

PRIOR SUBMITTAL  
(2015)

Paul Plummer  
4011 Armory Oaks Drive  
Nashville, Tennessee 37204  
615.250.8660

February 26, 2015

Andrew Collins  
Design Studio  
Metropolitan Planning Department  
800 2<sup>nd</sup> Avenue South  
Nashville, TN 37219-6300

Downtown Code Planning Commission,

Our submission is a mixed-use project located at the corner of Sixth Avenue and Lea Avenue. The submission incorporates 10 stories from both the Sixth Avenue frontage and Lea Avenue frontage. We are proposing 2 additional levels, based on fulfillment of upper level garage liner, underground parking, and public parking outlined in the bonus height program.

The Sixth Avenue façade shows liner building (more than 15' in depth) that runs the length of the garage. Above the double height retail space are 2 residential levels that line the garage from the street. Each liner level totals 5,480 sf. 2 levels total 10,960 sf that line the garage. Based on guidelines outlined in the bonus height program, this square footage is doubled, creating 21,920 sf to be used towards the bonus height maximum.

Underground parking for 1 floor has initially been approved by planning based on the slope of the site. This one underground level accounts for 23,338 sf which the square footage is directly transferred to bonus square footage.

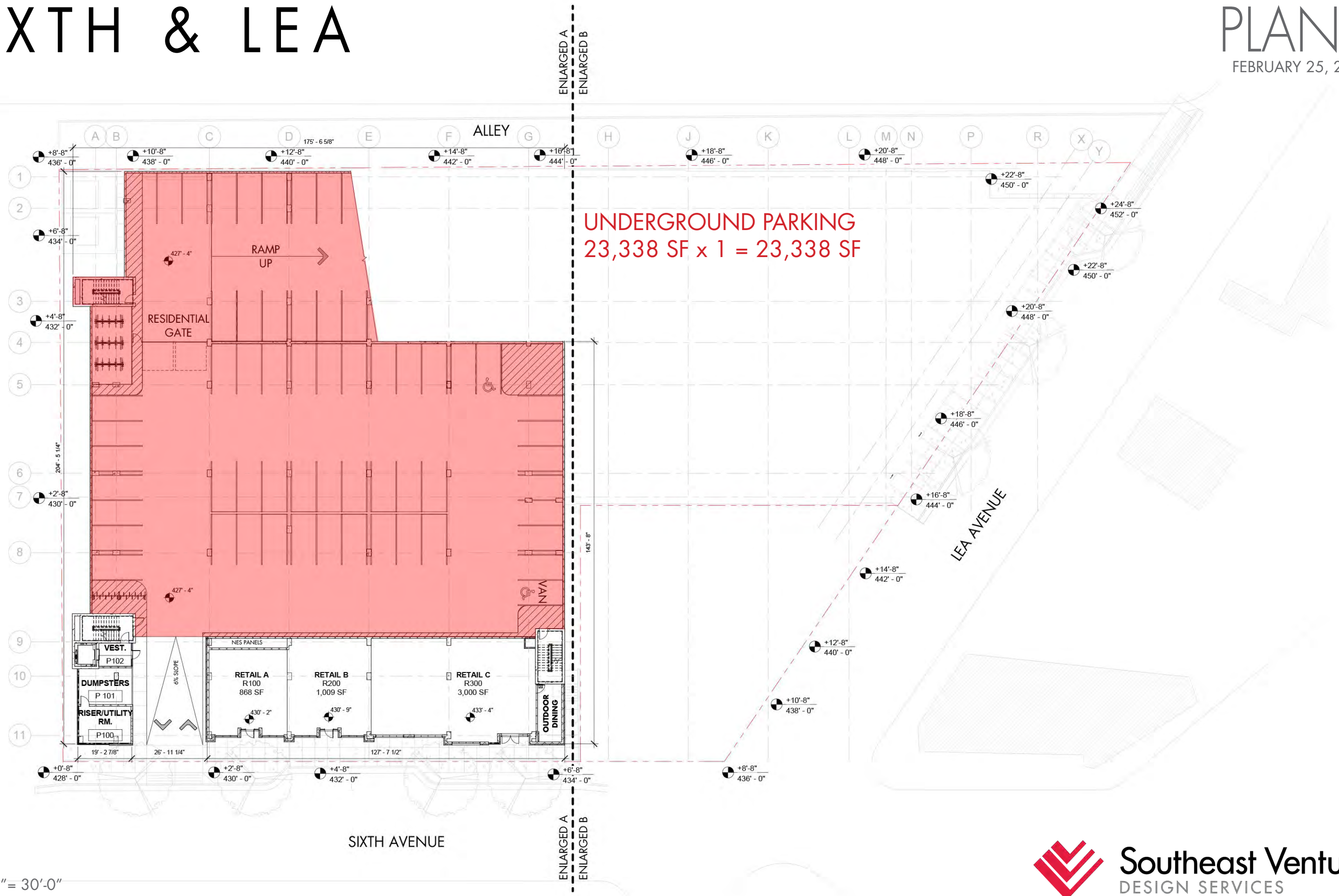
Public parking is being utilized in the garage for 17,770 sf. Bonus height guidelines allow for the square footage to be doubled, creating 35,540 sf. The total square footage for these 3 bonus height programs equals 80,798 sf.

We are proposing 2 bonus levels that are distributed above 8 levels located along the Sixth Avenue frontage and Lea Avenue frontage. The bonus levels total to 60,222 sf that is to be used out of the 80,798 available square footage. Included in our submission package there are detailed drawings and calculations that highlight our proposal for the additional levels through the Upper Level Garage Liner, Underground Parking, and Public Parking Bonus Height Program.

Sincerely,

Paul Plummer  
Principal, AIA

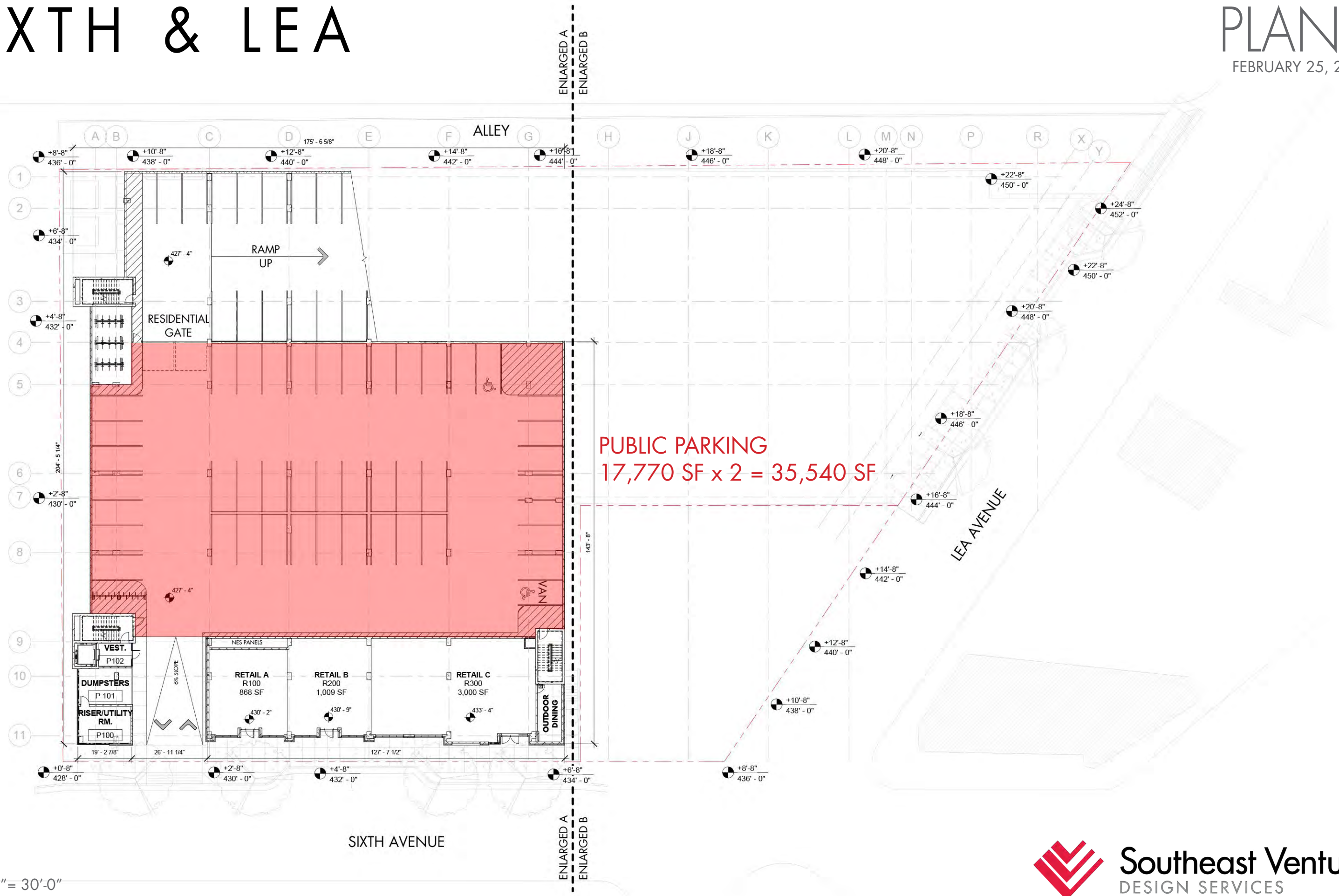
# SIXTH & LEA



P1  
SCALE: 1" = 30'-0"



