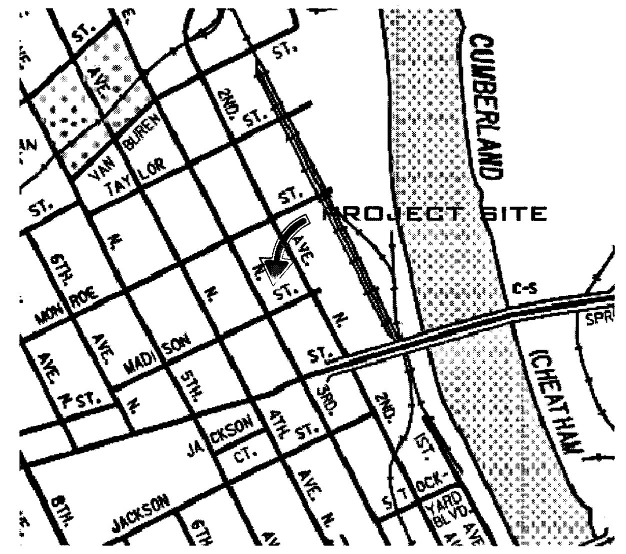
DEVELOPMENT SUMMARY	
Council District Number	19
Council District Member	Erica Gilmore erica.gilmore@nashville.gov (615) 862-6780
Existing Zoning	IR
Proposed Zoning	SP
Lot	Map 82.09 Parcel 356.00
Owners	GP LUXURY LLC 7101 SHARONDALE COURT, SUITE 400 BRENTWOOD, TN 37027
Lot	Map 82.09 Parcel 357.00
Owners	GP LUXURY LLC 7101 SHARONDALE COURT, SUITE 400 BRENTWOOD, TN 37027
Lot	Map 82.09 Parcel 499.00
Owners	Volpar, Inc. 802 5th Ave E Springfield, TN 37172
Lot	Map 82.09 Parcel 500.00
Owners	Volpar, Inc. 802 5th Ave E Springfield, TN 37172
SP Name	Madison Street Apartments
SP Number	2015SP-051-001
FEMA Map Number	47037C0216F
FEMA Effective Date	April 20, 2001



LAND USE BY AREA		
	SQ. FT.	ACRES
Building	26,370	0.60
Sidewalk	4,367	0.10
Alley	4,492	0.10
PROPOSED ACCESS	2,502	0.06
Greenspace	7,042	0.16
TOTAL	44,773	1.02

PURPOSE NOTE

TO CONSTRUCT A 5 STORY 101 UNIT APARTMENT COMPLEX CONSISTING OF 25 STUDIOS, 50 ONE BEDROOM, AND 26 TWO BEDROOM UNITS. THE COMPLEX SHALL HAVE ACTIVE FIRST FLOOR USES FRONTING MADISON STREET.

SITE DATA PLAN	
Development Acreage	0.83
Impervious Area	37,731
Pervious Area	7,042
Impervious Surface Ratio	0.84
Building Gross floor area	106,470
Number of Residental Units	101
RETAIL FLOOR AREA	707
Floor Area Ratio	2.94
Building Height	52'-9" AT HIGHEST POINT
Number of Stories	5
Density (Units/acre)	121.69
Development Use	MIXED-USE

