PRELIMINARY SPECIFIC PLAN

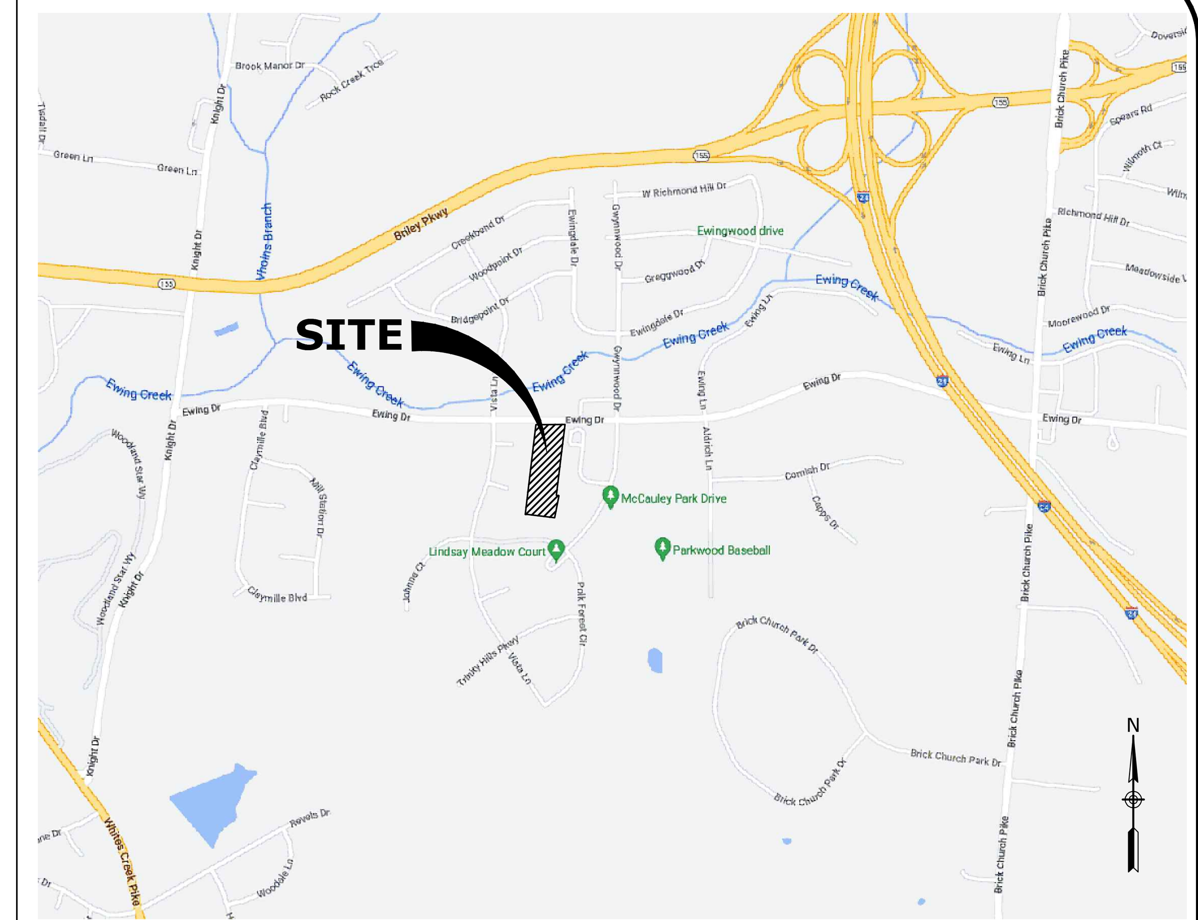
THE MARLOWE

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PLANNNG CASE NO.: 2024SP-024-001

SWGR NO.: T2024XXXXXXXX MASTER PERMIT NO.: T2024XXXXXXXX

CATALYST PROJECT NO. 20230256
JUNE 14, 2024



VICINITY MAP
NOT TO SCALE

SITE DATA

COUNCIL DISTRICT:	2
COUNCIL MEMBER:	KYONZTE TOOMBS
TAX MAP:	00009800
PARCEL ID.:	059
SITE ADDRESS:	520 EWING DR. NASHVILLE, TN 37207
SITE ACREAGE:	3.72 AC. (162,245 FT²)
EXISTING ZONING:	RS7.5
PROPOSED ZONING:	SP *(RM15 FALLBACK DISTRICT)*
ALLOWED USES:	ALL USES PERMITTED IN THE RM15 DISTRICT, EXCEPT:
PROHIBITED USES:	SHORT TERM RENTAL PROPERTIES (OWNER-OCCUPIED OR NON-OWNER OCCUPIED)
PROPOSED USE:	MULTIFAMILY
PROPOSED UNITS:	
TWO BEDROOM*:	56

**FINAL PLAN MAY INCLUDE A MIXTURE OF UNIT TYPES. SUFFICIENT PARKING MUST BE PROVIDED PER CODE.*

DENSITY:	15.05 DU/AC
PROPOSED MAX. BUILDING HEIGHT:	3 STORIES IN 35'-0"

SETBACKS

FRONT SETBACK:	40'
SIDE SETBACK:	10'
REAR SETBACK:	20'

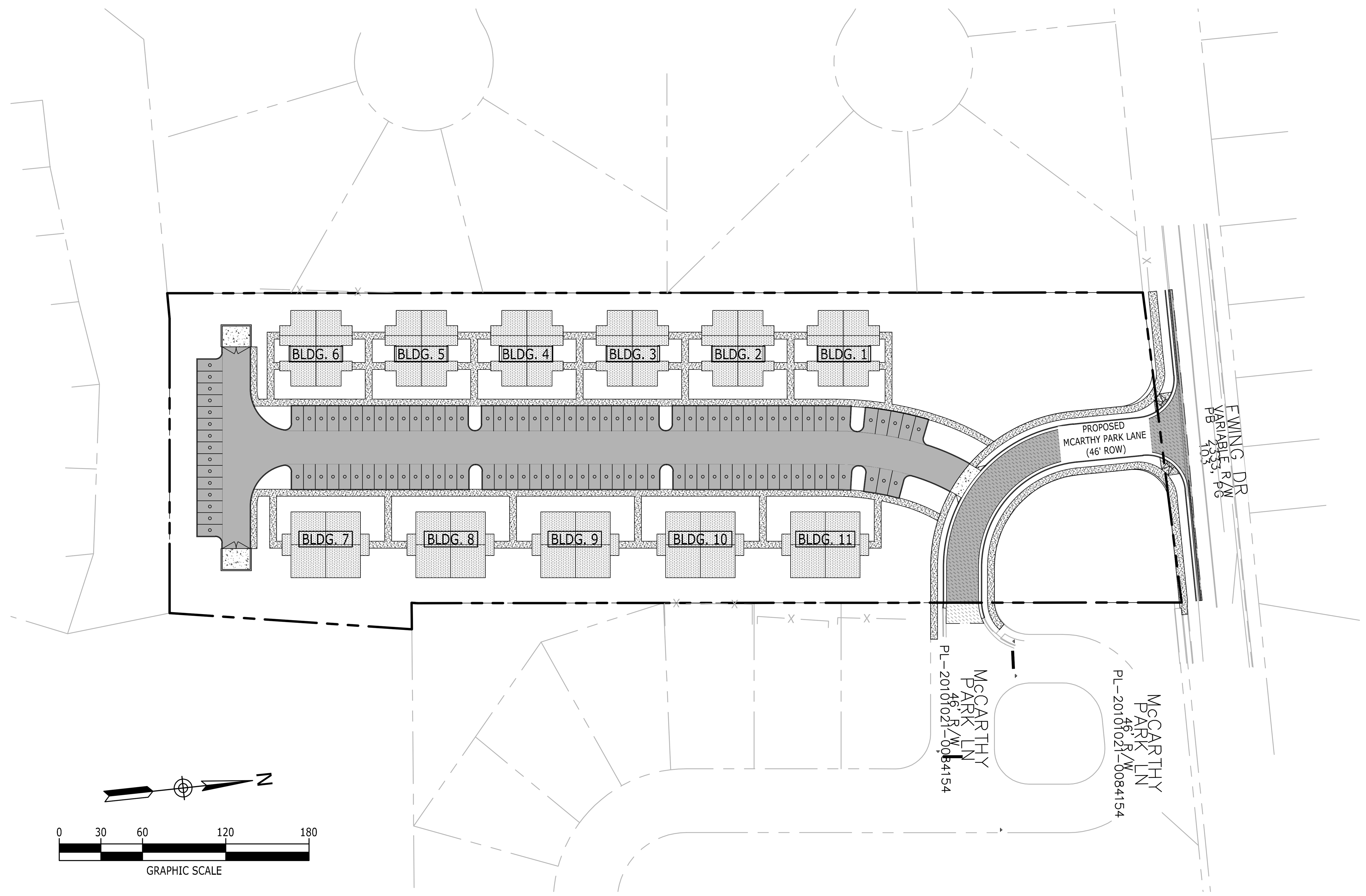
PARKING SUMMARY

PARKING REQUIRED:	112 SPACES REQUIRED

(PER CODE: 1 SP. PER BR UP TO 2 BR; 0.5 SP. PER ADD'L BEDROOM)

PARKING PROVIDED:	113 SPACES
OWNER:	LEGACY SOUTH BUILDERS
ADDRESS:	2405 DICKERSON PIKE NASHVILLE, TN 37207
PHONE NO.:	615.861.1669
CONTACT NAME:	ALEX LITTLE
CONTACT E-MAIL ADDRESS:	alex.little@legacysouth.com
PROJECT REPRESENTATIVE:	CATALYST DESIGN GROUP
ADDRESS:	5100 TENNESSEE AVE. NASHVILLE, TN 37209
PHONE NO.:	615.622.7200
CONTACT NAME:	JARED CUNNINGHAM
CONTACT E-MAIL ADDRESS:	jcunningham@catalyst-dg.com

RECORDED DOCUMENTS: DB-20240206 0008439
FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47037C0231H, 04/05/2017, COMMUNITY NAME: METRO GOVERNMENT OF NASHVILLE, DAVIDSON COUNTY TENNESSEE.



Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	SITE SURVEY
C2.0	LAYOUT PLAN
C3.0	GRADING, DRAINAGE, & UTILITY PLAN
L1.0	TREE INVENTORY PLAN
L1.1	TREE INVENTORY
L2.0	OVERALL LANDSCAPE PLAN

DEVELOPMENT NOTES

1. THE PURPOSE OF THIS SPECIFIC PLAN (SP) IS TO PERMIT THE DEVELOPMENT OF 56 MULTIFAMILY RESIDENTIAL UNITS.
2. THE FALLBACK ZONING FOR THIS PROPERTY SHALL BE **RM15.** ANY ZONING STANDARDS NOT SPECIFICALLY REFERENCED HEREIN SHALL BE PER THE STANDARDS APPLICABLE TO THE RM15 DISTRICT.

NOTES:

1. 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.
2. HEIGHT SHALL BE MEASURED FROM THE AVERAGE ELEVATION (4 MOST EXTERIOR CORNERS) AT THE FINISHED GRADE TO THE MIDPOINT OF THE PRIMARY ROOF PITCH OR TO THE TOP OF THE PARAPET FOR A FLAT ROOF.
3. THE PRIVATE DRIVE SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
4. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
5. THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THIS AND PROPOSED STORMWATER LOCATIONS AND METHODS. FINAL DETAILS SHALL BE GOVERNED BY THE APPROPRIATE STORM WATER REGULATION AT THE TIME OF THE SUBMITTAL.
6. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY METRO STORMWATER MANAGEMENT MANUAL.
7. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN AND REPAIR UTILITIES ON THE SITE.
8. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARD DETAILS OF METRO WATER SERVICES.
9. LANDSCAPING AND TREE DENSITY REQUIREMENTS SHALL BE PER THE METRO ZONING ORDINANCE.

