

Erosion Control and Grading Notes

- Expose as small an area of soil as possible on the site for no more than 15 days. Keep dust within tolerable limits by sprinkling or other acceptable means.
- All cut/fill areas to have a minimum of 6" of topsoil cover. Areas dressed with topsoil shall receive 12 lbs. per 1000 sq. ft. of 10-10-10 fertilizer (unless otherwise specified in written specifications), 5 lbs. or more of Kentucky 31 fescue seed per 1000 sq. ft., and a straw mulch cover of 70%-80% coverage (approximately 125 lbs. per 1000 sq. ft.), unless otherwise noted within written specifications.
- Erosion control barrier is called out on plans and is to comply with the Metropolitan stormwater management manual, volume four, section TCP-14.
- Disturbed areas are to be graded to drain as indicated in the plan to sediment barriers during and upon the completion of construction.
- The contractor shall be responsible for the verification and the location of any existing utilities. It shall be the responsibility of the contractor to avoid damage to all existing utilities during construction. If damage does occur to any such installation, full repair will be accomplished as per the current specification governing such work.
- Any access routes to the site shall be based with crushed stone, ASTM #1 stone, 100' long and at least 6" thick.
- The placing and spreading of any fill material is to be started at the lowest point and brought up in horizontal layers of 8" thickness (or as directed by the soils investigative report). Said fill material is to be free of sod, roots, frozen soils, or any other decomposable material. Said fill is to be compacted to a minimum of 95% standard proctor, or as otherwise specified by the soils report or written specifications.
- The contractor shall notify the Metro Davidson County department of Public Works construction compliance division, three days prior to beginning the work.
- The contractor shall locate and stake the layout of the site in the field for inspection by the engineer. The contractor shall check the grades and final dimensions on the ground, and report any discrepancies to the engineer immediately for a decision.
- Surplus excavation of topsoil shall be placed on the site as approved by the owner for the purpose of future landscape use.
- The contractor shall furnish and install all necessary temporary works for the protection of the public and employees, including warning signs and lights.
- The contractor shall be responsible for any damage done to the premises or adjacent premises or injuries to the public during the construction caused by himself, his sub-contractors, or the carelessness of any of his employees.
- All work is to be completed with compliance to the rules and regulations set forth by Metro Water Services. The contractor shall give all necessary notice, obtain all permits, and pay fees required for the completion of his portion of the work. He shall also comply with all city, county and state laws and ordinance or regulations relating to portions of work which he is to perform.
- All erosion control measures shall remain in place until site is stabilized & construction is complete.
- Contractor to provide an area for concrete wash down and equipment fueling in accordance with metro CP-10 and CP-13, respectively. Contractor to coordinate exact location with NPDES department during the pre-construction meeting. Grading permittee to include bmp's designed to control site wastes such as discarded building materials, chemicals, litter and sanitary wastes that may cause adverse impacts to water quality. The location of and/or notes referring to said bmp's shall be shown on the EPSC plan.
- The buffer along waterways will be an area where the surface is left in a natural state, and is not disturbed by construction activity. This is in accordance with the Stormwater Management Manual Volume 1 - Regulations.
- Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Storm Water approval /comments only. The final lot count and details of the plan shall be governed by the appropriate Storm Water regulations at the time of final application.

Landscape Notes

- The landscape contractor shall coordinate all construction with the appropriate utility company and shall be responsible for and damage to utilities, the landscape contractor shall verify the exact location of all utilities and take precautions to prevent damage to the utilities.
- All planting and mulch beds shall be sprayed with round-up (contractor's option) prior to the installation of mulch.
- Plant materials and stumps indicated for removal shall be removed and disposed off-site by the contractor. Backfill holes with topsoil free of roots and rocks.
- The landscape contractor shall be responsible for the fine grading of all planting areas.
- All planting areas shall be fertilized with 12W/1000 s.f. of 10-10-10 fertilizer.
- All planting beds shall have a minimum of 3" depth of shredded hardwood bark mulch.
- The landscape contractor shall verify all material quantities. In the event of a discrepancy, the quantities shown on the plan will take precedence.
- The landscape contractor shall provide the owner with written instructions on the proper care of all specified plant materials prior to final payment.
- Existing trees to remain shall be protected from construction damage. Selectively prune dead wood.
- All disturbed areas shall be planted with turf as indicated on the materials schedule.
- All deciduous trees, existing and proposed shall be pruned to provide 4' minimum clear trunk unless otherwise noted.
- The landscape contractor shall provide a one year warranty on all plant materials and replace any dead or dying material within that time period.
- No plant materials should be substituted without authorization by Dale & Associates. Plant sizes shown are minimums required by the local municipality and materials shown have been selected specifically for this project.
- All wire baskets shall be completely removed and disposed of, burlap should be removed or punctured in at least 5 places. Remove all twine from burlapped materials.
- Guying is not allowed unless required by municipality or site conditions. The landscape contractor shall remove wires after a one year period.
- No canopy tree shall be located within 15' of an overhead utility. No tree shall be located within a public utility easement. Locating plant materials within a drainage easement is acceptable, but only if installed as not to disturb existing drainage flow. In such instances, the materials shall be located no closer than 5' from the centerline of drainage.
- Lighting plan to be coordinated with proposed planting plan. no light poles to be located in tree islands. See lighting plan for proposed light locations.

NDOT Notes

- All work within the public right of way requires an excavation permit from NDOT.
- Proof-rolling of all street subgrades is required in the presence of the NDOT inspector. Inspection of the binder course is required prior to final paving in the presence of the NDOT. These requests are to be made 24 hours in advance.
- Stop signs are to be 30 inch by 30 inch.
- Street signs to have six inch white letters in Highway Gothic font on a nine inch green aluminum blade, and be mounted vertically staggered. Street name signs shall be assembled using extruded sign blades.
- All signs to have 3M high intensity retro-reflective coating.
- All striping within right of way is to be 80 mil thermoplastic striping at the time of acceptance. Paint striping should be used in the interim until final striping has been placed.
- The developer/contractor shall have a NDOT stamped set of plans onsite to be produced upon request during any site visit.

All driveway requirements within the metro code, in effect at the time of approval, are to be followed. Contractor may make final adjustments within parameters of code and NDOT regulations. See Code Section 13.12.110 & 13.12.200

For any work located within the existing right of way, obtain any necessary permits from the Nashville Department of Transportation Permit Office (615.862.8782 or pwpermits@nashville.gov), located at 720 South 5th Street, twenty four (24) hours before beginning any work.

NDOT Permits: <https://www.nashville.gov/departments/transportation/permits>

For utility street cuts, see the Nashville Department of Transportation standard details ST-270 through ST-276a, <https://www.nashville.gov/departments/transportation/developers/details-and-specifications>

MWS Standard Private Utility Plan Notes

- All water and sewer construction shall be in accordance with specifications and standard details of the metro Water Services.
- All connections to existing manholes shall be by coring and resilient connector method.
- Vertical Double Check Valve Assemblies, that are located in interior rooms, can only be used for fire services.
- All water meters shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
- Irrigation line shall be copper from the meter to the backflow preventer.
- The minimum fees outlined in the capacity letter must be paid before commercial construction plans can be reviewed.
- All sewer services shall be minimum 6 inches in diameter, from connection at the main until the fires clean out assembly.
- Backflow device to remain accessible at all times.
- Plan size shall be 24" x 36" and shall show contours around meter boxes.
- Any unused existing water meters must be cut and capped at the public main.
- All lead or galvanized water service lines encountered with the project shall be reinstated with copper of like size from the water main to the meter box.
- Domestic and irrigation water meters and associated appurtenances shall be placed in or under a paved or improved surface other than the portion of the service located within the right of way.
- Sanitary sewer taps shall be placed at the lowest adjacent sewer main elevation for each premises and shall not be located in or under a paved or improved surface other than the portion within the right of way.

