

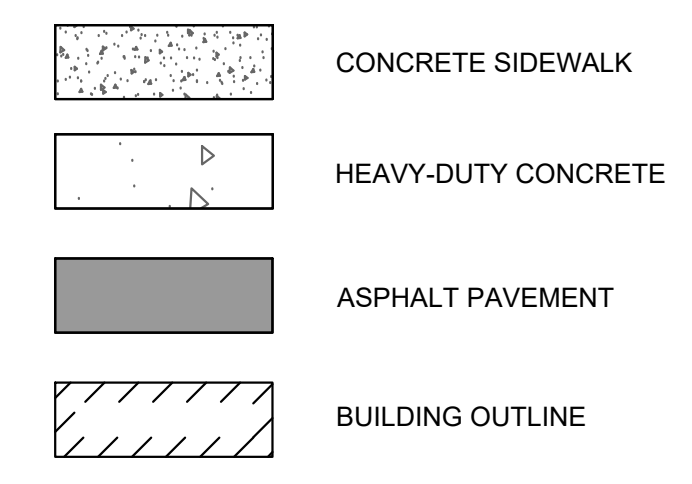
**DIVISION ST. MCSP R/W SECTION**  
NOT TO SCALE

**SITE DEVELOPMENT DATA**

ZONING	DOWNTOWN CODE (DTC)
SITE AREA	OV-UZO
MIN. LOT AREA	16,412 SF (0.377 AC)
MAX. ISR	NONE
BUILDING SETBACKS	1.0
STREET PLAN	NONE
9TH AVE S (T6-M-LS2)	
TREE WELL	4'
PEDESTRIAN	8'
DIVISION ST (T6-M-AB3)	
TREE WELL	4'
PEDESTRIAN	10'

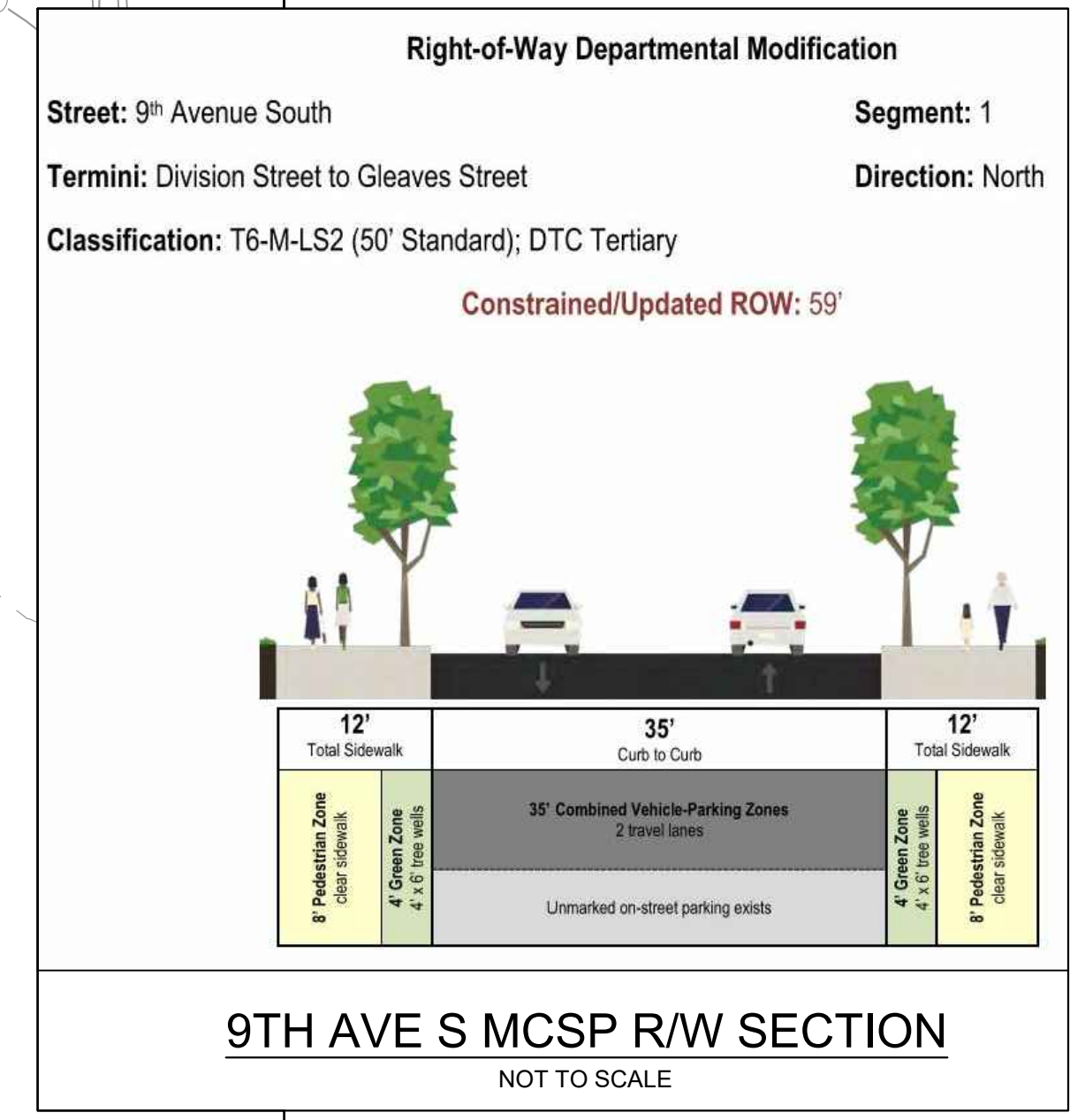
PARKING PROVIDED: 23 STANDARD SPACES  
13 COMPACT SPACES  
36 TOTAL SPACES

**LEGEND**



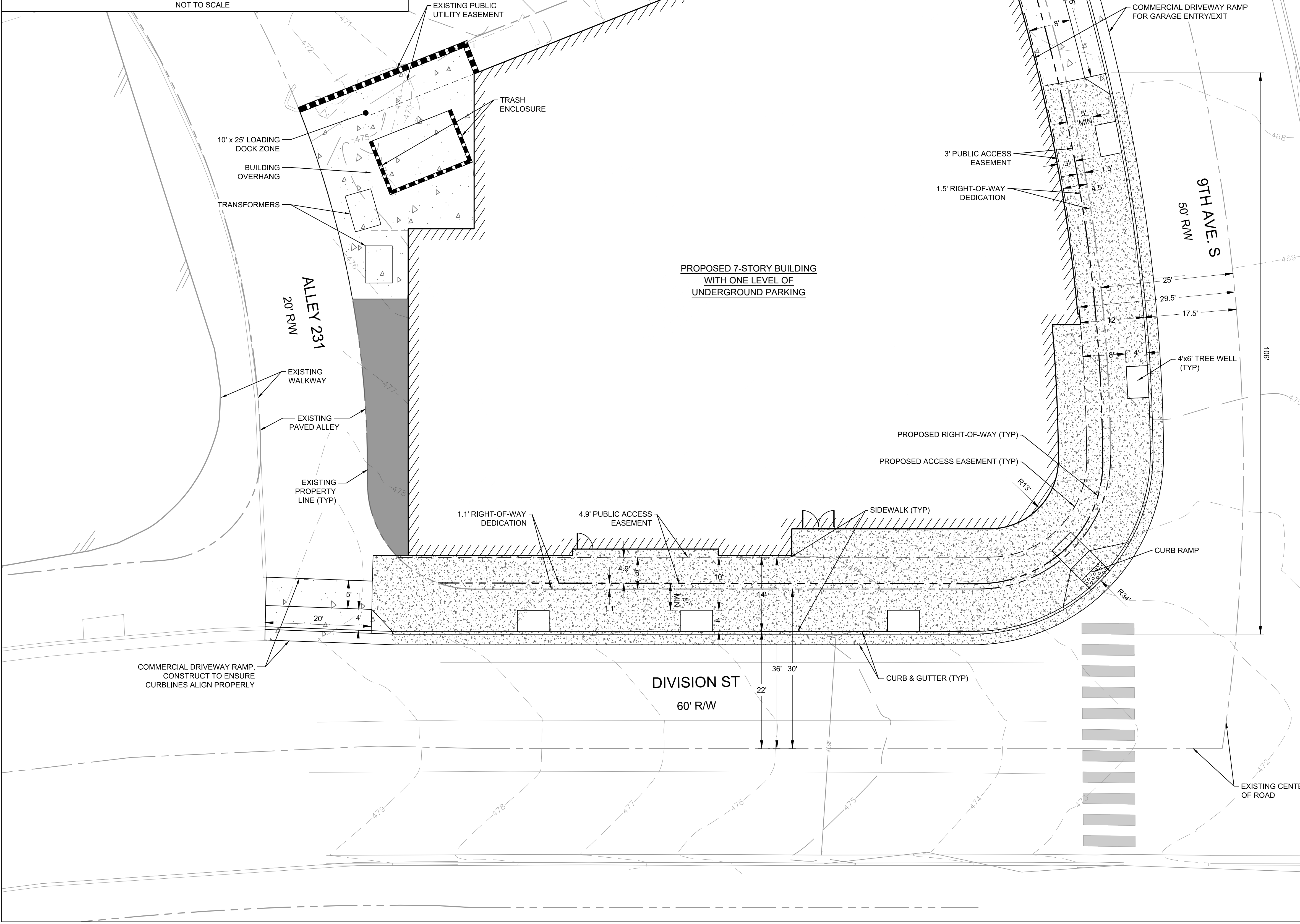
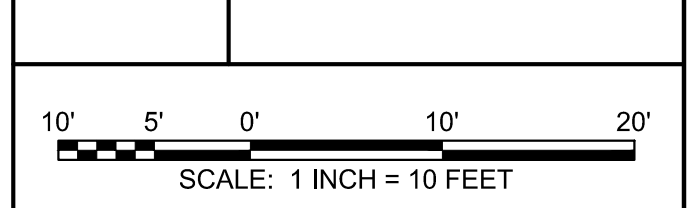
**GARAGE ENTRY LOCATION**

- PROPOSED PROJECT WILL REDUCE NUMBER OF DRIVEWAY ENTRANCES ON 9TH AVE S FROM TWO TO ONE.
- MIXED-USE PROJECT PROPOSES MINIMAL VEHICLE TRIP INCREASE COMPARED TO THE EXISTING COMMERCIAL OFFICE USE AND HAS MINIMAL IMPACT ON THE TRAFFIC PATTERNS FOR THIS AREA.
- FROM AN EXISTING GRADE PERSPECTIVE, THE ALLEY IS APPROXIMATELY 9-FEET HIGHER THAN 9TH AVE S. THEREFORE, LOCATING THE PROPOSED GARAGE ENTRANCE ON 9TH AVE S IS APPROPRIATE LOCATION.
- GARAGE ENTRANCE IS LOCATED 5-FEET OR MORE FROM THE PROPERTY LINE AS WELL AS 25-FEET OR MORE FROM THE DRIVEWAY ENTRANCE ON THE ADJACENT PROPERTY TO THE NORTH.
- GARAGE ENTRANCE IS LOCATED APPROXIMATELY 106-FEET FROM DIVISION STREET, WHICH IS THE MAXIMUM DISTANCE FROM DIVISION WHILE MAINTAINING 25 FEET FROM ADJACENT ACCESS AND PROVIDING AS MUCH STORAGE POSSIBLE.



PERMIT NUMBERS:

SWGR#	TBD	CAC#	TBD
PARCEL ID:	09314057200	FEMA PANEL:	ZONE "X", PANEL NO. 47037C0244H, 4/5/17.
DATUM:	TN83PC (NAD83) NAVD 1988	BENCHMARK:	(NAVD88) (GEOID03)



REV.	OR.	DATE	DESCRIPTION
	JOS	4/07/2022	DTC/DRC SUBMITTAL

# 900 DIVISION STREET

M CUBED DEVELOPMENTS, LLC.

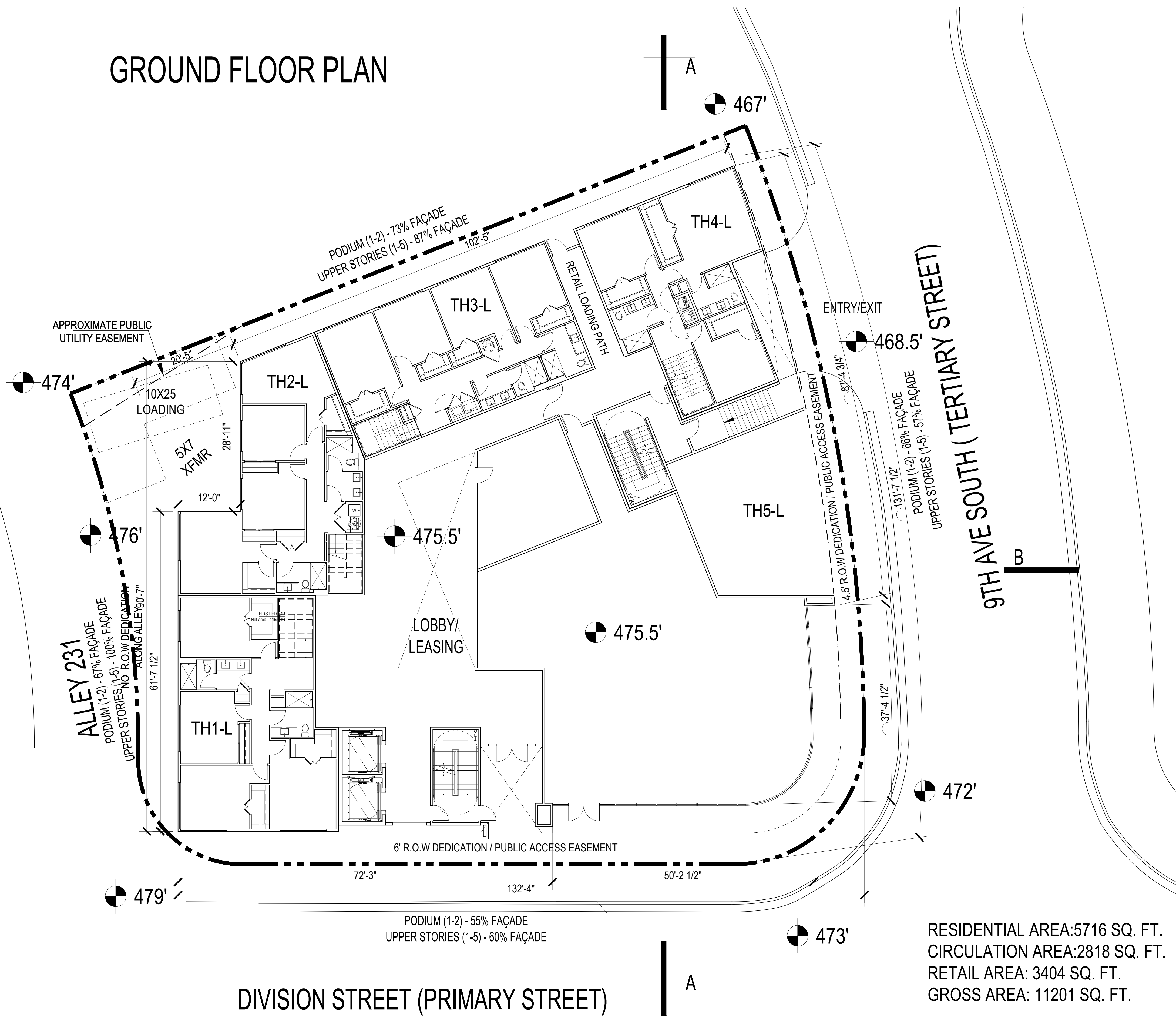
Nashville, TN

SCHEMATIC DESIGN SET



A101

# GROUND FLOOR PLAN



RESIDENTIAL AREA: 5716 SQ. FT.  
 CIRCULATION AREA: 2818 SQ. FT.  
 RETAIL AREA: 3404 SQ. FT.  
 GROSS AREA: 11201 SQ. FT.

900 DIVISION ST						M CUBED DEVELOPMENTS, LLC.		21071
UNIT TABULATION - 5 STORY BLDG OVER PODIUM								4/7/22
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN		
TH1	5br/3.5ba	2,377	1	5%	2,377	23%		
TH2	5br/3.5ba	2,226	1	5%	2,226			
TH3	5br/3.5ba	2,316	1	5%	2,316			
TH4	5br/3.5ba	2,438	1	5%	2,438			
TH5	3br/2.5ba	1,500	1	5%	1,500			
D1	5br/3.5ba	2,383	1	5%	2,383	27%		
D2	5br/3.5ba	2,574	1	5%	2,574			
D3	5br/3.5ba	2,334	1	5%	2,334			
D4	5br/3.5ba	2,302	1	5%	2,302			
D5	5br/3.5ba	2,458	1	5%	2,458			
D6	5br/3.5ba	2,884	1	5%	2,884			
E1	5br/4.5ba	2,495	1	5%	2,495	45%		
E2	5br/4.5ba	2,706	4	18%	10,824			
E3	5br/4.5ba	2,591	1	5%	2,591			
E4	5br/4.5ba	2,462	1	5%	2,462			
E5	5br/4.5ba	2,576	1	5%	2,576			
E6	5br/4.5ba	3,080	1	5%	3,080			
E7	5br/4.5ba	2,834	1	5%	2,834			
B1	2br/2ba	938	1	5%	938	5%		
<b>TOTALS</b>			<b>22</b>	<b>100.00%</b>	<b>53,592</b>	<b>100%</b>		

**UNIT AVERAGE NET SF :** 2,436.00

\* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

**PROJECT DATA**

**UNIT AVERAGE NET SF :** 2,436.00 S.F.

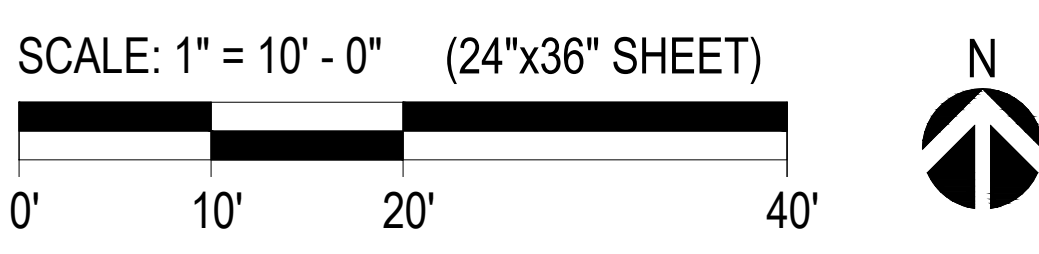
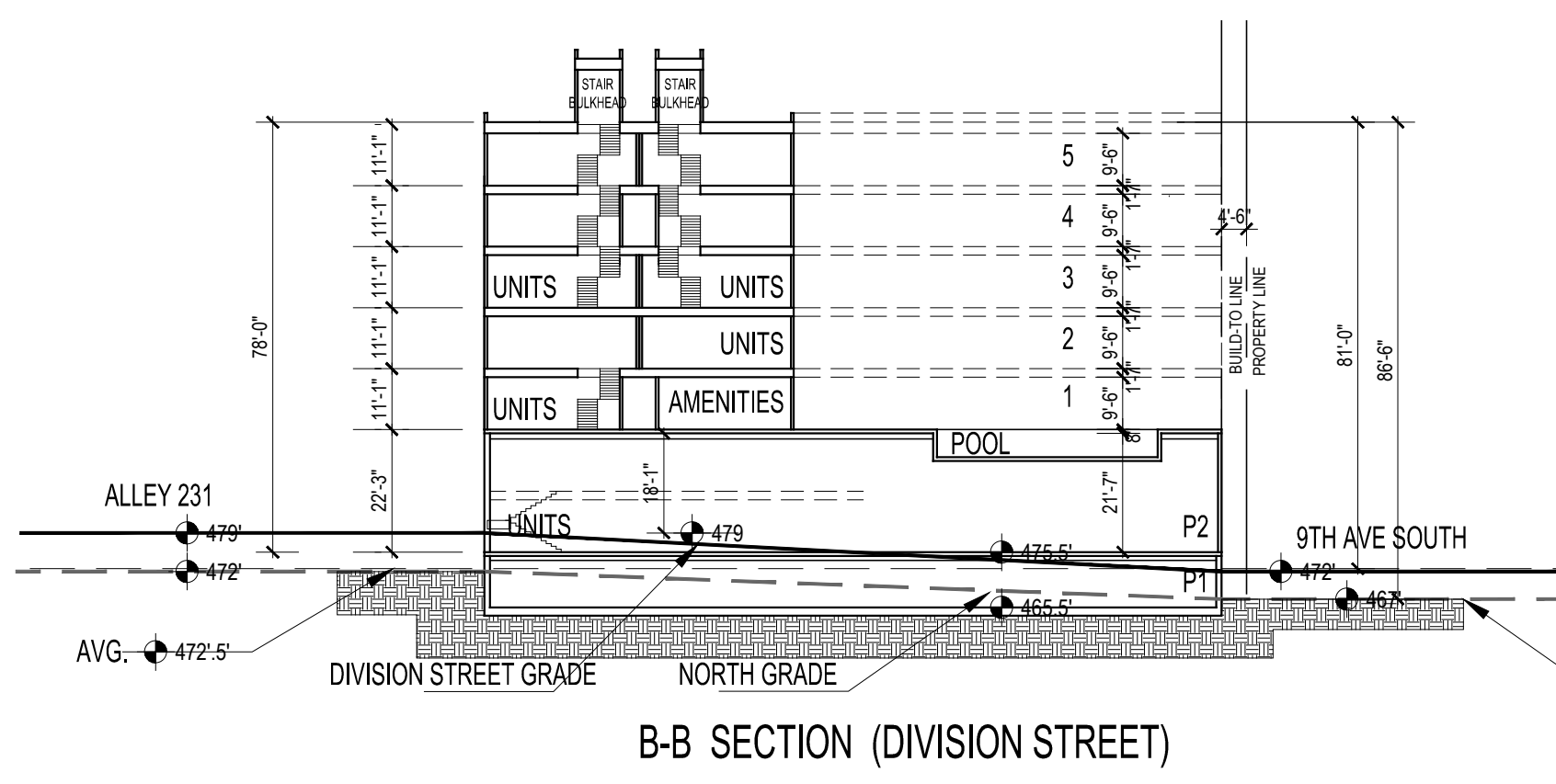
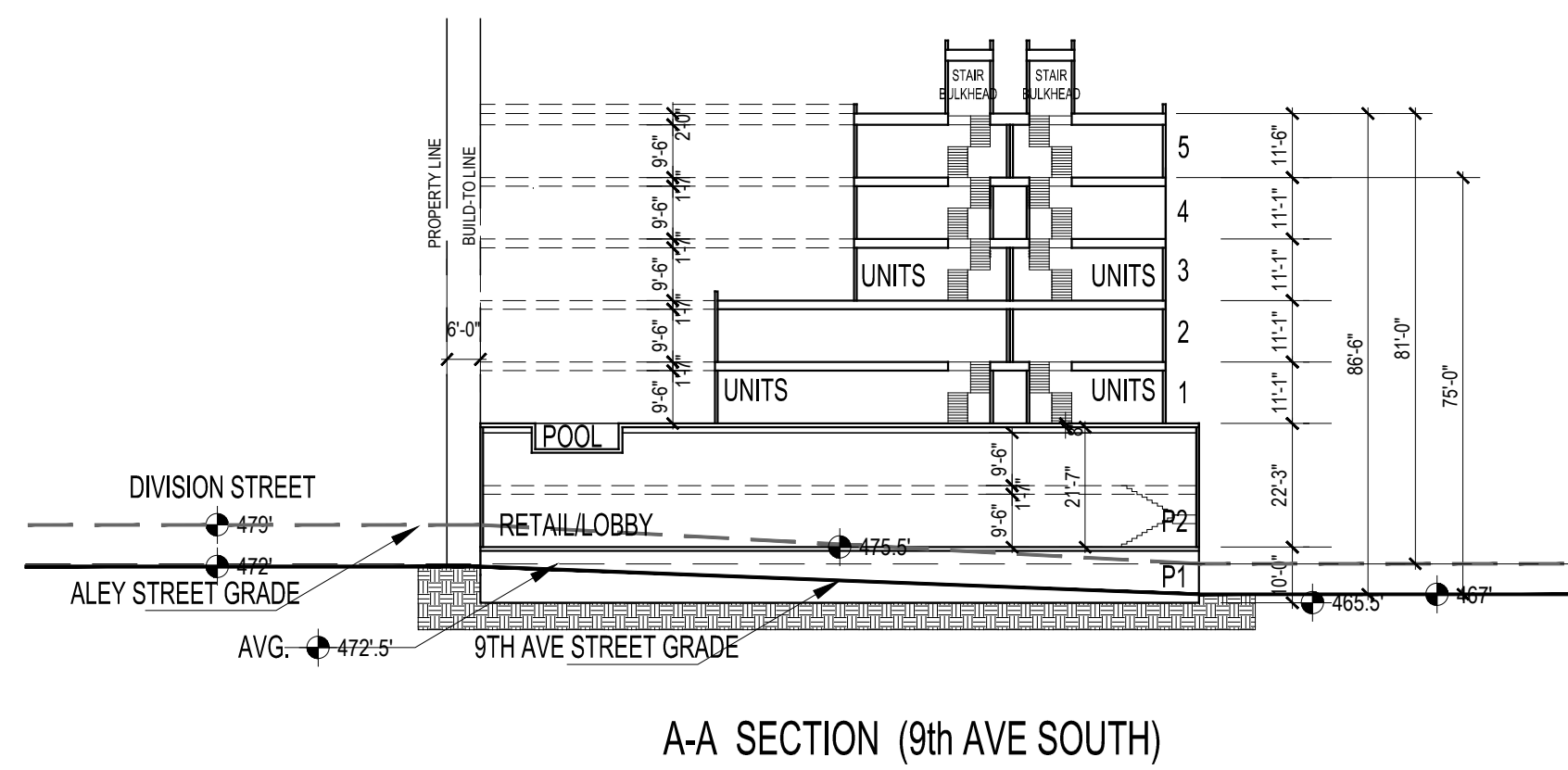
**ACREAGE:** 0.38 ACRES

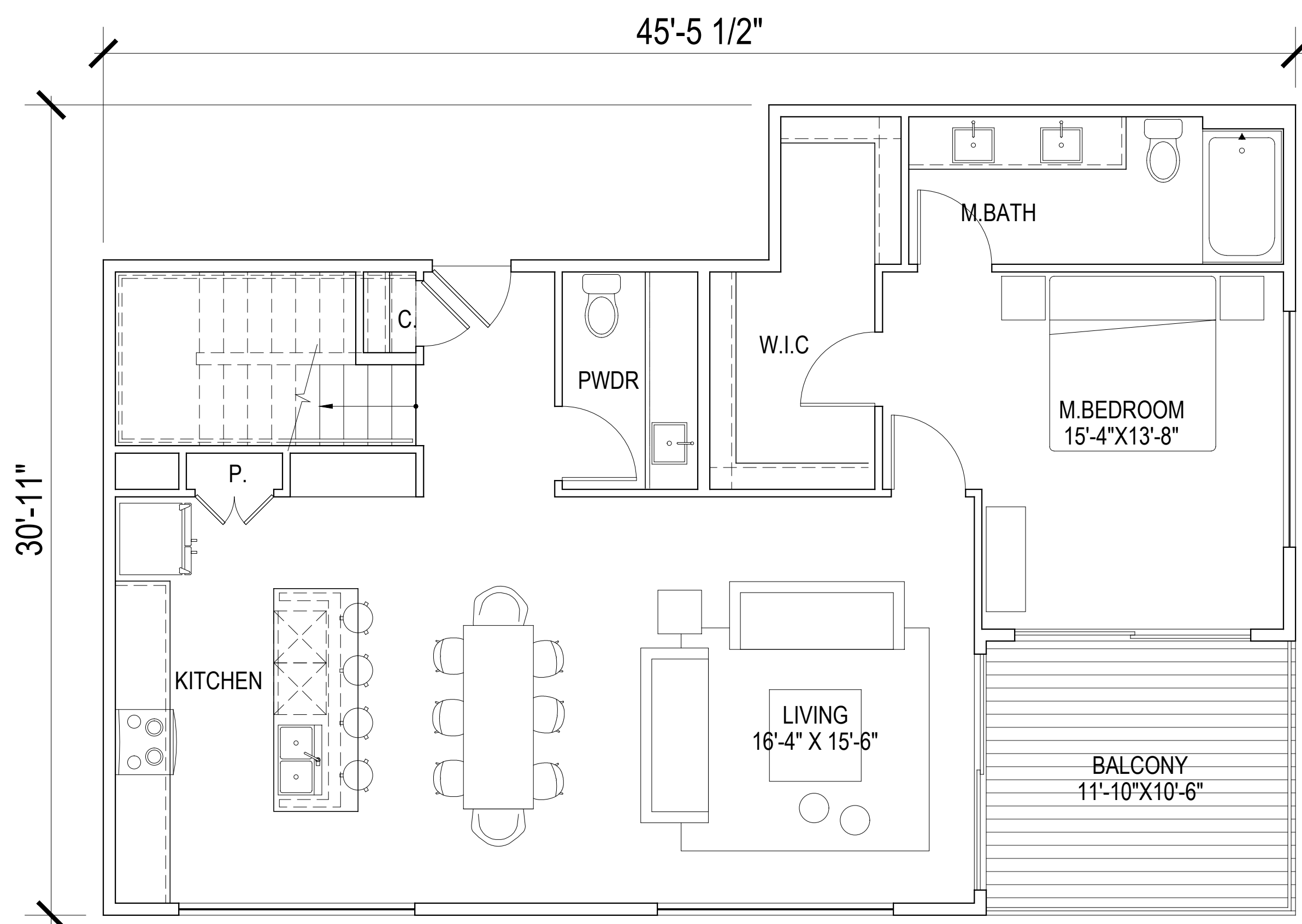
**DENSITY:** 57.89 UNITS/ACRE

**PARKING:**

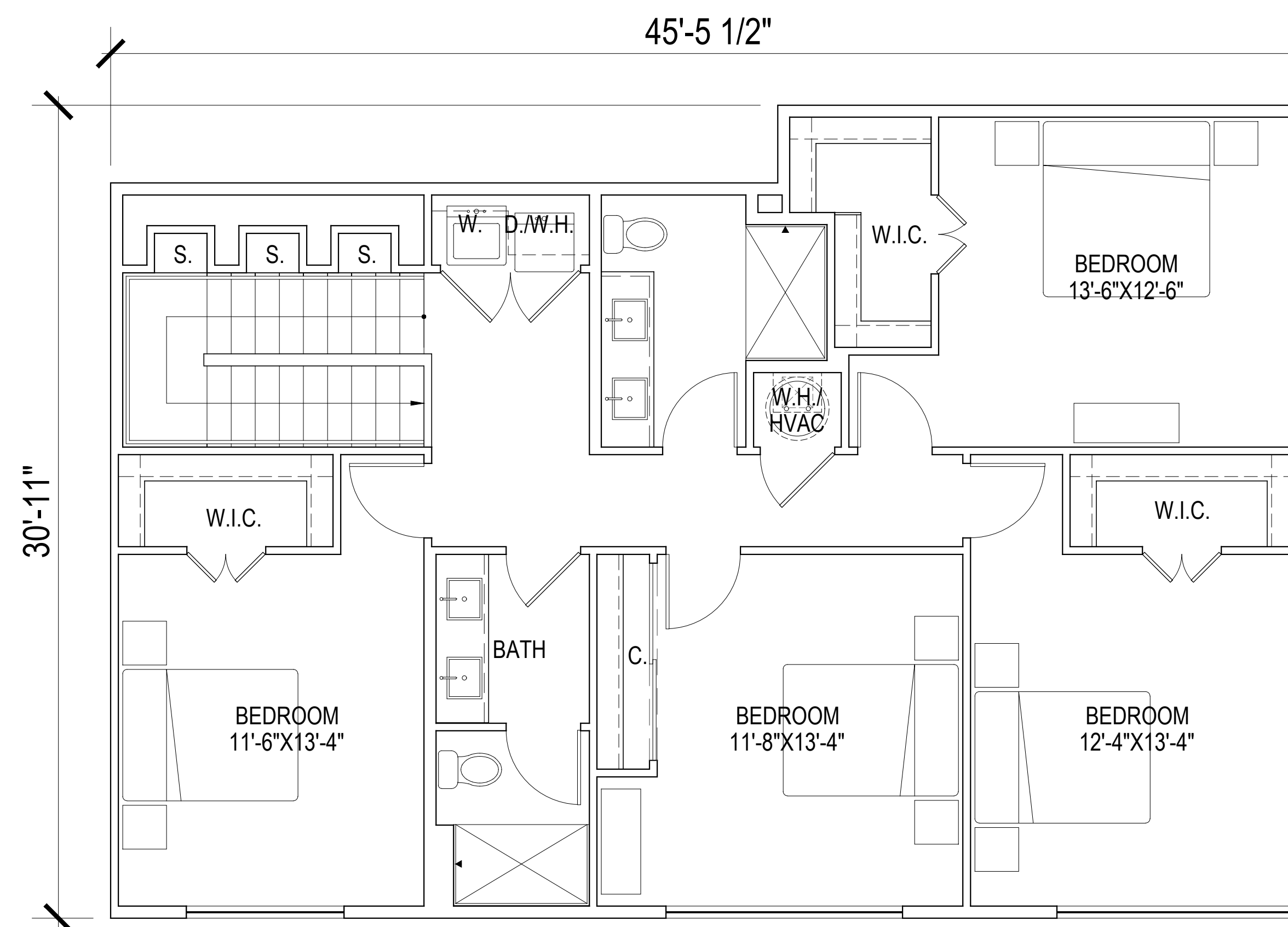
REQUIRED	1 SPACES
PROVIDED	30 GARAGE SPACES
	0 SURFACE SPACES
	30 TOTAL SPACES
	1.36 SPACES/UNIT

BUILDING TOTAL GROSS AREA: 70,500 SQ. FT.  
 (GARAGE NOT INCLUDED)



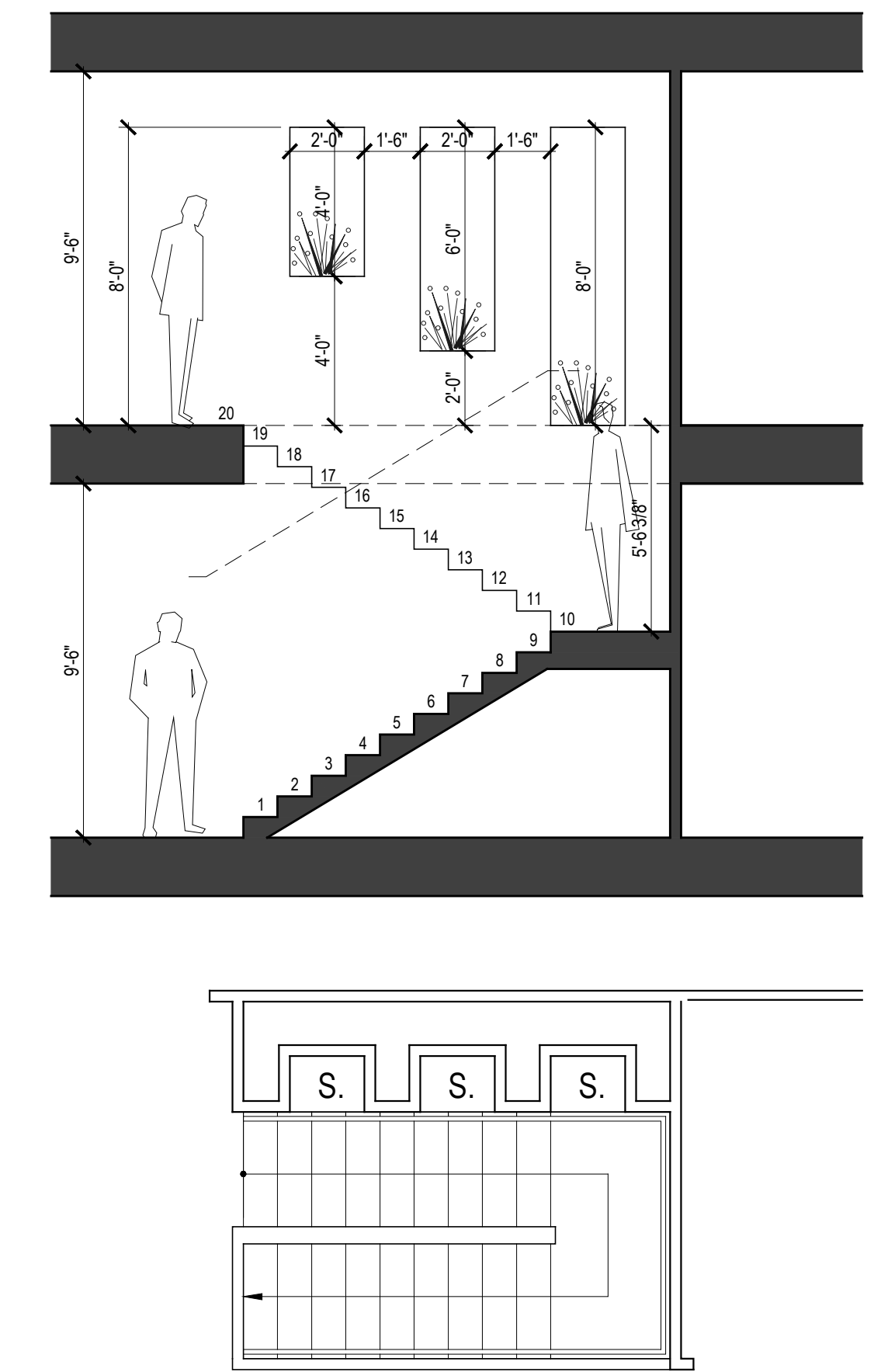


FIRST FLOOR  
Net area - 1132 SQ. FT.