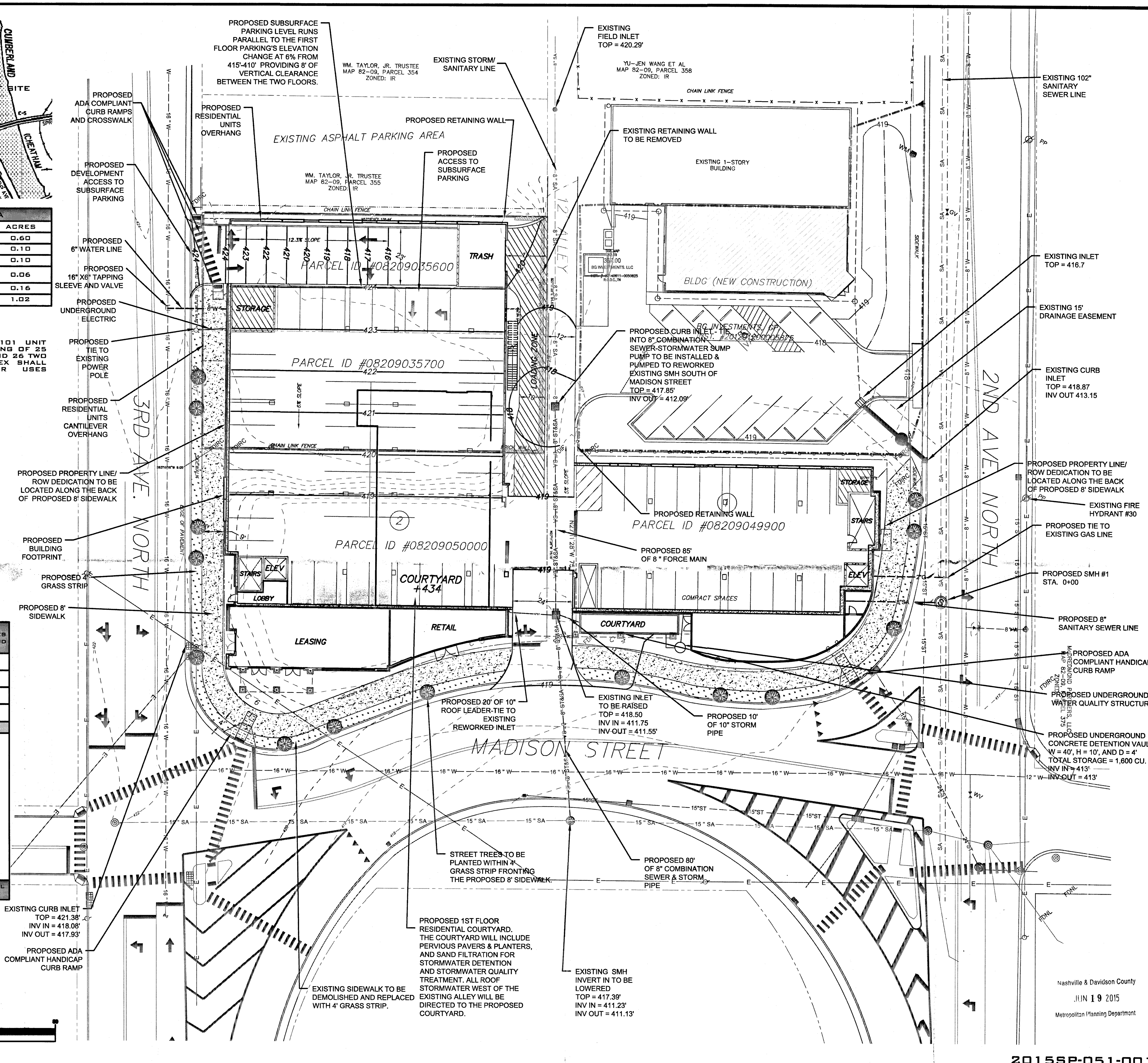
SPECIAL NOTES

1. 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.
2. 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.

Land Use	Type	Size	Required Ratio / Unit or Sq. Ft.	No. Spaces (Reqd.)	No. Spaces (Provided)
Residential	Studio	25 Units	1 / Unit	25	25
	1 - Bedroom	50 Units	1 / Unit	50	50
	2 - Bedroom	26 Units	1.5 / Unit	39	39
Retail	General Retail	707 sq. ft.	UZO District : First 2,000 sq. ft. exempt	0	7
Total (without adjustments)				114	121
Parking Adjustment - Transit*		10% if residential or nonresidential use (other than an after hours establishment) is located within 660 feet of a public transit route.		91	121
Parking Adjustment - Pedestrian Access*		10% if nonresidential use is located where residents of all residential and mixed-use area within 1,320 feet of the subject property can walk to and from the non-residential use on a continuous sidewalk system (ignoring intervening streets).			
Parking Adjustment - Contextual Front Setbacks*		10% if residential or nonresidential use builds within ten (10) feet of the rights-of-way in accordanance with the contextual front setback in Section 17.12.035(A)(3) (Major new investment provision).			

* The combined effect of all applicable adjustments in Section 17.20.040 shall not reduce the off-street parking requirements by more than 25%

THE PROPERTY DESCRIBED ON THIS PLAN DOES NOT LIE WITH AN AREA OF SPECIAL FLOOD HAZARD AS DELINEATED ON THE CURRENT FLOOD INSURANCE RATE MAP, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL NUMBER: 47037C0216F, REVISED : APRIL 20, 2001.



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

Nashville & Davidson County
JUN 19 2015
Metropolitan Planning Department

2015SP-051-001

NO.	DATE	REVISIONS
1	5/22/2015	PRELIMINARY SITE PLAN REVISED PER METRO COMMENTS
2	6/2/2015	SUBMITTAL OF REVISED SITE PLAN PER METRO COMMENTS
3	6/18/2015	SUBMITTAL OF REVISED SITE PLAN PER MPW COMMENTS

DATE: 06-18-2015
SCALE: 1" = 20'
DRAWN BY: T-SQUARE
REVIEWER: TET

PRELIMINARY SITE PLAN

200 & 206 MADISON ST
MAP 82.09 PARCELS 356, 357, 499, & 500
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

