

USE ON REVIEW REPORT

► **FILE #:** 1-E-22-UR

AGENDA ITEM #: 30

AGENDA DATE: 1/13/2022

► **APPLICANT:** S. DERICK JONES, PE / STERLING ENGINEERING, INC.

OWNER(S): Burton Family Irrevocable Trust

TAX ID NUMBER: 141 050 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Yarnell Rd.

► **LOCATION:** Southwest side of Everett Road, southeast of Yarnell Road

► **APPX. SIZE OF TRACT:** 15.668 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Everett Rd., a major collector street with 20-ft pavement width inside a 50-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Hickory Creek

► **ZONING:** PR (Planned Residential) with up to 5 du/ac

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Multi-family development

HISTORY OF ZONING: Rezoned with a larger group of land from A (Agricultural) and F (Floodway) to PR (Planned Residential) with up to 5 du/ac and F (Floodway) in 2013 (Case # 12-E-13-RZ)

SURROUNDING LAND USE AND ZONING: North: Single family residences - PR (Planned Residential) with up to 5 du/ac

South: I-40/I-75 Right-of-Way

East: Single family residences and vacant land - PR (Planned Residential) with up to 5 du/ac

West: Single family residences - A (Agricultural)

NEIGHBORHOOD CONTEXT: This site is near the Watt Road exit off of I-40 and the commercial and industrial node at that interchange. The surrounding area otherwise consists of single family residential subdivisions and large lots yet to be undeveloped.

STAFF RECOMMENDATION:

► **Approve the development plan for a multifamily development with up to 224 dwelling units, subject to 7 conditions.**

1) Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.

- 2) Implementation of the recommendations of the Vintage Knoxville West Traffic Impact Study (CDM Smith, revised 12/20/2021) as revised and approved by the Knox County Department of Engineering and Public Works and Planning Commission staff.
- 3) Installation of all sidewalks as shown on the revised development plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
- 4) Installation of all landscaping as shown on the landscape plans within six months of issuance of the first occupancy permit for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation. Landscaping shall not interfere with sight visibility requirements at the driveway entrances.
- 5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 6) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 7) Installation of pedestrian facilities along the frontage of the property adjacent to Everett Road as required by County Commission Ordinance, Chapter 54, Article IV, Section 54-81. These pedestrian improvements can be phased provided a sufficient bond has been posted to guarantee their completion.

With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) zoning district and the other criteria for approval of a Use on Review.

COMMENTS:

The applicant is proposing to construct a multifamily development at this location. The multifamily use was approved as a use on review for this property in 2016 (Cases 3-SB-16-C / 3-A-16-UR). That approval was for a mix of residential uses that included the single family detached residential subdivision to the northeast, an assisted living facility, and this multifamily development. That request only included the plans for the single family detached residential subdivision, however, so the applicant is seeking approval for the development plans of the apartment complex at this time. The 2016 approval was for 224 multifamily units, which is what the applicant is proposing.

The property is zoned PR (Planned Residential) with up to 5 du/ac. The subject parcel is bifurcated, with the portion containing the proposed apartment complex to the south, and a separate, vacant, portion located to the north on the other side of the single family residential subdivision. The subject portion comprises 15.69 acres, which yields a density of 14.27 du/ac for this phase of the development. However, since the development was approved as a larger, mixed residential development, the density was approved at that time as a whole for the range of uses over the whole property. According to the staff report for the previously approved cases, the density of the overall development will be 4.4 du/ac, and as stated previously, 224 dwellings were approved for this location.

Access for the proposed development will be off of Everette Road. There are two full-access entries proposed. The main entry is located at the clubhouse and has a boulevard design.

The proposal will add 72 one-bedroom units, 126 two-bedroom units and 26 three-bedroom units within 8 three- and four-story buildings. The buildings will meet the required 35-ft peripheral setback of the PR zoning district. The proposed parking for the new units includes 430 spaces, including 402 surface parking areas and 28 spaces within garages located on the bottom level of some of the buildings. This is well above the 280 minimum number of parking spaces required by the County's zoning ordinance. However, the ordinance does not have a maximum number of spaces permitted and the number of spaces proposed is allowed by the zoning ordinance.

The proposed amenity areas include a clubhouse and pool. Sidewalks are proposed throughout the development.

A revised Traffic Impact Study prepared by CDM Smith was submitted for review by the Knox County Department of Engineering and Public Works and Planning Commission staff. Recommended improvements included: minimizing landscaping and using low-height signage at the westernmost access point to protect sight distance, providing a minimum 300-foot spacing between the proposed western access and Yarnell Road, developing the site access points with a minimum 300-foot corner sight-distance, and posting stop signs for the proposed site access approaches to Everett Road.

The landscaping along Yarnell is to have trees planted at intervals, but the trees are located far enough from the right-of-way so as not impede sight distance. The 300-ft distance from intersections is in the subdivision

regulations as a recommended separation from roads. In this case, the spacing from the intersection is to the apartment entrance and not a road. The Knox County Department of Engineering and Public Works has approved the western access point as proposed, which is located 260 feet from the intersection of Everett and Yarnell Roads, measured center to center. Signage, sight distance, and stop signs will be evaluated at the time of permitting.

The proposed apartments are across Everett Road from the single family residential neighborhood that was built as part of the overall mixed residential use development. The apartments will abut the interstate to the south and east of the property, and are adjacent to one single family home to the west. While the Knox County Zoning Ordinance does not require landscape screening between multifamily and single family residential uses, Planning has recommended for the first 250 feet of the western property line to be planted with the "Type A – Dense" landscape screening (Knox County Ordinance, Section 4.10.11.B.1) to buffer the adjacent residence to the west. The house is located approximately 100 ft from the proposed pool area, which is likely to generate noise during warmer months. This buffer has been included in the landscaping plans.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The Northwest County Sector Plan designates this property as LDR (Low Density Residential), which allows up to 5 du/ac. The proposed apartment development, when calculated using the mixed residential development as a whole, including the single family detached residential development, yields a density of 4.4 du/ac.

B. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan map.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program.

B. The LDR (Low Density Residential) land use class allows PR zoning, which permits multifamily dwellings by right, though development plans require approval by the Planning Commission through the use on review process.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed apartments are designed to be compatible with single family homes. They have pitched roofs and dormer windows, with materials that are frequently used on single family homes. As such, the apartments are not expected to detract from the area visually.

B. The buildings are proposed at three and four stories in height, though the bottom level is built into a hill for those buildings with a fourth story, so that the facades with three stories face Everett Road. The three stories that are visible from Everett Road are compatible with surrounding development.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed apartments are not expected to significantly injure the value of adjacent property.

B. The area adjacent to the single family residence to the west is loosely aligned with where the clubhouse is located, so there is the potential for conflicts resulting from noise associated with the pool and amenity areas. The screen trees planted along the front 250' of the western property line should help to mitigate potential noise or visual impacts.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. Everett Road and Yarnell Road are both major collectors, which are classified to handle larger traffic capacities than local roads. No traffic through residential subdivisions or side streets is required to access this property.

B. The TIS maintains that the road capacity and levels of surface would be acceptable for the projected traffic conditions.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT

FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed apartments.

ESTIMATED TRAFFIC IMPACT: 1970 (average daily vehicle trips)

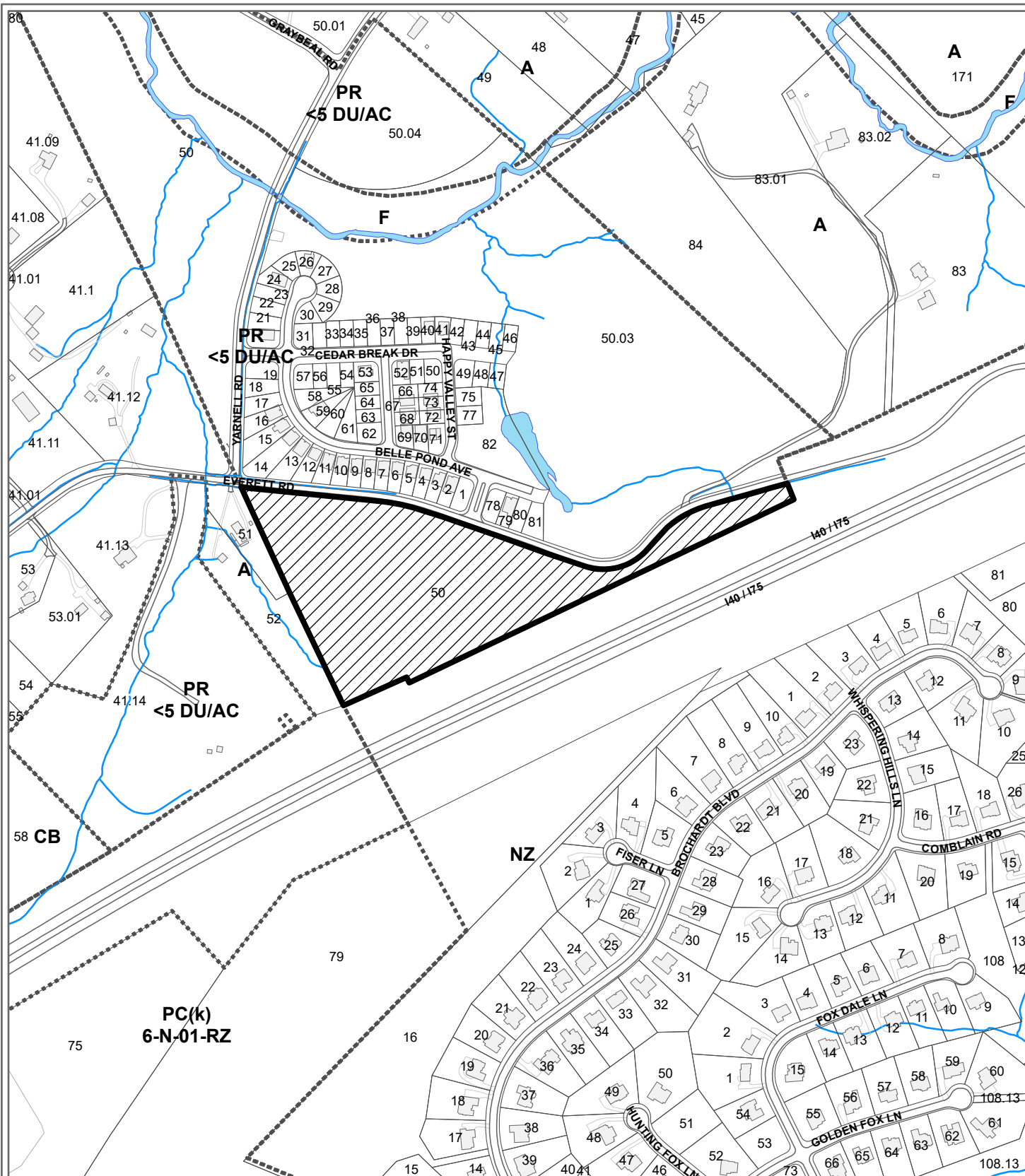
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 13 (public school children, grades K-12)

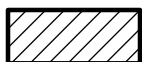
Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, and Hardin Valley Academy.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**1-E-22-UR
USE ON REVIEW**



Multi-family development in PR (Planned Residential) & F (Floodway)

Original Print Date: 12/2/2021
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Jones, PE / Sterling
Engineering, Inc., S. Derick

Map No: 141

Jurisdiction: County

0 500
Feet





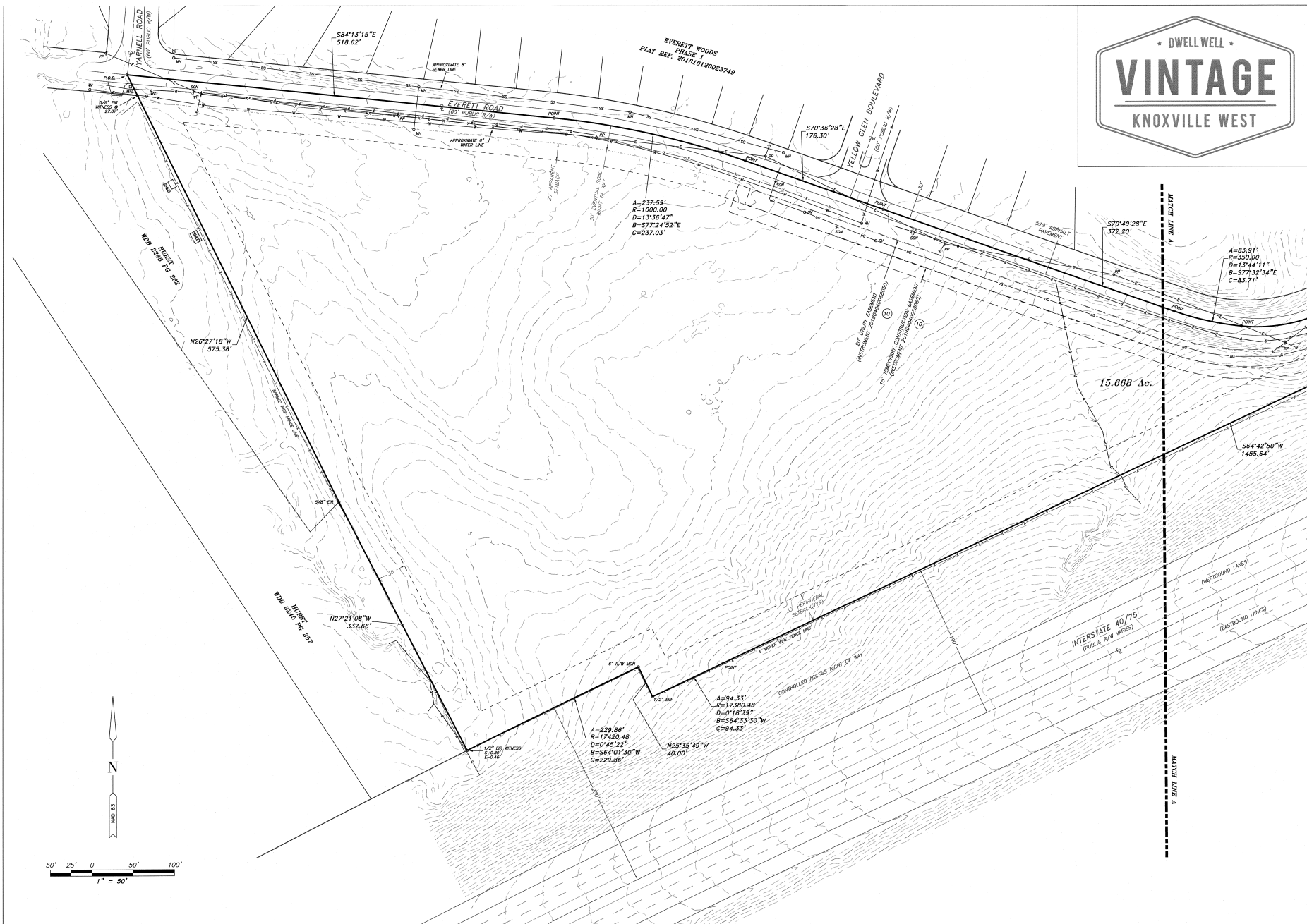
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CONSULTING
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37802-8401
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37802-4878
PHONE: 865-594-2905
FAX: 865-981-2815
www.sterling-ae.com