# SIXTH & LEA

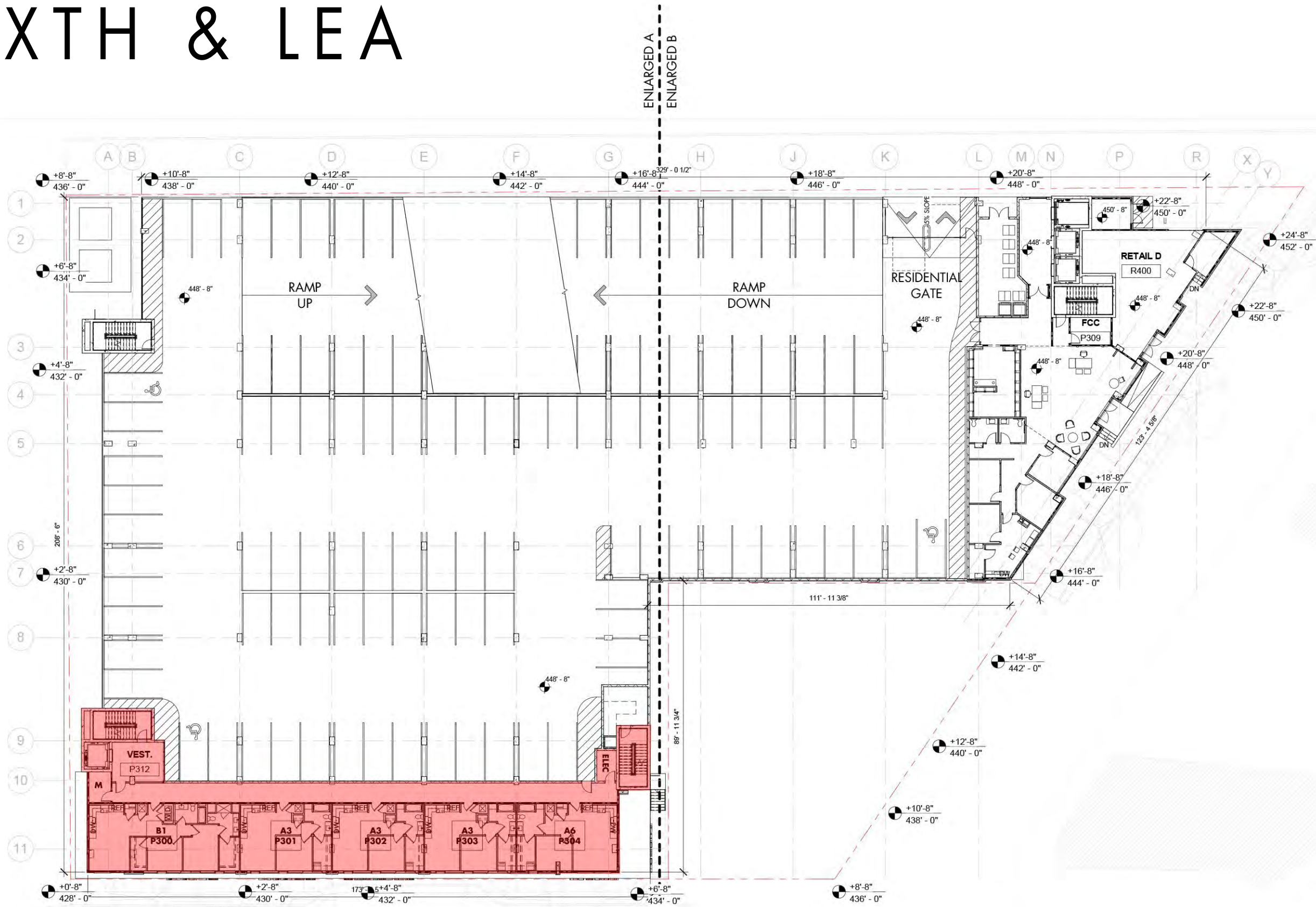


P1  
SCALE: 1" = 30'-0"



# SIXTH & LEA

PLANS  
FEBRUARY 25, 2016



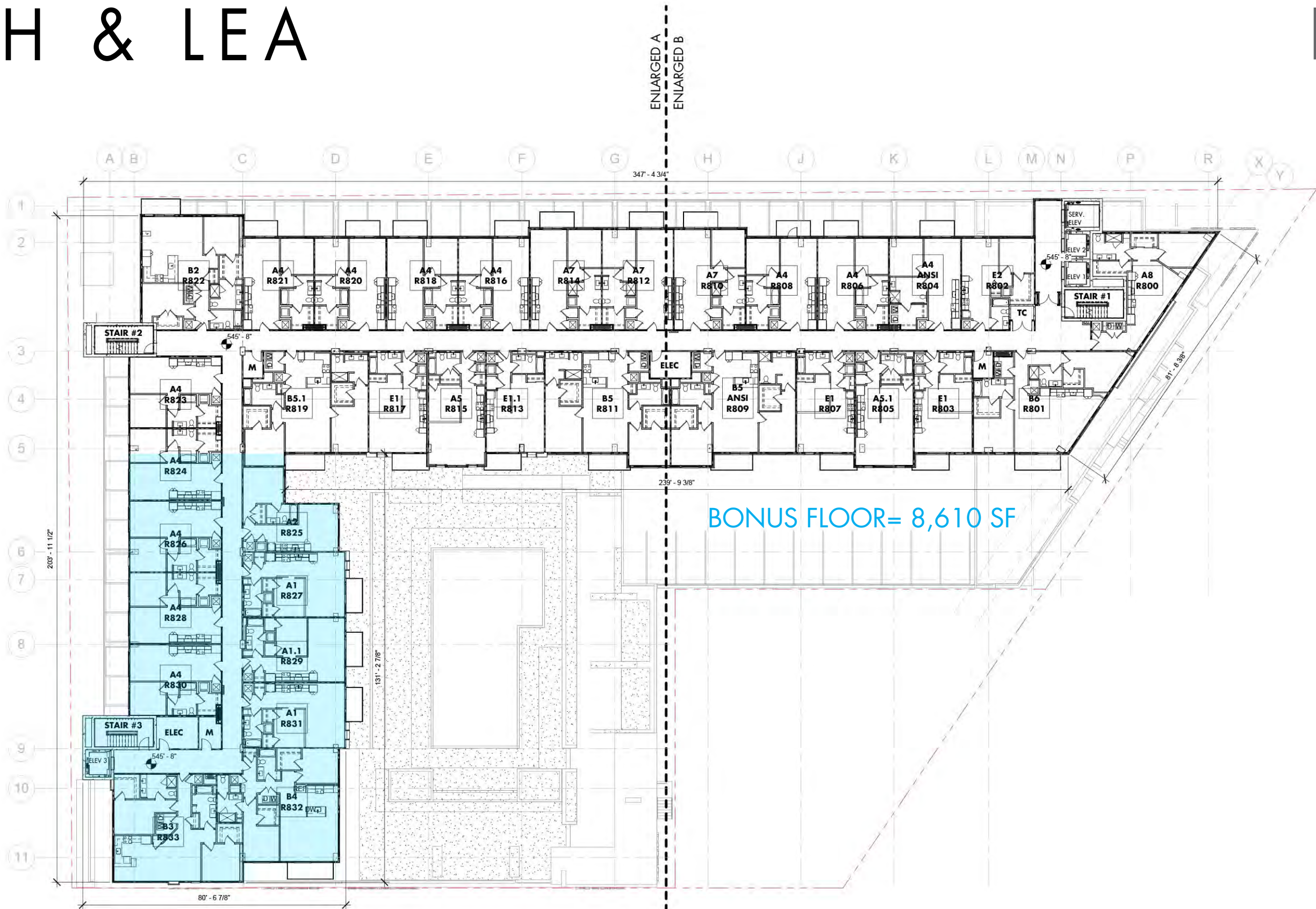
UPPER LEVEL GARAGE LINER  
5,480 SF x 2 FLOORS x 2 = 21,920 SF

P3-4  
SCALE: 1" = 30'-0"



# SIXTH & LEA

PLANS  
FEBRUARY 25, 2016



R7(R1-R6 SIMILAR)

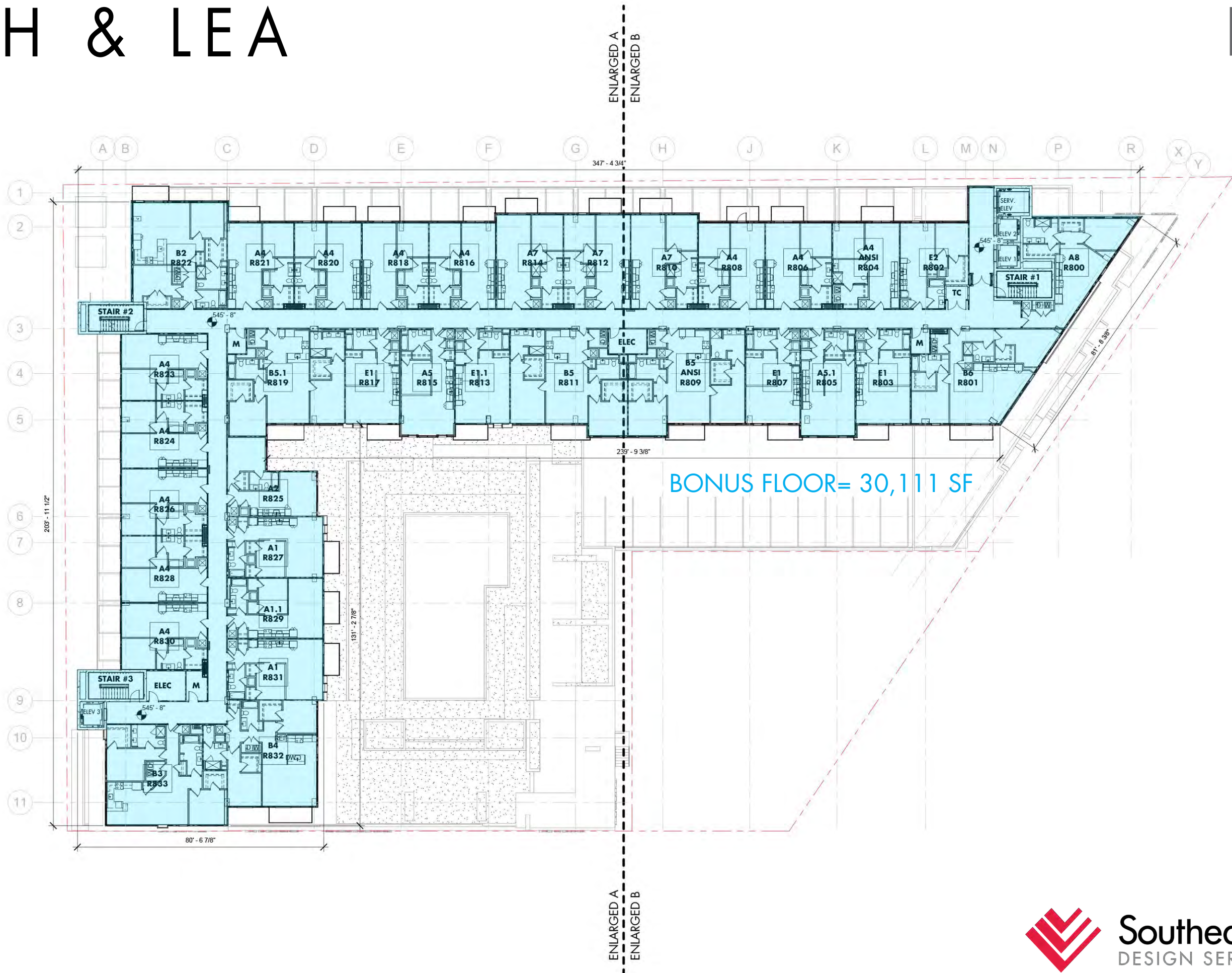
SCALE: 1" = 30'-0"

