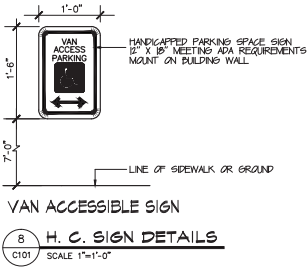


GENERAL PROJECT NOTES

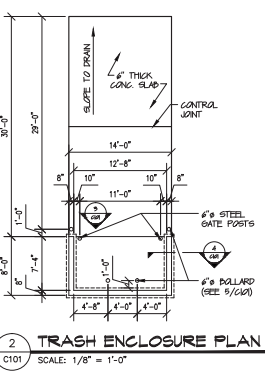
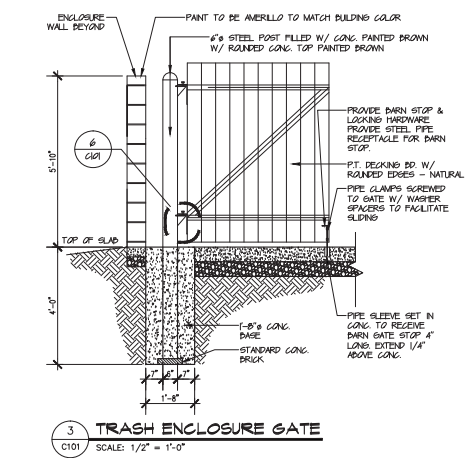
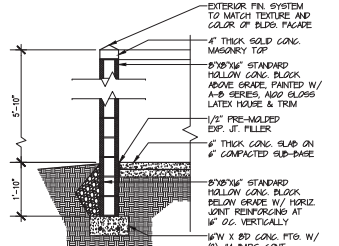
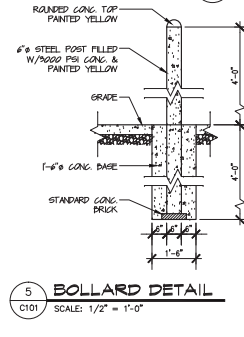
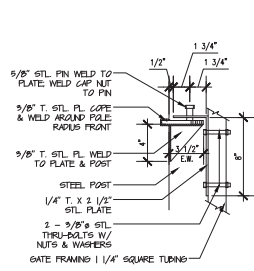
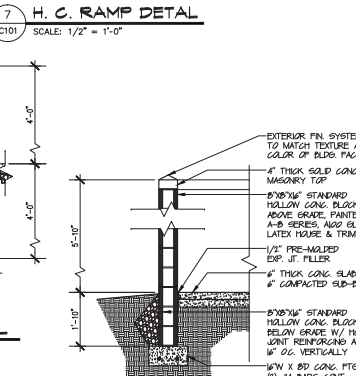
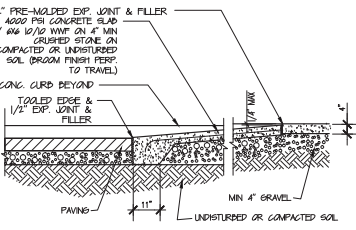
1. THE CONTRACTOR IS REQUIRED TO PLACE A TENNESSEE-ONE-CALL PRIOR TO BEGINNING CONSTRUCTION. TN-1-CALL TICKET NUMBER MUST BE KEPT KNOWN BY ALL EXCAVATION OPERATORS.
 2. STAKE OUT ROAD, BUILDING, AND PARKING AREAS PRIOR TO GRADING.
 3. CONTRACTOR TO REVIEW SITE AND BECOME FAMILIAR WITH DETAILS PRIOR TO CONSTRUCTION.
 4. DIMENSIONS SHOWN ARE TO FACES OF CURBS, FACES OF BUILDINGS, FACES OF WALLS, AND BACK OF SIDEWALKS TYPICAL UNLESS OTHERWISE NOTED.
 5. ALL CURB RADI 5'-0" UNLESS OTHERWISE NOTED.
 6. ALL CURB IRONS MUST READ TRUMP NO WASTE, DRAINS TO STREAM.
 7. ALL NON PAVED AREAS WILL BE EITHER GRASSED, MULCHED OR OTHERWISE STABILIZED TO PREVENT EROSION.
 8. THE SITE CONTAINS 3 BUILDINGS: A 1 STORY OFFICE BUILDING, 1 2 STORY HOTEL/APARTMENT BUILDINGS (NOT OCCUPIED), BUILDINGS ARE RESIDENTIAL OCCUPANCY.
 9. THE PROPERTY IS CURRENTLY ZONED "O-1".
 10. GARBAGE WILL BE HANDLED WITH A PUMPFISTER (SEE PLAN & DETAIL).
- II. LANDSCAPING WILL COMPLY WITH ALL ASPECTS OF THE CITY/COUNTY REQUIREMENTS.



