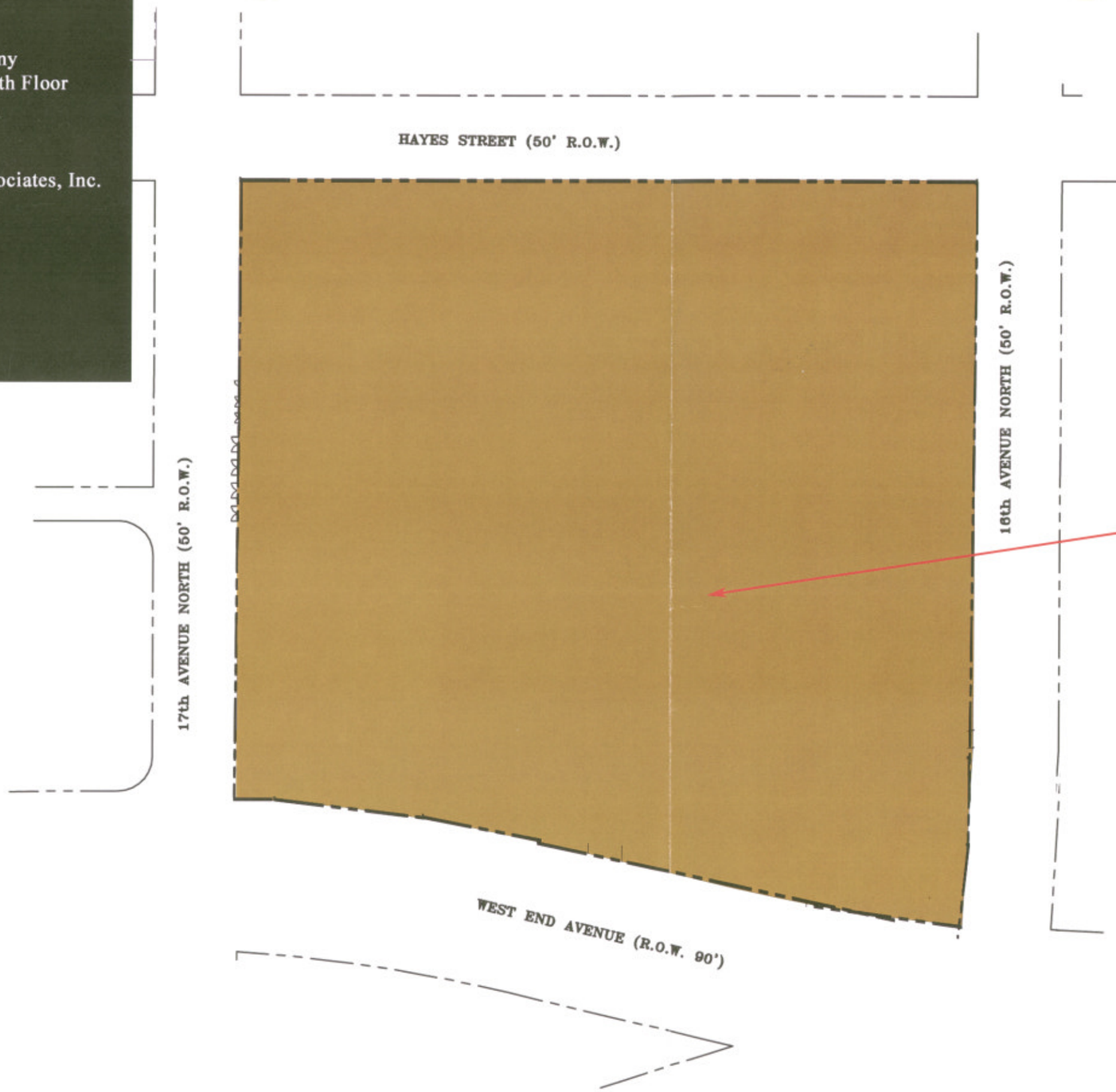
Council District 19
Owner:
Alex S. Palmer and Company
1801 West End Avenue, 16th Floor
Nashville, TN 37203
Date : June 1st, 2006
Design Professional:
Littlejohn Engineering Associates, Inc.
1935 21st Ave S.
Nashville, TN 37212
Contact: Jeffrey D. Heinze
FEMA Panel: #4703760218



Property to be rezoned to "SP"

* All provisions of the MUI zone shall apply with the exception of the sky plane and building height at the setback line. A building height of 400 feet shall be allowable.

West End Summit

Zoning Exhibit
Detail
06-01-06

LITTLEJOHN ENGINEERING ASSOCIATES, INC.

SP_2006 SP-114 U-10

RESIDENTIAL PARKING ENTRANCE

OFFICE / HOTEL PARKING ENTRANCE

2.0' OFFSET BLDG. TO PROPERTY LINE

HAYES STREET (50' R.O.W.)

0.5' OFFSET BLDG. TO PROPERTY LINE

LIMITED EMPLOYEE ENTRANCE ONLY

SERVICE COURT

PARKING GARAGE

OFFICE / HOTEL PARKING ENTRANCE

8.4' OFFSET BLDG. TO PROPERTY LINE

17th AVENUE NORTH (50' R.O.W.)

16th AVENUE NORTH (50' R.O.W.)

SERVICE COURT

HOTEL-CONDOS TOWER

OFFICE TOWER

MOTOR COURT

CONTROLLED ACCESS EXECUTIVE PARKING

EXIT

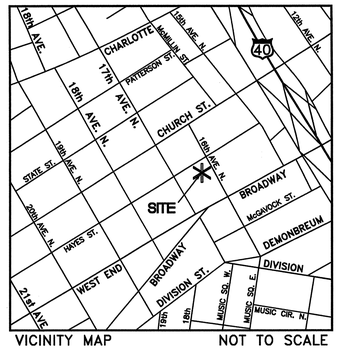
ENTRANCE

10.65' OFFSET BLDG. TO PROPERTY LINE

WEST END AVENUE (R.O.W. 90')

2.05' OFFSET BLDG. TO PROPERTY LINE

10.4' OFFSET BLDG. TO PROPERTY LINE



VICINITY MAP NOT TO SCALE

LITTLEJOHN ENGINEERING ASSOCIATES

ENGINEERING · PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ENVIRONMENTAL SERVICES

1935 TWENTY-FIRST AVENUE SOUTH
NASHVILLE, TENNESSEE 37212
PHONE 615-385-4144 / FAX 615-385-4020

WEST END SUMMIT

METROPOLITAN, NASHVILLE, DAVIDSON CO., TENNESSEE

2006SP-114U-10

DATE	REVISIONS
6-9-06	21027

Council Approved plan

0 10 20 30 60 90

SCALE : 1" = 30'

C1.0

CONCEPTUAL SITE PLAN

SP_2006SP-114U-10

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WEST END SUMMIT

West End Summit

NASHVILLE & DAVIDSON COUNTY
AUG 16 2007
METROPOLITAN PLANNING DEPARTMENT

SP- 2002SP-114U-10

FINAL SPECIFIC (SP) PLAN SUBMITTAL

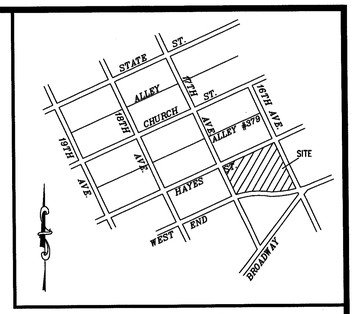
WEST END SUMMIT

MAP 92-12 PARCELS 457, 458, 459, 460, 461, 462, 447, 450, 451, 452, & 455
METROPOLITAN NASHVILLE & DAVIDSON COUNTY, TENNESSEE

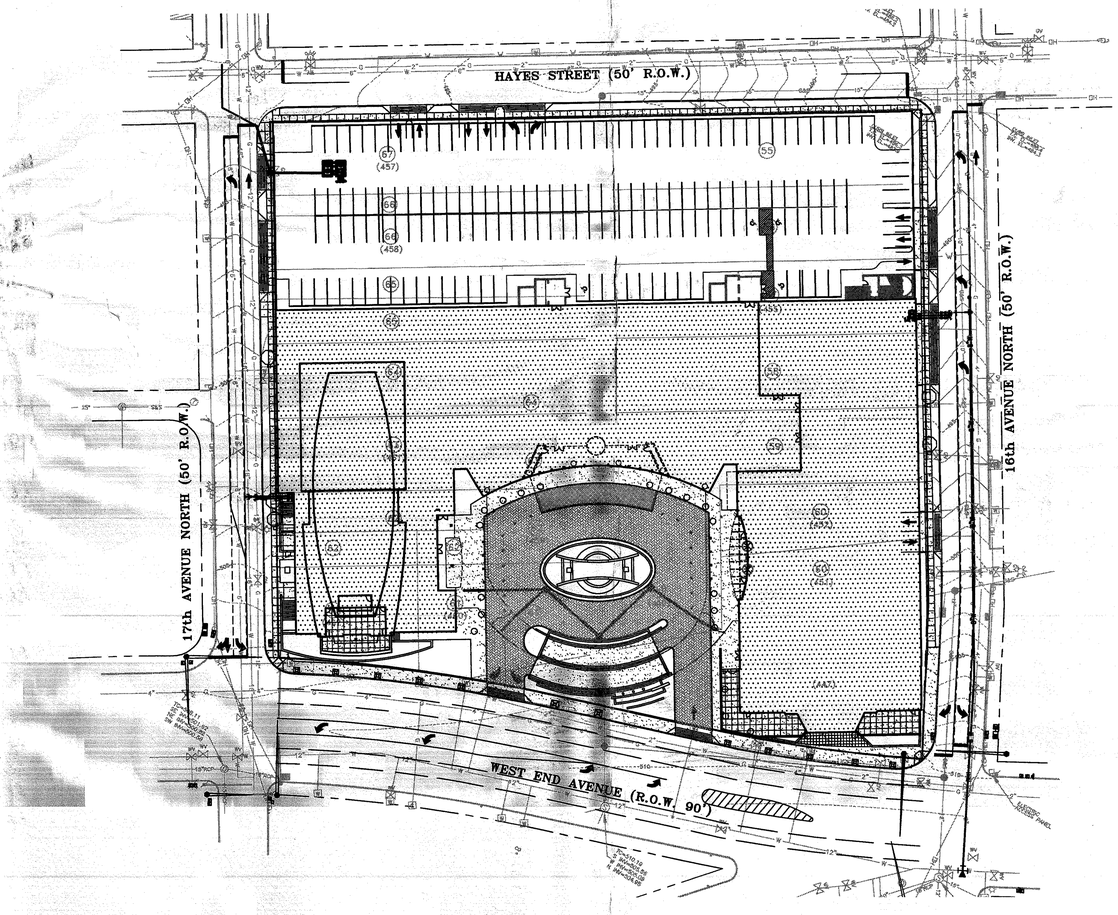
ALEX S. PALMER & COMPANY

AUGUST 16, 2007
REVISED: SEPTEMBER 7, 2007

— New Owner now 9/22/07



VICINITY MAP
(NOT TO SCALE)



CONDITIONS OF THE COUNCIL BILL

SECTION 3. BE IT FURTHER ENACTED THAT THE FOLLOWING CONDITIONS BE BONDED, COMPLETED OR SATISFIED PRIOR TO FINAL SP APPROVAL, OR FINAL PLAT RECORDATION, AS APPLICABLE.

1. FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION APPROVAL, THE STANDARD ZONING CODE REQUIREMENTS OF THE MUI DISTRICT SHALL APPLY.
2. PRIOR TO THE ISSUANCE OF ANY PERMITS, CONFIRMATION OF PRELIMINARY APPROVAL OF THIS PROPOSAL SHALL BE FORWARDED TO THE PLANNING COMMISSION BY THE STORMWATER MANAGEMENT DIVISION OF WATER SERVICES.
3. PRIOR TO THE ISSUANCE OF ANY PERMITS, CONFIRMATION OF PRELIMINARY APPROVAL OF THIS PROPOSAL SHALL BE FORWARDED TO THE PLANNING COMMISSION BY THE TRAFFIC ENGINEERING SECTIONS OF THE METROPOLITAN DEPARTMENT OF PUBLIC WORKS FOR ALL IMPROVEMENTS IN PUBLIC RIGHTS OF WAY.
4. ALL SIGNAGE MUST BE APPROVED BY THE PLANNING COMMISSION PRIOR TO FINAL SP SITE PLAN APPROVAL.
5. THE REQUIREMENTS OF THE METROPOLITAN FIRE MARSHALL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

0 10 20 30 40 80 120
SCALE : 1" = 40'

SHEET INDEX

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	NOTES
C3.0	DEMOLITION PLAN
C4.0	MASS EXCAVATION PLAN
C5.0	SITE LAYOUT
C5.1	DETAILED COURTYARD LAYOUT
C6.0	SITE GRADING & DRAINAGE
C6.1	DETAILED COURTYARD GRADING & DRAINAGE
C7.0	SITE UTILITY PLAN
C8.0	DETAILS
L1.0	LANDSCAPE PLAN
HOTEL / RESIDENCE	
A4.1	SOUTH ELEVATION
A4.2	WEST ELEVATION
A4.3	NORTH ELEVATION
A4.4	EAST ELEVATION
A4.4A	EAST ELEVATION
A4.50	ENLARGED ENTRY WALL ELEVATION & SECTION
A4.51	ENLARGED DINING TERRACE ELEVATION & SECTION
OFFICE TOWER	
A4.01	SOUTH ELEVATION
A4.02	EAST ELEVATION
A4.03	NORTH ELEVATION
A4.04	WEST ELEVATION

SPECIFIC PLAN APPROVAL
☐ PRELIMINARY, ☒ FINAL, ☐ as AMENDED, in
☐ FULL, ☒ CONDITIONAL, compliance with the SP provisions of the Metropolitan Zoning Ordinance.
Conditions AWC on 9-27-07
By [signature] MPC Date 9-27-07
Metropolitan Planning Commission

LITTLEJOHN ENGINEERING ASSOCIATES, INC.
ENGINEERING · PLANNING · LANDSCAPE ARCHITECTURE · LAND SURVEYING
1935 Twenty-First Avenue South Nashville, Tennessee 37212 Phone 615-385-4144

C-0.00

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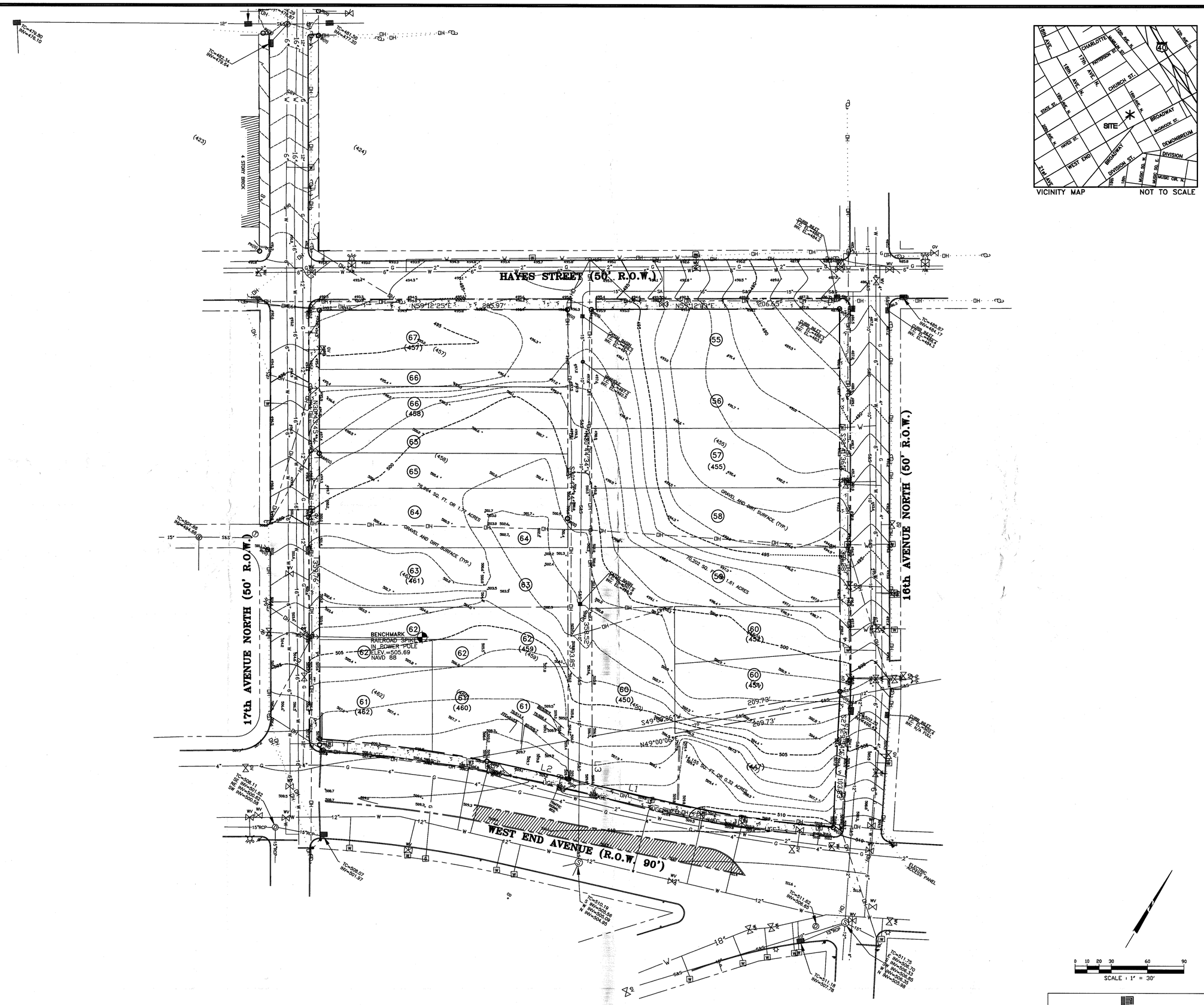

VICINITY MAP NOT TO SCALE

COOPER CARRY

ATLANTA · WASHINGTON · NEW YORK
3520 PIEDMONT ROAD, N.E.
SUITE 200
ATLANTA
GEORGIA
30305 – 1595

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www.coopercarry.com

The Construction Documents have not been completed. These design development documents indicate the general scope of the project. Pricing of the Work and shall include all items necessary for the proper execution and completion of the project, whether indicated on these documents or not. All components of the project shall comply with requirements of national, state, and local codes.

