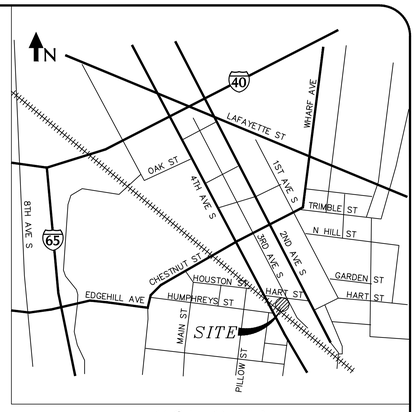
SPECIFIC PLAN
BENTO BOX
NASHVILLE, DAVIDSON COUNTY, DAVIDSON

CASE NO. 2016SP-039-001
LEA PROJECT NO. 514716018
APRIL 28, 2016
REVISED MAY 18, 2016



VICINITY MAP
NOT TO SCALE

DEVELOPMENT SUMMARY / SITE DATA

PROJECT NAME: BENTO BOX NASHVILLE
MAP/PARCEL: 105-07/443.01 & 444
SITE ADDRESS: 1267/1271 3rd AVE. SOUTH
SITE ACREAGE: 0.95 AC

COUNCIL DISTRICT: 17
COUNCIL MEMBER: COLBY SLEDGE

EXISTING USE: VACANT
EXISTING ZONING: IWD (INDUSTRIAL, WARHOUSE/DISTRIBUTION
OVERLAYS: UZO (URBAN ZONING OVERLAY)

PROPOSED USE: MULTIFAMILY MIXED USE
PROPOSED ZONING: SP

SP DISTRICT STANDARDS
LOT SIZE: 0.95 AC
FAR: 1.2
ISR: 0.9

STREET SETBACK/STREET TYPES:
3rd AVE. SOUTH - LOCAL STREET (4 FT GRASS STRIP/6 FT SIDEWALK)
HART ST. - LOCAL STREET (4 FT GRASS STRIP/6 FT SIDEWALK)

MULTIFAMILY BUILDING HEIGHT: 5 STORIES IN 76 FT

BUILDING DATA
MULTIFAMILY DWELLING UNITS
20 CO-LIVING ROOMS
21 MICRO UNITS
19 STUDIO UNITS
16 ONE-BEDROOM UNITS
6 TWO-BEDROOM UNITS
82 TOTAL UNITS

COMMERCIAL SPACE:

PARKING REQUIREMENTS
MULTIFAMILY
1 SP PER SINGLE UNIT + 1.5 SP PER 2-BR UNIT
= 1SP x 76 UNITS + 1.5 SP x 6 UNITS
=85 SPACES REQUIRED

RESTAURANT: 5,200 SF - 1,000 SF (UZO) = 4,200 SF/150 = 28 SPACES REQUIRED
RETAIL: 3,500 SF - 2,000 SF (UZO) = 1,500SF/200 = 8 SPACES REQUIRED

PARKING REDUCTIONS:
PEDESTRIAN CONNECTION: 10%
TRANSIT CONNECTION: 10%
BUILD-TO LINE/SETBACKS: 10%

MAX REDUCTION 25%

PARKING REQUIRED: 85 + 28 + 8 = 121 - 25% = 91 SPACES REQUIRED

PARKING PROVIDED: 76 IN AUTOMATED PARKING STRUCTURE
24 SURFACE SPACES (INCLUDING 5 ADA SPACES)
100 SPACES PROVIDED

BICYCLE PARKING REQUIREMENTS
MULTIFAMILY:
1 SP PER 4 DWELLING UNITS (29% OF THE TOTAL MUST BE PUBLICLY AVAILABLE)
=1 SP x (82 UNITS/4)
=21 SPACES REQUIRED (5 MUST BE PUBLICLY AVAILABLE)

RESTAURANT:
4 PUBLICLY AVAILABLE SPACES PER ESTABLISHMENT
=4 SP X 1 ESTABLISHMENT
=4 PUBLICLY AVAILABLE SPACES REQUIRED

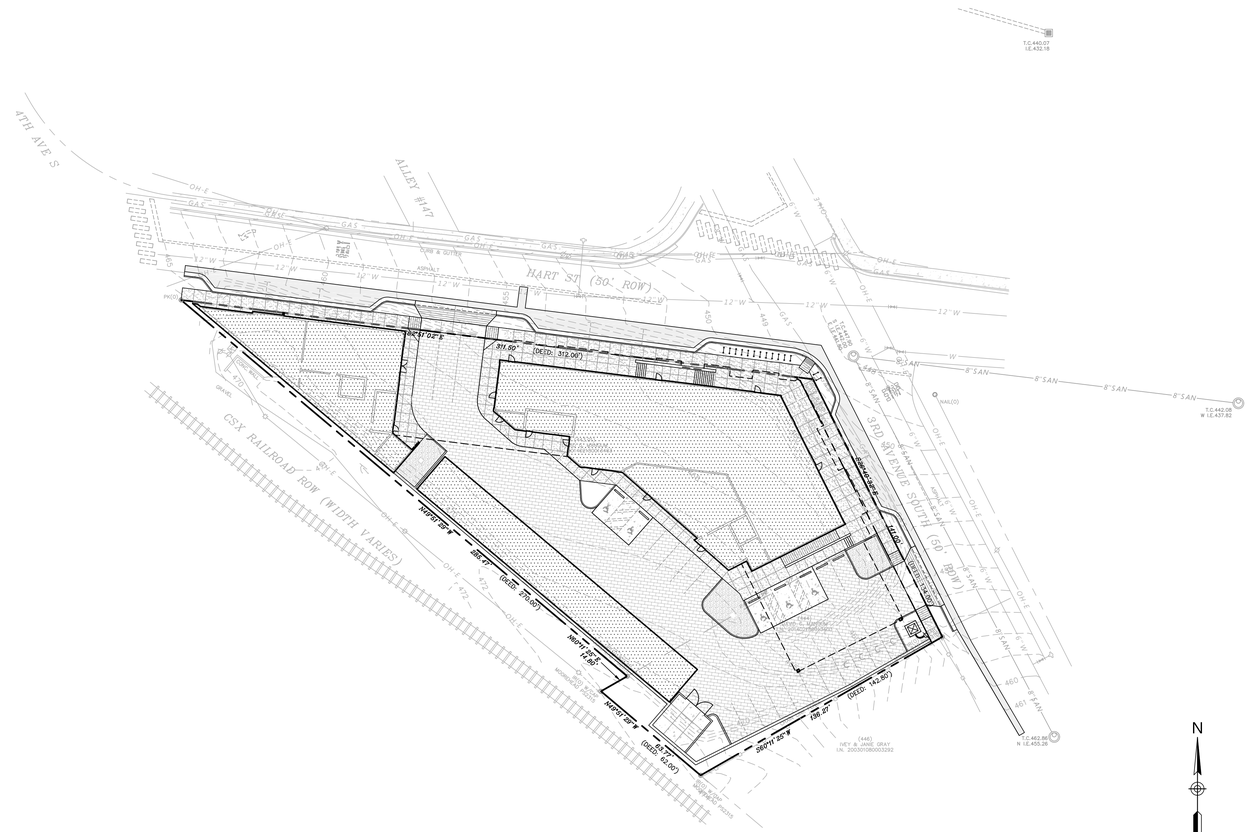
RETAIL:
2 PUBLICLY AVAILABLE SPACES OR 1 SPACE PER 5,000 SQUARE FEET
=1 SP X (3,500 SF/5,000 SF) <2 SPACES
=2 PUBLICLY AVAILABLE SPACES REQUIRED

TOTAL BICYCLE PARKING REQUIRED:
=21 + 4 + 2
=27 TOTAL BICYCLE PARKING SPACES REQUIRED (11 MUST BE PUBLICLY AVAILABLE)

BICYCLE PARKING PROVIDED = 28 TOTAL SPACES, ALL PUBLICLY AVAILABLE

DEVELOPER
BENTO BOX, LLC
BROOKLYN NAVY YARD
63 FLUSHING AVE.
BUILDING 280, SUITE 515
BROOKLYN, NY 11205
(718) 260-8200

APPLICANT
LITTLEJOHN
1935 21ST AVE SOUTH
NASHVILLE, TN 37212
CONTACT: TRAVIS TODD, PE
(615) 385-4144
TTODD@LEAINC.COM



INDEX OF SHEETS

SHEET NO.	SHEET TITLE
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	SITE DEMOLITION
C3.0	SITE LAYOUT
C4.0	SITE GRADING & DRAINAGE
C5.0	SITE UTILITIES
L1.0	SITE LANDSCAPE
L2.0	ILLUSTRATIVE SITE PLAN
A01	3D VIEWS
A02	3D VIEWS
A1.00	GRADE LEVEL FLOOR PLAN
A1.01	RESIDENTIAL LEVEL 1
A1.02	RESIDENTIAL LEVEL 2
A2.01	EXTERIOR ELEVATIONS
A2.02	EXTERIOR ELEVATIONS
A2.03	ELEVATIONS

0 15 30 60 90
GRAPHIC SCALE

NOTES

- THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF A MIXED USE DEVELOPMENT.
- ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WTIH STORM WATER MANAGEMENT ORDINANCE NO. 78/ 840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN WILL MEET THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
- FINAL DETAILS OF THE PLAN SHALL BE GOVERNED BY THE REGULATIONS AT THE TIME OF FINAL APPLICATION.
- APPROVAL OF ANY SPECIFIC PLAN DOES NOT EXEMPT ANY PARCEL SHOWN ON THE PLAN OR ANY DEVELOPMENT WITHIN THE SP FROM COMPLIANCE WITH ALL PROVISIONS OF THE METRO ZONING CODE WITH RESPECT TO FLOODPLAIN, STEEP SLOPES, UNSTABLE SOILS, SINKHOLES, ROCK OUTCROPPINGS, STREAMS, SPRINGS AND CRITICAL LOTS.
- IT IS ANTICIPATED THAT THE PROJECT WILL BEGIN CONSTRUCTION IN OCTOBER OF 2016 AND WILL TAKE APPROXIMATELY 12 MONTHS TO BE COMPLETED.
- EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.

