

PRELIMINARY SP CLAY STREET PROPERTIES

PURPOSE NOTE

The purpose of this SP is to rezone 1.64 acres to allow for a 6-story hotel.

PROPERTY INFORMATION

APPLICATION DATE: OCTOBER 27, 2016
 SP NUMBER: --
 COUNCIL DISTRICT NUMBER: 21
 DISTRICT COUNCIL MEMBER: ED KINDALL
 PROPERTY OWNER: B.V. KUMAR
 PARCELS & ACREAGE: (PARCELS 173, 174, 175, 176, 180, 217, 216, 180.02, 180.03) 68,908 SF [1.58 AC]
 EX. BUILDING SF: 5,430 SF TOTAL (5 HOUSES)
 TAX MAP: 81-04
 METRO GIS ID: 08104018000, 08104018002, 08104017300, 08104017400, 08104017500, 08104017600, 08104018003, 08104021600, 08104021700
 STREET ADDRESS: 405 CLAY STREET NASHVILLE, TN 37208

DEVELOPMENT SUMMARY

EXISTING
 ZONING: R6, MEDIUM DENSITY RESIDENTIAL
 OR20, OFFICE & RESIDENTIAL
 RESIDENTIAL
 LAND USE: RESIDENTIAL
 COMMUNITY PLAN: NORTH NASHVILLE COMMUNITY PLAN
 POLICY AREA: D EC DISTRICT [CENTERS]

PROPOSED
 ZONING: SP [COMMERCIAL MIXED USE]
 LAND USE: HOTEL
 LAND USE SF: 65,604 SF (HOTEL)
 BUILDING SETBACKS [TRACT 2]
 FRONT 0'-10' Measured from back of sidewalk
 SIDE 0' Measured from back of sidewalk
 REAR 0'
 BUILDING HEIGHT: 75'
 NUMBER OF ROOMS: 110
 BUILDING STORIES: 6 STORIES
 BUFFER YARDS: N/A
 MAX FAR: 3.00
 MAX ISR: 0.90

DEVELOPMENT STANDARDS

- Buildings shall avoid continuous uninterrupted blank facades. At a minimum, the facade plane shall be interrupted by one of the following for every fifty (50) linear feet of street frontage:
 - A change in building material
 - A horizontal undulation in the building facade of three (3) feet or greater
 - A window, porch, stoop or balcony
- Sidewalks shall be constructed to the standard of the Major and Collector Street Plan or, if on a local street, to local street standards. The build-to-zone for alternative zoning districts shall be measured shall be measured from the Standard right-of-way line as established by the table entitled "Standard Street Right-of-Way Widths" in the Major and Collector Street Plan.
- The zoning administrator may allow necessary adjustments to the build-to-zone when existing utilities or utility easements are within the build-to-zone and unusual circumstances require that the utilities cannot be relocated or easements reduced. Upon allowing an adjustment to the build-to-zone, the zoning administrator may also allow adjustments to the rear setback and landscape buffer yard as authorized by Table 17.24.230, to provide for a necessary building area. The zoning administrator may allow necessary adjustments to the build-to-zone, rear setback and landscape buffer yard based on the nature of the existing and future land uses and site conditions in the general vicinity after receiving a written recommendation from the planning department and any relevant department or agency.

PARKING SUMMARY

REQUIRED PARKING STATEMENT: BASED ON METRO REQUIREMENTS FOR USES [17.20.030]
 REQUIRED BICYCLE STATEMENT: BASED ON METRO REQUIREMENTS [BL2014-714]

REQUIRED PARKING:	HOTEL	1 SPACE PER ROOMING UNIT, PLUS 1 SPACE PER 2 EMPLOYEES
110 ROOMS	110 SPACES	
8 EMPLOYEES	4 SPACES	
TOTAL	114 SPACES [5 ACCESSIBLE]	
10% TRANSIT REDUCTION:	-11 SPACES	
10% PEDESTRIAN ACCESS REDUCTION:	-11 SPACES	
REQUIRED PARKING:	92 SPACES [5 ACCESSIBLE]	
PROPOSED PARKING:	TOTAL	100 SPACES [5 ACCESSIBLE]
REQUIRED BICYCLE PARKING:	2 PER ESTABLISHMENT	
PROPOSED BICYCLE PARKING:	MIN. OF 2 SPACES	

GENERAL NOTES

- Any standard not specifically addressed herein shall comply with the MUG-A base zoning requirements as of the application date of this Preliminary SP.
- Lot is to be served with public water and sanitary sewer.
- Site, open spaces, water quality & detention facilities to be maintained by property owner or property owner's association.
- Refuse collection, recycling and mechanical equipment shall be fully screened from public view by the combination of fences, walls or landscaping (Section 17.24.060 of the Metro Zoning Code).
- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- All work in the public right-of-way requires a permit from the Department of Public Works.
- Storm water will be routed through a stormwater quality management system, sized per the design criteria set forth by the Metro Stormwater Management Manual.
- Approval 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, unstable soils, sinkholes, rock outcroppings, streams, springs and critical lots.
- If required, a subdivision plat will be submitted with the Final SP documents.
- The final site plan/building permit 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 of clear access.
- Billboards shall not be permitted.
- Sidewalk construction to comply with MCSP. Sidewalks are to be located within dedicated R.O.W.
- FEDERAL COMPLIANCE:** All development within the boundaries of this plan shall meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.
 ADA: <http://www.ada.org>
 US Justice Dept: http://www.justice.gov/crt/house/fairhousing/about_fairhousingact.html
- 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 Dept. of Water Services.
- ACCESS NOTE:** Metro Water Services shall be provided sufficient & unencumbered access in order to maintain and repair utilities in this site.
- FIRE DEPT. NOTE:** Fire-flow shall meet the requirements of the International Fire Code - 2012 Edition, as amended.
- PRELIMINARY PLAN NOTE:** Minor modifications to this 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 objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses 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.
- STORMWATER PRELIMINARY PLAN NOTE:** Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Stormwater approval / comments only. The final lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.
- DEVELOPMENT SCHEDULE:** It is anticipated that the project will begin construction in the 2nd quarter of 2018 and will take 12-16 months to be completed.
- FEMA NOTE:** No portion of this parcel described hereon lies within flood hazard area in accordance with "Insurance Rate Map Panel No. 47037C0216F", dated: April 20, 2001.
- SURVEY NOTE:** Topographic information and boundary information taken from surveys prepared by Ragan Smith dated October 6, 2016 and May 30, 2017, respectively.
- BUFFER NOTE:** The buffer along waterways will be an area where the surface is left in a natural state is not disturbed by construction activity. This is in accordance with the Stormwater Management Manual Volume 1 Regulations.
- C/D NOTE:** Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP).

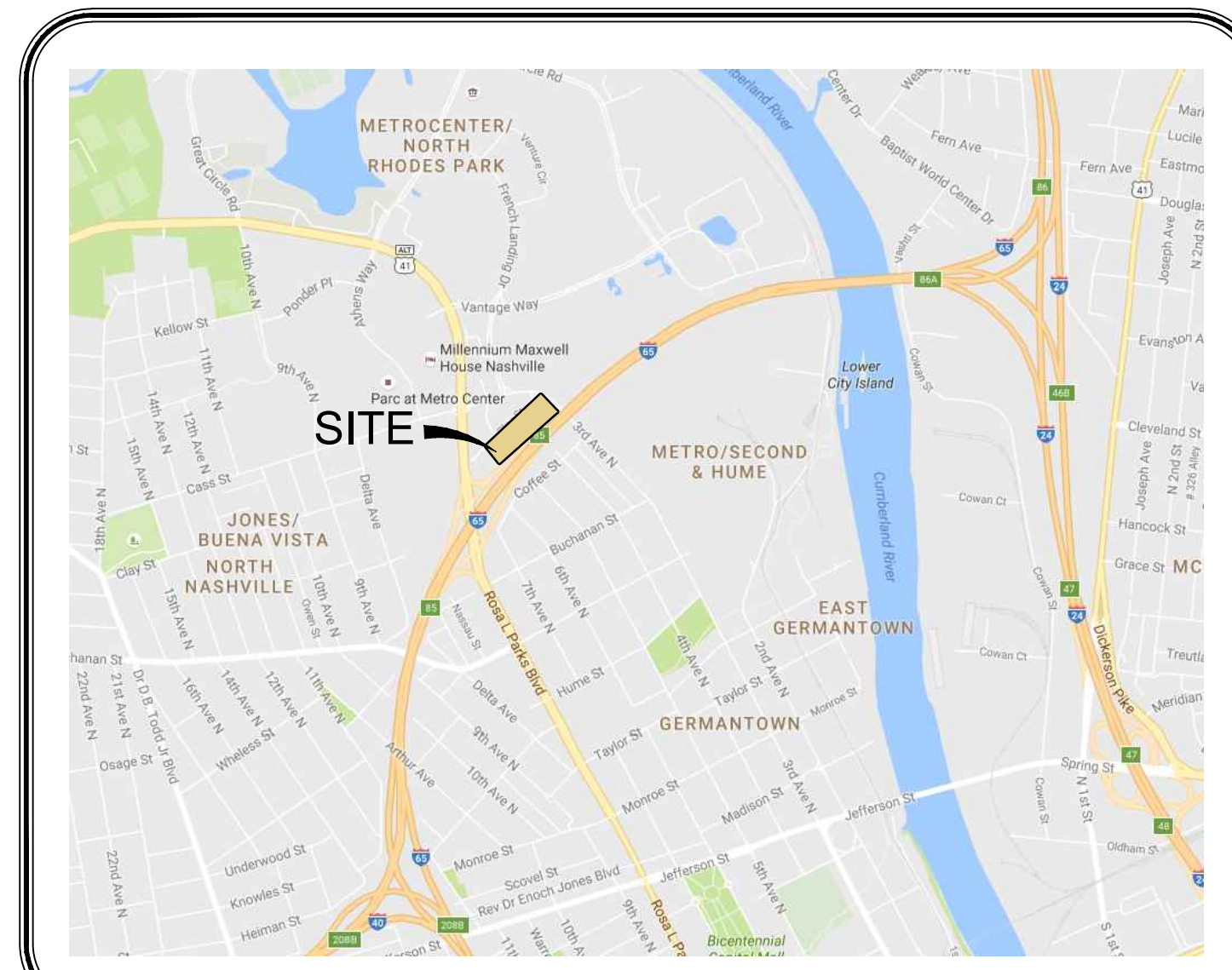
GENERAL PLAN CONSISTENCY

LAND USE POLICY

This site is located within the D EC District [Centers] of the North Nashville community plan. This Transect Category includes Metrocenter and is within the Tier Two Center, which receives some investments to manage growth, though less than Tier One Centers. There are no special policies that apply in this area. Intended to enhance and create concentrations of employment that are often in a campus-like setting. A mixture of office and commercial uses are present, but are not necessarily vertically mixed. Light industrial uses may also be present in appropriate locations with careful attention paid to building form, site design and operational performance standards to ensure compatibility with other uses in and adjacent to the D EC area. Secondary and supportive uses such as convenience retail, restaurants, and services for the employees and medium to high density residential are also present.