ENLARGED A  
ENLARGED B



# SIXTH & LEA

PLANS  
FEBRUARY 25, 2016

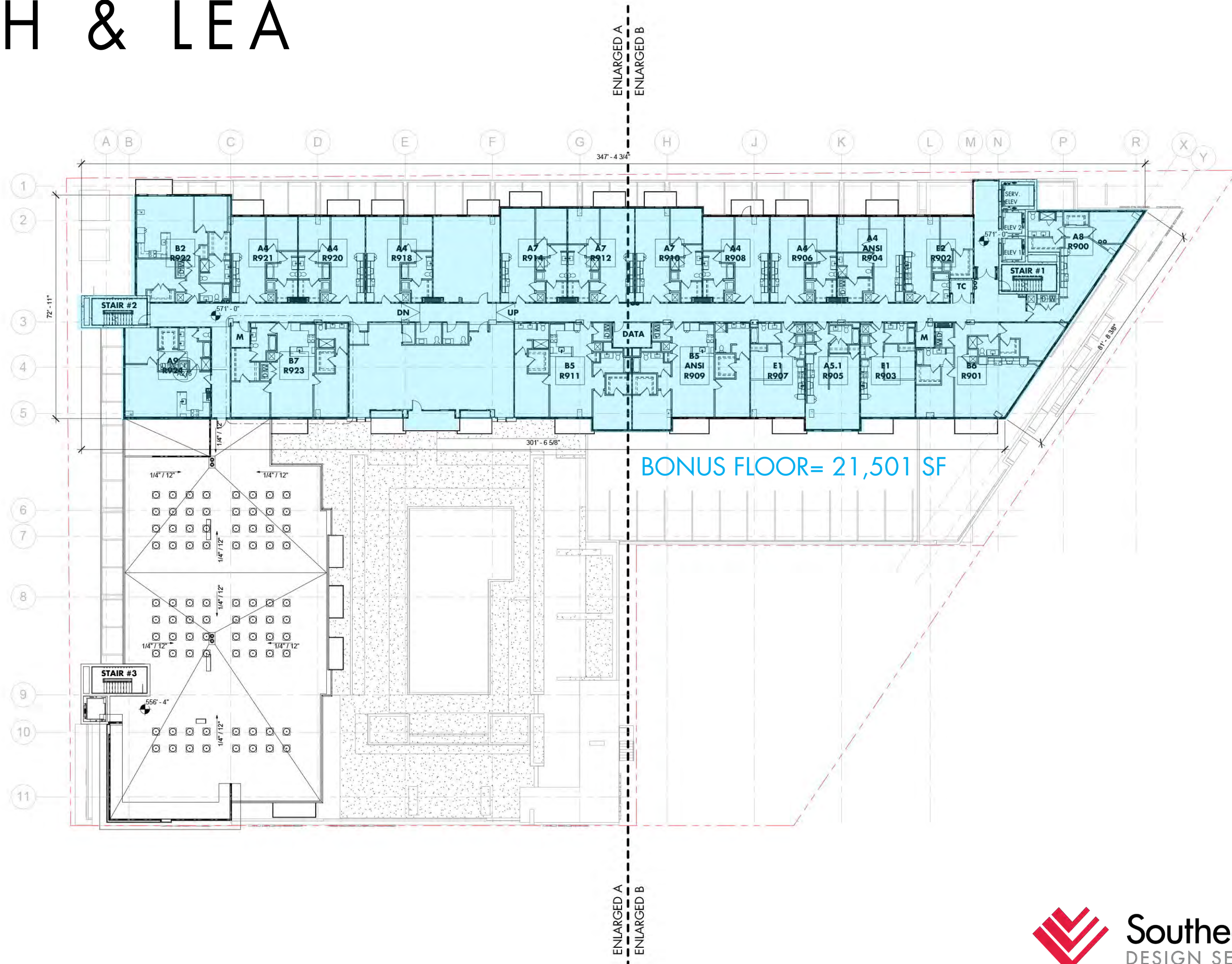


R8  
SCALE: 1" = 30'-0"



# SIXTH & LEA

PLANS  
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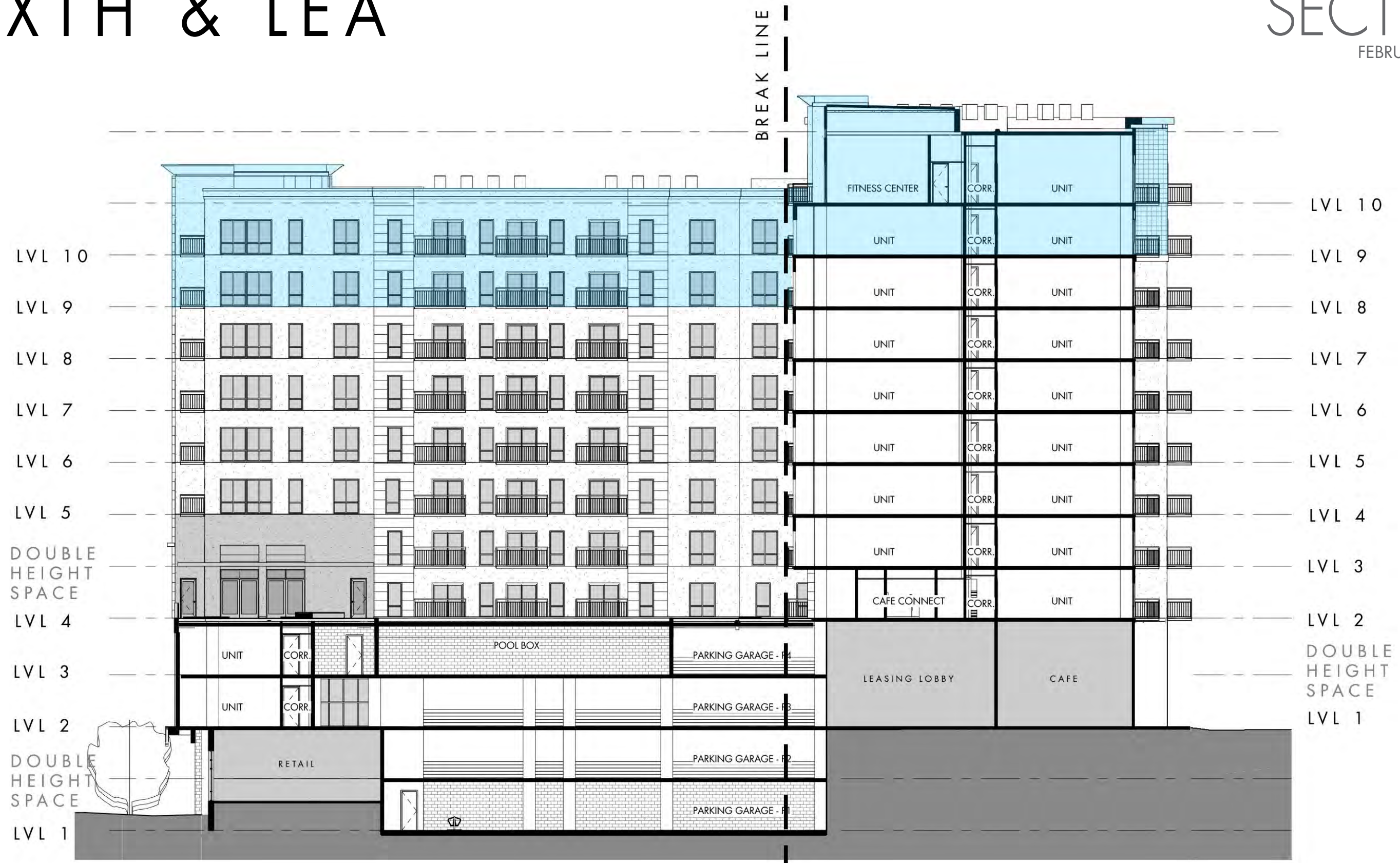


R9  
SCALE: 1" = 30'-0"



# SIXTH & LEA

SECTION  
FEBRUARY 25, 2016



SECTION



# SIXTH & LEA

AERIAL  
FEBRUARY 25, 2016

3 BONUS FLOORS = 60,222 SF

PROVIDING 80,798 BONUS SF



AERIAL



**Southeast Venture**  
DESIGN SERVICES



**CURRENT SUBMITTAL**  
**(2019)**





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DESIGN SERVICES  
4011 ARMORY OAKS DRIVE  
NASHVILLE, TENNESSEE 37204  
(615) 833-8716 FAX: (615) 781-0493

