PROPOSED LAND USE TABLE (QUALIFYING USES)

OCTAIL BUSINESS SERVICE PERSONAL CARE SERVICE OFFICE WEER CENERAL OFFICE LEASING AND SALES OFFICE

DEVELOPMENT NOTES:

• THE PUBMICS OF THIS SPECIFIC PLAN IS TO ESTABLEM A SPECIFIC PLAN ZOWING FOR THIS PROPOSED MAKED USE EXTREMENT.

 SHOULD THE DEVELOPER NOT PROCEED WITH THE DEVELOPMENT OF THIS PROPOSED PROJECT, THE PROPERTY WILL REVERT TO THE ORIGINAL ZOWNER OF MILE-A. * ALL DEVELOPMENT VARIOUS THE BOUNDAMIES OF THIS PLAN METES THE REQUIREMENTS OF THE AMERICANS WITH DESABLITIES ACT AND THE FARE HOUSING ACT. THIS PARCEL DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH FEMA "RESURANCE BATE MAP PARCE HUMBER ATMATICAZES F", NOT IN PRINT. FLOOD ZONE "A".

MIT EXCAMINE, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN
ACCURRANCE WITH STORM WATER MANAGEMENT CREMANICE NO. 78/340 AND APPROVED BY THE
MITTERPOLITION DEPREMENT OF WATER SORVEY.

 METRO TRATER SERVICES SHALL BE PRIVADED SUFFICIENT AND UNENCHMBERED ACCESS IN ORDER TO MAINTAIN AND RÉPAIR UNIQUES IN THE SITE. * SIZE DOPICHAY CULYERS PER THE DESIGN COTTONA SET FORTH BY THE METRO STORMATER MANAGEMENT MANUAL CHIMMAN DOPICHAY CHLYDY IN METRO BOW IS 15" CMP.

ARCHITECT:

TORTI GALLAS AND PARTNERS

1300 SPRING STREET

4TH FLOOR

SILVER SPRING, MD 20910

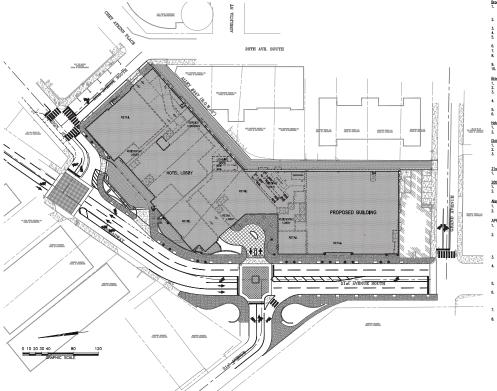
301.588.4800

SPECIFIC PLAN NASHVILLE WEST END

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

CASE NO: 2012SP-032-001

September 27, 2012; October 19, 2012; November 15, 2012, December 19, 2012





VICINITY MAP

- PUBLIC (MINIS APPROVIAL COSITIONS

 The intellect his contribution careings shall coreply with the design regulations established by the Department of Platic Works. Find design may very
 a plate on field conditions.

 All modifications which the paids RMI are its layer for express 155.

 All modifications which the paids RMI are its layer for express 155.

 Brought regulations which the paids RMI are its layer for express 155.

 Design improvements and let in occurron with the Sequence CDI better improvements and let in occurron with the Sequence CDI better improvements and let in occurron with the Sequence CDI better improvements and let in occurron with the Sequence CDI better improvements and let in occurron with the Sequence CDI better improved (VII, 5), the following conditions and the required.

- dates and 21.00 Americ South

 Medicy the estitution opposition of 21st Americ South to Interrect with Broodway at a 50-dayer angle. Provide free trend large including one exclusive left turn loss, one through lone, and one exclusive left turn loss. The digit turn loss and los characteristic ordinates are through loss on 21st Americ South by a 1 month of the second of 21st Americ South by a 1 month of the second of 21st Americ South and locks the terropical loss. With the southford sortific in fine contributed agreement of 21st Americ South and locks the terropical loss. With the southford sortific in this curred section of Broodway. The sortification of sortific in the curred section of Broodway. The sortification of the sortific in the sortification of the Broodway loss of the sublicand (realized) approach of 21st Americ South Permitted loss of the Broodway loss of the sublicand (realized) approach of 21st Americ South Permitted loss of the Broodway loss of the Broodway loss of the Broodway loss of the sublicand (realized) approach of 21st Americ South Permitted loss of the Broodway loss of the sublicand (realized) approach of 21st Americ South Permitted loss of the Broodway loss of the

