

PRELIMINARY SPECIFIC PLAN
2021 12TH AVE N
NASHVILLE, TENNESSEE 37208
DAVIDSON COUNTY - CASE NO.: 2016SP-060-001
 TAX MAP 81-07 PARCEL 103.00 / PLAT BOOK 17 PAGE 297

PROJECT NOTES:

1. PROPERTY OWNER INFORMATION

BRANDON KNOX
 415 CHARLESGATE COURT
 NASHVILLE TN 37215
 PHONE: 646-436-9452

2. DEVELOPER INFORMATION

BRANDON KNOX
 415 CHARLESGATE COURT
 NASHVILLE TN 37215
 PHONE: 646-436-9452

3. CIVIL ENGINEER

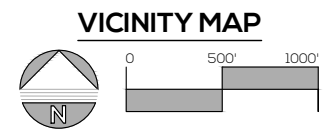
4SITE
 5123 VIRGINIA WAY, STE A-21
 BRENTWOOD TN 37027
 CONTACT: DON COLLINS
 PHONE: 615-915-2620
 EMAIL: dcollins@4siteinc.biz

4. PROPERTY INFORMATION

2021 12TH AVE NORTH
 NASHVILLE TN 37208
 PLAT BOOK 17 PAGE 297
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5. GOVERNING MUNICIPALITY

METROPOLITAN NASHVILLE
 PLANNING DEPARTMENT
 METRO OFFICE BUILDING
 800 SECOND AVENUE SOUTH
 NASHVILLE TN 37620
 PHONE: 615-862-7190



INDEX TO DRAWINGS:

SHT. NO.	SHT. NAME
COVER	COVER SHEET
C1	SITE DEVELOPMENT PLAN
C2	GRADING, DRAINAGE & UTILITY PLAN

SPECIFIC PLAN PURPOSE:

THE PURPOSE OF THIS PLAN IS TO REZONE THE CURRENT 0.33 ACRE PARCEL TO ALLOW A FOUR UNIT RESIDENTIAL DEVELOPMENT AS SHOWN HEREIN.

GENERAL PLAN CONSISTENCY NOTE

THE SPECIFIC PLAN PROPOSED HEREIN IS LOCATED WITHIN SUBAREA #8 OF THE NORTH NASHVILLE COMMUNITY PLAN. THE SPECIFIED LAND USE IS URBAN NEIGHBORHOOD MAINTENANCE, TRANSECT 4 (T4 NM). THE PRIMARY GOALS OF THE T4 NM POLICY ARE TO ENHANCE PARTICULAR CORRIDORS BY MAINTAINING & PRESERVING THE PREDOMINANT, EXISTING DEVELOPED CONDITION, AND THAT THE CONDITION IS STABLE AND SUSTAINABLE OVER TIME. THE NEIGHBORHOODS ARE TO BE SERVICED BY HIGH LEVELS OF CONNECTIVITY THAT ACCOMMODATE EFFICIENT USE OF STREET NETWORKS, SIDEWALKS, BIKEWAYS, AND MASS TRANSIT.

AS PROPOSED, THIS SPECIFIC PLAN WILL ENHANCE THE STREETScape ALONG BOTH 12TH AVENUE AND CASS STREET WITH THE DEVELOPMENT NEW RESIDENTIAL UNITS, STREET TREES, AND WATER QUALITY FEATURES. THE STREET SETBACKS AS SHOWN ON THIS PLAN ARE GREATER THAN OR EQUAL TO THE EXISTING STREET SETBACKS AND ADEQUATE ONSITE PARKING IS BEING PROVIDED. THIS PROJECT MEETS THE INTENT OF THE T4 NM POLICY WHILE GENERATING AN IMPROVED PRODUCT FOR THIS LOCATION.

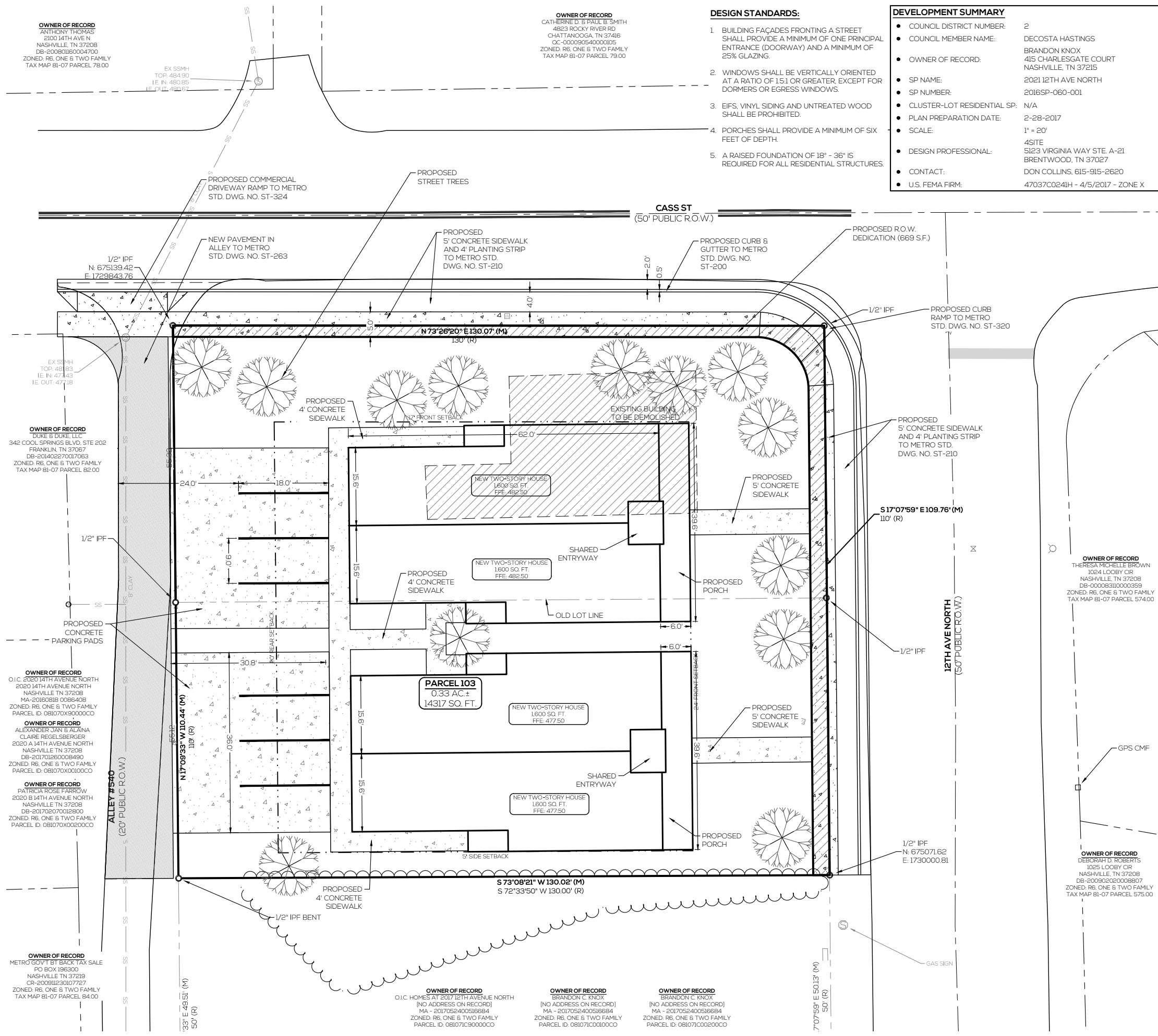
COVER SHEET
PRELIMINARY SPECIFIC PLAN
 2021 12TH AVE N - NASHVILLE, TENNESSEE 37208
 DAVIDSON COUNTY - CASE NO.: 2016SP-060-001
 TAX MAP 81-07 PARCEL 103.00 / DEED BOOK 17 PAGE 297