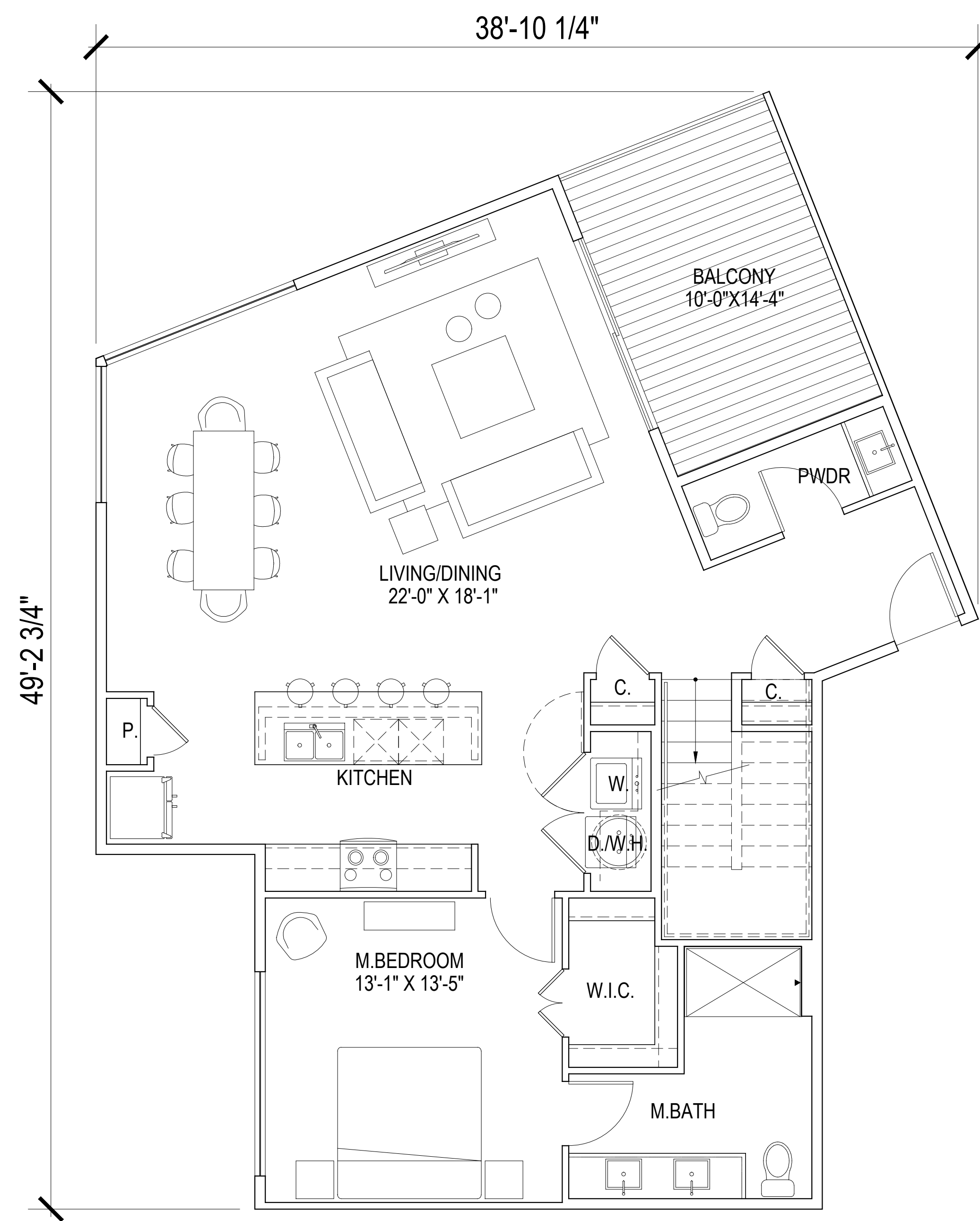
SECOND FLOOR  
Net area - 1251 SQ. FT.

**UNIT D1**  
Total net area - 2383 SQ. FT.

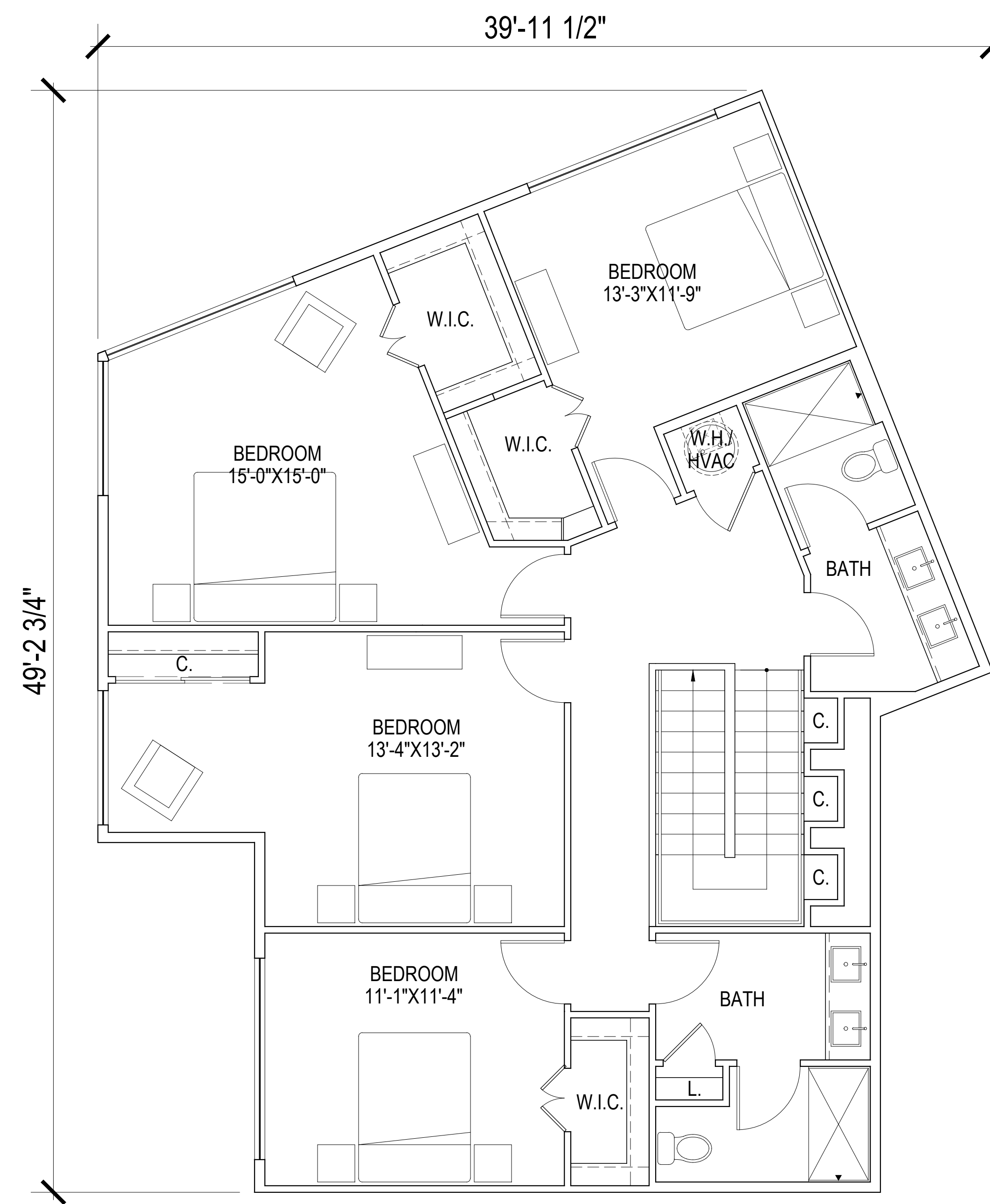


SCALE: 1/4" = 1'-0" (24"x36" SHEET)





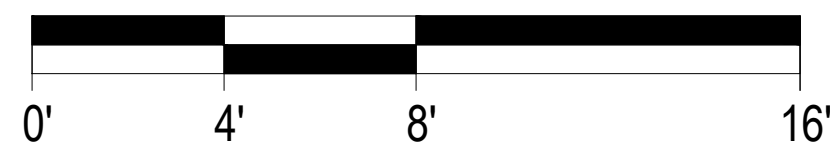
FIRST FLOOR  
Net area - 1211 SQ. FT.

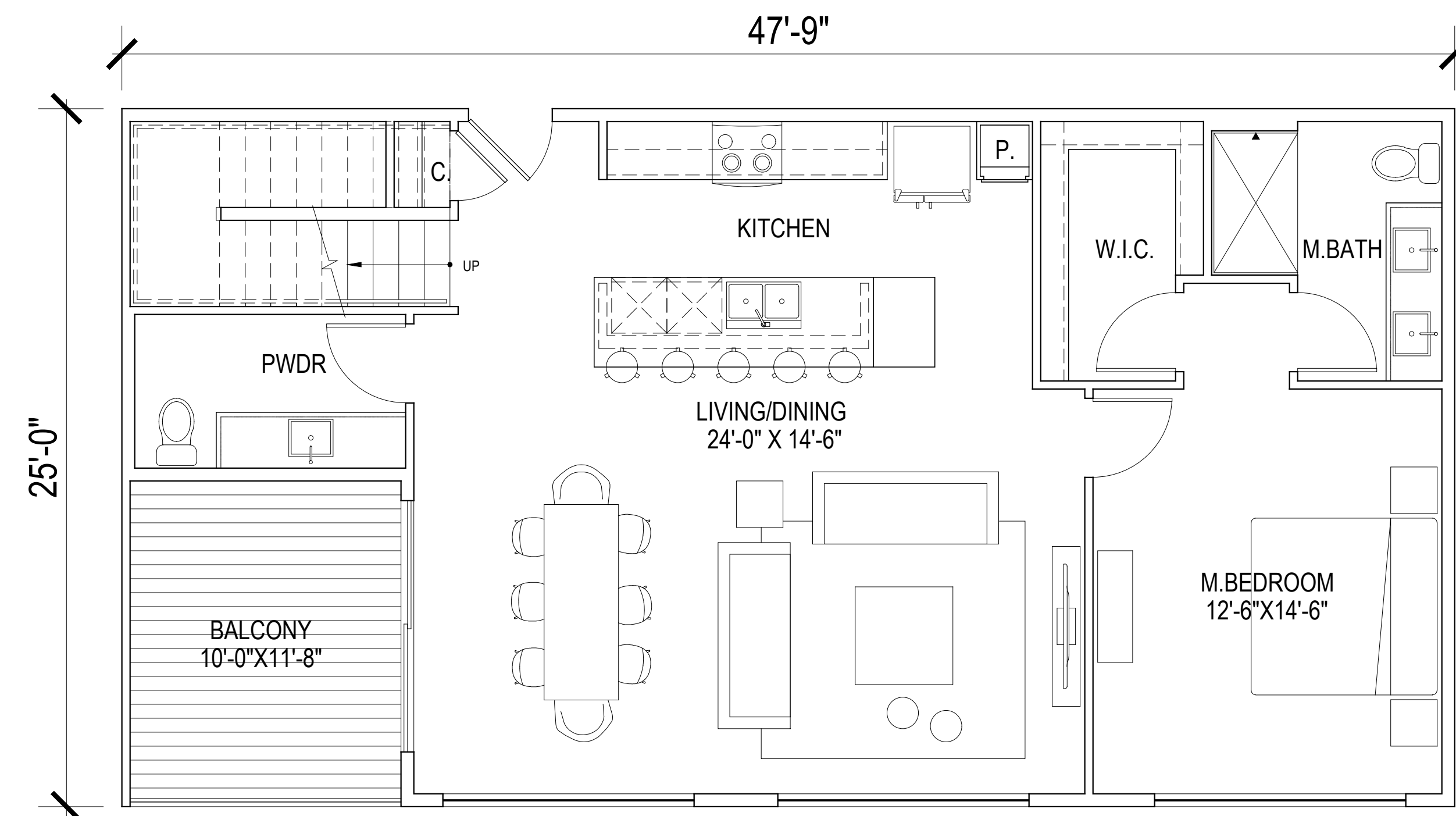


SECOND FLOOR  
Net area - 1363 SQ. FT.

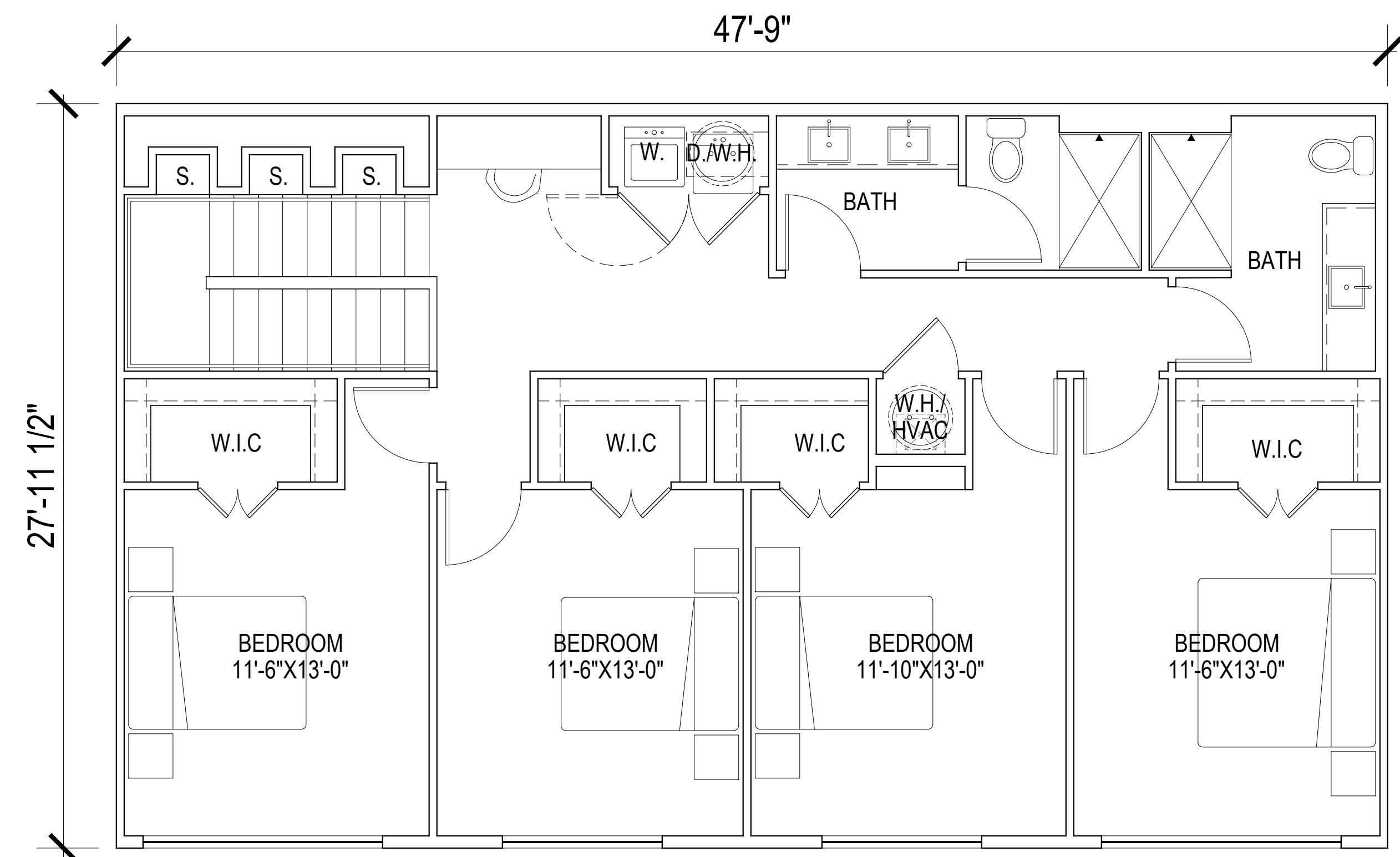
**UNIT D2**  
Total net area - 2574 SQ. FT.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)





FIRST FLOOR  
Net area - 1077 SQ. FT.

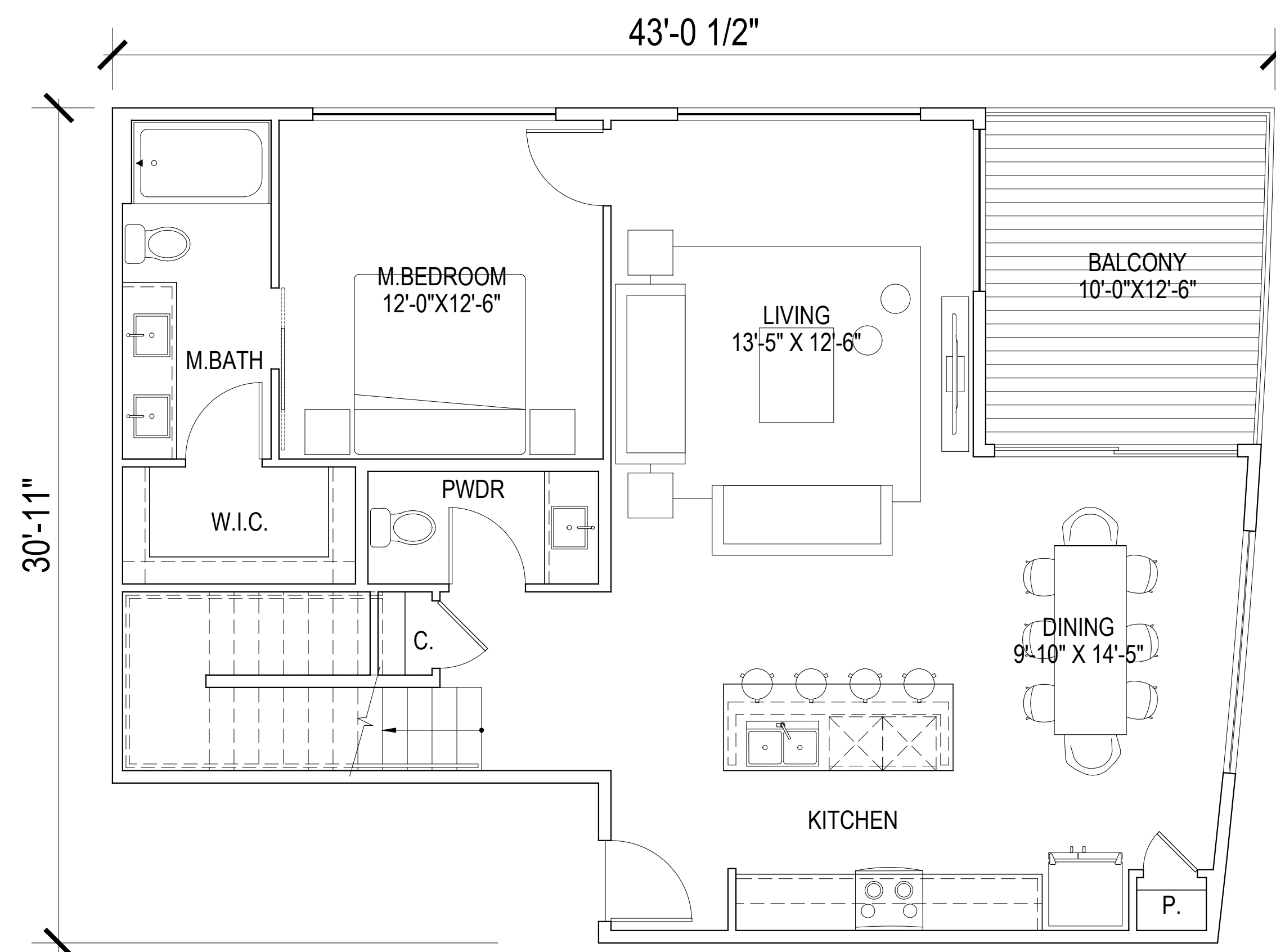


SECOND FLOOR  
Net area - 1257 SQ. FT.

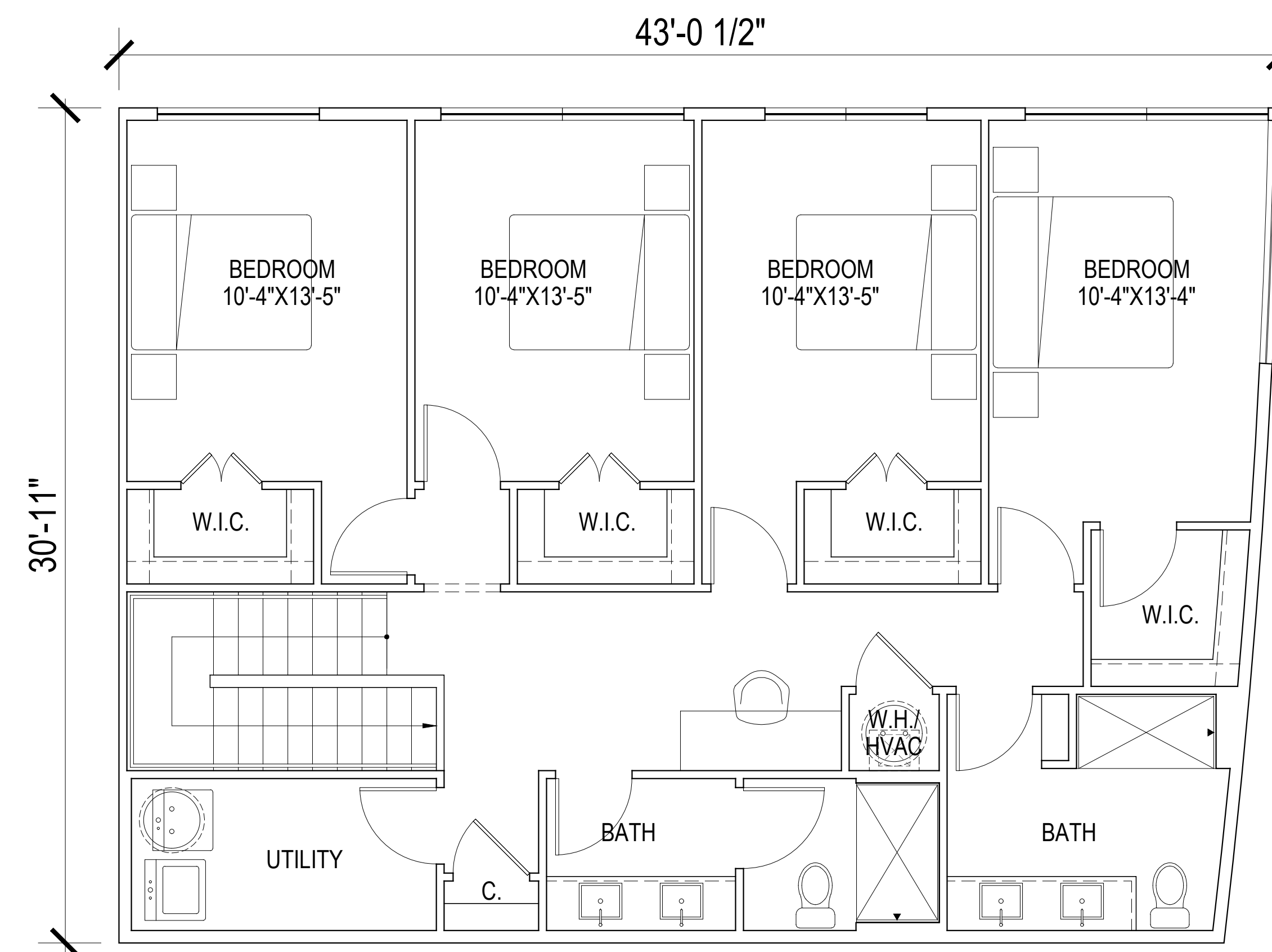
**UNIT D3**  
Total net area - 2334 SQ. FT.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)



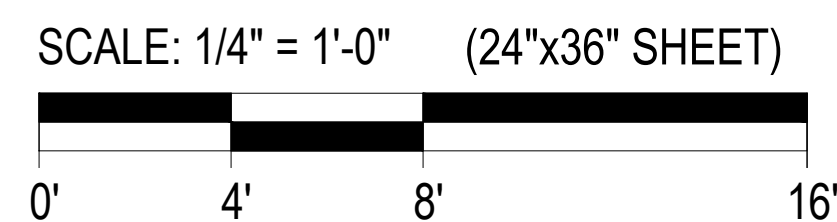


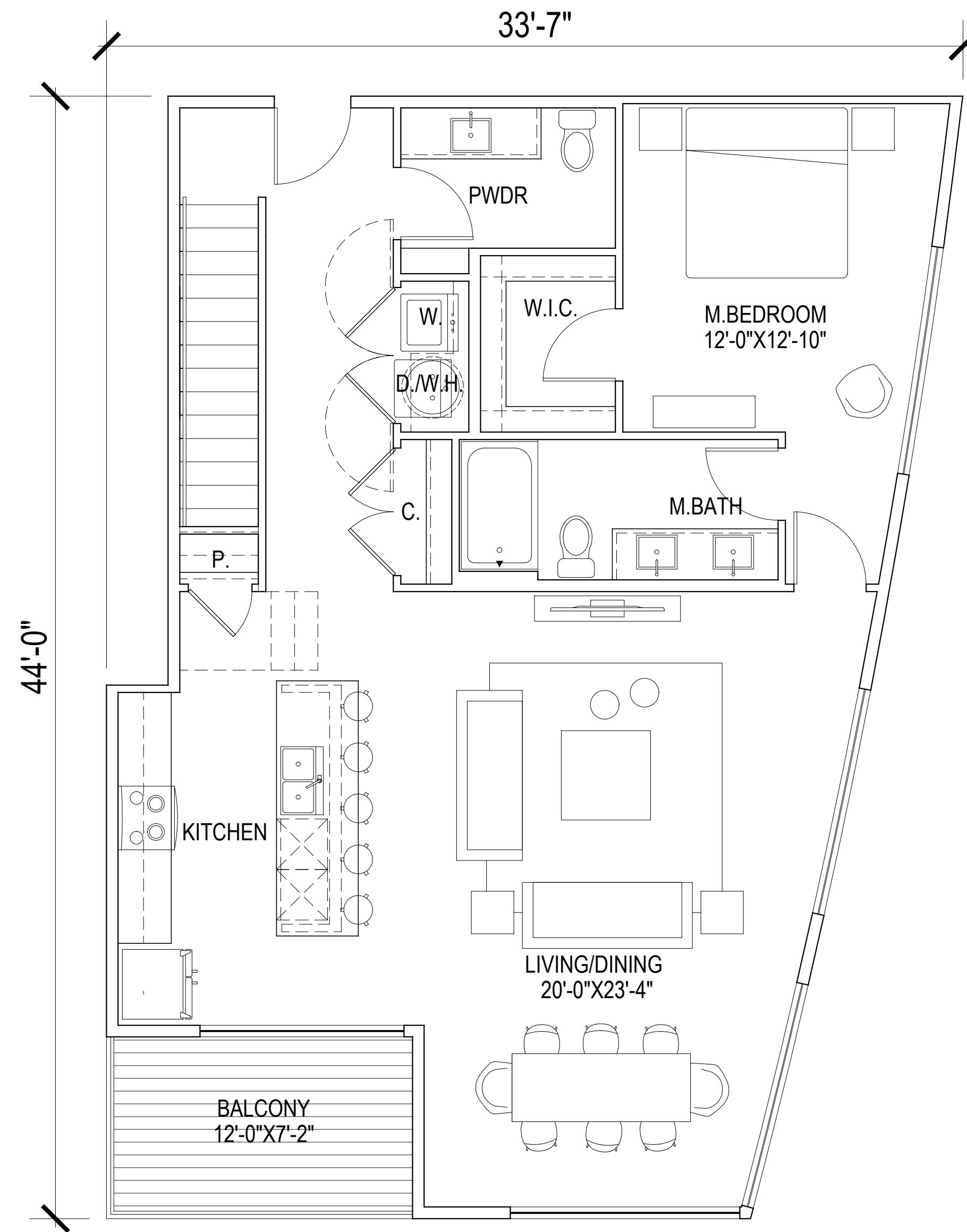
FIRST FLOOR  
Net area - 1068 SQ. FT.