No.	Drawing Issue Description	Date
	EARLY RELEASE PACKAGE	7/23/07
	PERMIT PACKAGE	1/25/07
	DESIGN DEVELOPMENT PACKAGE	6/19/06

DESIGN DEVELOPMENT PACKAGE 03/14/05

WEST END SUMMIT HOTEL AND RESIDENCES

Nashville, Tennessee

•

ALEX S. PALMER & COMPANY

ANDREW WOLFE REGISTERED LANDSCAPE ARCHITECT No. 109525 STATE OF TENNESSEE 9/11/07

EXISTING CONDITIONS PLAN

Neal Principal-in-Charge	205182 Project No.
Neal Project Director	As Noted Scale
Crittenden Project Manager	07/23/07 Date
Crittenden Project Architect	C1.0
Crittenden Project Designer	
File Path	
File Plot Date	

LITTLEJOHN ENGINEERING ASSOCIATES, INC.
ENGINEERING · PLANNING · LANDSCAPE ARCHITECTURE · LAND SURVEYING · ENVIRONMENTAL SERVICES
1935 Twenty-First Avenue South Nashville, Tennessee 37212
Phone: 615-385-4144 - Fax: 615-385-4020 - www.lealinc.com

FINAL SP PLAN SUBMITTAL

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SITE GRADING & EROSION CONTROL NOTES

1. BASE INFORMATION WAS TAKEN FROM A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY CHERRY LAND SURVEYING DATED 12-07-04.
2. THE PROJECT SITE IS SHOWN ON TAX MAP 92-12, AS PARCELS 447, 450, 451, 452, 455, 457-462.
3. THE DISTURBED AREA FOR THIS PROJECT IS APPROXIMATELY 3.93 ACRES.
4. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47037C0218F OF THE (FIRM) FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR DAVIDSON COUNTY TENNESSEE, WITH AN EFFECTIVE DATE OF 4-20-01.
5. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
6. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED, UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
7. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
8. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
9. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
10. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
11. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
12. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF THE STORM DRAIN CONNECTIONS AT THE BUILDING WITH THE PLUMBING PLANS.
13. THE CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND DIMENSIONS IN THE FIELD PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
14. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
15. PROPOSED CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF AN ENGINEERED GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEM WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.
16. THE CONTRACTOR SHALL CALL "TENNESSEE ONE CALL" (1-800-351-1111) 72 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION.
17. ALL CUT AND FILL SLOPES SHALL BE 3 HORIZONTAL TO 1 VERTICAL OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS.
18. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO THE TOP OF SUBGRADE WITH CRUSHED STONE.
19. MINIMUM GRADE ON ASPHALT OR CONCRETE PAVING SHALL BE 1.0%.
20. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE CODES AND OBTAIN APPROVAL AS NECESSARY BEFORE BEGINNING CONSTRUCTION.
21. ALL EARTHWORK, INCLUDING THE EXCAVATED SUBGRADE AND EACH LAYER OF FILL, SHALL BE MONITORED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER, OR HIS REPRESENTATIVE.
22. IF ANY SPRINGS OR UNDERGROUND STREAMS ARE EXPOSED DURING CONSTRUCTION, PERMANENT FRENCH DRAINS MAY BE REQUIRED. THE DRAINS SHALL BE SPECIFIED AND LOCATED DURING CONSTRUCTION AS REQUIRED BY THE CONDITIONS WHICH ARE ENCOUNTERED, AND SHALL BE APPROVED BY THE ENGINEER.
23. THIS GRADING & DRAINAGE PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. A GEOTECHNICAL SOILS REPORT HAS BEEN PREPARED AND IS AVAILABLE FROM THE OWNER. DETERMINATION OF THE SUBSURFACE CONDITION FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
24. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO COMPACT FILL SUFFICIENTLY AROUND AND OVER ALL PIPES, STRUCTURES, VALVE STEMS, ETC., INSIDE THE PROPOSED PAVED AREAS TO AVOID SETTLEMENT. ANY SETTLEMENT DURING THE WARRANTY PERIOD SHALL BE RESTORED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
25. IN NO CASE SHALL SLOPE, HEIGHT, SLOPE INCLINATION, OR EXCAVATION DEPTH, INCLUDING TRENCH CONSTRUCTION, EXCEED THOSE SPECIFIED IN LOCAL, STATE AND FEDERAL REGULATIONS, SPECIFICALLY THE CURRENT OSHA HEALTH AND SAFETY STANDARDS FOR EXCAVATIONS (29 CRF PART 1926) SHALL BE FOLLOWED.
26. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
27. STRIP TOPSOIL FROM ALL CUT AND FILL AREAS AND STOCKPILE UPON COMPLETION OF GENERAL GRADING OVER ALL DISTURBED AREAS, TO A MINIMUM DEPTH OF 6". CONTRACTOR SHALL SUPPLY ADDITIONAL TOP SOIL IF INSUFFICIENT QUANTITIES EXIST ON SITE.
28. TOP OF GRATE ELEVATIONS AND LOCATION OF COORDINATES FOR DRAINAGE STRUCTURES SHALL BE AS SHOWN ON THE DETAIL, UNLESS NOTED OTHERWISE. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADES.
29. ALL DRAINAGE CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL GOVERNING AGENCY.
30. OMITTED
31. POSITIVE DRAINAGE SHALL BE ESTABLISHED AS THE FIRST ORDER OF WORK AND SHALL BE MAINTAINED AT ALL TIMES DURING AND AFTER CONSTRUCTION. SOIL SOFTENED BY PERCHED WATER IN FOUNDATION AND PAVEMENT AREAS MUST BE UNDERCUT AND REPLACED WITH SUITABLE FILL MATERIALS APPROVED BY THE GEOTECHNICAL ENGINEER. GROUNDWATER INFILTRATION INTO EXCAVATIONS SHOULD BE EXCEPTED, AND THE WATER SHALL BE REMOVED USING GRAVITY DRAINAGE OR PUMPING.
32. REINFORCED CONCRETE STORM DRAINAGE PIPE SHALL BE CLASS III.
33. FILL SLOPES 3:1 AND GREATER SHALL BE PLACED AND COMPACTED 5' BEYOND PROPOSED LIMITS AND THEN EXCAVATED BACK TO THE PROPOSED LOCATION.
34. OMITTED
35. SEDIMENT REMOVED FROM SEDIMENT CONTROL STRUCTURES IS TO BE PLACED AT A SITE APPROVED BY THE ENGINEER. IT SHALL BE TREATED IN A MANNER SO THAT THE AREA AROUND THE DISPOSAL SITE WILL NOT BE CONTAMINATED OR DAMAGED BY THE SEDIMENT IN THE RUN-OFF. COST FOR THIS TREATMENT IS TO BE INCLUDED IN PRICE BID FOR EARTHWORK. THE CONTRACTOR SHALL OBTAIN THE DISPOSAL SITE AS PART OF THIS WORK.
36. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS.
37. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
38. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO WASTE EXCESS EARTH MATERIAL OFF SITE AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL FIRST OFFER THE EXCESS MATERIAL TO THE OWNER. IF NOT ACCEPTED BY THE OWNER, THE CONTRACTOR SHALL DISPOSE OF EARTH MATERIAL OFF SITE. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO IMPORT SUITABLE MATERIAL (AT NO ADDITIONAL COST TO THE OWNER) FOR EARTHWORK OPERATIONS IF SUFFICIENT AMOUNTS OF EARTH MATERIAL ARE NOT AVAILABLE ON SITE.
39. OMITTED
40. STABILIZATION MEASURES SHALL BE IMPLEMENTED PER METRO STORMWATER MANUAL VOLUME 1, SECTION 6.10.1 PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION SHALL ALSO BE APPLIED WITHIN 15 DAYS TO ANY PORTION OF DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 60 DAYS.
41. SOIL STABILIZATION REFERS TO MEASURES THAT PROTECT SOIL FROM THE EROSIVE FORCES OF RAINDROP IMPACT AND FLOWING WATER. APPLICABLE PRACTICES INCLUDE BUT ARE NOT LIMITED TO VEGETATIVE ESTABLISHMENT, MULCHING, AND THE EARLY APPLICATION OF GRAVEL BASE ON AREAS TO BE PAVED. SELECTED SOIL STABILIZATION MEASURES SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE.
42. SOIL STOCKPILES SHALL BE STABILIZED IF LEFT UNDISTURBED FOR 15 OR MORE DAYS. THEY SHALL BE PROTECTED WITH SEDIMENT TRAPPING MEASURES THAT MAY INCLUDE SEDIMENT TRAPS OR DETENTION PONDS TO PREVENT SOIL LOSS FROM THE PROJECT SITE THROUGHOUT THE LIFE OF THE SOIL STOCKPILING PRACTICE.
43. THE CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION FOR THE WATER QUALITY STRUCTURE PRIOR TO ISSUANCE OF THE U&O PERMIT. CERTIFICATION MUST INCLUDED, AT A MINIMUM, THE FOLLOWING INFORMATION:
    - A. MANUFACTURER MAKE AND MODEL NUMBER OF UNIT
    - B. SALES RECEIPT
    - C. ATTACHED SHOP DRAWINGS OF INSTALLED UNIT
    - D. DATE OF FIELD INSPECTION BY ENGINEER (BEFORE BACKFILLING STRUCTURE)
    - E. ENGINEER STAMP AND DATE

SITE UTILITY NOTES

1. THE PROJECT SITE IS SHOWN ON TAX MAP 92-12, AS PARCELS 447, 450, 451, 452, 455, 457-462.
2. THE SANITARY SEWER SHALL BE OF THE MATERIAL INDICATED ON THE SEWER PLAN AND PROFILE SHEETS. POLYVINYLCHLORIDE (PVC) SHALL BE (SDR 35). DUCTILE IRON PIPE (D.I.P.) SHALL BE CLASS 52.
3. ALL WATER LINES, SEWER LINES, AND APPURTENANCES SHALL BE OF MATERIALS AND CONSTRUCTION THAT CONFORM TO THE DEPARTMENT OF WATER AND SEWERAGE SERVICES REQUIREMENTS AND SPECIFICATIONS.
4. PROVIDE A MINIMUM 36" OF COVER OVER ALL WATER LINES.
5. THE CONTRACTOR SHALL MAINTAIN 10 FEET HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER LINES. WHERE THESE CRITERIA CANNOT BE MET, THE CONTRACTOR SHALL MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.
6. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING MANHOLES OR SANITARY SEWER LINES AT THE POINT OF CONNECTION PRIOR TO THE COMMENCEMENT OF ORDERING OF MATERIALS, CONSTRUCTION OR REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
7. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL CHARTED AND UNCHARTED UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES, STORM SEWERS, OR ANY OTHER UTILITY OR STRUCTURE, EXISTING OR PROPOSED.
9. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.
10. BEFORE CONNECTIONS ARE MADE INTO EXISTING UTILITIES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE WATER AND SEWER DEPARTMENT SPECIFICATIONS.
11. ALL TRENCHES CUT IN EXISTING ROADS OR DRIVES SHALL UTILIZE A CLEAN SAW CUT AND SHALL BE BACKFILLED (100%) TO FINAL SUBGRADE WITH #57 STONE. REPAIR ROADS PER METRO REQUIREMENTS.
12. REPAIR ALL DAMAGE TO EXISTING FEATURES (i.e. DRIVES, ROADS, YARDS, LANDSCAPING, ETC...) TO PRE-CONSTRUCTION CONDITION.
13. THE CONTRACTOR SHALL PROVIDE ALL HORIZONTAL AND VERTICAL BENDS TO ATTAIN THE ALIGNMENT INDICATED ON THE PLANS. PROVIDE VERTICAL BENDS WHERE NECESSARY TO ALLOW WATER LINES TO PASS UNDER OR OVER OTHER UTILITY LINES. (ALL BENDS AND BRACES NEEDED MAY NOT BE ACTUALLY SHOWN). PROVIDE BRACING AND/OR RODDING AT ALL BENDS AND TEES AS REQUIRED BY WATER DEPARTMENT.
14. REDUCED PRESSURE BACKFLOW PREVENTER (RPBP) OR DUAL CHECK WILL BE REQUIRED ON ALL TESTS AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE DEPARTMENT OF WATER SERVICES.
15. COORDINATE THE EXACT LOCATION OF ALL UTILITIES ENTERING THE BUILDING WITH THE PLUMBING PLANS.
16. WATER METERS SHALL BE NO DEEPER THAN 24" FROM TOP OF METER TO PROPOSED FINISHED GRADE.
17. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA.
18. SOME UTILITIES CAN BE LOCATED BY CALLING THE ("TENNESSEE ONE CALL" SYSTEM, INC.). THE CONTRACTOR SHALL CALL "TENNESSEE ONE CALL" (1-800-351-1111) 72 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION.
19. THE CONTRACTOR SHALL VERIFY REQUIRED PIPE LENGTHS. EXISTING PIPE MATERIAL AND SIZES AS SHOWN ON PLANS.
20. REPAIR EXISTING PAVEMENT, CURBS, WALKS. LANDSCAPING, ETC. THAT ARE DAMAGED BY CONSTRUCTION ACTIVITIES TO A LIKE NEW CONDITION AT NO ADDITIONAL COST TO THE OWNER.
21. THE PROPOSED GAS LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL GAS COMPANY BY THE CONTRACTOR.
22. THE PROPOSED ELECTRIC LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL ELECTRIC COMPANY BY THE CONTRACTOR.
23. THE PROPOSED TELEPHONE LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL TELEPHONE COMPANY BY THE CONTRACTOR.
24. WHERE DRAINAGE OR UTILITY LINES OCCUR IN PROPOSED FILL AREAS, THE FILL MATERIAL IS TO BE PLACED AND COMPACTED TO (95%) OF MAXIMUM DRY DENSITY ACCORDING TO ASTM (D-698) PRIOR TO INSTALLATION OF DRAINAGE OR UTILITY LINES. FILL IS TO BE INSPECTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER TESTING FIRM EMPLOYED BY THE OWNER. RESULTS OF THE TEST SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE. CONTRACTOR TO PAY FOR ANY RETESTING.
25. THE CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE WATER LINES (HORIZONTALLY AND/OR VERTICALLY) TO ALLOW THE REQUIRED BRACING AT BENDS AND TEES.
26. EXISTING MANHOLES LOCATED IN FILL/CUT AREAS SHALL BE ADJUSTED TO ENSURE THAT THE TOP OF CASTING IS FLUSH WITH THE FINISHED GRADE.
27. FIRE HYDRANT ASSEMBLIES INCLUDE THE APPROPRIATE SIZED TEE (WITH KICKER), 6" LINE TO HYDRANT, 6" GATE VALVE (WITH VALVE BOX), AND FIRE HYDRANT (WITH KICKER). HYDRANTS SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS.
28. THE CONCRETE CAPS AND ENCASEMENTS ON WATER AND SEWER LINES SHALL BE A MINIMUM OF 6" THICK. USE 3000 PSI CONCRETE.
29. BACKFLOW PREVENTION DEVICE FOR THE DOMESTIC WATER SERVICE SHALL BE LOCATED INSIDE THE BUILDING, SEE PLUMBING PLANS.
30. SIAMESE STAND PIPE TO BE GALVANIZED STEEL.
31. THE FIRE LINE SHALL BE INSTALLED BY A SPRINKLER CONTRACTOR LICENSED IN THE STATE OF TN.

DEMOLITION NOTES

1. BASE INFORMATION WAS TAKEN FROM A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY CHERRY LAND SURVEYING, DATED 12-07-04.
2. THE CONTRACTOR SHALL CONFORM TO LOCAL CODES, OBTAIN ALL PERMITS AND GIVE ALL NOTICES REQUIRED FOR EXECUTION OF THE WORK.
3. ALL MATERIALS BEING REMOVED AND NOT RELOCATED UNDER THE NEW CONSTRUCTION, INCLUDING TREES AND SHRUBS, SIGNS, UTILITY STRUCTURES, ETC., SHALL BE FIRST OFFERED TO THE OWNER'S REPRESENTATIVE AND IF NOT ACCEPTED SHALL THEN BE PROPERLY DISPOSED OF BY THE CONTRACTOR.
4. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL CHARTED AND UNCHARTED UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
5. THE CONTRACTOR SHALL VERIFY THE LIMITS OF DEMOLITION WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK.
6. IN AREAS WHERE EXISTING PAVEMENT, WALKS, OR CURBS ARE TO BE REMOVED, SAW CUT TO PROVIDE A CLEAN EDGE. COORDINATE EXTENT OF PAVEMENT DEMOLITION WITH THE LIMIT OF NEW IMPROVEMENTS ON THE SITE LAYOUT PLAN.
7. CONTRACTOR SHALL COORDINATE PHASING OF THE DEMOLITION WITH THE OWNER'S REPRESENTATIVE AND LOCAL GOVERNING AGENCY PRIOR TO BEGINNING WORK. DISRUPTION OF EXISTING UTILITY SERVICES AND TRAFFIC PATTERNS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE AND INITIATED ONLY AFTER APPROVAL BY THE LOCAL GOVERNING AGENCY AND THE UTILITY COMPANIES.
8. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE SUITABLY BACKFILLED AND COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
9. THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION WORK.
10. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND REMOVAL NECESSARY TO ACCOMPLISH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
11. THE CONTRACTOR SHALL CALL TENNESSEE ONE CALL (1-800-351-1111) 72 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION.
12. THE CONTRACTOR SHALL PRESERVE AND PROTECT SURVEY CONTROL POINTS AND SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY DISTURBED CONTROL POINTS.
13. EXISTING LIGHT STANDARDS BEING REMOVED SHALL BE FIRST OFFERED TO THE OWNER'S REPRESENTATIVE PRIOR TO DISPOSING OF THEM. COORDINATE LIGHTING DEMOLITION AND LAYOUT WITH THE ELECTRICAL DRAWINGS.
14. RELOCATION OF EXISTING PLANT MATERIALS SHALL BE COORDINATED WITH THE OWNER AND RELOCATED TO A DESIGNATED AREA ON SITE.
15. EXISTING TREES TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION, IN ACCORDANCE WITH THE TREE PRESERVATION NOTES AND DETAIL ON THE LANDSCAPE PLAN.
16. NO UTILITY OR STORM SEWER LINES SHALL BE DEMOLISHED UNTIL THE NEW LINES HAVE BEEN INSTALLED AND ARE PLACED INTO OPERATION.
17. THE CONTRACTOR SHALL INCORPORATE INTO HIS WORK ANY ISOLATION VALVES OR TEMPORARY PLUGS REQUIRED TO CONSTRUCT NEW UTILITY LINES AND DEMOLISH EXISTING UTILITY LINES.
18. WHERE WATER LINE AND SEWER LINE ABANDONMENT IS PLANNED, THE CONTRACTOR MAY ABANDON WATER LINES AND SEWER LINES IN PLACE WHERE THEY OCCUR AT LEAST 24" (TO TOP OF PIPE) BELOW FINAL SUBGRADE ELEVATIONS. ALL UTILITY LINES BEING ABANDONED IN PLACE SHALL HAVE ALL ENDS PERMANENTLY CLOSED USING A CONCRETE PLUG.

GENERAL NOTES:

1. THE SITE LAYOUT IS BASED ON CONTROL POINTS AS NOTED.
2. THE CONTRACTOR IS TO CHECK ALL EXISTING CONDITIONS, (i.e. INVERTS, UTILITY ROUTINGS, UTILITY CROSSINGS, AND DIMENSIONS) IN THE FIELD PRIOR TO COMMENCEMENT OF UTILITY WORK. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
4. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.
5. EXISTING PAVEMENT OF PUBLIC ROADWAYS SHALL BE PATCHED IN ACCORDANCE WITH METRO STANDARDS WHEREVER UTILITY INSTALLATION REQUIRES REMOVAL OF THE EXISTING PAVEMENT. COORDINATE PAVEMENT TRENCHING LOCATIONS WITH SITE CIVIL, PLUMBING AND ELECTRICAL PLANS.
6. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SLIGHT FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY.
7. DIMENSIONS ARE TO FACE OF CURB AND/OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
8. CONCRETE FOR CURBS AND SIDEWALKS SHALL BE 3500 PSI CONCRETE.
9. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR TO THE LOCAL GOVERNING AUTHORITY SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
10. HANDICAP RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12. MAXIMUM CROSS SLOPES SHALL NOT EXCEED 2%.
11. THE PROPOSED BUILDING SHALL BE LAID OUT UTILIZING THE ARCHITECTURAL DRAWINGS AND REFERENCE POINTS NOTED. DIMENSIONS SHOWN TO THE PROPOSED BUILDING ARE CALCULATED TO THE FACE OF EXTERIOR WALL. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

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SUITE 200
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No.	Drawing Issue Description	Date
	EARLY RELEASE PACKAGE	7/23/07
	PERMIT PACKAGE	1/25/07
	DESIGN DEVELOPMENT PACKAGE	6/19/06

DESIGN DEVELOPMENT PACKAGE 03/14/05

WEST END SUMMIT HOTEL AND RESIDENCES

Nashville, Tennessee

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ALEX S. PALMER & COMPANY

ANDREW WOLTZ — REGISTERED ENGINEER — No. 109539 — STATE OF TENNESSEE — 7/17/07

SITE NOTES

Neal — Principal-In-Charge	205182 — Project No.
Neal — Project Director	As Noted — Scale
Crittenden — Project Manager	07/23/07 — Date
Crittenden — Project Architect	C2.0
Crittenden — Project Designer	
File Path	
File Plot Date	

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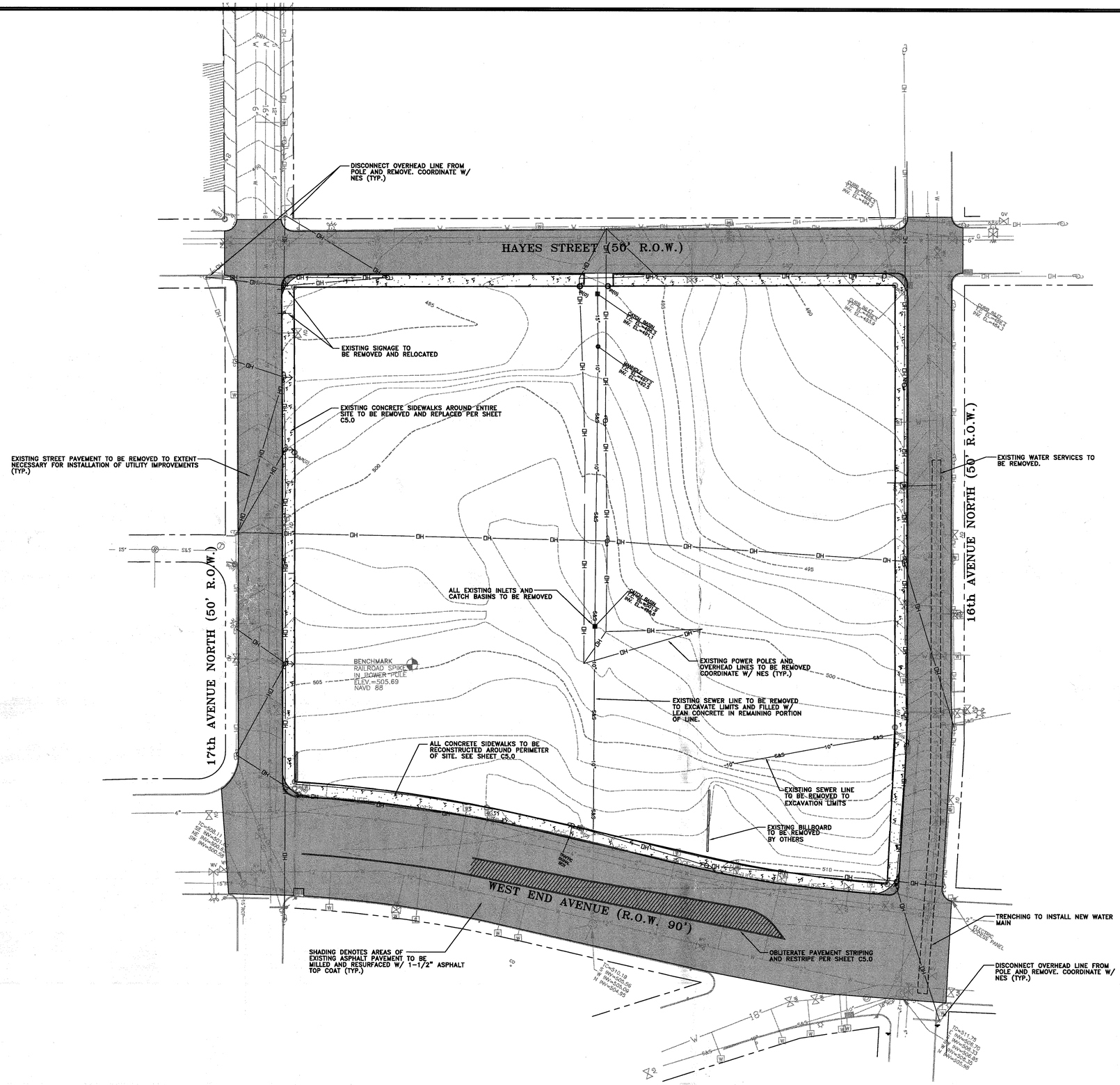

