SKYHOUSE NASHVILLE

NASHVILLE, TENNESSEE

SPECIFIC PLAN RE-SUBMITTAL

AUGUST 19, 2014

Nashville & Davidson County
AUG 19 2014
Metropolitan Planning Department

NOVARE GROUP

Kimley»Horn

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.

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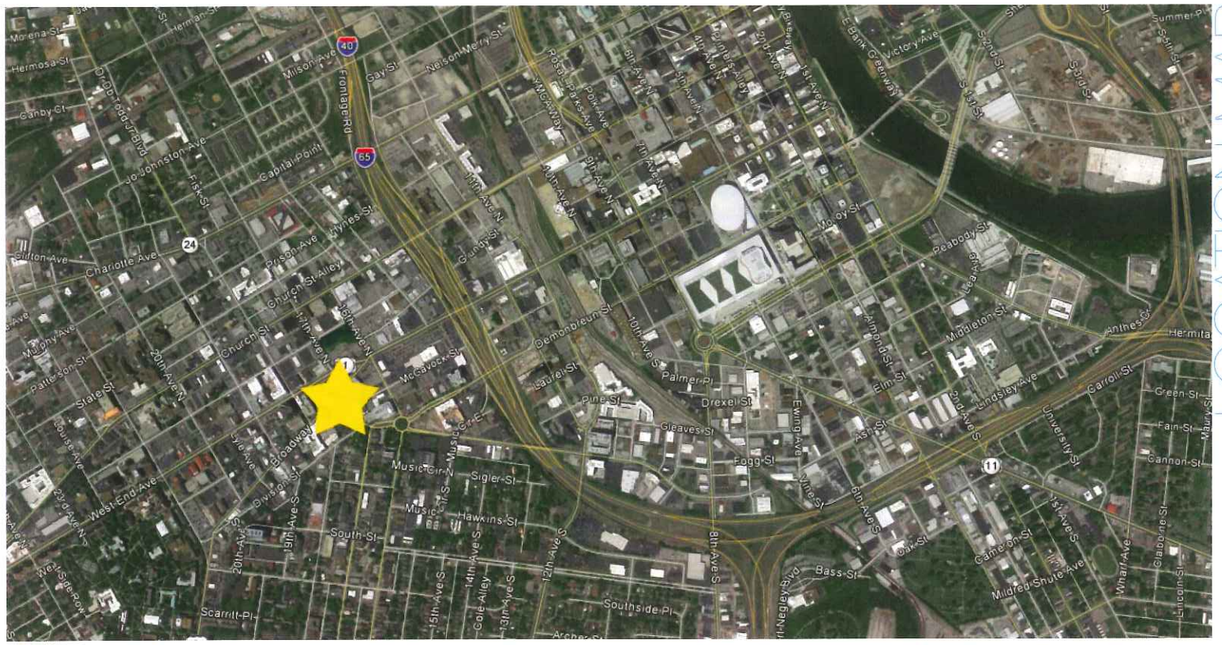


LOCATION MAP

PROPOSED SITE

SP NAME: SKYHOUSE NASHVILLE

SP NUMBER: 2014SP-066-001

COUNCIL DISTRICT: 19

COUNCILMEMBER: ERICA GILMORE

ADDRESS/MAP AND PARCELS/OWNERS OF RECORD:

1701 BROADWAY, MAP 92-16 PARCEL 210, WEST END CAPITAL, LLC
1707 BROADWAY, MAP 92-16 PARCEL 208, WEST END CAPITAL, LLC
115 17TH AVE S, MAP 92-16 PARCEL 212, WEST END CAPITAL, LLC
119 17TH AVE S, MAP 92-16 PARCEL 214, WEST END CAPITAL, LLC
121 17TH AVE S, MAP 92-16 PARCEL 215, WEST END CAPITAL, LLC

US FEMA FIRM PANEL: 47037C0218F

EXISTING ZONING: CF; OV - UZO; UV - UDO; OV - ADE

DEVELOPER:

NGI INVESTMENTS, LLC
FRANK REESE
404.815.1234

CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
BRENDAN BOLES, P.E.
615.564.2701

LANDSCAPE ARCHITECT:

KIMLEY-HORN AND ASSOCIATES, INC.
DAVID COODE, PLA, AICP
615.564.2701

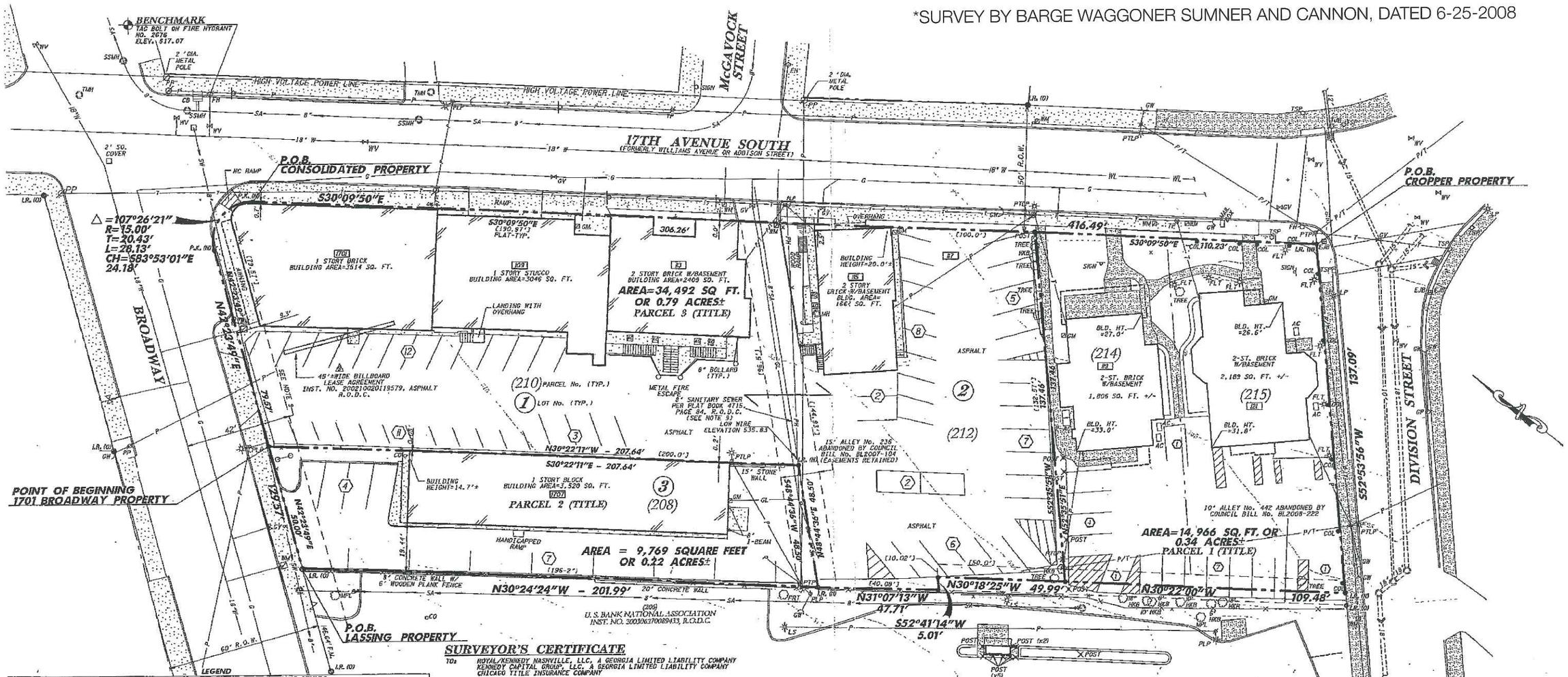
ARCHITECT:

SMALLWOOD, REYNOLDS, STEWART, STEWART, & ASSOCIATES, INC.
BILL LOOMIS
404.233.5453

SITE OVERVIEW

EXISTING CONDITIONS

*SURVEY BY BARGE WAGGONER SUMNER AND CANNON, DATED 6-25-2008



SURVEYOR'S CERTIFICATE

TO: ROYAL/KENNEDY NASHVILLE, LLC, A GEORGIA LIMITED LIABILITY COMPANY
KENNEDY CAPITAL GROUP, LLC, A GEORGIA LIMITED LIABILITY COMPANY
CHICAGO TITLE INSURANCE COMPANY

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDE OPTIONAL ITEMS 1, 2, 3, 4 (IN SQUARE FEET OR ACRES), 6, 7(a), 7(b)(1), 7(b)(2), AND 9, 10 (1)(a), 11(b), 16, 17, 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF TENNESSEE, THE MAXIMUM RELATIVE POSITIONAL ACCURACY RESULTING FROM THE MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE RELATIVE POSITIONAL ACCURACY FOR MEASUREMENTS CONTROLLING LAND BOUNDARIES ON ALTA/ACSM LAND TITLE SURVEYS.

THE UNDERSIGNED ADDITIONALLY CERTIFIES THAT: (A) THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION; (B) I HAVE RECEIVED AND EXAMINED A COPY OF THE TITLE INSURANCE COMMITMENT NO. 525023 REVISED ISSUED BY THE TITLE INSURER AS WELL AS A COPY OF EACH INSTRUMENT LISTED THEREIN; AND THE SUBJECT LAND AND EACH TRACT OR PARCEL THEREOF DESCRIBED IN THIS SURVEY IS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT; (C) THE TRACTS AND PARCELS ARE CONTIGUOUS ALONG THE COMMON BOUNDARIES; (D) THE SUBJECT LAND AND EACH TRACT OR PARCEL THEREOF HAS A TAX MAP DESIGNATION SEPARATE AND DISTINCT FROM THAT OF ANY OTHER LAND AND THE SUBJECT LAND AND EACH TRACT OR PARCEL THEREOF IS SEPARATE, LEGALLY SUBDIVIDED PARCEL; (E) THIS SURVEY CORRECTLY SHOWS ALL MATTERS OF RECORD (AND TO THE EXTENT THEY CAN BE LOCATED, THEIR LOCATION AND DIMENSIONS) OF WHICH I HAVE BEEN ADVISED AFFECTING THE SUBJECT LAND ACCORDING TO THE LEGAL DESCRIPTION FOR SUCH MATTERS (WITH INSTRUMENT, BOOK AND PAGE NUMBER INDICATED); (F) EXCEPT AS SHOWN ON THIS SURVEY, NO PART OF THE SUBJECT LAND IS LOCATED IN A 100-YEAR FLOOD PLAIN OR IN AN IDENTIFIED "FLOOD PRONE AREA" AS DEFINED PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, AS REFLECTED BY FLOOD INSURANCE RATE MAP PANEL NO. 47037C0218 F DATED 4/20/2001, WHICH SUCH MAP PANEL COVERS THE AREA IN WHICH THE SUBJECT LAND IS SITUATED AND THIS SURVEY CORRECTLY INDICATES THE ZONE DESIGNATION OF ANY AREA AS BEING IN ZONE "X"; (G) TO THE BEST OF MY KNOWLEDGE, THIS SURVEY SHOWS THE RELATION OF AND DISTANCE OF ALL SUBSTANTIAL, VISIBLE BUILDINGS, SIDEWALKS AND OTHER IMPROVEMENTS TO EASEMENTS AND SETBACK LINES; AND (H) TO THE BEST OF MY KNOWLEDGE, EXCEPT AS SHOWN ON THIS SURVEY, NEITHER THE SUBJECT LAND NOR ANY TRACT OR PARCEL THEREOF SERVES ANY ADJOINING LAND FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS.

DATE: June 25 2008
BY: William C. Cocfrill REGISTRATION NO.: 1401

DEED REFERENCE

BEING PROPERTY CONVEYED TO 1701 BROADWAY, L.L.C. BY DEED OF RECORD IN INSTRUMENT NO. 20010222016785, R.O.D.C. (AS TO PARCELS 210 AND 212) AND PROPERTY CONVEYED TO THE LASSING FAMILY LTD PARTNERSHIP BY DEED OF RECORD IN BOOK 8903, PAGE 986, R.O.D.C. (AS TO PARCEL 208) AND PROPERTY CONVEYED TO STEPHEN L. CROPPER AND WIFE, ANGELA BY DEED OF RECORD IN BOOK 9050, PAGE 515, R.O.D.C. (AS TO PARCELS 214 AND 215).

PROPERTY MAP REFERENCE

BEING PARCELS 208, 210, 212, 214, AND 215 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP NO. 92-16.

PLAT REFERENCE

BEING LOT NO1AND LOT 2, AS SHOWN ON THE RESUBDIVISION OF PART OF LOT NO. NO OF BOYD HOME TRACT, R. PALMER SUBDIVISION OF RECORD IN PLAT BOOK 4715, PAGE 84, R.O.D.C., AND LOT NO 3 ON THE PLAN OF THE SUBDIVISION OF LOT NO1NO, NOT OF RECORD.