Sixth and Lea  
MIXED-USE MULTIFAMILY  
Sixth Avenue S. and Lea Avenue

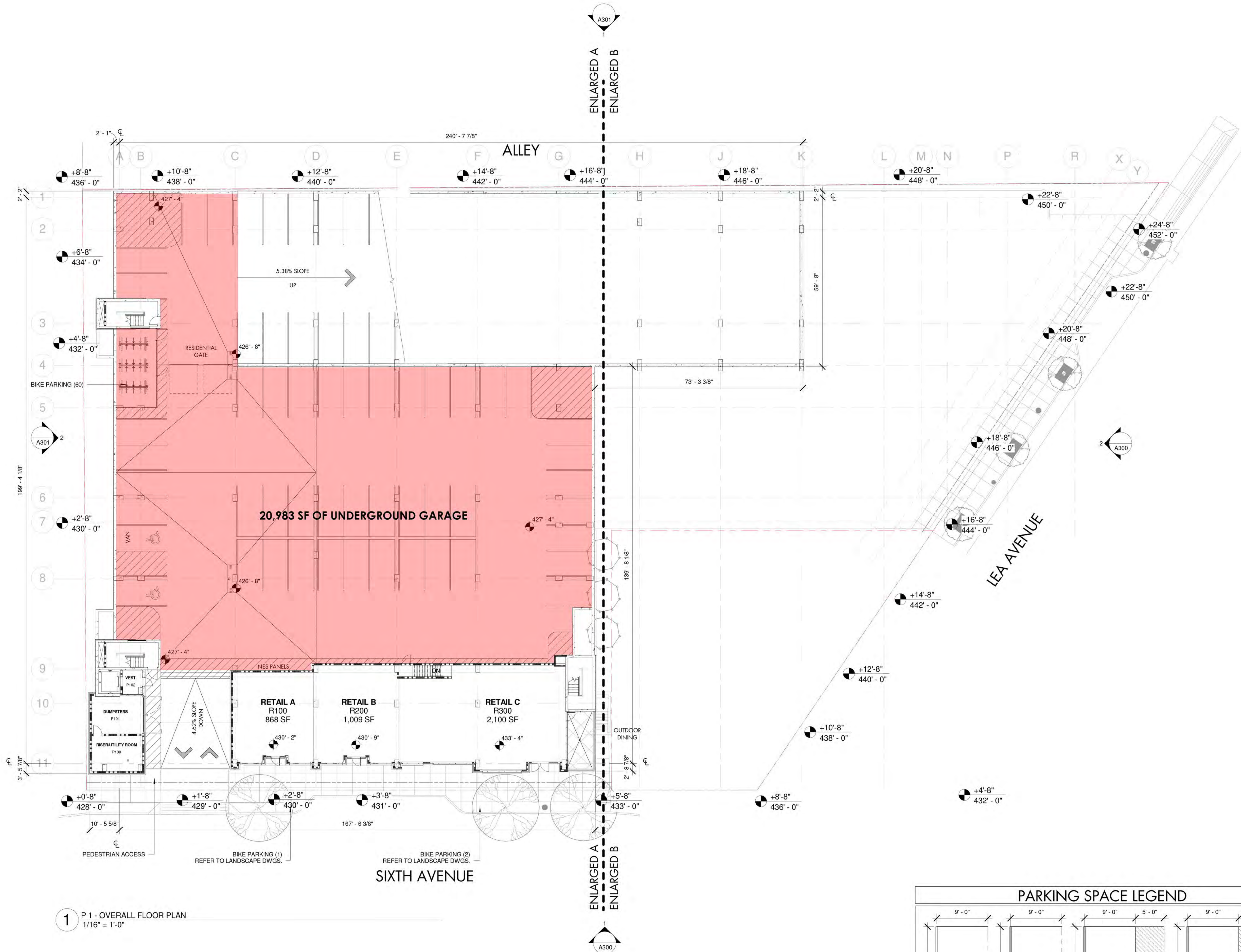
THE BEACH COMPANY  
Est. 1945

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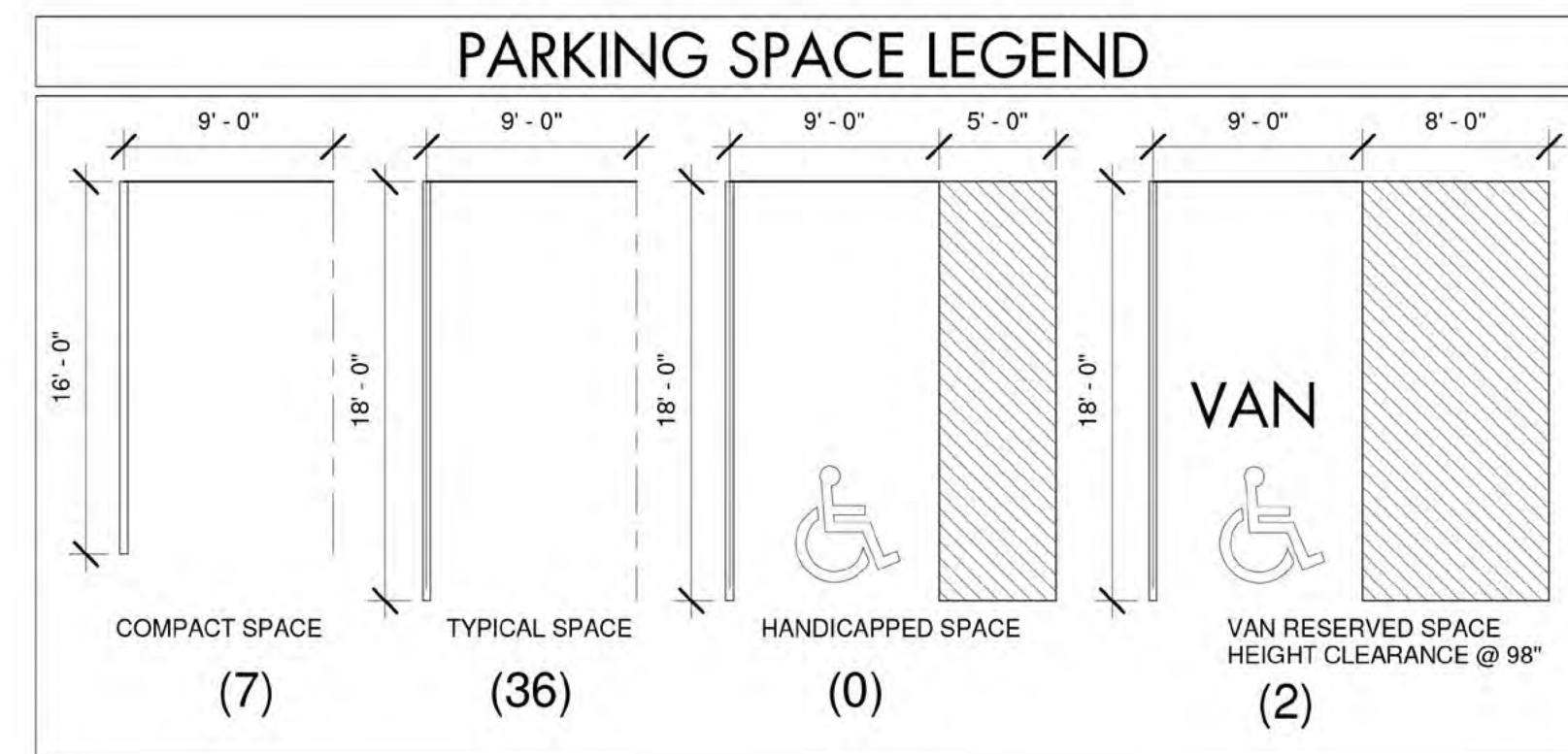


ISSUED	DATE
10% DESIGN DEVELOPMENT	02/01/24
20% CONSTRUCTION DOCUMENTS	02/01/24
PERMIT SET	02/01/24
REVISION	02/11/24

No.	REVISION	DATE



1 P.1 - OVERALL FLOOR PLAN  
1/16" = 1'-0"



P1 TOTAL SPACES: 45

P1 OVERALL FLOOR PLAN

A201

DRAWN: Author  
CHECKED: Checker  
PROJECT 14060





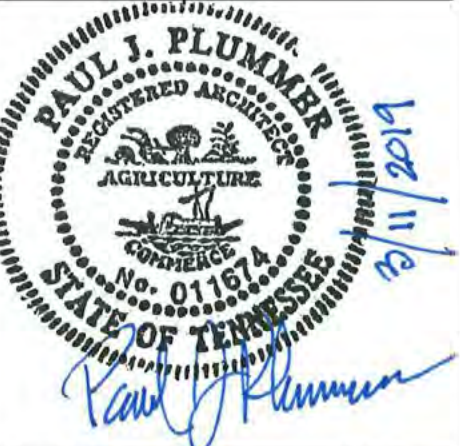
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Sixth and Lea  
MIXED-USE MULTIFAMILY  
Sixth Avenue S. and Lea Avenue

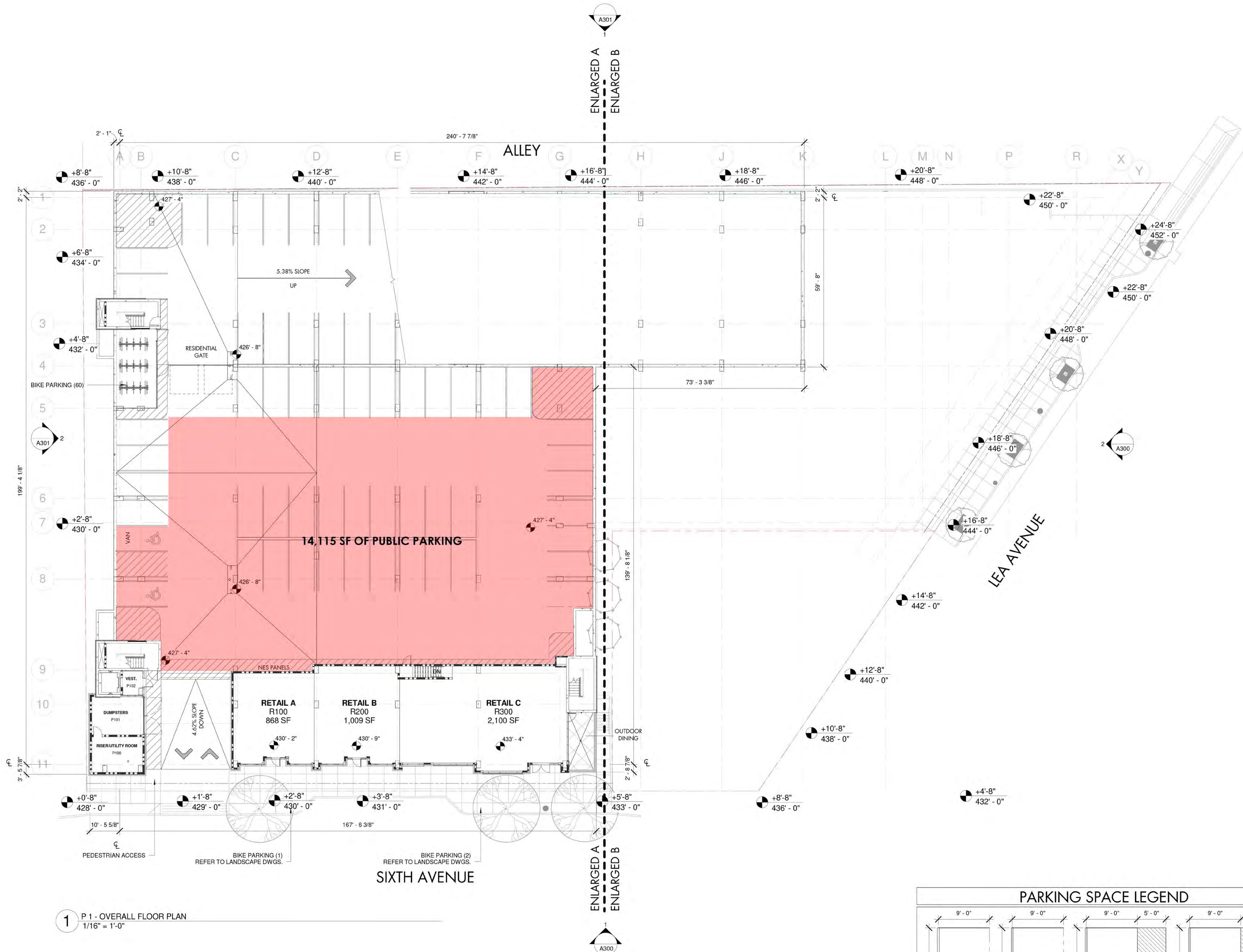
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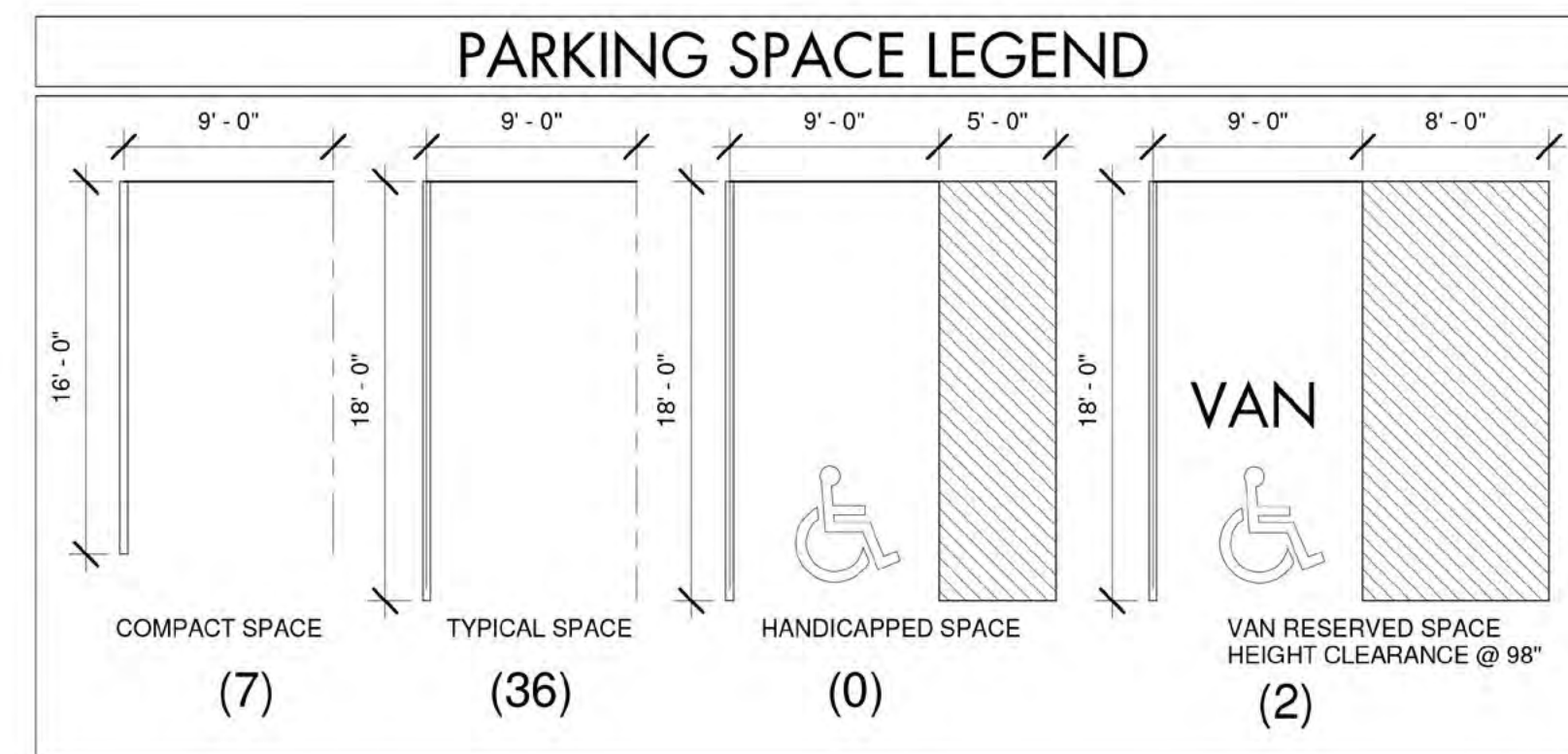


