

# PRELIMINARY SP SUBMITTAL HAMMER MILL MULTIFAMILY CASE NO. 2016SP-005-001

Adams Street  
Nashville, Davidson County, Tennessee

December 3, 2015; December 22, 2015



## DEVELOPMENT SUMMARY / SITE DATA

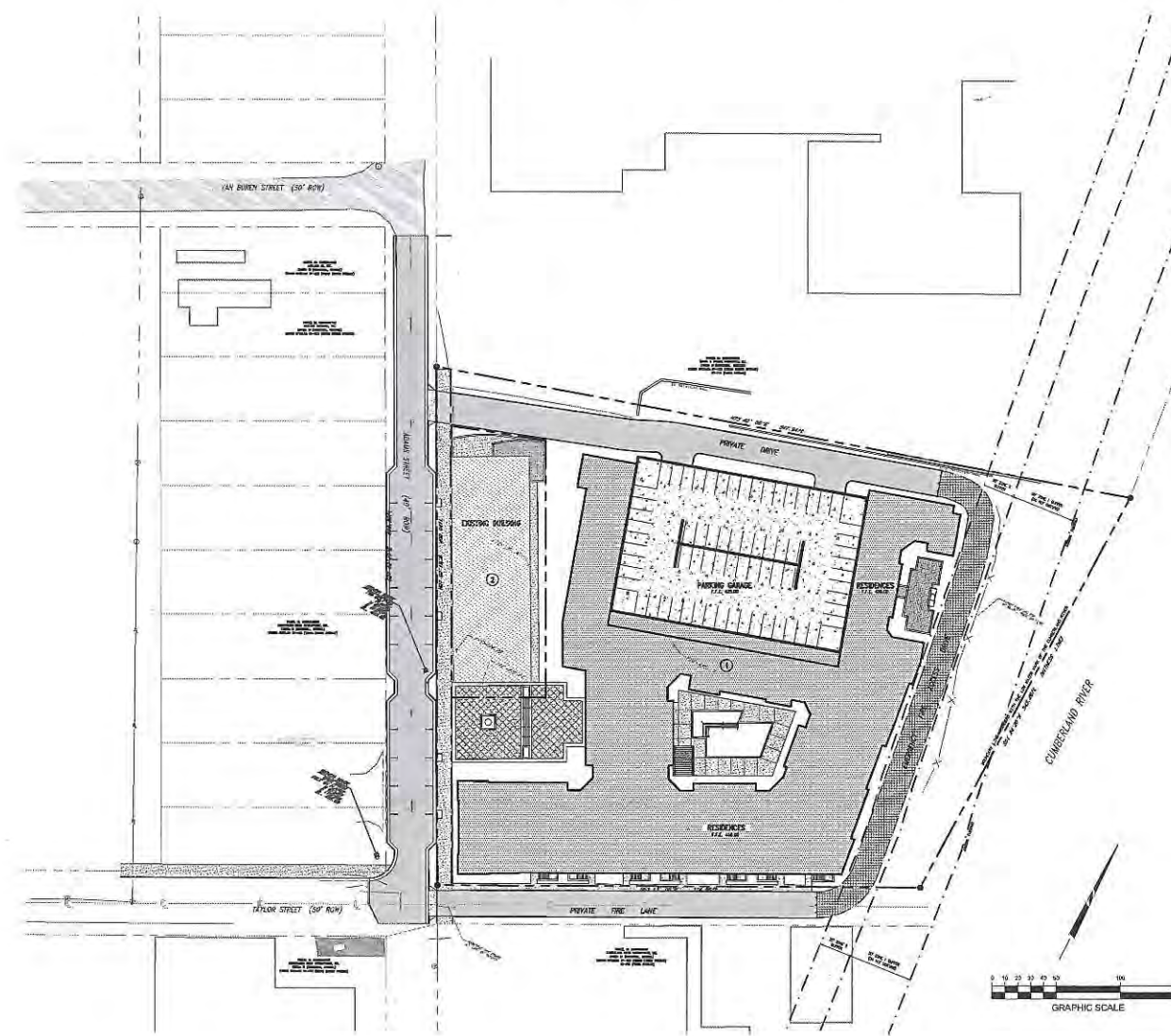
<b>PROJECT NAME:</b>	HAMMER MILL MULTIFAMILY
<b>MP/PARCEL:</b>	03-09 / 159
<b>USE:</b>	OTHER OVERLAP
<b>EXISTING ZONING:</b>	W (MUNICIPAL GENERAL)
<b>EXISTING ZONING OVERLAY:</b>	03-100 (URBAN ZONING OVERLAY)
<b>PROPOSED ZONING:</b>	03-100 (URBAN ZONING OVERLAY) 03 (SPECIFIC PLAN)
<b>SITE CRITERIA:</b>	14,000 S.F.
<b>MULTIFAMILY LOT SIZE:</b>	15,000 S.F.
<b>RETAIL/RESTAURANT LOT SIZE:</b>	1,500 (233,247/149,950)
<b>FAR (MULTI-FAMILY):</b>	1.35 (20,000/15,000)
<b>FAR (RETAIL/RESTAURANT):</b>	720 (118,800/164,550)
<b>STREET SETBACK / STREET TYPED:</b>	PER MAJOR COLLECTOR STREET PLAN
<b>MULTI-FAMILY BUILDING HEIGHT:</b>	5 STORY W/ BASEMENT
<b>RESTAURANT/RETAIL BUILDING HEIGHT:</b>	2 STORY
<b>PARKING GARAGE BUILDING HEIGHT:</b>	7 STORY
<b>RECORDED PLAT/TAAG:</b>	7/17/2008
<b>GRAVITY FENCE ADJACENT TO RESIDENTIAL IN PARKING AREA:</b>	N/A
<b>BUFFER YARD ADJUSTMENT:</b>	N/A
<b>SCREENING AROUND DUMPSTERS:</b>	PROVIDED
<b>SOIL DATA:</b>	15
<b>COUNCIL DISTRICT:</b>	15
<b>COUNCIL MEMBER:</b>	FREDRICK O'CONNELL
<b>SITE ADDRESS:</b>	3.13 AC (184,300 SQ. FT.)
<b>R.O.W. TO BE DEDICATED:</b>	6.16 AC (4,142,592 SQ. FT.)
<b>BUILDING DATA:</b>	
<b>TOTAL DWELLING UNITS:</b>	115 - 1 BEDROOM 82 - 2 BEDROOM
<b>MULTI-FAMILY:</b>	38 - STUDIO
<b>TOTAL MULTI-FAMILY UNITS:</b>	259 / 233,247 GROSS S.F.
<b>RESTAURANT:</b>	15,000 S.F.
<b>RETAIL:</b>	7,000 S.F.
<b>DEVELOPER:</b>	TRIBRIDGE RESIDENTIAL
<b>ADDRESS:</b>	1575 NORTHSIDE DRIVE BUILDING 100, SUITE 100 ATLANTA, GA 30318
<b>PHONE NO.:</b>	404.352.2800
<b>CONTACT NAME:</b>	STEPHEN WATERS
<b>EMAIL:</b>	STEPHEN@TRIBRIDGE.COM
<b>APPLICANT:</b>	LITTLEJOHN
<b>ADDRESS:</b>	1935 21st AVE. SOUTH NASHVILLE, TN 37212
<b>PHONE NO.:</b>	615.385.4144
<b>FAX NO.:</b>	615.385.4020
<b>CONTACT NAME:</b>	MR. ANDREW WOLBERG
<b>EMAIL:</b>	awolberg@littlejohn.com
<b>MINIMUM PARKING REQUIREMENTS:</b>	200 SPACES
<b>MULTI-FAMILY (1 SP/1BEDROOM + 1.5 SP/2 OR MORE BR.)</b>	115
<b>RESTAURANT (1 SP/150 S.F. ABOVE 1,000 S.F.)</b>	80 SPACES
<b>RETAIL (1 SP/200 S.F. ABOVE 2,000 S.F.)</b>	23 SPACES
<b>TOTAL REQUIRED PARKING:</b>	395 SPACES
<b>GARAGE PARKING PROVIDED:</b>	
<b>LEVEL 1:</b>	40 SPACES
<b>LEVEL 2:</b>	70 SPACES
<b>LEVEL 3:</b>	70 SPACES
<b>LEVEL 4:</b>	70 SPACES
<b>LEVEL 5:</b>	70 SPACES
<b>LEVEL 6:</b>	70 SPACES
<b>LEVEL 7:</b>	70 SPACES
<b>LEVEL 8:</b>	50 SPACES
<b>TOTAL PARKING PROVIDED:</b>	480 SPACES
<b>ACCESSIBLE SPACES:</b>	(6) SPACES

