville Metro project # 2023SP-058-001









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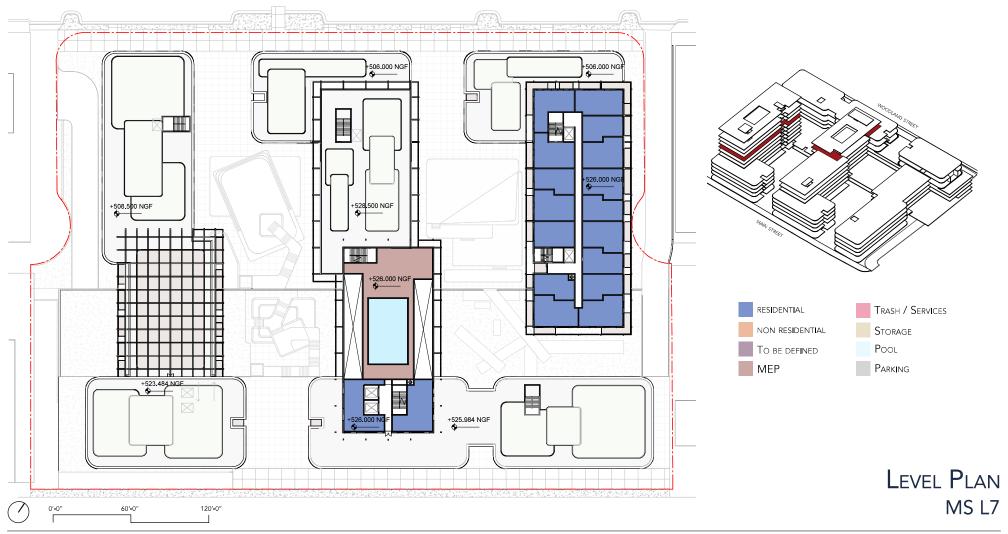
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Rise East Nashville Metro project # 2023SP-058-001









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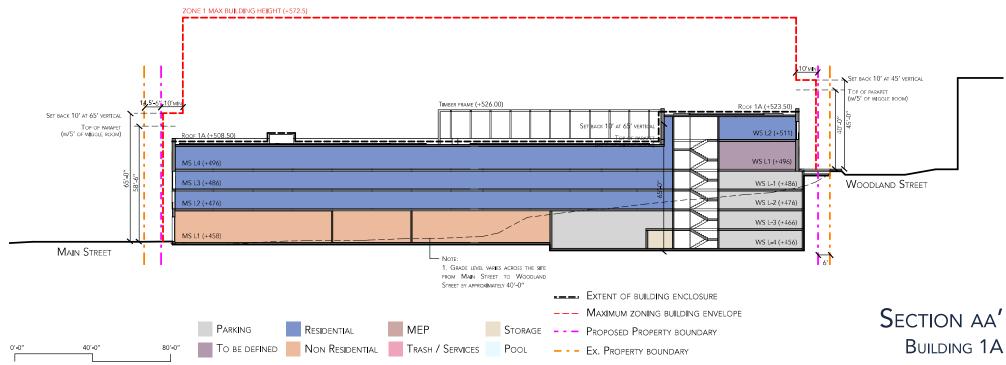
RISE EAST NASHVILLE Metro project # 2023SP-058-001











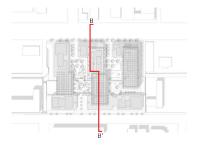
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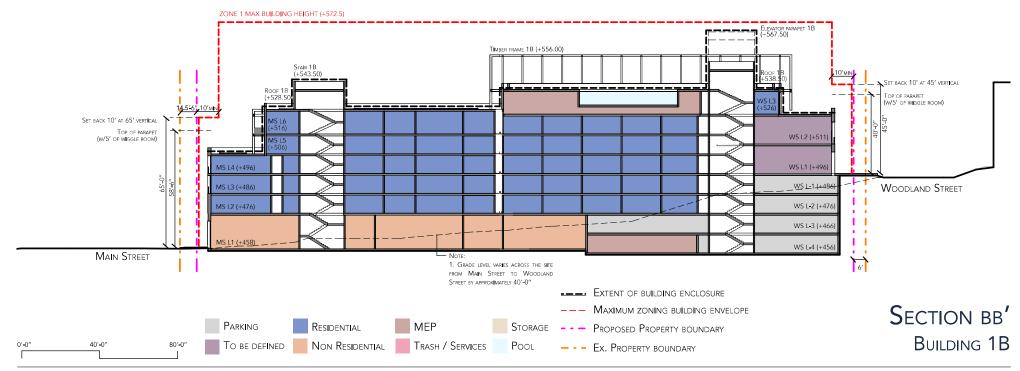
RISE EAST NASHVILLE METRO PROJECT # 2023SP-058-001