TOTAL AREA=59,227 SQUARE FEET OR 1.36 ACRES±

20 10 0 10 20
SCALE: 1" = 20'

LEGEND

MAPPING SYMBOLS AND CODES

- AIR CONDITIONER (AC)
- CATCH BASIN (CB)
- DOUBLE CATCH BASIN (DCB)
- TRIPLE CATCH BASIN (TCB)
- ELECTRIC JUNCTION BOX (EJB)
- ELECTRIC METER (EM)
- ELECTRIC TRANSFORMER (ETF)
- FINISHED FLOOR ELEVATION (F.F.E.)
- FIRE HYDRANT (FH)
- FLOOD LIGHT (FLT)
- FLAG POLE (FP)
- GAS METER (GM)
- GUY POLE (GP)
- GAS VALVE (GV)
- GUY WIRE (GW)
- IRON ROD NEW (IRN)
- IRON ROD OLD (IRO)
- IRON PIPE OLD (IPO)
- IRON SPIKE OLD (ISO)
- LIGHT STANDARD METAL/WOOD (LS/LP)
- MAIL BOX (MB)
- MANHOLE (MH)
- CONCRETE MONUMENT OLD (MONO)
- CONCRETE MONUMENT NEW (MONN)
- P.K. NAIL OLD (PKO)
- P.K. NAIL NEW (PKN)
- POWER LIGHT POLE (PLP)
- POWER MANHOLE (PMH)
- POWER POLE (PP)
- POWER TELEPHONE LIGHT POLE (PTLP)
- POWER TELEPHONE POLE (PTP)
- RIGHT-OF-WAY MONUMENT (RWM)
- SPRINKLER HEAD/VALVE (SPH/SPV)
- SANITARY SEWER MANHOLE (SSMH)
- SIGN (SN)
- STEAM MANHOLE (STMH)
- STORMWATER MANHOLE (SWMH)
- TELEPHONE LIGHT POLE (TLP)
- TELEPHONE POLE (TP)
- TREE / EVERGREEN
- WATER METER (WM)
- WATER VALVE (WV)

LINE STYLES

- CENTERLINE
- CONCRETE AREA
- ASPHALT AREA
- GRAVEL AREA
- EDGE OF WOODS LINE
- EASEMENT LINE
- FENCE LINE
- GAS LINE
- OVERHEAD POWER LINE
- OVERHEAD TELEPHONE LINE
- OVERHEAD POWER AND TELEPHONE LINE
- PHONE
- PROPERTY LINE
- SANITARY SEWER LINE
- STORMWATER LINE
- UNDERGROUND POWER LINE
- UNDERGROUND TELEPHONE LINE
- WATER LINE
- POWER
- CLEANOUT
- ADDRESSES

ADJACENT PROPERTIES

	Parcel ID	Name	Address	City	State	Zip	Tax Map	Parcel No.	Zoning
1	9212048900	Hudson Group, L.P.	1701 West End Ave	Nashville	TN	37203	92-12	489	OV-ADE/OV-UZO/MUI-A
2	9212049400	Broadway Properties, L.P.	1625 Broadway	Nashville	TN	37203	92-12	494	CF/OV-ADE/OV-UDO/OV-UZO
3	9216022500	John S. Milam Optical	0 McGavock Street	Nashville	TN	37203	92-16	225	CF/OV-ADE/OV-UDO/MDHA-AC/OV-UZO
4	9216022900	Spotty Merle, LLC	114 17th Ave S	Nashville	TN	37203	92-16	229	CF/OV-ADE/OV-UDO/MDHA-AC/OV-UZO
5	9216023000	Spotty Merle, LLC	116 17th Ave S	Nashville	TN	37203	92-16	230	CF/OV-ADE/OV-UDO/MDHA-AC/OV-UZO
6	9313000400	Roundabout Plaza, LLC	1600 Division St	Nashville	TN	37203	93-13	4	CF/OV-ADE/OV-USO/OV-UD/MDHA-AC
7	9216039400	NV Music Row, LLC	1 Music Square W	Nashville	TN	37203	92-16	394	OV-ADE/OV-UDO/OV-UZO/SP
8	9216020600	U.S. Bank National Association	1711 Broadway	Nashville	TN	37203	92-16	206	OV-ADE/OV-UZO/MUI-A
9	9212048800	J.D. & Alexander Eatherly, WM. H., Sr.	1705 West End Avenue	Nashville	TN	37203	92-12	488	OV-ADE/OV-UZO/MUI-A

THE PURPOSE

The purpose of this S.P. application is to provide a high-quality, urban development that offers multi-family housing and pedestrian convenience with first floor retail and other streetscape elements.

THE VISION

Create an environment that gathers individuals through the establishment of ground floor retail, outdoor dining space, pedestrian-scale storefronts, wide sidewalks, and streetscape elements such as street trees, benches, and public art to promote pedestrian activity. The plan brings purpose to an otherwise underutilized area. This urban infill project creates housing opportunities with convenient access to everyday needs, including shops, bike storage, fitness and leisure. These amenities allow all generations to experience a high-quality way of life, without paying the high cost. The success and popularity of similar projects in cities throughout the country verify the livability from such developments. The plan promotes pedestrian activity, walkability and overall wellness of residents and the community. This enhancement of life in the area will bring in many local residents to take part in the numerous opportunities this project offers.

Consistent with good urban design, the proposed project:

- Reinforces a scale and form of development that emphasizes sensitivity to the pedestrian environment and balances the needs of pedestrians with the benefits provided by automobile traffic
- Accommodates the area's parking needs, while still maintaining a pedestrian-oriented urban environment
- Provides for the strategic placement of public spaces in relationship to building masses, streetscapes, and landscaping features and public art
- Encourages active ground floor uses to animate the street, such as restaurants, shops and services
- Protects and enhances the economic viability of the area, as well as a diversity of uses and activities

The proposed SkyHouse building is an appealing addition to Nashville's Midtown neighborhood highlighting its classic architectural character with a modern twist. The materials reflect existing towers in Nashville utilizing a large percentage of glass while having unique architectural detailing distinctive to Novare's Sky House tower. Residents are able to enjoy views of our beautiful city with floor to ceiling windows as well as individual balconies for access to fresh air. Tenants also have access to fantastic amenities outlined on the next page.

S.P. DEVELOPMENT TABLE

Project Uses

- Total Gross Acreage: 1.36 AC
- Open Space: 15,144.8 SF
- Retail: 10,708 SF
- Residential: 379,097 SF

Density: 259 Units / Acre

Dwelling Units:

- 352 Units
  - 84 Studio
  - 174 One Bedroom
  - 76 Two Bedroom
  - 18 Three Bedroom

Floor Area Ratio: 6.2

Lots: 1

Pervious Surface: 15,456 SF

Impervious Surface:

- Buildings: 37,280.5 SF
- Roads/Sidewalks: 24,020 SF

Parking

- Required:443 spaces
- Proposed: 500 spaces

PROPOSED LAND USE TABLE (QUALIFYING USES)

Multi-Family Residential

Commercial Uses:

Restaurant
Bar or Nightclub
Retail
Business Service
Personal Care Service

Office Uses:

General Office
Leasing and Sales Office

Note: Any additional uses qualifying under the CF Zoning designation are permitted.

DEVELOPMENT NOTES:

The purpose of this specific plan is to establish a specific plan zoning for this proposed mixed use development.

Should the developer not proceed with the development of this proposed project, the property will revert to the original zoning of CF; OV - UZO; UV - UDO; OV - ADE.

All development within the boundaries of this plan meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.

This parcel does not lie within the flood hazard areas in accordance with FEMA Insurance rate map panel number 47037C0218F.

Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance no. 78/840 and approved by the Metropolitan Department of Water Services.

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.

Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.

Federal compliance: all development within the boundaries of this plan meets the requirements of the Americans with disabilities act and the fair housing act.
ADA: http://www.ada.gov/
U.S. Justice Department: http://www.justice.gov/crt/housing/fair-housing/about_fairhousingact.html

SKY HOUSE STATS

*Artistic representation, final product may vary

SkyHouse Nashville Project Description:

- 25 Story Residential High-rise at the corner of Broadway & 17th Ave. Point Tower Footprint of 15,000 sf.
- 352 Units
  - 84 Studio
  - 174 One Bedroom
  - 76 Two Bedroom
  - 18 Three Bedroom
- 500 car Parking Facility
- 4,938 sf Ground Floor Retail in Tower along 17th Ave. and Broadway
- 5,770 sf Retail in Parking Facility along 17th Ave. and Division Street
- Residential Lobby along 17th Ave.
- Loading Docks located on service drive on westside of tower

Residential Amenities:

- Amenity Deck located on 25th Floor:
  - Club Room
  - Fitness Room
  - Yoga/Pilate Room
  - Roof Top Pool
  - Outdoor Grilling Areas
- Bike Repair Shop
- Bike Storage
- Dog Walk Area
- Dog Wash

Building Features:

- Whirlpool Energy Star appliances
- Kohler Water Sense Fixtures
- Targeted to be Energy Star certified.

Building Design:

- Three Tier Composition: Base, Middle, Top
- First Floor
  - 75% window to wall ratio
  - Enhanced Exterior Detailing
  - Pre-cast Concrete Column Covers
  - Repeating Architectural Bay Expression
  - Pre-cast with Horizontal Joint Detail
- Lower 3 Floors create a unified base articulation.
- Top 3 Floors create a top expression enhanced with exterior lighting.

Completed Projects:

Sky House Midtown (Atlanta)
Sky House Orlando
Sky House Austin
Sky House South (Atlanta)

Projects Currently Under Construction

Sky House Houston
Sky House Dallas
Sky House Raleigh
Sky House Buckhead (Atlanta)
Sky House River Oaks (Houston)
Sky House Tampa
Sky House Charlotte

SITE PLAN

Dog Walk
Transformers
Broadway
Division Street
17th Avenue
RAMP UP
2.5%
RAMP
DOWN
3%
SPEED RAMP
15%
UP
RAMP DOWN
6%
SLOPE UP
5%
RETAIL
RETAIL
RETAIL
RETAIL
LEASING OFFICE
LOADING
ELEC ROOM
FIRE PUMP
GENERATOR
COMPACTOR
GEN
RETAIL
RETAIL
LOBBY
FIRE CONTROL

Ground Level Plan

RESIDENTIAL TOWER

SKYHOUSE NASHVILLE

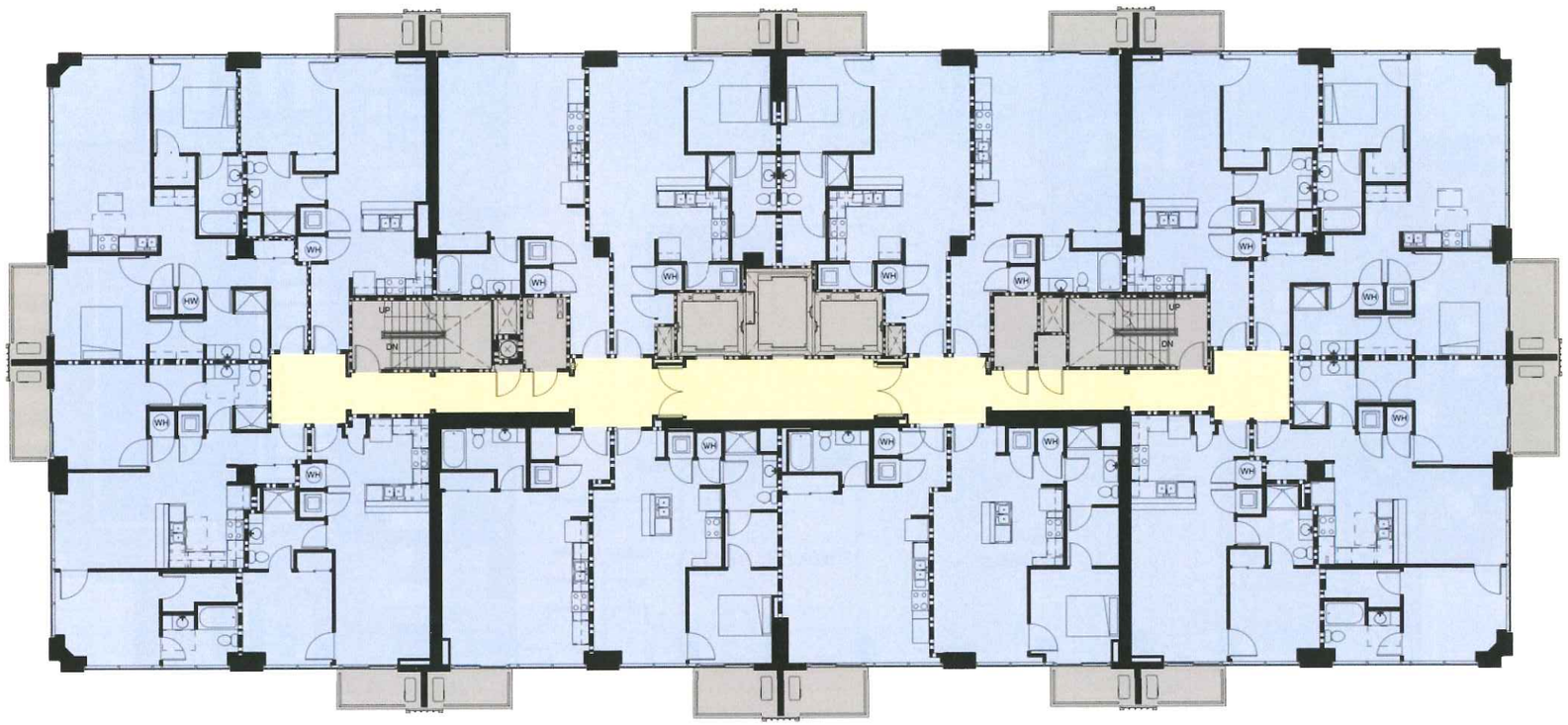
NASHVILLE, TENNESSEE

NOVARE GROUP

Kimley»Horn Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.