## PROPOSED LAND USE TABLE (QUALIFYING USES)

<b>MULTI-FAMILY RESIDENTIAL:</b>	
<b>COMMERCIAL USES:</b>	
HOTEL	
RESTAURANT	
BAR OR NIGHTCLUB	
RETAIL	
BUSINESS SERVICE	
PERSONAL CARE SERVICE	
<b>OFFICE USES:</b>	
GENERAL OFFICE	
LEASING AND SALES OFFICE	

## DEVELOPMENT SUMMARY & NOTES

- THE PURPOSE OF THIS SPECIFIC PLAN IS TO ESTABLISH A SPECIFIC PLAN ZONING FOR THIS DEVELOPMENT.
- AS THE PROPERTY EXTENDS TO THE LOW WATER MARK OF THE CUMBERLAND RIVER, A PORTION OF THE PARCEL DOES NOT WITHIN THE 100 YEAR FLOODPLAIN AND IS DETERMINED TO BE IN ZONE X1. HOWEVER, THE DEVELOPABLE PORTION OF THE SITE THAT LIES WEST OF THE RIVER BUFT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAN AND IS DETERMINED TO BE IN ZONE X1 PER THE FEDERAL EMERGENCY MANAGEMENT PLAN NUMBER 4703700215 F, NON FLOODING.
- 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.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNHINDERED 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.
- EVERY FOUR SQUARE AND UNHINDERED WOOD SHALL BE PROHIBITED.
- A BARRER FOUNDATION OF 18"-36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.
- FINAL DETAILS OF THE PLAN SHALL BE FORWARDED BY THE REGULATORS AT THE TIME OF FINAL APPLICATION.
- REMOVAL 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, UNDESIRABLE TOILETS, DUMPSTERS, ROCK OVERCROPPING, STREETS, SPRINGS AND CRITICAL LOTS.
- IT IS ANTICIPATED THAT THE PROJECT WILL BEGIN CONSTRUCTION IN SEPTEMBER OF 2016 AND WILL TAKE APPROXIMATELY 18 MONTHS TO BE COMPLETED.



## INDEX OF SHEETS

SHT. NO.	SHEET TITLE
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C4.0	SITE DEMOLITION
C5.0	SITE LAYOUT
C6.0	SITE GRADING & DRAINAGE
C7.0	SITE UTILITIES
L1.0	OVERALL SITE LANDSCAPE
A1	ADAMS STREET ELEVATION
A2	TAYLOR STREET ELEVATION
A3	ALLEY ELEVATION
A4	PROJECT IMAGERY

ARCHITECT:  
dwell design studio  
3655 BROOKSIDE PKWY., SUITE 150  
ALPHARETTA, GA 30022  
770.864.1035

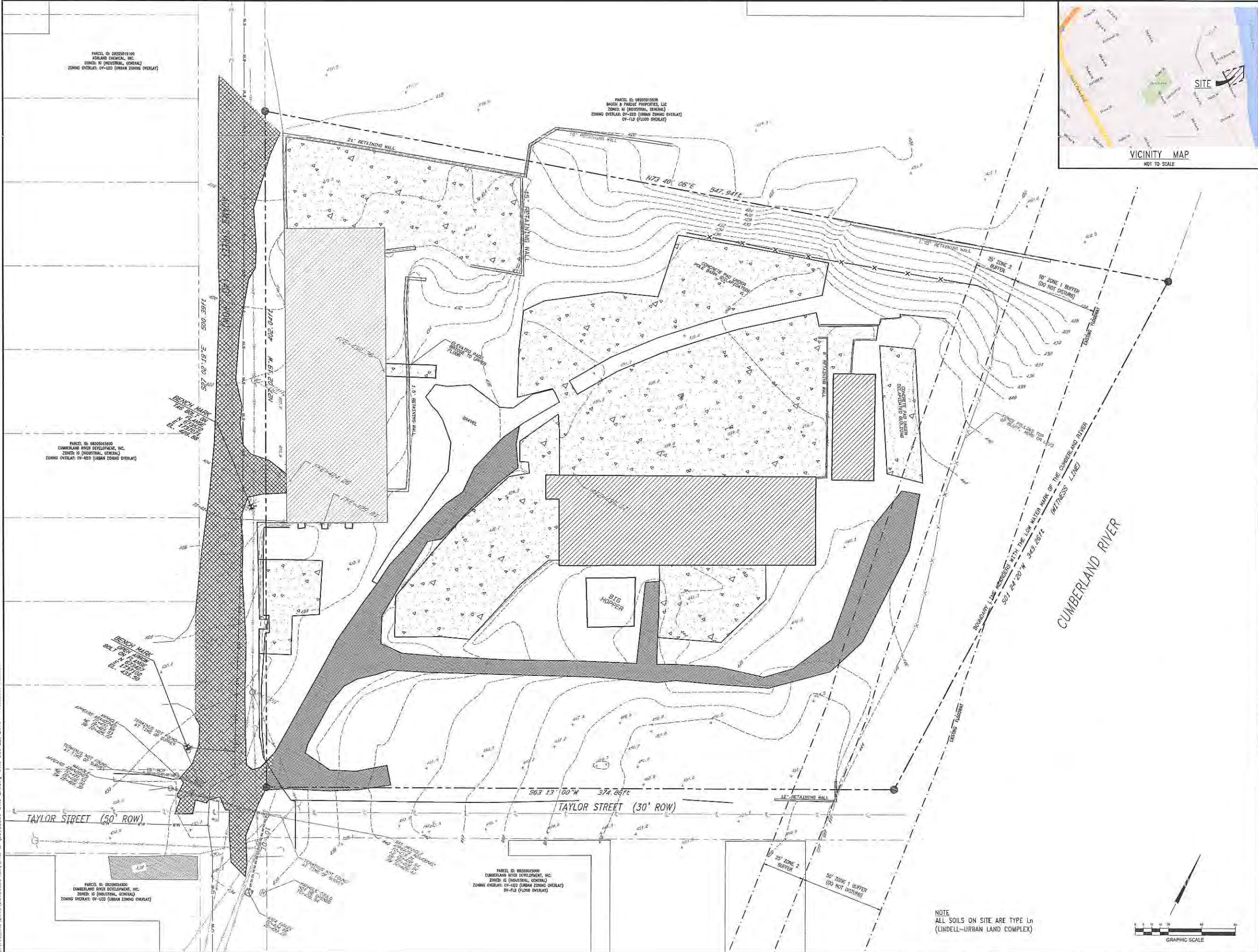
PREPARED FOR:  
TRIBRIDGE RESIDENTIAL  
1575 NORTHSIDE DRIVE  
BUILDING 100, SUITE 200  
ATLANTA, GA 30318  
404.352.2800