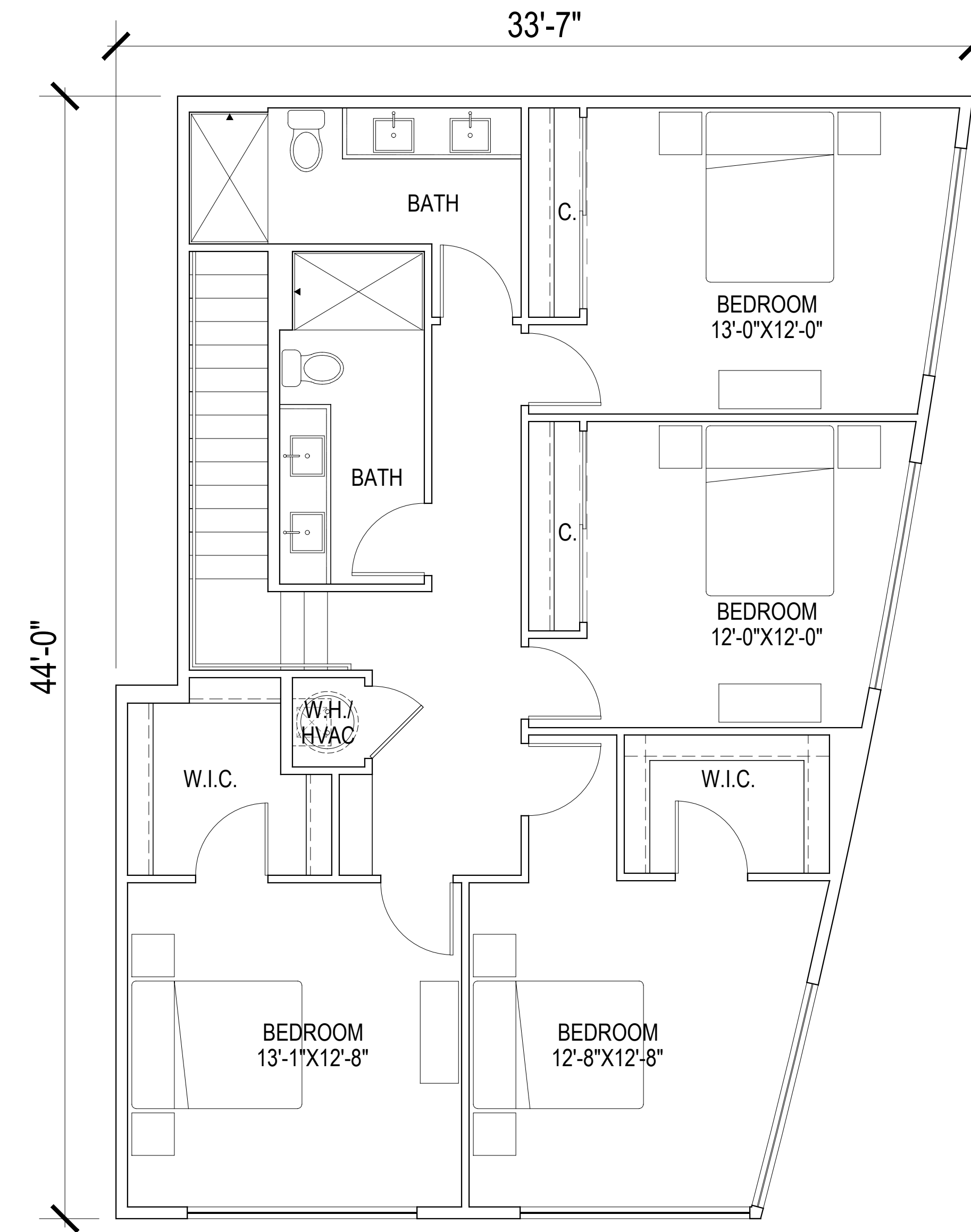
SECOND FLOOR  
Net area - 1234 SQ. FT.

**UNIT D4**  
Total net area - 2302 SQ. FT.





FIRST FLOOR  
Net area - 1262 SQ. FT.

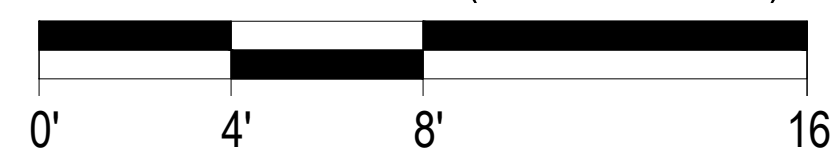


SECOND FLOOR  
Net area - 1197 SQ. FT.

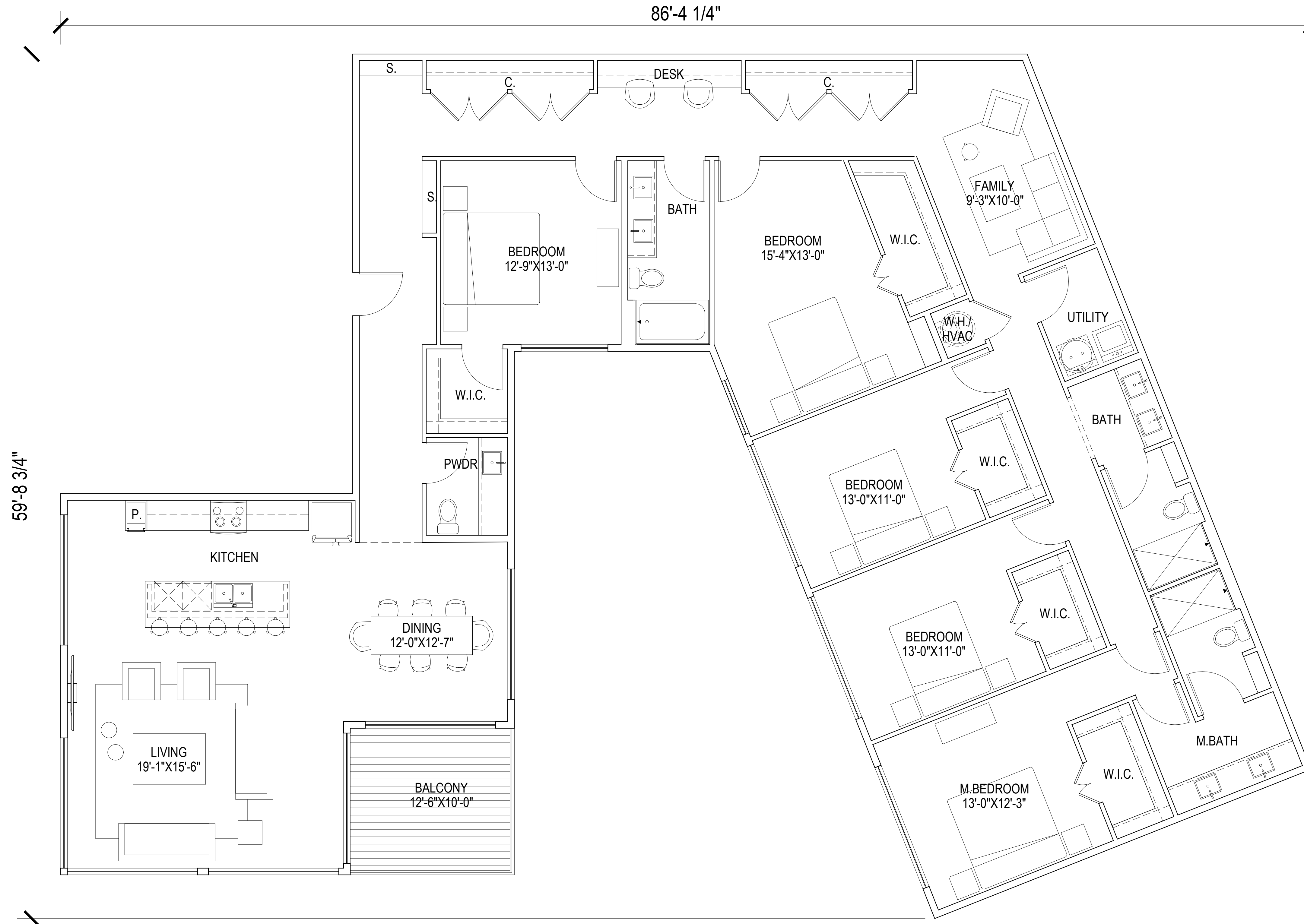
**UNIT D5**

Total net area - 2458 SQ. FT.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)





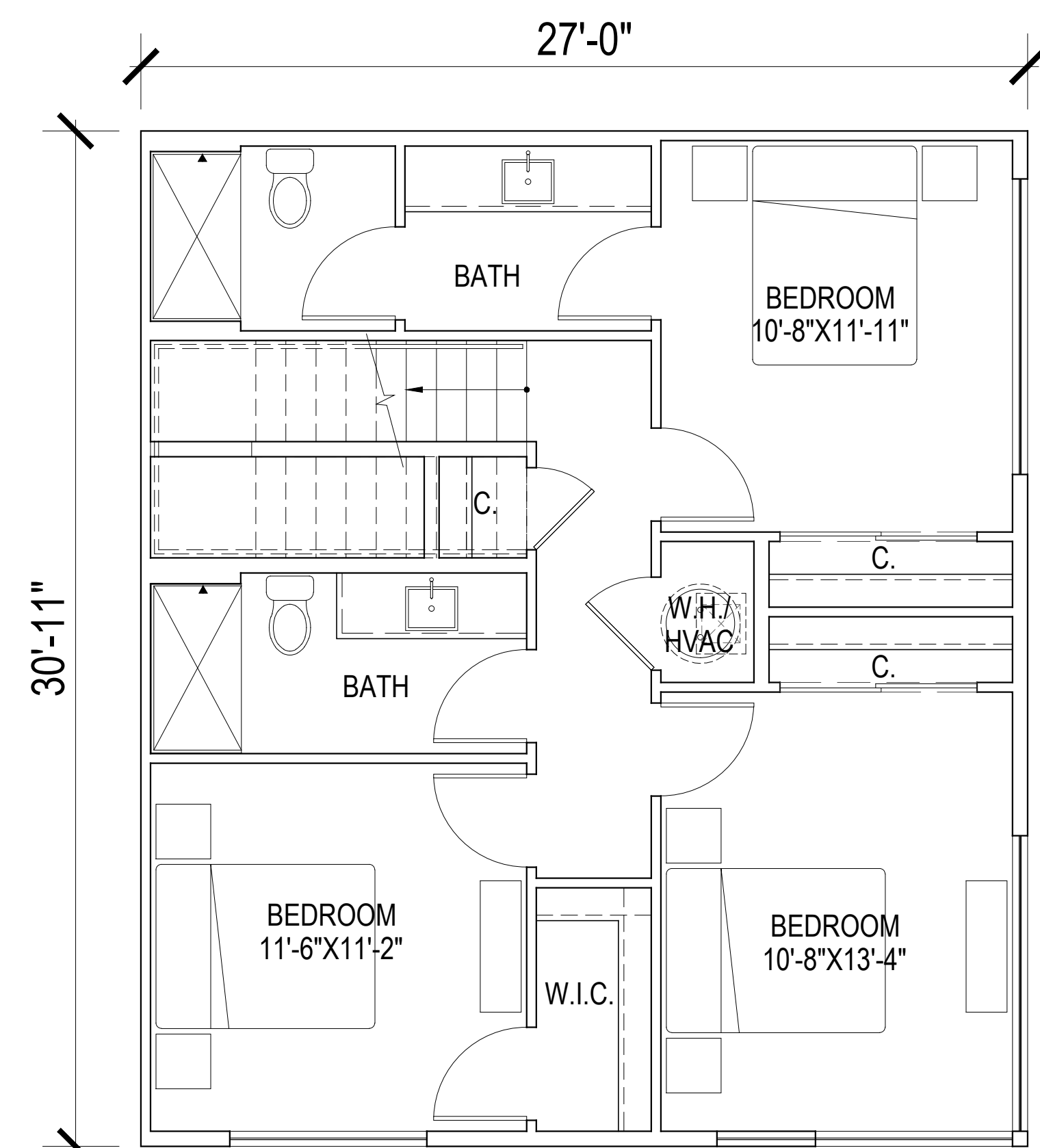


**UNIT D6**  
 Total net area - 2884 SQ. FT.

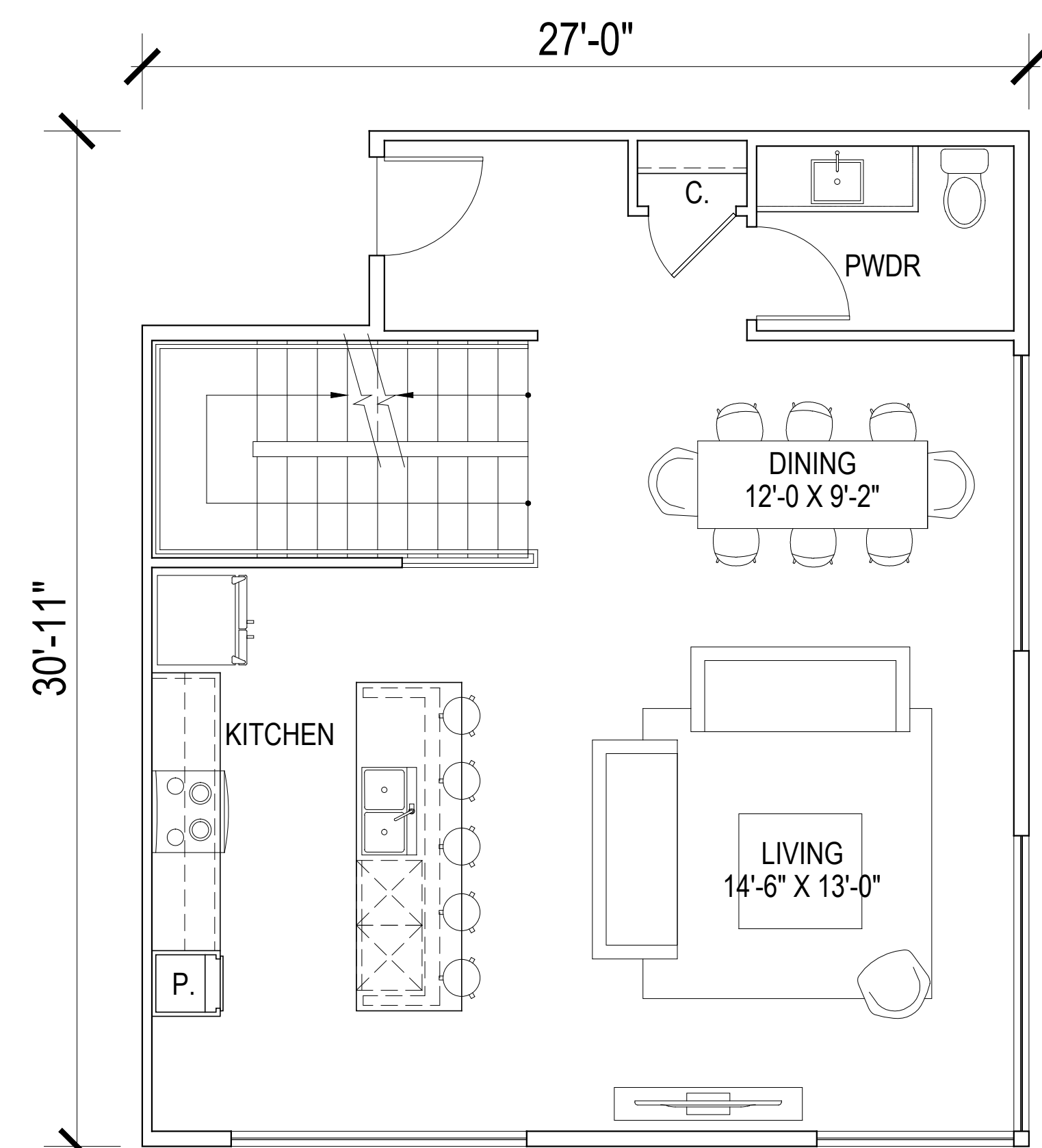
SCALE: 1/4" = 1'-0" (24"x36" SHEET)  
 0' 4' 8' 16'

A306

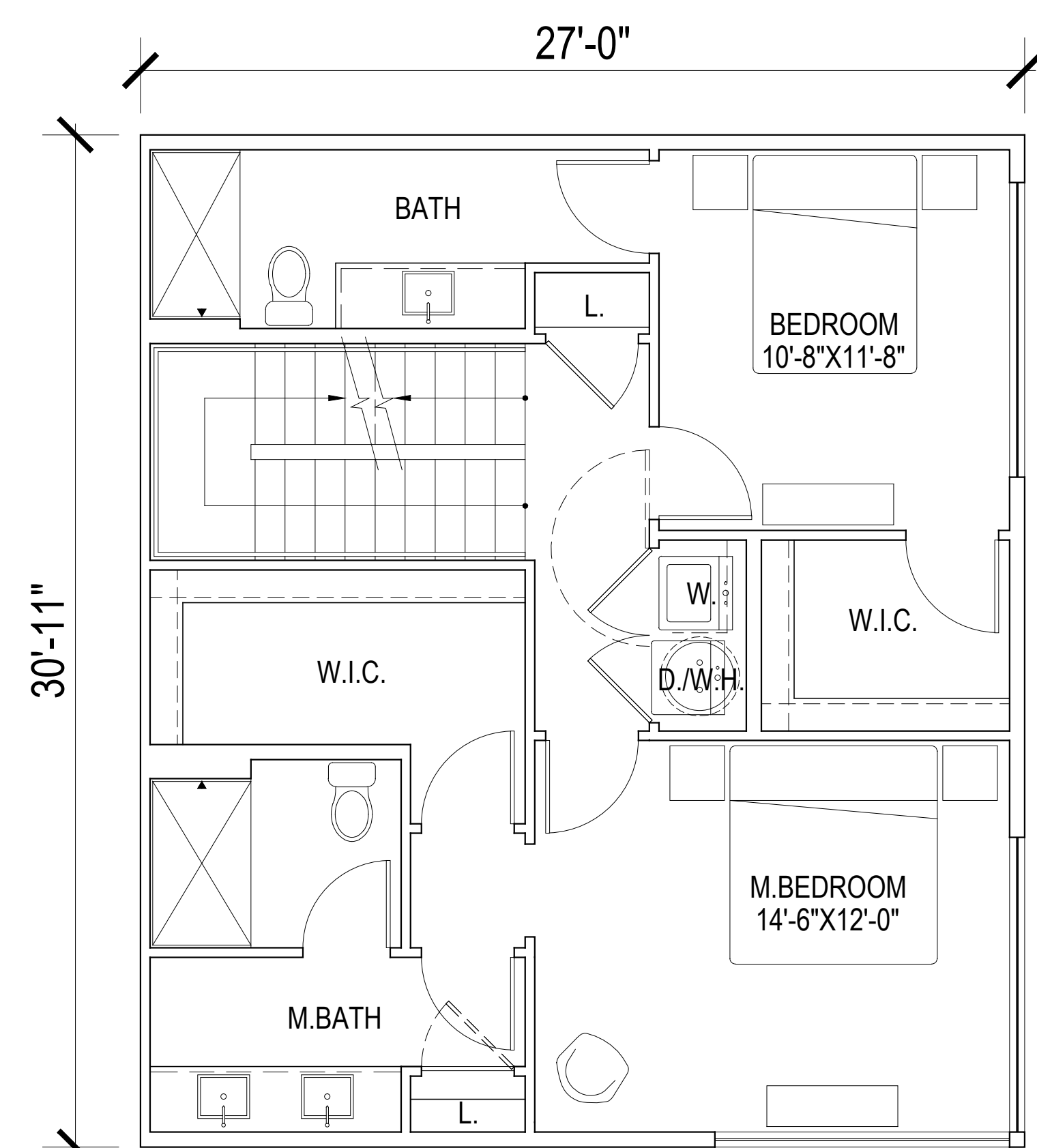
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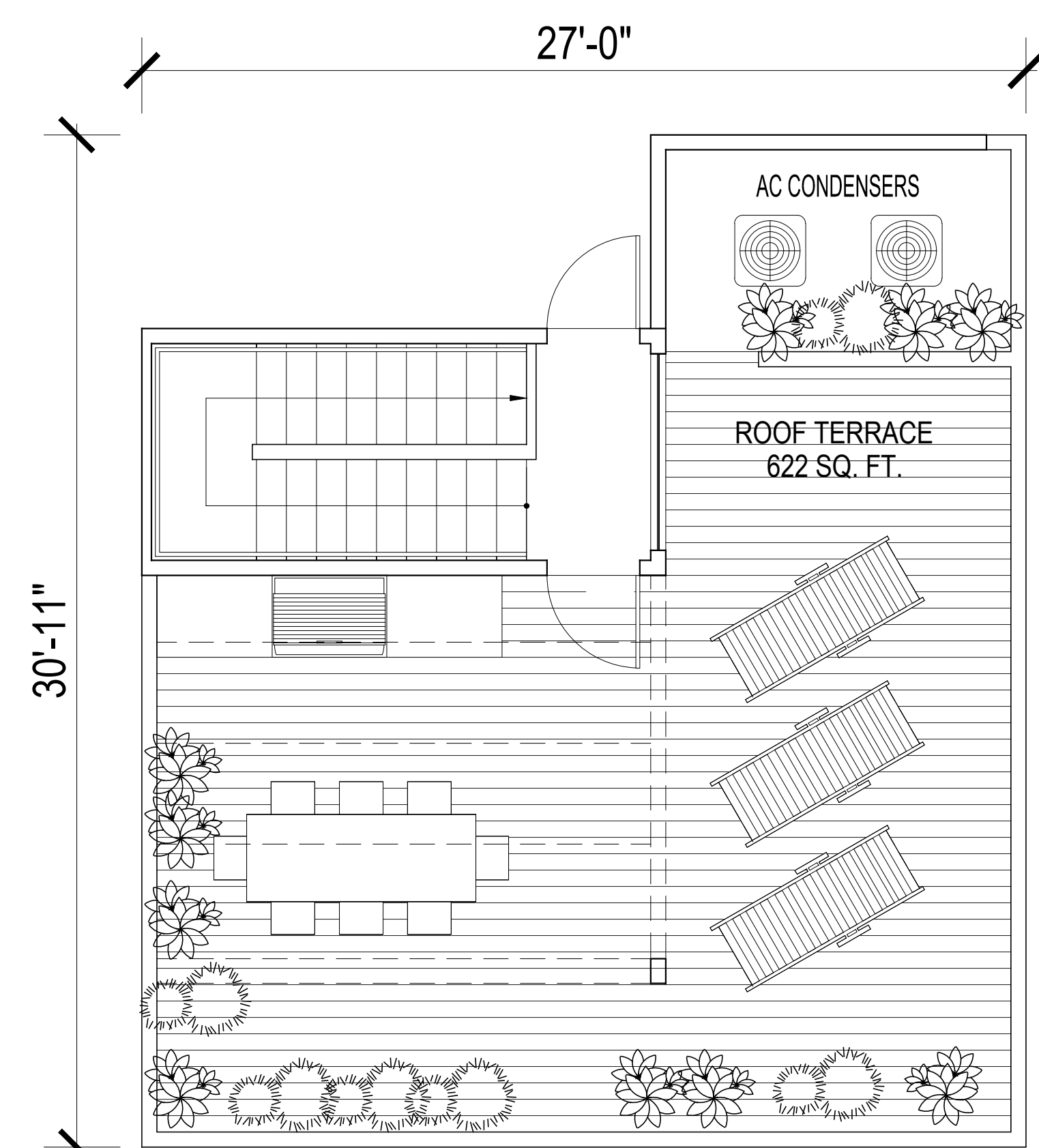
FIRST FLOOR  
Net area - 835 SQ. FT.



SECOND FLOOR  
Net area - 794 SQ. FT.



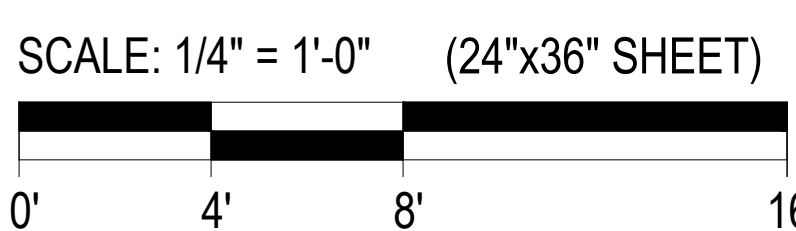
THIRD FLOOR  
Net area - 835 SQ. FT.



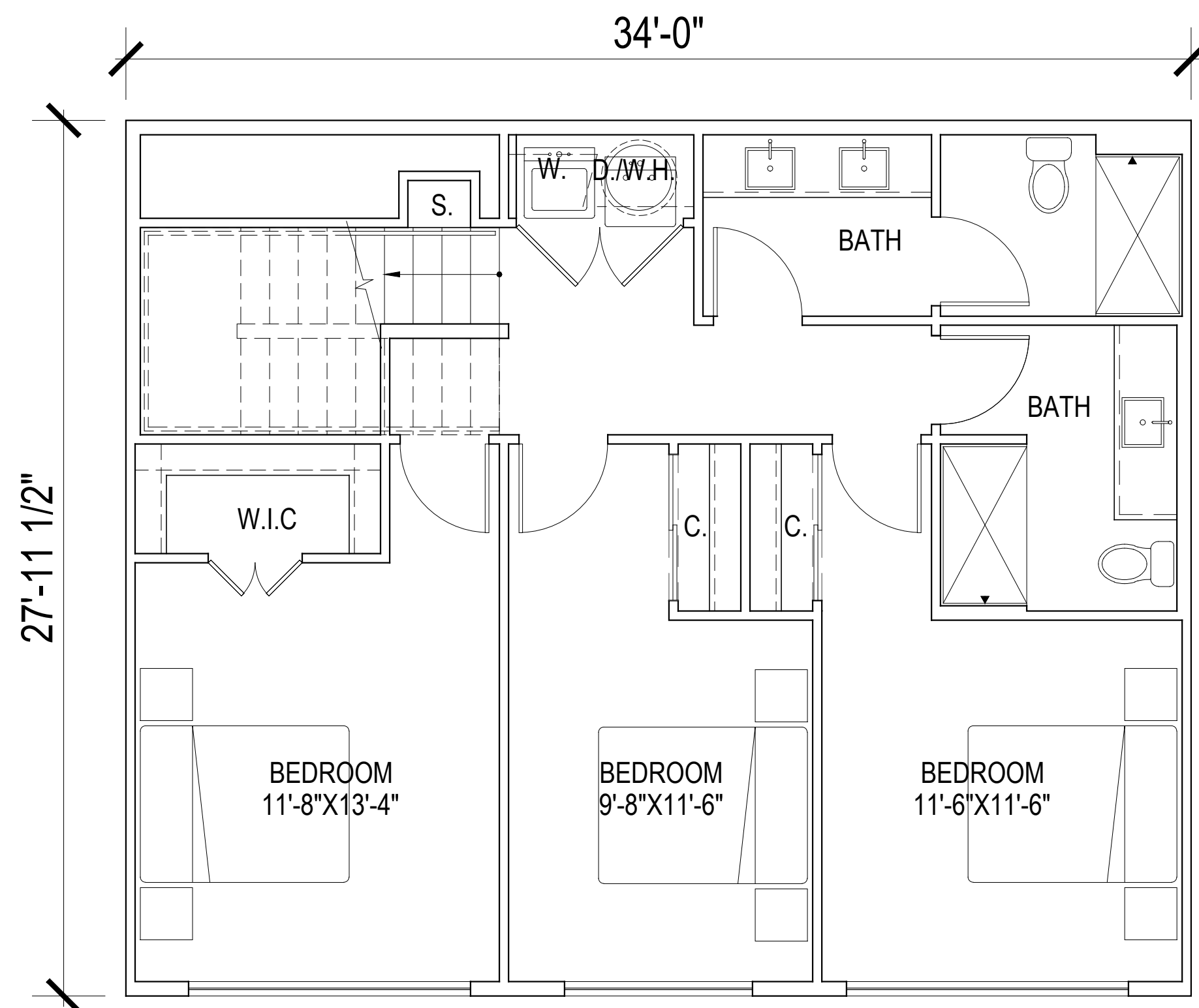
ROOF TOP  
Net area - 32 SQ. FT.  
Terrace - 622 SQ. FT.

**UNIT E1**

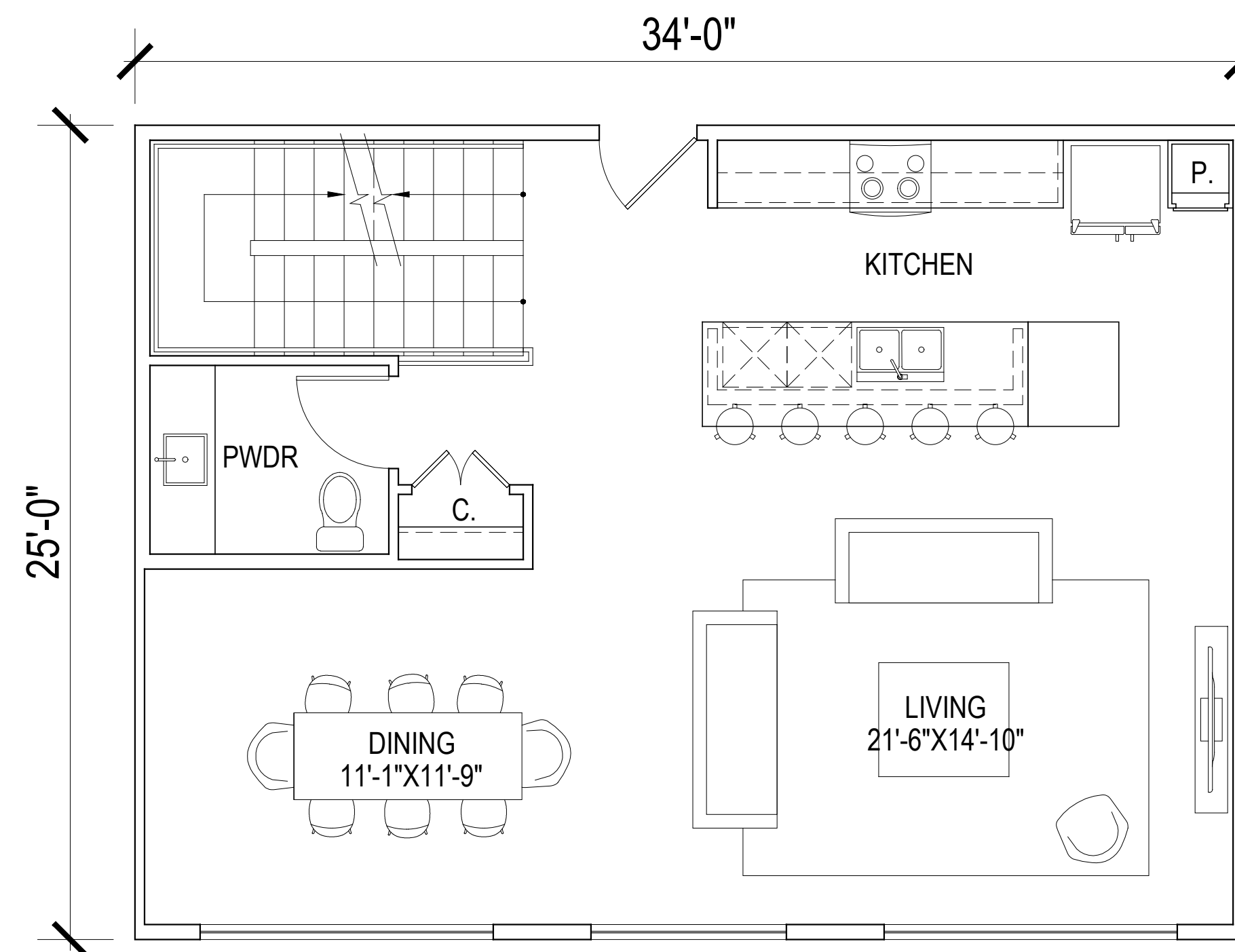
Total net area - 2495 SQ. FT.