JULY 31, 2014

Typical Level Plan



RESIDENTIAL TOWER

SKYHOUSE NASHVILLE

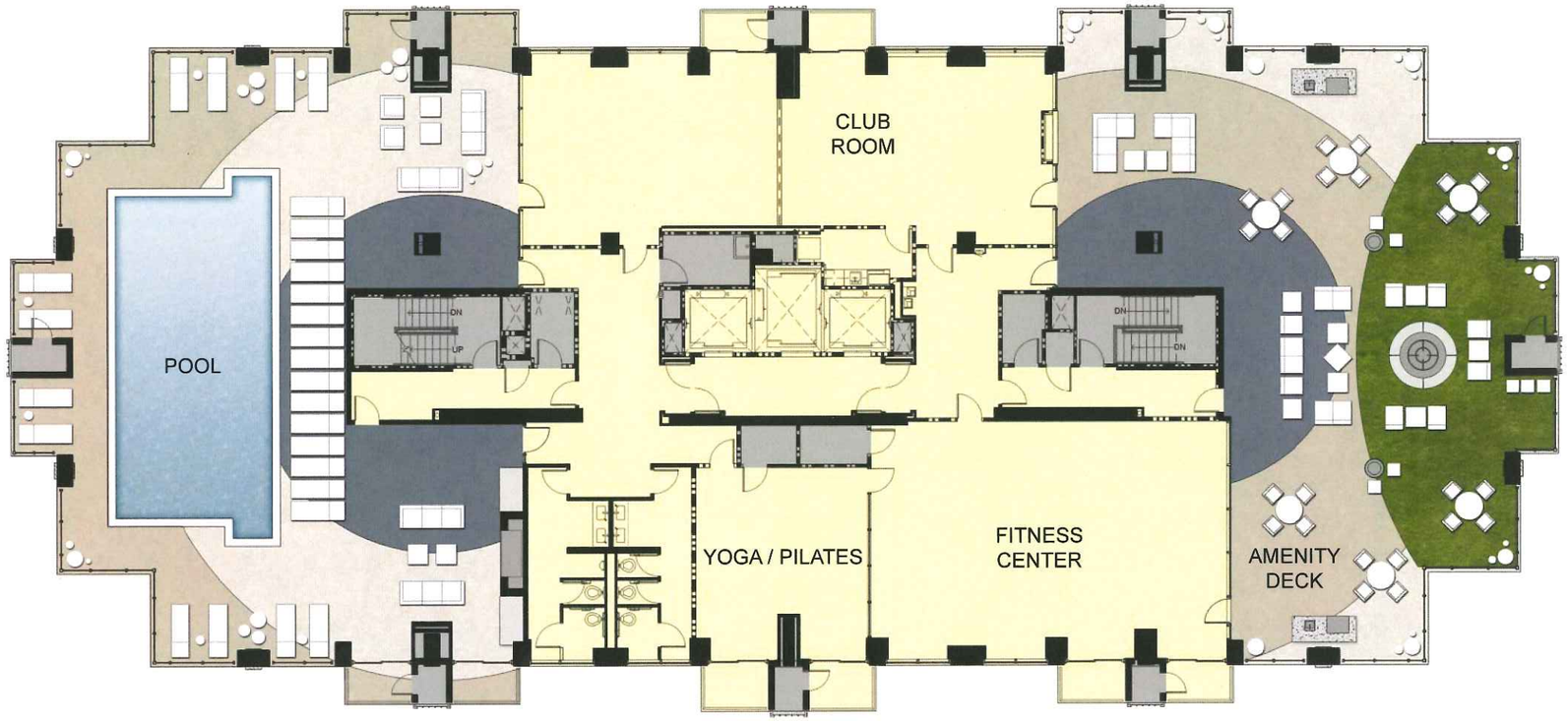
NASHVILLE, TENNESSEE

NOVARE GROUP

Kimley»Horn

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.

Amenity Level Plan



RESIDENTIAL TOWER

SKYHOUSE NASHVILLE

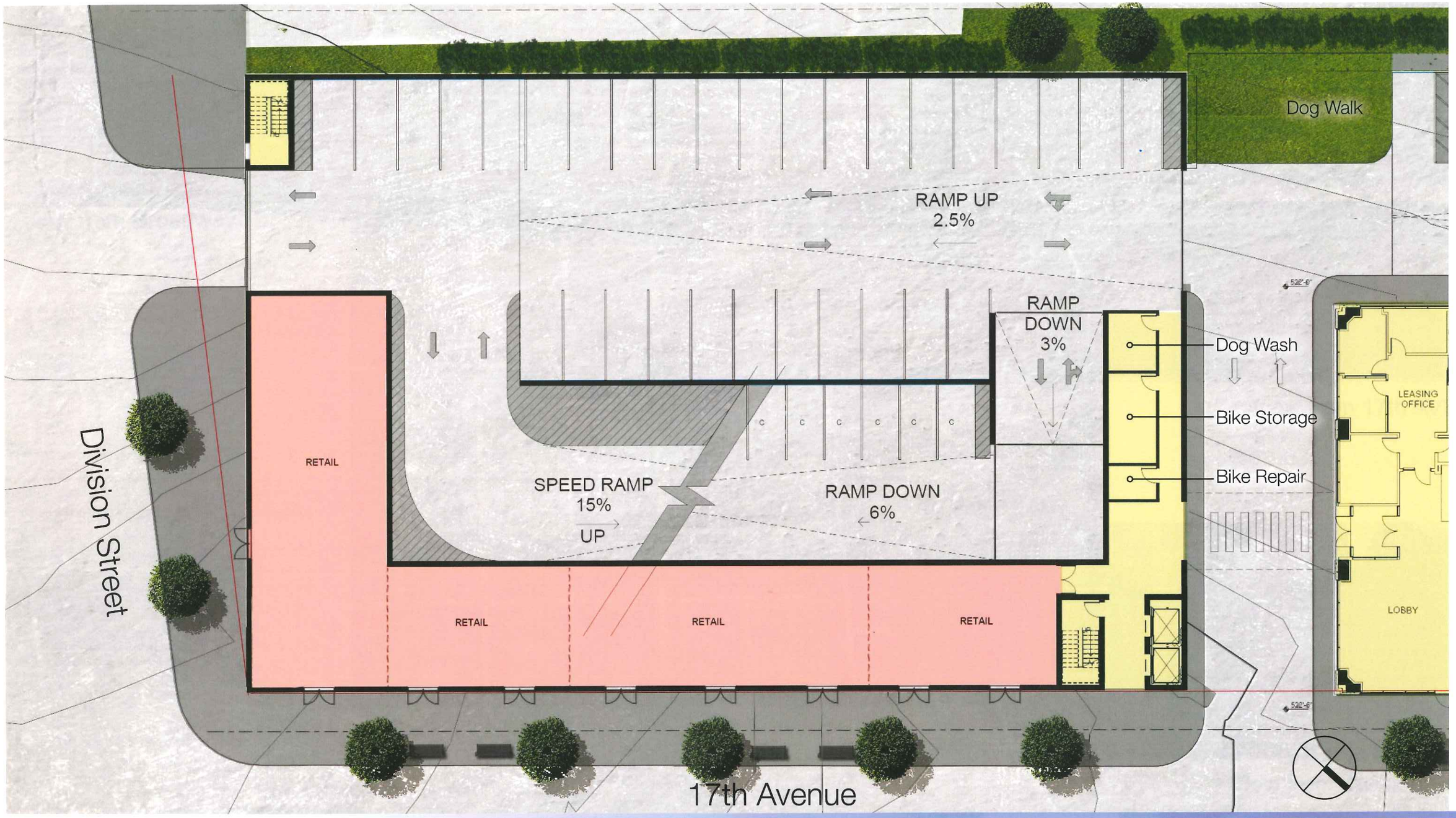
NASHVILLE, TENNESSEE

NOVARE GROUP

Kimley»Horn Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.

JULY 31, 2014

Ground Level Plan



PARKING DECK

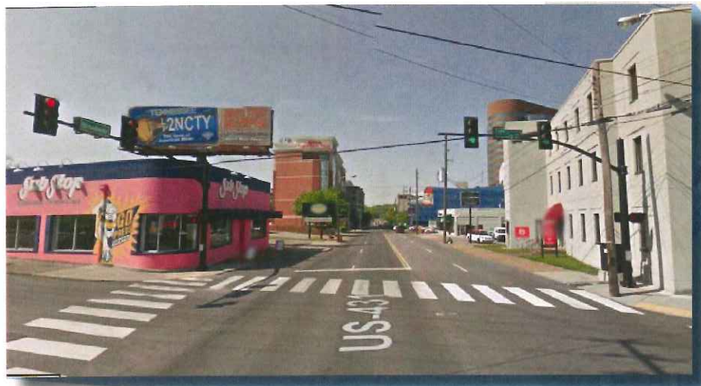
SKYHOUSE NASHVILLE

NASHVILLE, TENNESSEE

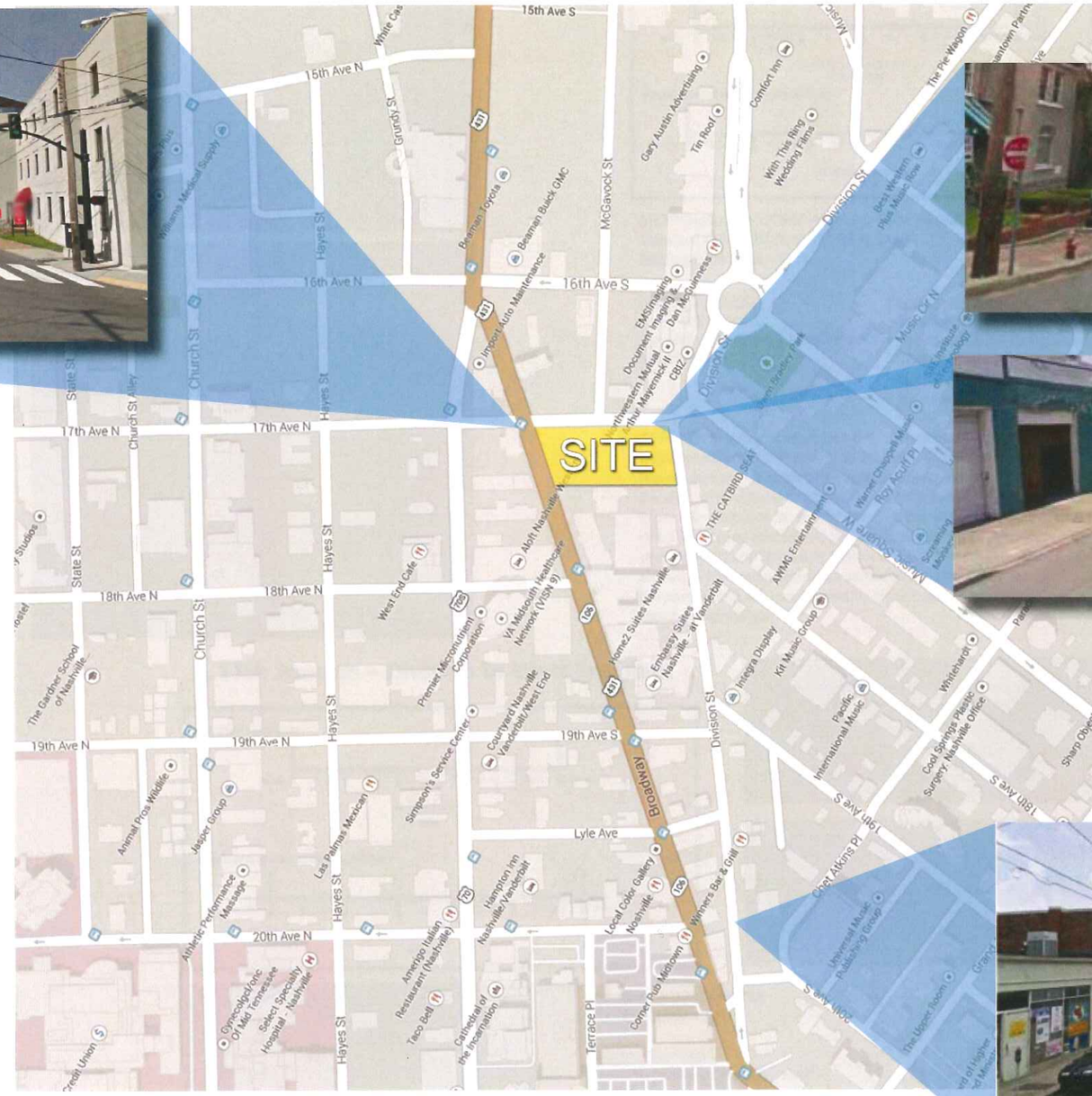
NOVARE GROUP

Kimley»Horn Smallwood, Reynolds, Stewart, Stewart & Associates, Inc. JULY 31, 2014

CONTEXT PLAN



View from Broadway

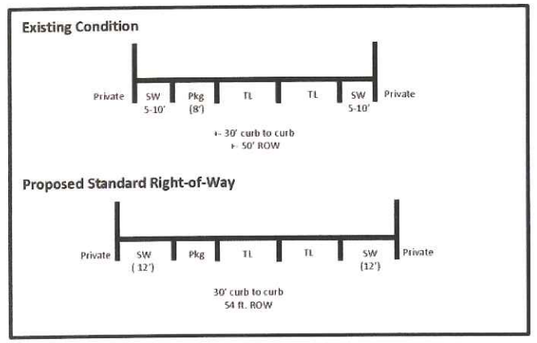


View from 17th AVE

View from Division St.