ARCHITECT
EOA ARCHITECTS
515 MAIN ST.
NASHVILLE, TN 37206
615.242.4004

PREPARED FOR
BENTO BOX, LLC
BROOKLYN, NY

CIVIL ENGINEER/LANDCSAPE ARCHITECTURE
Littlejohn
An S&ME Company
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leainc.com

TRAVIS L. TODD REGISTERED ENGINEER AGRICULTURE COMMERCE No. 115460 STATE OF TENNESSEE 04/28/16

MICHAEL JOEL PAYNE REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1011 04/28/16

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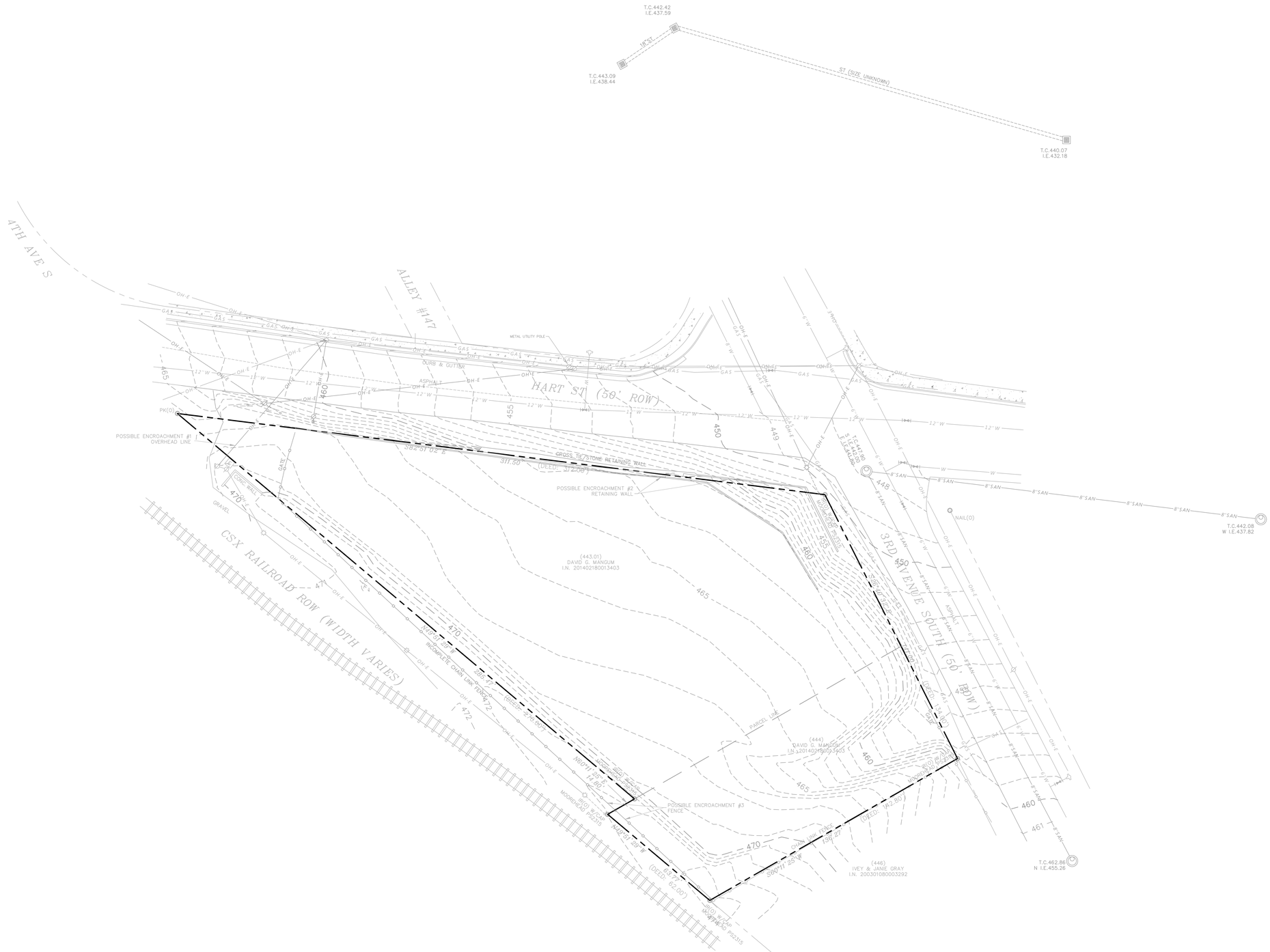

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GRAPHIC SCALE

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EOA ARCHITECTS PLLC
515 MAIN STREET
NASHVILLE, TENNESSEE 37206
p 615 . 242 . 4004
f 615 . 256 . 9805
WWW.EOA-ARCHITECTS.COM

BENTO BOX

1267 3rd Ave. S.
Nashville Tennessee 37210

BENTO BOX, LLC

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An S&ME Company
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T 615.385.4144 F 615.385.4020 www.leainc.com

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04/28/16

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EXISTING CONDITONS

C1.0

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G:\Projects\2016\514716018\dwg\Construction\514716018_EX1.dwg-C1.0 EXISTING CONDITONS May 18, 2016 amaher

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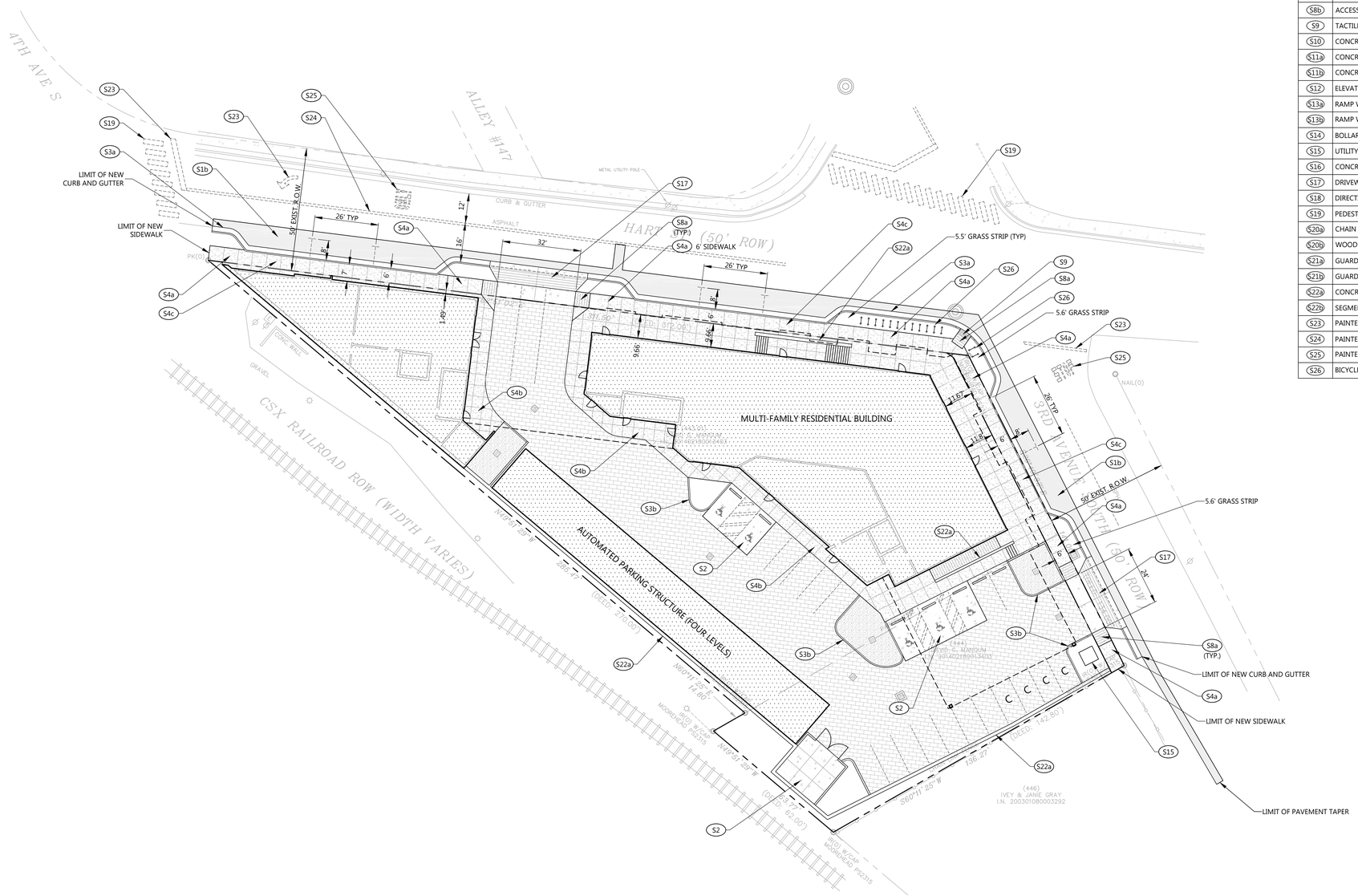
SITE LAYOUT KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
S1a	ASPHALT PAVEMENT - LIGHT DUTY	
S1b	ASPHALT PAVEMENT - HEAVY DUTY	
S1c	ASPHALT PAVEMENT - OVERLAY	
S2	CONCRETE PAVEMENT	
S3a	CONCRETE CURB & GUTTER	
S3b	CONCRETE POST CURB	
S3c	CONCRETE EXTRUDED CURB	
S4a	CONCRETE SIDEWALK	
S4b	CONCRETE SIDEWALK WITH TURN DOWN CURB	
S4c	CONCRETE SIDEWALK AT CURB & GUTTER	
S5	SIDEWALK JOINTS	
S6	ACCESSIBLE SYMBOL	
S7	ACCESSIBLE PARKING SPACE	
S8a	ACCESSIBLE RAMP	
S8b	ACCESSIBLE WINGED RAMP	
S9	TACTILE WARNING SURFACE	
S10	CONCRETE WHEELSTOP	
S11a	CONCRETE STAIRS WITH HANDRAIL	
S11b	CONCRETE STAIRS WITH HANDRAIL/GUARDRAIL	
S12	ELEVATED WALK	
S13a	RAMP WITH HANDRAIL	
S13b	RAMP WITH HANDRAIL/GUARDRAIL	
S14	BOLLARD	
S15	UTILITY PAD	
S16	CONCRETE DUMPSTER PAD	
S17	DRIVEWAY RAMP	
S18	DIRECTIONAL ARROWS	
S19	PEDESTRIAN CROSSWALK	
S20a	CHAIN LINK FENCE (SPECIFY HEIGHT)	
S20b	WOODEN SCREEN FENCE (SPECIFY HEIGHT)	
S21a	GUARDRAIL	
S21b	GUARDRAIL WITH HANDRAIL	
S22a	CONCRETE RETAINING WALL	
S22b	SEGMENTAL RETAINING WALL	
S23	PAINTED STOP BAR (SPECIFY WIDTH)	
S24	PAINTED DOUBLE YELLOW STRIPING	
S25	PAINTED PAVEMENT LEGEND (MESSAGE VARIES)	
S26	BICYCLE RACK (28 TOTAL SPACES)	