- dates and Linkino State! In provide a live loose entering the intersection (LI and #IT) and a wide recolving law or always not the approved pine. Modelly, Biblioto States to provide a live loose and an extraction of part turn laws. The right turn laws and include approximately 55 feet of strongs and 55 feet of layer. Modelly the present carriagion of thosely operates Distinos Street of LI Amera Stuth to provide a continuous terrory, with turns in the second and continuous terrory, with turns in the second and lateful the settlement approach of the develope of the second approach of the develope of provide as expended with turn laws and turns the last turn love shall include approximately 75 feet of strongs and 50 feet of others.

 The settling and 40 feet of providers are second with turns law and turns an

- sion Street and 20th America.

 Provide nere oil-way stop-control of the intersection.

 The con-tracter princip on the sest side of 20th America between Division Street and Chet Albins Place shall be removed.

 Provide powerent markings at the intersection to include pedestrian crossvalis and stop lines for all approaches.

21st Avenue South and Grand Avenue
1. Provide a dedicated southbound left turn lane on 21st Avenue between the realigned intensection with Broadway and the existing intersection of Grand Avenue

- APPROVAL CONDITIONS FOR SIGNAGE

 1. Except as specifically conditioned below, proposed signs shall follow the requirements of the MU-A zoning district.
- behalds for the fore found and to a permitted up to less \$\text{fig. 10 fet and stype does that forest appear close \$\text{fig. 10 fet and stype does the found appear close \$\text{fig. 10 fet bears of the less of the less of the stype stype of the less of the less of the stype stype of the less of the less of the stype stype of the less of the less of the stype stype of the less of the less of the stype stype of the less of the less of the less of the stype stype of the less of the
- Sign types 3 and 4 (four square foot blade and flat signs) within the signage program shall not be illuminated.
- Sign type 8 on the south building fopode shall be permitted to display off-site odvertisement. Internal illumination of this sign type is probabled, Any lituration of this sign over shall be external and directed at the sign from above the sign area. Any letters, words, logos, or other commercial identification shall be infilled to a maniform of the process of each of the sign from above the sign area. Any letters, words, logos, or other commercial identification of the sign from a sign of the sign of the
- Awning signs shall have a maximum size of ten square feet and shall not be back-fit from underneath the awning
- Internally-illuminated blade sizes shall have an oppose size background area, internal illumination shall include letters and loads only
- Individual signs may be modified by the Planning Commission at final site plan review if the intent of the preliminary SP sign program is met.

INDEX OF SHEETS

SHT. NO. SHEET TITLE
CO.0 COVER SHEET
CI.0 EXISTING CONDITIONS SHT. NO. SHEET TITLE
A01 GROUND FLOOR PLAN
A02 BUILDING SECTIONS SITE DEMOLITION WEST ELEVATIONS OVERALL SITE LAYOUT EAST ELEVATIONS OVERALL SITE GRADING NORTH & SOUTH ELEVATIONS C51 DETAILED SITE LAYOUT & CRADING CONCEPTUAL PERSPECTIVE DETAILED SITE LAYOUT & GRADING

OVERALL SITE UTILITIES SITE DETAILS

OVERALL SITE LANDSCAPE

PREPARED FOR:

BUCKINGHAM LVU, LLC

941 NORTH MERIDIAN STREET INDIANAPOLIS, IN 46204 317.554.6751

CIVIL ENGINEER/LANDSCAPE ARCHITECTURE:

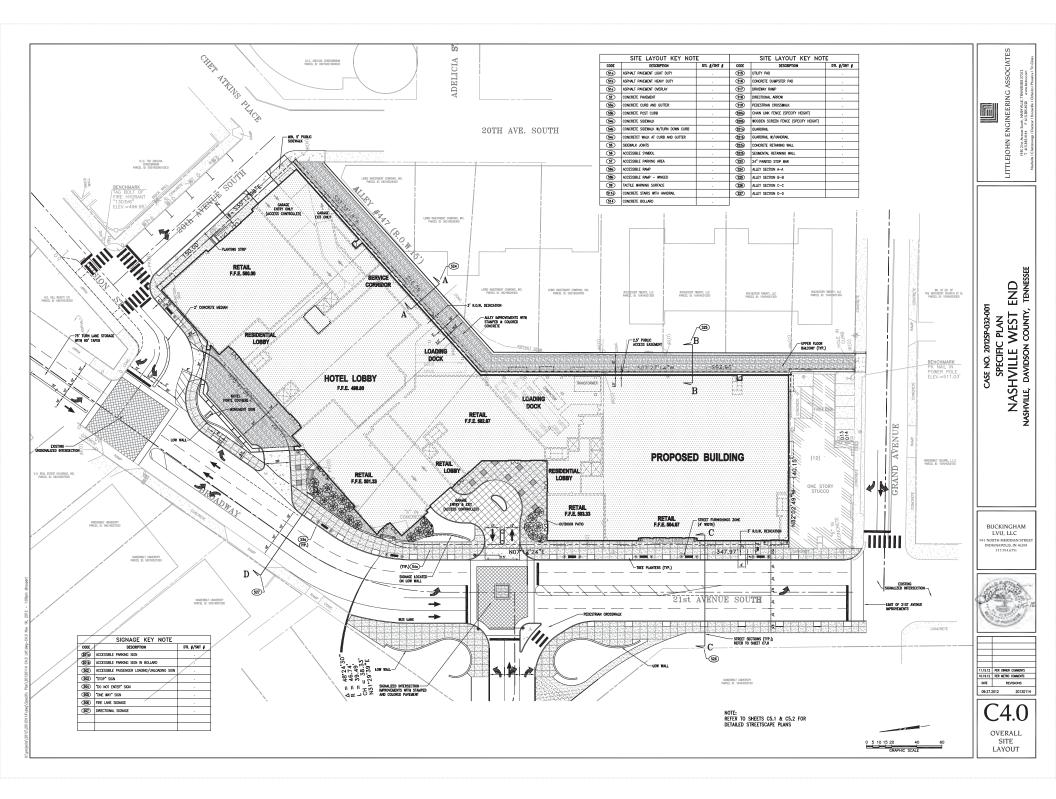


LITTLEIOHN ENGINEERING ASSOCIATES

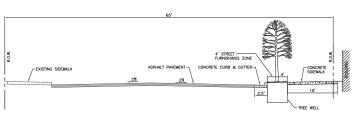
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212 T 615.385.4144 F 615.385.4020 www.leainc.com