CIVIL ENGINEER/LANDSCAPE ARCHITECTURE:  
**Littlejohn**  
An S&ME Company

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C0.0



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Case No: 2016SP-005-001  
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**HAMMER MILL MULTIFAMILY**  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

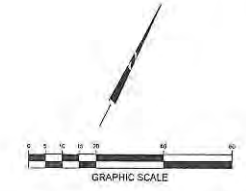
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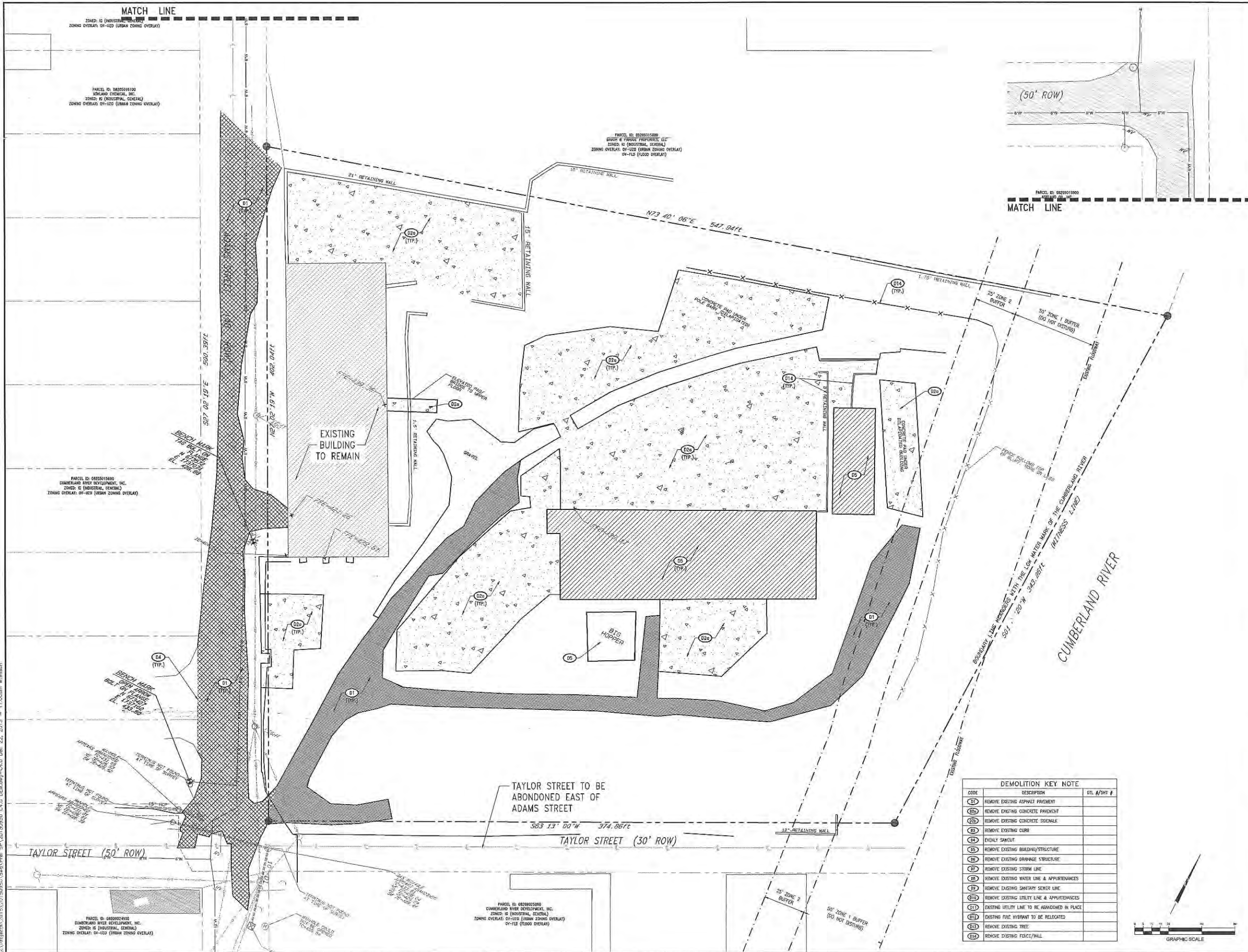
DATE	REVISIONS
2015.12.22	20150950

**C1.0**  
EXISTING CONDITIONS

NOTE  
ALL SOILS ON SITE ARE TYPE L<sub>1</sub>  
(LINDELL-URBAN LAND COMPLEX)



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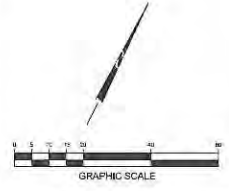
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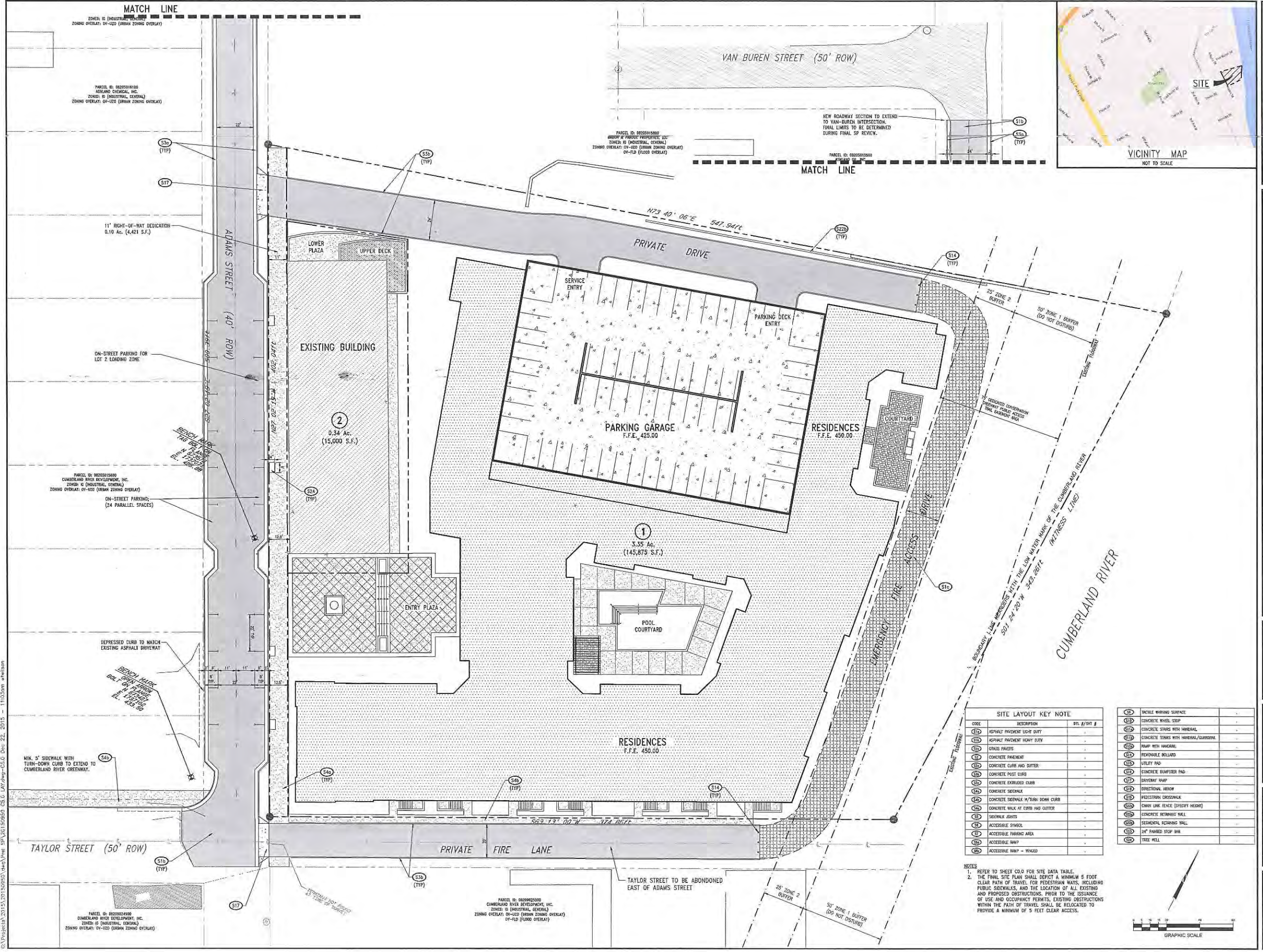
DATE	REVISIONS
2015.12.22	20150850

