

**Permit #:** 61**Permit Date:** 05/02/23**Permit Type:** Planning Commission**Case Number:** PC 23-22**PC Meeting Date:** h. 1st Tuesday of October**BZA Meeting Date:****Assigned Meeting Date:** 10/03/2023**Special Meeting Date:****Applicant Is:** Contractor**Applicant Name:** ELY Mandle**Applicant Address:** PO BOX 647**Applicant City, State, ZIP:** Oxford MS 38655**Applicant Phone Number:** 731-426-3964**Applicant Email:** ely@ascentnashville.com**Description:** Proposed structurally supported parking pad constructed in the steep slope.**Project Cost:** 2000**Square Feet:** 0**Lot Area:** 0**Lot Coverage:** 0**Heat/cooled area:** 0**Proposed Height(ft.):** 0**#of stories:** 0**Lot Depth/Width Ratio:****Avg. front setback of adjacent homes:****Zoning District:** Zone C**Radnor Lake Impact Zone:** Yes**Steep Slope:** Yes**Plat/Subdivison:** No**Status:** Open**Assigned To:** Steve Mallory**Property**

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
14508003200	5031 LAKEVIEW DR	LOT 1 VILLA ESTATES	KE HOLDINGS LLC		

**Fees**

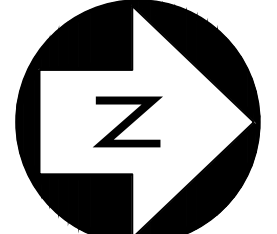
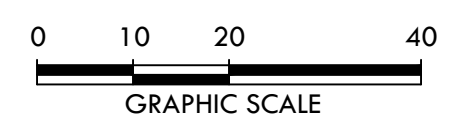
Fee	Description	Notes	Amount
Residential Radnor Lake Review Fee		(2 reviews)	\$1,000.00
Residential Steep Slope Review Fee		(2 reviews)	\$1,000.00
<b>Total</b>			<b>\$2,000.00</b>

**Payments**

Date	Paid By	Description	Payment Type	Accepted By	Amount
------	---------	-------------	--------------	-------------	--------



- PROPOSED DEMOLITION LEGEND**
- BUILDING DEMOLITION
  - WOODEN DECK DEMOLITION
  - CONCRETE PAVEMENT DEMOLITION
  - EDGE OF PAVEMENT REMOVAL



**CRUNK ENGINEERING LLC**  
 7112 CROSSROADS BOULEVARD  
 SUITE 201  
 BRENTWOOD, TN 37027  
 (615) 873-1795  
 WWW.CRUNKENG.COM



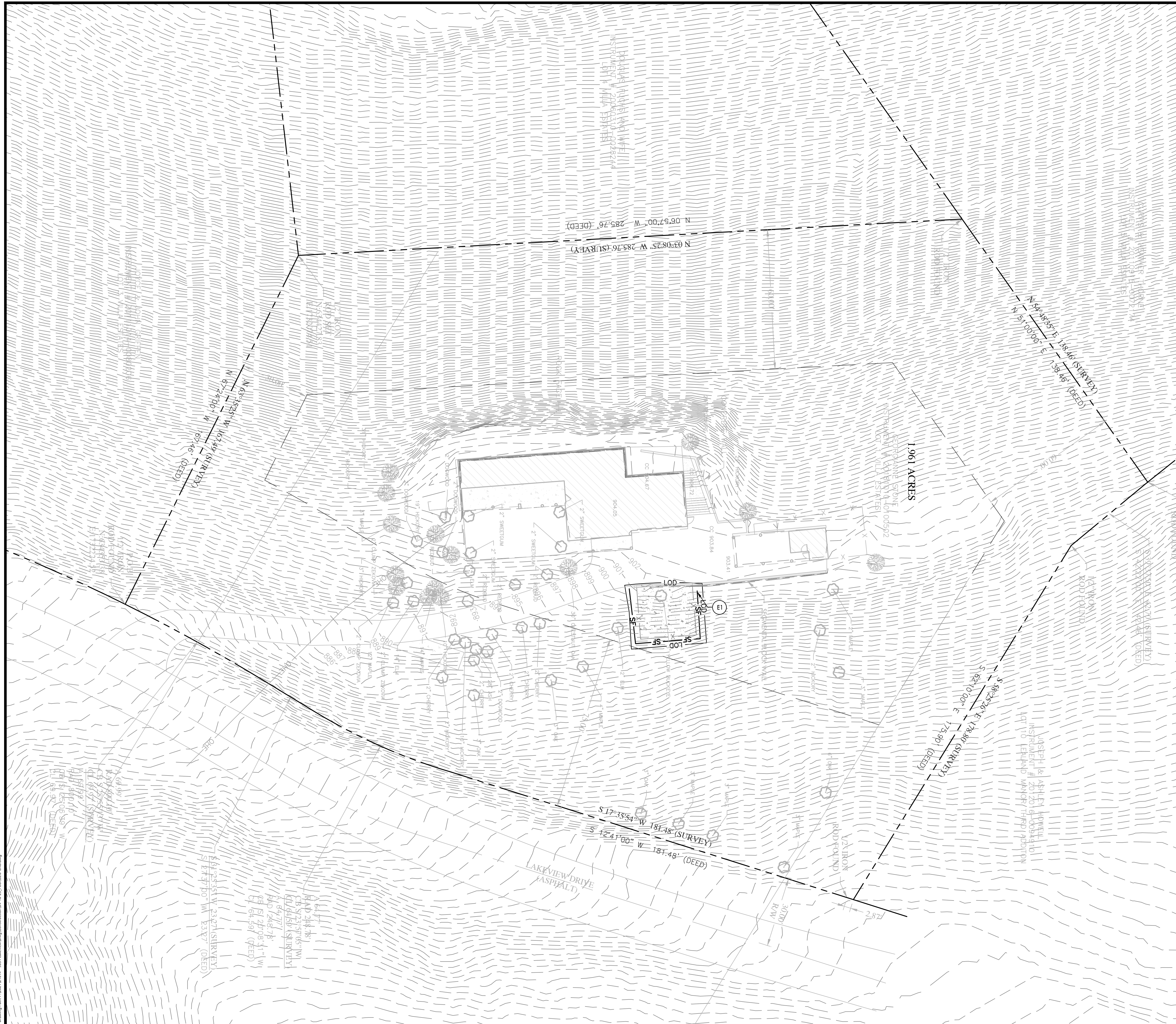
**5031 LAKEVIEW DRIVE**  
 NASHVILLE, TN

REVISIONS	No.	DATE
	1	07/26/2023

05/19/23 21014

**C1.0**  
 DEMOLITION PLAN

Details Date: 05/19/2023 10:44 - 5031 Lakeview Drive Demolition Plan - 21014.dwg



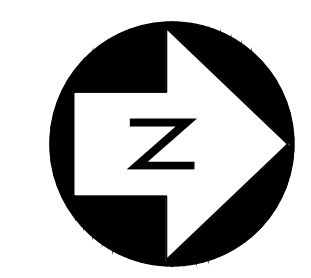
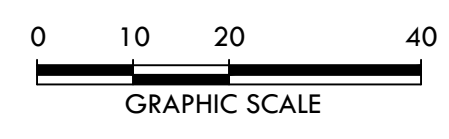
### EROSION CONTROL PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
E1	TEMPORARY SILT FENCE (2-ROWS TYPICAL)	C2.1 - 1
E2	TEMPORARY TREE PROTECTION	C2.1 - 2

### PROPOSED EROSION & SEDIMENT CONTROL LEGEND

	TEMPORARY CONSTRUCTION ENTRANCE
	TEMPORARY TREE PROTECTION
	TEMPORARY SILT FENCE
	TEMPORARY STRAW BALE BARRIER
	TEMPORARY ROCK CHECK DAM
	LIMITS OF DISTURBANCE

- NOTES:
- TOTAL DISTURBED AREA IS 880 SF OR 0.02 ACRES
  - NO TREES ARE TO BE REMOVED
  - ALL EQUIPMENT UTILIZED WITHIN DISTURBED AREAS ARE REQUIRED TO LEAVE THE SITE VIA TRAILER. NO EQUIPMENT UTILIZED WITHIN DISTURBED AREAS SHALL BE DRIVEN WITHIN THE PUBLIC RIGHT OF WAY.
  - PERMANENT STABILIZATION WITH SOD ON ALL DISTURBED, STEEP SLOPED, GRASS AREAS SHALL BE PROVIDED.
  - PERMANENT STABILIZATION WITH PERENNIAL VEGETATION OR OTHER PERMANENTLY STABLE, NON-ERODING SURFACE SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICABLE.



**CRUNK ENGINEERING LLC**  
 7112 CROSSROADS BOULEVARD  
 SUITE 201  
 BRENTWOOD, TN 37027  
 (615) 873-1795  
 WWW.CRUNKENG.COM



