



**GEORGE
ARMOUR
EWART
ARCHITECT**

404 Bearden Park Circle
Knoxville, TN 37919
865.602.7771
Fax 865.602.7742
www.georgeewart.com

SITE PLAN NOTES:

ZONE: RN-5 GENERAL RESIDENTIAL
USES: RESIDENTIAL CARE FACILITY

PARKING REQUIREMENTS:
MAX. 0.33 PER BED + 1 PER
EMPLOYEE:
8+1 HC MEN
6+1 HC WOMEN
16 TOTAL BEDS (x0.33) = 6
6 EMPLOYEES = 6
TOTAL PARKING: 12

PARKING SHOWN: 11 SPACES
1 HC

TRASH BINS PROVIDED

BICYCLE PARKING REQUIREMENTS:
4 SPACES

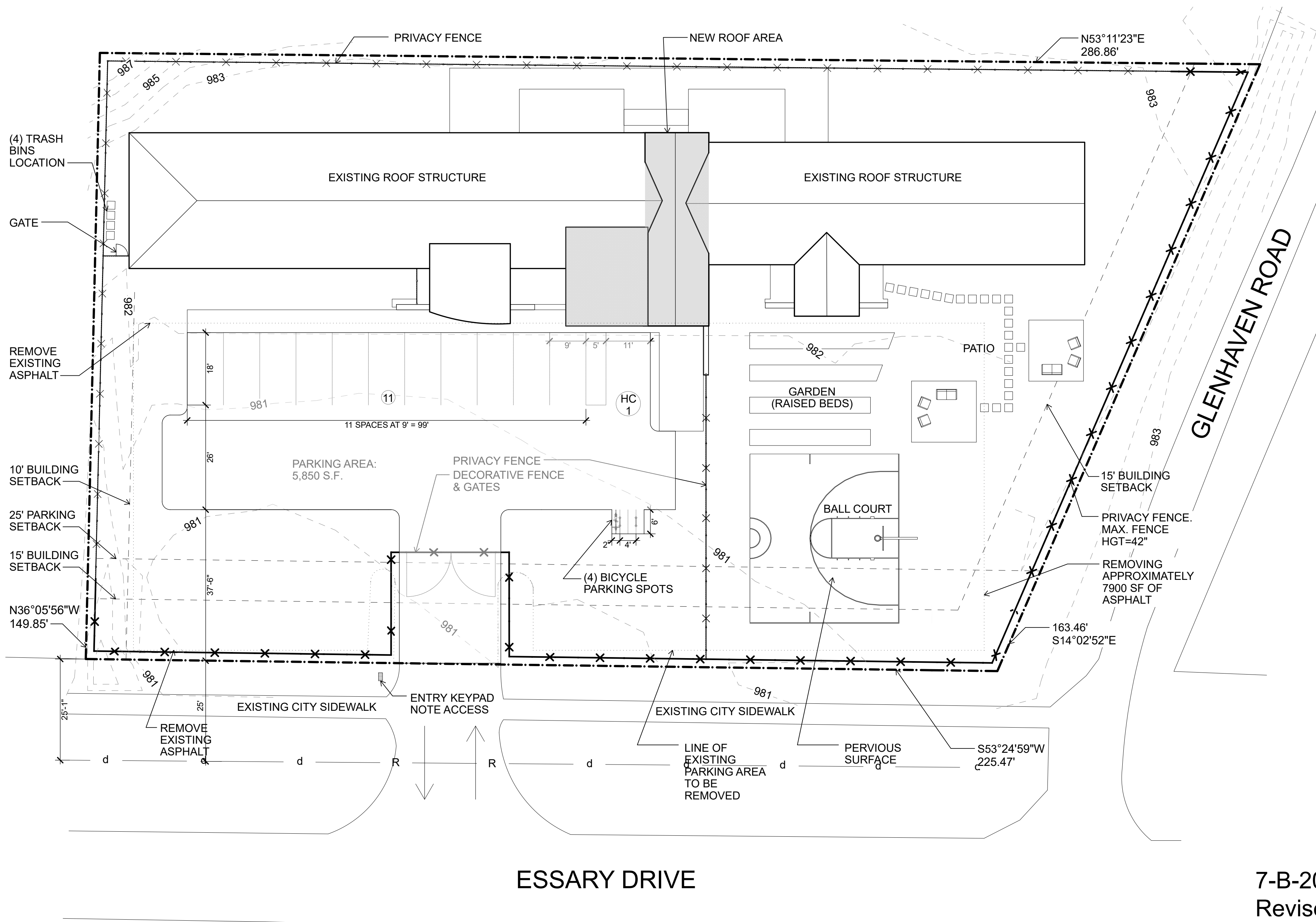
PROPERTY AREA: 38,831SF.