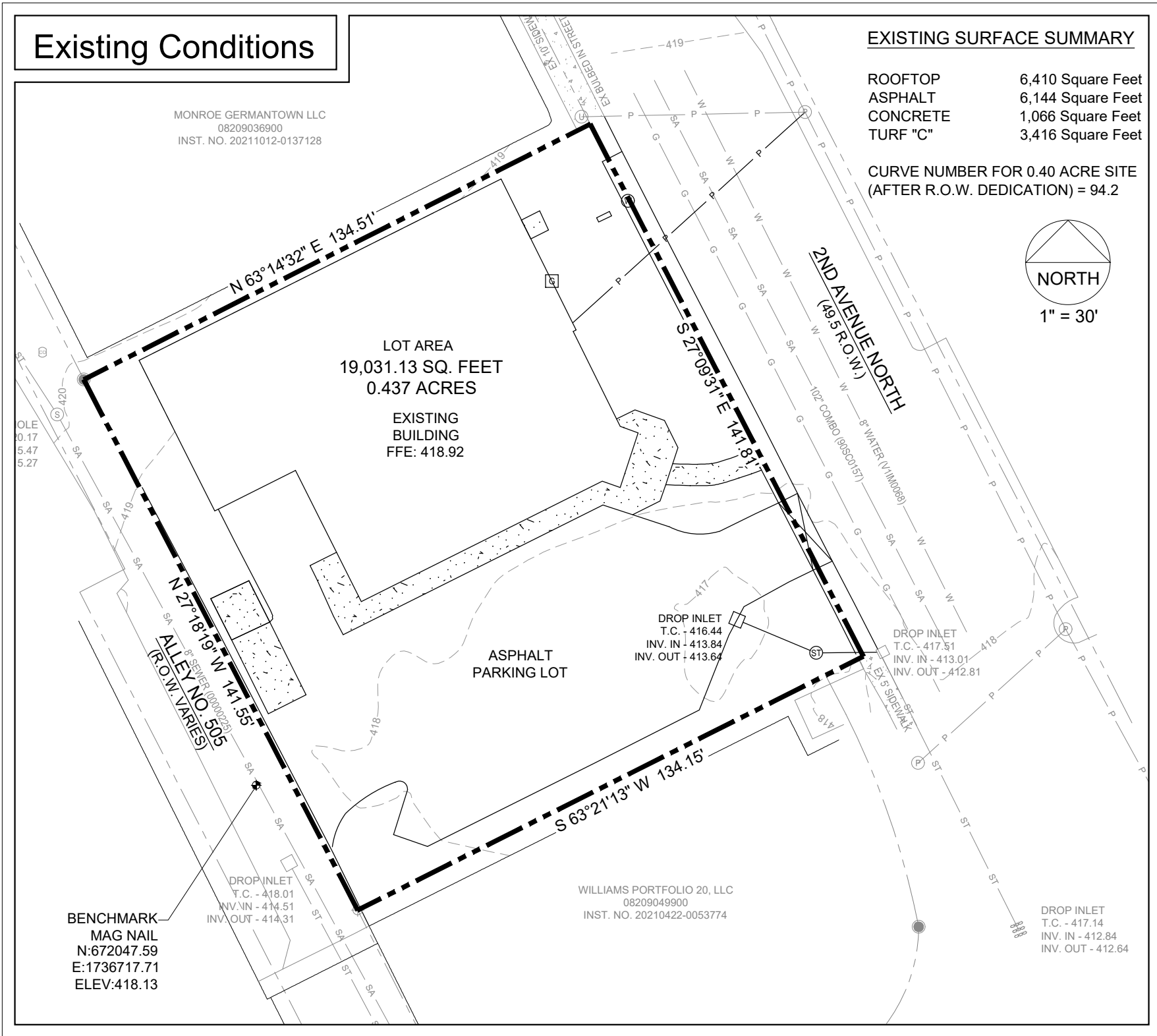
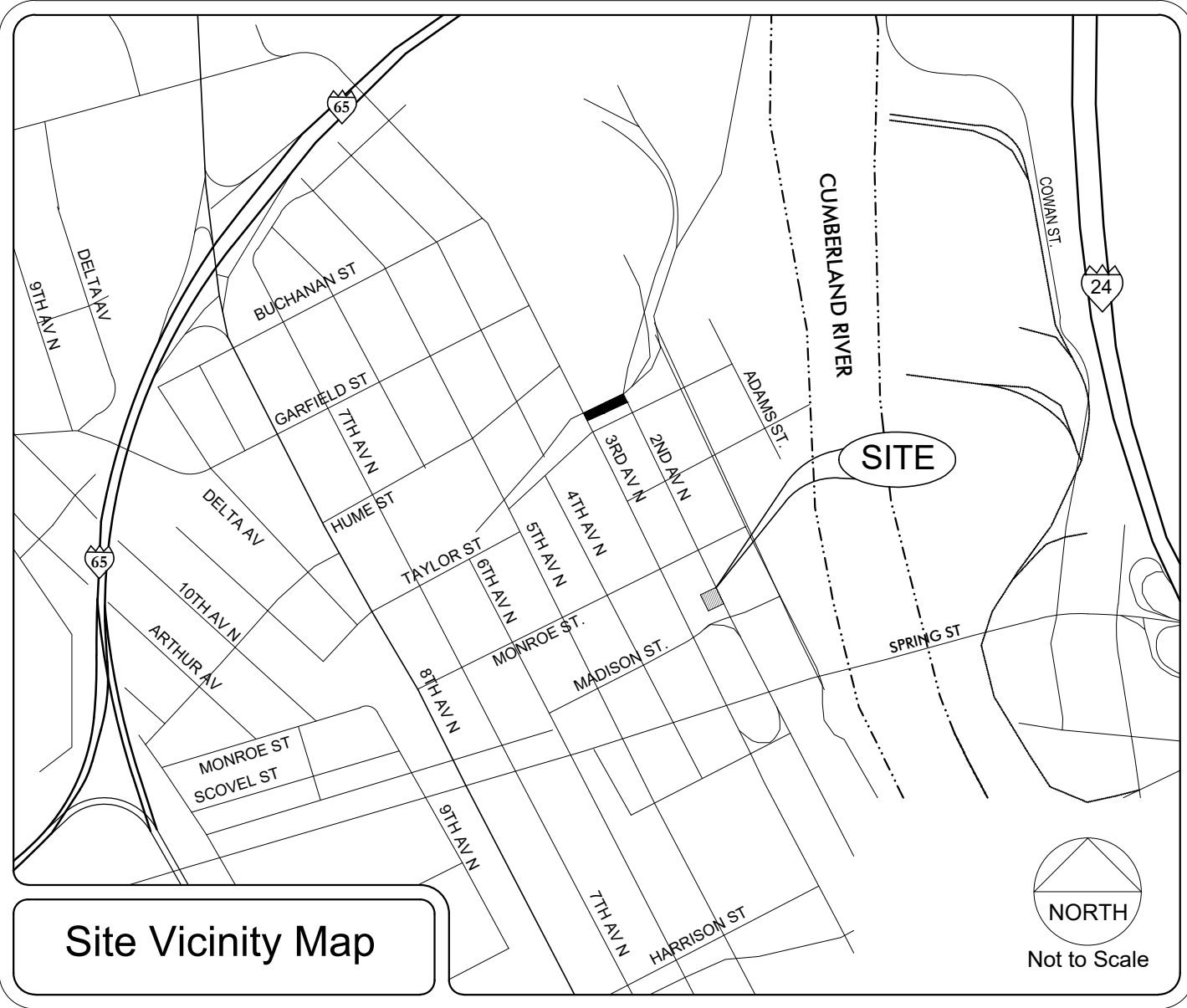
Water and Sewer Notes

