



RISE EAST NASHVILLE

800 MAIN STREET

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A PROJECT BY: RISE INVESTORS



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

SUBMISSION DATE: MAY 16, 2023
REVISION DATE: /

DESIGN BY



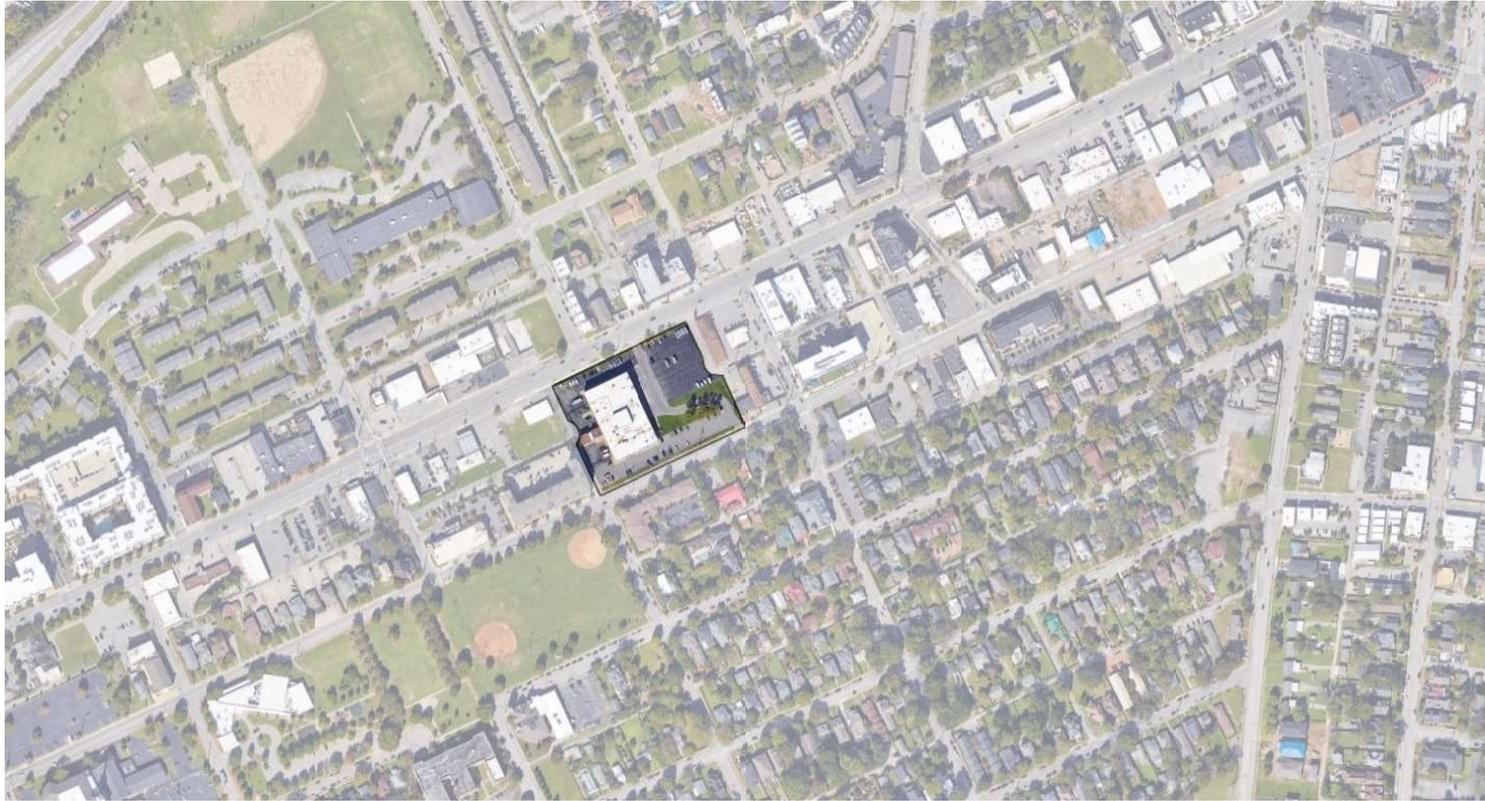


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PURPOSE NOTE:

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 FLOOR 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 PUBLIC STREETS SHALL HAVE A BUILDING OCCUPY THAT CORNER UNLESS IT IS OCCUPIED BY A PUBLIC 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 SETBACK TO FINISHED FLOOR ELEVATION OF THE SECOND FLOOR. GLAZING ON UPPER FLOORS FACING A PUBLIC STREET OR 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

ACERAGE:	3.72 ACRES	
COUNCIL DISTRICT:	06 BRETT WITHERS	PARCEL OWNER: 800 MAIN HOLDINGS, LLC
PARCEL ID:	08216001800	
SITE ADDRESS:	800 MAIN NASHVILLE, TN 37211	
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**

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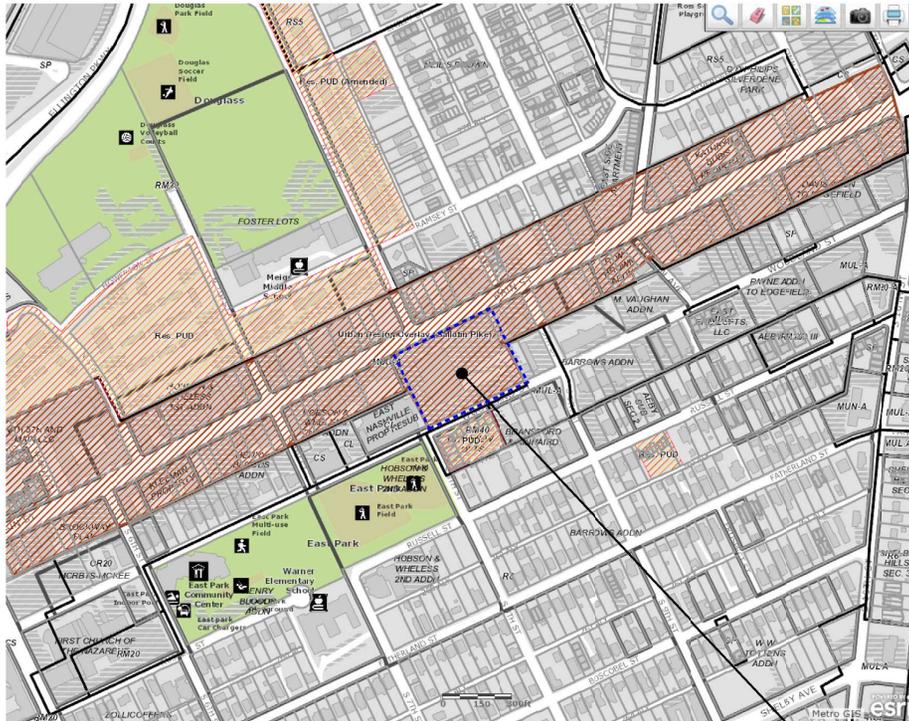


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METRO PLANNING NOTE:
 THE FINAL SITE/BUILDING PERMIT SHALL DEPICT THE REQUESTED PUBLIC SIDEWALKS, ANY REQUESTED GRASS STRIP OR FRONTAGE ZONE, AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS 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 FRONTAGE ZONE.

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

STORMWATER NOTES:
 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.
 3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNOCUMBERED 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:

1. NEW COMMERCIAL DEVELOPMENTS SHALL BE PROTECTED BY A FIRE HYDRANT THAT COMPLIES WITH THE 2018 EDITION OF NFPA.
2. PROJECT ENGINEER NEEDS TO MEET WITH FIRE MARSHALL CONCERNING PROJECT
3. 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: 1568.020B
4. ALL FIRE DEPARTMENT ACCESS ROADS SHALL BE MINIMUM 20' IN WIDTH AND SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13'6"
5. ALL DEAD END ROADS OVER 150' IN LENGTH REQUIRE A 100' DIAMETER TURNAROUND, THIS INCLUDES TEMPORARY TURNAROUNDS
6. TEMPORARY T-TYPE TURNAROUNDS THAT LAST NO MORE THAN 1 YEAR SHALL BE APPROVED BY THE FIRE MARSHALL'S OFFICE
7. IF MORE THAN 3 STORIES ABOVE GRADE, CLASS 1 STANDPIPE SYSTEM SHALL BE INSTALLED
8. IF MORE THAN 1 STORY BELOW GRADE, CLASS 1 STANDPIPE SYSTEM SHALL BE INSTALLED
9. WHEN A BRIDGE IS REQUIRED TO BE USED AS PART OF A FIRE 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
11. FIRE HYDRANTS SHALL BE IN SERVICE BEFORE ANY COMBUSTIBLE MATERIAL IS BROUGHT ON SITE.

GENERAL SP NOTE:
 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 DEVELOPMENT.
 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.

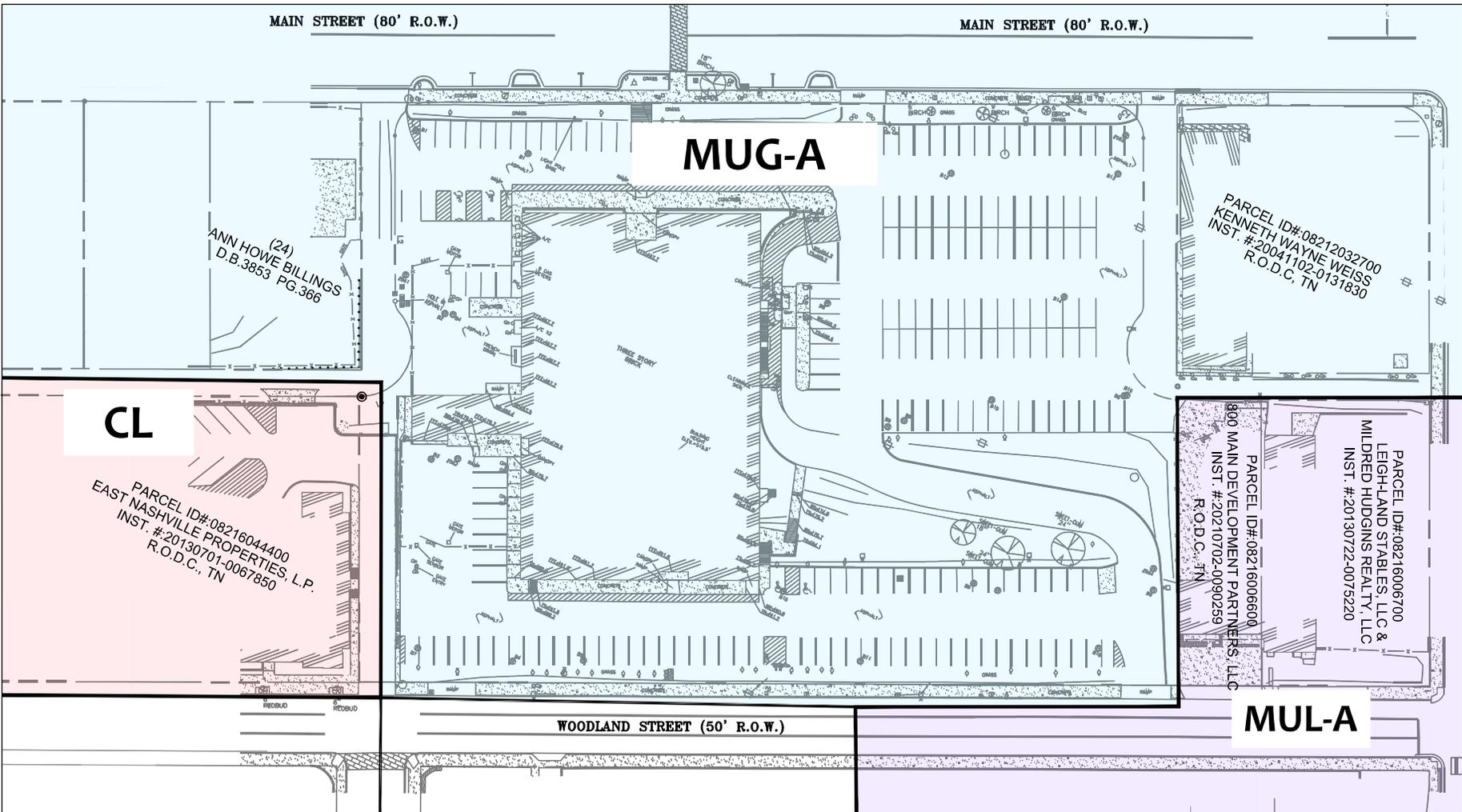
NDOT NOTE:

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

800 MAIN STREET

PROJECT SITE DATA

SITE CONTEXT



MUG-A

CL

MUL-A

(24)
ANN HOWE BILLINGS
D.B.3853 PG.366

PARCEL ID#:08212032700
KENNETH WAYNE WEISS
INST. #:20041102-0131830
R.O.D.C, TN

PARCEL ID#:08216044400
EAST NASHVILLE PROPERTIES, L.P.
INST. #:20130701-0067850
R.O.D.C., TN

PARCEL ID#:08216006700
LEIGH-LAND STABLES, LLC &
MILDRED HIDDIGINS REALTY, LLC
INST. #:20130722-0075220
R.O.D.C., TN

PARCEL ID#:08216006600
800 MAIN DEVELOPMENT PARTNERS, LLC
INST. #:20210702-0090259
R.O.D.C., TN

CIVIL PLAN
EXISTING CONDITIONS

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SCALE : 1"=100'-0"

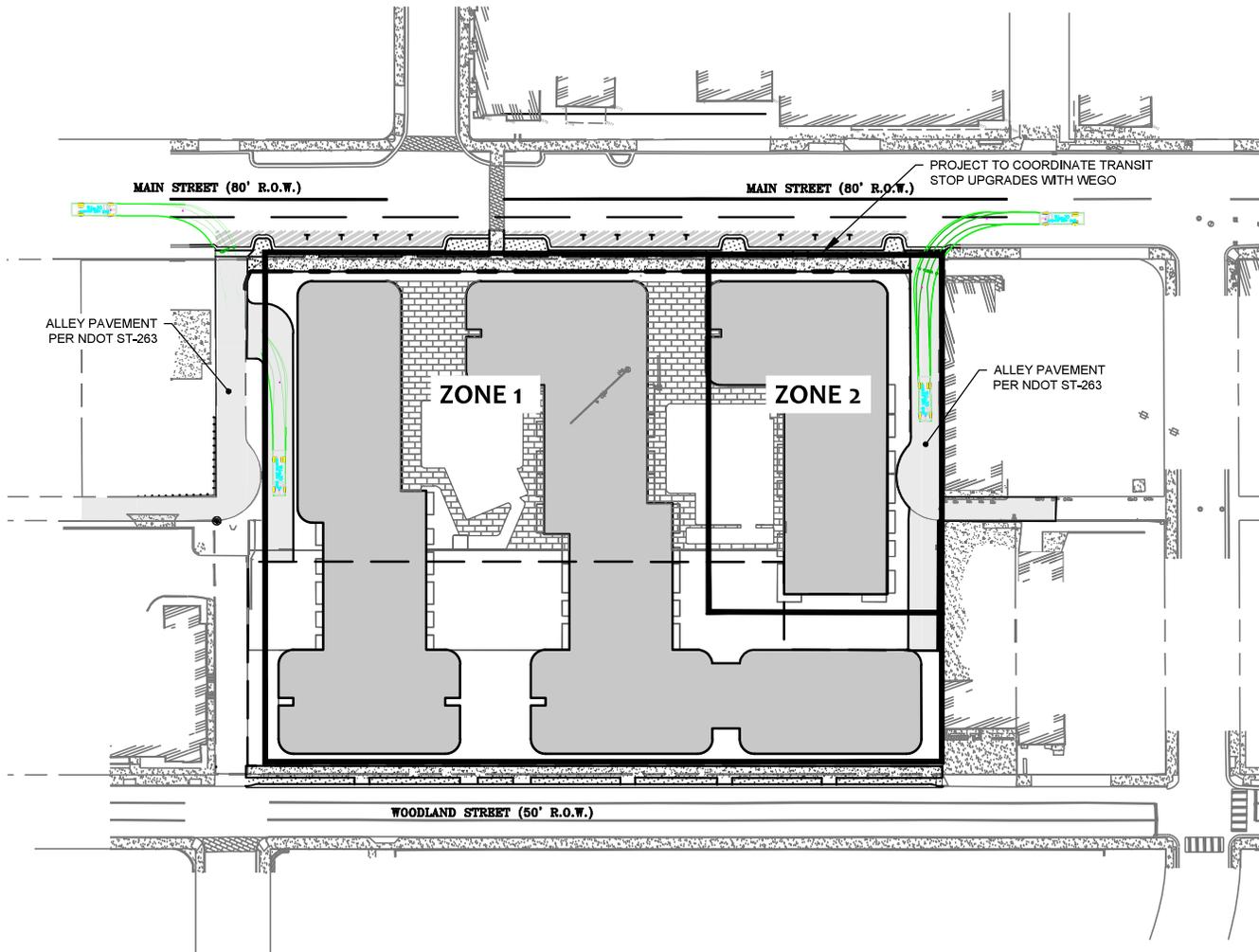


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FEMA PANEL:
 THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NUMBER 47037C024H (FLOOD ZONE X).

FIRE TRUCK ACCESS - 20'0" UNOBSTRUCTED ACCESS

CIVIL PLAN
 OVERALL SITE

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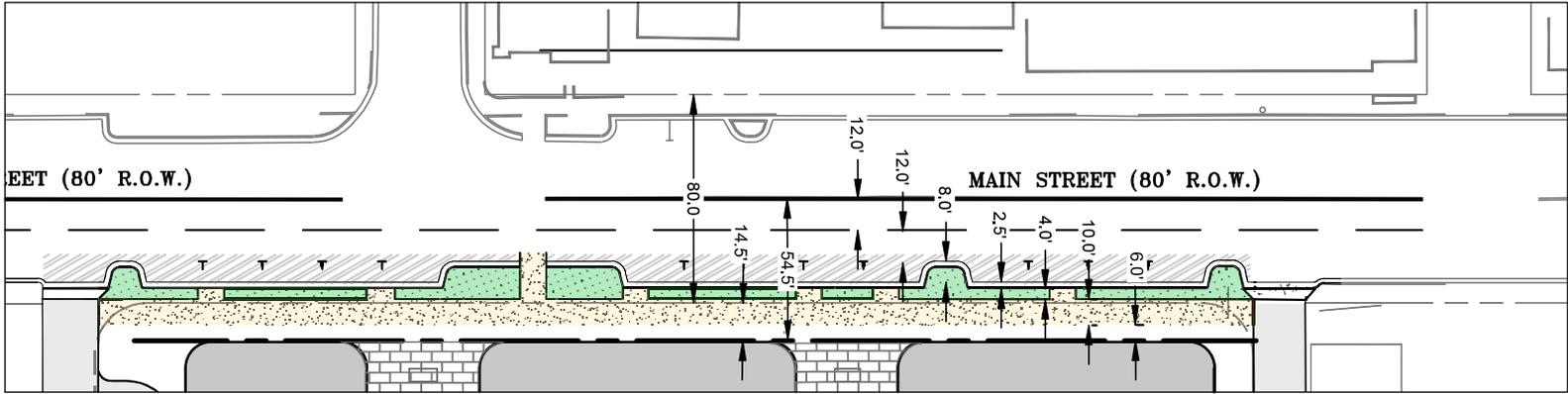


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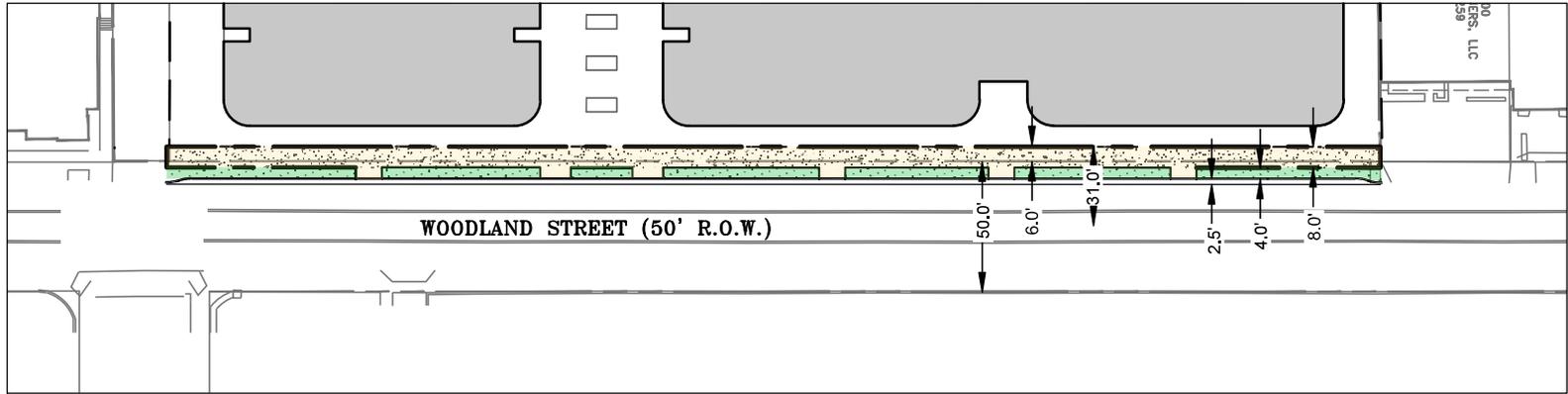
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- MAIN STREET:**
- 80.0' EXISTING ROW
 - 14.5' ROW DEDICATION
 - 54.5' HALF ROW
 - TWO 12.0' DRIVE LANES
 - 8.0' ON STREET PARKING
 - 2.5' CURB & GUTTER
 - 4.0' GRASS STRIP
 - 10.0' SIDEWALK
 - 6.0' FRONTAGE



- 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
SCALE : NTS

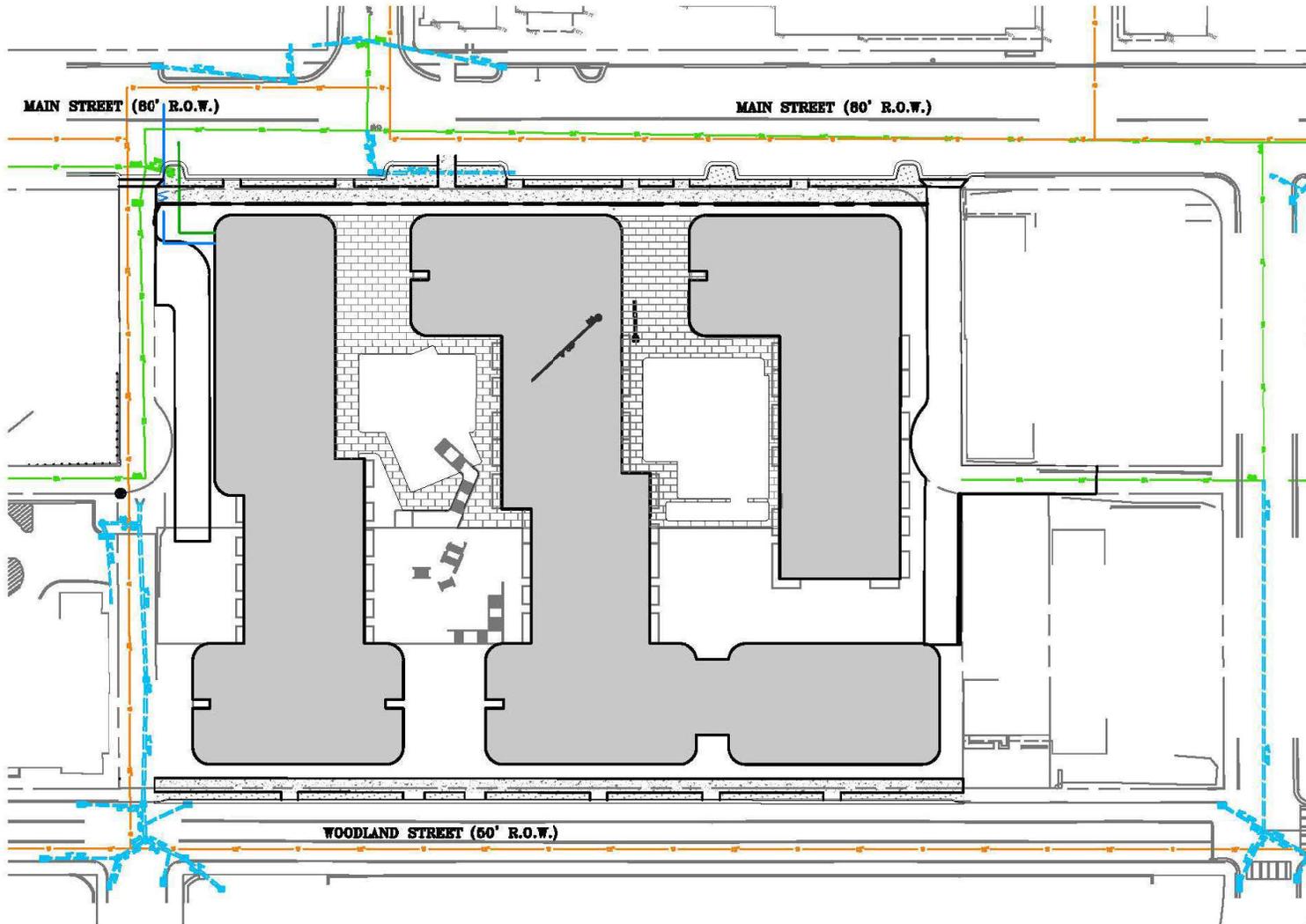


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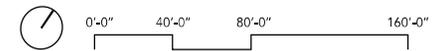
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LEGEND:

- WATERLINE
- COMBINED STORM/SANITARY
- STORM



CIVIL PLAN
UTILITIES

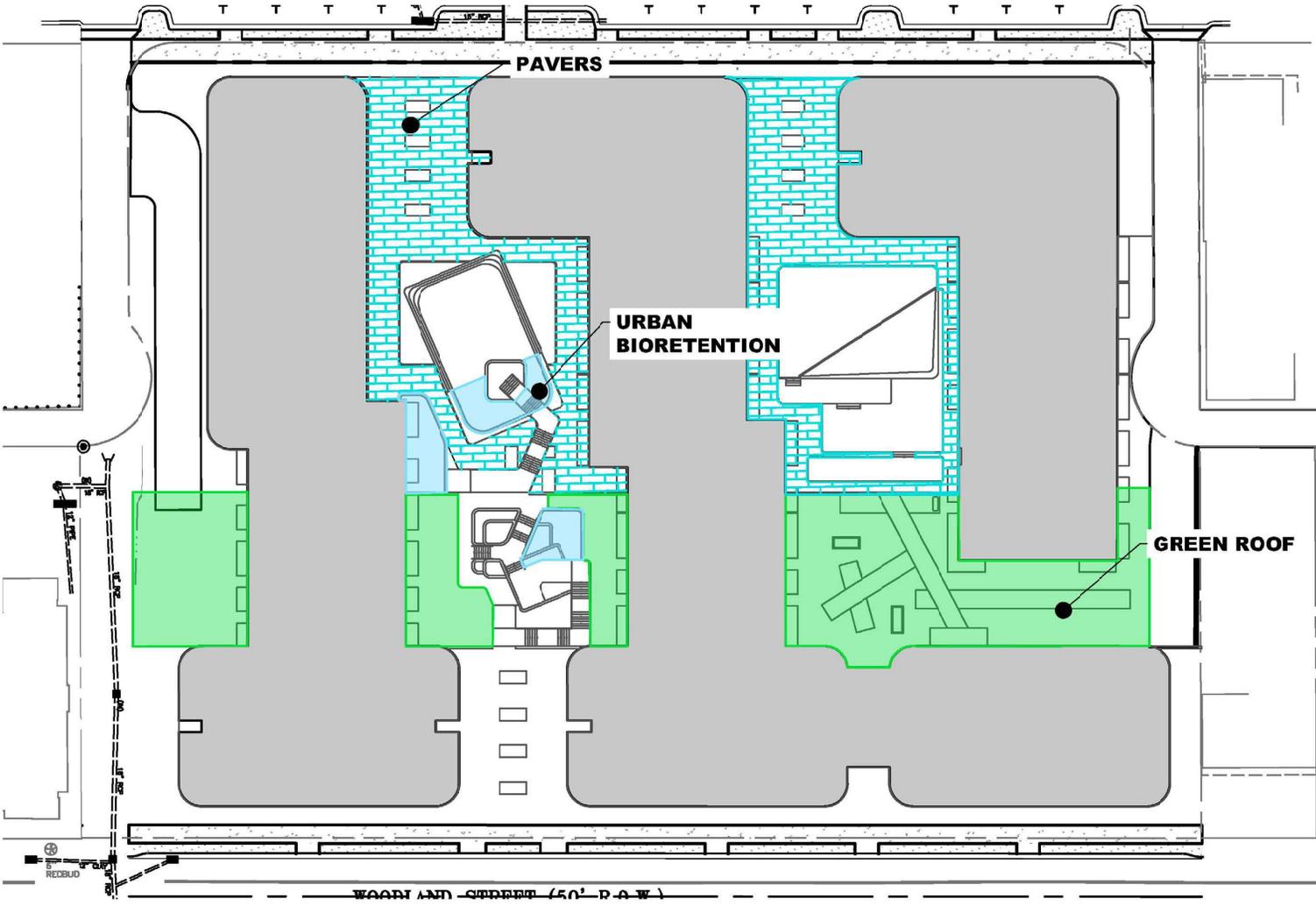
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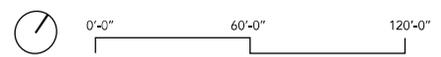
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- CONCEPTUAL LID**
- Green Roof ~15,000 SF
 - Pavers ~13,000 SF
 - Urban Bioretention ~1500 SF



CIVIL PLAN
STORMWATER MANAGEMENT

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 SCALE : 1"=60'-0"

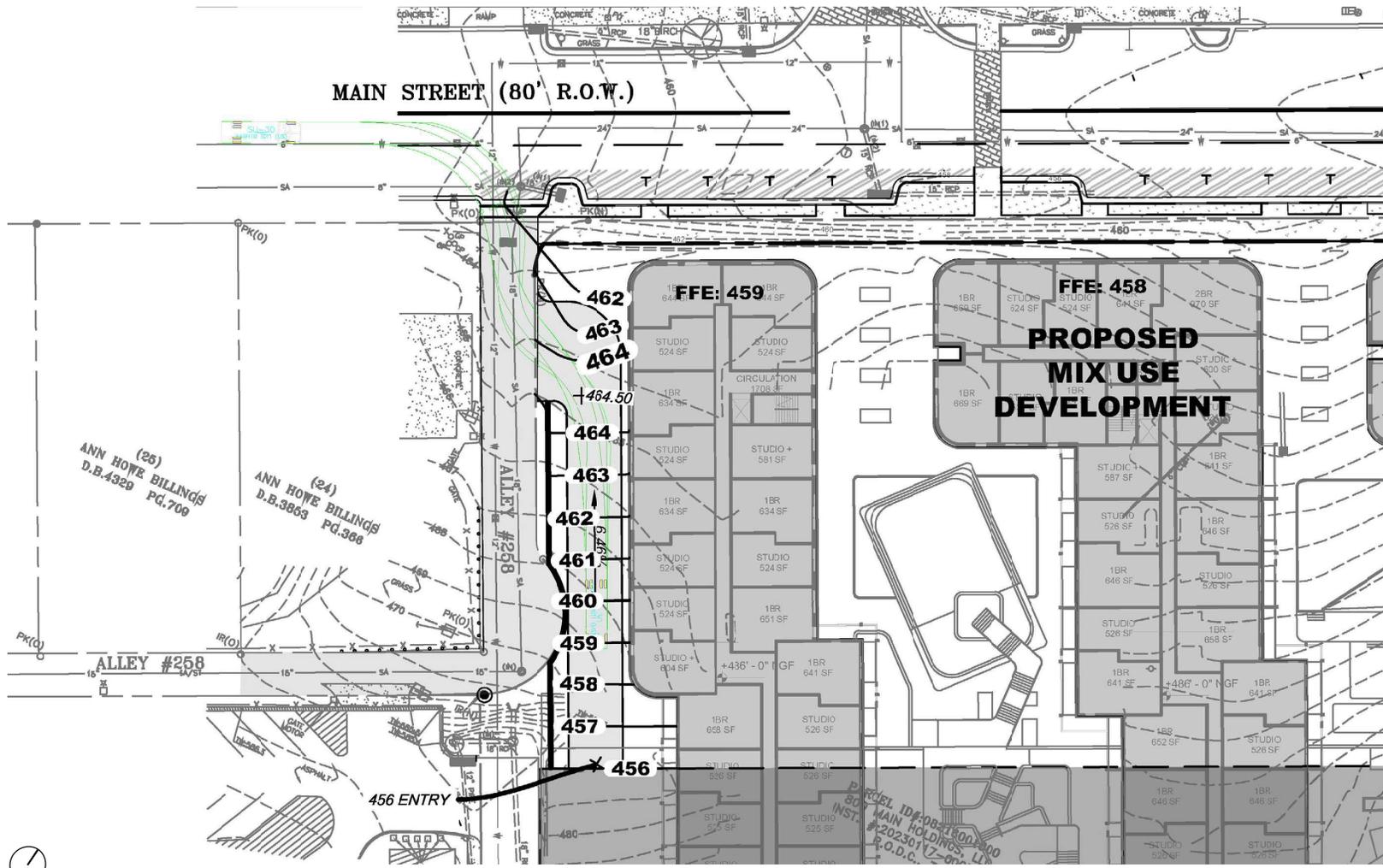


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MAIN STREET (80' R.O.W.)



PROPOSED MIX USE DEVELOPMENT

ANN HOVE BILLINGS (26) D.B.4329 PG.709

ANN HOVE BILLINGS (24) D.B.3863 PG.388

ALLEY #258 WEST

456 ENTRY

CIVIL PLAN

WEST FIRE ACCESS

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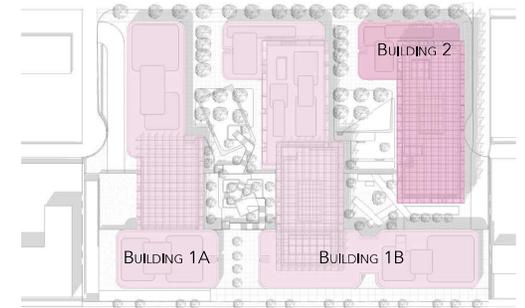
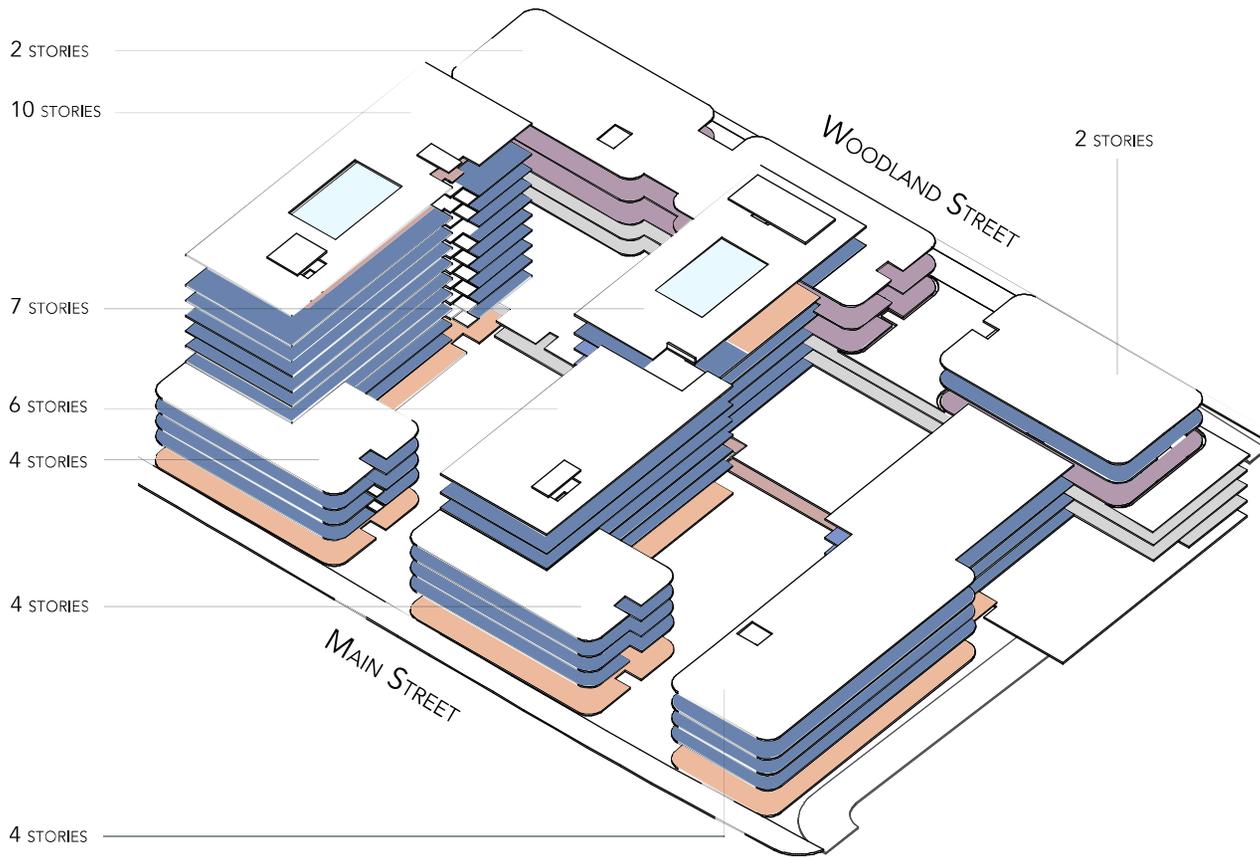


