PARKING SUMMARY:

PARKING REQUIREMENTS
HOUSING DEVELOPMENT RENTING BY BEDROOMS:
MINIMUM = 0.87 PER BEDROOM (INCLUDING GUEST)
MAXIMUM = 1.4 PER BEDROOM (INCLUDING GUEST)
10 BEDROOMS PROPOSED

REQUIRED SPACES = 8.7 MIN. TO 14 MAX.
(1 VAN ACCESSIBLE PARKING SPACE)

20% REDUCTION BEING LESS THAN .25 MILE FROM KAT BUS ROUTE STOP HIGHLAND AVENUE WB AT 17TH STREET

REQUIRED SPACES WITH REDUCTION = 7 MIN. TO 11 MAX.

EXISTING PARKING (TO BE REMOVED)
SPACES = 10

PROPOSED PARKING
2 STANDARD PARKING SPACES
1 VAN ACCESSIBLE PARKING SPACE

3 TOTAL PROPOSED PARKING SPACES

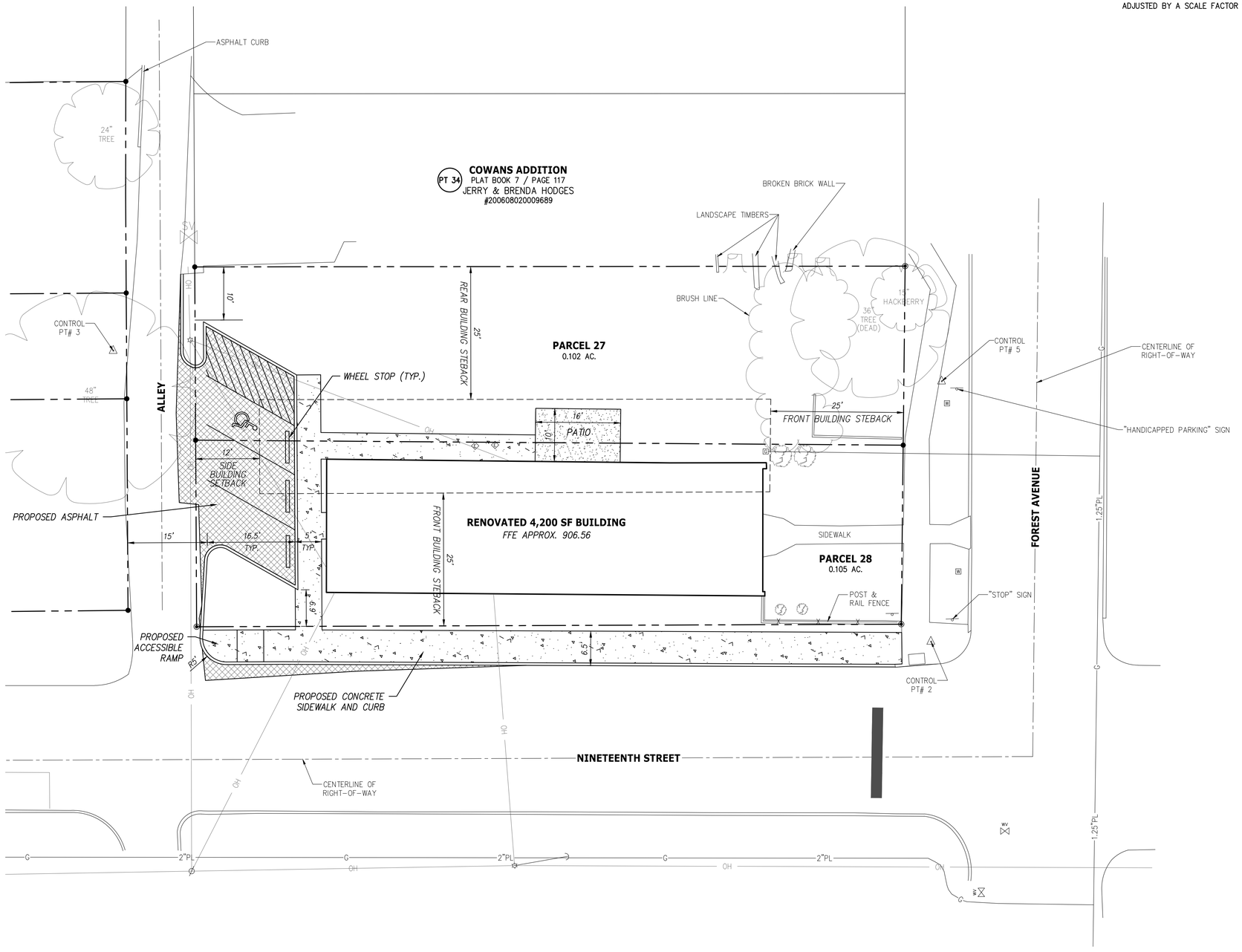
BZA VARIANCE REQUEST 8-H-18VA
DECREASE REQUIRED NUMBER OF PARKING SPACES FROM 7 TO 3 PER CITY OF KNOXVILLE ZONING ORDINANCE ARTICLE 5, SECTION 7.E.D., TABLE 3.

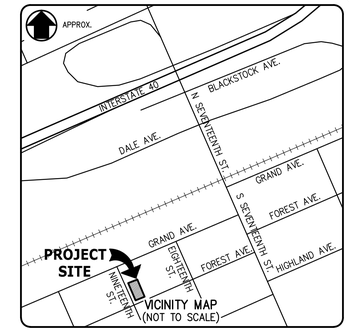
REQUIRED NUMBER OF BICYCLE PARKING SPACES = 4

SPECIAL NOTE: BICYCLE PARKING SHALL BE LOCATED INSIDE THE RENOVATED BUILDING.