REVISIONS:

04.24.2017	OWNER COMMENTS
06.12.2017	OWNER COMMENTS
07.24.2017	OWNER COMMENTS

DRAWN BY: KENGMAN
FIELD DATE: 01.21.2016
OFFICE DATE: 10.27.2016
CHECKED BY: DCOLLINS
PLOT DATE: 07.24.2017



DESIGN STANDARDS:

- BUILDING FAÇADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING.
- WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER EXCEPT FOR DORMERS OR EGRESS WINDOWS.
- EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.
- PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
- A RAISED FOUNDATION OF 18" - 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.

DEVELOPMENT SUMMARY

- COUNCIL DISTRICT NUMBER: 2
- COUNCIL MEMBER NAME: DE COSTA HASTINGS
- OWNER OF RECORD: BRANDON KNOX
415 CHARLES GATE COURT
NASHVILLE, TN 37215
- SP NAME: 2021 12TH AVE NORTH
- CLUSTER-LOT RESIDENTIAL SP: N/A
- PLAN PREPARATION DATE: 2-28-2017
- SCALE: 1" = 20'
- DESIGN PROFESSIONAL: 4SITE
5123 VIRGINIA WAY STE. A-21
BRENTWOOD, TN 37027
- CONTACT: DON COLLINS, 615-915-2620
- U.S. FEMA FIRM: 47037C0241H - 4/5/2017 - ZONE X



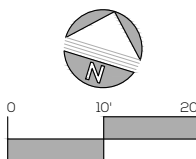
STANDARD SP NOTES:

- THE PURPOSE OF THIS PLAN IS TO REZONE THE CURRENT 0.33 ACRE PARCEL TO ALLOW A 4 UNIT RESIDENTIAL DEVELOPMENT, AS SHOWN.
- ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE AS IDENTIFIED BY FEMA ON MAP(S) 47037C0241H, DATED APRIL 5, 2017.
- THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO RIGHT-OF-WAY IS 15" CMP)
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS & EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, & INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
- INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH UNIT.
- SOLID WASTE PICKUP TO BE PROVIDED BY ROLL OUT CANS.
- MINOR MODIFICATIONS 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 MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH AN ORDINANCE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH DENSITY OR FLOOR AREA, ADD USERS NOT OTHERWISE PERMITTED, ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
- FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE R6-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- RAISED FOUNDATIONS OF 18"-36" ARE REQUIRED FOR RESIDENTIAL BUILDINGS.
- THIS PLAN IS INTENDED TO BE CONSTRUCTED IN A SINGLE PHASE
- THE FINAL SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED 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 REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.

DEVELOPMENT STANDARDS	
ACREAGE	0.33± ACRES (14,317 SQ. FT.)
DENSITY	12/12 / ACRE
DWELLING UNITS	4
FLOOR AREA RATION (FAR)	0.45
LOTS	1
IMPERVIOUS SURFACE RATION (ISR)	
PROPOSED BUILDINGS:	4,994 SQ. FT.
PROPOSED SIDEWALKS & DRIVEWAYS:	3,208 SQ. FT.
TOTAL PROPOSED ISR:	0.57
PARKING REQUIRED:	8 (2 PER UNIT)
PARKING PROVIDED:	8
PROPOSED ZONING SETBACKS:	FRONT - 24 FEET (12TH AVE N) FRONT - 17 FEET (CASS ST) REAR - 20 FEET SIDE - 5 FEET
MAXIMUM BUILDING HEIGHT	2 STORIES IN 30' MEASURED TO THE EAVE
CURRENT ZONING:	R6, ONE & TWO FAMILY 6,000 SQ. FT. LOT, OV-UZO, URBAN ZONING OVERLAY
PROPOSED ZONING:	SP, SPECIFIC PLAN
USES:	TWO FAMILY RESIDENTIAL

GENERAL NOTES:

- NORTH ARROW AND COORDINATES AS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83.
- SITE SOILS ARE M&D, MIMOSA-URBAN LAND COMPLEX.
- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT



SITE DEVELOPMENT PLAN

PRELIMINARY SPECIFIC PLAN

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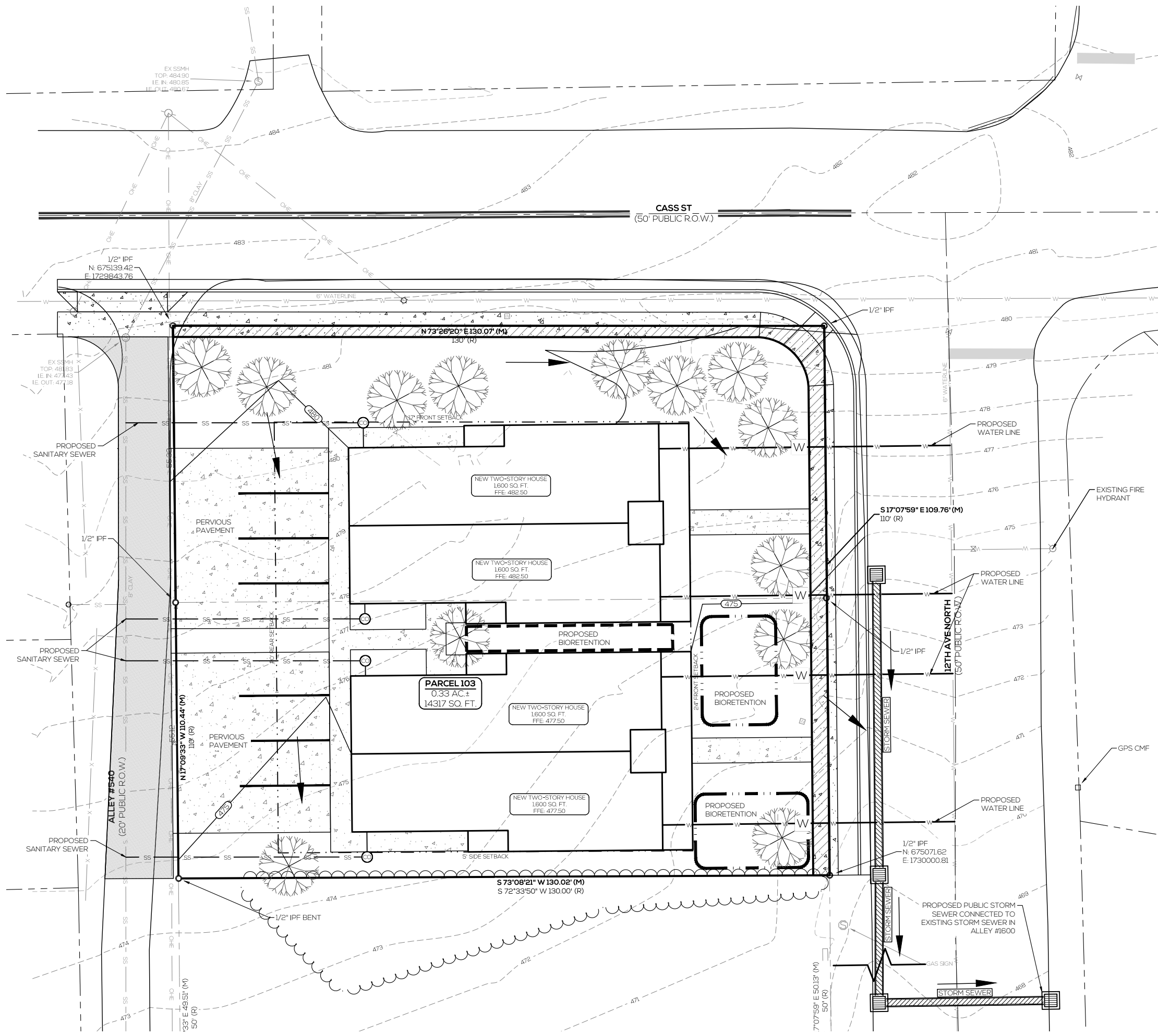
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LAND PLANNING PROJECT MANAGEMENT
COLLABORATIVE DESIGN + CREATIVE SOLUTIONS
5123 Virginia Way, Ste. A-21, Brentwood, TN 37027
615.915.2620 www.4siteinc.com



GRADING & UTILITY PLAN NOTES:

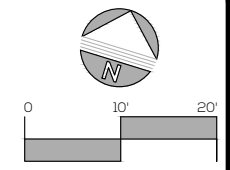
1. ALL UTILITY INFORMATION SHOWN IS TAKEN FROM MAPS PROVIDED BY RESPECTIVE UTILITY OR MUNICIPALITY.