**5031 LAKEVIEW DRIVE**  
 NASHVILLE, TN

REVISIONS	No.	DATE
	1	07/26/2023

08/22/23 21014

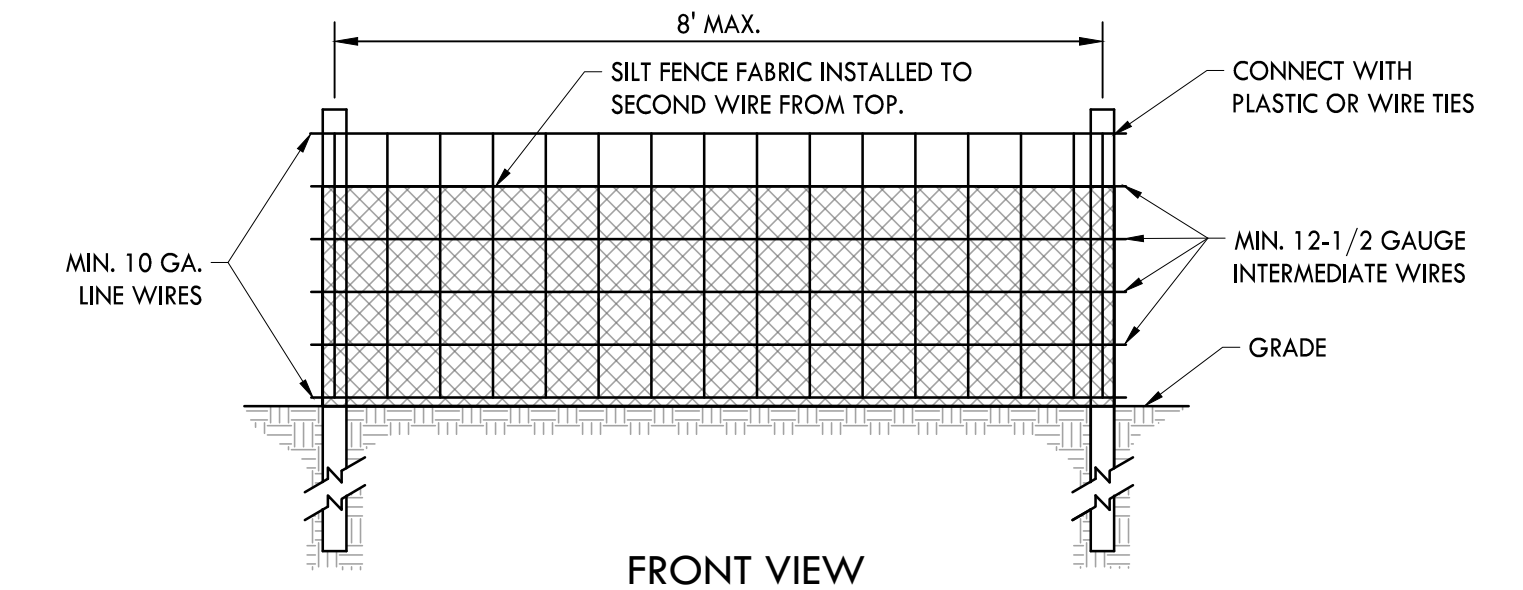
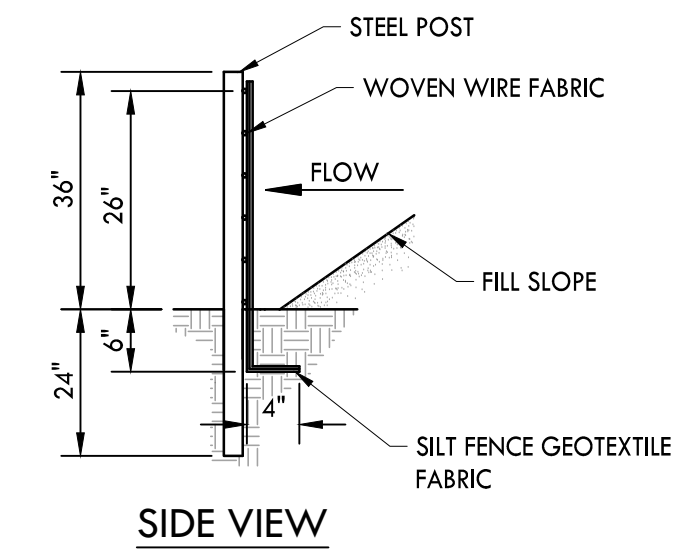
C2.0

EROSION &  
SEDIMENT CONTROL  
PLAN

Crunk Engineering, Inc. 2023/07/26/2023 - 5031 Lakeview Drive, Nashville, TN 37027

NOTES:

1. FLOW SHALL NOT RUN PARALLEL WITH SILT FENCE.
2. END OF SILT FENCE NEEDS TO BE TURNED UPHILL.
3. SEDIMENT NEEDS TO BE REMOVED WHEN CAPACITY IS AT 50%. REFER TO EROSION CONTROL NOTES FOR PLACEMENT OF REMOVED SEDIMENT.

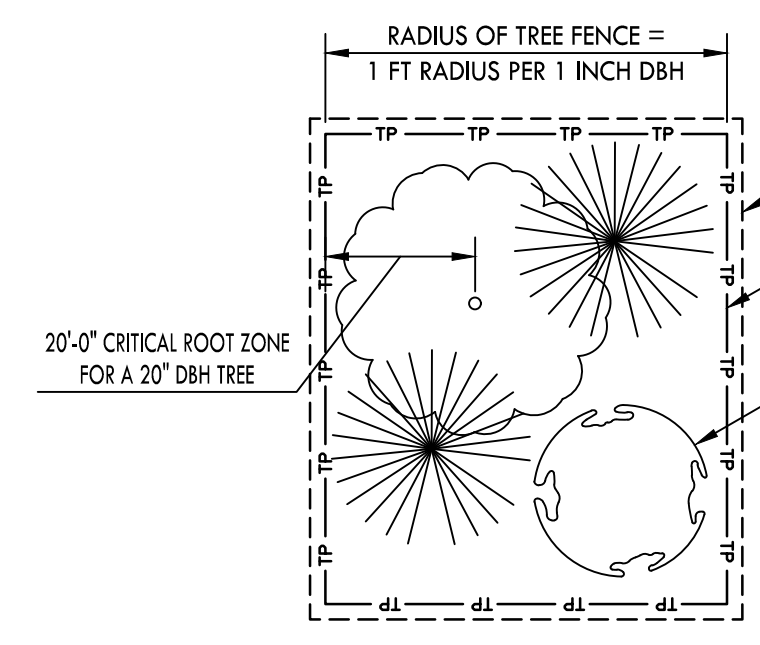
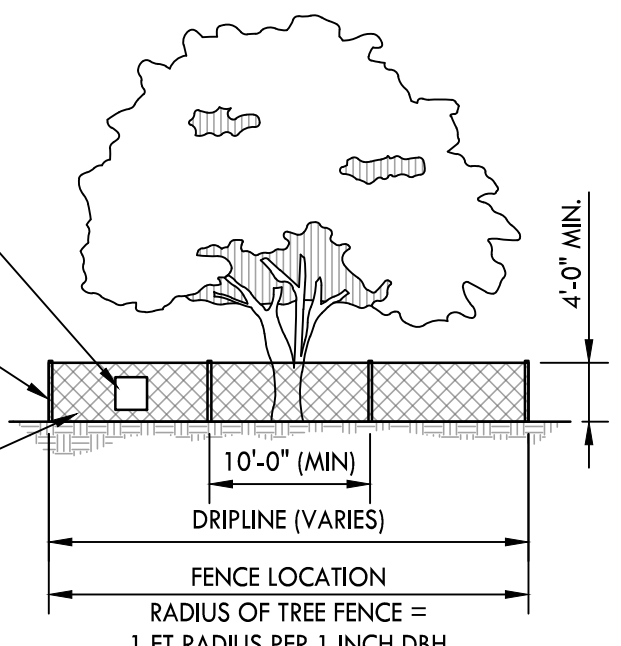


**1**  
**TEMPORARY SILT FENCE**  
NOT TO SCALE

ONE 2'x2' SIGN PER EVERY 150 L.F. STAKING:  
"TREE PROTECTION ZONE: KEEP OUT" "LAZONA  
DELA PROTECCION DEL ARBOL: NO ENTRAR"

2'x2'x60" (MIN. HEIGHT) WOOD POST DRIVE 1'  
INTO UNDISTURBED GROUND 10' O.C. (MIN)

CHAIN LINK FENCING A  
MINIMUM OF 4' IN HEIGHT



**2**  
**TEMPORARY TREE PROTECTION**

**CRUNK ENGINEERING LLC**  
7112 CROSSROADS BOULEVARD  
SUITE 201  
BRENTWOOD, TN 37027  
(615) 873-1795  
WWW.CRUNKENG.COM



**5031 LAKEVIEW DRIVE**  
**NASHVILLE, TN**

REVISIONS	No.	DATE
	1	07/26/2023

08/22/23 21014

**C2.1**  
EROSION AND  
SEDIMENT CONTROL  
DETAILS

EXISTING IMPERVIOUS AREA	PROPOSED IMPERVIOUS AREA
DRIVEWAYS/WALKS (INCLUDE DRIVE-APRONS PL) PATIOS/UNCOVERED PORCHES/DECKS RET. WALLS/MISC. HARDSCAPE/EQUIP.PADS/OTHER IA ROOFED AREA OF ALL BUILDINGS: 3049 SQ FT TOTAL EXISTING: 7659.95 SQ FT.	DRIVEWAYS/WALKS (INCLUDE DRIVE-APRONS PL) PATIOS/UNCOVERED PORCHES/DECKS RET. WALLS/MISC. HARDSCAPE/EQUIP.PADS/OTHER IA ROOFED AREA OF ALL BUILDINGS: 528 SQ FT. TOTAL PROPOSED: 8187.55 SQ FT. NET ADDITIONAL IA: 538 SQ FT. TOTAL EXIST/ NET IA, AS % OF TOTAL LOT SF: 6.89%

DOUGLAS FUCHS AND WIFE  
INSTRUMENT # 20080310-0028244  
LOT 4 VILLA ESTATES

CURTIS & HEATHER THORNE  
INSTRUMENT # 20110916-0072174  
LOT 5 VILLA ESTATES

JOYCE & JOHN GRIFFEN  
INSTRUMENT # 20111014-0080206  
LOT 3 VILLA ESTATES

1/2" IRON  
ROD SET  
N:634427.83  
E:1732074.51

P.O.B  
1/2" IRON  
ROD FOUND  
N:634353.33  
E:173224.52

A: 69.99'  
RAD: 800.10'  
CB S: 28°57'13" W  
CL: 69.97' (SURVEY)

A: 64.77'  
RAD: 248.78'  
CB S: 23°57'05" W  
CL: 64.39' (SURVEY)

**PROPOSED LAYOUT LEGEND**

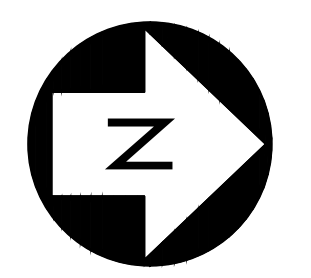
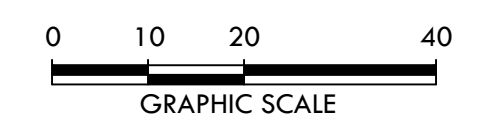
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

**VEGETATION LEGEND**

- TREES THAT WERE PLANTED WITH CONSTRUCTION OF THE HOUSE X 20
- NOTABLE NEW GROWTH X 15
- SAVED DURING CONSTRUCTION OF THE HOUSE
- PROPOSED TREES X 2

\* NOTABLE NEW GROWTH DUE TO EXCESS SUNLIGHT ON THE SLOPE  
\* OTHER LARGE EXISTING TREES THROUGHOUT THE SLOPE NOT CURRENTLY SHOWN ON PLAN

3" Yellow Buckeye to be removed at construction of parking pad. Will be replaced with 2 new trees.