STREET CORRIDORS

4. Division Street from 21st Ave. to 17th Ave.



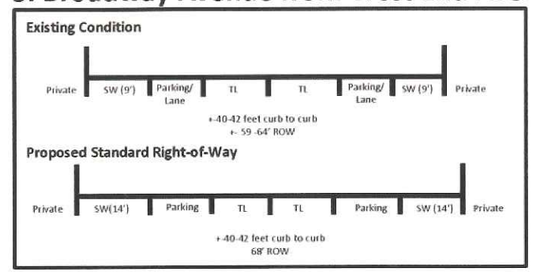
Adopted MCSP: T4-M-CA2
Standard ROW = 65 ft.
Existing ROW = +-50 ft.
Proposed ROW = 54 ft.

Existing Elements
2 Travel Lanes
Parking – 1 side
Sidewalks - 5 - 10 ft.

Recommendation:
- Amended ROW: 54'
- 2 travel lanes
- On-street parking on west side
- Require 12' sidewalk

ANALYSIS: This area is likely to redevelop and the amended MCSP standards should be applied to future projects. The curb to curb dimension is unlikely to change unless private development adds on-street parking along the east side of the corridor. The standard streetside dimension should be provided along the corridor but there may be some properties that are constrained by block depth where a reduction in streetside standards may be appropriate.

5. Broadway Avenue from West End Ave. to Division Street



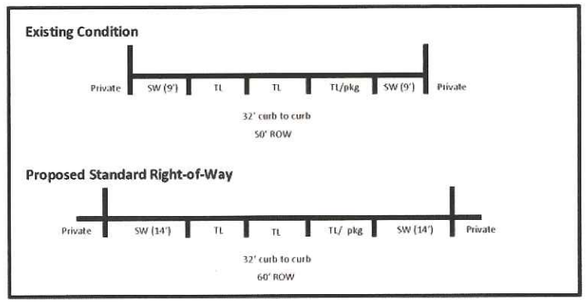
MCSP Designation: T5-M-AB3-UM, T5-M-AB4-UM
Standard ROW = 84 ft. (AB3), 95 ft. (AB4)
Existing ROW = 59 – 64 ft.

Existing Elements
2-4 Travel Lanes
On- street Parking = 1 side/2 side
Sidewalks = +- 7 ft.

Recommendation:
- Amended ROW: 68'
- Proposed MCSP Designation: T5-M-AB2-UM
- Retain existing curb to curb
- Require 14' sidewalk

ANALYSIS: Starting at West End Ave. this corridor begins with 4 travel lanes. From 19th Ave. S. to 20th Ave. S. it transitions to 2 travel lanes with 2 lanes of on-street parking. From 20th Ave. S. to Division it transitions to 2 travel lanes with 1 on-street parking lane. From Division St. to 21st Ave. S. it transitions again to 4 lanes of travel. A road diet should be considered for the entire segment providing 2 travel lanes and 2 lanes of on-street parking. A 14 foot sidewalk dimension should be provided but there may be properties that are constrained by block depth where a reduction may be appropriate.

3. 17th Avenue – Division to West End Ave.



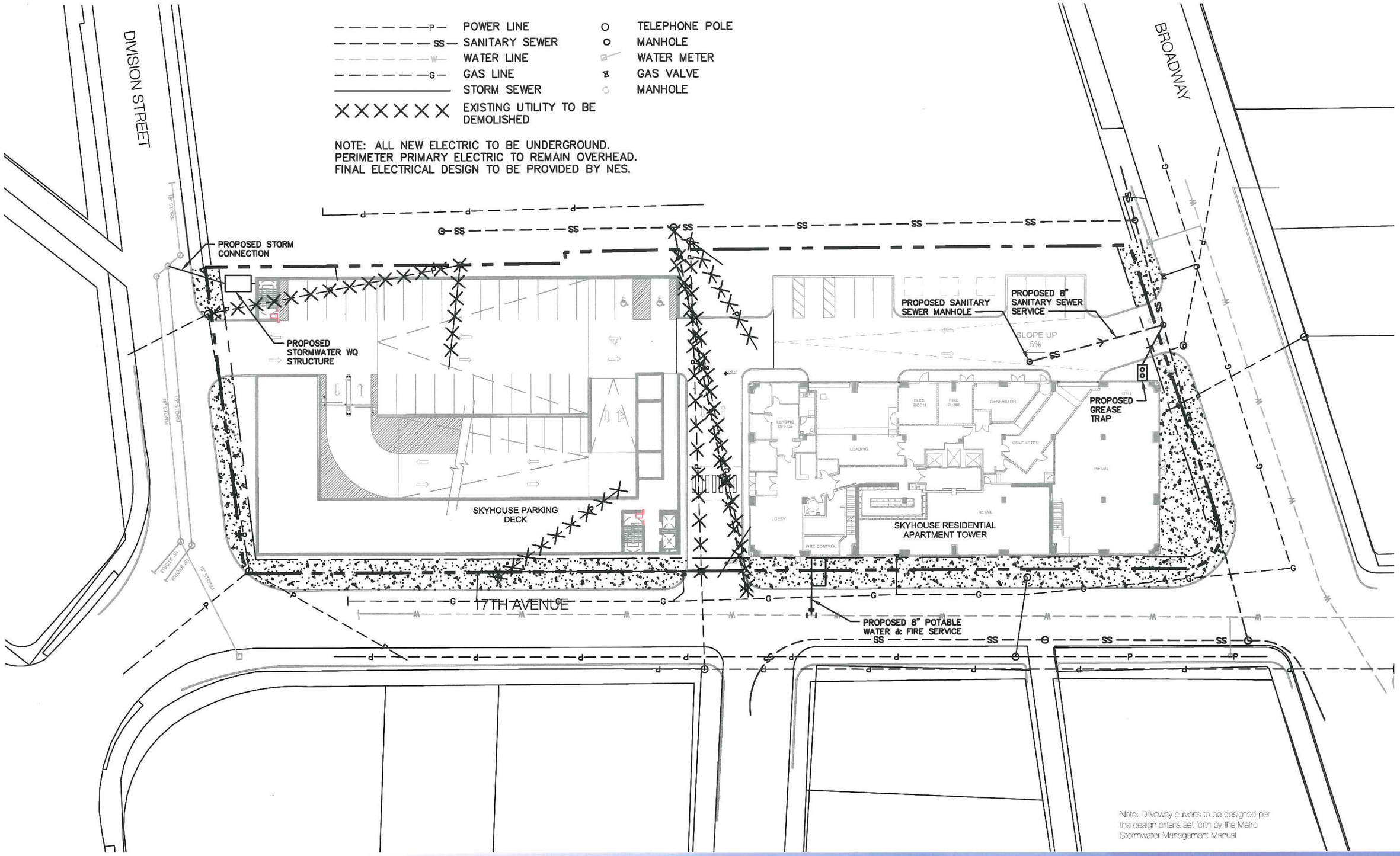
Adopted MCSP: T4-M-CA3
Standard ROW = 70'

Existing Elements
Broad to Division: One way - south
West End to Broad: 2 way
Shallow lot depths

Recommendation:
- Amended ROW: 60'
- Retain existing curb to curb: 32'
- Require 14' sidewalk with redevelopment

This project is consistent with the Major and Collector Street Plan for Division, Broadway, and 17th in regards to proposed sidewalk widths as depicted on this page with images from the Street Plan. With wider sidewalks, the development is more conducive to pedestrian activity and a healthier lifestyle. Residents of Sky House Nashville are encouraged to walk to nearby restaurants and retailers while also having access to public transportation for commuting to work and other locations around the City. The development will coordinate with MTA to address the existing MTA bus stop along Broadway on this site for better accommodation for those who utilize public transportation.

UTILITIES PLAN



SKYHOUSE NASHVILLE

NASHVILLE, TENNESSEE

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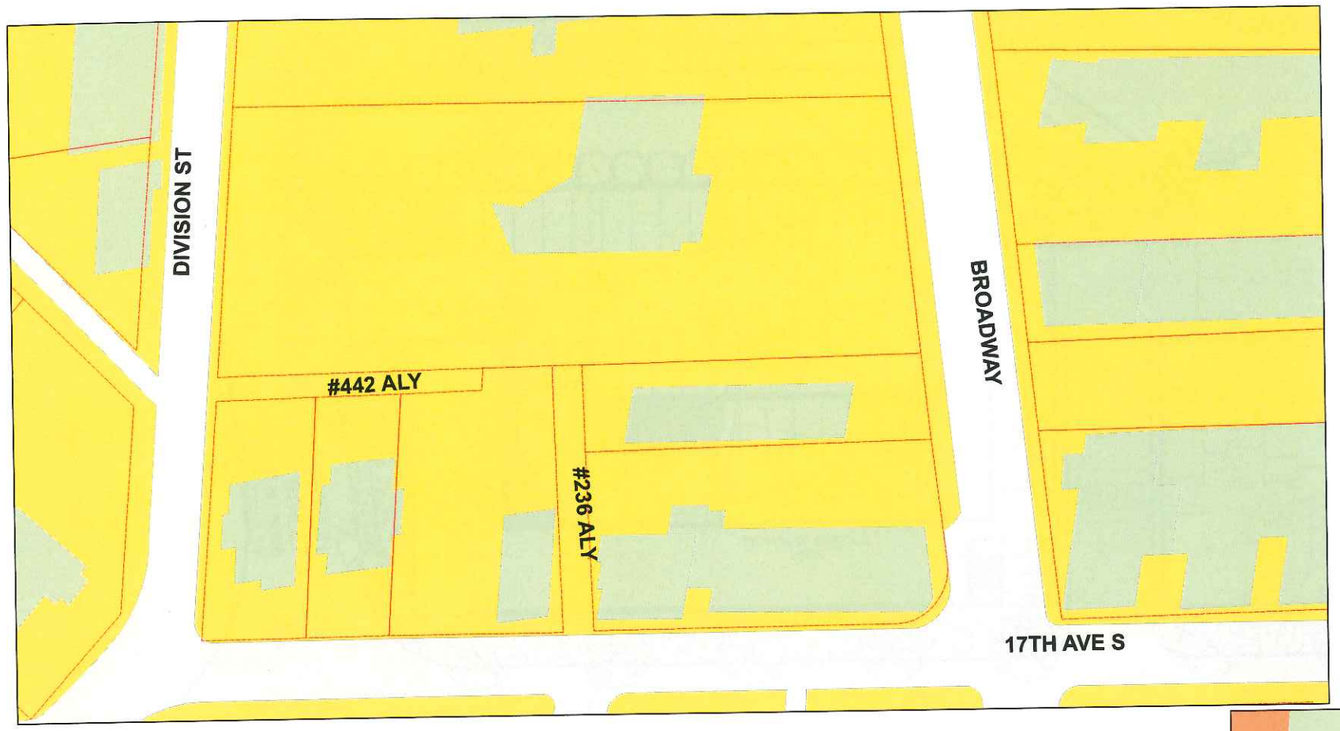
SOILS AND SLOPES



