

**Vicinity Map**  
N.T.S.

**PURPOSE NOTE:**  
1. THE PURPOSE OF THIS PLAN IS TO REZONE .71 ACRES OF RM20 PROPERTY TO SP TO ALLOW FOR A MULTIFAMILY BUILDING WITH A MAX OF 19 UNITS

**SITE DATA TABLE:**

MAP/PARCEL	MAP 93-13 / PARCELS 276, 277, & 299
SURROUNDING ZONING	RM20/R6
COUNCIL DISTRICT	19 - GILMORE
TOTAL AREA =	.71 AC.
MAX ALLOWABLE ISR	-----0.9
MAX ALLOWABLE FAR	-----3.0
MAX HEIGHT (TOP OF BUILDING)	-----40' & 3 STORIES
MAX HEIGHT (ROOF TOP STRUCTURES)	-----45'
STREET SETBACKS	-----0' MIN - 8' MAX (13TH AVENUE S.) 5' MIN - 15' MAX (SIGLER STREET) 5' MIN - 15' MAX (HAWKINS STREET)
SIDE AND REAR MIN SETBACK	-----0' OR AS SHOWN ON PLAN

FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS SPECIFICALLY NOT SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS OF RM 40 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

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

**ON-SITE PARKING:**  
ALL UNITS TO BE PARKED ON SITE PER METRO ZONING ORDINANCE AND UZO REDUCTIONS

**PROPOSED USES:**  
MULTI-FAMILY RESIDENTIAL - 19 UNITS MAX

**STORMWATER NOTES:**

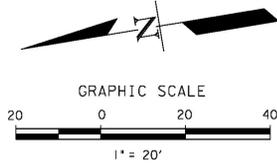
1. 78-840 NOTE: ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.)
2. PRELIMINARY PLAN NOTE: THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE 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 UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR 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" CMP.

NO PORTION OF THIS PARCEL DESCRIBED HEREON LIES WITHIN FLOOD HAZARD AREA IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47037C0216 F", DATED: APRIL 20, 2001.

**STORMWATER CONCEPT:**

STORMWATER DETENTION - UNDERGROUND PER METRO REGULATIONS

STORMWATER QUALITY BMP: COMBINATION OF BIORETENTION AND WATER QUALITY VAULT



Civil Engineers | Architects | Planners

**Barge Cauthen ASSOCIATES**

6000 CHARLOTTE PIKE, STE 210  
NASHVILLE, TENNESSEE 37209  
615.338.9811 PHONE  
615.332.6727 FAX  
BCA JOB NO. 2819-06

**root ARCH**  
ARCHITECTURE | INTERIORS  
753 ALLOWAY STREET, NASHVILLE, TN 37203  
T 615.292.2142  
WWW.ROOTARCH.COM



OWNER: BRANDON BARNES  
09313029800  
LOT 1, EDGEHILL ESTATES SEC. 108  
PL: 00004885-0000136

REV:	DATE:	DESC:
1	05.01.14	FOR SP APPROVAL

**CASE NO. 2014SP-041-001**

PROPOSED CONSTRUCTION:  
**1212 HAWKINS**  
13TH AVE SOUTH, NASHVILLE, TN

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**F1** STREET ELEVATION ALONG 13TH AVE S  
NTS



**A1** STREET ELEVATION ALONG 13TH AVE S  
NTS

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REV.	DATE	DESC.
0	05.01.14	FOR SP APPROVAL
1	09.26.14	CORNER UNIT CHANGE

PROPOSED CONSTRUCTION:  
**1212 HAWKINS**  
13TH AVE SOUTH, NASHVILLE, TN

EXTERIOR ELEVATIONS



**F1** STREET ELEVATION ALONG SIEGLAR  
 3/16" = 1'-0"  
 0 5 10 15



**F8** STREET ELEVATION ALONG HAWKINS  
 3/16" = 1'-0"  
 0 5 10 15



**A1** PERSPECTIVE FROM HAWKINS & 13TH  
 NTS



**A6** AERIAL FROM SOUTHWEST  
 NTS

REV.	DATE	DESC.
0	05.01.14	FOR SP APPROVAL
1	09.26.14	CORNER UNIT CHANGE
2	10.13.14	ELEVATION NOTES