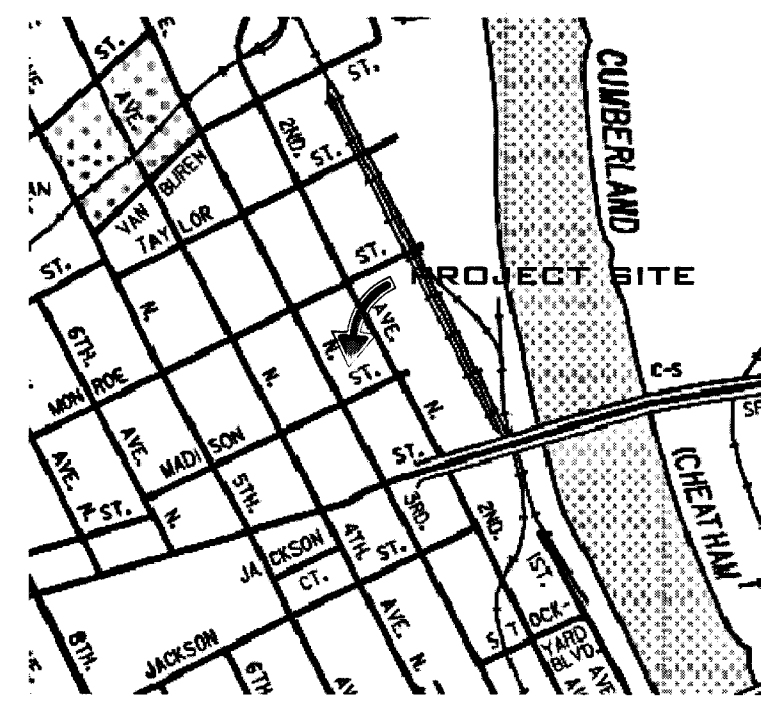


DEVELOPMENT SUMMARY	
COUNCIL DISTRICT NUMBER	19
COUNCIL DISTRICT MEMBER	ERICA BILMORE ERICA.BILMORE@NASHVILLE.GOV (615) 862-6780
EXISTING ZONING	IR
PROPOSED ZONING	SP
LOT	MAP 82.09 PARCEL 356.00
OWNERS	GP LUXURY LLC 7101 SHARONDALE COURT, SUITE 400 BRENTWOOD, TN 37027
LOT	MAP 82.09 PARCEL 357.00
OWNERS	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	4703700216F
FEMA EFFECTIVE DATE	APRIL 20, 2001



LAND USE BY AREA		
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
<b>TOTAL</b>	<b>44,773</b>	<b>1.02</b>

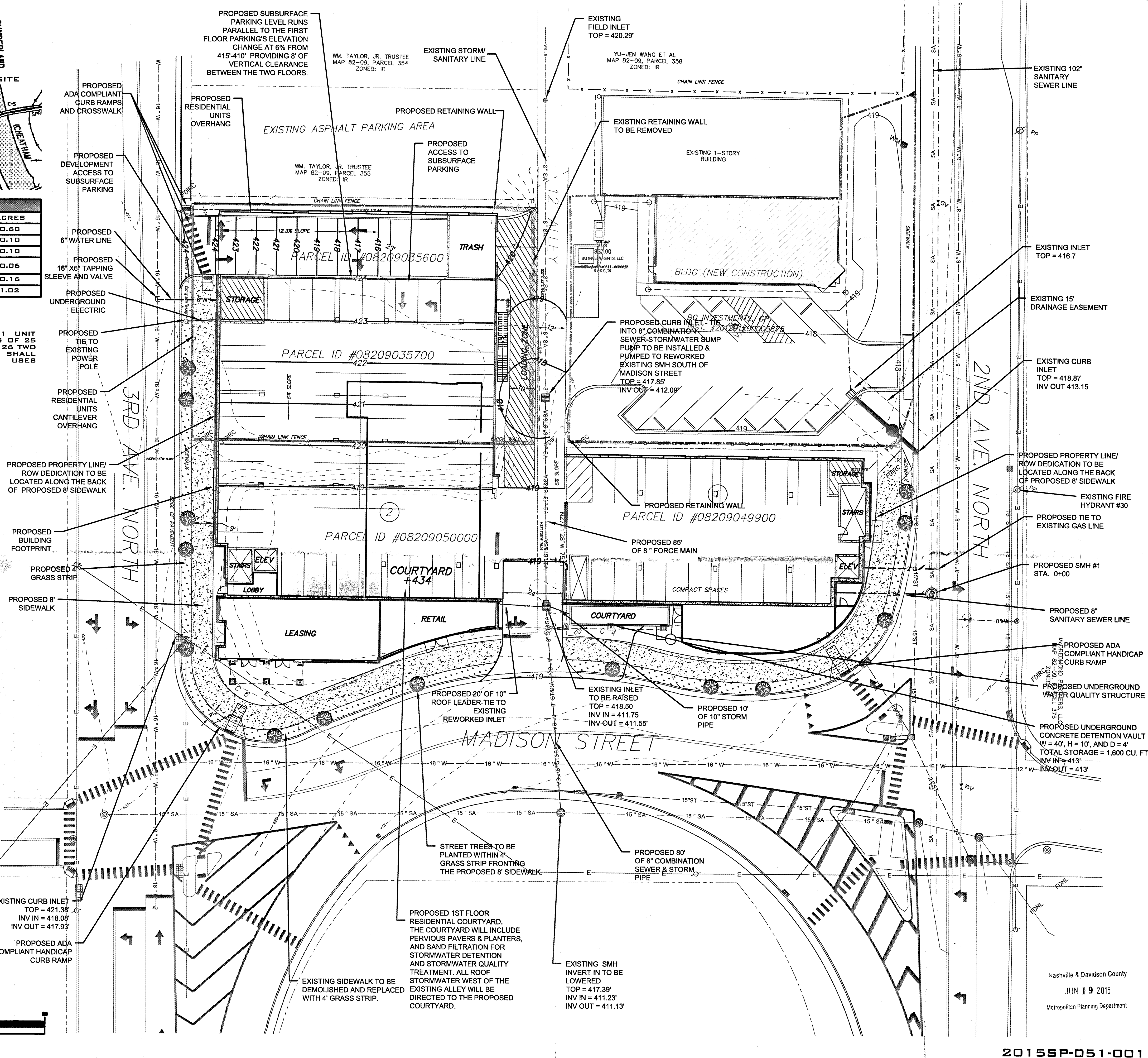
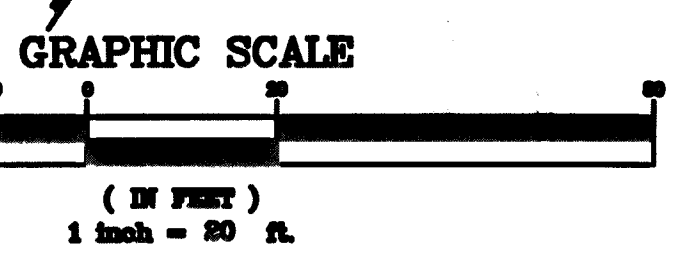
**PURPOSE NOTE**  
TO CONSTRUCT A 5 STORY 101 UNIT APARTMENT COMPLEX CONSISTING OF 25 STUDIOS, 50 ONE BEDROOM, AND 26 TWO BEDROOM UNITS. THE COMPLEX SHALL HAVE ACTIVE FIRST FLOOR USES FRONTING MADISON STREET.