Legend

- Parcel Lines
- Pavement
- Buildings

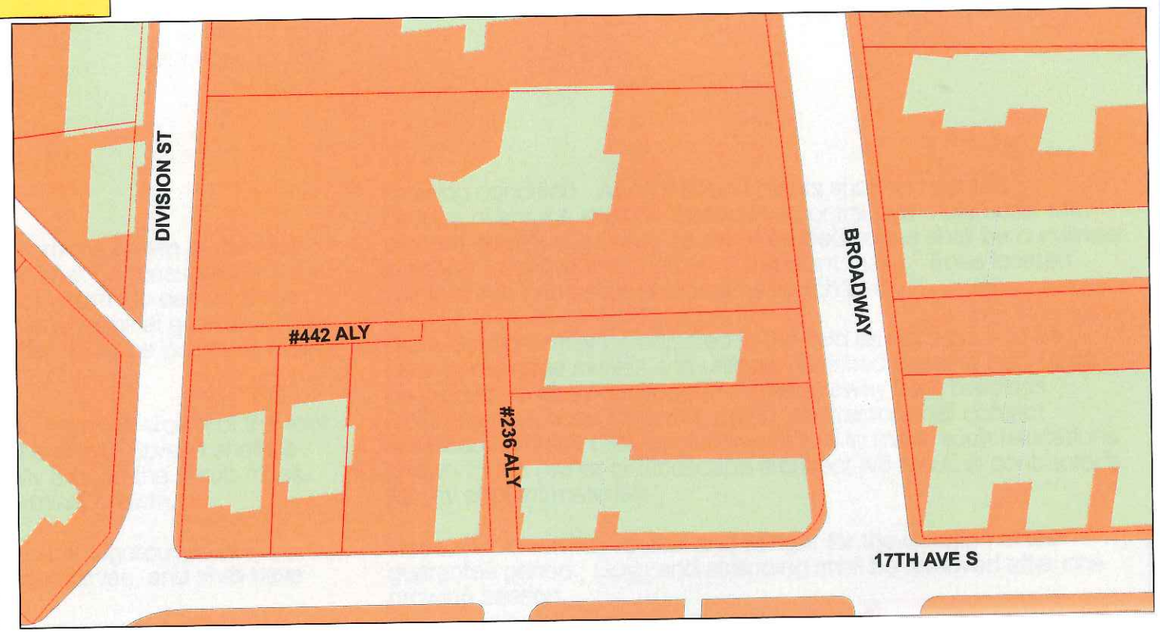
Representative Slope

- 2 to 7 Percent

0 25 50 100 150 200 Feet

N

*GEO-SPATIAL DATA FROM DAVIDSON COUNTY GIS



Legend

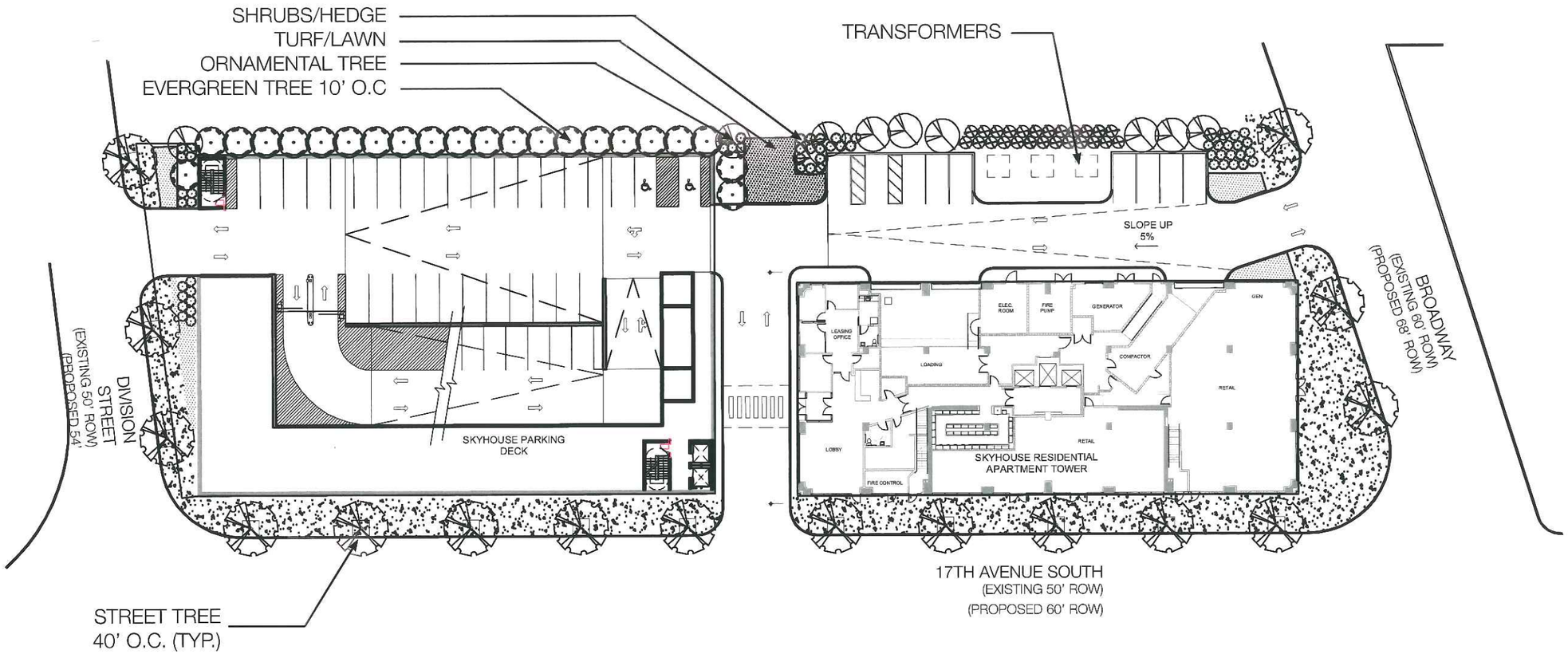
- Parcel Lines
- Pavement
- Buildings

Soil Taxonomy Classification

- TYPIC PALEUDALFS, FINE, MIXED, MESIC

0 25 50 100 150 200 Feet

N



LANDSCAPE PLAN

LANDSCAPE GUIDELINES

The developer of this project shall comply with the requirements of the SP and adopted tree ordinance 2008-328 (Metro Code Chapter 17.24).

Side yard buffers for the property are not necessary because of their zoning classifications.

Street trees shall be provided along Division Street, 17th Avenue and Broadway frontage at a minimum spacing of fifty (50) linear feet.

All landscaping shall be properly irrigated and maintained by a landscape contractor; if drought resistant plant material is used, irrigation shall not be required.

Where trees are planted in rows, they shall be uniform in size and shape.

The quality and size of all plant material shall conform to the most current standards as set forth in ANSIZ60.180 - American Standard for Nursery Stock.

Planting size determination:

Trees: height shall be measured from the crown of the root ball to the top of mature growth. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of 'v' crotches that could be points of weak limb structure or disease infestation.

Shrubs: height shall be measured from the crown of the root ball to the average height of the top of the plant. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.

All plants shall be freshly dug, sound, healthy, vigorous, well branched, free of disease, insect eggs, and larvae, and shall have adequate root systems.

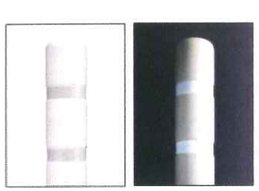
All container grown material shall be healthy, vigorous, well-rooted plants and established in the container in which they are sold. The plants shall have tops which are good quality and are in a healthy growing condition. All root bound plants shall be rejected. Groups of shrubs shall be placed in a continuous mulch bed with smooth continuous lines. All mulched bed edges shall be curvilinear in shape following the contour of the plant mass. Trees located within shrub beds shall share same mulch bed.

Plant locations may be adjusted in the field as necessary to be clear of drainage swales and utilities. Finished planting beds shall be graded so as to not impede drainage away from buildings. If significant relocations are required, contractor shall contact landscape architect for resolution. Failure to make such relocations known to the owner or landscape architect will result in contractor's liability of plant materials.

Trees should remain vertical and upright for the duration of the guarantee period. Guys and strapping shall be removed after one growing season.

The root crown to be at finished grade or no greater than a maximum of one inch higher (after settling) than finished grade.

KIT OF PARTS



BOLLARD - VICTOR STANLEY, L-289

BENCH - LANDSCAPE FORMS, CHASE PARK

TRASH RECEPTACLE - LANDSCAPE FORMS, CHASE PARK

TREE GRATE - IRONSMITH, VIA RIZO

*NOTE: ALL STREETSCAPE ELEMENTS SHALL BE SILVER IN COLOR

PEDESTRIAN LIGHT - US ARCHITECTURAL, VIPER

BIKE RACK - VICTOR STANLEY, BRBS

OVERVIEW

A retail signage and graphics standards document is provided to all retail tenants occupying SkyHouse. The guidelines and requirements are intended to assist the retail tenant in developing a visible, consistent stylistically compatible and acceptable storefront signage and graphics design.

It is the intention of the Landlord to create and foster a high-quality, pedestrian friendly retail environment that is visible and attractive to both pedestrian and vehicular traffic.

Retail activity within the tenant space shall be oriented toward the street and shall maintain sightlines into the retail space.

A successful overall retail environment is integral to the individual success of each retail tenant space.

Storefronts should be individualized expressions of retail tenants' corporate identities (brands) and creativity in design applications are encouraged within the guidelines set forth herein.

LIMITATIONS

Proposed retail signage and graphic systems must be limited to the allowable locations defined within the document to be considered for approval by the Landlord.

Retail tenants who have an established standard storefront design must tailor their corporate standards to conform with the signage and graphic standards set forth herein.

Retail tenants are not allowed to install any additional lighting fixtures on the exterior of the building/store façade.

Retail tenants must acquire written consent from the Landlord prior to placing any elements on the sidewalk. These items include but are not limited to, benches, products, tables, freestanding signs and potted plant materials.

REQUIRED LIGHTING

Retail tenant shall maintain night lighting within the tenant space at all times that the store is not open for business.

USE OF RETAIL SPACE

Tenant's use of retail space allowed only within the Premises. Tenant shall not allow the use of the Premises for any use other than the permitted use(s).

The tenant may, on a temporary or rotating basis, place signs and/or advertising graphics, merchandise promotional support graphics, merchandise, fixtures, equipment. Any of these items shall be placed within one foot of the interior surface of any display window or front building lines of the Premises and shall not materially impair the visibility of the interior of the Premises.

No outward facing video or blinking illumination or any motion graphics will be allowed.

SIGN SIZING

It is recommended that the retail tenant maximize the size of their primary corporate identity sign utilize the most space available for sign area in the permitted sign location zones. Maximizing the size of all the identity signs will provide for a consistent signage scale across the entire building storefront.

APPROVAL PROCESS

The Landlord maintains the final approval rights for all proposed designs for retail storefronts. This includes all signs, graphic elements, window displays and all lighting effects that are viewable from the outside of the storefront.

No attachments or penetrations of any sort shall be made to the building prior to written consent of the Landlord. The tenant shall be responsible for field verifying ALL attachment points and power/conduit locations.

All retail graphic proposals shall contain sufficient sketches, renderings, models and descriptions as needed to sufficiently explain the proposed graphic system to the Landlord team. All submissions must be made in writing.

The Landlord team may approve, approve with changes or deny for re-submission, any and all design submittals at their own discretion.

If the tenant submittal is approved, the tenant is then released to obtain the permits/permissions to install the proposed graphic system.

Landlord maintains final approval rights in the event that any other regulatory agency or board amends the previously approved package. Upon receipt of all proper permits, tenant is required to submit to Landlord copies of all permits and the final approved signage and graphics design package.

PRIMARY IDENTITY

The tenant is responsible for supplying and installing one primary identity sign above their main entry doors. This sign will be applied to the outside surface of the overhanging awning above the main entry doors.

DOOR IDENTITY

The tenant is responsible for supplying and installing one identity logo onto one of their entry doors.

BUSINESS INFORMATION

The tenant is responsible for supplying and installing one grouping of hours of operation and one grouping of accepted methods of payment and/or social media icons onto the glazing panel in the location shown in the diagram.

PROMOTIONAL GRAPHICS

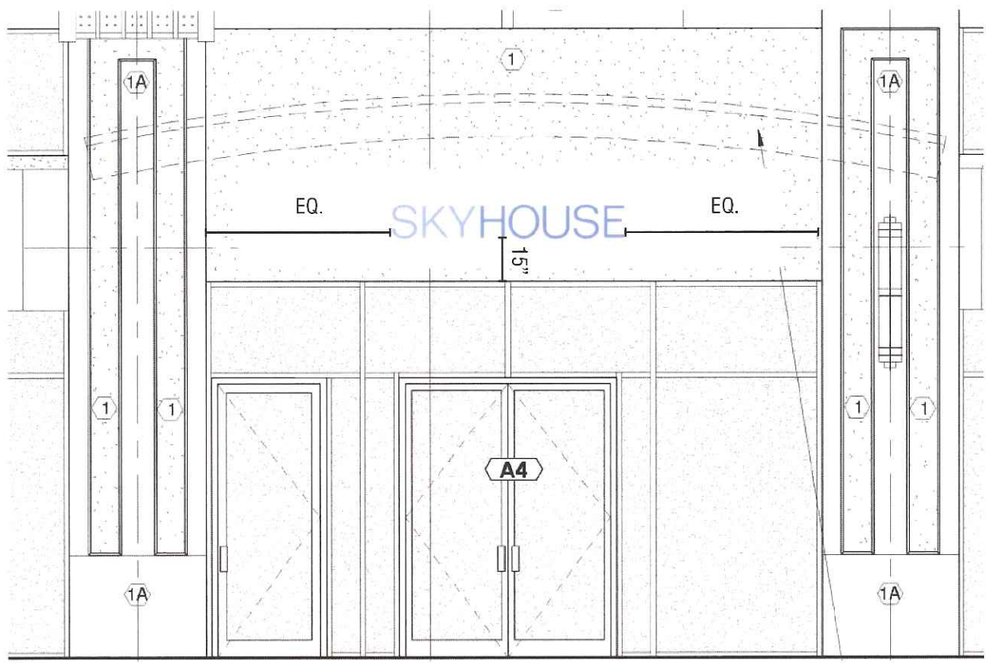
The tenant is permitted additional opportunities to promote their business by utilizing their storefront glass and the area immediately behind the glass inside the retail tenant premises.

PUBLIC ART

No public art is included in this S.P. package. Any future public art location and design must be approved by the appropriate authorities prior to installation.

LOGO DETAIL

1"=1'



CENTER SIGN ABOVE DOUBLE DOORS

MATERIAL DETAILS

A. 12" tall, 3" thick reverse aluminum channel letters.
Painted all sides to match PMS colors as noted below.
Concealed mounting required.
Satin Clear Coat finish required.
Vector art for logo available from SRSSA.

