RISE EAST NASHVILLE

800 Main Street

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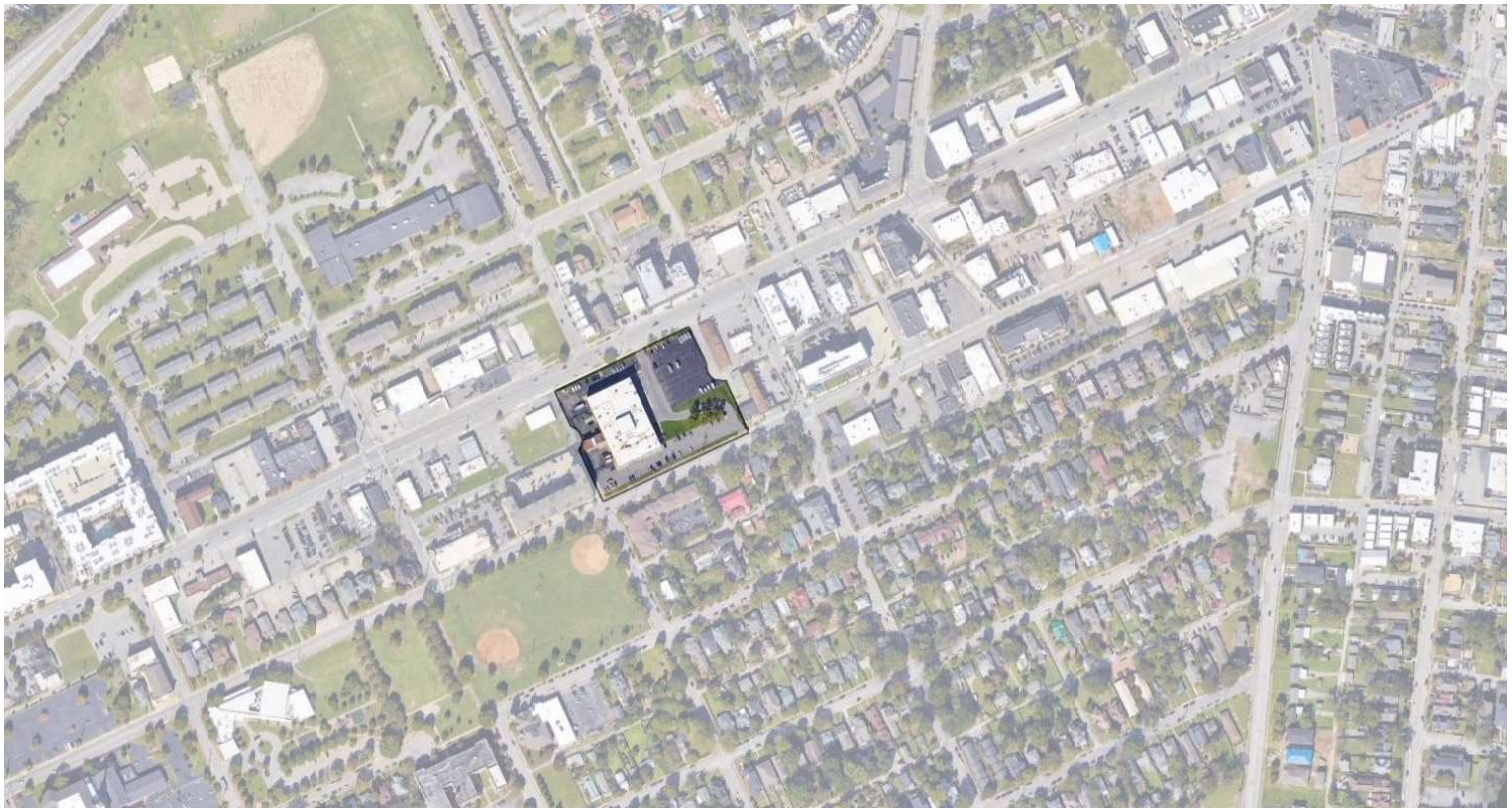
Nashville, TN 37209

A project by: Rise Investors

Rise East Nashville
Metro project # 2023SP-058-001

Submission date: May 16, 2023
revision date: /

Design by



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PURPOSE NOTE:

The purpose of this Pre-SP is to re-zone approximately 3.72 acres to provide for a mixed-use residential development in accordance with the Metro Nashville Planning Department to provide multi-family residential units, green space, and enhanced street connectivity.

STANDARD NOTES

1.The purpose of this SP is to rezone 3.7 acres from MUG-A to SP to allow for a mixed use development.

2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations, and requirements of MUG-A-NS

3. Minor modifcations to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifcations shall be consistent with the principles and further the objectives of the approved plan. Modifcations shall not be permitted, except through an ordinance approved by the Metro Council that increase the permitted density or foor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance.

4. The development may be constructed in multiple phases.

ARCHITECTURAL STANDARDS

1. New buildings shall avoid continuous uninterrupted blank facades. At a minimum, the facade plane shall be interrupted by one of the following for every thirty (30) linear feet of street frontage:

- A change in building material or building openings
- A horizontal undulation in the building facade of two (2) feet or greater
- A porch, stoop, window or balcony; porches shall be a min. six (6) feet in depth and stoops shall be a min. four (4) feet in depth.

2. A primary entrance to the building shall be located along the building facade within the build-to zone along a public street or when fronting public open space, or in a courtyard directly accessible to the street frontage.

3. A parcel located at the intersection of two public streets shall have a building occupy that corner unless it is occupied by a public open space.

4. Minimum glazing requirements shall be required on building facades facing public streets or public open space. Minimum glazing requirements for the non-residential uses shall be 50%. Minimum glazing requirements for residential uses shall be 20%. The first floor transparent glazing area calculation shall be measured from finished grade at the setback to finished floor elevation of the second floor. Glazing on upper floors facing a public street or public open space shall be a minimum of 15%.

5. Windows shall be vertically oriented at a ratio of 1.5:1 or greater; planning staff may allow modifications to this standard for dormers, decorative windows, clerestory windows, egress windows, storefront windows, curtain walls and other special conditions.

6. Refuse collection, recycling and mechanical equipment shall be fully screened from public view by the combination of fences, walls or landscaping.

7. Building facades shall be constructed of brick, brick veneer, stone, cast stone, terra cotta, cementitious siding, concrete, GFRC, glass, metal panel, stucco,precast, high pressure laminate, or materials substantially similar in form or function, unless otherwise approved on detailed building elevations included with the Preliminary SP.

8. HVAC units shall be located at the rear half of the side of unit, behind the unit, or on the roof of each building.

9. ALL SIGNAGE WILL CONFORM WITH THE GALLATIN PIKE UDO REQUIREMENTS

ZONING ANALYSIS

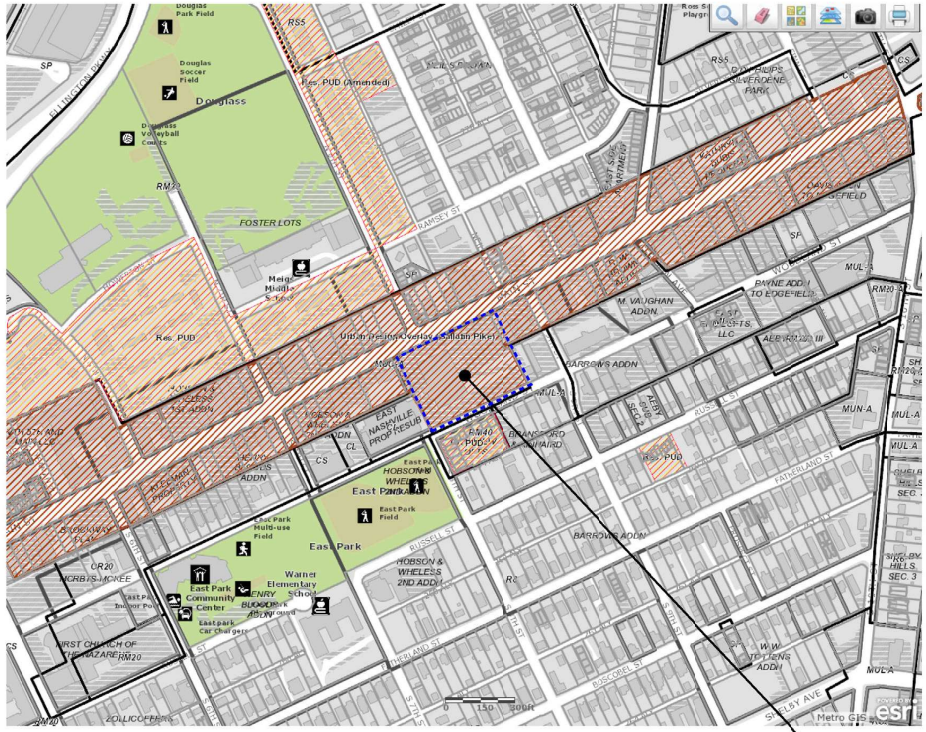
Acerage:	3.72 Acres
Council district:	06 Brett Withers
Parcel ID:	08216001800
Site address:	800 Main Nashville, TN 37211
Max. FAR non residential:	1.0
Residential Max. unit count:	385
Max ISR:	1.0
Build to Zone:	0-15 feet
Max Overall Height:	See zone 1 & 2 diagram
Min Side setback:	non required
Parking:	Final parking count will be based on final tenant mix. Not to exceed the maximum parking set by the UZO.
Material:	Refer to standards
Glazing %:	Refer to elevations
Allowable Uses:	As per MUG-A-NS SHORT-TERM RENTALS OWNER-OCCUPIED AND SHORT-TERM RENTALS NON -OWNER OCCUPIED SHALL BE PROHIBITED USES

PARCEL OWNER:
800 MAIN HOLDINGS, LLC

PROPOSED MAX.
DENSITY: 104 UNITS/AC

Project site data

Standards & zoning analysis



Legend

- Planned Unit Development
- Urban Design Overlay
- Zoning

800 MAIN STREET

METRO PLANNING NOTE

THE FINAL SITE/BUILDING PERMIT SHALL DEPICT THE REQUESTED PUBLIC SIDEWALKS, ANY REQUESTED GRASS STRIP OR FRONTAGE ZONE, AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUESTED SIDEWALK. WHERE FEASIBLE, VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.

PARKING NOTE:

ALL USES TO BE PARKED PER METRO ZONING ORDINANCE. PARKING TOTALS SHALL BE VERIFIED WITH FINAL DESIGN AND USE BEFORE ANY PERMITS ARE ISSUED.

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. 78/840 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 REPAIR, REPLACE, AND INSPECT ANY 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"RCP

FIRE MARSHALL NOTES:

1. NEW COMMERCIAL DEVELOPMENTS SHALL BE PROTECTED BY A FIRE HYDRANT THAT COMPLIES WITH THE 2018 EDITION OF NFPTA.
2. PROJECT ENGINEER NEEDS TO MEET WITH FIRE MARSHALL CONCERNING PROJECT
3. NO PART OF ANY BUILDING SHALL BE MORE THAN XXX FEET FROM A FIRE HYDRANT VIA A HARD SURFACE ROAD. METRO ORDINANCE 095-1541 SEC: 1568.020B
4. ALL FIRE DEPARTMENT ACCESS ROADS SHALL BE MINIMUM 20' IN WIDTH AND SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13.6'
5. ALL DEAD END ROADS OVER 150' IN LENGTH REQUIRE A 100' DIAMETER TURNAROUND, THIS INCLUDES TEMPORARY TURNAROUNDS
6. TEMPORARY T-TYPE TURNAROUNDS THAT LAST NO MORE THAN 1 YEAR SHALL BE APPROVED BY THE FIRE MARSHALL'S OFFICE
7. IF MORE THAN 3 STORIES ABOVE GRADE, CLASS I STANDPIPE SYSTEM SHALL BE INSTALLED
8. IF MORE THAN 1 STORY BELOW GRADE, CLASS 1 STANDPIPE SYSTEM SHALL BE INSTALLED
9. WHEN A BRIDGE IS REQUIRED TO BE USED AS PART OF A FORE DEPARTMENT ACCESS ROAD, IT SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH NATIONALLY RECOGNIZED STANDARDS
10. A FIRE HYDRANT SHALL BE PROVIDED WITHIN 100' OF THE FIRE DEPARTMENT CONNECTION
11. FIRE HYDRANTS SHALL BE IN SERVICE BEFORE ANY COMBUSTIBLE MATERIAL IS BROUGHT ON SITE.

GENERAL SP NOTE:

THE DEVELOPER RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO SITE LAYOUT, LANDSCAPE, GRADING, AND UTILITY FEATURES AS NEEDED TO RESPOND TO BASIC DEVELOPMENT OF DESIGN INTENT, UNFORESEEN CONDITIONS, OR EXISTING CONDITIONS.

AS THE DESIGN OF THE PROJECT CONTINUES TO PROGRESS, THE DEVELOPER MAY FIND IT NECESSARY TO MAKE MINOR ADJUSTMENTS TO ITEMS SUCH AS BUILDING FOOTPRINT, BUILDING ELEVATIONS AND COMPOSITION OF FENESTRATION AND OTHER FACADE ELEMENTS, OR THOSE AS NECESSITATED BY STRUCTURAL, MECHANICAL, OR ELECTRICAL DESIGN DEVELOPMENT.

DEVELOPER RESERVES THE RIGHT TO MAKE ADDITIONAL ADJUSTMENTS TO ADDRESS REQUIREMENTS OF OR REVISIONS TO BUILDING CODES AND OTHER REGULATIONS ENFORCED BY AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.