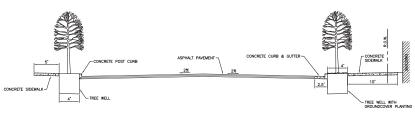




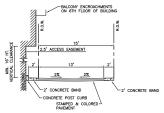
SITE DETAILS



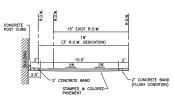
21st AVE. SECTION D-D



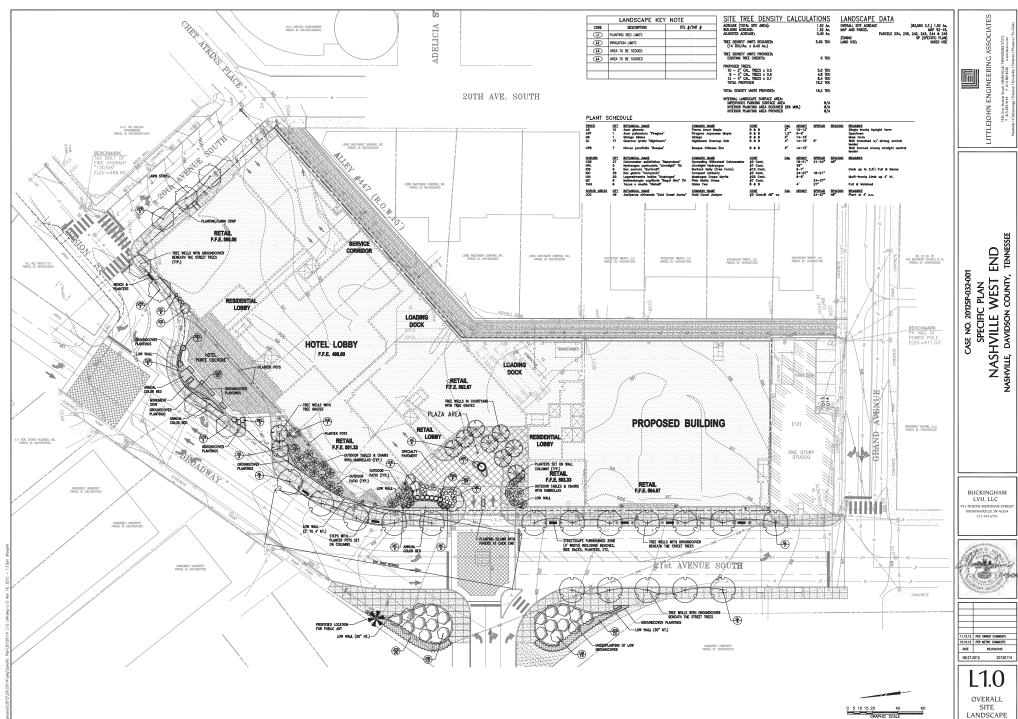
BROADWAY SECTION C-C