**C4.0**  
SITE DEMOLITION

CODE	DESCRIPTION	DTL #/SHT #
010	REMOVE EXISTING ASPHALT PAVEMENT	
011	REMOVE EXISTING CONCRETE PAVEMENT	
012	REMOVE EXISTING CONCRETE SIDEWALK	
013	REMOVE EXISTING CURB	
014	EVENLY SAND/CUT	
015	REMOVE EXISTING BUILDING/STRUCTURE	
016	REMOVE EXISTING DRAINAGE STRUCTURE	
017	REMOVE EXISTING STORM LINE	
018	REMOVE EXISTING WATER LINE & APPURTENANCES	
019	REMOVE EXISTING SANITARY SEWER LINE	
020	REMOVE EXISTING UTILITY LINE & APPURTENANCES	
021	EXISTING UTILITY LINE TO BE ABANDONED IN PLACE	
022	EXISTING FIRE HYDRANT TO BE RELOCATED	
023	REMOVE EXISTING TREE	
024	REMOVE EXISTING FENCE/WALL	



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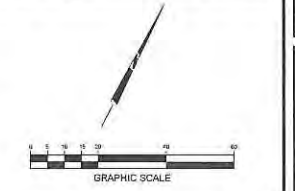
**SITE LAYOUT KEY NOTE**

CODE	DESCRIPTION	QTY. #/SQ. #
S10	ASPHALT PAVEMENT LIGHT DUTY	
S11	ASPHALT PAVEMENT HEAVY DUTY	
S12	GRASS PAVED	
S13	CONCRETE PAVEMENT	
S14	CONCRETE CURB AND GUTTER	
S15	CONCRETE POST CURB	
S16	CONCRETE EXPANDED CURB	
S17	CONCRETE SIDEWALK	
S18	CONCRETE SIDEWALK W/ TURN DOWN CURB	
S19	CONCRETE WALK AT CURB AND GUTTER	
S20	SEWER/STORM JOINT	
S21	ACCESSIBLE STAIR	
S22	ACCESSIBLE PARKING AREA	
S23	ACCESSIBLE RAMP	
S24	ACCESSIBLE RAMP - WINKED	

S25	TACILE WARNING SURFACE	
S26	CONCRETE WHEEL STOP	
S27	CONCRETE STAIRS WITH HANDRAIL	
S28	CONCRETE STAIRS WITH HANDRAIL/GUARDRAIL	
S29	PUMP WITH HANDRAIL	
S30	REMOVABLE BOLLARD	
S31	UTILITY PAD	
S32	CONCRETE BUMPER PAD	
S33	DRIVEWAY RAMP	
S34	DIRECTIONAL ARROW	
S35	PEDESTRIAN CROSSWALK	
S36	CHAIN LINK FENCE (SPECIFY HEIGHT)	
S37	CONCRETE RETAINING WALL	
S38	SEGMENTAL RETAINING WALL	
S39	24" FINISHED STOP BAR	
S40	TREE WELL	

**NOTES**

- REFER TO SHEET C5.0 FOR SITE DATA TABLE.
- 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 CLEAR ACCESS.



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DATE	REVISIONS
2015.12.22	20150950