- SPECIAL NOTES**
- 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.
  - SIZE DRIVEWAY, CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15' CMP).

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 RESIDENTIAL 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

LAND USE	TYPE	SIZE	REQUIRED RATIO / UNIT OR SQ. FT.	NO. SPACES (REDD.)	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.	UZD DISTRICT 1: FIRST 2,000 SQ. FT. EXEMPT	0	7
<b>TOTAL (WITHOUT ADJUSTMENTS)</b>				<b>114</b>	<b>121</b>
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.			
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).		91	121
PARKING ADJUSTMENT - CONTEXTUAL FRONT SETBACKS*		10% IF RESIDENTIAL OR NONRESIDENTIAL USE BUILDS WITHIN TEN (10) FEET OF THE RIGHTS-OF-WAY IN ACCORDANCE WITH THE CONTEXTUAL FRONT SETBACK IN SECTION 17.12.035(A)(13) (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%.					

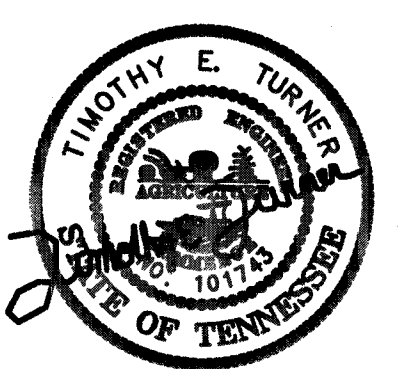
THE PROPERTY DESCRIBED ON THIS PLAN DOES NOT LIE WITH AN AREA OF SPECIAL FLOOD HAZARD AS DELINEATED ON THE CURRENT FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL NUMBER: 4703700216F, REVISED: APRIL 20, 2001.



REVISIONS	
NO.	DATE
1	5/22/2015
2	6/2/2015
3	6/18/2015

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

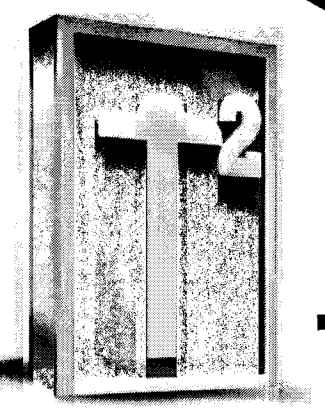
**PRELIMINARY SITE PLAN**  
200 & 206 MADISON ST  
MAP 82.09 PARCELS 356, 357, 499, & 500  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE



Nashville & Davidson County  
JUN 19 2015  
Metropolitan Planning Department

PROJECT  
14-5106

SHEET  
1.0



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**MADISON STREET APARTMENTS**



# 3RD + MADISON APTS

DELRAY VENTURES, LLC

NASHVILLE, TN



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
<b>Totals Studios</b>					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	68	776	20	19.80%	14,200	15,520
Unit A3	1 Bedroom	789	68	855	3	2.97%	2,307	2,505
Unit A4	1 Bedroom	745	60	805	11	10.89%	8,195	8,655
<b>Totals 1 Bedrooms</b>					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%	4,208	4,588
Unit B4	2 Bedroom (Over Club)	1,205	66	1,271	3	2.97%	3,615	3,813
<b>Totals 2 Bedrooms</b>					26	25.74%	22,972	28,395
<b>Totals</b>					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 = 88%
TOTAL RESIDENTIAL PARKING (1/UNIT) = 123 SPACES