**CRUNK ENGINEERING LLC**  
7112 CROSSROADS BOULEVARD  
SUITE 201  
BRENTWOOD, TN 37027  
(615) 873-1795  
WWW.CRUNKENG.COM



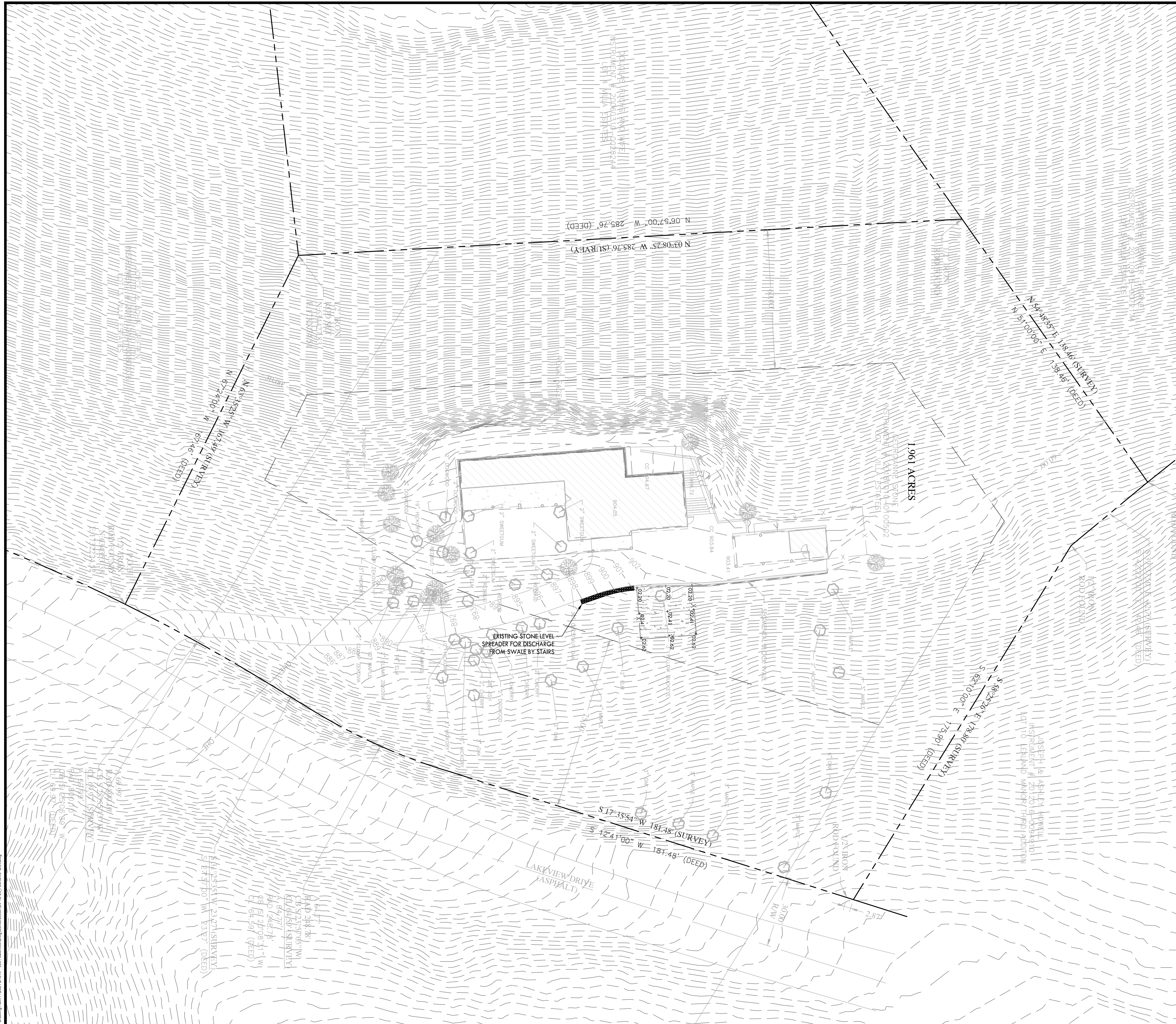
**5031 LAKEVIEW DRIVE**  
NASHVILLE, TN

REVISIONS	DATE
No. 1	07/26/2023

08/22/23 21014

**C3.0**  
LAYOUT PLAN

Drawn by: P. 10/20/2023 10:14 - 5031 Lakeview Drive - 10/20/2023 10:14.dwg



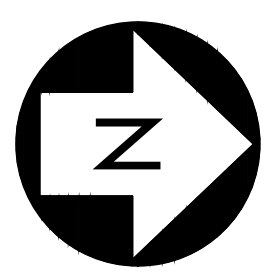
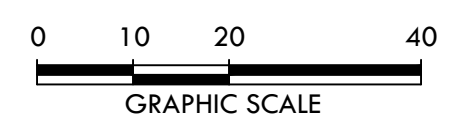
### GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
(G1)		

### PROPOSED GRADING & DRAINAGE LEGEND

- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- STORM PIPE

NOTE: GRADING SURROUNDING PARKING PAD TO REMAIN CONSTANT



**CRUNK ENGINEERING LLC**  
 7112 CROSSROADS BOULEVARD  
 SUITE 201  
 BRENTWOOD, TN 37027  
 (615) 873-1795  
 WWW.CRUNKENG.COM



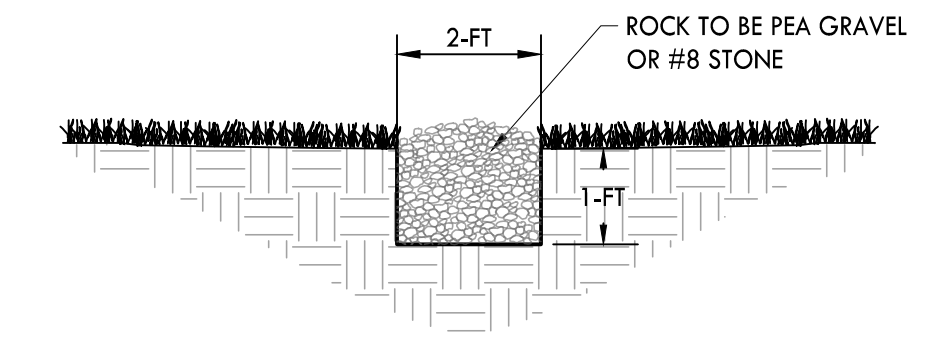
**5031 LAKEVIEW DRIVE**  
 NASHVILLE, TN

REVISIONS	DATE
No. 1	07/26/2023

08/22/23 21014

**C4.0**  
 GRADING PLAN

Created by AutoCAD 2023.01.04 - 5031 Lakeview Drive, Nashville, TN. 08/22/23. 21014



**1**  
**LEVEL SPREADER**  
NOT TO SCALE

**CRUNK ENGINEERING LLC**  
7112 CROSSROADS BOULEVARD  
SUITE 201  
BRENTWOOD, TN 37027  
(615) 873-1795  
WWW.CRUNKENG.COM



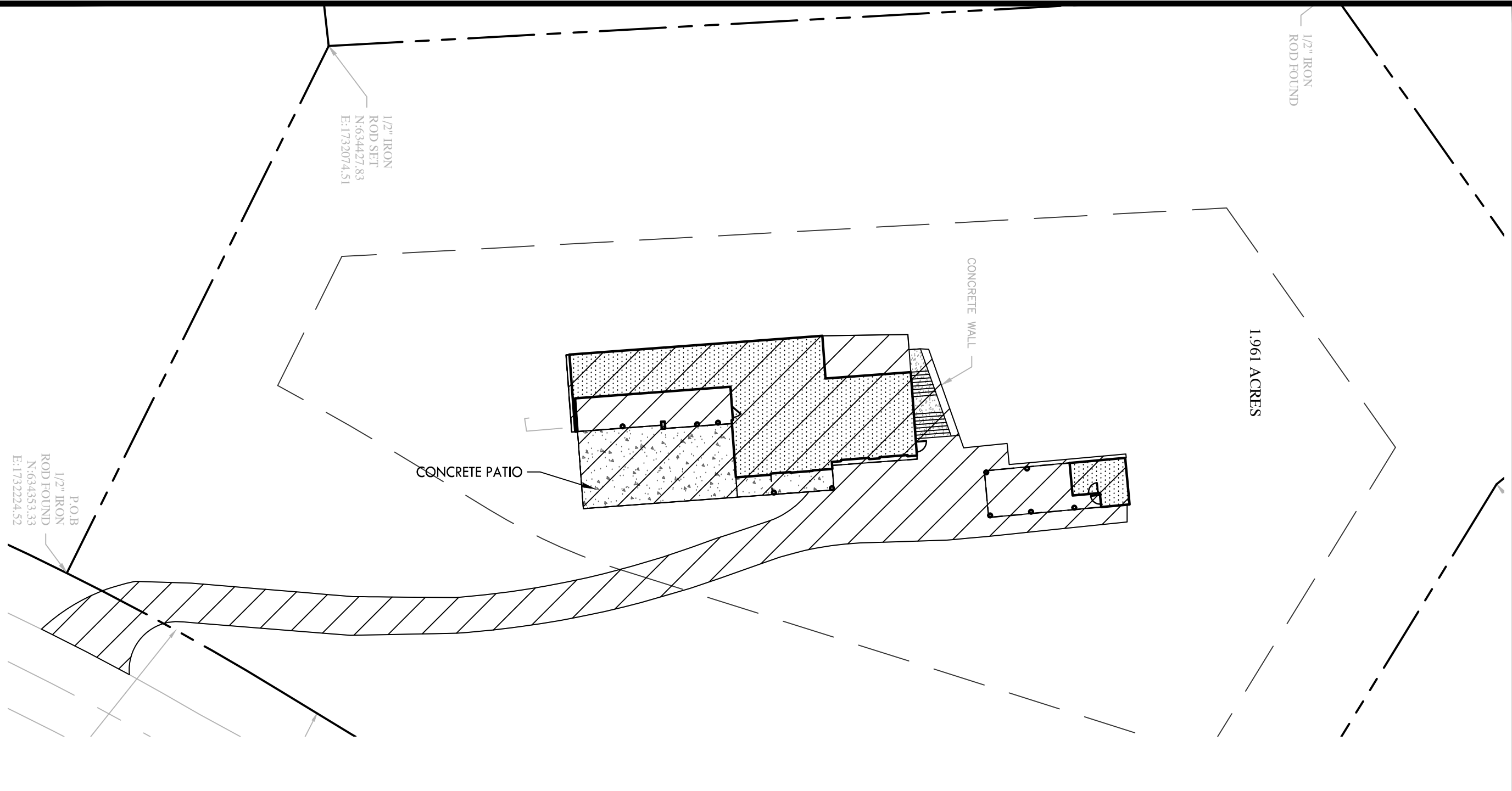
**5031 LAKEVIEW DRIVE**  
  
NASHVILLE, TN

REVISIONS	
No.	DATE
1	07/26/2023

08/22/23 21014

**C5.0**  
DETAILS

Drawing Path: P:\2021\21014 - 5031 Lakeview\Drawg\Sketch\2023-08-01\_Appendices\Appendix.dwg