**C5.0**  
SITE LAYOUT

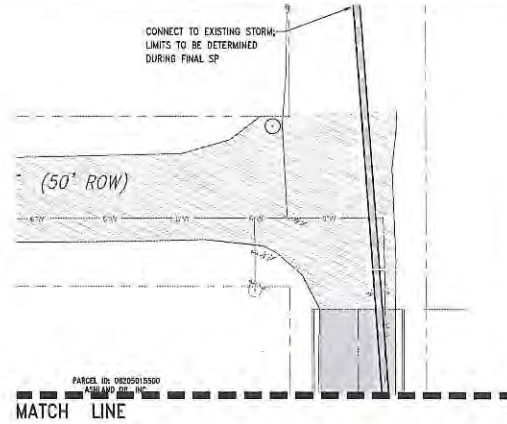
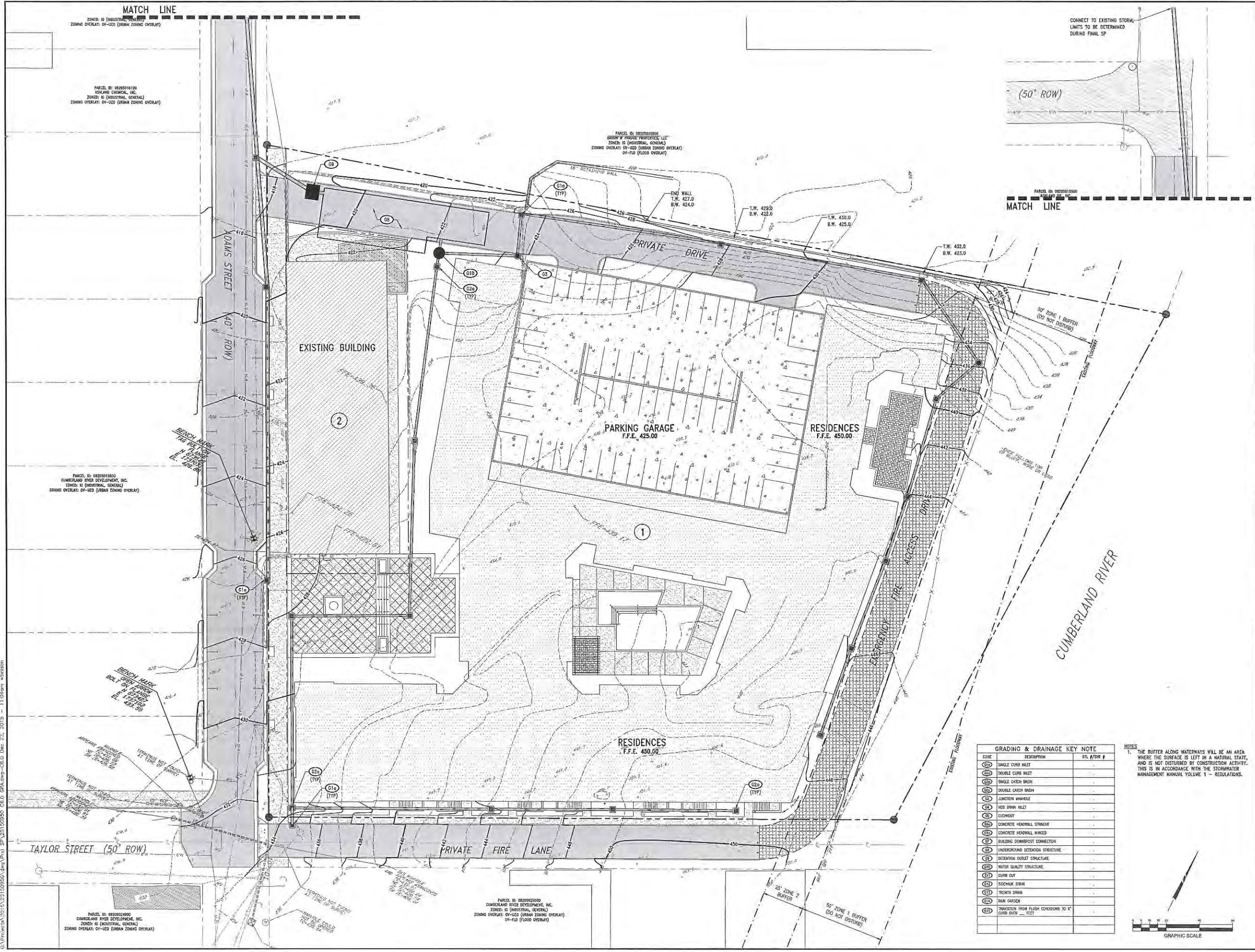
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TRIBRIDGE RESIDENTIAL  
1575 NORTHEAST DRIVE  
BUILDING 100, SUITE 200  
ATLANTA, GA 30318



DATE	REVISIONS
2015.12.22	20150550

**C6.0**  
SITE GRADING & DRAINAGE

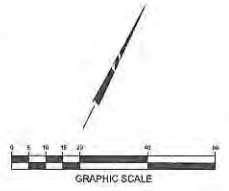


MATCH LINE

**GRADING & DRAINAGE KEY NOTE**

CODE	DESCRIPTION	SIL #/PR #
G10	SINGLE CURB INLET	
G11	DOUBLE CURB INLET	
G12	SINGLE CATCH BASIN	
G13	DOUBLE CATCH BASIN	
G14	JUNCTION MANHOLE	
G15	W/S DRAIN INLET	
G16	CLEWPOINT	
G17	CONCRETE HEADWALL STRONG	
G18	CONCRETE HEADWALL WINGED	
G19	BUILDING DOWNSPOUT CONNECTION	
G20	UNDERGROUND DETENTION STRUCTURE	
G21	DETENTION OUTLET STRUCTURE	
G22	WATER QUALITY STRUCTURE	
G23	CURB CUT	
G24	SIDEMARK SIGN	
G25	TRENCH DRAIN	
G26	RANK GARDEN	
G27	TRANSITION FROM FLOOD CONDITIONS TO 4" CURB OVER - TYP	

**NOTES**  
1. THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE, AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME 1 - REGULATIONS.



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MATCH LINE  
ZONE: O (INDUSTRIAL, GENERAL)  
ZONING OVERLAY: OY-UG (URBAN ZONING OVERLAY)

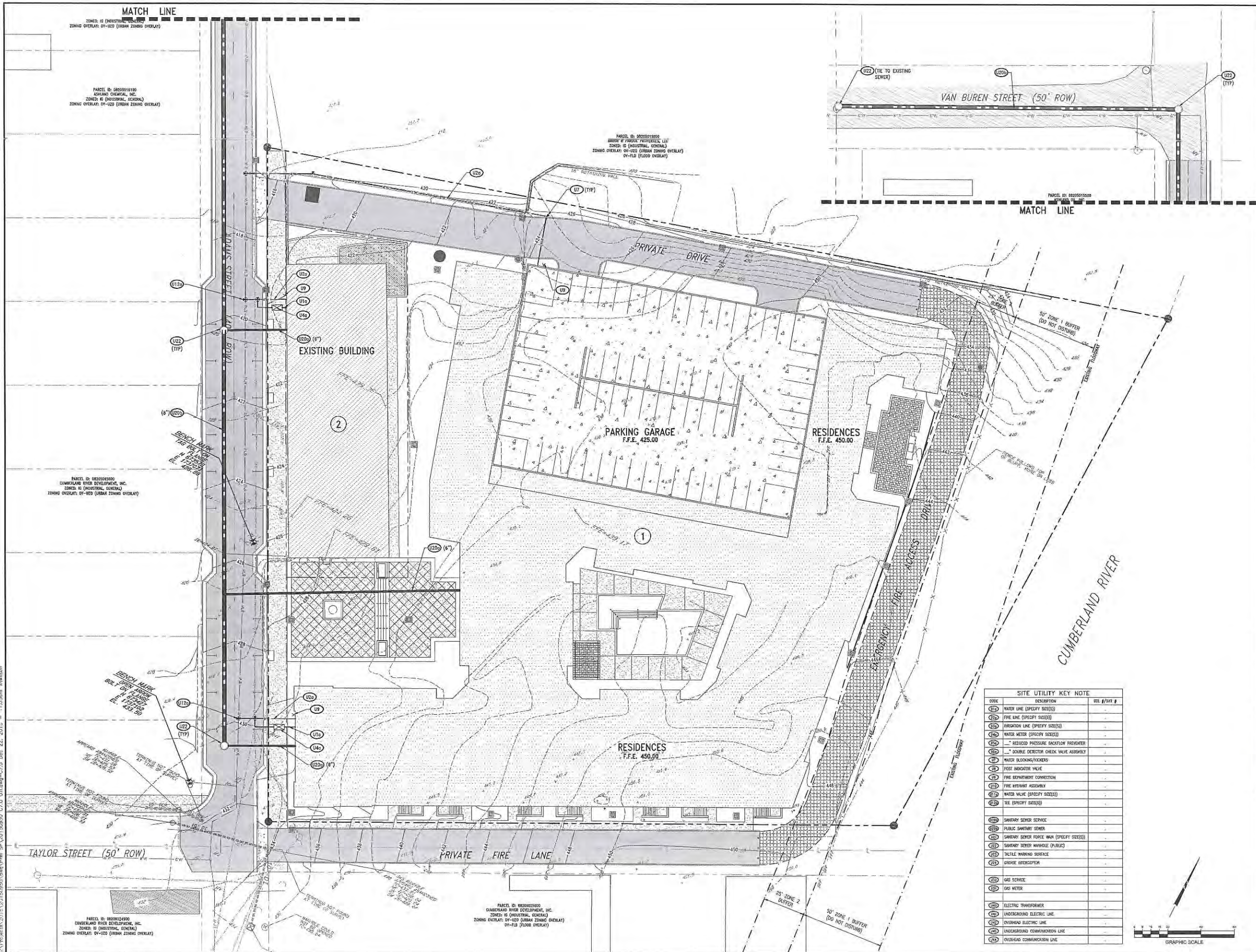
PARCEL ID: 0825016100  
CUMBERLAND RIVER DEVELOPMENT, INC.  
ZONE: O (INDUSTRIAL, GENERAL)  
ZONING OVERLAY: OY-UG (URBAN ZONING OVERLAY)