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NASHVILLE, TN

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## 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  
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**MECHANICAL:** COMPANY NAME  
CITY, STATE

**ELECTRICAL:** COMPANY NAME  
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**FIRE PROTECTION:** COMPANY NAME  
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**SETS ISSUED:**

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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

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COVER SHEET

Revision #2

G1.01



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RENDERING

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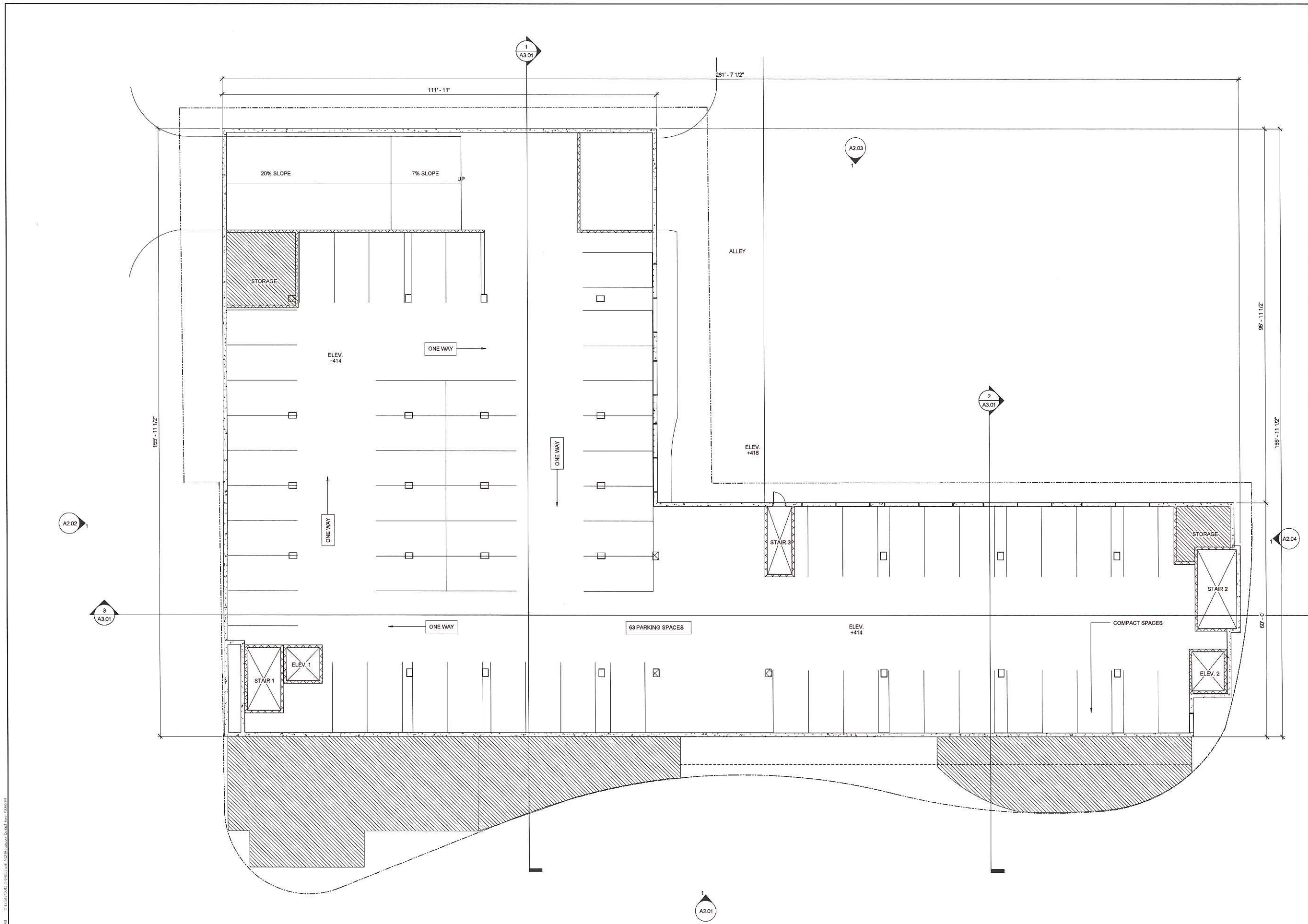
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**BASEMENT FLOOR  
PLAN**