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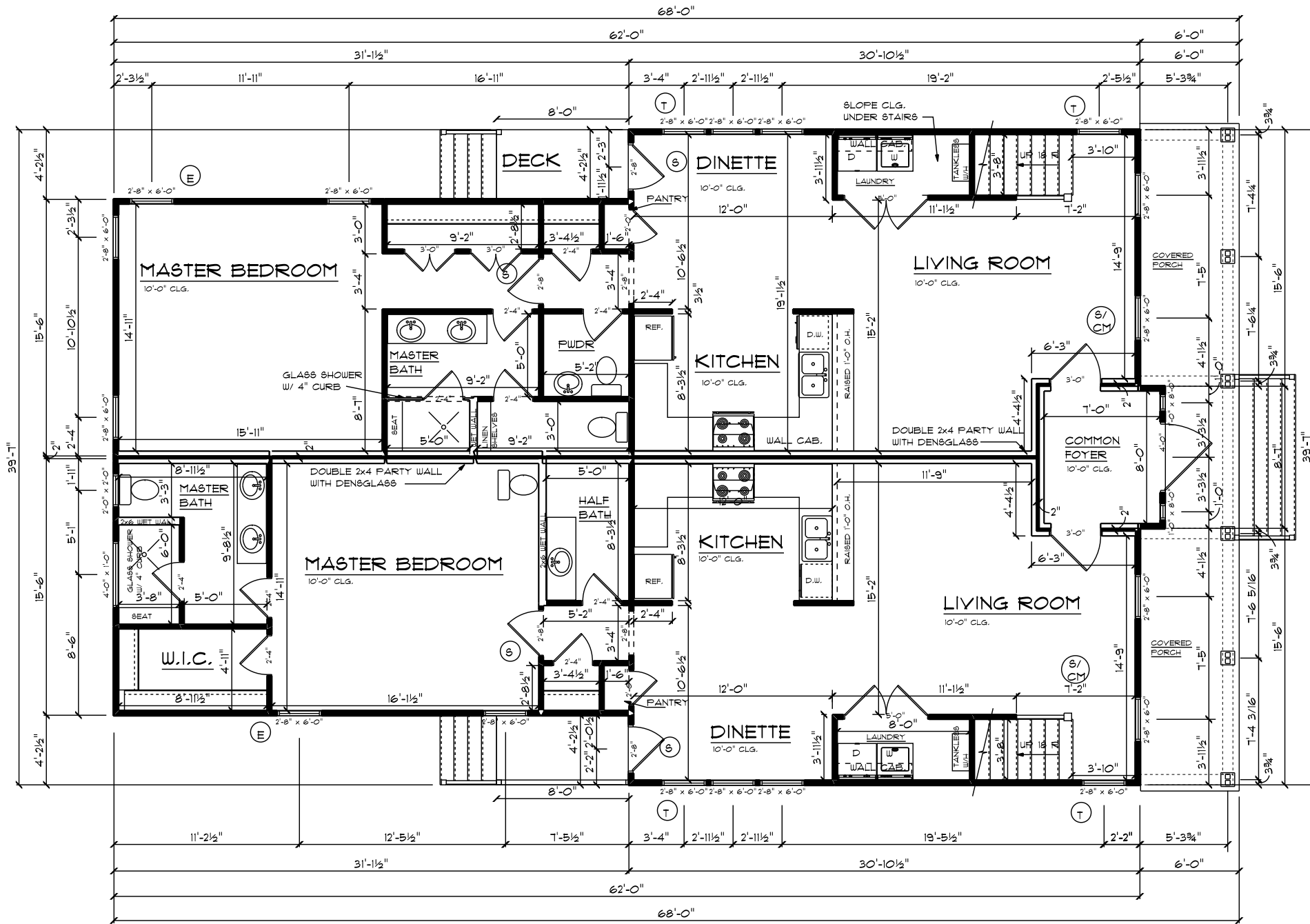
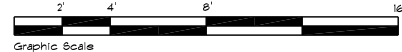
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- THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR CONSTRUCTING THE PROJECT IN A MANNER THAT MEETS ALL BUILDING CODES, ALL ZONING CODES, AND ALL PLANNING CODES IN FOR THE LOCATION OF CONSTRUCTION.
- THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE COORDINATION, TIE-INS, FEES, AND NECESSARY PERMITTING OF ALL CONNECTIONS TO PUBLIC UTILITIES AS REQUIRED FOR THE PROJECT.
- THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE PROVISION OF DESIGN AS NECESSARY OF ALL FOOTINGS, FOUNDATION, WALL, FLOOR AND ROOF STRUCTURAL COMPONENTS AND IS RESPONSIBLE FOR THE PROVISION OF AN ENGINEERING REQUIRED BY BUILDING CODES OR LOCAL ORDINANCES. INDICATIONS IN THESE DOCUMENTS ARE FOR GENERAL CONFIGURATION REFERENCE AND OVERALL DIMENSIONS COORDINATION ONLY. ANY COORDINATION NECESSARY FOR DEVIATIONS FROM THE INDICATED DIMENSIONS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER.
- THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE DESIGN AND COORDINATION OF ALL MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS, AND IS RESPONSIBLE FOR THE PROVISIONS OF ANY ENGINEERING REQUIRED BY BUILDING CODES OR LOCAL ORDINANCES. LOCATIONS OF SERVICE PANELS, SUB PANELS, SHUT-OFFS AND OTHER CONTROL DEVICES OR EQUIPMENT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER.
- THE GENERAL CONTRACTOR WILL PROVIDE FOR A CRAWL SPACE SYSTEM THAT PROHIBITS MOISTURE INFILTRATION INTO THE HOUSE. COORDINATION OF ADDITIONAL HVAC REGISTER(S) AND RETURN(S) FOR THIS CONDITIONED CRAWL SPACE ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE GRADING DESIGN, SUBSURFACE DRAINAGE COORDINATION, SITE FILTRATION/RUNOFF PREVENTION AND FINAL DRAINAGE CONFIGURATION FOR THE SITE.
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- FOOTINGS, FOUNDATION WALL PROFILE AND CRAWLSPACE HEIGHT; THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING GRADE CONDITIONS AND TOPOGRAPHY TO DETERMINE THE HEIGHT OF THE CRAWLSPACE (TO BE MINIMUM OF 3'-6" CLEAR HEIGHT TO STRUCTURE).
- ELECTRICAL: THE GENERAL CONTRACTOR/OWNER SHALL BE RESPONSIBLE SOLELY FOR COORDINATING THE QUANTITY, LOCATION AND HEIGHT OF ALL ELECTRICAL DEVICES WITH THE APPLICABLE BUILDING CODES AND LOCAL ORDINANCES. APPLIANCES, EQUIPMENT, COUNTERTOPS, AND CABE WORK.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND PROVISIONS OF FIRE-RESISTIVE CONSTRUCTION AS INDICATED ON THE DRAWINGS AND/OR AS REQUIRED BY BUILDING CODES AND LOCAL ORDINANCES. THIS INCLUDES COORDINATION WITH LOCAL BUILDING OFFICIALS TO DETERMINE THE FIRE PROTECTION NEEDS FOR THE STRUCTURE. BE THAT ADDITIONAL SEPARATIONS OF COMPONENT SPACES, PROVISION OF FIRE HYDRANT LOCATIONS/FLOW TESTS, OR DESIGN AND INSTALLATION OF RESIDENTIAL SPRINKLER SYSTEMS.

LEGEND:

- (SD) SMOKE DETECTOR
- (S/CM) SMOKE/CARBON MONOXIDE DETECTOR
- (T) TEMPERED GLASS
- (E) EGRESS

MAIN FLOOR LAYOUT

SCALE: 1/8" = 1'-0"



THESE DRAWINGS ARE FOR DESIGN INTENT ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE CONSTRUCTION MEETS OR EXCEEDS ALL CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL MECHANICAL, ELECTRICAL, AND STRUCTURAL WITH THE FRAMEWORK AND AESTHETICS OF THIS HOME.

Int. Footage per Unit	
Main	1016 sf
Second	1506 sf
1/2 Common Foyr	93 sf
From Porch	97 sf
Deck	34 sf

Ext. Footage per Unit	
Main	1088 sf
Second	1679 sf
1/2 Common Foyr	93 sf
From Porch	97 sf
Deck	34 sf