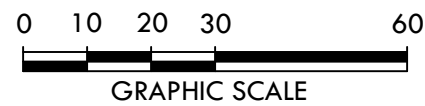


**PERMITTED TOTAL IMPERVIOUS AREA = 8928.18 SQ FT**

THIS IMPERVIOUS AREA WAS ORIGINALLY PERMITTED FOR CONSTRUCTION OF THE BUILDING AND ACCOMPANYING APPURTENANCES

**LEGEND**

 IMPERVIOUS AREA



**CRUNK ENGINEERING LLC**  
 7112 CROSSROADS BOULEVARD  
 SUITE 201  
 BRENTWOOD, TN 37027  
 (615) 873-1795  
 WWW.CRUNKENG.COM



**IMPERVIOUS AREA EXHIBIT**

5031 LAKEVIEW DR

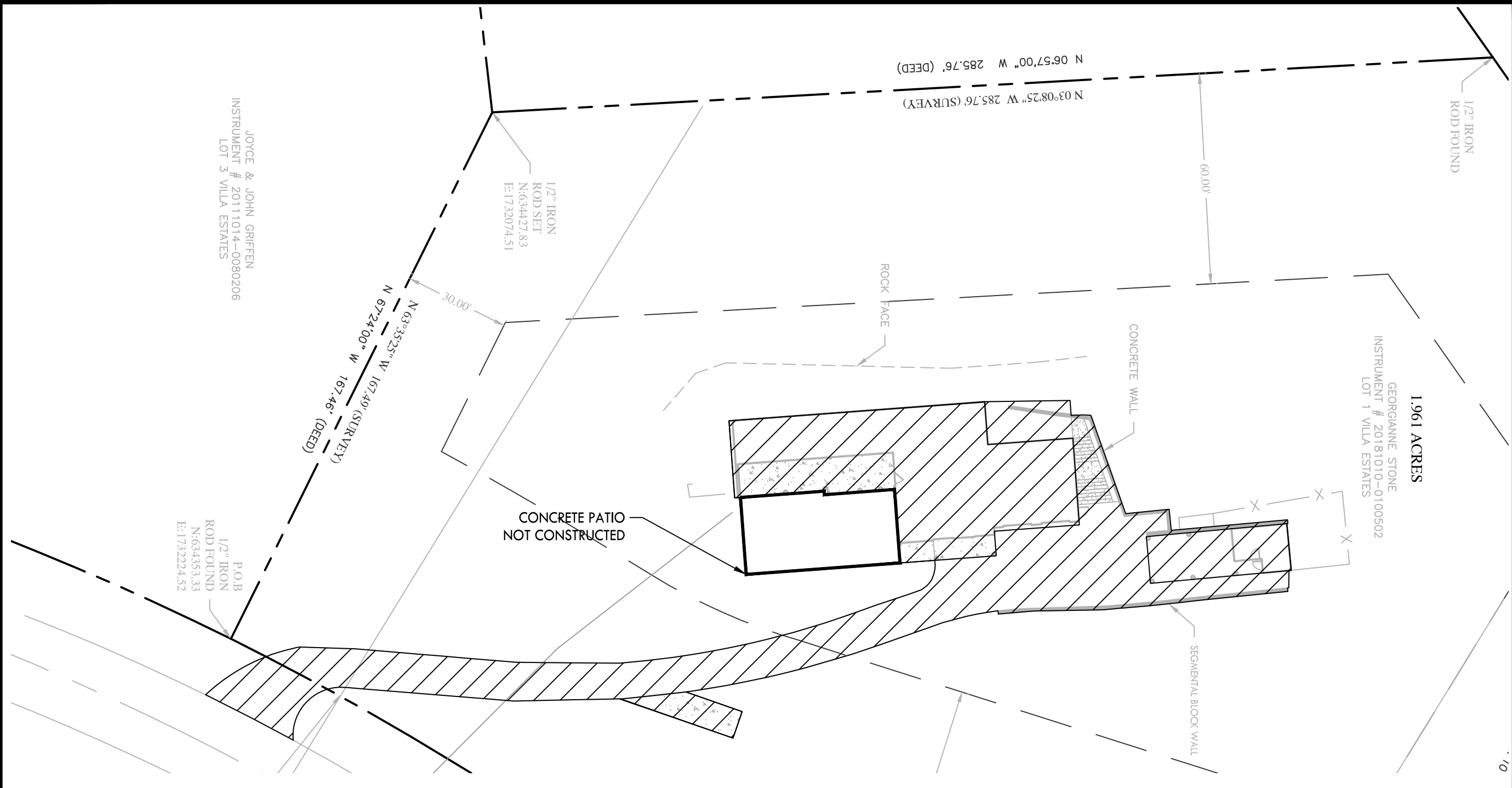
08/11/23 21014

**EXHIBIT 1**

ORIGINAL PROPOSED  
IA



Drawing Path: P:\2021\21014 - 5031 Lakeview\Draw\Sketch\2023-08-01\_Appendices\Appendix.dwg

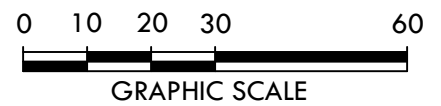


**AS BUILT: TOTAL IMPERVIOUS AREA = 8185.55 SQ FT**

THE CONCRETE PATIO WAS NOT CONSTRUCTED RESULTING IN A SIGNIFICANT REDUCTION IN TOTAL IMPERVIOUS AREA FROM WHAT WAS ORIGINALLY PERMITTED FOR CONSTRUCTION.

**LEGEND**

 IMPERVIOUS AREA



**CRUNK ENGINEERING LLC**  
 7112 CROSSROADS BOULEVARD  
 SUITE 201  
 BRENTWOOD, TN 37027  
 (615) 873-1795  
 WWW.CRUNKENG.COM



**IMPERVIOUS AREA EXHIBIT**

5031 LAKEVIEW DR

08/11/23 21014

**EXHIBIT 2**

AS BUILT IA

1.961 ACRES  
 GEORGIANNE STONE  
 INSTRUMENT # 20181010-0100502  
 LOT 1 VILLA ESTATES

JOYCE & JOHN GRIFFEN  
 INSTRUMENT # 20111014-0080206  
 LOT 3 VILLA ESTATES

P.O.B  
 1/2" IRON  
 ROD FOUND  
 N:634353.33  
 E:173224.52

1/2" IRON  
 ROD SET  
 N:634427.83  
 E:1732074.51

1/2" IRON  
 ROD FOUND

N 03°08'25" W 285.76' (SURVEY)  
 N 06°57'00" W 285.76' (DEED)

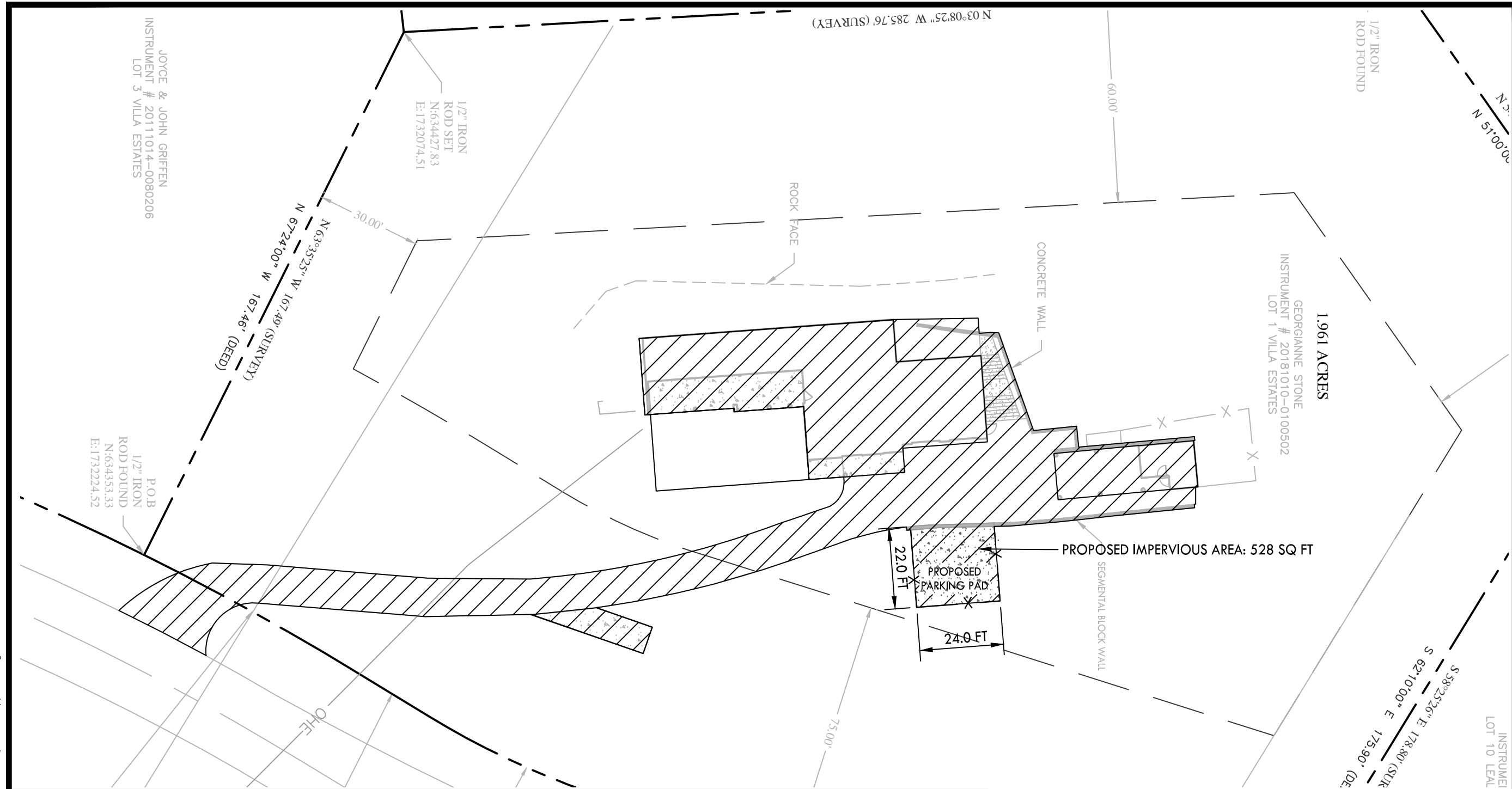
N 63°33'25" W 167.49' (SURVEY)  
 N 67°24'00" W 167.46' (DEED)