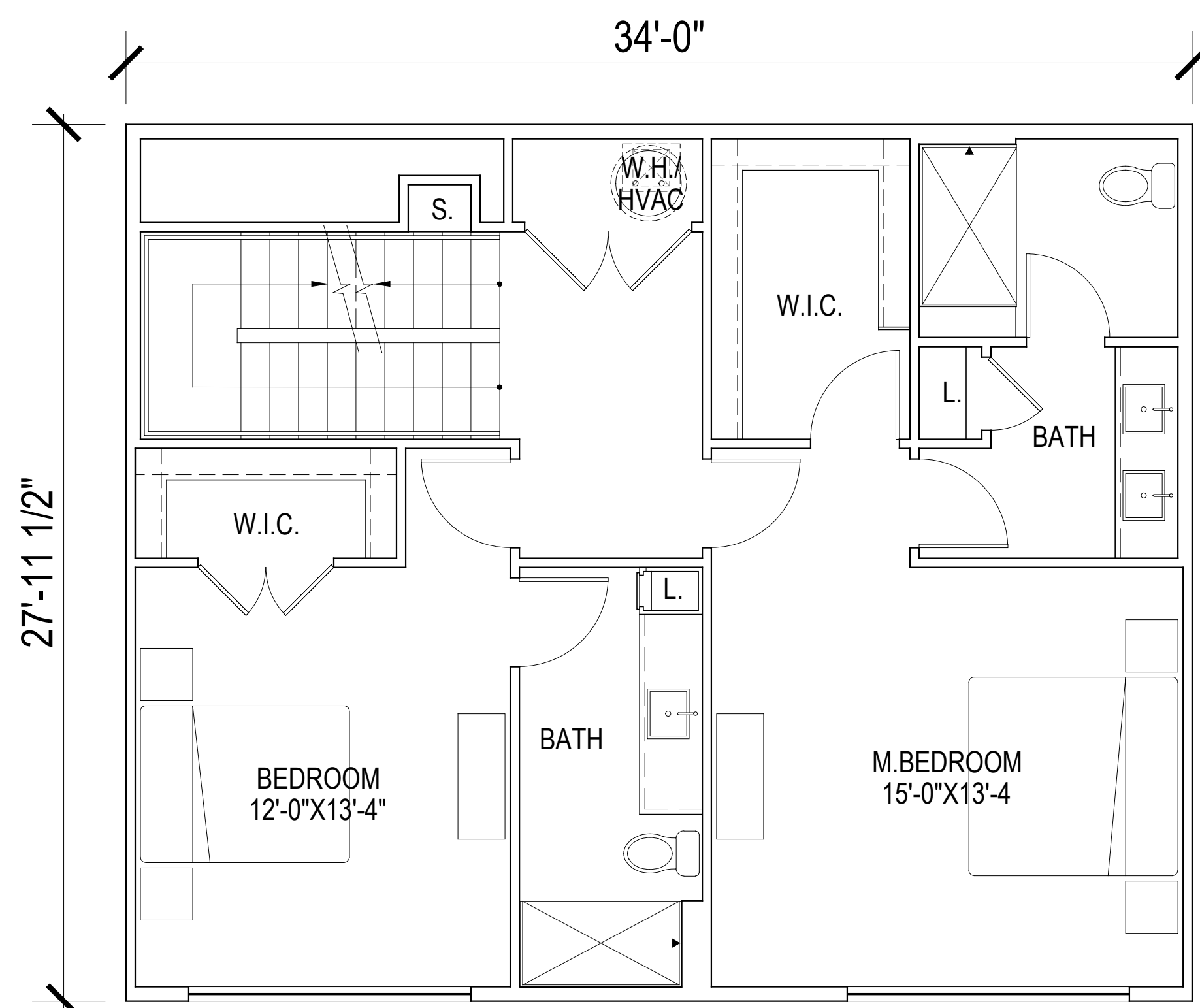
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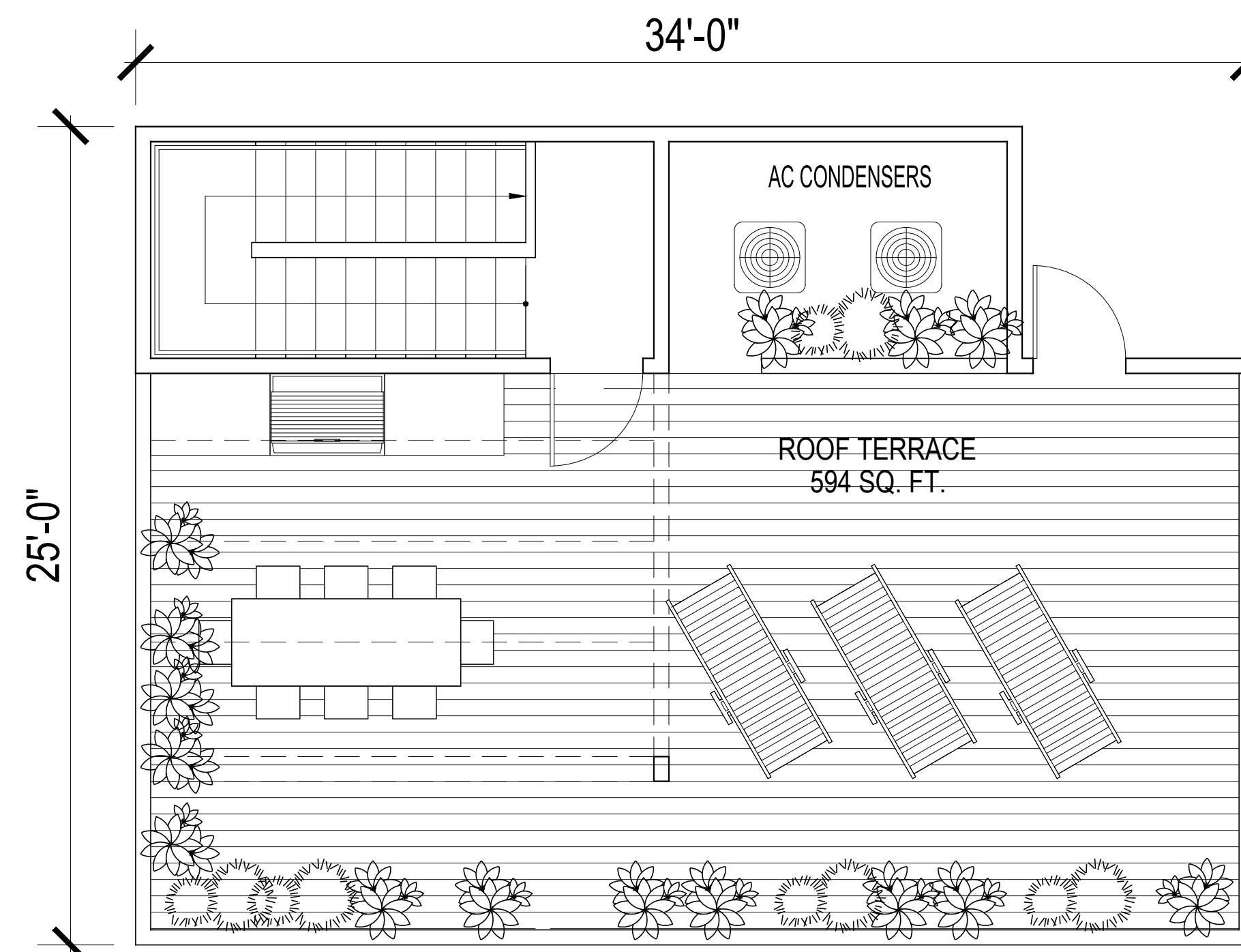
FIRST FLOOR  
Net area - 913 SQ. FT.



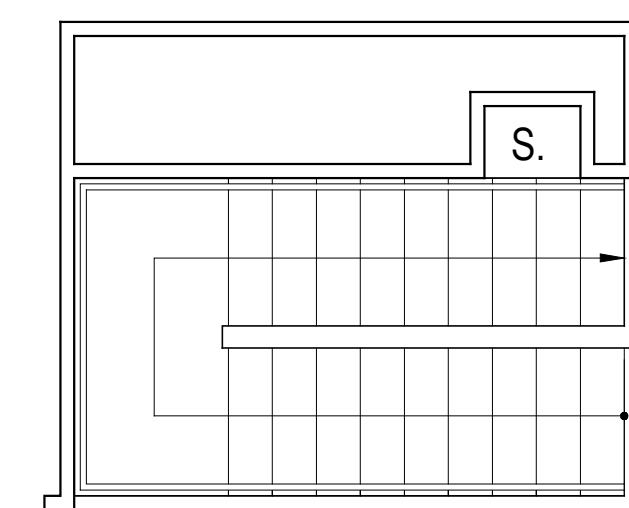
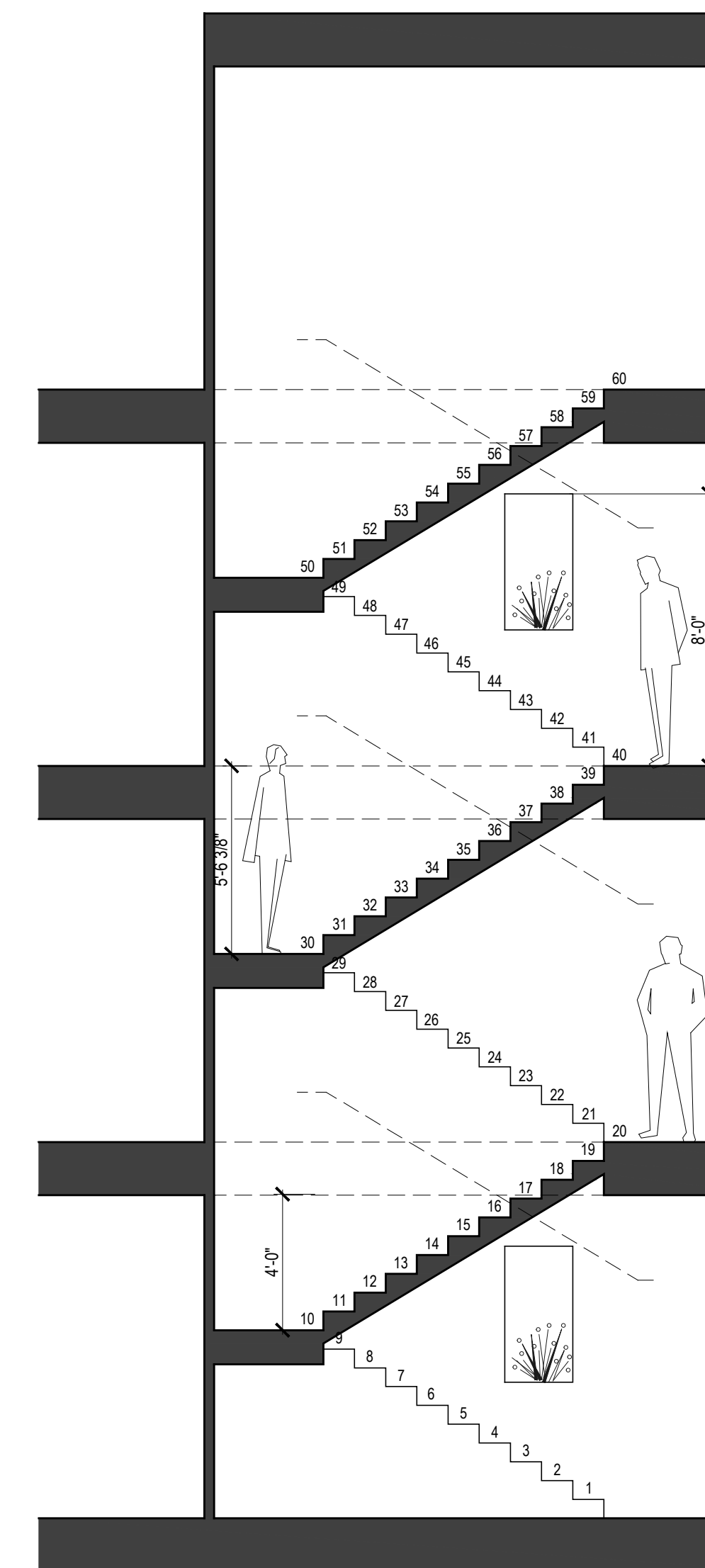
SECOND FLOOR  
Net area - 850 SQ. FT.



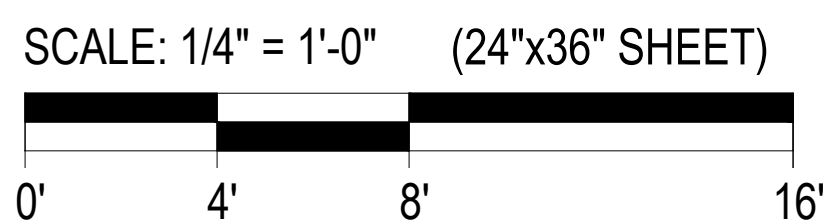
THIRD FLOOR  
Net area - 909 SQ. FT.

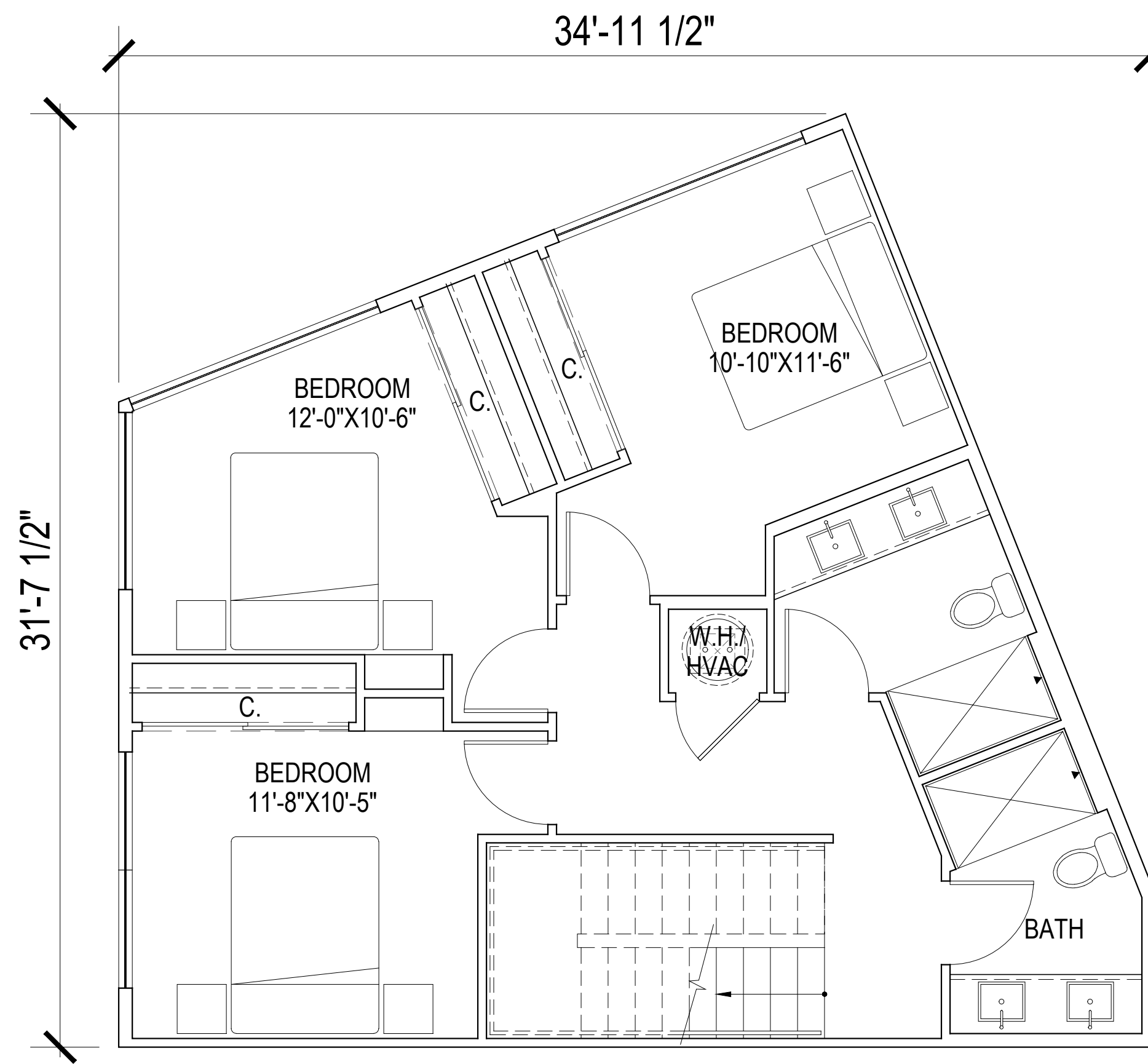


ROOF TOP  
Net area - 33 SQ. FT.  
Terrace - 594 SQ. FT.

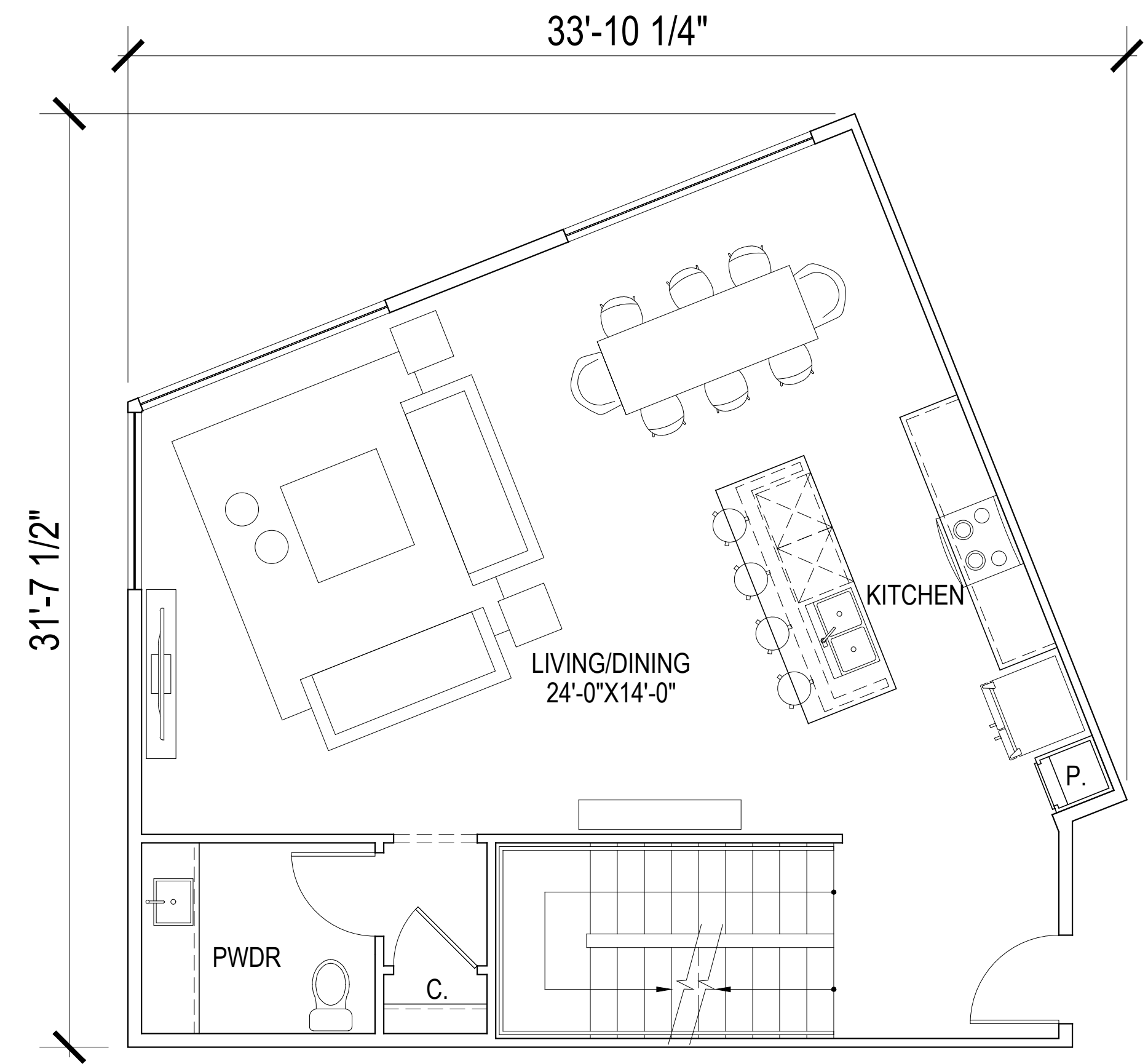


**UNIT E2**  
Total net area - 2706 SQ. FT.

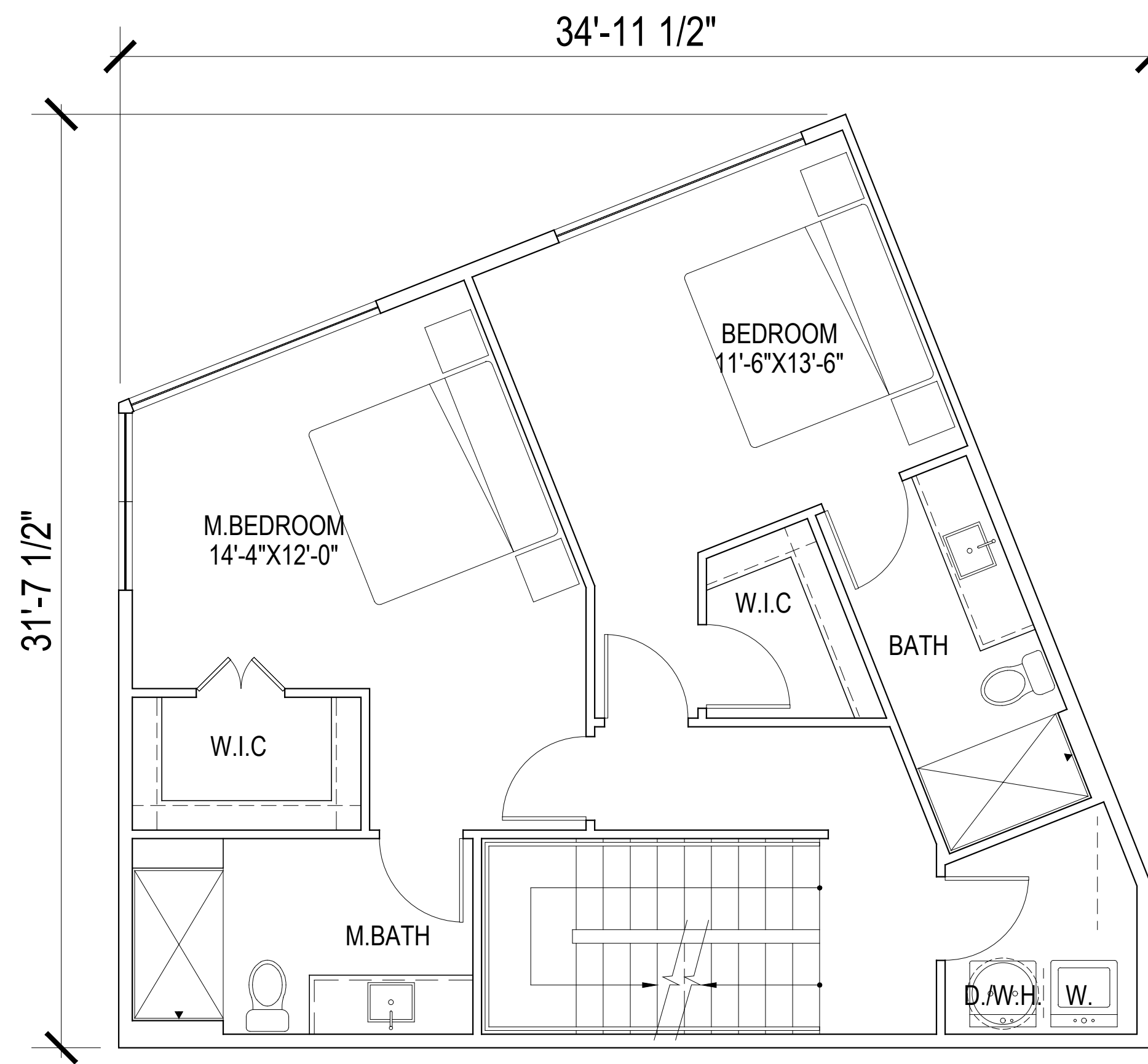




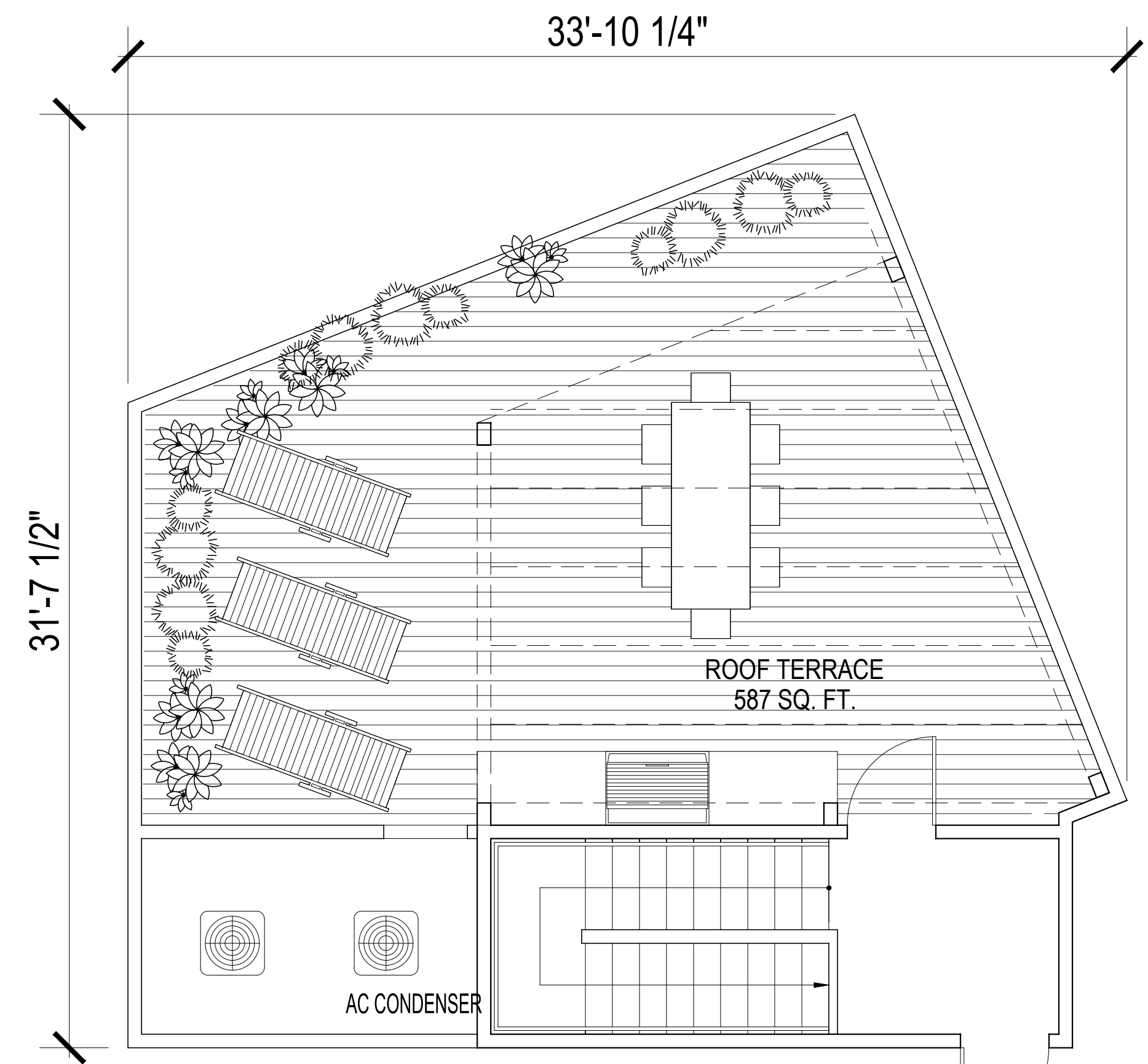
FIRST FLOOR  
Net area - 850 SQ. FT.



SECOND FLOOR  
Net area - 828 SQ. FT.

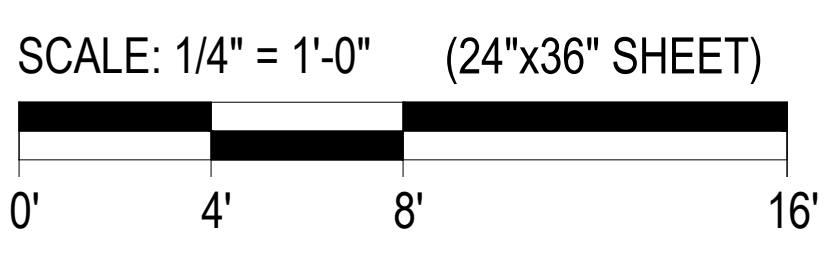


THIRD FLOOR  
Net area - 850 SQ. FT.

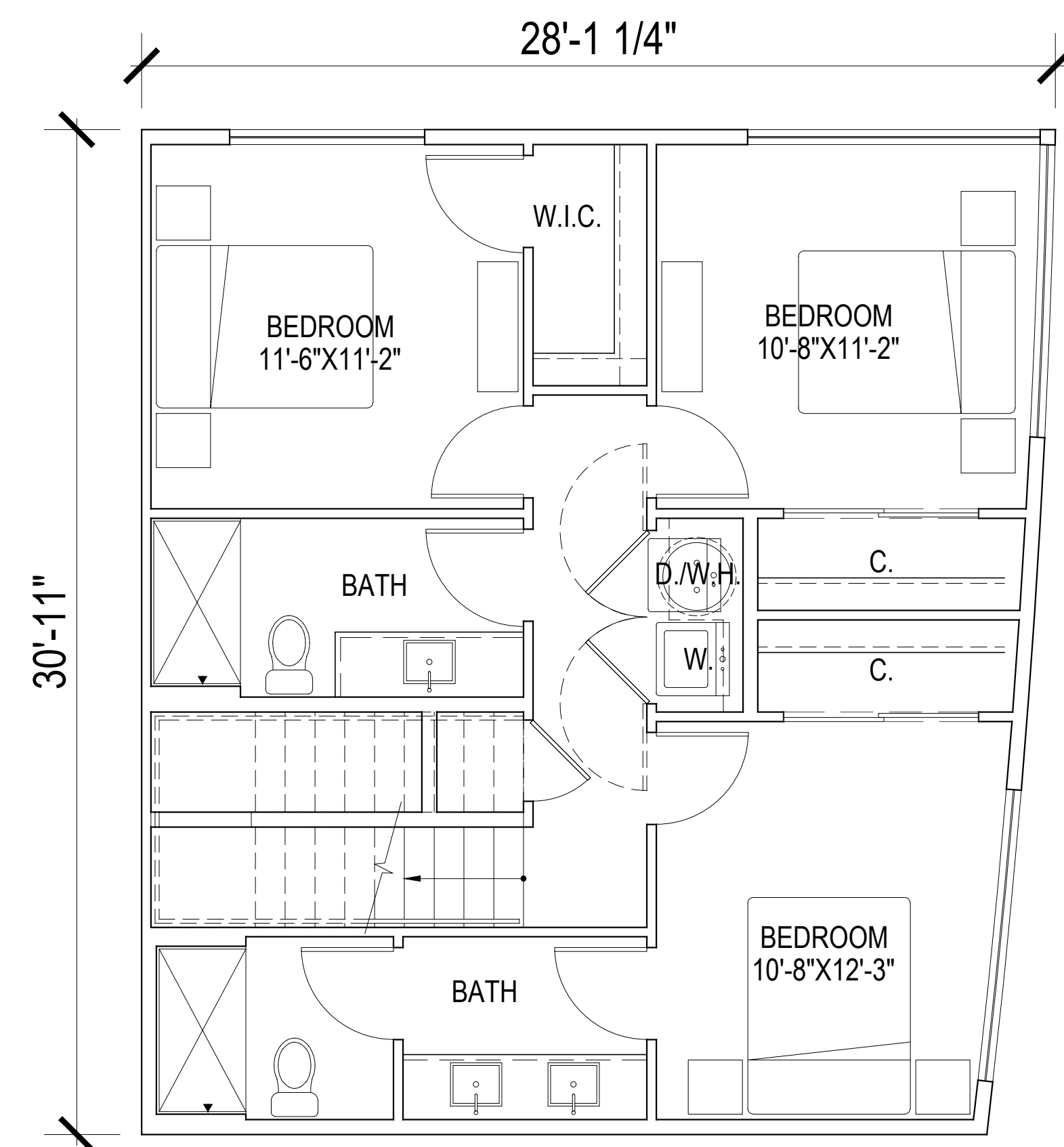


ROOF TOP  
Net area - 62 SQ. FT.  
Terrace - 587 SQ. FT.

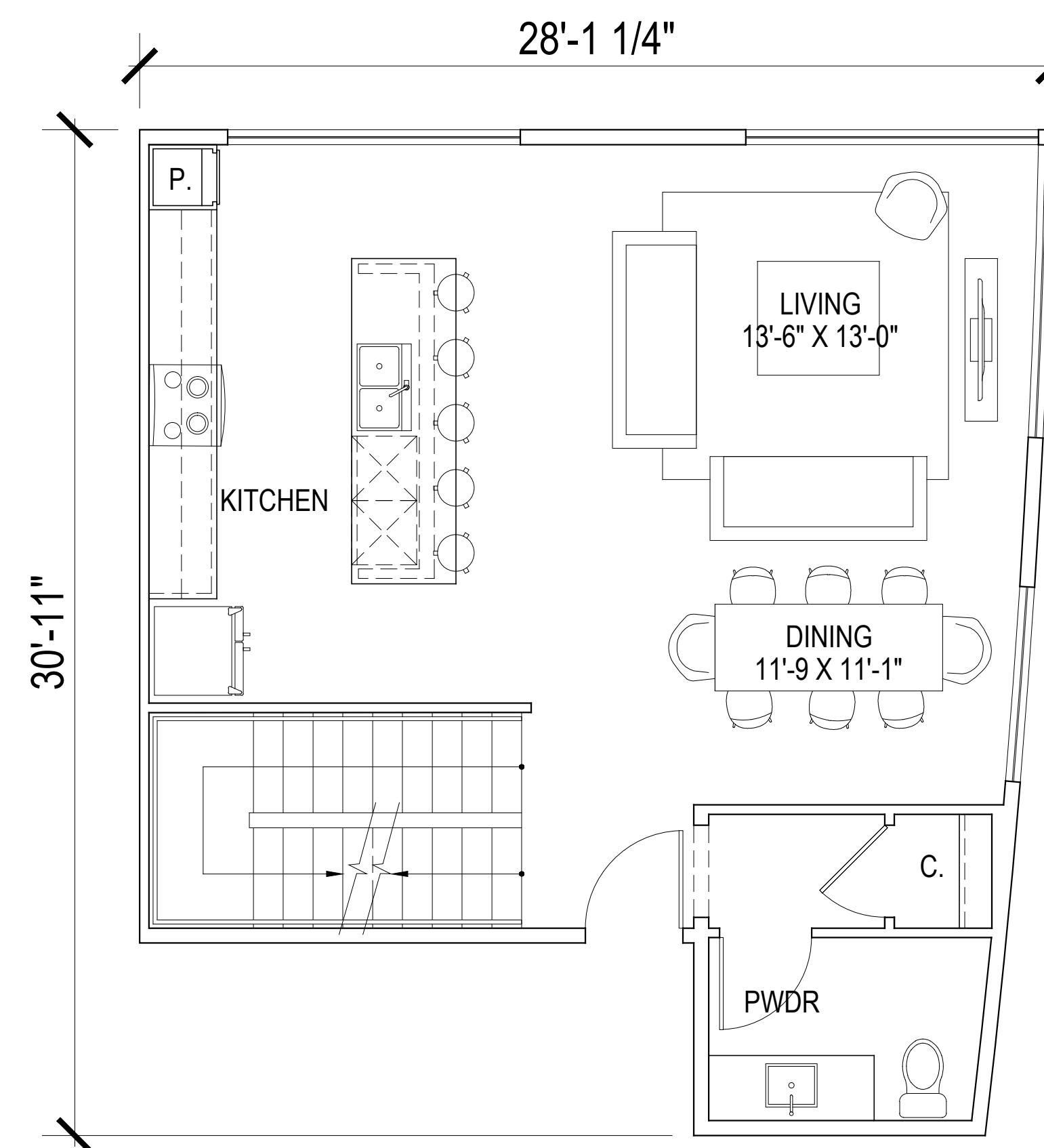
**UNIT E3**  
Total net area - 2591 SQ. FT.