LEGEND

- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- EXIST. R.O.W.
- BUILDING SETBACK LINE
- EXIST. EASEMENT LINE
- 1 / C3.01 — DETAIL REFERENCE (DETAIL NO./SHEET NO.)
- 22 — NUMBER OF PARKING SPACES
- 1 — COORDINATE POINT
- HANDICAP PARKING
- ACCESSIBLE RAMP





NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON & CANNON, INC. DATED DECEMBER 12, 2017.
2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
3. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF KNOXVILLE STANDARD SPECIFICATIONS.
4. PROPERTY CONCERNED REFLECTS PARCELS 27 & 28 AS SHOWN ON KNOX COUNTY CLT TAX MAP NO. 94. ZONING FOR THE PROPERTY IS R-2 "GENERAL RESIDENTIAL DISTRICT". TOTAL AREA IS 0.207 ACRES (9,017 S.F.). THE TOTAL DISTURBED AREA IS APPROXIMATELY 0.18± ACRES. CITY BLOCK NUMBER IS 10084.
5. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
6. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE ZONING ORDINANCE.
   FRONT: 25 FEET
   REAR: 25 FEET
   SIDE: 8 FEET (SINGLE-STORY)
   12 FEET (MORE THAN ONE STORY)
7. OWNER: FLOYD T SHOWN SR.
   651.3 HILLRIDGE ROAD
   KNOXVILLE, TN 37912
   DEVELOPER: JMS INVESTMENTS/CITY LIGHTS LLC
   500 PRESTWICK RIDGE WAY UNIT 43
   KNOXVILLE, TN 37919
8. PERIMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROPOSED BY A GEOTECHNICAL ENGINEER.
9. PROPOSED LANDSCAPE WILL COMPLY WITH THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE.
10. REFER TO SHEET C0.02 FOR HORIZONTAL CONTROL INFORMATION.
11. PROPOSED PARKING SHALL MEET THE CITY OF KNOXVILLE REGULATIONS.
12. PROPOSED SITE LIGHTING PLAN SHALL MEET M.P.C. AND CITY OF KNOXVILLE REGULATIONS.

SPECIAL NOTE:

THE APPROVAL OF THIS PLAT DOES NOT INCREASE OR DECREASE ANY ZONING NON-CONFORMITIES FOR THE EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE NON-CONFORMING STATUS OF THE EXISTING STRUCTURES. DOCUMENTATION AS TO THE LEGAL STATUS OF THE STRUCTURES OR VARIANCES FROM THE BOARD OF ZONING APPEALS MAY BE REQUIRED AT SOME LATER DATE FOR PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS.

REVISIONS	DATE
1 UOR COMMENTS	10/23/2018

CANNON & CANNON INC
CONSULTING ENGINEERS · FIELD SURVEYORS
TEL 865.670.8555
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8550 Kingston Pike
Knoxville, TN 37919

CLIENT:
JMS INVESTMENTS/CITY LIGHTS LLC
500 PRESTWICK RIDGE WAY UNIT 42
KNOXVILLE, TN 37919

PROJECT:
1829 & 1833 FOREST AVENUE
1829 & 1833 FOREST AVENUE
DISTRICT 4, WARD 10, BLOCK 10084
KNOXVILLE, TENNESSEE 37916

SITE LAYOUT PLAN

ALLAN W. GRISSOM
REGISTERED ENGINEER
AGRICULTURE COMMERCE
NO. 117329
STATE OF TENNESSEE
10-23-18

CCI PROJECT NO.	01421-0001
DRAWING DATE	SEPTEMBER 24, 2018
PM AWG	QC
DRAWN CIO	

UOR1.01

11-D-18-UR
Revised: 10/23/2018

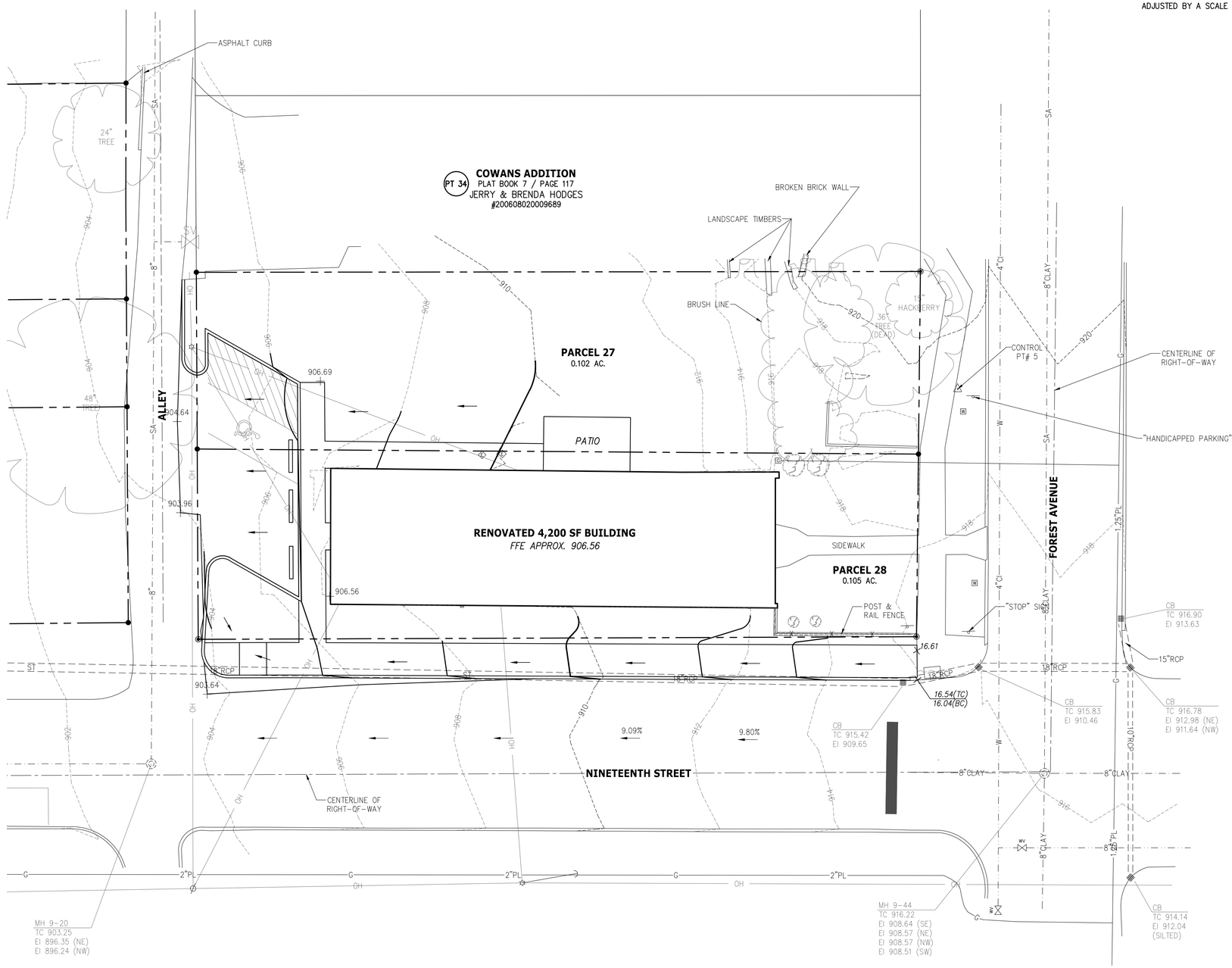
LEGEND

884	EXISTING CONTOUR
890	PROPOSED INDEX CONTOUR
97.50 +	PROPOSED SPOT ELEVATION
1 / C4.01	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
ST	EXIST. STORM
SA	EXIST. SEWER
W	EXIST. WATER
	EXIST. FENCE
	EXIST. POWER POLE