30.00'

60.00'

10'

Drawing Path: P:\2021\21014 - 5031 Lakeview\Drawg\Sketch\2023-08-01\_Appendices\Appendix.dwg

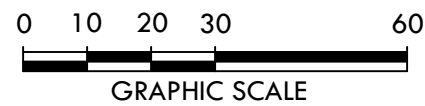


TOTAL IMPERVIOUS AREA INCLUDING PROPOSED PARKING PAD = 8713.55 SQ FT  
 ORIGINAL PERMITTED TOTAL IMPERVIOUS AREA - PROPOSED TOTAL IMPERVIOUS AREA = 214.63 SQ FT  
 8928.18 SQ FT - 8713.55 SQ FT = 214.63 SQ FT

THE ADDITION OF THE PROPOSED PARKING PAD WOULD ADD 528 SQ FT TO THE TOTAL AS-BUILT IMPERVIOUS AREA (8185.55 SQ FT) FOR A TOTAL IMPERVIOUS AREA OF 8713.55 SQ FT. THIS VALUE IS LESS THAN THE ORIGINALLY PERMITTED IMPERVIOUS AREA OF 8928.18 SQ FT

**LEGEND**

 IMPERVIOUS AREA



**CRUNK ENGINEERING LLC**  
 7112 CROSSROADS BOULEVARD  
 SUITE 201  
 BRENTWOOD, TN 37027  
 (615) 873-1795  
 WWW.CRUNKENG.COM



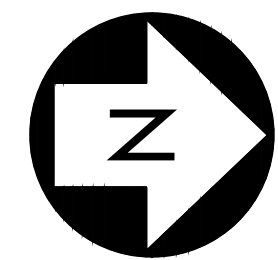
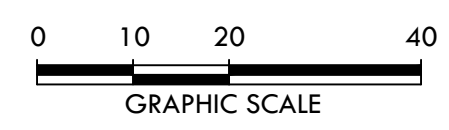
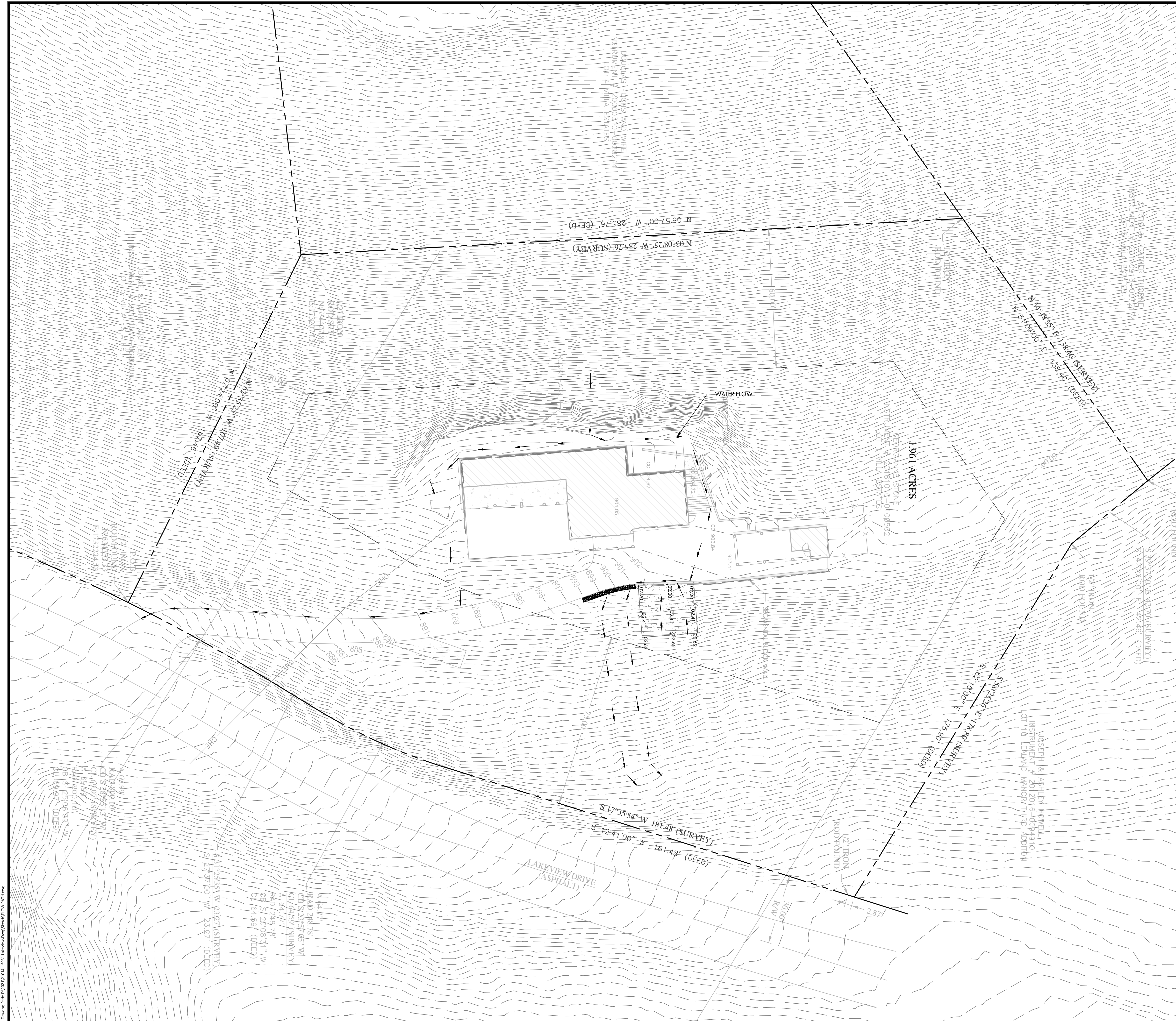
**IMPERVIOUS AREA EXHIBIT**

5031 LAKEVIEW DR

08/11/23 21014

**EXHIBIT 3**

PROPOSED PARKING PAD IA



**CRUNK ENGINEERING LLC**  
 7112 CROSSROADS BOULEVARD  
 SUITE 201  
 BRENTWOOD, TN, 37027  
 (615) 873-1795  
 WWW.CRUNKENG.COM



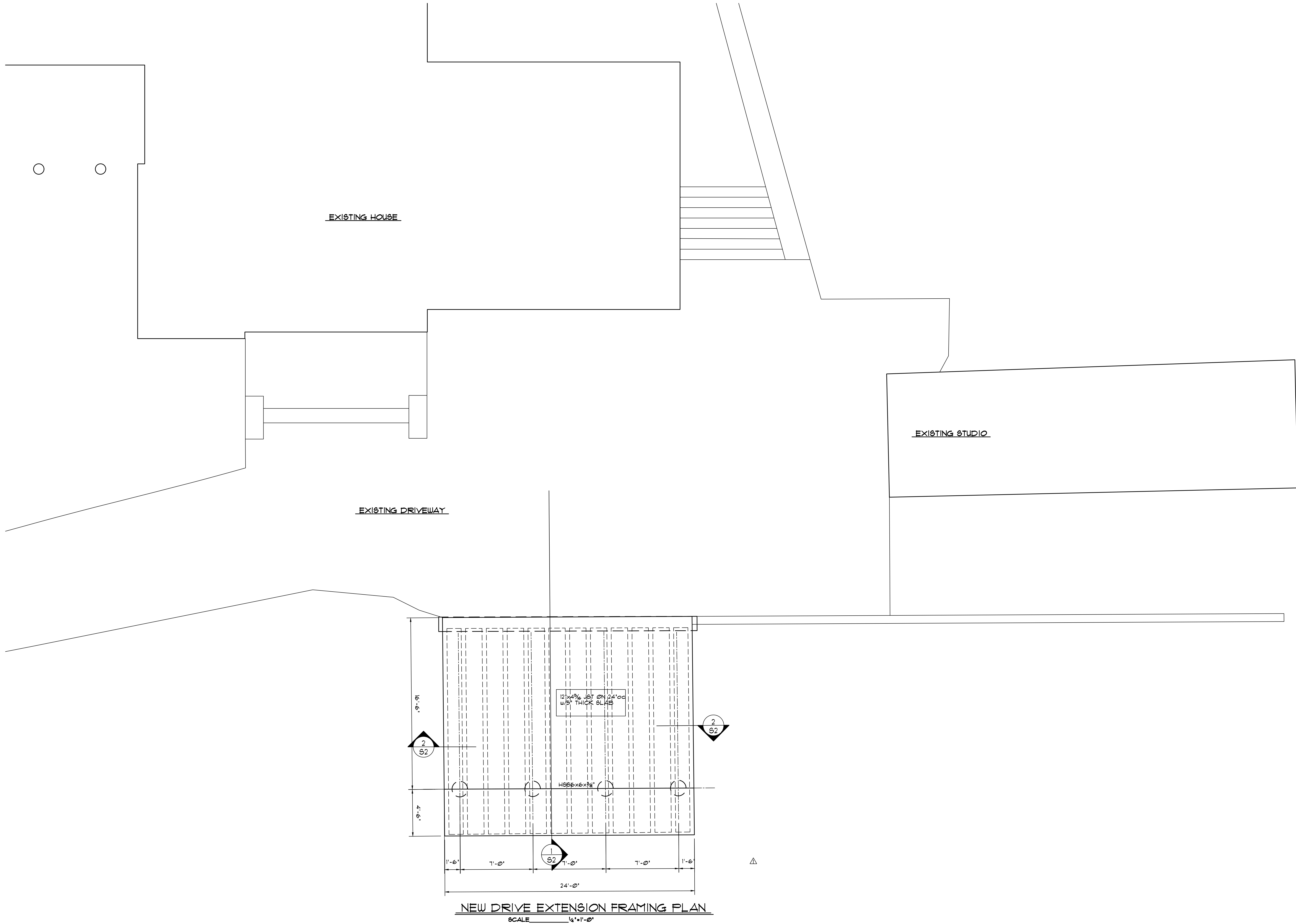
# WATER FLOW CHART

5031 LAKEVIEW DRIVE

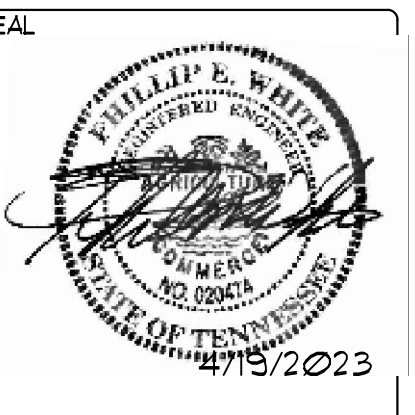
REVISIONS	No.	DATE

08/03/23 21014

FLOW CHART



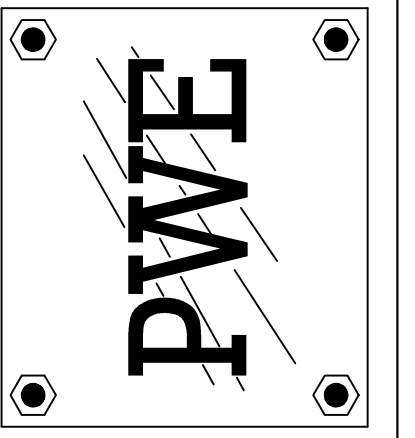
**NEW DRIVE EXTENSION FRAMING PLAN**  
SCALE 1/4"=1'-0"