NEW TOTAL PARKING LOT AREA: 6,334 SF
EXISTING PARKING LOT AREA TO REMOVE:
10,626 SF, REPLACE WITH
GRASS/LANDSCAPE.

EXISTING BUILDING AREA: 6443 SF
NEW CONSTRUCTION AREA: 633 SF
TOTAL BUILDING AREA: 7,087 SF, 18.24% OF
PROPERTY AREA
BUILT AREA ALLOWED: 19,415 SF, 50% OF
PROPERTY AREA

EXISTING IMPERVIOUS SURFACE AREA:
BUILDING AREA: 6443 SF
PARKING AREA: 17545 SF
TOTAL: 23988 SF

NEW IMPERVIOUS SURFACE AREA:
BUILDING AREA: 7087 SF
PATIO & PARKING AREAS: 9288 SF
TOTAL: 16,375 SF, 42.17% OF PROPERTY
AREA
TOTAL IMPERVIOUS SURFACE AREA
ALLOWED: 23,298.6 SF, 60% OF PROPERTY
AREA



TENANT FIT-OUT FOR:
ESSARY COTTAGE
3105 ESSARY DRIVE
KNOXVILLE, TN

PRELIMINARY -
NOT FOR
CONSTRUCTION

SITE PLAN

7-B-20-SU
Revised: 6/29/2020

1
C1.0

SITE PLAN

SCALE: 1/16" = 1'-0"