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	DESIGN DEVELOPMENT PACKAGE	03/14/05

WEST END SUMMIT HOTEL AND RESIDENCES

Nashville, Tennessee

ALEX S. PALMER & COMPANY

ANDREW WOLTZ — LICENSED LANDSCAPE ARCHITECT — No. 109525 — STATE OF TENNESSEE — 9/7/07

DEMOLITION PLAN

Neal Principal-In-Charge	205182 Project No.
Neal Project Director	As Noted Scale
Crittenden Project Manager	07/23/07 Date
Crittenden Project Architect	C3.0
Crittenden Project Designer	
File Path	
File Plot Date	

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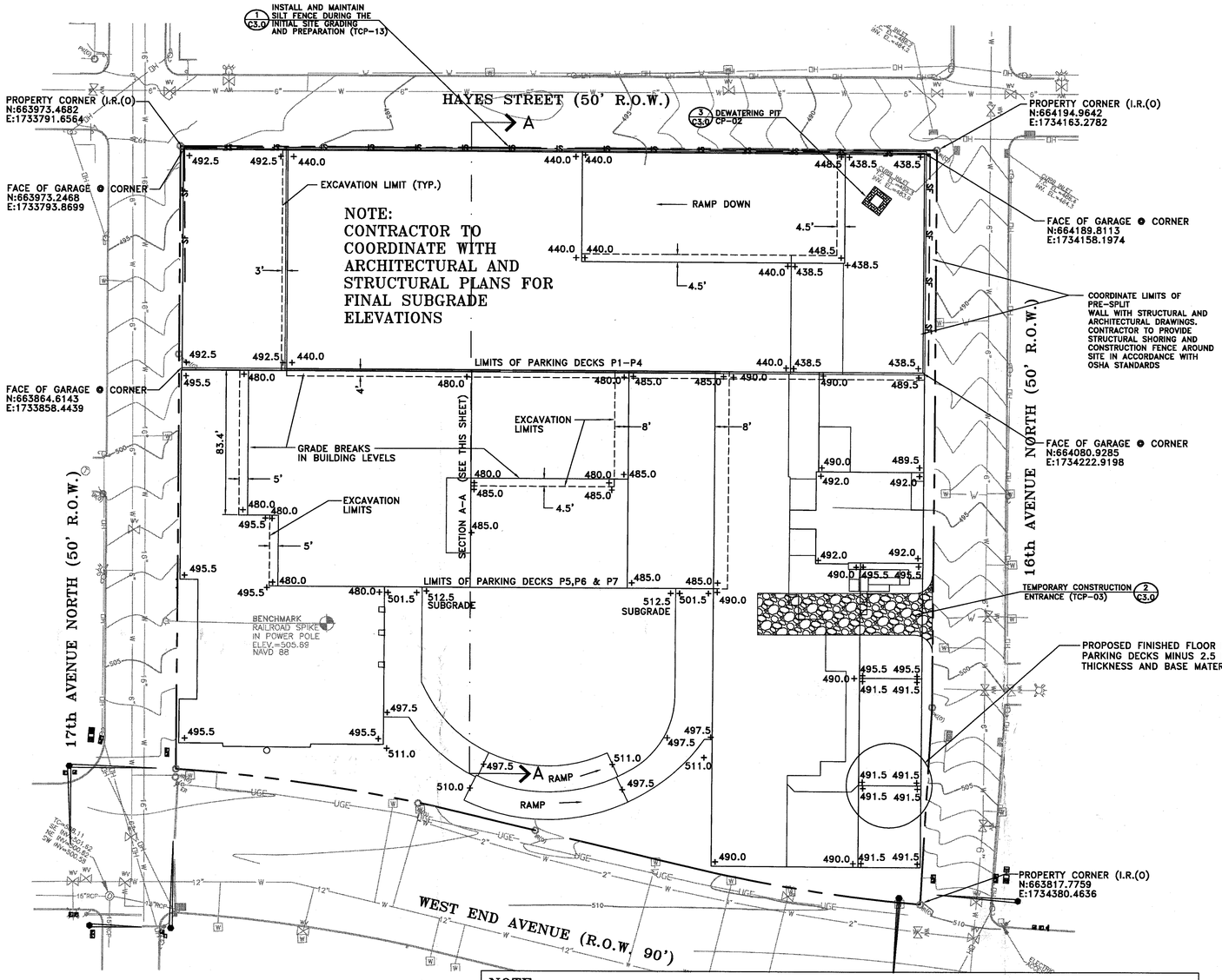
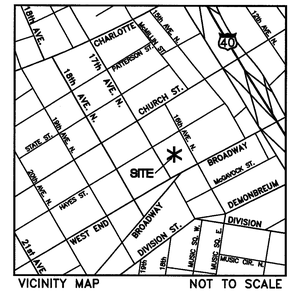
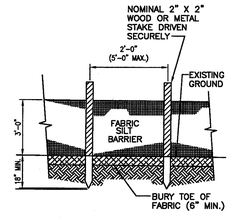


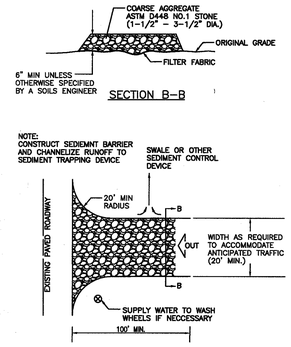
SITE BENCHMARK: RAILROAD SPIKE SET IN POWER POLE BEING APPROX. 132' NORTHEAST OF THE INTERSECTION OF 17TH AVE N. AND WEST END AVENUE, LOCATED ON THE NORTHEAST SIDE OF 17TH AVE. BENCHMARK CHERRY LAND SURVEYING DRAWING "TOPOGRAPHIC SURVEY OF ALEX S. PALMER PROPERTY, DATED: DECEMBER 7, 2004. ELEV: 505.69



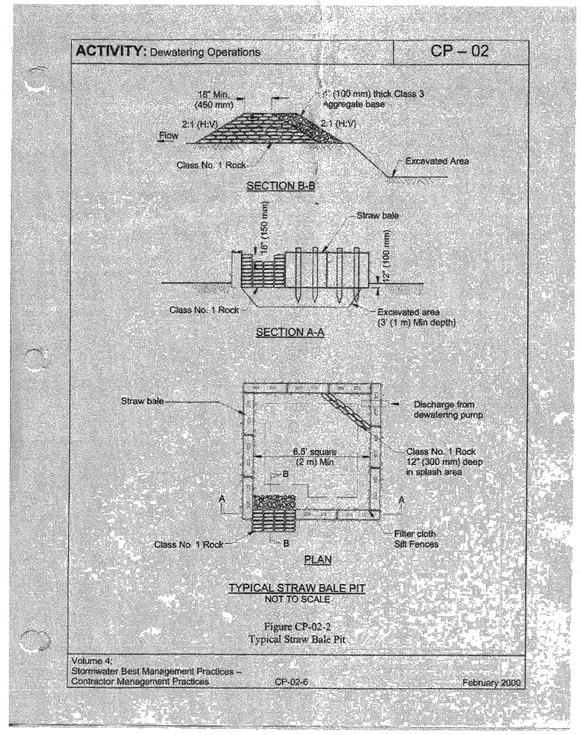
VICINITY MAP NOT TO SCALE



1 SILT FENCE (TCP-13)
NOT TO SCALE



2 TEMPORARY CONSTRUCTION ENTRANCE (TCP-03)
NOT TO SCALE



NOTE:
CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING OF EXCAVATION DURING THE CONSTRUCTION PERIOD IN ACCORDANCE WITH SECTION CP-02 OF THE NASVHILLE METRO STORMWATER MANAGEMENT MANUAL VOLUME 4.
DEWATERING PIT SIZE IS BASED ON DEWATERING PUMP DISCHARGE FLOW RATE:
xx LIT/SEC X 7.3 = 1 CUB-METER OF DEWATERING PIT OVER-EXCAVATION
xx GPM X 0.60 = 1 CUB-YARD OF DEWATERING PIT OVER-EXCAVATION

3 DEWATERING PIT CP-02
NOT TO SCALE

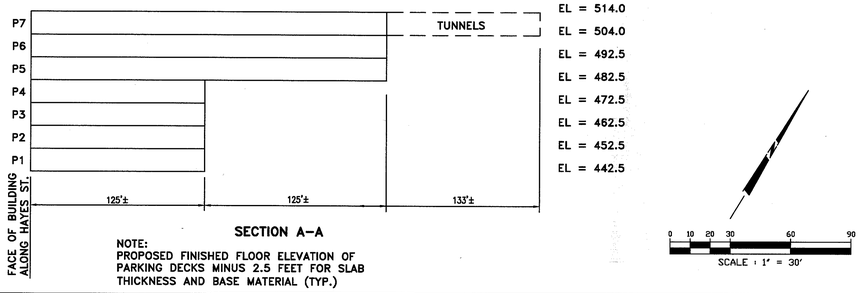
EROSION & SEDIMENT CONTROL NOTES

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
2. MAINTENANCE: EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL, IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3. CONTRACTOR WILL COMPLY WITH ALL LOCAL AND STATE EROSION AND SEDIMENT CONTROL REQUIREMENTS.
4. ALL SEDIMENT CONTROLS AND CRITICAL SLOPES MUST BE STABILIZED WITHIN SEVEN CALENDER DAYS. ALL OTHER DISTURBED AREAS ON THE PROJECT SITE MUST BE STABILIZED WITHIN FOURTEEN CALENDER DAYS.
5. ALL POINTS OF INGRESS AND EGRESS SHALL BE PROTECTED TO MINIMIZE TRACKING OF MUD ONTO PUBLIC RIGHTS-OF-WAY AND ROADS.
6. ANY EARTH, GRAVEL, AND/OR OTHER MATERIAL TRACKED, SPILLED, OR WASHED ONTO ROAD OR ADJACENT PROPERTIES MUST BE IMMEDIATELY REMOVED AND DISPOSED OF IN A PROPER MANNER. FLUSHING WILL NOT BE PERMITTED. ALL MATERIAL MUST BE REMOVED BY MEANS OF SHOVELING AND SWEEPING.
7. SEDIMENT CONTROL DEVICES ARE TO REMAIN IN PLACE UNTIL SITE IS PERMANENTLY STABILIZED.
8. AFTER SITE IS PERMANENTLY STABILIZED AND BEFORE EROSION CONTROL MEASURES ARE REMOVED, THE CONTRACTOR SHALL CLEAN DEBRIS AND SILT FROM ALL STORM SEWERS, STRUCTURES AND DITCHES IN AREA OF WORK.
9. ALL EXCAVATED MATERIAL SHALL BE PLACED ON HIGH SIDE WHEREVER POSSIBLE AND CONFINED TO AN AREA WHERE IT WILL NOT OBSTRUCT THE NORMAL FLOW OF THE DRAINAGE.
10. PUMPING OF SEDIMENT LADEN WATER WILL NOT BE ALLOWED UNLESS IT IS FILTERED BY WAY OF AN APPROVED SEDIMENT TRAPPING DEVICE.
11. CONTINUOUS INSPECTION AND MAINTENANCE OF THE SEDIMENT CONTROL DEVICES IS MANDATORY.
12. ANY SEDIMENT CONTROL DEVICES DISTURBED DURING UTILITY CONSTRUCTION MUST BE RESTORED IMMEDIATELY.
13. ALL SILT BARRIERS MUST BE PLACED IMMEDIATELY FOLLOWING CLEARING.
14. 6' CHAIN LINK FENCING SHALL BE INSTALLED AROUND THE SITE.
15. DEWATERING WILL BE ACCOMPLISHED THROUGH CONSTRUCTION OF A PIT AT THE NORTHEAST CORNER OF THE SITE. A STONE CHECK DAM WILL SERVE TO FILTER WATER BEFORE ENTERING THE PIT. A TEMPORARY SUMP PUMP WILL PUMP THE WATER TO THE STORM DRAIN LOCATED ON SIXTEENTH AVE. SEE CP-02 IN THE METRO STORMWATER MANUAL VOLUME 4.

THE PROJECT SITE IS SHOWN ON DAVIDSON COUNTY TAX MAP 92-12 AS PARCELS 447, 450, 451, 452, 455, 457, 458, 459, 460, 461 AND 462 COUNCIL DISTRICT 19

NOTE:
THE BUILDING FOOTPRINT SHOWN HEREON IS TAKEN FROM THE DESIGN DEVELOPMENT DRAWINGS PREPARED BY COOPER CARRY ARCHITECTS & KENDALL HEATON ARCHITECTS. BUILDING DIMENSIONS ARE PRELIMINARY AND HAVE NOT BEEN ISSUED FOR FINAL CONSTRUCTION.

NOTE:
LIMITS OF EXCAVATION SHOWN HEREON WERE DETERMINED BASED UPON A COORDINATION MEETING ON 5/23/07 INVOLVING BOVIS LEND LEASE, DIVISION II CONSTRUCTORS, STANLEY D. LINDSEY & ASSOC., & LITTLEJOHN ENGINEERING ASSOC. REPRESENTATIVES. ADDITIONAL EXCAVATION LIMITS FOR THE PURPOSE OF CONSTRUCTION METHODS SHALL BE DETERMINED BY THE CONTRACTOR.



SECTION A-A

NOTE:
PROPOSED FINISHED FLOOR ELEVATION OF PARKING DECKS MINUS 2.5 FEET FOR SLAB THICKNESS AND BASE MATERIAL (TYP.)

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No.	Drawing Issue Description	Date
	EARLY RELEASE PACKAGE	7/23/07
	EXCAVATION LIMITS ADJUSTED	6-14-07
	ARCHITECTURAL REVIEW	5-24-07
	PRELIMINARY SITE EXCAVATION ISSUANCE	4-12-07
	PERMIT PACKAGE	1/25/07
	DESIGN DEVELOPMENT PACKAGE	6/19/06
	DESIGN DEVELOPMENT PACKAGE 03/14/05	

WEST END SUMMIT HOTEL AND RESIDENCES

Nashville, Tennessee

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ALEX S. PALMER & COMPANY

ANDREW WOLFINBARGER — REGISTERED — No. 109529 — STATE OF TENNESSEE — 9/11/07

MASS EXCAVATION & EROSION CONTROL PLAN

Neal — Principal-in-Charge	205182 — Project No.
Neal — Project Director	As Noted — Scale
Crittenden — Project Manager	07/23/07 — Date
Crittenden — Project Architect	C4.0
Crittenden — Project Designer	
File Path	
File Plot Date	

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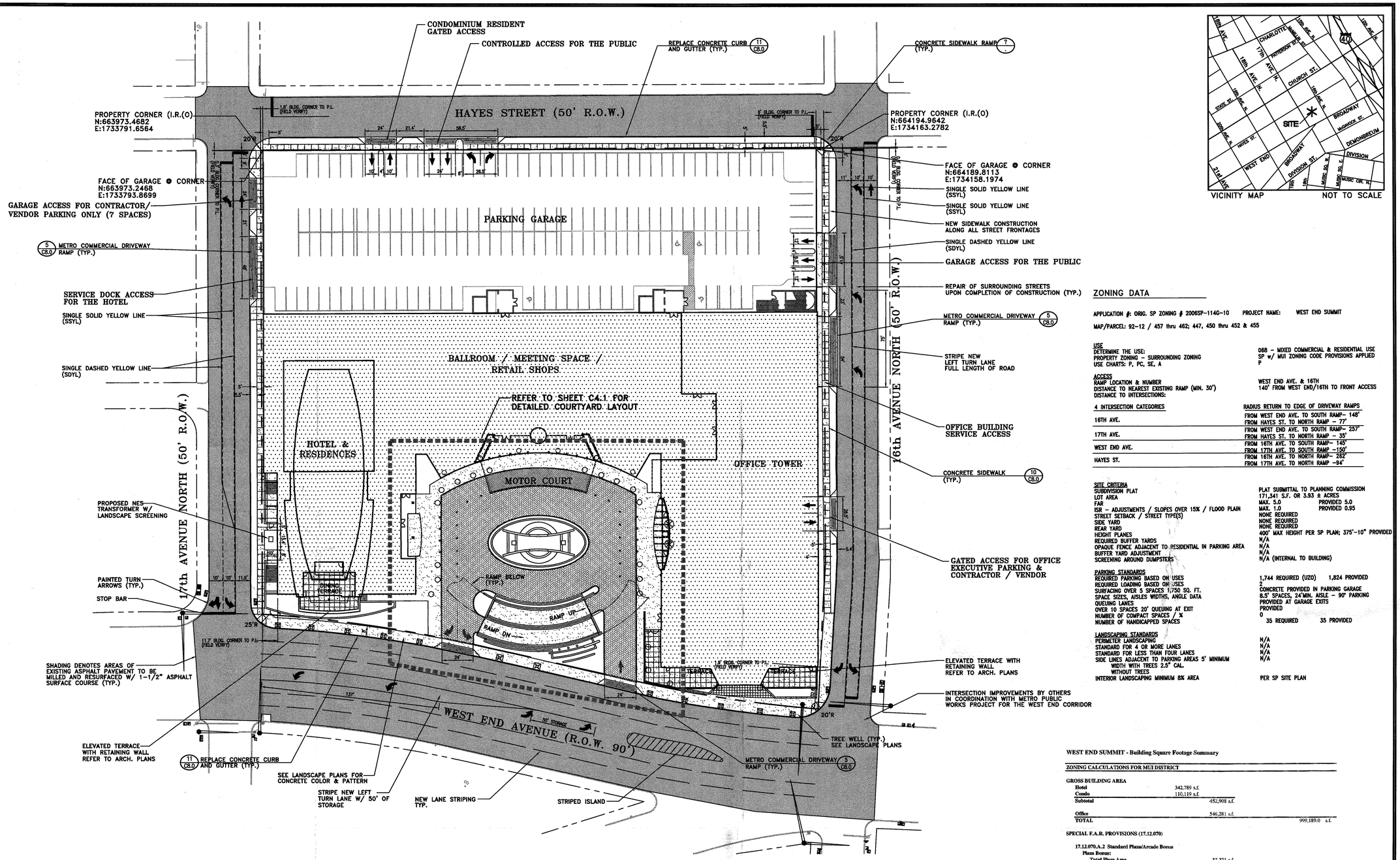

VICINITY MAP NOT TO SCALE

PROPOSED FEATURES LEGEND

- BUILDING
- CONCRETE PAVEMENT/SIDEWALK
- HEAVY DUTY PAVEMENT
- TACTILE WARNING
- PAINTED STRIPE
- CONCRETE CURB
- CONCRETE VALLEY GUTTER

	OFFICE BUILDING 1	HOTEL (2) 281	CONDOMINIUM (4) 47 UNITS
GSF	546,281	257,510	110,119
STAFF		50	
STAFF PARKS		13	
BALLROOM (3) GSF		10,000	
BALLROOM CARS		50	
OFFICE PARKS 1/500 (1)	1,093		
CONDOMINIUM PARKS			150
RENTAL CARS			
TOTALS	1,093	344	150

1. ONE PARKING SPACE PER 500 GSF AS REQUIRED BY UZO (URBAN ZONING OVERLAY)
2. ONE PARKING SPACE PER ROOM (281 KEYS) + 1 SPACE PER EACH 4 EMPLOYEES (50)
3. CUSTOM ASSEMBLY, ONE SPACE PER 400 GSF GSF (PER UZO)
4. TWO CARS ALLOCATED FOR EACH UNIT
5. ASSUMES TWO RESTAURANTS TOTALING 20,498 S.F. (1,000 S.F. EXEMPT, THEN 1/500 S.F.
6. ASSUMES RETAIL SPACES TOTALING 5,240 S.F. (2,000 S.F. EXEMPT, THEN 1/200 S.F.)