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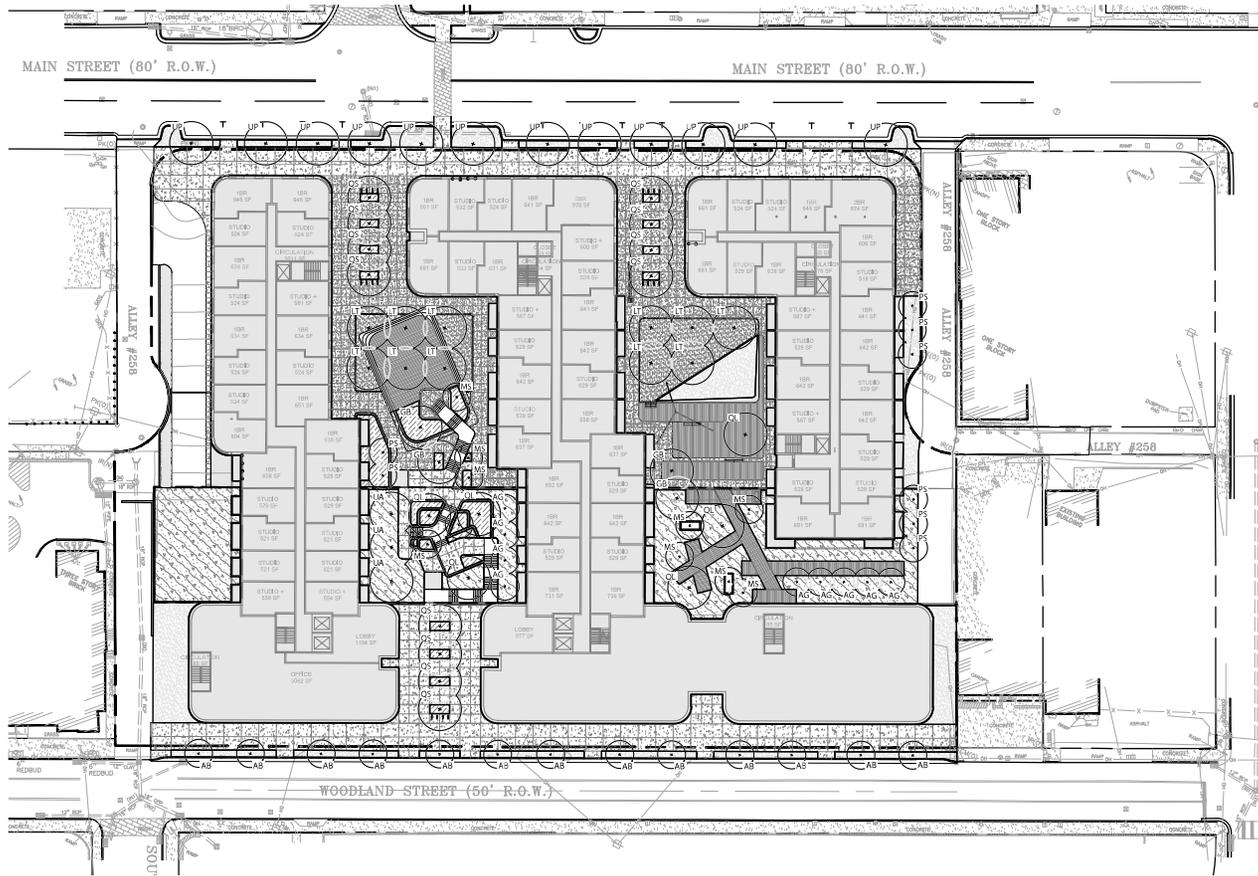
DATA

GSF TOTAL	409 000 SF
NON RESIDENTIAL	NOT TO EXCEED FAR 1.0

- RESIDENTIAL
- MEP
- NON RESIDENTIAL
- POOL
- TO BE DEFINED
- PARKING

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



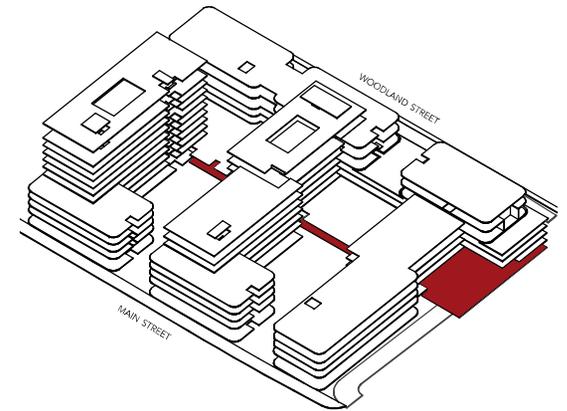
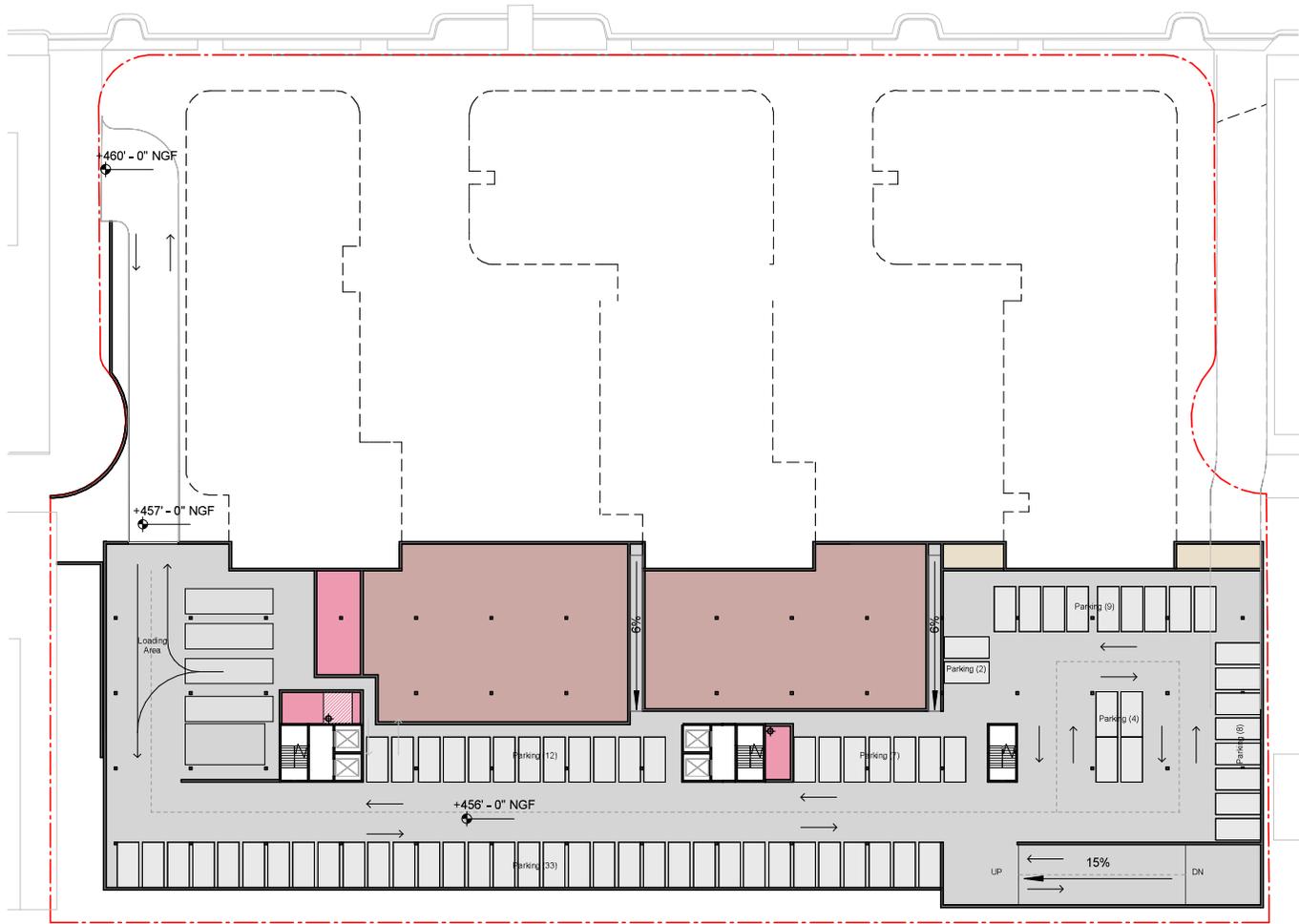
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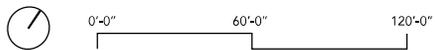
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- | | |
|--|---|
| RESIDENTIAL | TRASH / SERVICES |
| NON RESIDENTIAL | STORAGE |
| TO BE DEFINED | POOL |
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LEVEL PLAN WS L-4

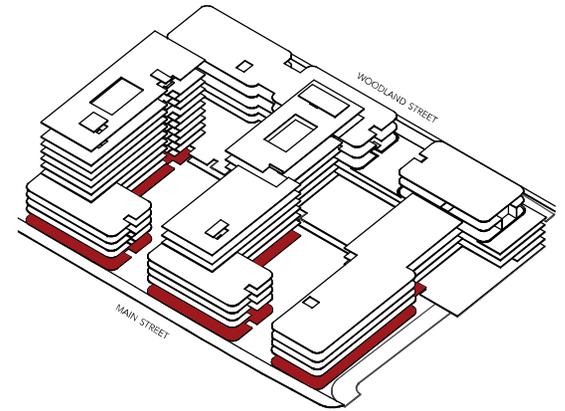
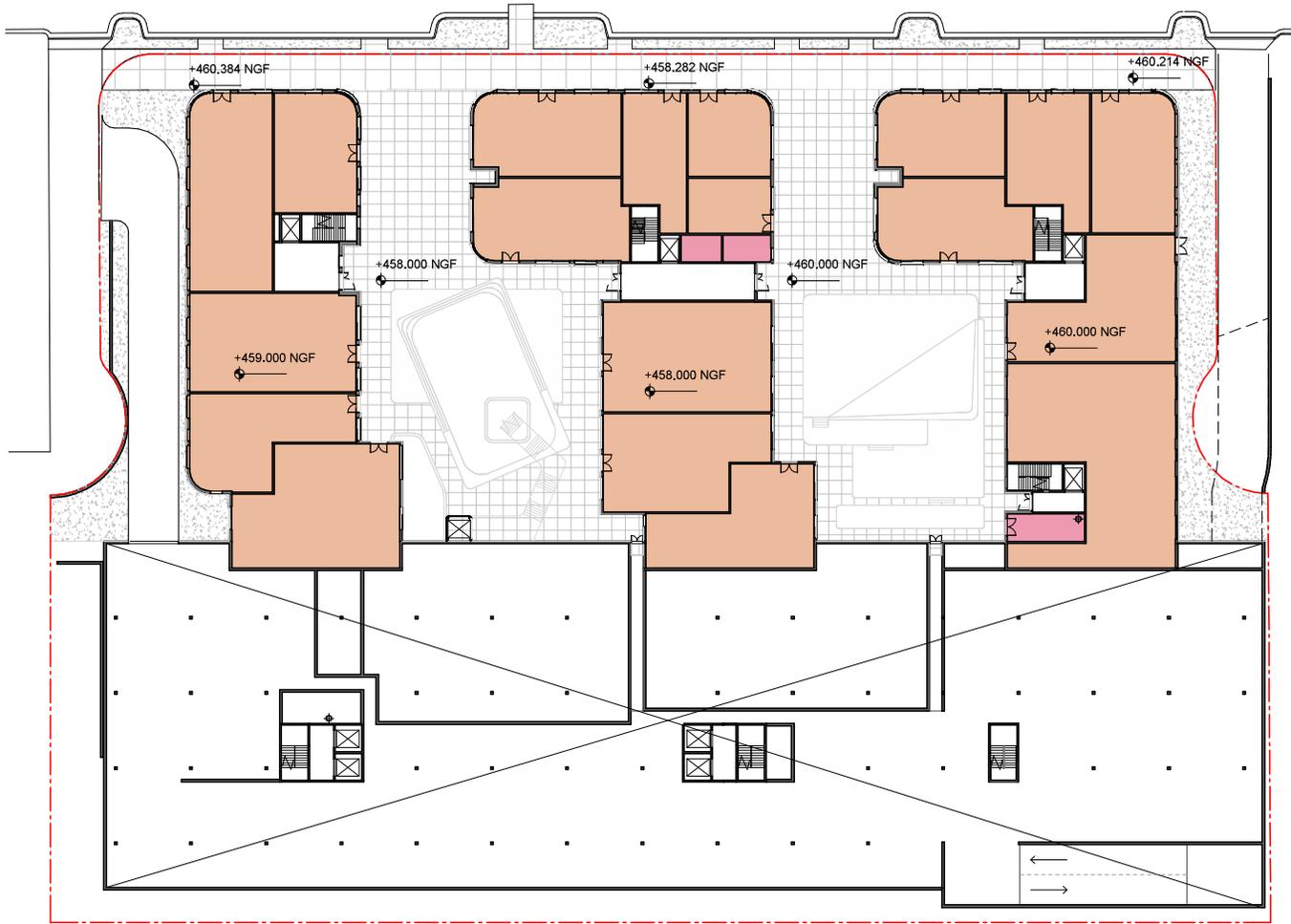
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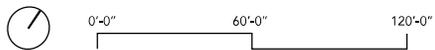
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LEVEL PLAN MS L1