GRID NORTH
NAD 83 (1995)
NAVD 88

0 10 20
SCALE: 1" = 10'

COORDINATES HAVE BEEN DATUM ADJUSTED BY A SCALE FACTOR 1.0001



NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON AND CANNON, INC. DATED DECEMBER 12, 2017.
2. THE DISTURBED AREA IS APPROXIMATELY 0.18± ACRES. THE TOTAL SITE AREA IS APPROXIMATELY 0.207 ACRES (9,017 S.F.).
3. UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISH GRADE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT. INTERVALS.
4. EROSION CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK. THE DEVICES SHOWN ON THE DRAWINGS ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL DEVICES AS NEEDED.
5. THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING OFF-SITE OR ON-SITE AT A LOCATION DETERMINED BY THE OWNER.
6. ALL TREE STUMPS, BOULDERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO A DEPTH OF 1 FT BELOW SUBGRADE.
7. STRIP TOPSOIL TO A MINIMUM DEPTH OF 8-IN. AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
8. PROOF ROLL AREAS TO RECEIVE FILL.
9. A 4 IN. (MIN) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
10. ALL NEWLY GRADED EARTHEN AREAS THAT ARE NOT TO BE PAVED, STABILIZED, OR SODDED SHALL BE SEEDED, FERTILIZED, AND MULCHED WITHIN 30 DAYS OF ATTAINMENT OF FINAL GRADE.
11. **TEMPORARY SEEDING MIXTURES SHALL BE AS FOLLOWS:**

SEEDING DATES	GRASS SEED	PERCENTAGES
1/1 TO 5/1	ITALIAN RYE	33%
	KOREAN LESPEDEZA	33%
	SUMMER OATS	34%
5/1 TO 7/15	SUDAN - SORGHUM	100%
5/1 TO 7/15	STAR MILLET	100%
7/15 TO 1/1	BALBOA RYE	67%
	ITALIAN RYE	33%

12. **PERMANENT SEEDING MIXTURES SHALL BE AS FOLLOWS:**

SEEDING DATES	GRASS SEED	PERCENTAGES
2/1 TO 7/1	KENTUCKY 31 FESCUE	80%
	KOREAN LESPEDEZA	15%
	ENGLISH RYE	5%
6/1 TO 8/15	KENTUCKY 31 FESCUE	55%
	ENGLISH RYE	20%
	KOREAN LESPEDEZA	15%
	GERMAN MILLET	10%
4/15 TO 8/15	BERMUDAGRASS (HULLED)	70%
	ANNUAL LESPEDEZA	30%
8/1 TO 12/1	KENTUCKY 31 FESCUE	70%
	ENGLISH RYE	20%
	WHITE CLOVER	10%
2/1 TO 12/1	KENTUCKY 31 FESCUE	70%
	CROWN VETCH	25%
	ENGLISH RYE	5%

13. MULCH WITH STRAW AT A RATE OF 100 LBS./1000 S.F. OVER THE SEEDED AREAS.
14. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
15. NO SLOPE SHALL EXCEED 2:1 (H:V). ALL SLOPES STEEPER THAN 3:1 TO RECEIVE EXTENDED TERM EROSION CONTROL BLANKET.
16. TO PREVENT EROSION, ALL SLOPES 2:1 OR GREATER ARE TO BE TRACKED WITH A DOZER TO FORM CLEAT MARKS PARALLEL TO THE CONTOUR.
17. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACE IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO ALL SOIL STOCKPILES.
18. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.