0 10 20 30 60 90
SCALE : 1" = 30'

ZONING DATA

APPLICATION #: ORIG. SP ZONING # 2006SP-114G-10 PROJECT NAME: WEST END SUMMIT

MAP/PARCEL: 92-12 / 457 thru 462; 447, 450 thru 452 & 455

USE	
DETERMINE THE USE:	068 - MIXED COMMERCIAL & RESIDENTIAL USE
PROPERTY ZONING - SURROUNDING ZONING	SP w/ MUI ZONING CODE PROVISIONS APPLIED
USE CHARTS: P, PC, SE, A	P
ACCESS	
RAMP LOCATION & NUMBER	WEST END AVE. & 16TH
DISTANCE TO NEAREST EXISTING RAMP (MIN. 30')	140' FROM WEST END/16TH TO FRONT ACCESS
DISTANCE TO INTERSECTIONS:	

4 INTERSECTION CATEGORIES	RADIUS RETURN TO EDGE OF DRIVEWAY RAMPS
16TH AVE.	FROM WEST END AVE. TO SOUTH RAMP- 148'
	FROM HAYES ST. TO NORTH RAMP - 77'
17TH AVE.	FROM WEST END AVE. TO SOUTH RAMP- 257'
	FROM HAYES ST. TO NORTH RAMP - 35'
WEST END AVE.	FROM 16TH AVE. TO SOUTH RAMP- 145'
	FROM 17TH AVE. TO SOUTH RAMP -150'
HAYES ST.	FROM 16TH AVE. TO NORTH RAMP- 282'
	FROM 17TH AVE. TO NORTH RAMP -94'

SITE CRITERIA	
SUBDIVISION PLAT	PLAT SUBMITTAL TO PLANNING COMMISSION
LOT AREA	171,341 S.F. OR 3.93 ± ACRES
FAR	MAX. 5.0 PROVIDED 5.0
ISR - ADJUSTMENTS / SLOPES OVER 15% / FLOOD PLAIN	MAX. 1.0 PROVIDED 0.95
STREET SETBACK / STREET TYPE(S)	NONE REQUIRED
SIDE YARD	NONE REQUIRED
REAR YARD	NONE REQUIRED
HEIGHT PLANES	400' MAX HEIGHT PER SP PLAN; 375'-10" PROVIDED
REQUIRED BUFFER YARDS	N/A
OPAQUE FENCE ADJACENT TO RESIDENTIAL IN PARKING AREA	N/A
BUFFER YARD ADJUSTMENT	N/A
SCREENING AROUND DUMPSTERS	N/A (INTERNAL TO BUILDING)
PARKING STANDARDS	
REQUIRED PARKING BASED ON USES	1,744 REQUIRED (UZO) 1,824 PROVIDED
REQUIRED LOADING BASED ON USES	2
SURFACING OVER 5 SPACES 1,750 SQ. FT.	CONCRETE PROVIDED IN PARKING GARAGE
SPACE SIZES, AISLES WIDTHS, ANGLE DATA	8.5' SPACES, 24'MIN. AISLE - 90° PARKING
QUEUING LANES	PROVIDED AT GARAGE EXITS
OVER 10 SPACES 20' QUEUING AT EXIT	PROVIDED
NUMBER OF COMPACT SPACES / %	0
NUMBER OF HANDICAPPED SPACES	35 REQUIRED 35 PROVIDED
LANDSCAPING STANDARDS	
PERIMETER LANDSCAPING	N/A
STANDARD FOR 4 OR MORE LANES	N/A
STANDARD FOR LESS THAN FOUR LANES	N/A
SIDE LINES ADJACENT TO PARKING AREAS 5' MINIMUM WIDTH WITH TREES 2.5" CAL. WITHOUT TREES	N/A
INTERIOR LANDSCAPING MINIMUM 8% AREA	PER SP SITE PLAN

WEST END SUMMIT - Building Square Footage Summary

ZONING CALCULATIONS FOR MUI DISTRICT

GROSS BUILDING AREA		
Hotel	342,789 s.f.	
Condo	110,119 s.f.	
Subtotal	452,908 s.f.	
Office	546,281 s.f.	
TOTAL		999,189.0 s.f.
SPECIAL F.A.R. PROVISIONS (17.12.070)		
17.12.070.A.2 Standard Plaza/Arcade Bonus		
Plaza Bonus:		
Total Plaza Area	37,271 s.f.	
Times Plaza Bonus Multiplier	3.00	
Total Plaza Bonus Area		111,813.0 s.f.
Arcade Bonus:		
Total Arcade Area	12,071 s.f.	
Times Arcade Area Bonus Multiplier	1.50	
Total Arcade Bonus Area		18,106.50 s.f.
17.12.070.B Residential Bonus in Mixed Use		
Residential area must make up 25% of floor area, and a percentage of units to be affordable housing.		
17.12.070 .C Exemptions in the MUI and CC Districts		
Retail Space:		
Hotel Leased Restaurant	9,913	
Office Leased Restaurant	10,585	
Hotel Retail Space	6,824	
Total Retail Space Exemption for Plaza frontage		27,322
TOTAL EXCLUSIONS AND EXEMPTIONS		157,242 s.f.
NET BUILDING AREA		
Gross Building Area		999,189 s.f.
Minus Exclusions and Exemptions		157,242 s.f.
NET BUILDING AREA		841,948 s.f.
ALLOWABLE AREA		
Site Area	171,331 s.f.	
Times maximum FAR	5	
Maximum Allowable Area		856,655 s.f.

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	PERMIT PACKAGE	1/25/07
	DESIGN DEVELOPMENT PACKAGE	6/19/06

DESIGN DEVELOPMENT PACKAGE 03/14/05

WEST END SUMMIT HOTEL AND RESIDENCES

Nashville, Tennessee

ALEX S. PALMER & COMPANY

ANDREW WOLTZ REGISTERED LANDSCAPE ARCHITECT No. 109523 STATE OF TENNESSEE 9/7/07

SITE LAYOUT

Neal	205182
Principal-In-Charge	Project No.
Neal	As Noted
Project Director	Scale
Crittenden	07/23/07
Project Manager	Date
Crittenden	C5.0
Project Architect	
Crittenden	
Project Designer	
File Path	
File Plot Date	

FINAL SP PLAN SUBMITTAL

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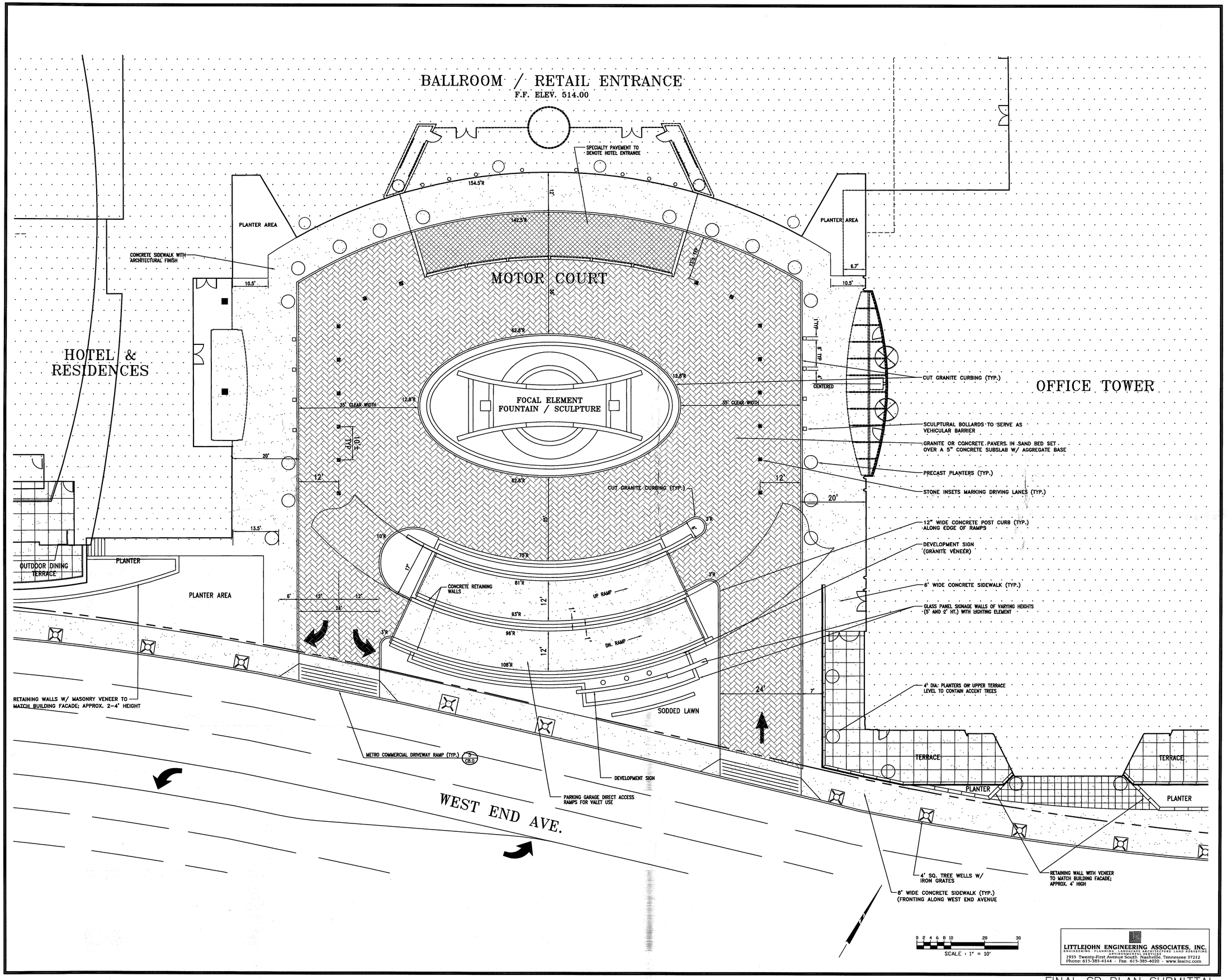

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No.	Drawing Issue Description	Date
	EARLY RELEASE PACKAGE	7/23/07
	PERMIT PACKAGE	1/25/07
	DESIGN DEVELOPMENT PACKAGE	6/19/06

DESIGN DEVELOPMENT PACKAGE 03/14/05

WEST END SUMMIT HOTEL AND RESIDENCES

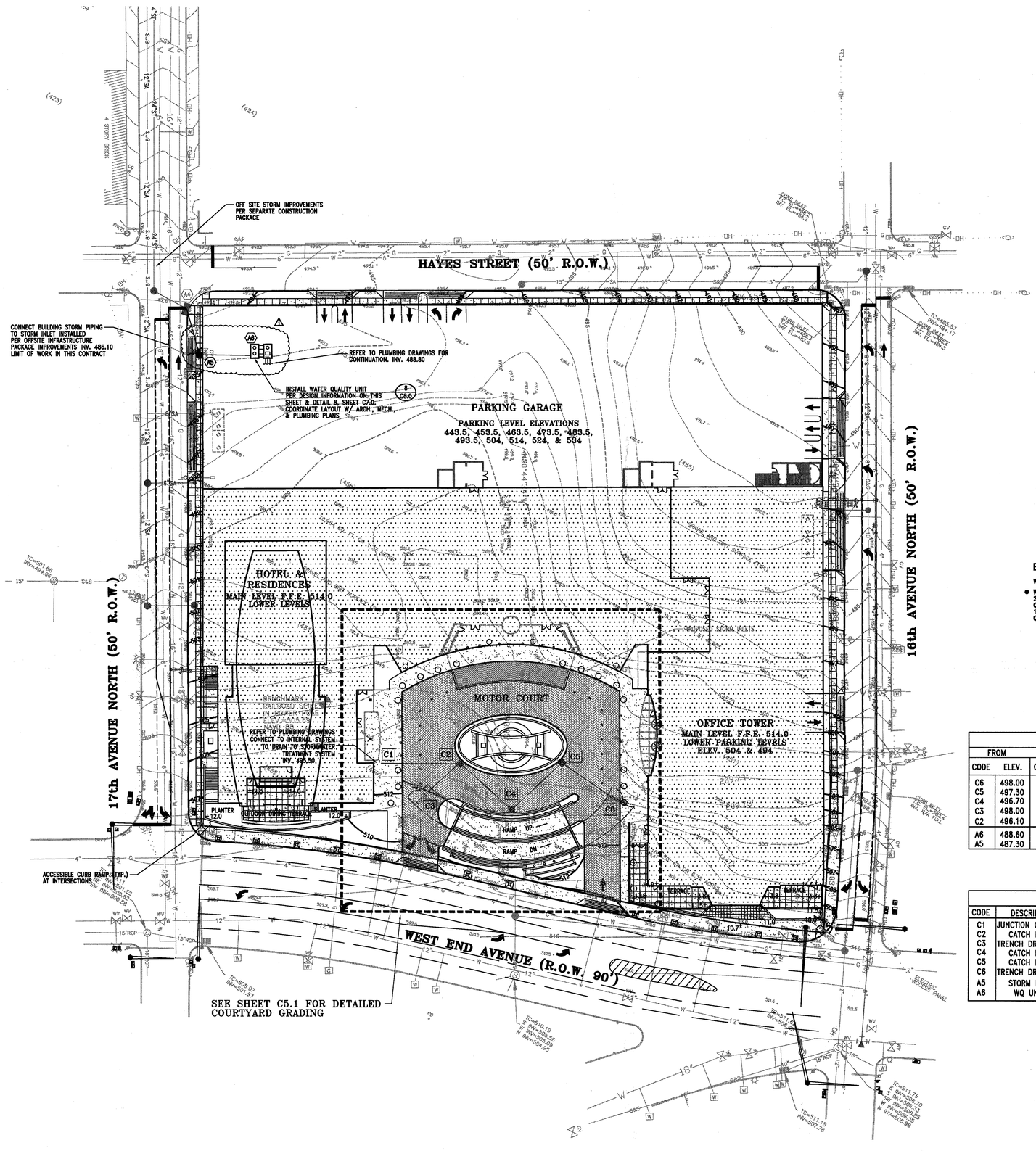
Nashville, Tennessee

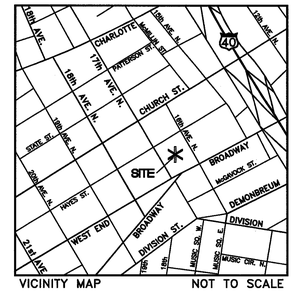
ALEX S. PALMER & COMPANY

ANDREW WOLTMAN
REGISTERED ENGINEER
No. 109529
STATE OF TENNESSEE
9/7/07

DETAILED COURTYARD LAYOUT

Neal Principal-in-Charge	205182 Project No.
Neal Project Director	As Noted Scale
Crittenden Project Manager	07/23/07 Date
Crittenden Project Architect	C5.1
Crittenden Project Designer	
File Path	
File Plot Date	





VICINITY MAP NOT TO SCALE

BMP WATER QUALITY STRUCTURES NOTES

WATER QUALITY STRUCTURE BY CRYSTAL STREAM (OR APPROVED EQUAL)

- W.Q. UNIT – MODEL #1856
  2~ YR / 3 MONTH PEAK:
  Q=CIA = 0.95 X 2.45 IN/HR X 3.86 AC. = 8.98 CFS
  10 YR. BYPASS:
  Q=CIA = 0.95 X 6.97 IN/HR X 3.86 AC. = 25.56 CFS

STORM SEWER PIPE

FROM		TO		GRADE	SIZE	LENGTH	TYPE
CODE	ELEV.	CODE	ELEV.	%	(INCHES)	(LIN. FT.)	
C6	498.00	C5	497.40	1.50	8	40	CI
C5	497.30	C4	496.80	1.06	12	47	RCP
C4	496.70	C2	496.20	1.06	12	47	RCP
C3	498.00	C2	496.20	6.43	8	28	CI
C2	496.10	C1	495.50	1.11	12	54	RCP
A6	488.60	A5	487.40	3.87	24	31	RCP
A5	487.30	A4	486.10	3.64	24	33	RCP

DRAINAGE STRUCTURES

CODE	DESCRIPTION	TOP GRATE	COORDINATES
C1	JUNCTION CLEANOUT	513.50	
C2	CATCH BASIN	512.80	
C3	TRENCH DRAIN (MP)	500.00	
C4	CATCH BASIN	512.50	
C5	CATCH BASIN	512.80	
C6	TRENCH DRAIN (MP)	500.00	
A5	STORM M.H.	494.00	
A6	WQ UNIT	494.50	

SITE BENCHMARK: RAILROAD SPIKE SET IN POWER POLE BEING APPROX. 132' NORTHEAST OF THE INTERSECTION OF 17TH AVE N. AND WEST END AVENUE, LOCATED ON THE NORTHEAST SIDE OF 17TH AVE. BENCHMARK CHERRY LAND SURVEYING DRAWING "TOPOGRAPHIC SURVEY OF ALEX S. PALMER PROPERTY, DATED:DECEMBER 7, 2004. ELEV: 505.69 (NAVD 88)

SCALE : 1" = 30'

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No.	Drawing Issue Description	Date
	DESIGN DEVELOPMENT PACKAGE	03/14/05
	DESIGN DEVELOPMENT PACKAGE	6/19/06
	PERMIT PACKAGE	1/25/07
	EARLY RELEASE PACKAGE	7/23/07
⚠	STORM REVISIONS	8-30-07

WEST END SUMMIT
HOTEL AND RESIDENCES
Nashville, Tennessee

ALEX S. PALMER & COMPANY

ANDREW WOLFE — REGISTERED LANDSCAPE ARCHITECT — No. 109625 — STATE OF TENNESSEE — 9/1/07

SITE GRADING AND DRAINAGE

Neal	205182
Principal–In–Charge	Project No.
Neal	As Noted
Project Director	Scale
Crittenden	07/23/07
Project Manager	Date
Crittenden	C6.0
Project Architect	
Crittenden	
Project Designer	
File Path	
File Plot Date	

FINAL SP PLAN SUBMITTAL

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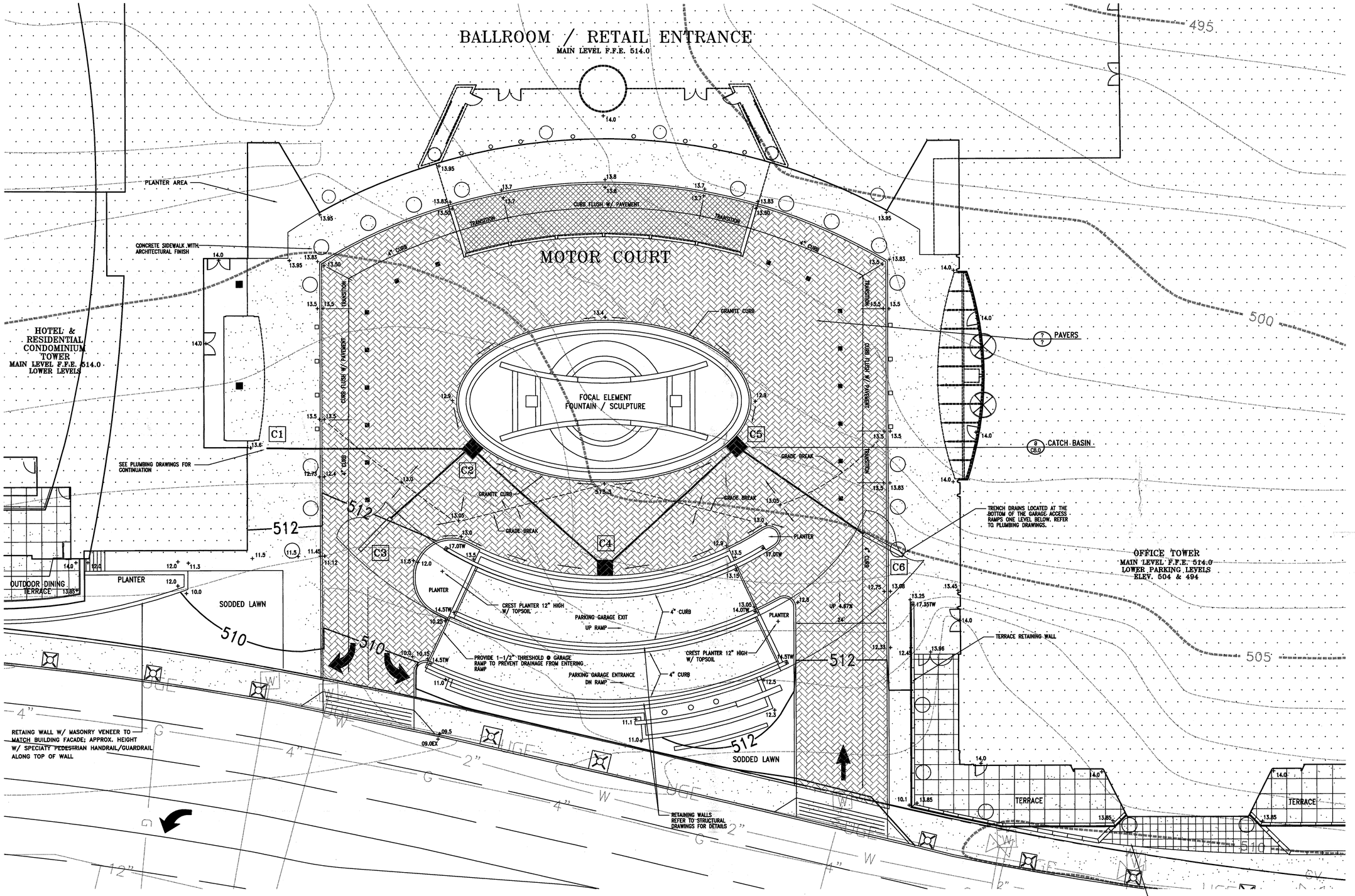

STORM SEWER PIPE							
FROM		TO		GRADE	SIZE	LENGTH	TYPE
CODE	ELEV.	CODE	ELEV.	%	(INCHES)	(LIN. FT.)	
C6	498.00	C5	497.40	1.50	8	40	CI
C5	497.30	C4	496.80	1.06	12	47	RCP
C4	496.70	C2	496.20	1.06	12	47	RCP
C3	498.00	C2	496.20	6.43	8	28	CI
C2	496.10	C1	495.50	1.11	12	54	RCP

DRAINAGE STRUCTURES			
CODE	DESCRIPTION	TOP GRATE	COORDINATES
C1	JUNCTION CLEANOUT	513.50	
C2	CATCH BASIN	512.80	
C3	TRENCH DRAIN (MP)	500.00	
C4	CATCH BASIN	512.50	
C5	CATCH BASIN	512.80	
C6	TRENCH DRAIN (MP)	500.00	

NOTE:

TOP OF WALL ELEVATIONS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. DETAILED INFORMATION TO BE ACCOMPLISHED AT A LATER DATE.