- All water and sewer construction shall be in accordance with specifications and standard details of the Metro Water Services.
- The contractor is responsible for reimbursing the Metro Water Services the cost of inspection.
- The contractor is to provide and maintain the construction identification sign for private development approved.
- After completion of the sanitary sewer, the developer is responsible for the televising of the lines prior to final acceptance. The videotaping must be coordinated with the Metro Water Services Inspection Section. All costs will be borne by the developer.
- All connections to existing manholes shall be by coring and resilient connector method.
- Reduced Pressure Backflow Prevention Devices (RPBP) or dual check valve will be required on all test and fill lines (jumper) needed for water main constructionand must be approved by the Metro Water Services.
- All water meters shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
- Upon completion of construction of water and/or sewer, the engineer shall provide the department with a complete set of as-built plans in digital (DWG & PDF) format. All drawings must be completed and submitted prior to acceptance of the sewers or water mains into the public system and any connections being made. (A) Sewer plans shall be sealed by a license professional engineer and/or a registered land surveyor and shall include actual field angles between lines, all actual service lines and tee locations, the distance of the end of the service to property corners and lines and/or stationing and offset from sewer centerline to end of service line, the depth to the top of the end of the service line, and shall reflect all alignment and grade changes. (B) Water line plans shall be sealed by a Licensed Professional Engineer and/or a Registered Land Surveyor and shall include offset distance from the roadway centerline, or property line right of way, line depth, location of hydrants, valves, reducers, tees and pressure reducing devices where applicable.
- Pressure regulating devices will be required on the customer side of the meter when pressures exceed 100 psi.
- Pressure regulating devices will be required on the street side of the meter when pressures exceed 150 psi.
- All water mains must be located within the paved areas including all blow-off assemblies.
- All lead or galvanized water service lines encountered with this project shall be reinstated with copper of like size from the water main to the meter box.
- Domestic and irrigation water meters and associated appurtenance shall not be placed in or under a paved or improved surface other than the portion of the service located within the right of way
- Sanitary sewer taps shall be placed at the lowest adjacent sewer main elevation for each premises and shall not be located in or under a paved or improved surface other than the portion within the right of way.

Standard SP Notes

- The purpose of this SP is to obtain Preliminary approval for a multi-story, mixed use building. Short-term rental owner occupied and short-term rental not owner occupied shall be prohibited.
- Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Storm Water Management Ordinance No. 78-840 Approved by the Metropolitan Department of Water Services.
- This property does not lie within a flood hazard area as identified by FEMA ON MAP 47037C0241H", Dated: April 5, 2017.
- All public sidewalks are to be constructed in conformance with metro public works sidewalk design standards.
- Wheel chair accessible curb ramps, complying with applicable metro public works standards, shall be constructed at street crossings.
- The required fire flow shall be determined by the metropolitan fire marshal's office, prior to the issuance of a building permit.
- Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual (minimum driveway culvert in Metro right of way is 18" RCP).
- Metro Water Services shall be provided sufficient & unencumbered ingress & egress at all times in order to maintain, repair, replace & inspect any stormwater facilities within the property.
- Solid waste pickup to be provided by Metro Water Services.
- Landscape and tree density requirements per Metro Zoning Ordinance.
- 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 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, or add vehicular access points not currently present or approved. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
- For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of commission or council approval, the property shall be subject to the standards, regulations and requirements of the MUL-A-NS zoning district as of the date of the applicable request or application.
- The final Site Plan/building permit site plan shall depict any required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within any 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 any required sidewalk. Vertical obstructions are only permitted within any required grass strip or frontage zone.
- All mechanical units shall be screened from the right-of-way and greenway by landscaping or an enclosure, or a combination of both. Screening details are to be submitted with the final site plan.

Preliminary Specific Plan
1205 2nd Avenue North
Being Parcel 367 on Metro Tax Map 82-9
Nashville, Davidson County, Tennessee
Case No. 2026SP - 024 - 001



Specific Notes:

- Brick Sidewalks Along 2nd Avenue North are Subject to NDOT Approval. Historic Germantown Neighborhood Association in Agreement with NDOT that All New Sidewalks in Germantown to be Brick.
- Short-term rental properties owner-occupied and short term rental properties non owner-occupied shall be prohibited.
- Decorative Street Lights Along 2nd Avenue North to be required.

Property Information
1205 2nd Avenue North
Nashville, Tennessee 37208
0.44 Gross Acres
Council District 19: Jacob Kupin

Owner of Record
EJ Nash Investments, LLC
804 Pershing Drive, Suite 104
Silver Springs, Maryland 20910

Project Developer
MXB Partners
Andrew Marshall
973.452.1763
andy@mxv-partners.com

Surveyor of Record
B2L Land Surveyors
Craig Beecher, RLS
615.212.5703
cbeecher@b2llandsurveyors.com

Project Architect
root ARCH
John Root, AIA
615.292.2142
john@rootarch.com

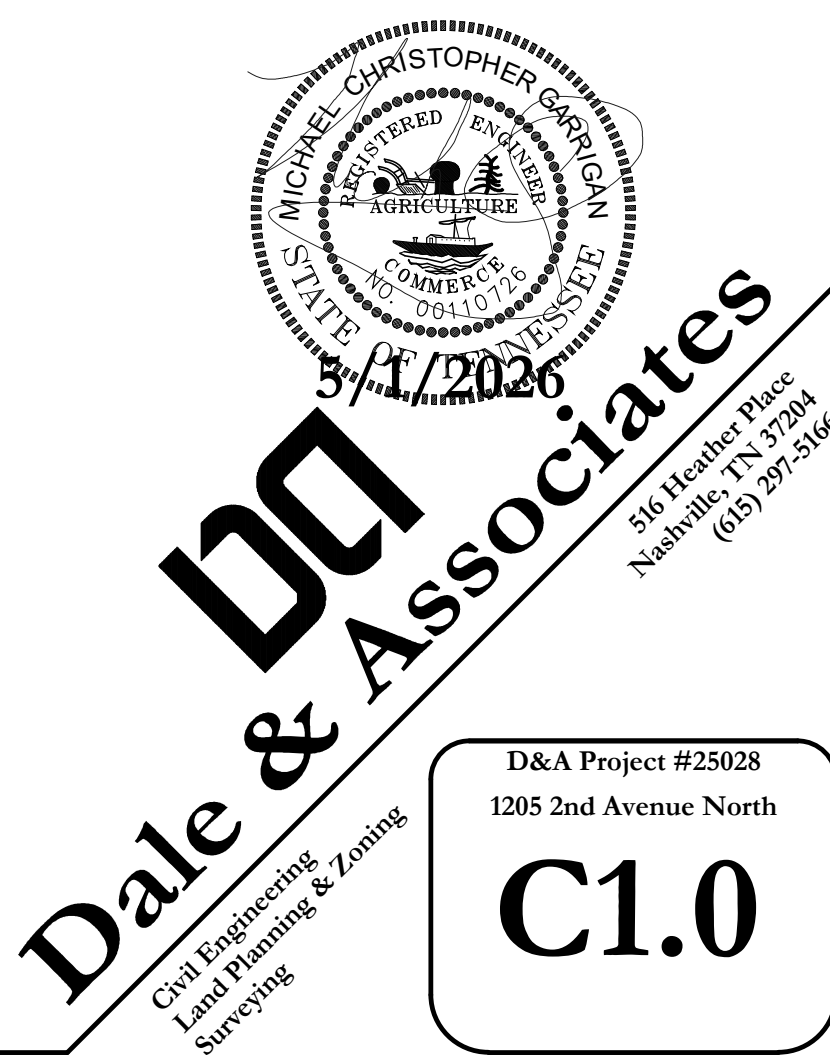
Project Engineer
Dale & Associates
Michael Garrigan, PE
615.297.5166
michael@daleandassociates.net

Flood Note
This site does not lie within a flood hazard area as depicted on the most current FIRM Panel Number 47037C0241H, dated April 5, 2017. Adjacent BFE 415

Site Benchmark
Mag nail located behind subject site in Alley 505
Northing: 672047.59
Easting: 1736717.71
NAVD 88 Elevation: 418.13

Architectural Notes
Building elevations for all facades shall be provided with the final site plan. The following standards shall be met:

- Building facades fronting a street or open space shall provided a minimum of one principal entrance (doorway) and a minimum of 50% glazing.
- Windows shall be vertically oriented at a ratio of 1.5:1 or greater.
- Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the Preliminary SP.
- A raised foundation of 18"-36" is required for all residential structures.