PARCEL ID: 0825016100  
CUMBERLAND RIVER DEVELOPMENT, INC.  
ZONE: O (INDUSTRIAL, GENERAL)  
ZONING OVERLAY: OY-UG (URBAN ZONING OVERLAY)

PARCEL ID: 0825016100  
CUMBERLAND RIVER DEVELOPMENT, INC.  
ZONE: O (INDUSTRIAL, GENERAL)  
ZONING OVERLAY: OY-UG (URBAN ZONING OVERLAY)

PARCEL ID: 0825016100  
CUMBERLAND RIVER DEVELOPMENT, INC.  
ZONE: O (INDUSTRIAL, GENERAL)  
ZONING OVERLAY: OY-UG (URBAN ZONING OVERLAY)

PARCEL ID: 0825016100  
CUMBERLAND RIVER DEVELOPMENT, INC.  
ZONE: O (INDUSTRIAL, GENERAL)  
ZONING OVERLAY: OY-UG (URBAN ZONING OVERLAY)



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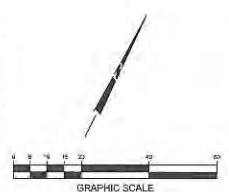


DATE	REVISIONS
2015.12.22	20150950

**C7.0**  
 SITE UTILITIES

**SITE UTILITY KEY NOTE**

CODE	DESCRIPTION	SIZE
U1A	WATER LINE (SPECIFY SIZE(S))	
U1B	FIRE LINE (SPECIFY SIZE(S))	
U1C	IRRIGATION LINE (SPECIFY SIZE(S))	
U1D	WATER METER (SPECIFY SIZE(S))	
U1E	REDUCED PRESSURE BACKFLOW PREVENTER	
U1F	DOUBLE DETECTOR CHECK VALVE ASSEMBLY	
U1G	WATER BLOWING/KICKERS	
U1H	POST INDICATOR VALVE	
U1I	FIRE DEPARTMENT CONNECTION	
U1J	FIRE INTRANT ASSEMBLY	
U1K	WATER VALVE (SPECIFY SIZE(S))	
U1L	TEE (SPECIFY SIZE(S))	
U2A	SANITARY SEWER SERVICE	
U2B	PUBLIC SANITARY SEWER	
U2C	SANITARY SEWER FORCE MAIN (SPECIFY SIZE(S))	
U2D	SANITARY SEWER MANHOLE (P-PUBLIC)	
U2E	TACTILE WARNING SURFACE	
U2F	GREASE INTERCEPTOR	
U3A	GAS SERVICE	
U3B	GAS METER	
U4A	ELECTRIC TRANSFORMER	
U4B	UNDERGROUND ELECTRIC LINE	
U4C	OVERHEAD ELECTRIC LINE	
U4D	UNDERGROUND COMMUNICATION LINE	
U4E	OVERHEAD COMMUNICATION LINE	



**PLANT SCHEDULE LOT 1**

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	SPREAD
AG3	7	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	B & B	2"	10'-12"	3-4'
CB2	4	Cedrus atlantica 'Glauca Fastigiata'	Columnar Blue Atlas Cedar	B & B	2"	6-8'	3-4'
CCF	12	Cercis canadensis 'Forest Pansy' TM	Forest Pansy Redbud	B & B	2"	5-6'	4-4.5'
WGL	18	Magnolia grandiflora 'MG'	Atto Southern Magnolia	B & B	3"		
UP2	8	Ulmus parvifolia 'Athena Classic'	Athena Elm	B & B	3"	14-15'	4-5'

**PLANT SCHEDULE LOT 2**

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	SPREAD
AG3	1	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	B & B	2"	10'-12"	3-4'
CCF	2	Cercis canadensis 'Forest Pansy' TM	Forest Pansy Redbud	B & B	2"	5-5'	4-4.5'

**PLANT SCHEDULE RIGHT-OF-WAY**

STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	SPREAD
ARD	8	Acer rubrum 'October Glory' TM	October Glory Maple	B & B	3"	13-15' Ht.	4-5'

**LANDSCAPE DATA: LOT 1**

OVERALL SITE ACREAGE: 3.35 Ac.  
ZONING: IG  
LAND USE: OPEN STORAGE

**SITE TREE DENSITY CALCULATIONS**

OVERALL SITE ACREAGE: 3.35 Ac.  
PROJECT ACREAGE (DISTURBED AREA): 3.35 Ac.  
BUILDING ACREAGE: 1.74 Ac.  
ADJUSTED ACREAGE: 1.61 Ac.

TREE DENSITY UNITS REQUIRED: 25.5 TDU  
(14 TDU/Ac. x 1.81 Ac.)

TREE DENSITY UNITS PROVIDED: 0.0 TDU

PROPOSED TREE TDU:  
23 - 2" CAL. TREES @ 0.5 11.5 TDU  
26 - 3" CAL. TREES @ 0.6 15.6 TDU

TOTAL (PROPOSED TREE TDU): 27.1 TDU

OVERALL TOTAL (EXISTING & PROPOSED): 27.1 TDU

TREE DENSITY REQUIREMENT SATISFIED

**LANDSCAPE DATA: LOT 2**

OVERALL SITE ACREAGE: 0.34 Ac.  
ZONING: IG  
LAND USE: OPEN STORAGE

**SITE TREE DENSITY CALCULATIONS**

OVERALL SITE ACREAGE: 0.34 Ac.  
PROJECT ACREAGE (DISTURBED AREA): 0.34 Ac.  
BUILDING ACREAGE: 0.24 Ac.  
ADJUSTED ACREAGE: 0.10 Ac.

TREE DENSITY UNITS REQUIRED: 1.4 TDU  
(14 TDU/Ac. x 0.10 Ac.)