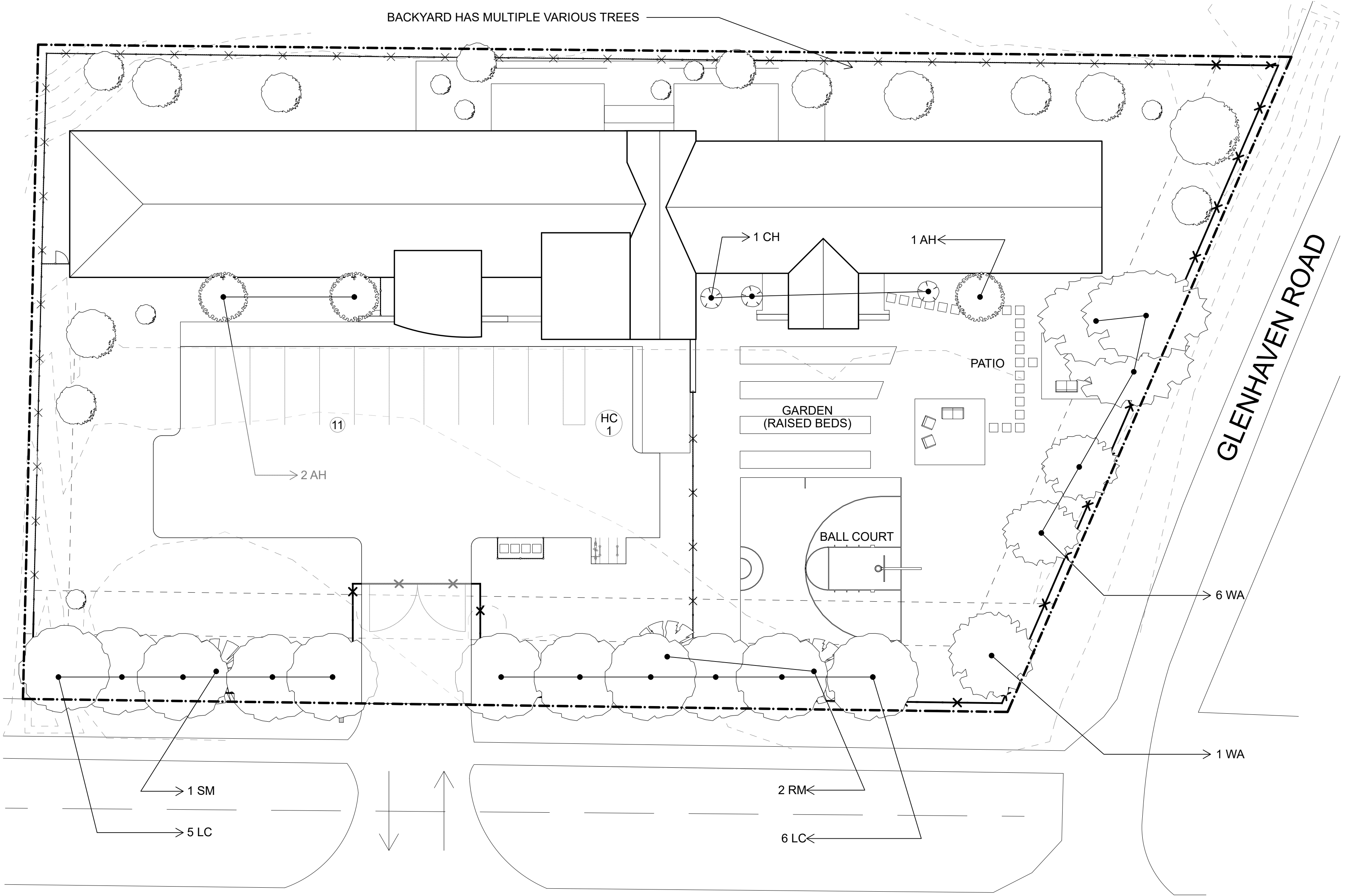
DATE: 6 MAY 2020
PROJECT NO.: 20056
PROJECT MGR.: GAE

C1.0

LANDSCAPE NOTES:

- 1. NEW ADDITIONS TO THE EXISTING STRUCTURE IS: 633/6443=10%. LESS THAN 30% REQUIRED FOR PROJECT TO MEET SITE LANDSCAPE REQUIREMENTS.
- 2. ALL EXISTING TREES & SHRUBS TO BE PRESERVED.
- 3. ALL LANDSCAPING SHOWN ARE EXISTING, MATURE, AND HEALTHY PLANTS. THESE PLANTS MEET THE REQUIREMENTS OF 12.4.
- 4. NOT ALL SPECIES COULD BE IDENTIFIED AT THIS TIME.
- 5. NO NEW PLANTINGS ARE SHOWN.

EXISTING PLANT SCHEDULE				
SYMBOL	QTY	KEY	NAME <i>latin name</i>	SIZE
	11	LC	LEYLAND CYPRESS <i>Cupressus x Leylandii</i>	8" CAL.
	1	WA	WHITE ASH <i>Fraxinus Americana</i>	28" CAL. 20' TALL
	6	WA	WHITE ASH <i>Fraxinus Americana</i>	VARIES 4"-8" CAL.
	3	AH	AMERICAN HOLLY <i>Ilex Opaca</i>	6" CAL.
	3	CH	COMMON HOLLY <i>Ilex</i>	SHRUB
	1	SM	SUGAR MAPLE <i>Acer saccharum</i>	4" CAL.
	2	RM	RED MAPLE <i>Acer Rubrum</i>	4" CAL.



2
L1.0

LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"