PREPARED FOR

LEGACY SOUTH BUILDERS
2405 DICKERSON PIKE
NASHVILLE, TN 37207
615.861.1669

CALEB L PAUL
STATE OF TENNESSEE
No. 124810
6/14/24

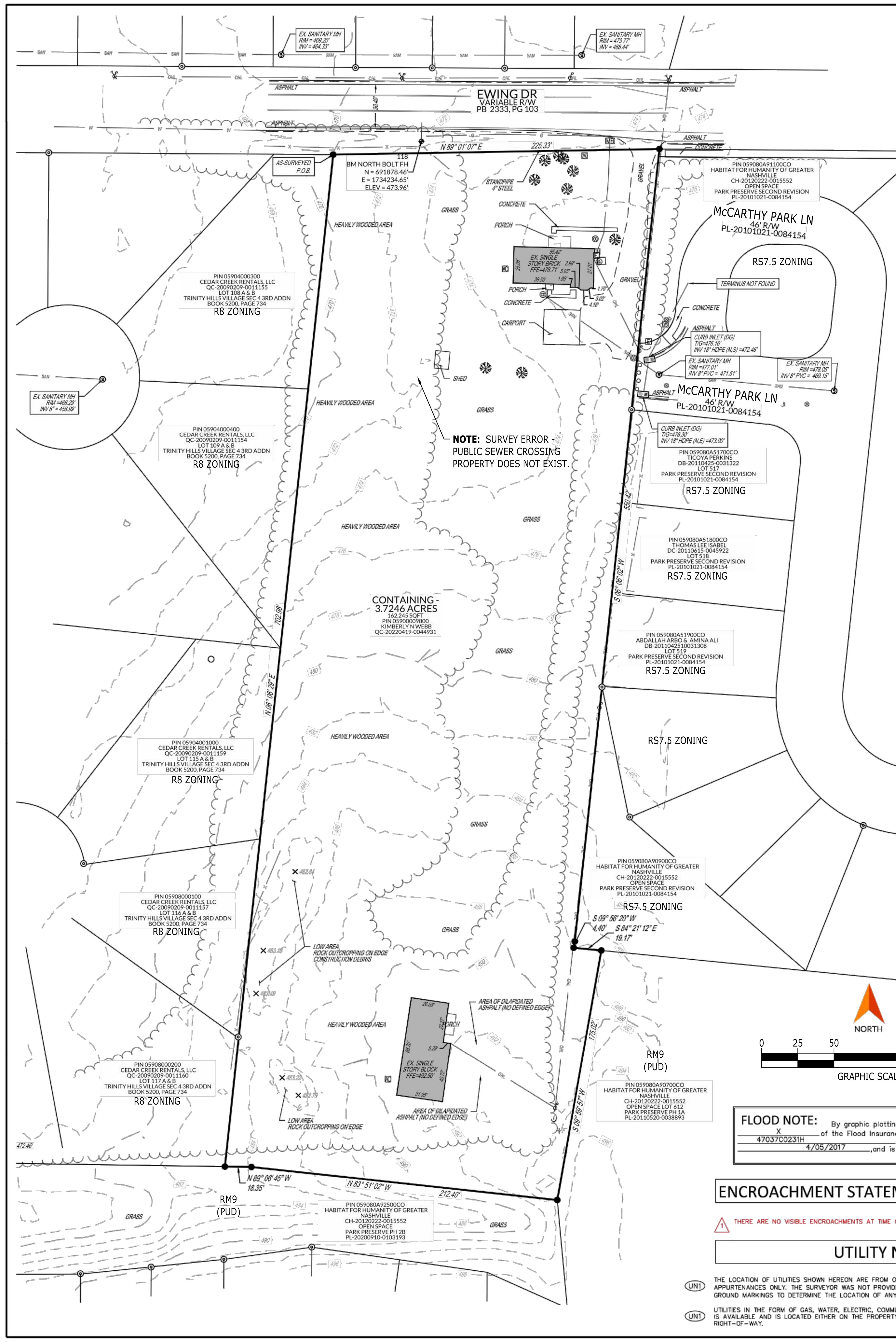
CIVIL ENGINEER/LANDSCAPE ARCHITECT

Catalyst DESIGN GROUP
5100 TENNESSEE AVENUE
NASHVILLE, TN 37209
(615) 622-7200

6/14/24

COVER SHEET

C0.0



ALTA/NSPS SURVEY

520 EWING DR
CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE
3.7246AC (162,245 SqFt)

SURVEY NOTES

1. NORTH AND BEARING SYSTEM BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83 AND REFERENCED TO THE T.D.O.T. – G.N.S.S. NETWORK AND COLLECTED UTILIZING A SPECTRA SP80 RECEIVER DURING A SURVEY CONDUCTED BY B A LAND PROFESSIONALS, LLC. ON NOVEMBER 15, 2023.
   VERTICAL DATUM IS REFERENCED TO NAVD88 AND REFERENCED TO THE T.D.O.T. – G.N.S.S. NETWORK AND COLLECTED UTILIZING A SPECTRA SP80 RECEIVER DURING A SURVEY CONDUCTED BY B A LAND PROFESSIONALS, LLC. ON NOVEMBER 15, 2023.
2. ALL UTILITIES ARE SHOWN TO THE BEST OF OUR KNOWLEDGE AND ARE BASED ON LOCATIONS TAKEN FROM OBSERVED EVIDENCE ONLY. NO CERTIFICATION IS MADE OR IMPLIED THAT THE UTILITIES SHOWN ARE CORRECT OR THAT ALL UTILITIES ARE SHOWN.
3. ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE DAVIDSON COUNTY RECORDER'S OFFICE LOCATED IN NASHVILLE, TN
4. SURVEY PREPARED FROM FIELDWORK PERFORMED IN NOVEMBER OF 2023. ALL MONUMENTATION SHOWN HEREON IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
5. ACCESS TO THE SUBJECT PARCEL IS AVAILABLE VIA EWING DRIVE, BEING A PUBLIC RIGHTS–OF–WAY.
6. SETBACKS ARE BASED ON DISTRICT BULK TABLES IN 17.12.020 OF THE ZONING CODE OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY TENNESSEE.
7. THIS IS NOT A RECORDABLE DOCUMENT FOR TRANSFER OF TITLE.
8. CURRENT ZONING AS EVIDENCED BY NASHVILLE PLANNING DEPARTMENT IS – RS7.5 PER ORDINANCE 096–555.
   (A ZONING REPORT OR ZONING LETTER WAS NOT PROVIDED)
9. THIS SURVEY MEETS ALL OF THE ACCURACY REQUIREMENTS FOR BOUNDARY SURVEY PURSUANT TO TCA 820–03.00
10. THERE EXISTS NO WETLAND DELINEATION AT TIME OF SURVEY.
11. THERE EXISTS NO VISIBLE EVIDENCE OF A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL AT TIME OF SURVEY.
12. THERE EXISTS NO PROPOSED RIGHT–OF–WAY CHANGES TO THE SITE AT TIME OF SURVEY.
13. THERE EXISTS A TOTAL OF 0 IMPROVED PARKING SPACES (VISIBLE AT TIME OF SURVEY) OF WHICH 0 ARE REGULAR AND 0 ARE DESIGNATED AS ADA ACCESSIBLE.
14. ALL PLOTTABLE OFFSITE EASEMENTS (PROVIDED AND/OR FOUND BY THE SURVEYOR) ARE SHOWN ON THE MAP.
15. THERE ARE SEVERAL ERRORS IN THE RECORDED LEGAL DESCRIPTION BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENT PROVIDED

AS-SURVEYED LEGAL DESCRIPTION

SITUATE IN THE CITY OF NASHVILLE, THE 2ND COUNCIL DISTRICT OF DAVISON COUNTY AND THE STATE OF TENNESSEE AND BEING ALL OF THE LANDS OF KIMBERLY N. WEBB, AS RECORDED IN QC–20220419–0044931 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET IRON PIN AND CAP ON THE NORTHEAST CORNER OF LOT 108A&B OF THE TRINITY HILLS VILLAGE SECTION 4, 3RD ADDITION, AS RECORDED IN BOOK 5200, PAGE 734, IN THE NAME OF CEDAR CREEK RENTALS, LLC, AS RECORDED IN QC–20090209–00111155–0088834, ALSO BEING ON THE SOUTHERLY RIGHT–OF–WAY OF EWING DRIVE;

THENCE ALONG THE SOUTHERLY RIGHT–OF–WAY OF SAID EWING DRIVE, NORTH 89°01'07" EAST, A DISTANCE OF 225.33 FEET TO A SET IRON PIN AND CAP ON THE NORTHWESTERLY CORNER OF PARK PRESERVE, SECOND REVISION, AS RECORDED IN PL–20101021–0084154;

THENCE ALONG THE WESTERLY LINE OF SAID PARK PRESERVE, SECOND REVISION, THE FOLLOWING 3 (THREE) COURSES:
1) SOUTH 06°06'02" WEST, A DISTANCE OF 550.42 FEET TO A SET IRON PIN AND CAP;
2) SOUTH 09°56'20" WEST, A DISTANCE OF 4.40 FEET TO A SET IRON PIN AND CAP;
3) SOUTH 84°21'12" EAST, A DISTANCE OF 19.19 FEET TO A SET IRON PIN AND CAP ON THE NORTHWESTERLY CORNER OF OPEN SPACE LOT 612 OF PARK PRESERVE, PHASE 1A, AS RECORDED IN PL–20110520–0038893, IN THE NAME OF HABITAT OF HUMANITY OF GREATER NASHVILLE, AS RECORDED IN CH–20120222–0015552;

THENCE ALONG THE WESTERLY LINE OF SAID OPEN SPACE LOT 612, SOUTH 09°59'57" WEST, A DISTANCE OF 175.02 FEET TO A SET IRON PIN AND CAP ON THE NORTHEASTERLY CORNER OF THE OPEN SPACE LOT OF PARK PRESERVE, PHASE 2B, AS RECORDED IN PL–20200910–0103193, IN THE NAME OF HABITAT OF HUMANITY OF GREATER NASHVILLE, AS RECORDED IN CH–20120222–0015552;

THENCE ALONG THE NORTHERLY LINE OF SAID OPEN SPACE LOT OF PARK PRESERVE, PHASE 2B, THE FOLLOWING 2 (TWO) COURSES:
1) NORTH 83°51'02" WEST, A DISTANCE OF 212.40 FEET TO A SET IRON PIN AND CAP;
2) NORTH 89°06'45" WEST, A DISTANCE OF 18.35 FEET TO A SET IRON PIN AND CAP ON THE SOUTHEASTERLY CORNER OF LOT 117 A & B OF THE AFOREMENTIONED TRINITY HILLS VILLAGE SECTION 4, 3RD ADDITION, IN THE NAME OF CEDAR CREEK RENTALS, LLC, AS RECORDED IN QC–20090209–00111155–0011160;

THENCE ALONG THE EASTERLY LINE OF SAID TRINITY HILLS VILLAGE SECTION 4, 3RD ADDITION, NORTH 06°06'29" EAST, A DISTANCE OF 702.98 FEET TO THE POINT OF BEGINNING;

CONTAINING – 3.7246 ACERS (162,245 SQFT) OF LAND AND BEING SUBJECT TO ALL OTHER EASEMENTS, ENCUMBRANCES, RIGHTS, RESERVATIONS OR MATTER OF TITLE THAT MAY AFFECT THE SUBJECT PARCEL.
NORTH AND BEARING SYSTEM BASED UPON THE TENNESSEE STATE PLANE COORDINATED SYSTEM, NAD83 AND REFERENCED TO THE T.D.O.T. – G.N.S.S. NETWORK AND COLLECTED UTILIZING A SPECTRA SP80 RECEIVER DURING A FIELD SURVEY CONDUCTED BY B A LAND PROFESSIONALS, LLC. ON NOVEMBER 15, 2022.
THIS SURVEY AND DESCRIPTION WAS PREPARED BY OR UNDER THE DIRECT SUPERVISION OF DONOVAN P. BENSON, TENNESSEE RLS #3046.

THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT TO OLD REPUBLIC TITLE INSURANCE COMPANY IN COMMITMENT NUMBER 234630, DATED OCTOBER 24, 202.

NORTH

0 25 50 100 150
GRAPHIC SCALE

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 47037C0231H, which bears an effective date of 4/05/2017, and is not in a special flood zone area.

ENCROACHMENT STATEMENT

1 THERE ARE NO VISIBLE ENCROACHMENTS AT TIME OF SURVEY.

UTILITY NOTES

UN1 THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

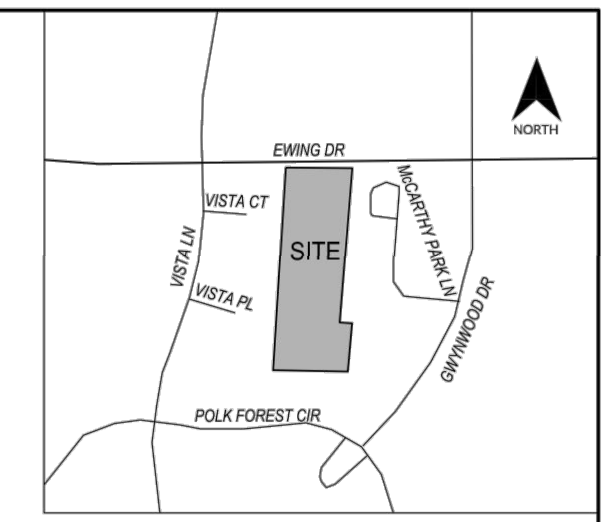
UN1 UTILITIES IN THE FORM OF GAS, WATER, ELECTRIC, COMMUNICATION, SANITARY SEWER AND STORM SEWER IS AVAILABLE AND IS LOCATED EITHER ON THE PROPERTY OR WITHIN THE ADJOINING PUBLIC RIGHT–OF–WAY.

NOTES CORRESPONDING TO SCHEDULE B

THE BELOW ITEMS ARE AN EXCERPT FROM CERTIFIED TITLE COMMITMENT TO OLD REPUBLIC TITLE INSURANCE COMPANY IN COMMITMENT NUMBER 234630, DATED OCTOBER 24, 2023.

ITEMS 1–7, AND 9–10 ARE NOT SURVEY RELATED MATTERS OR ARE STANDARD EXCEPTION ITEMS.

8. MATTERS SHOWN ON THE PLAN OF RECORD IN BOOK 843, PAGE 57, INSTRUMENT NO. 20101021–0084154 and INSTRUMENT NO. 20110520–0038893, SAID REGISTER'S OFFICE. NOT SUBJECT TO



VICINITY MAP
NOT TO SCALE

SITE LOCATION
LAT ~36°13'47" N
LON ~86°47'39" W

RECORD LEGAL DESCRIPTION

BEING A TRACT OF LAND IN THE 121H CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY BARGE, WAGGONEER & SUMNER, INC., DATED MARCH 29, 1968, AS FOLLOWS:

BEING A PART OF TRACT 1 (FORMERLY INCORRECTLY RECITED AS TRACT L) ON THE PLAN OF W. B. AND W. H. OMOHUNDRO'S LANDS, AS OF RECORD IN PLAT BOOK 843, PAGE 57, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE SOUTHERLY MARGIN OF EWING DRIVE AND BEING THE NORTHEASTERN CORNER OF THIS TRACT; THENCE WITH THE WESTERLY LINE OF W. B. OMOHUNDRO, N 02 DEG. 00' 00" E, 556.35 FEET TO AN IRON PIN; THENCE N 06 DEG. 03' 00" E, 158.7 FEET TO AN IRON PIN; THENCE WITH THE NORTHERLY LINE OF TRINITY HILLS, INC., S 88 DEG. 00' 00" E, 212.40 FEET TO AN IRON PIN; THENCE WITH THE EASTERLY LINE OF TRINITY HILLS INC., S 02 DEG. 00' 00" W, 689.50 FEET TO AN IRON PIN; THENCE WITH THE SOUTHERLY MARGIN OF EWING DRIVE, N 86 DEG. 16' 00" E, 226.41 FEET TO AN IRON PIN, BEING THE POINT OF BEGINNING, CONTAINING 3.58 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO RONALD B. WEBB JR., AND WIFE, KIMBERLY N. WEBB, BY DEED FROM RONALD B. WEBB SR., AND WIFE, ANNA MARIE WEBB, DATED SEPTEMBER 26, 2005, OF RECORD IN INSTRUMENT NO. 20050928–0116197, SAID REGISTER'S OFFICE.

ALSO, BEING THE SAME PROPERTY CONVEYED TO KIMBERLY N. WEBB, UNMARRIED, BY DEED FROM RONALD B. WEBB, JR. MARRIED, AND KIMBERLY N. WEBB, UNMARRIED, DATED APRIL 6, 2022, OF RECORD IN INSTRUMENT NO. 20220419–0044931, SAID REGISTER'S OFFICE.

THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT TO OLD REPUBLIC TITLE INSURANCE COMPANY IN COMMITMENT NUMBER 234630, DATED OCTOBER 24, 202.

LEGEND

BOUNDARY LINE
ADJOINER LINE
SETBACK LINE
BUILDING LINE
FENCE LINE
OVERHEAD UTILITY LINE
SANITARY LINE
STORM LINE
WATER LINE
MAJOR CONTOUR LINE
MINOR CONTOUR LINE

BENCHMARK
FOUND 5/8" IRON PIN - NO CAP
FOUND IRON PIPE (1")
FOUND CONCRETE MONUMENT
SET 5/8"X30" IRON PIN WITH YELLOW CAP STAMPED "BA LAND PROFESSIONALS"
POWER / LIGHT POLE
POWER / TELEPHONE POLE
SANITARY SEWER
DECIDUOUS TREE
WATER VALVE

SIGN
STORM MANHOLE
FIRE HYDRANT
CURB INLET
UNKNOWN MANHOLE
CLEAN OUT
SQUARE CATCH BASIN
WATER METER

ALTA/NSPS LAND TITLE SURVEY

SURVEYOR CERTIFICATION

520 EWING DRIVE
NASHVILLE, TN 37207
COUNTY OF DAVIDSON

TO: TO: KAALBERG GIESECKE, PLLC; LEGACY SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY; KIMBERLY N. WEBB; AND OLD REPUBLIC TITLE INSURANCE COMPANY; THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B1, 8, 9, 11, 13, 14, 16, 17, 18, 19, 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON (11/15/2023).

DONOVAN BENSON
REGISTERED LAND SURVEYOR
AGRICULTURE COMMERCE
TENNESSEE NO. 3046
03/03/2024

DONOVAN BENSON R.L.S.

LAND SURVEYOR NUMBER: S-3046
STATE OF: TENNESSEE
DATE OF PLAT OR MAP: 11/24/2023
DATE OF LAST REVISION: 03/03/2024
SURVEY PREPARED BY:
BA LAND PROFESSIONALS, LLC.
3707 W SALINAS CIR,
DAYTON, OH 45440
937.286.5043

SURVEYOR
BA LAND PROFESSIONALS, LLC
3707 W. SALINAS CIR
DAYTON, OH 45440
937.286.5043
WWW.BALANDPROFESSIONALS.COM
benson@balandpros.com

ALTA/NSPS SURVEY		
LEGACY SOUTH BUILDERS		
520 EWING DRIVE NASHVILLE		2ND COUNCIL DISTRICT DAVIDSON COUNTY, TENNESSEE
SCALE: 1"=40'		DATE: 11/24/2023 rev 12/12/2023
DESIGN: N/A	BA LAND PROFESSIONALS	JOB NO.: 23-0441
DRAWN: DPB		SHEET NO.:
CHECKED: JBA		1 OF 1

G:\SHARED DRIVES\BA LAND PROS\BA LAND SURVEYING PROJECTS\23-0441 LEGACY 520 EWING DR - NASHVILLE\CAD\23-0441 LEGACY 520 EWING DR - SURVEY.DWG - 3/11/2024 3:53 PM

BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY BA LAND PROFESSIONALS, LLC, DATED 03/03/2024. CATALYST DESIGN GROUP AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

Catalyst DESIGN GROUP
5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 622-7200 | WWW.CATALYST-DG.COM

LEGACY SOUTH BUILDERS
2405 DICKERSON PIKE
NASHVILLE, TN 37207
615.861.1669

CASE NO. 2024SP-024-001
PRELIMINARY SPECIFIC PLAN
THE MARLOWE
520 EWING DR.
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SWGR NO.: T2024XXXXXXXX MASTER PERMIT NO.: T2024XXXXXXXX

NO.	DATE	DESCRIPTION

DRAWING TITLE
SITE SURVEY

PROJECT NUMBER
20230256

DRAWING NUMBER
C1.0

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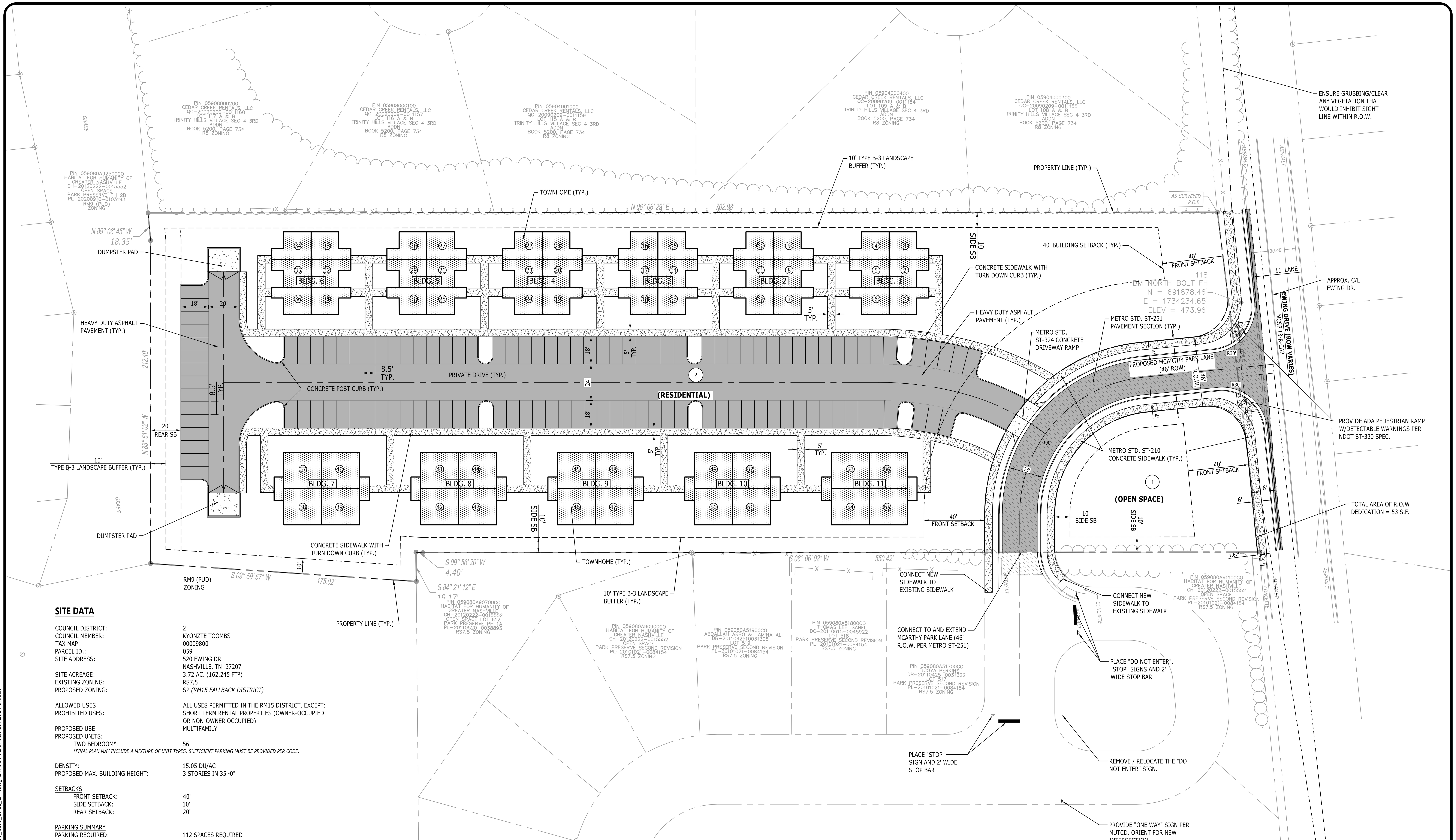