REVISIONS	DATE
1 UOR COMMENTS	10/23/2018

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KNOXVILLE, TN 37919

PROJECT:
1829 & 1833 FOREST AVENUE
1829 & 1833 FOREST AVENUE
DISTRICT 4, WARD 10, BLOCK 10084
KNOXVILLE, TENNESSEE 37916

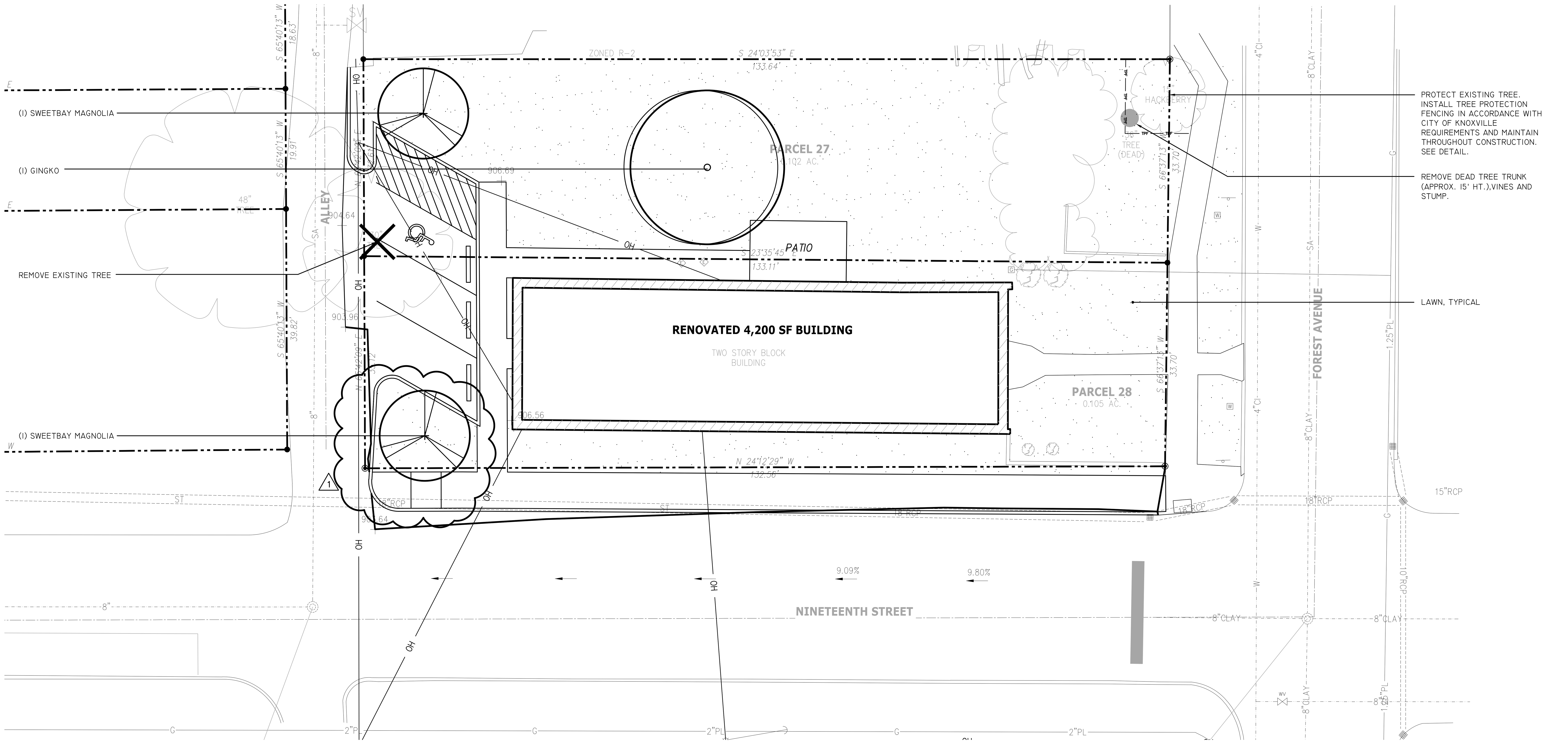
SITE GRADING AND DRAINAGE PLAN

ALAN W. GRISSOM
REGISTERED ENGINEER
NO. 127359
STATE OF TENNESSEE
10-22-18

CCI PROJECT NO.	01421-0001
DRAWING DATE	SEPTEMBER 24, 2018
PM AWG	QC
DRAWN CIO	

UOR2.01

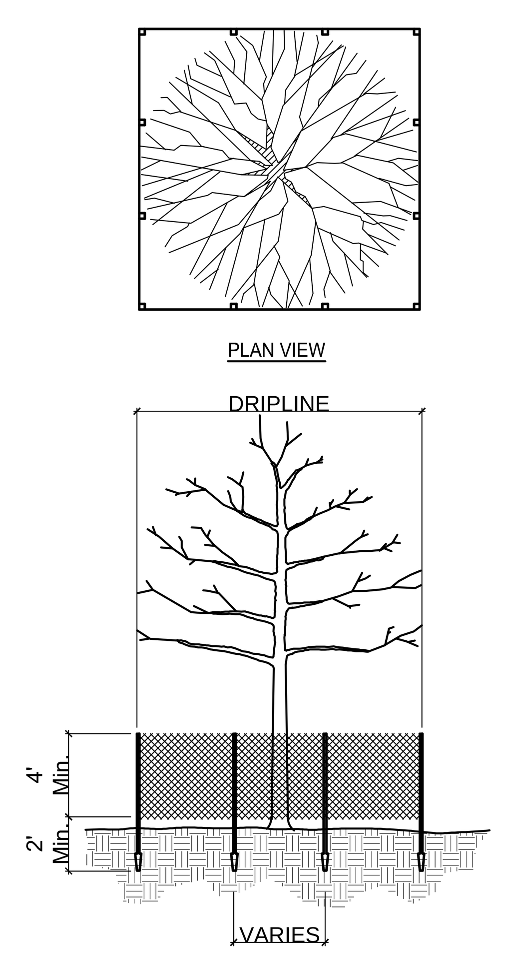
11-D-18-UR
Revised: 10/23/2018



1 (L1.01) LANDSCAPE PERMITTING PLAN
SCALE: 1"=10'-0"

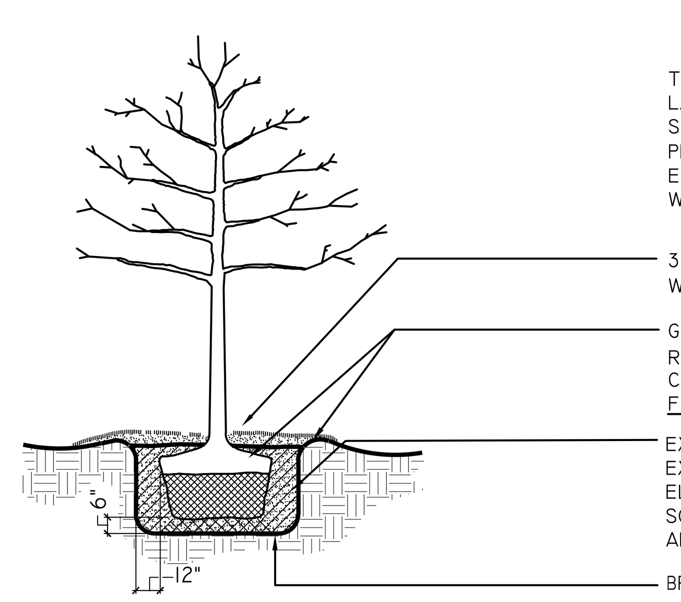
1829 & 1833 Forest Avenue Plant List (Permitting)

QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	ROOTS	MINIMUM SIZE	REMARKS
TREES						
1	GBG	Golden Globe Gingko	*Gingko biloba 'Golden Globe'*	B&B	2" Cal.	Full Crown (Male Plants Only)
2	MVA	Sweetbay Magnolia	*Magnolia virginiana*	B&B	8' Ht.	Full Crown, Clump, 3 Canes Branched at 36"-42" Ht.



- ESTABLISH TREE PROTECTION FENCING PRIOR TO START OF ANY SITE CLEARING, GRADING, DEMOLITION OR CONSTRUCTION ACTIVITIES. TREE PROTECTION SHALL BE APPROVED BY THE ENGINEER PRIOR TO START OF CONSTRUCTION ACTIVITIES AND MAINTAINED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION.
- LIMITS OF GRADING AT DRIPLINE OF TREES. SEE PLAN FOR LOCATIONS OF TREE PROTECTION FENCING (TPF).
- PROTECTIVE FENCING TO PRESERVE TRUNK, BRANCHES, AND ROOT SYSTEM AND TO MINIMIZE COMPACTION OF SOIL AROUND TREE.
- TREE PROTECTION FENCING TO CONSIST OF 48" MIN. HT. ORANGE SAFETY PLASTIC FENCE FABRIC OR CHAIN-LINK FENCING FABRIC. PROVIDE STEEL POSTS SPACED @ 8' O.C. MAX. FOR PLASTIC FENCE OR @ 10' O.C. MAX. FOR CHAIN LINK FENCE WITH 24" MIN. ANCHORING DEPTH.
- NO FENCING TO BE NAILED TO TREE
- HEAVY EQUIPMENT, VEHICULAR TRAFFIC OR STOCKPILING SHALL NOT BE PERMITTED WITHIN DRIPLINE
- NO TOXIC MATERIALS TO BE STORED WITHIN 100' OF TREE DRIPLINE
- IN AREAS WHERE FOOTINGS, PAVEMENT AND/OR UTILITIES WILL PENETRATE INTO THE DRIPLINE AREA. A LICENSED TREE SURGEON SHALL BE CALLED IN TO PERFORM ROOT PRUNING PRIOR TO BEGINNING CONSTRUCTION

2 (L1.01) TREE PROTECTION FENCING
SCALE: 1/8"=1'-0"



TREE- STAKING IS GENERALLY NOT REQUIRED. LANDSCAPE ARCHITECT MAY REQUEST THAT SPECIFIC TREES BE STAKED. UPON REQUEST, PROVIDE THREE (3) WOOD STAKES SPACED EQUALLY ABOUT CIRCUMFERENCE AND SECURE WITH ARBOR-TIE OR APPROVED EQUIVALENT.