NOTES:

1. THE FINAL SITE PLAN SHALL DEPICT A MINIMUM 5 FOOT CLEAR PATH OF TRAVEL FOR PEDESTRIAN WAYS, INCLUDING PUBLIC SIDEWALKS, AND THE LOCATION OF ALL EXISTING AND PROPOSED OBSTRUCTIONS. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING OBSTRUCTIONS WITHIN THE PATH OF TRAVEL SHALL BE RELOCATED TO PROVIDE A MINIMUM OF 5 FEET OF CLEAR ACCESS.
2. UPON COMPLETION OF THE PROJECT SIDEWALKS WITHIN THE SITE SHALL BE ADA COMPLIANT, WHICH MAY REQUIRE REPLACEMENT OF SIDEWALKS ALONG THE PROPERTY FRONTAGE.
3. NO VERTICAL OBSTRUCTIONS SHALL BE WITHIN PROPOSED SIDEWALK. ALL POWER POLES, SIGNS, ETC. ARE TO BE RELOCATED AND THE SIDEWALK IS TO BE CLEAR FROM OBSTRUCTIONS.
4. A RECYCLING CONTAINER SHALL BE PLACED INSIDE THE SOLID WASTE ROOM.

PROPOSED FEATURES LEGEND

- BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- TACTILE WARNING
- PAINTED STRIPE
- CONCRETE CURB
- CENTERLINE

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GRAPHIC SCALE

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EOA ARCHITECTS PLLC
515 MAIN STREET
NASHVILLE, TENNESSEE 37206
p 615 . 242 . 4004
f 615 . 256 . 9805
WWW.EOA-ARCHITECTS.COM

BENTO BOX

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Nashville Tennessee 37210

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AGRICULTURE
COMMERCE
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STATE OF TENNESSEE
05/20/16

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SITE LAYOUT

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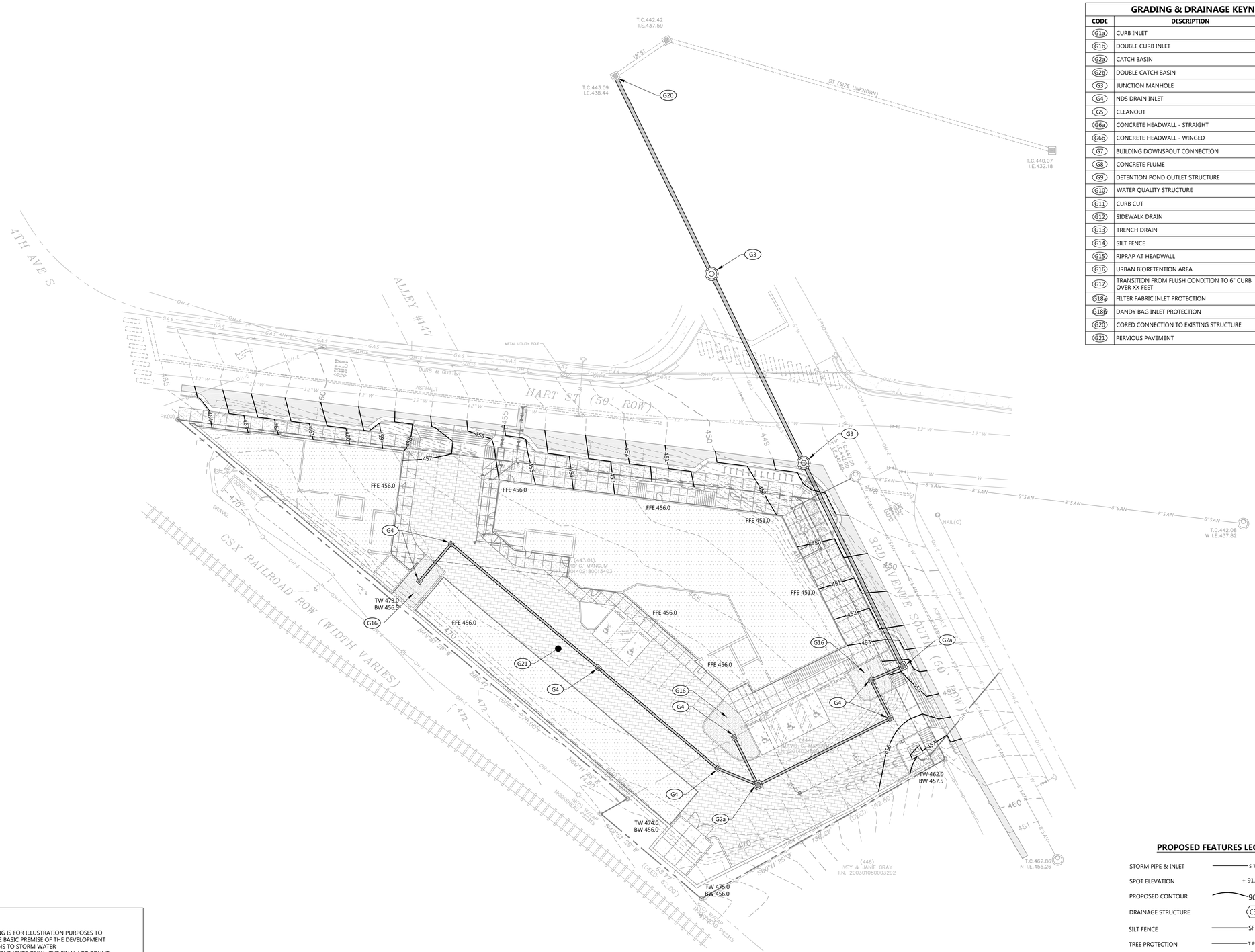

GRADING & DRAINAGE KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
G1a	CURB INLET	
G1b	DOUBLE CURB INLET	
G2a	CATCH BASIN	
G2b	DOUBLE CATCH BASIN	
G3	JUNCTION MANHOLE	
G4	NDS DRAIN INLET	
G5	CLEANOUT	
G6a	CONCRETE HEADWALL - STRAIGHT	
G6b	CONCRETE HEADWALL - WINGED	
G7	BUILDING DOWNSPOUT CONNECTION	
G8	CONCRETE FLUME	
G9	DETENTION POND OUTLET STRUCTURE	
G10	WATER QUALITY STRUCTURE	
G11	CURB CUT	
G12	SIDEWALK DRAIN	
G13	TRENCH DRAIN	
G14	SILT FENCE	
G15	RIPRAP AT HEADWALL	
G16	URBAN BIORETENTION AREA	
G17	TRANSITION FROM FLUSH CONDITION TO 6" CURB OVER XX FEET	
G18a	FILTER FABRIC INLET PROTECTION	
G18b	DANDY BAG INLET PROTECTION	
G20	CORED CONNECTION TO EXISTING STRUCTURE	
G21	PERVIOUS PAVEMENT	

NOTES:

1. THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT AS IT PERTAINS TO STORM WATER APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORM WATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
2. THE NORTH ARROW AND COORDINATES SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 1983.
3. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (NOT AN AREA OF SIGNIFICANT FLOOD HAZARD) AS INDICATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR DAVIDSON COUNTY TENNESEE, COMMUNITY PANEL No. 47037C0219F, DATED APRIL 20, 2001.

SITE BM:
TAG BOLT #2712 V22 ON FIRE HYDRANT LOCATED NEAR THE NORTHWEST INTERSECTION OF HART ST AND 3RD AVE S
ELEV: 454.99

PROJECT BM:
NAVD 88 (GPS DERIVED)

PROPOSED FEATURES LEGEND

STORM PIPE & INLET	S T
SPOT ELEVATION	+ 91.8
PROPOSED CONTOUR	90
DRAINAGE STRUCTURE	C3
SILT FENCE	SF
TREE PROTECTION	T P
INLET PROTECTION	IS T P
STRAW BALE FILTER	

Know what's below. Call before you dig.