MADISON STREET APARTMENTS

TIMOTHY E. TURNER REGISTERED ENGINEER AGRICULTURE COMMERCE NO. 101743 STATE OF TENNESSEE

06-18-15

PROJECT
14-5106

SHEET
1.0

T-SQUARE ENGINEERING
7101 SHARONDALE COURT • BRENTWOOD, TN • 615-678-8212 • www.T2-ENG.COM

3RD + MADISON APTS

NASHVILLE, TN

DELRAY VENTURES, LLC

PERSPECTIVE IMAGES SHOWN FOR GRAPHIC PURPOSES ONLY

200 Madison Apartments
Nashville, TN 05.18.15

UNIT TABULATION

Unit Type	Description	Unit HSF*	Balcony Size SF	Unit GSF**	# of Units	Individual Unit % Mix	Total Unit HSF	Total Unit GSF
Unit S1	Studio	540	0	540	9	8.91%	4,860	4,860
Unit S2	Studio	600	60	660	12	11.88%	7,200	7,920
Unit S3	Studio	608	44	652	4	3.96%	2,432	2,608
Totals Studios					25	24.75%	14,492	15,388
Unit A1	1 Bedroom	670	66	736	16	15.84%	10,720	11,776
Unit A2	1 Bedroom	710	66	776	20	19.80%	14,200	15,520
Unit A3	1 Bedroom	769	66	835	3	2.97%	2,307	2,505
Unit A4	1 Bedroom	745	60	805	11	10.89%	8,195	8,855
Totals 1 Bedrooms					50	49.50%	35,422	38,656
Unit B1	2 Bedroom (Outside Corner)	1,016	60	1,076	4	3.96%	4,064	4,304
Unit B2	2 Bedroom (Inline)	980	66	1,046	15	14.85%	14,700	15,690
Unit B3	2 Bedroom (Outside Corner)	1,052	95	1,147	4	3.96%	4208	4,588
Unit B4	2 Bedroon (Over Club)	1,205	66	1,271	3	2.97%	3615	3813
Totals 2 Bedrooms					26	25.74%	22,972	28,395
Totals					101	100%	72,886	82,439

*HSF is calculated from outside face of stud wall and does not include balconies.
**GSF is calculated from outside face of stud walls and INCLUDES balconies.

LEASING = 1,459 SF
FITNESS = 1,070 SF
RETAIL = 707 SF
CLUB AMENITIES = 1,262 SF
BUILDING GSF = 108,470 SF (+ parking = 156,022 SF)
COMMON SPACE = 11,624 SF (Excludes Leasing, Club and Balconies)
RSF/HSF = 89%
TOTAL RESIDENTIAL PARKING (1/UNIT) = 123 SPACES

MDHA SUBMITTAL
MAY 19, 2015

OWNER:	DELRAY VENTURES, LLC CHARLOTTE, NC
ARCHITECT:	CLINE DESIGN ASSOCIATES, PA CHARLOTTE, NC
LANDSCAPE:	CLINE DESIGN ASSOCIATES, PA CHARLOTTE, NC
CIVIL:	T-SQUARE ENGINEERING BRENTWOOD, TN

STRUCTURAL:	COMPANY NAME CITY, STATE
PLUMBING:	COMPANY NAME CITY, STATE
MECHANICAL:	COMPANY NAME CITY, STATE
ELECTRICAL:	COMPANY NAME CITY, STATE
FIRE PROTECTION:	COMPANY NAME CITY, STATE

SETS ISSUED:

00.00.0000	100% SCHEMATIC DESIGN SET
00.00.0000	50% DESIGN DEVELOPMENT SET
00.00.0000	100% DESIGN DEVELOPMENT SET
00.00.0000	50% CONSTRUCTION DOCUMENT SET
00.00.0000	CONSTRUCTION DOCUMENT SET

Revision #2

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ClineDesignAssoc.com

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3RD + MADISON APTS
NASHVILLE, TN