EXISTING CONDITIONS
VINTAGE
KNOXVILLE WEST
TKD CONSTRUCTION COMPANY
PLANNING FILE NO. 1-E-22-SU
KNOX COUNTY, TN

DATE	BY	REVISIONS
12/17/21	CL	Revised per line in Review comments



SHEET
CP.1.1
DESIGNED: CLS
DRAWN: CLS
CHECKED:
DATE: 8/21/21
SCALE: 1" = 50'
DRAWING: 7356A-CP1
PROJECT NO: SEI#7356A





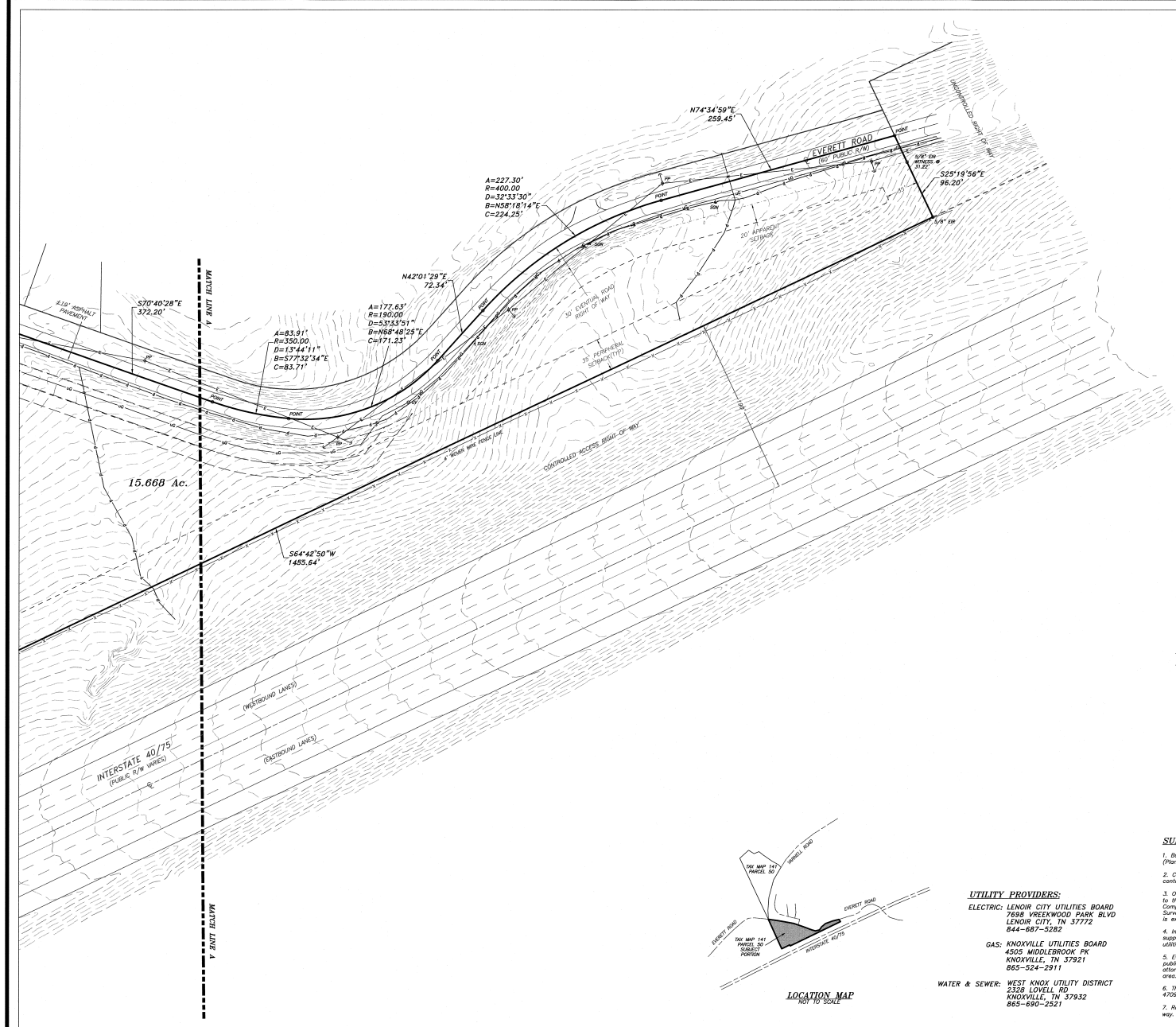
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EXISTING CONDITIONS
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KNOXVILLE WEST
KNOX COUNTY, TN
TDC CONSTRUCTION COMPANY

DATE	BY	REVISIONS
12/17/21		Revised per Use on Review comments



SHEET
CP.1.2
DESIGNED: **CIS**
DRAWN: **CIS**
CHECKED:
DATE: **8/21/21**
SCALE: **1" = 50'**
DRAWING: **7356A-CP1**
PROJECT NO.: **SEI#7356A**

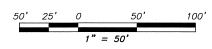


LEGEND:

- POB POINT OF BEGINNING
- EW EXISTING HIGH ROAD
- NW NEW HIGH ROAD
- A= ARC LENGTH
- R= RADIUS
- D= CENTRAL ANGLE (DELTA)
- B= CHORD BEARING
- C= CHORD LENGTH
- AC= ACRES
- SF SQUARE FEET
- MSB WARRANTY DEED BOOK
- MRB MISC. RECORD BOOK
- PG PAGE
- TYP TYPICAL
- E/W RIGHT-OF-WAY
- C CENTERLINE
- G/V GAS VALVE
- G/W GAS VALVE
- M/M MAIL BOX
- P/P POWER POLE (PP)
- I SIGN (POST)
- W/V WATER VALVE
- S/M SEWER MANHOLE
- BOUNDARY LINE
- ROAD RIGHT-OF-WAY LINE
- EVENTUAL RIGHT OF WAY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- ROAD CENTERLINE
- EDGE OF ROAD
- CONCRETE CURB
- ROAD STRIKE WHITE SOLID
- ROAD STRIKE YELLOW SOLID
- CORRUGATED METAL PIPE (CMP)
- REINFORCED CONCRETE PIPE (RCP)
- FENCE LINE
- ELECTRIC LINE (OVERHEAD)
- UNDERGROUND (U/G) GAS LINE
- WATER LINE (EXISTING)
- SEWER LINE (EXISTING)
- DITCH LINE
- MAJOR CONTOUR
- 800 MAJOR CONTOUR
- (10) SCHEDULE II, SECTION II EXCEPTION

OWNER OF RECORD:

DANIEL C. BURTON, TRUSTEE
THE BURTON FAMILY IRREVOCABLE TRUST
60 MUSIC SQUARE, EAST, SUITE 390
NASHVILLE, TN 37203
DISTRICT 6, KNOX COUNTY
INSTR: 201712130036245, 202009150021689,
202101150057310
TAX MAP 141 PARCEL 050



SURVEYOR'S NOTES:

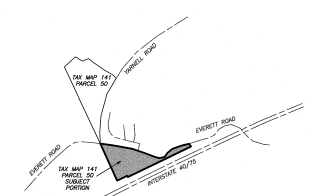
- Building setbacks shown herein are per current Knox County zoning regulations for Zone: PR (Planned Residential).
- Contours shown herein were derived from State of Tennessee GIS LIDAR data with a 2 foot contour interval. Elevations are based on the North American Vertical Datum of 1988.
- Only those Instruments of Record reflecting easements, rights of way, and/or ownership known to the Surveyor or disclosed to the Surveyor by Old Republic National Title Insurance Company, Commitment Number 2105-0190 dated May 3, 2021 at 8:00 A.M. are shown herein. The Surveyor has made no attempt to access the public records for any easements. No title opinion is expressed or implied.
- Information pertaining to underground utilities is based on field locations and measurements supplemented with existing utility maps provided by others. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-351-1111) or the utility provider.
- Everett Road is an existing public road and although the underlying deed includes the road, the public may have easement prescriptive rights. The Surveyor would advise the client to contact his attorney concerning title to that portion of the property lying within the improved and maintained area.
- This property is not located in a flood hazard area according to FEMA Flood Insurance Rate Map 47093C0238F, dated May 2, 2007.
- Reference TDOT Project I-50I(4) for additional information pertaining to the I 40/75 right of way.

UTILITY PROVIDERS:

ELECTRIC: LENOIR CITY UTILITIES BOARD
1608 VEEKWOOD PARK BLVD
LENOIR CITY, TN 37772
844-687-5282

GAS: KNOXVILLE UTILITIES BOARD
4505 MIDDLEBROOK PK
KNOXVILLE, TN 37921
865-524-2911

WATER & SEWER: WEST KNOX UTILITY DISTRICT
2328 LOVELL RD
KNOXVILLE, TN 37932
865-690-2521



LOCATION MAP
NOT TO SCALE



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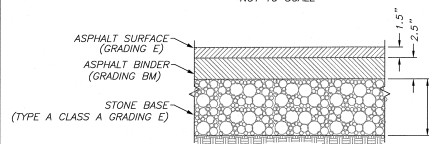
PLANNING FILE NO. 1-E-22-SU
SITE DETAILS
VINTAGE
KNOXVILLE WEST
TDK CONSTRUCTION COMPANY
KNOX COUNTY, TN

DATE	BY	REVISIONS
12/17/21	SEI	Revised per Use on Review comments

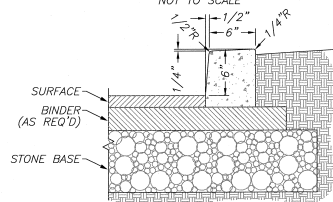


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DESIGNED: CLS
DRAWN: CLS
CHECKED:
DATE: 10/21/21
SCALE: 1" = 40'
DRAWING: 7356A-CP2
PROJECT NO.: SEI#7356-A

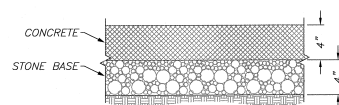
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NOT TO SCALE



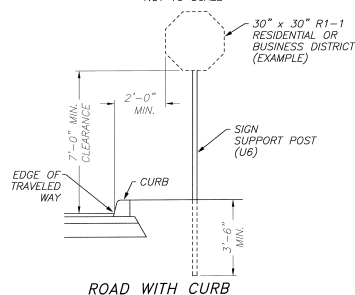
DETAIL "B"
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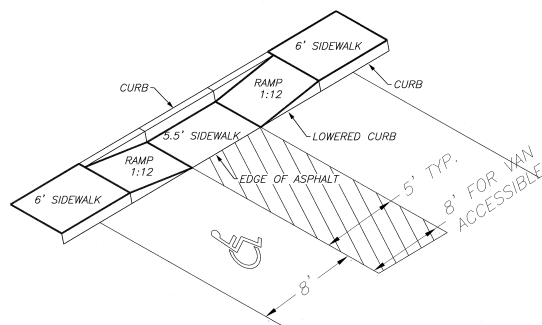
DETAIL "C"
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NOT TO SCALE



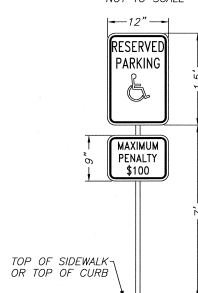
DETAIL "D"
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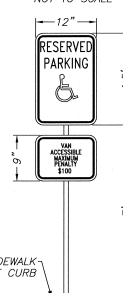
DETAIL "E"
ACCESSIBLE RAMP IN SIDEWALK
NOT TO SCALE



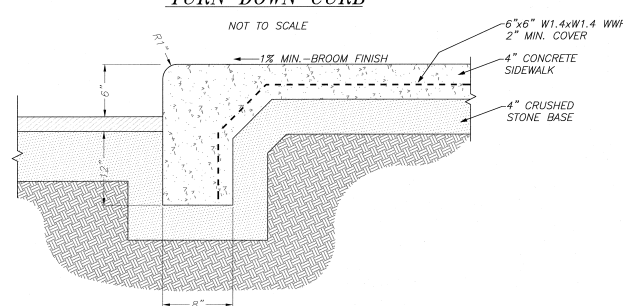
DETAIL "F"
TYPICAL HANDICAP
PARKING SIGN
NOT TO SCALE



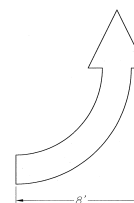
DETAIL "G"
TYPICAL HANDICAP
PARKING SIGN
NOT TO SCALE



DETAIL "H"
CONCRETE SIDEWALK &
TURN DOWN CURB
NOT TO SCALE



DETAIL "I"
TYPICAL PAVEMENT ARROW
NOT TO SCALE



NOTE
All pavement markings, including pavement arrows, shall be in accordance with Manual on Uniform Traffic Control Devices.

GENERAL SITE NOTES:

1. Electric service requirements to be determined by architect and coordinated with Lenoir City Utilities Board.
2. The contractor shall install erosion control measures such as silt fencing and straw bale barriers as needed to prevent siltation of adjoining properties and existing drainage ways. Such devices shall be maintained until construction is complete and permanent vegetation is established.
3. The contractor shall notify the Engineer immediately if discrepancies or omissions are found or if clarifications are required on the plans.
4. Any existing utility structures shall be brought into conformance with finish grade.
5. Contractor shall have an approved stamped and signed copy of the site plans on site to work from.
6. Actual location of all underground utilities should be verified through Tennessee 1 call (1-800-351-1111) or the utility provider prior to any excavation or construction.
7. Handicap parking spaces, ramps, striping, signage and any other accessibility feature shall be constructed in accordance with the 2006 edition of the International Building Code and ANSI-A117.1 2003 edition.
8. Pre-construction ground cover shall not be disturbed more than 20 calendar days prior to grading or earth moving unless area is seeded and/or mulched or other temporary cover is installed.
9. Contractor shall immediately clean up any sediment deposited on streets.





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GRADING PLAN

VINTAGE

KNOXVILLE WEST

TDK CONSTRUCTION COMPANY

PLANNING FILE NO. 1-E-22-SU

KNOX COUNTY, TN

DATE	BY	REVISIONS
12/17/21	CLS	Revised per Use on Review comments



SHEET

CG.1.2

DESIGNED: CLS

DRAWN: CLS

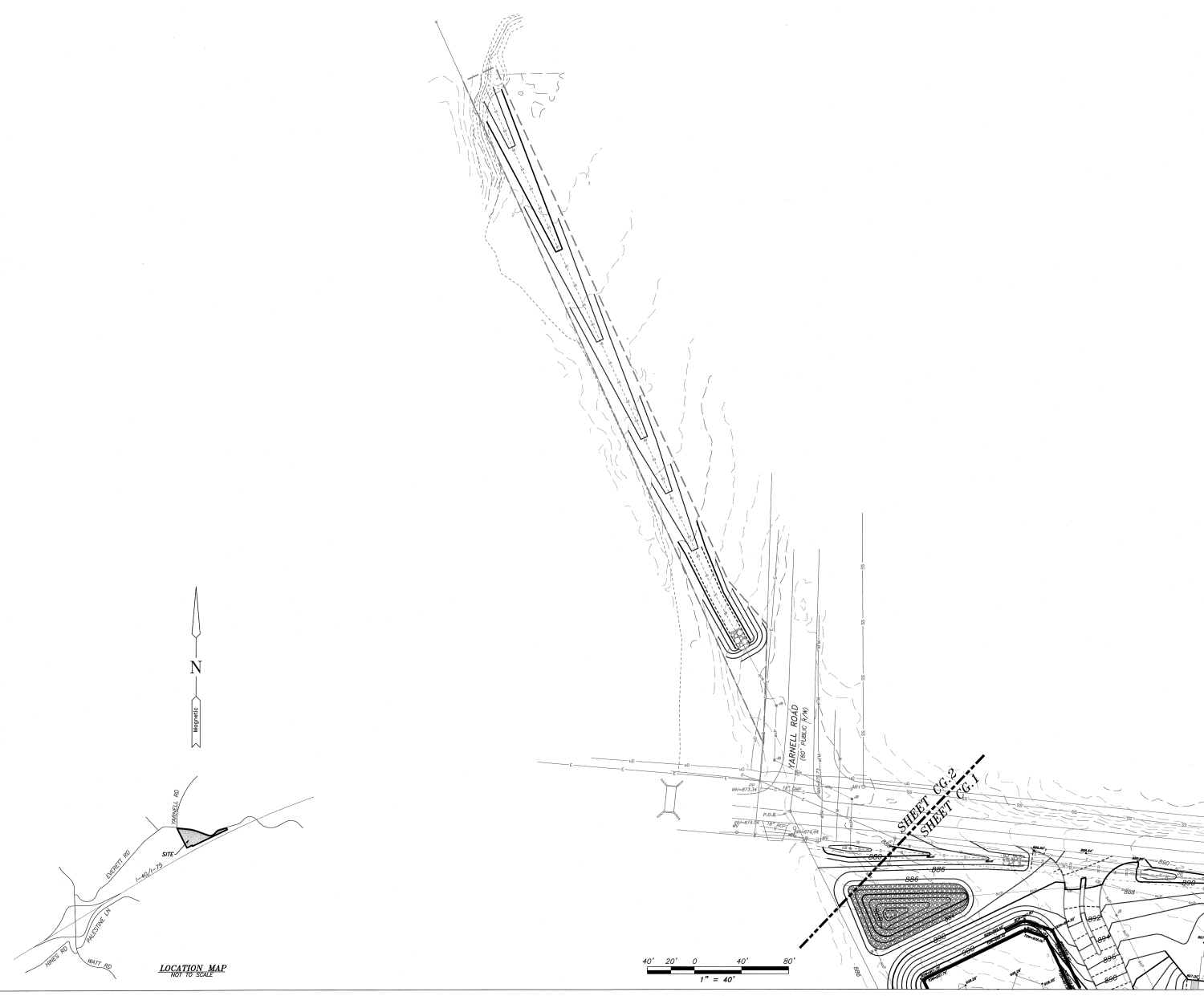
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DATE: 10/21/21