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GRAPHIC SCALE

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515 MAIN STREET
NASHVILLE, TENNESSEE 37206
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GRADING AND DRAINAGE

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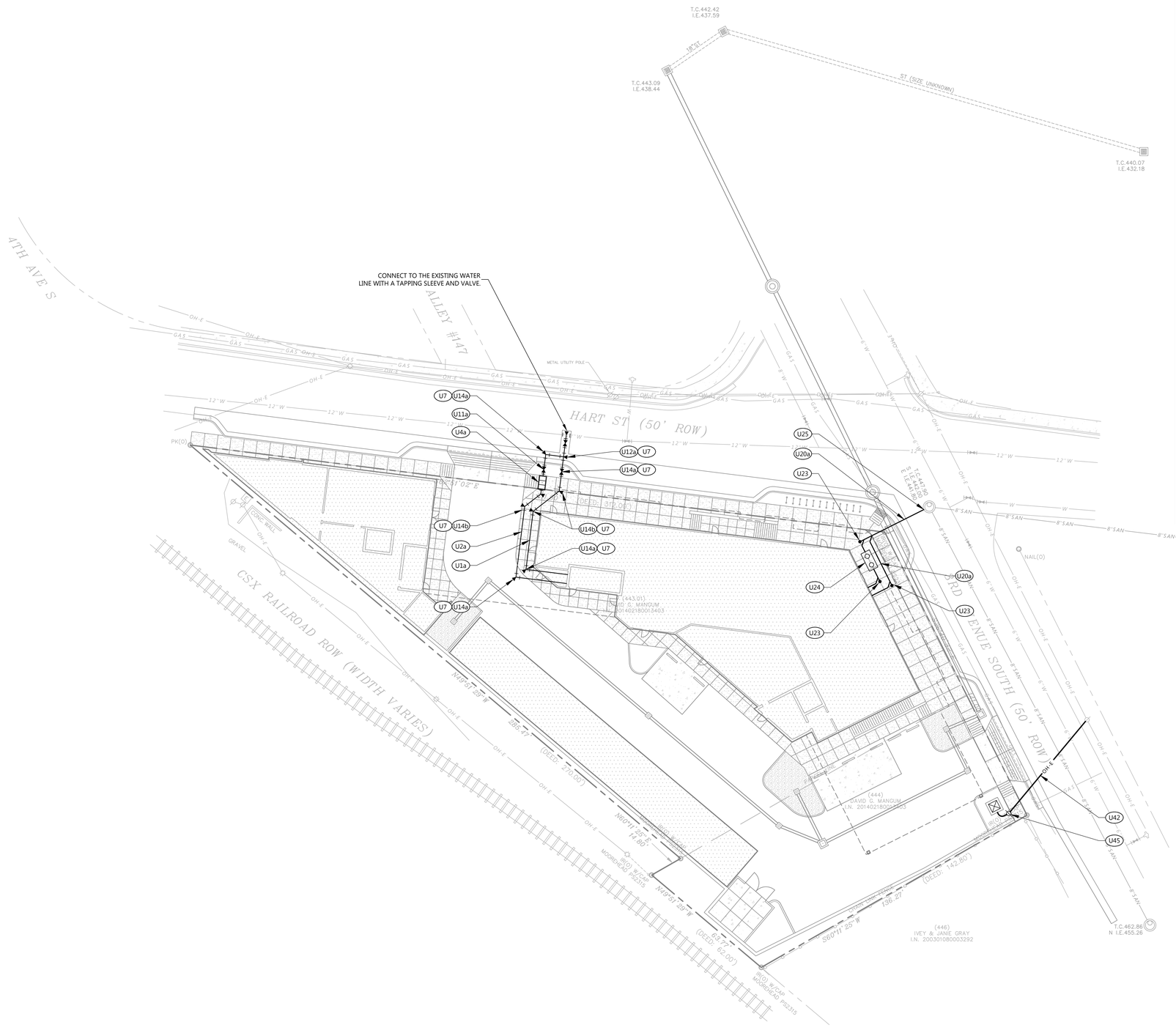

UTILITY KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
U1a	WATER LINE (SPECIFY SIZE)	
U1b	WATER LINE (SPECIFY SIZE)	
U2a	FIRE LINE (SPECIFY SIZE)	
U2b	FIRE LINE (SPECIFY SIZE)	
U3a	IRRIGATION LINE (SPECIFY SIZE)	
U3b	IRRIGATION LINE (SPECIFY SIZE)	
U4a	WATER METER (SPECIFY SIZE)	
U4b	WATER METER (SPECIFY SIZE)	
U5	REDUCED PRESSURE BACKFLOW PREVENTER (SIZE?)	
U6	DOUBLE DETECTOR CHECK VALVE ASSEMBLY (SIZE?)	
U7	WATER BLOCKING/KICKERS	
U8	POST INDICATOR VALVE	
U9	FIRE DEPARTMENT CONNECTION	
U10	FIRE HYDRANT ASSEMBLY	
U11a	WATER VALVE (SPECIFY SIZE)	
U11b	WATER VALVE (SPECIFY SIZE)	
U12a	TEE (SPECIFY SIZE)	
U12b	TEE (SPECIFY SIZE)	
U14a	90° ELL	
U14b	45° ELL	
U20a	SANITARY SEWER LINE (SPECIFY SIZE)	
U20b	SANITARY SEWER LINE (SPECIFY SIZE)	
U21	SANITARY SEWER FORCE MAIN (SPECIFY SIZE)	
U22	SANITARY SEWER MANHOLE	
U23	SANITARY SEWER CLEANOUT	
U24	GREASE INTERCEPTOR	
U25	CORED CONNECTION TO EXISTING STRUCTURE	
U30	NATURAL GAS LINE (SPECIFY SIZE)	
U31	NATURAL GAS METER (SPECIFY SIZE)	
U40	ELECTRIC TRANSFORMER	
U41	UNDERGROUND ELECTRIC LINE	
U42	OVERHEAD ELECTRIC LINE	
U43	UNDERGROUND COMMUNICATION LINE	
U44	OVERHEAD COMMUNICATION LINE	
U45	ELECTRIC SERVICE POLE	
U46	CONDUIT SLEEVES (SPECIFY NUMBER & SIZE)	

PROPOSED FEATURES LEGEND

DOMESTIC SERVICE	D W
FIRE SERVICE	F F
GAS LINE	G A S
WATER LINE WITH 90° THRUST BLOCK	
SANITARY SEWER LINE WITH CLEANOUT	
NEW FIRE HYDRANT	
UNDERGROUND ELECTRIC	UGE UGE

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Nashville Tennessee 37210

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SITE UTILITIES

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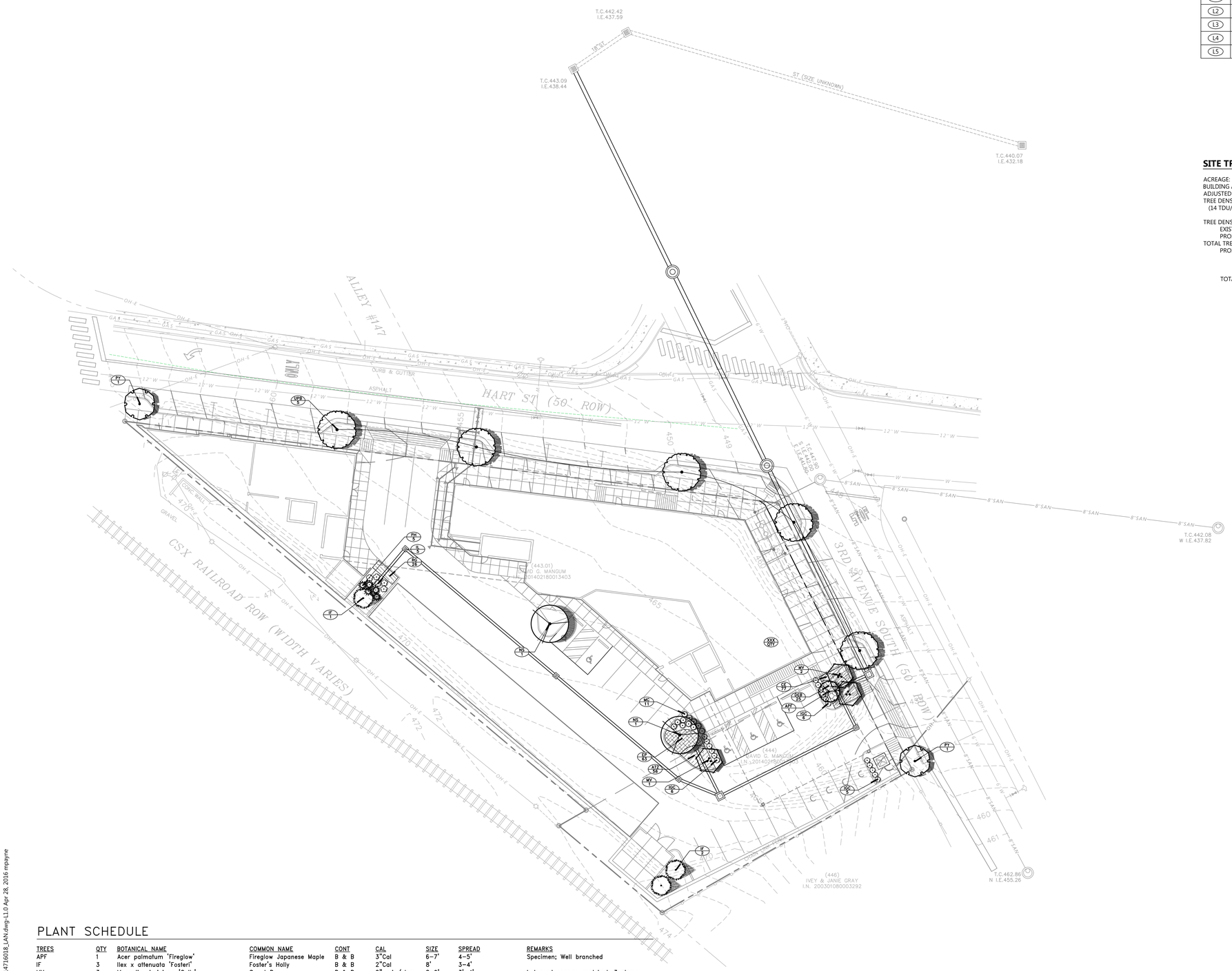
LANDSCAPE KEYNOTES