A PROJECT BY: RISE INVESTORS SCALE: NTS

RISE EAST NASHVILLE METRO PROJECT # 2023SP-058-001























GFRC / GRC PANELS

POTENTIAL MATERIALS REFERENCE IMAGES











0'-0" 40'-0" 80'-0" • Minimum % glazing non residential: 50%

• MINIMUM % GLAZING RESIDENTIAL: 20%

•1st floor minimum % glazing: 50%

• Upper floors minimum % glazing: 15%

MAIN STREET

A PROJECT BY: RISE INVESTORS RISE

SCALE: 1"=40'-0" Scale: 1"=40'-0"

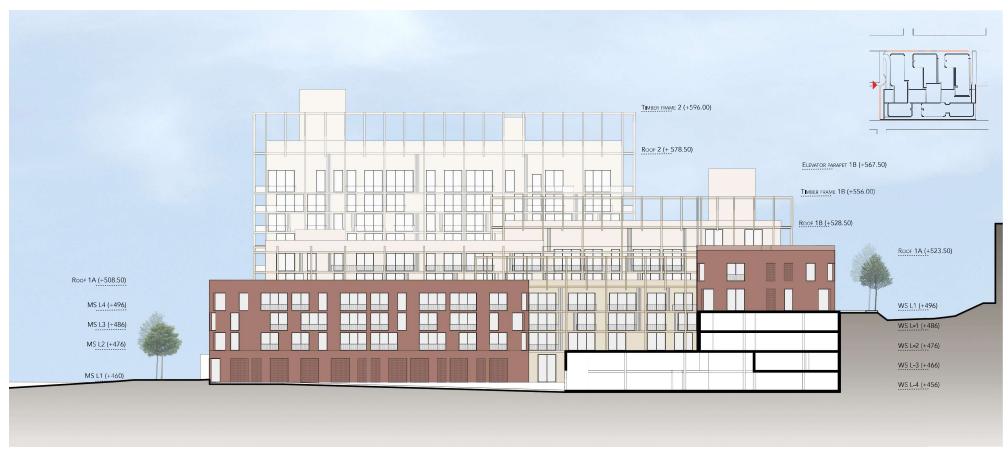
RISE EAST NASHVILLE METRO PROJECT # 2023SP-058-001











80'-0" 0'-0"

• Minimum % glazing non residential: 50% • MINIMUM % GLAZING RESIDENTIAL: 20%

•1st floor minimum % glazing: 50%

• Upper floors minimum % glazing: 15%

WEST ELEVATION **BUILDING 1A**

A PROJECT BY: RISE INVESTORS RISE

SCALE: 1"=40'-0" Scale: 1"=40'-0"

RISE EAST NASHVILLE METRO PROJECT # 2023SP-058-001









80'-0"

• Minimum % glazing non residential: 50%

• MINIMUM % GLAZING RESIDENTIAL: 20%

•1st floor minimum % glazing: 50%

• Upper floors minimum % glazing: 15%

SOUTH ELEVATION WOODLAND STREET

A PROJECT BY: RISE INVESTORS RISE

SCALE: 1"=40'-0" Scale: 1"=40'-0"

RISE EAST NASHVILLE METRO PROJECT # 2023SP-058-001











• Minimum % glazing non residential: 50% • MINIMUM % GLAZING RESIDENTIAL: 20%

•1st floor minimum % glazing: 50% • Upper floors minimum % glazing: 15% EAST ELEVATION Buildings 1B & 2

A PROJECT BY: RISE INVESTORS RISE

SCALE: 1"=40'-0" RISE EAST NASHVILLE Scale: 1"=40'-0" METRO PROJECT # 2023SP-058-001











A PROJECT BY: RISE INVESTORS RISE

RISE EAST NASHVILLE METRO PROJECT # 2023SP-058-001











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