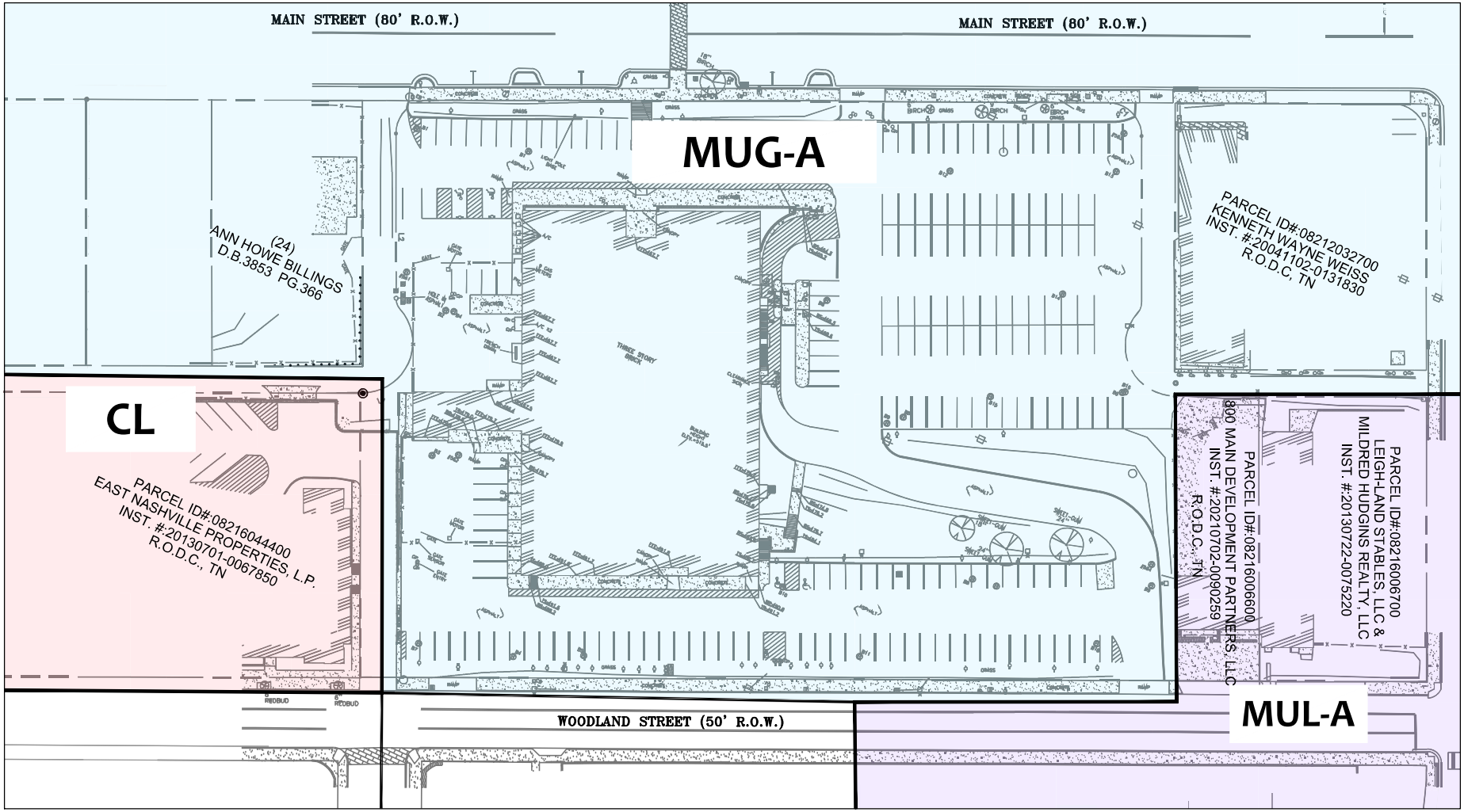
NDOT NOTE:

1. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY NDOT. FINAL DESIGN AND IMPROVEMENTS MAY VARY BASED ON ACTUAL FIELD CONDITIONS.

2. ALL CONSTRUCTION WITHIN THE RIGHT OF WAY SHALL COMPLY WITH ADA AND METRO PUBLIC WORKS STANDARDS ADA SPECIFICATION

PROJECT SITE DATA

SITE CONTEXT



Civil Plan

Existing conditions

A project by: Rise Investors
Scale : 1"=100'-0"

RISE

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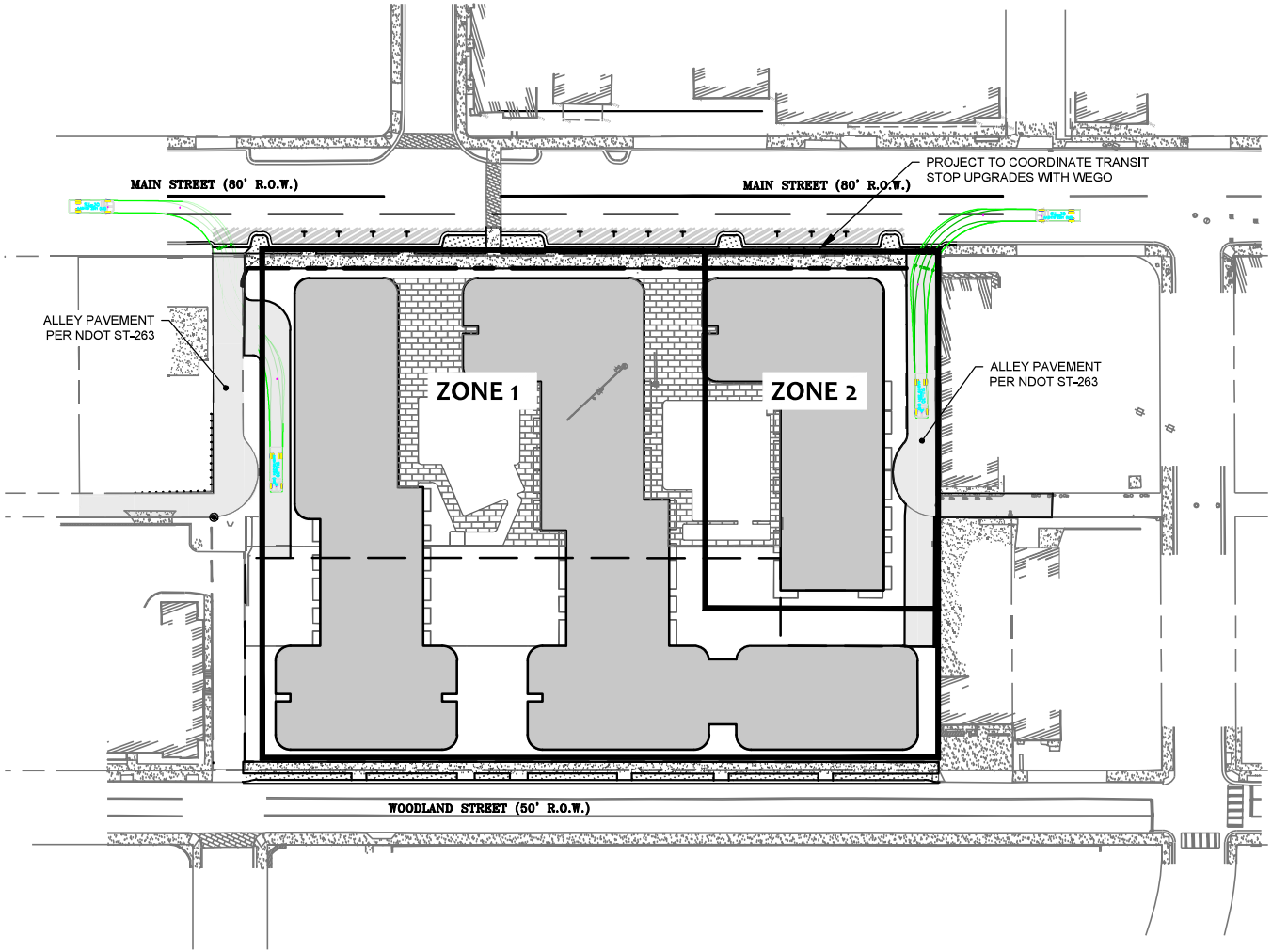

FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NUMBER 47037C024H (FLOOD ZONE X).

FIRE TRUCK ACCESS - 20'0" UNOBSTRUCTED ACCESS

CIVIL PLAN
OVERALL SITE

A PROJECT BY: RISE INVESTORS
SCALE : 1"=100'-0"

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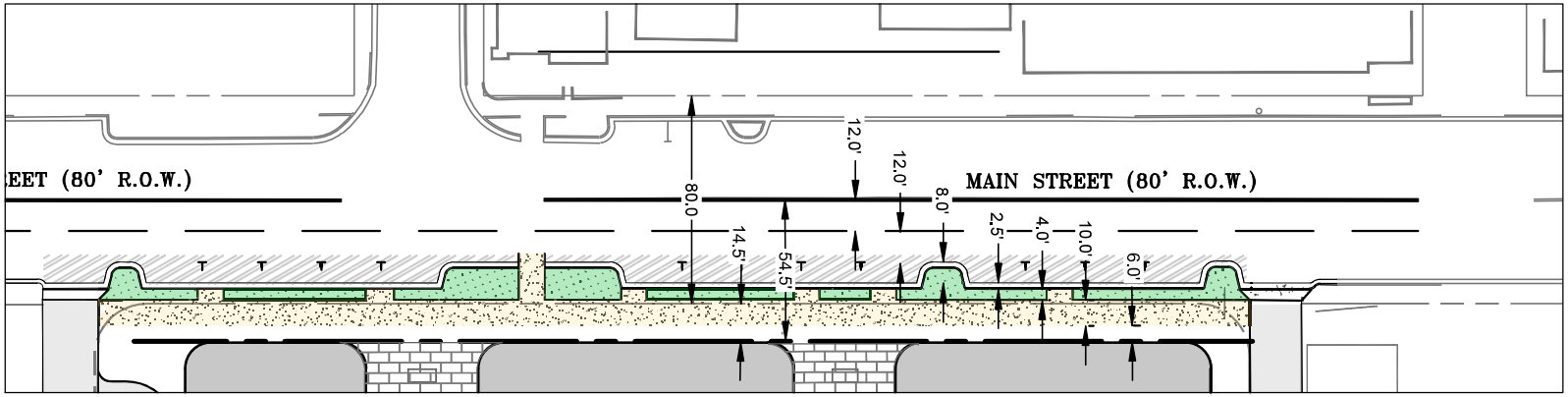
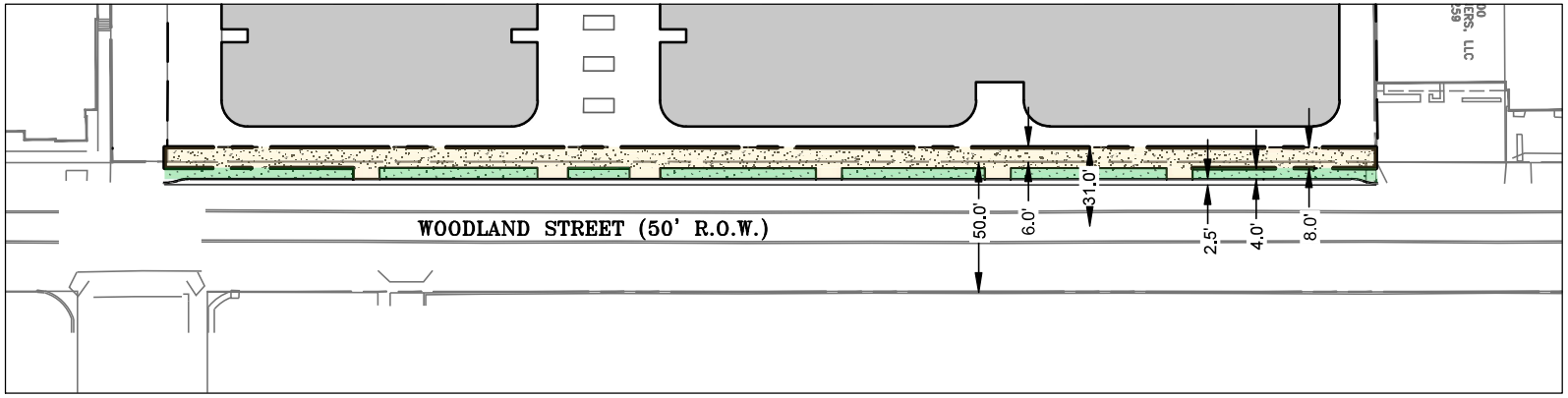


Main Street:
- 80.0' existing ROW
- 14.5' ROW dedication
- 54.5' half ROW
- Two 12.0' drive lanes
- 8.0' on street parking
- 2.5' curb & gutter
- 4.0' grass strip
- 10.0' sidewalk
- 6.0' frontage



Woodland Street:
- 50.0' existing ROW
- 6.0' ROW dedication
- 31.0' half ROW
- 2.5' curb & gutter
- 4.0' grass strip
- 8.0' sidewalk

Civil Plan

Right of way

A project by: Rise Investors
Scale : NTS

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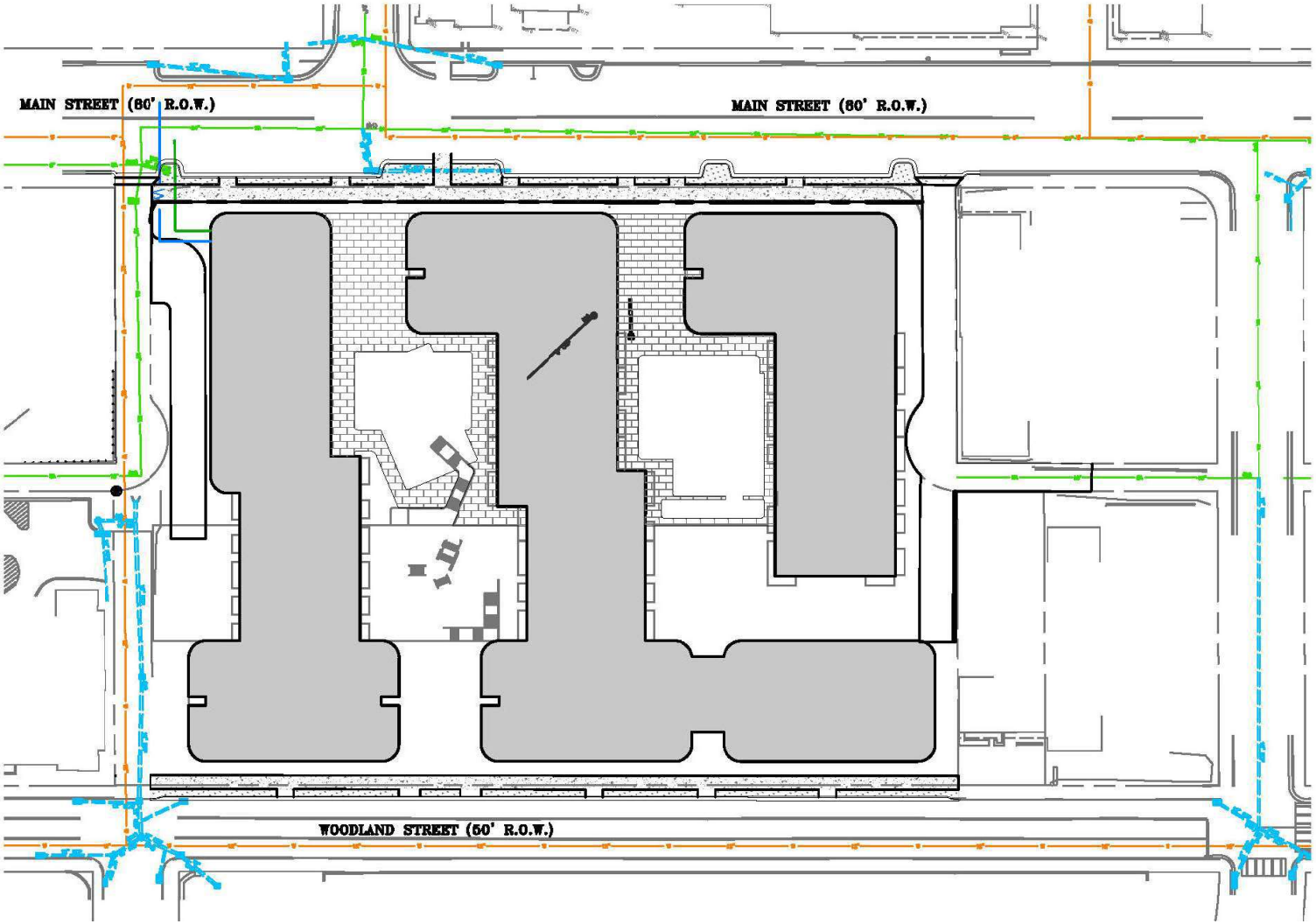