NOT FOR CONSTRUCTION

MDHA SUBMITTAL

PROJECT: 215015
DATE: 05.19.2015
REVISIONS: DATE

DRAWN BY: Author
CHECKED BY: Checker

COVER SHEET

G1.01

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RENDERING

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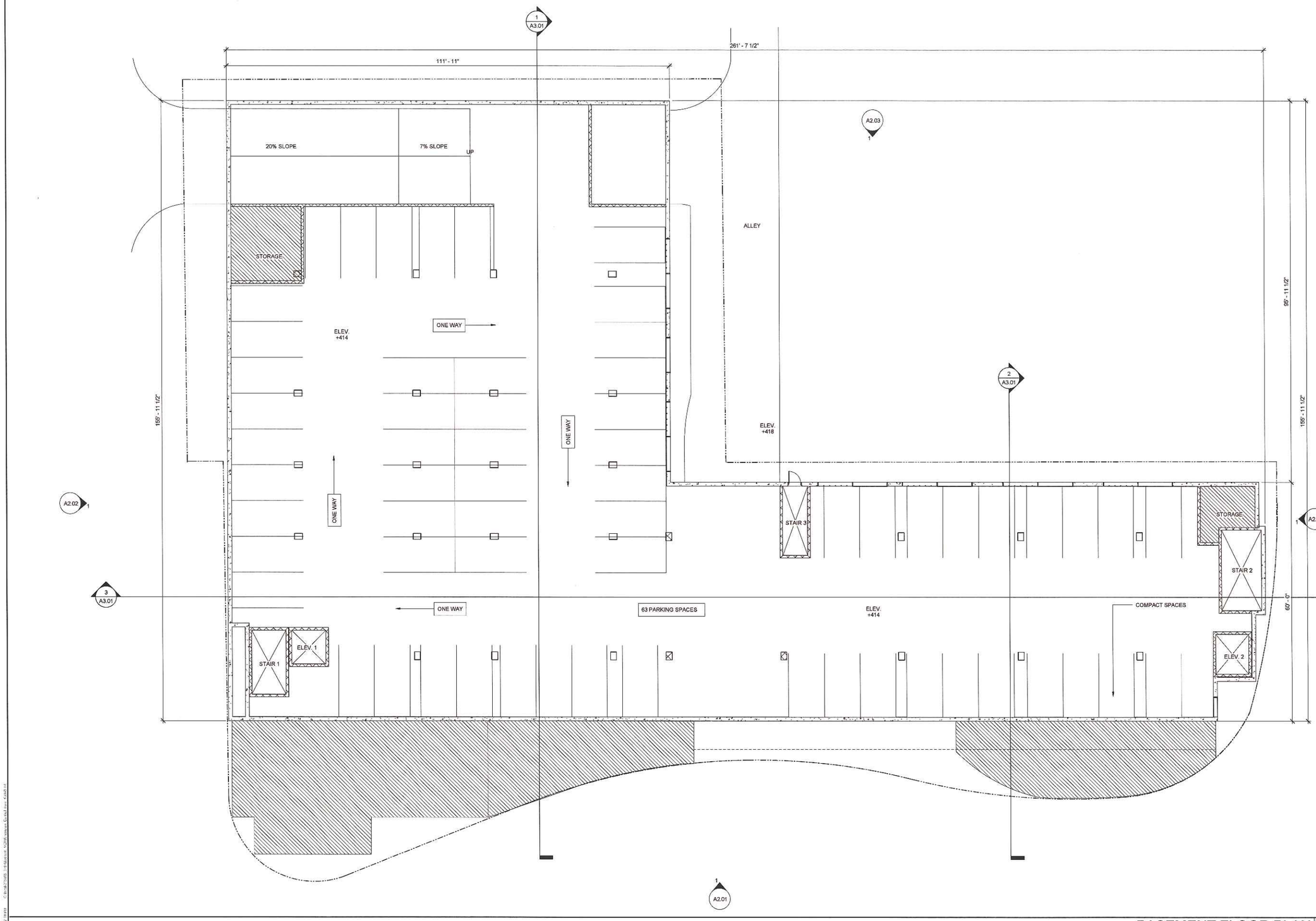

BASEMENT FLOOR PLAN 1

3/32" = 1'-0"

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BASEMENT FLOOR PLAN

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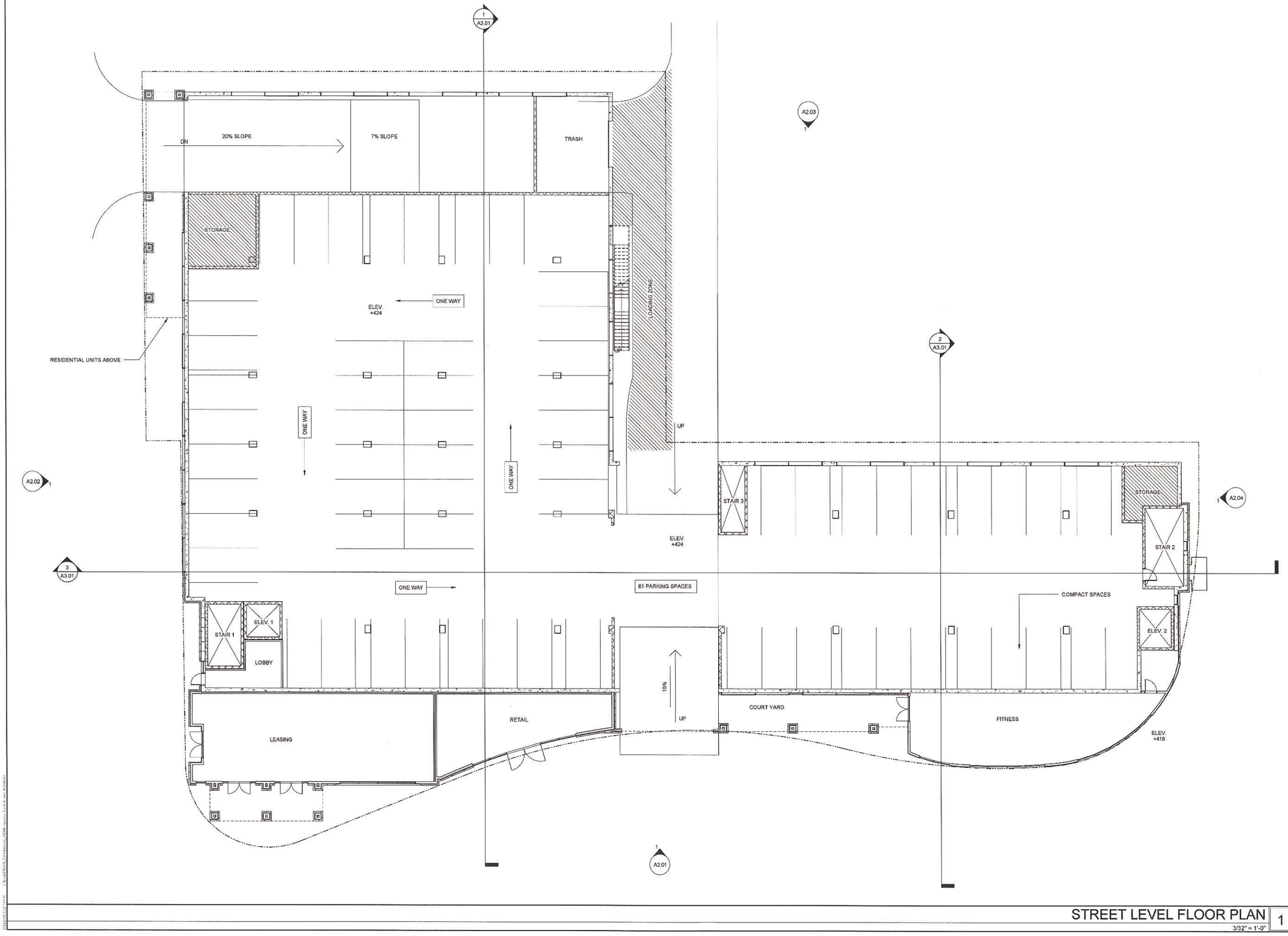