SKYHOUSE BRAND COLORS

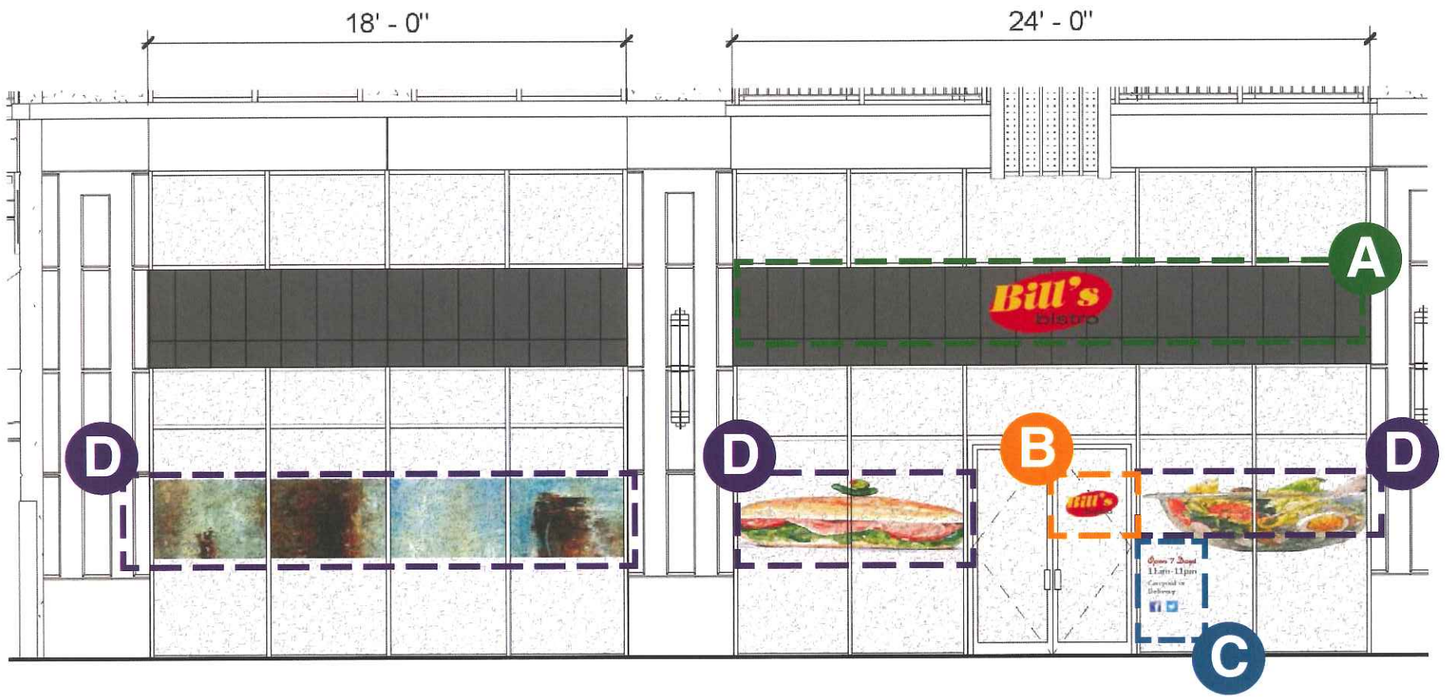
PMS 2717

PMS 659

MOUNTING

1. All signs mount to walls / substrates via concealed fasteners. No means of fastening may be visible from the face of the sign. Coordinate Final Mounting location with G.C.

BUILDING ENTRY SIGNAGE



A PRIMARY IDENTITY

The tenant is responsible for supplying and installing one primary identity sign above their main entry doors. This sign will be applied to the outside surface of the overhanging awning above the main entry doors.

B DOOR IDENTITY

The tenant is responsible for supplying and installing one identity logo onto one of their entry doors.

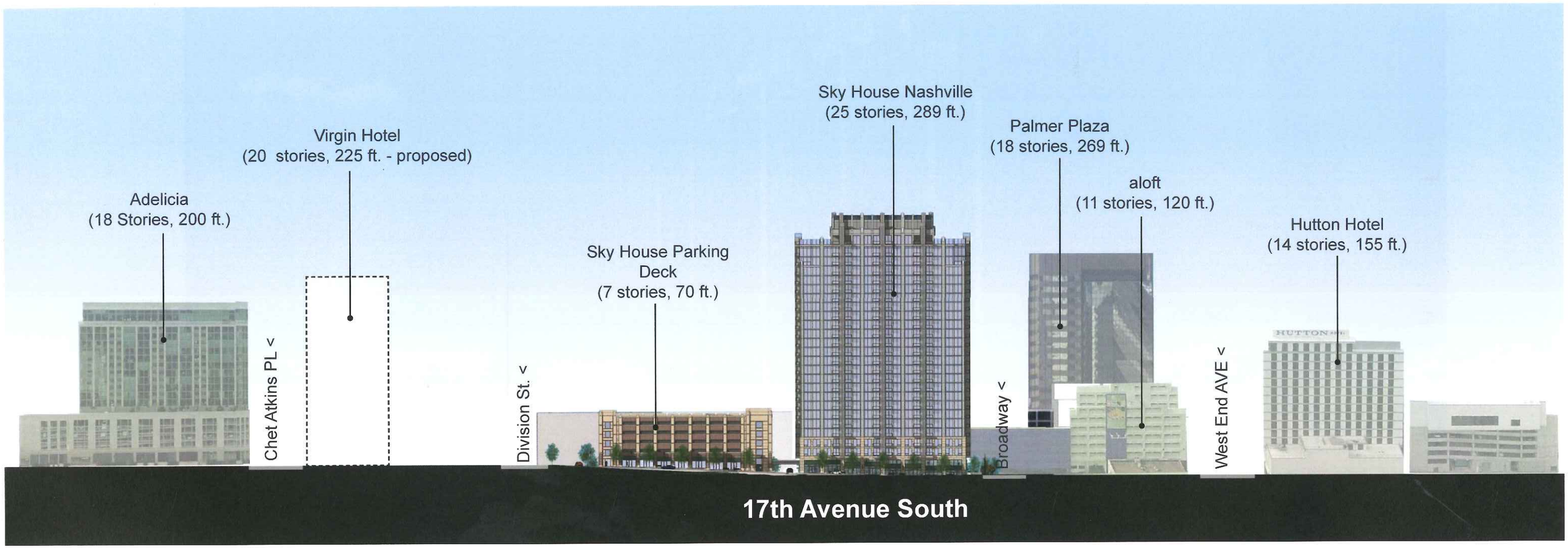
C BUSINESS INFORMATION

The tenant is responsible for supplying and installing one grouping of hours of operation and one grouping of accepted methods of payment and/or social media icons onto the glazing panel in the location shown in the diagram. (See additional guidelines.)

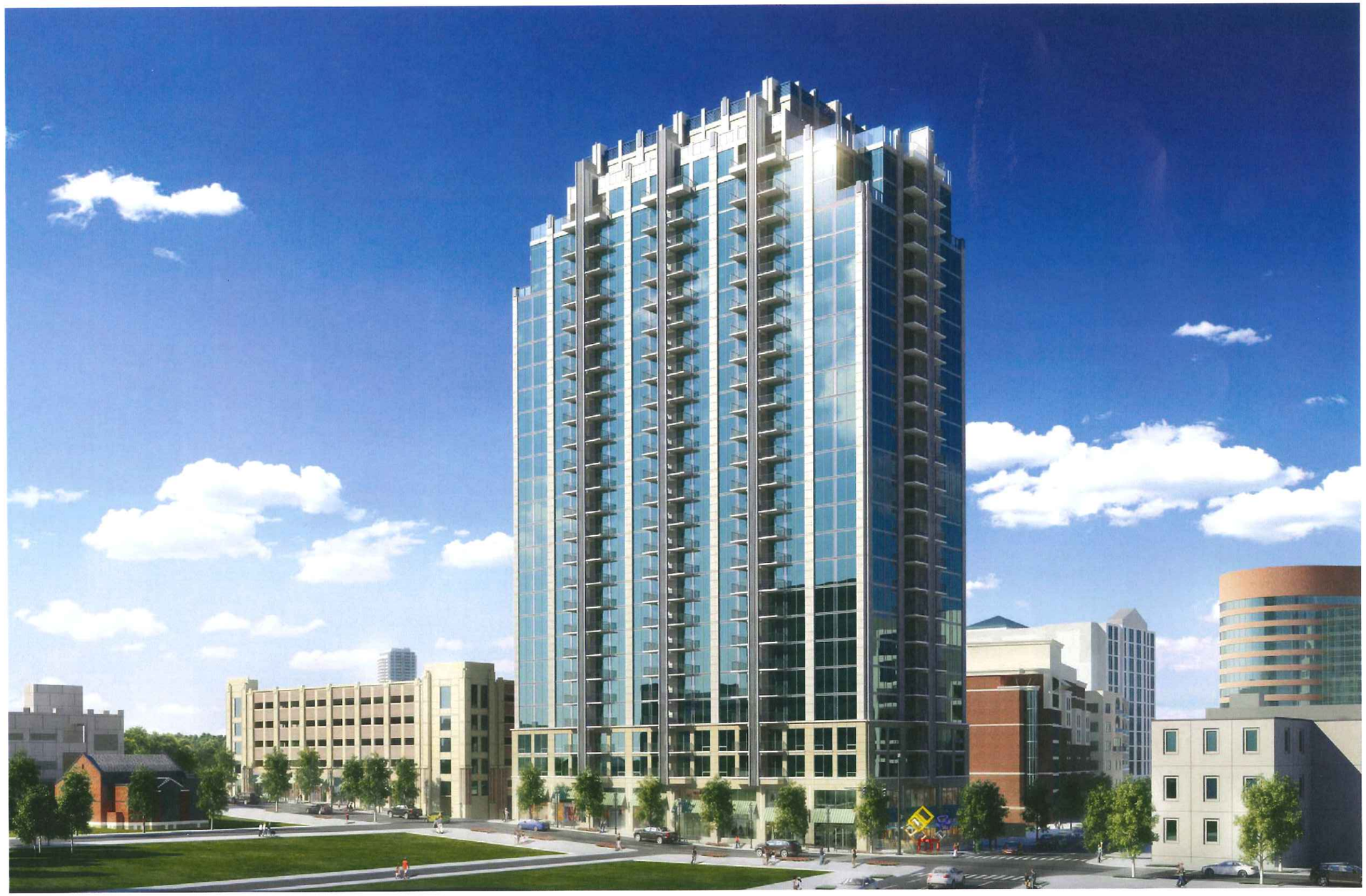
D PROMOTIONAL GRAPHICS

The tenant is permitted additional opportunities to promote their business by utilizing their storefront glass and the area immediately behind the glass inside the retail tenant premises. (See additional guidelines.)

CONTEXT ELEVATION



*Surrounding building heights are estimated



BROADWAY AND 17TH AVE.

SKYHOUSE NASHVILLE

NASHVILLE, TENNESSEE

NOVARE GROUP

Kimley»Horn Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.

JULY 31, 2014

BROADWAY AND 17TH AVE.

SKYHOUSE NASHVILLE

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JULY 31, 2014

DIVISION ST. AND 17TH AVE.