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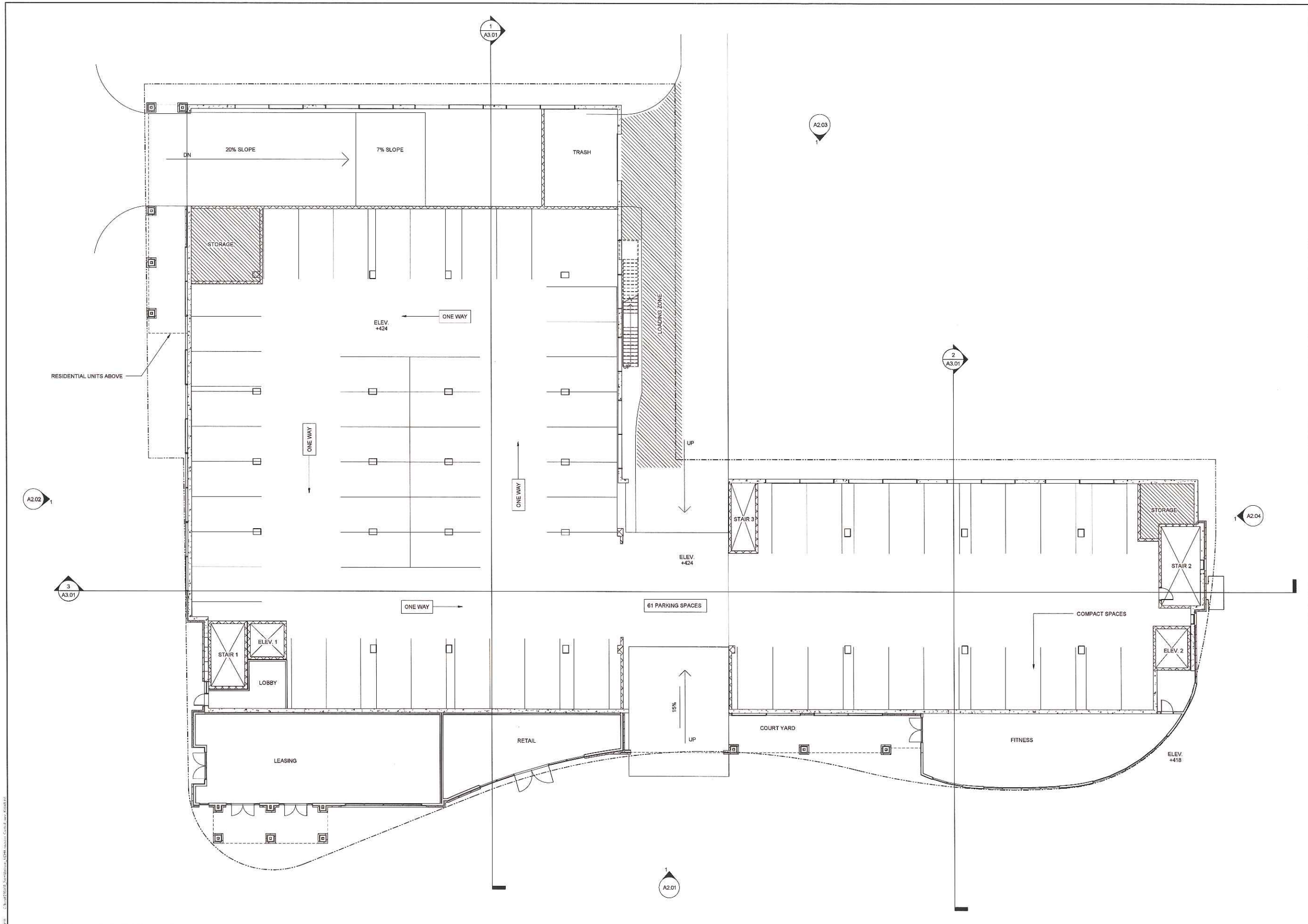
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FIRST FLOOR PLAN



STREET LEVEL FLOOR PLAN

3/32" = 1'-0"

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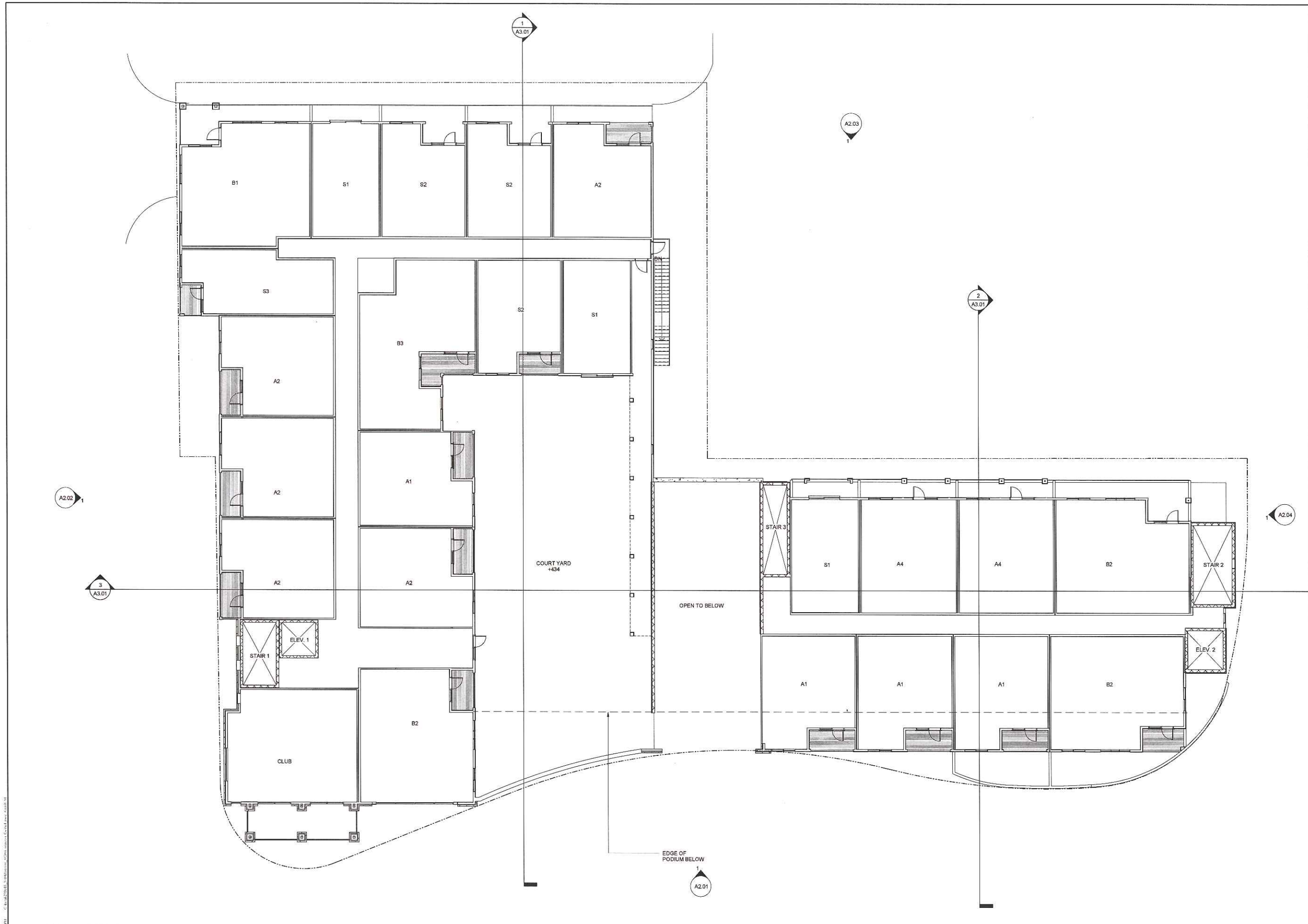
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FIRST RESIDENTIAL  
FLOOR PLAN