SITE DATA

COUNCIL DISTRICT:	2
COUNCIL MEMBER:	KYONZTE TOOMBS
TAX MAP:	00009800
PARCEL ID.:	059
SITE ADDRESS:	520 EWING DR. NASHVILLE, TN 37207
SITE ACREAGE:	3.72 AC. (162,245 FT²)
EXISTING ZONING:	RS7.5
PROPOSED ZONING:	SP *(RM15 FALLBACK DISTRICT)*
ALLOWED USES:	ALL USES PERMITTED IN THE RM15 DISTRICT, EXCEPT:
PROHIBITED USES:	SHORT TERM RENTAL PROPERTIES (OWNER-OCCUPIED OR NON-OWNER OCCUPIED)
PROPOSED USE:	MULTIFAMILY
PROPOSED UNITS:	
TWO BEDROOM*:	56

**FINAL PLAN MAY INCLUDE A MIXTURE OF UNIT TYPES. SUFFICIENT PARKING MUST BE PROVIDED PER CODE.*

DENSITY:	15.05 DU/AC
PROPOSED MAX. BUILDING HEIGHT:	3 STORIES IN 35'-0"

SETBACKS

FRONT SETBACK:	40'
SIDE SETBACK:	10'
REAR SETBACK:	20'

PARKING SUMMARY

PARKING REQUIRED:	112 SPACES REQUIRED

(PER CODE: 1 SP. PER BR UP TO 2 BR; 0.5 SP. PER ADD'L BEDROOM)

PARKING PROVIDED:	113 SPACES
OWNER:	LEGACY SOUTH BUILDERS
ADDRESS:	2405 DICKERSON PIKE NASHVILLE, TN 37207
PHONE NO.:	615.861.1669
CONTACT NAME:	ALEX LITTLE
CONTACT E-MAIL ADDRESS:	alex.little@legacysouth.com
PROJECT REPRESENTATIVE:	CATALYST DESIGN GROUP
ADDRESS:	5100 TENNESSEE AVE. NASHVILLE, TN 37209
PHONE NO.:	615.622.7200
CONTACT NAME:	JARED CUNNINGHAM
CONTACT E-MAIL ADDRESS:	jcunningham@catalyst-dg.com

RECORDED DOCUMENTS: DB-20240206 0008439
FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47037C0231H, 04/05/2017, COMMUNITY NAME: METRO GOVERNMENT OF NASHVILLE, DAVIDSON COUNTY TENNESSEE.

DESIGN STANDARDS

1. BUILDING FACADES FRONTING STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
2. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
3. 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.
4. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
5. A RAISED FOUNDATION OF 18"-36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.

LOT TABLE

LOT #	ACRES	SQ. FT.
1	0.25	10972.1
2	3.23	140833.7

LEGEND

BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
METRO PAVEMENT (ST-251)	
CONCRETE CURB	
CENTERLINE	
TACTILE WARNING	

0 15 30 60 90
GRAPHIC SCALE

NOTE: WITH THE FINAL SITE PLAN, THE DEVELOPER SHALL COORDINATE WITH NDOT TO PROVIDE AN ENHANCED PEDESTRIAN CROSSING AT THE INTERSECTION OF EWING DRIVE & GWYNNWOOD DRIVE. PLANS FOR THE IMPROVEMENTS MUST BE APPROVED PRIOR TO BUILDING PERMIT ISSUANCE.

Catalyst DESIGN GROUP
5100 TENNESSEE AVENUE NASHVILLE, TN 37209
(615) 622-7200 | WWW.CATALYST-DG.COM

LEGACY SOUTH BUILDERS
2405 DICKERSON PIKE
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615.861.1669

CALEB L PAUL
REGISTERED ENGINEER
STATE OF TENNESSEE
6/14/24

CASE NO. 2024SP-024-001
PRELIMINARY SPECIFIC PLAN
THE MARLOWE
520 EWING DR.
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SWGR NO.: T2024XXXXXXXX MASTER PERMIT NO.: T2024XXXXXXXX

NO.	DATE	DESCRIPTION

DRAWING TITLE
LAYOUT PLAN

PROJECT NUMBER
20230256
DRAWING NUMBER
C2.0

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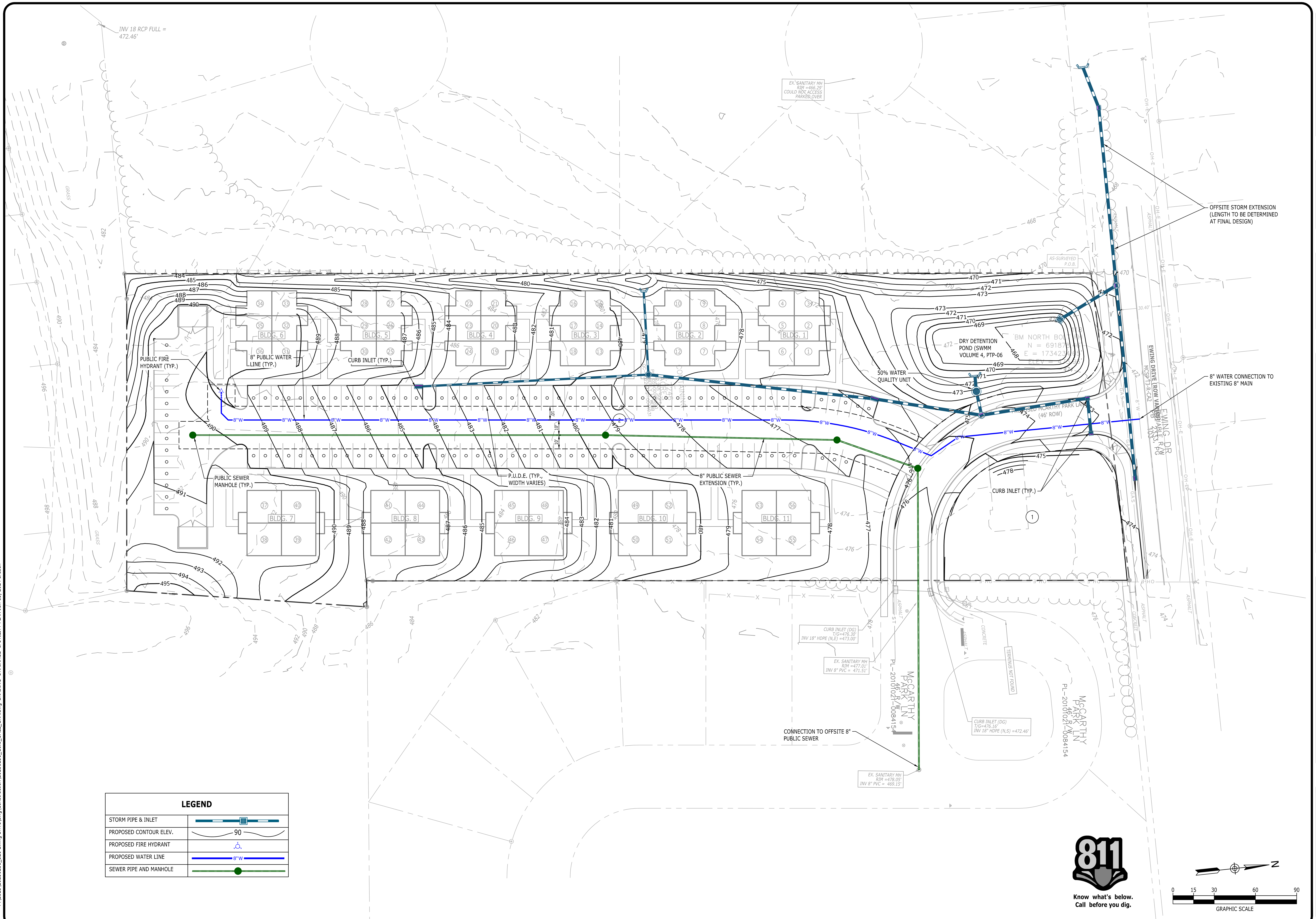

LEGEND

STORM PIPE & INLET	
PROPOSED CONTOUR ELEV.	90
PROPOSED FIRE HYDRANT	
PROPOSED WATER LINE	8"W
SEWER PIPE AND MANHOLE	

P:\2023\20230256_520 Ewing Drive\dwg\Construction\20230256_C6.0_DALL_GRA.dwg-GRADING DRAINAGE & UTILITY PLAN Jun 13, 2024 arusch

Catalyst DESIGN GROUP
5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 622-7200 | WWW.CATALYST-DG.COM

LEGACY SOUTH BUILDERS
2405 DICKERSON PIKE
NASHVILLE, TN 37207
615.861.1669

CALEB L PAUL
REGISTERED ENGINEER
STATE OF TENNESSEE
6/13/24

CASE NO. 2024SP-024-001
PRELIMINARY SPECIFIC PLAN

THE MARLOWE

520 EWING DR.
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SWGR NO.: T2024XXXXXXXX MASTER PERMIT NO.: T2024XXXXXXXX

NO.	DATE	DESCRIPTION

DRAWING TITLE

GRADING, DRAINAGE, & UTILITY PLAN

PROJECT NUMBER 20230256

DRAWING NUMBER C3.0

SITE PRESERVATION KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
LP1	TREES TO BE PRESERVED	-
LP2	TREES TO BE REMOVED	-
LP3	TREE PROTECTION FENCE	-
LP4	HERITAGE TREE	-

TREES TO BE PRESERVED

No.	Type	Size (inches)
244.00	cedar	9.00
245.00	cedar	8.00

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NASHVILLE, TN 37207
615.861.1669

JARED ALAN CUNNINGHAM
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
NO. 1052
AGRICULTURE COMMERCE
6/14/24

CASE NO. 2024SP-024-001
PRELIMINARY SPECIFIC PLAN

THE MARLOWE

520 EWING DR.
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SWGR NO.: T2024XXXXXXXXX MASTER PERMIT NO.: T2024XXXXXXXXX