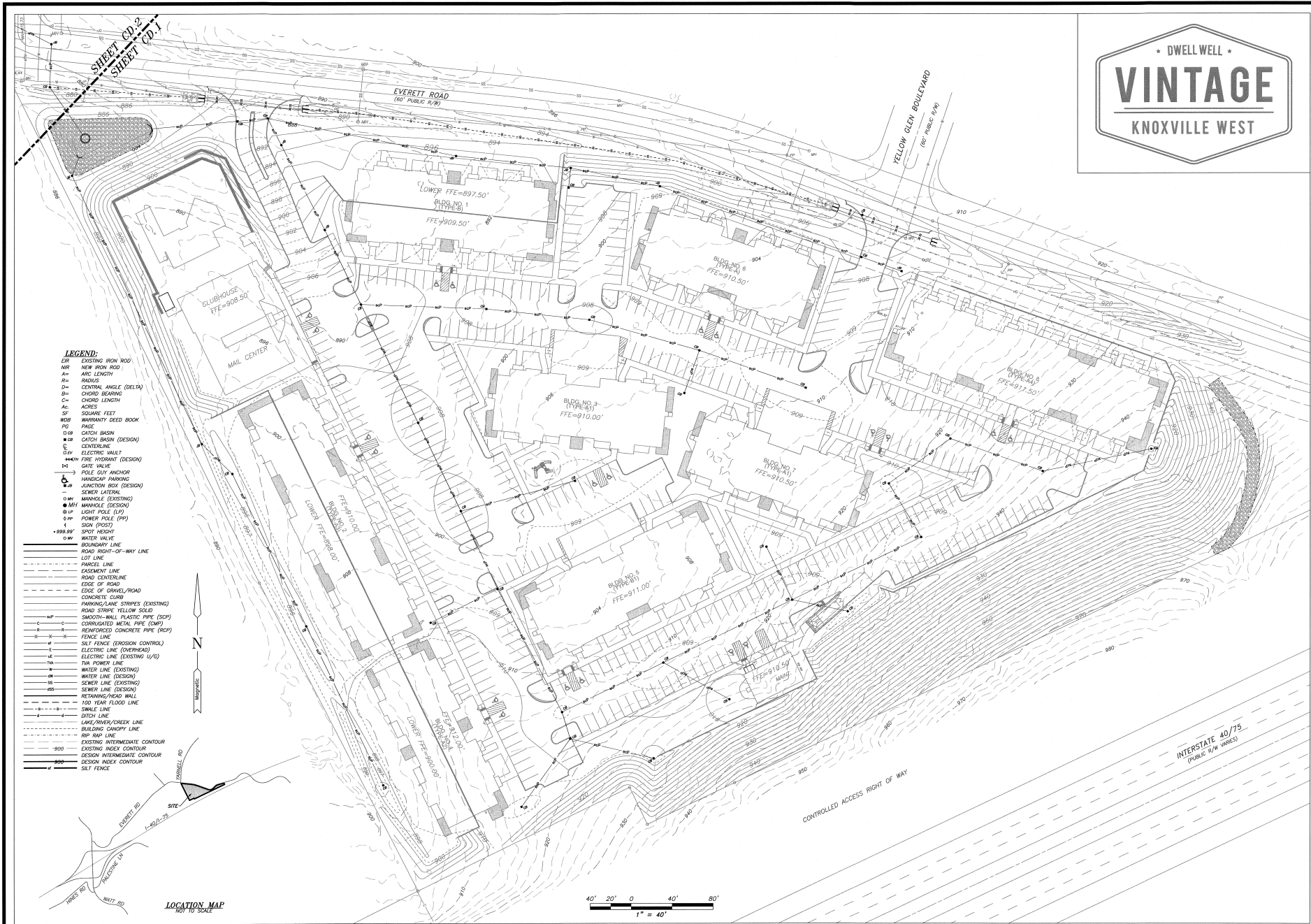
SCALE: 1" = 40'

DRAWING: 7356A-CG

PROJECT NO: SEI#7356-A



- GRADING AND COMPACTION NOTES:**
1. Contractor shall place fill materials in layers not more than 8 inches in loose depth.
 2. Contractor shall compact each layer within ±3 percent of optimum moisture content as determined by the Standard Proctor Method. This procedure may require contractor to wet or dry soils as needed.
 3. Contractor shall compact all fill to at least 98 percent maximum dry density as determined by the Standard Proctor Method (ASTM D698).
 4. Where subgrade or layer of soil material must be moisture-conditioned before compacting, contractor shall uniformly apply water to surface to prevent free water from appearing on surface during or subsequent to compacting operations.
 5. Contractor shall remove and replace, or scarify and air dry soil material that is too wet to permit compacting to specified density.
 6. Soil material that has been removed because it is too wet to permit compacting may be stockpiled or spread and allowed to dry. Contractor may assist drying by discing, harrowing, or pulverizing until moisture content is reduced to optimum value as determined by moisture-density relation tests.
 7. All cut slopes shown hereon greater than 3:1 shall be treated with grass matting in order to quickly re-establish vegetation. The mat type may be selected by the Contractor, however, selected materials shall be suitable for intended use on the site.



STERLING
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PHONE: 865-984-5905
FAX: 865-981-2815
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PLANNING FILE NO. 1-E-22-SU

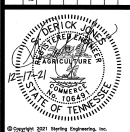
VINTAGE
KNOXVILLE WEST

DRAINAGE PLAN

TDK CONSTRUCTION COMPANY

KNOX COUNTY, TN

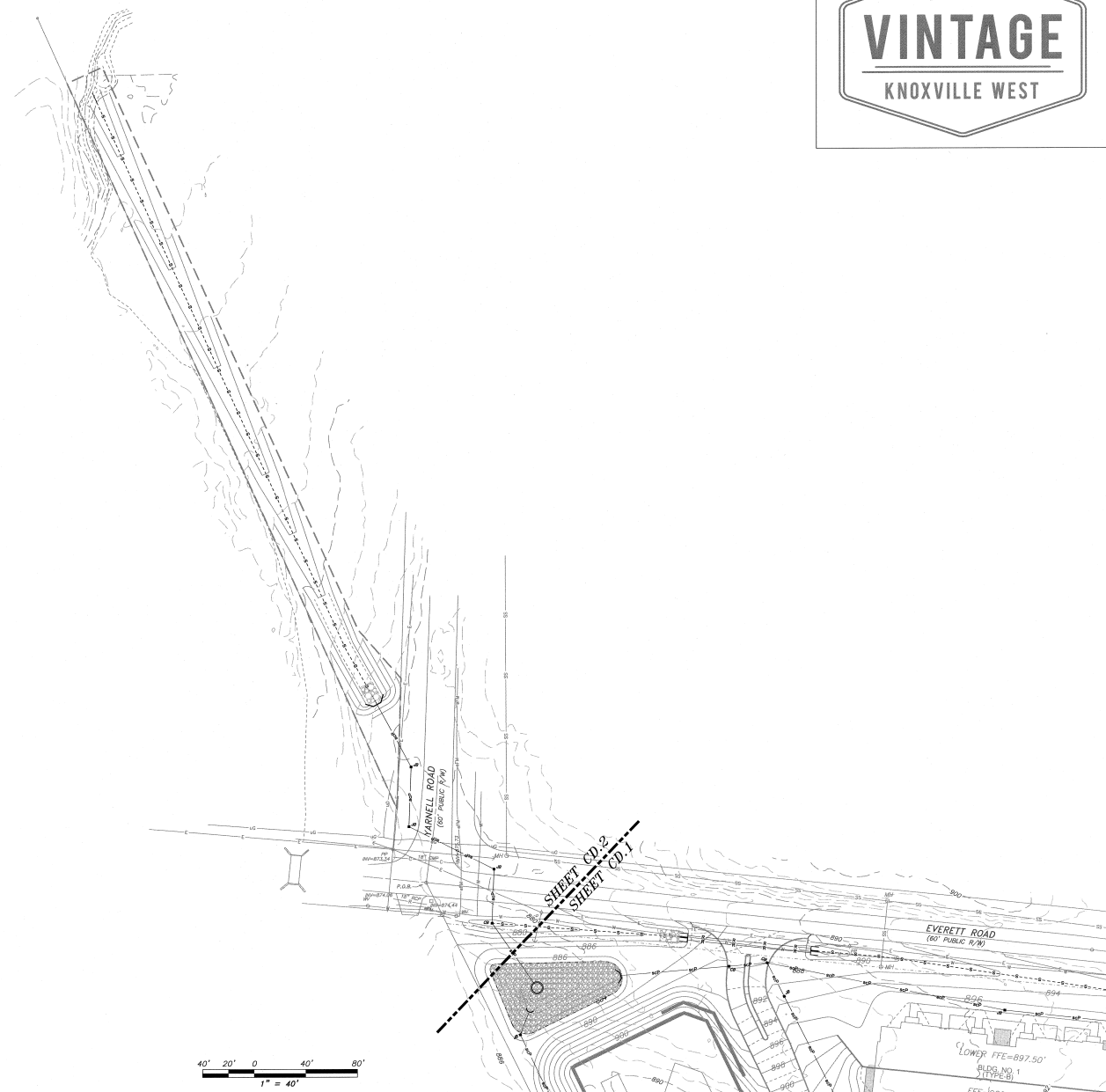
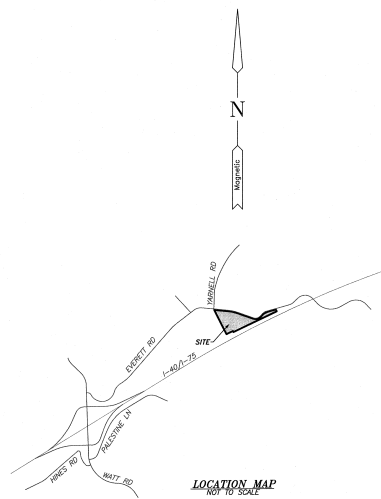
DATE	BY	REVISIONS
12/17/21	CL	Initial Review per Use on Review comments



SHEET
CD.1.1

DESIGNED: **CLS**
DRAWN: **CLS**
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DATE: **10/21/21**
SCALE: **1" = 40'**
DRAWING: **7356A-CD**
PROJECT NO.: **SEI#7356-A**

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LAND SURVEYING
LAND PLANNING
1020 WILLIAM BLOUNT DRIVE
MARYVILLE, TENNESSEE
37802-8401
P.O. BOX 4578
MARYVILLE, TENNESSEE
37802-4578
PHONE: 865-984-2005
FAX: 865-981-2815
www.sterling-ae.com

DRAINAGE PLAN
VINTAGE
KNOXVILLE WEST
TKD CONSTRUCTION COMPANY
KNOX COUNTY, TN
PLANNING FILE NO. 1-E-22-SU

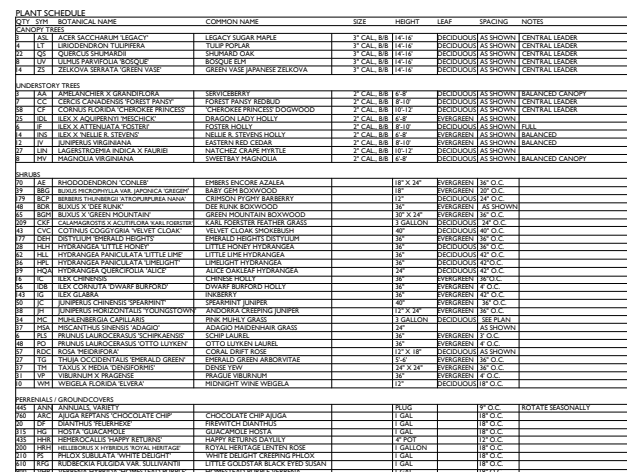
DATE	BY	REVISIONS
12/17/21	agpaw	Revised per Use on Review comments



SHEET
CD.1.2
DESIGNED: **CLS**
DRAWN: **CLS**
CHECKED: **CLS**
DATE: **10/21/21**
SCALE: **1" = 40'**
DRAWING: **7356A-CD**
PROJECT NO: **SEI#7356-A**



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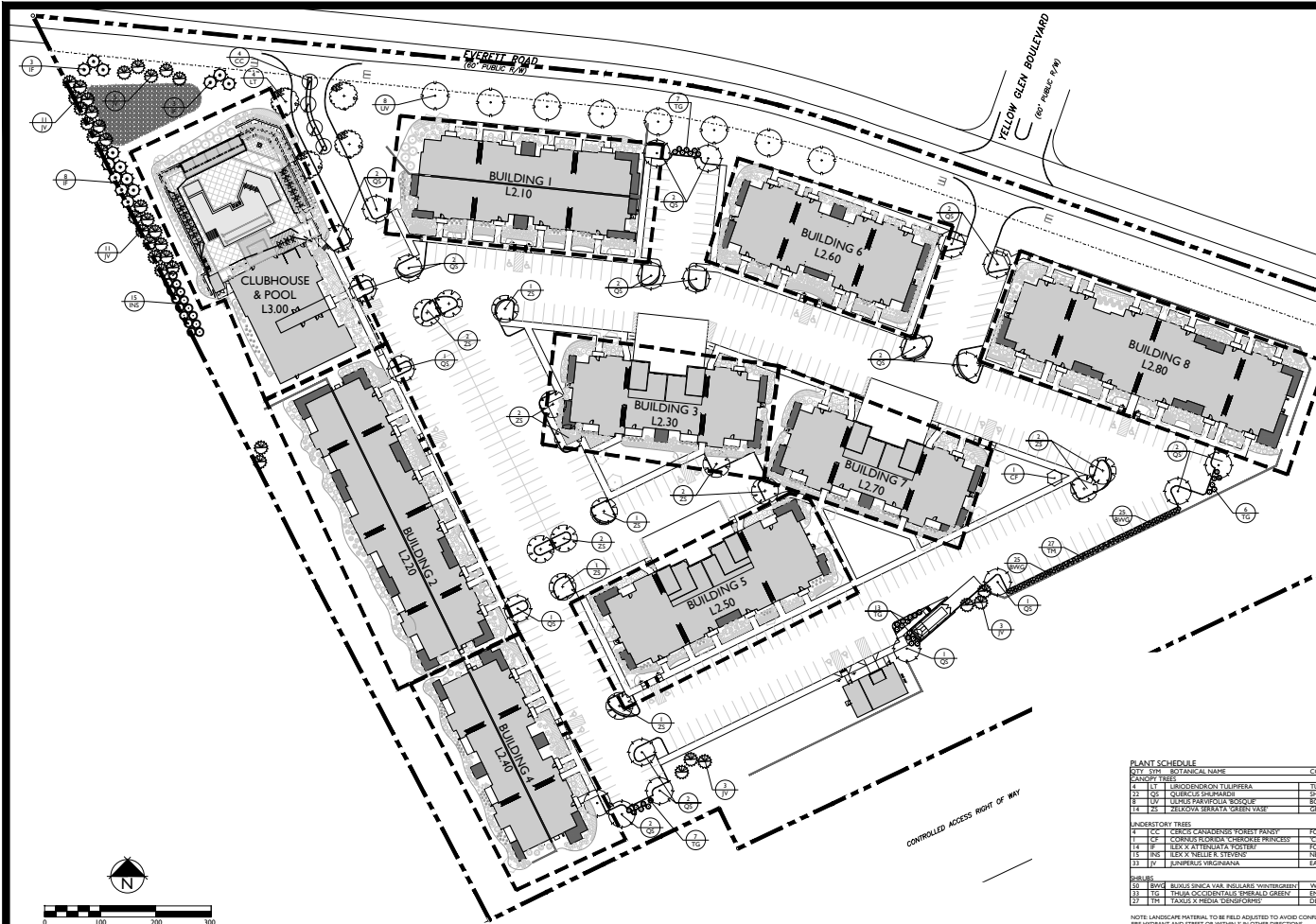


NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS

NOTE: FINAL INSTALLED LANDSCAPE MAY DIFFER THAN LANDSCAPING SHOWN ON PLAN.

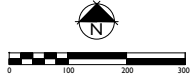


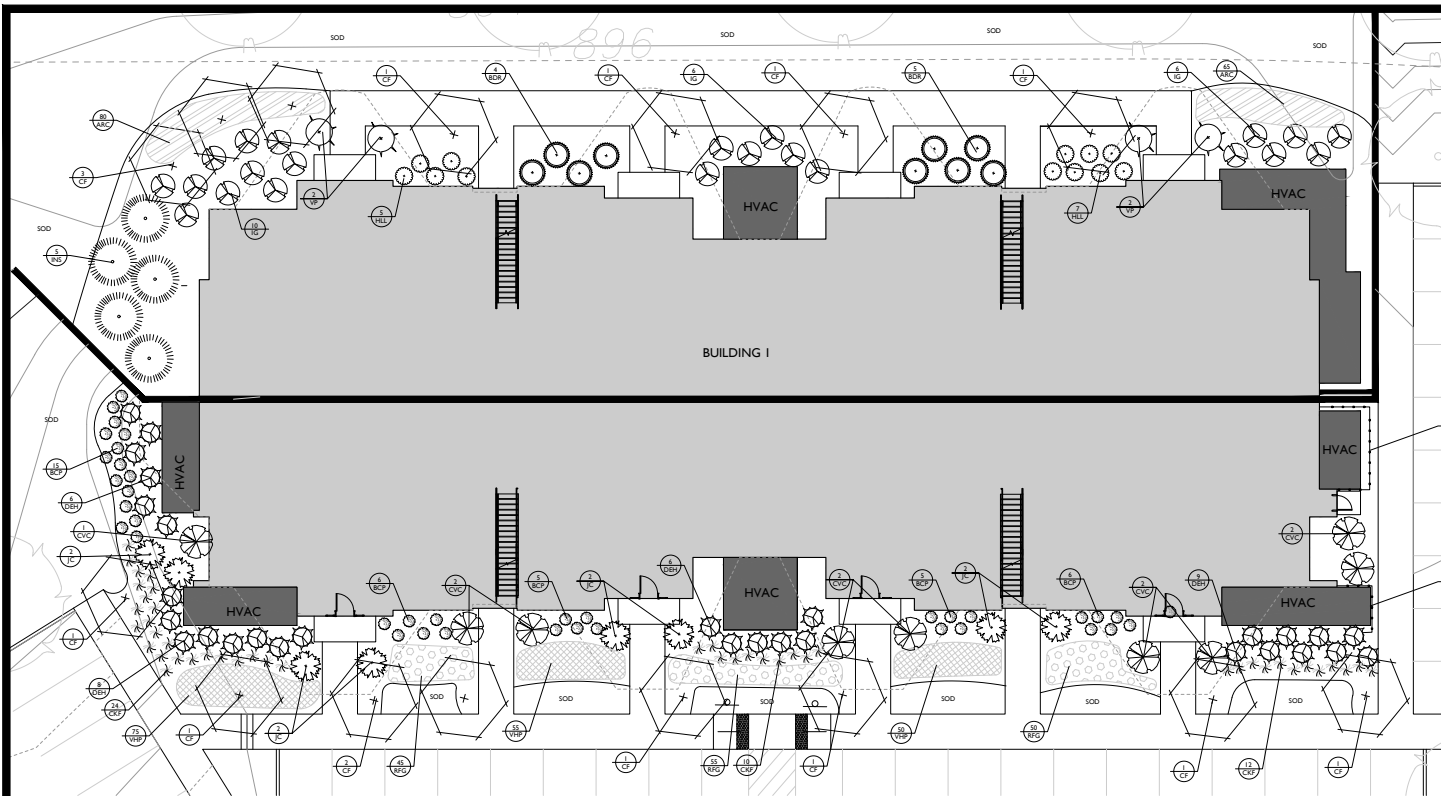
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PLANT SCHEDULE						
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF SPACING
TREES						
1	TL	LIRIODENDRON TULIPIFERA	TULIP POPLAR	1" CAL. BB	11'-18'	DECIDUOUS (AS SHOWN) CENTRAL LEADER
2	CL	QUERCUS PRINCEPI	SHOPARD OAK	1" CAL. BB	11'-18'	DECIDUOUS (AS SHOWN) CENTRAL LEADER
3	LV	LEPIS FARGESII	BOSQUE BEECH	1" CAL. BB	11'-18'	DECIDUOUS (AS SHOWN) CENTRAL LEADER
14	25	ZELENYA SERATA GREEN VASE	GREEN VASE JAPANESE ZELENOVA	1" CAL. BB	11'-18'	DECIDUOUS (AS SHOWN) CENTRAL LEADER
SHRUBS						
1	CC	CORONILLA CANADENSIS FOREST PANSY	FOREST PANSY REBURN	1" CAL. BB	11'-18'	DECIDUOUS (AS SHOWN) CENTRAL LEADER
12	CF	CORONILLA CANADENSIS FOREST PANSY	FOREST PANSY REBURN	1" CAL. BB	11'-18'	DECIDUOUS (AS SHOWN) CENTRAL LEADER
14	1F	LEPIS FARGESII	BOSQUE BEECH	1" CAL. BB	11'-18'	DECIDUOUS (AS SHOWN) FULL
15	16	LEPIS FARGESII	BOSQUE BEECH	1" CAL. BB	11'-18'	DECIDUOUS (AS SHOWN) BALANCED
17	17	LEPIS FARGESII	BOSQUE BEECH	1" CAL. BB	11'-18'	DECIDUOUS (AS SHOWN) BALANCED
GRASSES						
18	18	TAJUS X MEDIA DENSIFORMIS	DENSE YEW	24" X 24"	18" O.C.	EVERGREEN
19	19	TAJUS X MEDIA DENSIFORMIS	DENSE YEW	24" X 24"	18" O.C.	EVERGREEN
20	20	TAJUS X MEDIA DENSIFORMIS	DENSE YEW	24" X 24"	18" O.C.	EVERGREEN