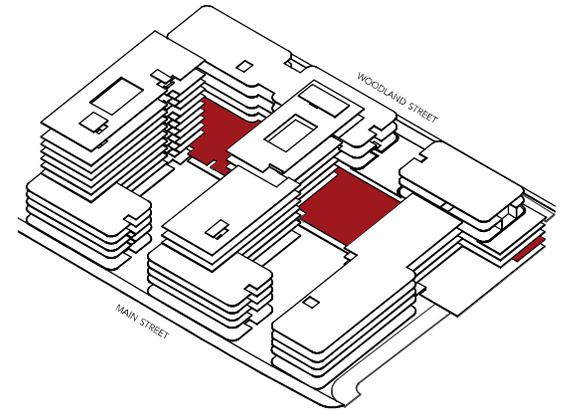
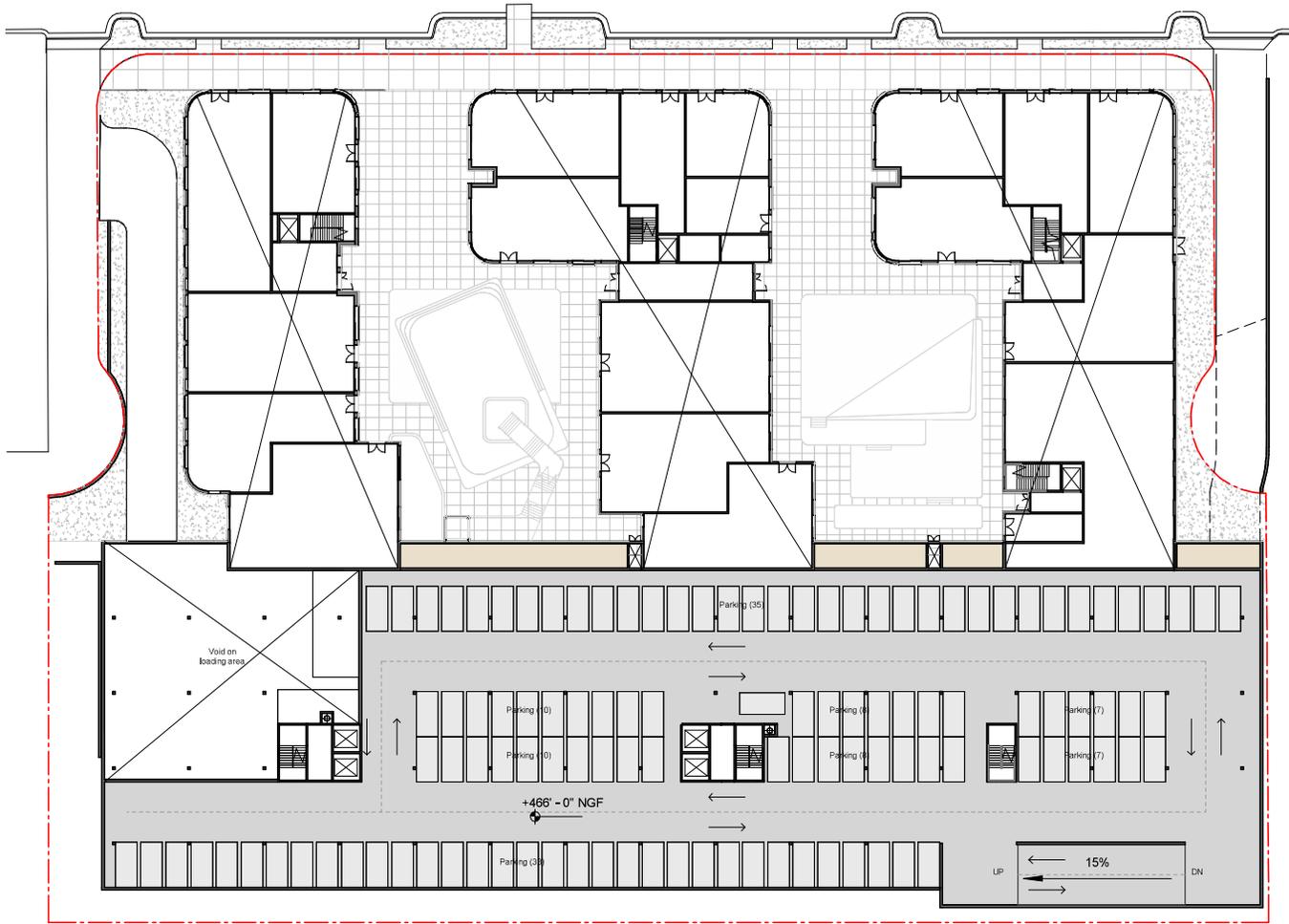
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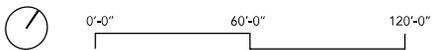
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LEVEL PLAN WS L-3

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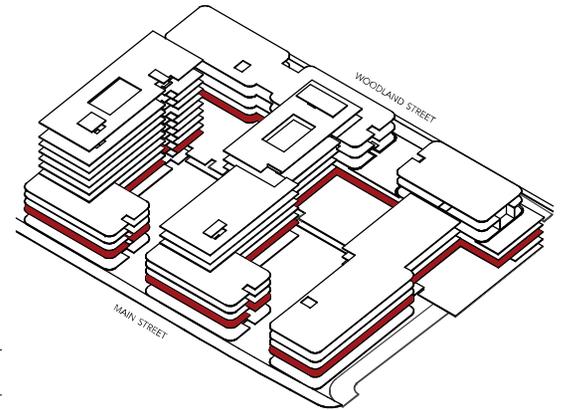
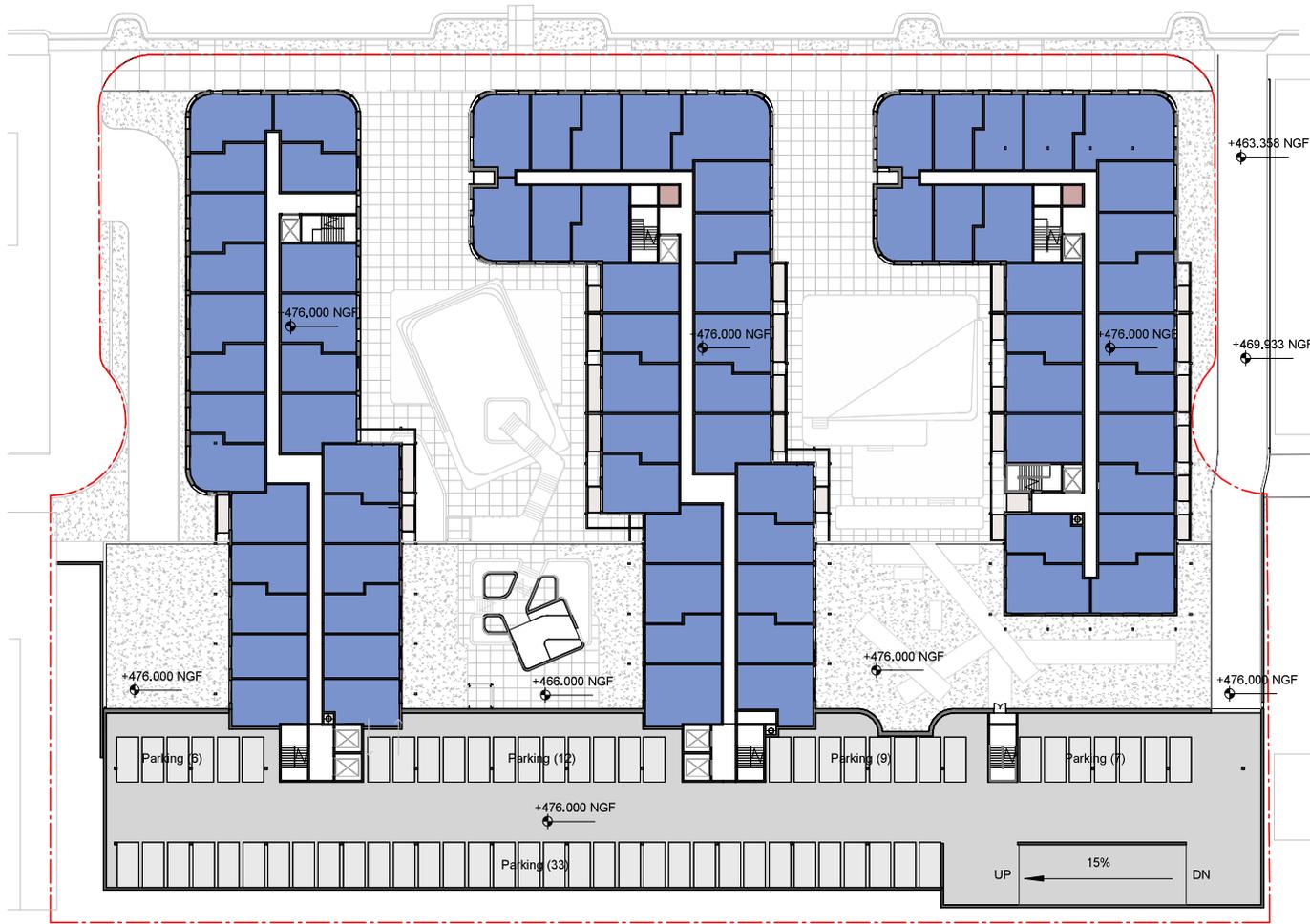


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LEVEL PLAN MS L2 / WS L-2

0'-0" 60'-0" 120'-0"