NO.	DATE	DESCRIPTION

DRAWING TITLE
TREE INVENTORY PLAN

PROJECT NUMBER
20230256

DRAWING NUMBER
L1.0

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TREES TO BE REMOVED

No.	Type	Size (inches)
0.00	black walnut	27.00
1.00	hackberry	14.00
2.00	hackberry	6.00
3.00	hackberry	9.00
4.00	hackberry	7.00
5.00	red oak	22.00
6.00	hackberry	32.00
7.00	Shumard oak	8.00
8.00	Shumard oak	7.00
9.00	hackberry	13.00
10.00	Shumard oak	6.00
11.00	hackberry	9.00
12.00	hackberry	15.00
13.00	hackberry	11.00
14.00	hackberry	17.00
15.00	hackberry	8.00
16.00	hackberry	10.00
17.00	hackberry	7.00
18.00	Walnut	12.00
19.00	Boxelder	23.00
20.00	Walnut	12.00
21.00	Elm	6.00
22.00	Hackberry	15.00
23.00	Hackberry	13.00
24.00	osage orange	14.00
25.00	Hackberry	24.00
26.00	Hackberry	12.00
27.00	Hackberry	9.00
28.00	Hackberry	15.00
29.00	Chinquapin oak	55.00
30.00	Elm	21.00
31.00	Elm	6.00
32.00	Chinquapin oak	8.00
33.00	Elm	6.00
34.00	Elm	7.00
35.00	Chinquapin oak	13.00
36.00	Red oak	19.00
37.00	Chinquapin oak	7.00
38.00	Cedar	7.00
39.00	Ash	7.00
40.00	Hackberry	6.00
41.00	osage orange	7.00
42.00	Hackberry	14.00
43.00	Hackberry	8.00
44.00	Hackberry	17.00
45.00	Hackberry	20.00
46.00	Hackberry	27.00
47.00	Hackberry	15.00
48.00	Red maple	15.00
49.00	Ash	6.00
50.00	Cedar	10.00
51.00	Hackberry	7.00
52.00	hackberry	7.00
53.00	hackberry	7.00
54.00	elm	8.00
55.00	hackberry	8.00
56.00	hackberry	6.00
57.00	hackberry	10.00
58.00	osage orange	8.00
59.00	cedar	7.00
60.00	osage orange	16.00
61.00	cedar	6.00
62.00	cedar	7.00
63.00	hackberry	10.00
64.00	hackberry	8.00
65.00	hackberry	7.00
66.00	hackberry	24.00
67.00	hackberry	18.00
68.00	hackberry	17.00
69.00	cedar	16.00
70.00	osage orange	23.00
71.00	black walnut	7.00
72.00	cedar	6.00
73.00	cedar	10.00
74.00	chinquapin oak	20.00
75.00	cedar	13.00
76.00	elm	6.00
77.00	elm	6.00
78.00	osage orange	8.00
79.00	chinquapin oak	9.00
80.00	osage orange	29.00
81.00	red oak	40.00
82.00	red oak	40.00
83.00	cedar	10.00
84.00	osage orange	6.00
85.00	chinquapin oak	6.00
86.00	chinquapin oak	6.00
87.00	cedars	9.00
88.00	red oak	16.00
89.00	hackberry	8.00
90.00	chinquapin oak	8.00
91.00	black walnut	13.00
92.00	osage orange	9.00
93.00	hackberry	6.00
94.00	osage orange	20.00
95.00	Black walnut	6.00
96.00	Black walnut	13.00
97.00	Mulberry	6.00
98.00	Hackberry	11.00
99.00	osage orange	14.00
100.00	osage orange	9.00
101.00	Hackberry	8.00
102.00	osage orange	7.00
103.00	Hackberry	9.00
104.00	Hackberry	11.00
105.00	Hackberry	9.00
106.00	Hackberry	9.00
107.00	Walnut	11.00
108.00	Elm	12.00
109.00	Chinquapin oak	12.00
110.00	Chinquapin oak	13.00
111.00	Red oak	16.00
112.00	Hackberry	9.00
113.00	Cedar	8.00
114.00	osage orange	10.00
115.00	osage orange	14.00
116.00	Ash	6.00
117.00	osage orange	8.00
118.00	Red oak	21.00
119.00	Red oak	22.00
120.00	Hackberry	7.00
121.00	Elm	15.00
122.00	Cedar	13.00
123.00	Cedar	15.00
124.00	Hackberry	13.00
125.00	Hackberry	16.00
126.00	osage orange	9.00
127.00	Hackberry	7.00
128.00	osage orange	6.00
129.00	Walnut	11.00
130.00	Hackberry	9.00
131.00	Hackberry	6.00
132.00	Hackberry	8.00
133.00	Hackberry	13.00
134.00	Hackberry	12.00
135.00	Hackberry	12.00
136.00	Hackberry	8.00
137.00	Hackberry	6.00
138.00	Hackberry	9.00
139.00	osage orange	12.00
140.00	Hackberry	9.00
141.00	Hackberry	15.00
142.00	Hackberry	8.00
143.00	Hackberry	7.00
144.00	osage orange	9.00
145.00	Chinquapin oak	12.00
146.00	Hackberry	6.00
147.00	Hackberry	11.00
148.00	Hackberry	14.00
149.00	Black cherry	8.00
150.00	Hackberry	7.00
151.00	Hackberry	10.00
152.00	Chinquapin oak	6.00
153.00	Walnut	11.00
154.00	Honey locust	7.00
155.00	Elm	7.00
156.00	Hackberry	7.00
157.00	Hackberry	7.00
158.00	Honey locust	10.00
159.00	osage orange	14.00
160.00	Hackberry	8.00
161.00	osage orange	11.00
162.00	Black walnut	6.00
163.00	Cedar	7.00
164.00	Walnut	7.00
165.00	cedar	9.00
166.00	osage orange	15.00
167.00	osage orange	8.00
168.00	osage orange	9.00
169.00	osage orange	10.00
170.00	honey locust	11.00
171.00	chinquapin oak	8.00
172.00	cedar	9.00
173.00	hackberry	16.00
174.00	osage orange	21.00
175.00	black walnut	6.00
176.00	black walnut	9.00
177.00	hackberry	16.00
178.00	hackberry	8.00
179.00	honey locust	12.00
180.00	hackberry	7.00
181.00	hackberry	10.00
182.00	elm	7.00
183.00	black walnut	11.00
184.00	black cherry	9.00
185.00	hackberry	13.00
186.00	hackberry	10.00
187.00	hackberry	6.00
188.00	honey locust	15.00
189.00	hackberry	16.00
190.00	osage orange	7.00
191.00	black walnut	13.00
192.00	black walnut	16.00
193.00	black walnut	7.00
194.00	honey locust	7.00
195.00	honey locust	9.00
196.00	osage orange	8.00
197.00	cedar	10.00
198.00	cedar	14.00
199.00	honey locust	11.00
200.00	osage orange	6.00
201.00	cedar	16.00
202.00	hackberry	16.00
203.00	hackberry	13.00
204.00	black walnut	39.00
205.00	osage orange	9.00
206.00	Hackberry	11.00
207.00	osage orange	6.00
208.00	Walnut	7.00
209.00	osage orange	10.00
210.00	Hackberry	23.00
211.00	Hackberry	7.00
212.00	Hackberry	12.00
213.00	Hackberry	14.00
214.00	Hackberry	12.00
215.00	Hackberry	13.00
216.00	Hackberry	17.00
217.00	Hackberry	20.00
218.00	Hackberry	7.00
219.00	Hackberry	18.00
220.00	Hackberry	20.00
221.00	Hackberry	8.00
222.00	Hackberry	15.00
223.00	Hackberry	15.00
224.00	Hackberry	23.00
225.00	Hackberry	17.00
226.00	Hackberry	9.00
227.00	osage orange	11.00
228.00	Chinquapin oak	6.00
229.00	Hackberry	6.00
230.00	Hackberry	9.00
231.00	osage orange	11.00
232.00	osage orange	9.00
233.00	Hackberry	7.00
234.00	Cedar	7.00
235.00	osage orange	8.00
236.00	osage orange	9.00
237.00	osage orange	8.00
238.00	Cedar	8.00
239.00	Hackberry	15.00
240.00	Hackberry	13.00
241.00	Hackberry	10.00

NOTE:

1. ALL SURVEYED TREES THAT ARE DEAD ARE TO BE REMOVED.
2. TREES SURVEYED OUTSIDE THE PROPERTY LINE ARE NOT INCLUDED IN THE TREE INVENTORY.

Catalyst DESIGN GROUP
5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 622-7200 | WWW.CATALYST-DG.COM

LEGACY SOUTH BUILDERS
2405 DICKERSON PIKE
NASHVILLE, TN 37207
615.861.1669

6/14/24

CASE NO. 2024SP-024-001
PRELIMINARY SPECIFIC PLAN
THE MARLOWE
520 EWING DR.
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SWGR NO.: T2024XXXXXXXXX MASTER PERMIT NO.: T2024XXXXXXXXX

NO.	DATE	DESCRIPTION

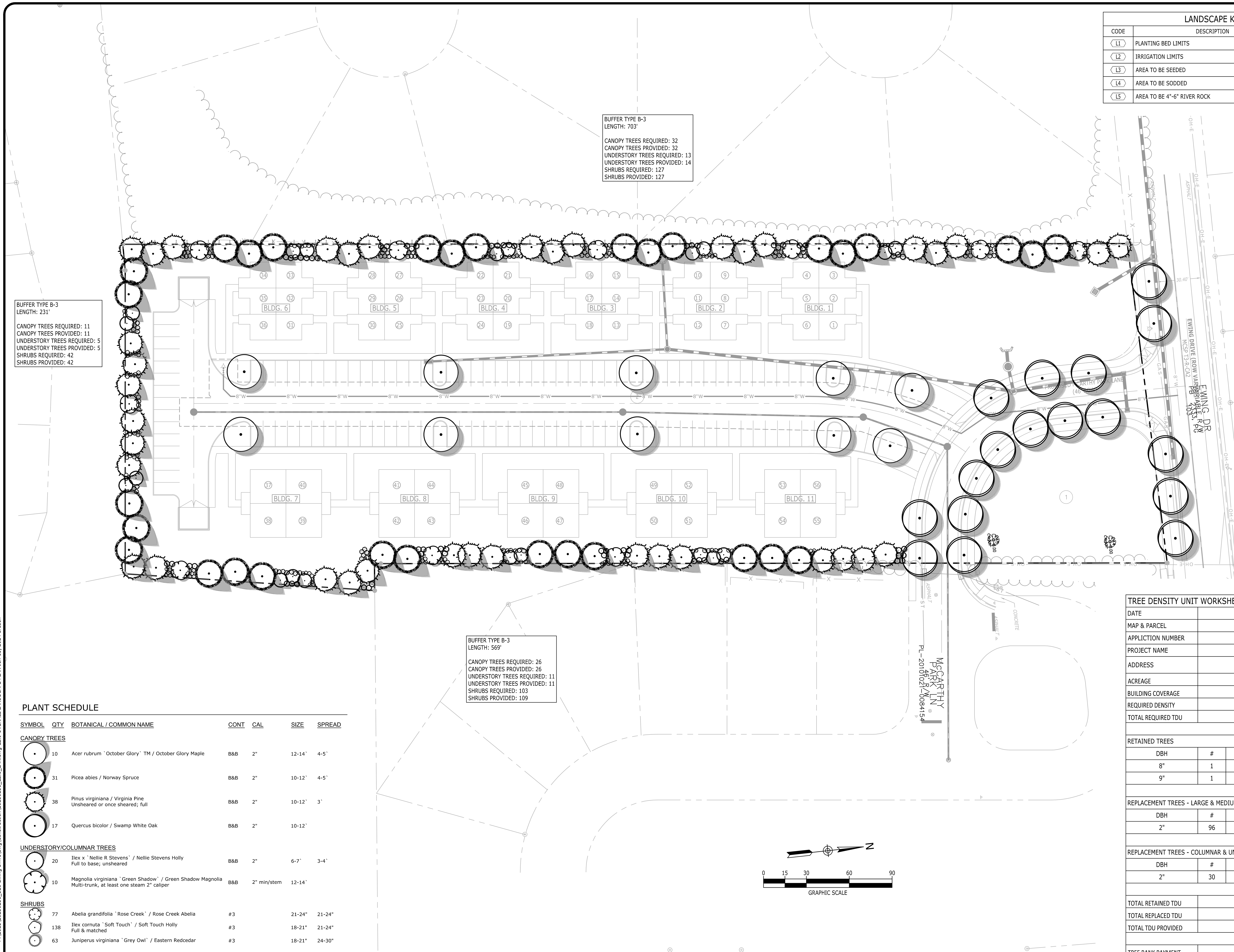
DRAWING TITLE
TREE INVENTORY

PROJECT NUMBER
20230256

DRAWING NUMBER
L1.1

LANDSCAPE KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
L1	PLANTING BED LIMITS	
L2	IRRIGATION LIMITS	
L3	AREA TO BE SEEDED	
L4	AREA TO BE SODDED	
L5	AREA TO BE 4"-6" RIVER ROCK	