LEGEND:

- WATERLINE
- COMBINED STORM/SANITARY
- STORM

0'-0" 40'-0" 80'-0" 160'-0"

CIVIL PLAN

UTILITIES

A PROJECT BY: RISE INVESTORS
SCALE : 1"=80'-0"

RISE

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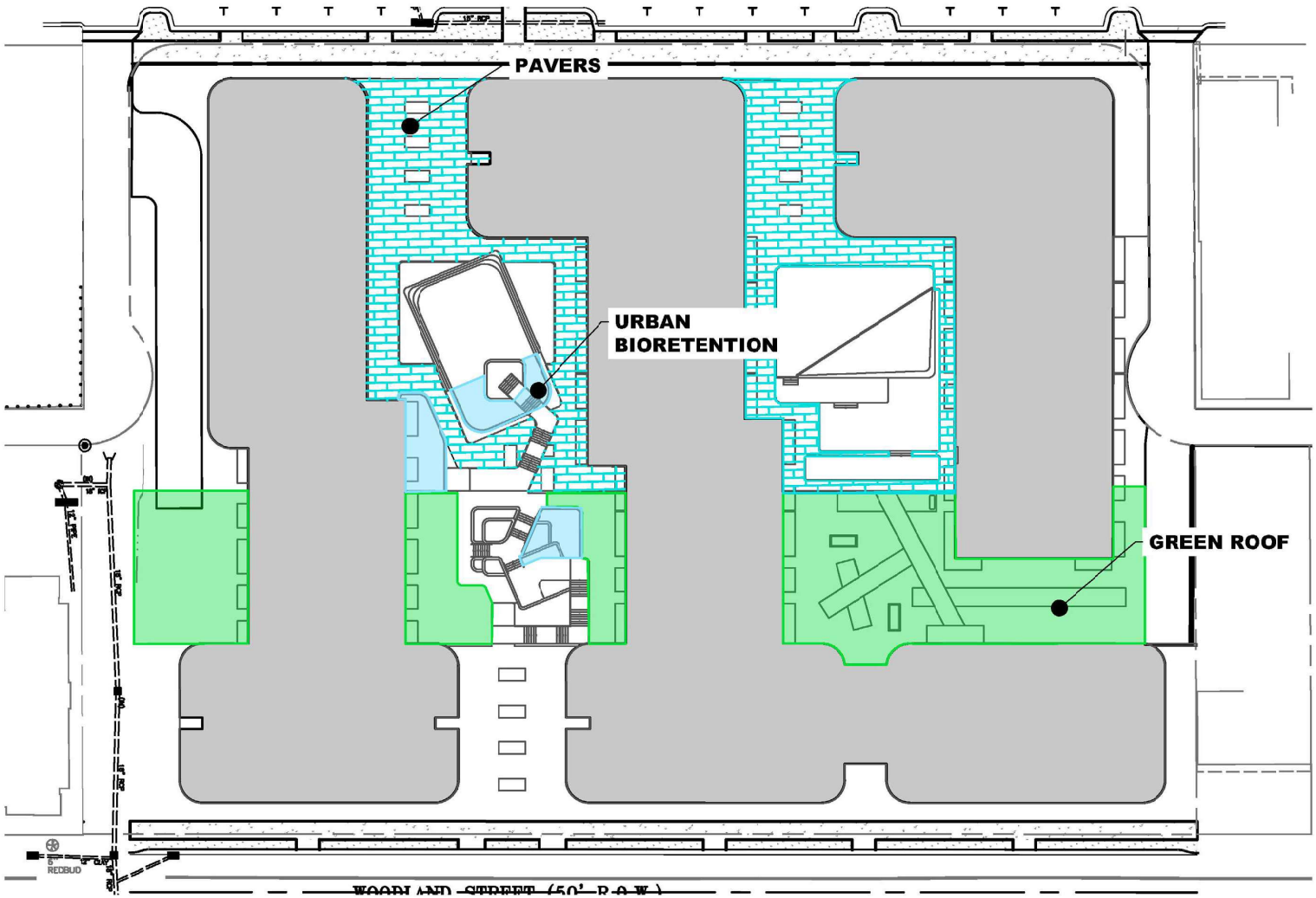

CONCEPTUAL LID

- Green Roof ~15,000 SF
- Pavers ~13,000 SF
- Urban Bioretention ~1500 SF

0'-0" 60'-0" 120'-0"

Civil Plan

Stormwater management

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Scale : 1"=60'-0"

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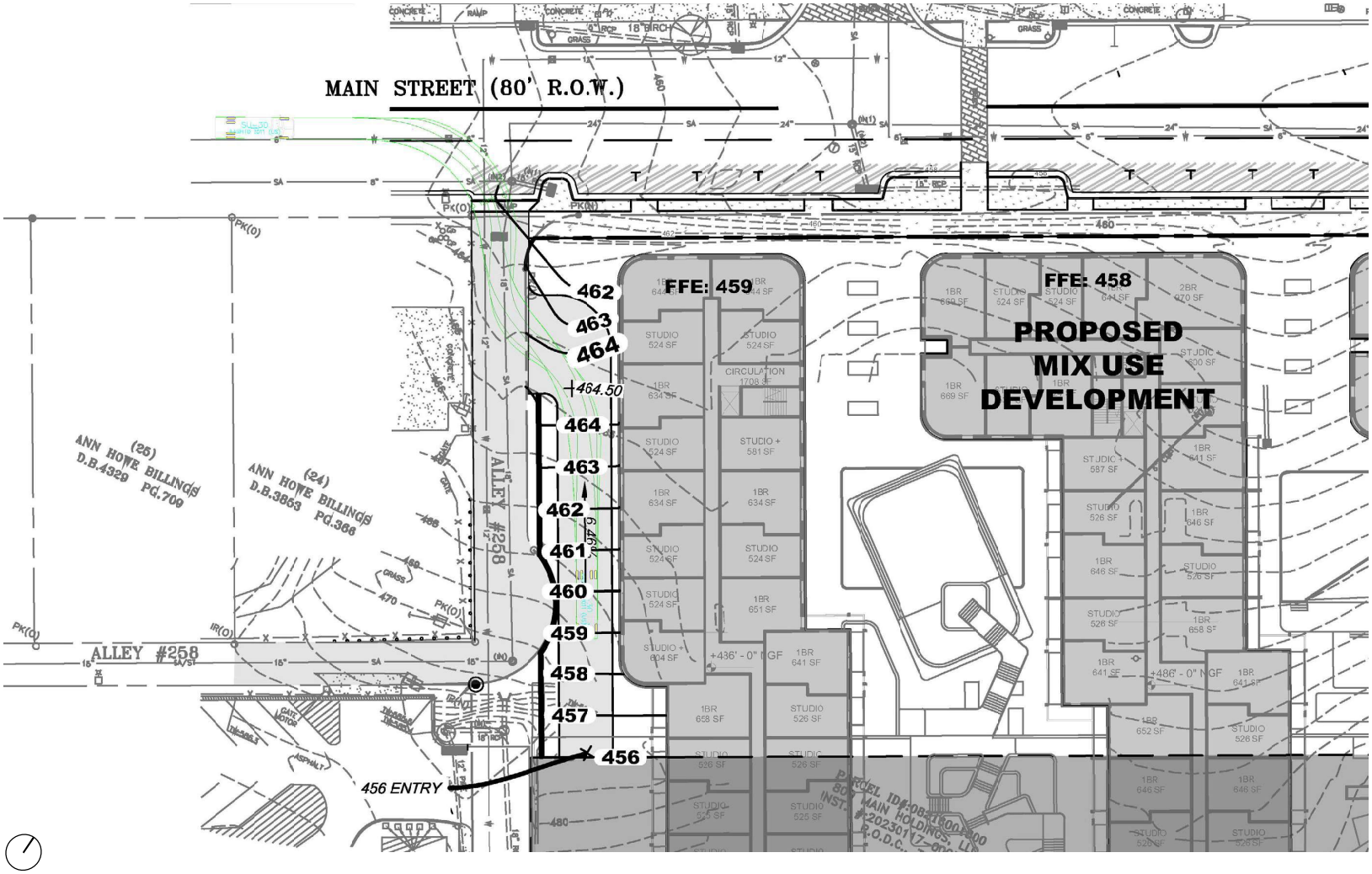
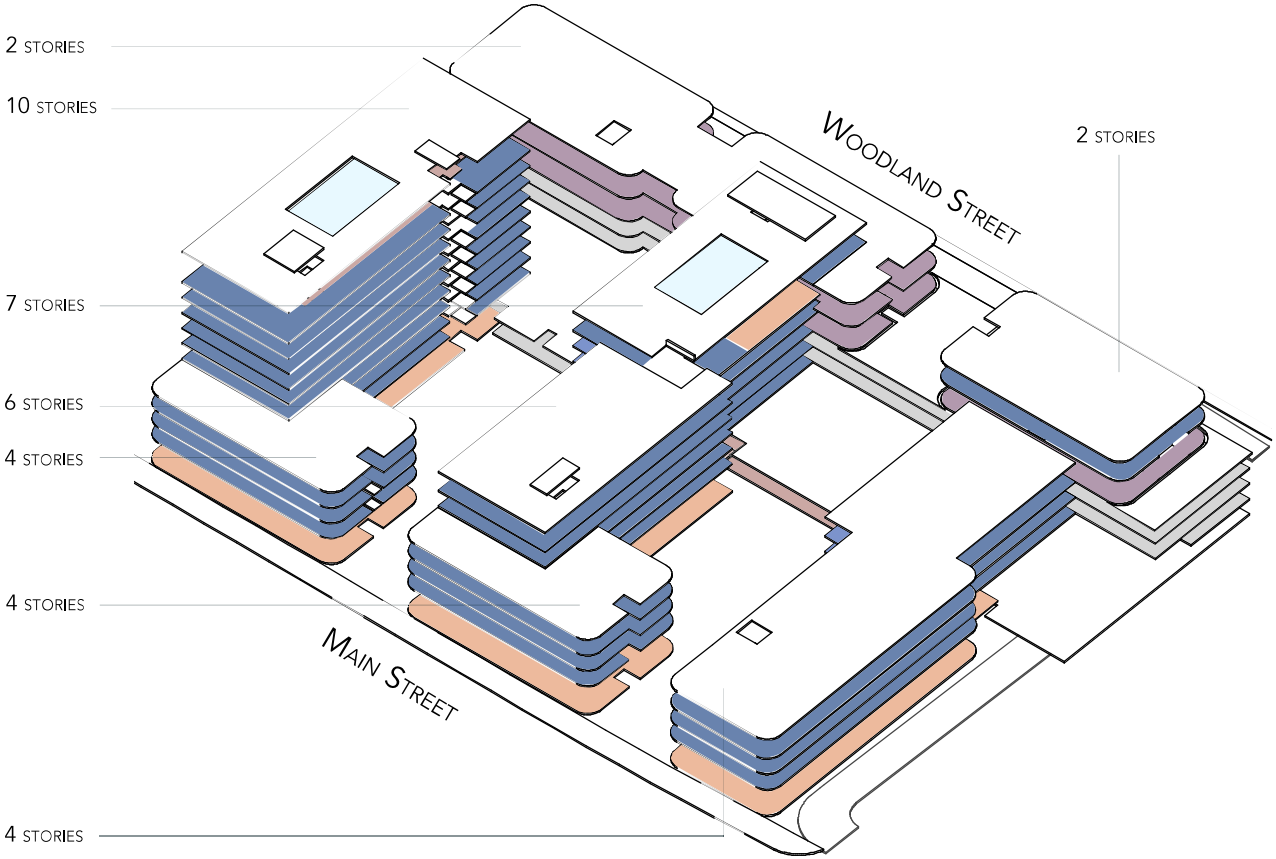
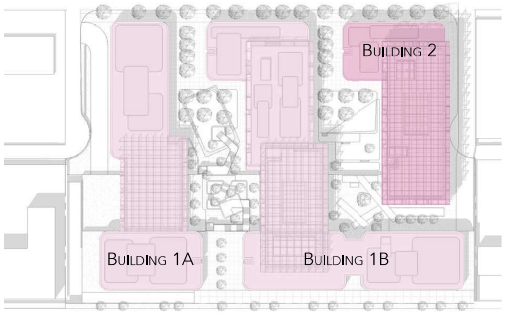