COMMUNITY PLAN COMPLIANCE

The proposed development will provide commercial and transitional land uses to the nearby residential land uses. Access within the overall development is designed to be pedestrian friendly with crosswalks and sidewalks to provide safe interaction between pedestrian and vehicular traffic. The commercial building is oriented towards the street with building forms that complement the adjacent neighborhoods. Lighting will be provided throughout the development to provide safety at buildings and vehicular and pedestrian areas while enhancing the character of the center.



LOCATION: 405 CLAY STREET, NASHVILLE, TN
NTS

INDEX OF SHEETS

SHEET	DESCRIPTION
C0.0	COVER SHEET

CIVIL PLANS

C0.2	EXISTING CONDITIONS & DEMOLITION PLAN
C1.0	OVERALL SITE
C1.1	TRUCK MOVEMENT PLAN
C2.0	OFFSITE IMPROVEMENTS

LANDSCAPE PLANS

L1.1	LANDSCAPE PLAN
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ARCHITECTURAL PLANS

DCA-HIE-NTN	RENDERING 1 OF 2
DCA-HIE-NTN	RENDERING 2 OF 2

CONTACTS

OWNER/DEVELOPER

SHAAN KUMAR
 OMEGA HOTEL GROUP
 9694 MADISON BLVD. SUITE A-16
 MADISON, AL 35758
 (256) 352-0782
s.kumar@omegahotelgroup.com

LANDSCAPE ARCHITECTURE

SCOTTY BERNICK, RLA
 RAGAN SMITH & ASSOCIATES, INC.
 315 WOODLAND STREET
 NASHVILLE, TN 37206
 (615) 244-8591
sbernick@ragansmith.com

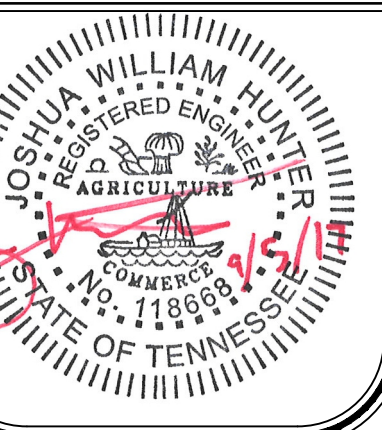
CIVIL

BRAD SLAYDEN, PE
 RAGAN SMITH & ASSOCIATES, INC.
 315 WOODLAND STREET
 NASHVILLE, TN 37206
 (615) 244-8591
bslayden@ragansmith.com

ARCHITECTURE

DAVID R. CARTER
 DAVID R. CARTER & ASSOCIATES
 8137 POPLARWOOD LANE
 NASHVILLE, TN 37221-4678
 (615) 662-5859
principal@davidcarter.net

RAGAN SMITH
 LAND PLANNERS • CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS • SURVEYORS
 CHATTANOOGA
 1000 WOODLAND STREET, SUITE 200
 CHATTANOOGA, TN 37404
 (423) 890-8800
 www.ragansmith.com