Project Name:
2021 12th Ave. N. - Unit A
Nashville, TN 37208

URBAN DEVELOPMENT GROUP, LLC

Date: 7.21.17

A-1

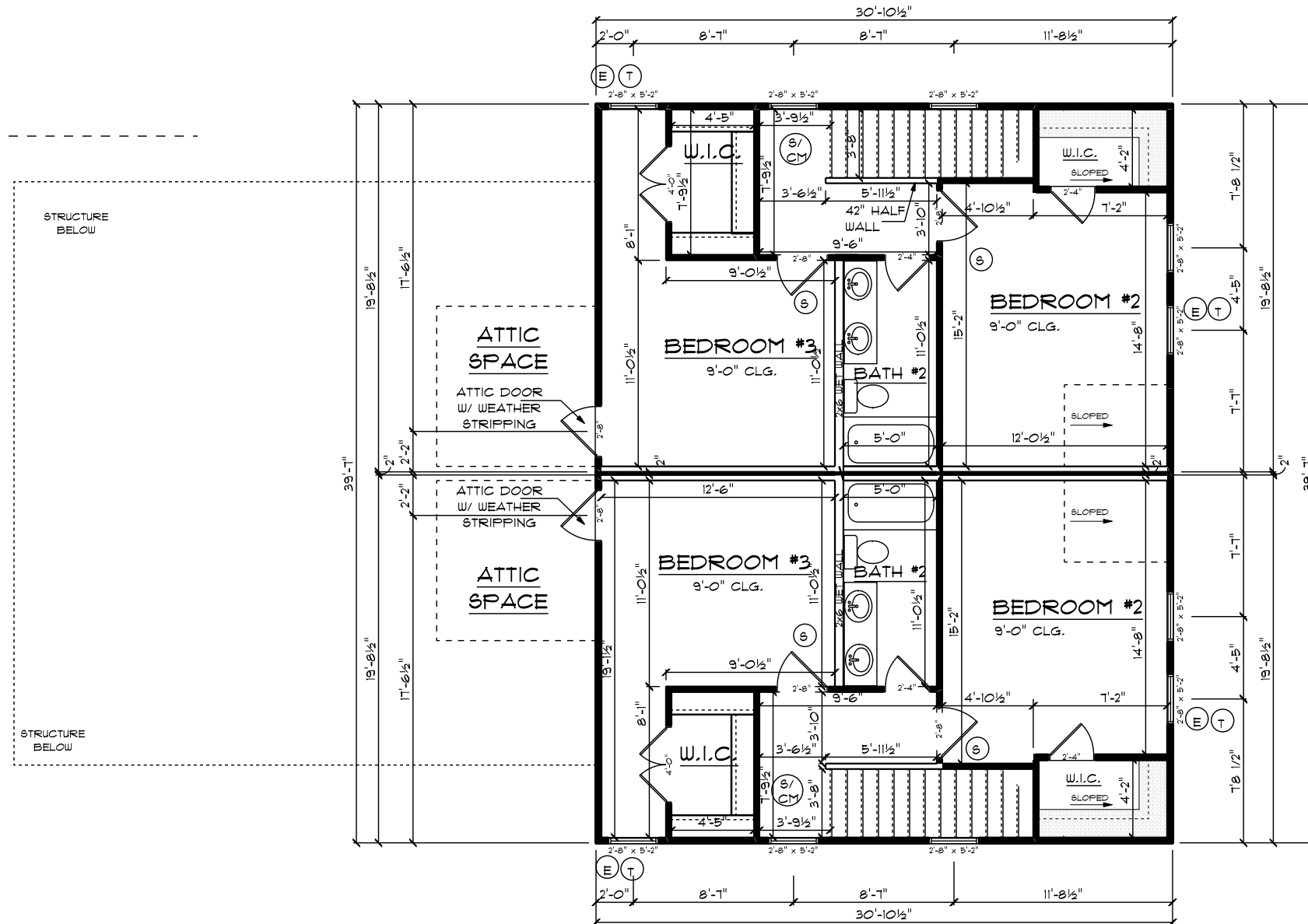
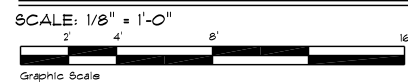
GENERAL NOTES

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4. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE PROVISION OF DESIGN AS NECESSARY OF ALL FOOTINGS, FOUNDATION, WALL, FLOOR AND ROOF STRUCTURAL COMPONENTS AND IS RESPONSIBLE FOR THE PROVISION OF AN ENGINEERING REQUIRED BY BUILDING CODES OR LOCAL ORDINANCES. INDICATIONS IN THESE DOCUMENTS ARE FOR GENERAL CONFIGURATION REFERENCE AND OVERALL DIMENSIONS COORDINATION ONLY. ANY COORDINATION NECESSARY FOR DEVIATIONS FROM THE INDICATED DIMENSIONS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER.
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7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE GRADING DESIGN, SUBSURFACE DRAINAGE COORDINATION, SITE SILTRATION/RUNOFF PREVENTION AND FINAL DRAINAGE CONFIGURATION FOR THE SITE.
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11. ELECTRICAL: THE GENERAL CONTRACTOR/OWNER SHALL BE RESPONSIBLE SOLELY FOR COORDINATING THE QUANTITY, LOCATION AND HEIGHT OF ALL ELECTRICAL DEVICES WITH THE APPLICABLE BUILDING CODES AND LOCAL ORDINANCES, APPLANCES, EQUIPMENT, COUNTERTOPS, AND CASE WORK.
12. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND PROVISIONS OF FIRE-RESISTIVE CONSTRUCTION AS INDICATED ON THE DRAWINGS AND/OR AS REQUIRED BY BUILDING CODES AND LOCAL ORDINANCES. THIS INCLUDES COORDINATION WITH LOCAL BUILDING OFFICIALS TO DETERMINE THE FIRE PROTECTION NEEDS FOR THE STRUCTURE, BE THAT ADDITIONAL SEPERATIONS OF COMPONENT SPACES, PROVISION OF FIRE HYDRANT LOCATIONS/FLOW TESTS, OR DESIGN AND INSTALLATION OF RESIDENTIAL SPRINKLER SYSTEMS.

LEGEND:

- (S) SMOKE DETECTOR
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- (T) TEMPERED GLASS
- (E) EGRESS

SECOND FLOOR LAYOUT



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Int. Footage per Unit	
Main	1016 sf
Second	579 sf
Total	1595 sf
1/2 Common Foyr.....33 sf	
Front Porch	97 sf
Deck	34 sf

Ext. Footage per Unit	
Main	1068 sf
Second	611 sf
Total	1679 sf
1/2 Common Foyr.....33 sf	
Front Porch	97 sf
Deck	34 sf