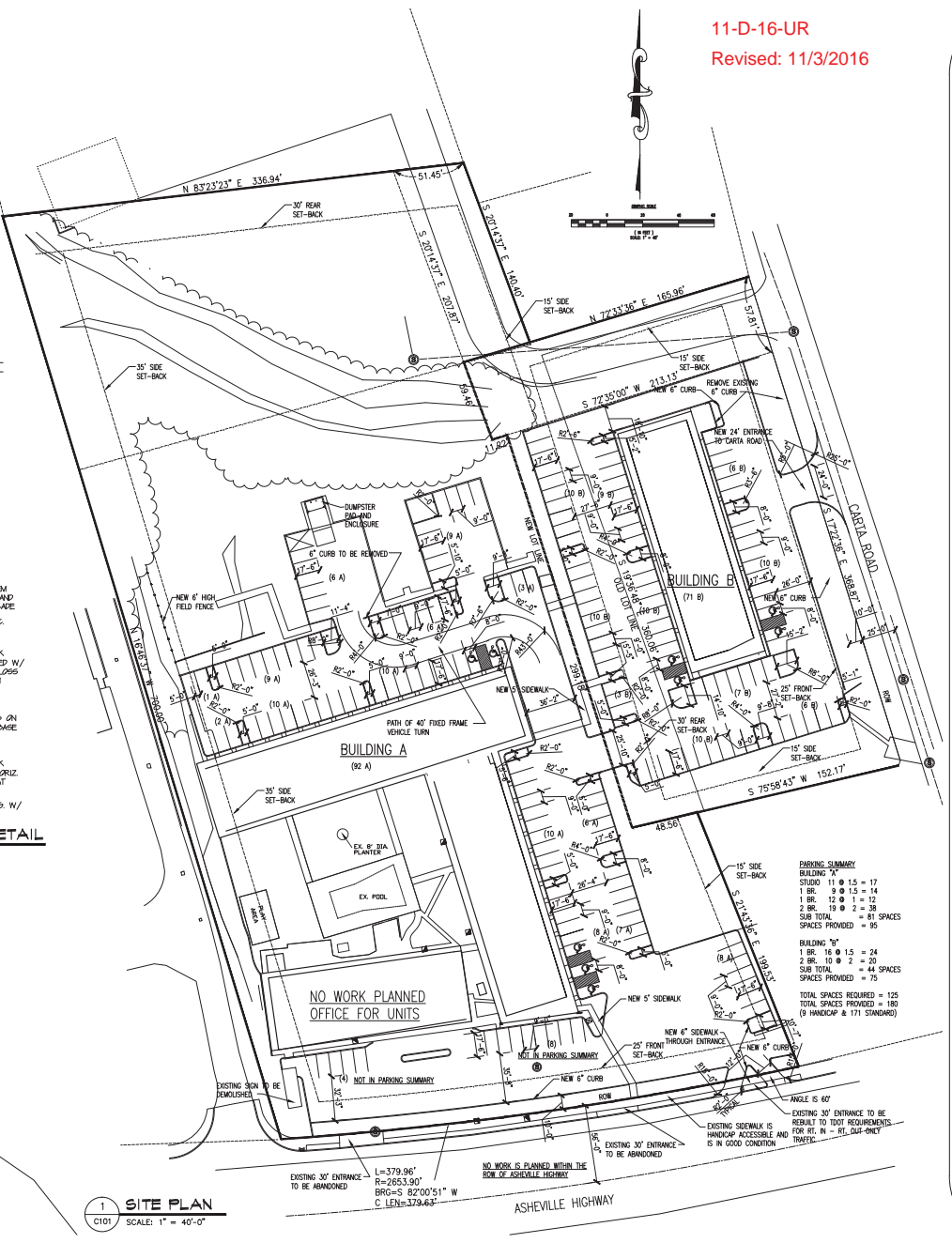
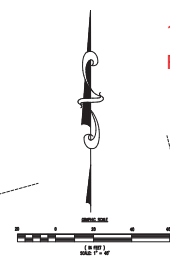
SITE INFORMATION

PROPOSED DEVELOPMENT: PHASE-I A 59 UNIT (II STUDIO, 21 1-BR, 27 2-BR) 2 STORY APARTMENT BUILDING WITH EXISTING PARKING
PHASE-II A 26 UNIT (20 1-BR, 6 2-BR) 2 STORY APARTMENT BUILDING WITH EXISTING PARKING