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	



SITE TREE DENSITY CALCULATIONS

ACREAGE:		0.90
BUILDING ACREAGE:		0.56
ADJUSTED ACREAGE:		0.34
TREE DENSITY UNITS REQUIRED:		
(14 TDU/Ac. x 0.34)		4.76
TREE DENSITY UNITS PROVIDED:		
EXISTING TREE CREDITS:		N/A
PROPOSED TREES: (SEE CHART BELOW)		5.0
TOTAL TREE DENSITY UNITS PROVIDED:		5.0
PROPOSED TREES:		
2" 06 x 0.5	=	3.0
3" 01 x 0.6	=	0.6
4" 02 x 0.7	=	1.4
TOTAL		5.0

SITE BM:
XXXXXXXXXX
XXXXXXXXX
ELEV: XXX

PROJECT BM:
XXXXXX

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	SPREAD		REMARKS
APF	1	Acer palmatum 'Fireglow'	Fireglow Japanese Maple	B & B	3"Cal	6–7'	4–5'		Specimen; Well branched
IF	3	Ilex x attenuata 'Fosteri'	Foster's Holly	B & B	2"Cal	8'	3–4'		
MV	3	Magnolia virginiana 'Cully'	Sweet Bay	B & B	2" min/stem	8–9'	3'–4'		balanced canopy; matched; 3 stems max, equal diameter
NS	2	Nyssa sylvatica	Sour Gum	B & B	4"Cal	16–18'	5'		Well branched
* PY	2	Prunus x yedoensis	Yoshino Cherry	B & B	3"Cal	10–12'			Well formed crown
* UPB	5	Ulmus parvifolia 'Bosque'	Bosque Lacebark Elm	B & B	3"	14–16'	4.5–5'		Well branched
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CALIPER**	**HEIGHT**	**SPREAD**	**SPACING**	**REMARKS**
IGC	17	Ilex glabra 'Compacta'	Compact Inkberry Holly	#3 Cont.		21–24"	18"	30" o.c.	
IL	5	Itea virginica 'Little Henry' TM	Virginia Sweetspire	#3 Cont.		15–18"	15–18"	36" o.c.	
MC	11	Muhlenbergia capillaris 'Lenca'	Regal Mist Muhly Grass	#3 Cont.		3'		36" o.c.	
PH	5	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	#3 Cont.		24–30"	24–30"	48" o.c.	
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CALIPER**	**HEIGHT**	**SPREAD**	**SPACING**	**REMARKS**
AT2	56	Asclepias tuberosa	Butterfly Milkweed	#1 Cont.				18" o.c.	
CE	77	Carex oshimensis 'Everillo'	Everillo Japanese Sedge	#1 Cont.		12"	12"	18" o.c.	
DEB	25	Dryopteris erythrosora 'Brilliance'	Brilliance Autumn Fern	#1 Cont.		12"	12–15"	18" o.c.	Plant on 18" centers
EP	63	Echinacea purpurea	Purple Coneflower	# 3 Cont.				18" o.c.	
RG	26	Rudbeckia fulgida sullivantii 'Goldsturm'	Black-eyed Susan	Quart				18" o.c.	

* TREES WITHIN ROW NOT COUNTED IN TDU COUNT

Know what's below.
Call before you dig.

N

0 10 20 40 60
GRAPHIC SCALE

G:\Projects\2016\5147160 18\dwg\Construction\5147160 18_LAN.dwg-L1.0 Apr 28, 2016 mpayne

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Nashville Tennessee
37210

BENTO BOX, LLC

Littlejohn
An S&ME Company
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.lleainc.com

SPECIFIC PLAN

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MICHAEL JOEL PAYNE
REGISTERED
AGRICULTURE
COMMERCE
TENNESSEE NO. 1011
LANDSCAPE ARCHITECT

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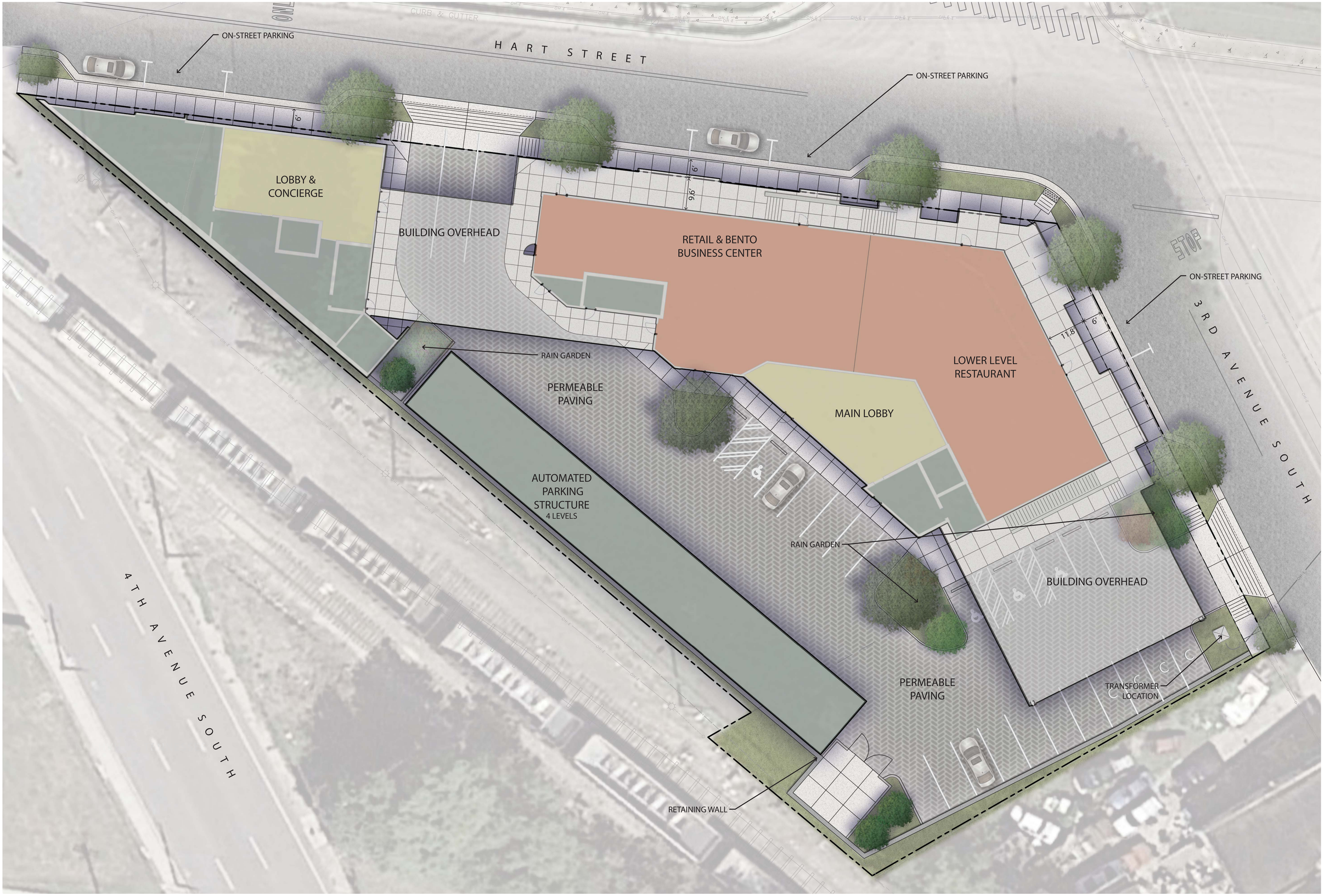
LANDSCAPE PLAN

L1.0

015.041.00
2016 APR
28



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ILLUSTRATIVE SITE PLAN - L2.0

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2 CORNER OF 4TH AVENUE SOUTH AND HART