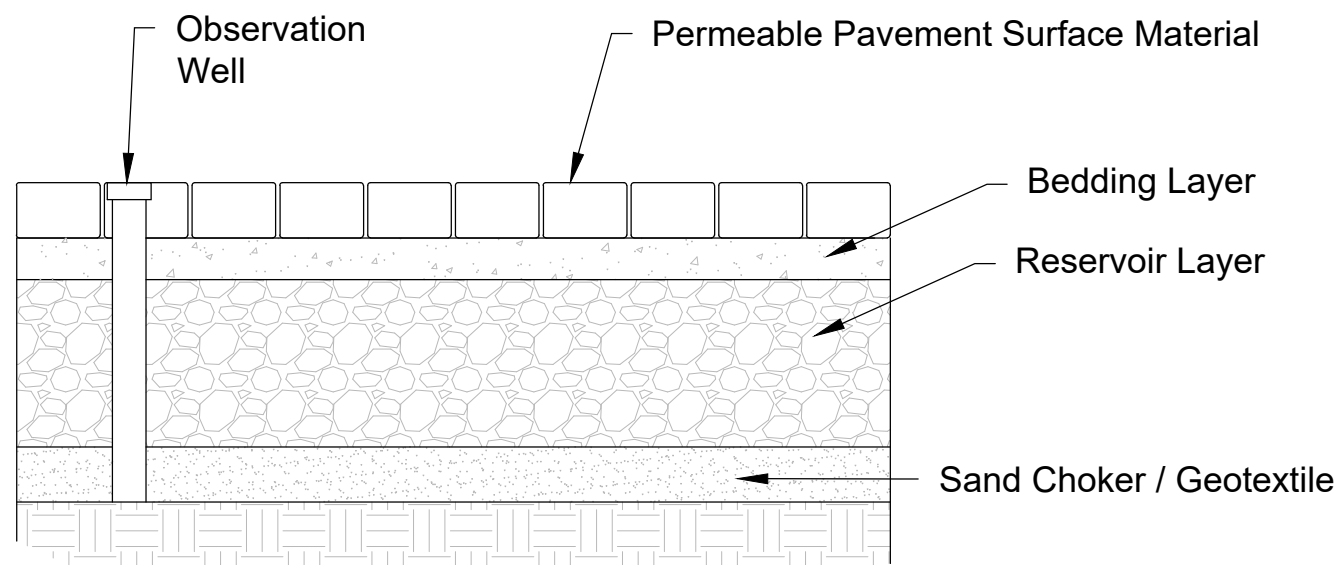
STORM WATER MANAGEMENT SUMMARY

±14,481 Square Feet = TOTAL ROOFTOP
5,000 Square Feet to Urban Bioretention
1,300 Square Feet to Permeable Pavers
7,000 Square Feet Green Roof

±1,181 Square Feet of Rooftop to Bypass Storm Water Measures plus additional surface impervious bypassing Storm Water Measures results in 60.0% Runoff Removal.

Calculated Curve Number Existing 94.2
Adjusted Curve Number Proposed 81.8

GIP - 03B
PERMEABLE PAVERS
WITHOUT UNDERDRAIN



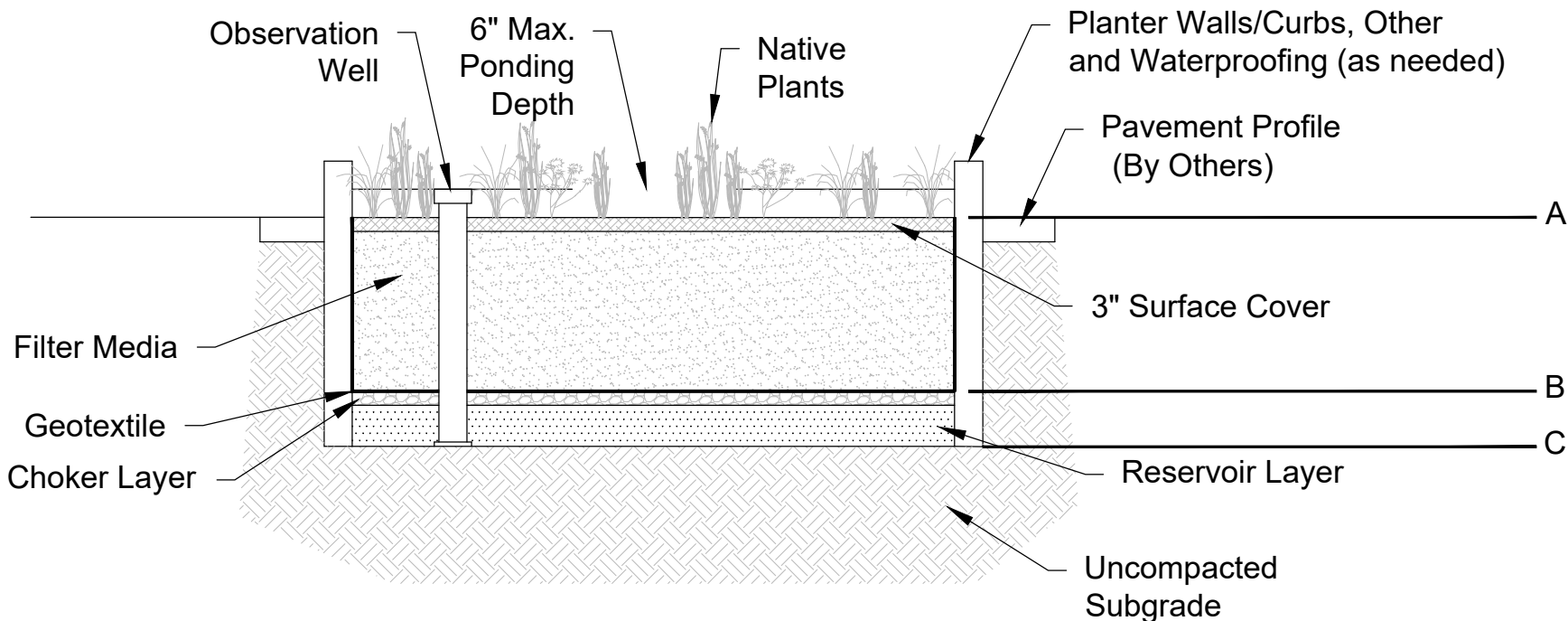
Permeable Pavers Without Underdrain Material Specifications		
Material	Specifications	Notes
Permeable Pavement System	Permeable Interlocking Concrete Pavers ¹	¹ ASTM C936
Bedding Layer *	#8 or #89 clean washed stone	Meet TDOT Construction Specifications.
Reservoir Layer *	#57 or #2 clean washed stone	Meet TDOT Construction Specifications.
Observation Well	6-inch SDR 35 PVC pipe with vented cap and anchor plate	Use traffic rated casing where required. Number of wells equals the number of test pits required for infiltration testing (see Appendix 1-A)
Sand Choker/ * Geotextile	2- to 4-inch layer of coarse sand ² Filter fabric (125 gpm/sq.ft.) ²	¹ Meet TDOT Construction Specifications ² AASHTO M288-06, ASTM D4491 & D4751

*Item receipts may be required to be included with as-built submittal.

Detail Notes:

- Vehicular traffic shall be prohibited on the pervious pavement until the site is stable to prevent sediment from being deposited by vehicles.
- Contractor, Engineer, or Owners Representative shall notify MWS NPDES Staff at least 48 hours prior to the installation of the pervious layer to observe the sub-base material.