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
CANOPY TREES						
	10	Acer rubrum `October Glory` TM / October Glory Maple	B&B	2"	12-14`	4-5`
	31	Picea abies / Norway Spruce	B&B	2"	10-12`	4-5`
	38	Pinus virginiana / Virginia Pine Unsheared or once sheared; full	B&B	2"	10-12`	3`
	17	Quercus bicolor / Swamp White Oak	B&B	2"	10-12`	
UNDERSTORY/COLUMNAR TREES						
	20	Ilex x `Nellie R Stevens` / Nellie Stevens Holly Full to base; unsheared	B&B	2"	6-7`	3-4`
	10	Magnolia virginiana `Green Shadow` / Green Shadow Magnolia Multi-trunk, at least one steam 2" caliper	B&B	2" min/stem	12-14`	
SHRUBS						
	77	Abelia grandifolia `Rose Creek` / Rose Creek Abelia	#3		21-24"	21-24"
	138	Ilex cornuta `Soft Touch` / Soft Touch Holly Full & matched	#3		18-21"	21-24"
	63	Juniperus virginiana `Grey Owl` / Eastern Redcedar	#3		18-21"	24-30"

0 15 30 60 90
GRAPHIC SCALE

TREE DENSITY UNIT WORKSHEET

DATE	02/14/2024
MAP & PARCEL	059 & 00009800
APPLICTION NUMBER	
PROJECT NAME	THE MARLOWE
ADDRESS	520 EWING DR. NASHVILLE, TN 37207
ACREAGE	3.72 AC
BUILDING COVERAGE	0.61 AC
REQUIRED DENSITY	22
TOTAL REQUIRED TDU	(3.72 - 0.61) X 22 = 68.42

RETAINED TREES

DBH	#	VALUE	TDU
8"	1	2.40	2.400000
9"	1	2.70	2.700000

REPLACEMENT TREES - LARGE & MEDIUM CANOPY TREES

DBH	#	VALUE	TDU
2"	96	0.50	48.000000

REPLACEMENT TREES - COLUMNAR & UNDERSTORY TREES

DBH	#	VALUE	TDU
2"	30	0.25	7.500000

TOTAL RETAINED TDU	5.100000
TOTAL REPLACED TDU	55.500000
TOTAL TDU PROVIDED	60.600000
TREE BANK PAYMENT	(68.42 - 60.6) X $725 + $5,669.50

P:\2023\20230256_520 Ewing Drive\dwg\Construction\20230256_L2.0_LAN.dwg-L2.0 OVERALL LANDSCAPE PLAN Jun 13, 2024 arusch

Catalyst DESIGN GROUP
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JARED ALAN CUNNINGHAM
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE COMMERCE
TENNESSEE No. 1052
6/14/24

CASE NO. 2024SP-024-001
PRELIMINARY SPECIFIC PLAN
THE MARLOWE
520 EWING DR.
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SWGR NO.: T2024XXXXXXXX MASTER PERMIT NO.: T2024XXXXXXXX

NO.	DATE	DESCRIPTION

DRAWING TITLE
OVERALL LANDSCAPE PLAN

PROJECT NUMBER
20230256

DRAWING NUMBER
L2.0

THE MARLOWE | site plan

NASHVILLE, TN | JUNE 2024

1 Front
1/4" = 1'-0"

2 Rear
1/4" = 1'-0"

NOTE - WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS

NOTE - PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH

LEGACY SOUTH

It is the responsibility of the owner and/or contractor to verify that the Plans meet any and all codes in the area in which the structure will be built prior to construction.

Owner and/or contractor to verify all dimensions prior to beginning Construction.

All structural components to be verified by supplier and/or engineer prior to beginning construction.

Contractor shall verify site and report any conditions that may conflict with design to designer.

Contractor shall assume responsibility for any discrepancies not reported.

EASON - 4 UNIT

MADISON, TN

CONSTRUCTION DOCUMENTS

No.	Revision Description	Date

ELEVATIONS

PROJECT NUMBER	PRELIMINARY
DRAWING SET CONSTRUCTION DOCUMENTS	
DATE	4/26/2024
DRAWN BY	C.LADD

A2.0

1 Left
1/4" = 1'-0"

2 Right
1/4" = 1'-0"

printed: 6/12/2024 11:40:14 AM

LEGACY SOUTH

It is the responsibility of the owner and/or contractor to verify that the Plans meet any and all codes in the area in which the structure will be built prior to construction.

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Contractor shall assume responsibility for any discrepancies not reported.

EASON - 4 UNIT
MADISON, TN
CONSTRUCTION DOCUMENTS

No.	Revision Description	Date

ELEVATIONS

PROJECT NUMBER	PRELIMINARY
DRAWING SET	CONSTRUCTION DOCUMENTS
DATE	4/26/2024
DRAWN BY	C.LADD

A2.1

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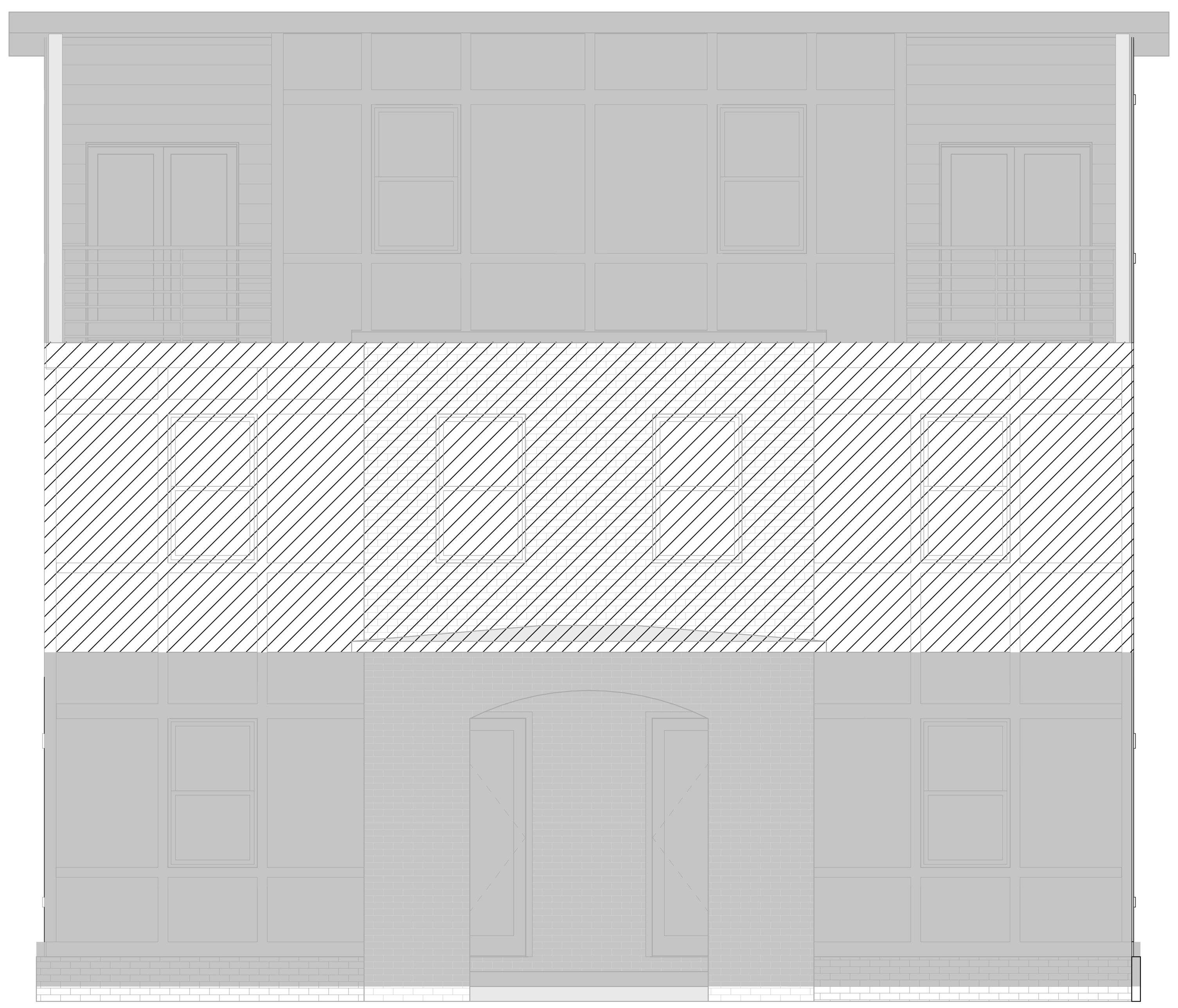
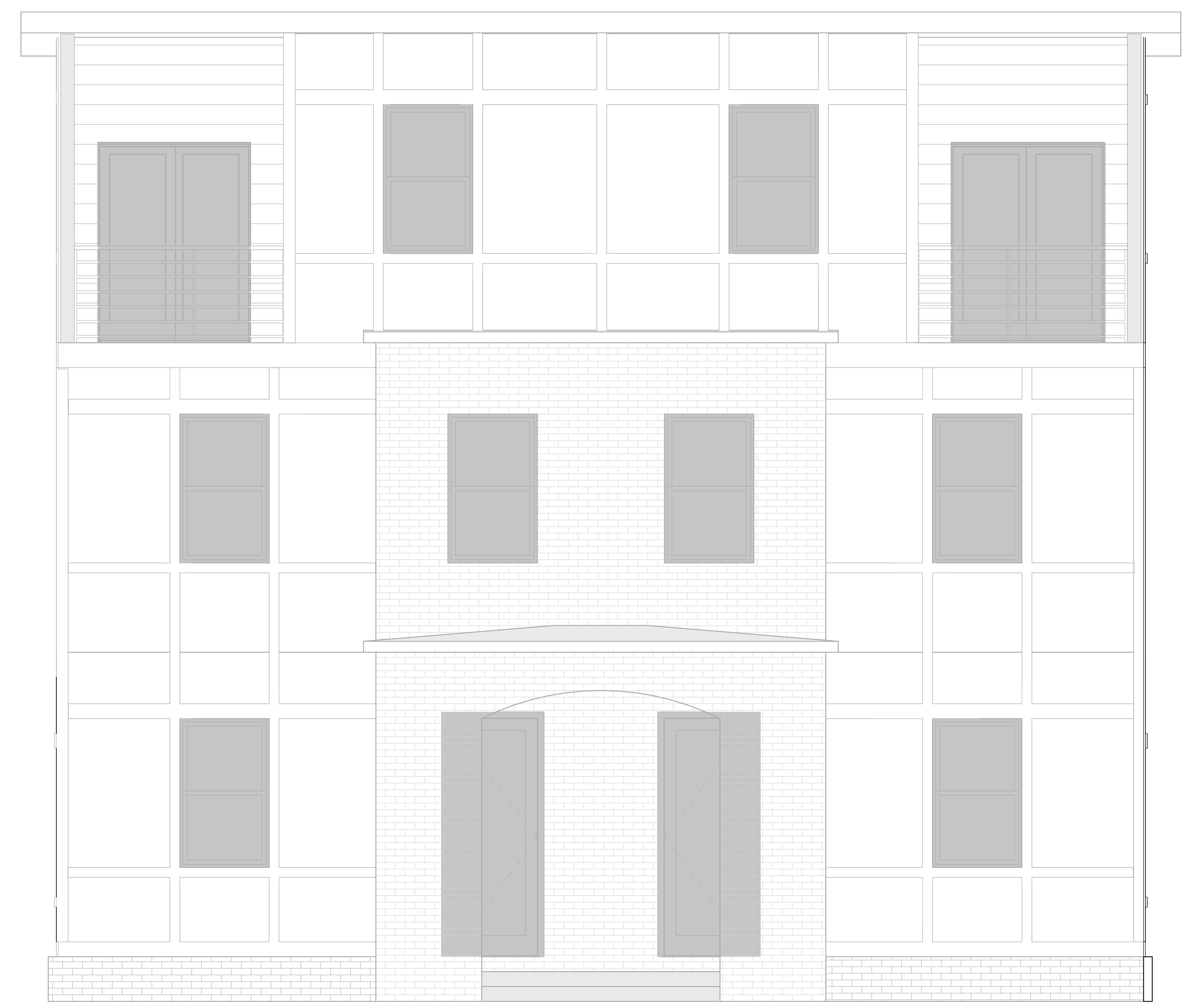