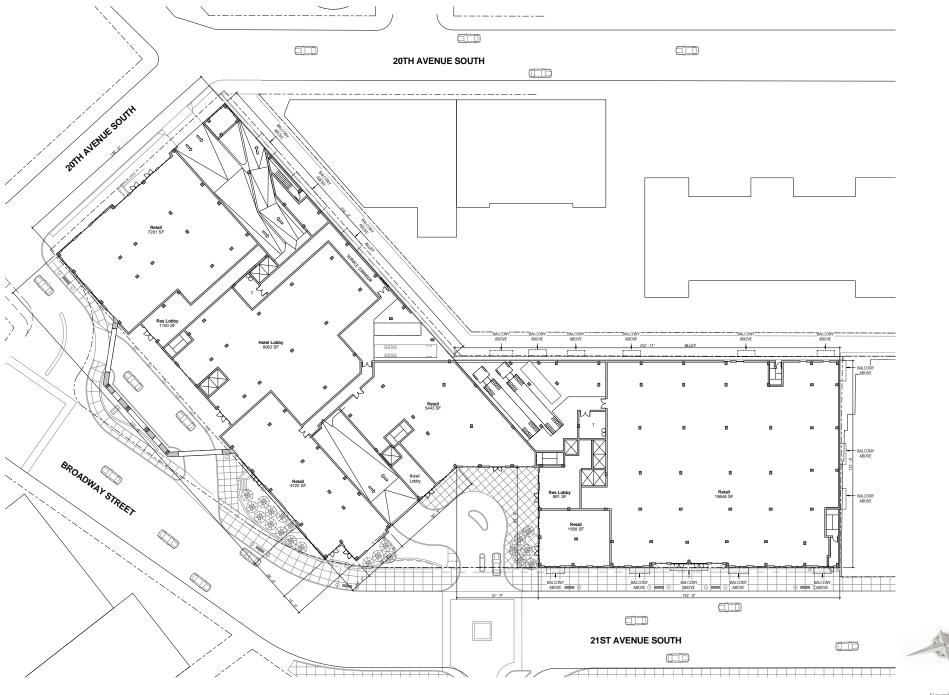
ALLEY SECTION B-B



ALLEY SECTION A-A



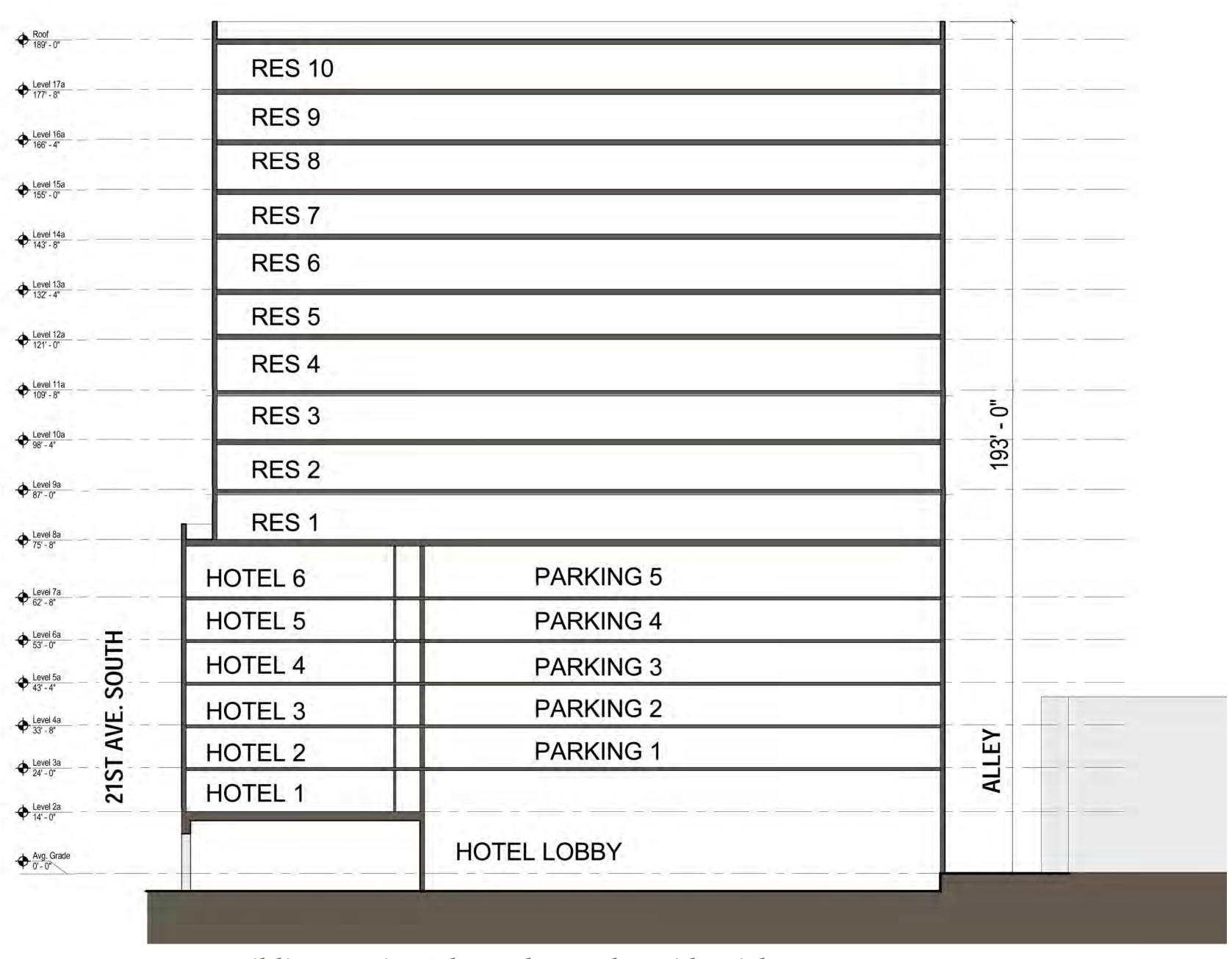




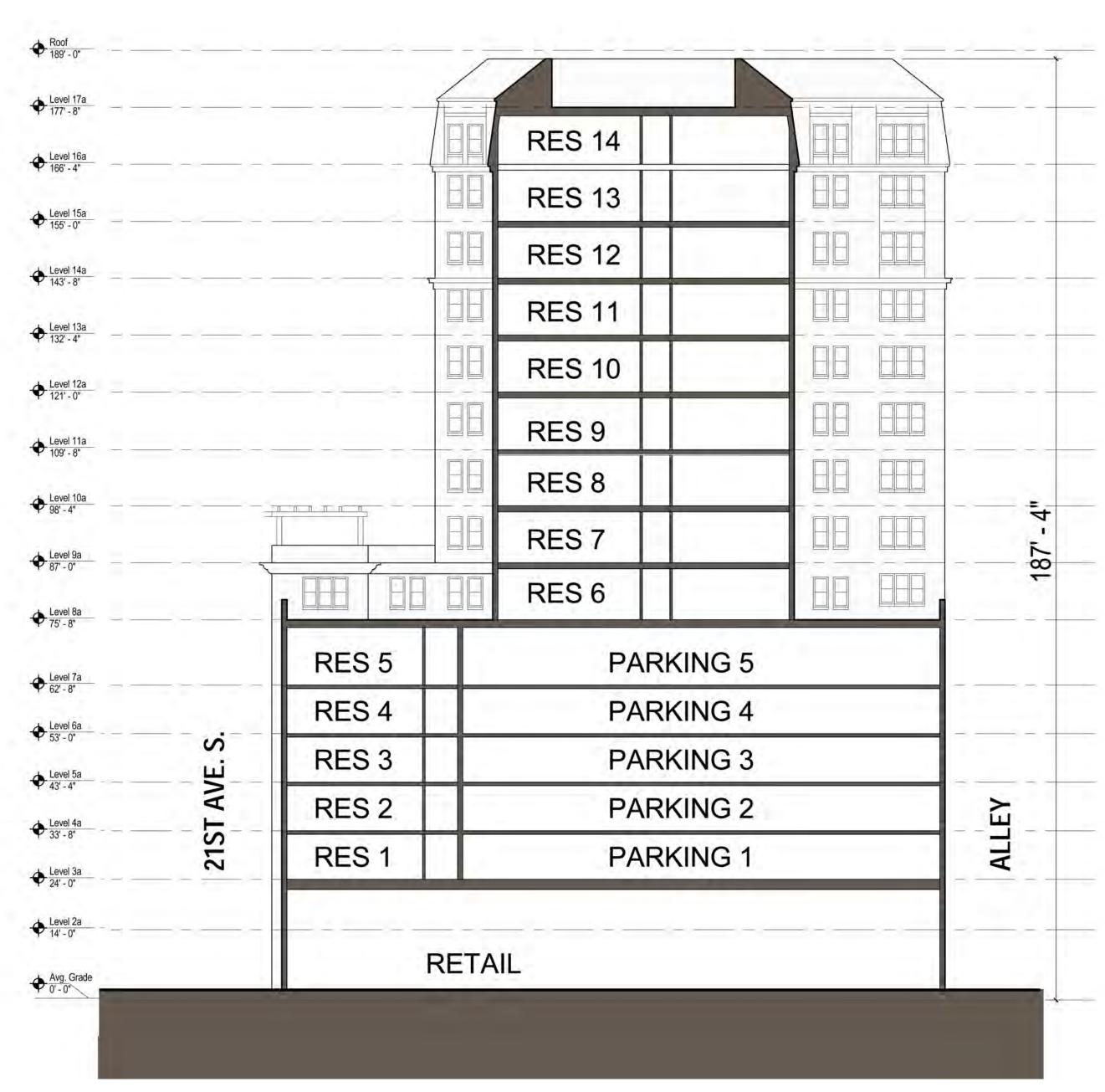
November 16, 2012

Ground Floor Plan

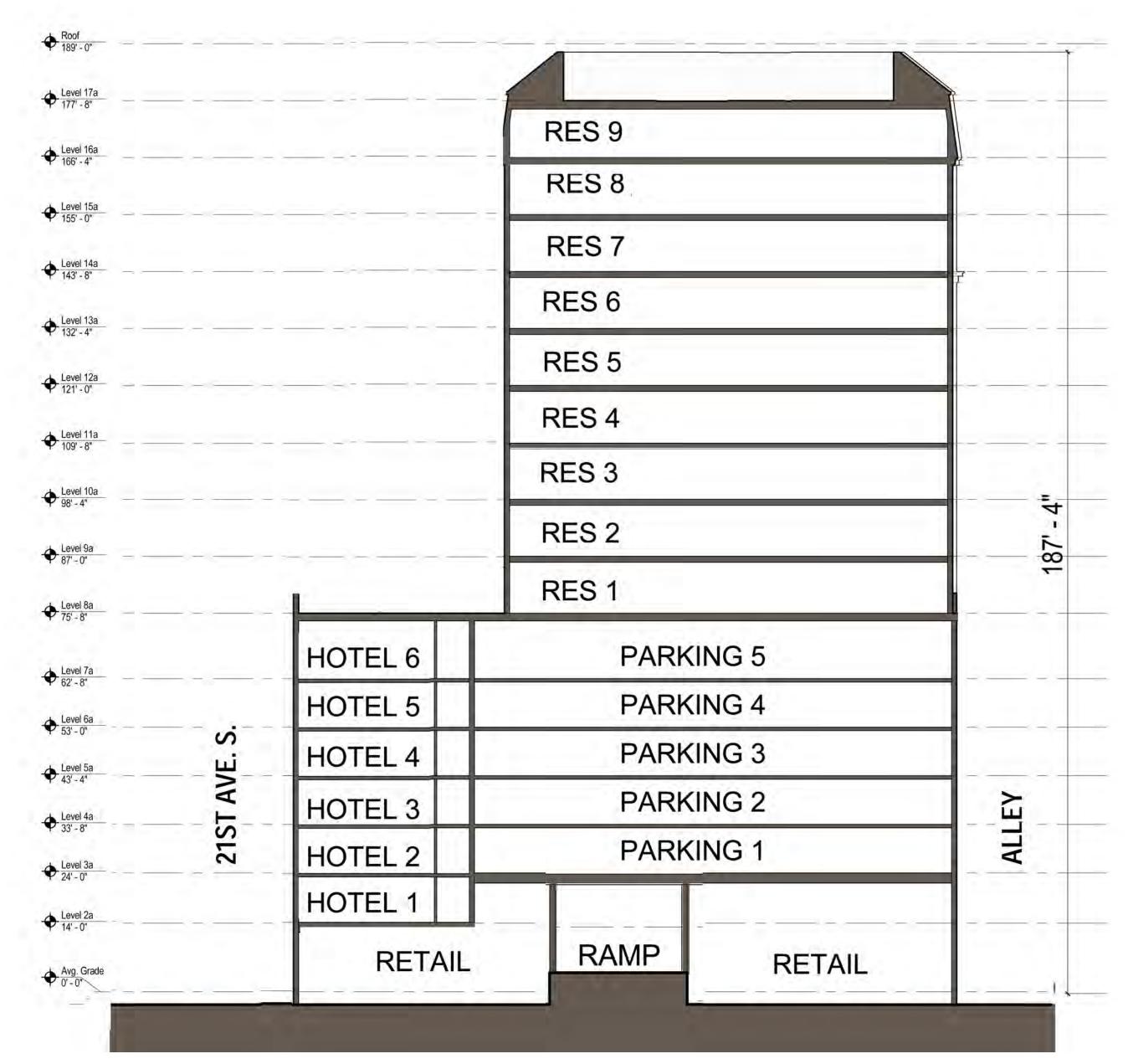