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS. NO LANDSCAPE MATERIAL SHALL BE BETWEEN THE DRIVEWAY AND STREET OR WITHIN 1' OF OTHER DRIVEWAYS.
NOTE: FINAL INSTALLED LANDSCAPE MAY DIFFER THAN LANDSCAPING SHOWN ON PLAN.





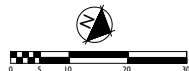
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
ROBUSTNESS TREES								
13	CF	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD	7' CAL. BB	10'-12'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
1	ES	ILEX X NELLE K. STEVENS	NELLE K. STEVENS HOLLY	7' CAL. BB	12'-8'	EVERGREEN	AS SHOWN	BALANCED
SHRUBS								
37	BCF	BIRNIE THUNDERBOLT STYLOSTEMMA NANA	CRISPION PILOT BARBERRY		12"	DECIDUOUS	4" O.C.	
7	BCF	BIRNIE THUNDERBOLT STYLOSTEMMA NANA	CRISPION PILOT BARBERRY		12"	EVERGREEN	AS SHOWN	
16	CCF	CALYPTROGLOPHIS X ACUTIFLORA VAIL DOBETTER	KARL POWERS PEATHEER GRASS		3' GALLON	DECIDUOUS	2" O.C.	
16	CCF	CORNUS COUGOURA 'VELVET CLOAK'	VELVET CLOAK CORNUS		12"	DECIDUOUS	8" O.C.	
29	CCF	DEUTERIUM EPHEALIS DESCHAMPS	EPHEALIS DESCHAMPS		36"	EVERGREEN	16" O.C.	
1	CCF	HYDRANGEA PANDOLATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA		36"	DECIDUOUS	8" O.C.	
22	IS	ILEX GLABRA	IRABERRY		36"	EVERGREEN	16" O.C.	
1	CCF	HYDRANGEA PANDOLATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA		36"	EVERGREEN	16" O.C.	
2	CCF	HYDRANGEA PANDOLATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA		36"	EVERGREEN	16" O.C.	
PERENNIALS / GROUNDCOVERS								
118	AK	ALICE BRIDGES 'CHOCOLATE CHIP'	CHOCOLATE CHIP ALICE		1' GAL		18" O.C.	
118	ES	EREBODIA ELEGIA VAIL SULLIVANT	LITTLE GOLDSTAR BLACK EYED SUSAN		1' GAL		18" O.C.	
118	ES	EREBODIA ELEGIA VAIL SULLIVANT	LITTLE GOLDSTAR BLACK EYED SUSAN		1' GAL		18" O.C.	

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONTACT WITH UTILITIES AND DRIVEWAYS. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 5' IN OTHER DIRECTIONS.

NOTE: FINAL INSTALLED LANDSCAPE MAY DIFFER THAN LANDSCAPING SHOWN ON PLAN.



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NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS

NOTE: FINAL INSTALLED LANDSCAPE MAY DIFFER THAN LANDSCAPING SHOWN ON PLAN



Revision Date

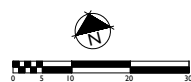
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BUILDING 2
LANDSCAPE
SHEET
LS2.20

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NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' OF OTHER OBSTRUCTIONS.

NOTE: FINAL INSTALLED LANDSCAPE MAY DIFFER THAN LANDSCAPING SHOWN ON PLAN



Revision Date

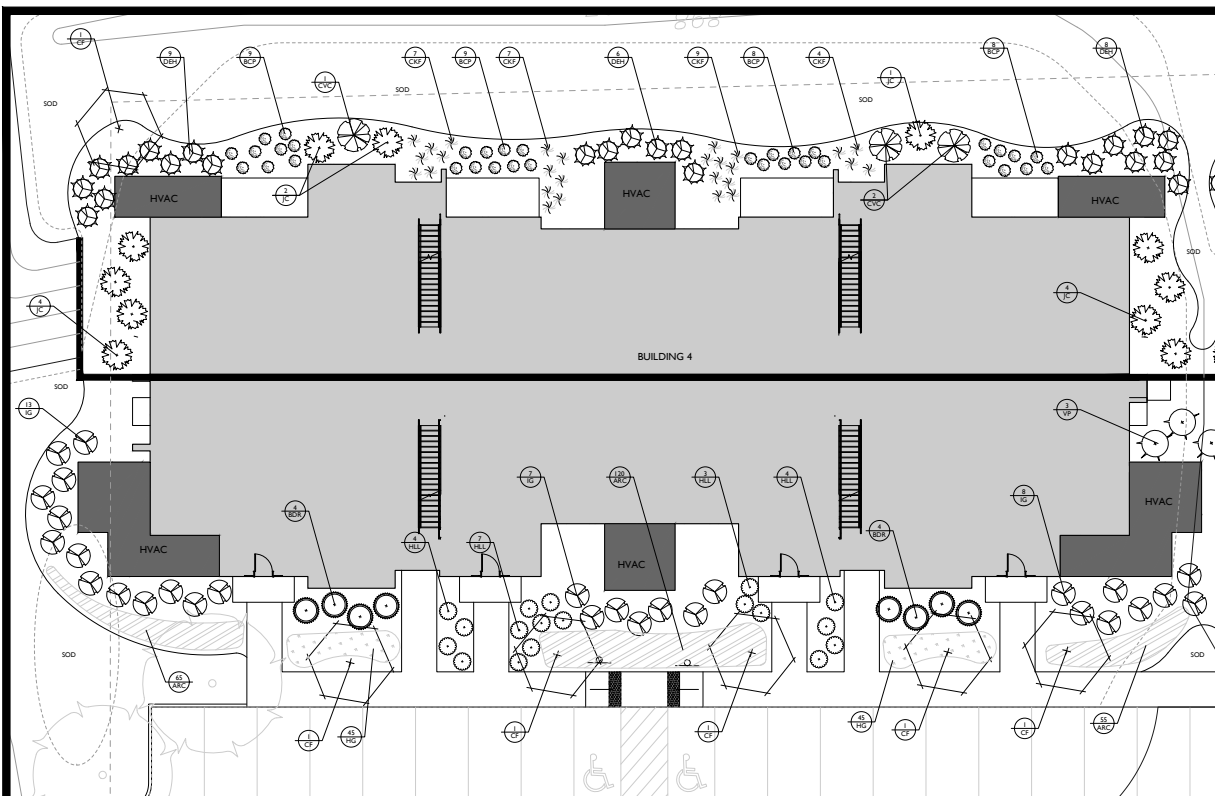
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BUILDING 3
LANDSCAPE
SHEET
LS2.30



QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
18	CP	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD	2" CAL. BB	10'-12'	DECIDUOUS (AS SHOWN)	CENTRAL LEADER	
SHRUBS								
124	TECH	BERNARDI THOMASII X YUCCA FLORIDA 'MAMM'	CHERRYBLOSSOM YUCCA	12"	12"	DECIDUOUS (BY O.C.)		
18	BB	BUXTUS V. 'DEE RUN'	DEE RUN BOWWOOD	18"	18"	EVERGREEN	AS SHOWN	
20	CP	DOUGLASSII X ACUTIFOLIA 'KAL KESTER'	KAL ROBERT W. HEATHWAY DOGWOOD	2" CAL.	12"	DECIDUOUS	BY O.C.	
3	CP	CORYLUS CORNIGERA 'VELVET CLOAK'	VELVET CLOAK SPORSHULTZ	48"	48"	DECIDUOUS (BY O.C.)		
23	CP	DOUGLASSII 'EMERALD PRINCESS'	EMERALD PRINCESS DOGWOOD	18"	18"	EVERGREEN	BY O.C.	
18	TECH	HYDRANGEA PANDOLATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	36"	36"	DECIDUOUS (BY O.C.)		
28	CP	ELAEAGNUS	WAXMYRT	18"	18"	EVERGREEN	BY O.C.	
11	CP	ELAEAGNUS CHINENSIS 'SEASPRING'	SEASPRING ALNIPER	48"	48"	EVERGREEN	BY O.C.	
1	CP	LYBODENDRON A. 'PRAGUE'	PRAGUE VIBURNUM	18"	18"	EVERGREEN	BY O.C.	
PERENNIALS / GROUNDCOVERS								
180	ARCH	ARGENTAE REPTANS 'CHOCOLATE CHIP'	CHOCOLATE CHIP ALGUA	1" GAL.	18"	O.C.		
180	TECH	HOSTA 'MAGNIFICA'	MAGNIFICA HOSTA	1" GAL.	18"	O.C.		

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 2' IN OTHER DIRECTIONS.

NOTE: FINAL INSTALLED LANDSCAPE MAY DIFFER THAN LANDSCAPING SHOWN ON PLAN.



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NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS



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BUILDING 5
LANDSCAPE
SHEET
LS2.50



PLANT	SYN. BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
13	SYN. BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
13	CP CORNUS FLORIDA CHINESE PRINCESS	CHINESE PRINCESS DOGWOOD	7' CAL. BB	12'-13'	REODOLUS	AS SHOWN	CENTRAL LEADER
Shrubs							
13	13-1	BERBERIS THUNBERGII VITICULATA CHINA	CHERRY PRUNY BARBERS			20' x 10'	
13	13-2	BOERHAVIA ERIOFLORA	DE RUDE BOWWOOD			20' x 10'	
13	13-3	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-4	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-5	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-6	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-7	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-8	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-9	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-10	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-11	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-12	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-13	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-14	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-15	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-16	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-17	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-18	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-19	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-20	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-21	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-22	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-23	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-24	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-25	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-26	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-27	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-28	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-29	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-30	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-31	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-32	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-33	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-34	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-35	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-36	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-37	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-38	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-39	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-40	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x 10' x 10'	20' x 10'	AS SHOWN
13	13-41	COENOCYCLUS PANDURATUS VAN FORSTER	CHINA TWISTED REED GRASS		3' x		

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NOTE: FINAL INSTALLED LANDSCAPE MAY DIFFER THAN LANDSCAPING SHOWN ON PLAN



Revision Date _____

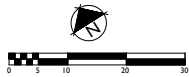
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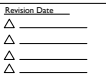
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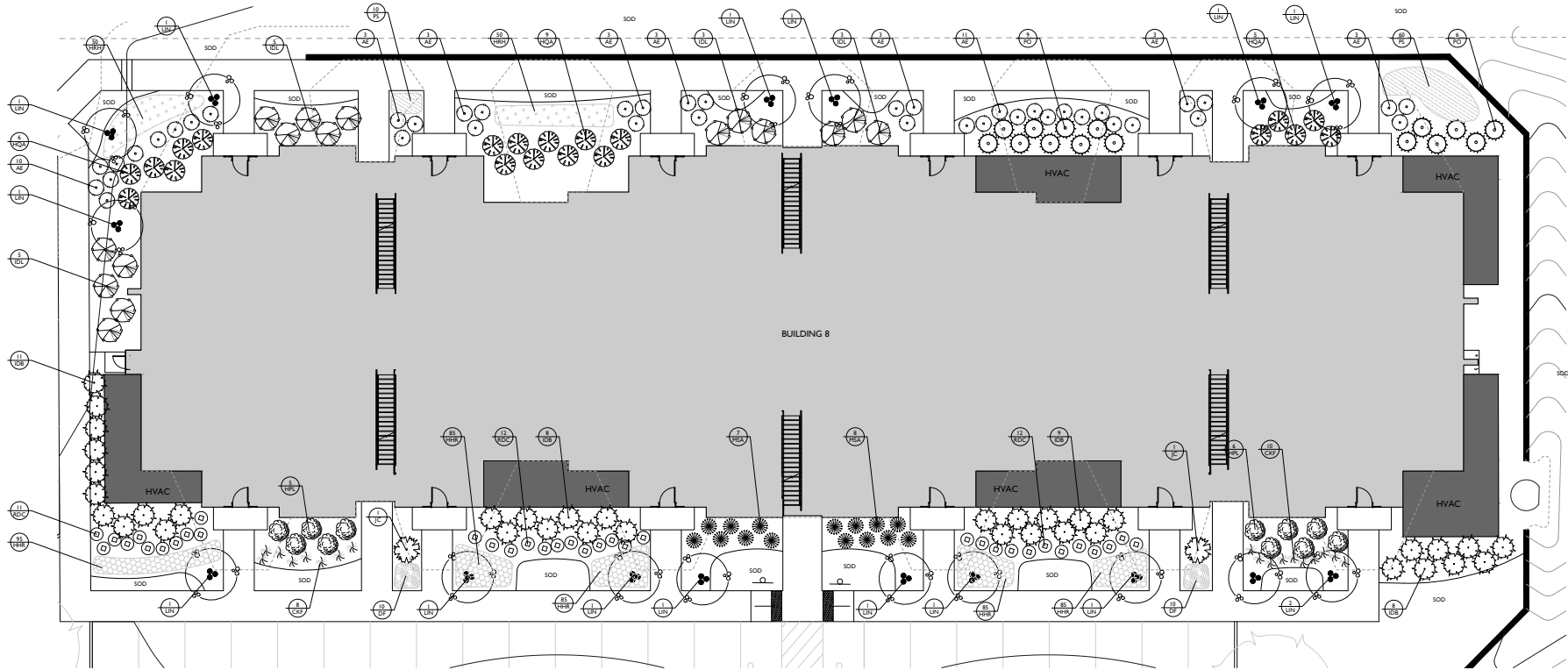
BUILDING 6
LANDSCAPE
SHEET
LS2.60



NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS

NOTE: FINAL INSTALLED LANDSCAPE MAY DIFFER THAN LANDSCAPING SHOWN ON PLAN





QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
116	116	LEL X AZUREPOTTI TRESCHECK	DRAGON LADY HOLLY	2" CAL. BB	1' E.F.	EVERGREEN	AS SHOWN	
117	117	LAGENTROPIA INDICA X PALUMB	NATCHEZ OAK WHITE	2" CAL. BB	15-17'	DECIDUOUS	AS SHOWN	
SHRUBS:								
118	118	RHODODENDRON CONIFER	EMBERT SNOWFLAKE AZALEA	18" X 24"	18" O.C.	EVERGREEN	18" O.C.	
119	119	DRACOPIS X ACUTIFOLIA VARI. COMPTON	RALE ROSEBERRY WINTER GRASS	1" GALLON	24" O.C.	DECIDUOUS	24" O.C.	
120	120	HYDRANGEA PANDICULATA UNDEIGHT	UNDEIGHT HYDRANGEA	36"	36"	DECIDUOUS	36" O.C.	
121	121	HYDRANGEA OMBROSCULA ALICE	ALICE OMBROSCULA HYDRANGEA	36"	36"	DECIDUOUS	36" O.C.	
122	122	LEL X CORNIFOLIA VIVIPAR BURFORD	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	14" O.C.	
123	123	LEL X CORNIFOLIA VIVIPAR BURFORD	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	14" O.C.	
124	124	LEL X CORNIFOLIA VIVIPAR BURFORD	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	14" O.C.	
125	125	LEL X CORNIFOLIA VIVIPAR BURFORD	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	14" O.C.	
126	126	LEL X CORNIFOLIA VIVIPAR BURFORD	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	14" O.C.	
127	127	LEL X CORNIFOLIA VIVIPAR BURFORD	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	14" O.C.	
128	128	LEL X CORNIFOLIA VIVIPAR BURFORD	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	14" O.C.	
129	129	LEL X CORNIFOLIA VIVIPAR BURFORD	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	14" O.C.	
130	130	LEL X CORNIFOLIA VIVIPAR BURFORD	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	14" O.C.	
131	131	LEL X CORNIFOLIA VIVIPAR BURFORD	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	14" O.C.	
132	132	LEL X CORNIFOLIA VIVIPAR BURFORD	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	14" O.C.	
133	133	LEL X CORNIFOLIA VIVIPAR BURFORD	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	14" O.C.	
134	134	LEL X CORNIFOLIA VIVIPAR BURFORD	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	14" O.C.	
135	135	LEL X CORNIFOLIA VIVIPAR BURFORD	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	14" O.C.	
136	136	LEL X CORNIFOLIA VIVIPAR BURFORD	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	14" O.C.	
137	137	LEL X CORNIFOLIA VIVIPAR BURFORD	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	14" O.C.	
138	138	LEL X CORNIFOLIA VIVIPAR BURFORD	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	14" O.C.	
139	139	LEL X CORNIFOLIA VIVIPAR BURFORD	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	14" O.C.	
140	140	LEL X CORNIFOLIA VIVIPAR BURFORD	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	14" O.C.	
141	141	LEL X CORNIFOLIA VIVIPAR BURFORD	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	14" O.C.	
142	142	LEL X CORNIFOLIA VIVIPAR BURFORD	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	14" O.C.	
143	143	LEL X CORNIFOLIA VIVIPAR BURFORD	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	14" O.C.	
144	144	LEL X CORNIFOLIA VIVIPAR BURFORD	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	14" O.C.	
145	145	LEL X CORNIFOLIA VIVIPAR BURFORD	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	14" O.C.	
146	146	LEL X CORNIFOLIA VIVIPAR BURFORD	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	14" O.C.	
147	147	LEL X CORNIFOLIA VIVIPAR BURFORD	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	14" O.C.	
148	148	LEL X CORNIFOLIA VIVIPAR BURFORD	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	14" O.C.	
149	149	LEL X CORNIFOLIA VIVIPAR BURFORD	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	14" O.C.	
150	150	LEL X CORNIFOLIA VIVIPAR BURFORD	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	14" O.C.	
151	151	LEL X CORNIFOLIA VIVIPAR BURFORD	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	14" O.C.	
152	152	LEL X CORNIFOLIA VIVIPAR BURFORD	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	14" O.C.	
153	153	LEL X CORNIFOLIA VIVIPAR BURFORD	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	14" O.C.	
154	154	LEL X CORNIFOLIA VIVIPAR BURFORD	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	14" O.C.	
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165	165	LEL X CORNIFOLIA VIVIPAR BURFORD	DWARF BURFORD HOLLY	36"	36"	EVERGREEN	14" O.C.	
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NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 5' IN OTHER DIRECTIONS.

NOTE: RIVAL INSTALLED: LANDSCAPE MAY DIFFER THAN LANDSCAPING SHOWN ON PLAN.



Revision Date
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CLUBHOUSE &
AMENITY
LANDSCAPE
SHEET
LS3.00

CITY OF KNOXVILLE LANDSCAPE NOTES:

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICHEVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.
2. ALL TREES SHALL MEET KNOXVILLE'S MINIMUM SIZE AND QUALITY STANDARDS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS, AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.

3. ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE AND QUANTITY AS LISTED IN THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/ON SIGNALS OR VEHICULAR SIGHT LINES.

5. TREE TOPPING IS NOT PERMITTED.
6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE SURVEY REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.

7. ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE CODES DEPARTMENT PRIOR TO LAND DISTURBING ACTIVITIES.
8. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVAL PRIOR TO THE LANDSCAPE INSTALLATION.

9. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.
10. ANY EXISTING TREE SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORDINANCE.

11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.
12. ALL PLANT MATERIAL SHALL BE FROM THE KNOXVILLE PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.

13. ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED BROWN CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.
14. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.

15. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUFFER OVERHANGING FROM THE FACE OF CURB TO THE EDGE OF THE PAVEMENT ADJACENT PLANT MATERIAL.

16. THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF KNOXVILLE'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF KNOXVILLE IS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO THE LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COST INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.

CITY OF KNOXVILLE MINIMUM PLANT QUALITY AND SIZE STANDARDS

1. ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSIONS OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60).

2. ALL TYPE 1, 2, AND 3 TREES (AS DEFINED IN ANSI Z60.1) USED TO MEET THE REQUIREMENTS OF THIS SUBSECTION SHALL HAVE THE FOLLOWING CHARACTERISTICS:

- A. DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUNK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER AT THE HIGHEST POINT ON THE TREE.

- B. TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:

1. THE FORK OCCURS IN THE UPPER ONE-THIRD OF THE TREE.
2. ONE FORK IS LESS THAN TWO-THIRDS OF THE TREE.
3. THE TOP ONE-THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING.

- C. NO BRANCH IS GREATER THAN TWO-THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH.

- D. SEVERAL BRANCHES ARE LARGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT.

- E. BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK.

- F. BRANCHES ARE EVENLY DISTRIBUTED AROUND THE TRUNK WITH NO MORE THAN ONE MAJOR BRANCH LOCATED DIRECTLY ABOVE ANOTHER AND THE CROWN IS FULL OF FOLIAGE THAT IS EVENLY DISTRIBUTED AROUND THE TREE.

TREE PROTECTION GENERAL NOTES:

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL STAKE THE LIMITS OF THE TREE PRESERVATION AREAS AND ASSOCIATED TREE CANOPY.

2. TREE PROTECTION FENCING, ORANGE PLASTIC BARRIER CONSTRUCTION FENCING, SHALL BE INSTALLED AND MAINTAINED AT THE LIMITS OF THE TREE PRESERVATION AREAS PRIOR TO CONSTRUCTION. REVIEW AND APPROVAL OF THE FENCING BY THE CITY OF KNOXVILLE IS REQUIRED PRIOR TO GRADING PERMIT.

3. ALL GRADING WITHIN THE ROOT ZONE OF TREES WITHIN THE TREE PRESERVATION AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO REDUCE DAMAGE TO THE TREE ROOTS.

4. EQUIPMENT STORAGE AND/OR MATERIALS STORAGE WITHIN THE TREE PRESERVATION AREA IS STRICTLY PROHIBITED.

5. ROOTS EXPOSED BY CONSTRUCTION ACTIVITIES SHALL BE PRUNED FLUSH WITH THE GROUND AND/OR BACKFILLED WITH TOP SOIL AS SOON AS POSSIBLE.

LANDSCAPE PLANTING GENERAL NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE QUANTITIES OF ALL MATERIALS. THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.

2. SUBSTITUTIONS OF TYPE, SIZE, OR SPACING OF PLANTS MAY NOT BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER'S LANDSCAPE ARCHITECT, AND MAY RESULT IN THE RESUBMITTAL OF LANDSCAPE PLANS TO THE CITY OF KNOXVILLE FOR APPROVAL PRIOR TO INSTALLATION.

3. ALL CONSTRUCTION ACTIVITY SHALL BE COORDINATED WITH TENNESSEE ONE CALL PRIOR TO DIGGING. ALL DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE PER UTILITY PROVIDER'S STANDARDS.

4. THE PLANT LIST SPECIFICATIONS PROVIDED WITHIN THE PLANT LIST FOR HEIGHT AND SIZE ARE MINIMUMS.

5. ALL PLANT BEDS SHALL BE RAKED AND CLEARED OF LARGE ROCKS. ALL LARGE DIRT CLODS SHALL BE PULVERIZED OR REMOVED PRIOR TO PLANTING.

6. ALL LARGE DIRT CLODS RESULTING FROM PLANTING SHALL BE PULVERIZED AND REMOVED PRIOR TO MULCHING.

7. PRE-EMERGENT HERBICIDE SHALL BE APPLIED AFTER INSTALLATION AND IMMEDIATELY PRIOR TO MULCHING.

8. ALL PLANT BEDS ARE TO BE MULCHED WITH A MINIMUM OF 4 INCHES OF SHREDED PINE BARK. ALL ANNUAL BEDS SHALL BE MULCHED WITH A MINIMUM OF 3 INCHES OF SOIL. CONDITIONS, PINE BARK FINE.

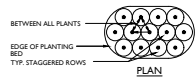
9. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO OBJECT ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.

10. ALL SOIL AREAS SHALL BE TILLED AND RAKED SMOOTH, WITH LARGE DIRT CLODS AND ROCKS REMOVED, PRIOR TO SOIL INSTALLATION.

11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STAKING AND LAYOUT OF PLANT BEDS.

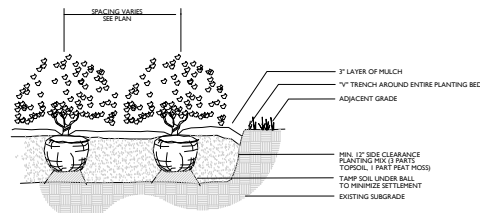
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DRAINAGE OF ALL TREES AND SHRUB PITS. A PVC OR GRAVEL SUMP AT THE BASE OF THE TREE WELL MAY BE USED IN AREAS WHERE CLAY SOILS DO NOT ADEQUATELY DRAIN.

13. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.

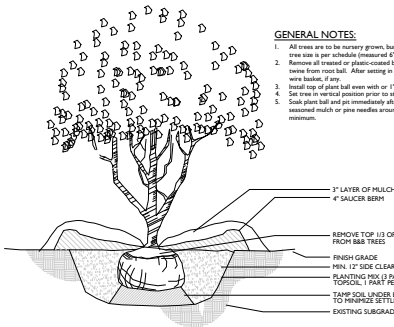


GENERAL NOTES:

1. Install top of plant ball 2" above adjacent grade.
2. Tamp planting mix firmly as pit is filled around each plant ball.
3. Soak each plant ball and pit immediately after installation.



SHRUB PLANTING

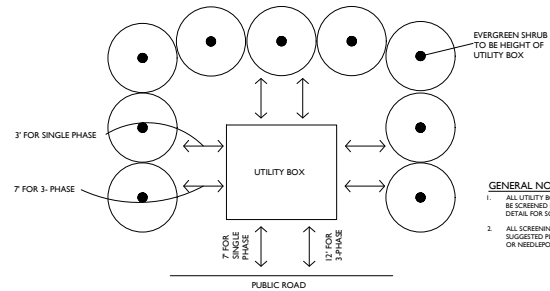


GENERAL NOTES:

1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size is per schedule (measured 6" above root ball).
2. Remove all treated or plastic coated burlap, wrapping, wire or nylon covers from root ball. After setting in hole, cut every top and side of wire burlap, if any.
3. Install top of plant ball even with or 1" above existing grade.
4. Set tree in vertical position prior to staking.
5. Soak plant ball and pit immediately after installation. Place 4-6" of seasoned mulch or pine needles around base of tree, 3" diameter minimum.

UNDERSTORY TREE

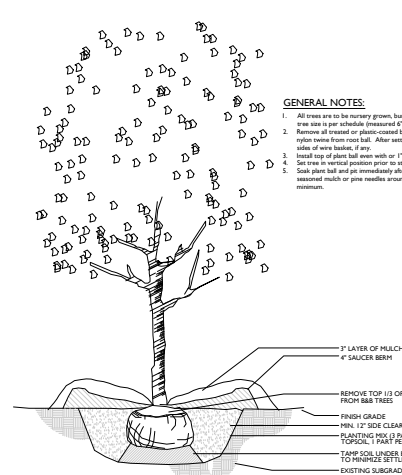
SECTION



GENERAL NOTES:

1. ALL UTILITY BOXES AND METERS MUST BE SCREENED FROM VIEW. PLEASE USE THIS STANDARD DETAIL FOR SCREENING REQUIREMENTS.
2. ALL SCREENING PLANT MATERIAL SHALL BE EVERGREEN, SUGGESTED PLANT MATERIAL TO INCLUDE NURSERY HOLLY OR NEEDELPONT HOLLY.

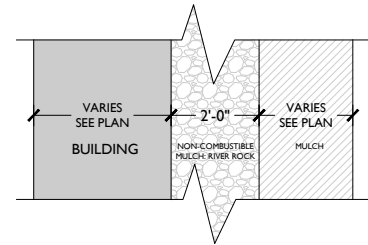
UTILITY BOX SCREEN



GENERAL NOTES:

1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size is per schedule (measured 6" above root ball).
2. Remove all treated or plastic coated burlap, wrapping, wire or nylon covers from root ball. After setting in hole, cut every top and side of wire burlap, if any.
3. Install top of plant ball even with or 1" above existing grade.
4. Set tree in vertical position prior to staking.
5. Soak plant ball and pit immediately after installation. Place 4-6" of seasoned mulch or pine needles around base of tree, 3" diameter minimum.

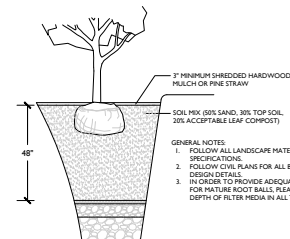
SINGLE TRUNK DECIDUOUS TREE



Sec. 7-231. - Combustible mulch.

Combustible mulch shall not be applied or maintained within two feet of any building around entire exterior perimeter, except one and two family dwellings, buildings with exterior walls and exterior wall coverings constructed of noncombustible materials

NON-COMBUSTIBLE MULCH



GENERAL NOTES:

1. FOLLOW ALL LANDSCAPE MATERIAL NOTES AND SPECIFICATIONS.
2. FOLLOW CITY PLANS FOR ALL BIORETENTION DESIGN DETAILS.
3. IN ORDER TO PROVIDE ADEQUATE SOIL VOLUME FOR MATURE ROOT BALLS, PLEASE ALLOW 48" DEPTH OF FILTER MEDIA IN ALL TILES.

BIORETENTION TREE PLANTING



DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

VINTAGE KNOXVILLE WEST
CONSTRUCTION DOCUMENTS
Knoxville, Tennessee



Revision Date

LANDSCAPE NOTES
& DETAILS

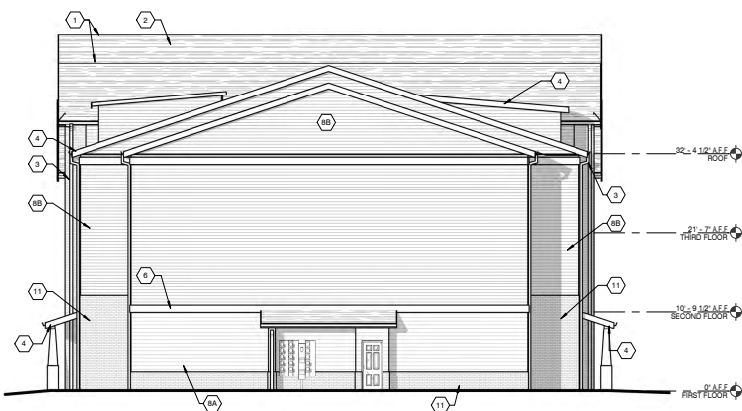
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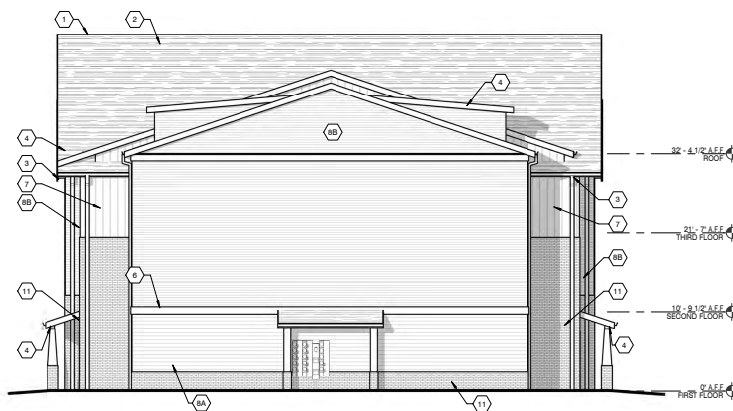
1 BLDG A - FRONT ELEVATION
1/8" = 1'-0"

ELEVATION KEYNOTES

1. CONTINUOUS RIDGE VENT (TYP.)
2. ROOF SHINGLES OVER (2) LAYERS 1/4" FELT OVER ROOF DECK OVER PRE-ENGINEERED WOOD ROOF TRUSSES
3. PRE-FIN. ALUM. GUTTER W/ DOWNSPOUTS
4. PRE-FINISHED ALUMINUM OVER FASCIA BOARD
5. ORNAMENTAL BRACKET (TYP.)
6. FIBER CEMENT TRIM BOARD
7. VERTICAL FIBER CEMENT SIDING
8. HORIZONTAL FIBER CEMENT SIDING - 7"
9. HORIZONTAL FIBER CEMENT SIDING - 9"
10. VINYL WINDOWS - SEE SCHEDULE
11. BRICK HEADERS (TYP.)
12. BRICK VENEER
13. BRICK SILL (TYP.)
14. STEEL RAILING SYSTEM AT 3'-6" A.F.F. WITH 1/2" VERTICAL PICKETS AT 4'-0" O.C.
15. METAL ROOF OVER HEAVY TIMBER BRACKET
16. 8 X 8 TIMBER COLUMN W/ BRICK BASE
17. STANDING SEAM METAL ROOF