STREET LEVEL FLOOR PLAN 1

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FIRST FLOOR PLAN

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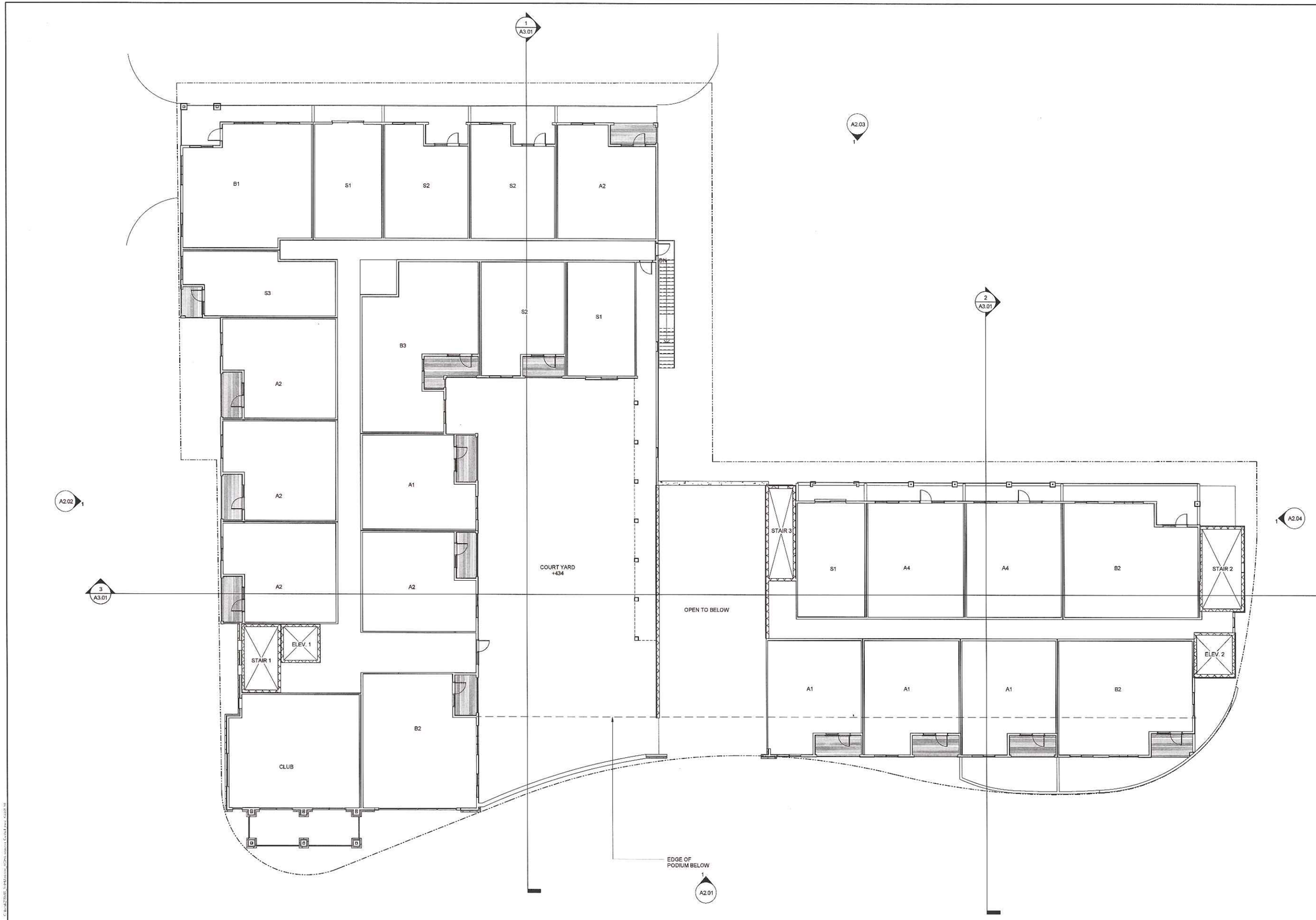