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LANDSCAPING PLAN

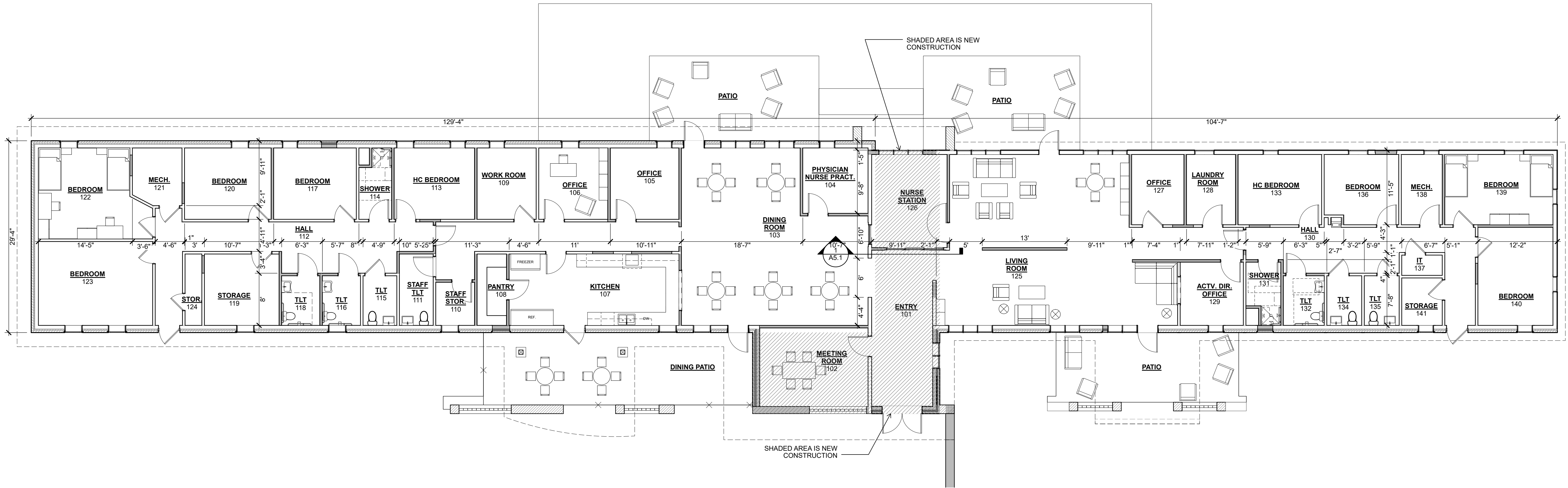
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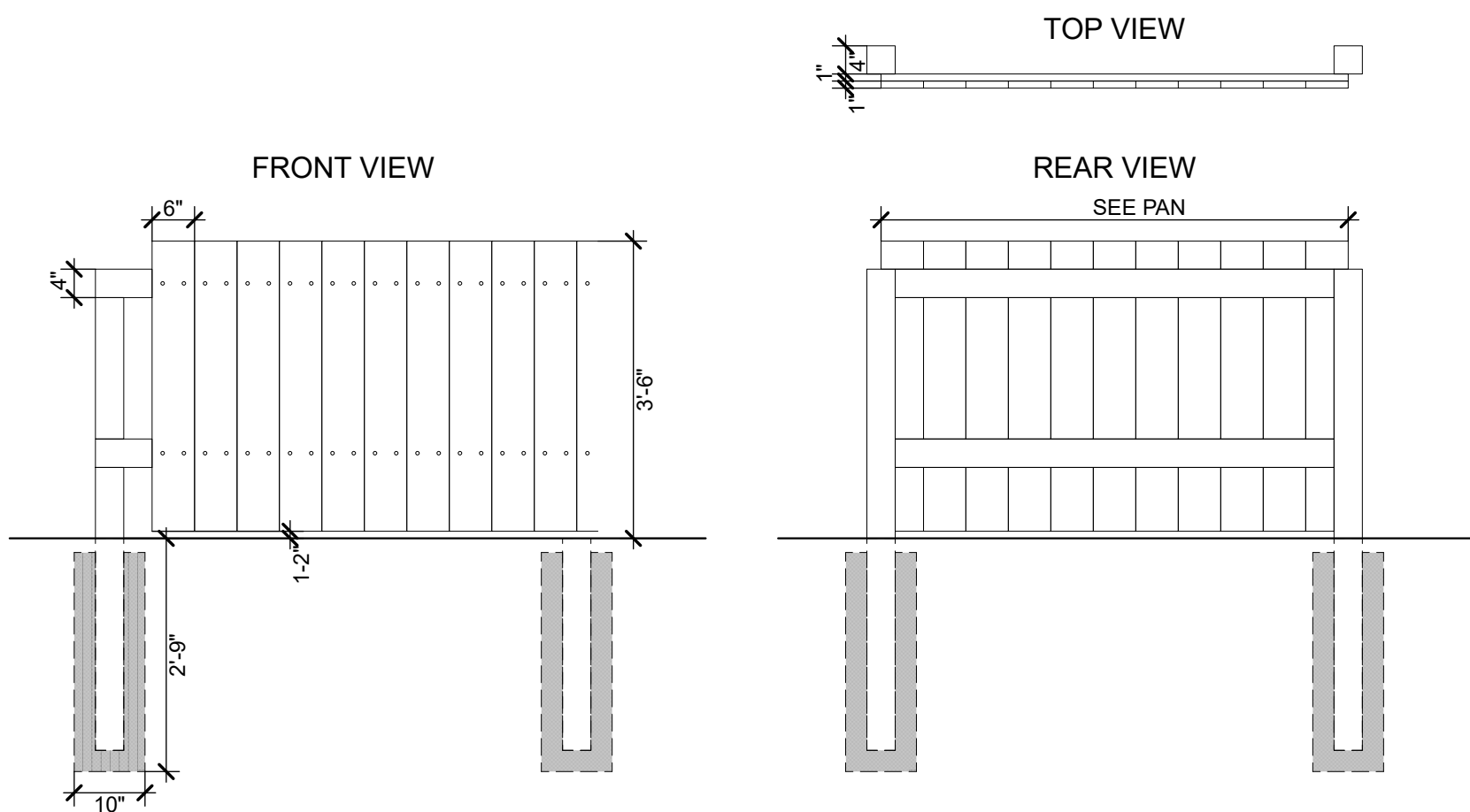
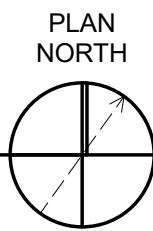
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1 FLOOR PLAN
A1.1