SKYHOUSE NASHVILLE

NASHVILLE, TENNESSEE

NOVARE GROUP

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JULY 31, 2014

EAST ELEVATION

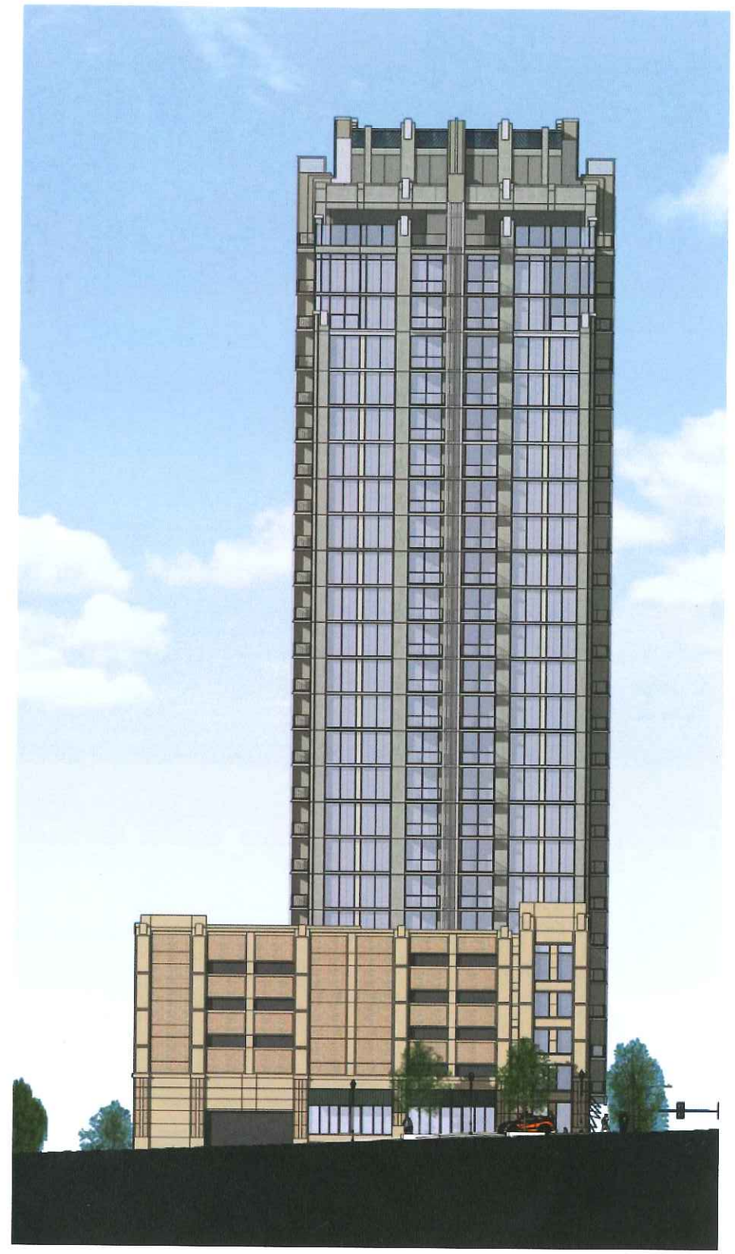
17th Avenue

ELEVATIONS

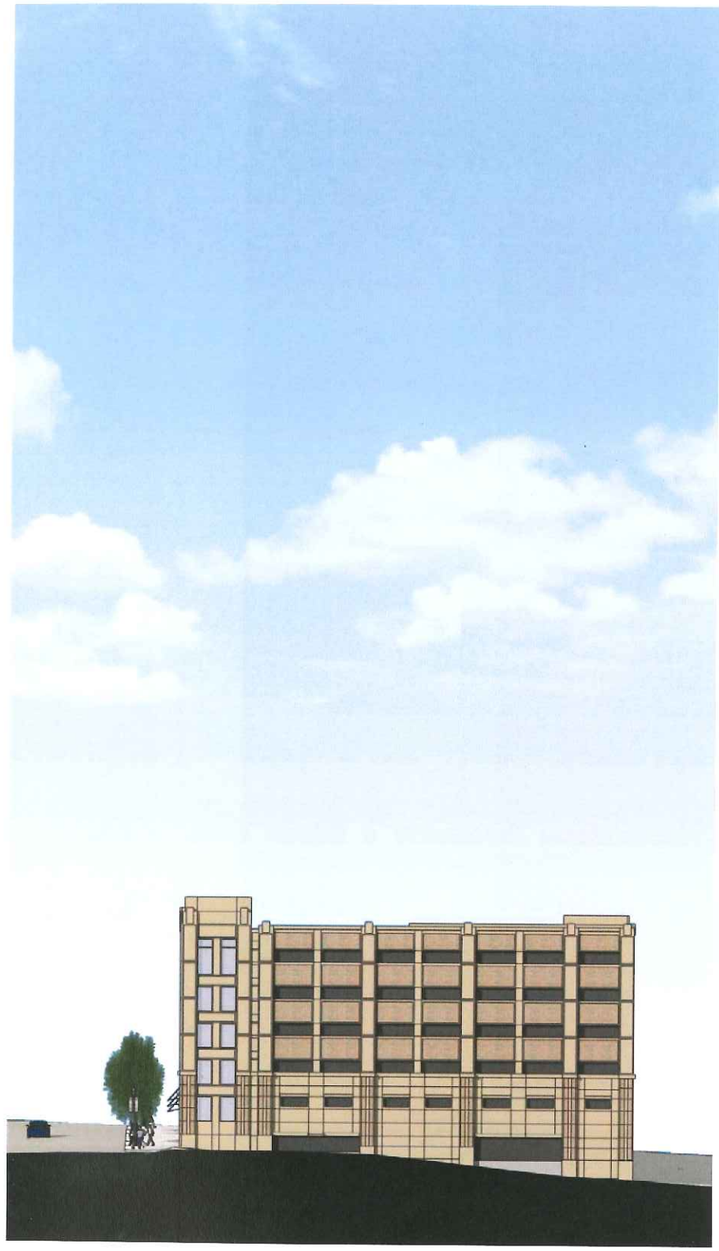
North Elevation

Broadway

South Elevation



Division Street



Entry Drive

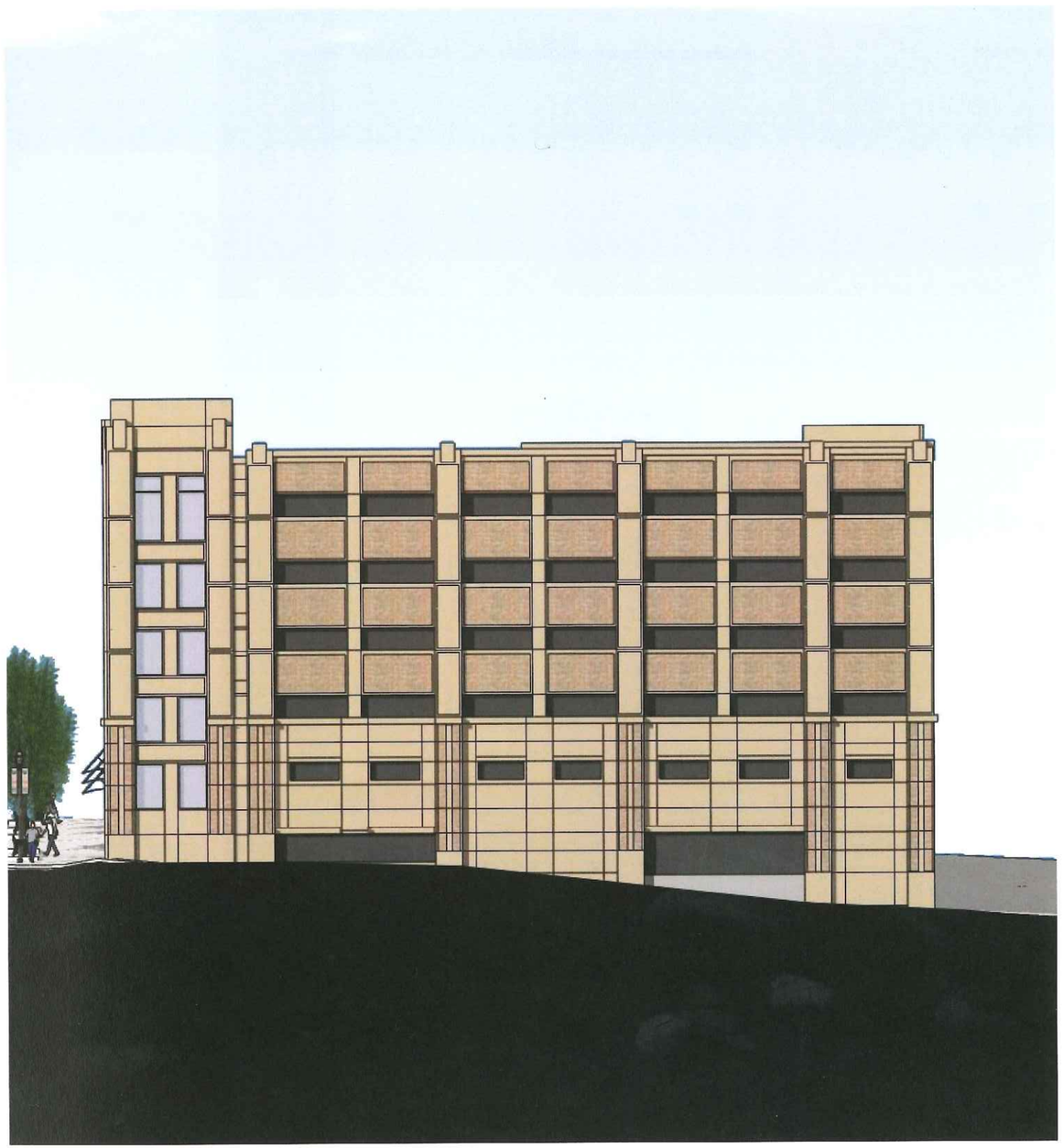
WEST ELEVATION

Service Drive

PARKING DECK EAST ELEVATION

17th Avenue

Parking Deck North Elevation



Entry Drive

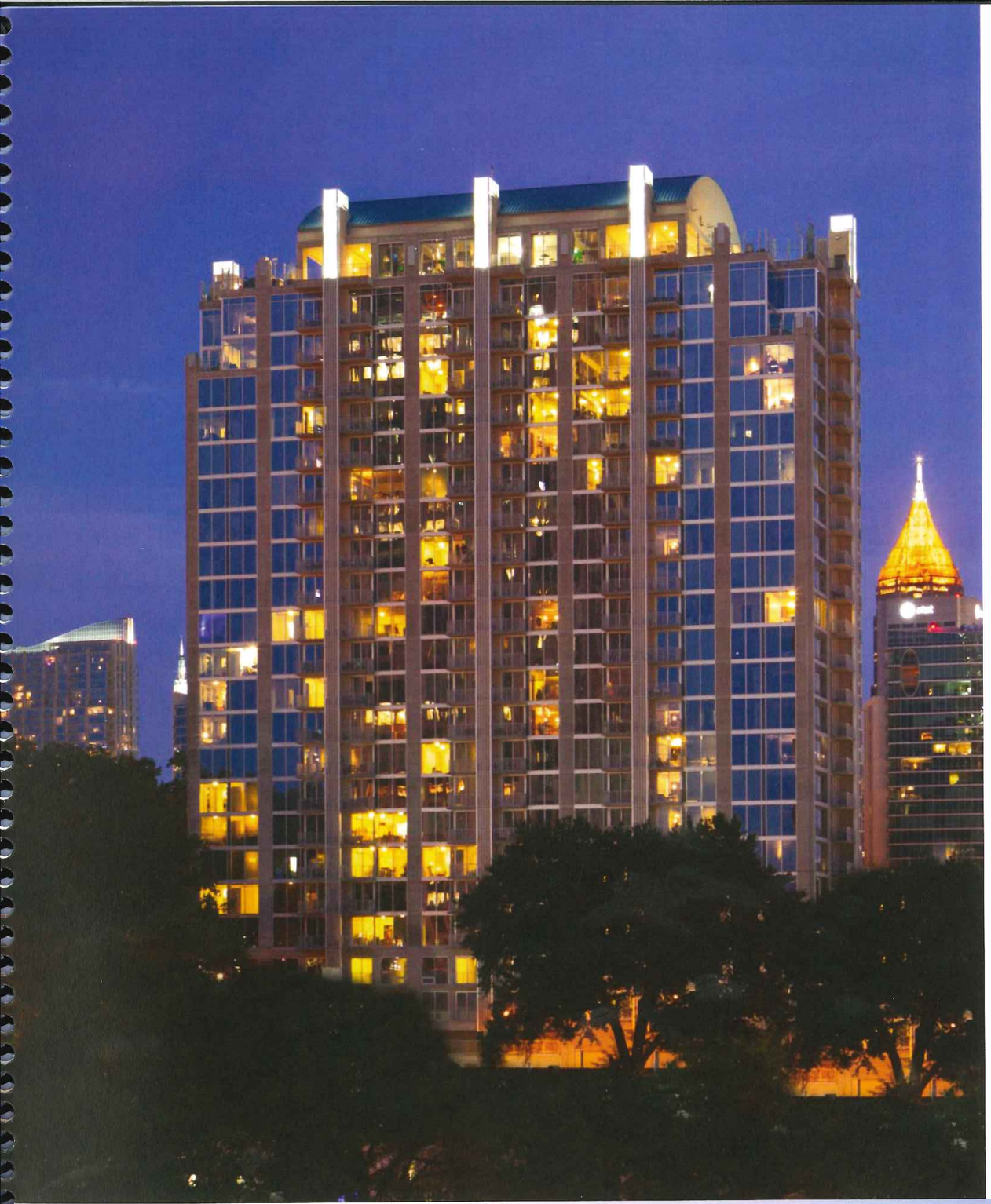
Parking Deck South Elevation