SCALE	NOTED
DRAWN BY	FEW
CHECKED BY	FEW
DATE	4/19/2023
APPROVED BY	FEW
JOB NO.	23026

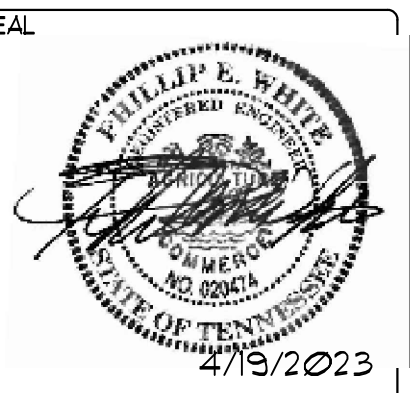
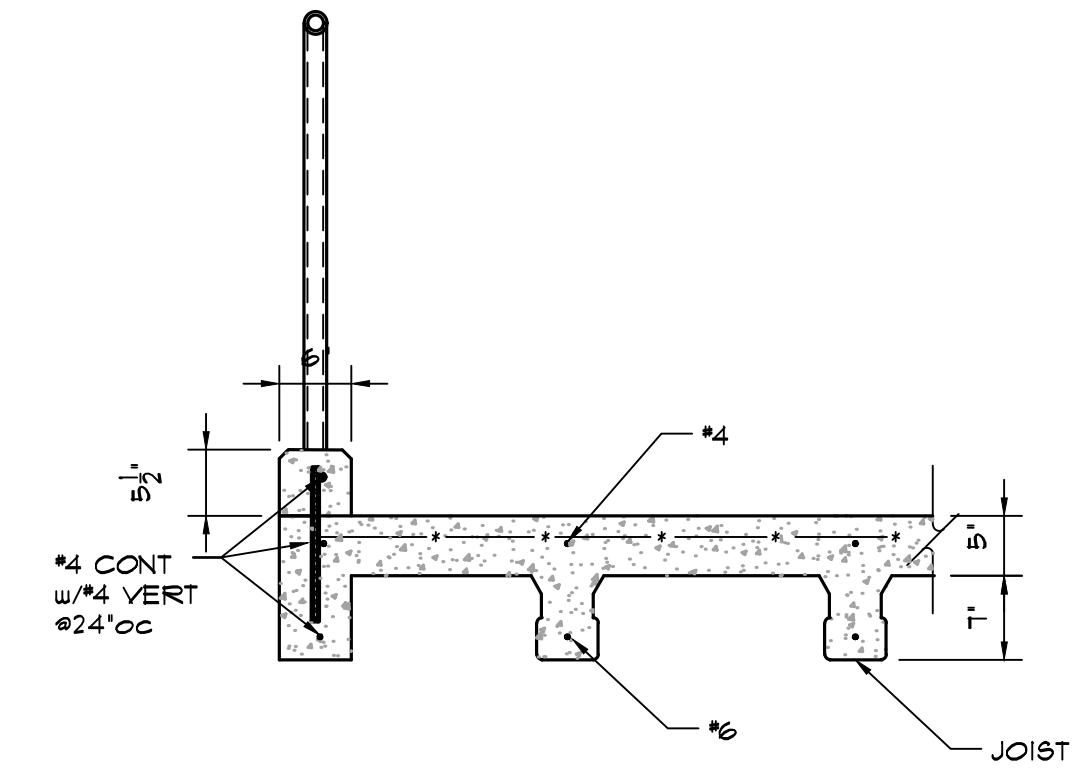
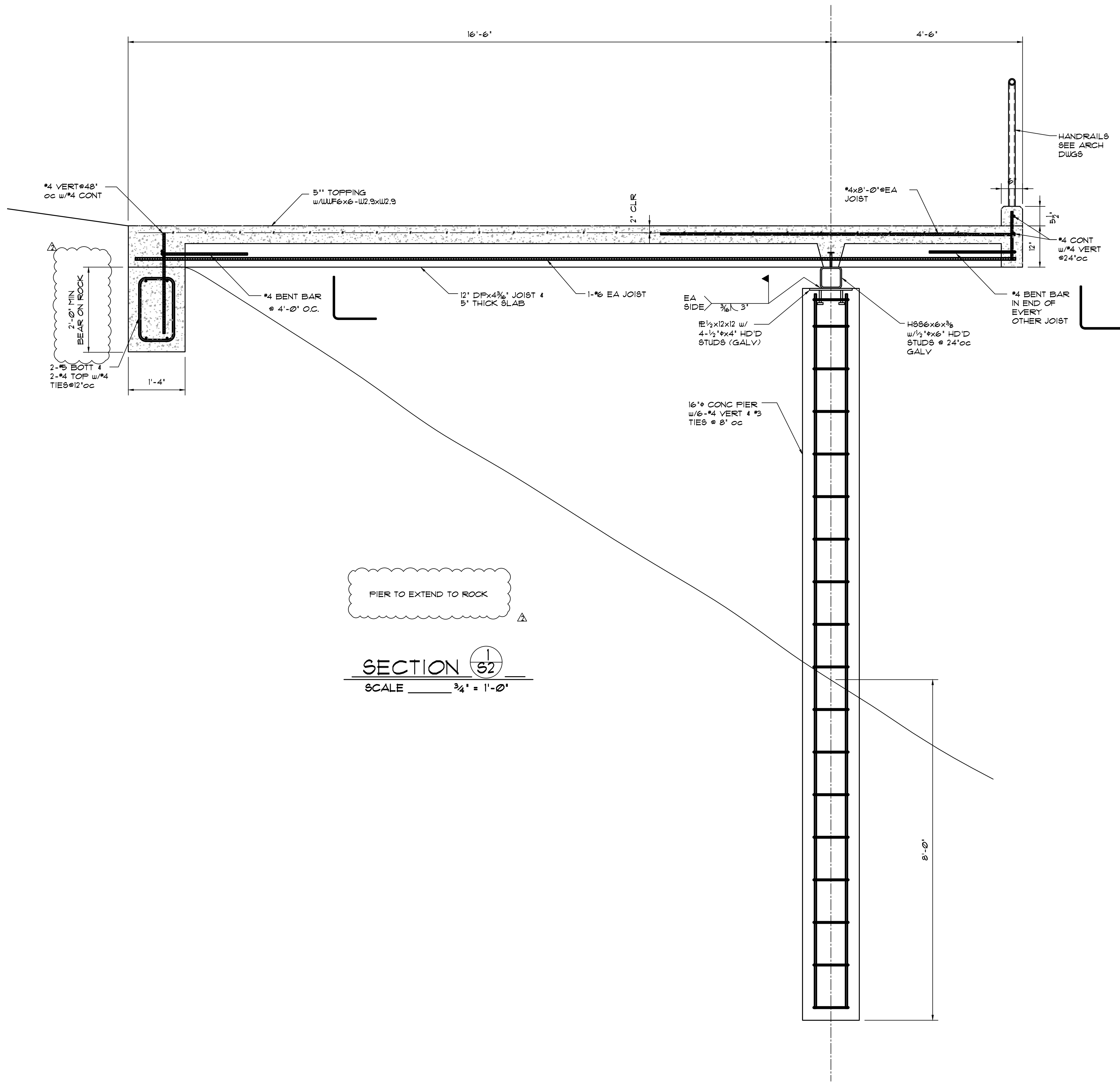
JOB TITLE: DRIVEWAY EXTENSION  
 5031 LAKEVIEW DRIVE  
 NASHVILLE, TN  
 SHEET TITLE: FRAMING PLANS