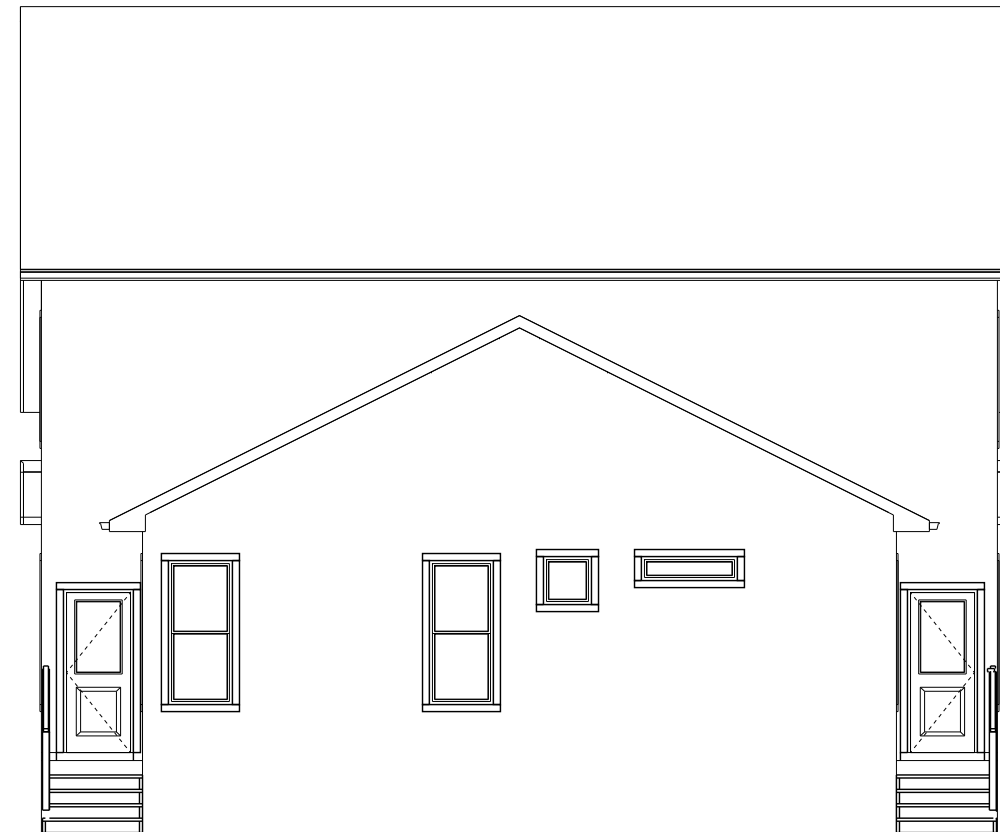
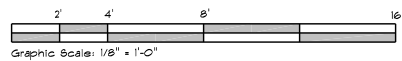
Project Name:
2021 12th Ave. N.
Nashville, TN 37208

URBAN DEVELOPMENT GROUP, LLC

Date: 1.21.17



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

Ext. Footage per Unit	
Main	1068 sf
Second	611 sf
Total	1679 sf
1/2 Common Foyr	33 sf
Front Porch	34 sf
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Project Name:
2021 12th Ave. N. - Unit A
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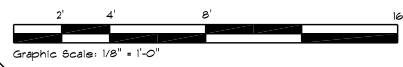
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AND AESTHETICS OF THIS HOME.



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



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Ext. Footage per Unit		Int. Footage per Unit	
Main	1068 sf	Main	1016 sf
Second	611 sf	Second	579 sf
Total	1679 sf	Total	1595 sf
1/2 Common Foyr	33 sf	1/2 Common Foyr	33 sf
Front Porch	97 sf	Front Porch	97 sf
Deck	34 sf	Deck	34 sf

Project Name:
2021 15th Ave. N
Nashville, TN 37208

URBAN DEVELOPMENT GROUP, LLC

Date: 1.21.17

A-5

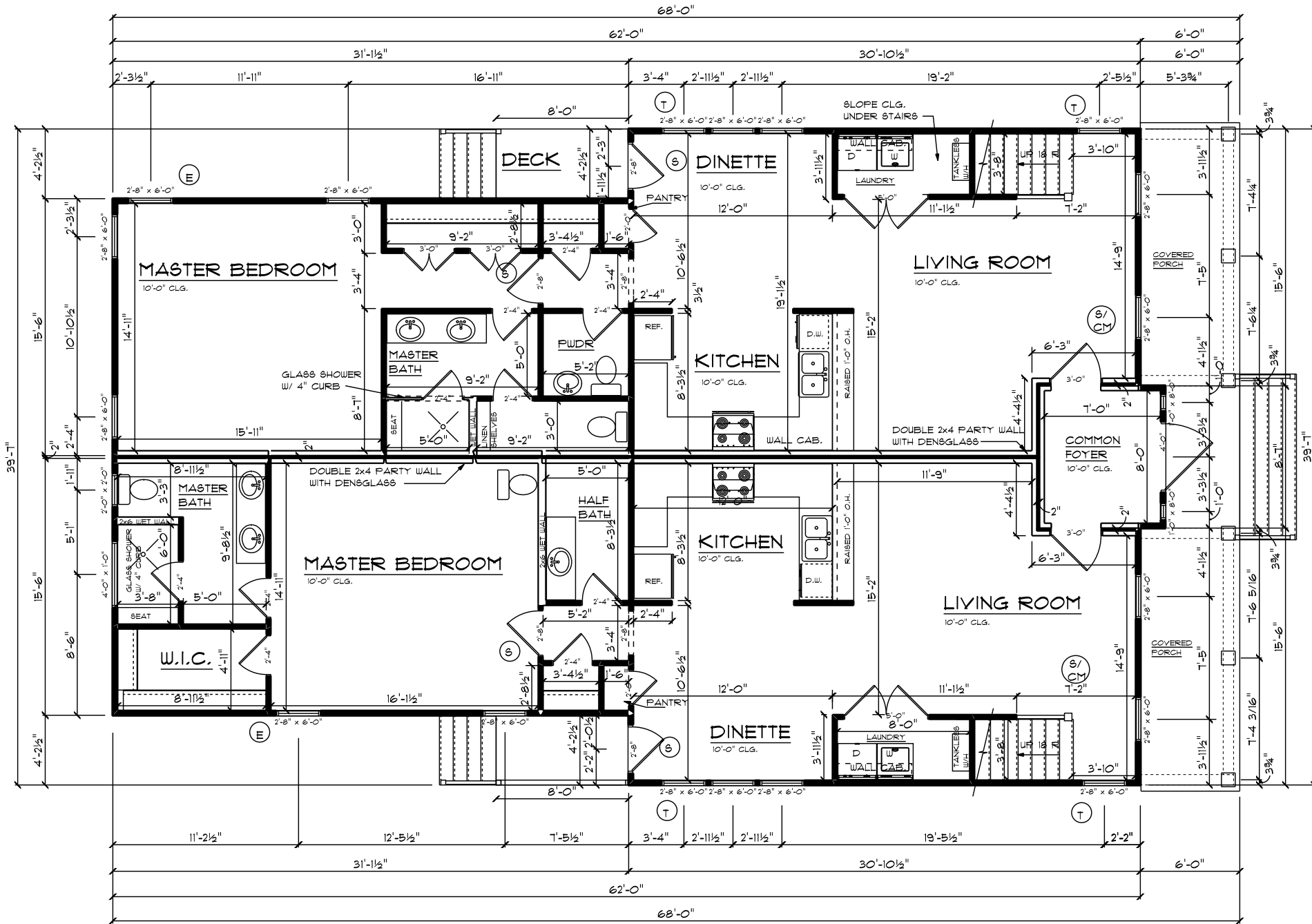
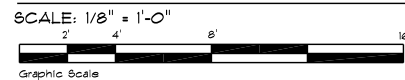
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- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE GRADING DESIGN, SUBSURFACE DRAINAGE COORDINATION, SITE FILTRATION/RUNOFF PREVENTION AND FINAL DRAINAGE CONFIGURATION FOR THE SITE
- THE GENERAL CONTRACTOR/OWNER WILL SPECIFY ALL MATERIALS TO BE USED FOR CONSTRUCTION.
- THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE SELECTION AND SERVICE COORDINATION OF ALL APPLIANCES, EQUIPMENT, AND SYSTEMS.
- FOOTINGS, FOUNDATION WALL PROFILE AND CRAWLSPACE HEIGHT: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING GRADE CONDITIONS AND TOPOGRAPHY TO DETERMINE THE HEIGHT OF THE CRAWLSPACE (TO BE MINIMUM OF 3'-6" CLEAR HEIGHT TO STRUCTURE).
- ELECTRICAL: THE GENERAL CONTRACTOR/OWNER SHALL BE RESPONSIBLE SOLELY FOR COORDINATING THE QUANTITY, LOCATION AND HEIGHT OF ALL ELECTRICAL DEVICES WITH THE APPLICABLE BUILDING CODES AND LOCAL ORDINANCES, APPLIANCES, EQUIPMENT, COUNTERTOPS, AND CASE WORK.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND PROVISIONS OF FIRE-RESISTIVE CONSTRUCTION AS INDICATED ON THE DRAWINGS AND/OR AS REQUIRED BY BUILDING CODES AND LOCAL ORDINANCES. THIS INCLUDES COORDINATION WITH LOCAL BUILDING OFFICIALS TO DETERMINE THE FIRE PROTECTION NEEDS FOR THE STRUCTURE, BE THAT ADDITIONAL SEPERATIONS OF COMPONENT SPACES, PROVISION OF FIRE HYDRANT LOCATIONS/FLOW TESTS, OR DESIGN AND INSTALLATION OF RESIDENTIAL SPRINKLER SYSTEMS.