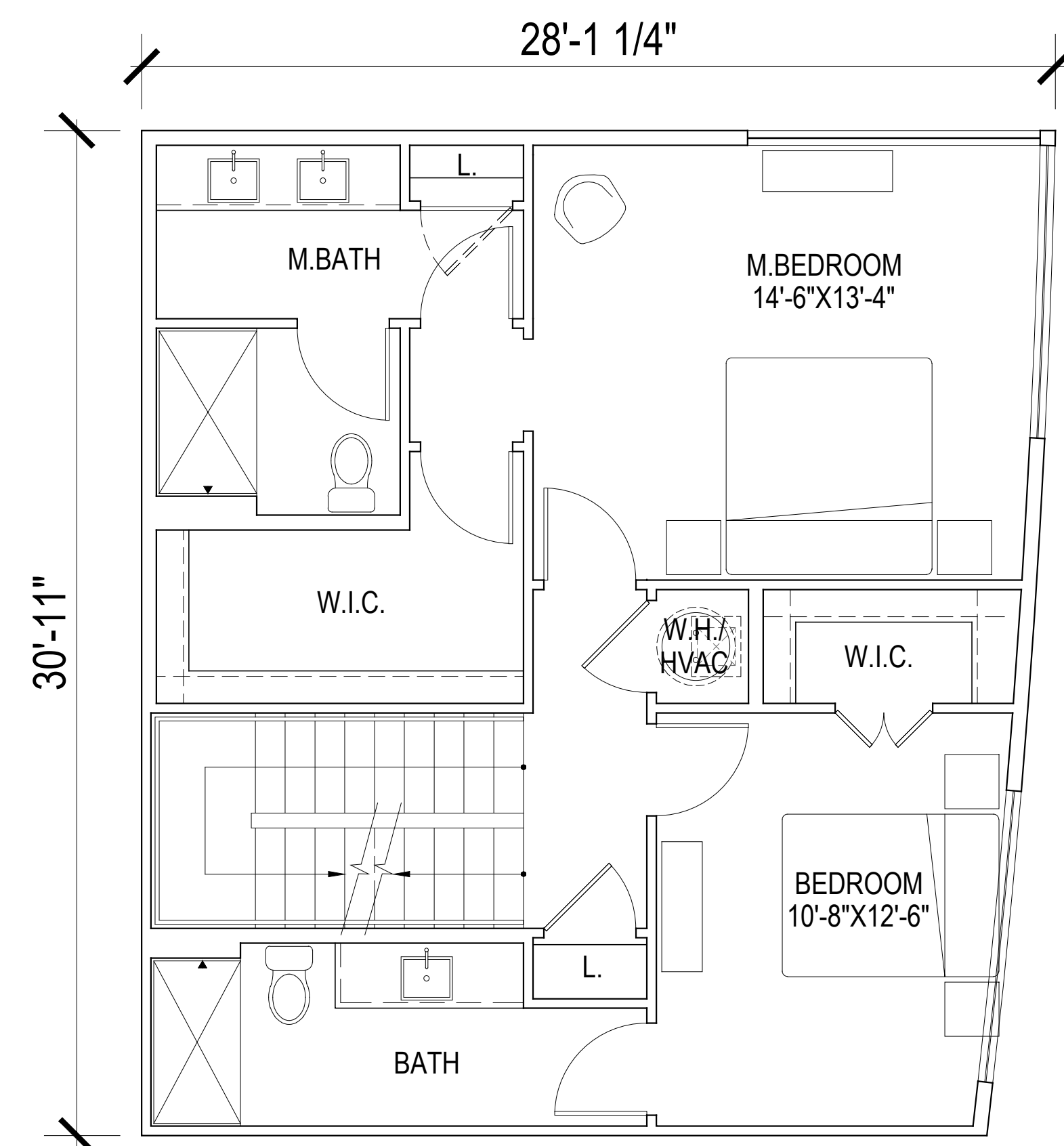
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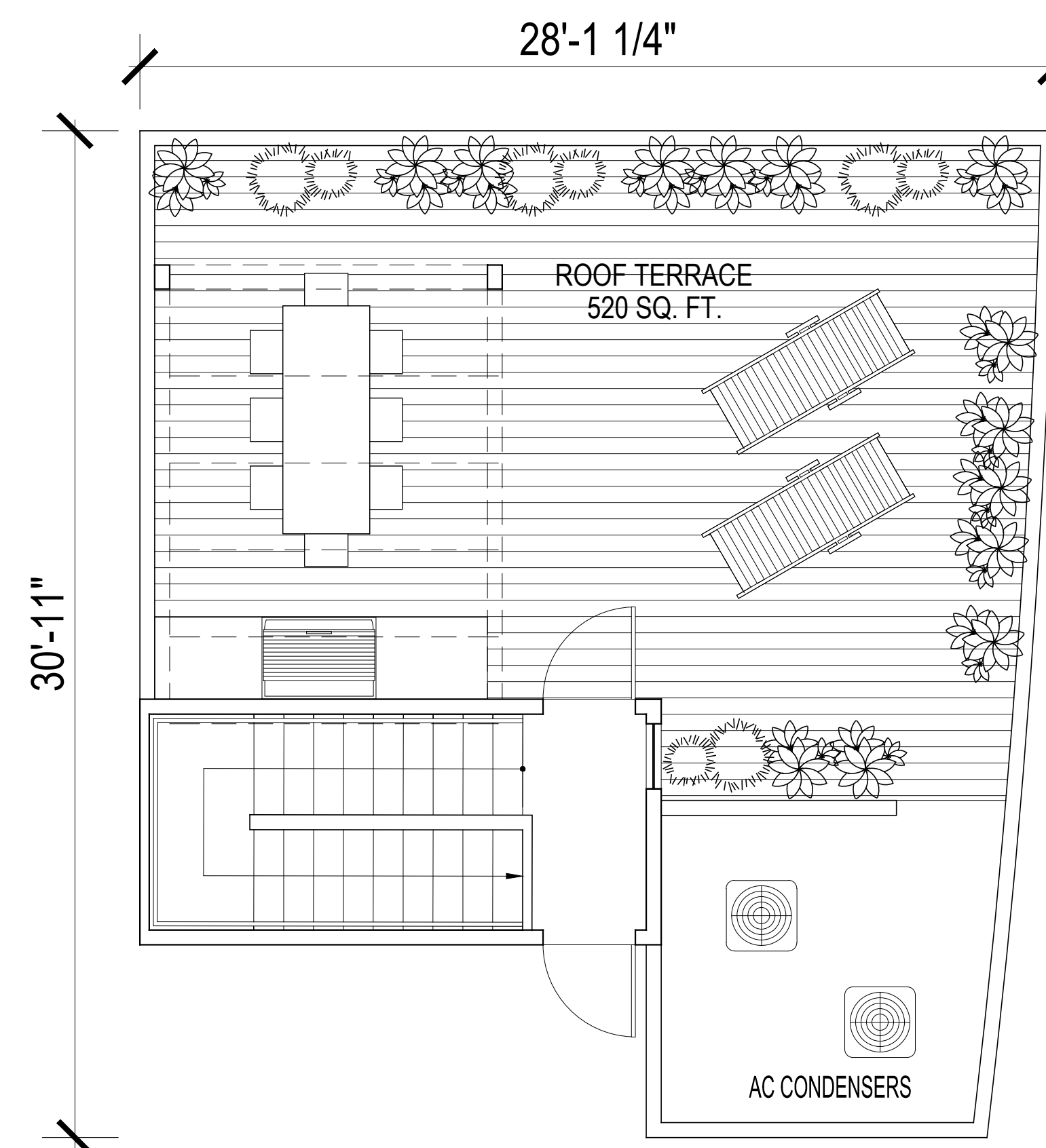
FIRST FLOOR  
Net area - 844 SQ. FT.



SECOND FLOOR  
Net area - 743 SQ. FT.



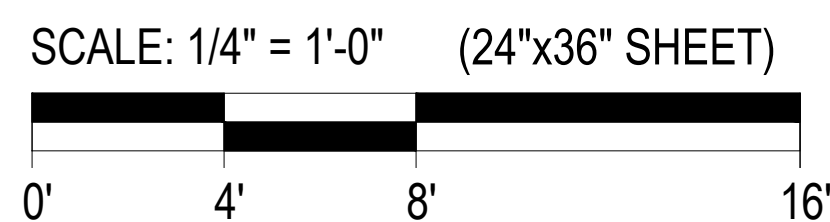
THIRD FLOOR  
Net area - 844 SQ. FT.

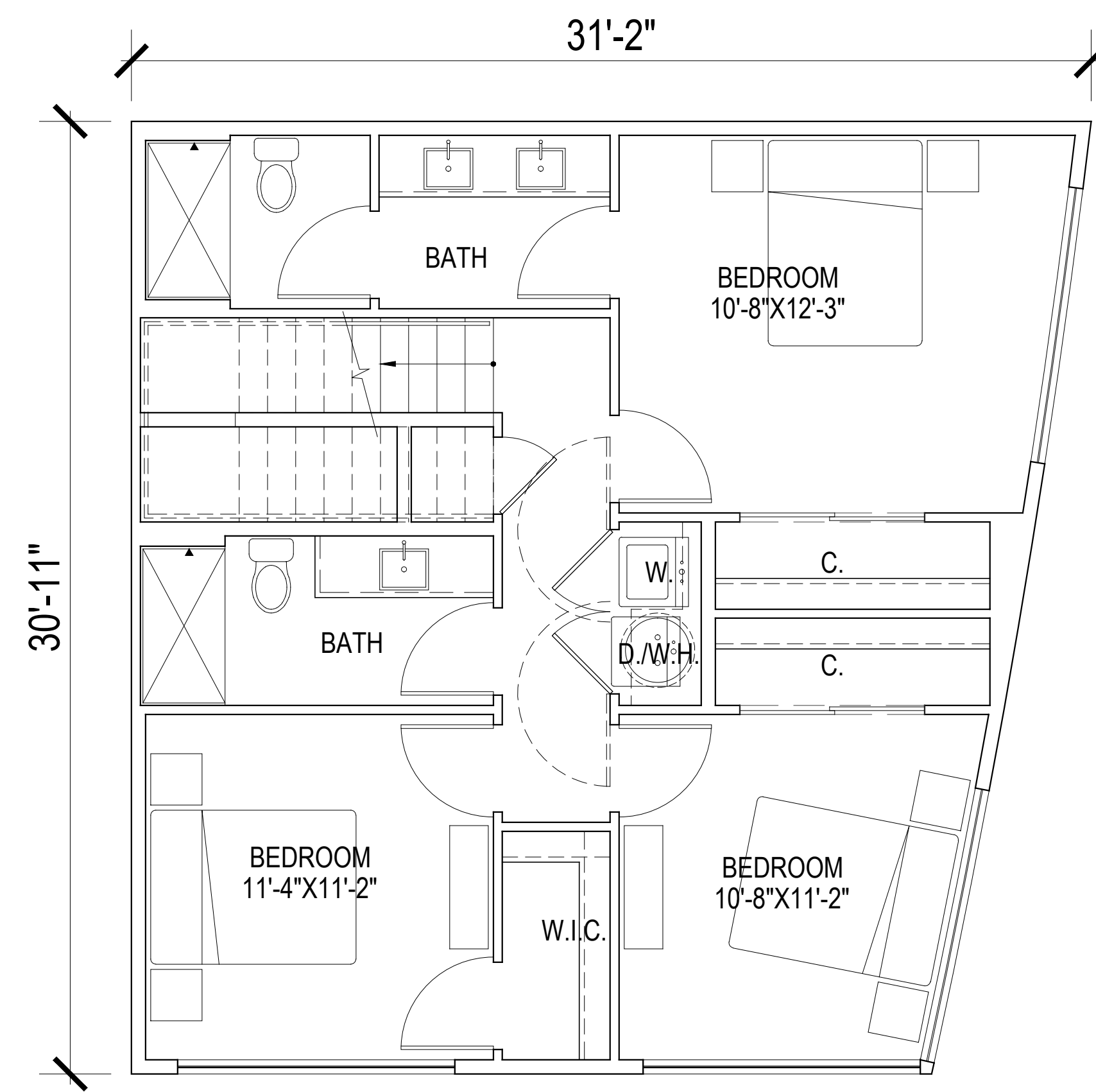


ROOF TOP  
Net area - 30 SQ. FT.  
Terrace - 520 SQ. FT.

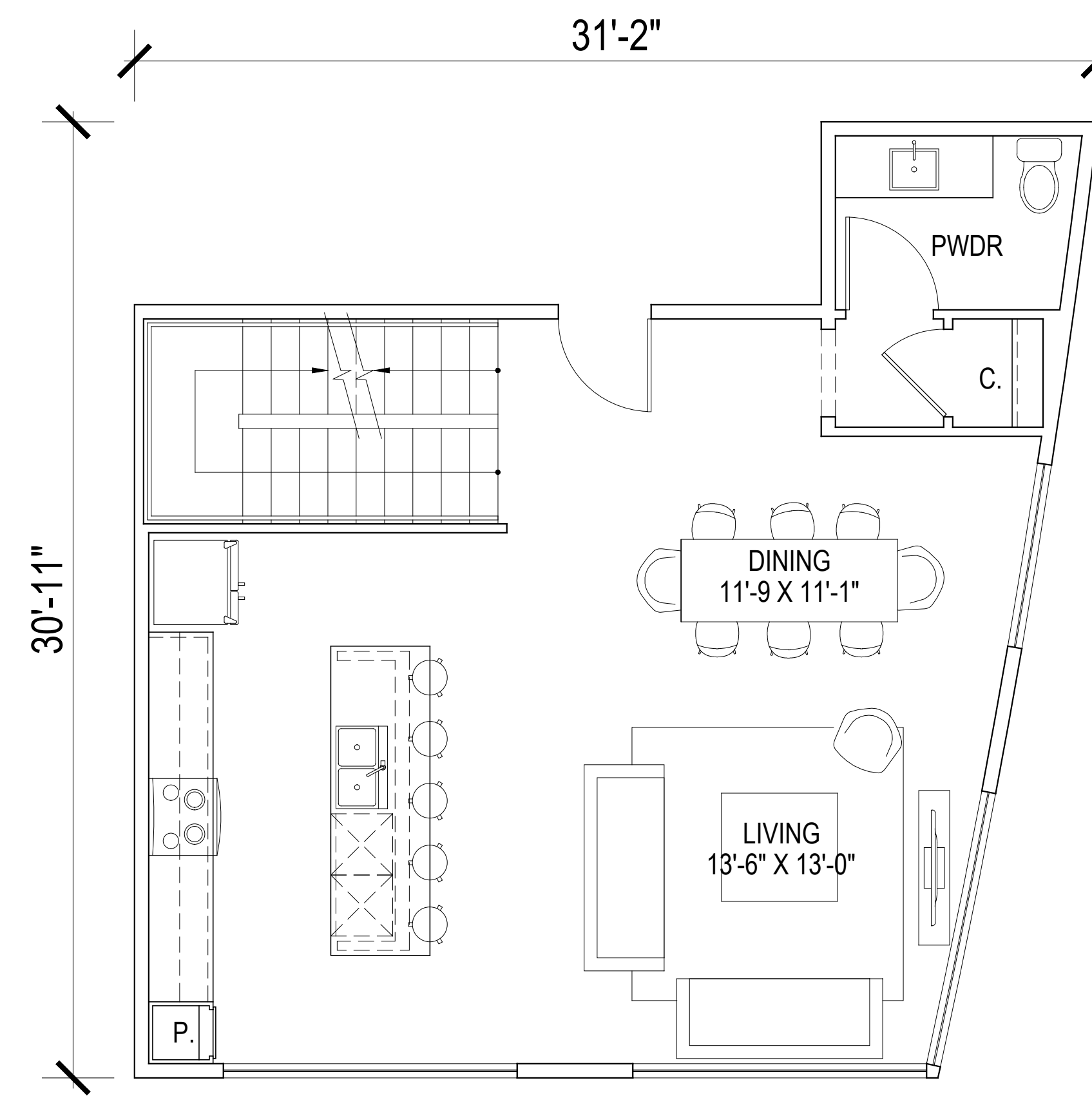
**UNIT E4**

Total net area - 2462 SQ. FT.

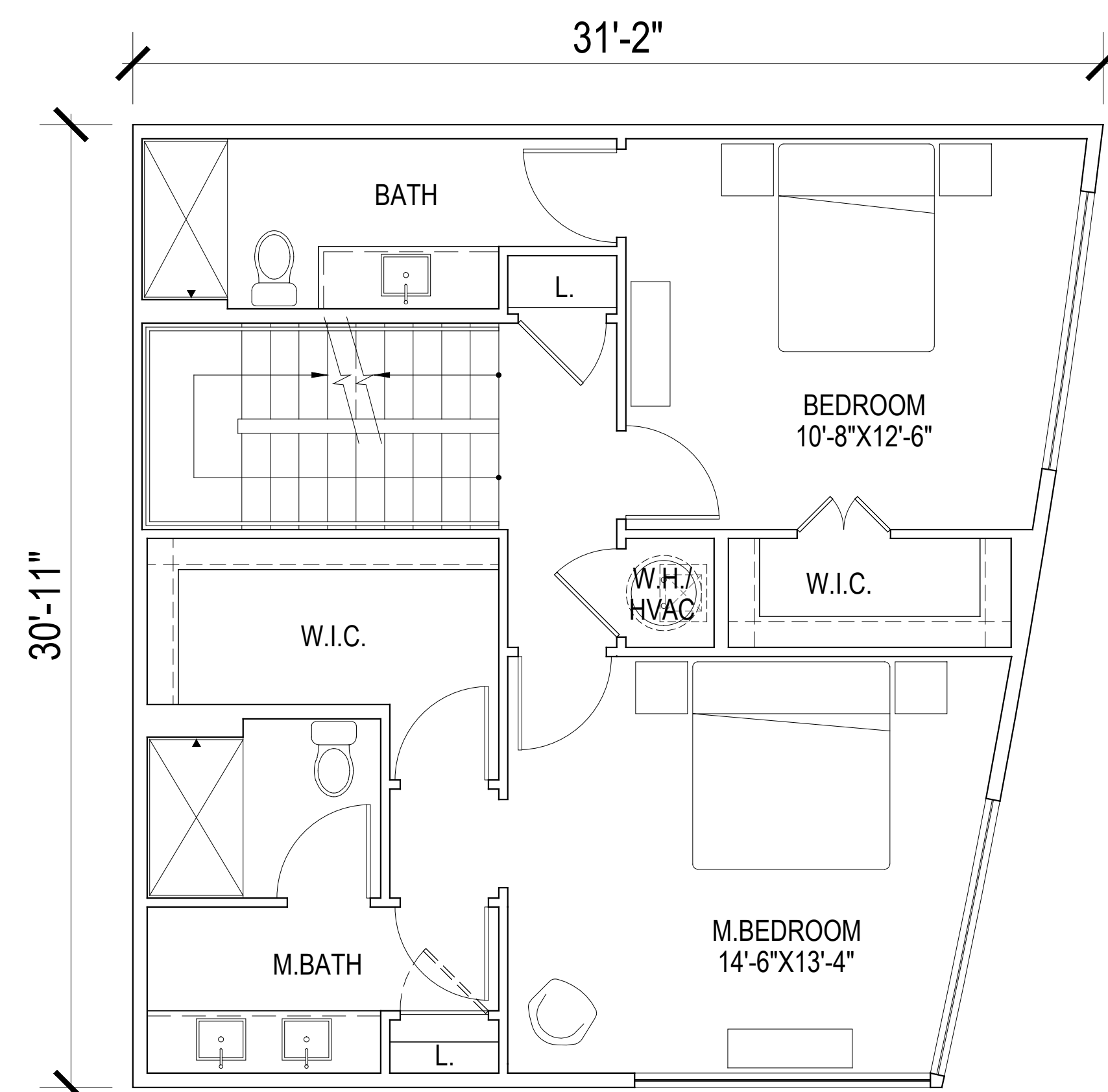




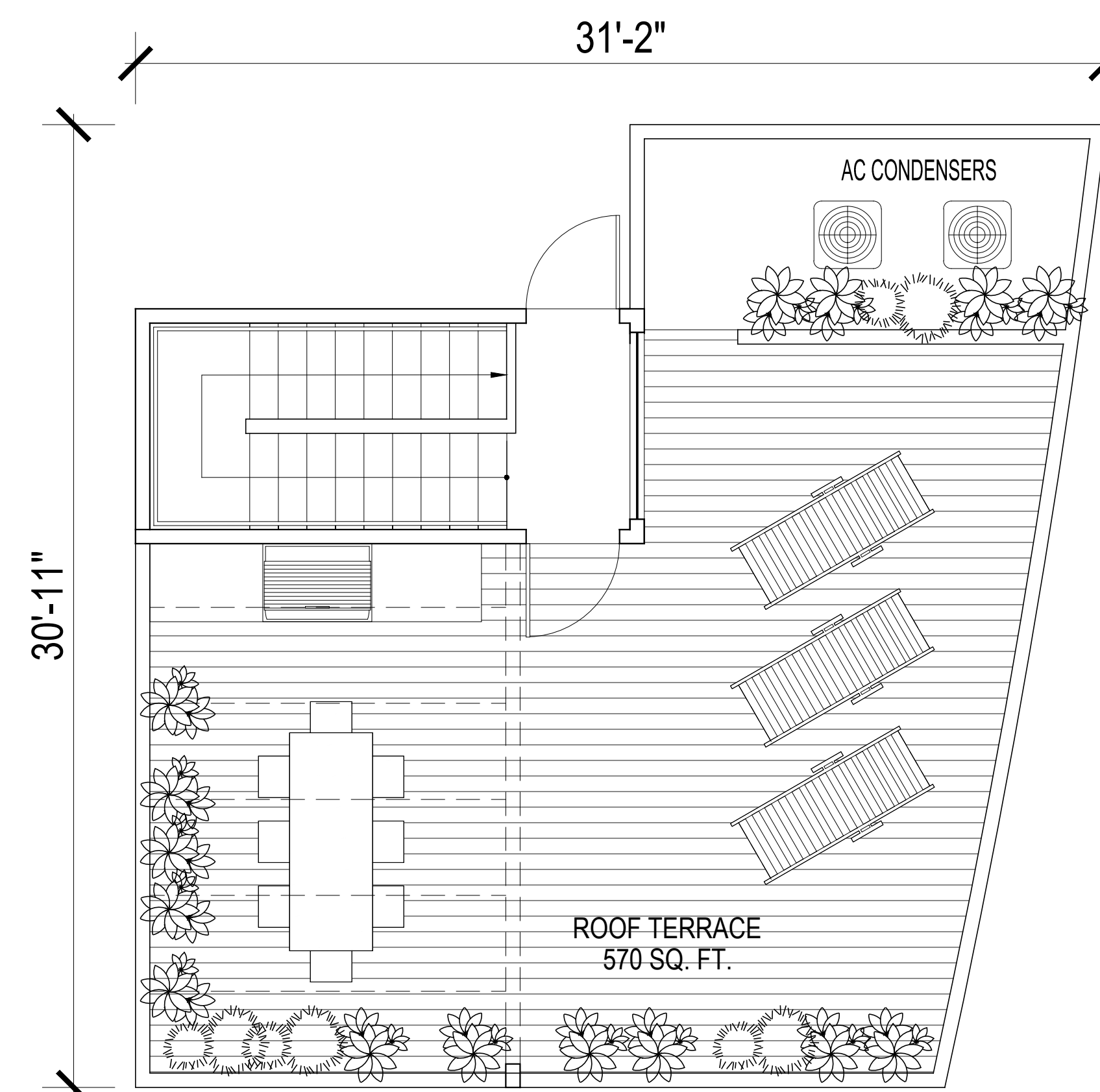
FIRST FLOOR  
Net area - 891 SQ. FT.



SECOND FLOOR  
Net area - 760 SQ. FT.