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20% CONSTRUCTION DOCUMENTS	02/01/24
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REVISION	02/11/24

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1 P.1 - OVERALL FLOOR PLAN  
1/16" = 1'-0"



P1 TOTAL SPACES: 45

P1 OVERALL FLOOR PLAN

A201

DRAWN: Author  
CHECKED: Checker  
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Sixth and Lea

MIXED-USE MULTIFAMILY  
Sixth Avenue S. and Lea Avenue

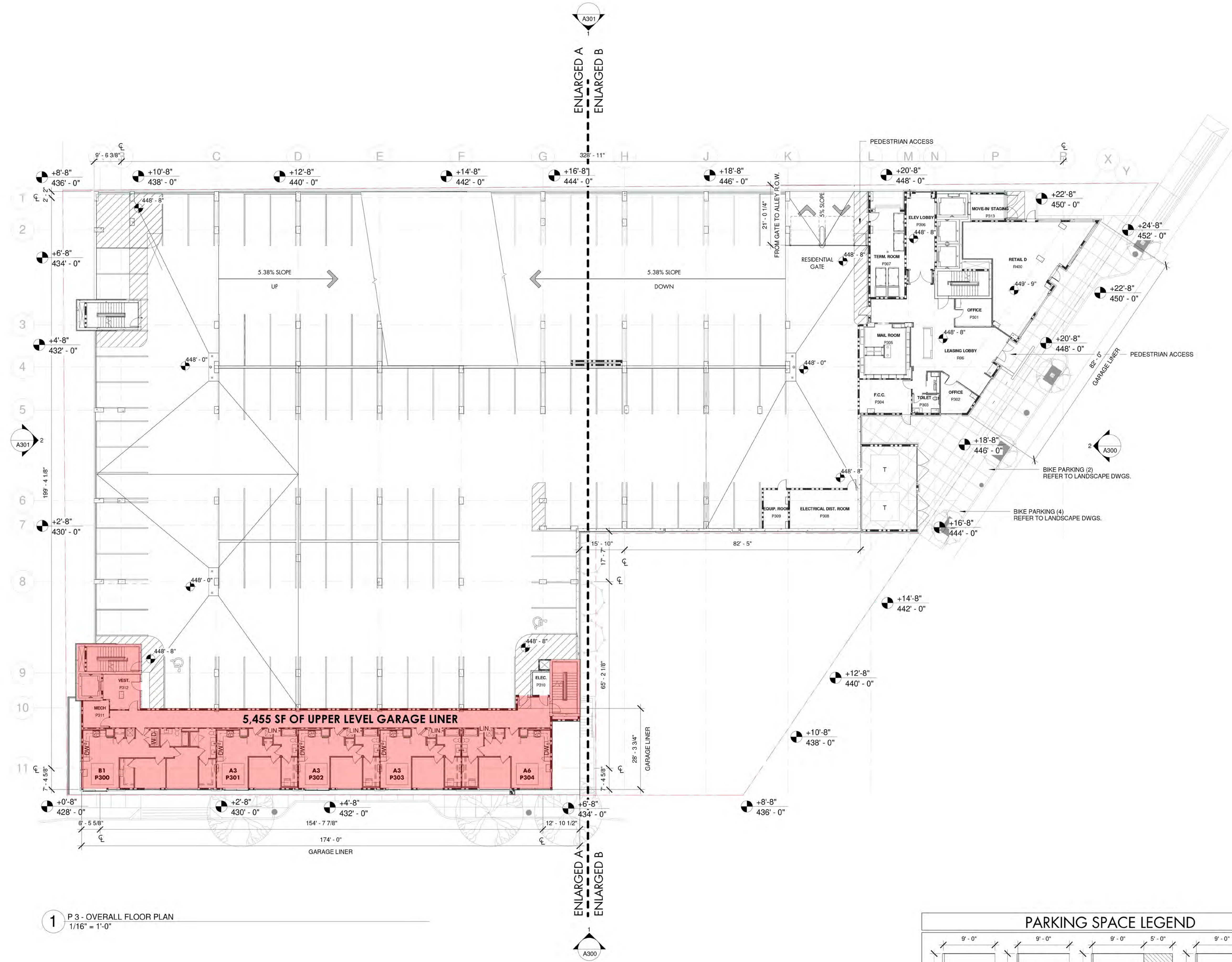
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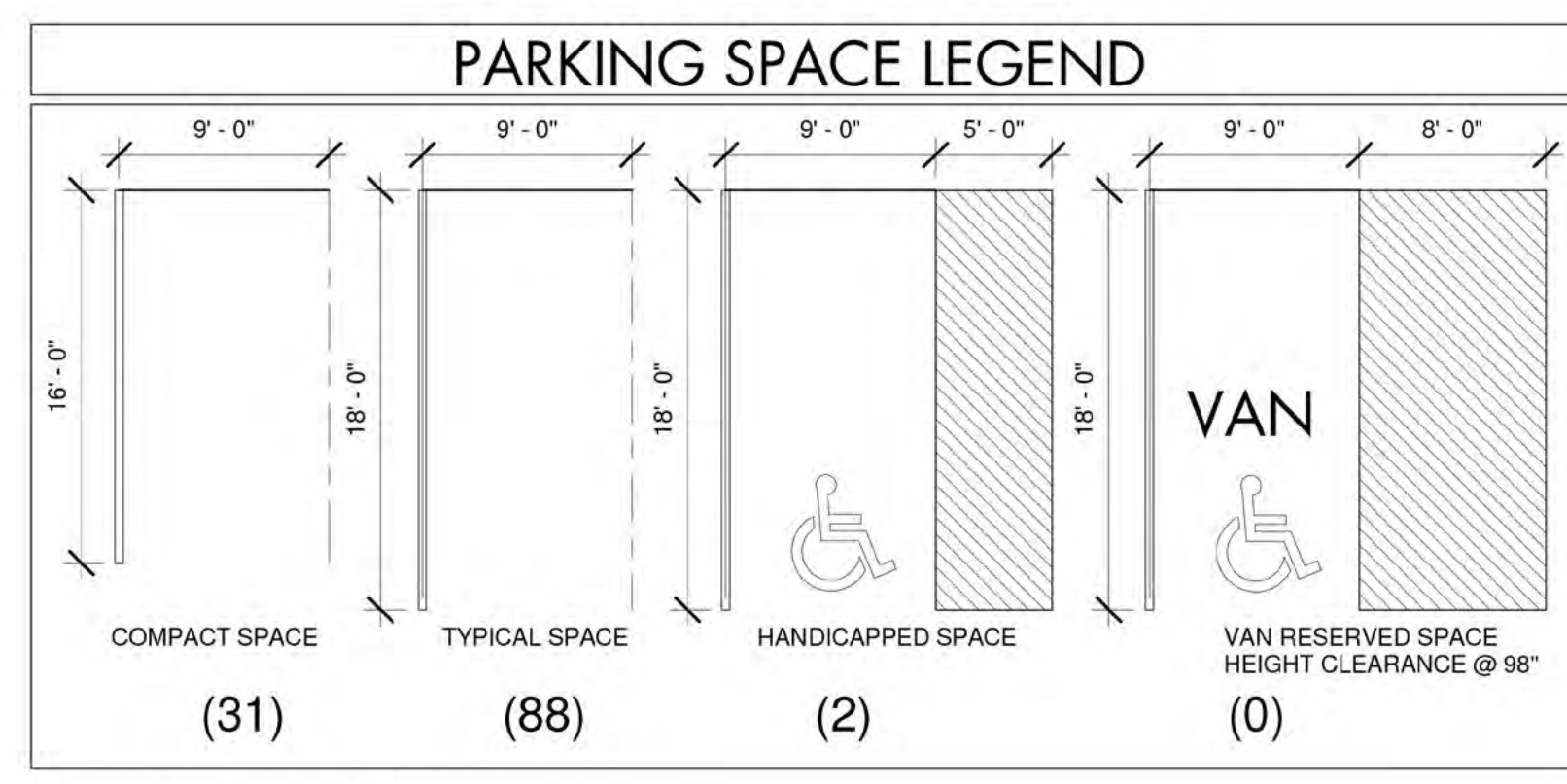


ISSUED	DATE
10% DESIGN DEVELOPMENT	02/01/24
20% CONSTRUCTION DOCUMENTS	02/28/24
PERMIT SET	03/01/24
REVISION	03/11/24

No.	REVISION	DATE



1 P 3 - OVERALL FLOOR PLAN  
1/16" = 1'-0"



P3 TOTAL SPACES: 121

P3 OVERALL FLOOR PLAN

A203

DRAWN: Author  
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Sixth and Lea