**PHILLIP WHITE**  
 ENGINEER  
 912 HIDDEN OAK PL, BRENTWOOD, TN 37027  
 PHONE: (615) 960-3506



NO.	DATE	REVISION
1	5/05/2023	CHANGE OF STRUCTURAL SYSTEM
2	5/03/2023	FOUNDATION NOTES

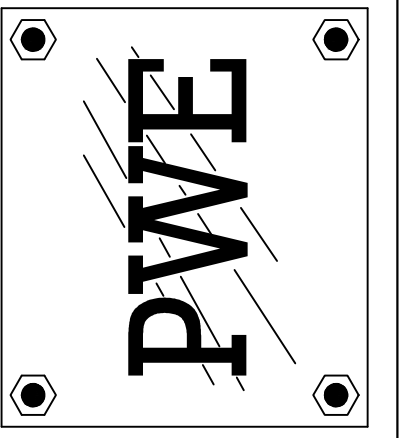
SHEET NO.  
**S - 1**



SCALE	NOTED
DRAWN BY	FEW
CHECKED BY	FEW
DATE	4/19/2023
APPROVED BY	FEW
JOB NO.	23026

JOB TITLE DRIVEWAY EXTENSION  
 5031 LAKEVIEW DRIVE  
 NASHVILLE, TN  
 SHEET TITLE SECTIONS AND DETAILS

PHILLIP  
 WHITE  
 ENGINEER  
 912 HIDDEN OAK PL., BRENTWOOD, TN 37027  
 PHONE: (615) 960-3506



NO.	DATE	REVISION
1	5/05/2023	CHANGE OF STRUCTURAL SYSTEM
2	5/03/2023	FOUNDATION NOTES

**GENERAL NOTES**

DESIGN CRITERIA INFORMATION

- ALL CONSTRUCTION SHALL CONFORM TO THE 2018 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE.
- REPRODUCTION OF CONTRACT DOCUMENTS FOR USE AS SHOP DRAWINGS IS NOT PERMITTED.
- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY ARCHITECT OF ANY CONDITIONS WHICH DO NOT COMPLY WITH PLANS AND SPECIFICATIONS.
- SERVICE DESIGN LIVE LOADS ARE AS FOLLOWS:  
PARKING AREA: 50 PSF
- HANDRAILS: (APPLIED AT ANY POINT IN ANY DIRECTION)  
1. 200# CONCENTRATED AT TOP RAIL  
2. 50 PLF LOADS 1 & 2 ARE NOT APPLIED SIMULTANEOUSLY
- GUARDRAILS: (APPLIED TO TOP RAIL)  
1. 200# CONCENTRATED  
2. 50 PLF HORIZONTAL LOAD W/ 100# PLF VERTICAL LOAD LOADS 1 & 2 ARE NOT APPLIED SIMULTANEOUSLY
- THE DESIGN SNOW LOAD CRITERIA IS AS FOLLOWS:  
FLAT ROOF SNOW LOAD  $P_f$  5 PSF  
SNOW EXPOSURE FACTOR  $C_e$  1.0  
SNOW IMPORTANCE FACTOR  $I_s$  1.0  
THERMAL FACTOR  $C_t$  1.0
- THE WIND DESIGN CRITERIA IS AS FOLLOWS:  
ULTIMATE DESIGN WIND SPEED 115 MPH  
WIND IMPORTANCE FACTOR 1.0  
EXPOSURE 3  
BASIC WIND PRESSURE 24.0 PSF  
GCPI 1.0

FOUNDATION NOTES

- FOOTINGS FOR THE ABUTMENT WERE DESIGNED FOR AN ASSUMED ASSUMED ALLOWABLE BEARING PRESSURE OF 15000 PSF.
- THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BEAR ON ROCK PER THE GEOTECHNICAL REPORT. SHALL BE MINIMUM OF 1'-6" BELOW FINISHED GRADE
- WHERE FOOTINGS STEPS ARE NECESSARY, THEY SHALL BE NO STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL EXCEPT AS SHOWN ON THE CONTRACT DOCUMENTS.

MISCELLANEOUS

- FOR LOCATION OF THE MISCELLANEOUS ITEMS (SUCH AS OPENINGS, INSERTS, ETC.) AFFECTING STRUCTURAL WORK, SEE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS. ALL OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.
- ALL CAVITY WALLS SHALL HAVE 3/16" DIAMETER CAVITY WALL TIES SPACED TO PROVIDE AT LEAST ONE TIE FOR EACH 3 SQUARE FEET OF WALL.
- USE LIGHTWEIGHT BLOCK PARTITIONS ON ALL FRAMED FLOORS.
- WHERE LINTELS BEAR ON MASONRY WALLS, THEY SHALL BEAR ON EITHER A BOND BEAM COURSE OR ON CORES FILLED WITH CONCRETE. ALL LINTELS SHALL HAVE AT LEAST 8" OF BEARING AT EACH END UNLESS NOTED OTHERWISE.
- ALL CONCRETE WEDGE-TYPE ANCHORS SHOWN SHALL BE HILTI WEDGE ANCHORS OR EQUAL.

REINFORCED CONCRETE

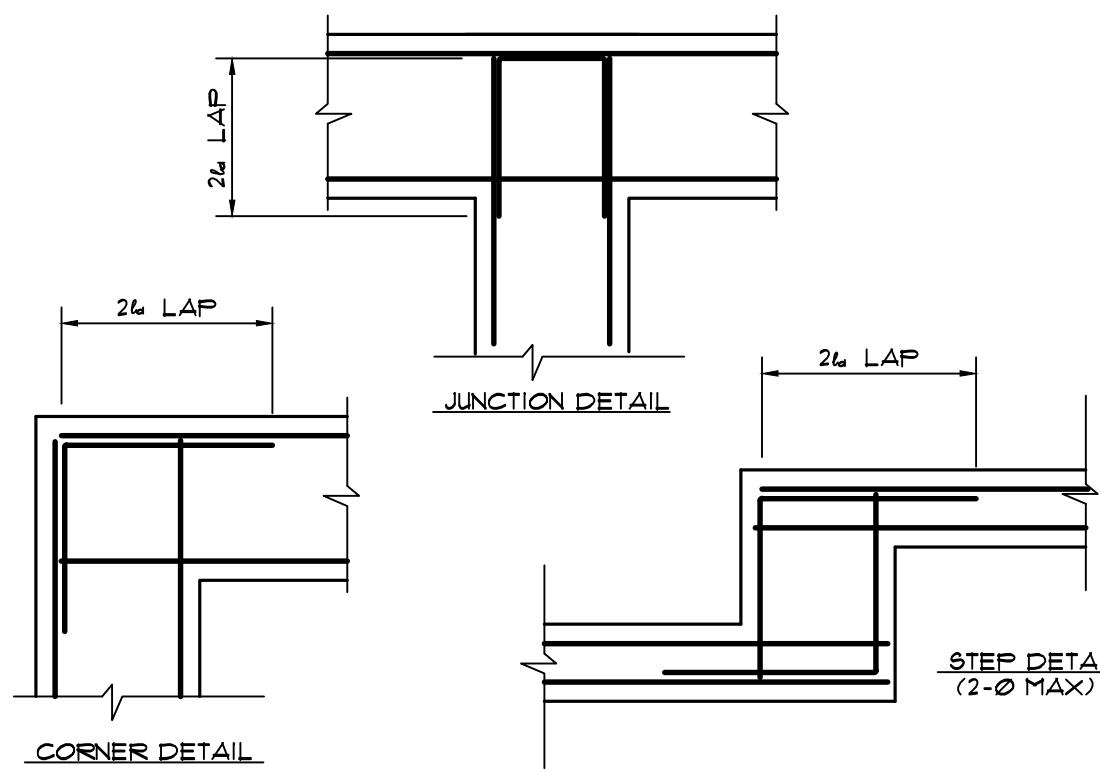
- ALL CONCRETE WORK SHALL CONFORM TO ACI 318, 'BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE'.
- THE 28-DAY STRENGTH OF CAST-IN-PLACE CONCRETE SHALL BE AS FOLLOWS:  
SLAB-ON-GRADE 3000 PSI  
FOOTINGS 3000 PSI
- THE USE OF FLY ASH IS PERMITTED. CONCRETE MIX DESIGNS SHALL BE SUBMITTED AND APPROVED PRIOR TO CASTING OF ANY CONCRETE.
- ALL CONCRETE PLACED SHALL BE VIBRATED BY MECHANICAL VIBRATORS.
- REINFORCING BARS SHALL CONFORM TO ASTM A615, 'SPECIFICATION FOR DEFORMED AND PLAIN BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT'. THE MINIMUM YIELD STRESS OF REINFORCING BARS SHALL BE 60,000 PSI.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 'SPECIFICATION FOR WELDED STEEL WIRE FABRIC FOR CONCRETE REINFORCEMENT'.
- COMPLETE DRAWINGS FOR FABRICATION AND PLACING OF REINFORCING STEEL SHALL BE SUBMITTED FOR APPROVAL. NO FABRICATION MAY BEGIN UNTIL DRAWINGS ARE COMPLETED AND APPROVED.
- LAP SPICES FOR REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 318. ALL UNSPECIFIED LAP SPICES SHALL BE MAXIMUM LENGTH.
- REINFORCING OF ALL CONCRETE MEMBERS SHALL HAVE THE FOLLOWING CLEAR CONCRETE COVER:  
COVER INCHES:  
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3  
CONCRETE EXPOSED TO EARTH OR WEATHER:  
#6 THROUGH #8 BARS 2  
#5 BAR, W31 OR D31 WIRE, AND SMALLER 1-1/2  
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:  
SLABS, WALLS, JOISTS: #4 AND #6 BARS 1-1/2  
#1 BAR AND SMALLER 3/4  
BEAMS, COLUMNS: PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS 1-1/2  
SHELLS, FOLDED PLATE MEMBERS: #6 BAR AND LARGER 3/4  
#5 BAR, W31 OR D31 WIRE, AND SMALLER 1/2
- THE CONTRACTOR SHALL PROVIDE CHAIRS AT 36 INCH CENTER TO CENTER TO SUPPORT WIRE MESH WHILE CASTING SLABS. FULL FABRIC UP BETWEEN SUPPORTS TO PROVIDE 2" CLEARANCE TO TOP OF SLAB. MINIMUM SIDE AND END LAP ON FABRIC SHALL BE ONE WIRE SPACE.
- ANCHOR BOLTS SHALL BE F1554 GR 36 WITH HIGH STRENGTH NUTS.
- WELDING OF REINFORCING STEEL SHALL BE DONE IN STRICT ACCORDANCE WITH THE AMERICAN WELDING SOCIETY 'REINFORCING STEEL WELDING CODE', AWS D1.4-98. PREHEATING OF REINFORCING SHALL BE BASED ON THE CARBON EQUIVALENT DETERMINED FROM REINFORCING MILL REPORTS. GRADE 40 REINFORCING SHALL BE WELDED WITH E70XX LOW HYDROGEN ELECTRODES, AND GRADE 60 REINFORCING SHALL BE WELDED WITH E90XX LOW HYDROGEN ELECTRODES.