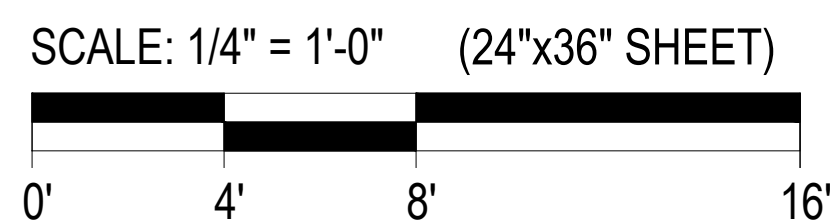


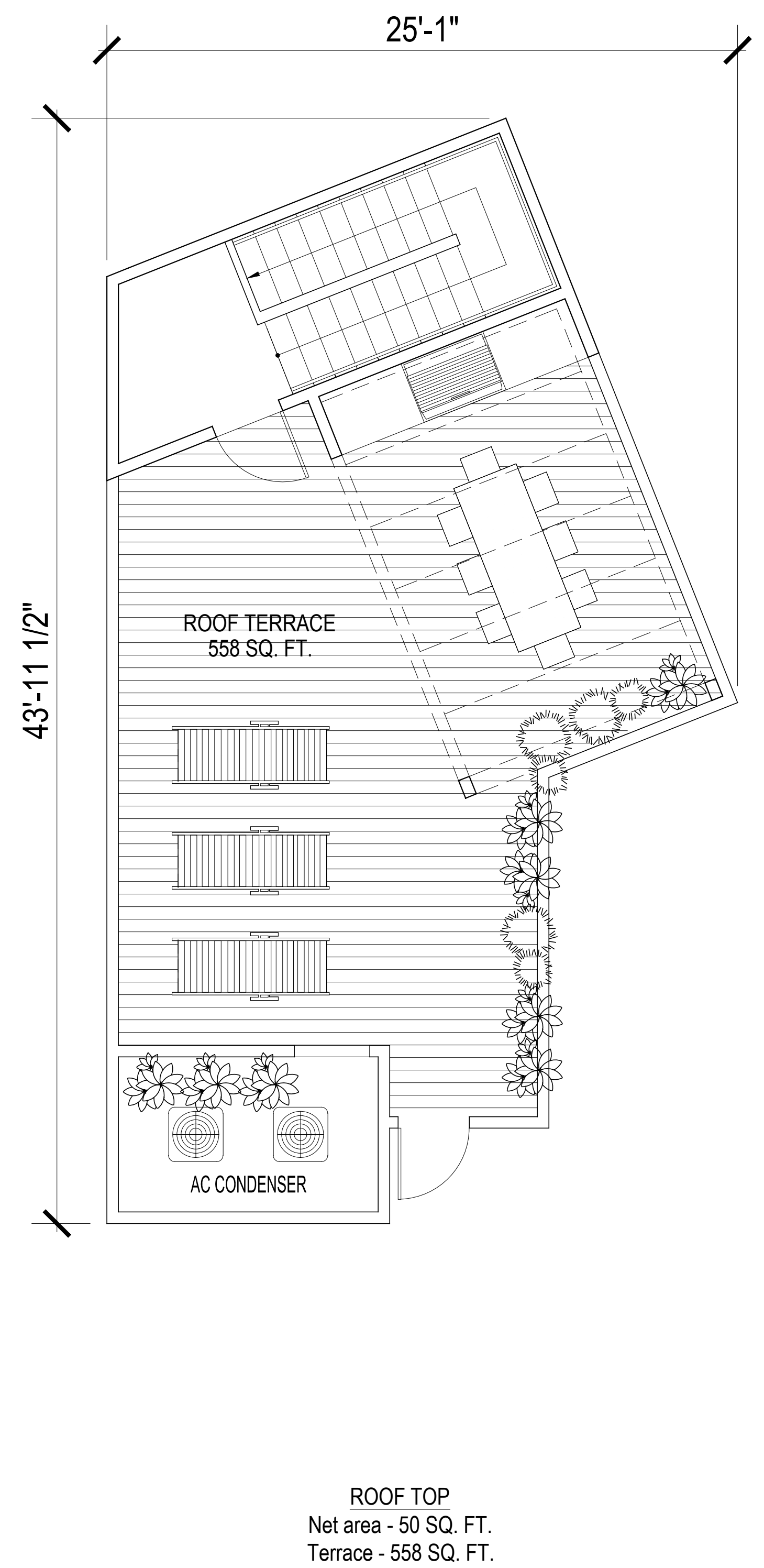
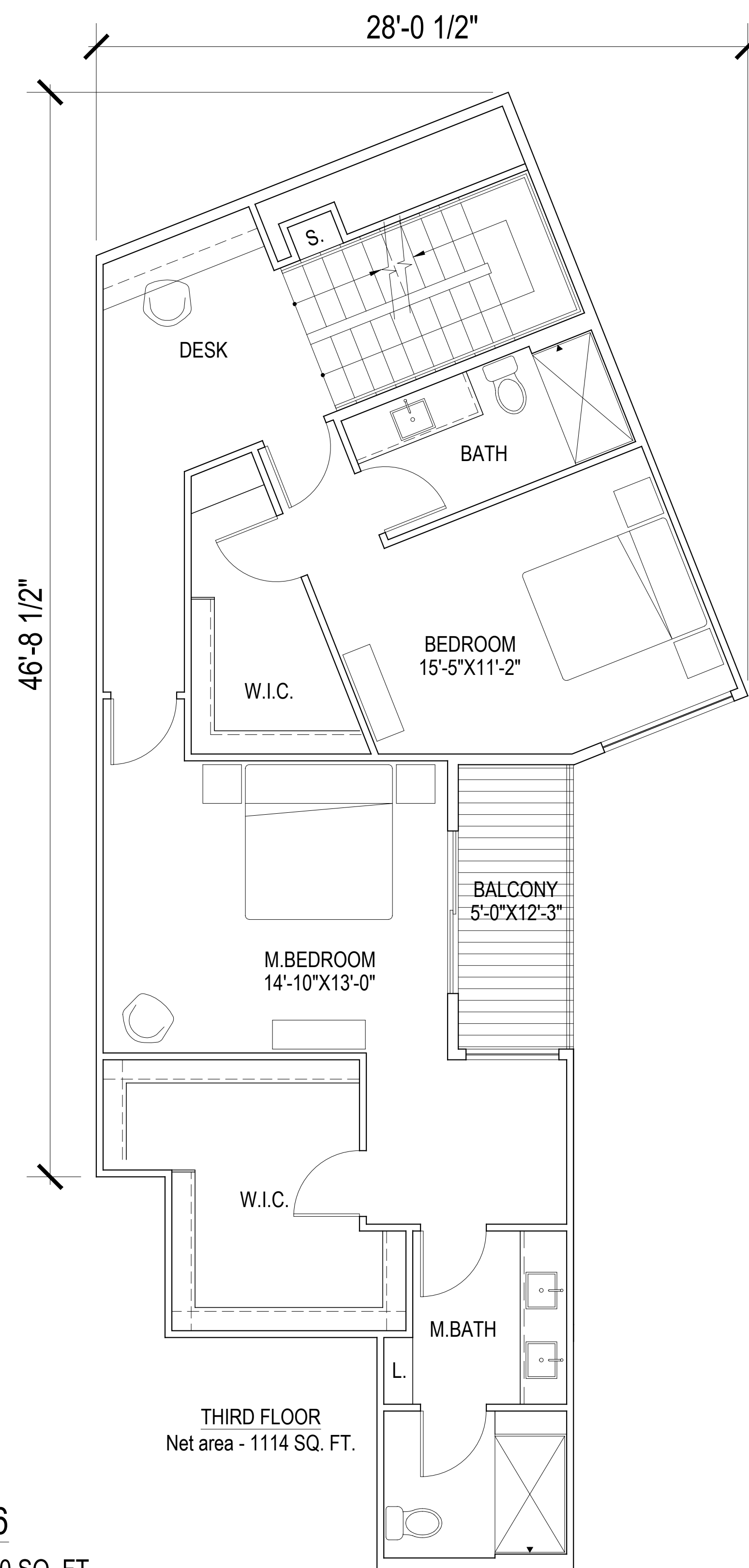
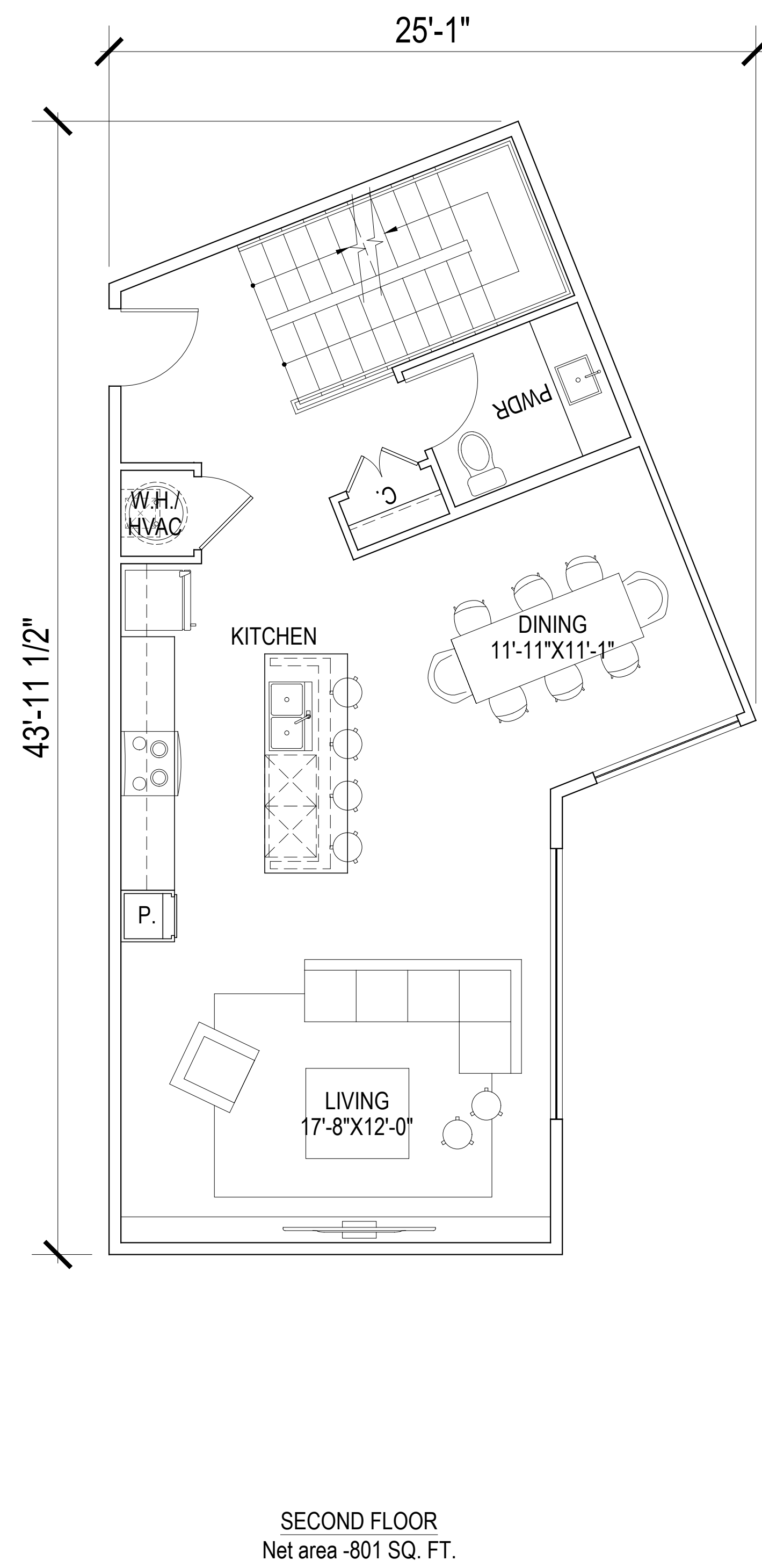
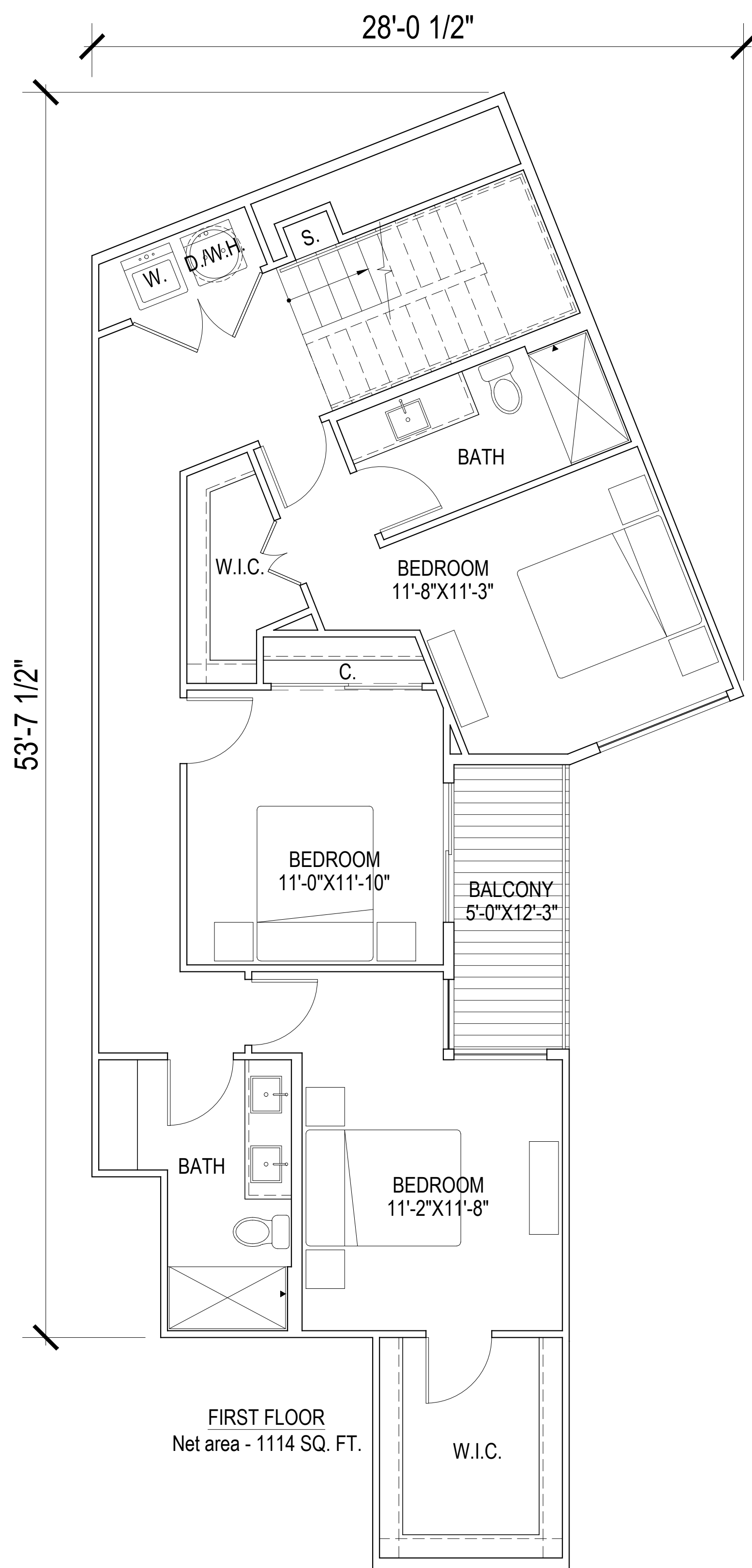
THIRD FLOOR  
Net area - 891 SQ. FT.



ROOF TOP  
Net area - 33 SQ. FT.  
Terrace - 570 SQ. FT.

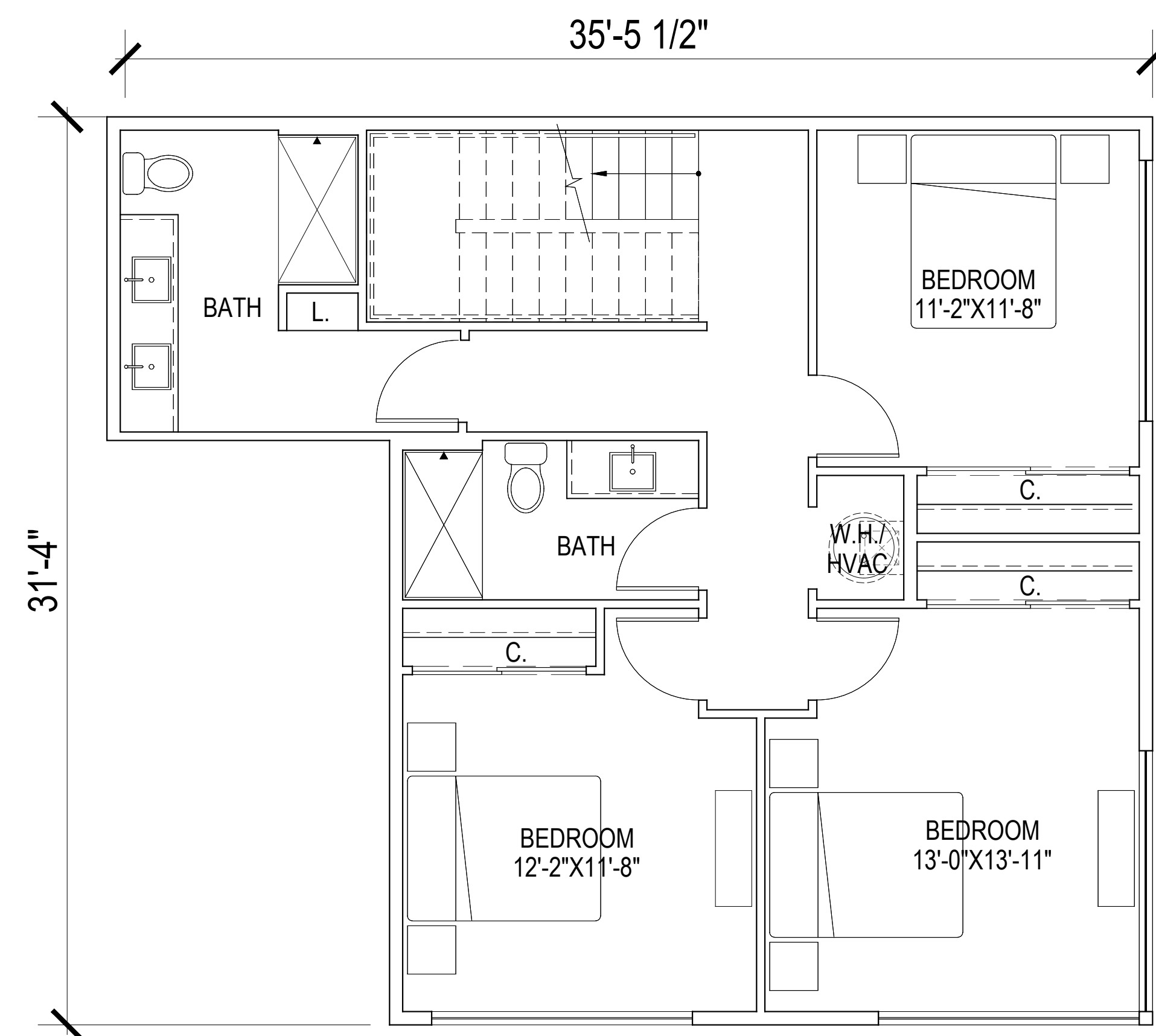
**UNIT E5**  
Total net area - 2576 SQ. FT.



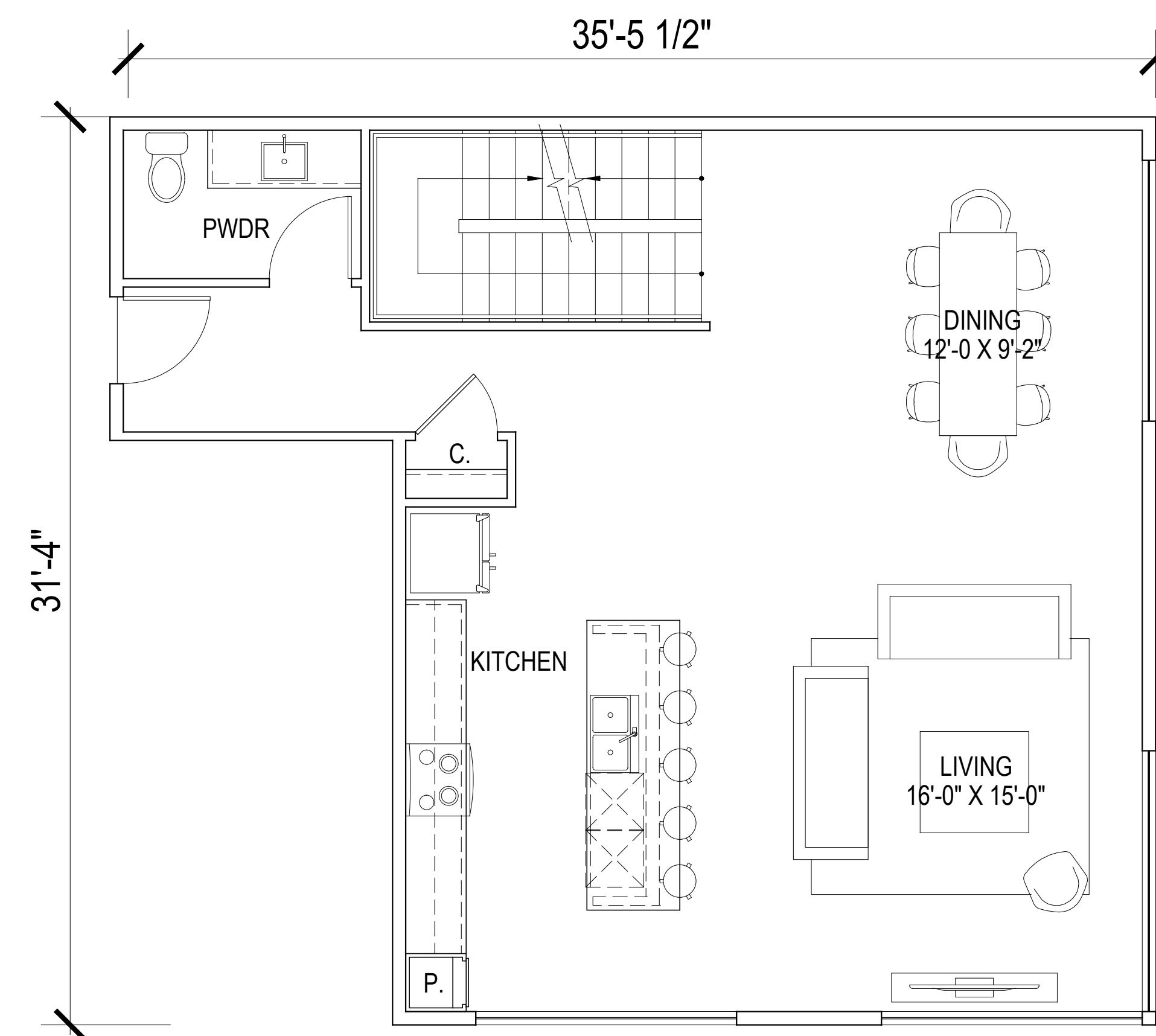


**UNIT E6**  
Total net area - 3080 SQ. FT.

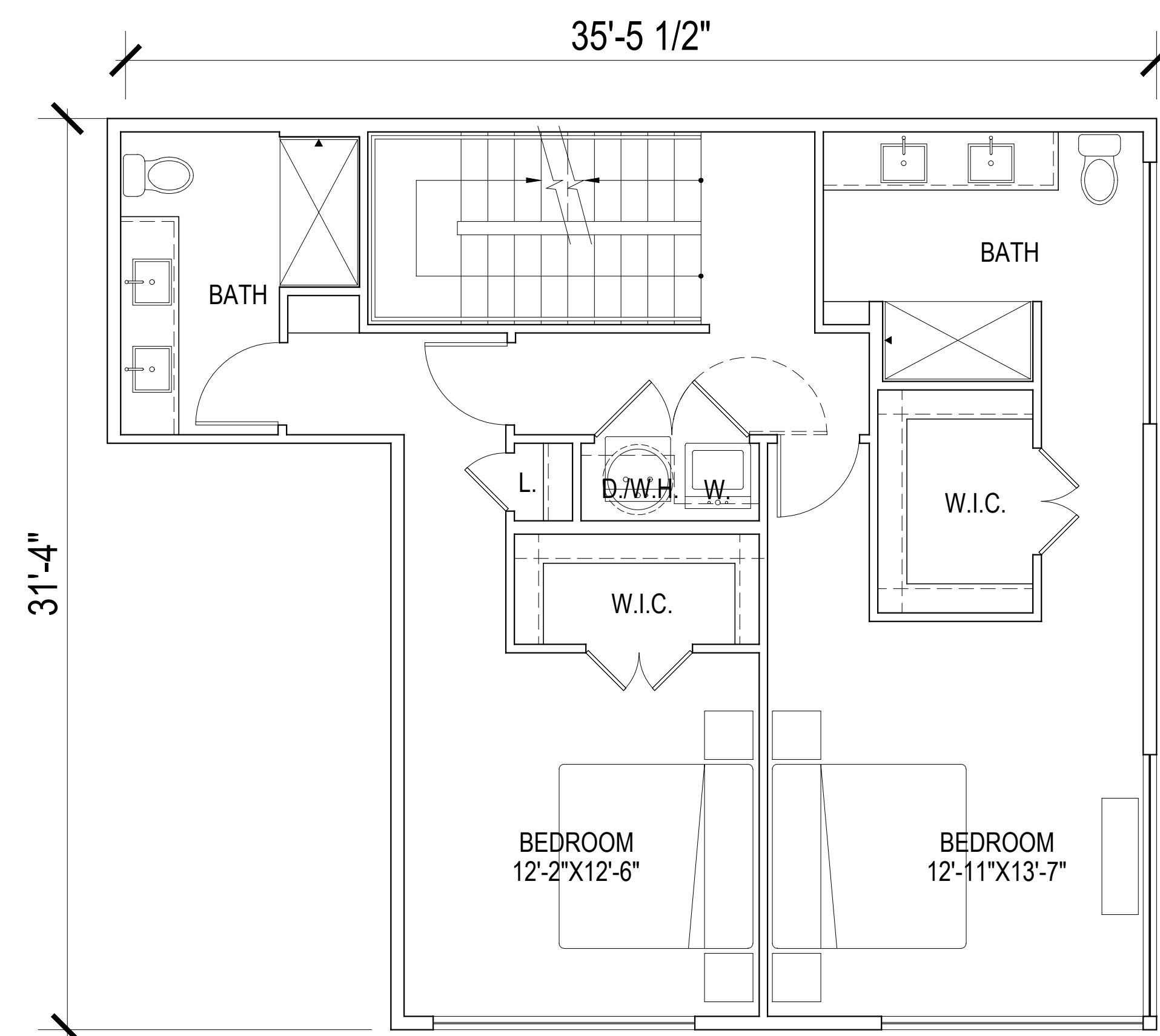
SCALE: 1/4" = 1'-0" (24"x36" SHEET)



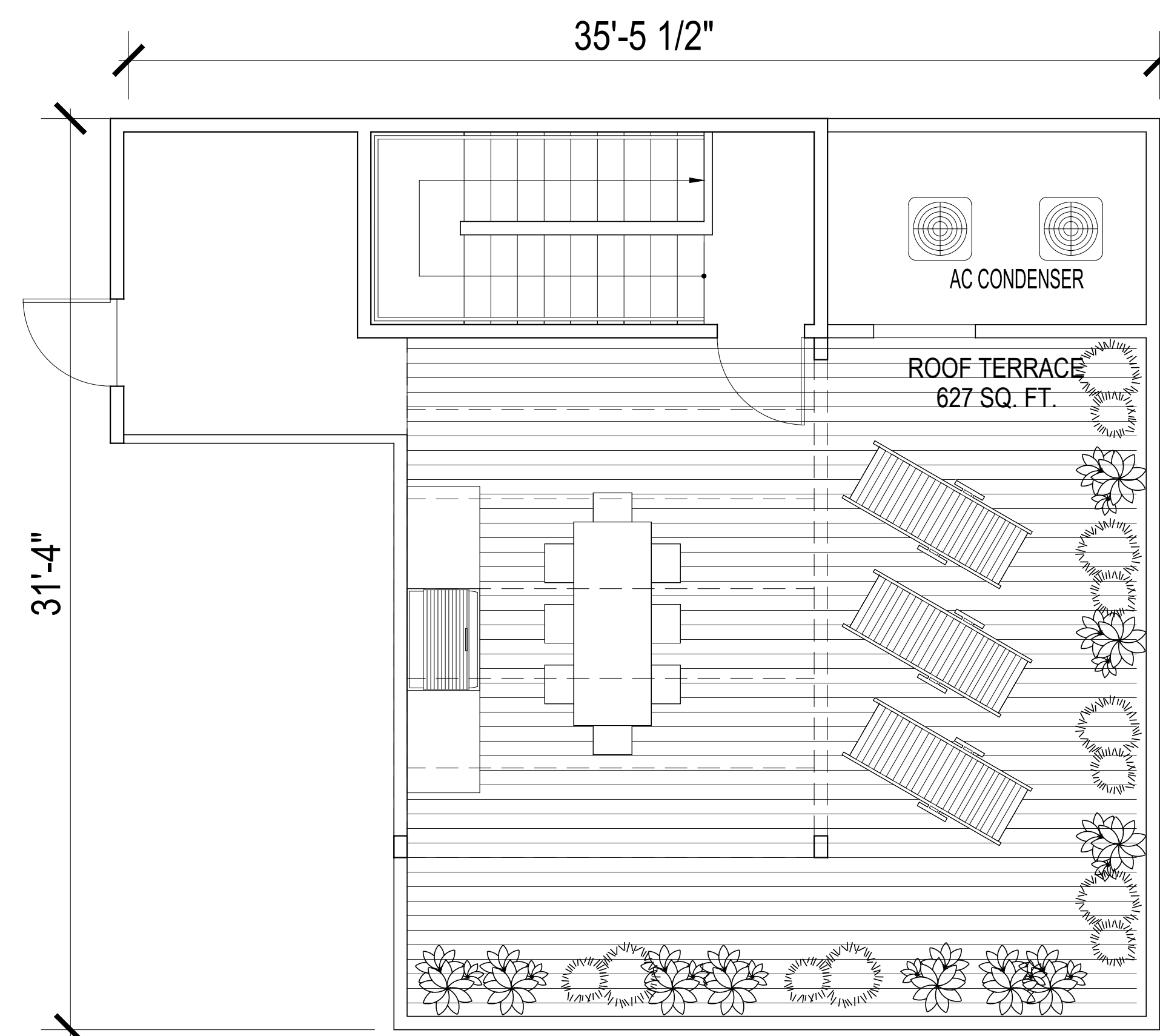
FIRST FLOOR  
Net area - 934 SQ. FT.



SECOND FLOOR  
Net area - 934 SQ. FT.

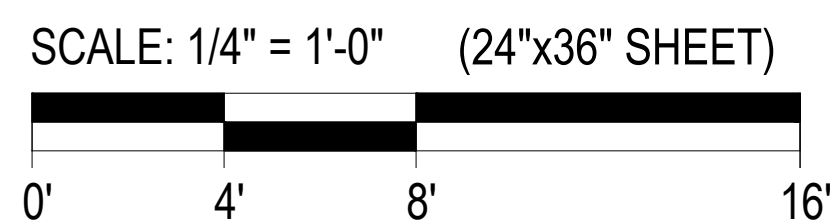


THIRD FLOOR  
Net area - 934 SQ. FT.

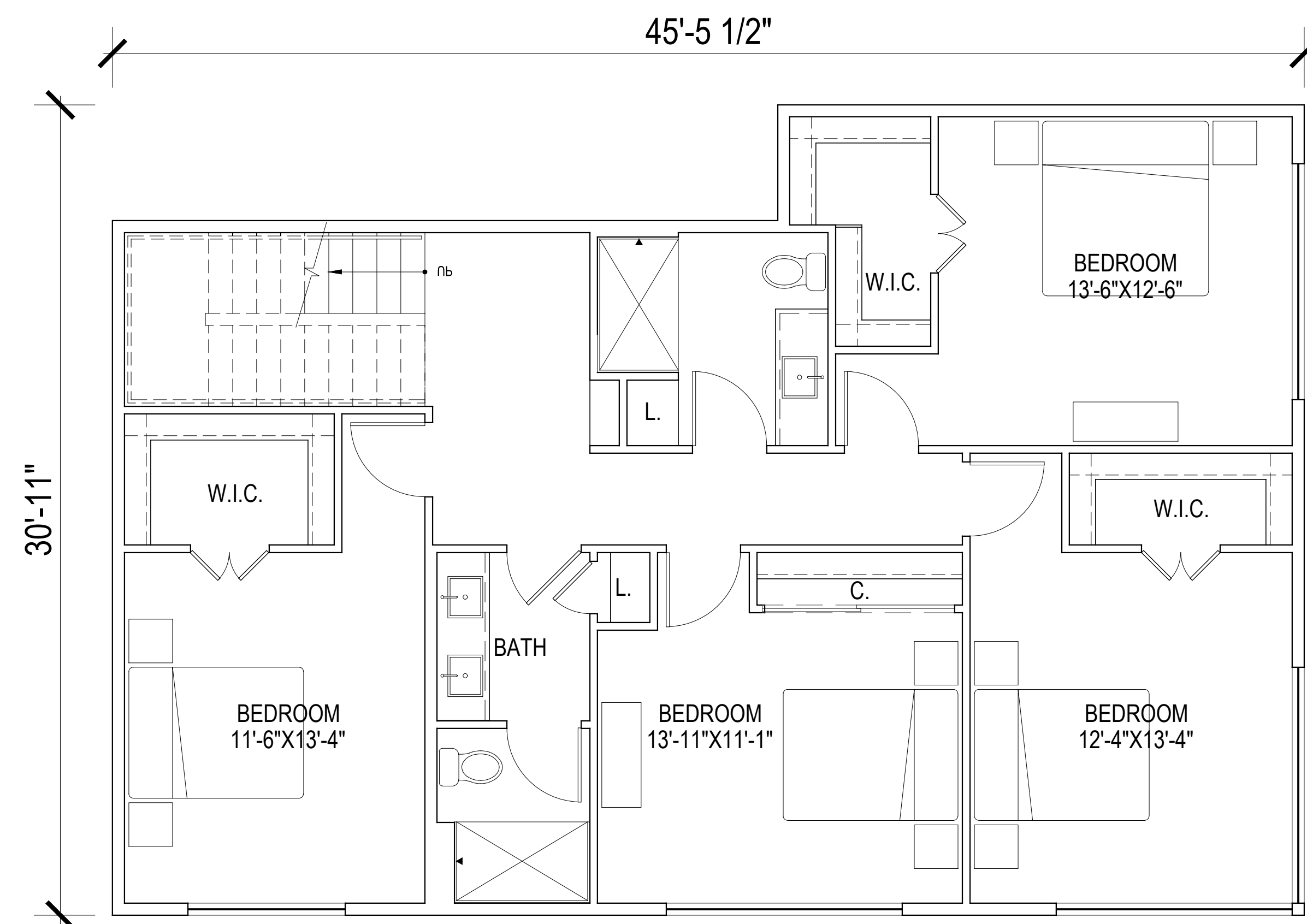


ROOF TOP  
Net area - 32 SQ. FT.  
Terrace - 627 SQ. FT.

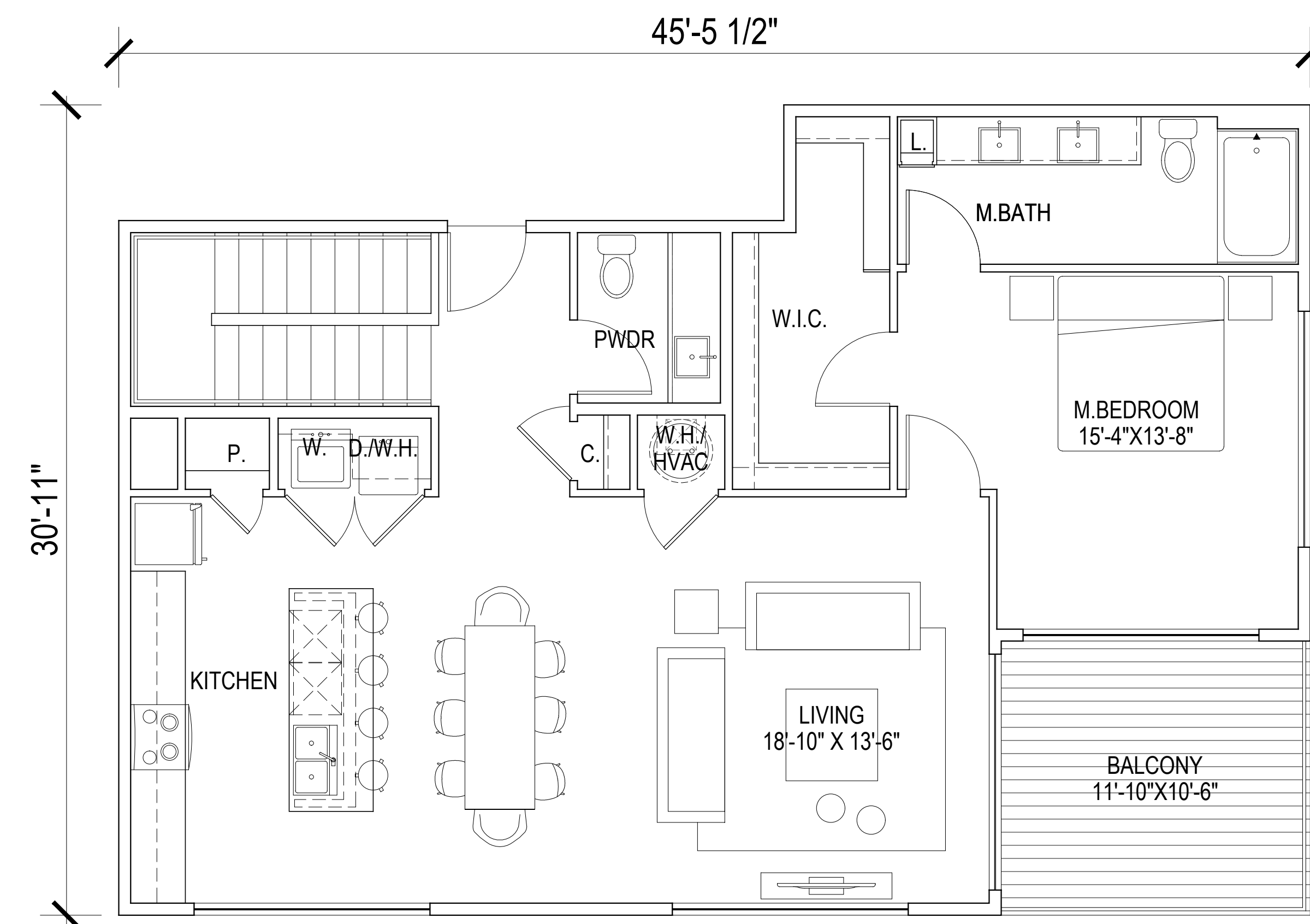
**UNIT E7**  
Total net area - 2834 SQ. FT.