MIXED-USE MULTIFAMILY  
Sixth Avenue S. and Lea Avenue

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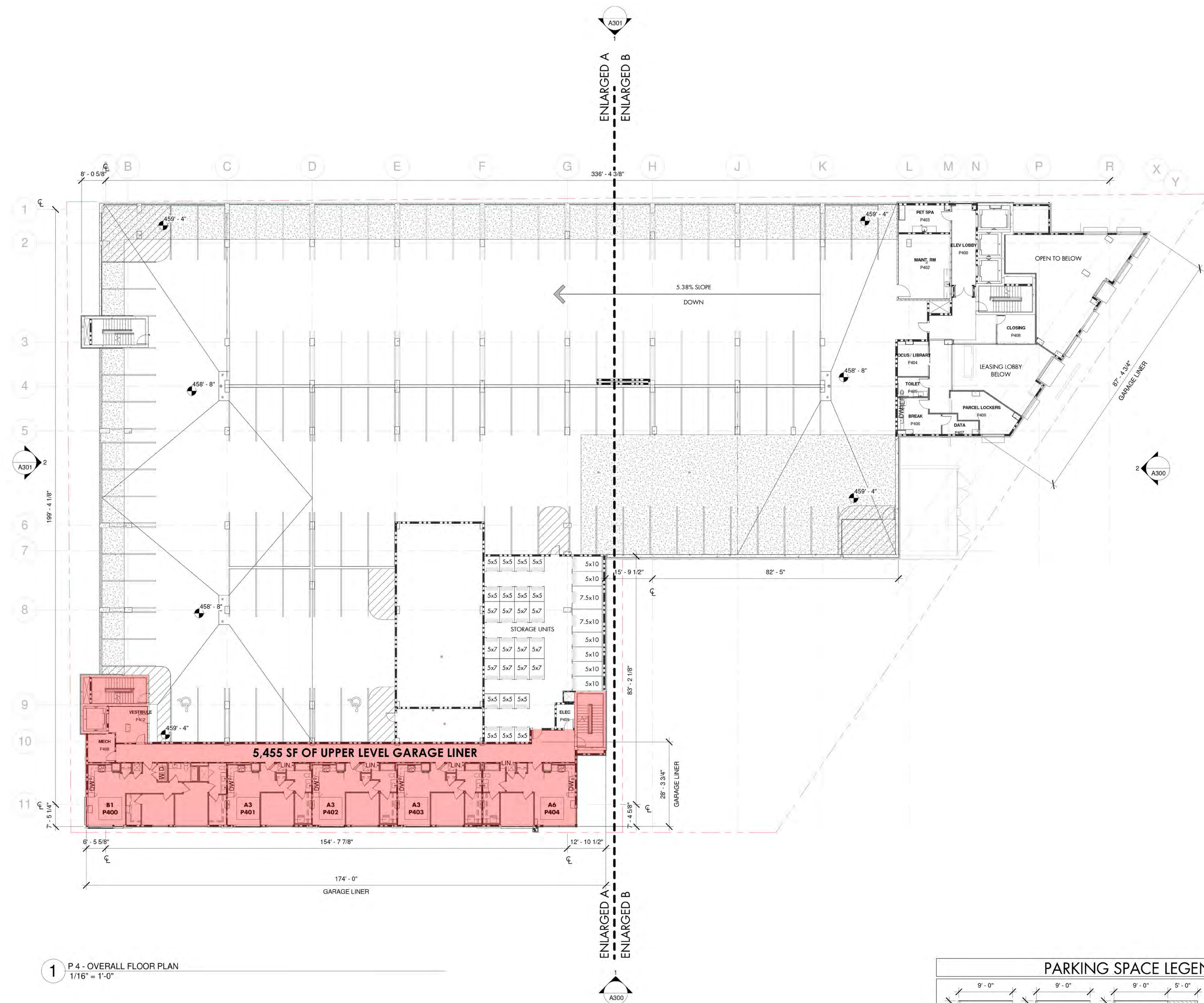
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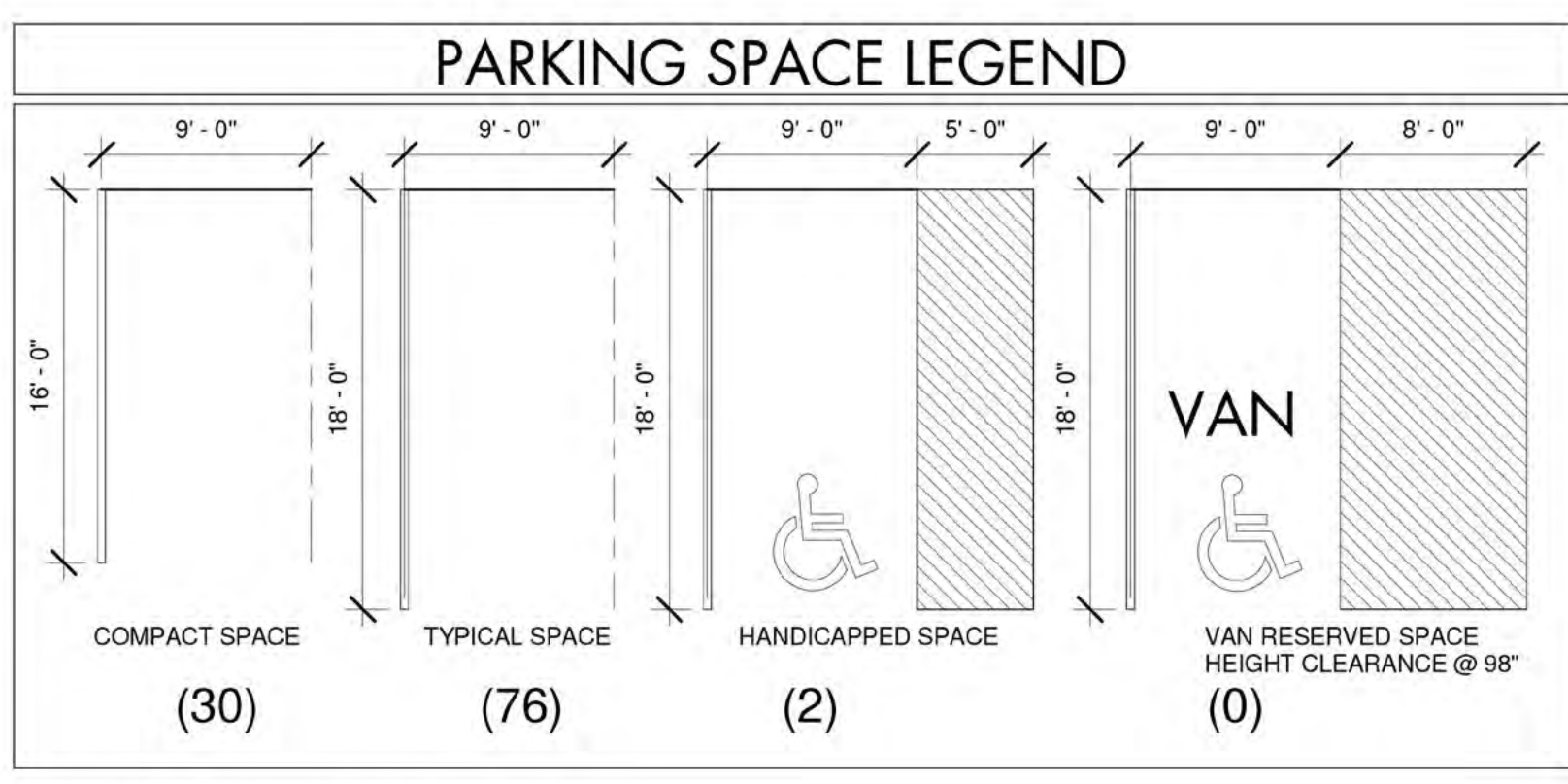
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20% CONSTRUCTION DOCUMENTS	02/28/24
PERMIT SET	03/01/24
REVISED	03/11/24

No. $\Delta$	REVISED	DATE



1 P 4 - OVERALL FLOOR PLAN  
1/16" = 1'-0"



P4 TOTAL SPACES: 108

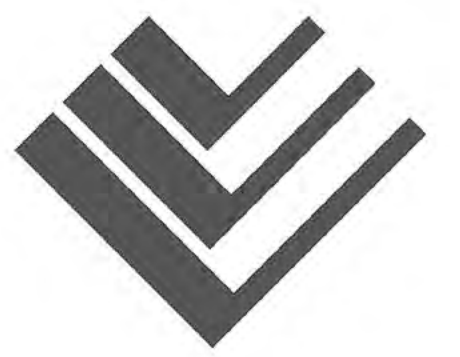
P 4 - OVERALL FLOOR PLAN

A204

DRAWN: Author  
CHECKED: Checker

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Sixth and Lea

MIXED-USE MULTIFAMILY  
Sixth Avenue S. and Lea Avenue

THE BEACH COMPANY  
Est. 1945

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ISSUED	DATE
10% DESIGN DEVELOPMENT	02/01/24
20% CONSTRUCTION DOCUMENTS	06/01/24
PERMIT SET	06/01/24
REVISION	06/11/24

No.	△	REVISED	DATE



8,443 SF OF BONUS LEVEL 1  
FRONTING SIXTH AVENUE

1 R7 - OVERALL FLOOR PLAN  
1/16" = 1'-0"

NOTE: LEVELS R3-R8 ARE SIMILAR.  
REFER TO SHEETS A207/A207-A/A207-B  
FOR ALL DIMENSIONS AND NOTATIONS  
FOR REMAINING LEVELS R4-R8.

R7 - OVERALL FLOOR PLAN

A211

DRAWN: Author  
CHECKED: Checker

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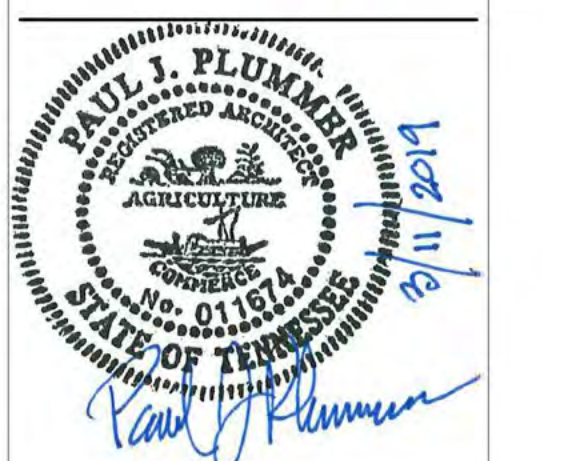
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NASHVILLE, TENNESSEE 37204  
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Sixth and Lea  
MIXED-USE MULTIFAMILY  
Sixth Avenue S. and Lea Avenue

THE BEACH COMPANY  
Est. 1945

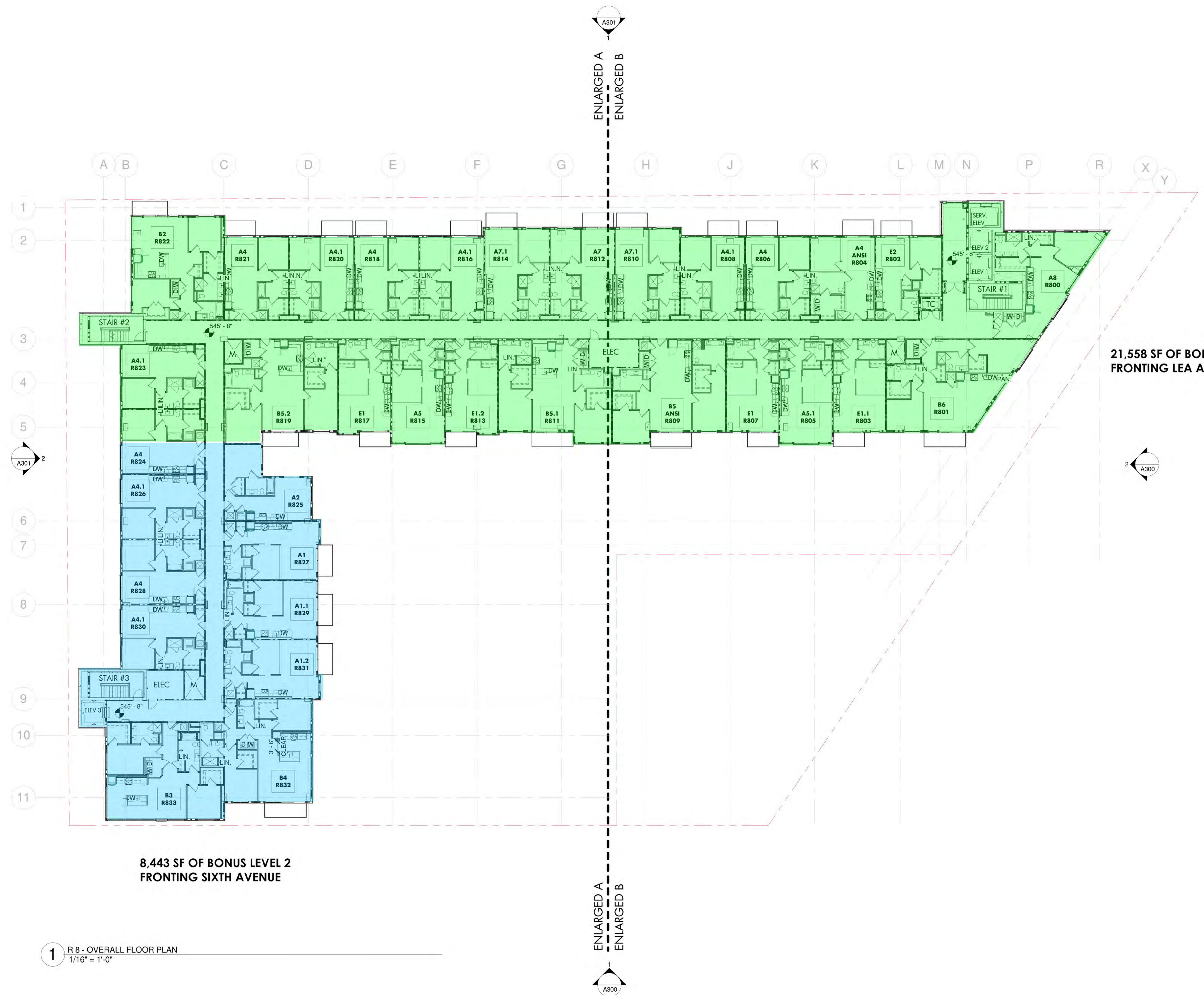
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ISSUED	DATE
10% DESIGN DEVELOPMENT	02/01/14
20% CONSTRUCTION DOCUMENTS	02/01/14
PERMIT SET	02/01/14
REVISION	02/11/14