2 BLDG A - LEFT ELEVATION
1/8" = 1'-0"



3 BLDG A - RIGHT ELEVATION
1/8" = 1'-0"



3 BLDG A - REAR ELEVATION
1/8" = 1'-0"

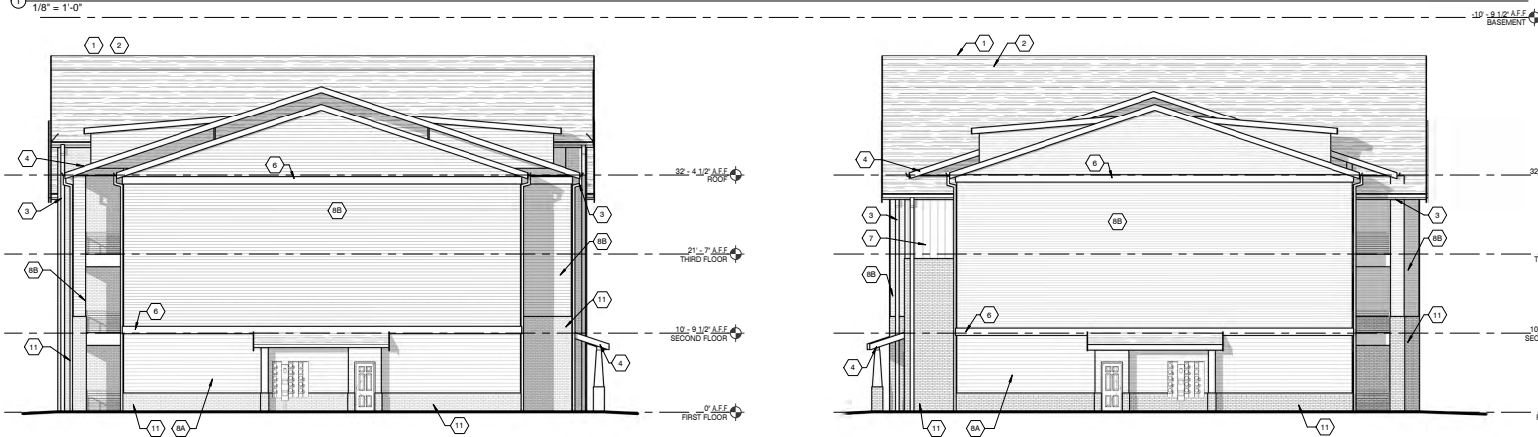
No.	DATE	DESCRIPTION



ELEVATION KEYNOTES

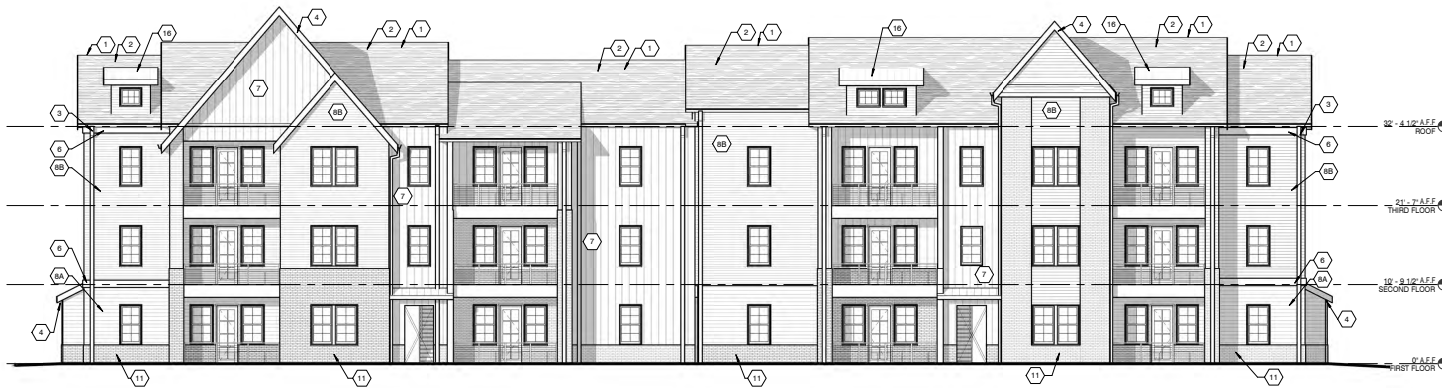
1. CONTINUOUS ROOF VENT (TYP.)
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3. PRE-FIN. ALUM. GUTTER W/ DOWNSPOUTS
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- 8A. HORIZONTAL FIBER CEMENT SIDING - 7\"/>
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9. VINYL WINDOWS - SEE SCHEDULE
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11. BRICK VENEER
12. BRICK SILL (TYP.)
13. STEEL RAILING SYSTEM AT 3' 0\"/>
14. METAL ROOF OVER HEAVY TIMBER BRACKET
15. 8 X 8 TIMBER COLUMN W/ BRICK BASE
16. STANDING SEAM METAL ROOF

1 BLDG A1 - FRONT ELEVATION
1/8\"/>



2 BLDG A1 - LEFT ELEVATION
1/8\"/>

4 BLDG A1 - RIGHT ELEVATION
1/8\"/>



3 BLDG A1 - REAR ELEVATION
1/8\"/>

No.	DATE	DESCRIPTION



1 BLDG A2 - FRONT ELEVATION
1/8" = 1'-0"



3 BLDG A2 - REAR ELEVATION
1/8" = 1'-0"

ELEVATION KEYNOTES

1. CONTINUOUS ROOF VENT (TYP.)
2. ROOF SHINGLES OVER (2) LAYERS 1/4" FELT OVER ROOF DECK OVER PRE-ENGINEERED WOOD ROOF TRUSSES
3. PRE-FIN. ALUM. GUTTER W/ DOWNSPOUTS
4. PRE-FINISHED ALUMINUM OVER FASCIA BOARD
5. ORNAMENTAL BRACKET (TYP.)
6. FIBER CEMENT TRIM BOARD
7. VERTICAL FIBER CEMENT SIDING
- 8A. HORIZONTAL FIBER CEMENT SIDING - 7"
- 8B. HORIZONTAL FIBER CEMENT SIDING - 9"
9. VINYL WINDOWS - SEE SCHEDULE
10. BRICK HEADER (TYP.)
11. BRICK VENEER
12. BRICK SILL (TYP.)
13. STEEL RAILING SYSTEM AT 3' 0" A.F.F. WITH 1/2" VERTICAL PICKETS AT 4' 0" O.C.
14. METAL ROOF OVER HEAVY TIMBER BRACKET
15. 8 X 8 TIMBER COLUMN W/ BRICK BASE
16. STANDING SEAM METAL ROOF



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A NEW DEVELOPMENT FOR:
VINTAGE KNOXVILLE WEST
EVERETTE RD
KNOXVILLE, TN

THIS DRAWING IS ISSUED FOR:
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SCHEMATIC DESIGN
DESIGN DEVELOPMENT
CONSTRUCTION DOCUMENTS

Drawing Title:
EXTERIOR ELEVATIONS
BUILDING TYPE A2

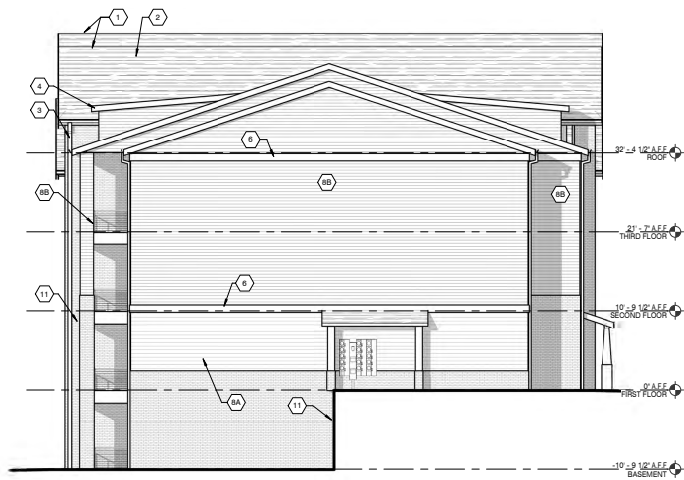
Date: 10/18/2021

Comm. No. 21026

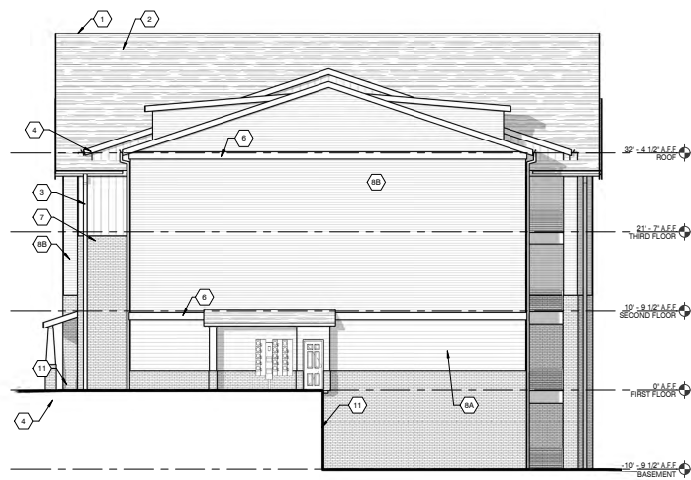
Revisions:

No.	DATE	DESCRIPTION

Sheet No.
A4.3-A



1 BLDG A2 - LEFT ELEVATION
1/8" = 1'-0"



2 BLDG A2 - RIGHT ELEVATION
1/8" = 1'-0"

ELEVATION KEYNOTES

1. CONTINUOUS RIDGE VENT (TYP.)
2. ROOF SHINGLES OVER (2) LAYERS 1/4" FELT OVER ROOF DECK OVER PRE-ENGINEERED WOOD ROOF TRUSSES
3. PRE-FIN. ALUM. GUTTER W/ DOWNSPOUTS
4. PRE-FINISHED ALUMINUM OVER FASCIA BOARD
5. ORNAMENTAL BRACKET (TYP.)
6. FIBER CEMENT TRIM BOARD
7. VERTICAL FIBER CEMENT SIDING
- 8A. HORIZONTAL FIBER CEMENT SIDING - 7"
- 8B. HORIZONTAL FIBER CEMENT SIDING - 5"
9. VINYL WINDOWS - SEE SCHEDULE
10. BRICK HEADER (TYP.)
11. BRICK VENEER
12. BRICK SILL (TYP.)
13. STEEL RAILING SYSTEM AT 3' 0" A.F.F. WITH 1/2" VERTICAL PICKETS AT 4' 0" O.C.
14. METAL ROOF OVER HEAVY TIMBER BRACKET
15. 8 X 8 TIMBER COLUMN W/ BRICK BASE
16. STANDING SEAM METAL ROOF



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A NEW DEVELOPMENT FOR:
VINTAGE KNOXVILLE WEST
EVERETTE RD
KNOXVILLE, TN

THIS DRAWING IS ISSUED FOR:
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☐ CONSTRUCTION DOCUMENTS

Drawing Title:
EXTERIOR ELEVATIONS
BUILDING TYPE A2

Date: 10/18/2021

Comm. No.

21026

Revisions:	
No.	Notes

Sheet No.
A4.3-B



① BLDG A3 - FRONT ELEVATION - PART A
1/8" = 1'-0"



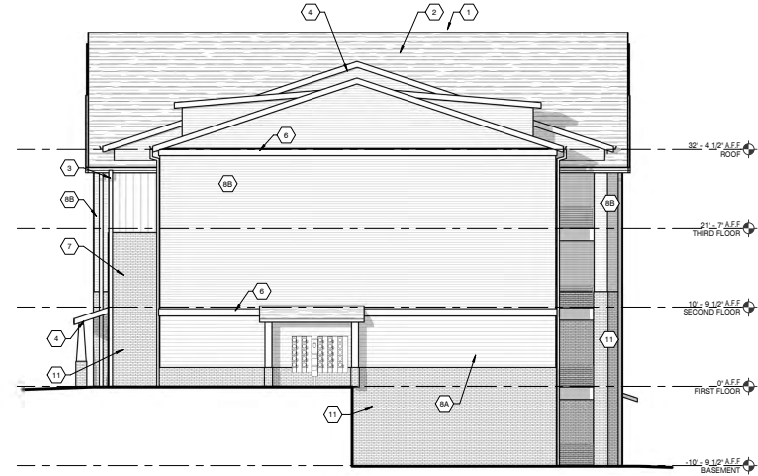
② BLDG A3 - FRONT ELEVATION - PART B
1/8" = 1'-0"

ELEVATION KEYNOTES

1. CONTINUOUS RIDGE VENT (TYP.)
2. ROOF SHINGLES OVER (2) LAYERS 1/4" FELT OVER ROOF DECK OVER PRE-ENGINEERED WOOD ROOF TRUSSES
3. PRE-FIN. ALUM. GUTTER W/ DOWNSPOUTS
4. PRE-FINISHED ALUMINUM OVER FASCIA BOARD
5. ORNAMENTAL BRACKET (TYP.)
6. FIBER CEMENT TRIM BOARD
7. VERTICAL FIBER CEMENT SIDING
- 8A. HORIZONTAL FIBER CEMENT SIDING - 1"
- 8B. HORIZONTAL FIBER CEMENT SIDING - 1"
9. VINYL WINDOWS - SEE SCHEDULE
10. BRICK VENEER (TYP.)
11. BRICK VENEER
12. BRICK SILL (TYP.)
13. STEEL RAILING SYSTEM AT 3'-6" A.F.F. WITH 1/2" VERTICAL PICKETS AT 4'-0" O.C.
14. METAL ROOF OVER HEAVY TIMBER BRACKET
15. 8 X 8 TIMBER COLUMN W/ BRICK BASE
16. STANDING SEAM METAL ROOF.



① BLDG A3 - LEFT ELEVATION
1/8" = 1'-0"



② BLDG A3 - RIGHT ELEVATION
1/8" = 1'-0"



1 BLDG A3 - REAR ELEVATION - PART A
1/8" = 1'-0"



2 BLDG A3 - REAR ELEVATION - PART B
1/8" = 1'-0"

ELEVATION KEYNOTES

1. CONTINUOUS ROOF VENT (TYP.)
2. ROOF SHINGLES OVER (2) LAYERS 1/4" FELT OVER ROOF DECK OVER PRE-ENGINEERED WOOD ROOF TRUSSES
3. PRE-FIN. ALUM. GUTTER W/ DOWNSPOUTS
4. PRE-FINISHED ALUMINUM OVER FASCIA BOARD
5. ORNAMENTAL BRACKET (TYP.)
6. FIBER CEMENT TRIM BOARD
7. VERTICAL FIBER CEMENT SIDING
- 8A. HORIZONTAL FIBER CEMENT SIDING - 7"
- 8B. HORIZONTAL FIBER CEMENT SIDING - 9"
9. VINYL WINDOWS - SEE SCHEDULE
10. BRICK HEADER (TYP.)
11. BRICK VENEER
12. BRICK SILL (TYP.)
13. STEEL RAILING SYSTEM AT 3' 0" A.F.F. WITH 1/2" VERTICAL PICKETS AT 4' 0" O.C.
14. METAL ROOF OVER HEAVY TIMBER BRACKET
15. 8 X 8 TIMBER COLUMN W/ BRICK BASE
16. STANDING SEAM METAL ROOF

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A NEW DEVELOPMENT FOR:
VINTAGE KNOXVILLE WEST
EVERETTE RD
KNOXVILLE, TN

THIS DRAWING IS ISSUED FOR:
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Drawing Title:
EXTERIOR ELEVATIONS
BUILDING TYPE A3

Date: 10/18/2021

Comm. No.

21026

Revisions:	
No.	Notes

Sheet No.
A4.4-C



1 BLDG A4 - FRONT ELEVATION - PART A
1/8" = 1'-0"



2 BLDG A4 - FRONT ELEVATION - PART B
1/8" = 1'-0"

ELEVATION KEYNOTES

1. CONTINUOUS ROOF VENT (TYP.)
2. ROOF SHINGLES OVER (2) LAYERS 1/4" FELT OVER ROOF DECK OVER PRE-ENGINEERED WOOD ROOF TRUSSES
3. PRE-FIN. ALUM. GUTTER W/ DOWNSPOUTS
4. PRE-FINISHED ALUMINUM OVER FASCIA BOARD
5. ORNAMENTAL BRACKET (TYP.)
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A NEW DEVELOPMENT FOR:
VINTAGE KNOXVILLE WEST
EVERETTE RD
KNOXVILLE, TN

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☐ DESIGN DEVELOPMENT
☐ CONSTRUCTION DOCUMENTS

Drawing Title:
EXTERIOR ELEVATIONS
BUILDING TYPE A4

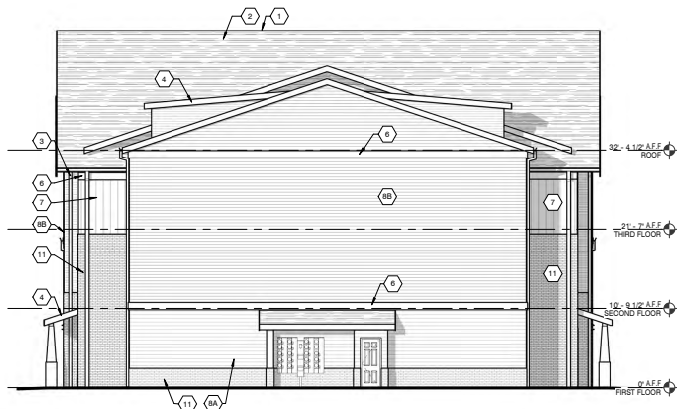
Date: 10/18/2021

Comm. No.