FIRST RESIDENTIAL FLOOR PLAN 1

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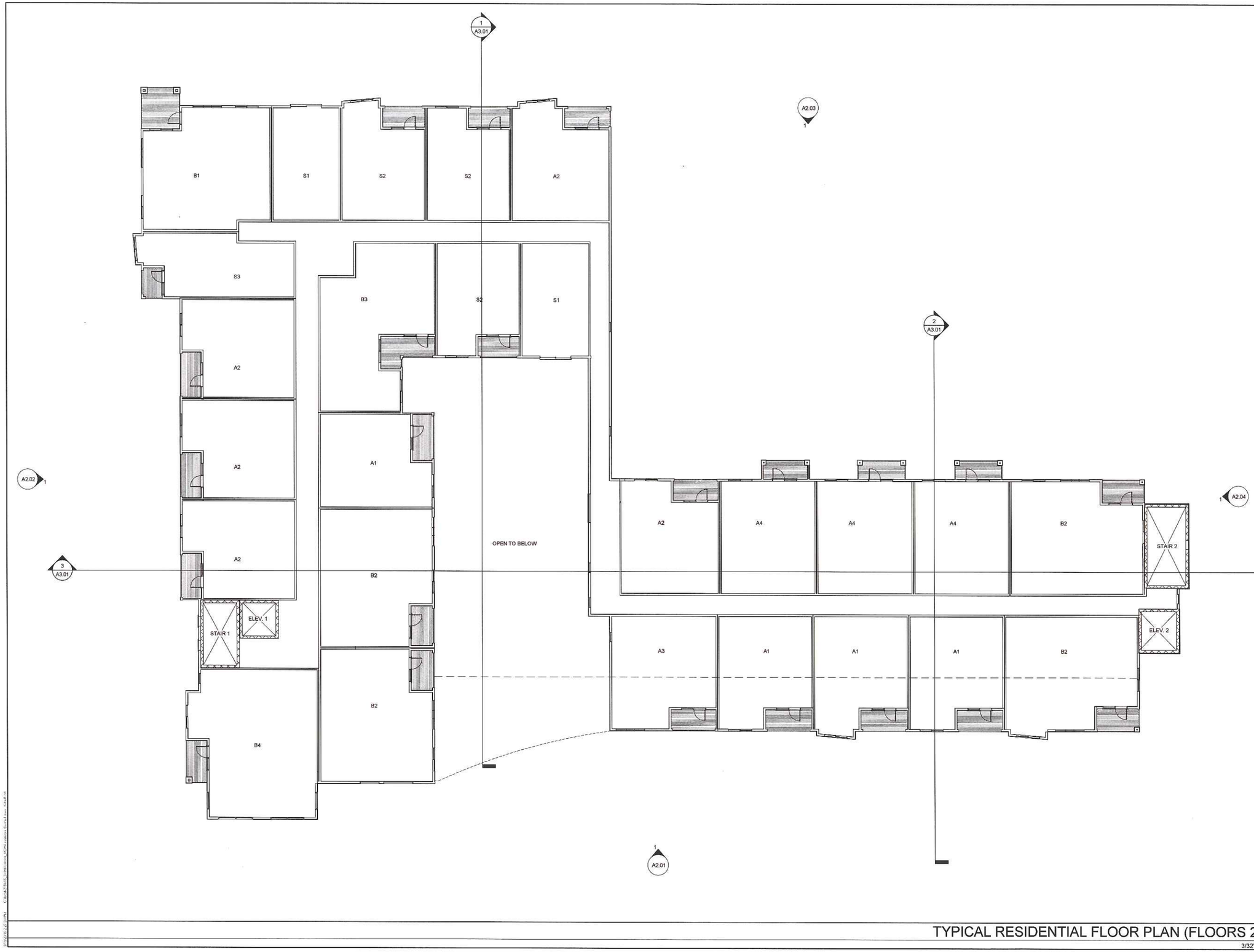
FIRST RESIDENTIAL FLOOR PLAN

A1.03



TYPICAL RESIDENTIAL FLOOR PLAN (FLOORS 2-4) 1

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TYPICAL RESIDENTIAL FLOOR PLAN (2-4)

A1.04

VIEW FROM MADISON ST. 3

SOUTH ELEVATION 1
3/32" = 1'-0"