GIP - 02B
URBAN BIORETENTION
WITHOUT UNDERDRAIN



Urban Bioretention Without Underdrain Material Specifications		
Material	Specifications	Notes
Surface Cover	• Shredded hardwood • Hardwood bark • River stone • Coir or jute matting • Turf	Lay a 3 inch layer on the surface of the filter bed in order to suppress weed growth & prevent erosion. Stone shall not comprise more than 50% of the surface area.
Filter Media * Composition	• 70% - 85% sand; • 10%-30% silt + clay, with clay ≤ 10%; and • 5% to 10% organic matter	The volume of filter media based on 110% of the plan volume, to account for settling or compaction. See website for testing procedures. Minimum media infiltration rate 1 in/hr. Contact staff for testing procedures.
Geotextile	Use a non-woven geotextile fabric with a flow rate of > 110 gal./min./ft. ² (e.g., Geotex 351 or equivalent)	Apply only to the sides and above the underdrain (2'-4' wide strip). AASHTO M288-06, ASTM D4491 & D4751
Choker Layer *	#8 or #89 clean washed stone	Meet TDOT Construction Specifications.
Reservoir Layer *	#57 or #2 clean washed stone	Meet TDOT Construction Specifications.
Observation Well	6-inch SDR 35 PVC pipe with vented cap and anchor plate	Number of wells equals the number of test pits required for infiltration testing (see Appendix 2-A)

*Item receipts may be required to be included with as-built submittal.

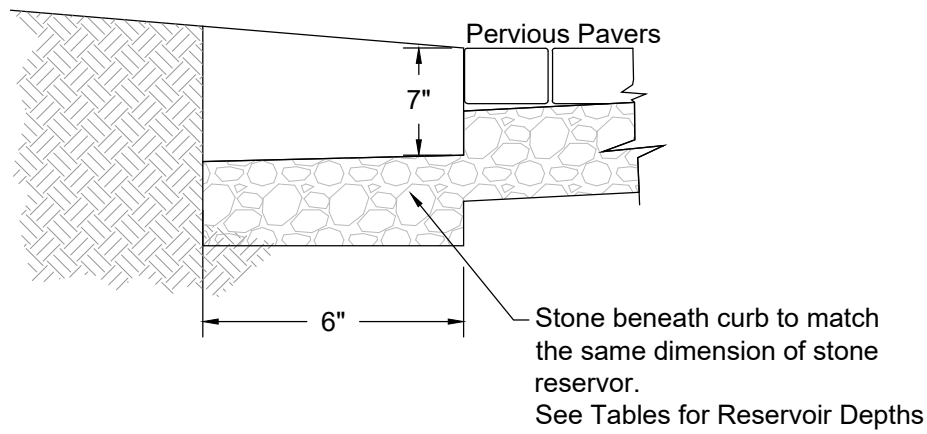
LANDSCAPE CERTIFICATION:

- I hereby certify that this bioretention planting plan is in keeping with the requirements listed in GIP-01 Section 5.7. Only native species and/or non-invasive species of plants were used in the design of this bioretention planting plan. This plan will achieve at least 75% surface area coverage within the first two years, and has the minimum amount of required trees.

DETAIL NOTE:

- Contractor, Engineer, or Owners Representative shall notify MWS NPDES Staff at least 48 hours prior to the installation of the bioretention filter media. At the completion of installation, the above referenced person will collect one sample per bioretention area for analysis and confirmation of the filter media as defined by GIP-01. Media testing not required when using a certified media product.
- Vehicular and equipment traffic shall be prohibited in an infiltrating urban bioretention area to prevent compaction and sediment deposition.
- Minimum 2' separation between subgrade and water table / bedrock required.

Permeable Paver Number :		
	Design	As-Built
Treatment Volume (Tv), CF	179 CF	
Surface Area, SF	448 SF	
Overflow (TOC) Elevation*	418.5	
Reservoir Depth	12"	
Underdrain Invert Depth*	N/A	
Outlet Elevation*	N/A	
* N/A if not required		
All elevations shall be NAVD88		

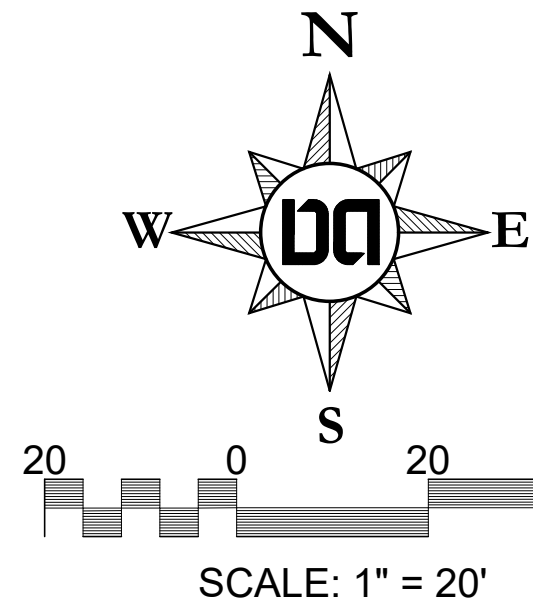


General Notes:

1. Expansion joints to be spaced a max. of 100' apart or as directed by engineer.
2. Expansion joints will also be required at tangent points, ramps, and inlets.
3. Contraction joints are to be cut into curb and gutter every 10' to a depth of D/4, where d equals the thickness of the section. The spacing of 10' may be reduced at closures but no section of curb shall be less than 10'.

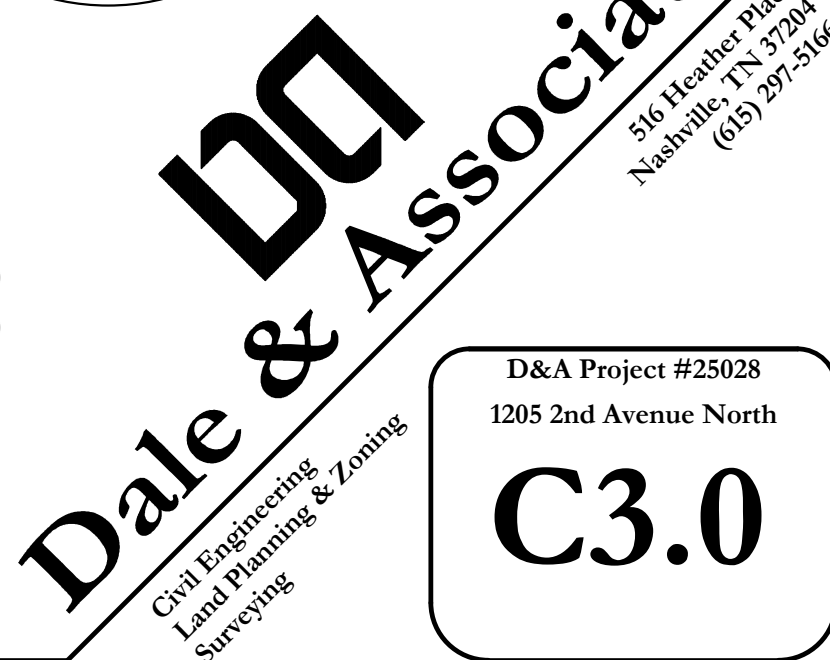
RIBBON CURB DETAIL
N.T.S.

Urban Bioretention Number :		
	Design	As-Built
Treatment Volume (Tv), CF	644 CF	
Surface Area, SF	390 CF	
Top of Bank Elevation	421.0	
Emergency Spillway Elevation*	420.5	
Overflow (TOC) Elevation*	420.5	
Max. Ponding Elevation	420.5	
(A) GIP Surface Elevation	420.0	
(B) Top of Stone Elevation	417.0	
Underdrain Invert*	----	
Outlet Elevation*	----	
(C) Subgrade Elevation	416.0	
* N/A if not required		
All elevations shall be NAVD88		



GROSS SITE = 19,031 SQ FT (0.44 AC)
NET SITE = 17,234 SQ FT (0.40 AC)