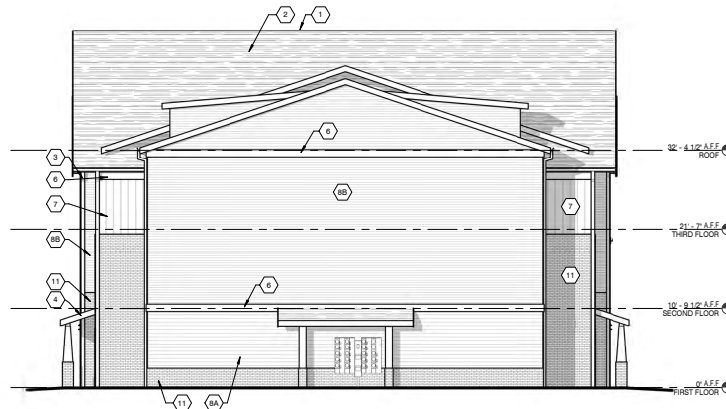
21026

Revisions:	
No.	Notes

Sheet No.
A4.5-A



① BLDG A4 - LEFT ELEVATION
1/8" = 1'-0"



② BLDG A4 - RIGHT ELEVATION
1/8" = 1'-0"

ELEVATION KEYNOTES

1. CONTINUOUS ROOF VENT (TYP.)
2. ROOF SHINGLES OVER (2) LAYERS 1/4" FELT OVER ROOF DECK OVER PRE-ENGINEERED WOOD ROOF TRUSSES
3. PRE-FIN. ALUM. GUTTER W/ DOWNSPOUTS
4. PRE-FINISHED ALUMINUM OVER FASCIA BOARD
5. ORNAMENTAL BRACKET (TYP.)
6. FIBER CEMENT TRIM BOARD
7. VERTICAL FIBER CEMENT SIDING
- 8A. HORIZONTAL FIBER CEMENT SIDING - 7"
- 8B. HORIZONTAL FIBER CEMENT SIDING - 9"
9. VINYL WINDOWS - SEE SCHEDULE
10. BRICK HEADER (TYP.)
11. BRICK VENEER
12. BRICK SILL (TYP.)
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14. METAL ROOF OVER HEAVY TIMBER BRACKET
15. 8 X 8 TIMBER COLUMN W/ BRICK BASE
16. STANDING SEAM METAL ROOF

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A NEW DEVELOPMENT FOR:

VINTAGE KNOXVILLE WEST
EVERETTE RD
KNOXVILLE, TN

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Drawing Title:
EXTERIOR ELEVATIONS
BUILDING TYPE A4

Date: 10/18/2021

Comm. No.
21026

Revisions:	
No.	Notes

Sheet No.
A4.5-B



① BLDG A4 - REAR ELEVATION - PART A
1/8" = 1'-0"



② BLDG A4 - REAR ELEVATION - PART B
1/8" = 1'-0"

ELEVATION KEYNOTES

1. CONTINUOUS ROOF VENT (TYP.)
2. ROOF SHINGLES OVER (2) LAYERS 1/4" FELT OVER ROOF DECK OVER PRE-ENGINEERED WOOD ROOF TRUSSES
3. PRE-FIN. ALUM. GUTTER W/ DOWNSPOUTS
4. PRE-FINISHED ALUMINUM OVER FASCIA BOARD
5. ORNAMENTAL BRACKET (TYP.)
6. FIBER CEMENT TRIM BOARD
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10. BRICK HEADER (TYP.)
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12. BRICK SILL (TYP.)
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15. 8 X 8 TIMBER COLUMN W/ BRICK BASE
16. STANDING SEAM METAL ROOF



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A NEW DEVELOPMENT FOR:
VINTAGE KNOXVILLE WEST
EVERETTE RD
KNOXVILLE, TN

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Drawing Title:
EXTERIOR ELEVATIONS
BUILDING TYPE A4

Date: 10/18/2021

Comm. No.

21026

Revisions:	
Rev.	Description

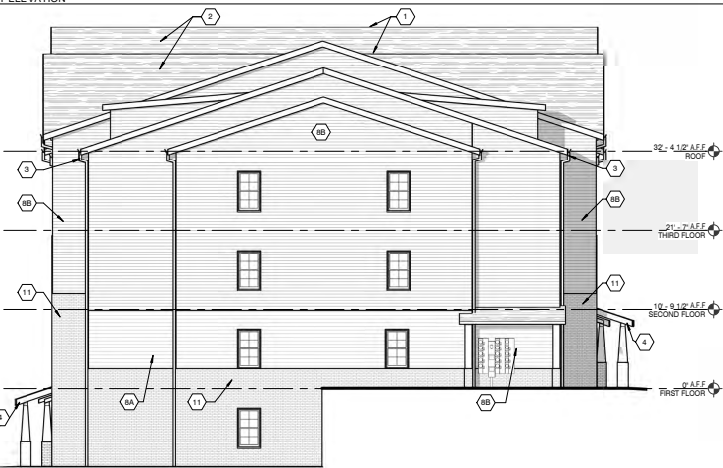
Sheet No.
A4.5-C



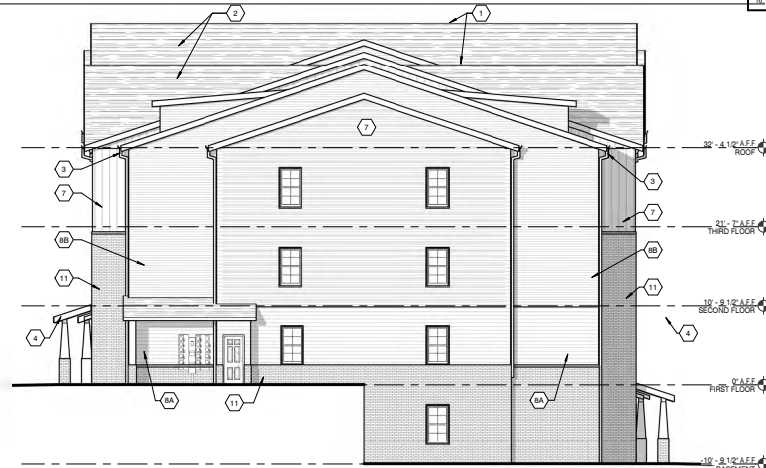
1 BLDG B - FRONT ELEVATION
1/8" = 1'-0"

ELEVATION KEYNOTES

1. CONTINUOUS RIDGE VENT (TYP.)
2. ROOF SHINGLES OVER (2) LAYERS 1/2" FELT OVER ROOF DECK OVER PRE-ENGINEERED WOOD ROOF TRUSSES
3. PRE-FIN. ALUM. GUTTER W/ DOWNSPOUTS
4. PRE-FINISHED ALUMINUM OVER FASCIA BOARD
5. ORNAMENTAL BRACKET (TYP.)
6. FIBER CEMENT TRIM BOARD
7. VERTICAL FIBER CEMENT SIDING
- 8A. HORIZONTAL FIBER CEMENT SIDING - 7"
- 8B. HORIZONTAL FIBER CEMENT SIDING - 9"
9. VINYL WINDOWS - SEE SCHEDULE
10. BRICK HEADER (TYP.)
11. BRICK VENEER
12. BRICK SILL (TYP.)
13. STEEL RAILING SYSTEM AT 3'6" AFF. WITH 1/2" VERTICAL PICKETS AT 4'0" O.C.
14. METAL ROOF OVER HEAVY TIMBER BRACKET
15. 8 X 8 TIMBER COLUMN W/ BRICK BASE
16. STANDING SEAM METAL ROOF



2 BLDG B - LEFT ELEVATION
1/8" = 1'-0"



4 BLDG B - RIGHT ELEVATION
1/8" = 1'-0"

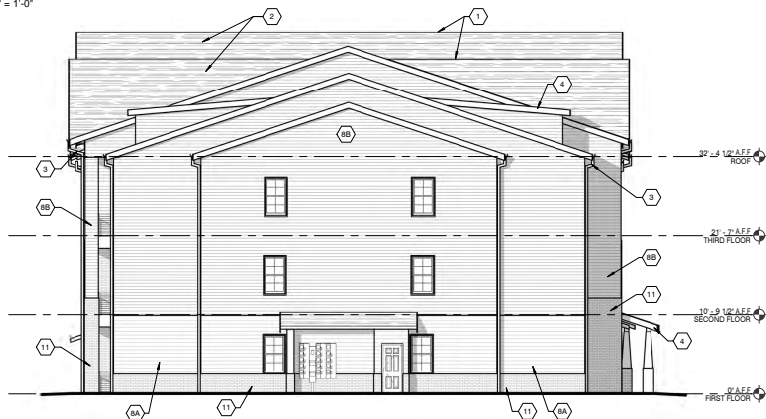


3 BLDG B - REAR ELEVATION
1/8" = 1'-0"

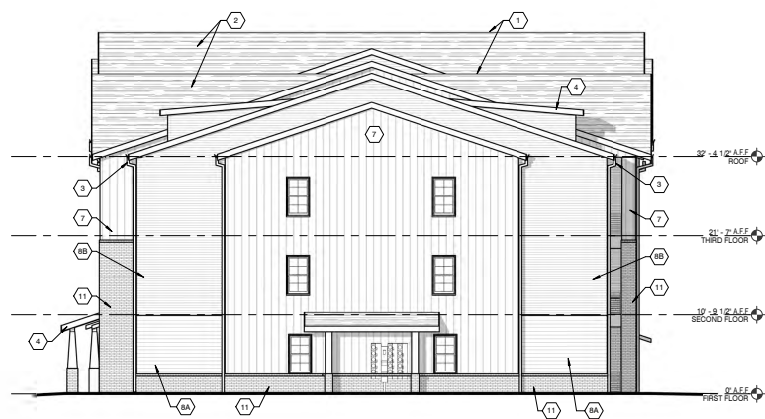
No.	DATE	DESCRIPTION



① BLDG B1 - FRONT ELEVATION
1/8" = 1'-0"



② BLDG B1 - LEFT ELEVATION
1/8" = 1'-0"



④ BLDG B1 - RIGHT ELEVATION
1/8" = 1'-0"

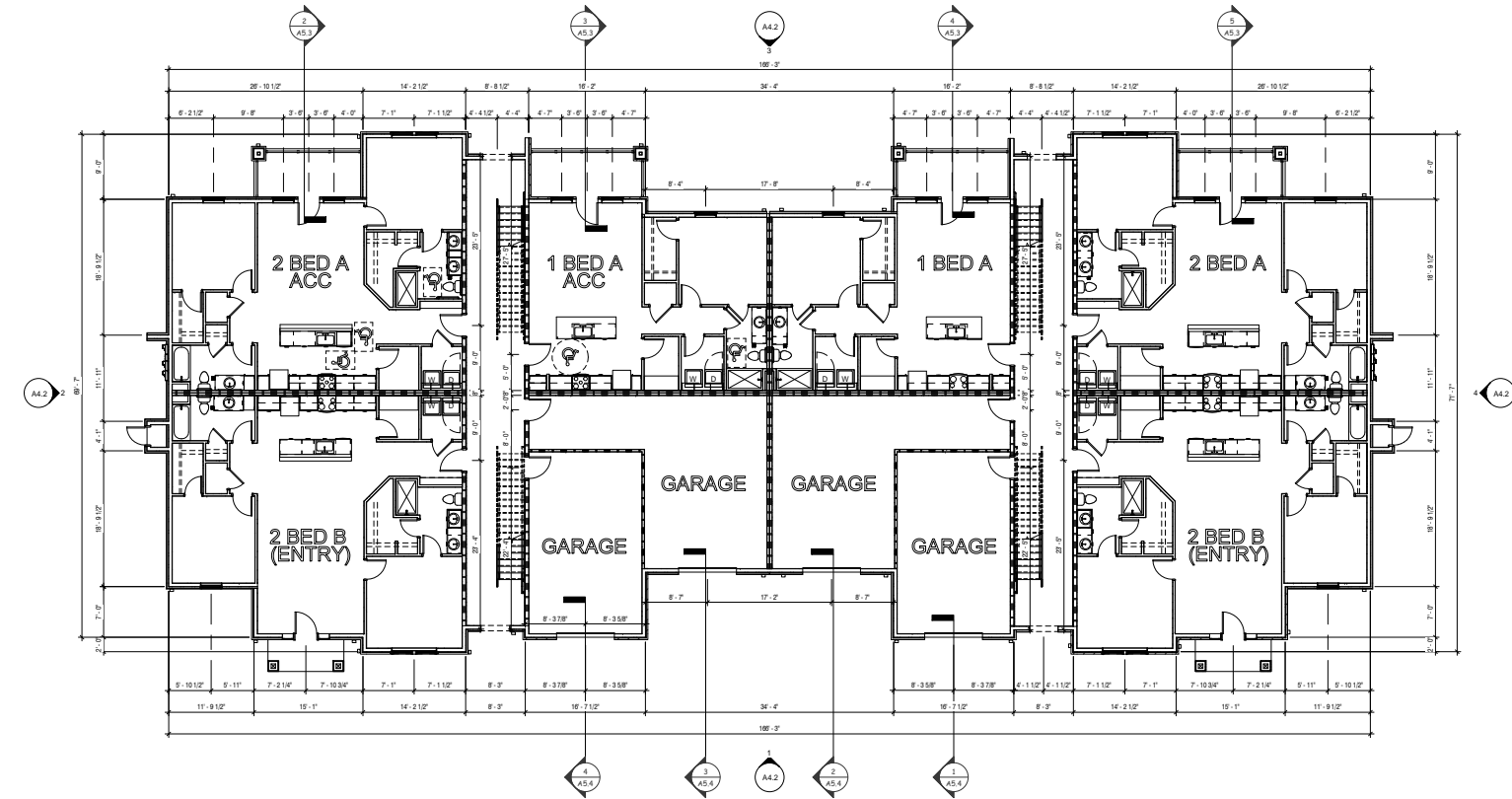


③ BLDG B1 - REAR ELEVATION
1/8" = 1'-0"

ELEVATION KEYNOTES

1. CONTINUOUS RIDGE VENT (TYP.)
2. ROOF SHINGLES OVER (2) LAYERS 15# FELT OVER ROOF DECK OVER PRE-ENGINEERED WOOD ROOF TRUSSES
3. PRE-FIN. ALUM. GUTTER W/ DOWNSPOUTS
4. PRE-FINISHED ALUMINUM OVER FASCIA BOARD
5. ORNAMENTAL BRACKET (TYP.)
6. FIBER CEMENT TRIM BOARD
7. VERTICAL FIBER CEMENT SIDING
- 8A. HORIZONTAL FIBER CEMENT SIDING - 7"
- 8B. HORIZONTAL FIBER CEMENT SIDING - 9"
9. VINYL WINDOWS - SEE SCHEDULE
10. BRICK HEADER (TYP.)
11. BRICK VENEER
12. BRICK SILL (TYP.)
13. STEEL RAILING SYSTEM AT 3'-6" AFF. WITH 1/2" VERTICAL PICKETS AT 4'-0" O.C.
14. METAL ROOF OVER HEAVY TIMBER BRACKET
15. 8" X 8" TIMBER COLUMN W/ BRICK BASE
16. STANDING SEAM METAL ROOF.