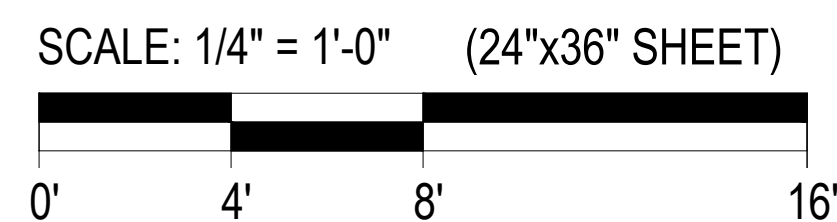


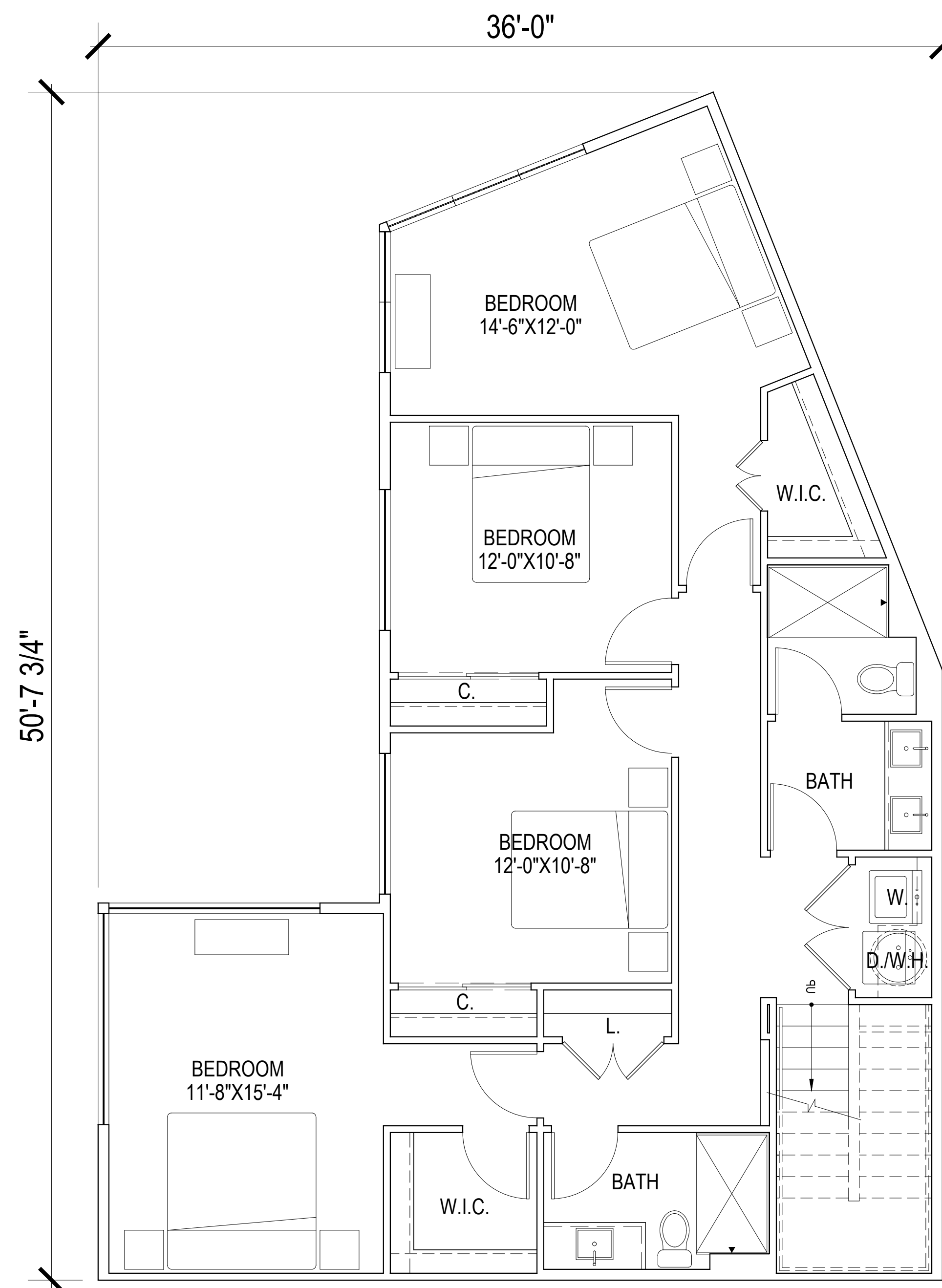
FIRST FLOOR  
Net area - 1293 SQ. FT.



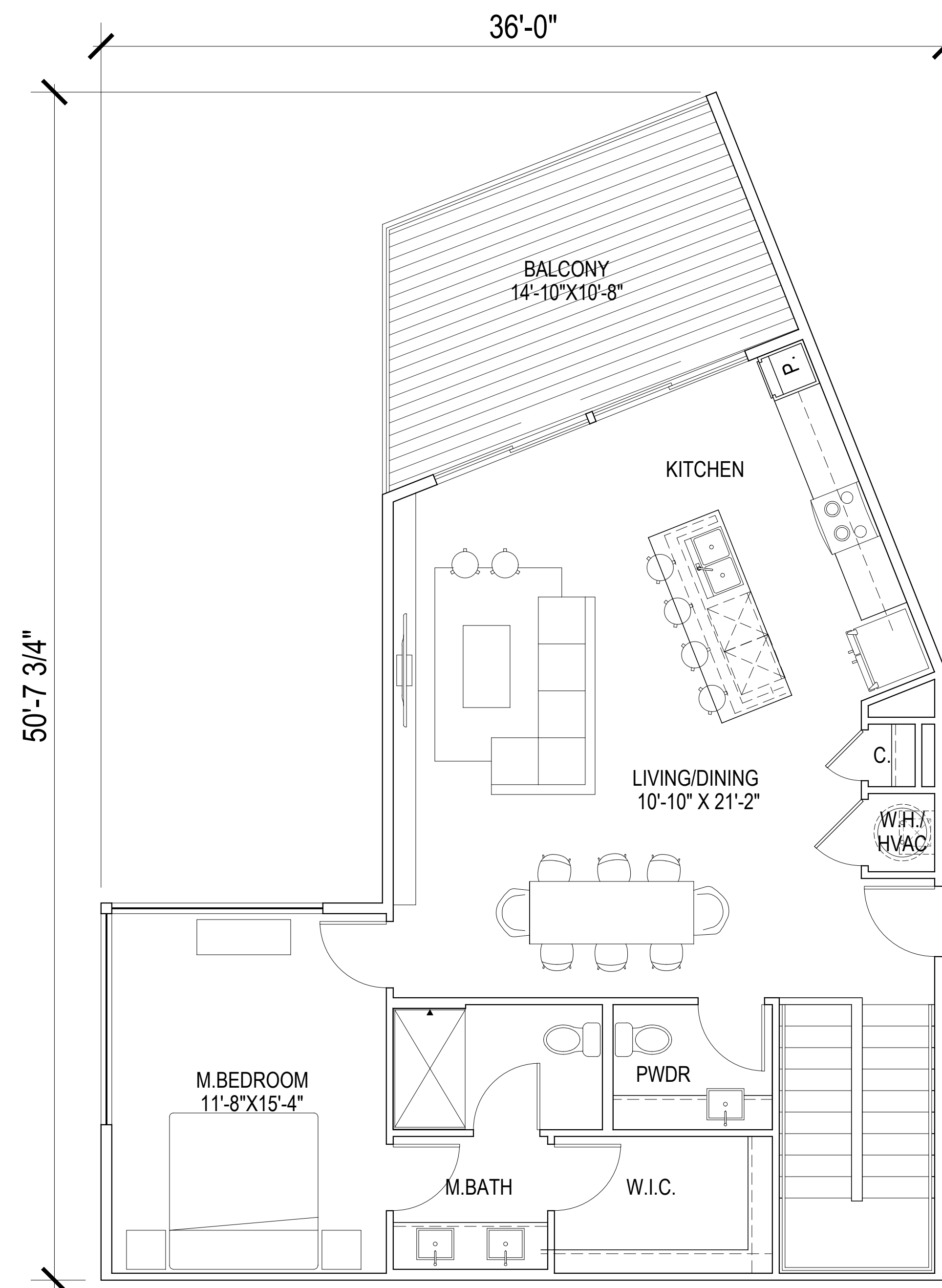
SECOND FLOOR  
Net area - 1084 SQ. FT.

**TOWNHOME TH1**  
Total net area - 2377 SQ. FT.



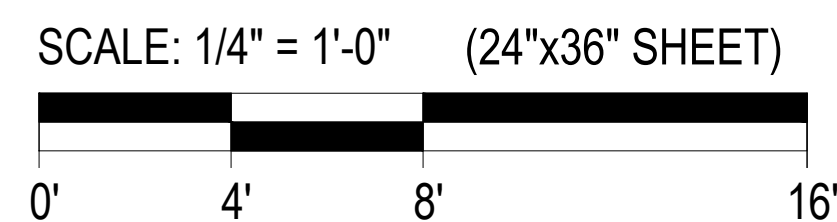


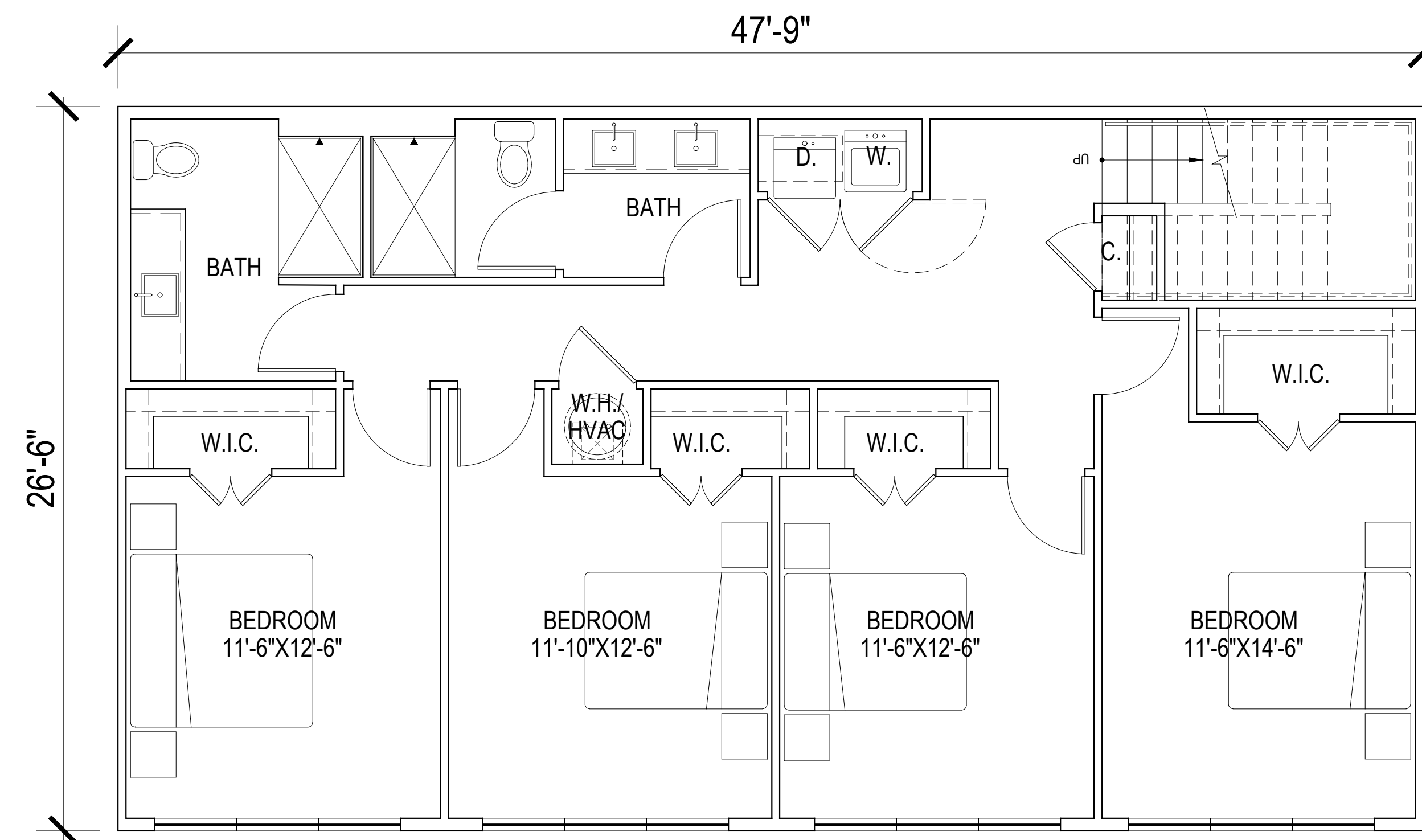
FIRST FLOOR  
Net area - 1165 SQ. FT.



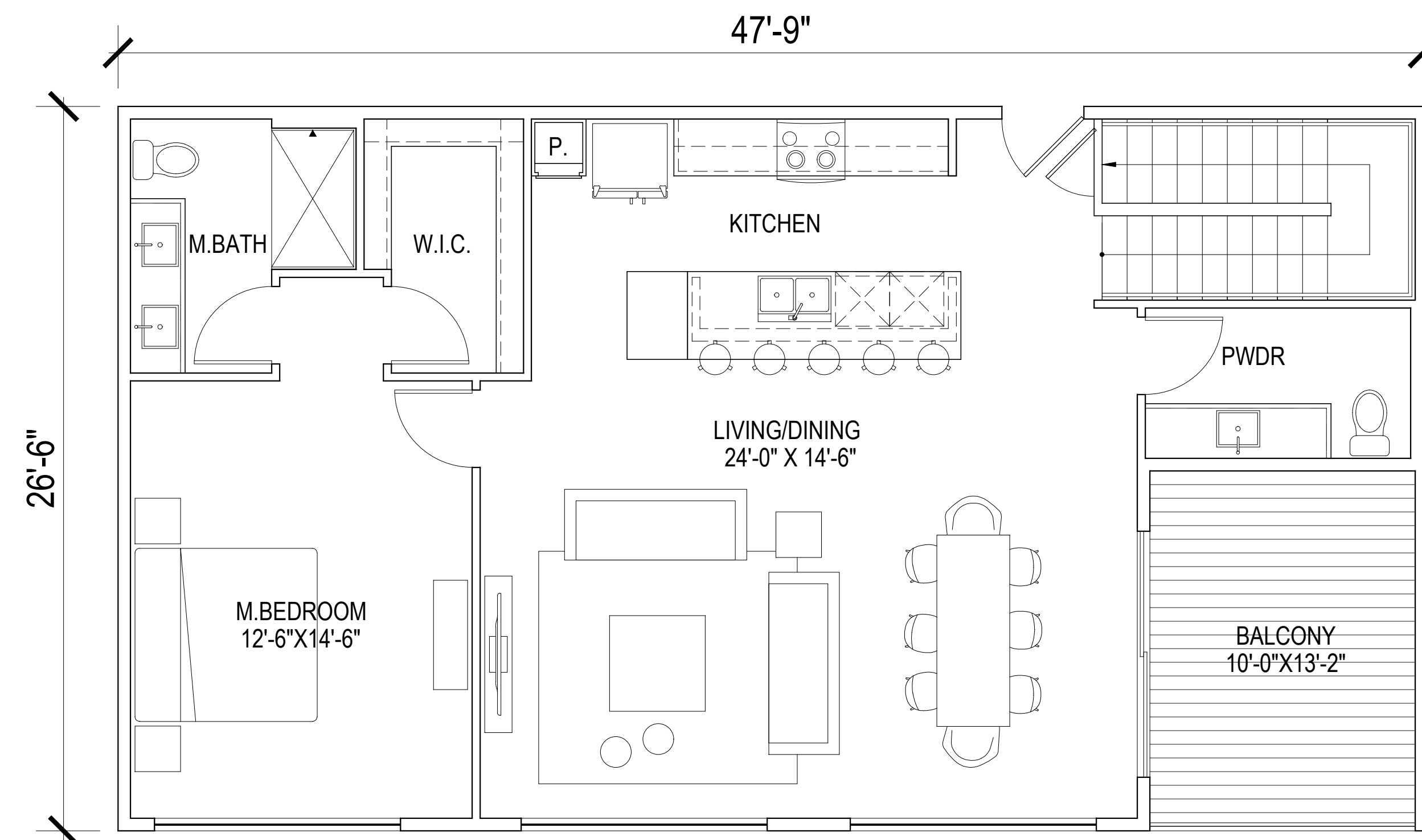
SECOND FLOOR  
Net area - 1062 SQ. FT.

**TOWNHOME TH2**  
Total net area - 2226 SQ. FT.



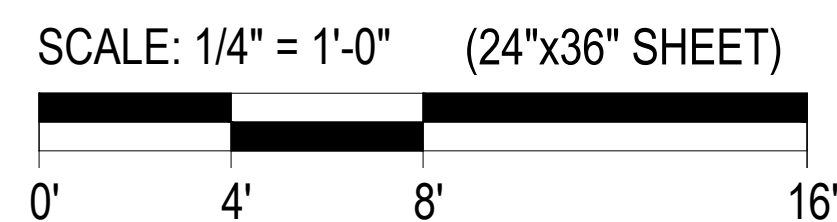


FIRST FLOOR  
Net area - 1134 SQ. FT.

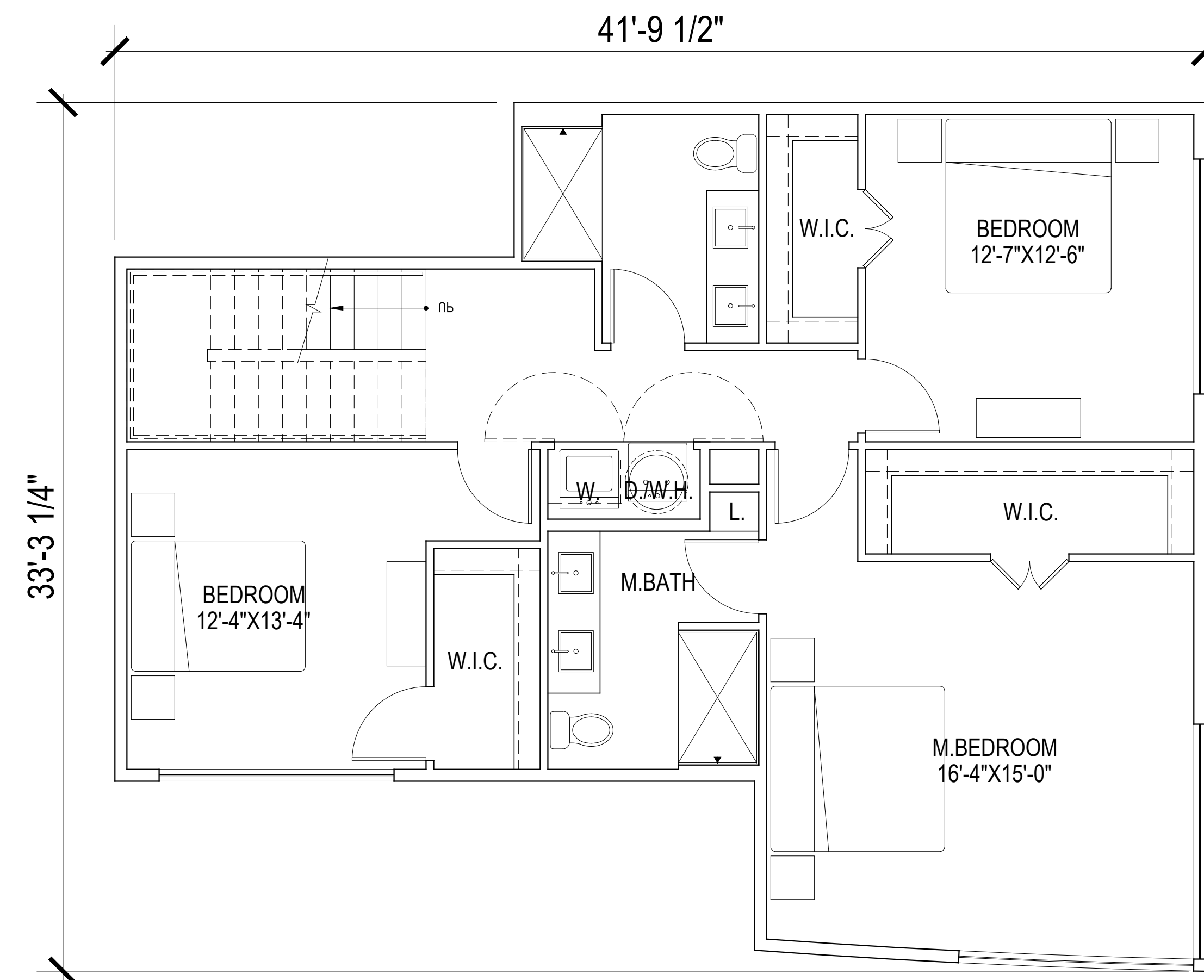


SECOND FLOOR  
Net area - 1182 SQ. FT.

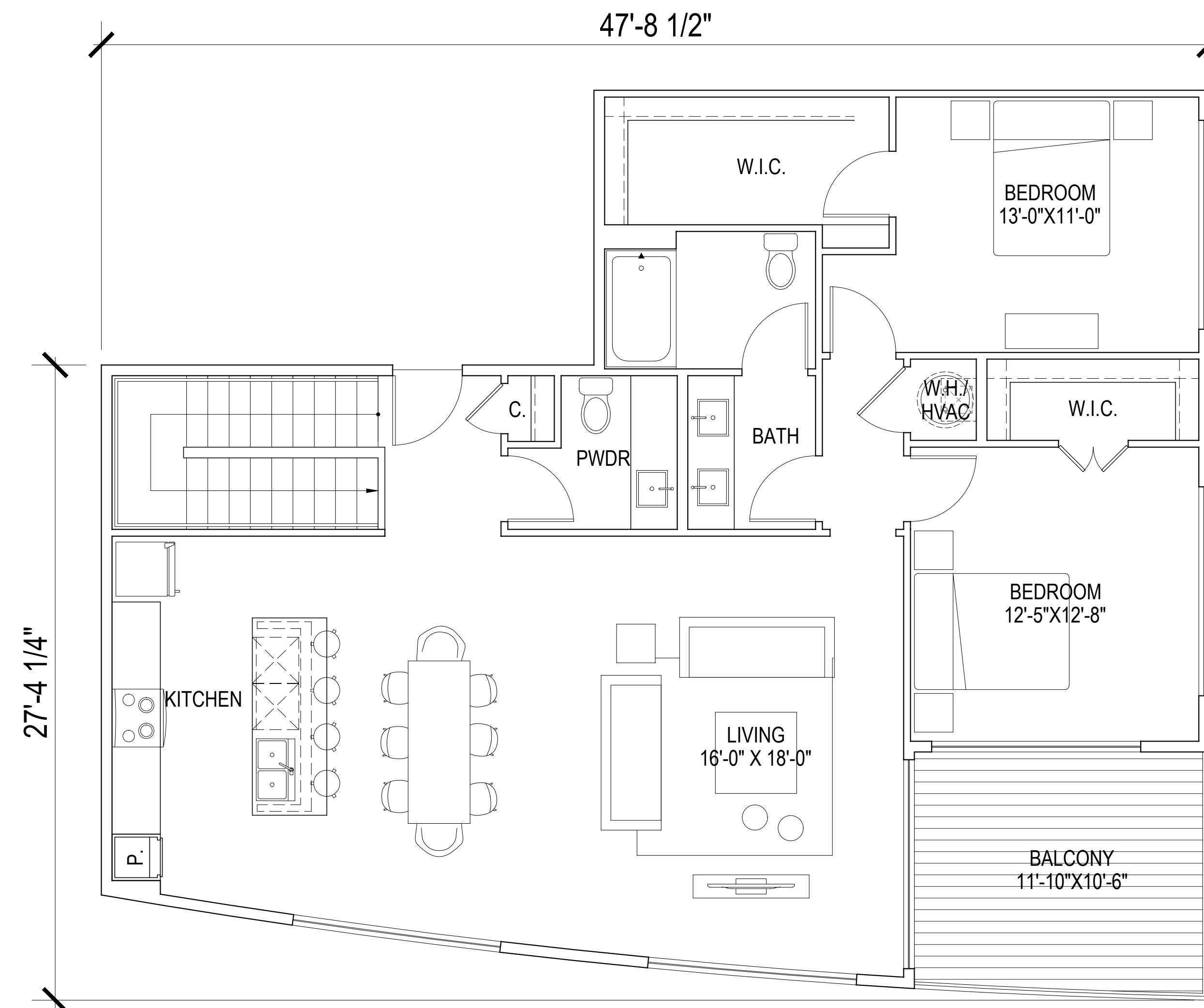
**TOWNHOME TH3**  
Total net area - 2316 SQ. FT.



A316



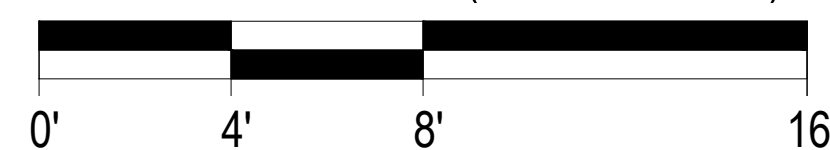
FIRST FLOOR  
Net area - 1116 SQ. FT.

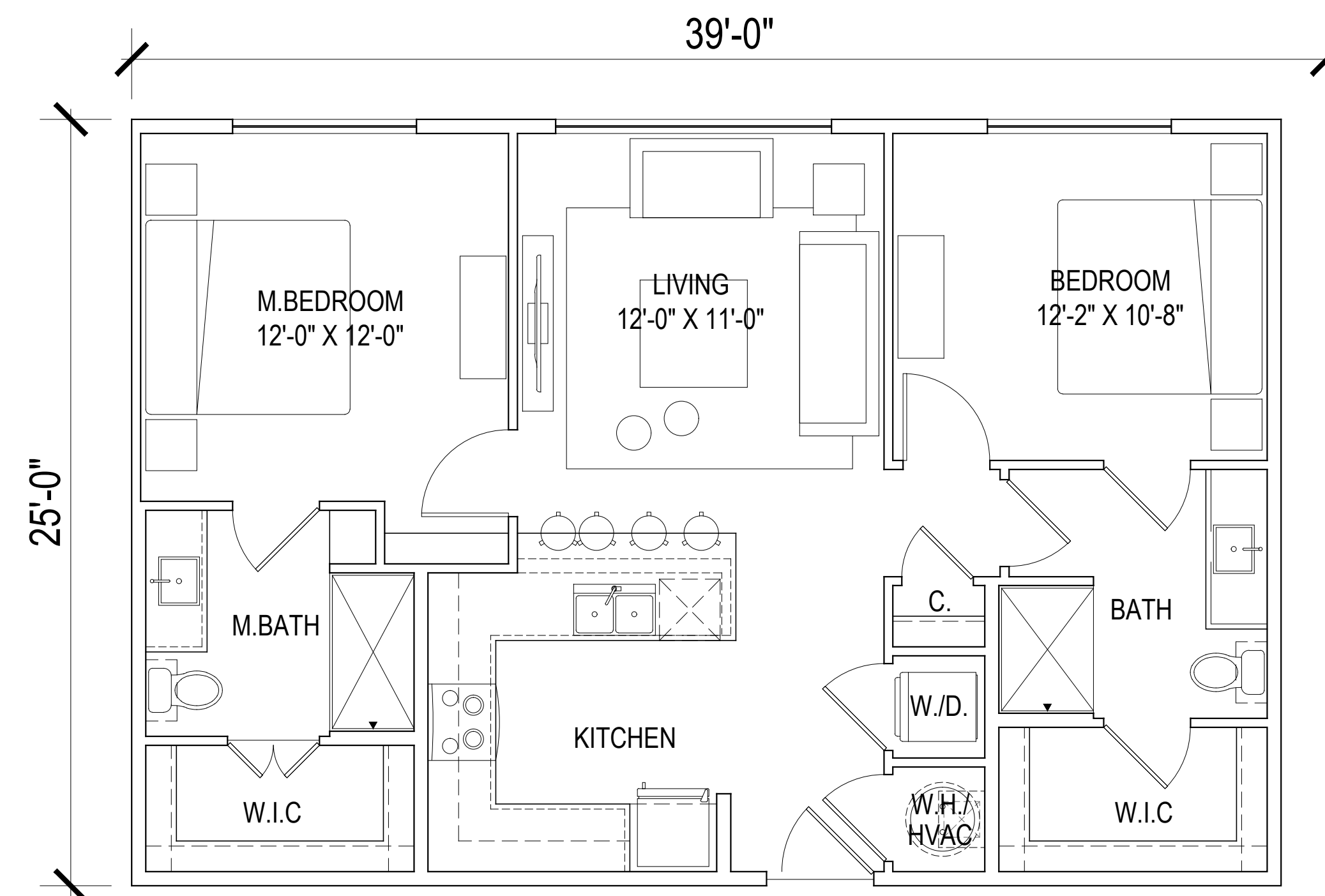


SECOND FLOOR  
Net area - 1322 SQ. FT.

**TOWNHOME TH4**  
Total net area - 2438 SQ. FT.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)



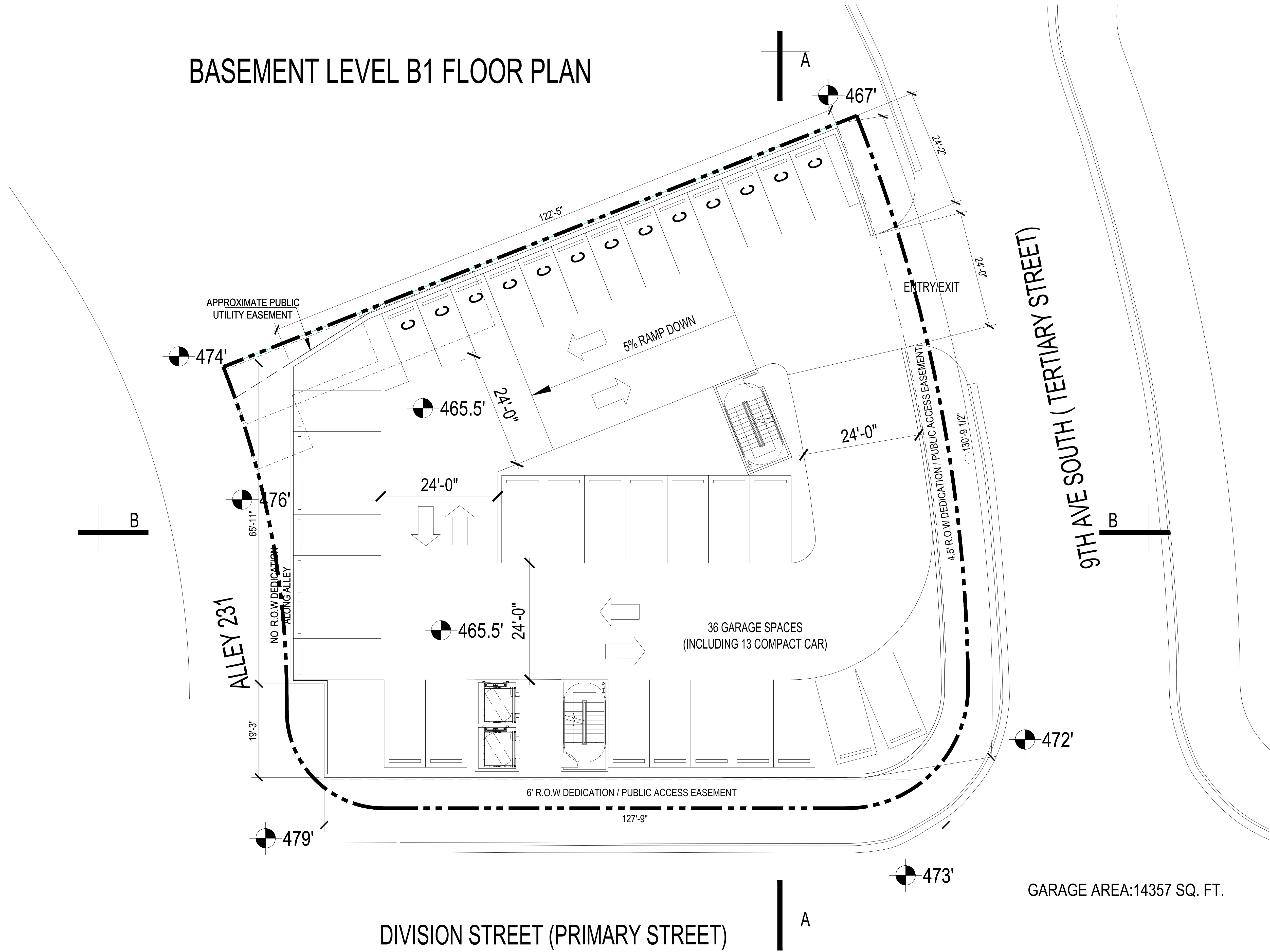


UNIT B1  
NET - 938 SQ. FT.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)

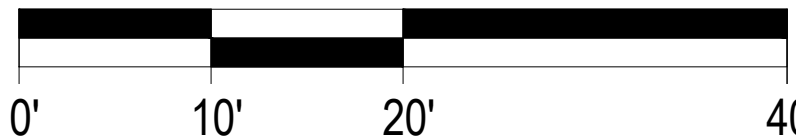


# BASEMENT LEVEL B1 FLOOR PLAN



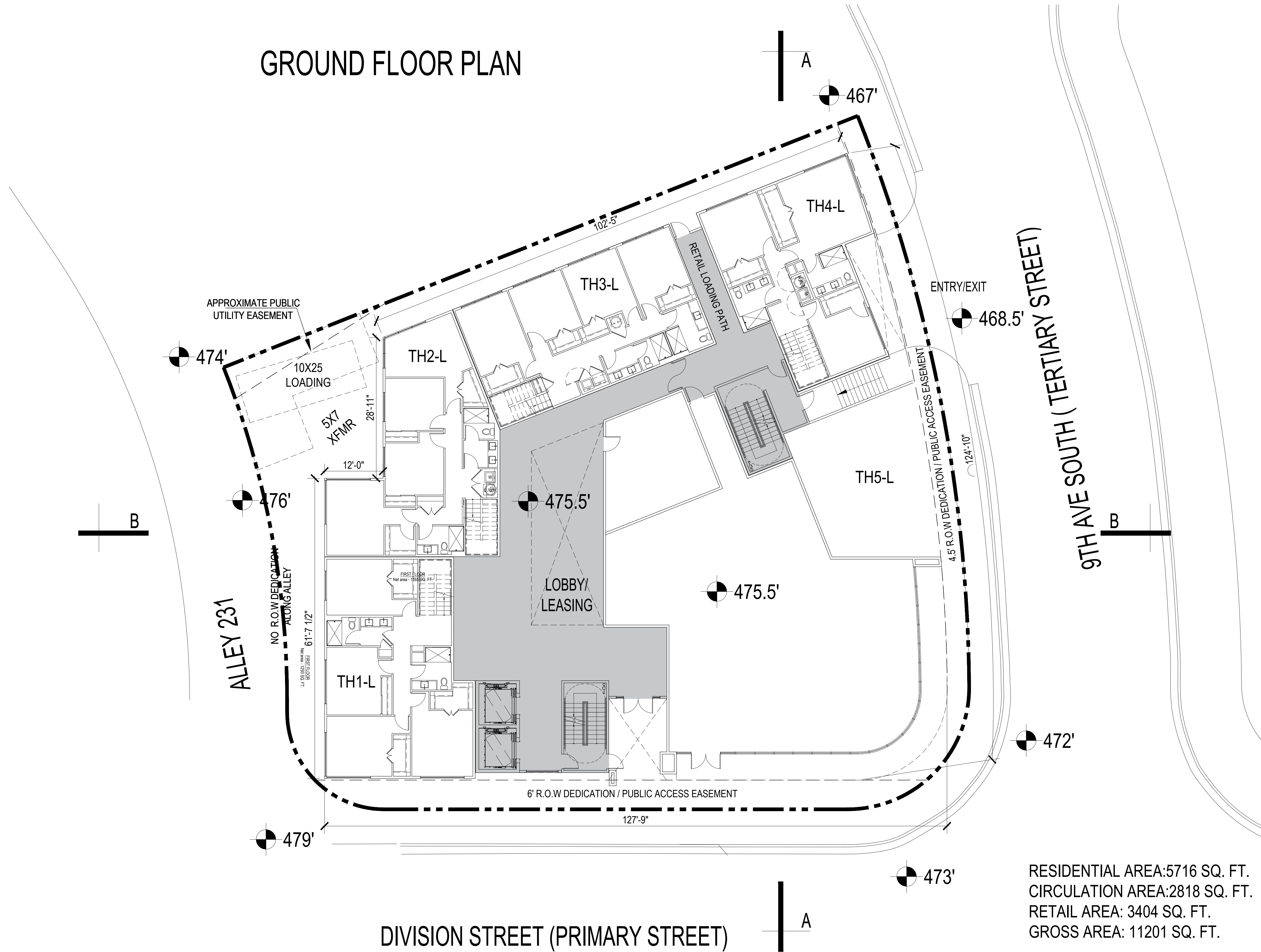
GARAGE AREA: 14357 SQ. FT.