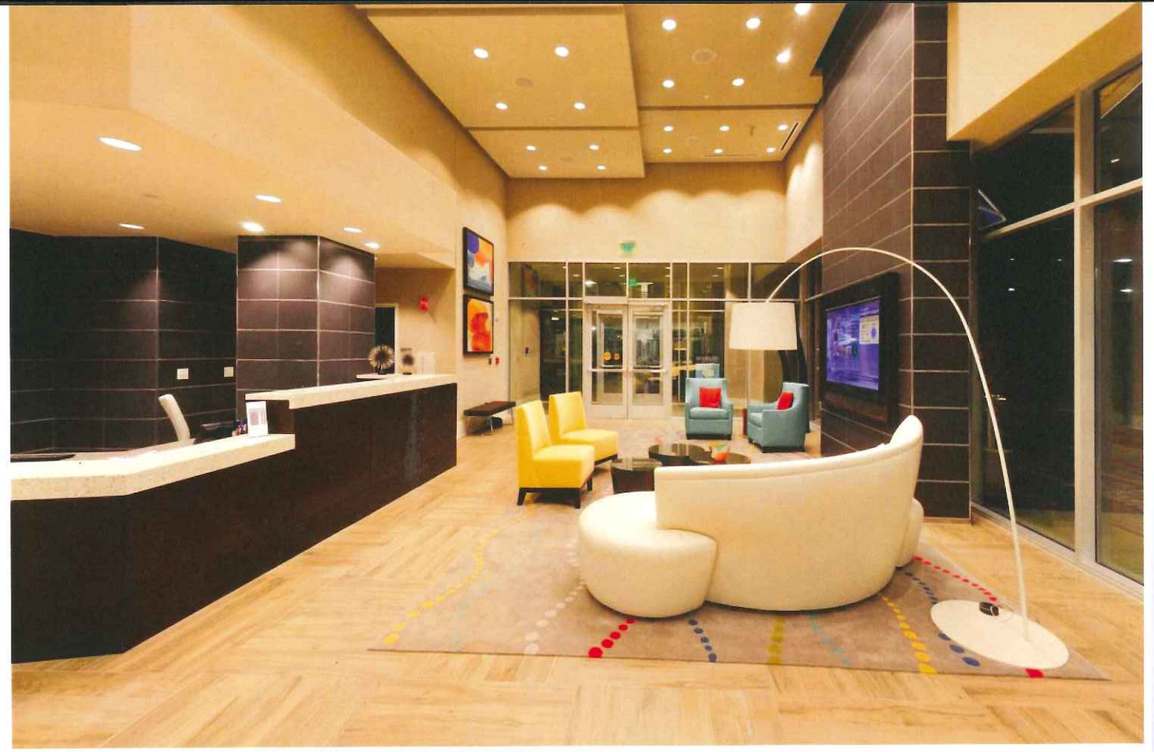
Division Street

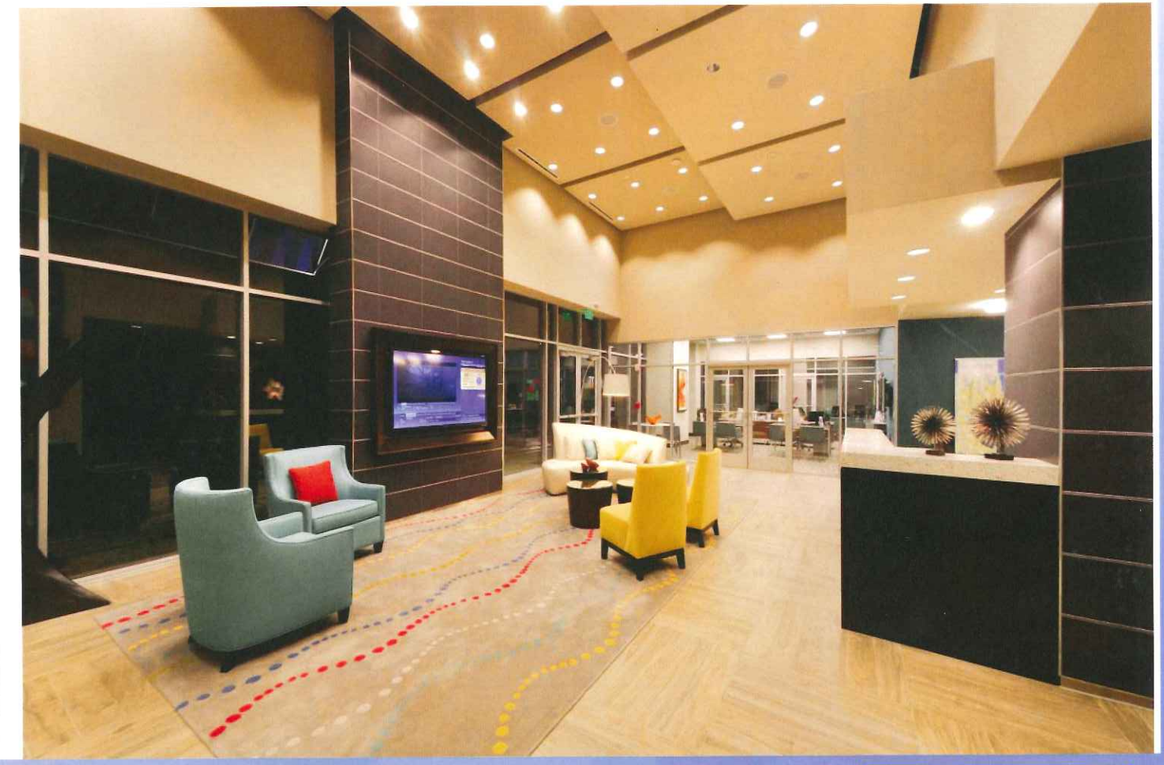
ELEVATIONS

PARKING DECK WEST ELEVATION

Service Drive







EXTERIOR AND LOBBY

*REPRESENTATIVE IMAGES SHOWING PREVIOUS SKY HOUSE PROJECTS

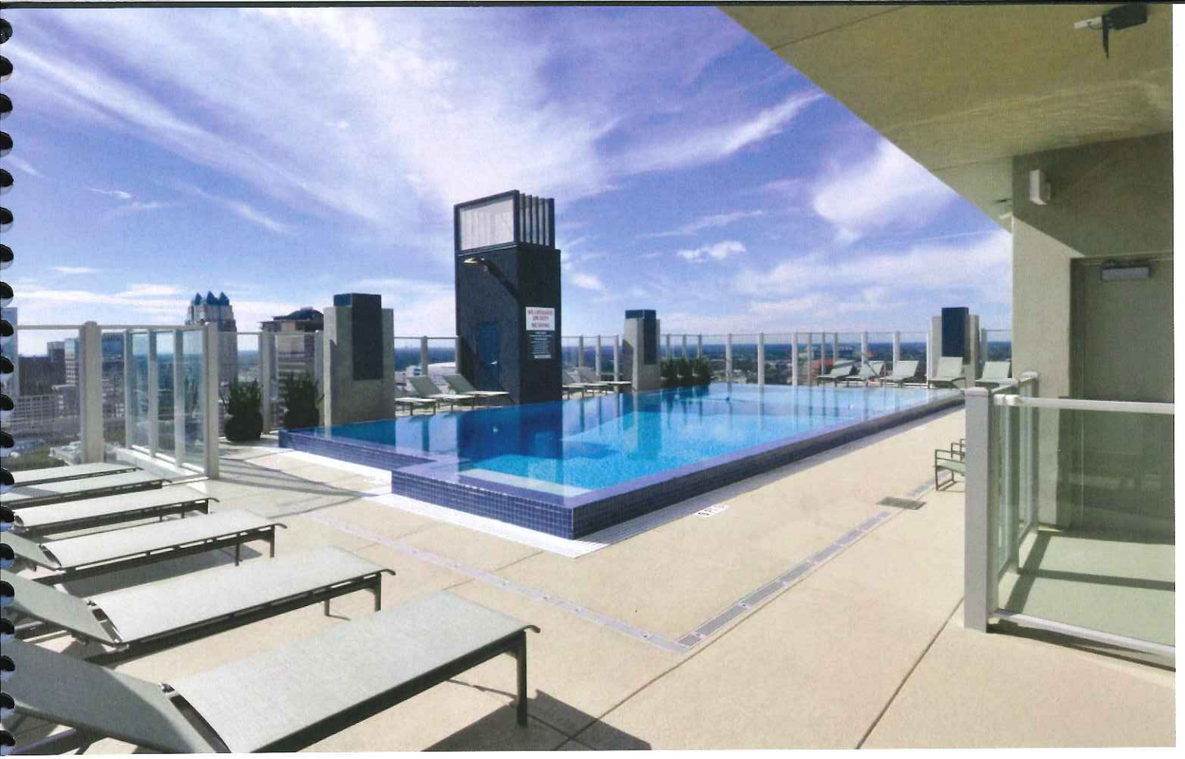
SKYHOUSE NASHVILLE

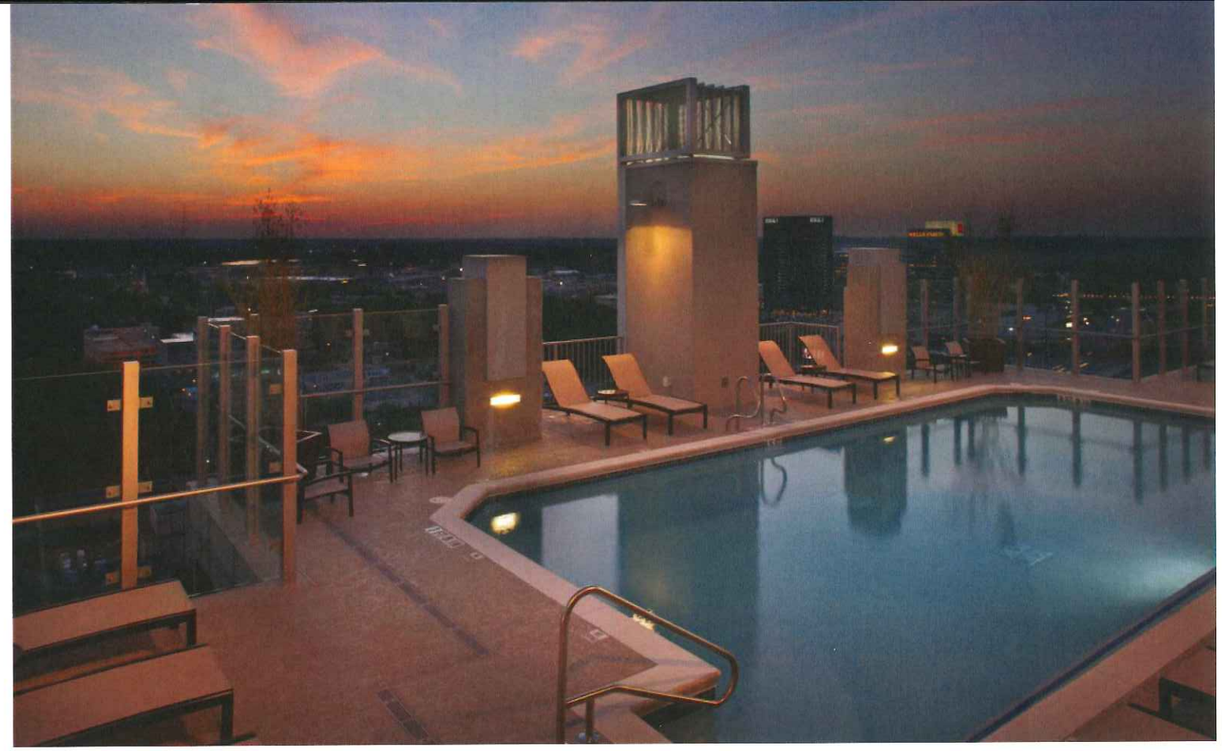
NASHVILLE, TENNESSEE

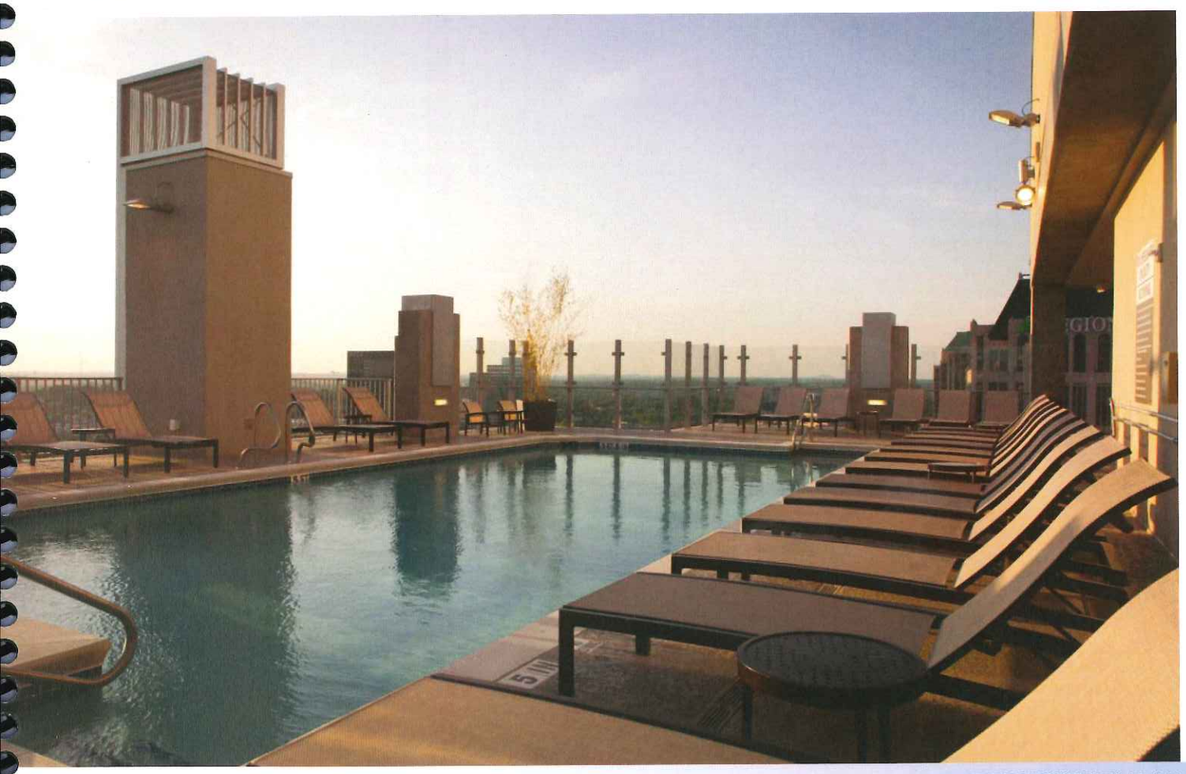
NOVARE GROUP

Kimley»Horn | Smallwood, Reynolds, Stewart, Stewart & Associates, Inc. | JULY 31, 2014

EXTERIOR AMENITIES







*REPRESENTATIVE IMAGES SHOWING PREVIOUS SKY HOUSE PROJECTS