Permits/Case Numbers	
MPC Case No 2026SP-024-001	



Drawing Date:
April 2026

Revisions

1205 2nd Avenue North

Preliminary SP

Being Parcel 367 on Metro Tax Map 82-9

Nashville, Davidson County, Tennessee



SP Grading &
Utility Plan

D&A Project #25028

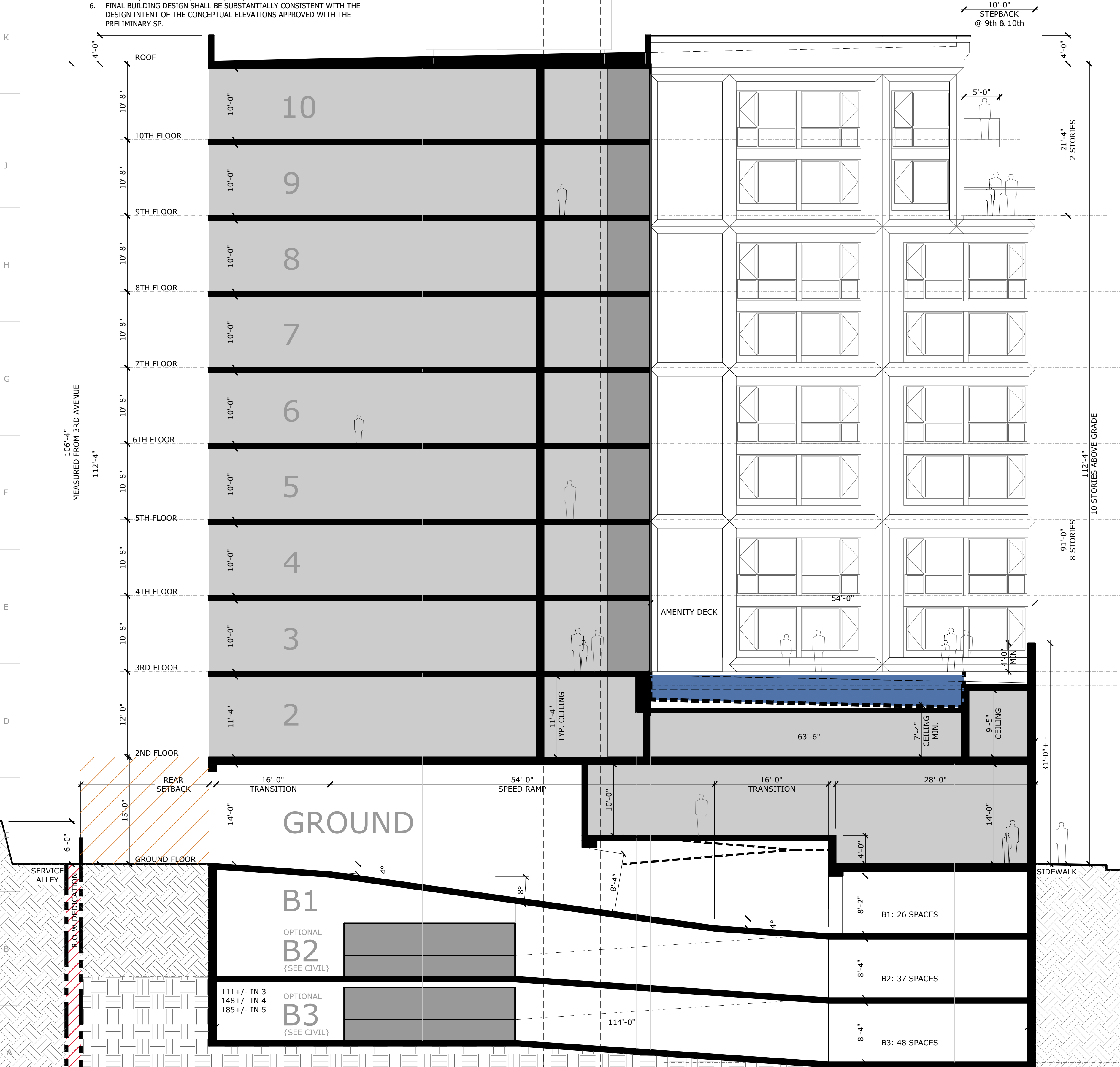
1205 2nd Avenue North

C3.0

THESE DRAWINGS SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. ALL DESIGNS AND INTELLECTUAL PROPERTY SHALL REMAIN EXCLUSIVELY OWNED BY THE ARCHITECT.

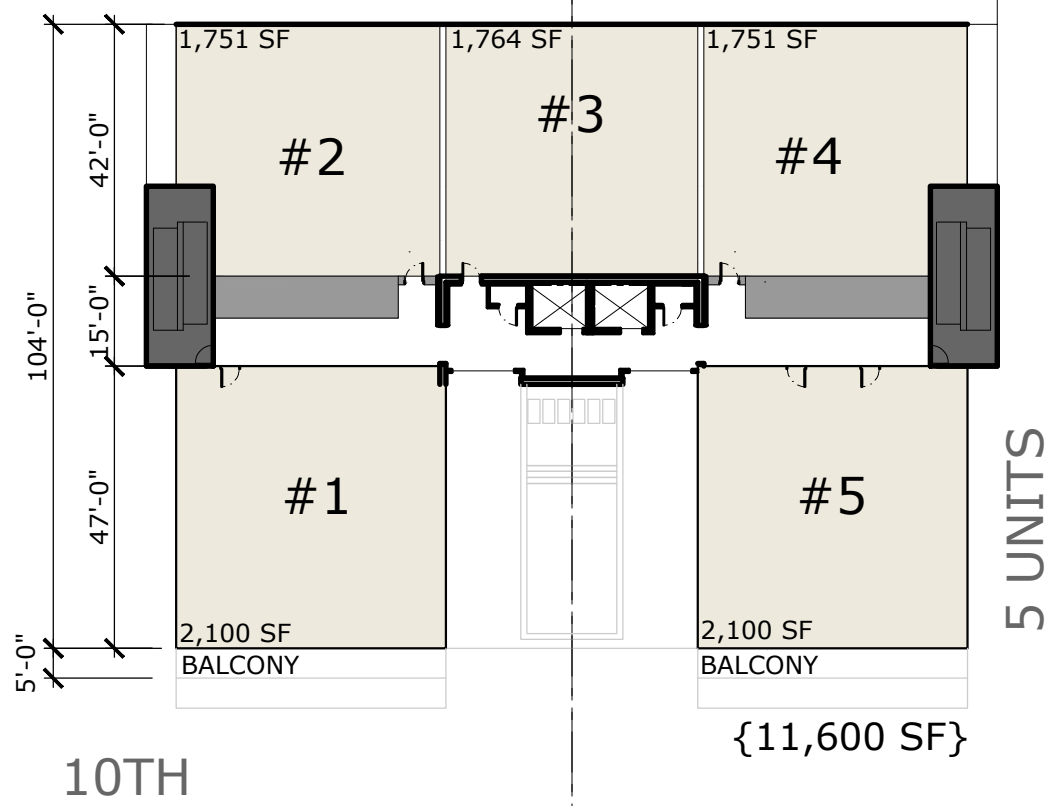
ARCHITECTURAL STANDARDS:

1. BUILDING FAÇADES SHALL BE DESIGNED WITH DURABLE, HIGH-QUALITY MATERIALS, INCLUDING BUT NOT LIMITED TO BRICK, BRICK VENEER, STONE, CAST STONE, METAL PANEL, GLASS, CEMENTITIOUS SIDING/PANEL, OR SIMILAR MATERIALS.
2. STREET-FACING FAÇADES SHALL PROVIDE A MINIMUM OF FIFTY PERCENT (50%) GLAZING.
3. PRIMARY PEDESTRIAN ENTRANCES SHALL BE ORIENTED TO THE PUBLIC STREET.
4. MECHANICAL EQUIPMENT, REFUSE AREAS, LOADING AREAS, AND VISIBLE PARKING STRUCTURE COMPONENTS SHALL BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY AND INTEGRATED INTO THE OVERALL ARCHITECTURAL DESIGN.
5. STREET-FACING FAÇADES SHALL INCORPORATE ARCHITECTURAL ARTICULATION SUFFICIENT TO AVOID LONG BLANK WALLS, INCLUDING CHANGES IN PLANE, RECESSES, PROJECTIONS, GLAZING, AND/OR CHANGES IN MATERIAL.
6. FINAL BUILDING DESIGN SHALL BE SUBSTANTIALLY CONSISTENT WITH THE DESIGN INTENT OF THE CONCEPTUAL ELEVATIONS APPROVED WITH THE PRELIMINARY SP.