0 2 4 6 8 10 20 30
SCALE : 1" = 10'

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	PERMIT PACKAGE	1/25/07
	DESIGN DEVELOPMENT PACKAGE	6/19/06

DESIGN DEVELOPMENT PACKAGE 03/14/05

WEST END SUMMIT HOTEL AND RESIDENCES

Nashville, Tennessee

ALEX S. PALMER & COMPANY

ANDREW WOLTZ — REGISTERED LANDSCAPE ARCHITECT — No. 109559 — STATE OF TENNESSEE — 9/1/87

DETAILED COURTYARD GRADING & DRAINAGE

Neal	205182
Principal-In-Charge	Project No.
Neal	As Noted
Project Director	Scale
Crittenden	07/23/07
Project Manager	Date
Crittenden	
Project Architect	
Crittenden	C6.1
Project Designer	
File Path	
File Plot Date	

FINAL SP PLAN SUBMITTAL

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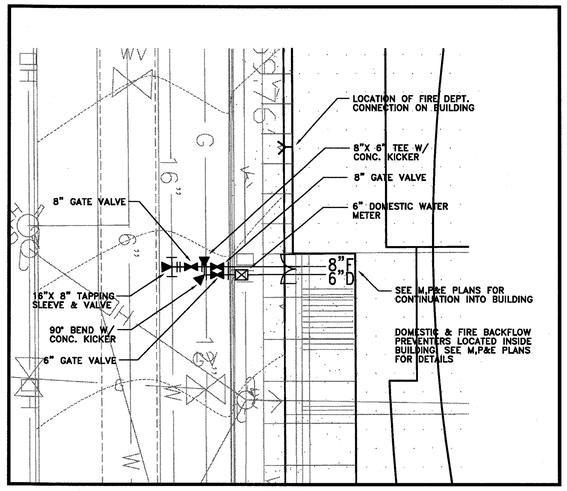
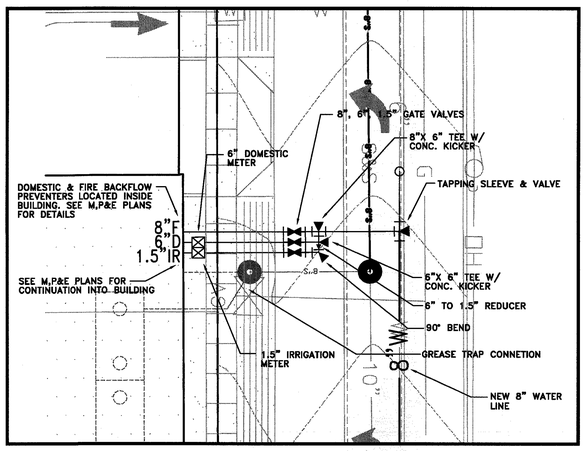
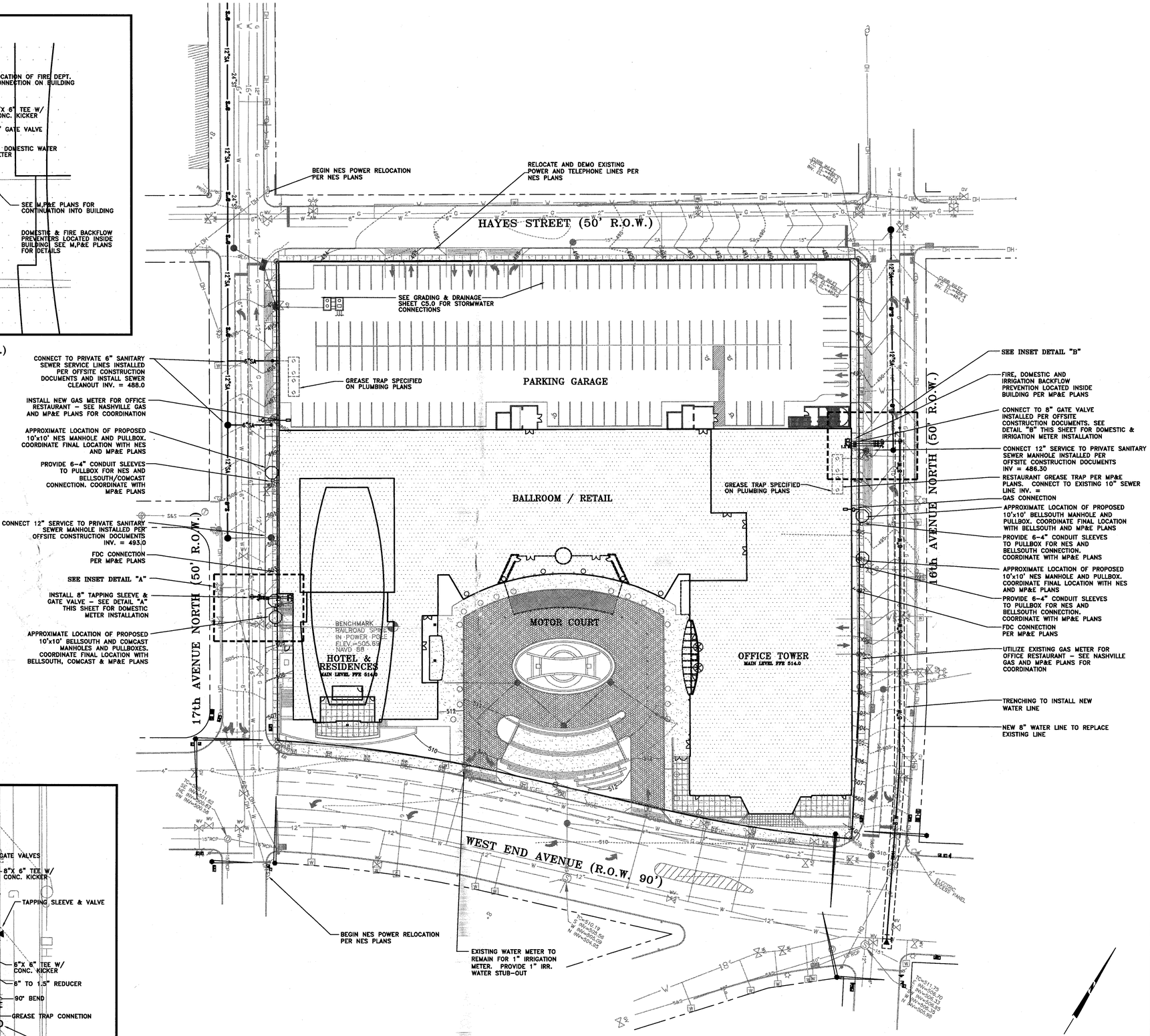


DETAIL "A" (17TH AVE.)
1"=10'



DETAIL "B" (16TH AVE.)
1"=10'



0 10 20 30 60 90
SCALE : 1" = 30'

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	PERMIT PACKAGE	1/25/07
	DESIGN DEVELOPMENT PACKAGE	6/19/06
	DESIGN DEVELOPMENT PACKAGE	03/14/05

WEST END SUMMIT HOTEL AND RESIDENCES

Nashville, Tennessee

ALEX S. PALMER & COMPANY

ANDREW WOLTZ — REGISTERED — ARCHITECT — No. 109559 — STATE OF TENNESSEE — 9/11/07

SITE UTILITY PLAN

Neal Principal-In-Charge	205182 Project No.
Neal Project Director	As Noted Scale
Crittenden Project Manager	07/23/07 Date
Crittenden Project Architect	C7.0
Crittenden Project Designer	
File Path	
File Plot Date	

FINAL SP PLAN SUBMITTAL

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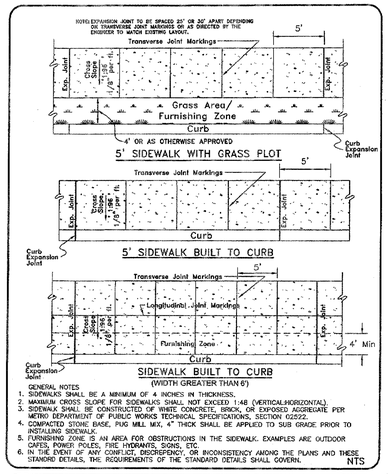
10

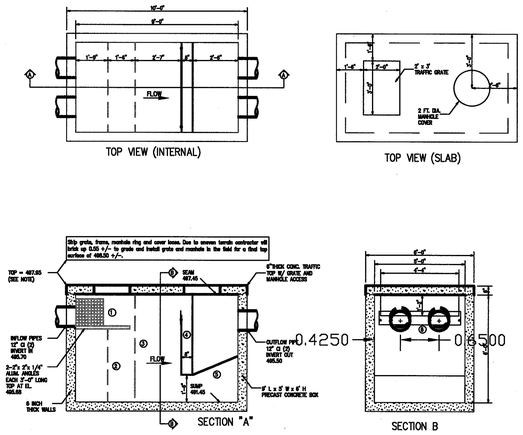


GENERAL NOTES
1. SIDEWALKS SHALL BE A MINIMUM OF 4 INCHES IN THICKNESS.
2. MAXIMUM CROSS SLOPE FOR SIDEWALKS SHALL NOT EXCEED 1:48 (VERTICAL:HORIZONTAL).
3. SIDEWALK SHALL BE CONSTRUCTED OF WHITE CONCRETE, BRICK, OR EXPOSED AGGREGATE PER METRO DEPARTMENT OF PUBLIC WORKS TECHNICAL SPECIFICATIONS, SECTION 02522.
4. COMPACTED STONE BASE, PUG MILL MIX, 4" THICK SHALL BE APPLIED TO SUB GRADE PRIOR TO INSTALLING SIDEWALK.
5. FURNISHING ZONE IS AN AREA FOR OBSTRUCTIONS IN THE SIDEWALK. EXAMPLES ARE OUTDOOR CAFES, POWER POLES, FIRE HYDRANTS, SIGNS, ETC.
6. IN THE EVENT OF ANY CONFLICT, DISCREPENCY, OR INCONSISTENCY AMONG THE PLANS AND THESE STANDARD DETAILS, THE REQUIREMENTS OF THE STANDARD DETAILS SHALL GOVERN.

NTS

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	SIDEWALK CONSTRUCTION	DWG. NO. ST-210
DIR. OF ENG.: Mark Macy DATE: 7/15/04	REVISED: 05/02/05 REVISED: 11/24/03 REVISED: 06/23/04	

7

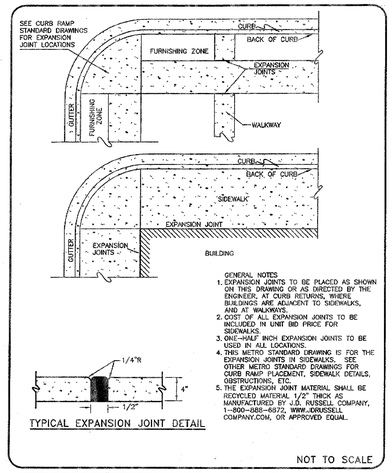


LEGEND
1. EXPANDED ALUMINUM BASKET W/ 1/4" MESH LINING, 1'-6" H x 1'-6" L x 3'-0" W
2. 1ST INTERNAL BAFFLE W/ 1" HOLES DRILLED AT 1-1/4" O.C., 4'-0" H.
3. 2ND INTERNAL BAFFLE W/ 1" HOLES DRILLED AT 1 1/4" O.C., 6'-0" H.
4. SPILL PROTECTIN RESERVOIR 4'-6" H. WITH A 1'-1" FRONT CUT.
5. 3/4"COCONUT FIBER FILTER IN ALUMINUM FRAME 2'-8" LONG.
6. 1/4"ALUMINUM PLATE, 8" H., 4'-6" WIDE.

CRYSTALSTREAM WATER QUALITY VAULT
MODEL "956"

WATER QUALITY UNIT #1
NOT TO SCALE

4



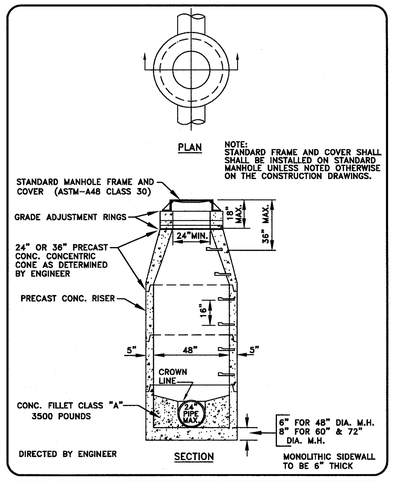
GENERAL NOTES
1. EXPANSION JOINTS TO BE PLACED AS SHOWN ON THIS DRAWING OR AS DIRECTED BY THE ENGINEER, AT CURB RETURNS, WHERE BUILDINGS ARE ADJACENT TO SIDEWALKS, AND AT WALKWAYS.
2. COST OF ALL EXPANSION JOINTS TO BE INCLUDED IN UNIT BID PRICE FOR SIDEWALKS.
3. ONE-HALF INCH EXPANSION JOINTS TO BE USED IN ALL LOCATIONS.
4. THIS METRO STANDARD DRAWING IS FOR THE EXPANSION JOINTS IN SIDEWALKS. SEE OTHER METRO STANDARD DRAWINGS FOR CURB RAMP PLACEMENT, SIDEWALK DETAILS, OBSTRUCTIONS, ETC.
5. THE EXPANSION JOINT MATERIAL SHALL BE RECYCLED MATERIAL 1/2" THICK AS MANUFACTURED BY J.S. RUSSELL COMPANY, 1-800-888-6972, WWW.JSRUSSELL COMPANY.COM, OR APPROVED EQUAL.

TYPICAL EXPANSION JOINT DETAIL

NOT TO SCALE

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	STANDARD EXPANSION JOINT FOR CONCRETE SIDEWALK	DWG. NO. ST-209
DIR. OF ENG.: Mark Macy DATE: 5/12/08	REVISED: 03/01/02 REVISED: 05/02/03 REVISED:	

1



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF WATER AND SEWERAGE SERVICES	STD. PRECAST CONC. MANHOLE DETAIL	
NOT TO SCALE	DATE: 8/20/02	DWG. NO. SDET003

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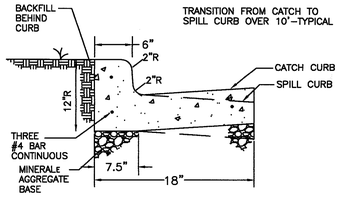
	PERMIT PACKAGE	1/25/07
	DESIGN DEVELOPMENT PACKAGE	6/19/06

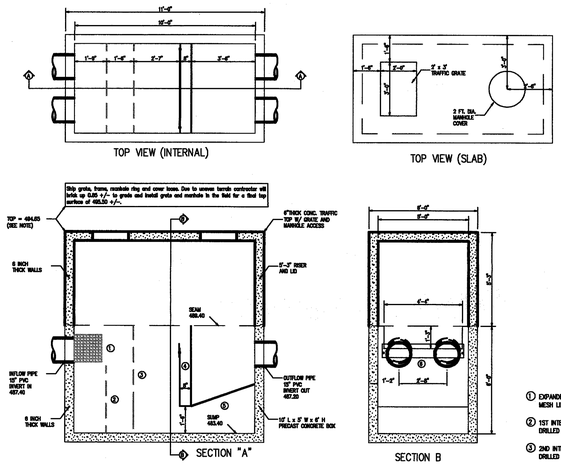
DESIGN DEVELOPMENT PACKAGE 03/14/05

11



CURB & GUTTER
NOT TO SCALE

8

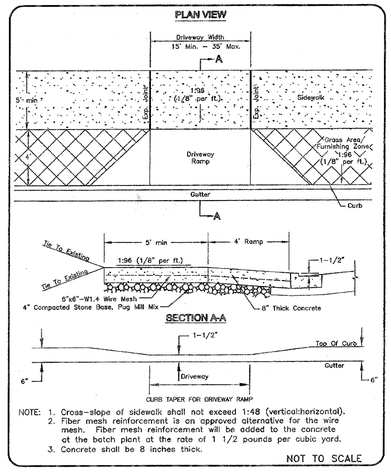


LEGEND
1. EXPANDED ALUMINUM BASKET W/ 1/4" MESH LINING, 1'-6" H x 1'-6" L x 5'-0" W
2. 1ST INTERNAL BAFFLE W/ 1" HOLES DRILLED AT 1-1/4" O.C., 3'-9" H.
3. 2ND INTERNAL BAFFLE W/ 1" HOLES DRILLED AT 1 1/4" O.C., 6'-0" H.
4. SPILL PROTECTIN RESERVOIR 4'-6" H. WITH A 1'-1" FRONT CUT.
5. 3/4"COCONUT FIBER FILTER IN ALUMINUM FRAME 3'-8" LONG.

CRYSTALSTREAM WATER QUALITY VAULT
MODEL "1056"

WATER QUALITY UNIT #2
NOT TO SCALE

5

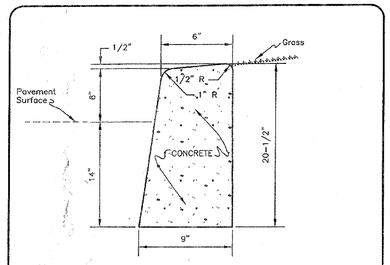


NOTE: 1. Cross-slope of sidewalk shall not exceed 1:48 (vertical:horizontal).
2. Fiber mesh reinforcement is an approved alternative for the wire mesh. Fiber mesh reinforcement will be added to the concrete at the batch plant at the rate of 1 1/2 pounds per cubic yard.
3. Concrete shall be 8 inches thick.

NOT TO SCALE

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	NEW CONSTRUCTION COMMERCIAL DRIVEWAY RAMP	DWG. NO. ST-324
DIR. OF ENG.: Mark Macy DATE: 5/12/03	REVISED: 07/27/02 REVISED: 05/08/03 REVISED:	

2



TYPICAL CROSS - SECTION

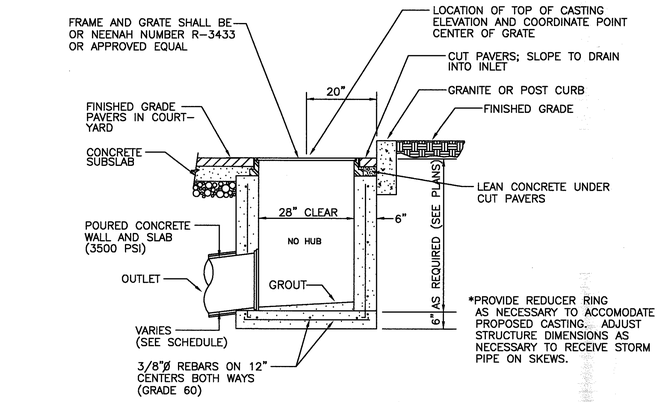
GENERAL NOTES
1. Expansion joints to be spaced a maximum of 100 feet apart or as directed by the Engineer.
2. Expansion joints will also be required at tangent points, ramps, and inlets.
3. Contraction joints are to be cut into curb every 10 feet to a depth of D/4, where D equals the thickness of the section. The spacing of 10 feet may be reduced at closures but no section of curb shall be less than 10 feet.
4. Cost of contraction joints to be included in the unit bid price for concrete curb.