CLAY STREET PROPERTIES
FOR
PRELIMINARY SP
2ND COUNCIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE

JOB NO.	WK. ORDER	DESIGNED:	DRAWN:	SCALE:	DATE:
16087	0610	J. HUNTER	B. PATTERSON	NOT TO SCALE	JULY 14, 2017

09/05/17 (MRS) REV. PER PLANNING COMMENTS REVISIONS

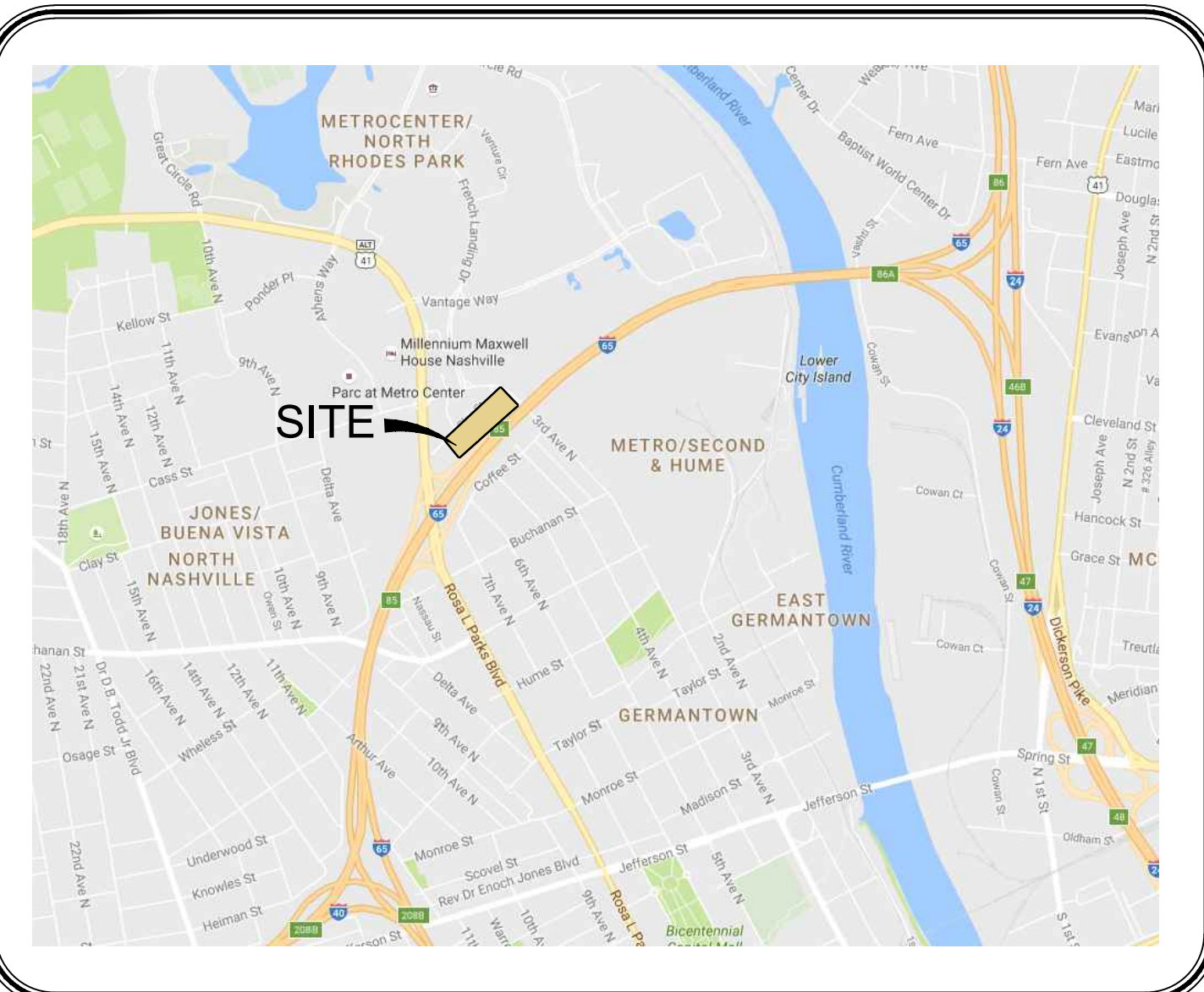
COVER SHEET

C0.0

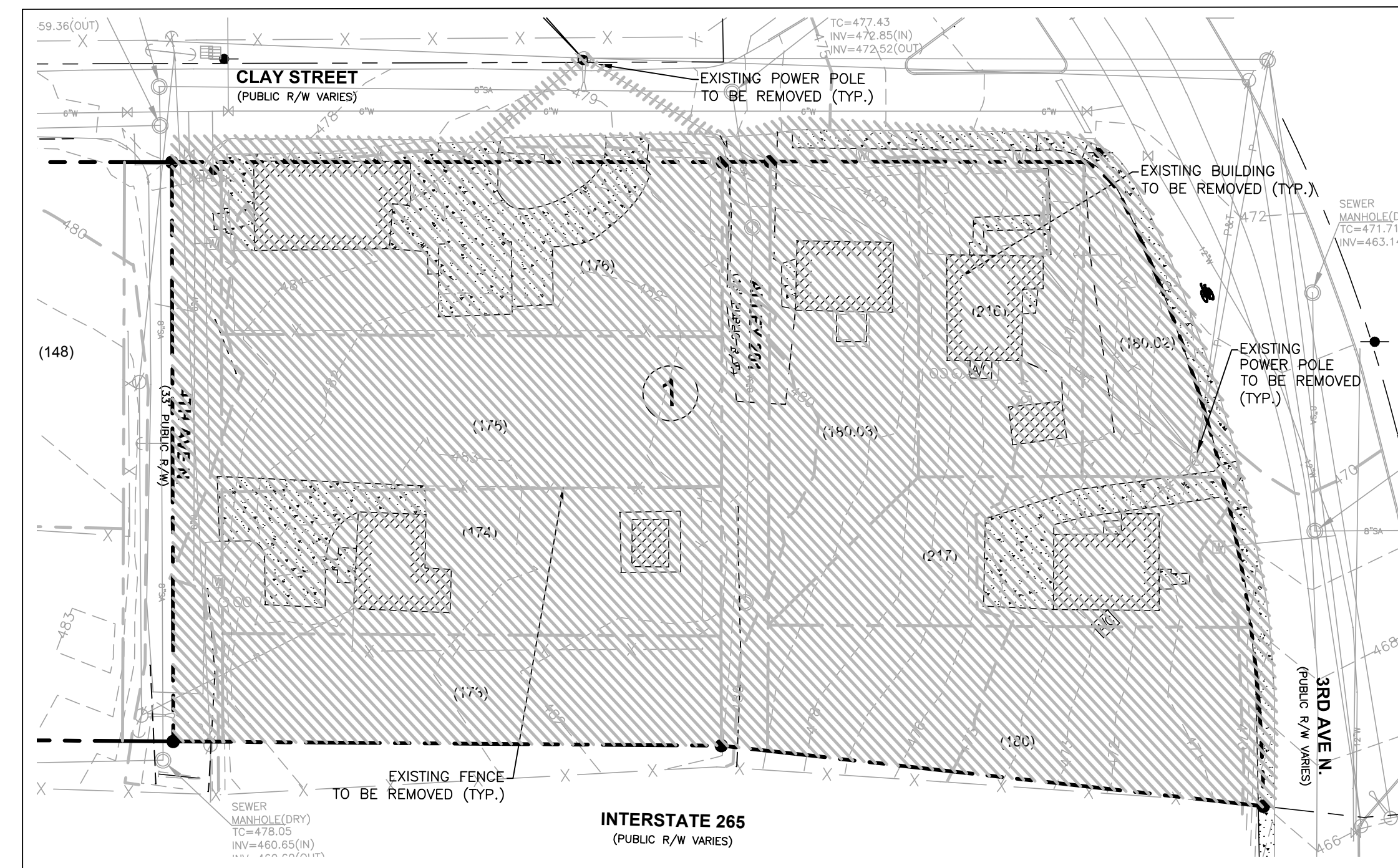
METRO CASE # 2016SP-095-001



Know what's below.
Call before you dig.



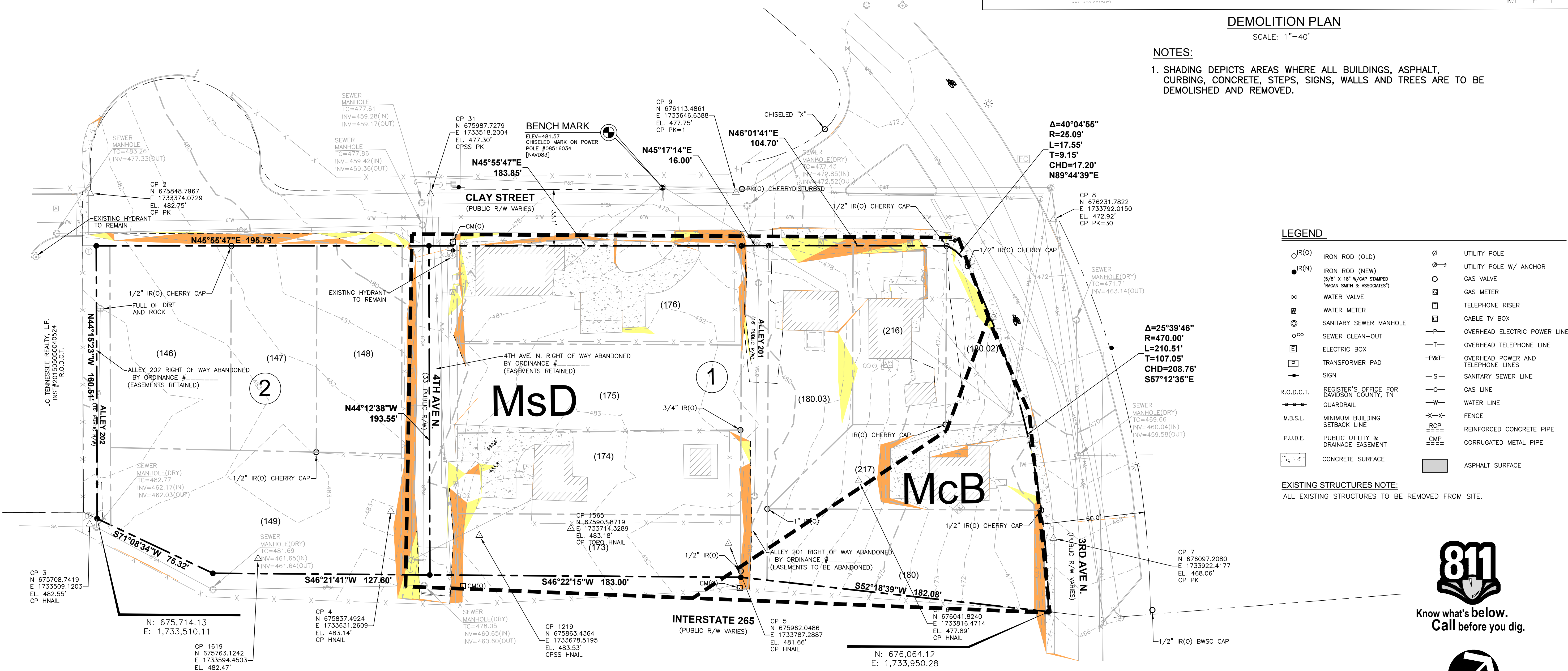
LOCATION: 405 CLAY STREET, NASHVILLE, TN
NTS



DEMOLITION PLAN
SCALE: 1"=40'

NOTES:

1. SHADING DEPICTS AREAS WHERE ALL BUILDINGS, ASPHALT, CURBING, CONCRETE, STEPS, SIGNS, WALLS AND TREES ARE TO BE DEMOLISHED AND REMOVED.



LEGEND

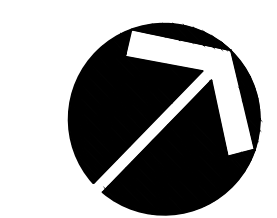
- IR(O) IRON ROD (OLD)
- IR(N) IRON ROD (NEW)
- ⊕ (5/8" x 18" W/CP STAMPED "RAGAN SMITH & ASSOCIATES") WATER VALVE
- ⊕ WATER METER
- ⊕ SANITARY SEWER MANHOLE
- ⊕ SEWER CLEAN-OUT
- ⊕ ELECTRIC BOX
- ⊕ TRANSFORMER PAD
- ⊕ SIGN
- UTILITY POLE
- UTILITY POLE W/ ANCHOR
- GAS VALVE
- ⊕ GAS METER
- ⊕ TELEPHONE RISER
- ⊕ CABLE TV BOX
- OVERHEAD ELECTRIC POWER LINE
- OVERHEAD TELEPHONE LINE
- P&T— OVERHEAD POWER AND TELEPHONE LINES
- S— SANITARY SEWER LINE
- G— GAS LINE
- W— WATER LINE
- X— FENCE
- RCP— REINFORCED CONCRETE PIPE
- CMP— CORRUGATED METAL PIPE
- CONCRETE SURFACE
- ASPHALT SURFACE

EXISTING STRUCTURES NOTE:

ALL EXISTING STRUCTURES TO BE REMOVED FROM SITE.



Know what's below.
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Hydrologic Soil Group— Summary by Map Unit — Davidson County, Tennessee (TN037)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
McB	Maury-Urban land complex, 2 to 7 percent slopes	B	0.7	27.7%
MsD	Mimosa-Urban land complex, 2 to 15 percent slopes	C	1.8	72.3%
Totals for Area of Interest			2.5	100.0%

- 25% > SLOPES
- 15 -20% SLOPES

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CHATTANOOGA
NASHVILLE
P.O. BOX 0020
CHATTANOOGA, TN 37402
(615) 244-8591