SCALE: 1" = 10' - 0" (24"x36" SHEET)



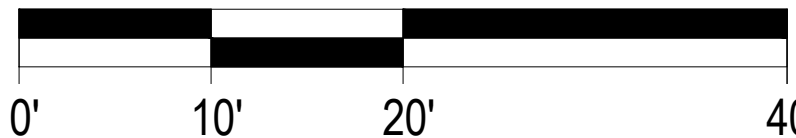
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# GROUND FLOOR PLAN



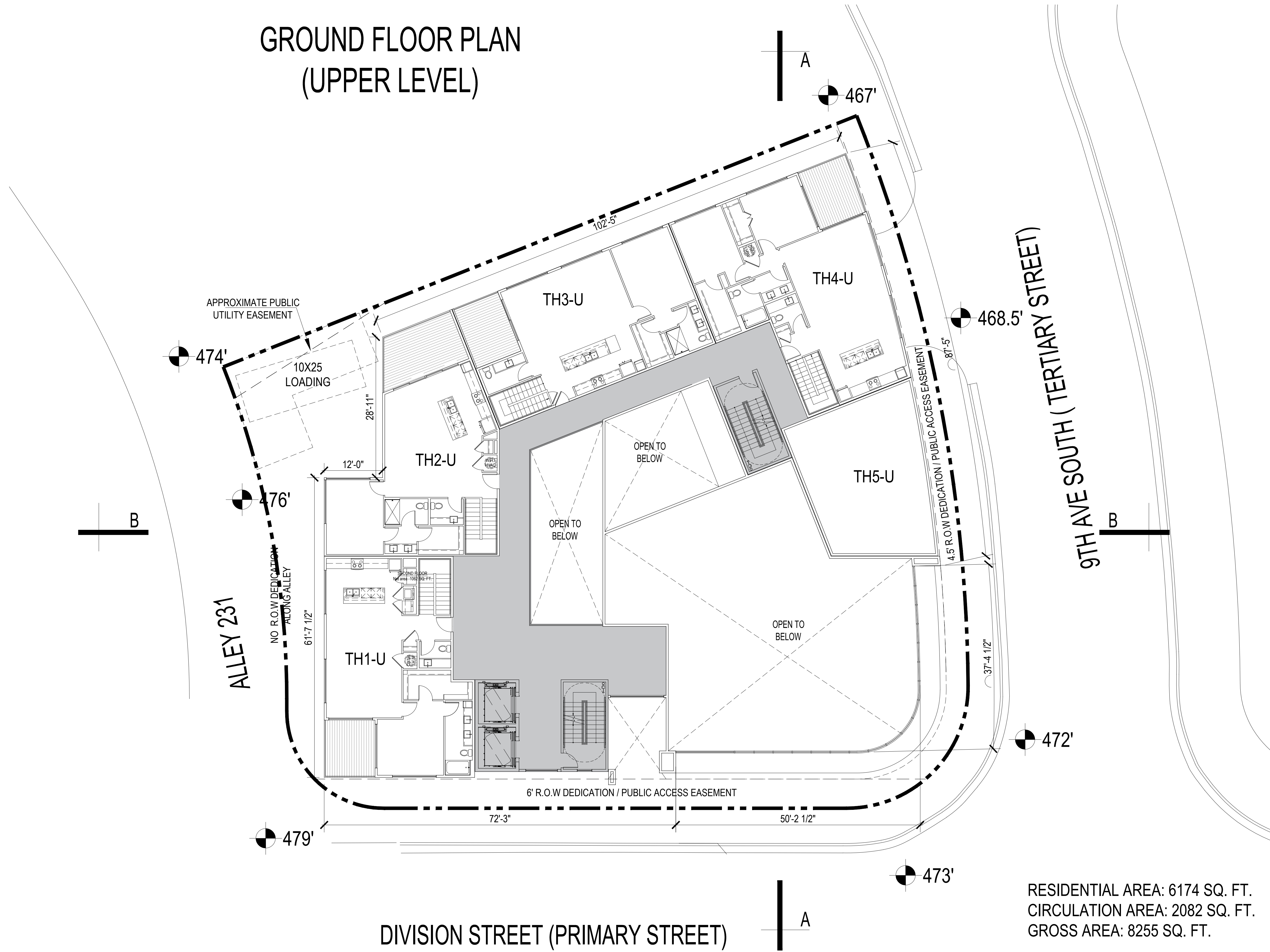
RESIDENTIAL AREA: 5716 SQ. FT.  
 CIRCULATION AREA: 2818 SQ. FT.  
 RETAIL AREA: 3404 SQ. FT.  
 GROSS AREA: 11201 SQ. FT.

SCALE: 1" = 10' - 0" (24"x36" SHEET)



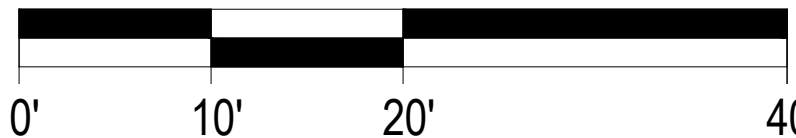
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# GROUND FLOOR PLAN (UPPER LEVEL)



RESIDENTIAL AREA: 6174 SQ. FT.  
CIRCULATION AREA: 2082 SQ. FT.  
GROSS AREA: 8255 SQ. FT.

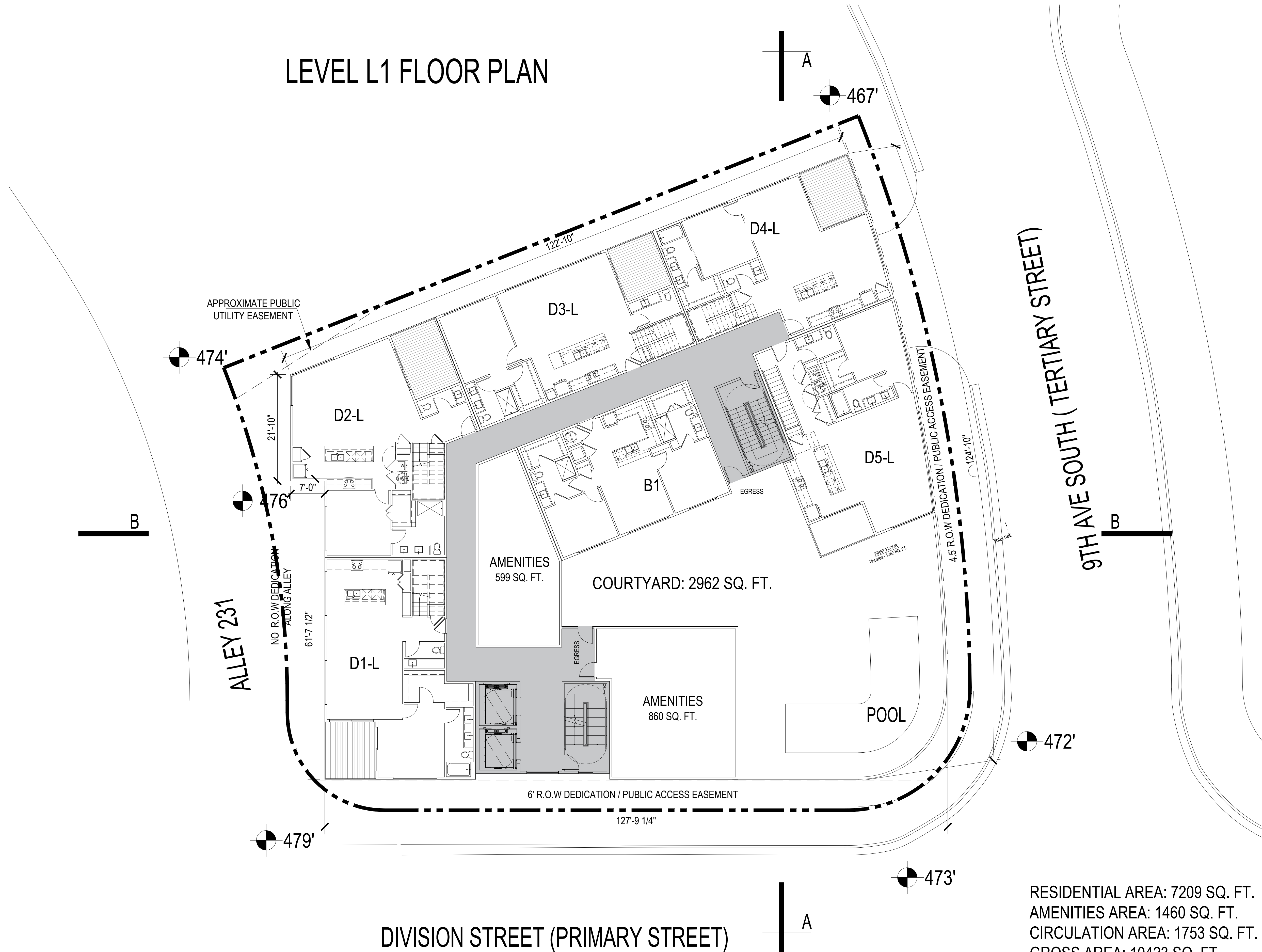
SCALE: 1" = 10' - 0" (24"x36" SHEET)



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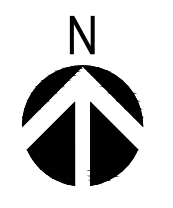
# LEVEL L1 FLOOR PLAN



RESIDENTIAL AREA: 7209 SQ. FT.  
 AMENITIES AREA: 1460 SQ. FT.  
 CIRCULATION AREA: 1753 SQ. FT.  
 GROSS AREA: 10423 SQ. FT.

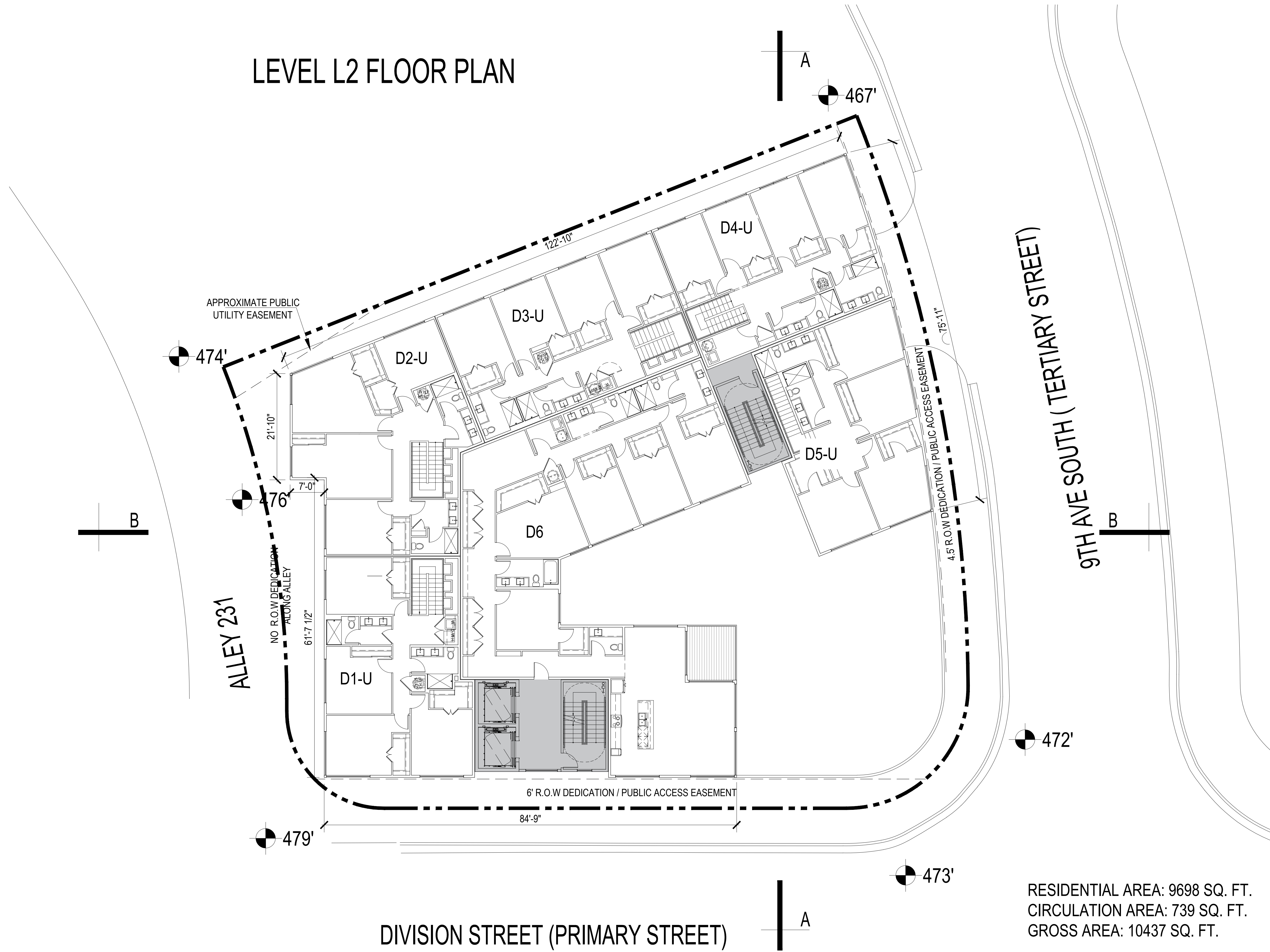
SCALE: 1" = 10' - 0" (24"x36" SHEET)

0' 10' 20' 40'



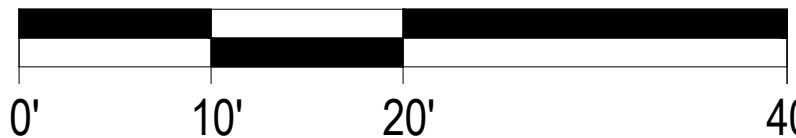
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# LEVEL L2 FLOOR PLAN



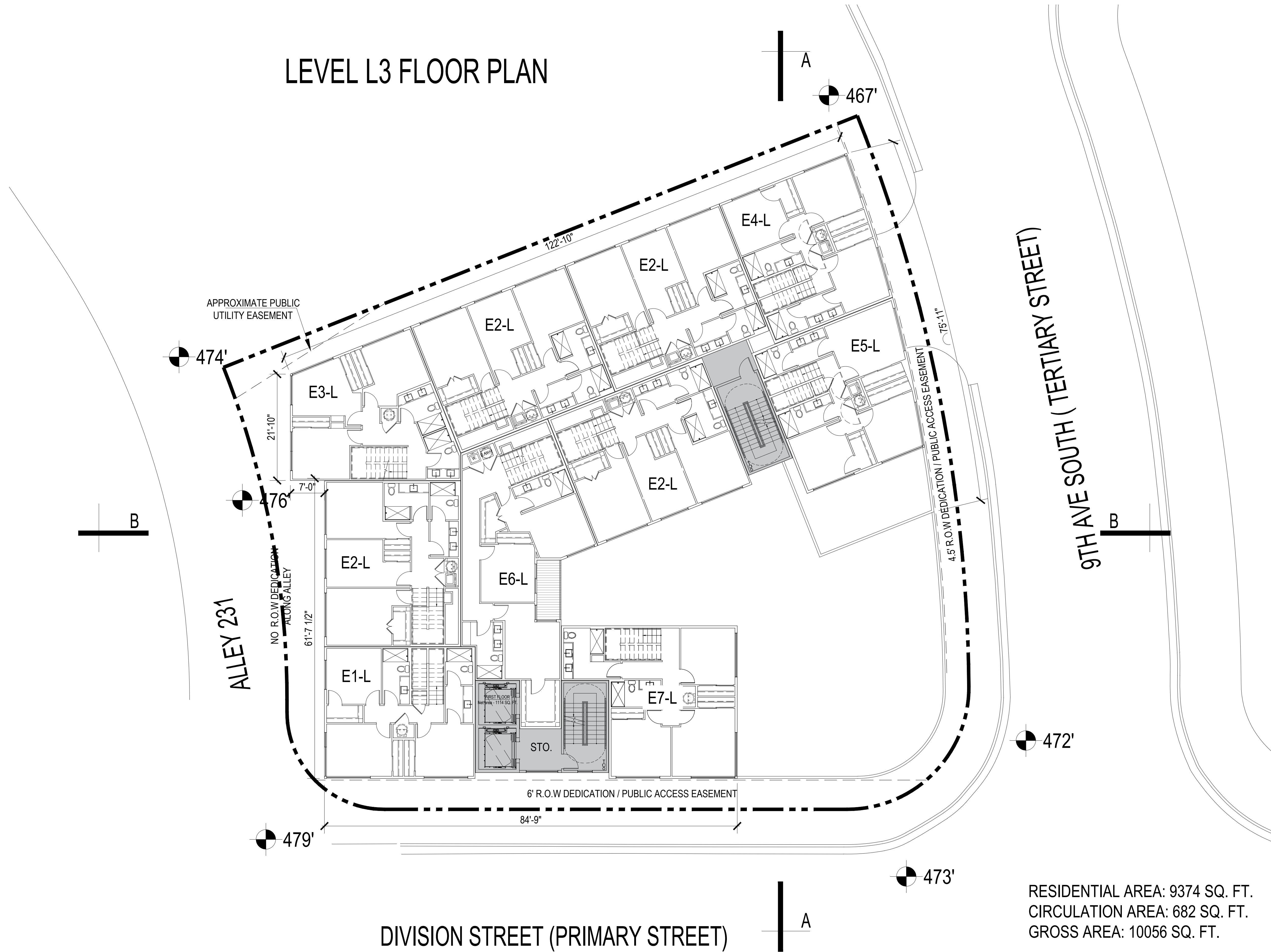
RESIDENTIAL AREA: 9698 SQ. FT.  
 CIRCULATION AREA: 739 SQ. FT.  
 GROSS AREA: 10437 SQ. FT.

SCALE: 1" = 10' - 0" (24"x36" SHEET)



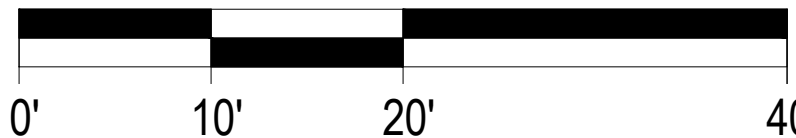
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# LEVEL L3 FLOOR PLAN



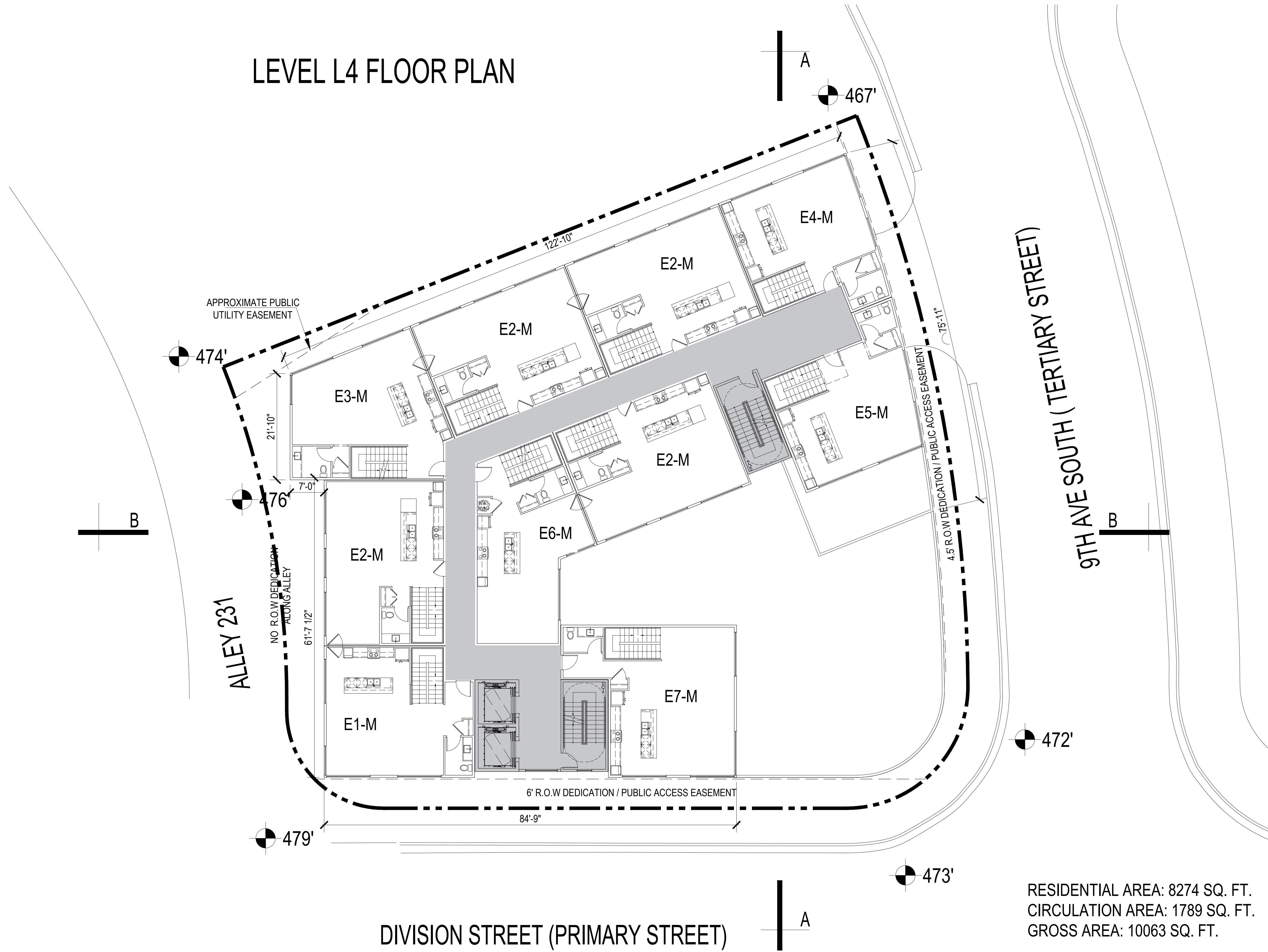
RESIDENTIAL AREA: 9374 SQ. FT.  
 CIRCULATION AREA: 682 SQ. FT.  
 GROSS AREA: 10056 SQ. FT.

SCALE: 1" = 10' - 0" (24"x36" SHEET)

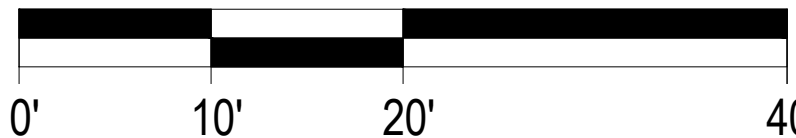


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# LEVEL L4 FLOOR PLAN



SCALE: 1" = 10' - 0" (24"x36" SHEET)

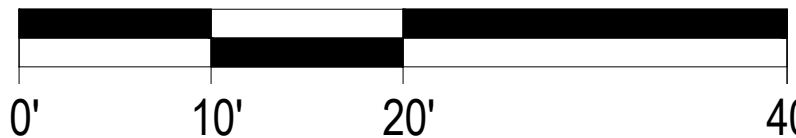


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# LEVEL L5 FLOOR PLAN

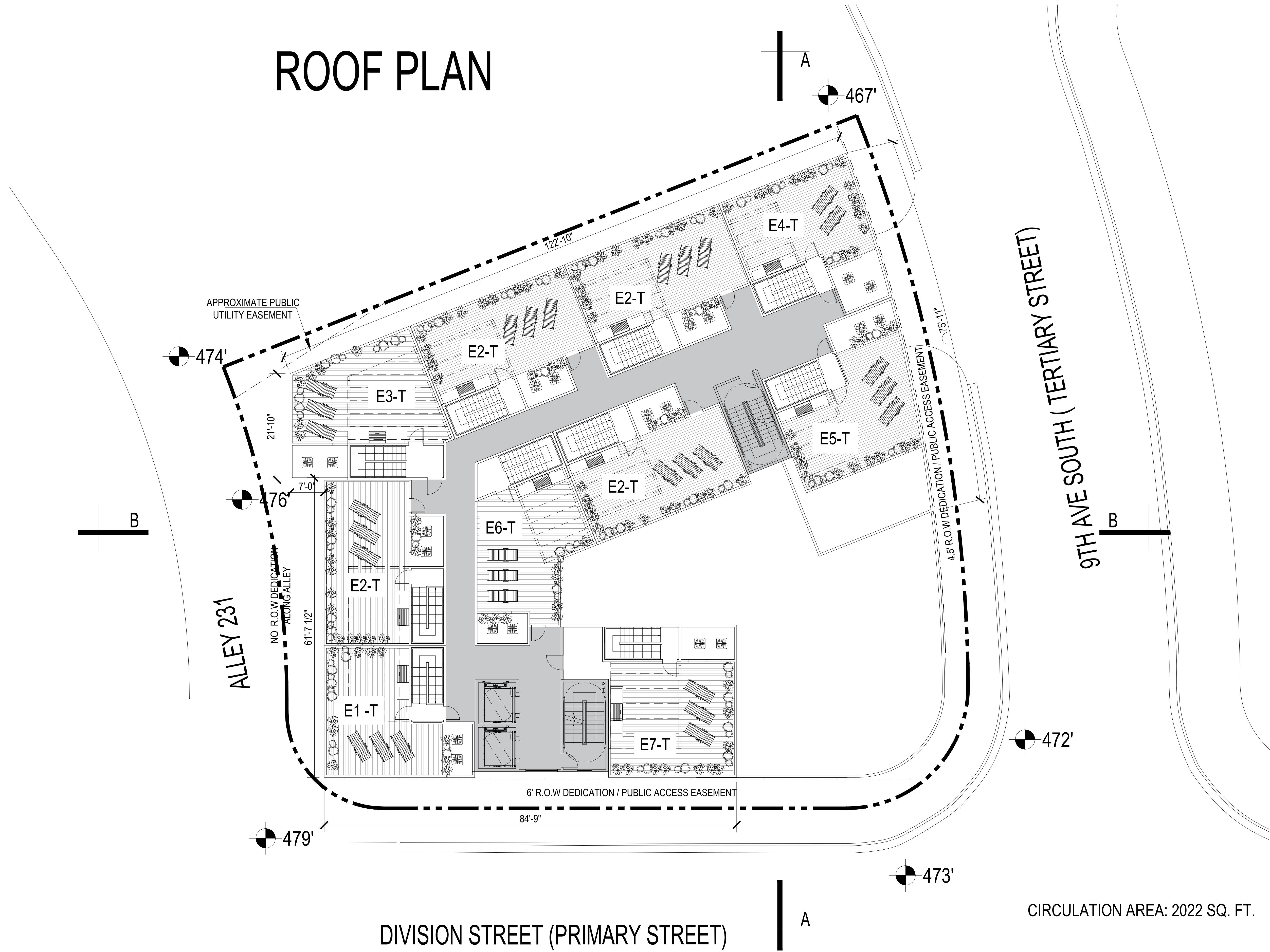


SCALE: 1" = 10' - 0" (24"x36" SHEET)

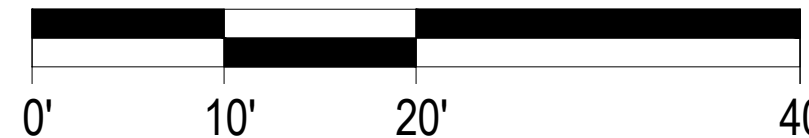


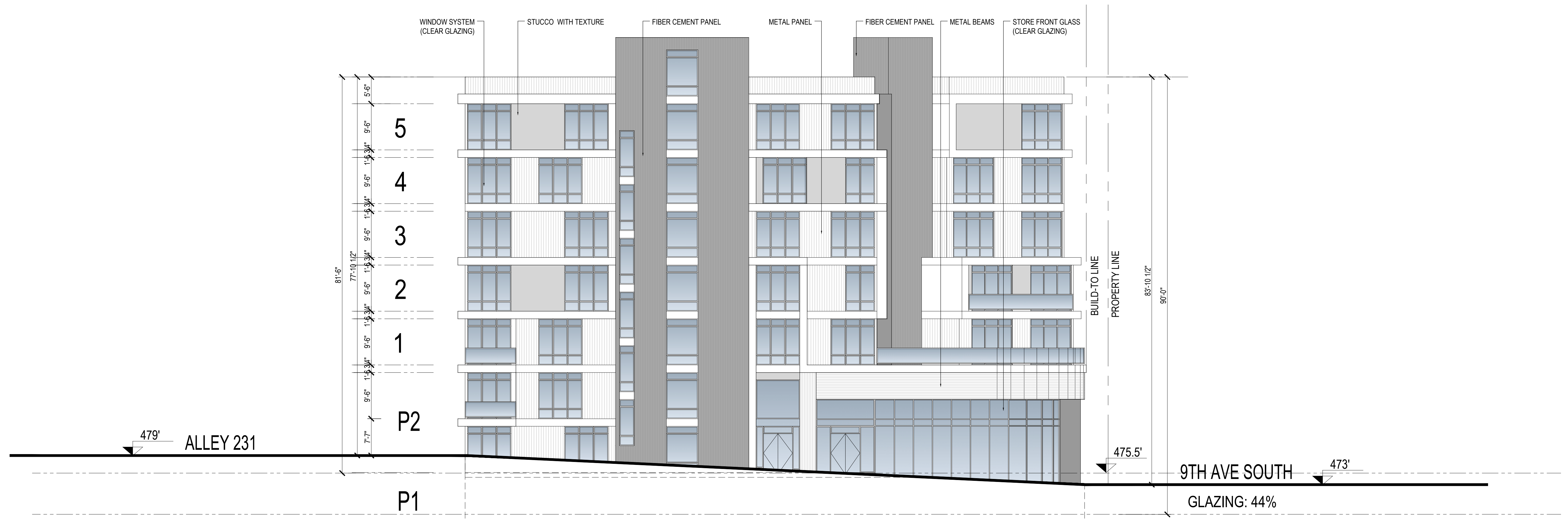
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# ROOF PLAN



SCALE: 1" = 10' - 0" (24"x36" SHEET)





DIVISION STREET ELEVATION

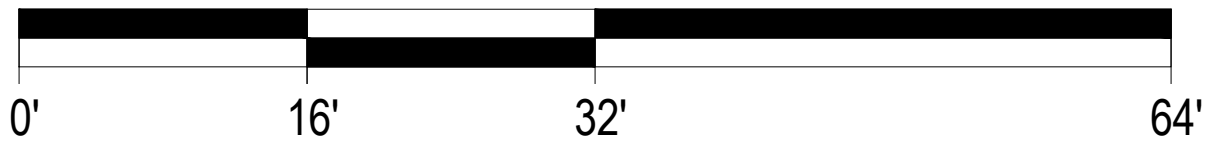
9TH AVE SOUTH  
GLAZING: 44%



9th AVE SOUTH ELEVATION

GLAZING: 44%

SCALE: 3/32" = 1'-0" (24"x36" SHEET)



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REAR ELEVATION



ALLEY 231 ELEVATION

SCALE: 3/32" = 1'-0" (24"x36" SHEET)