PRECAST/PRESTRESSED CONCRETE UNITS

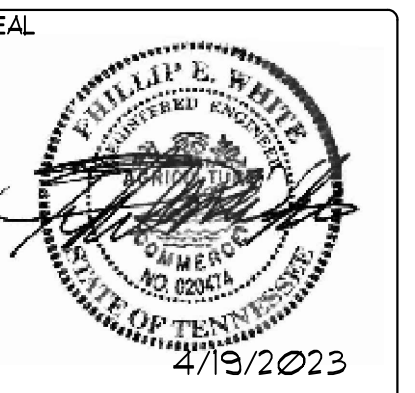
- ALL PRECAST/PRESTRESSED CONCRETE UNITS SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH ACI 318, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
- ALL PRECAST/PRESTRESSED CONCRETE UNITS SHALL BE PRODUCED IN ACCORDANCE WITH PNL-116, 'MANUAL FOR QUALITY CONTROL FOR PLANTS AND PRODUCTION OF PRECAST/PRESTRESSED CONCRETE PRODUCTS' PUBLISHED BY THE PRESTRESSED CONCRETE INSTITUTE.
- THE STRENGTH OF ALL PRECAST CONCRETE SHALL BE 5000 PSI AT 28 DAYS. THE 28-DAY STRENGTH OF PRECAST COLUMNS SHALL BE 6000 PSI. THE STRENGTH AT STRIPPING OR RELEASE OF PRESTRESSING STRAND SHALL BE 3000 PSI, UNLESS NOTED.
- PRESTRESSING STRAND FOR ALL PRESTRESSED MEMBERS SHALL BE SEVEN WIRE STRANDS MADE OF GOLD-DRAIN STRESS-RELIEVED OR LOW-RELAXATION WIRE CONFORMING TO ASTM A-416 WITH A MINIMUM ULTIMATE STRENGTH OF 210,000 PSI UNLESS NOTED OTHERWISE.
- HOLLOWCORE SLABS SHALL BE GROUTED TOGETHER FOLLOWING THE ERECTION OF EACH 30000 SQUARE FEET INCREMENT. DIFFERENTIAL CAMBER BETWEEN SLABS SHALL BE ELIMINATED BY APPLICATION OF DEAD WEIGHT OR MINIMAL JACKING BEFORE GROUTING IS DONE. CORRECTIVE CAMBER LOAD SHALL BE HELD ON UNTIL GROUT HAS CURED.
- GROUT SHALL FILL JOINT AT ENDS OF ADJACENT PLANK OVER BEARING WALLS/PRECAST/PRESTRESSED CONCRETE UNITS

STRUCTURAL STEEL

- ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE 'SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS' AISC 360-10
- SHOP DRAWINGS FOR ALL STRUCTURAL STEEL SHALL BE SUBMITTED AND APPROVED PRIOR TO ANY FABRICATION.
- STRUCTURAL STEEL SHALL MEET THE FOLLOWING ASTM SPECIFICATIONS:  
• STRUCTURAL PIPE: A53 TYPE E OR S, GRADE B, WITH SULPHUR CONTENT NOT TO EXCEED .06%.  
• STRUCTURAL TUBE: A500 GRADE B.  
• STEEL JOISTS: AS REQUIRED BY THE STANDARD SPECIFICATIONS OF THE STEEL JOIST INSTITUTE.  
• W-SHAPES: A992 UNLESS NOTED OTHERWISE ON CONTRACT DOCUMENTS.  
• ALL OTHER FRAMING: A36 UNLESS NOTED OTHERWISE ON CONTRACT DOCUMENTS.
- STEEL FRAMING CONNECTIONS SHALL BE BOLTED OR WELDED. BOLTS SHALL BE A MINIMUM OF 3/4" DIAMETER AND SHALL BE ASTM A325. EACH FASTENER SHALL BE TIGHTENED TO THE MINIMUM TENSION FOR THE SIZE AND GRADE OF FASTENER USED AS DETERMINED BY ONE OF THE FOLLOWING METHODS:  
• TURN OF THE NUT (A.I.S.C.)  
• CALIBRATED WRENCH  
• LOAD INDICATOR WASHERS  
• LOAD INDICATOR BOLTS.
- BEAMS SHALL BE FABRICATED AND ERECTED WITH NATURAL CAMBER UP.
- ALL WELDS SHALL CONFORM TO AWS D1.1, 'STRUCTURAL WELDING CODE'. ALL GROOVE WELDS SHOWN ON CONTRACT DOCUMENTS SHALL BE FULL PENETRATION UNLESS NOTED OTHERWISE. WELDING SHALL BE DONE WITH E-7018 ELECTRODES UNLESS NOTED OTHERWISE.
- ( ) DENOTES DEVIATION FROM TOP OF STEEL ELEVATION IN INCHES.
- STRUCTURAL STEEL EMBEDDED IN CONCRETE SHALL NOT BE PAINTED.
- GROUT USED IN GROUT BEDS UNDER COLUMNS BASE PLATES SHALL BE CEMENT BASED, NON-SHRINK GROUT. THE GROUT SHALL EXHIBIT NO SHRINKAGE IN ACCORDANCE WITH ASTM C827, 'TEST METHOD FOR EARLY VOLUME CHANGE OF CEMENTITIOUS MIXTURES' AND SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 5000 PSI WHEN TESTED IN ACCORDANCE WITH ASTM C-109, 'TEST METHOD FOR COMPRESSIVE STRENGTH OF HYDRAULIC CEMENT MORTARS.'
- STRUCTURAL STEEL FRAMING SHALL BE ERECTED TRUE AND PLUMB IN ACCORDANCE WITH A.I.S.C. CODE OF STANDARD PRACTICE. ANY FRAMING EXCEEDING TOLERANCES OF THE CODE OF STANDARD PRACTICE SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AS DIRECTED BY THE STRUCTURAL ENGINEER.
- THE STRUCTURAL STEEL ERECTOR SHALL PROVIDE TEMPORARY BRACING OF THE STRUCTURAL STEEL FRAME WORK AGAINST LATERAL LOADINGS SUCH AS WIND. THIS BRACING SHALL REMAIN IN PLACE UNTIL THE FINAL SYSTEM FOR RESISTING LATERAL LOADS IS IN PLACE AND EFFECTIVE AS APPROVED BY THE STRUCTURAL ENGINEER.
- STEEL COLUMNS EXTENDING BELOW GRADE AND NOT ENCASED WITH CONCRETE SHALL BE COATED WITH FITCH.
- SHEAR CONNECTIONS FOR NON-COMPOSITE BEAMS SHALL BE DESIGNED FOR THE LOAD CAPACITY OF A SIMPLE SPAN FULLY SUPPORTED BEAM OR THE REACTION SHOWN ON THE PLAN, WHICHEVER IS GREATER.



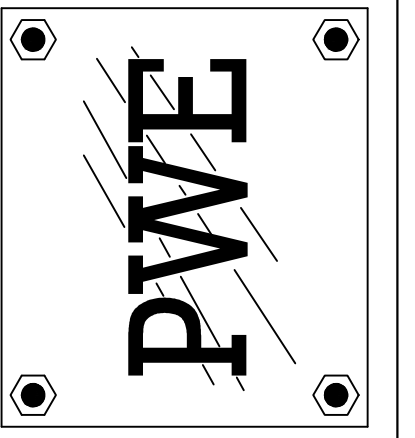
**TYPICAL FOOTING & WALL DETAILS**  
NO SCALE



SCALE	NOTED
DATE	4/19/2023
JOB NO.	23026
DRAWN BY	FEW
CHECKED BY	FEW
APPROVED BY	FEW

JOB TITLE: DRIVEWAY EXTENSION  
5031 LAKEVIEW DRIVE  
NASHVILLE, TN  
SHEET TITLE: GENERAL NOTES

PHILLIP WHITE  
ENGINEER  
912 HIDDEN OAK PL, BRENTWOOD, TN 37027  
PHONE: (615) 960-3506



NO.	DATE	REVISION
1	5/05/2023	CHANGE OF STRUCTURAL SYSTEM
2	5/13/2023	FOUNDATION NOTES

## MEMORANDUM

To: Stephen Snow, Building Codes Official

From: Zac Dufour, P.E.  
Kimley-Horn and Associates, Inc.

Date: August 24, 2023

Subject: PC Case 23-22, Radnor Lake Impact Zone and Steep Slope Site Plan for 5031 Lakeview Drive

---

We have completed our review of Radnor Lake Impact Zone and Steep Slope Site plan for the property located at 5031 Lakeview Drive in Oak Hill. Please see below for comments and recommendation.

### Comments – Site Plan

1. Show the proposed pool equipment pad on the site plan.
  - a. Provided. This has been removed as the pool was not approved for a variance at BZA.
2. Provide stormwater management for the added impervious area.
  - a. Stormwater management is not required for the parking pad since it is taking the place of the concrete patio that was originally approved and permitted as impervious area with the original design. This concrete patio was not built resulting in a decrease in impervious area of 947 sf from the original approved plans. The parking pad is 528 sf. Therefore, there is still a net decrease of 419 sf of impervious area from the original approved design plans.
3. Need to provide geotechnical engineering report for the steep slope area that will have construction it, including the access route to the pool area.
  - a. Provided.
4. Need structural drawings for the proposed retaining wall to the right side of the parking pad.
  - a. This wall has been removed from the plans.
5. Where is the construction access to the pool area. Show this on the EPSC plan. How will you provide a construction entrance and prevent trucks from tracking dirt and sediment onto public roadways?
  - a. Pool has been removed from the plans.
6. There is no demolition shown in the existing patio where the proposed pool is going.
  - a. Provided. Pool area demo has been removed from the plans.
7. Show tree protection detail and tree protection lines on the plan at the drip line of existing trees that are adjacent to the construction limits.
  - a. Provided.
8. Show any trees that are to be removed or add a note that no trees are to be removed.
  - a. One tree is proposed to be removed as part of this project.
  - b. Two new trees are proposed to mitigate the one removal.
9. Provide a stabilization plan for the areas of disturbance including any access areas – all grassed areas on steep sloped must be sodded.

- a. Provided.
- 10. Sheet 4.0 is labeled as a Demolition plan. This sheet appears to be the Grading Plan.
  - a. Revised.
- 11. Provide grades for proposed retaining wall. Provide grades for pool area and equipment pad. Provide drainage plan for pool area.
  - a. Retaining wall has been removed from the plans. Pool has also been removed from the plans.

#### Additional comments from previous Planning Commission meeting

- 1. Drainage concerns going towards neighbor.
  - a. Plan has been provided to show drainage pattern from parking pad going back toward driveway, then down driveway toward Lakeview. The stone level spreader that was installed will capture water as it comes off of the driveway and any excess water that is not captured by that stone chamber will flow down the slope towards Lakeview and get into the roadside ditch along Lakeview Drive.
- 2. Trees that were removed prior to the house construction and proposed trees that were supposed to be installed as part of the previous Planning Commission approval.
  - a. Previous Planning Commission approved plans shows 29 trees to be installed on the slope between the driveway and the street. Plan has been submitted showing that the contractor installed 20 trees in various locations across the site based on available space for tree health. This plan also shows 15 trees between the road and the driveway on the slope that have grown up or sprouted since the initial construction began. Photos have been provided to show that this slope has been overtaken with vegetation and there is not room to plant new trees on the slope and have them in an environment to survive. Two new trees are also proposed to mitigate the one tree that is show as to be removed on the plan to accommodate the parking pad.

This plan is recommended for approval.

c: File

