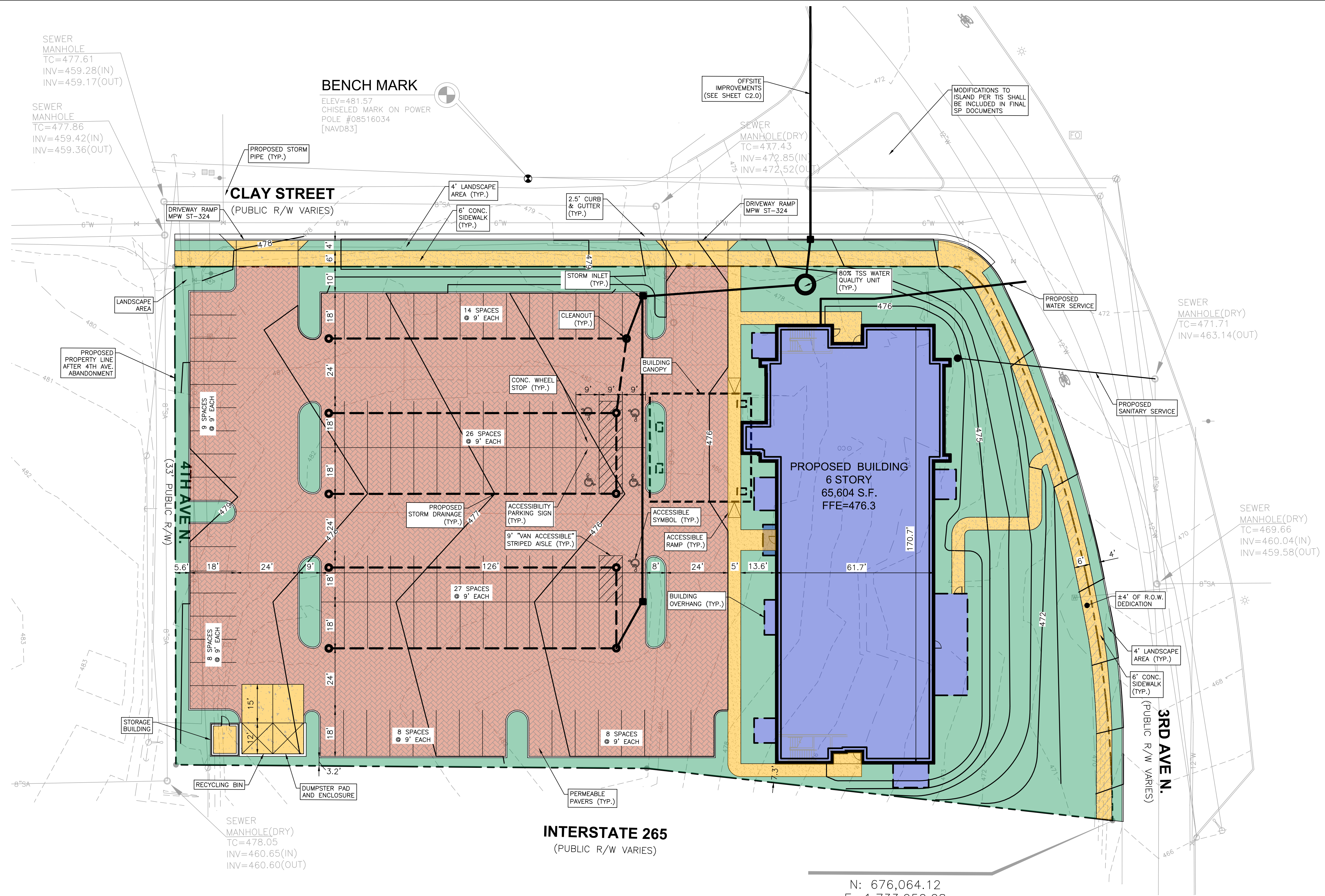


CLAY STREET PROPERTIES
FOR
PRELIMINARY SP
2ND COUNCIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE

WK. ORDER	0610
DESIGNED:	J. HUNTER
DRAWN:	B. PATTERSON
SCALE:	AS NOTED
DATE:	JULY 14, 2017

EXISTING CONDITIONS & DEMOLITION PLAN

C0.2



N: 676,064.12
E: 1,733,950.28

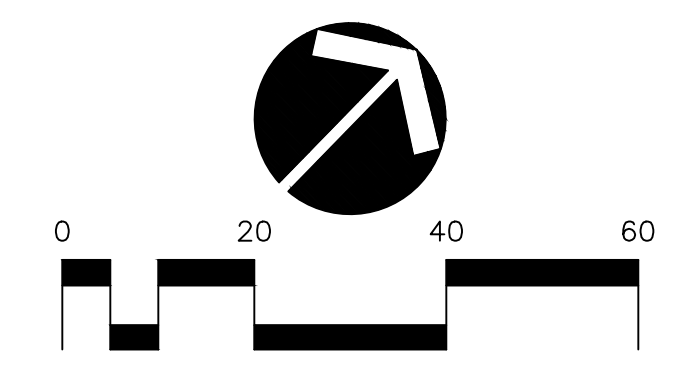
PAVEMENT LEGEND

	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVERS
	CONCRETE PAVEMENT
	CONCRETE WALK
	LANDSCAPE AREA

NOTE
The final site plan/building permit 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.



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LAND PLANNERS • CIVIL ENGINEERS
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NASHVILLE, TENNESSEE
P.O. BOX 60007
1015 34th Street
Nashville, TN 37208
(615) 244-8591
www.ragan-smith.com



CLAY STREET PROPERTIES
FOR
PRELIMINARY SP
2ND COUNCIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE

JOB NO.	16087
WK. ORDER	0610
DESIGNED:	J. HUNTER
DRAWN:	B. PATTERSON
SCALE:	1"=20'
DATE:	JULY 14, 2017

09/05/17 (MRS) REV.
PER PLANNING COMMENTS
REVISIONS

SITE LAYOUT PLAN
C1.0

METRO CASE # 2016SP-095-001

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JG TENNESSEE REALTY, L.P.
INST#20150500400524
R.O.D.C.T.

ALLEY 202
(16' Public R/W)

FULL OF DIRT
AND ROCK

BENCH MARK
ELEV=481.57
CHISELED MARK ON POWER
POLE #08516034
[NAVD83]

CLAY STREET
(PUBLIC R/W VARIES)

SU-30 - Single Unit Truck

GARBAGE TRUCK BUMPER
OVERHANG (TYP.)

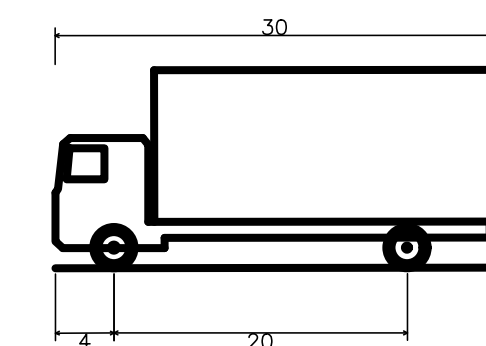
4TH AVENUE
(33' Public R/W)

PROPOSED GARBAGE
TRUCK PATH (TYP.)

PROPOSED BUILDING
6 STORY
65,604 S.F.
FFE=476.3

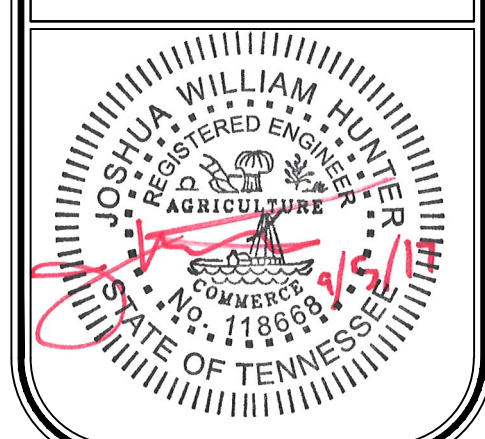
GARBAGE TRUCK ROUTE

SCALE: 1"=30'



SU-30 - Single Unit Truck
Overall Length 30.000ft
Overall Width 8.000ft
Overall Body Height 1.367ft
Min Body Ground Clearance 0.627ft
Track Width 8.000ft
Lock-to-lock time 5.00s
Curb to Curb Turning Radius 41.800ft

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LANDSCAPE ARCHITECTS • SURVEYORS
NASHVILLE, TENNESSEE
P.O. BOX 60070
1105 SOUTH STREET
NASHVILLE, TN 37206
(615) 244-8591
www.ragan-smith.com



CLAY STREET PROPERTIES
FOR
PRELIMINARY SP

2ND COUNCIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE

JG TENNESSEE REALTY, L.P.
INST#20150500400524
R.O.D.C.T.

ALLEY 202
(16' Public R/W)

FULL OF DIRT
AND ROCK

BENCH MARK
ELEV=481.57
CHISELED MARK ON POWER
POLE #08516034
[NAVD83]

CLAY STREET
(PUBLIC R/W VARIES)

FF-30 - Fire Truck

FIRE TRUCK BUMPER
OVERHANG (TYP.)

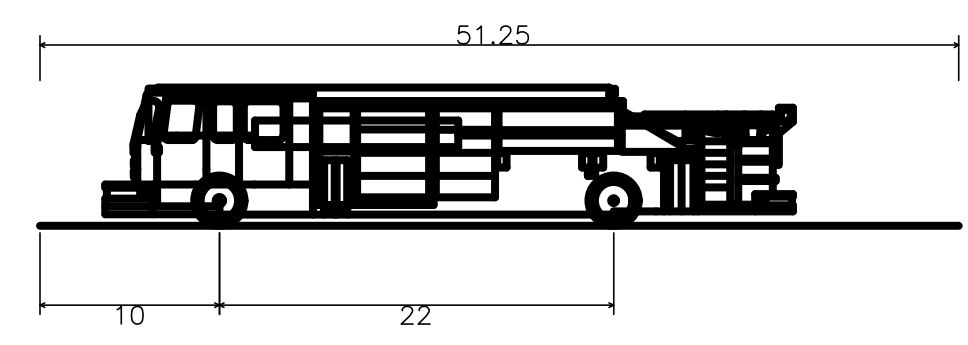
4TH AVENUE
(33' Public R/W)

PROPOSE FIRE
TRUCK PATH (TYP.)

PROPOSED BUILDING
6 STORY
65,604 S.F.
FFE=476.3

FIRE TRUCK ROUTE

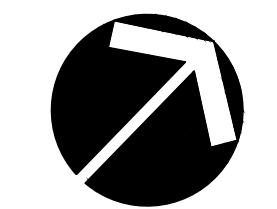
SCALE: 1"=30'



Franklin Fire Truck test
Overall Length 51.250ft
Overall Width 8.167ft
Overall Body Height 7.715ft
Min Body Ground Clearance 0.627ft
Track Width 8.000ft
Lock-to-lock time 5.00s
Max Wheel Angle 42.00°