1 Facade
1/4" = 1'-0"

facade = 1,202 sqft
glazing = 247 sqft
20.5%



2 Glazing
1/4" = 1'-0"

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EASON - 4 UNIT

MADISON, TN

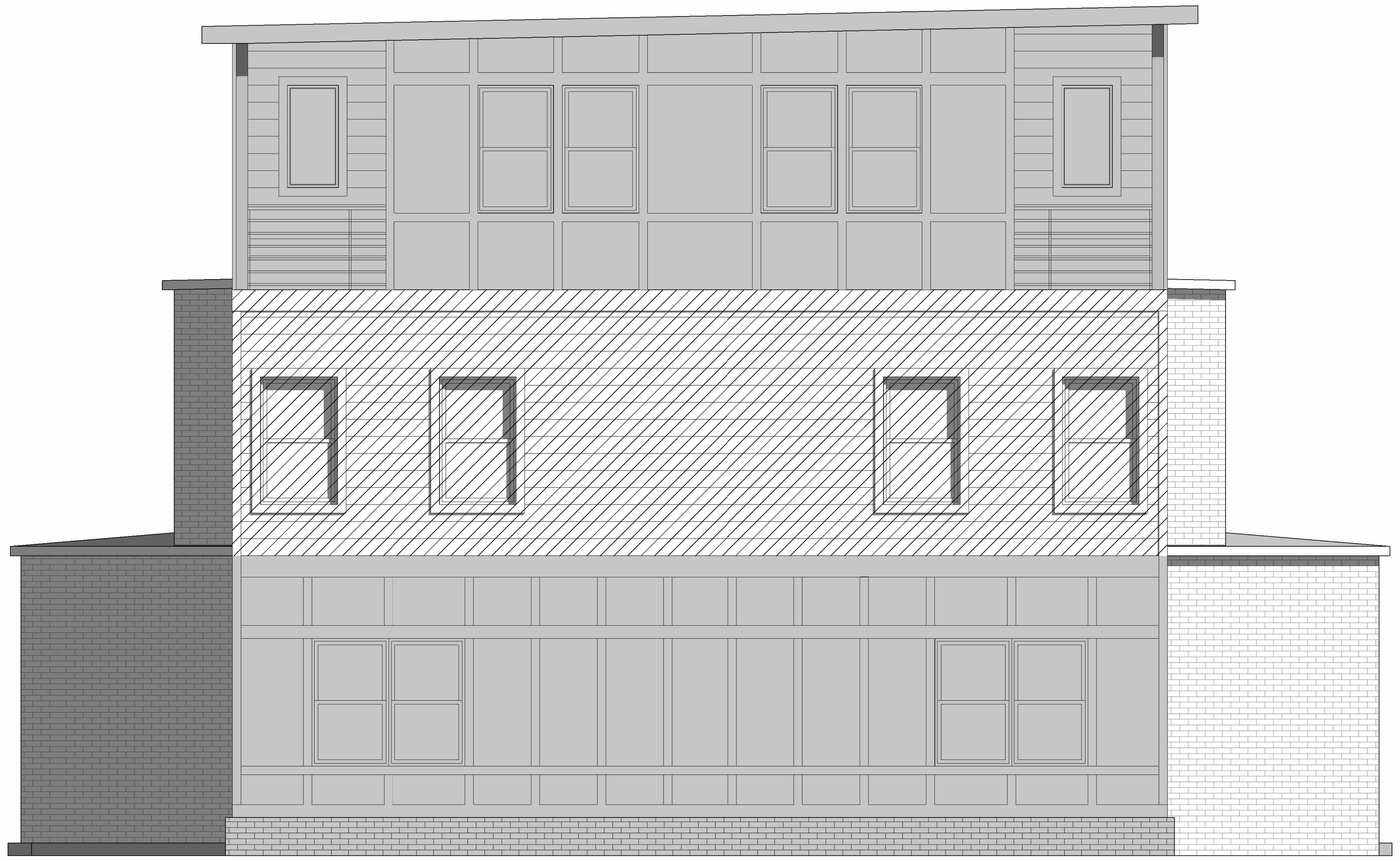
CONSTRUCTION DOCUMENTS

No.	Revision Description	Date

GLAZING

PROJECT NUMBER PRELIMINARY
DRAWING SET CONSTRUCTION DOCUMENTS
DATE 4/26/2024
DRAWN BY C.LADD

A2.2



1 FACADE - LEFT
1/4" = 1'-0"

facade = 1,203 sqft
glazing = 196 sqft
16.3%

2 GLAZING - LEFT
1/4" = 1'-0"

printed: 6/12/2024 11:40:24 AM

LEGACY SOUTH

It is the responsibility of the owner and/or contractor to verify that the Plans meet any and all codes in the area in which the structure will be built prior to construction.

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Contractor shall assume responsibility for any discrepancies not reported.

EASON - 4 UNIT

MADISON, TN

CONSTRUCTION DOCUMENTS

No.	Revision Description	Date

GLAZING

PROJECT NUMBER PRELIMINARY
DRAWING SET CONSTRUCTION DOCUMENTS
DATE 06/12/24
DRAWN BY Author

A2.3

1 Front
1/4" = 1'-0"

2 Rear
1/4" = 1'-0"

NOTE - WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS

NOTE - PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH

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LEGACY SOUTH

It is the responsibility of the owner and/or contractor to verify that the Plans meet any and all codes in the area in which the structure will be built prior to construction.

Owner and/or contractor to verify all dimensions prior to beginning Construction.

All structural components to be verified by supplier and/or engineer prior to beginning construction.

Contractor shall verify site and report any conditions that may conflict with design to designer.

Contractor shall assume responsibility for any discrepancies not reported.

EASON - 6 UNIT

MADISON, TN

CONSTRUCTION DOCUMENTS

No.	Revision Description	Date

ELEVATIONS

PROJECT NUMBER	PRELIMINARY
DRAWING SET	CONSTRUCTION DOCUMENTS
DATE	4/26/2024
DRAWN BY	C.LADD

A2.0

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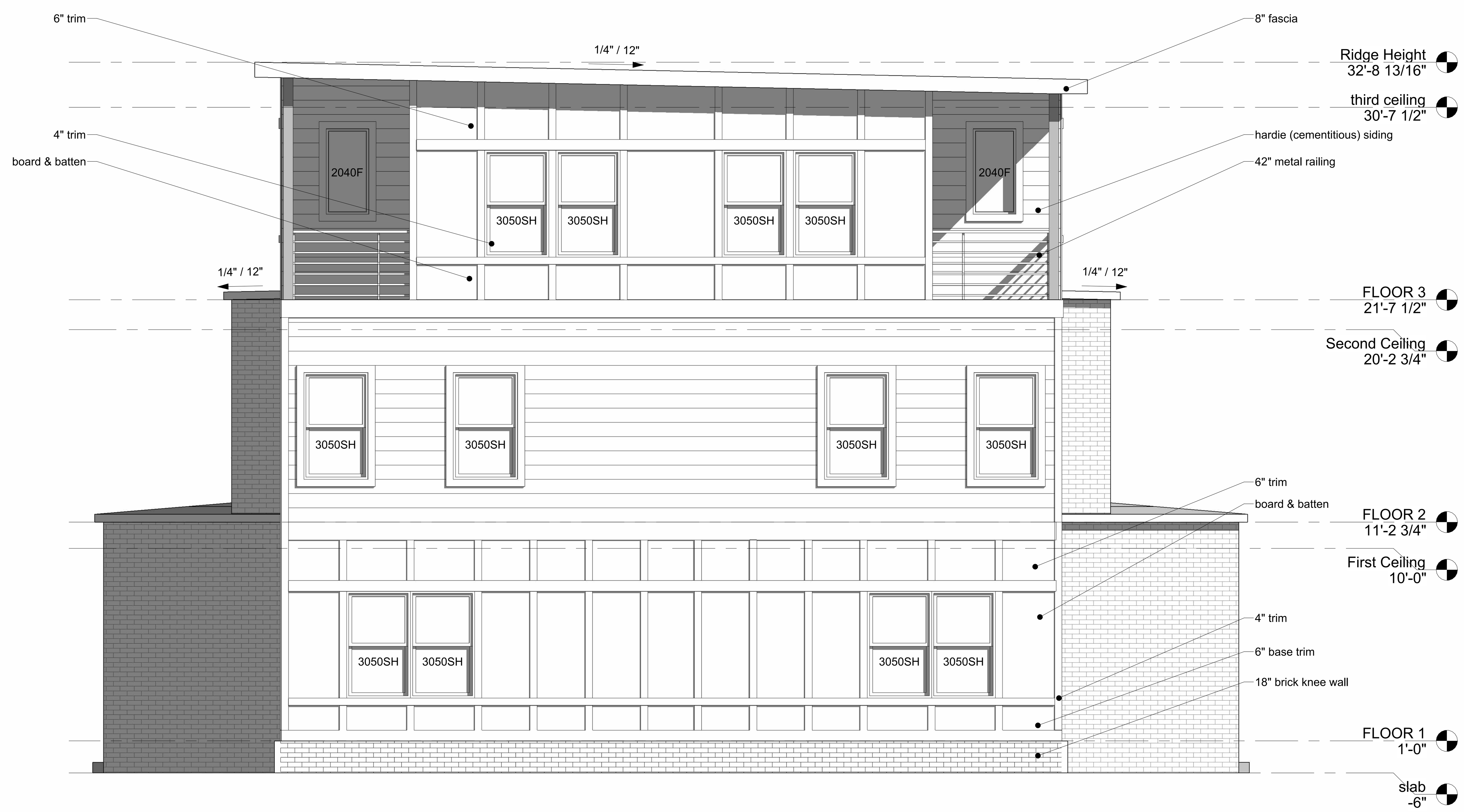
1 Left
1/4" = 1'-0"



2 Right
1/4" = 1'-0"

LEGACY LS SOUTH

It is the responsibility of the owner and/or contractor to verify that the Plans meet any and all codes in the area in which the structure will be built prior to construction.

Owner and/or contractor to verify all dimensions prior to beginning Construction.

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Contractor shall verify site and report any conditions that may conflict with design to designer.

Contractor shall assume responsibility for any discrepancies not reported.