1 ELEVATION ALONG HART STREET - VIEW FROM 3RD STREET

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3D VIEWS

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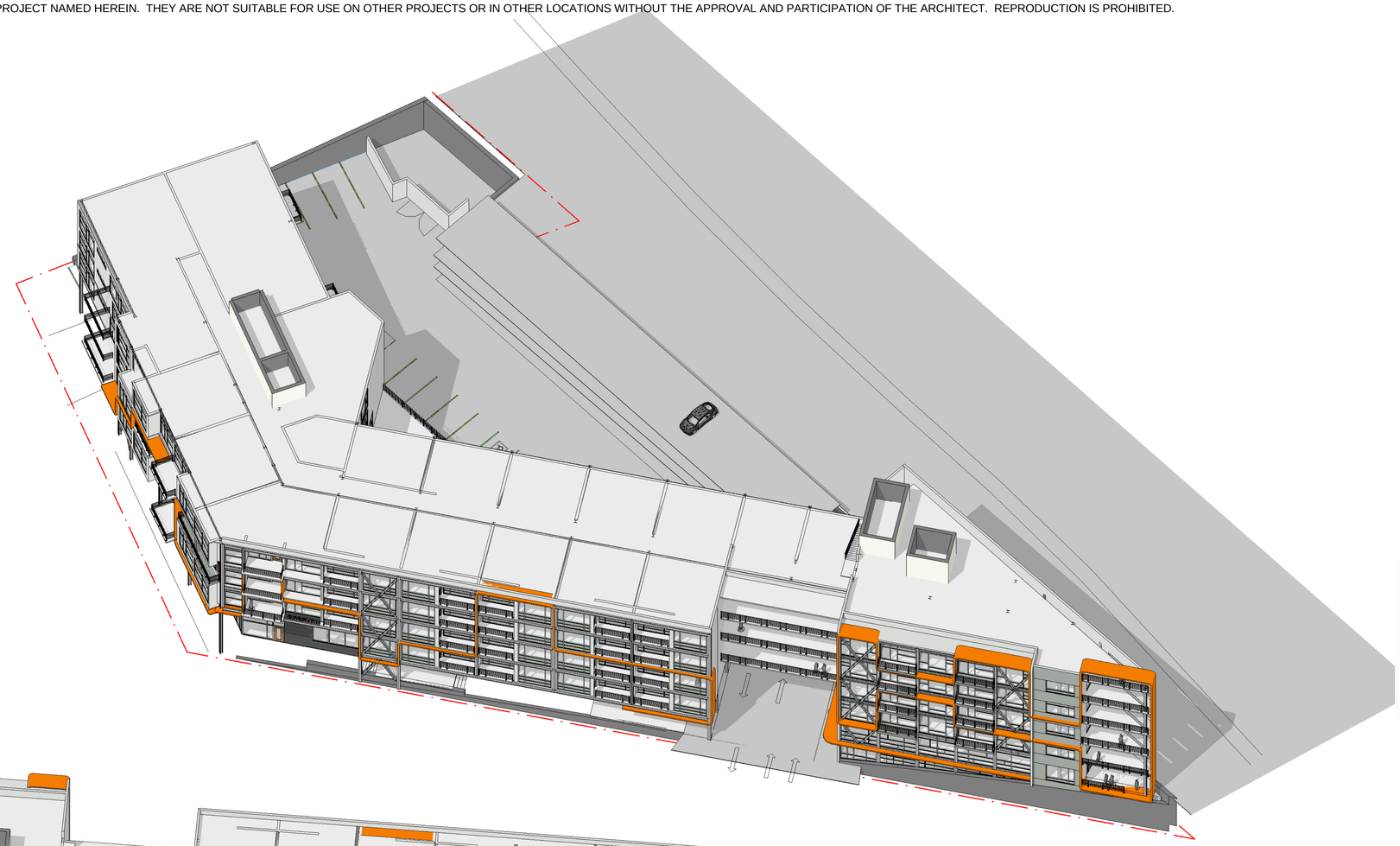
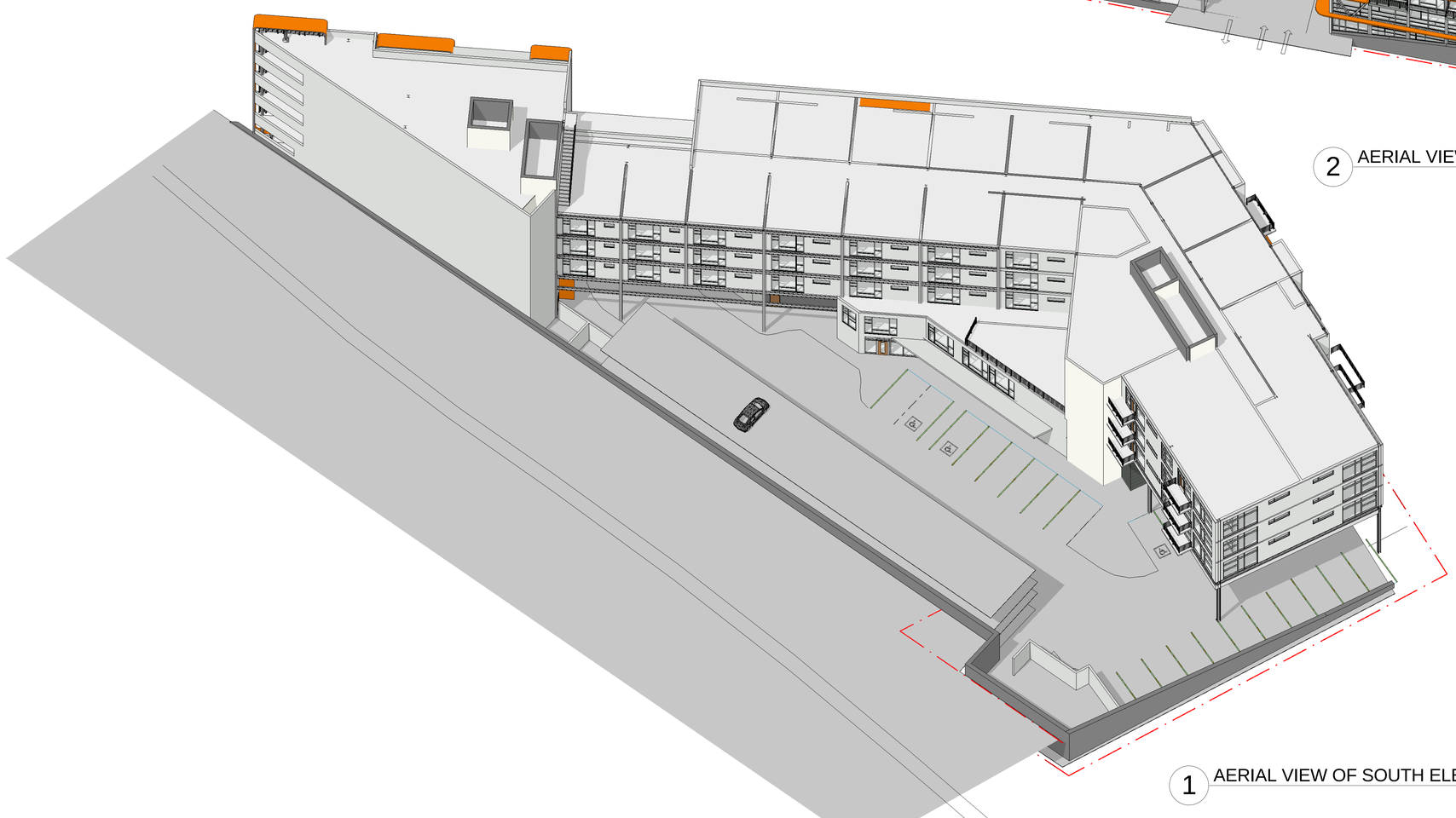