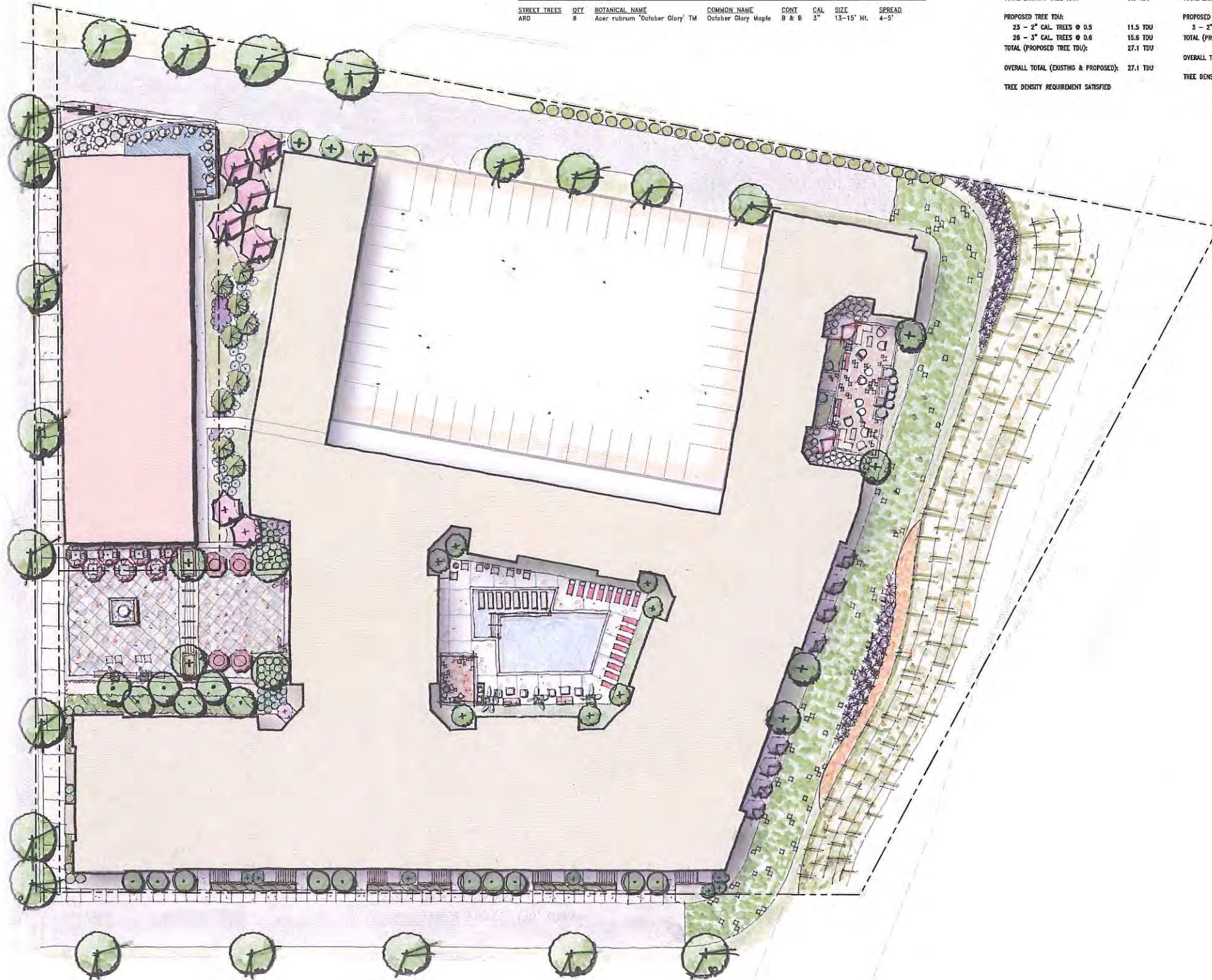
TREE DENSITY UNITS PROVIDED: 0.0 TDU

PROPOSED TREE TDU:  
3 - 2" CAL. TREES @ 0.5 1.5 TDU

TOTAL (PROPOSED TREE TDU): 1.5 TDU

OVERALL TOTAL (EXISTING & PROPOSED): 1.5 TDU

TREE DENSITY REQUIREMENT SATISFIED



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NASHVILLE, DAVIDSON COUNTY, TENNESSEE

TRIBRIDGE  
RESIDENTIAL  
1575 NORTHSIDE DRIVE  
BUILDING 100, SUITE 200  
ATLANTA, GA 30318



DATE	REVISIONS
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**L1.0**  
OVERALL  
LANDSCAPE  
PLAN

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ISSUED	DATE
2023/08/15	08/15/23

REVISION	DESCRIPTION	DATE

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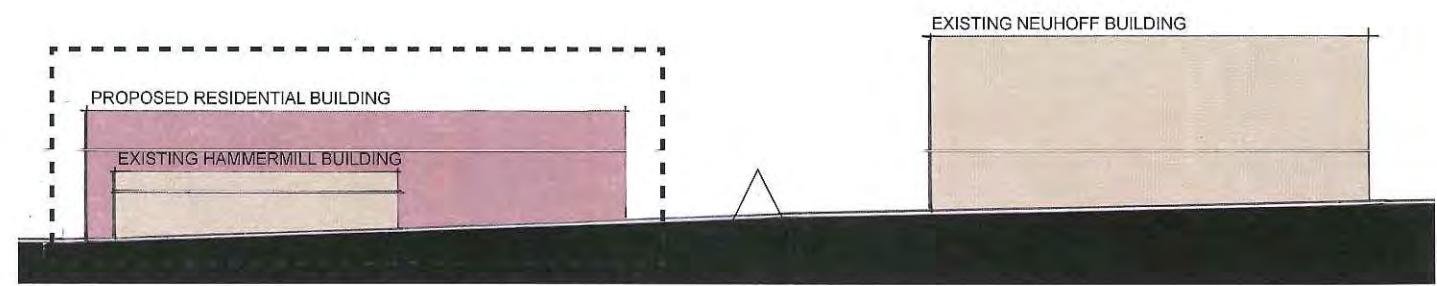
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DRAWN BY: DRW  
 CHECKED BY: CHK

**A1**



**ADAMS STREET ELEVATION**



**CONTEXTUAL BUILDING HEIGHT DIAGRAM**





**HAMMER MILL MULTIFAMILY**

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

TREBRIDGE RESIDENTIAL  
 1575 NORTH HSIDE DRIVE  
 BUILDING 100, SUITE 200  
 ATLANTA, GA 30318

ISSUED

DESCRIPTION	DATE
REVISION OF ORIGINAL	10/15/16

REVISION

REVISION NUMBER	DESCRIPTION	CHK

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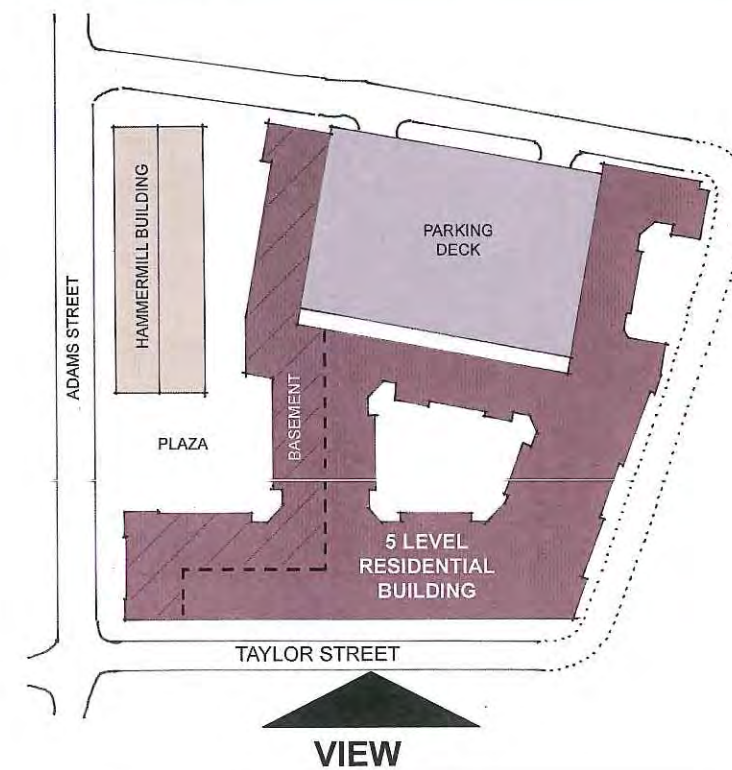
JOB NUMBER: 150706