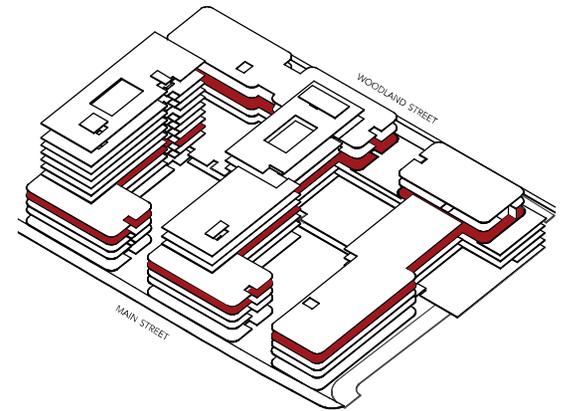
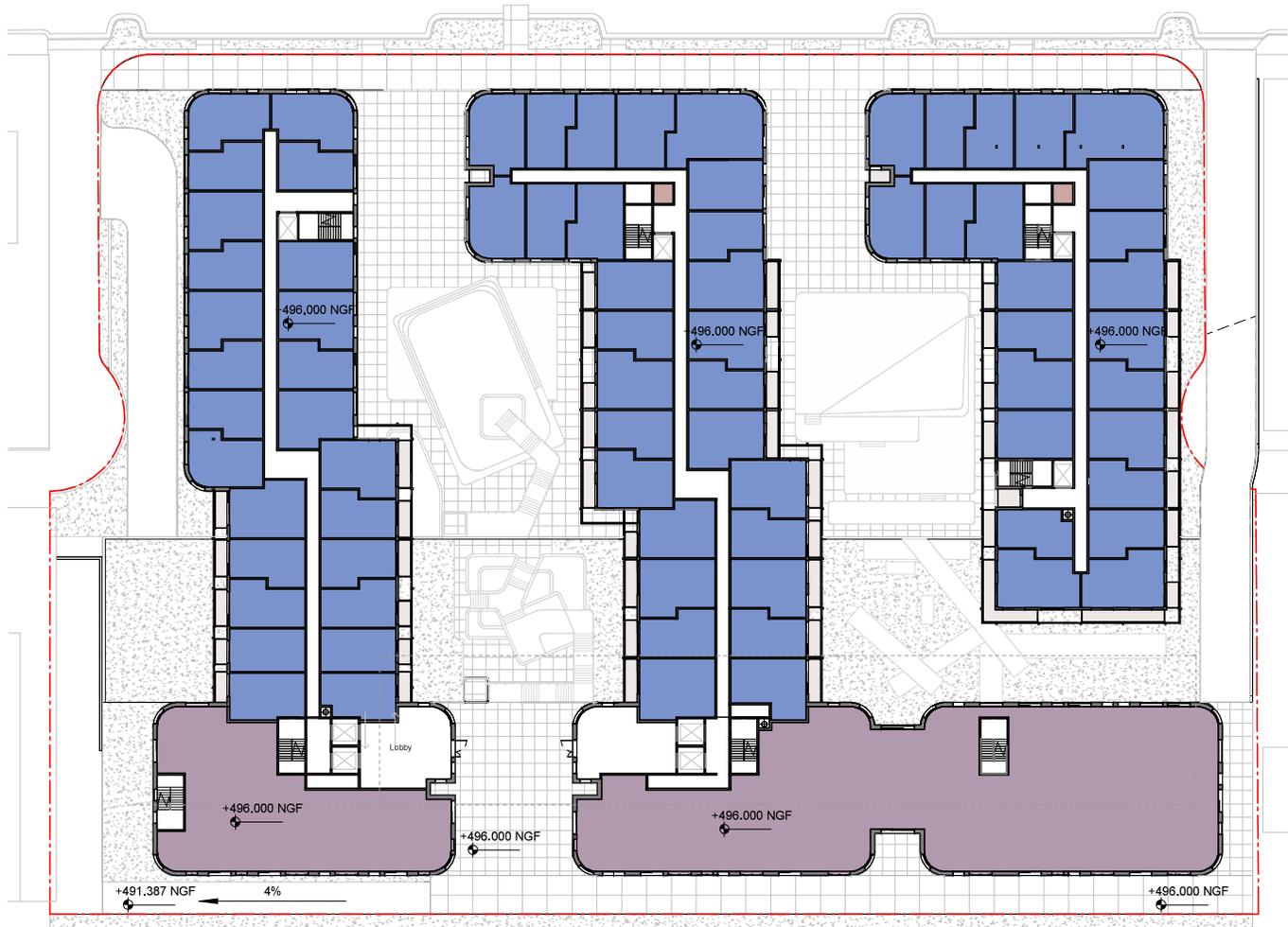
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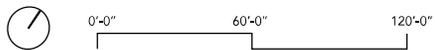
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|---|--|
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| ■ MEP | ■ PARKING |

LEVEL PLAN MS L4 / WS L1



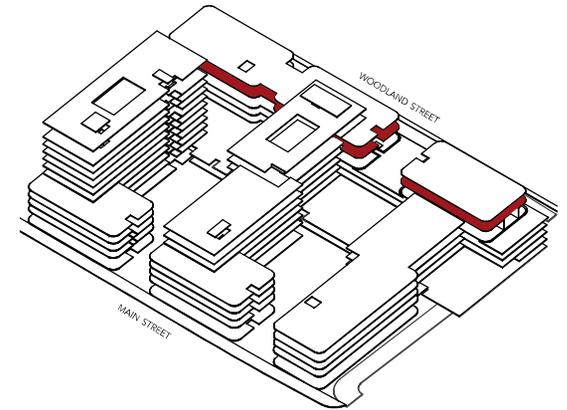
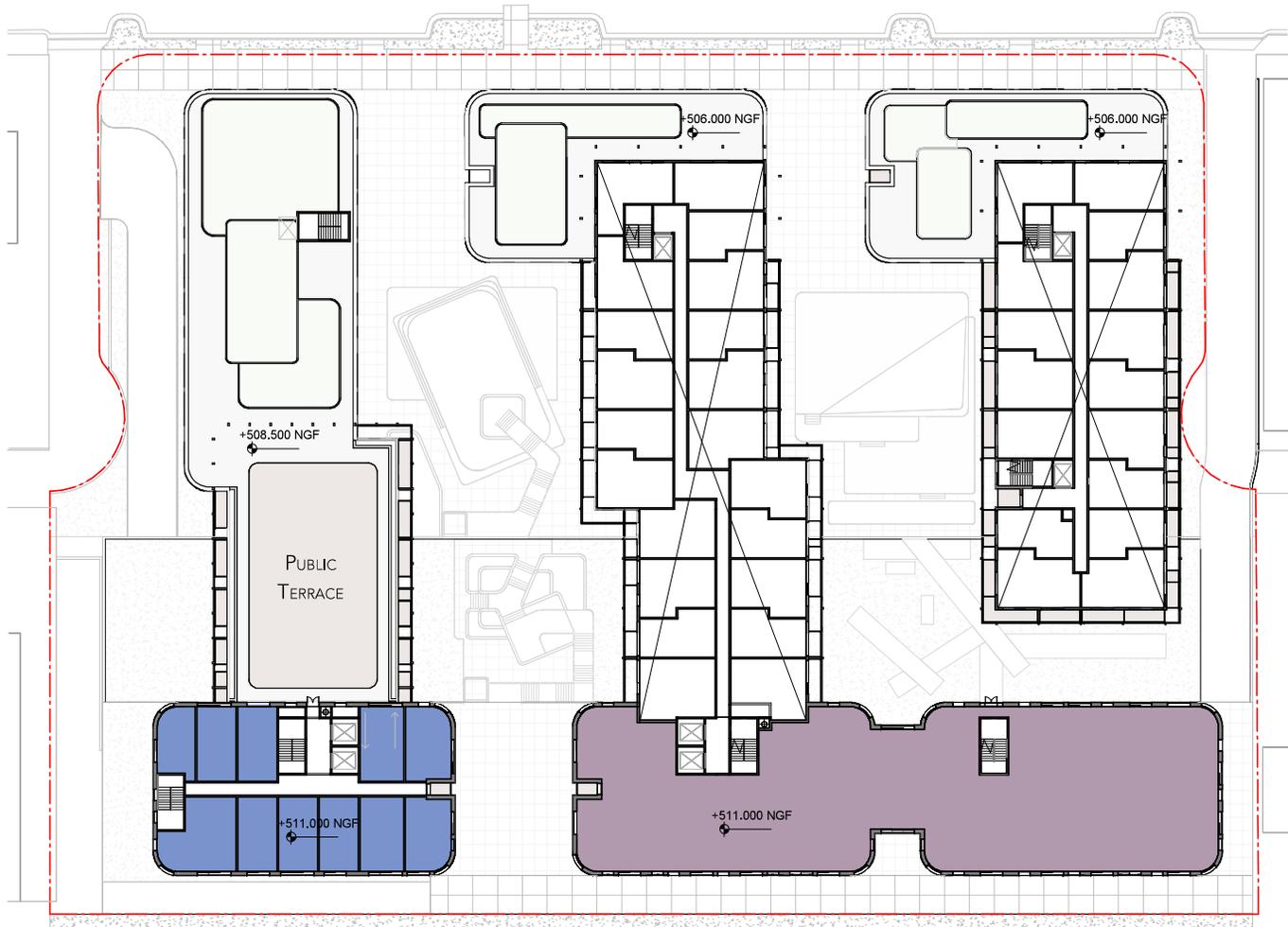
A PROJECT BY: RISE INVESTORS
SCALE : 1"=60'-0"

RISE

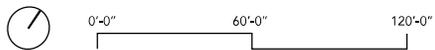
RISE EAST NASHVILLE
METRO PROJECT # 2023SP-058-001

SUBMISSION DATE: May 16, 2023
REVISION DATE: /

DESIGN BY **AW²** **STUDIOS** HDLA **BCA** BARGE CIVIL



- | | |
|---|--|
| ■ RESIDENTIAL | ■ TRASH / SERVICES |
| ■ NON RESIDENTIAL | ■ STORAGE |
| ■ TO BE DEFINED | ■ POOL |
| ■ MEP | ■ PARKING |



LEVEL PLAN WS L2

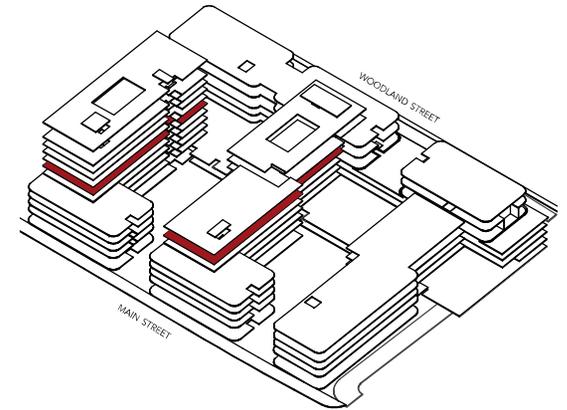
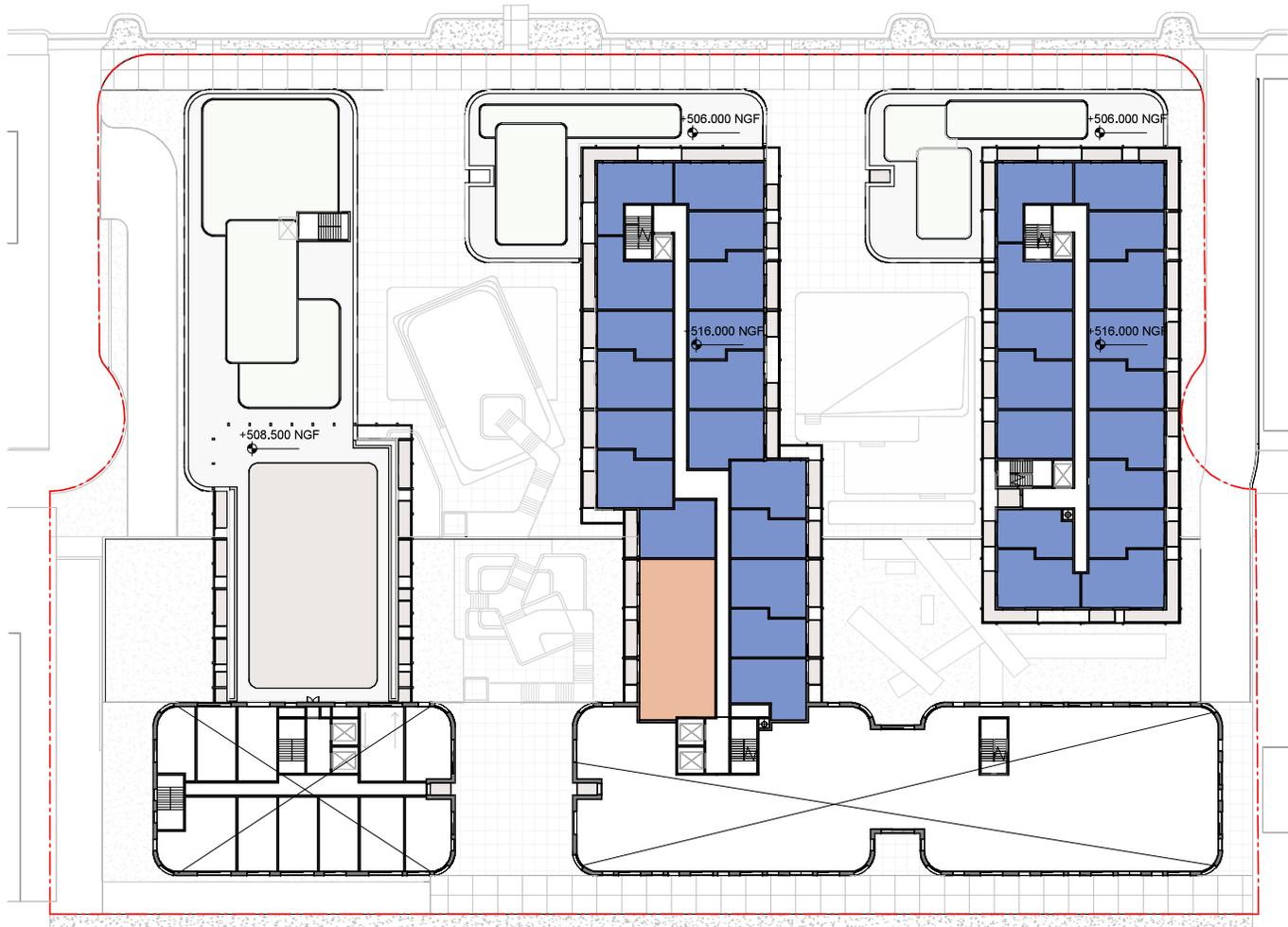
A PROJECT BY: RISE INVESTORS
SCALE : 1"=60'-0"