Civil Plan

West Fire access





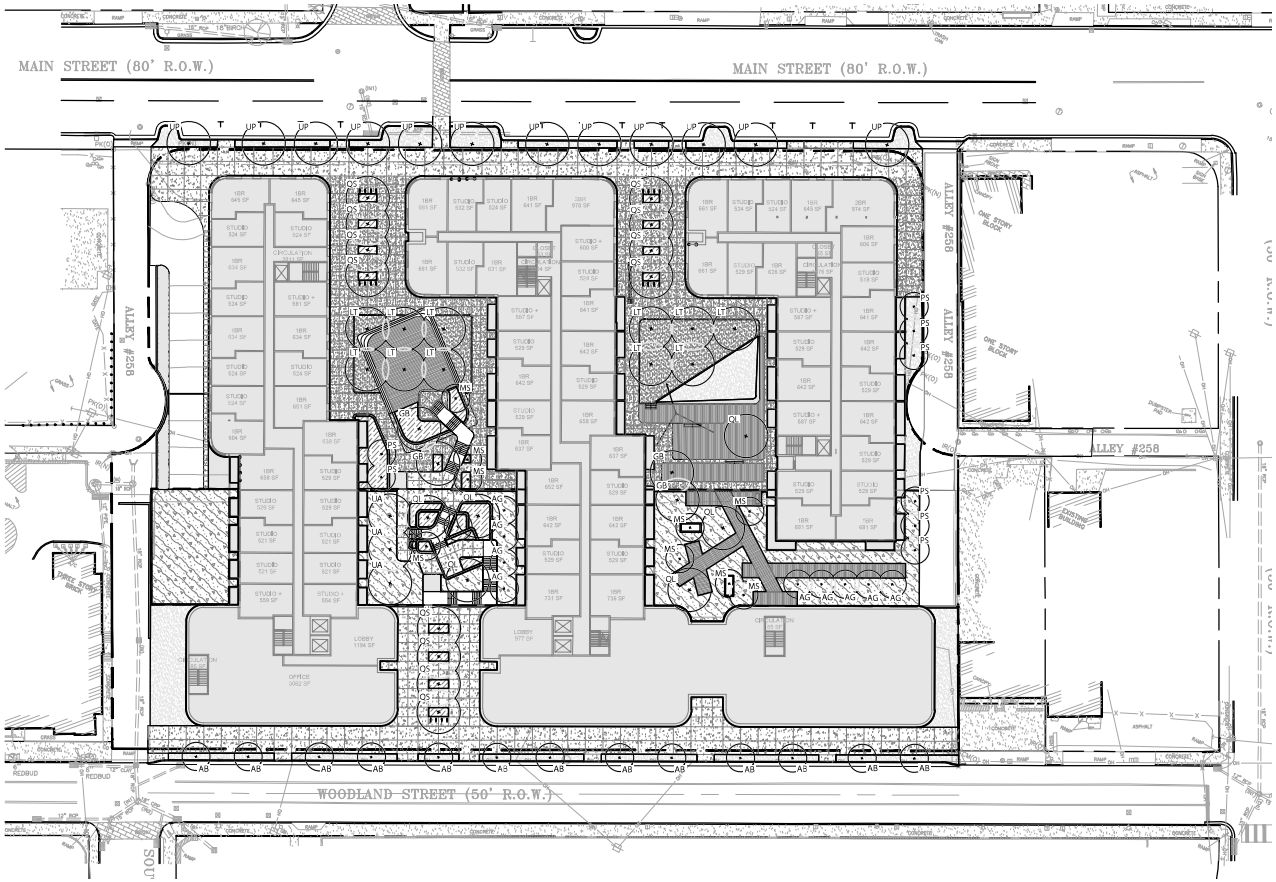
DATA

GSF TOTAL	409 000 SF
NON RESIDENTIAL	NOT TO EXCEED FAR 1.0

- RESIDENTIAL
- NON RESIDENTIAL
- TO BE DEFINED
- MEP
- POOL
- PARKING

PROGRAM

STACKING, STORIES & GSF



CANOPY STREET TREE / TREE
*PLANT SCHEDULE ON FOLLOWING PAGE

UNDERSTORY STREET TREE / TREE
*PLANT SCHEDULE ON FOLLOWING PAGE

PEDESTRIAN CONCRETE

PERMEABLE PAVER

LAWN

GREEN ROOF
*TO MEET METRO NASHVILLE GREEN ROOF REQUIREMENTS

URBAN BIORETENTION
*PLANT SCHEDULE ON FOLLOWING PAGE

LANDSCAPE SITE PLAN

0'-0" 40'-0" 80'-0" 160'-0"

A PROJECT BY: RISE INVESTORS
SCALE : 1"=80'-0"

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TREE DENSITY UNITS

TREE DENSITY UNIT (TDU) WORKSHEET (ORDINANCE BL2010-1104) REV SEPT 2019

	DATE: 10/05/2021							
	MAP	PARCEL 0971600100						
	APPLICATION NUMBER:							
	PROJECT NAME: RISE EAST NASHVILLE							
	ADDRESS: 800 MAIN STREET, Nashville, TN 37206							
1	ACREAGE (AREA OF PARCEL INCLUDING BUILDING SITE)			3.72				
2	MINUS BUILDING COVERAGE AREA		-	2.34				
3	EQUALS ADJUSTED ACREAGE		(=)	1.38				
4	MULTIPLY BY REQUIRED TREE DENSITY UNIT PER ACRE (choose one)		(*)	22	ALL NOT SINGLE FAMILY AND 1-2 STORIES	14	SINGLE FAMILY AND 1-2 STORIES	
5	REQUIRED TDU FOR PROJECT		(=)	30.36		(=) 19.32		

HERITAGE TREES RETAINED

DBH	# OF TREES	VALUE	TDU	DBH	# OF TREES	VALUE	TDU
8"	0	3.20	0.00				
10"	0	4.0	0.00	6"	0	1.8	0.00
12"	0	4.8	0.00	8"	0	2.4	0.00
14"	0	5.6	0.00	10"	0	3.0	0.00
16"	0	6.4	0.00	12"	0	3.6	0.00
18"	0	7.2	0.00	14"	0	4.2	0.00
20"	0	8.0	0.00	16"	0	4.8	0.00
22"	0	8.8	0.00	18"	0	5.4	0.00
24"	0	9.6	0.00	20"	0	6.0	0.00
				22"	0	6.6	0.00
		TOTAL	0.00			TOTAL	0.00
		ADD TOTAL TO LINE 6				ADD TOTAL TO LINE 6	

RETAINED TREES

DBH	# OF TREES	VALUE	TDU	DBH	# OF TREES	VALUE	TDU
24"	0	8.4	0.00	42"	0	23.1	0.00
26"	0	9.1	0.00	44"	0	24.1	0.00
28"	0	9.8	0.00	46"	0	27.4	0.00
30"	0	10.5	0.00	48"	0	28.8	0.00
32"	0	11.2	0.00	50"	0	30.0	0.00
34"	0	11.9	0.00	52"	0	31.2	0.00
36"	0	12.6	0.00	54"	0	33.1	0.00
38"	0	13.3	0.00	56"	0	34.4	0.00
40"	0	20.0	0.00	58"	0	37.7	0.00
		TOTAL	0.00	60"	0	40.0	0.00
		ADD TOTAL TO LINE 6				TOTAL	0.00
						ADD TOTAL TO LINE 6	

REPLACEMENT TREES–LARGE & MEDIUM CANOPY TREES

DBH	# OF TREES	VALUE	TDU
2"	0	.5	0.00
3"	0	.6	0.00
4"	35	.7	24.50
5"	0	.9	0.00
6"	0	1.0	0.00
7"	0	1.2	0.00
8"	0	1.3	0.00
		TOTAL	24.50
		ADD TOTAL TO LINE 7	

REPLACEMENT TREES–LARGE & MEDIUM ACCUMULATOR, SMALL UNDERSTORY TREES AND STREET TREES*

DBH	# OF TREES	VALUE	TDU
2"	21	.25	5.25
3"	0	.3	0.00
4"	0	.4	0.00
5"	0	.5	0.00
6"	0	.5	0.00
7"	0	.6	0.00
8"	0	.7	0.00
		TOTAL	5.25
		ADD TOTAL TO LINE 7	

EXAMPLES but not limited to:

Deciduous– Oak, Maple, Poplar, Hornbeam, Gingko

Evergreen– Fir, Holly, Sweet Magnolia, Pine, Hemlock, Spruce, Cedar

Mature height of greater than 30'

EXAMPLES but not limited to:

Columnar (Footprint– Deciduous: Sweetgum Shawnee Sweetgum, Armstrong Red Maple, Princeton Sentry Gingko

Understory Deciduous– Deciduous: Redbud, Dogwood, Flowering Cherry, Japanese Magnolia, Japanese Maple

Understory Evergreen: Dwf. Magnolia, Inkberry Holly, Cherry Laurel (tree form)

Mature height (e.g. 30' or less

Small Understory Columnar varieties receive no TDU credit

6	TOTAL TDU RETAINED ON-SITE			0.00				
7	TOTAL TDU FOR REPLACEMENT TREES ON-SITE		(=)	29.75				
8	TOTAL CREDITS PAID TO TREE MITIGATION BANK*		(*)	1	Credit = 1 TDU = $725.00			
9	TOTAL DENSITY UNITS PROVIDED		(=)	30.75	Total must exceed line 5			

The total density units provided (line 9) must equal or exceed the requirements of line 5 above

All Retained and Replacement trees must be shown on site plan.

Trees not planted in accordance with 17.24.110 –protection of trees during development activities, cannot be counted towards TDU.

Canopy Street Trees with less than 600 c.f. of Understory with less than 300 c.f. root volume receive no TDU credit

*Tree Bank cannot be used for Buffer, Screening, Frontage, Perimeter, or other requirements. Only for balancing required TDU.

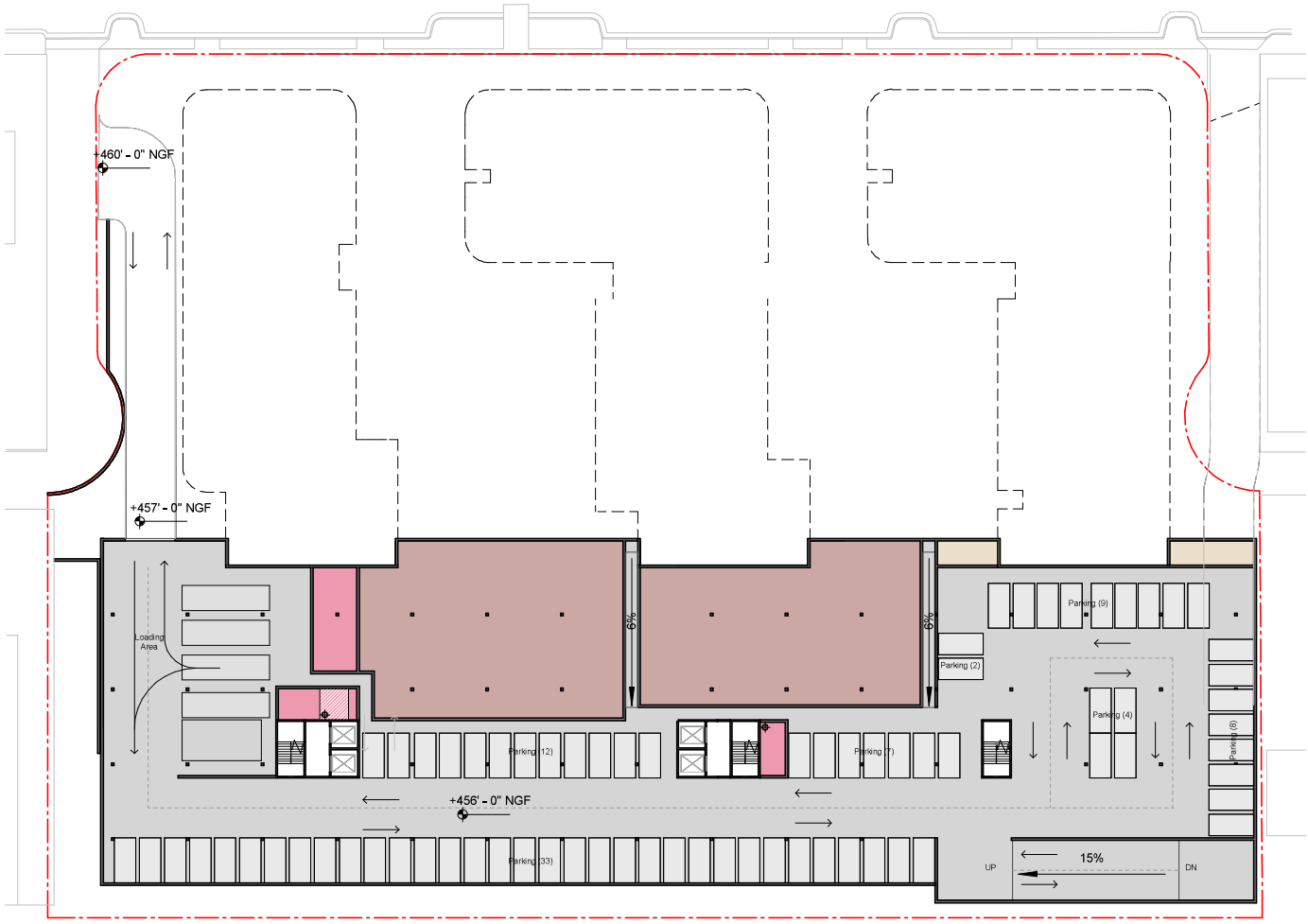
PLANT SCHEDULE

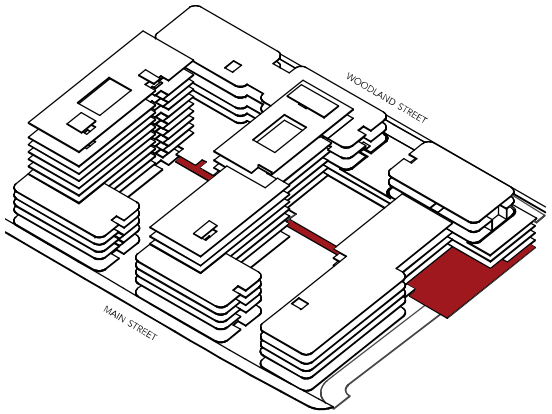
CANOPY STREET TREES					
SPECIES	COMMON NAME	CALIPER	SIZE (HEIGHT & SPREAD @ INSTALL)	ANTICIPATED SIZE (HEIGHT & SPREAD @ 3 YR)	QUANTITY
(UP) ULMUS PARVIFOLIA 'EMER II'	ALLEE LACEBARK ELM	4in.	12ft.	14ft.	12
CANOPY TREES					
SPECIES	COMMON NAME	CALIPER	SIZE (HEIGHT & SPREAD @ INSTALL)	ANTICIPATED SIZE (HEIGHT & SPREAD @ 3 YR)	QUANTITY
(LT) LIRIODENDRON TULIPIFERA	TULIP POPLAR	4in.	12ft.	14ft.	11
(QS) QUERCUS SHUMARDDII	SHUMARD OAK	4in.	12ft.	14ft.	12
(GB) GINGKO BILOBA 'PRINCETON SENTRY'	GINGKO	4in.	12ft.	14ft.	4
(QL) QUERCUS LYRATA	OVERCUP OAK	4in.	12ft.	14ft.	6
(UA) ULMUS ALATA	WINGED ELM	4in.	12ft.	14ft.	3
UNDERSTORY STREET TREES					
SPECIES	COMMON NAME	CALIPER	SIZE (HEIGHT & SPREAD @ INSTALL)	ANTICIPATED SIZE (HEIGHT & SPREAD @ 3 YR)	QUANTITY
(AB) ACER BUERGERIANUM	TRIDENT MAPLE	2in.	8ft.	10ft.	13
UNDERSTORY TREES					
SPECIES	COMMON NAME	CALIPER	SIZE (HEIGHT & SPREAD @ INSTALL)	ANTICIPATED SIZE (HEIGHT & SPREAD @ 3 YR)	QUANTITY
(AG) ACER GINNALA	AMUR MAPLE	2in.	8ft.	10ft.	9
(MS) MAGNOLIA STELLATA	STAR MAGNOLIA	2in.	8ft.	10ft	9
(PS) PRUNUS SERRULATA	FLOWERING CHERRY	2in.	8ft.	10ft.	8
URBAN BIORETENTION					
PERCENTAGE	TYPE		SIZE (HEIGHT & SPREAD @ INSTALL)	ANTICIPATED SIZE (HEIGHT & SPREAD @ 3 YR)	SPACING
10%	LARGE DECIDUOUS SHRUBS		36in.	60in.	48in. O.C.
20%	MEDIUM EVERGREEN SHRUBS		30in.	48in.	42in. O.C.
20%	SMALL DECIDUOUS SHRUBS		24in.	36in.	30in. O.C.
30%	ORNAMENTAL GRASSES		12in.	24in.	12in. O.C.
20%	ANTICIPATED PERENNIALS		12in.	18in.	12in. O.C.