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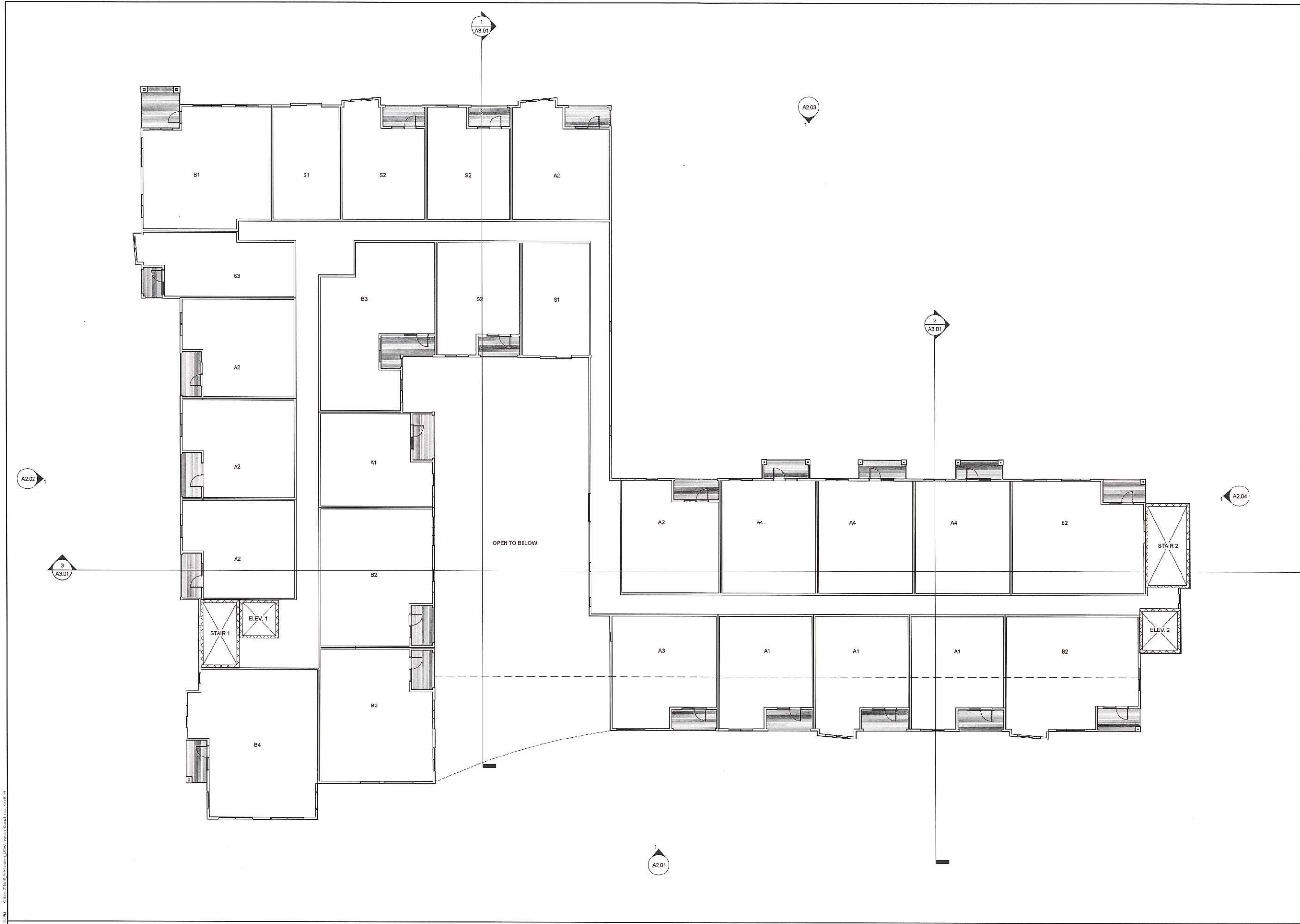
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TYPICAL RESIDENTIAL  
FLOOR PLAN (2-4)