EASON - 6 UNIT

MADISON, TN

CONSTRUCTION DOCUMENTS

No.	Revision Description	Date

ELEVATIONS

PROJECT NUMBER	PRELIMINARY
DRAWING SET CONSTRUCTION DOCUMENTS	
DATE	4/26/2024
DRAWN BY	C.LADD

A2.1

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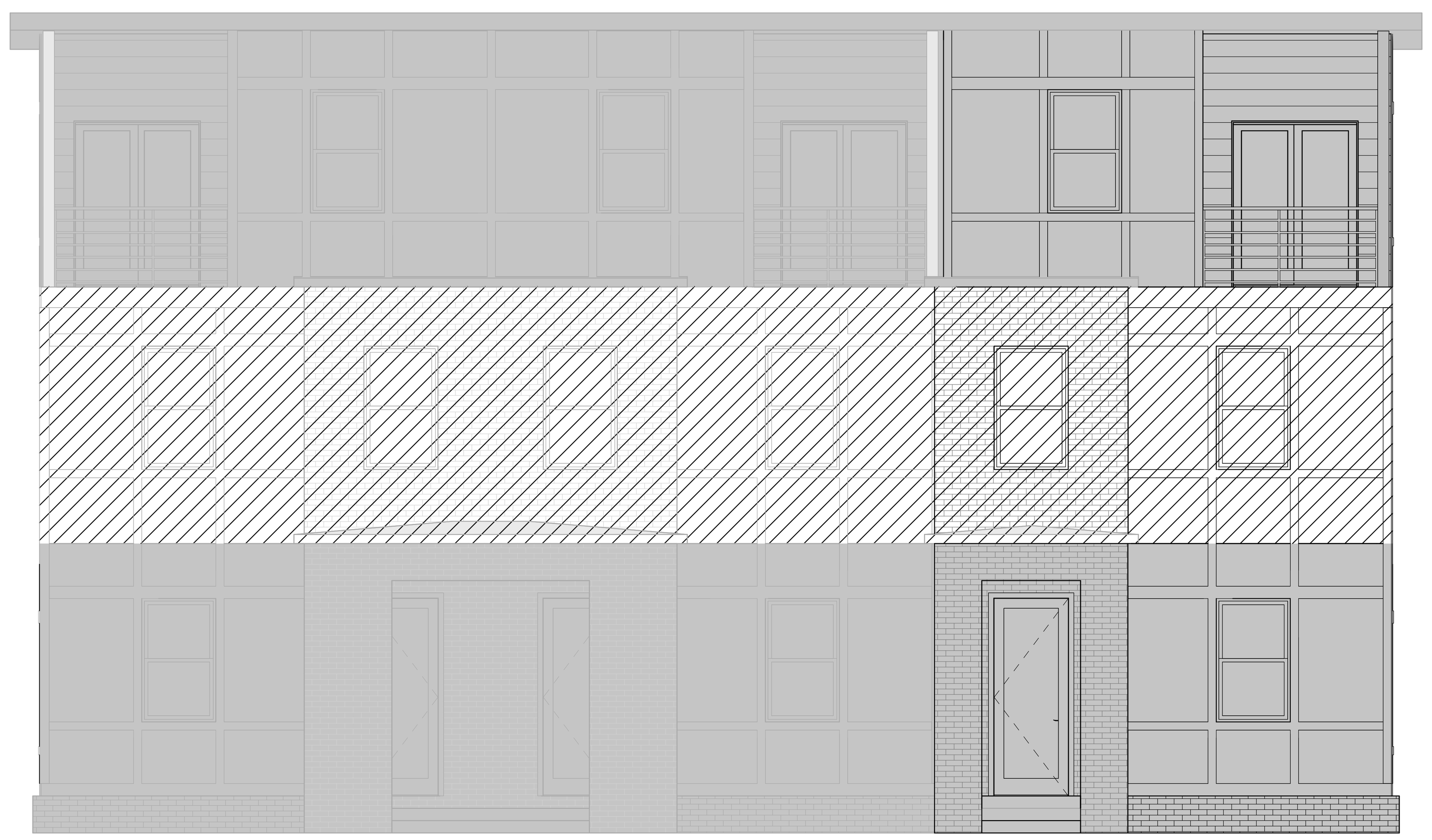
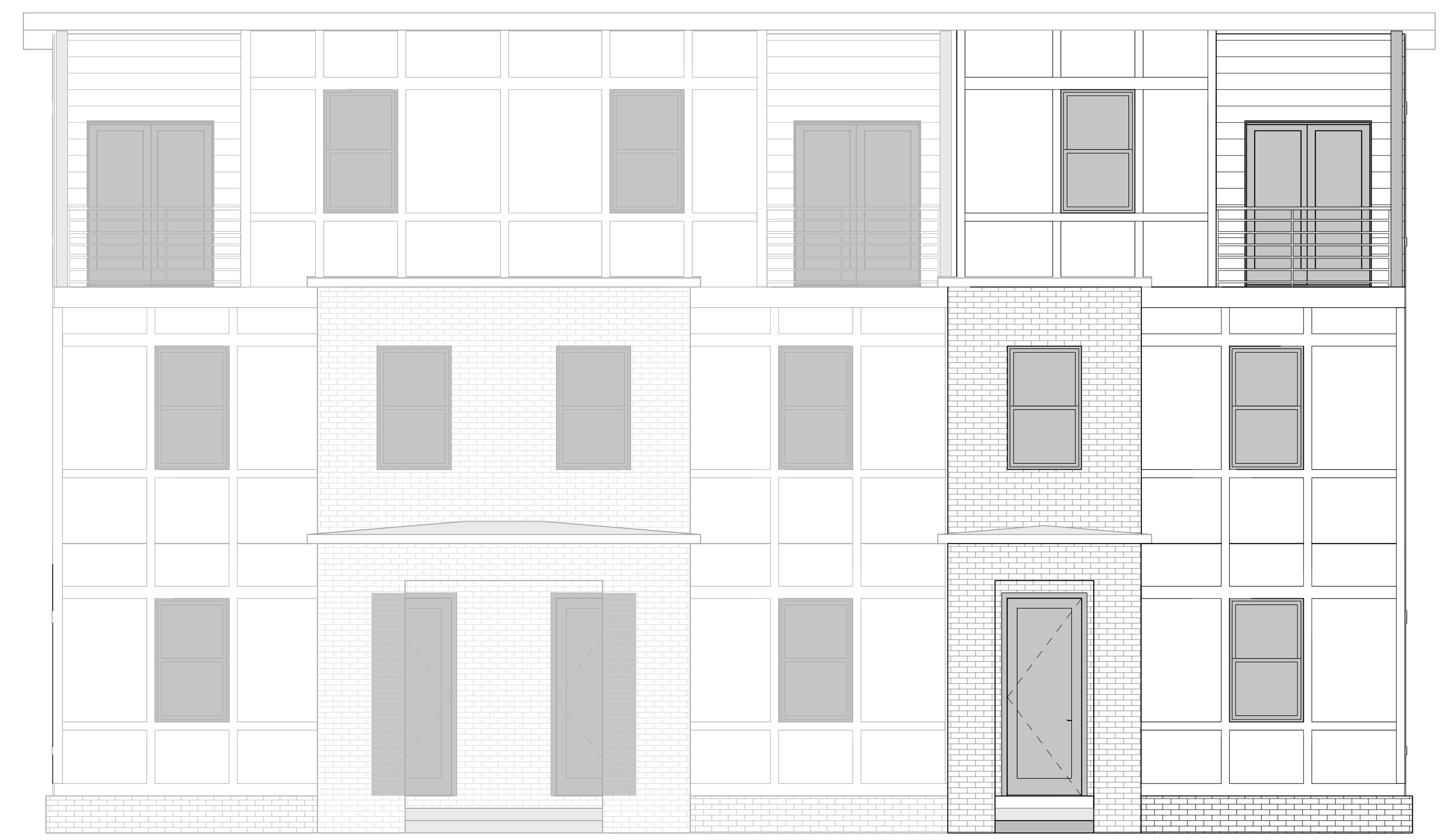


1 Facade
3/16" = 1'-0"

facade = 1,828 sqft
glazing = 149 sqft
20.2%



2 Glazing
3/16" = 1'-0"

It is the responsibility of the owner and/or contractor to verify that the Plans meet any and all codes in the area in which the structure will be built prior to construction.

Owner and/or contractor to verify all dimensions prior to beginning Construction.

All structural components to be verified by supplier and/or engineer prior to beginning construction.

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EASON - 6 UNIT

MADISON, TN

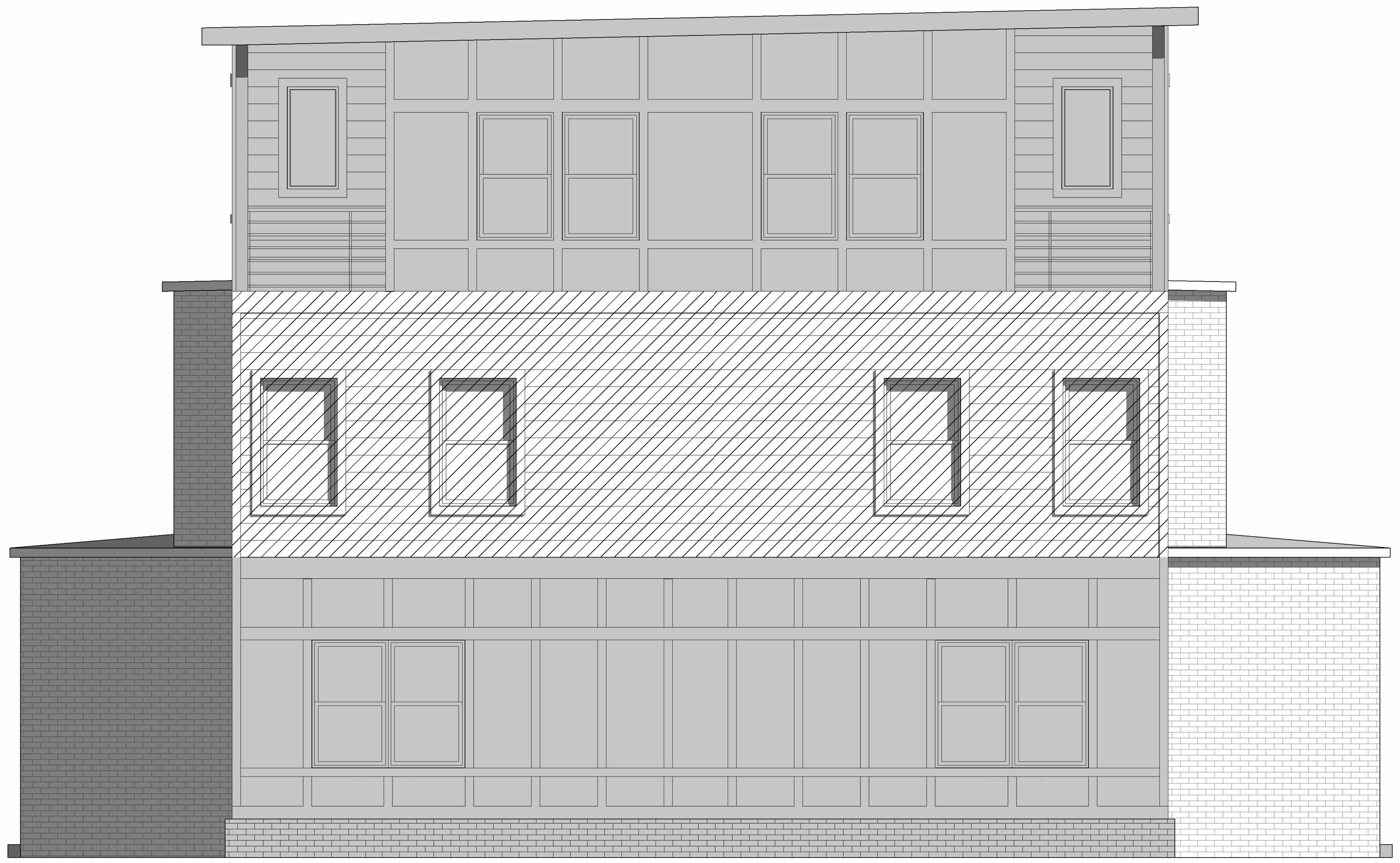
CONSTRUCTION DOCUMENTS

No.	Revision Description	Date

GLAZING

PROJECT NUMBER	PRELIMINARY
DRAWING SET	CONSTRUCTION DOCUMENTS
DATE	4/26/2024
DRAWN BY	C.LADD

A2.2



1 FACADE - LEFT
1/4" = 1'-0"

facade = 1,203 sqft
glazing = 196 sqft
16.3%

2 GLAZING - LEFT
1/4" = 1'-0"

LEGACY SOUTH

It is the responsibility of the owner and/or contractor to verify that the Plans meet any and all codes in the area in which the structure will be built prior to construction.

Owner and/or contractor to verify all dimensions prior to beginning Construction.

All structural components to be verified by supplier and/or engineer prior to beginning construction.

Contractor shall verify site and report any conditions that may conflict with design to designer.

Contractor shall assume responsibility for any discrepancies not reported.

EASON - 6 UNIT

MADISON, TN

CONSTRUCTION DOCUMENTS

No.	Revision Description	Date

GLAZING

PROJECT NUMBER	PRELIMINARY
DRAWING SET	CONSTRUCTION DOCUMENTS
DATE	06/12/24
DRAWN BY	Author

A2.3

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