NOT TO SCALE

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	CONCRETE POST CURB	DWG. NO. ST-201
DIR. OF ENG.: Mark Macy DATE: 5/12/03	REVISED: 07/24/00 REVISED: 05/02/03 REVISED:	

12

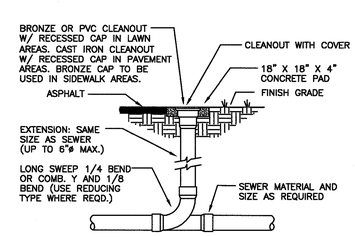
9



CATCH BASIN
NOT TO SCALE

6

3



CLEANOUT
NOT TO SCALE

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Phone: 615-385-4144 - Fax: 615-385-4020 - www.leainc.com

WEST END SUMMIT HOTEL AND RESIDENCES
Nashville, Tennessee

ALEX S. PALMER & COMPANY

SITE DETAILS

Neal	205182
Principal-In-Charge	Project No.
Neal	As Noted
Project Director	Scale
Crittenden	07/23/07
Project Manager	Date
Crittenden	
Project Architect	
Crittenden	
Project Designer	
File Path	
File Plot Date	C8.0

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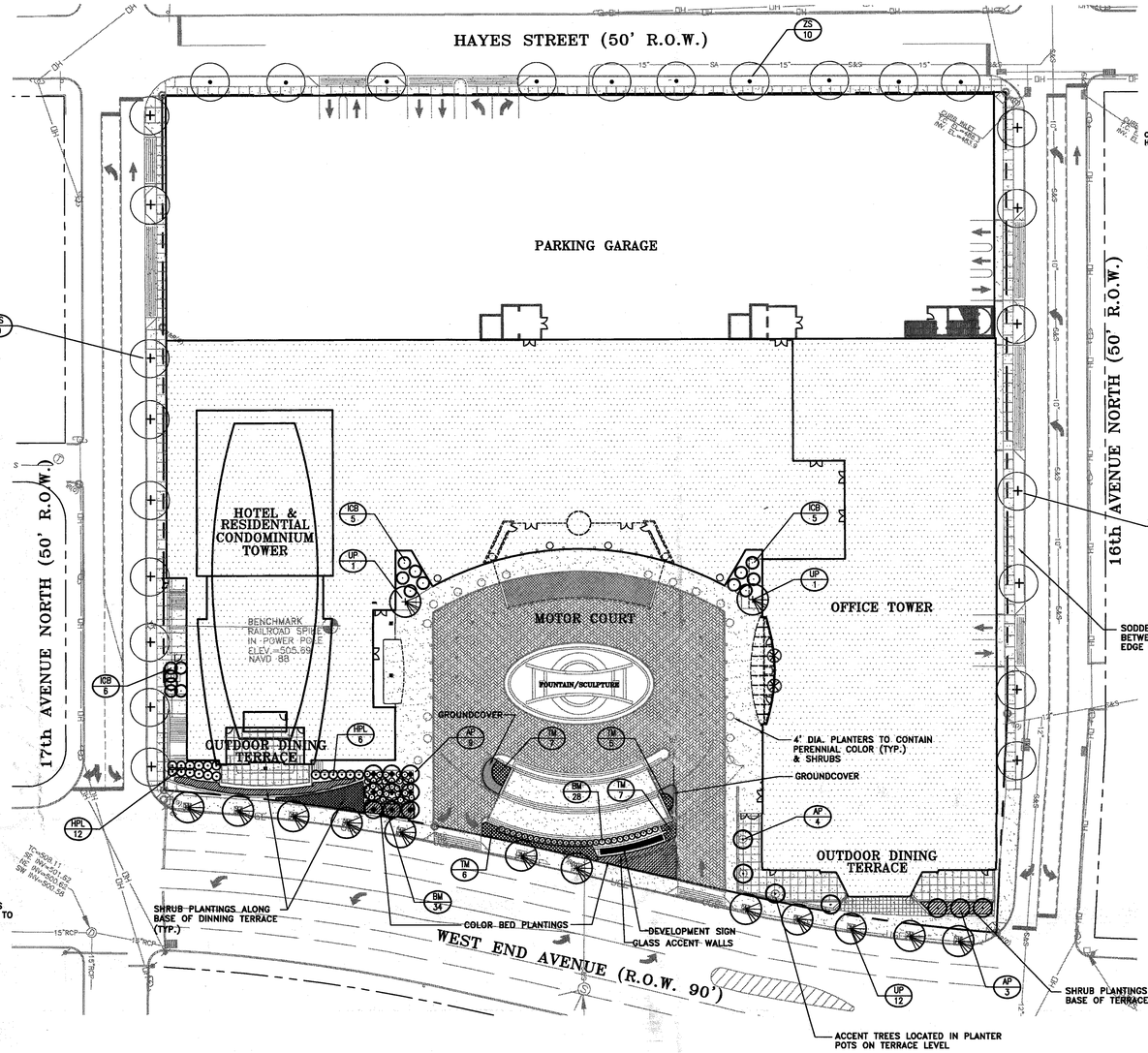
FINAL SP PLAN SUBMITTAL

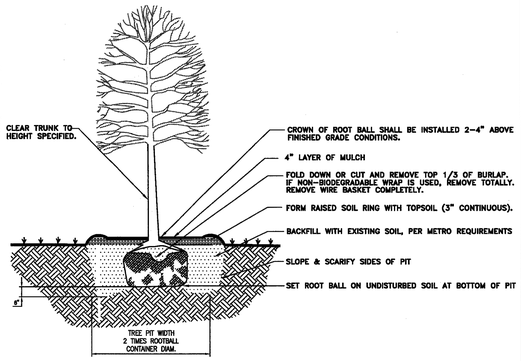
PLANTING NOTES:

1. BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY CHERRY LAND SURVEYING. LITTLEJOHN ENGINEERING ASSOCIATES AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
2. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONFIRM ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE.
3. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
5. ALL PLANTING BEDS TO RECEIVE PINE NEEDLE MULCH. MULCH TO BE INSTALLED TO 4" DEPTH UNLESS OTHERWISE INDICATED ON THE PLANTING DETAILS.
6. DIMENSIONS LISTED FOR HEIGHTS, SPREAD AND TRUNK SPECIFICATIONS ON THE PLANT MATERIAL SCHEDULE ARE GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT.
7. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IMMEDIATELY PRIOR TO PLACEMENT OF MULCH FOR WEED CONTROL.
8. ALL DISTURBED AREAS OF THE SITE ARE TO BE SEEDED OR SODDED IN ACCORDANCE WITH THE PLANT LIST & NOTES ON DRAWING.
9. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT OPEN OVERNIGHT.
10. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS, LICENSES, ETC. AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, CODES, RULES AND REGULATIONS DURING THE COURSE OF THE INSTALLATION OF THIS PROJECT.
11. ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK FOR SIZE AND QUALITY.
12. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
13. ALL PLANTS SHALL HAVE A WELL-FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
14. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY PERCENT (50%) OF THIS YEARS VERTICAL GROWTH (TOP CANDLE).
15. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO OPENING ANY PLANT PITS.
16. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER. THIS WATER SHOULD PERCOLATE OUT WITHIN A 24-HOUR PERIOD. THE OWNER OR LANDSCAPE ARCHITECT SHALL VERIFY ACCURACY AND EFFECT OF PERCOLATION TESTING. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING RELOCATED.
17. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR OTHER SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STEAM OF OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE OWNER'S REPRESENTATIVE IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS, OTHERWISE THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
18. NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED.
19. ALL BEDS ARE TO BE TILLED TO A DEPTH OF 8" WITH THE ADDITION OF: (1) 6 CU. FT. BALE OR SPHAGNUM PEAT MOSS PER 40 SQ. FT. OF BED AREA: (25#) 10-10-10 FERTILIZER PER 1000 SQ. FT. ALL AMENDMENTS ARE TO BE SPREAD AND FILLED INTO THE SOIL UNIFORMLY.

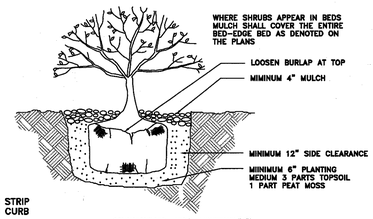
IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR TO PROVIDE A COMBINATION OF A DRIP IRRIGATION SYSTEM FOR TREES AND SHRUBS AND STANDARD ROTOR SYSTEM FOR LAWN AREAS ON A DESIGN/BUILD ARRANGEMENT FOR AREA NOTED ON THE PLAN. CONTRACTOR TO PREPARE DESIGN DRAWINGS IN ACCORDANCE WITH PERFORMANCE SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL AND SUBMIT SAME FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO CONFIRM ADEQUATE PRESSURE EXISTS TO OPERATE SYSTEM PRIOR TO INSTALLATION.
3. IRRIGATION SPRINKLER HEADS SHALL BE MANUFACTURED BY EITHER TORO OR RAINBIRD. IRRIGATION CONTROLLER SHALL BE RAINBIRD MODEL ESP-MC SERIES, 18 STATION FOR BUILDING GROUNDS.
4. MAIN LINE TO BE CLASS 200 PVC PIPE. LATERAL LINES TO BE CLASS 150 PVC.
5. IRRIGATION SYSTEM TO BE OPERATIONAL BEFORE PLANTING MATERIALS MAY BE INSTALLED IN PLANTING BEDS.
6. INSTALL SPRINKLER HEADS ACCORDING TO MANUFACTURERS SPECIFICATIONS. FLUSH ALL LINES BEFORE INSTALLING NOZZLES.
7. WIRE CONNECTIONS TO BE MADE BY USING RAINBIRD MODEL ST-103/PT-ST SNAP-TITE CONNECTIONS.
8. LEAVE 18 INCHES OF ADDITIONAL WIRE AT EACH VALVE LOCATION. ROLL WIRE INTO COIL AT EACH LOCATION.
9. ALL VALVES SHALL BE LOCATED IN AMATEX 10 INCH CIRCULAR VALVE BOXES WITH COVER, OR EQUAL.
10. IRRIGATION CONTRACTOR TO COORDINATE PLACEMENT OF REQUIRED SLEEVES WITH GENERAL CONTRACTOR PRIOR TO PAVING AND CONCRETE INSTALLATION BEING COMPLETED.





TREE PLANTING
NOT TO SCALE



SHRUB PLANTING
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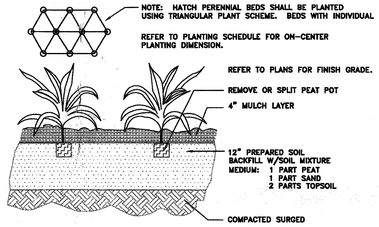

PERENNIAL PLANTING
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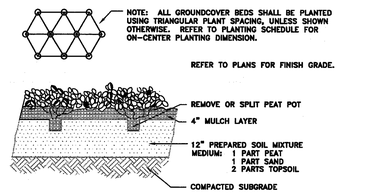

GROUNDCOVER PLANTING
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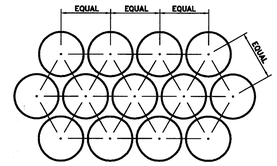
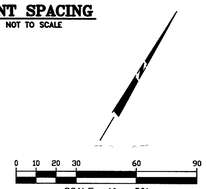


PLANT SPACING
NOT TO SCALE



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	ROOT	SIZE AT PLANTING	NOTES:
	CANOPY TREES					
AP	Acer palmatum	Green Japanese Maple	16	B&B	2" cal.; 7-8' ht.	Specimen trees;Well branched
UP	Ulmus parvifolia 'Athena Classic'	Athena Classic Elm	12	B&B	4" cal.; 14-16' ht.	Well branched; limb up 5.5' ht.
ZS	Zelkova serrata 'Village Green'	Village Green Zelkova	26	B&B	4" cal.; 14-16' ht.	Well branched; limb up 5.5' ht.
	SHRUBS					
ICB	Ilex cornuta 'Burfordii'	Burford Holly (tree form)	16	#50 cont.	7-8' ht.	Limb up 2.5' ht.; specimen form
BM	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	61	#7 cont.	27-30" sp.	Clip into hedge
HPL	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	18	#7 cont.	42" ht.	densely branched
TM	Taxus cuspidata 'Emerald Spreader'	Emerald Spreader Jap. Yew	13	#7 cont.	30-36" sp.	dense and full

NOTE:
ALL SHEET TREE PLANTINGS TO RECEIVE IRRIGATION ALONG WITH FULL COVERAGE OF THE MOTOR COURT AREA.

SITE LANDSCAPE DATA

PROJECT SITE ACREAGE: 3.88± ACRES (168,815 S.F.)
ZONE: SP
MAP 92-12, PARCELS 457,458,459,460,461,462,447,450,451,452 & 455

IMPERVIOUS AREA ALLOWED: 0.10
IMPERVIOUS AREA PROVIDED: 0.98

TREE DENSITY CALCULATION

PROJECT SITE ACREAGE: 3.93 Ac.
BUILDING ACREAGE: 3.14
ADJUSTED ACREAGE: 0.79 Ac.
(MULTIPLIER= 14 UNITS PER ACRE)
TREE DENSITY UNITS REQUIRED 0.79: 11.0

PROPOSED TREE PLANTING: 38-3" CALIPER TREES @ 0.6 UNITS/TREE = 22.8
TOTAL TREE UNITS PROVIDED = 22.8

FOR TREE PROTECTION NOTES AND LANDSCAPE DETAILS REFER TO SHEET L2.0

NOTE:
ALL PLANT STOCK MATERIAL SHALL COMPLY WITH THE CURRENT VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004).
LATEST VERSION CAN BE OBTAINED ON-LINE AT www.anla.org

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The Construction Documents have not been completed. These design development documents indicate the general scope of the project. Pricing of the Work and shall include all items necessary for the proper execution and completion of the project, whether indicated on these documents or not. All components of the project shall comply with requirements of national, state, and local codes.

No.	Drawing Issue Description	Date
	EARLY RELEASE PACKAGE	7/23/07
	PERMIT PACKAGE	1/25/07
	DESIGN DEVELOPMENT PACKAGE	6/19/06

DESIGN DEVELOPMENT PACKAGE 03/14/05

WEST END SUMMIT HOTEL AND RESIDENCES

Nashville, Tennessee

ALEX S. PALMER & COMPANY

JEFFREY D. HENKE — REGISTERED — TENNESSEE LANDSCAPE ARCHITECT — 1107

SITE LANDSCAPE

Neal	205182
Principal-in-Charge	Project No.
Neal	As Noted
Project Director	Scale
Crittenden	07/23/07
Project Manager	Date
Crittenden	L1.0
Project Architect	
Crittenden	
Project Designer	
File Path	
File Plot Date	

FINAL SP PLAN SUBMITTAL

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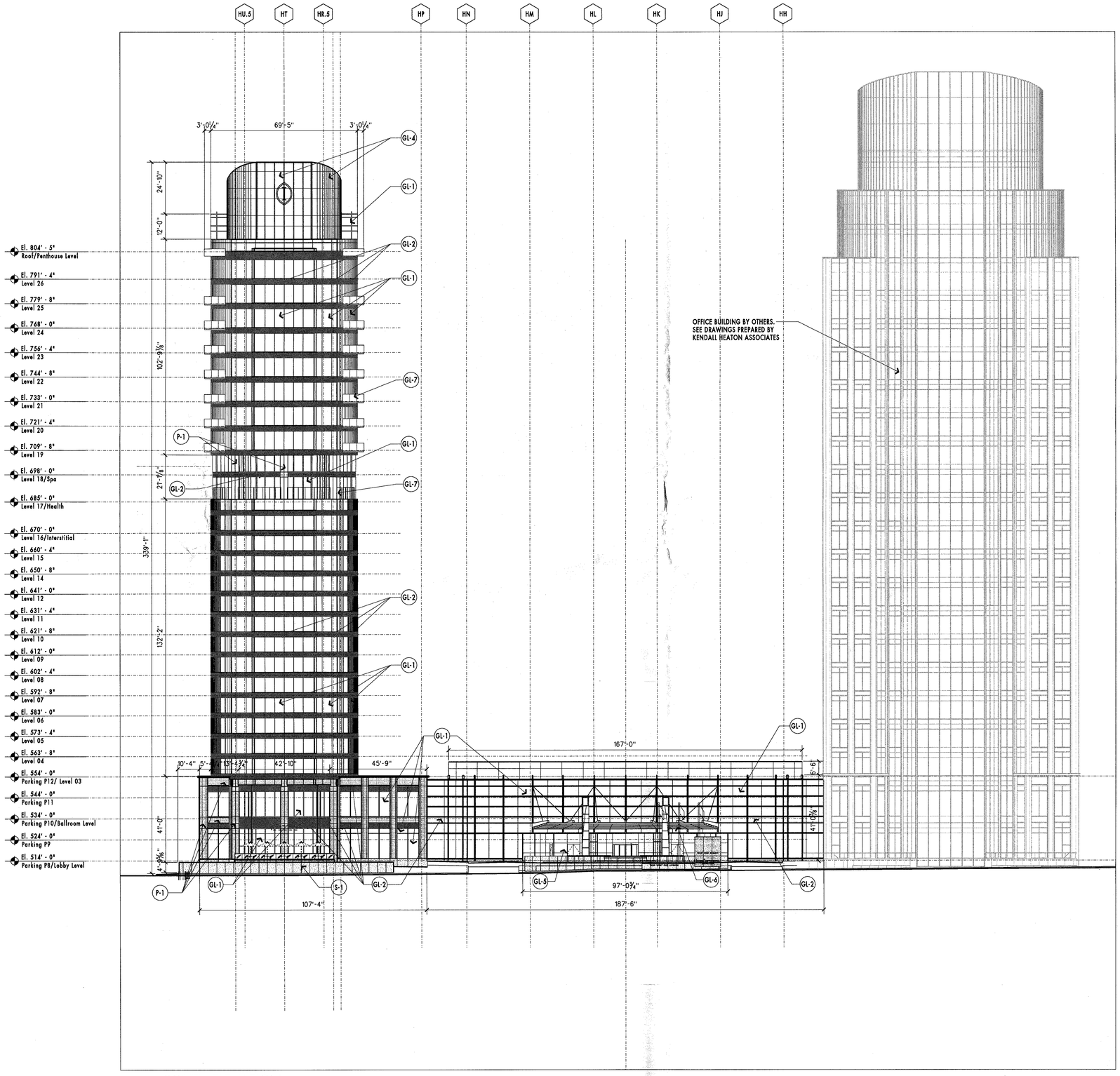

1 / A4.1 SOUTH ELEVATION

SCALE: 1"=20'-0" REF FILE

EXTERIOR MATERIALS LEGEND

GLAZING

GL-1 VISION GLASS:
1" INSULATING UNIT W/ 1/4"CLEAR FLOAT GLASS OUTER LITE (HEAT STRENGTHENED) WITH VIRACON VREI-46 LOW E ON NO.2 SURFACE, 1/2" AIR SPACE, AND 1/4" HEAT STRENGTHENED INNER LITE. MILL FINISH SPACER BAR AND BLACK SILICONE. TEMPERED WHERE REQUIRED.

GL-2 SPANDREL GLASS:
1" INSULATING UNIT W/ 1/4"CLEAR FLOAT GLASS OUTER LITE (HEAT STRENGTHENED) WITH VIRACON VREI-46 LOW E ON NO.2 SURFACE, 1/2" AIR SPACE, AND 1/4" HEAT STRENGTHENED INNER LITE WITH CUSTOM COLOR CERAMIC FRIT TO MATCH ARCHITECT'S SAMPLE (V9481F--MED GRAY) ON THE NO. 4 SURFACE. MILL FINISH SPACER BAR AND BLACK SILICONE. TEMPERED WHERE REQUIRED.

GL-3 SPANDREL GLASS:
1/4" CLEAR GLASS W/ CUSTOM COLOR FLOOD COAT ON #2 SURFACE. TEMPERED WHERE REQUIRED.

GL-4 SPANDREL GLASS:
1" INSULATING UNIT W/ 1/4"CLEAR FLOAT GLASS OUTER LITE (HEAT STRENGTHENED) WITH VIRACON VREI-46 LOW E ON NO.2 SURFACE, 1/2" AIR SPACE, SILK SCREEN PATTERN DETERMINEDBY ARCHITECT (#3058) V1086LF (8% WHITE SANDBLAST FINISH) ON NO. 3 SURFACE WITH CLEAR 1/4" HEAT STRENGTHENED INNER LITE. MILL FINISH SPACER BAR AND BLACK SILICONE. TEMPERED WHERE REQUIRED.

GL-5 LOBBY VISION GLASS:
3/4" CLEAR MONOLITHIC GLASS. TEMPERED WHERE REQUIRED.

GL-6 ENTRY CANOPY GLASS:
11/16" CLEAR LAMINATED GLASS W/ MANUFACTURER'S STANDARD CERAMIC FRIT PATTEN.

GL-7 BALCONY RAILING GLASS:
3/4" CLEAR LAMINATED SAFETY GLASS.

PAINT FINISH

P-1 EXTERIOR ALUMINUM:
2 COAT FLUORPOLYMER, CLASSIC II "BRIGHT SILVER" #399X440 FINISH IN CUSTOM COLOR TO MATCH ARCHITECT'S SAMPLE.

P-2 INTERIOR ALUMINUM:
2 COAT FLUORPOLYMER, CLASSIC II "BRIGHT SILVER" #399X440 FINISH IN CUSTOM COLOR TO MATCH ARCHITECT'S SAMPLE.

STAINLESS STEEL

SS-1 NO. 4 BRUSHED STAINLESS STEEL CLAD STOREFRONT ENTRY DOORS AND REVOLVING DOORS. INCLUDE HEAVY

SS-2 ALUMINUM WINDOW MULLION SYSTEM W/ NO. 4 BRUSHED STAINLESS STEEL CLADDING. MATCH PROFILES SHOWN

STONE

ST-1 EXTERIOR WALL STONE:
JET MIST GRANITE WITH CUSTOM COLOR SEALANT. 1 1/4" NOMINAL THICKNESS. COLOR AND FINISH TO MATCH ARCHITECT'S SAMPLE.