TYPICAL RESIDENTIAL FLOOR PLAN (FLOORS 2-4)

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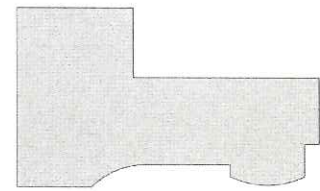
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EXTERIOR ELEVATIONS



VIEW FROM MADISON ST. 3



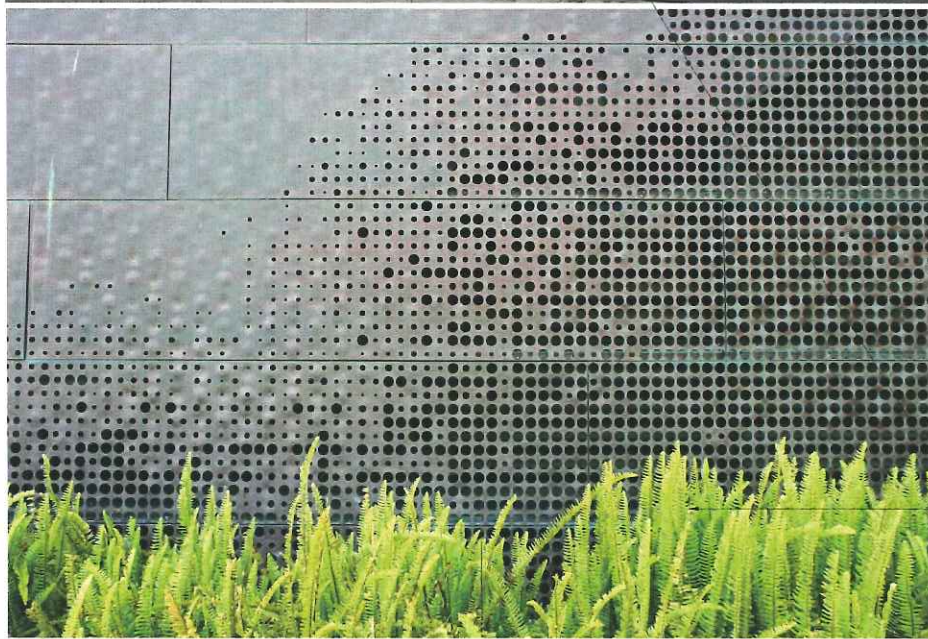
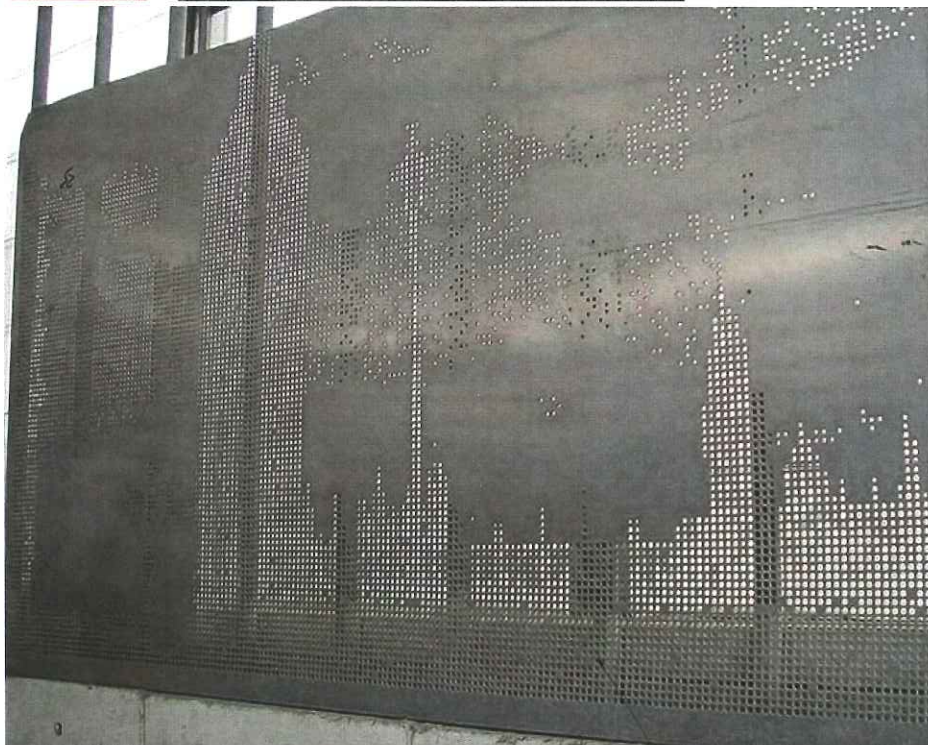
SOUTH ELEVATION 1  
3/32" = 1'-0"





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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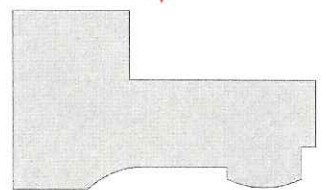
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VIEW FROM DRIVE 2