SITE SOILS

All soils on site fall under the classifcation of McB (Maury-Urban land complex).
Source- https://websoilsurvey.nrcs.usda.gov/app/

Planting Schedule & Tree Densitiy Units





- RESIDENTIAL
- NON RESIDENTIAL
- TO BE DEFINED
- MEP
- TRASH / SERVICES
- STORAGE
- POOL
- PARKING

0'-0" 60'-0" 120'-0"

LEVEL PLAN
WS L-4

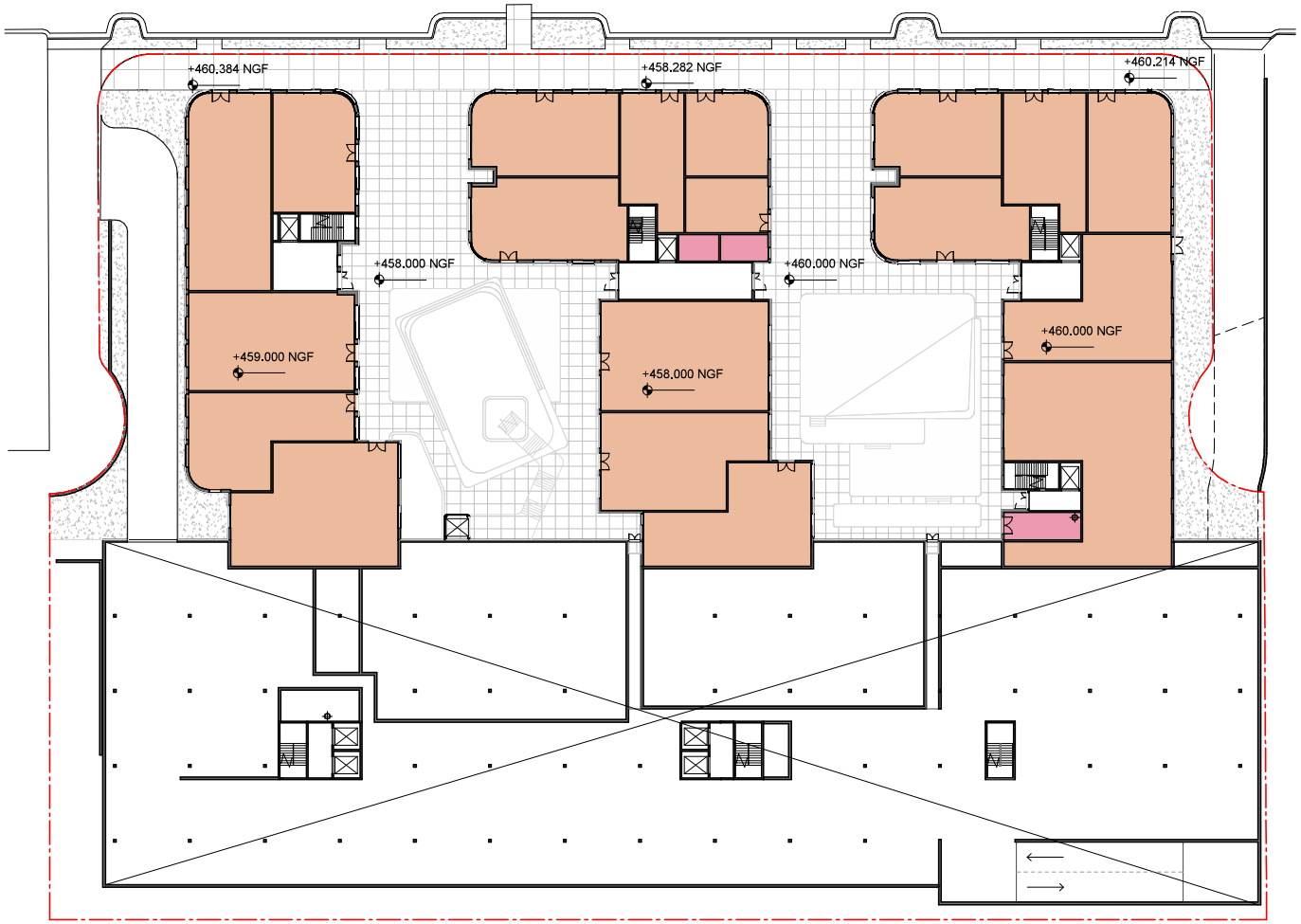
A PROJECT BY: RISE INVESTORS
SCALE : 1"=60'-0"

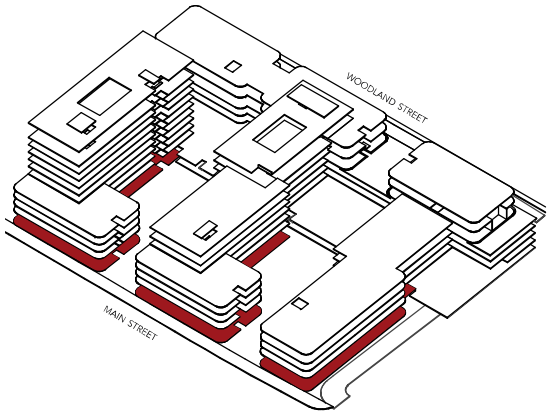
RISE

RISE EAST NASHVILLE
METRO PROJECT # 2023SP-058-001

SUBMISSION DATE: MAY 16, 2023
REVISION DATE: /

DESIGN BY AW2 STUDIOS HDLA BCA BARGE CIVIL





- RESIDENTIAL
- NON RESIDENTIAL
- TO BE DEFINED
- MEP
- TRASH / SERVICES
- STORAGE
- POOL
- PARKING

0'-0" 60'-0" 120'-0"

LEVEL PLAN
MS L1

A PROJECT BY: RISE INVESTORS
SCALE : 1"=60'-0"

RISE

RISE EAST NASHVILLE
METRO PROJECT # 2023SP-058-001

SUBMISSION DATE: MAY 16, 2023
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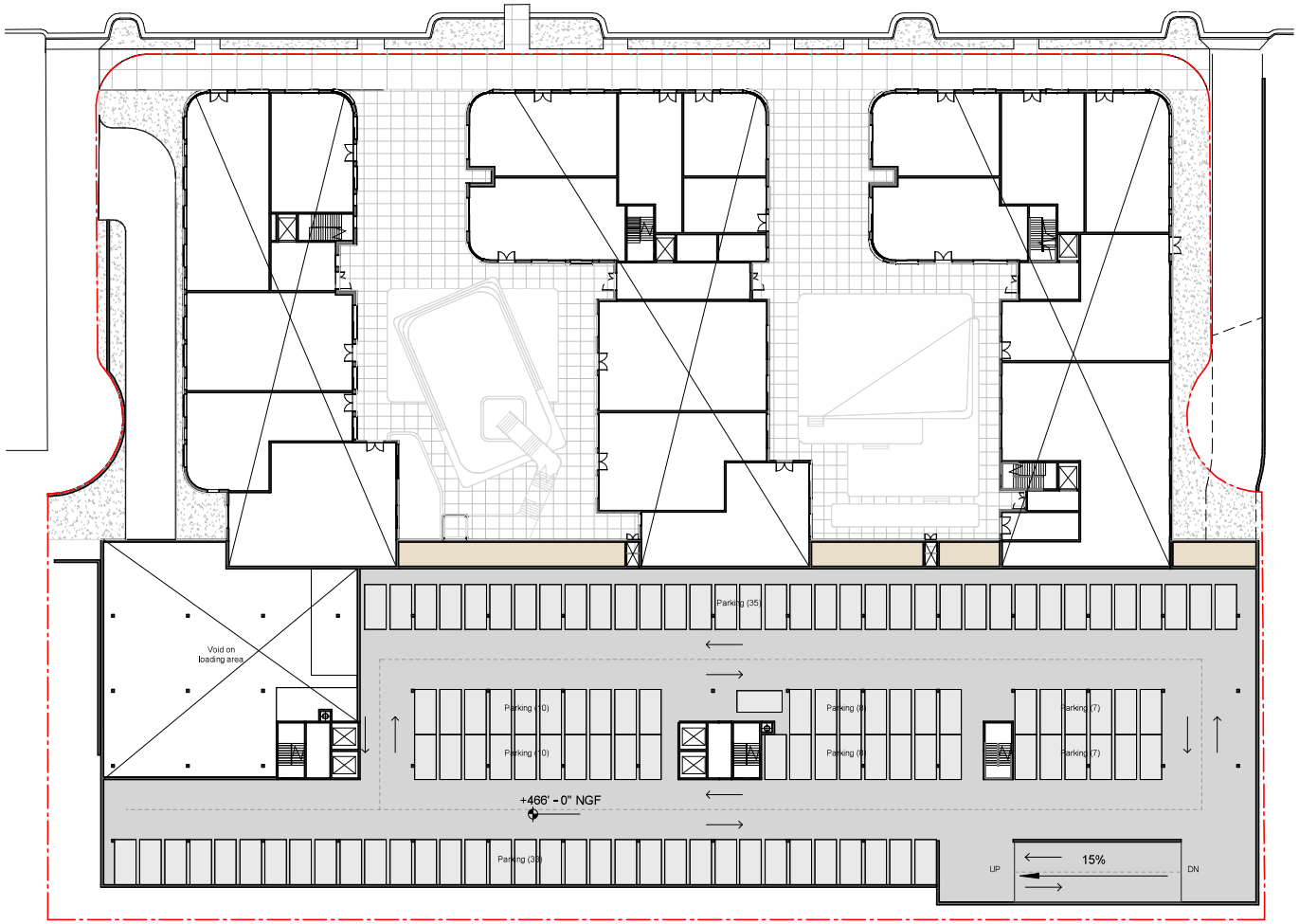
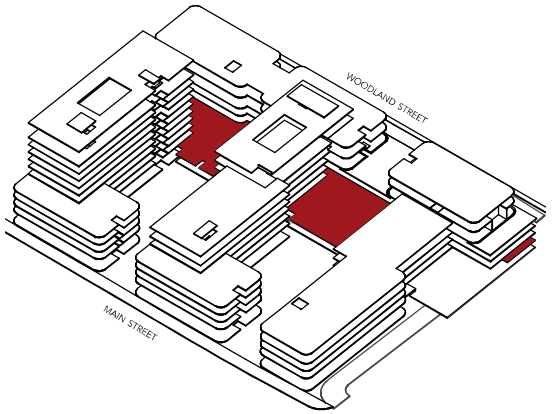
DESIGN BY AW2 STUDIOS HDLA BCA





- RESIDENTIAL
- NON RESIDENTIAL
- TO BE DEFINED
- MEP
- TRASH / SERVICES
- STORAGE
- POOL
- PARKING

0'-0" 60'-0" 120'-0"