3" SHREDDED HARDWOOD MULCH (NO MULCH WITHIN 2" OF TRUNK)

GROUND LINE TO BE AT ROOT FLARE OF TREE. REMOVE BURLAP FROM TOP ⅔ OF BALL. CONSTRUCT EARTH SAUCER WITH 3" HIGH BERM. FLOOD WITH WATER TWICE IN FIRST 24 HOURS.

EXCAVATE TREE PIT AS SHOWN. SCARIFY EXPOSED SURFACES AS REQUIRED TO ELIMINATE GLAZING. BACKFILL WITH NATIVE SOIL REMOVED DURING EXCAVATION. WATER AND LEVEL, DO NOT TAMP.

BREAK SUBSOIL AS SPECIFIED.

3 (L1.01) TREE PLANTING TO 3" CAL.
SCALE: NOT TO SCALE

PERMITTING NOTES:

1. The Proposed Residential Development Renovates An Existing Building Located on Two Parcels. The Total Site Area is 0.207 Acres.
2. Re. Knoxville Tree Protection Ordinance, Chapter 14-34 Destruction or Removal of Trees;
   - 2.1. The Grading Plan Illustrates that Minimal Grading is Proposed.
   - 2.2. Two (2) Trees Exist on Site.
   - 2.3. A 30" Cal. Tree on the Northeast Side of the Site Shall Be Removed. The Tree is Located Beneath Existing Overhead Power Lines and Is in a State of Decline. The Tree Has Been Heavily Pruned and is Growing at a Severe Angle.
   - 2.4. A 15" Cal. Hackberry on the Southeast Side of the Site Shall Be Preserved.
   - 2.5. At Least Six (6) Existing Trees per Acre Shall Be Retained. 0.207 X 6= 1.24. One (1) Tree Shall Be Saved.
3. Re. Knoxville Tree Protection Ordinance, Chapter 14-35 Protection of Trees of Historical or Botanical Importance; Neither of the Two (2) Existing Trees are of Historical or Botanical Importance.
4. Re. Knoxville Tree Protection Ordinance, Chapter 14-36 Planting of Trees;
   - 4.1. Because The Existing Tree to be Preserved is Located on the Property Line / R.O.W., Additional Trees are Proposed in Excess of of 8 Trees Per Acre.
   - 4.2. 0.207 Acres X 8= 1.66. Three (3) Additional Trees Are Proposed.
   - 4.3. At least 50% of the Proposed Trees Shall be Capable of Reaching 50' in Ht. At Maturity.
   - 4.4. Proposed Trees Shall Meet or Exceed the Minimum Required Sizes at Installation.
5. Re. Knoxville Tree Protection Ordinance, Chapter 14-37 Maintenance and Replacement of Trees; See Landscape Notes.
6. The Property is Zoned R-2. The Adjacent Property is Zoned R-2. There are No Landscape Requirements Specific to this Zoning.
7. Re. Knoxville Zoning Regulations Article V, Section 7 Minimum Off-Street Parking, Access and Driveway Requirements:
   - 7.1. Three (3) Parking Spaces are Proposed With Access from the Existing Alley. Trees are Proposed for Each Terminal Island.
   - 7.2. Due to Overhead Utilities, Ornamental Trees are Proposed for the Terminal Islands.
   - 7.3. Non-Paved Portions of the Site Shall Be Vegetated with Lawns, Shrubs or Ground Covers.
8. Note- The Landscape Use On Review Plan Illustrates That The Minimum Requirements of the Tree Protection Ordinance and the Landscape Requirements of the Zoning Regulations Shall be Met or Exceeded. It is the Intent of The Developer to Provide Additional Landscaping (Shrubs and Ground Covers) Designed By a Landscape Architect.
9. The Landscape Use on Review Plan is Not For Construction.

LANDSCAPE NOTES:

1. EXAMINE SITE UPON WHICH WORK IS TO BE PERFORMED. PROVIDE PERCOLATION TESTS, PH TESTS AND OTHER TESTS NECESSARY TO ASCERTAIN THAT ADEQUATE GROWING CONDITIONS WILL BE PROVIDED FOR THE PLANTS. IF PERCOLATION TEST OR SUBSOIL CONDITIONS INDICATE RETENTION OF WATER IN PLANTING AREAS, AS SHOWN BY SEEPAGE OR OTHER EVIDENCE INDICATING PRESENCE OF UNDERGROUND WATER, RECTIFY UNSATISFACTORY CONDITIONS BEFORE BACKFILLING. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF PLANTING WORK INDICATES SITE CONDITIONS HAVE BEEN ACCEPTED BY CONTRACTOR.
2. UNDERGROUND UTILITIES EXIST ON SITE. VERIFY LOCATIONS AND DEPTHS BEFORE COMMENCING WITH PLANTING WORK.
3. PLANT MATERIAL SHALL BE INSTALLED IN THE DORMANT SEASON UNLESS SPECIFIED OTHERWISE.
4. FOR LANDSCAPING BEDS (AREAS OF MASS PLANTING OF SHRUBS AND/OR GROUNDCOVERS) TO BE ESTABLISHED IN AREAS THAT HAVE NOT BEEN ALTERED OR DISTURBED BY EXCAVATION, GRADING, OR STRIPPING OPERATIONS, PREPARE SOIL BY TILLING TO A HOMOGENOUS MIXTURE OF FINE TEXTURE, FREE OF LUMPS, CLODS OR STONES LARGER THAN 2" IN GREATEST DIMENSION, ROOTS AND OTHER EXTRANEOUS MATERIAL TO A DEPTH OF NOT LESS THAN 4"; ELIMINATING UNEVEN AREAS AND LOWSPOTS; REMOVING FOREIGN MATERIALS; SPREADING 8" MINIMUM TOPSOIL. DEFINE BED WITH METAL EDGING AT LAWNS.
5. IF QUANTITY OF STOCKPILED TOPSOIL IS INSUFFICIENT, PROVIDE ADDITIONAL TOPSOIL AS REQUIRED TO ACHIEVE A MINIMUM 8" DEPTH AT PLANTING BEDS. ENSURE THAT TOPSOIL IS STERILE, FERTILE, FRIABLE, NATURAL LOAM, TYPICAL FOR LOCALITY; CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH; TAKEN FROM WELL-DRAINED SITE; FREE OF SUBSOIL, CLAY LUMPS OR STONES LARGER THAN 2" IN GREATEST DIMENSION, PLANTS, WEEDS, AND ROOTS; HAVING PH VALUE OF 5.5 MINIMUM AND 7.0 MAXIMUM; CONTAINING 4 PERCENT MINIMUM ORGANIC MATTER. AMEND TOPSOIL WITH FERTILIZER AND/OR LIME AS REQUIRED TO PROMOTE VIGOROUS PLANT GROWTH.
6. ASSURE THAT BEDS DRAIN AWAY FROM STRUCTURES.
7. CONTRACTOR SHALL STAKE THE LOCATION OF ALL GROUND COVER BEDS, SHRUBS AND TREES FOR APPROVAL PRIOR TO INSTALLATION.
8. CONTRACTOR SHALL ERADICATE WEEDS AND NON-SPECIFIED PLANT MATERIAL THREE (3) WEEKS PRIOR TO PLANT/SEED INSTALLATION.
9. PROVIDE AND INSTALL ONLY PLANTS THAT ARE FREE FROM DISEASE AND PESTS, AND THAT COMPLY WITH THE LATEST EDITION OF PUBLICATION ANSI Z60.1, "AMERICAN STANDARDS FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
10. ADD PRE-EMERGENT HERBICIDE UNDERNEATH AND ON TOP OF MULCH IN LANDSCAPE BEDS.
11. TOP DRESS BEDS WITH 3" DARK HARDWOOD MULCH. PROVIDE 3" DEEP LAYER IN A FOUR FOOT DIAMETER RING AROUND TREES IN LAWN AREAS.
12. PLANT GROUND COVERS THROUGH MULCH.
13. REMOVE STRINGS AND OTHER TIES FROM PLANT MATERIAL.
14. REMOVE UPPER 1/3 OF BURLAP FROM PLANT ROOT BALLS.
15. DO NOT PIERCE TREE ROOT BALLS WITH SUPPORT STAKES.
16. ADD FERTILIZER AS REQUIRED FOR OPTIMUM PLANT PERFORMANCE AND PRE-EMERGENT HERBICIDE.
17. DO NOT MAKE SUBSTITUTIONS REGARDING PLANT SIZES OR SPECIES WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
18. PLANT MATERIAL, MULCH, AND OTHER RELATED LANDSCAPE PRODUCTS MUST BE PRE-TREATED FOR FIRE ANTS.
19. WARRANTY MATERIALS AND WORKMANSHIP FOR TWELVE MONTHS FROM THE DATE OF SUBSTANTIAL COMPLETION. ANY TREE WHICH FAILS TO SURVIVE TWELVE (12) MONTHS SHALL BE REPLACED WITHIN SIX (6) MONTHS OF LOSS.
20. CONTRACTOR SHALL PROVIDE SUPPLEMENTAL WATERING TO NEWLY INSTALLED PLANT MATERIAL AS REQUIRED DURING THE WARRANTY PERIOD.
21. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAKING REPAIRS NECESSITATED BY DAMAGE OCCURRING DURING THE PERFORMANCE OF THEIR WORK.
22. CONTRACTOR SHALL REMOVE STAKES AND GUY WIRES FOR TREES APPROVED BY THE LANDSCAPE ARCHITECT DURING THE WARRANTY INSPECTION.

11-D-18-UR
Revised: 10/23/2018

THE PENLAND STUDIO
LANDSCAPE ARCHITECTURE
516 Union Avenue
Knoxville, Tennessee 37902
Tel: 865.335.3584

REVISIONS	DATE
1 UOR COMMENTS	10-23-2018

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500 PRESTWICK RIDGE WAY UNIT 42
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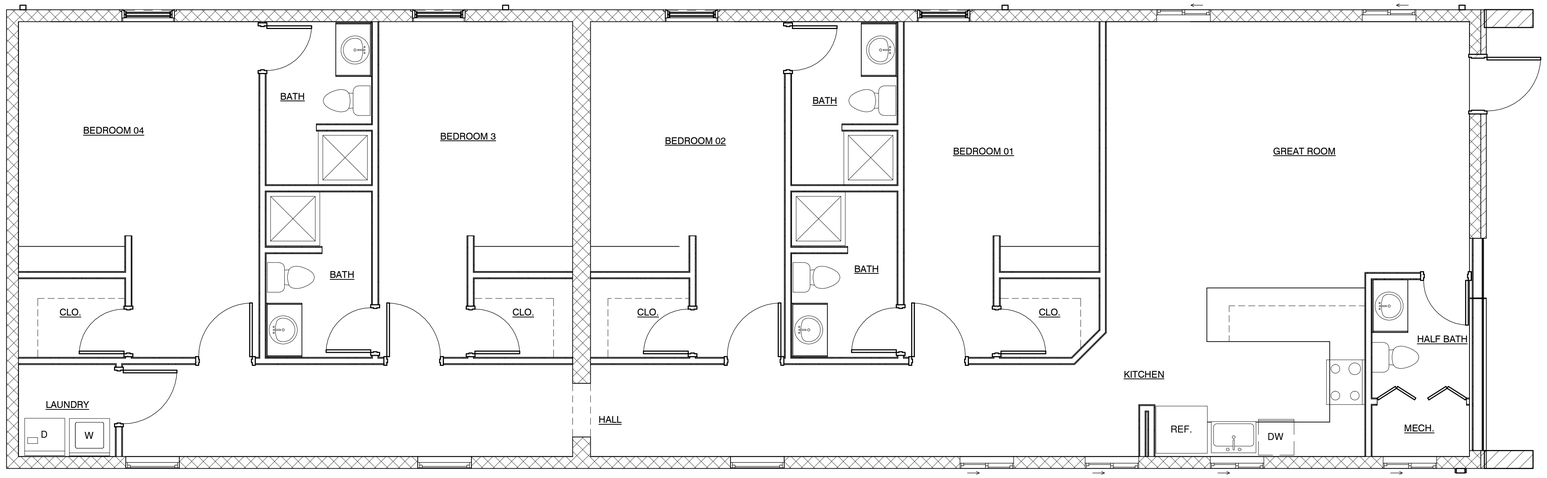
PROJECT:
1829 & 1833 FOREST AVENUE
1829 & 1833 FOREST AVENUE
DISTRICT 4, WARD 10, BLOCK 10084
KNOXVILLE, TENNESSEE 37916