LEGEND:

- (S) SMOKE DETECTOR
- (S/CM) SMOKE/CARBON MONOXIDE DETECTOR
- (T) TEMPERED GLASS
- (E) EGRESS

MAIN FLOOR LAYOUT



THESE DRAWINGS ARE FOR DESIGN INTENT ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE CONSTRUCTION MEETS OR EXCEEDS ALL CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL MECHANICAL, ELECTRICAL, AND SYSTEMS WITH THE FRAMEWORK AND AESTHETICS OF THIS HOME.

Int. Footage per Unit	
Main	1016 sf
Second	579 sf
Total	1595 sf
Front Porch	
From Porch	97 sf
Deck	34 sf

Project Name:
2021 12th Ave. N. - Unit B
Nashville, TN 37208

URBAN DEVELOPMENT GROUP, LLC

Date: 7.21.17

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GENERAL NOTES

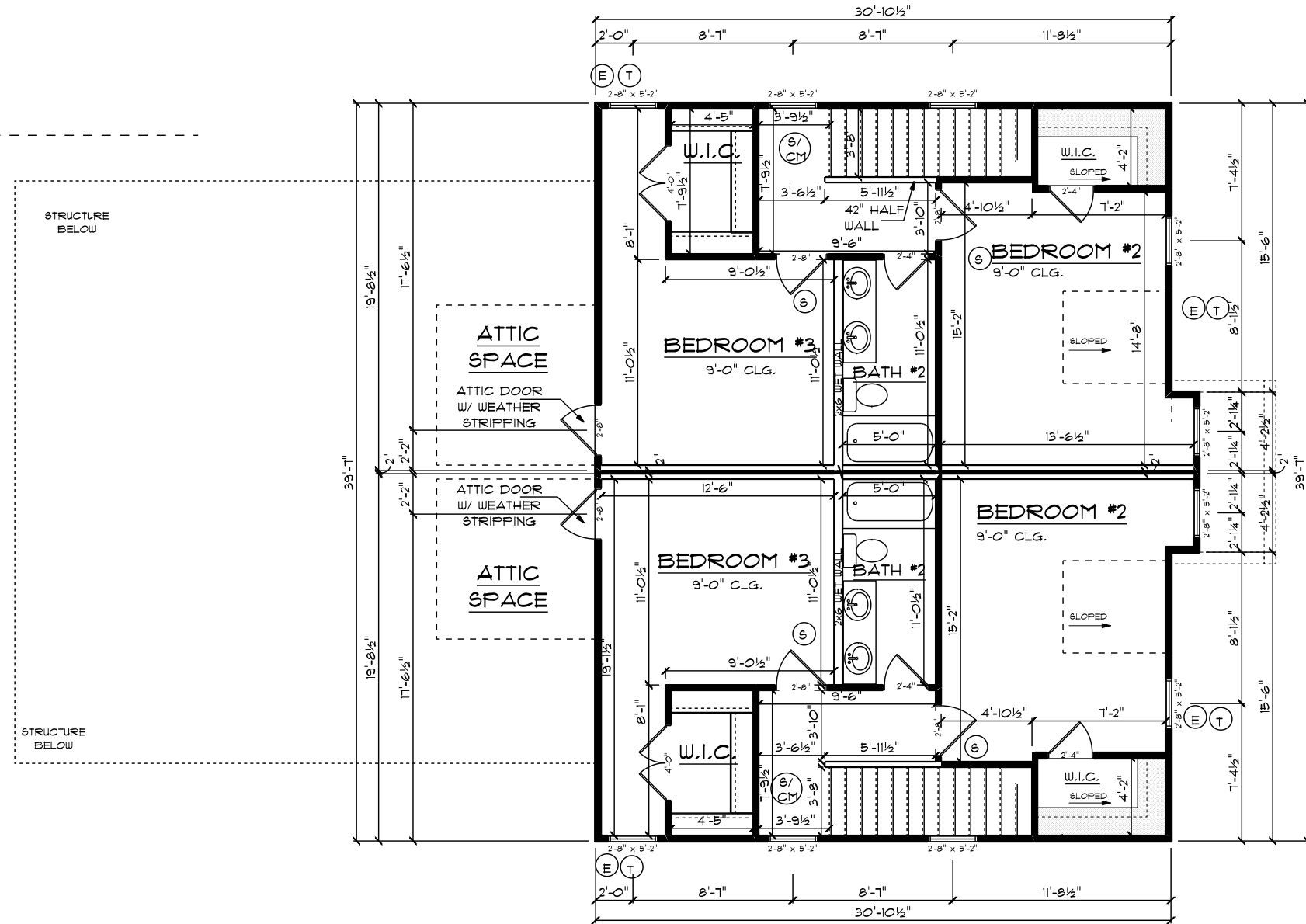
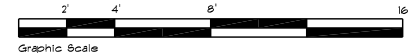
1. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT ILLUSTRATED HEREIN USING PROPER MEANS, METHODS, AND MATERIALS.
2. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR CONSTRUCTING THE PROJECT IN A MANNER THAT MEETS ALL BUILDING CODES, ALL ZONING CODES, AND ALL PLANNING CODES IN FOR THE LOCATION OF CONSTRUCTION.
3. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE COORDINATION, TIE-INS, FEES, AND NECESSARY PERMITTING OF ALL CONNECTIONS TO PUBLIC UTILITIES AS REQUIRED FOR THE PROJECT.
4. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE PROVISION OF DESIGN AS NECESSARY OF ALL FOOTINGS, FOUNDATION, WALL, FLOOR AND ROOF STRUCTURAL COMPONENTS AND IS RESPONSIBLE FOR THE PROVISION OF AN ENGINEERING REQUIRED BY BUILDING CODES OR LOCAL ORDINANCES. INDICATIONS IN THESE DOCUMENTS ARE FOR GENERAL CONFIGURATION REFERENCE AND OVERALL DIMENSIONS COORDINATION ONLY. ANY COORDINATION NECESSARY FOR DEVIATIONS FROM THE INDICATED DIMENSIONS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER.
5. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE DESIGN AND COORDINATION OF ALL MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS, AND IS RESPONSIBLE FOR THE PROVISIONS OF ANY ENGINEERING REQUIRED BY BUILDING CODES OR LOCAL ORDINANCES. LOCATIONS OF SERVICE PANELS, SUB PANELS, SHUT-OFFS AND OTHER CONTROL DEVICES OR EQUIPMENT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER.
6. THE GENERAL CONTRACTOR WILL PROVIDE FOR A CRAWL SPACE SYSTEM THAT PROHIBITS MOISTURE INFILTRATION INTO THE HOUSE. COORDINATION OF ADDITIONAL HVAC REGISTER(S) AND RETURN(S) FOR THIS CONDITIONED CRAWL SPACE ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER.
7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE GRADING DESIGN, SUBSURFACE DRAINAGE COORDINATION, SITE SILTRATION/RUNOFF PREVENTION AND FINAL DRAINAGE CONFIGURATION FOR THE SITE.