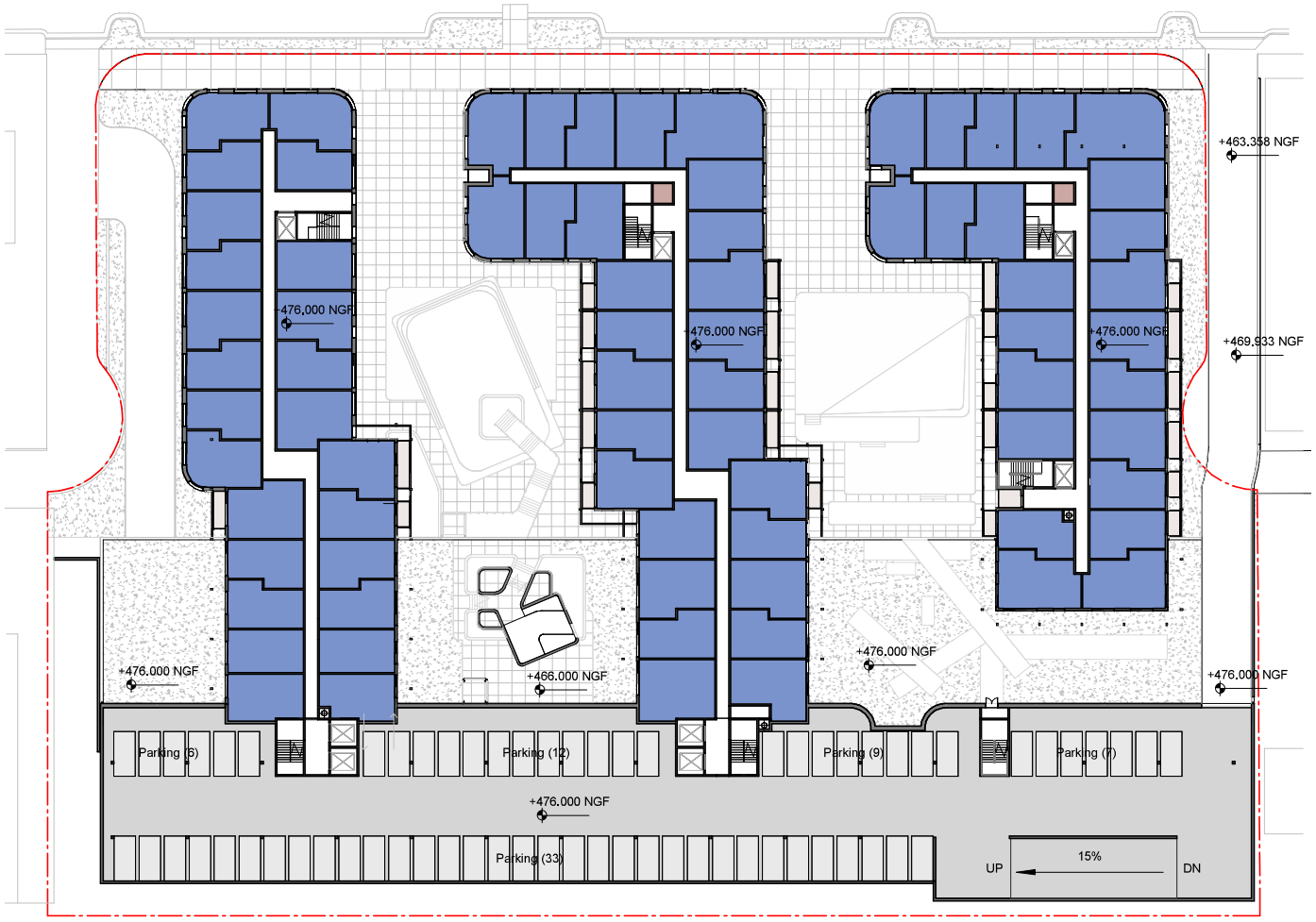
LEVEL PLAN
WS L-3

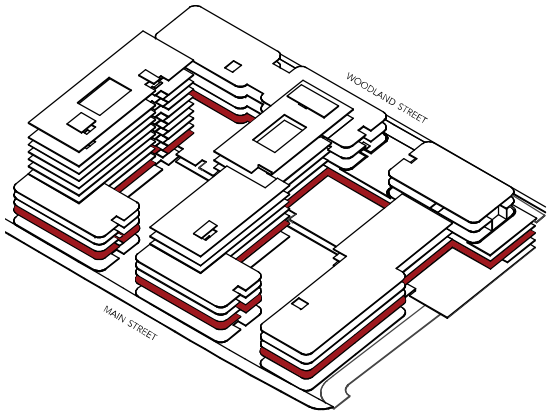
A PROJECT BY: RISE INVESTORS
SCALE : 1"=60'-0"

RISE EAST NASHVILLE
METRO PROJECT # 2023SP-058-001

SUBMISSION DATE: MAY 16, 2023
REVISION DATE: /

DESIGN BY AW2 STUDIOS HDLA BCA





- RESIDENTIAL
- NON RESIDENTIAL
- TO BE DEFINED
- MEP
- TRASH / SERVICES
- STORAGE
- POOL
- PARKING

0'-0" 60'-0" 120'-0"

LEVEL PLAN
MS L2 / WS L-2

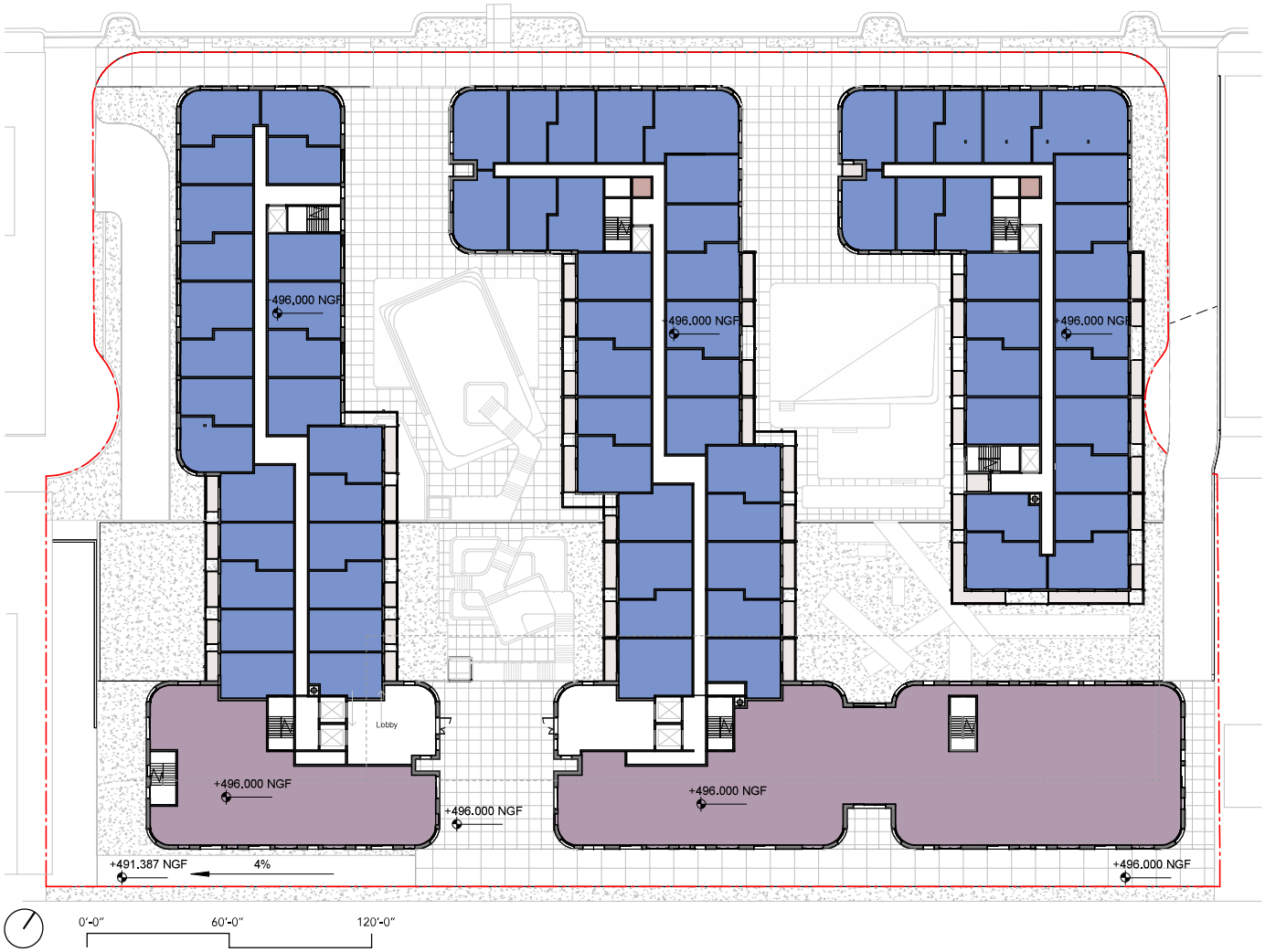
A PROJECT BY: RISE INVESTORS
SCALE : 1"=60'-0"

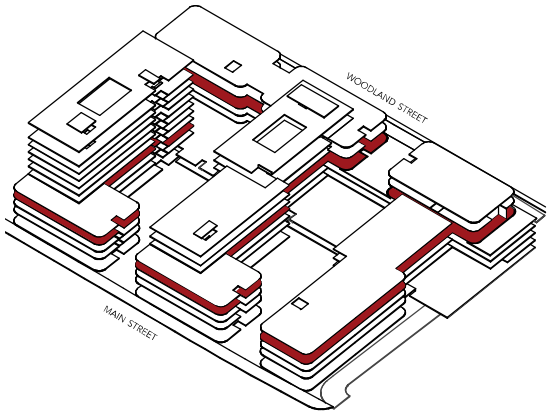
RISE

RISE EAST NASHVILLE
METRO PROJECT # 2023SP-058-001

SUBMISSION DATE: MAY 16, 2023
REVISION DATE: /

DESIGN BY AW2 STUDIOS HDLA BCA BARGE CIVIL





- RESIDENTIAL
- NON RESIDENTIAL
- TO BE DEFINED
- MEP
- TRASH / SERVICES
- STORAGE
- POOL
- PARKING

LEVEL PLAN
MS L4 / WS L1

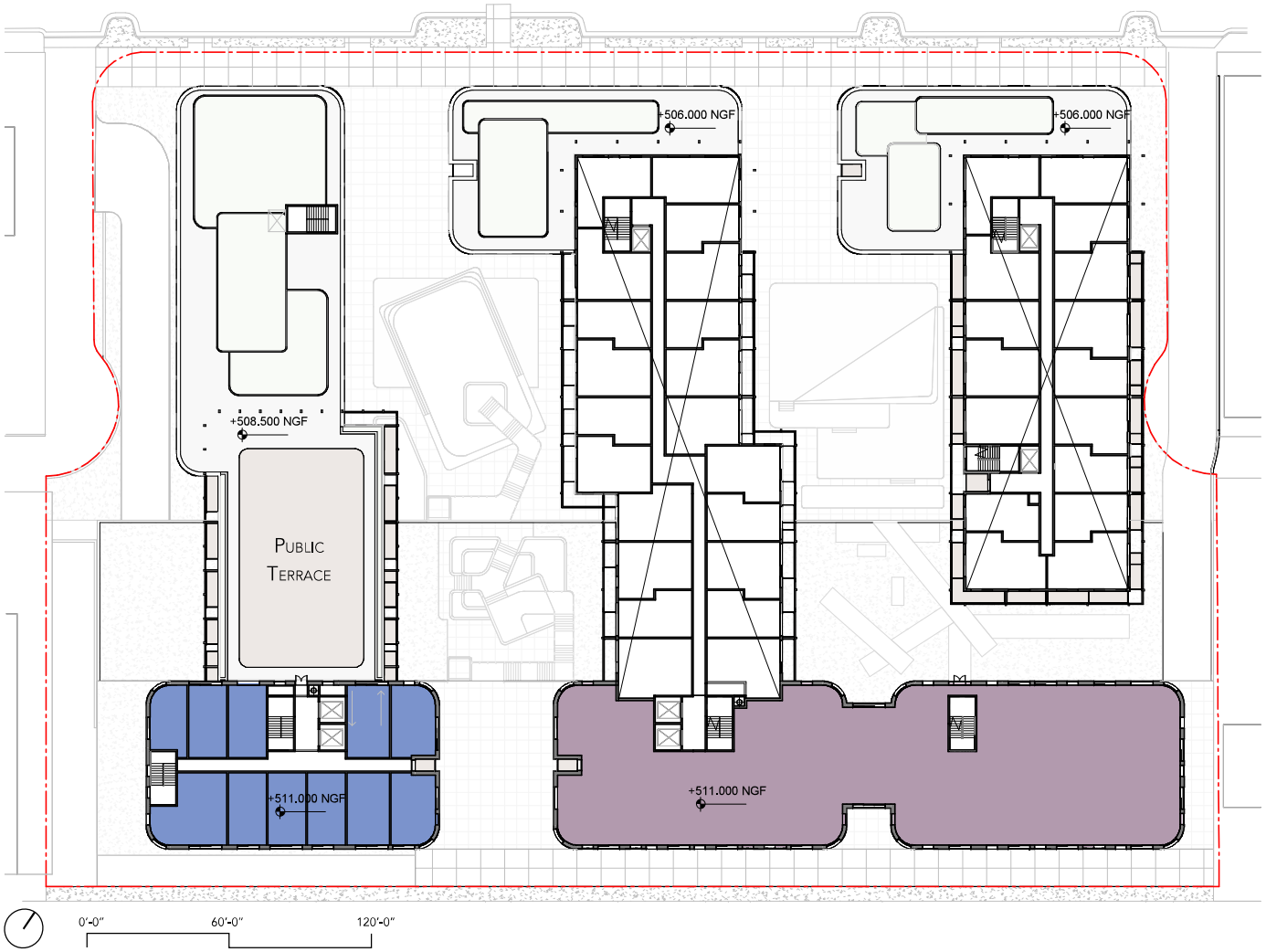
A PROJECT BY: RISE INVESTORS
SCALE : 1"=60'-0"

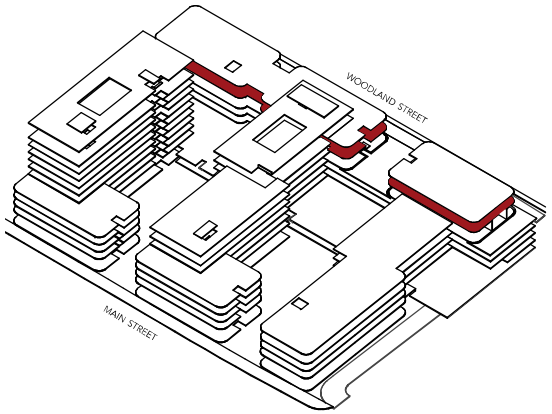
RISE

RISE EAST NASHVILLE
METRO PROJECT # 2023SP-058-001

SUBMISSION DATE: MAY 16, 2023
REVISION DATE: /

DESIGN BY AW2 STUDIOS HDLA BCA BARGE CIVIL ASSOCIATES





- Residential
- Non residential
- To be defined
- MEP
- Trash / Services
- Storage
- Pool
- Parking