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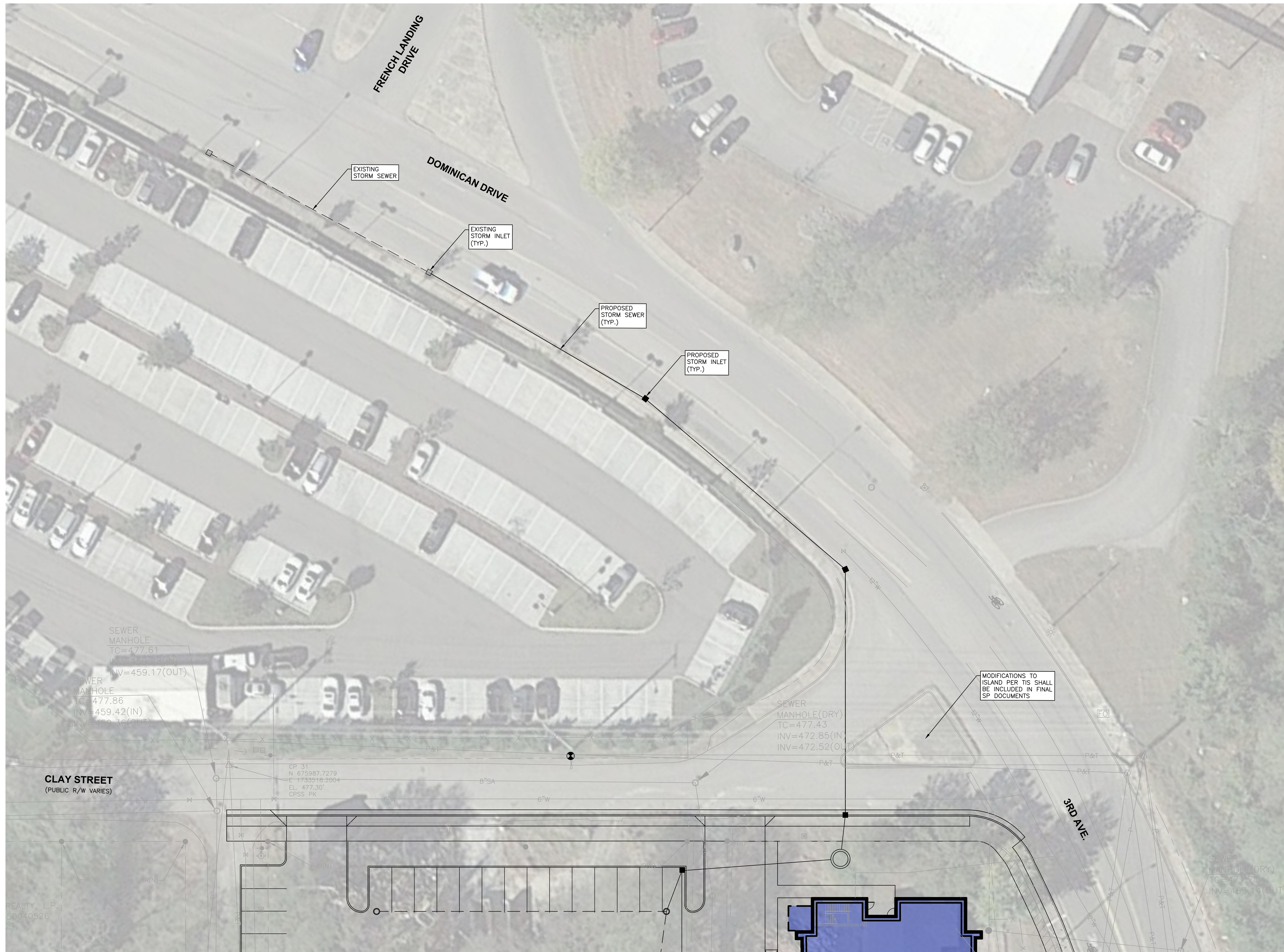
REVISIONS	
09/05/17 (MRS) RY	PER PLANNING COMMENTS

JOB NO.	16087
WK. ORDER	0610
DESIGNED:	J. HUNTER
DRAWN:	B. PATTERSON
SCALE:	1"=30'
DATE:	JULY 14, 2017

TRUCK MOVEMENT
PLAN

C1.1

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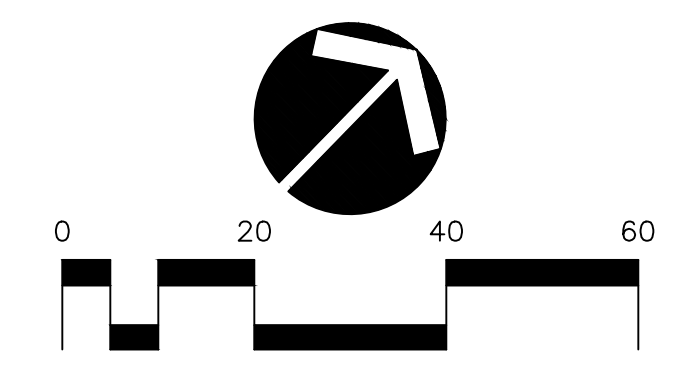


CLAY STREET PROPERTIES
 FOR
PRELIMINARY SP
 2ND COUNCIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE

WK. ORDER	0610
JOB NO.	16087
DESIGNED:	J. HUNTER
DRAWN:	B. PATTERSON
SCALE:	1"=20'
DATE:	JULY 14, 2017

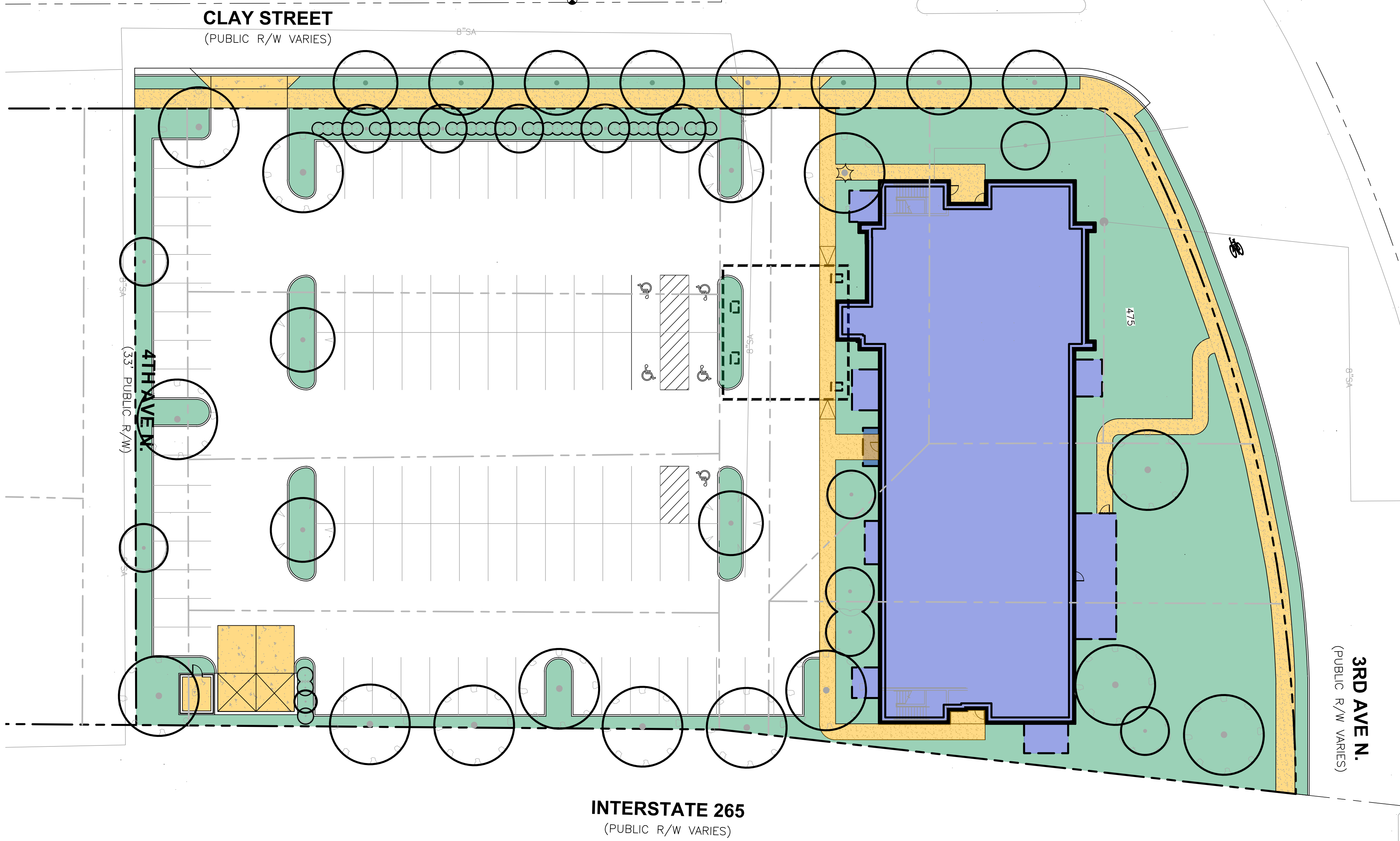
OFFSITE IMPROVEMENTS

C2.0



METRO CASE # 2016SP-095-001

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TREE DENSITY WORKSHEET
(ORDINANCE 94-1104)

DATE: 07-14-2017
MAP: 81-04 PARCEL: 348

APPLICATION NUMBER: TBD
PROJECT NAME: Clay Street Properties
ADDRESS: 2nd Council District, 405 Clay Street, Nashville, Davidson County, Tennessee 37208

1. AREA OF BUILDING SITE (ACRES):	1.58
2. LESS (-) BUILDING COVERAGE AREA (ACRES):	0.28
3. EQUALS (=) ADJUSTED QUANTITY OF TREES:	1.31
4. MULTIPLIED BY (x) REQUIRED DENSITY UNITS PER ACRE	x 14
5. EQUALS (=) REQUIRED TREE DENSITY UNITS FOR PROJECT =	18.29

PROTECTED TREES: (EXISTING TREES 6" DBH OR LARGER)
DBH (DIAMETER AT 4 1/2')

DBH	# OF TREES	VALUE	UNITS	DBH	# OF TREES	VALUE	UNITS
6	0	x 1.2 =	0.0	20	0	x 4.3 =	0.0
8	0	x 1.4 =	0.0	22	0	x 4.9 =	0.0
10	0	x 1.6 =	0.0	24	0	x 5.7 =	0.0
12	0	x 1.8 =	0.0	26	0	x 6.6 =	0.0
14	0	x 2.1 =	0.0	28	0	x 7.5 =	0.0
16	0	x 2.4 =	0.0	30	0	x 8.4 =	0.0
18	0	x 2.8 =	0.0	32	0	x 9.4 =	0.0

EXAMPLE: 3 TREES 6" DBH x 1.2 = 3.6 DENSITY UNITS

DBH	# OF TREES	VALUE	UNITS	DBH	# OF TREES	VALUE	UNITS
34	0	x 10.5 =	0.0	48	0	x 26.1 =	0.0
36	0	x 11.7 =	0.0	50	0	x 28.3 =	0.0
38	0	x 12.9 =	0.0	52	0	x 30.5 =	0.0
40	0	x 14.4 =	0.0	54	0	x 32.8 =	0.0
42	0	x 16.2 =	0.0	56	0	x 35.2 =	0.0
44	0	x 18.0 =	0.0	58	0	x 37.7 =	0.0
46	0	x 20.1 =	0.0	60	0	x 40.3 =	0.0