No.	DATE	DESCRIPTION

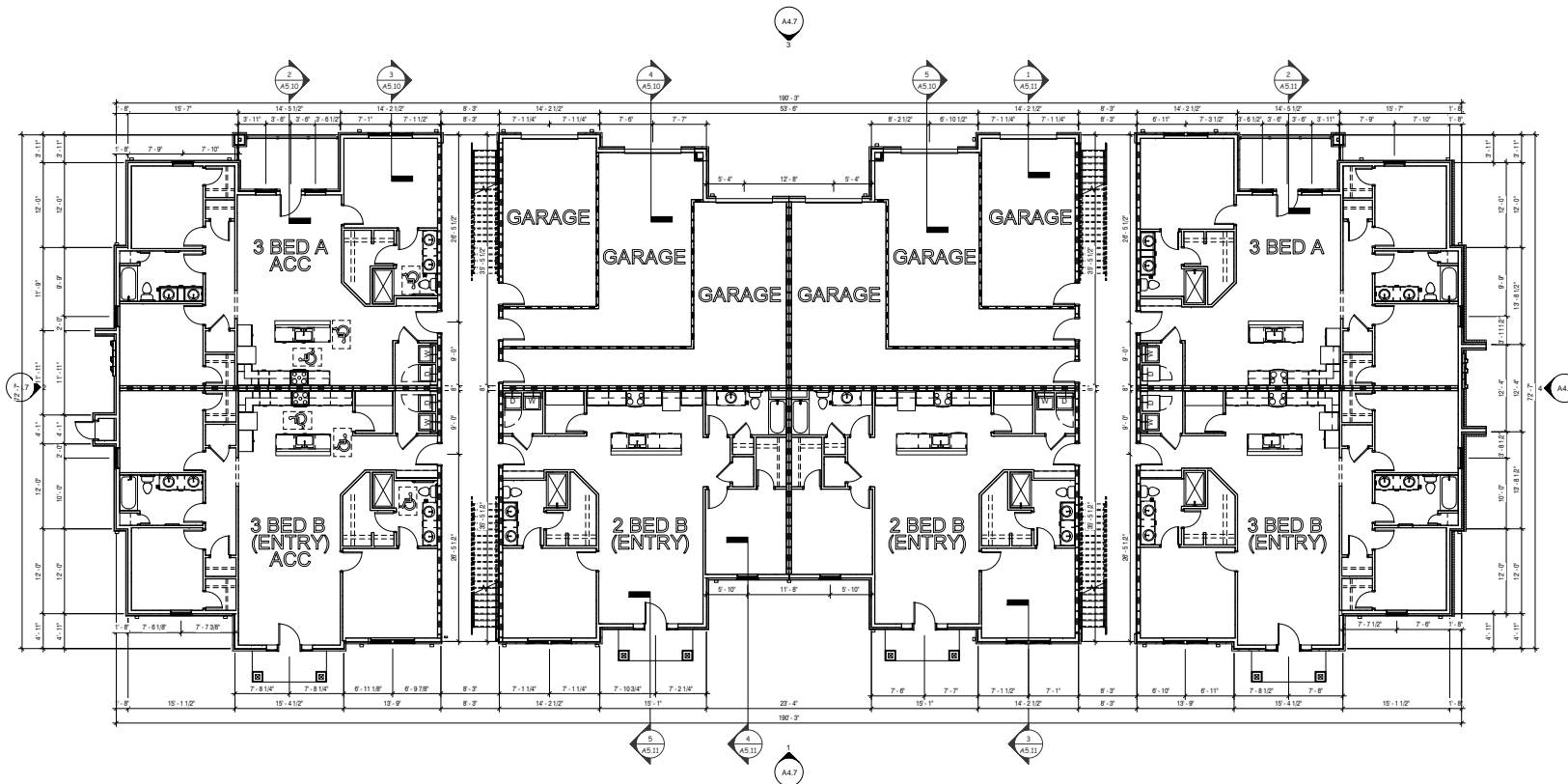


1 FIRST FLOOR PLAN
1/8" = 1'-0"

OPAQUE THERMAL ENVELOPE REQUIREMENTS	
MINIMUM THERMAL REQUIREMENTS	
R-48	ATTICS AND OTHER ROOFS
R-20	WOOD FRAMED WALLS ABOVE GRADE
R-10	CRAWL SPACE WALLS
R-30	FLOOR JOIST OVER CRAWL SPACE
U-0.32	OPAQUE DOORS
U-0.40	GLAZING
U-0.55	SKYLIGHTS
1. ALL UNHEATED SLABS ON GRADE ARE TO HAVE R-10 RIGID PERIMETER INSULATION FULL HEIGHT OF FOUNDATION WALL AND 2' MINIMUM VERTICALLY BELOW SLAB. 2. PROVIDE 15 MIL POLY VAPOR BARRIER UNDER ALL SLABS ON GRADE AND IN ALL CRAWL SPACES. 3. ALL HVAC DUCTS ARE TO BE INSULATED. 4. ALL REFRIGERANT LINES ARE TO BE INSULATED. 5. ALL HOT WATER PIPES ARE TO BE INSULATED.	

WALL LEGEND	
	EXTERIOR WALL BRICK VENEER OVER HOUSE WRAP OVER 1/2" EXTERIOR SHEATHING ON 2X6 WOOD STUDS W/ 1/2" GYP. BD. ON INTERIOR. PROVIDE R-20 BATT INSULATION. REFER TO EXTERIOR ELEVATIONS FOR STONE VENER HEIGHTS
	EXTERIOR WALL FIBER CEMENT SIDING OVER HOUSE WRAP OVER 1/2" EXTERIOR SHEATHING ON 2X6 WOOD STUDS W/ 1/2" GYP. BD. ON INTERIOR. PROVIDE R-20 BATT INSULATION. REFER TO EXTERIOR ELEVATIONS FOR STONE VENER HEIGHTS
	1-HOUR RATED FIRE-RATED WALL FIBER CEMENT SIDING OVER HOUSE WRAP OVER 1/2" EXTERIOR SHEATHING ON 2X6 WOOD STUDS W/ 1/2" GYP. BD. ON INTERIOR. PROVIDE R-20 BATT INSULATION. BUILD IN ACCORDANCE WITH UL-954
	1-HOUR RATED FIRE-RATED WALL DOUBLE 2X6 STUD WALL W/ 1 LAYER FIRE RATED 5/8" GYP. BD. ON OUTER SIDES AND 1 LAYER 1/2" PL WOOD ON INSIDE OF ONE WALL. PROVIDE TWO LAYERS R-13 BATT INSULATION. BUILD WALL IN ACCORDANCE WITH UL-954
	INTERIOR WALL PARTITION 2X4 WOOD STUDS MAX W/ 1 LAYER OF 1/2" GYP. BD. EACH SIDE
	INTERIOR WALL PARTITION 2X6 WOOD STUDS MAX W/ 1 LAYER OF 1/2" GYP. BD. EACH SIDE
EJ = EXPANSION JOINT NOTES: 1. REFER TO STRUCTURAL DRAWINGS FOR STUD SPACING ON ALL WALLS. 2. 1/2" GYP. BD. IS TO BE USED IN LIEU OF 5/8" GYP. BD. AT ALL NON-RATED PARTITIONS. 3. SEE A6 SHEETS FOR ENLARGED UNIT PLANS 4. 1-HOUR RATED WALL, U/L U544 5. 1-HOUR RATED WALL, U/L U541	

No.	DATE



1 FIRST FLOOR PLAN
1/8" = 1'-0"

OPAQUE THERMAL ENVELOPE REQUIREMENTS

MINIMUM THERMAL REQUIREMENTS

R-48	ATTIC AND OTHER ROOFS
R-20	WOOD FRAMED WALLS ABOVE GRADE
R-10	CRAWL SPACE WALLS
R-30	FLOOR JOIST OVER CRAWL SPACE
U-0.32	OPAQUE DOORS
U-0.40	GLAZING
U-0.55	SKYLIGHTS

1. ALL UNHEATED SLABS ON GRADE ARE TO HAVE R-10 RIGID PERIMETER INSULATION FULL HEIGHT OF FOUNDATION WALL AND 24" MINIMUM VERTICALLY BELOW SLAB.
2. PROVIDE 15 MIL POLY VAPOR BARRIER UNDER ALL SLABS ON GRADE AND IN ALL CRAWL SPACES.
3. ALL HVAC DUCTS ARE TO BE INSULATED.
4. ALL REFRIGERANT LINES ARE TO BE INSULATED.
5. ALL HOT WATER PIPES ARE TO BE INSULATED.

WALL LEGEND

	EXTERIOR WALL BRICK VENEER OVER HOUSE WRAP OVER 1/2" EXTERIOR SHEATHING ON 2X6 WOOD STUDS W/ 1/2" GYP. BD. ON INTERIOR. PROVIDE R-20 BATT INSULATION. REFER TO EXTERIOR ELEVATIONS FOR STONE VENEER HEIGHTS.
	EXTERIOR WALL FIBER CEMENT SIDING OVER HOUSE WRAP OVER 1/2" EXTERIOR SHEATHING ON 2X6 WOOD STUDS W/ 1/2" GYP. BD. ON INTERIOR. PROVIDE R-20 BATT INSULATION. BUILD IN ACCORDANCE WITH ULP#956.
	1 HOUR RATED BREECWAY WALL FIBER CEMENT SIDING OVER HOUSE WRAP OVER 1/2" EXTERIOR SHEATHING ON 2X6 WOOD STUDS W/ 5/8" FIRE RATED GYP. BD. ON INTERIOR. PROVIDE R-20 BATT INSULATION. BUILD IN ACCORDANCE WITH ULP#956.
	DOUBLE STUDD WALL DOUBLE 2X6 STUD WALL W/ 1 LAYER FIRE RATED 5/8" GYP. BD. ON OUTER SIDES AND 1 LAYER 1/2" F.V. WOOD ON INSIDE OF ONE WALL. PROVIDE TWO LAYERS R-13 BATT INSULATION. BUILD WALL IN ACCORDANCE WITH U.S. #341.
	INTERIOR WALL PARTITION 2X4 WOOD STUDS MAX W/ 1 LAYER OF 1/2" GYP. BD. EACH SIDE.
	INTERIOR WALL PARTITION 2X6 WOOD STUDS MAX W/ 1 LAYER OF 1/2" GYP. BD. EACH SIDE.
	EJ = EXPANSION JOINT
	NOTES: 1. REFER TO STRUCTURAL DRAWINGS FOR STUD SPACING ON ALL WALLS. 2. 1/2" GYP. BD. IS TO BE USED IN LEU OF 5/8" GYP. BD. AT ALL NON-RATED PARTITIONS. 3. SEE 40 SHEETS FOR ENLARGED UNIT PLANS
	1 - HOUR RATED WALL, ULP #266
	1 - HOUR RATED WALL, ULP #241

No.	Description



Via Email: gouldjf@cdmsmith.com

DECEMBER 13, 2021

John F. Gould, P.E.
CDM Smith
1100 Marion St., Suite 300
Knoxville, TN 37921

RE: Vintage Knoxville West Apartments TIS Review Comments (1-E-22-UR)

Dear Mr. Gould,

The Transportation Impact Study (TIS) for the above referenced use on review case that was received on November 29, 2021 has been reviewed by staff from Knox County Engineering and Public Works (EPW) and Knoxville-Knox County Planning. We have identified the following comments related to the TIS that we require further information/revision on for the review of this case:

1. Page 6 – First paragraph, 2nd line should read “Road to the west of the site.” Instead of “Road to the east of the site.” Yarnell Road intersects Everett Road west of the proposed site driveways. **Corrected**
2. Page 7 – Under “Existing Traffic Volumes” please explain the methodology and assumptions employed in the reassignment of the Everett Woods residential subdivision traffic as shown in Figure 6B. **Added a statement of the bases of the reassignment.**
3. Page 9 – Some of the volumes at the intersection of Yarnell Road and Cedar Break Drive in Figure 6A do not agree with the count data as shown at the intersection of Yarnell Road and Everett Road. It is our understanding that these were derived from the turning movement count at Yarnell Road and Everett Road, so there should be no rounding discrepancies. Please update according to provided markup sheet. **Revised**
4. Page 14 – One of the volumes in Figure 7B is incorrect, please update according to provided markup sheet. **Typo corrected.**
5. Page 17 – In the discussion of site trip distribution please include an explanation of apportioning trips to each of the two site driveways. **Added a statement describing the general basis of the driveway assignment. The detail assignment is as illustrated in Figures 9A and 9B.**

6. Page 17 – Please include in the Appendix the trip generation plots for the local multi-family trip generation for reference purposes. **Added the Knoxville/Knox County adopted trip generation document for the multi-family residential use.**
7. Appendix – Some of the volumes in the un-numbered figure “2021 Traffic (without Everett Woods Traffic) are incorrect, please update according to provided markup sheet. **Corrected**
8. Please incorporate additional information to address the following items as called for in Section 7, “Analysis” portion of the Knoxville-Knox County Planning TIA Guidelines:
 - a. Document the relationship of the proposed access points to existing streets including separation distance and any alignment issues. Along with this, please denote any specific needs for the access directly opposite of Yellow Glen Blvd to match its width with a boulevard section similar to the proposed western access. **Added a section for the Proposed Access. Added recommendation of 300’ spacing from Yarnell Road**
 - b. Document general site circulation information and in particular any recommendations pertaining to reducing conflicts between the proposed angle parking shown on the eastern access and whether it should be eliminated or if sufficient throat depth can be provided. **Added a section for the Proposed Access**
 - c. Document presence/need for any multimodal facilities within the development or along its frontage. **Page 6 of the report stated that there are not any KAT services, sidewalks, nor bike facilities along Everett Road in the site vicinity.**

Please provide a **PDF** of the following: a **signed and sealed letter** addressing these concerns in a **comment response sheet** (with the indication of where/how the comments were addressed) attached to the back of a **fully revised TIS**. Revisions are due no later than Monday, December 20, 2021 by noon. If you have any questions, please contact me.

Sincerely,



Mike Conger, P.E.
Knoxville-Knox County Planning

CC: Mike Reynolds, AICP, Knoxville-Knox County Planning
John Sexton, P.E., Knox County Engineering and Public Works



Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902 | 865.215.2500

Stephanie Hargrove, Knox County Engineering and Public Works
Aaron Fritts, Knox County Engineering and Public Works



Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902 | 865.215.2500



400 Main Street
Suite 403
Knoxville, TN 37902
P: 865.215.2507
F: 865.215.2237

Addressing Department Review and Comments

File #: 1-E-22-UR

Tax Parcel ID: 141 050 (p/o)

Subdivision: N/A

Owner: The Burton Family Irrevocable Trust

Surveyor: S. Derick Jones

Company: Sterling Engineering

Email: sdjones@sterling.us.com

Date Submitted: 11/29/21

Review Type: UOR

Unit or Phase:

Phone:

Office: 865.984.3905

Cell:

Fax:

Visit our website: <http://www.knoxplanning.org/addressing> for a list of existing and available street names.

All subdivision and street names must conform to the Knoxville/Knox County Street Uniform Naming and Addressing Ordinance, Subdivision Regulations and the Administrative Rules of the Planning Commission.

Proposed and/or Existing Subdivision or Street Names	Results of Review, Corrections, and Comments (date subdivision or street name reserved)	Approved, Pending, Denied, Revise, Note
Vintage - Knoxville West (complex name)	On reserve for 1-E-22-UR	Approved & reserved
Everett Road	OK	
Yellow Glen Boulevard	OK	
Private ROW	3 street names are needed for the complex. All buildings will be addressed from the private ROW.	PENDING
	A site plan and/or floor plans may be required for addressing purposes.	Note
	Applicable addressing fee will apply to 5 or more address assignments.	Note
	Contact the Post Office to establish mail service at 865.925.0155.	Note
	If private ROW serves 6 or more dwellings/lots, a street name is required per the subdivision regulations	Note
	Owner/developer is responsible for installing street sign(s) for named private ROW.	Note
	If approved address assignments will be provided at that time.	Note
	Addressing fee is \$400.00 for 224 units	Note
	Please submit proposed road names in writing for review and reference file number	Note

Comments may be modified based on new information from updated plans, field reviews or other agencies.

Andrea Kupfer (865.215.3797) andrea.kupfer@knoxplanning.org	1st Review 12/6/2021	Donna Hill (865.215.3872) donna.hill@knoxplanning.org	2nd Review Dec 15, 2021
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**NAMES OF ALL PROPERTY OWNERS INVOLVED-OR HOLDERS OF OPTION ON SAME
MUST BE LISTED BELOW:**

Please print or type in black ink:

NAME	ADDRESS	CITY	STATE	ZIP	OWNER/ OPTION
Daniel Burton	1 Music Circle S., Suite 330	Nashville	TN	37203	Owner

A handwritten signature in blue ink, appearing to read "D. Burton", written over the printed name and address.

Vintage Knoxville West, LLC

1610 S. Church Street, Suite C. Murfreesboro, TN 37130

Owner

Managing Member: Tim Keach

A handwritten signature in blue ink, appearing to read "Tim Keach", written below the printed name.

If more space is needed, attach additional sheets.



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☒ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

S. Derick Jones, PE Sterling Engineering, Inc.

Engineer

Applicant Name

Affiliation

November 29, 2021

January 13, 2022

File Number(s)

Date Filed

Meeting Date (if applicable)

1-E-22-UR

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Applicant ☐ Owner ☐ Option Holder ☐ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

S. Derick Jones

Sterling Engineering, Inc.

Name

Company

1020 William Blount Drive

Maryville

TN

37801

Address

City

State

ZIP

865-984-3905

sdjones@sterling.us.com

Phone

Email

CURRENT PROPERTY INFO

The Burton Family Irrevocable Trust

60 Music Square East, Suite 390 Nashville, TN

Owner Name (if different)

Owner Address

Owner Phone

0 Yarnell Road

141 050 (part of)

Property Address

Parcel ID

West Knox Utility District

West Knox Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southwest side of Everett Road, southeast of Yarnell Road

15.668 acres

General Location

Tract Size

☐ City ☒ County

6th

PR (Planned Residential)

Vacant land

District

Zoning District

Existing Land Use

Northwest County

LDR & HP

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA
☒ Residential ☐ Non-Residential

Home Occupation (specify) _____

Multifamily Development

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST☐ Zoning Change

Proposed Zoning _____

☐ Plan Amendment Change

Proposed Plan Designation(s) _____

Pending Plat File Number

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

☐ Other (specify) _____**STAFF USE ONLY****PLAT TYPE**

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☒ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1		Total
0406	UOR	
Fee 2		
Fee 3		\$2,866.80

AUTHORIZATION

By signing below, I certify I am the property owner or the owners authorized representative.

Applicant Signature

S. Derick Jones, PE Sterling Engineering, Inc. 11/29/21

Please Print

Date

865-984-3905

sdjones@sterling.us.com

Phone Number

Email

Staff Signature

Michael Reynolds

Please Print

swm 11/30/21

Date