2 AERIAL VIEW OF THE NORTH ELEVATION



1 AERIAL VIEW OF SOUTH ELEVATIONS

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3D VIEWS

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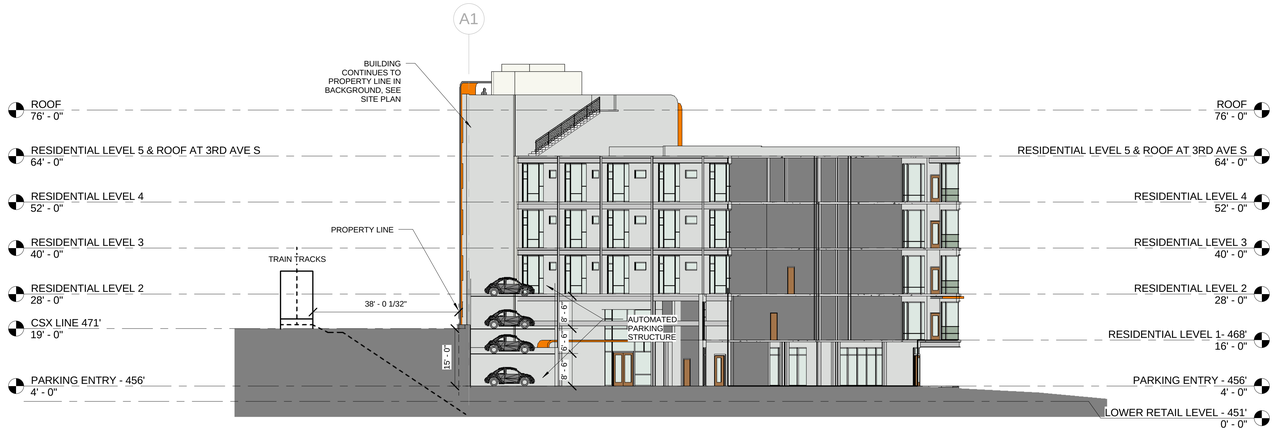
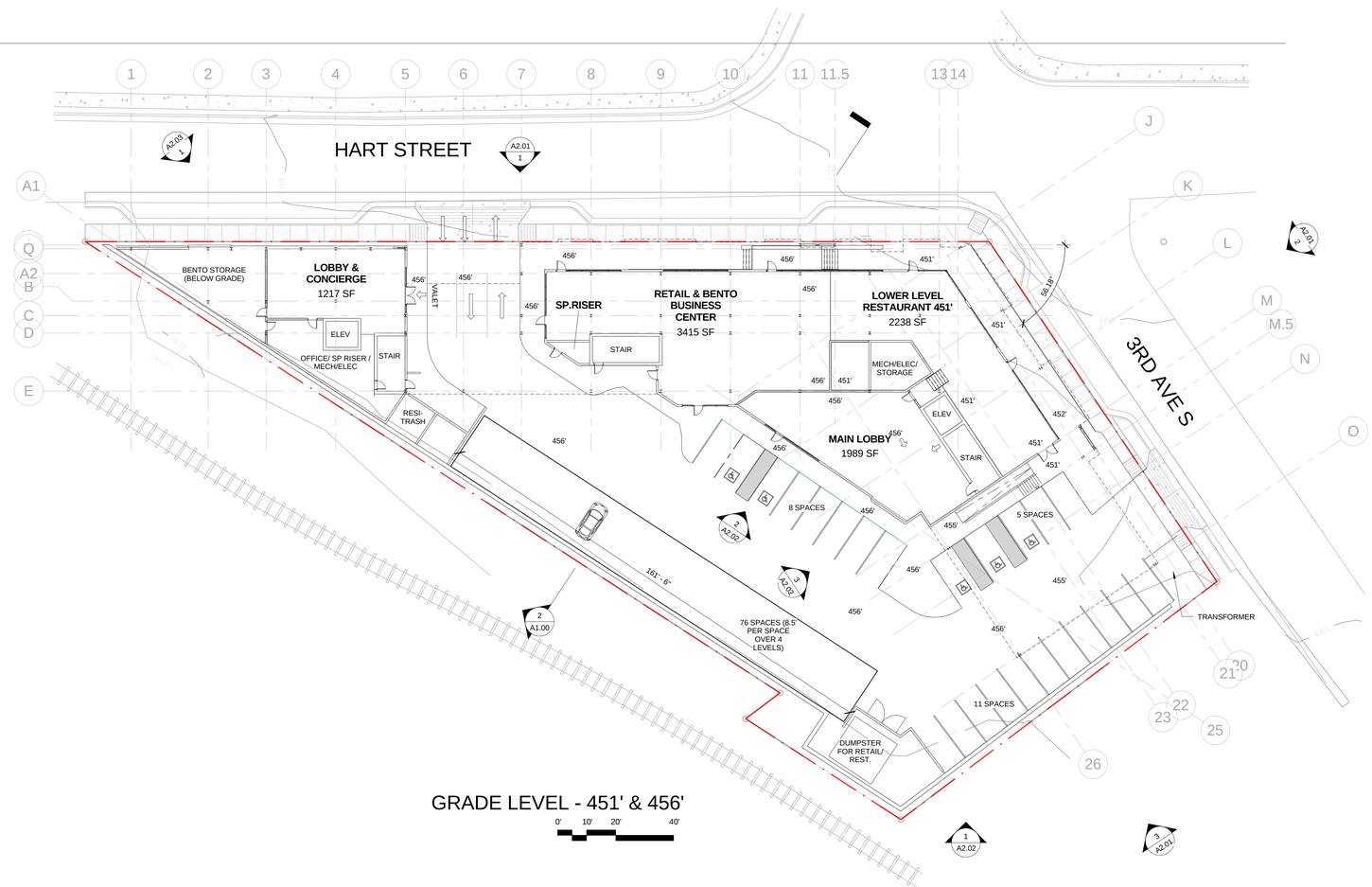


2 SITE SECTION



1 SITE PLAN - GRADE LEVEL PLAN

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GRADE LEVEL FLOOR PLAN

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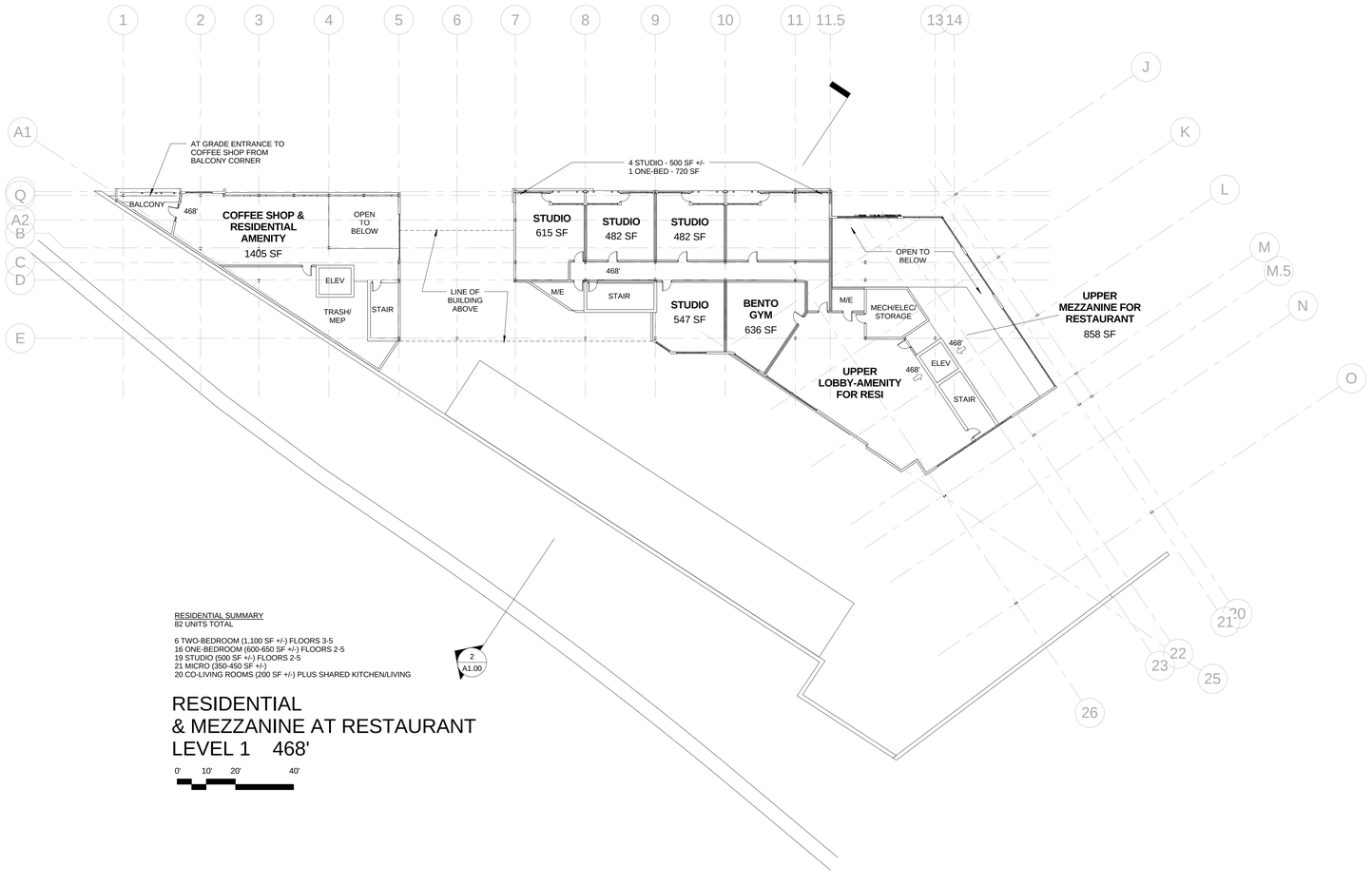

RESIDENTIAL SUMMARY
82 UNITS TOTAL

6 TWO-BEDROOM (1,100 SF +/-) FLOORS 3-5
16 ONE-BEDROOM (600-650 SF +/-) FLOORS 2-5
19 STUDIO (500 SF +/-) FLOORS 2-5
21 MICRO (350-450 SF +/-)
20 CO-LIVING ROOMS (200 SF +/-) PLUS SHARED KITCHEN/LIVING

RESIDENTIAL
& MEZZANINE AT RESTAURANT
LEVEL 1 468'

0' 10' 20' 40'

1 RESIDENTIAL LEVEL 1 - AT GRADE AT CORNER OF 4TH

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RESIDENTIAL LEVEL 1

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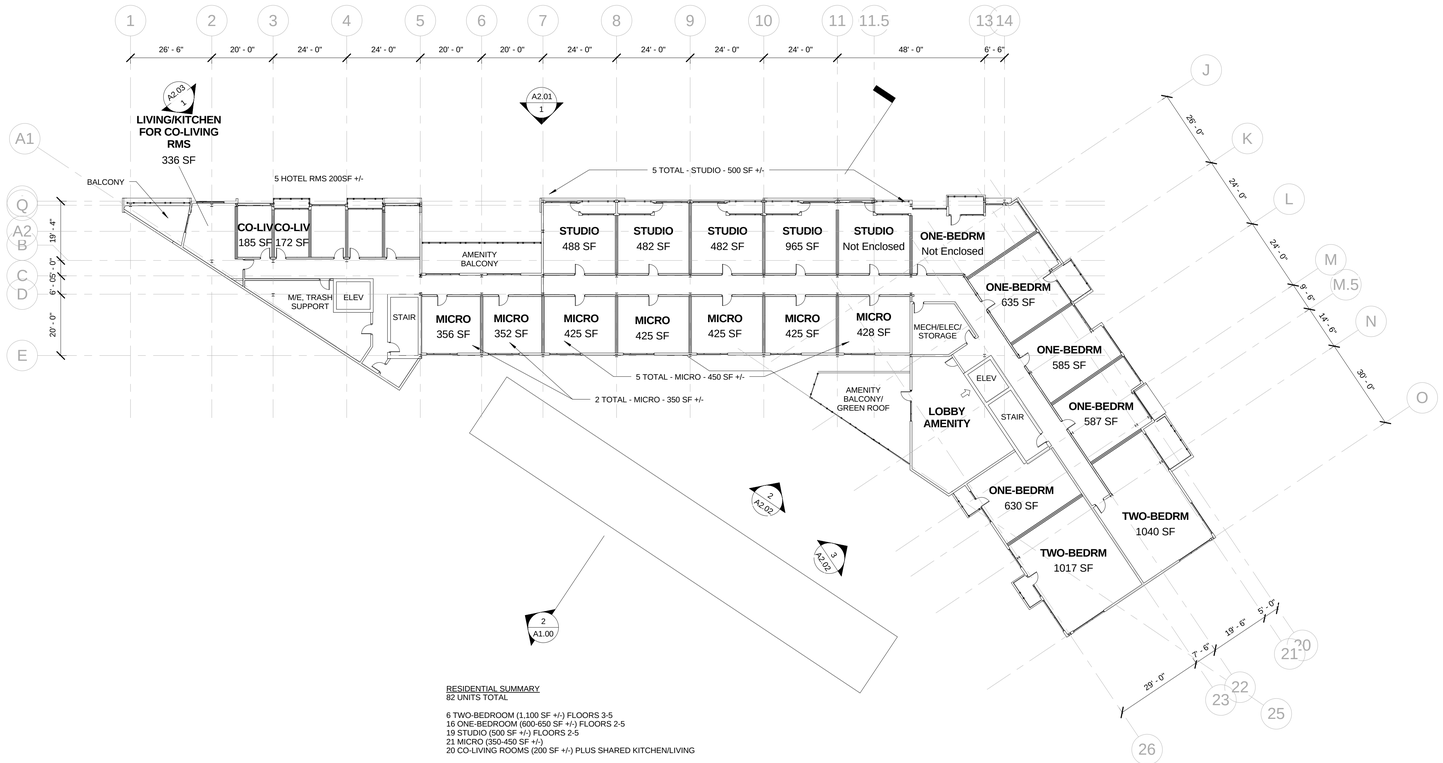