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CHARLES ROBERT NEAL REGISTERED ARCHITECT No. 103188 STATE OF TENNESSEE

No.	Drawing Issue Description	Date
	SP PLAN RE-SUBMITTAL	9/7/07

WEST END SUMMIT INTERCONTINENTAL HOTEL AND RESIDENCES

Nashville, Tennessee

ALEX S. PALMER & COMPANY

SOUTH ELEVATION

NEAL Principal-in-Charge	205182 Project No.
CRITTENDEN Project Manager	00/00/00 Date
CHAPMAN Project Architect	
WESTERMANN Interiors	A4.1 Drawing No.

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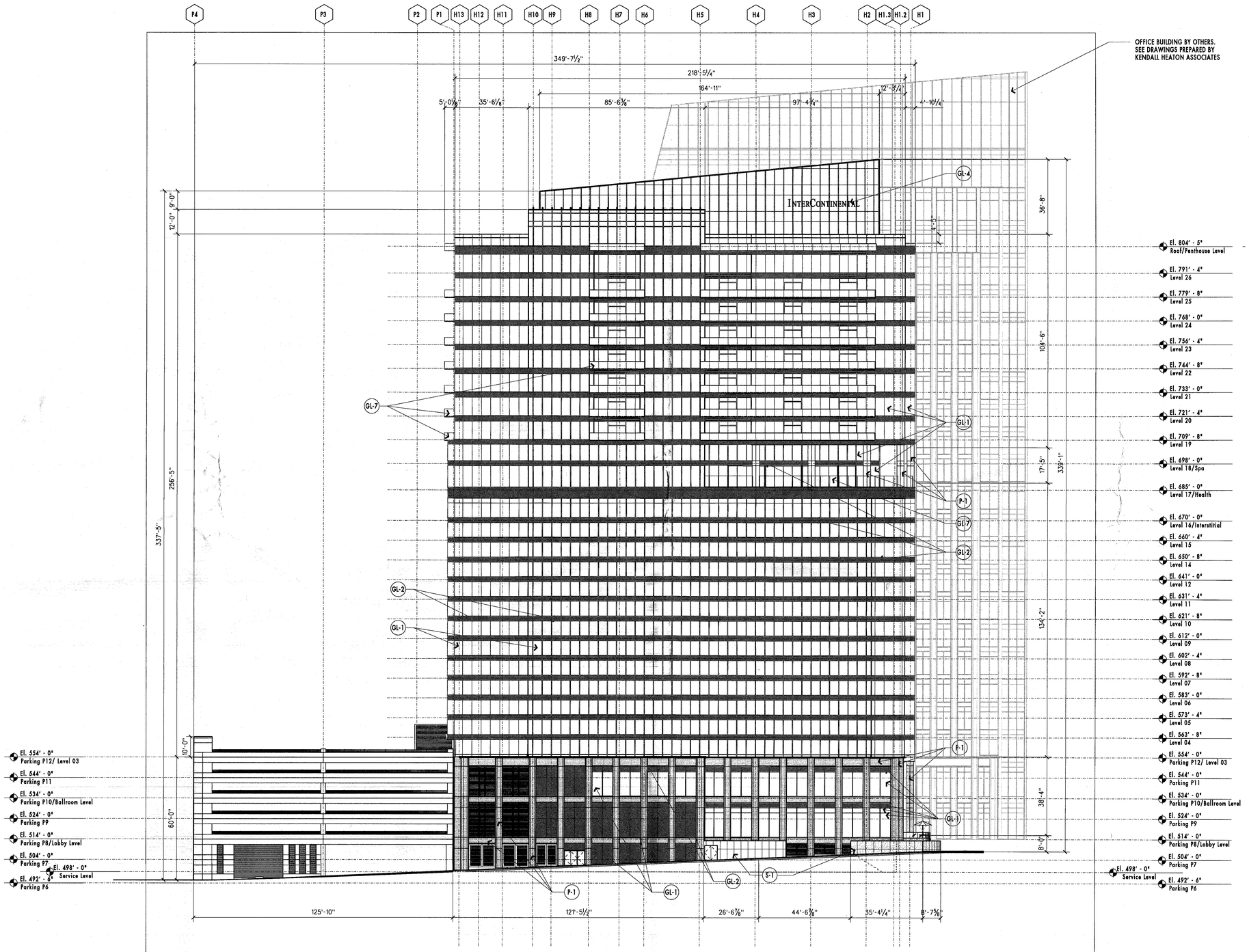
PLOT DATE: 9/7/2007 \\192.168.252.184\proj\user2005\205182\d.7 drawings\a04-01.shl



1 / A4.2 WEST ELEVATION

SCALE: 1"=20'-0" REF FILE

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Nashville, Tennessee

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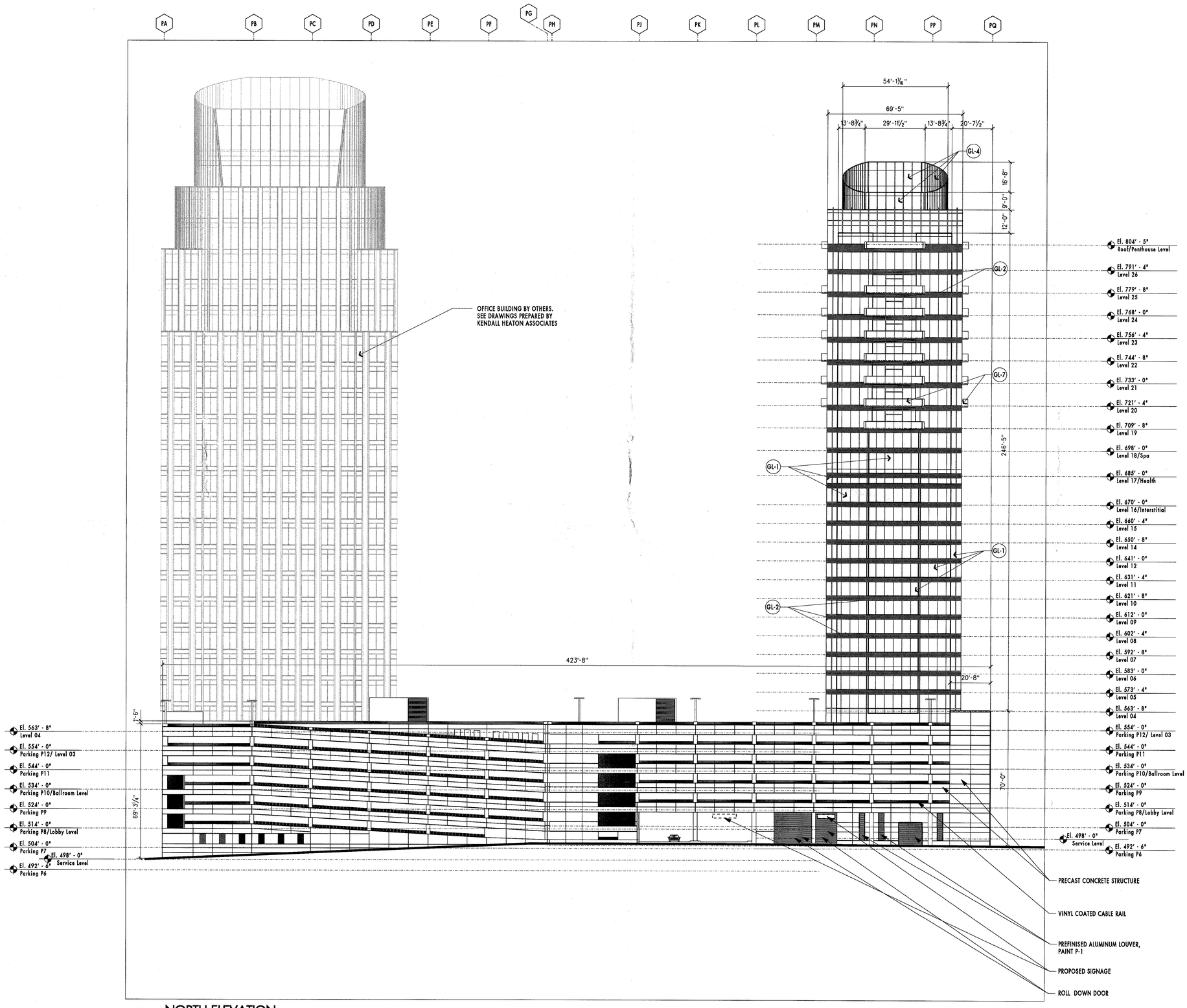
WEST ELEVATION

NEAL Principal-in-Charge	205182 Project No.
CRITTENDEN Project Manager	00/00/00 Date
CHAPMAN Project Architect	
WESTERMANN Interiors	A4.2 Drawing No.



1 A4.3 NORTH ELEVATION

SCALE: 1"=20'-0" REF FILE

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Nashville, Tennessee

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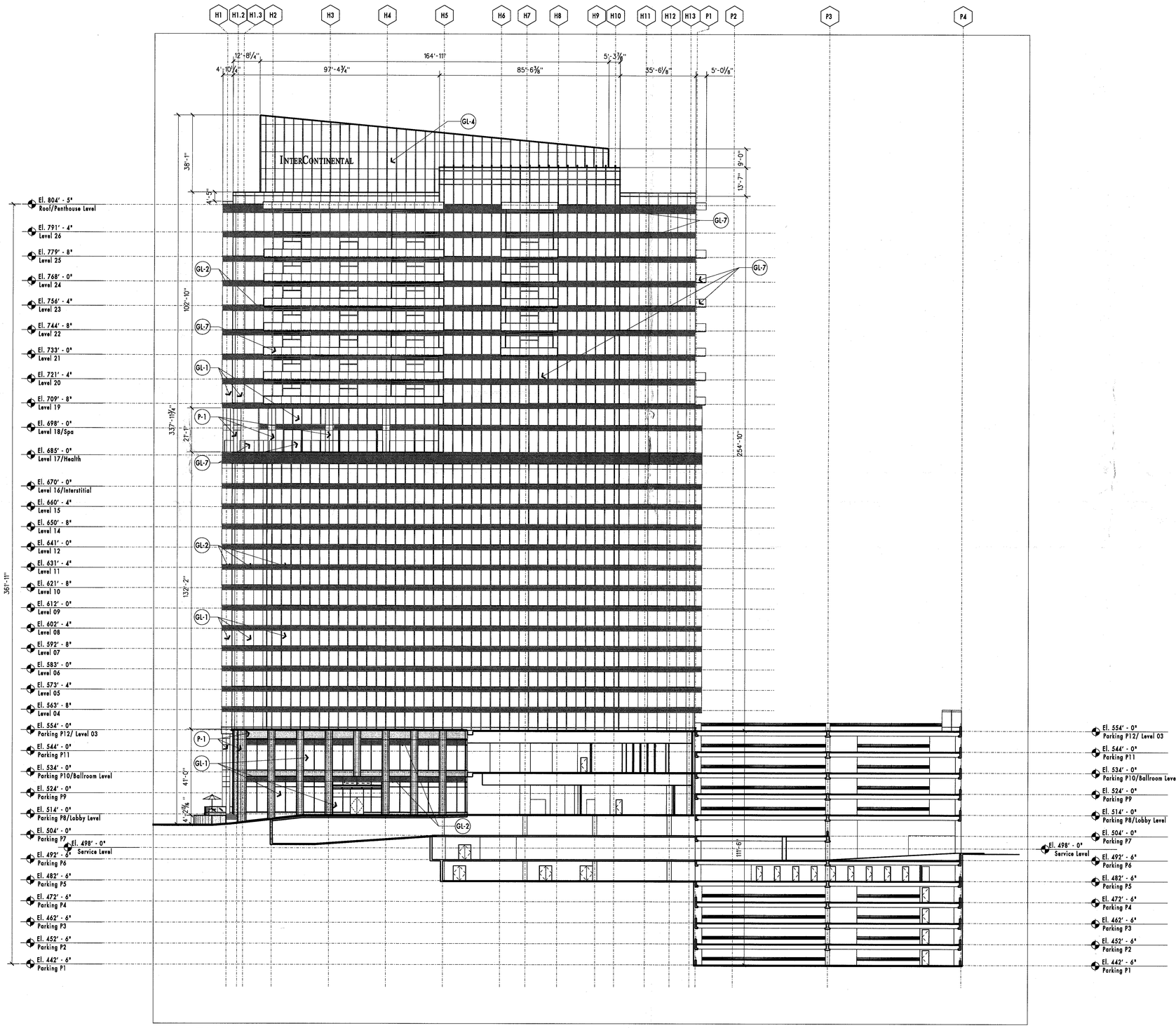
NORTH ELEVATION

NEAL	205182
Principal-in-Charge	Project No.
CRITTENDEN	00/00/00
Project Manager	Date
CHAPMAN	
Project Architect	
WESTERMANN	A4.3
Interiors	Drawing No.



1 / A4.4 EAST ELEVATION

SCALE: 1"=20'-0" REF FILE

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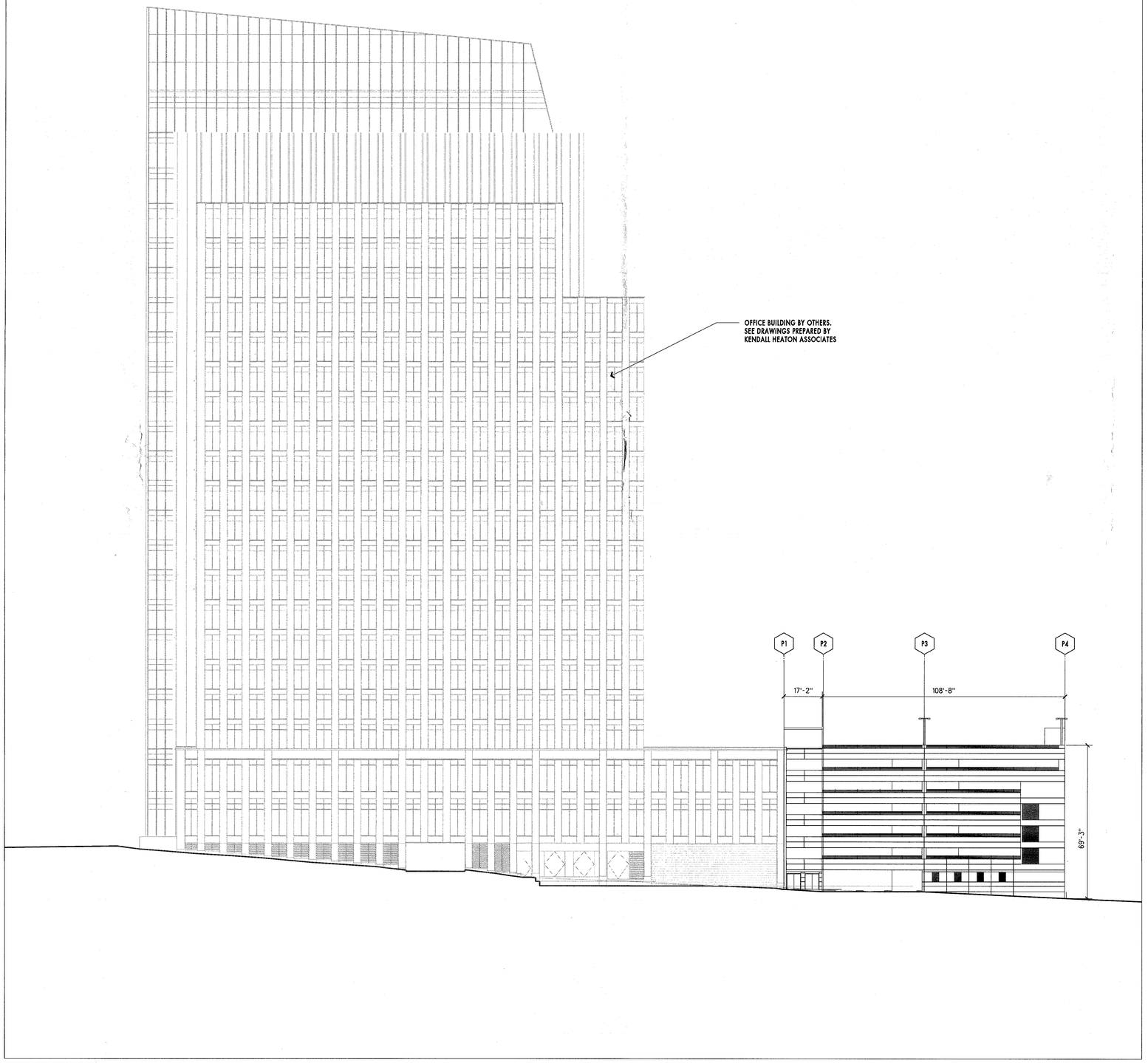
EAST ELEVATION

NEAL	205182
Principal-in-Charge	Project No.
CRITTENDEN	00/00/00
Project Manager	Date
CHAPMAN	
Project Architect	
WESTERMANN	
Interiors	
	A4.4
	Drawing No.



1 A4.4a **EAST ELEVATION**
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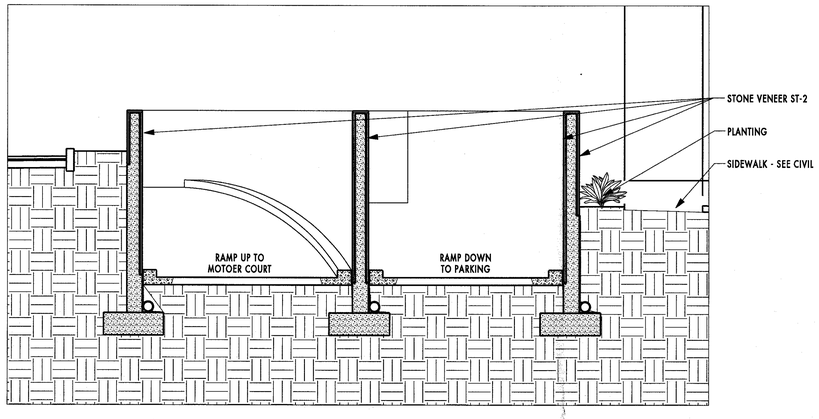
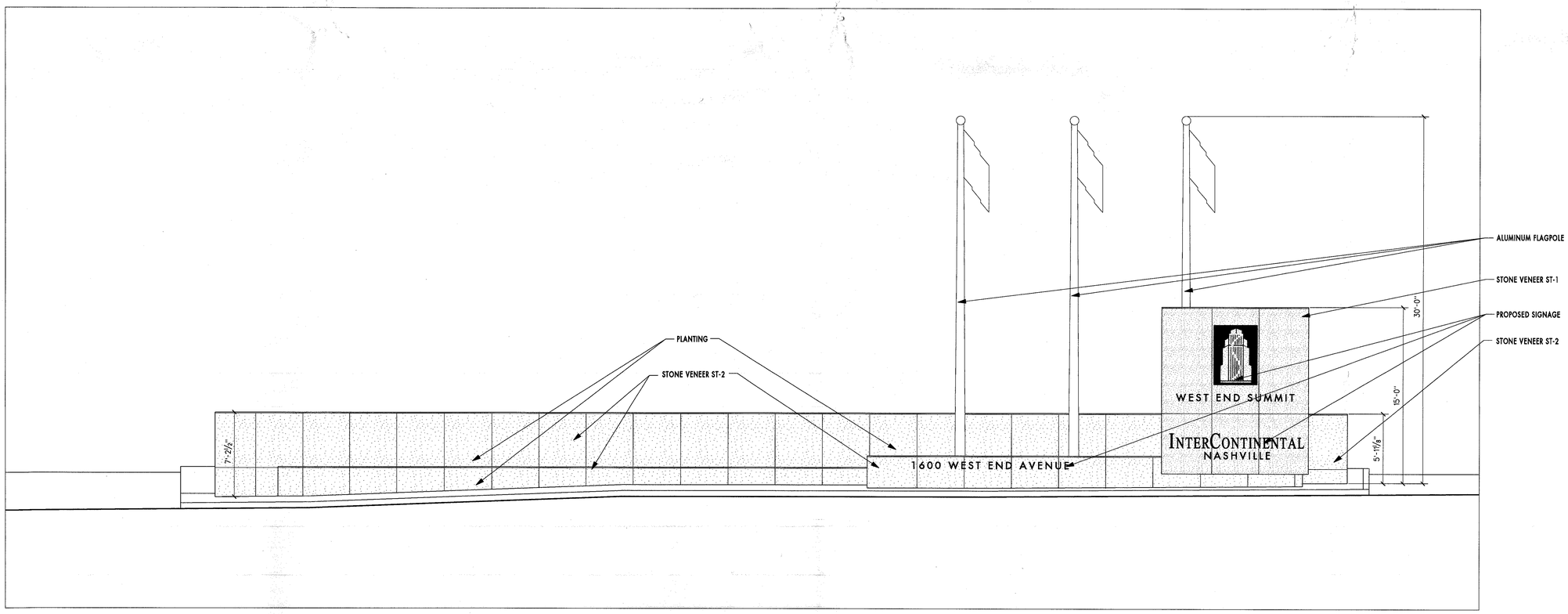
EAST ELEVATION

NEAL Principal-in-Charge	205182 Project No.
CRITTENDEN Project Manager	00/00/00 Date
CHAPMAN Project Architect	
WESTERMANN Interiors	A4.4A Drawing No.