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

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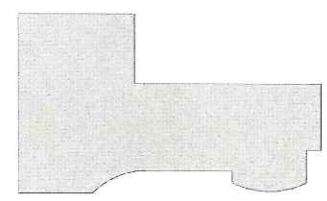
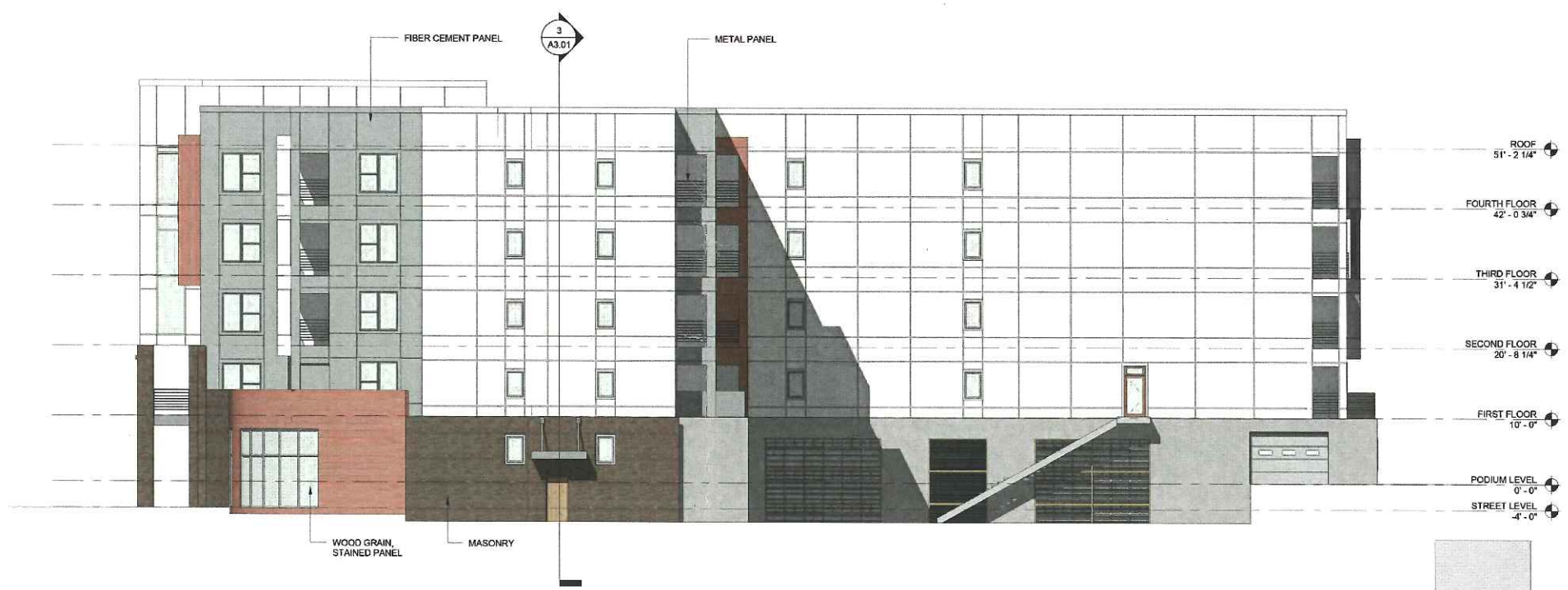
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ISOMETRIC VIEW 3



VIEW FROM 2ND AVE 2



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

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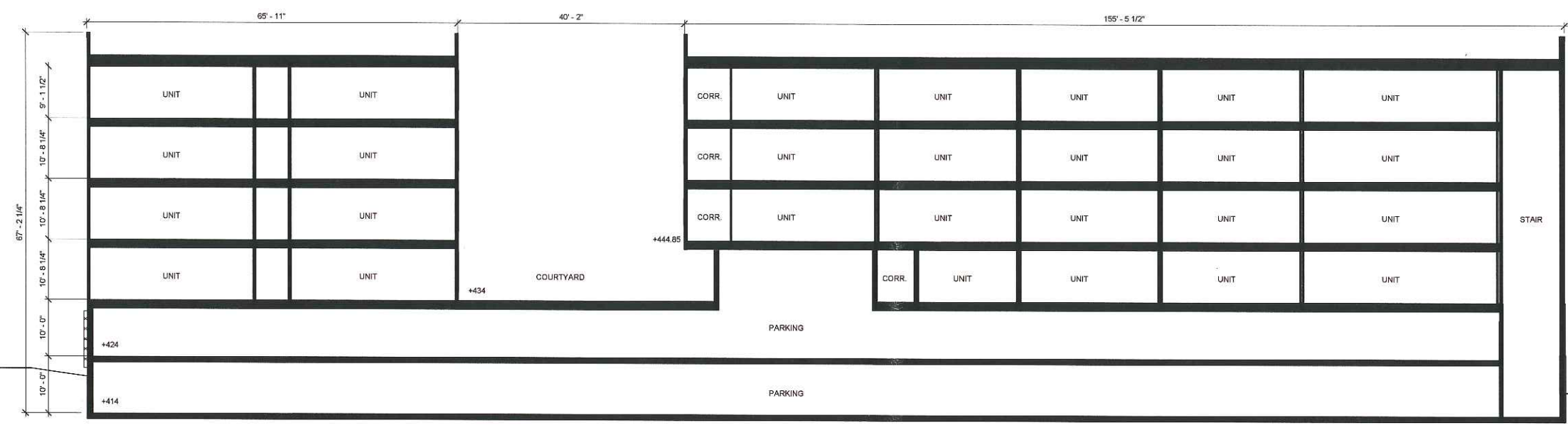
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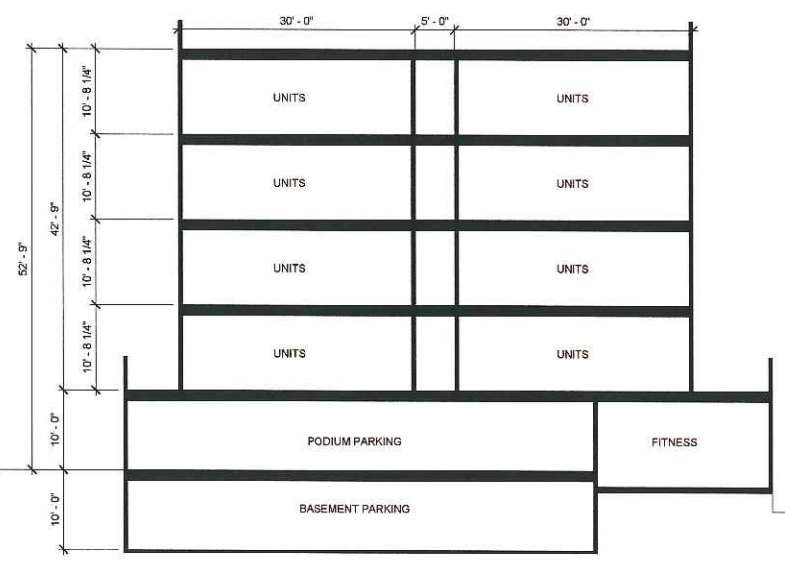
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**BUILDING SECTIONS**