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16 ONE-BEDROOM (600-650 SF +/-) FLOORS 2-5
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21 MICRO (350-450 SF +/-)
20 CO-LIVING ROOMS (200 SF +/-) PLUS SHARED KITCHEN/LIVING

RESIDENTIAL LEVEL 2 (3 & 4 SIMILAR)

0' 10' 20' 40'

1 RESIDENTIAL LEVEL 2

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RESIDENTIAL LEVEL 2 FLOOR PLAN

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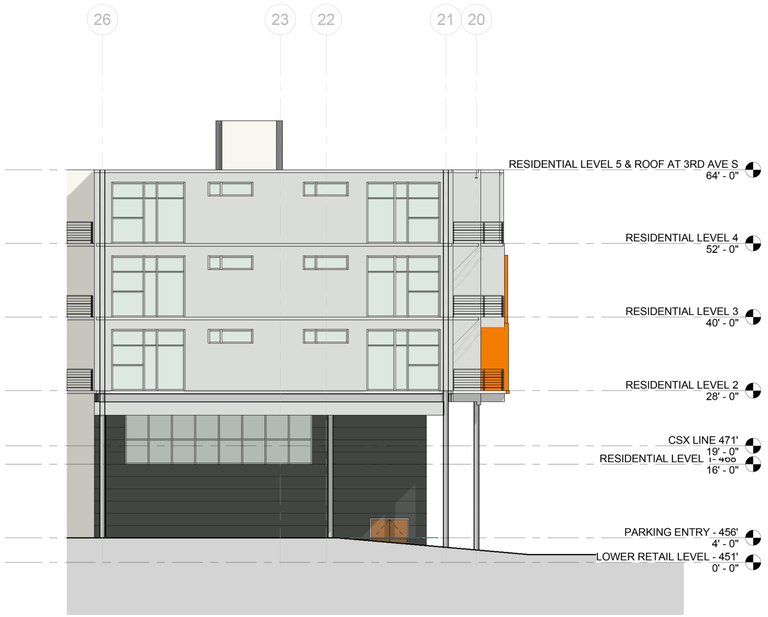
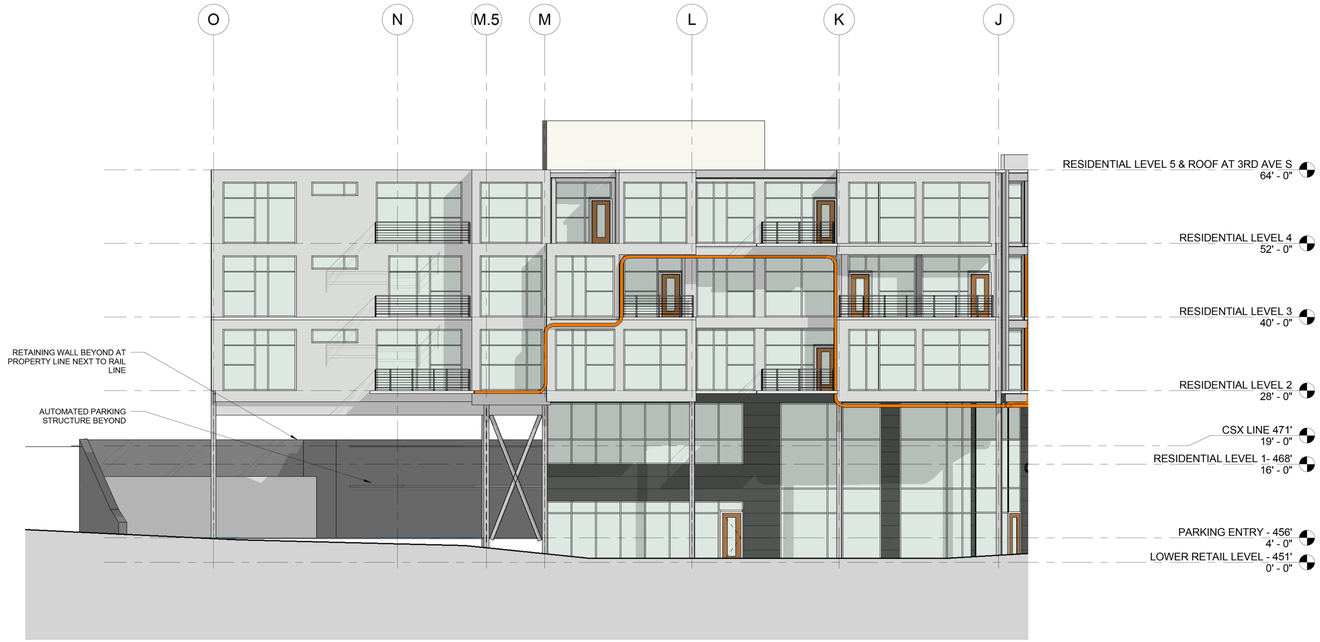


3 SOUTHEAST ELEVATION

0' 5' 10' 20'



2 EAST ELEVATION - FACING 3RD AVENUE SOUTH

0' 5' 10' 20'

1 NORTH ELEVATION - FACING HART STREET

0' 5' 10' 20'

EXTERIOR FINISH KEYNOTES

1. METAL PANEL EXTERIOR RAINSCREEN SYSTEM #1
2. METAL PANEL EXTERIOR RAINSCREEN SYSTEM #2
3. STOREFRONT WINDOW SYSTEM
4. EXPOSED STEEL STRUCTURE - PAINTED
5. CANOPY AT ENTRY
6. ALUMINUM GUARDRAIL
7. METAL SCREEN AT OPEN STAIRWELL

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EXTERIOR ELEVATIONS

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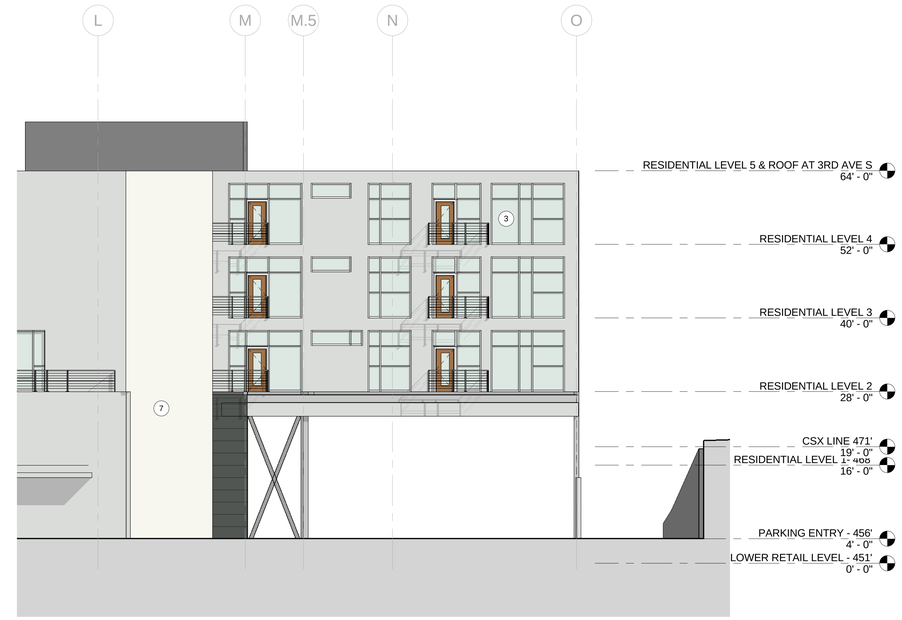
2 COURTYARD ELEVATION - SOUTH WEST

0' 5' 10' 20'



3 COURTYARD ELEVATINO - WEST

0' 5' 10' 20'

1 SOUTH ELEVATION

0' 5' 10' 20'

EXTERIOR FINISH KEYNOTES

1. METAL PANEL EXTERIOR RAINSCREEN SYSTEM #1
2. METAL PANEL EXTERIOR RAINSCREEN SYSTEM #2
3. STOREFRONT WINDOW SYSTEM
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1 NORTH ELEVATION - FACING DUDLEY PARK

0' 5' 10' 20'

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