2 / A4.50 SECTION - PARKING RAMPS

SCALE: 1/4" = 1'



1 / A4.50 ELEVATION - ENTRY WALL AND SIGNAGE

SCALE: 1/4" = 1'

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No.	Drawing Issue Description	Date
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WEST END SUMMIT INTERCONTINENTAL HOTEL AND RESIDENCES

Nashville, Tennessee

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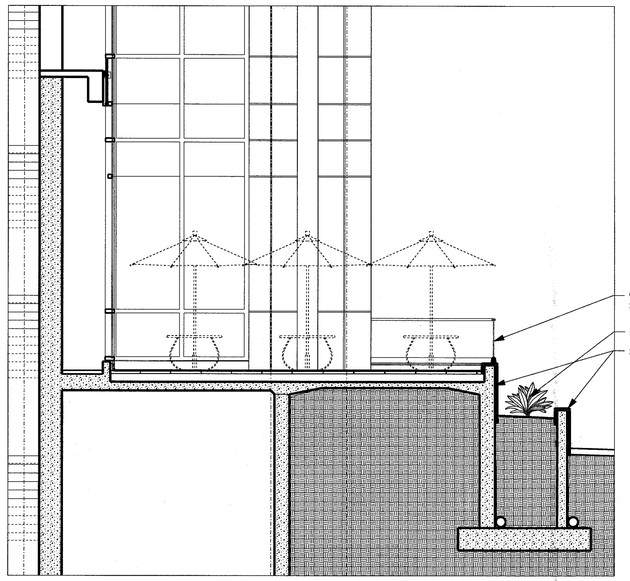
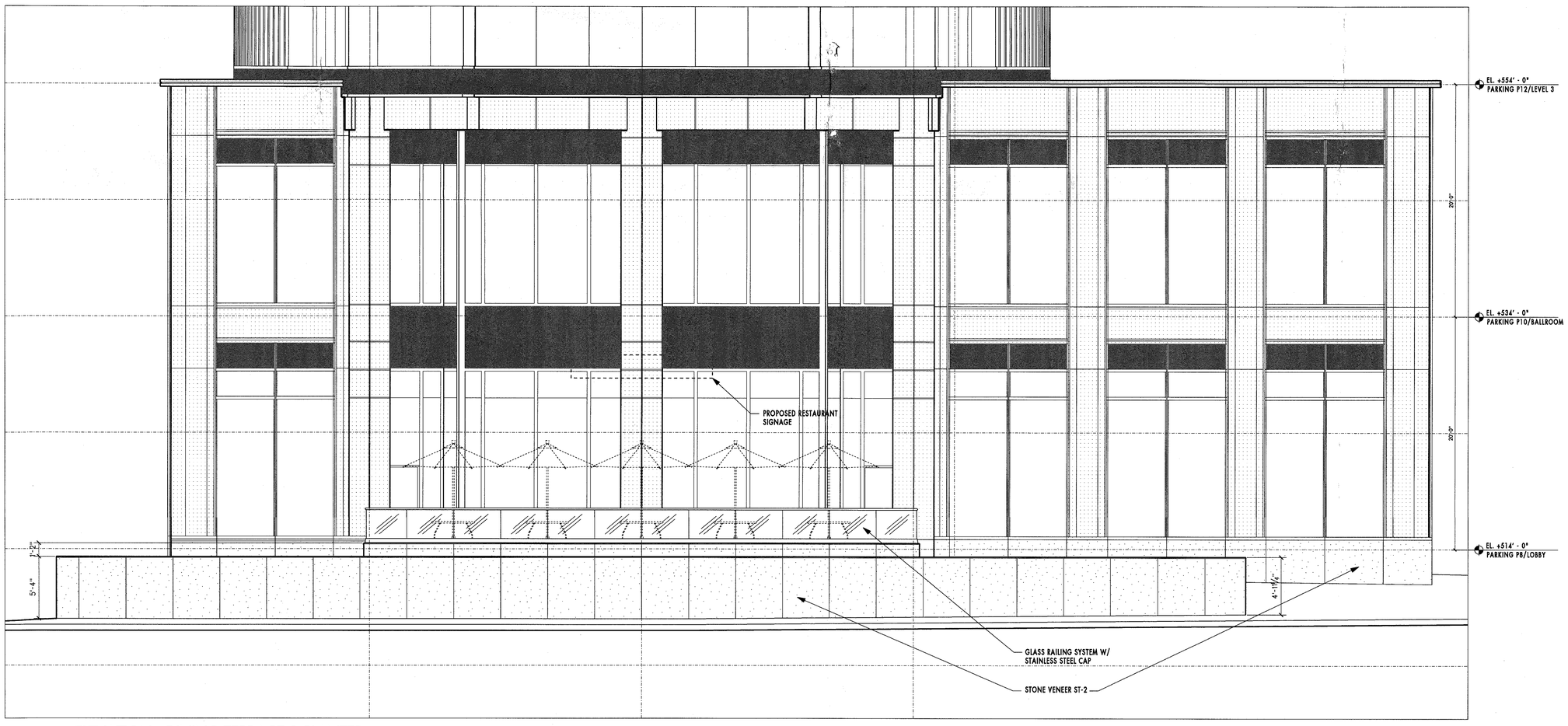
ALEX S. PALMER & COMPANY

ENLARGED ENTRY WALL ELEVATION & SECTION

NEAL Principal-in-Charge	205182 Project No.
CRITTENDEN Project Manager	00/00/00 Date
CHAPMAN Project Architect	
WESTERMANN Interiors	A4.50 Drawing No.



2 A4.51 **SECTION - DINING TERRACE & PLANTER**
SCALE: 1/4" = 1'



1 A4.51 **ELEVATION - DINING TERRACE & PLANTER**
SCALE: 1/4" = 1'

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CHARLES ROBERT NEAL
REGISTERED ARCHITECT
STATE OF TENNESSEE

No.	Drawing Issue Description	Date
	SP PLAN RE-SUBMITTAL	9/7/07

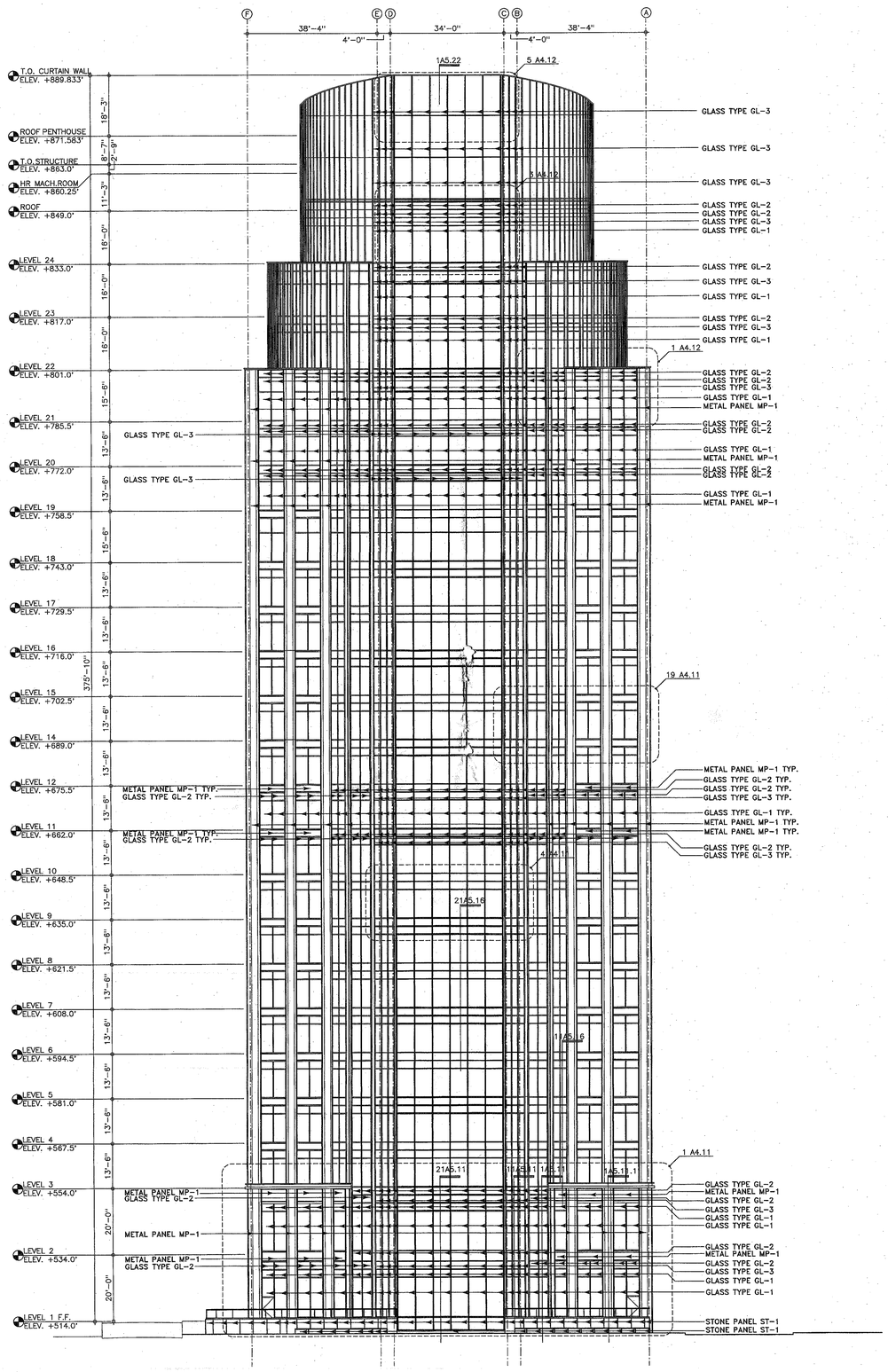
WEST END SUMMIT INTERCONTINENTAL HOTEL AND RESIDENCES

Nashville, Tennessee

ALEX S. PALMER & COMPANY

ENLARGED DINING TERRACE ELEVATION & SECTION

NEAL Principal-in-Charge	205182 Project No.
CRITTENDEN Project Manager	00/00/00 Date
CHAPMAN Project Architect	
WESTERMANN Interiors	A4.51 Drawing No.



ELEVATION SOUTH

1/16"=1'-0" | 1

West End Summit

Nashville, Tennessee

Owner
ALEX S. PALMER & COMPANY
Palmer Plaza, 16th Floor
1801 West End Avenue
Nashville, TN 37203

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Norcross, GA 30092

Civil Engineer
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Nashville, TN 37212

REVISIONS

NO.	ISSUE	DATE
	FINAL SP SUBMITTAL	15 AUG 07

WILLIAM D. KENDALL REGISTERED ARCHITECT AGRICULTURE COMMERCE No. 101560 STATE OF TENNESSEE

8-15-07

FILE NAME
A401-WES.VWF

Drawing Title
ELEVATION SOUTH

Project Number
KHA 05060

Drawing No.
A4.01

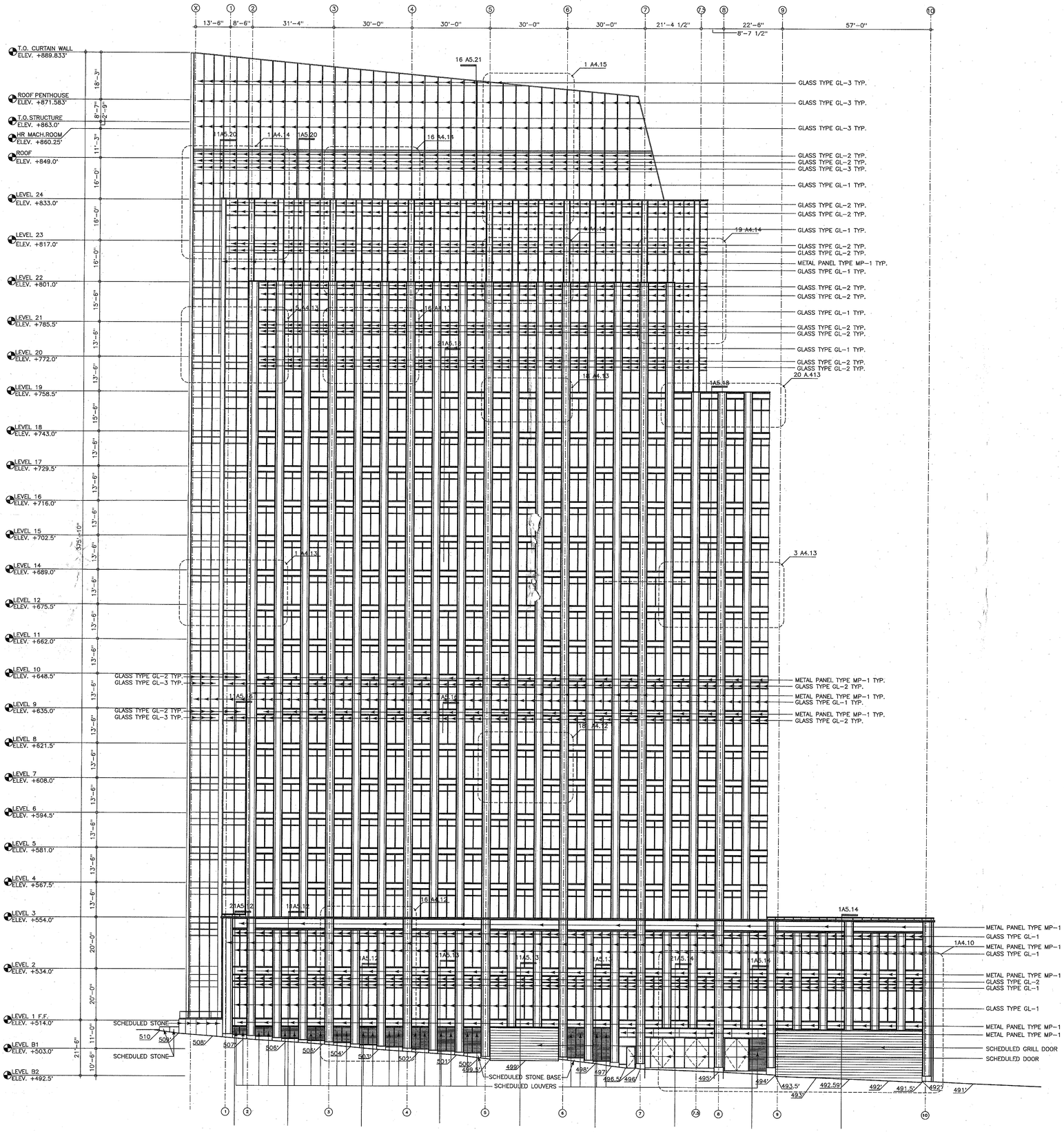
FILE NAME:XXXX
LAYER FILE:XXXX
A401-SP SBM 08-15-07 11:42

UNIT SIZE:XXXX
PLOT RATIO:XXXX

CONFIG. FILE:XXXX
PLOT DATE:XXXX

DISK XXXX

DETAIL



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REVISIONS

NO.	ISSUE	DATE
	FINAL SP SUBMITTAL	15 AUG 07

WILLIAM D. KENDALL
REGISTERED ARCHITECT
AGRICULTURE
STATE OF TENNESSEE
8-15-07

FILE NAME
A402-WES.VWF

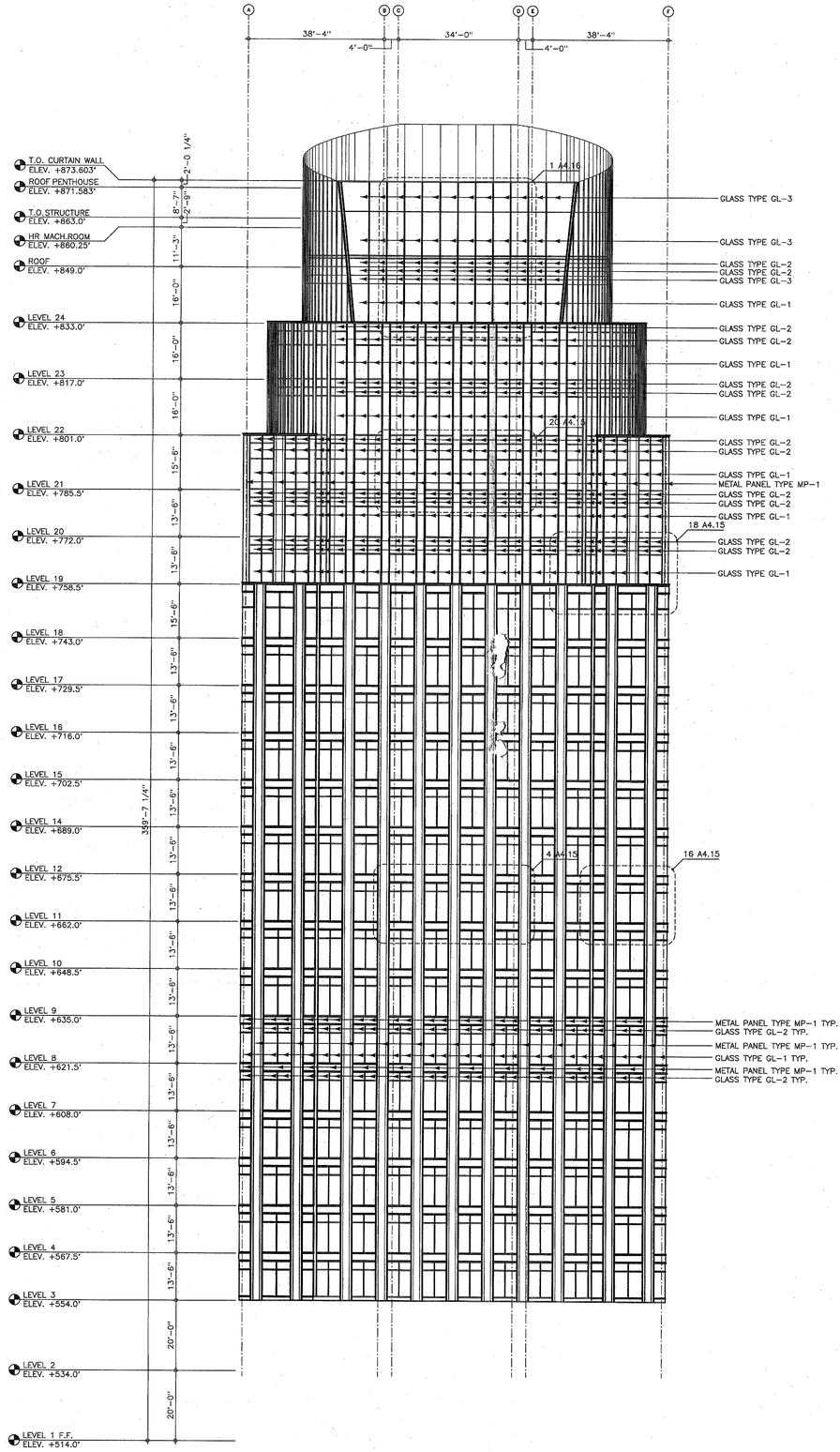
Drawing Title
ELEVATION
EAST

Project Number
KHA 05060

Drawing No.
A4.02

1/16"=1'-0" | 1

FILE NAME:XXX
LAYER FILE:XXX
A402-WES SBM 08-14-07 13:47
UNIT SIZE: XXX
PLOT RATIO: XXX
CONFIG. FILE:XXX
PLOT DATE:XXX
DISK #XXX



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REVISIONS

NO.	ISSUE	DATE
	FINAL SP SUBMITTAL	15 AUG 07

WILLIAM D. KENDALL — REGISTERED ARCHITECT — STATE OF TENNESSEE — NUMBER 10139
8-15-07

FILE NAME
A403-WES.VWF

Drawing Title
ELEVATION
NORTH

Project Number
KHA 05060

Drawing No.
A4.03

FILE NAME: XXX
LAYER FILE: XXX
A403-WES SBM 08-15-07 08:18
UNIT SIZE: XXX
PLOT RATIO: XXX
CONFIG. FILE: XXX
PLOT DATE: XXX
DISK #XXX

XXX
ELEVATION NORTH
1/16"=1'-0"
1

EAST ELEVATION

1/16"=1'-0" | 1

FILE NAME: XXX
LAYER FILE: XXX
A404-WES SBM 08-14-07 14:28
UNIT SIZE: XXX
PLOT RATIO: XXX
CONFIG. FILE: XXX
PLOT DATE: XXX
DISK #XXX

DETAIL

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REVISIONS

NO.	ISSUE	DATE
	FINAL SP SUBMITTAL	15 AUG 07

WILLIAM D. KENDALL REGISTERED ARCHITECT No. 101369 STATE OF TENNESSEE
8-15-07

FILE NAME
A404-WES.VWF

Drawing Title
ELEVATION
WEST

Project Number
KHA 05060

Drawing No.
A4.04