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EXTERIOR ELEVATIONS

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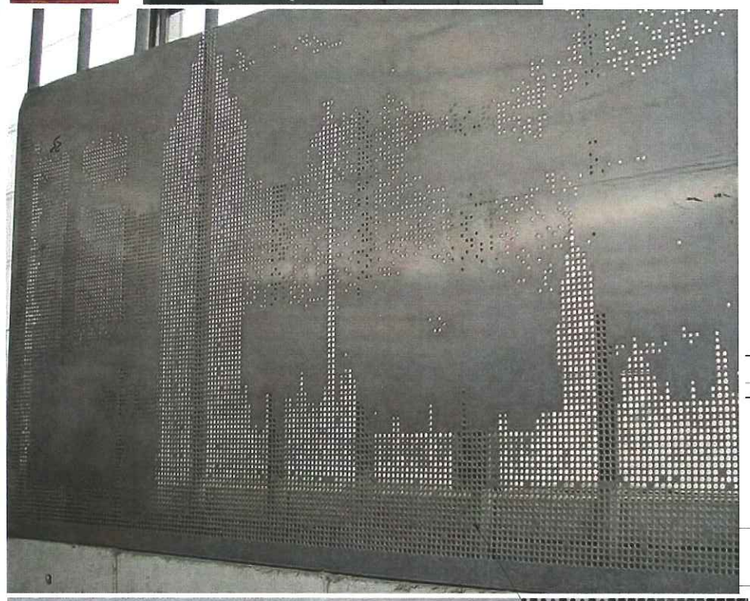
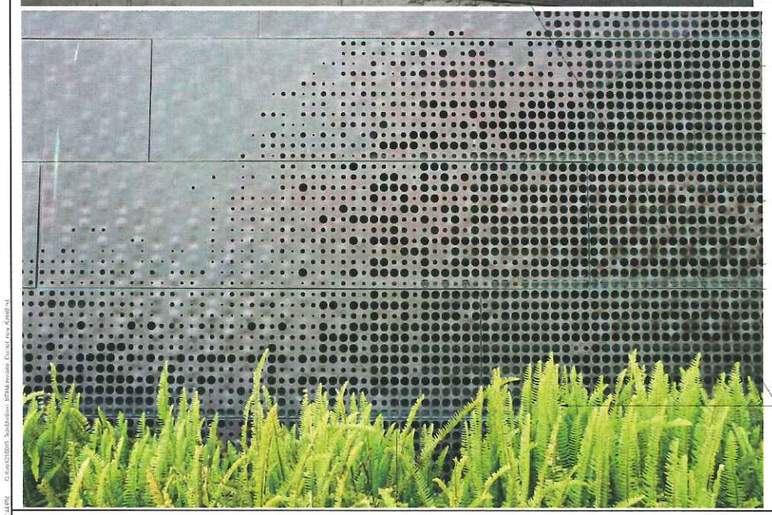
WOOD GRAIN, STAINED PANEL

PANEL EXAMPLE





SCREENING OPTIONS:
METAL ART PANEL

VIEW FROM 3RD AVE. 2

WEST ELEVATION 1
3/32" = 1'-0"

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EXTERIOR ELEVATIONS

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VIEW FROM DRIVE 2

NORTH ELEVATION 1
3/32" = 1'-0"

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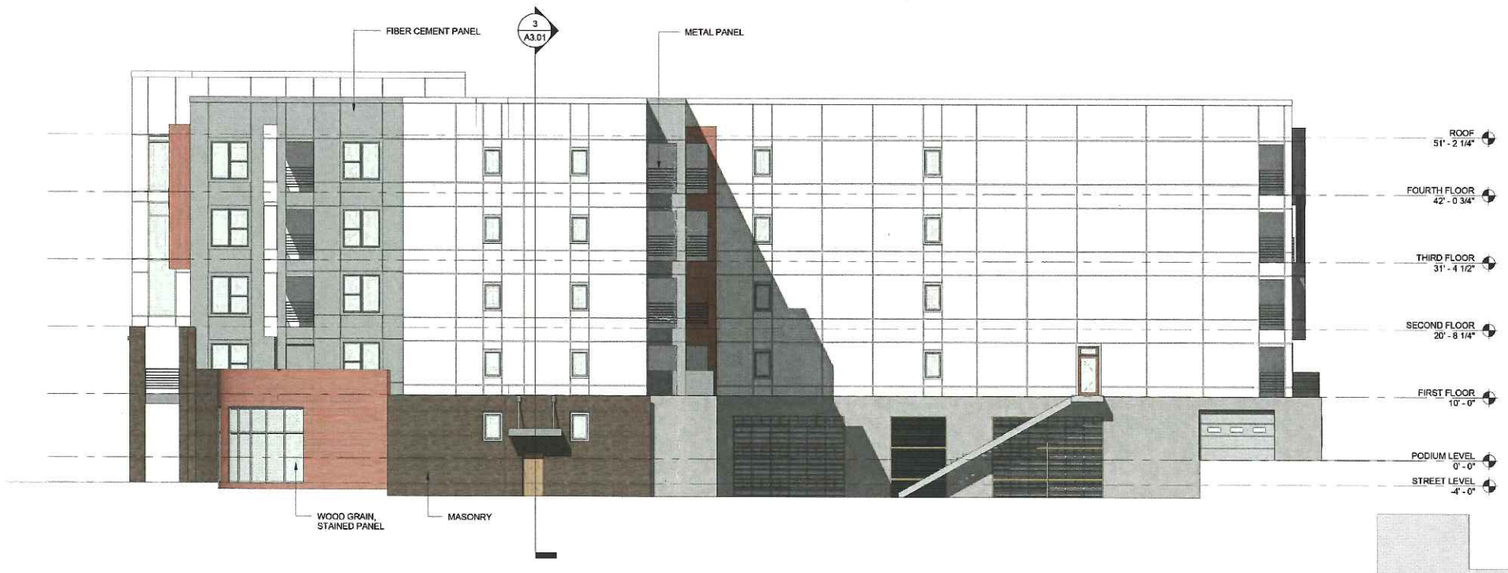
EXTERIOR ELEVATIONS

A2.03

ISOMETRIC VIEW 3

VIEW FROM 2ND AVE 2



EAST ELEVATION 1
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EXTERIOR ELEVATIONS