No. Δ	REVISED	DATE



1 R 8 - OVERALL FLOOR PLAN  
1/16" = 1'-0"

NOTE: LEVELS R3-R8 ARE SIMILAR.  
REFER TO SHEETS A207/A207-A/A207-B  
FOR ALL DIMENSIONS AND NOTATIONS  
FOR REMAINING LEVELS R4-R8.

R 8 - OVERALL FLOOR PLAN

A212

DRAWN: Author  
CHECKED: Checker  
PROJECT 14060





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Sixth and Lea  
MIXED-USE MULTIFAMILY  
Sixth Avenue S. and Lea Avenue

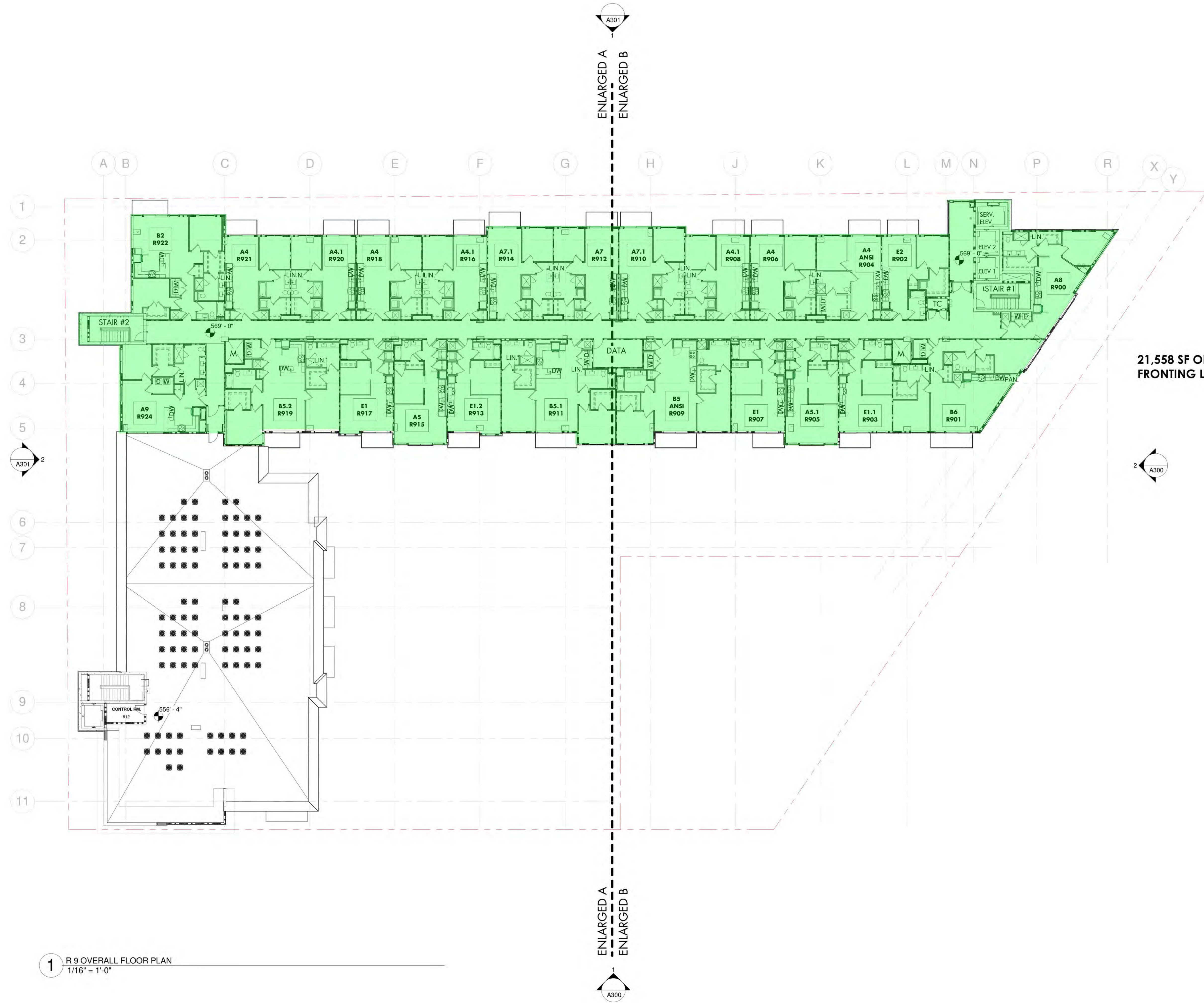
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ISSUED	DATE
10% DESIGN DEVELOPMENT	02/01/14
20% CONSTRUCTION DOCUMENTS	06/01/14
PERMIT SET	06/01/14
RESET	03/11/14

No. Δ	REVISED	DATE



21,558 SF OF BONUS LEVEL 2  
FRONTING LEA AVENUE

1 R 9 OVERALL FLOOR PLAN  
1/16" = 1'-0"

R9 - OVERALL FLOOR PLAN

A213

DRAWN: Author  
CHECKED: Checker

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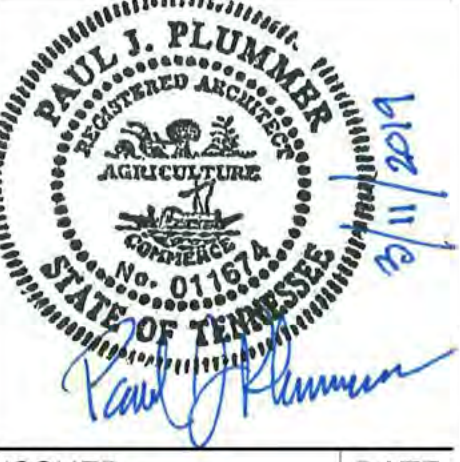


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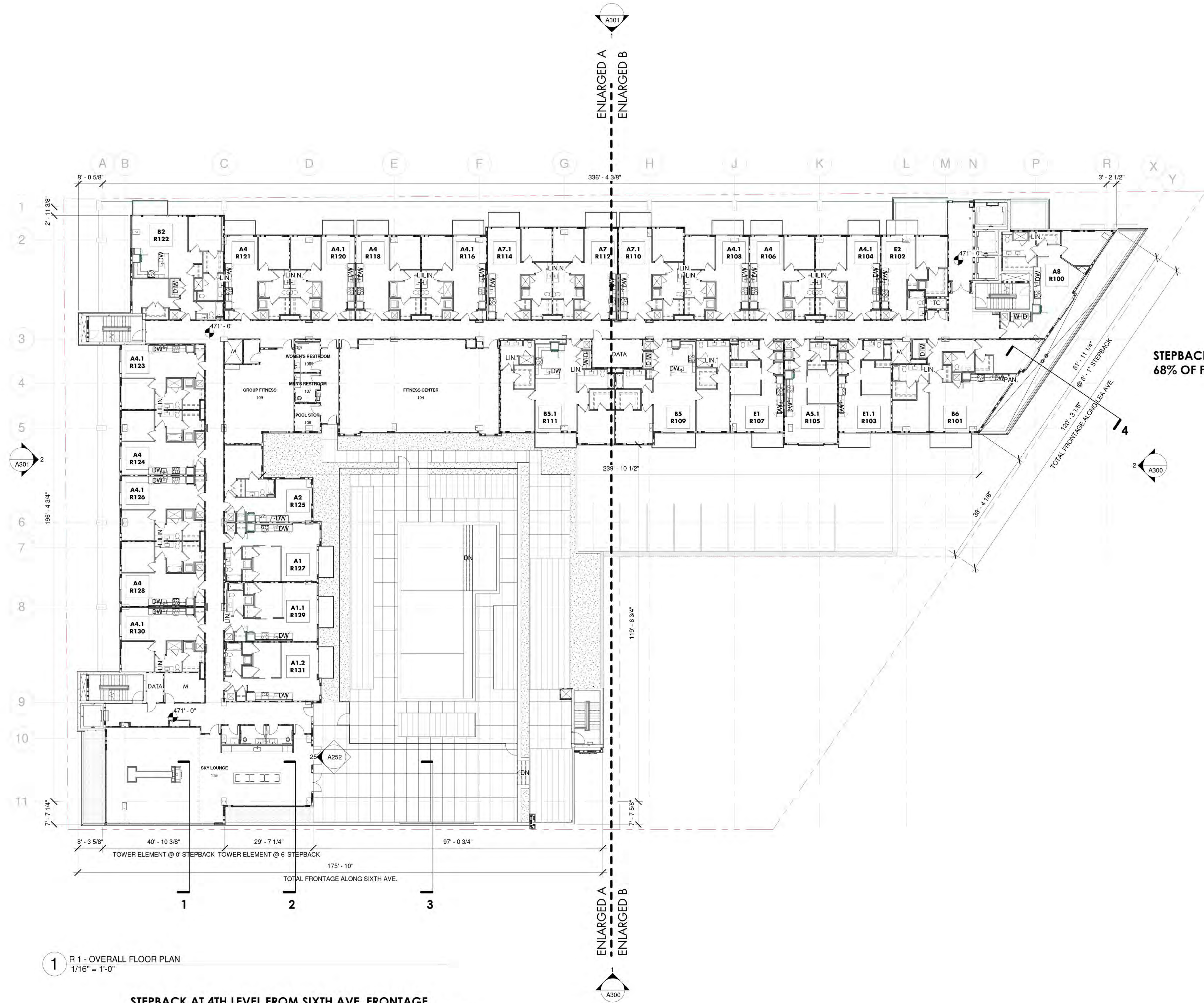
Sixth and Lea  
MIXED-USE MULTIFAMILY  
Sixth Avenue S. and Lea Avenue

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ISSUED	DATE
90% DESIGN DEVELOPMENT	02/01/24
95% CONSTRUCTION DOCUMENTS	02/28/24
PERMIT SET	03/01/24
RESET	03/11/24

No.	REVISION	DATE



STEPBACK AT 2ND LEVEL FROM LEA AVE. FRONTAGE.  
68% OF FRONTAGE HAS A 8'-1" STEPBACK (TOWER ELEMENT).