OWNER: MR. KISHOR TAYLOR
ADDRESS: 3207 E. MAGNOLIA AVE. KNOXVILLE, TN 37914
PHONE: 865-684-5101
SITE: 4625 ASHEVILLE HIGHWAY, KNOXVILLE, TN, EAST OF CHILHOWEE HILLS CHURCH, CONTAINING TRACT-1 5.91 ACRES & TRACT-2 1329 ACRES



11-D-16-UR
Revised: 11/3/2016



PARKING SUMMARY

BUILDING "A"	STUDIO 11 @ 1.5 = 17
	1 BR. 9 @ 1.5 = 14
	1 BR. 12 @ 1 = 12
	2 BR. 19 @ 2 = 38
	SUB TOTAL = 81 SPACES
	SPACES PROVIDED = 95
BUILDING "B"	1 BR. 16 @ 1.5 = 24
	2 BR. 10 @ 2 = 20
	SUB TOTAL = 44 SPACES
	SPACES PROVIDED = 75
	TOTAL SPACES REQUIRED = 125
	TOTAL SPACES PROVIDED = 180
	(9 HANDICAP & 171 STANDING)

WILLIAM H. BEAL & ASSOCIATES ARCHITECTS
REGISTERED PROFESSIONAL ARCHITECTS
STATE OF TENNESSEE

Beal & Associates Architects

Holston Pointe Apartments
Knoxville, TN

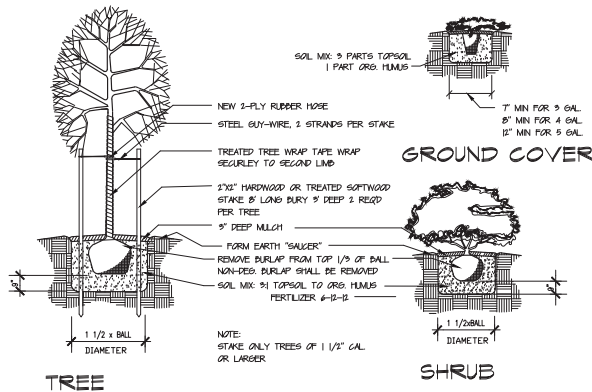
1705 W LAMAR ALEX PKY, KNOXVILLE, TN 37901
PHONE: 865-977-5500 FAX: 865-966-9788

REVISIONS:

1	11/3/2016
2	11/3/2016
3	11/3/2016

DRAWN BY: PN
CHECKED BY: EP
DATE: 9-26-2016
SCALE: 1" = 40'-0"
DESCRIPTION: SITE PLAN

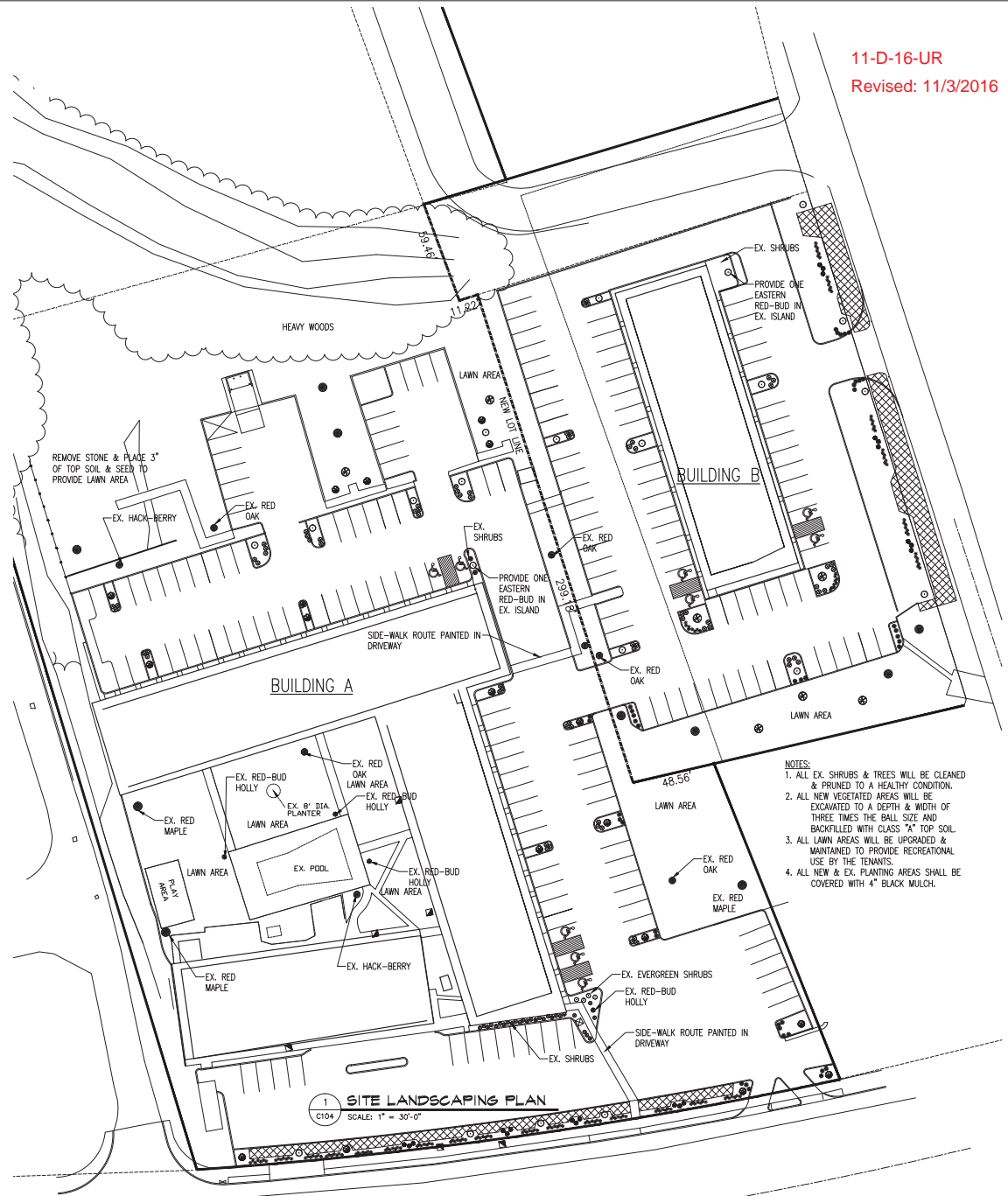
SHEET
C101
OF



2 LANDSCAPING DETAILS
C104 SCALE 1/2"=1'-0"

LANDSCAPE SCHEDULE				
SYMBOL	PLANT	PLANTING SIZE	SIZE AT MATURITY	# REQUIRED
MAJOR TREES				
	RIVER BIRCH (BETULA NIGRA)	8' X 1 1/2" CAL. MULTI-STEM	40'	5
	RED OAK (QUERCUS SERRATA)	8' X 1 1/2" CAL.	30-50'	7
DECORATIVE TREES				
	EASTERN REDBUD (CERIS CANADENSIS)	5' X 1" CAL.	15-25'	20
	FLOWERING DOGWOOD (CORNUS FLORIDA)	8' X 1" CAL.	15-20'	17
SHRUBS				
	ENGLISH LAUREL (PRUNUS LAUROCARPUS)	3 GALLON	8' TALL 5' CANOPY	40
	RED BUD HOLLY (EX. LUCYAE INBERRY)	3 GALLON	5' TALL 5' CANOPY	21
	FORSTIA - SHRUB (FORSTIA SP.)	3 GALLON	5' TALL 5' CANOPY	41
GROUND COVER				
	LIRIODIE (LIRIODIE MUSCARI 'BIG BLUE')	4" POT 800 CC	10"	157
LAWN COVER				
	REBEL RESCUE	TURF TYPE REBEL RESCUE	COVER	3,364 SF

COSTING TREES & SHRUBS		MAJOR TREES		
	BUILDING 'A'	BUILDING 'B'	BUILDING 'C'	BUILDING 'D'
RED MAPLE	1	0	REQUIRED	BUILDING 'A' (40,000/10,000)=4
RED OAK	1	0	REQUIRED	BUILDING 'C' (30,000/15,000)=2
HACK BERRY	1	0	PROVIDED	3 EX+5 NEW =8
RED BUD HOLLY	1	0	PROVIDED	2 EX+6 NEW =8
MINOR SHRUBS	154 @2PT.	80 @2PT.		



1 SITE LANDSCAPING PLAN
C104 SCALE: 1" = 30'-0"

11-D-16-UR
Revised: 11/3/2016



Wm. Williams & Associates Architects
1705 W. LAMAR ALEX. PKY., MANASSAS, VA 20108
PHONE 866-977-5800 FAX 866-966-9788

Holston Pointe
Apartments
Knoxville, TN

REVISIONS	
1	11/3/2016
2	11/3/2016
3	11/3/2016

DRAWN BY: PW
 CHECKED BY: EP
 DATE: 9-26-2016
 SCALE: 1" = 30'-0"
 DESCRIPTION:

SITE LANDSCAPING PLAN
SHEET
C104
OF