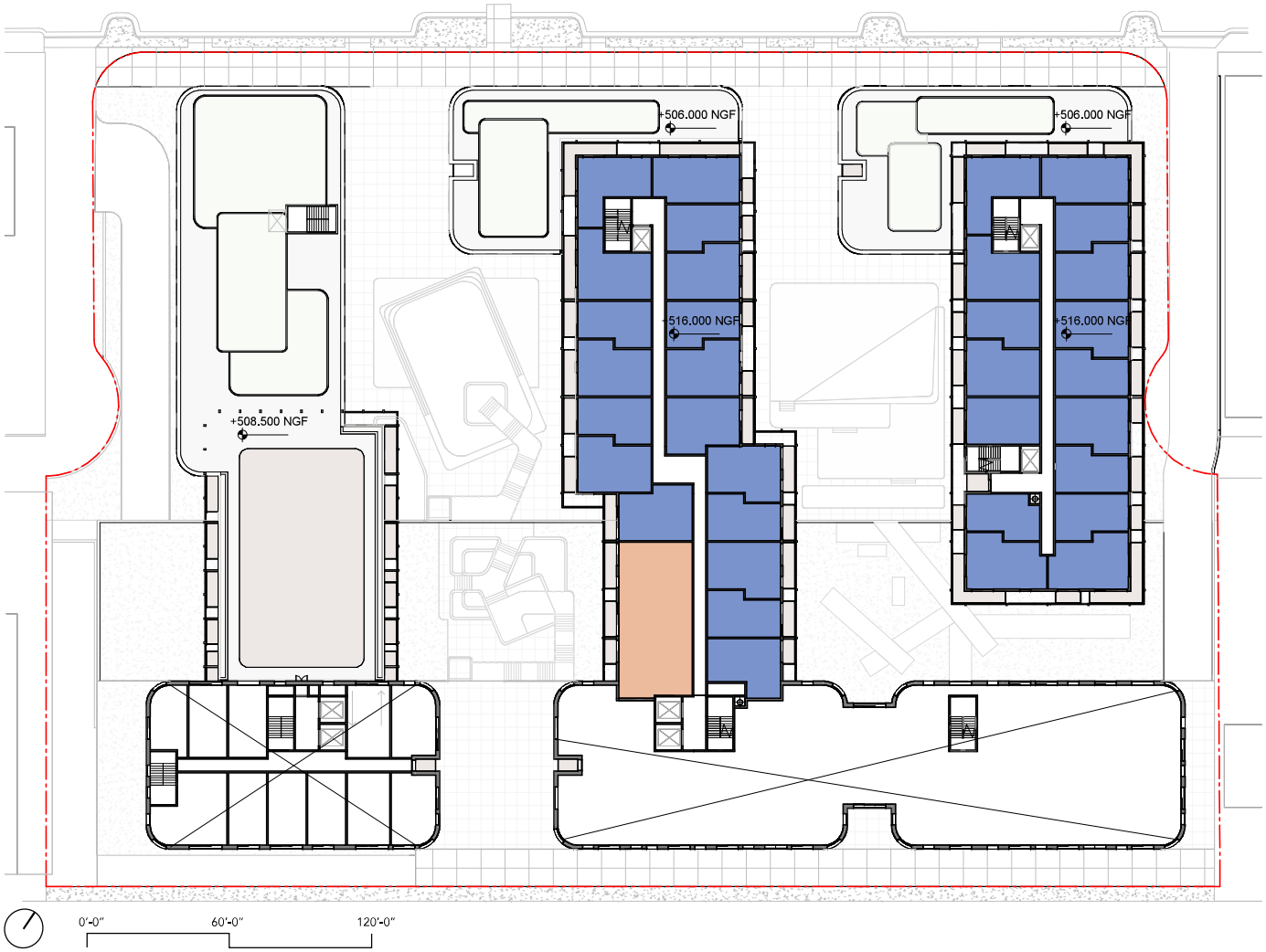
Level Plan
WS L2

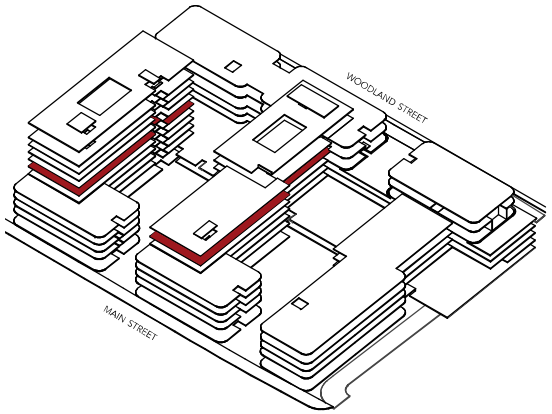
A project by: Rise Investors
Scale : 1"=60'-0"

Rise East Nashville
Metro project # 2023SP-058-001

Submission date: May 16, 2023
revision date: /

Design by





- RESIDENTIAL
- NON RESIDENTIAL
- TO BE DEFINED
- MEP
- TRASH / SERVICES
- STORAGE
- POOL
- PARKING

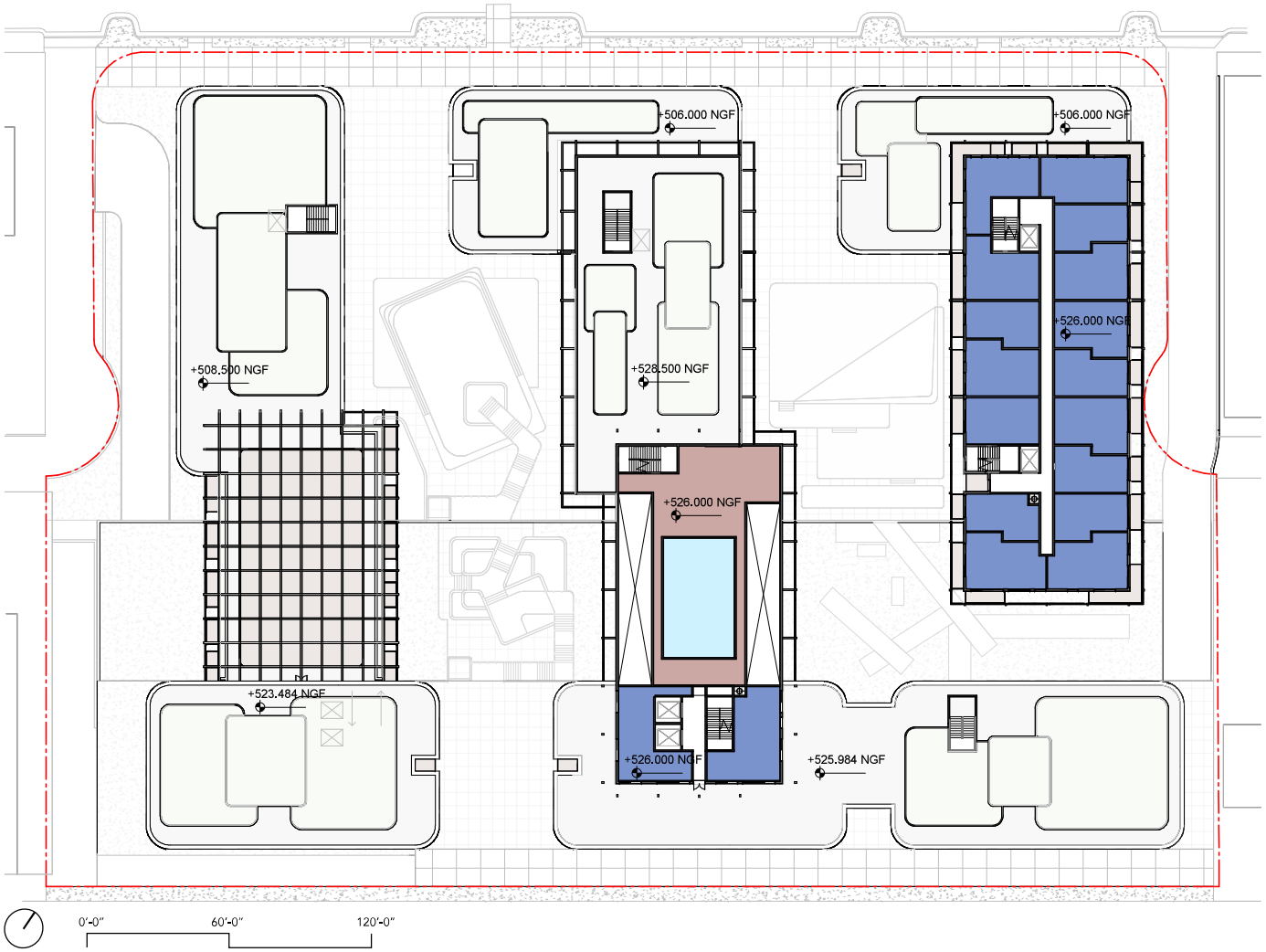
LEVEL PLAN
MS L6

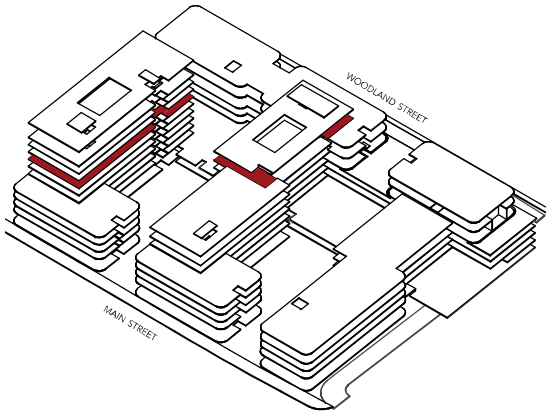
A PROJECT BY: RISE INVESTORS
SCALE : 1"=60'-0"

RISE EAST NASHVILLE
METRO PROJECT # 2023SP-058-001

SUBMISSION DATE: MAY 16, 2023
REVISION DATE: /

DESIGN BY AW2 STUDIOS HDLA BCA





- RESIDENTIAL
- NON RESIDENTIAL
- TO BE DEFINED
- MEP
- TRASH / SERVICES
- STORAGE
- POOL
- PARKING

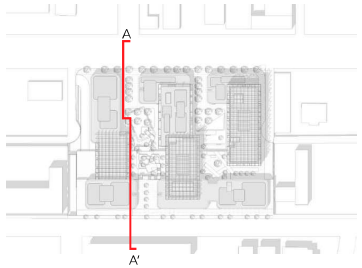
LEVEL PLAN
MS L7

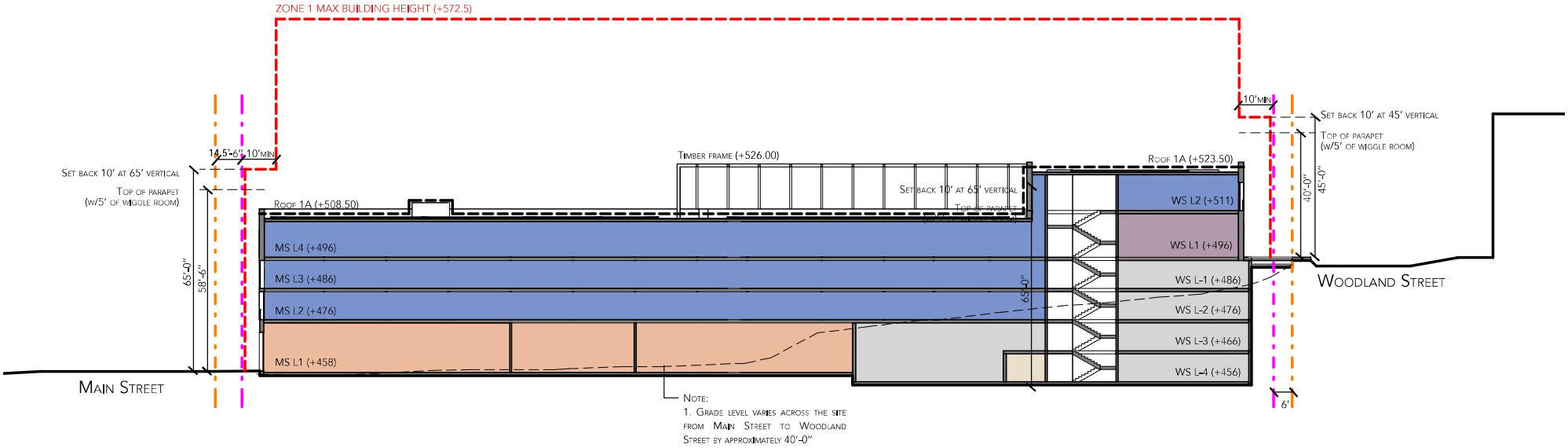
A PROJECT BY: RISE INVESTORS
SCALE : 1"=60'-0"

RISE EAST NASHVILLE
METRO PROJECT # 2023SP-058-001

SUBMISSION DATE: MAY 16, 2023
REVISION DATE: /

DESIGN BY AW2 STUDIOS HDLA BCA





NOTE:
1. GRADE LEVEL VARIES ACROSS THE SITE FROM MAIN STREET TO WOODLAND STREET BY APPROXIMATELY 40'-0"

EXTENT OF BUILDING ENCLOSURE
MAXIMUM ZONING BUILDING ENVELOPE
PROPOSED PROPERTY BOUNDARY
EX. PROPERTY BOUNDARY

PARKING
TO BE DEFINED
RESIDENTIAL
NON RESIDENTIAL
MEP
TRASH / SERVICES
STORAGE
POOL

0'-0" 40'-0" 80'-0"

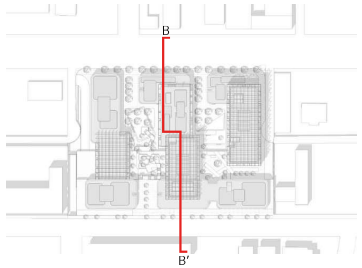
SECTION AA'
BUILDING 1A

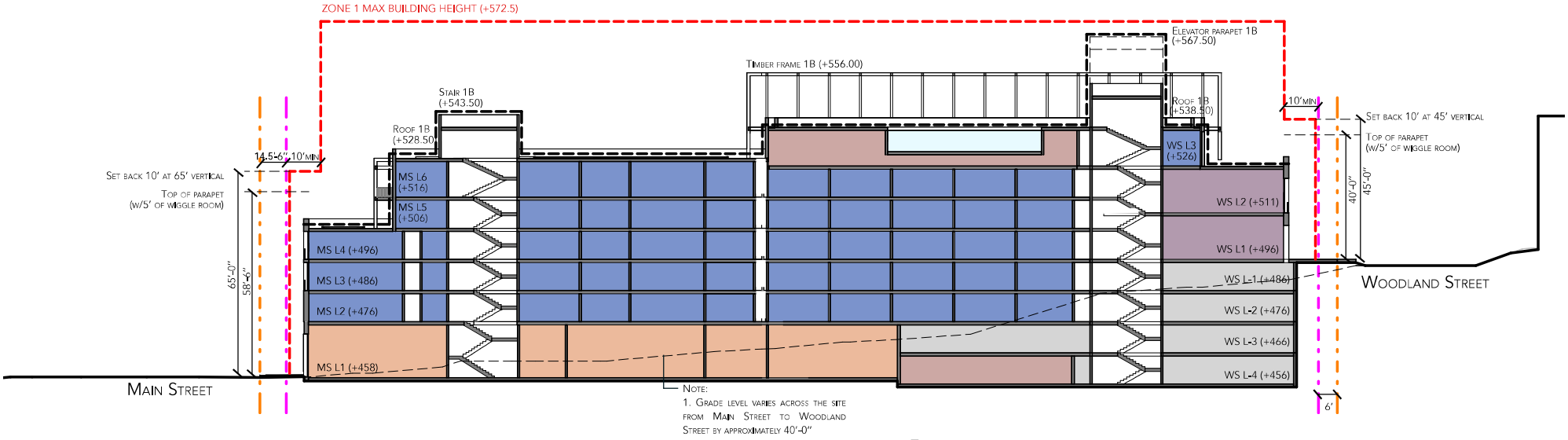
A PROJECT BY: RISE INVESTORS
SCALE : NTS

RISE EAST NASHVILLE
METRO PROJECT # 2023SP-058-001

SUBMISSION DATE: MAY 16, 2023
REVISION DATE: /

DESIGN BY AW2 STUDIOS HDLA BCA





EXTENT OF BUILDING ENCLOSURE
MAXIMUM ZONING BUILDING ENVELOPE
PROPOSED PROPERTY BOUNDARY
EX. PROPERTY BOUNDARY

PARKING
TO BE DEFINED
RESIDENTIAL
NON RESIDENTIAL
MEP
TRASH / SERVICES
STORAGE
POOL

0'-0" 40'-0" 80'-0"