STEPBACK AT 4TH LEVEL FROM SIXTH AVE. FRONTAGE.  
40% OF FRONTAGE HAS A 0'-6" STEPBACK (TOWER ELEMENT)  
WHILE REMAINING FRONTAGE MEETS THE MIN. 15' STEPBACK REQUIREMENT.

1 R 1 - OVERALL FLOOR PLAN  
1/16" = 1'-0"

R1 - OVERALL FLOOR PLAN

A205

DRAWN: Author  
CHECKED: Checker

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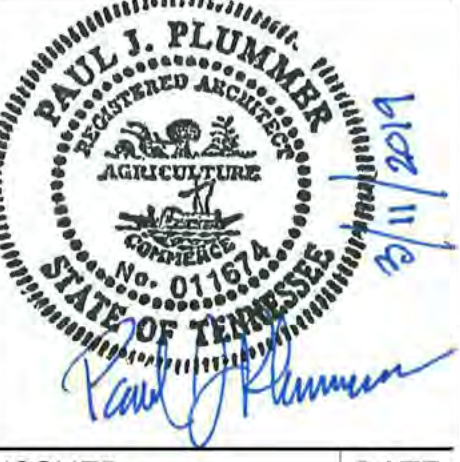
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Sixth and Lea  
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ISSUED	DATE
10% DESIGN DEVELOPMENT	02/28/24
30% CONSTRUCTION DOCUMENTS	06/01/24
PERMIT SET	06/11/24
REBID	

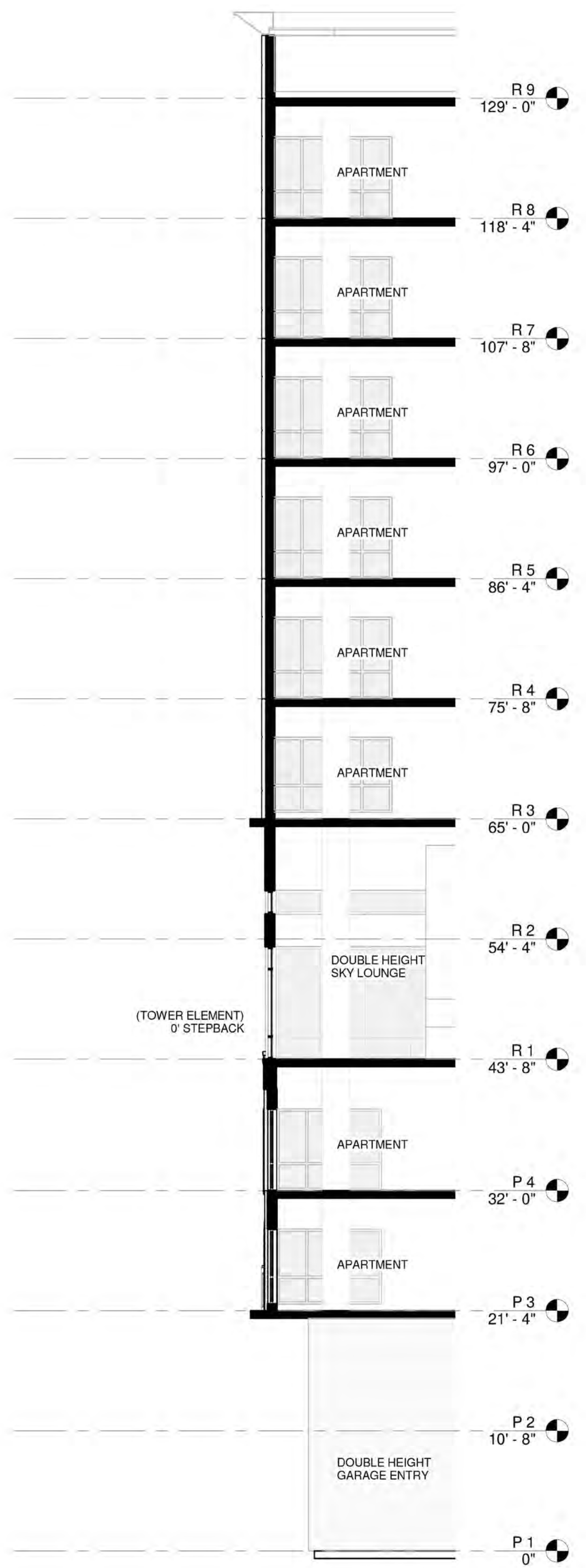
No.	REVISION	DATE

BUILDING FRONTAGE SECTIONS

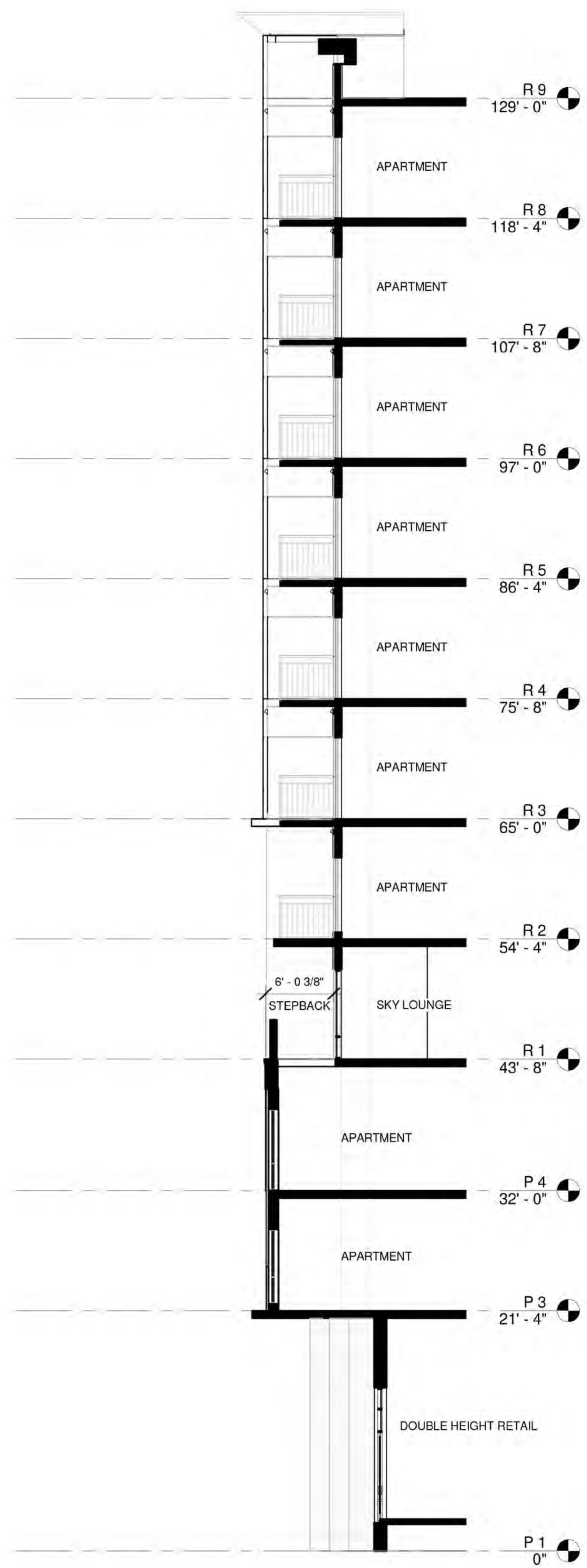
AXXX

DRAWN: Author  
CHECKED: Checker

PROJECT 14060



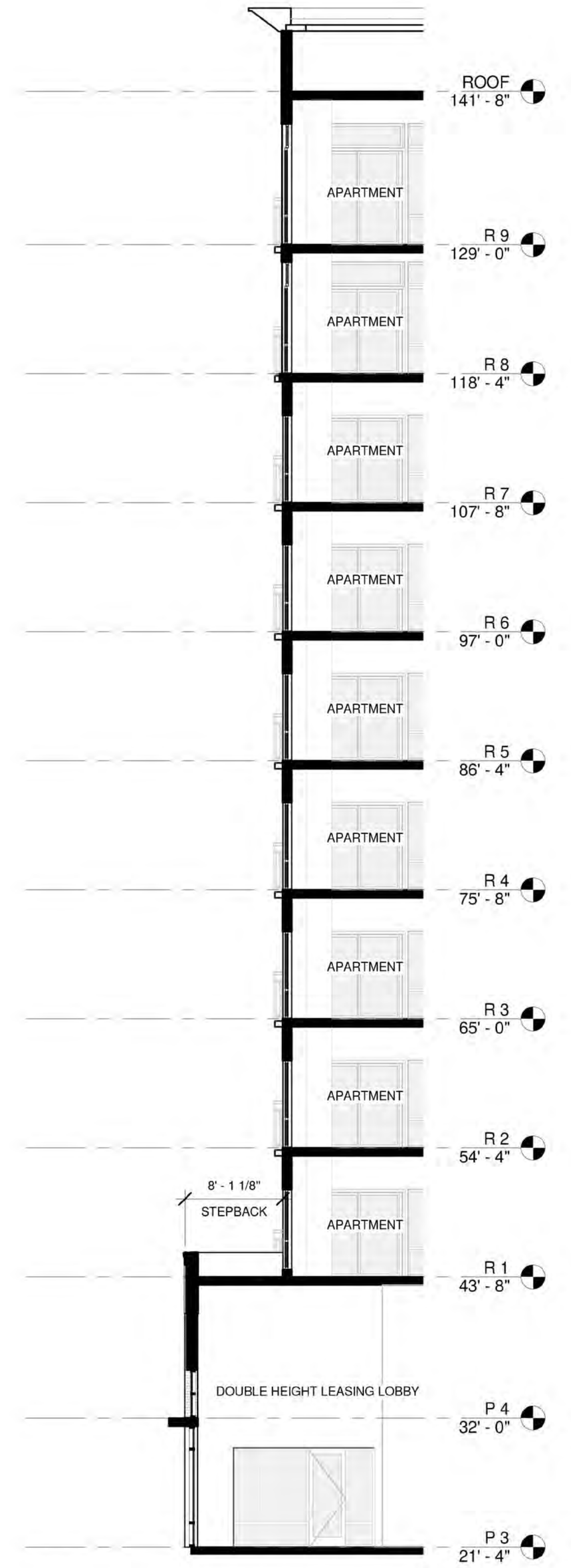
1 SECTION @ SIXTH AVE. TOWER ELEMENT WITH 0' STEPBACK  
1/8" = 1'-0"



2 SECTION @ SIXTH AVE. TOWER ELEMENT WITH 6' STEPBACK  
1/8" = 1'-0"



3 SECTION @ SIXTH AVE. POOLDECK  
1/8" = 1'-0"



4 SECTION @ LEA AVE. TOWER ELEMENT WITH 8'-1 1/8" STEPBACK  
1/8" = 1'-0"