LANDSCAPE PERMITTING PLAN

BENJAMIN JOSEPH PETHEL
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE COMMERCE
No. 00000525
10-23-18

CCI PROJECT NO.	01421-0001
DRAWING DATE	SEPTEMBER 21, 2018
PM -	QC
DRAWN -	

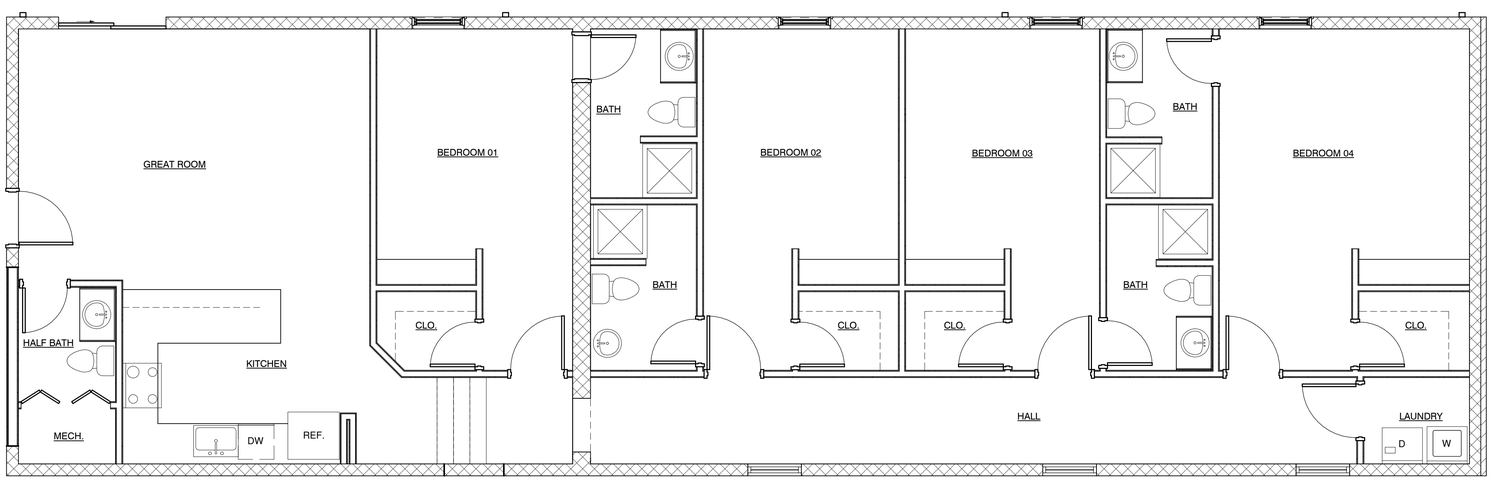
L1.01



FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

1



BASEMENT FLOOR PLAN

SCALE : 1/4" = 1'-0"

2

11-D-18-UR
Revised: 10/23/2018

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The Architecture COLLABORATIVE
9041-B EXECUTIVE PARK DR. SUITE 250
KNOXVILLE, TN 37923
865-388-0302

THOMAS DANIEL BRITT
REGISTERED ARCHITECT
COMMERCE
No. 102374
STATE OF TENNESSEE
10/23/18

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A NEW DEVELOPMENT FOR:

1833 FOREST AVENUE

KNOXVILLE, TN

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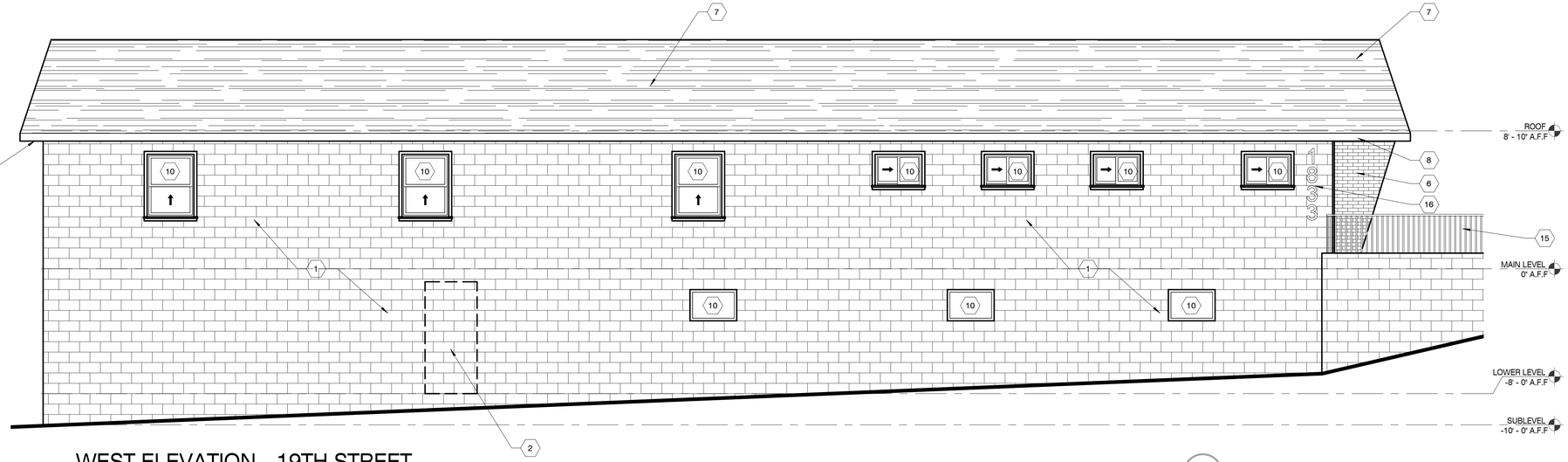
Drawing Title:
FLOOR PLANS

Date: 10-23-18

Comm. No.
18019

Revisions:

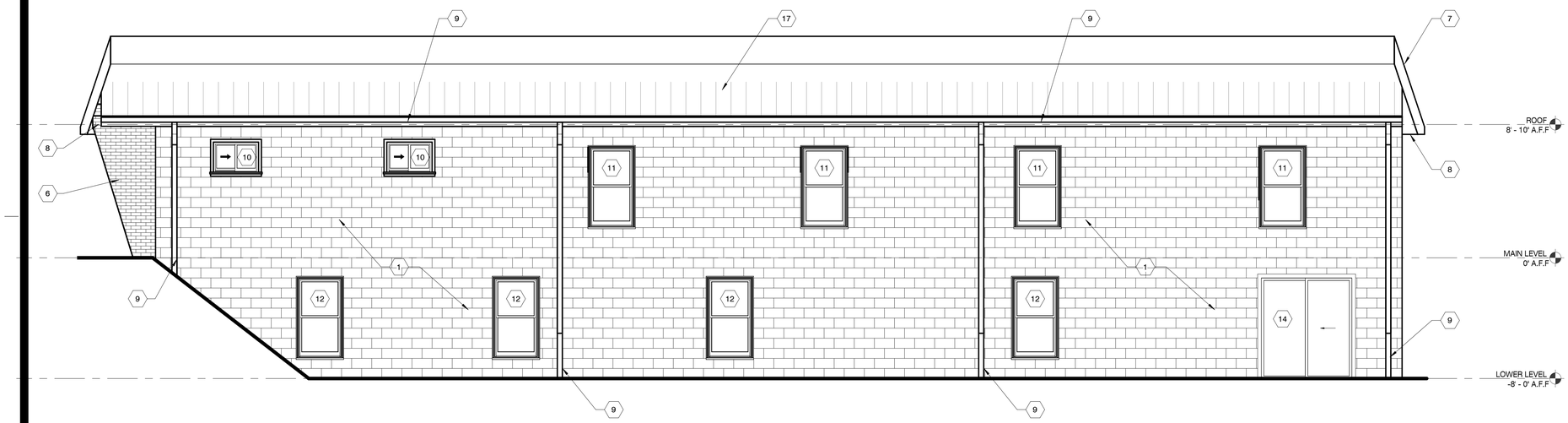
Sheet No.
A1.1



WEST ELEVATION - 19TH STREET

SCALE : 1/4" = 1'-0"

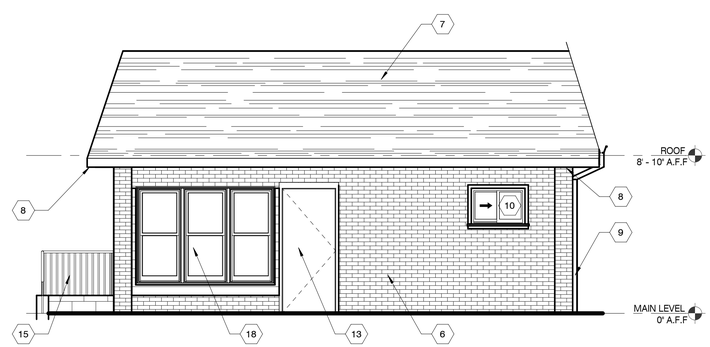
1



EAST ELEVATION

SCALE : 1/4" = 1'-0"

3

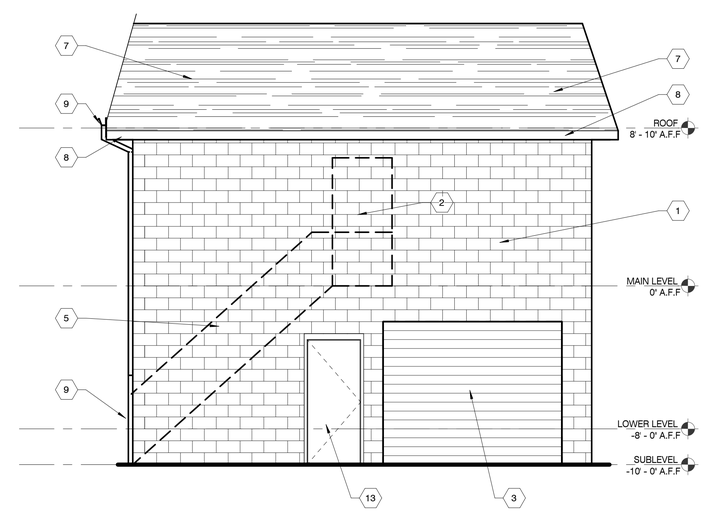


SOUTH (FRONT) ELEVATION

SCALE : 1/4" = 1'-0"

2

FORREST AVE.



NORTH ELEVATION

SCALE : 1/4" = 1'-0"

4

ELEVATION KEYNOTES

1. EXISTING EXTERIOR CMU WALL TO BE CLEANED, PREPPED AND PAINTED.
2. DOOR AND FRAME TO BE REMOVED. OPENING IS TO BE INFILLED WITH CMU TO MATCH EXISTING. CONTRACTOR IS TO TOOTH IN AND TUCK POINT NEW CMU TO PROVIDE A SMOOTH AND EVEN TRANSITION.
3. GARAGE DOOR AND FRAME TO BE REMOVED. OPENING IS TO BE INFILLED WITH WOOD STUDS AND WOOD SIDING ON EXTERIOR. SIDING TO BE PAINTED OR STAINED.
4. GLASS STOREFRONT TO BE REMOVED. OPENING IS TO BE INFILLED WITH WOOD STUDS AND WOOD SIDING ON EXTERIOR. SIDING TO BE PAINTED OR STAINED.
5. METAL STAIR TO BE REMOVED.
6. MASONRY FACADE TO BE CLEANED AND TUCK POINTED AS REQUIRED.
7. EXISTING SHINGLE ROOF TO REMAIN. PROVIDE AND INSTALL NEW FLASHING AT ALL PENETRATIONS. VERIFY CONDITION OF ROOF AND ANY REPAIRS WITH OWNER.
8. NEW VINYL FASCIA AND VENTED SOFFIT.
9. NEW PREFINISHED ALUMINUM GUTTER AND DOWNSPOUTS.
10. EXISTING WINDOW TO REMAIN. RECAULK ENTIRE PERIMETER.
11. WINDOW TO BE REMOVED AND REPLACED WITH NEW SINGLE HUNG VINYL EGRESS WINDOW. ENLARGE EXISTING OPENING AS REQUIRED TO INSTALL NEW WINDOW.
12. NEW SINGLE HUNG VINYL EGRESS WINDOW. COLOR AND STYLE BY OWNER.
13. NEW INSULATED STEEL ENTRY DOOR. COLOR AND STYLE BY OWNER.
14. NEW SLIDING GLASS DOOR.
15. NEW 42: HIGH METAL GUARD RAIL WITH PICKETS @ 4" O.C. MAX INSTALLED ON TOP OF EXISTING RETAINING WALL.
16. NEW ADDRESS SIGNAGE BY OWNER.
17. NEW STANDING SEAM METAL ROOF. PROVIDE NEW R-49 INSULATION IN ATTIC SPACE.
18. NEW SINGLE HUNG VINYL WINDOW.

11-D-18-UR
Revised: 10/29/2018

The Architecture COLLABORATIVE
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865-388-0302

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Drawing Title:
EXTERIOR ELEVATIONS

Date: 10-30-18

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18019

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Sheet No.
A3.1

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