REPLACEMENT TREE SCHEDULE:
UNITS REPRESENTS BASAL AREA CAL REPRESENTS CALIPER INCHES AT PLANTING

CAL	# OF TREES	VALUE	UNITS	CAL	# OF TREES	VALUE	UNITS
2	0	x 0.5 =	0.0	5	0	x 0.9 =	0.0
3	31	x 0.6 =	18.6	6	0	x 1.0 =	0.0
4	0	x 0.7 =	0.0	7	0	x 1.2 =	0.0

DENSITY UNITS PROVIDED ON ABOVE SCHEDULES:

TOTAL DENSITY UNITS FOR PROTECTED TREES	0.00
TOTAL DENSITY UNITS FOR NEW TREES	18.60
TOTAL DENSITY UNITS PROVIDED	18.60

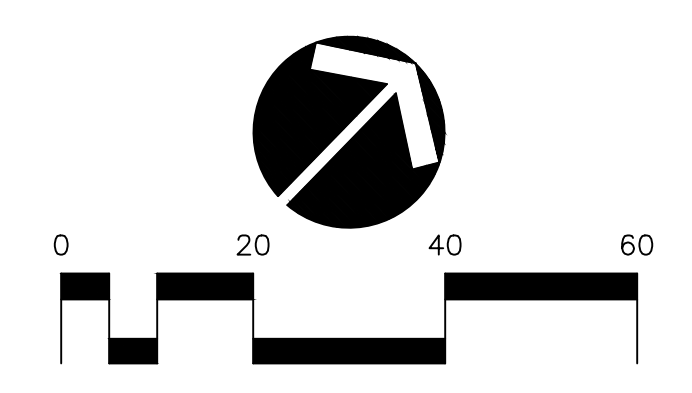
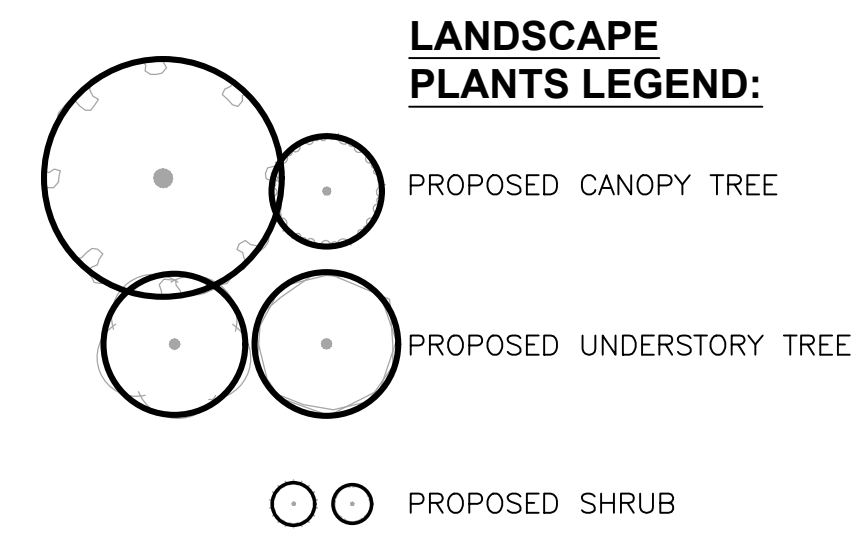
NOTE: THE TOTAL DENSITY UNITS PROVIDED MUST EQUAL OR EXCEED THE REQUIREMENTS OF #5 ABOVE. ALL PROTECTED AND REPLACEMENT TREES MUST BE SHOWN ON SITE PLAN.

ADDITIONAL TREES REQUIRED:

- PERIMETER TREES: AROUND PERIMETER OF PARKING
- PERIMETER SHRUBS: AROUND PERIMETER OF PARKING
- INTERIOR TREES: WITHIN PARKING LOT

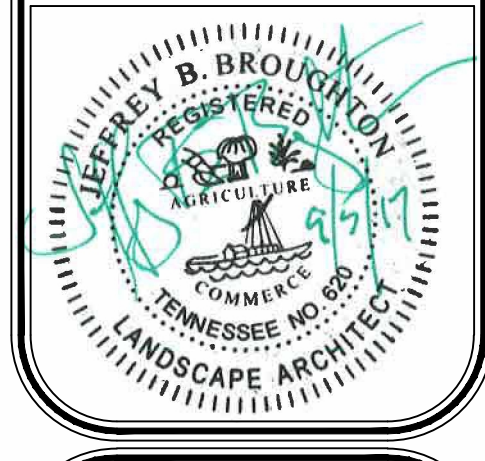
GENERAL LANDSCAPE NOTES:

- SEE URBAN FORESTRY CHECKLIST ON SHEET L2.1 PRIOR TO ORDERING AND INSTALLING PLANTS. ANY/ALL FIELD ADJUSTMENTS SHOULD BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND APPROVED BY THE METRO URBAN FORESTER.
- SOD IS PROPOSED FOR THIS DEVELOPMENT, HOWEVER, OWNER MAY CHOOSE TO SEED IN LIEU OF SOD. OWNER APPROVAL SHOULD BE OBTAIN FOR THIS REQUEST.
- PLANTING NOTES AND DETAILS ARE SHOWN ON L2.1.
- NO TREE SHALL BE PLANTED WITHIN 15' OF AN EXISTING OR FUTURE POWER POLE. SEE NOTE ONE ABOVE FOR ADDITIONAL REQUIREMENTS.
- CITY REQUIREMENT TO NOT PLANT OBSTRUCTING TREES WITHIN THE SITE TRIANGLE PREVENTS PLANTING OF ANY TREES WITHIN THE PLANTING STRIPS BEHIND THE STREET CURB. IN LIEU OF TREES, THE STRIPS WILL BE LANDSCAPED WITH OTHER PLANTINGS NOT TO EXCEED HEIGHT REQUIREMENTS.



RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

CHATTANOOGA
100 SOUTH 10TH STREET
CHATTANOOGA, TN 37408
(423) 896-8800



CLAY STREET PROPERTIES
FOR
PRELIMINARY SP

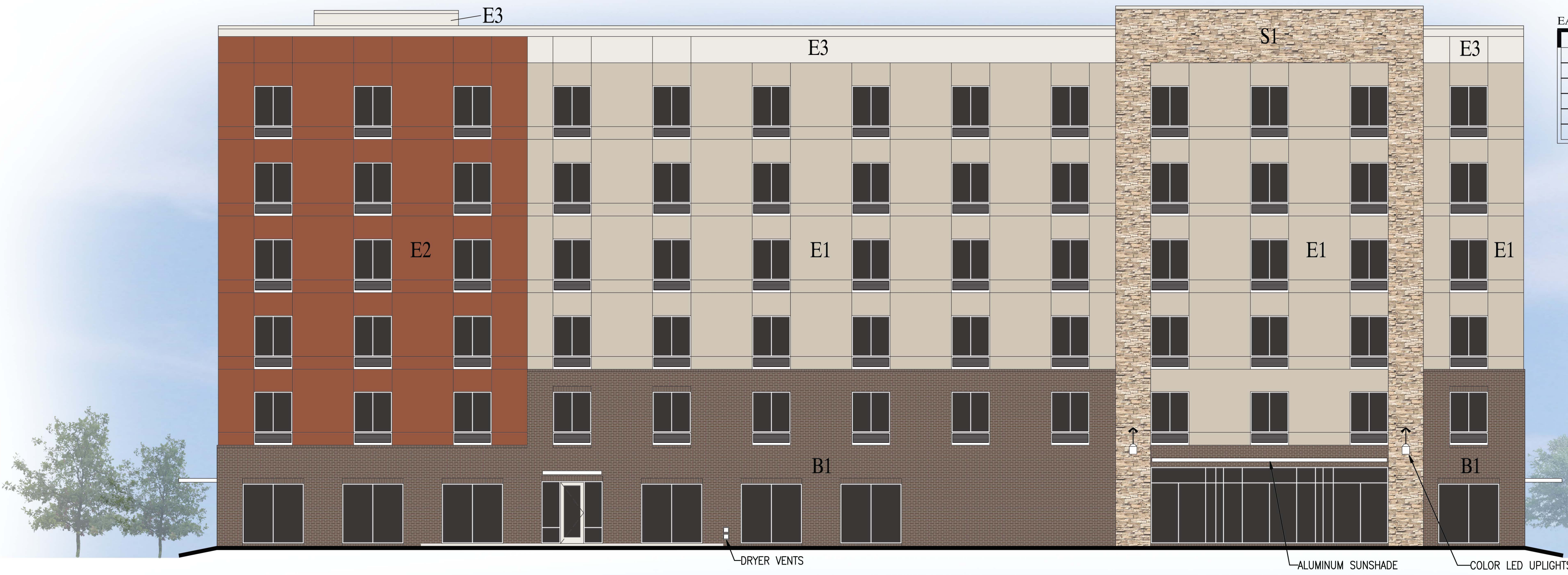
2ND COUNCIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE

WK. ORDER	0610
JOB NO.	16087
DESIGNED:	J.B.B.
DRAWN:	J.B.B.
SCALE:	1" = 30'
DATE:	JULY 14, 2017
REVISED:	09/05/17 (MRS) REV. PER PLANNING COMMENTS