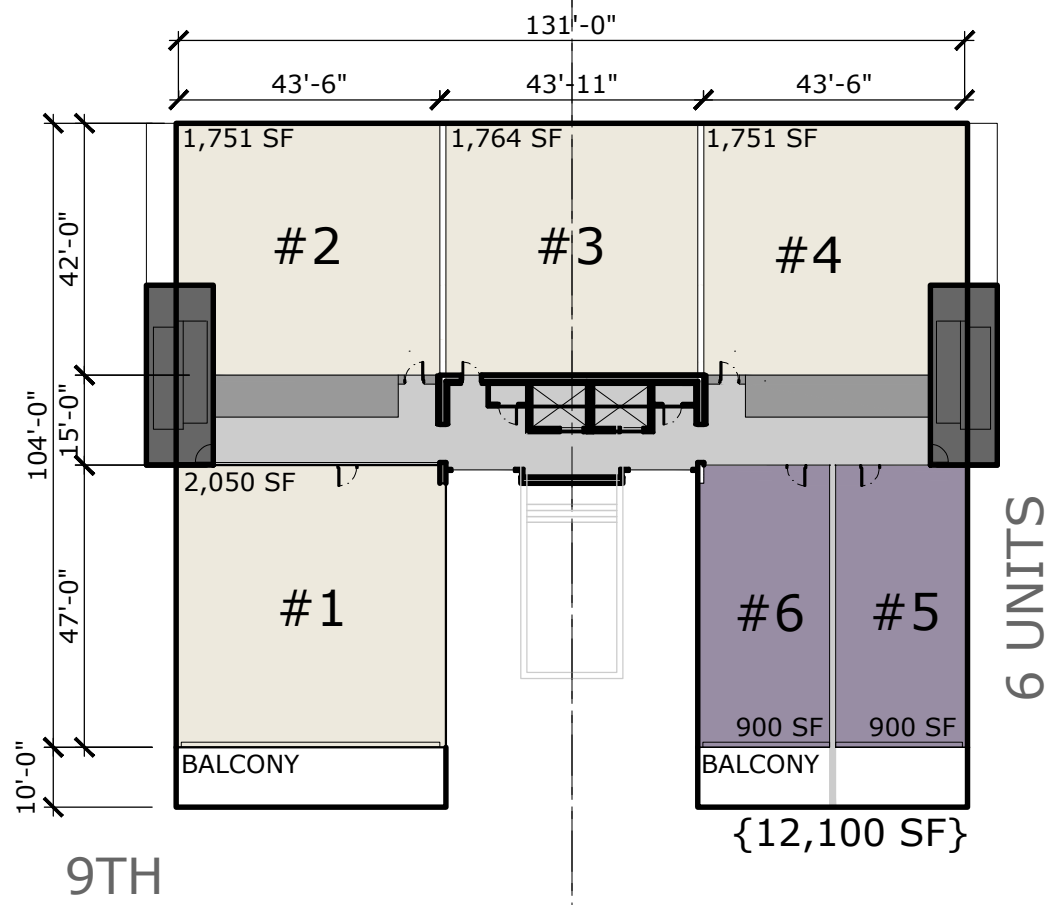


A1 BUILDING SECTION
1/8" = 1'-0"