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

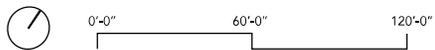
SUBMISSION DATE: MAY 16, 2023
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DESIGN BY **AW²** **STUDIOS** HDLA **BCA** BARGE CIVIL



- | | |
|---|--|
| ■ RESIDENTIAL | ■ TRASH / SERVICES |
| ■ NON RESIDENTIAL | ■ STORAGE |
| ■ TO BE DEFINED | ■ POOL |
| ■ MEP | ■ PARKING |

LEVEL PLAN MS L6



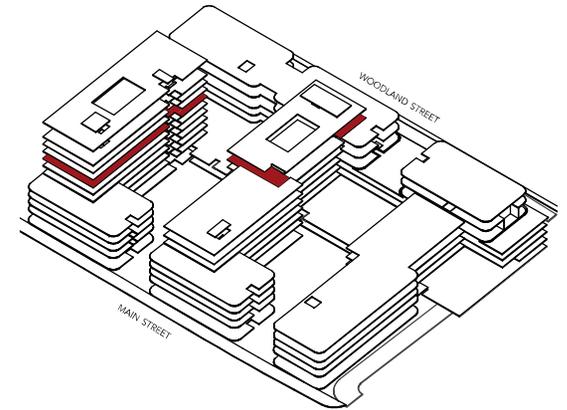
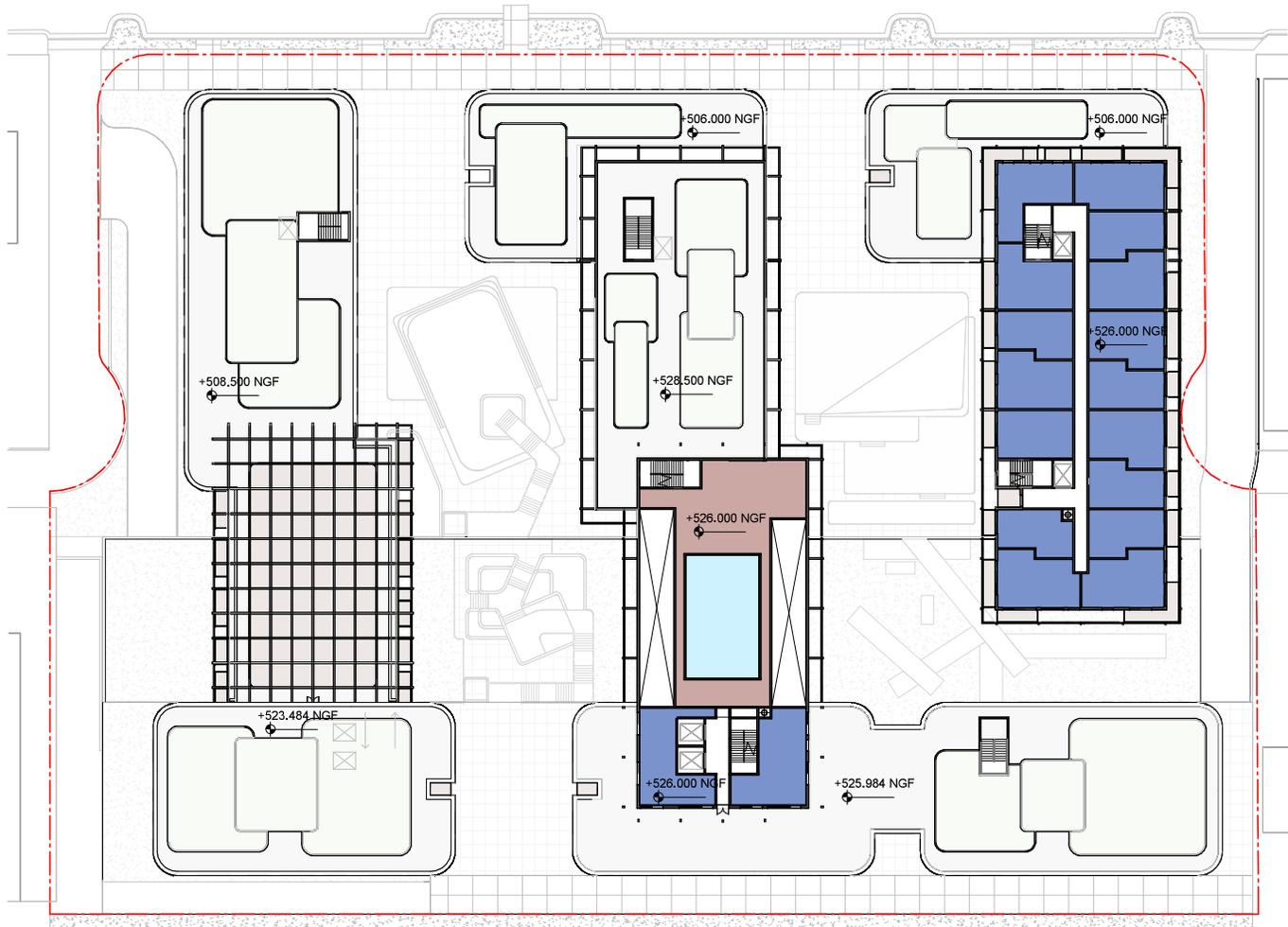
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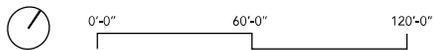
RISE EAST NASHVILLE
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SUBMISSION DATE: May 16, 2023
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DESIGN BY **AW²** **STUDIOS** HDLA **BCA** BARGE CIVIL



- | | |
|---|--|
| ■ RESIDENTIAL | ■ TRASH / SERVICES |
| ■ NON RESIDENTIAL | ■ STORAGE |
| ■ TO BE DEFINED | ■ POOL |
| ■ MEP | ■ PARKING |



LEVEL PLAN MS L7

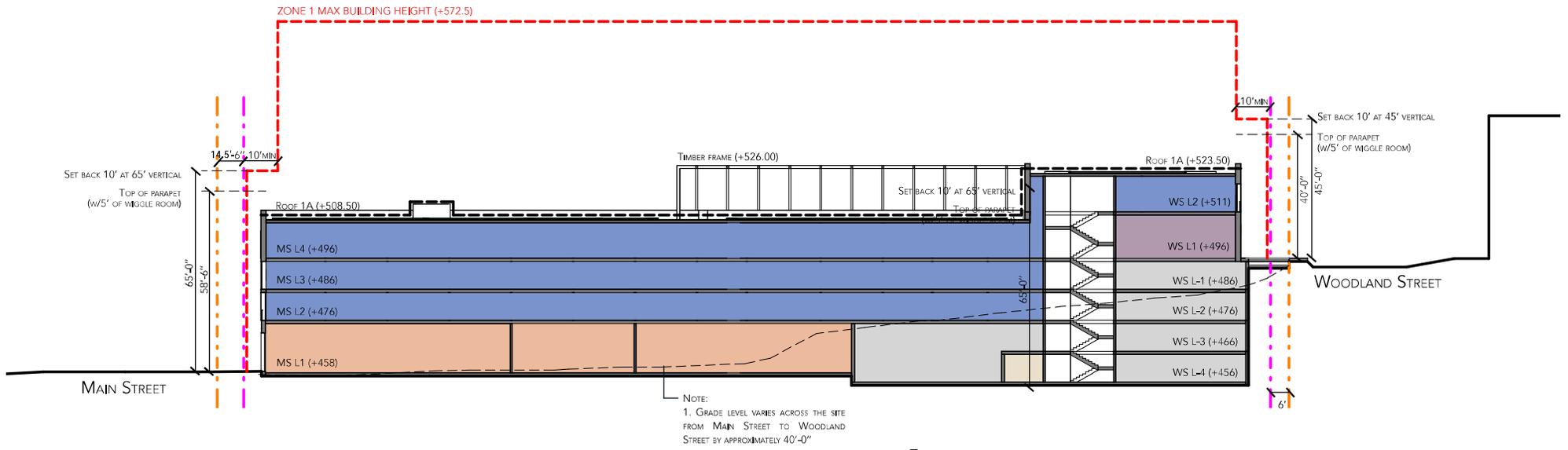
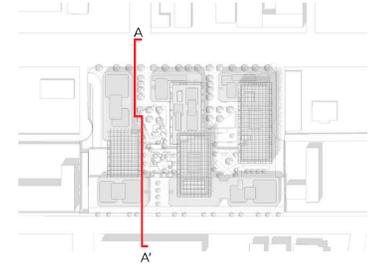
A PROJECT BY: RISE INVESTORS
SCALE : 1"=60'-0"



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

SUBMISSION DATE: MAY 16, 2023
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- EXTENT OF BUILDING ENCLOSURE
- - - MAXIMUM ZONING BUILDING ENVELOPE
- - - PROPOSED PROPERTY BOUNDARY
- - - EX. PROPERTY BOUNDARY

- PARKING
- RESIDENTIAL
- MEP
- STORAGE
- TO BE DEFINED
- NON RESIDENTIAL
- TRASH / SERVICES
- POOL

SECTION AA'

BUILDING 1A

0'-0" 40'-0" 80'-0"

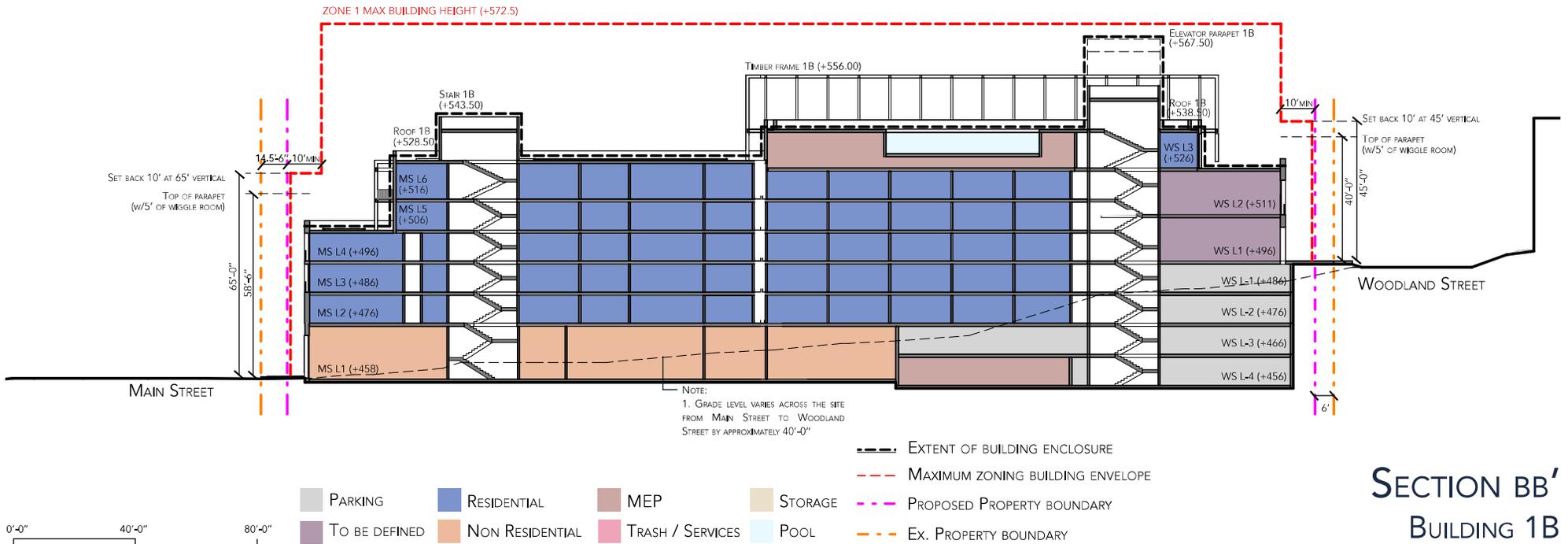
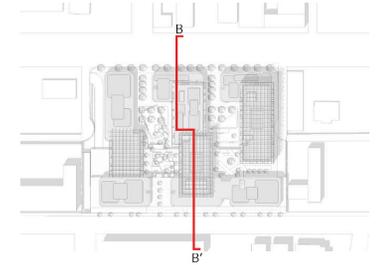
A PROJECT BY: RISE INVESTORS
SCALE : NTS