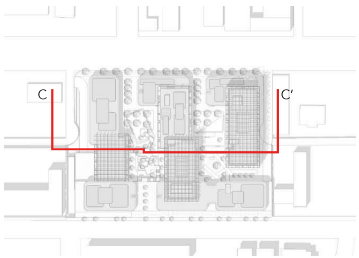
SECTION BB'
BUILDING 1B

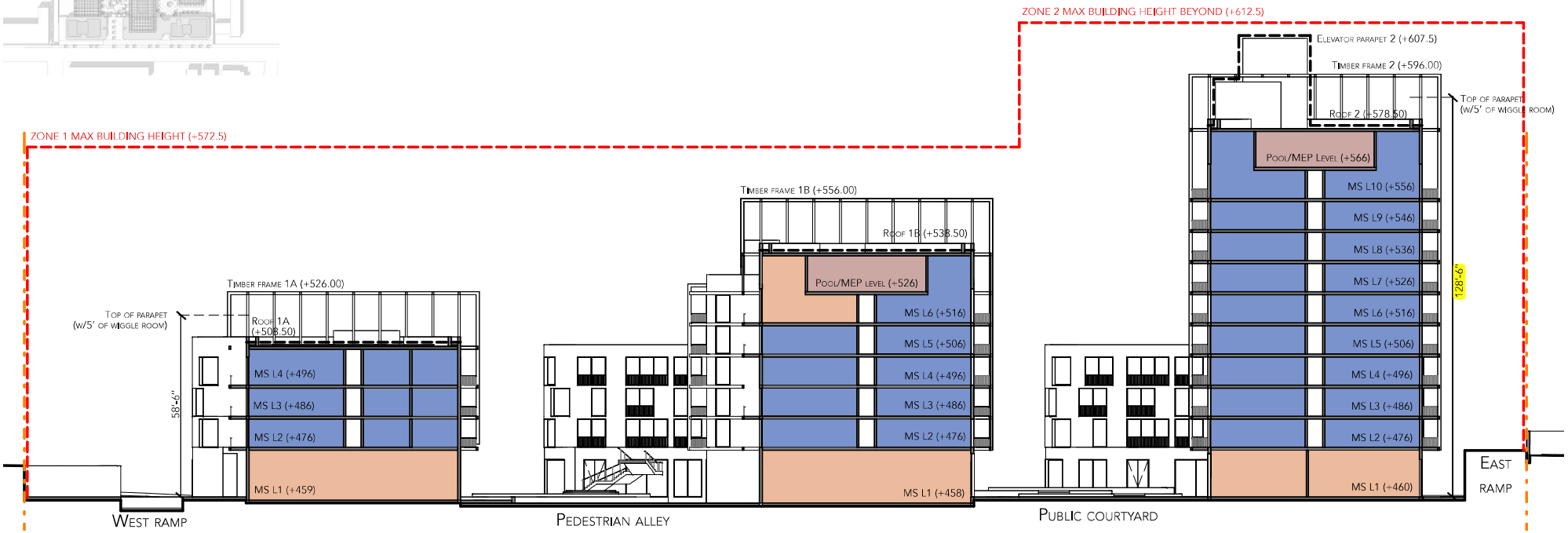
A PROJECT BY: RISE INVESTORS
SCALE : NTS

RISE EAST NASHVILLE
METRO PROJECT # 2023SP-058-001

SUBMISSION DATE: MAY 16, 2023
REVISION DATE: /

DESIGN BY AW2 STUDIOS HDLA BCA BARGE CIVIL ASSOCIATES





Parking
To be defined
Residential
Non Residential
MEP
Trash / Services
Storage
Pool

Extent of building enclosure
Maximum zoning building envelope
Proposed Property boundary
Ex. Property boundary

0'-0" 40'-0" 80'-0"

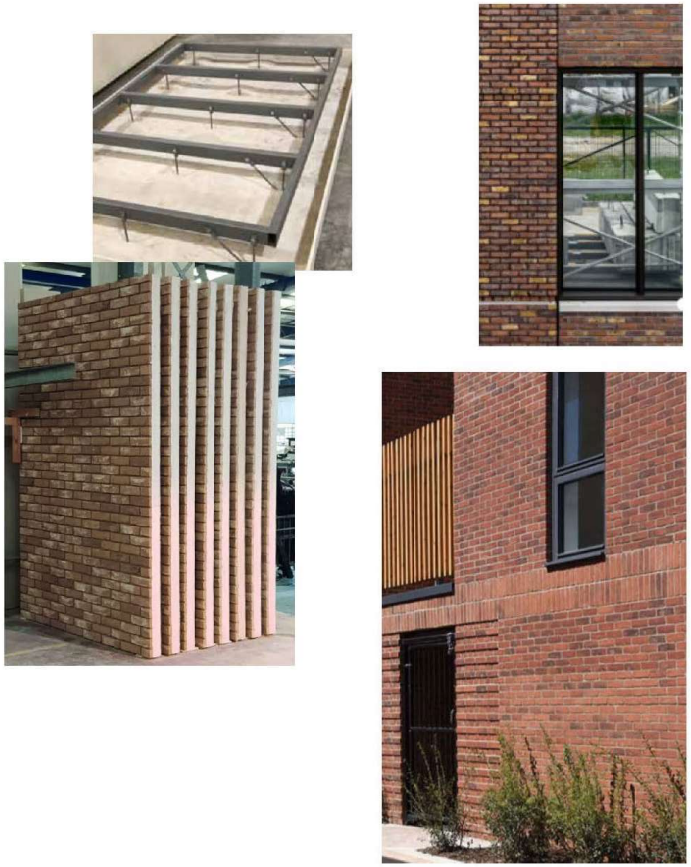
Section CC'
Buildings 1A, 1B & 2

A project by: Rise Investors
Scale : 1"=40'-0"

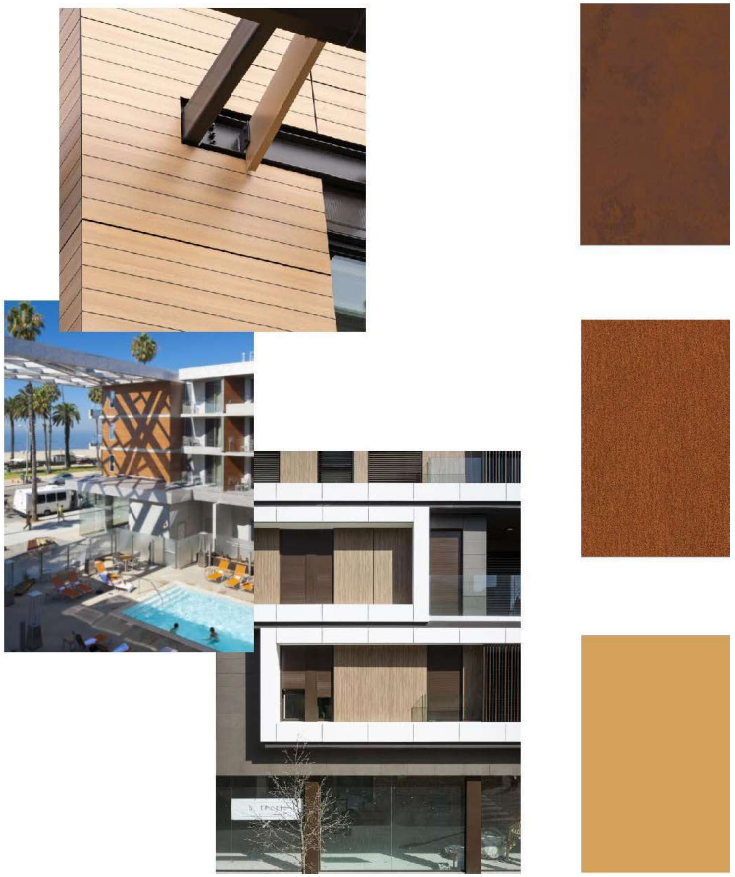
Rise East Nashville
Metro project # 2023SP-058-001

Submission date: May 16, 2023
revision date: /

Design by



GFRC / GRC panels



HPL (High pressure laminate)

Potential materials

Reference images

Materials indicated are preliminary

- Minimum % glazing non residential: 50%
- Minimum % glazing residential: 20%
- 1st floor minimum % glazing: 50%
- Upper floors minimum % glazing: 15%

0'-0" 40'-0" 80'-0"

North Elevation
Main Street

A project by: Rise Investors
Scale : 1"=40'-0"

Rise East Nashville
Metro project # 2023SP-058-001

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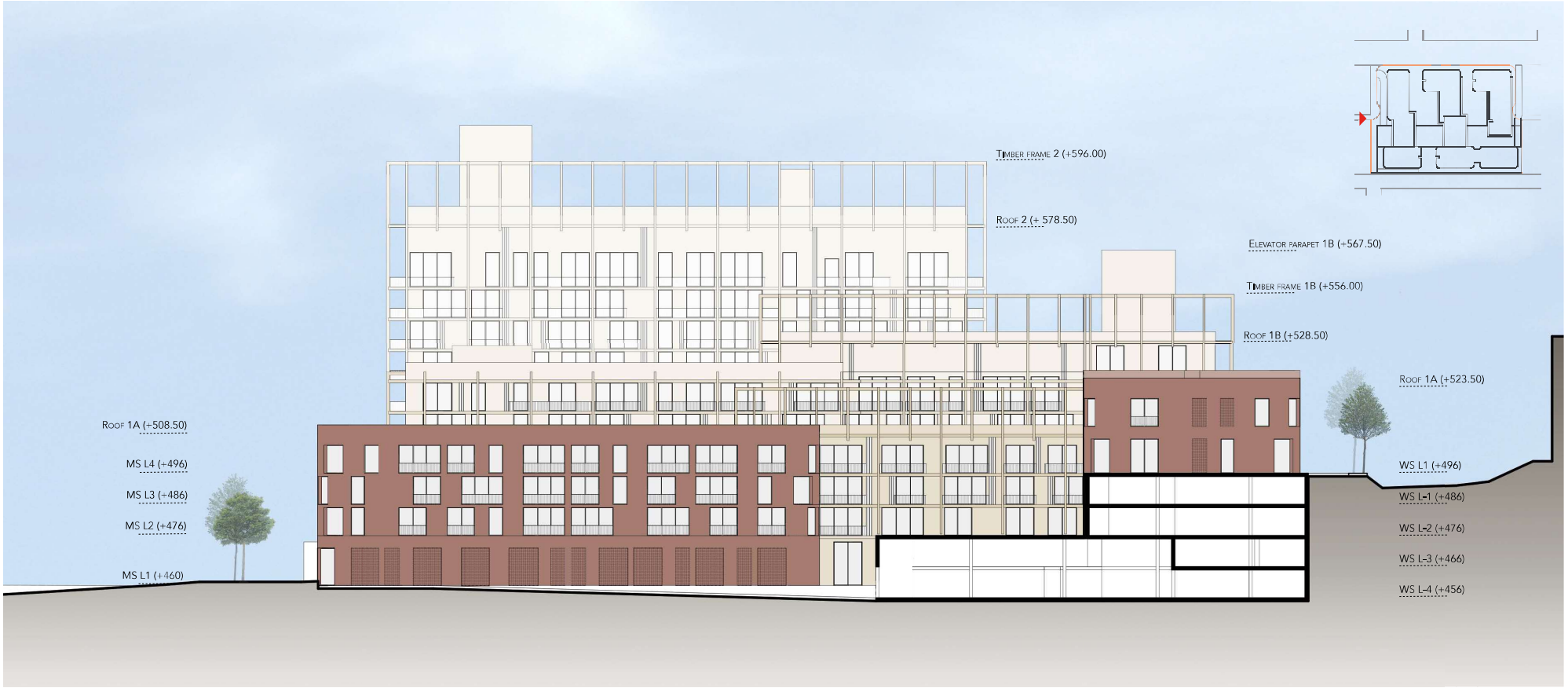
Design by



Materials indicated are preliminary

0'-0" 40'-0" 80'-0"

- Minimum % glazing non residential: 50%
- Minimum % glazing residential: 20%
- 1st floor minimum % glazing: 50%
- Upper floors minimum % glazing: 15%

West Elevation
Building 1A

A project by: Rise Investors
Scale : 1"=40'-0"

Rise East Nashville
Metro project # 2023SP-058-001

Submission date: May 16, 2023
revision date: /

Design by

Materials indicated are preliminary

0'-0" 40'-0" 80'-0"

- Minimum % glazing non residential: 50%
- Minimum % glazing residential: 20%
- 1st floor minimum % glazing: 50%
- Upper floors minimum % glazing: 15%

South Elevation
Woodland Street

A project by: Rise Investors
Scale : 1"=40'-0"

Rise East Nashville
Metro project # 2023SP-058-001

Submission date: May 16, 2023
revision date: /

Design by

Materials indicated are preliminary

0'-0" 40'-0" 80'-0"

- Minimum % glazing non residential: 50%
- Minimum % glazing residential: 20%
- 1st floor minimum % glazing: 50%
- Upper floors minimum % glazing: 15%

East Elevation
Buildings 1B & 2

A project by: Rise Investors
Scale : 1"=40'-0"

RISE

Rise East Nashville
Metro project # 2023SP-058-001

Submission date: May 16, 2023
revision date: /

Design by AW2 STUDIOS HDLA BCA

Rendering to illustrate massing overall heights to be governed by zone 1 and zone 2 height diagram. Materials indicated are preliminary.

Rendering

Main Street aerial view

A project by: Rise Investors RISE

Rise East Nashville
Metro project # 2023SP-058-001

Submission date: May 16, 2023
revision date: /

Design by AW2 STUDIOS HDLA BCA

Rendering to illustrate massing overall heights to be governed by zone 1 and zone 2 height diagram. Materials indicated are preliminary.

Rendering

Woodland street aerial view

A project by: Rise Investors

Rise East Nashville
Metro project # 2023SP-058-001

Submission date: May 16, 2023
revision date: /

Design by

Rendering to illustrate massing overall heights to be governed by zone 1 and zone 2 height diagram. Materials indicated are preliminary.

Rendering

Main Street view with trees

A project by: Rise Investors

Rise East Nashville
Metro project # 2023SP-058-001

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revision date: /

Design by