LANDSCAPE PLAN

L1.1

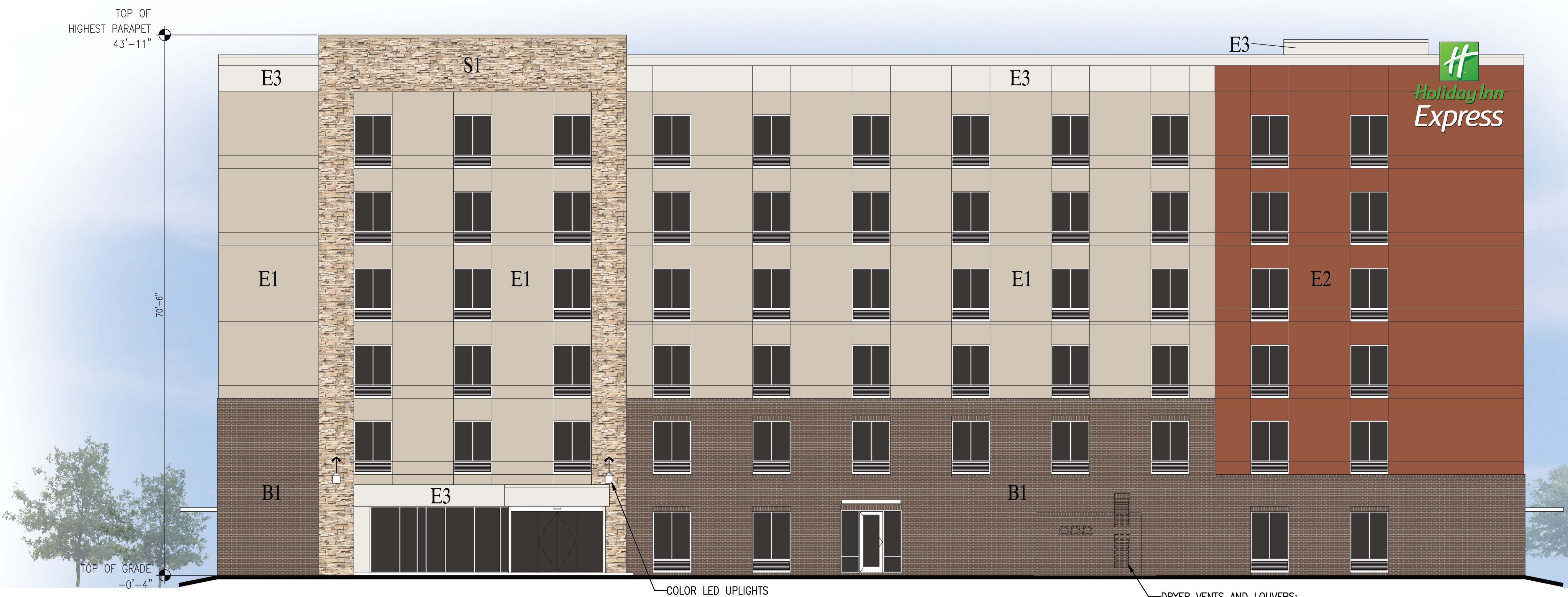
CHATTANOOGA COUNTY, TENNESSEE LANDSCAPE ARCHITECTS ASSOCIATION
PLOTTED BY TULLIUS CONSULTING SERVICES, INC. DATE: 07/14/2017 10:08 AM



EAST BUILDING ELEVATION

DESCRIPTION	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	11,668	
DOORS, WINDOWS, AWNINGS	3,089	---
NET* OF WALL	8,579	100%
NET* EIFS	5,841	68%
NET* STONE	876	10%
NET* BRICK	1,862	22%

* EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES.



EXTERIOR FINISH SCHEDULE

GRAPHIC	KEY	FINISH
E1	EIFS-1 FIELD	SHERWIN WILLIAMS ACCESSIBLE BEIGE SW-7036
E2	EIFS-2 ACCENT COLOR	SHERWIN WILLIAMS TERRA COTTA SW-2803
E3	EIFS-3 CORNICHE	SHERWIN WILLIAMS ALABASTER SW-7008
B1	BRICK-1	GENERAL SHALE CHESTNUT VELOUR MODULAR, RUNNING BOND
S1	STONE-1	BORAL CULTURED STONE LEDGESTONE SOUTHWEST BLEND
STOREFRONT, WINDOWS/PTAC GRILLES		CLEAR ANODIZED
HOLLOW METAL DOORS AND FRAMES		MATCH ADJACENT COLOR
LOUVERS, VENTS AND COPING		MATCH ADJACENT COLOR
PORTE COCHERE COLUMNS		SHERWIN WILLIAMS ALABASTER SW-7008

HOLIDAY INN EXPRESS AND SUITES
PROPOSED HOTEL
 NASHVILLE (METRO CENTER), TENNESSEE
 WWW.DAVIDRCARTER.NET
DAVID R. CARTER AND ASSOCIATES

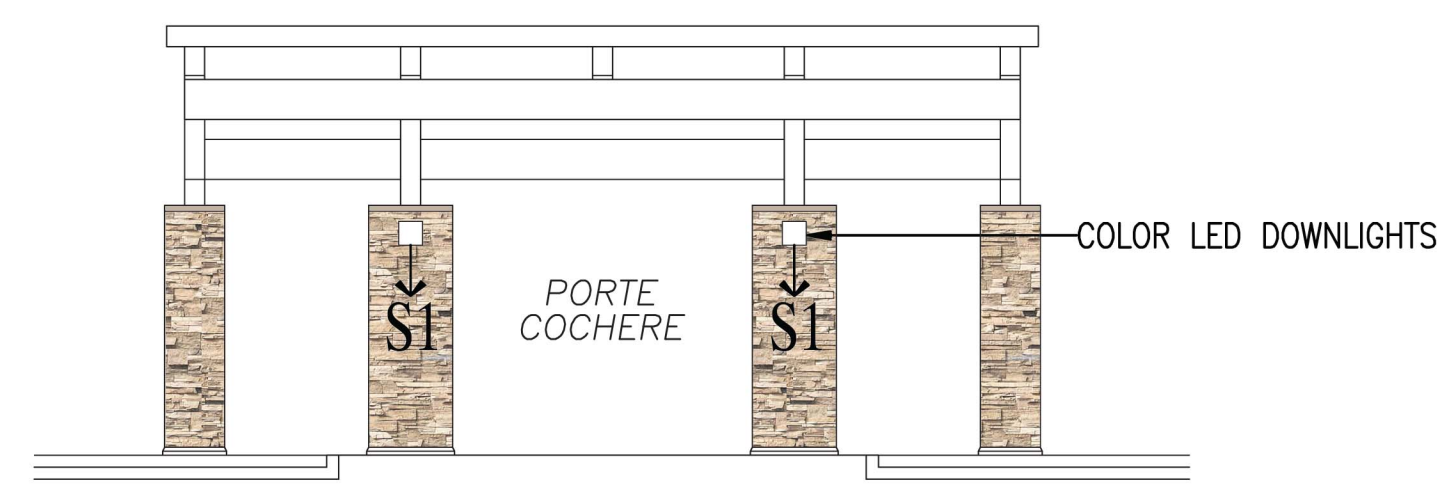
CONCEPT
 SUBJECT TO
 CHANGE

ISSUE DATE 09-05-17
 ▲ REVISION LOG

WEST BUILDING ELEVATION

DESCRIPTION	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	11,668	
DOORS, WINDOWS, AWNINGS	2,487	---
NET* OF WALL	9,181	100%
NET* EIFS	6,222	68%
NET* STONE	852	09%
NET* BRICK	2,106	23%

* EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES.

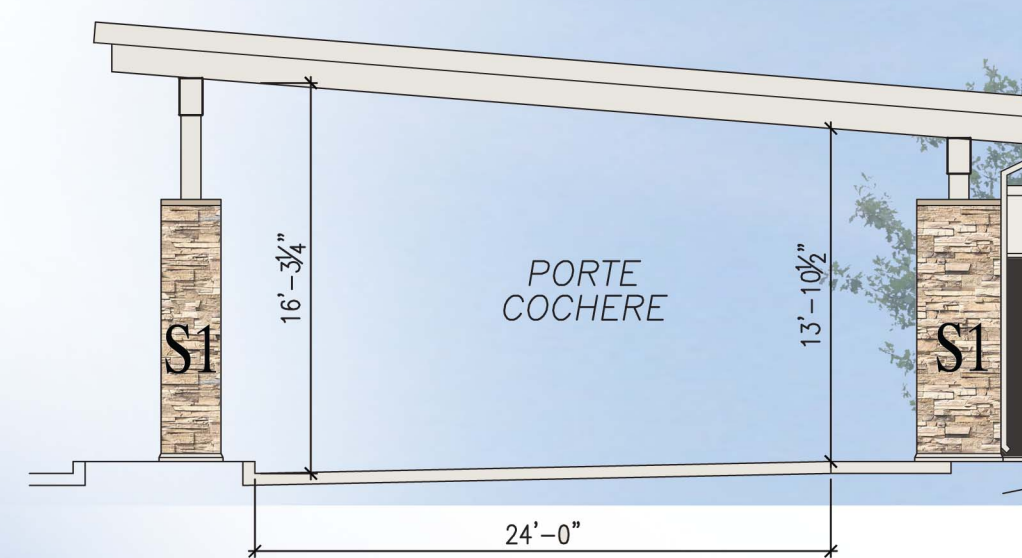
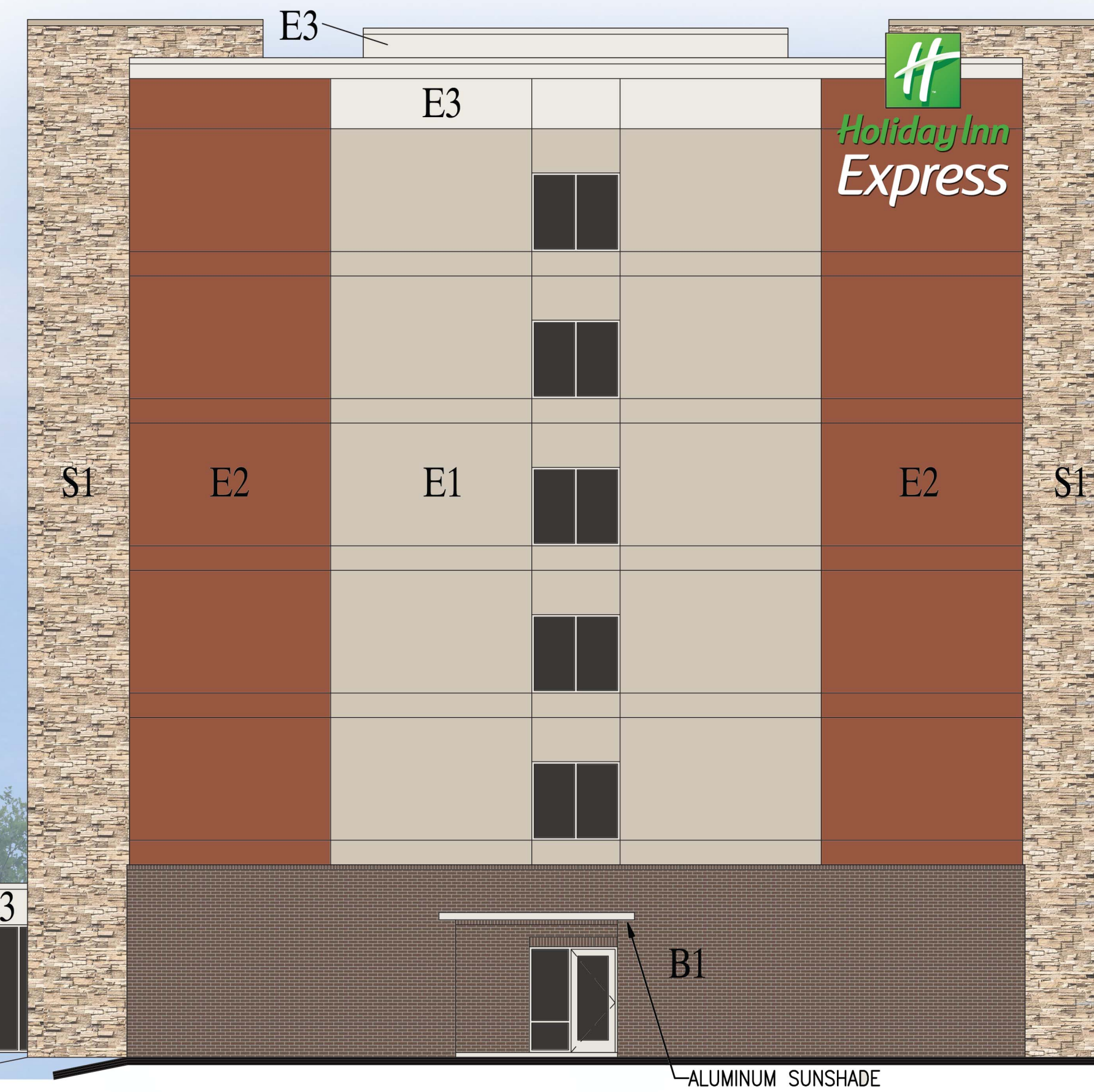