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

SUBMISSION DATE: MAY 16, 2023
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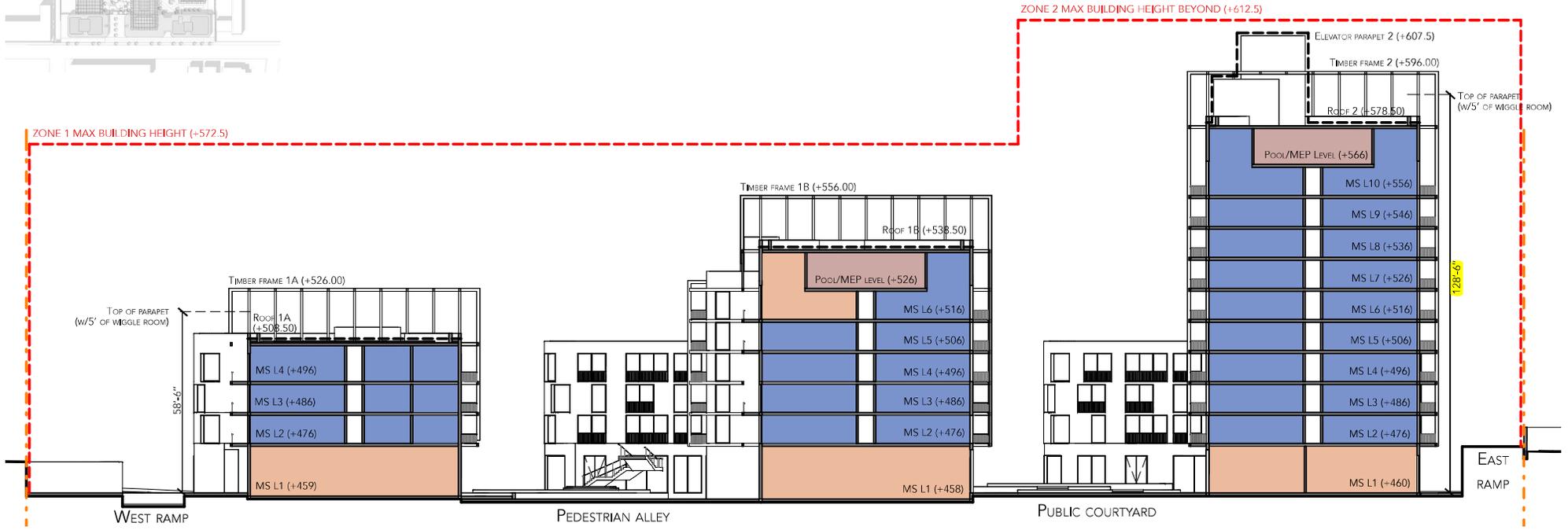
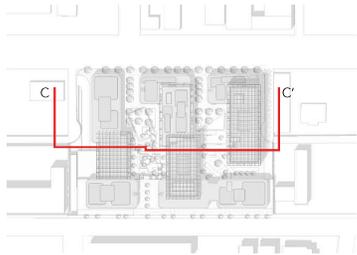
A PROJECT BY: RISE INVESTORS
SCALE : NTS



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

SUBMISSION DATE: MAY 16, 2023
REVISION DATE: /

DESIGN BY **AW2** **STUDIOS** HDLA **BCA** BARGE CIVIL



--- EXTENT OF BUILDING ENCLOSURE
 - - - MAXIMUM ZONING BUILDING ENVELOPE
 - - - PROPOSED PROPERTY BOUNDARY
 - - - EX. PROPERTY BOUNDARY

PARKING	RESIDENTIAL	MEP	STORAGE
TO BE DEFINED	NON RESIDENTIAL	TRASH / SERVICES	POOL

0'-0" 40'-0" 80'-0"

SECTION CC'

BUILDINGS 1A, 1B & 2

A PROJECT BY: RISE INVESTORS
SCALE : 1"=40'-0"



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

SUBMISSION DATE: MAY 16, 2023
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GFRC / GRC PANELS

HPL (HIGH PRESSURE LAMINATE)

POTENTIAL MATERIALS REFERENCE IMAGES



MATERIALS INDICATED ARE PRELIMINARY

- MINIMUM % GLAZING NON RESIDENTIAL: 50%
- MINIMUM % GLAZING RESIDENTIAL: 20%
- 1ST FLOOR MINIMUM % GLAZING: 50%
- UPPER FLOORS MINIMUM % GLAZING: 15%

0'-0" 40'-0" 80'-0"

NORTH ELEVATION MAIN STREET

A PROJECT BY: RISE INVESTORS
SCALE : 1"=40'-0"

RISE

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

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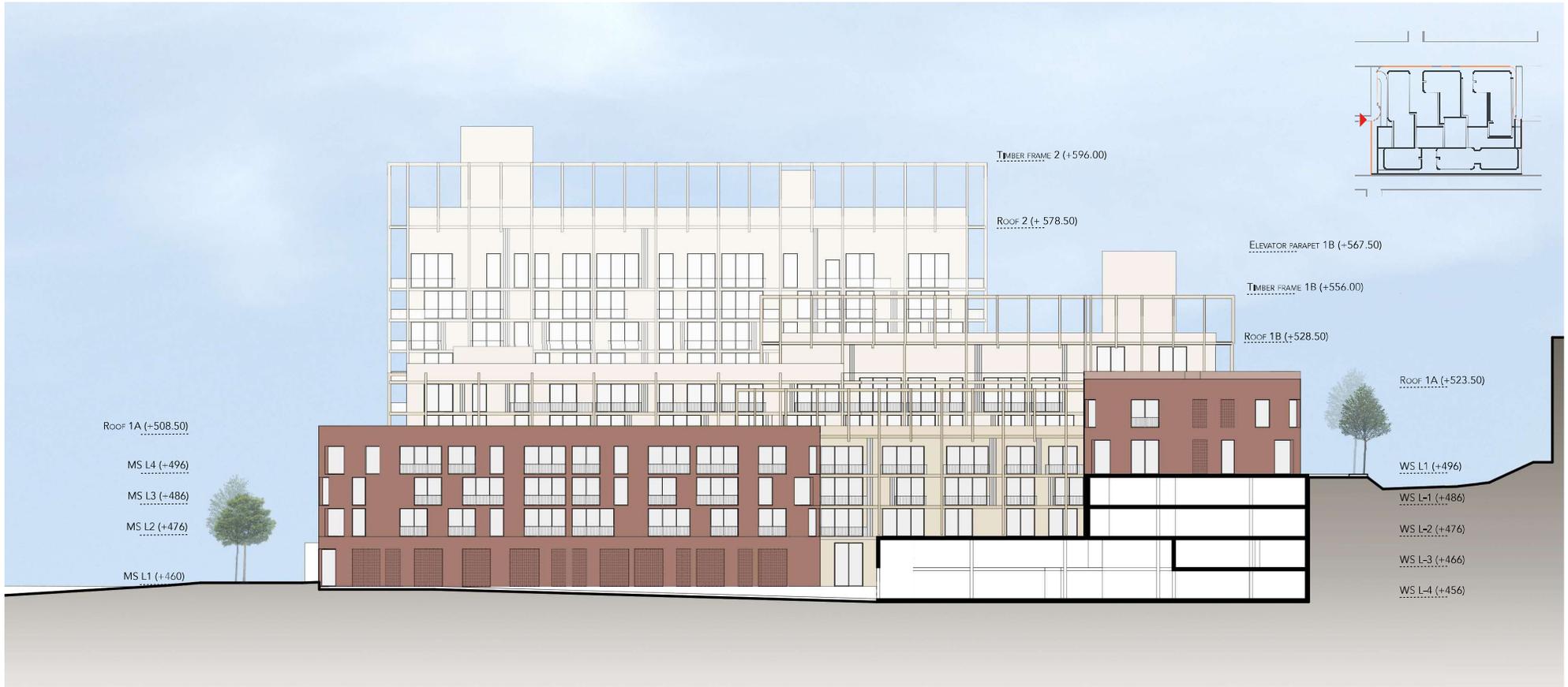
DESIGN BY

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HDLA

BCA BARGE CIVIL



MATERIALS INDICATED ARE PRELIMINARY

- 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
SCALE : 1"=40'-0"

RISE

RISE EAST NASHVILLE
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MATERIALS INDICATED ARE PRELIMINARY

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%

SOUTH ELEVATION WOODLAND STREET

A PROJECT BY: RISE INVESTORS
SCALE : 1"=40'-0"

RISE

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

SUBMISSION DATE: MAY 16, 2023
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BCA BARGE CIVIL



ELEVATOR PARAPET 1B (+567.50)

TIMBER FRAME 1B (+556.00)

ROOF 1B(+538.50)

WS L3 (+526)

WS L1 (+496)

WS L-1 (+486)

WS L-2 (+476)

WS L-3 (+466)

WS L-4 (+458)

ELEVATOR PARAPET 2 (+607.50)

TIMBER FRAME 2 (+596.00)

ROOF 2 (+578.50)

MS L5 (+506)

MS L4 (+496)

MS L3 (+486)

MS L2 (+476)

MS L1 (+460)

MATERIALS INDICATED ARE PRELIMINARY

- MINIMUM % GLAZING NON RESIDENTIAL: 50%
- MINIMUM % GLAZING RESIDENTIAL: 20%
- 1ST FLOOR MINIMUM % GLAZING: 50%
- UPPER FLOORS MINIMUM % GLAZING: 15%

0'-0" 40'-0" 80'-0"

EAST ELEVATION BUILDINGS 1B & 2

A PROJECT BY: RISE INVESTORS
SCALE : 1"=40'-0"

RISE

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

SUBMISSION DATE: MAY 16, 2023
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BCA BARGE CIVIL ARCHITECTURE



RENDERING TO ILLUSTRATE MASSING OVERALL HEIGHTS
TO BE GOVERNED BY ZONE 1 AND ZONE 2 HEIGHT
DIAGRAM. MATERIALS INDICATED ARE PRELIMINARY.

RENDERING
MAIN STREET AERIAL VIEW

A PROJECT BY: RISE INVESTORS

RISE

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

SUBMISSION DATE: MAY 16, 2023
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ARCHITECTURAL
WORKS

STUDIOS

HDLA

BCA
BARGE
CIVIL
ENGINEERS



RENDERING TO ILLUSTRATE MASSING OVERALL HEIGHTS
TO BE GOVERNED BY ZONE 1 AND ZONE 2 HEIGHT
DIAGRAM. MATERIALS INDICATED ARE PRELIMINARY.

RENDERING
WOODLAND STREET AERIAL VIEW

A PROJECT BY: RISE INVESTORS

RISE

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

SUBMISSION DATE: MAY 16, 2023
REVISION DATE: /

DESIGN BY

AW²
ARCHITECTS

STUDIOS

HDLA

BCA
BARGE
CIVIL
ENGINEERS



RENDERING TO ILLUSTRATE MASSING OVERALL HEIGHTS
TO BE GOVERNED BY ZONE 1 AND ZONE 2 HEIGHT
DIAGRAM. MATERIALS INDICATED ARE PRELIMINARY.

RENDERING
MAIN STREET VIEW WITH TREES

A PROJECT BY: RISE INVESTORS



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

SUBMISSION DATE: MAY 16, 2023
REVISION DATE: /

DESIGN BY