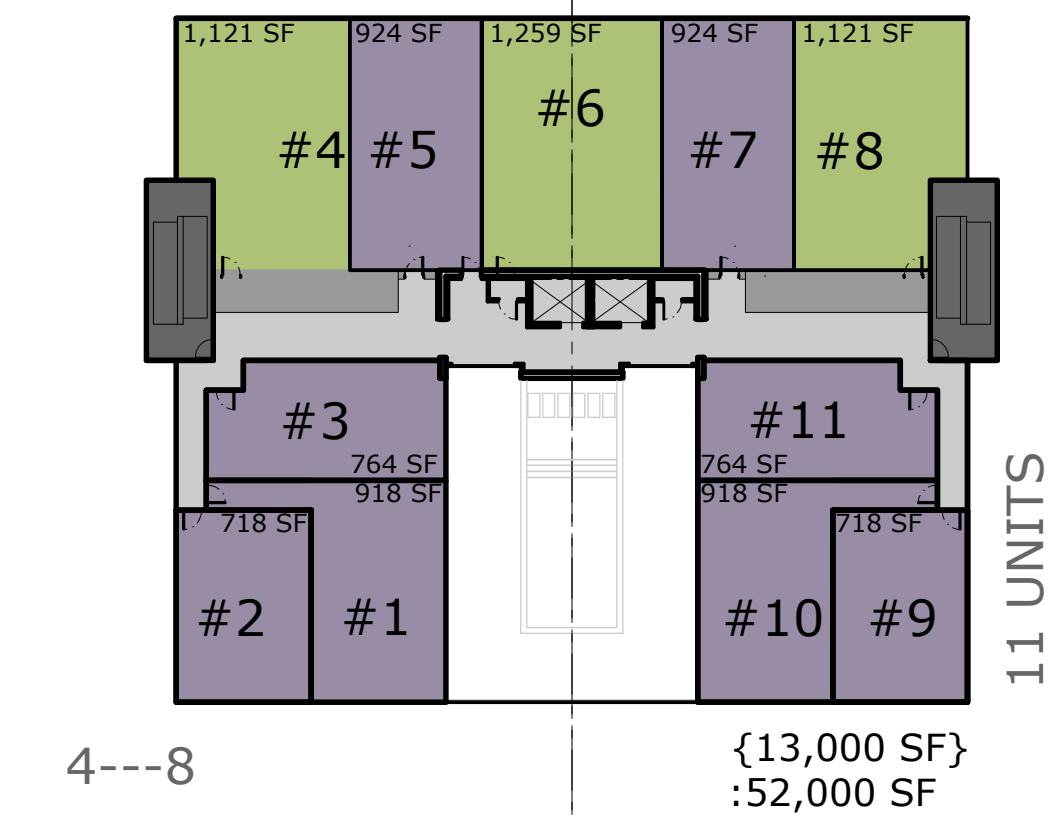
ROOF



10TH



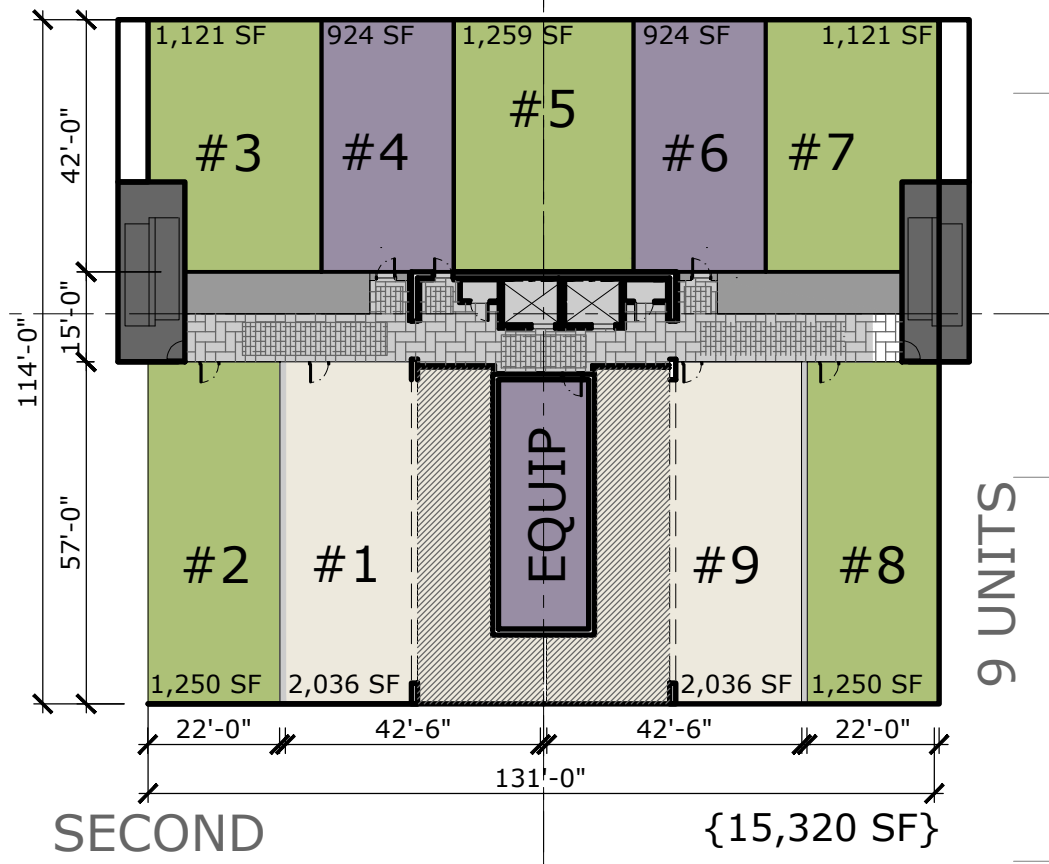
9TH



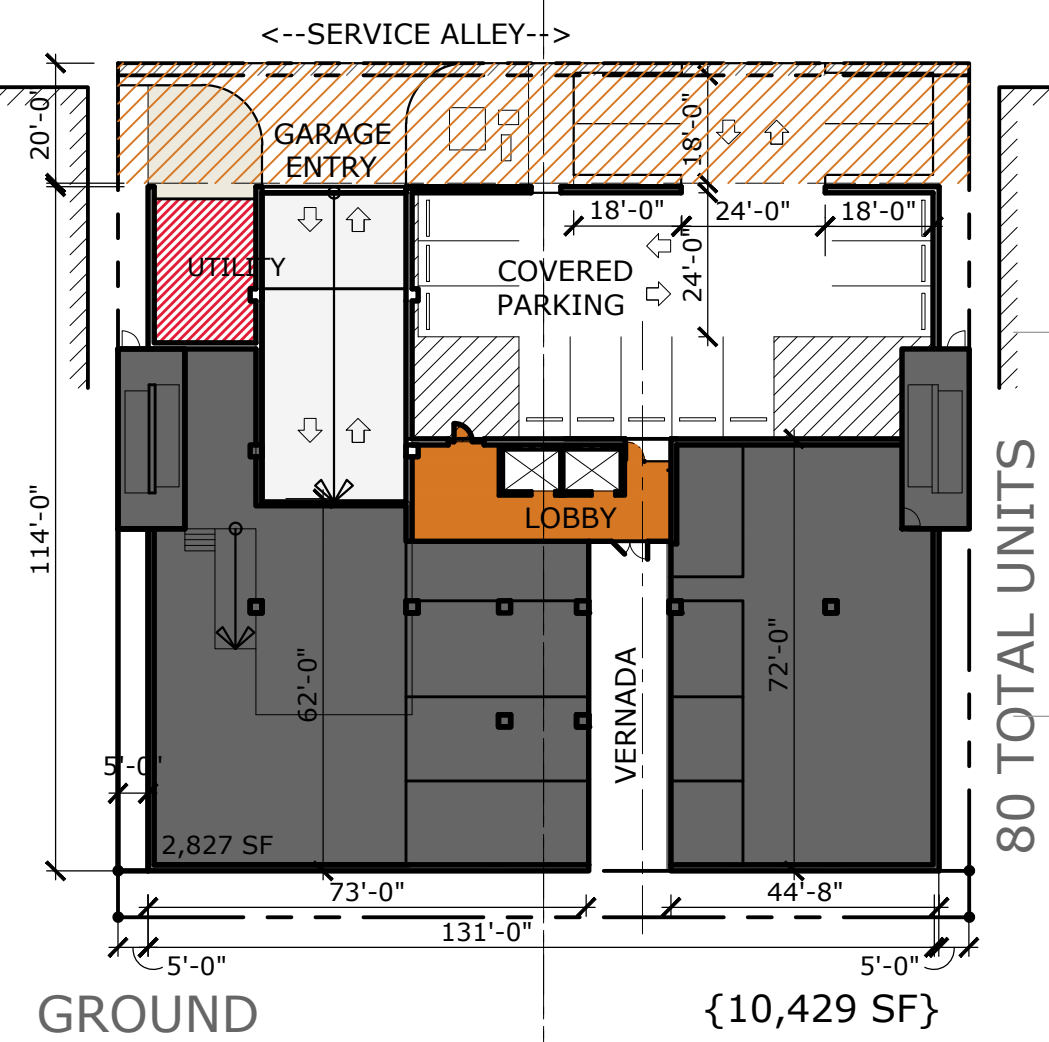
4---8
{13,000 SF}
{52,000 SF}

UNIT LAYOUTS
NTS

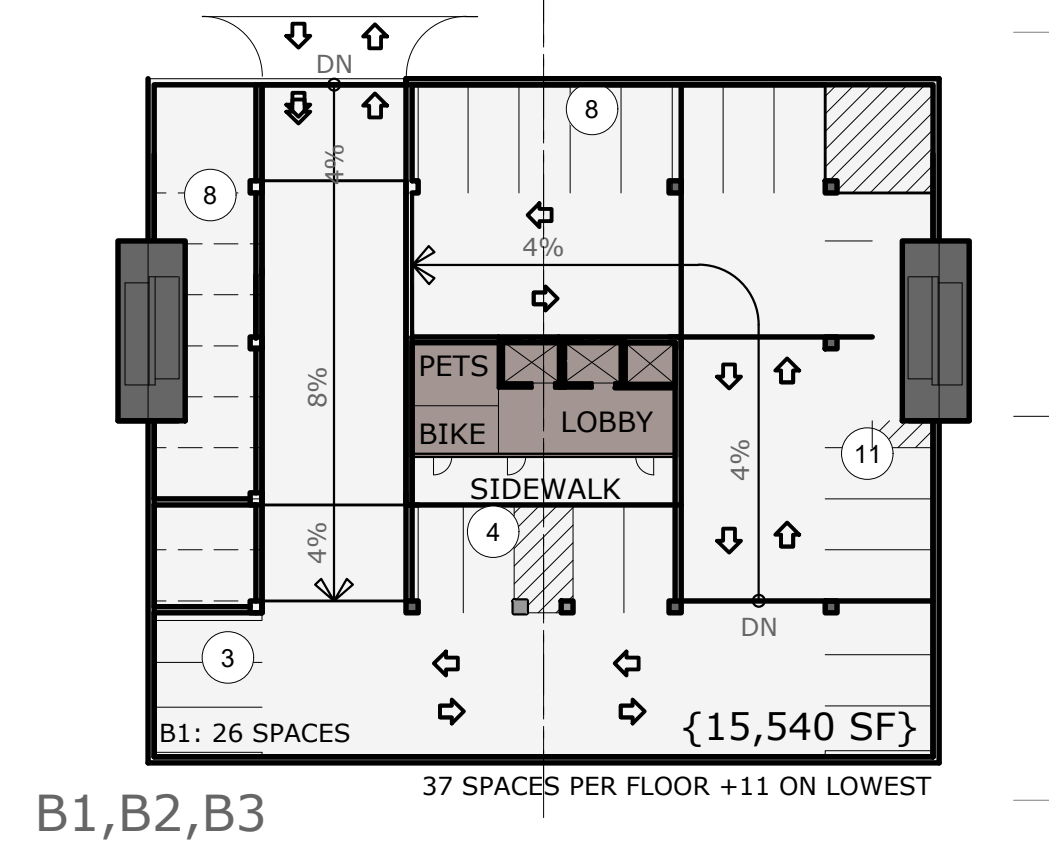
THIRD



SECOND



GROUND



B1,B2,B3

80 TOTAL UNITS:
(29)A, (18)B
(15)C, (12)D, (4)E, (2)F
RETAIL SF: **7,655 SF**
FLOORS 1-10: **124,000 +/- SF**

A: 764-918
B: 1,121-1,259
C: 1,751-2,100
D: 924
E: 764-918
F: 1,250



FRONT PERSPECTIVE
PG. 5

1205 2ND AVE N
Proposed Residences

root**ARCH**
architecture | interiors

MXB
Partners





LOOKING EAST
from 4th Avenue North

1205 2ND AVE N
Proposed New For-Sale Residences

rootARCH
architecture | interiors

MXB
Partners