RENDERING 1 of 2

SOUTH BUILDING ELEVATION

DESCRIPTION	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	5,256	
DOORS, WINDOWS, AWNINGS	245	---
NET* OF WALL	5,011	100%
NET* EIFS	3,179	64%
NET* STONE	1,077	21%
NET* BRICK	755	15%

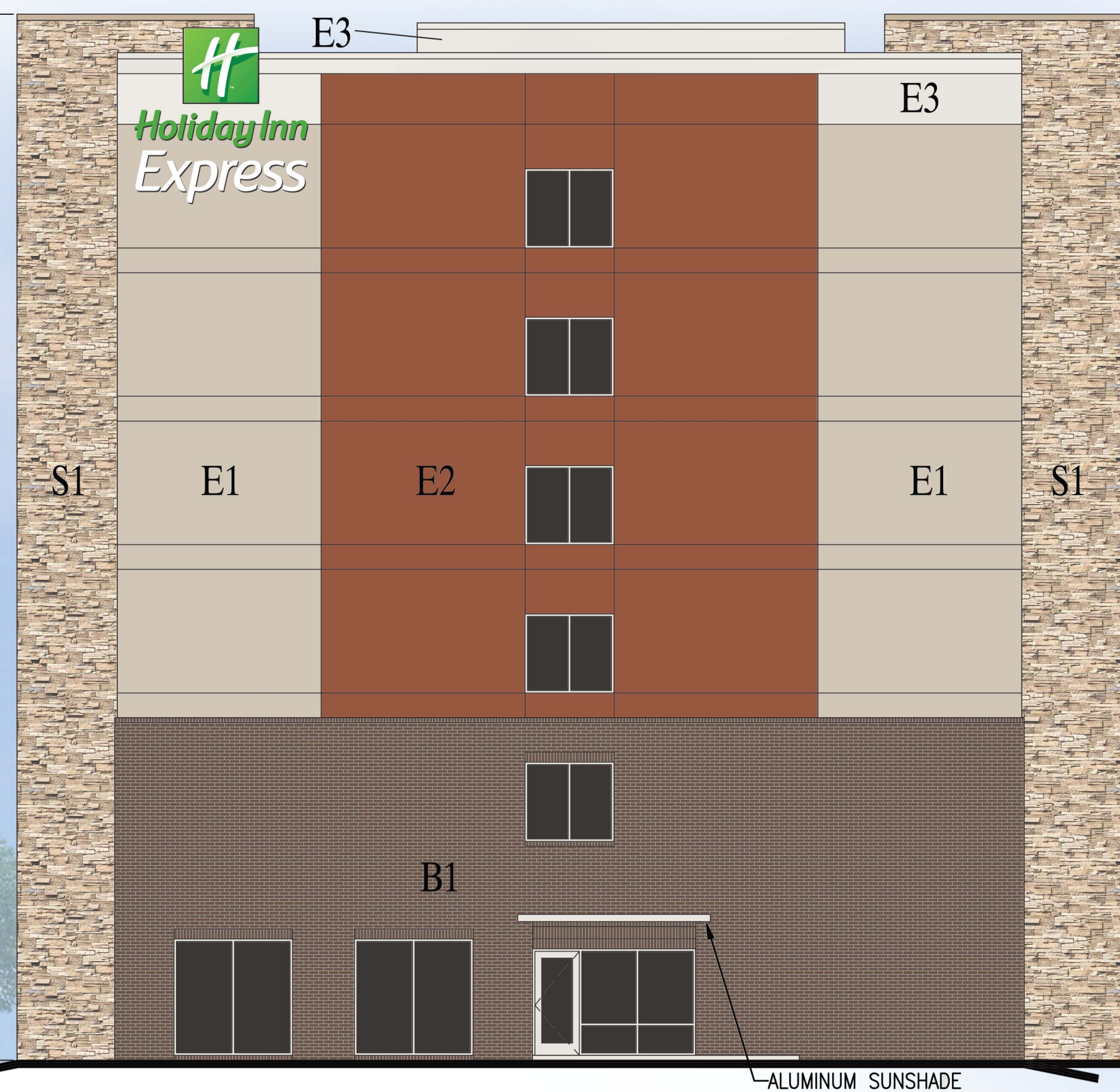
* EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES.



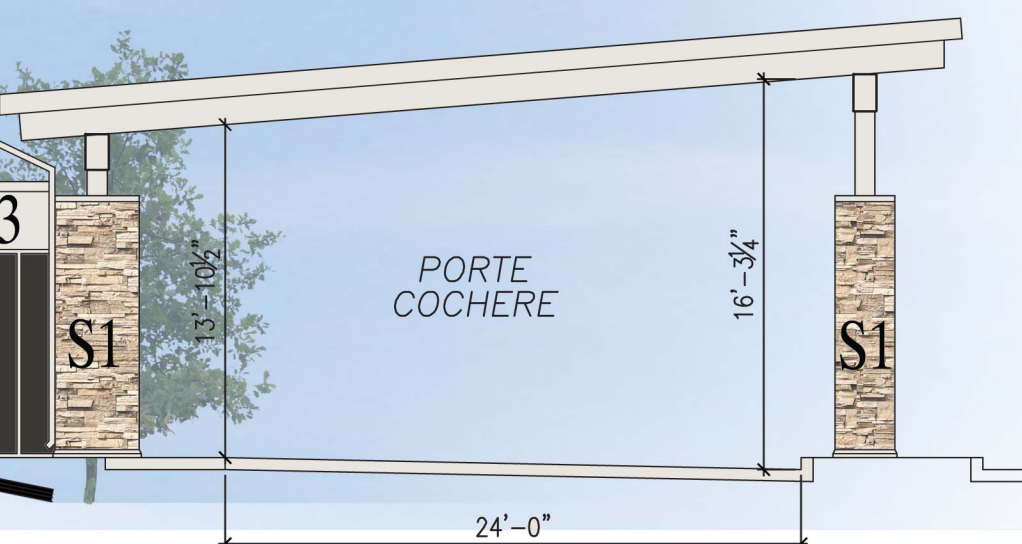
TOP OF HIGHEST PARAPET
43'-11"

70'-6"

TOP OF GRADE
-0'-4"



ALUMINUM SUNSHADE



NORTH BUILDING ELEVATION

DESCRIPTION	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	5,256	
DOORS, WINDOWS, AWNINGS	340	---
NET* OF WALL	4,916	100%
NET* EIFS	2,597	53%
NET* STONE	1,077	22%
NET* BRICK	1,242	25%

* EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES.

EXTERIOR FINISH SCHEDULE

GRAPHIC	KEY	FINISH
E1	EIFS-1 FIELD	SHERWIN WILLIAMS ACCESSIBLE BEIGE SW-7036
E2	EIFS-2 ACCENT COLOR	SHERWIN WILLIAMS TERRA COTTA SW-2803
E3	EIFS-3 CORNICHE	SHERWIN WILLIAMS ALABASTER SW-7008
B1	BRICK-1	GENERAL SHALE CHESTNUT VELOUR MODULAR, RUNNING BOND
S1	STONE-1	BORAL CULTURED STONE LEDGESTONE SOUTHWEST BLEND
STOREFRONT, WINDOWS/PTAC GRILLES		CLEAR ANODIZED
HOLLOW METAL DOORS AND FRAMES		MATCH ADJACENT COLOR
LOUVERS, VENTS AND COPING		MATCH ADJACENT COLOR
PORTE COCHERE COLUMNS		SHERWIN WILLIAMS ALABASTER SW-7008

1/8" = 1'-0"
0 4 8

HOLIDAY INN EXPRESS AND SUITES
PROPOSED HOTEL
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WWW.DAVIDRCARTER.NET
DAVID R. CARTER AND ASSOCIATES

CONCEPT
SUBJECT TO
CHANGE

ISSUE DATE 09-05-17
▲ REVISION LOG

PROJECT 00712

RENDERING 2 of 2