A01



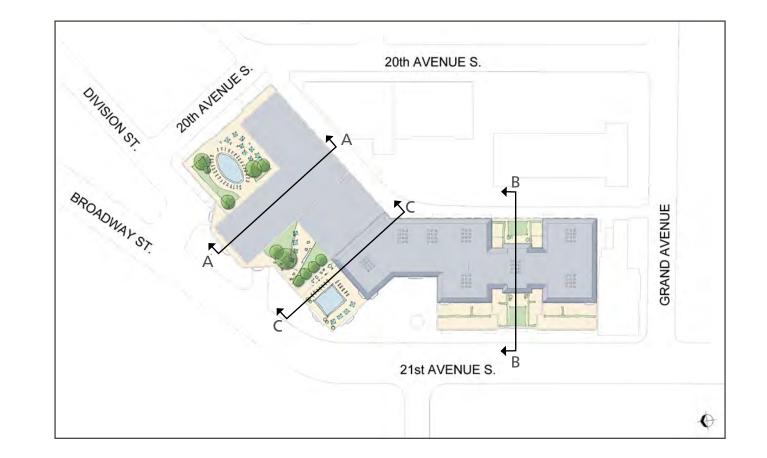
A. East/West Building Section Through Hotel/Residential



B. East/West Building Section Through Residential







0 4 8 12 16



Broadway Street Elevation





November 16, 2012

A03

West Elevations

21st Avenue South Elevation





Alley Elevation 2





East Elevations

November 16, 2012



North Elevation- 20th Avenue South



South Elevation- Grand Avenue



North and South Elevations