DRAWN BY: DRW  
 CHECKED BY: CHK

**A2**



**TAYLOR STREET ELEVATION**



**HAMMER MILL MULTIFAMILY**

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

TSBRIDGE RESIDENTIAL  
 1575 NORTHSIDE DRIVE  
 BUILDING 100, SUITE 200  
 ATLANTA, GA 30318

ISSUED	DATE

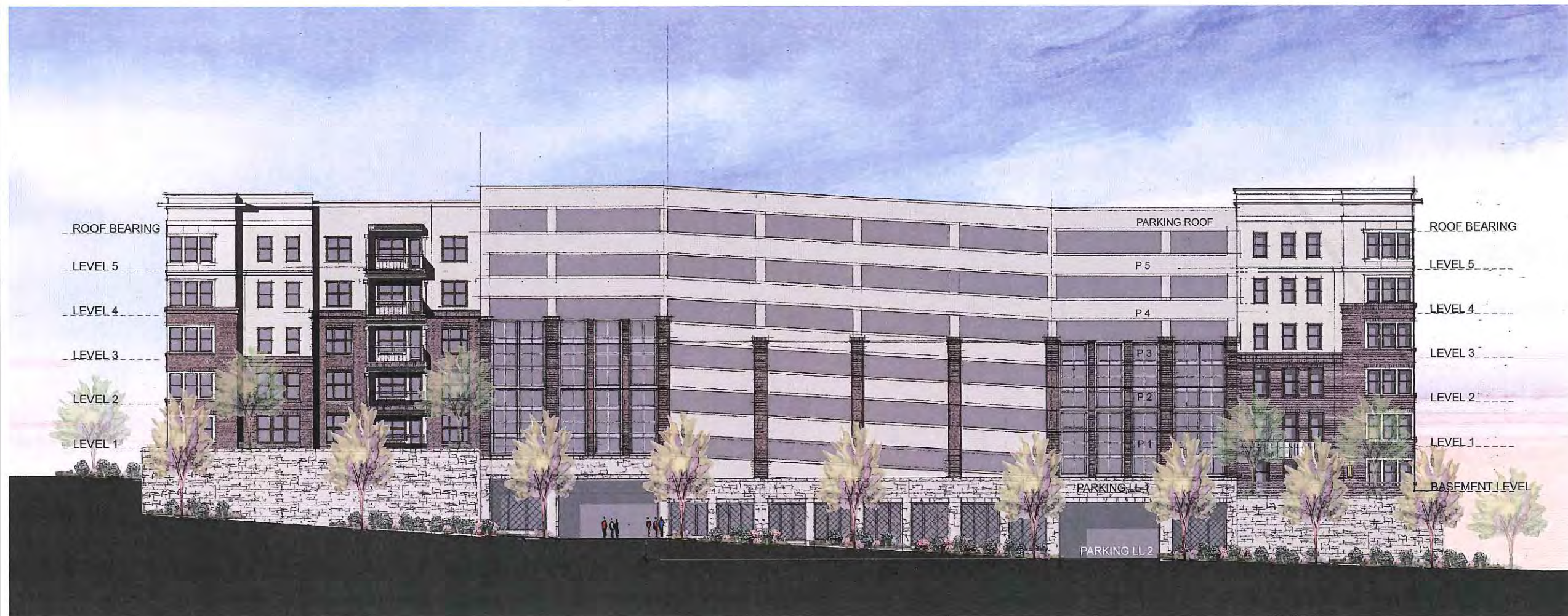
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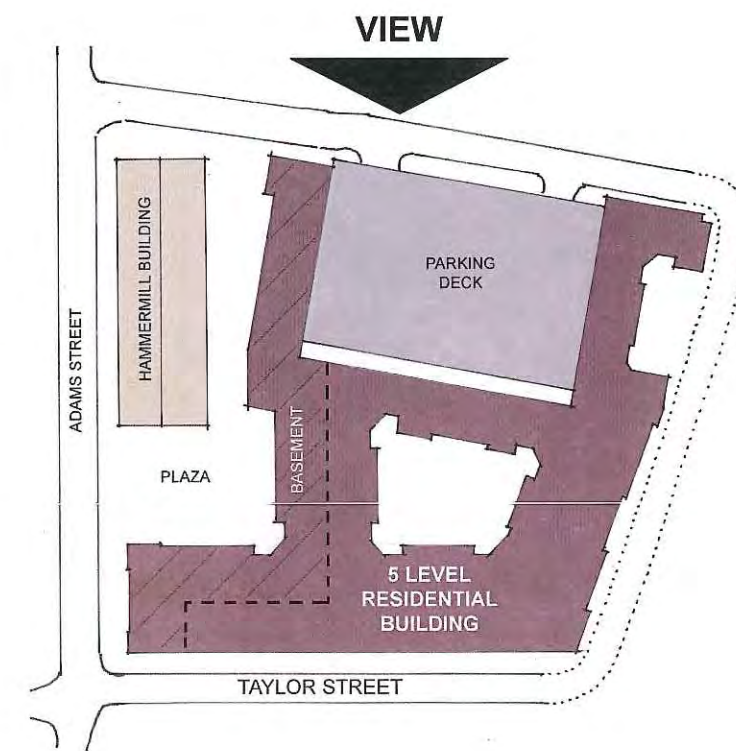
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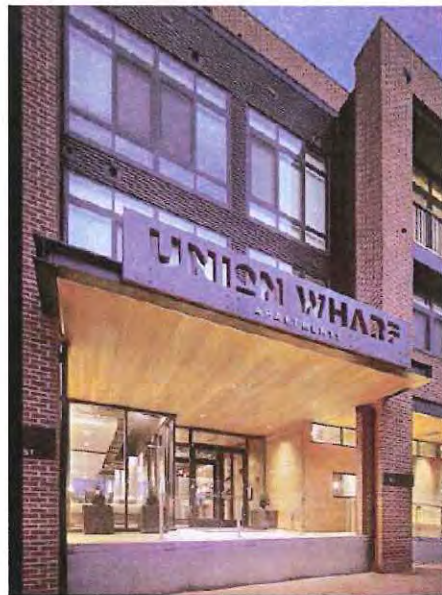
JOB NUMBER: 150706

DRAWN BY: DRW  
 CHECKED BY: CHK



**ALLEY ELEVATION**





PROJECT IMAGERY

dwell design studio

365 BROOKSIDE PARKWAY, SUITE 150, ALPHARETTA, GA 30202  
 PHONE 770.484.1035 FAX 770.484.1180  
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HAMMER MILL MULTIFAMILY

NASHVILLE, DAVIDSON COUNTY, TENNESSEE  
 TRIBRIDGE RESIDENTIAL  
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 BUILDING 100, SUITE 200  
 ATLANTA, GA 30318

ISSUED	DATE	BY

REVISION	DESCRIPTION	DATE

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JOB NUMBER	150706
DRAWN BY	CHK
CHECKED BY	

A4