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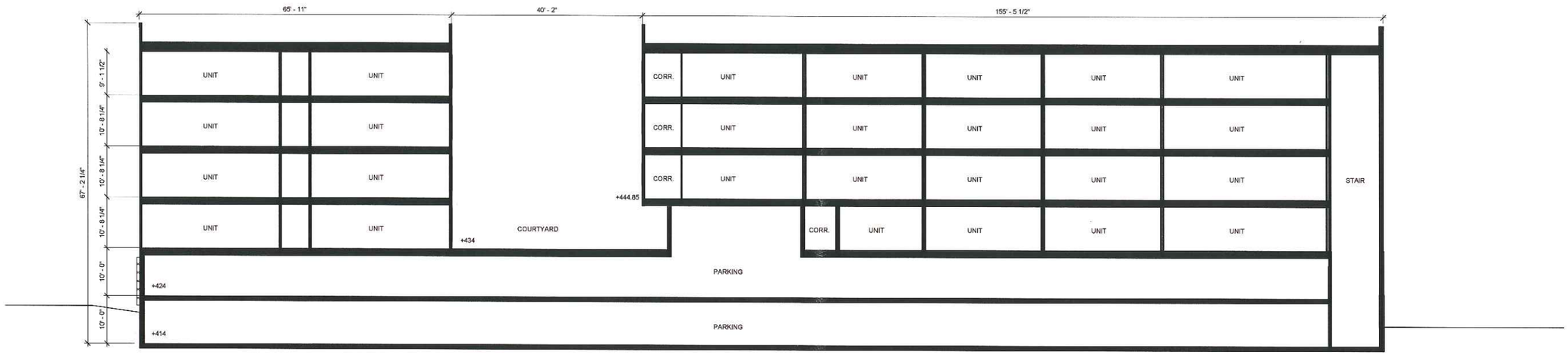
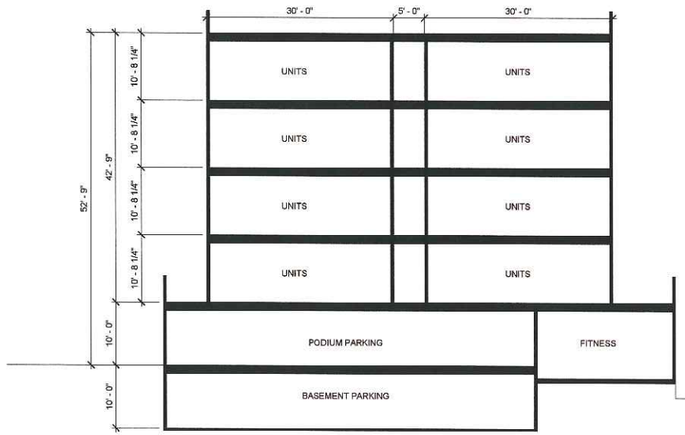
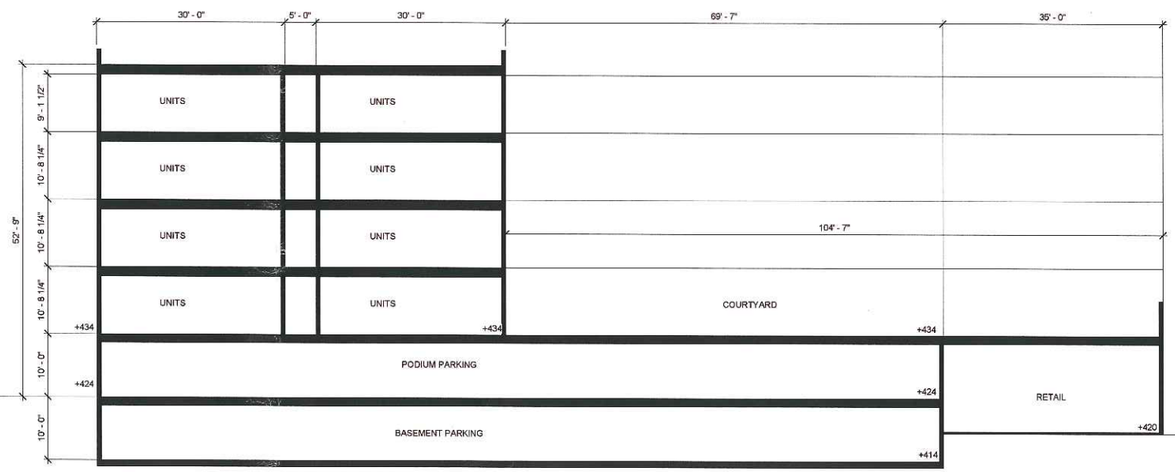


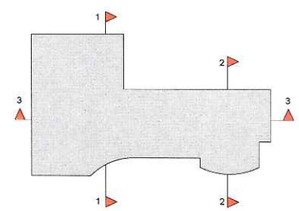
SECTION 3 — 3/32" = 1'-0" — 3



CROSS SECTION 2 — 3/32" = 1'-0" — 2



CROSS SECTION — 3/32" = 1'-0" — 1



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DELRAY VENTURES, LLC

3RD + MADISON APTS

NASHVILLE, TN

NOT FOR CONSTRUCTION

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BUILDING SECTIONS

A3.01