8. THE GENERAL CONTRACTOR/OWNER WILL SPECIFY ALL MATERIALS TO BE USED FOR CONSTRUCTION.
9. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE SELECTION AND SERVICE COORDINATION OF ALL APPLIANCES, EQUIPMENT, AND SYSTEMS.
10. FOOTINGS, FOUNDATION WALL PROFILE AND CRAWLSPACE HEIGHT: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING GRADE CONDITIONS AND TOPOGRAPHY TO DETERMINE THE HEIGHT OF THE CRAWLSPACE (TO BE MINIMUM OF 3'-6" CLEAR HEIGHT TO STRUCTURE).
11. ELECTRICAL: THE GENERAL CONTRACTOR/OWNER SHALL BE RESPONSIBLE SOLELY FOR COORDINATING THE QUANTITY, LOCATION AND HEIGHT OF ALL ELECTRICAL DEVICES WITH THE APPLICABLE BUILDING CODES AND LOCAL ORDINANCES, APPLANCES, EQUIPMENT, COUNTERTOPS, AND CASE WORK.
12. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND PROVISIONS OF FIRE-RESISTIVE CONSTRUCTION AS INDICATED ON THE DRAWINGS AND/OR AS REQUIRED BY BUILDING CODES AND LOCAL ORDINANCES. THIS INCLUDES COORDINATION WITH LOCAL BUILDING OFFICIALS TO DETERMINE THE FIRE PROTECTION NEEDS FOR THE STRUCTURE, BE THAT ADDITIONAL SEPERATIONS OF COMPONENT SPACES, PROVISION OF FIRE HYDRANT LOCATIONS/FLOW TESTS, OR DESIGN AND INSTALLATION OF RESIDENTIAL SPRINKLER SYSTEMS.

LEGEND:

- (S) SMOKE DETECTOR
- (S/CM) SMOKE/CARBON MONOXIDE DETECTOR
- (T) TEMPERED GLASS
- (E) EGRESSES

SECOND FLOOR LAYOUT

SCALE: 1/8" = 1'-0"



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Int. Footage per Unit	
Main	1016 sf
Second	579 sf
Total	1595 sf
1/2 Common Foyr.....33 sf	
Front Porch.....97 sf	
Deck.....34 sf	

Ext. Footage per Unit	
Main	1068 sf
Second	611 sf
Total	1679 sf
1/2 Common Foyr.....33 sf	
Front Porch.....97 sf	
Deck.....34 sf	

Project Name:
2021 12th Ave. N. - UNIT B
Nashville, TN 37208

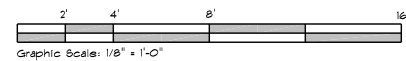
URBAN DEVELOPMENT GROUP, LLC

Date: 1.21.17

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FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

Ext. Footage per Unit	
Main	1088 sf
Second	611 sf
Total	1699 sf
Common Foyr	97 sf
Front Porch	34 sf
Deck	34 sf

Project Name:
2021 12th Ave. N. - Unit A
Nashville, TN 37208

URBAN DEVELOPMENT GROUP, LLC

Date: 1.20.17

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THESE DRAWINGS ARE FOR DESIGN INTENT ONLY.
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CONSTRUCTION MEETS OR EXCEEDS ALL CODES.
IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE
ALL MECHANICAL, STRUCTURAL, ELECTRICAL AND SYSTEMS
WITH THE FRAMEWORK AND AESTHETICS OF THIS HOME.