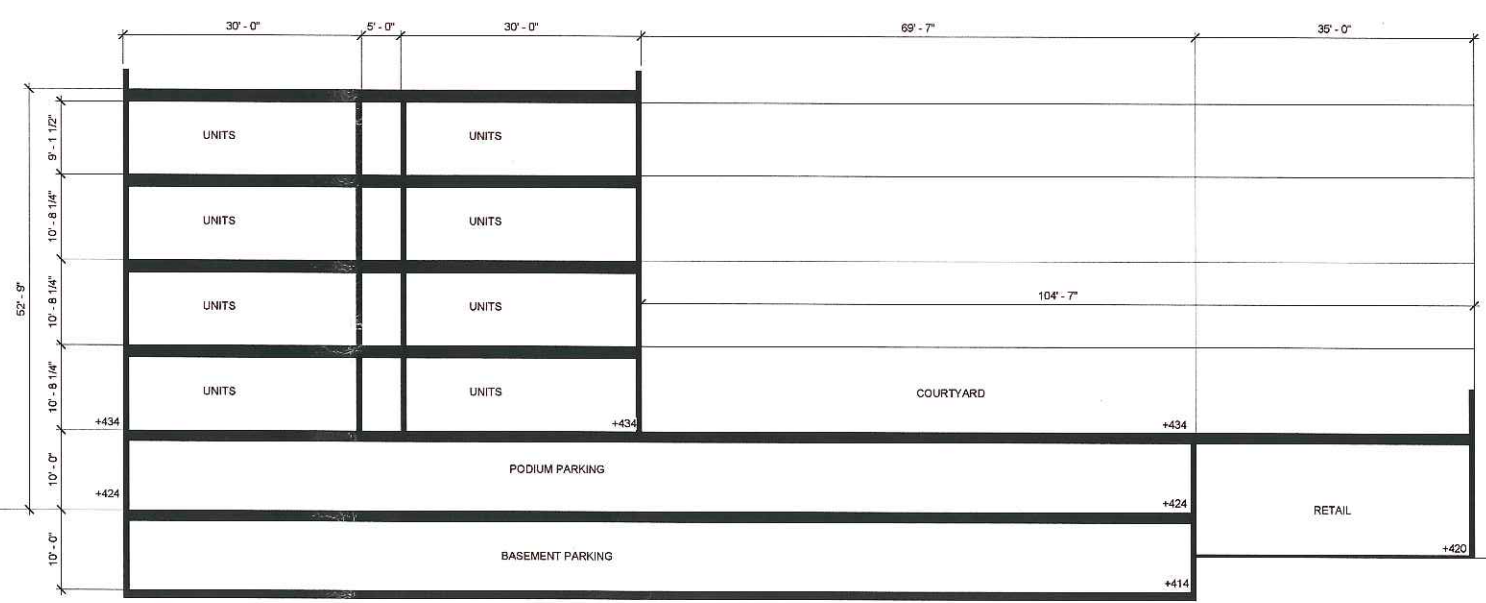
**SECTION 3**  
3/32" = 1'-0"



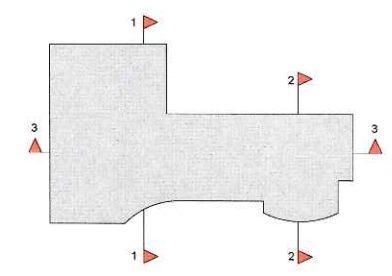
**SECTION 3**  
3/32" = 1'-0"



**CROSS SECTION 2**  
3/32" = 1'-0"



**CROSS SECTION 1**  
3/32" = 1'-0"



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