SCALE: 1/8" = 1'-0"



2 TYP. FENCE DTLS
A1.1

SCALE: 1/2" = 1'-0"

FLOOR PLAN NOTES:

1. SCOPE: COMBINE 2 SEPARATE EXISTING BUILDINGS INTO ONE OVERALL CONTINUOUS STRUCTURE.
2. EXISTING EXTERIOR TO REMAIN AS IS W/ MINOR VENEER TREATMENTS, SUCH AS NEW BRICK WHEN NECESSARY AND PAINT EXTERIOR VENEER. AN ENTRY & CONNECTION SECTION WILL BE CONSTRUCTED.
3. INTERIOR RENOVATION TO PROVIDE COMMUNAL SPACES CENTRALLY LOCATED W/ BEDROOM/BATH WINGS ON EACH END.
4. ABBREVIATED CODE ANALYSIS:
OCCUPANCY: R/4
TOTAL SQ.FT.: 6443+633=7087
ALLOWABLE SQ.FT.: 28000
CONSTRUCTION TYPE: VB - S1
OCCUPANT LOAD: 7087/200=35
EXITS PROVIDED: 6
SPRINKLERED: YES R13
FIRE ALARM SYSTEM PROVIDED

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FLOOR PLAN

7-B-20-SU

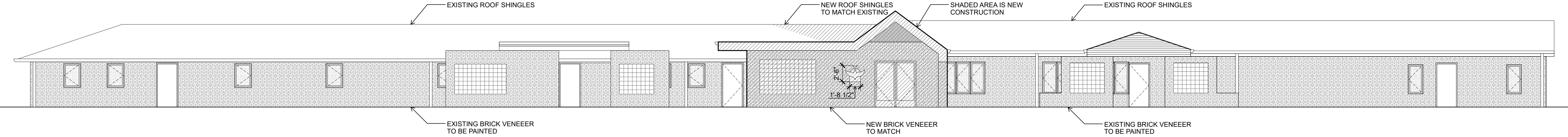
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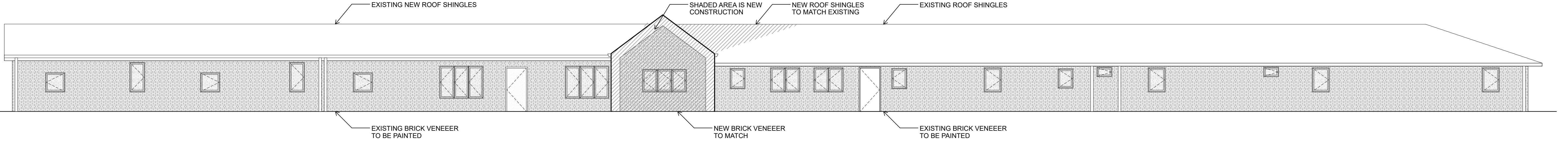
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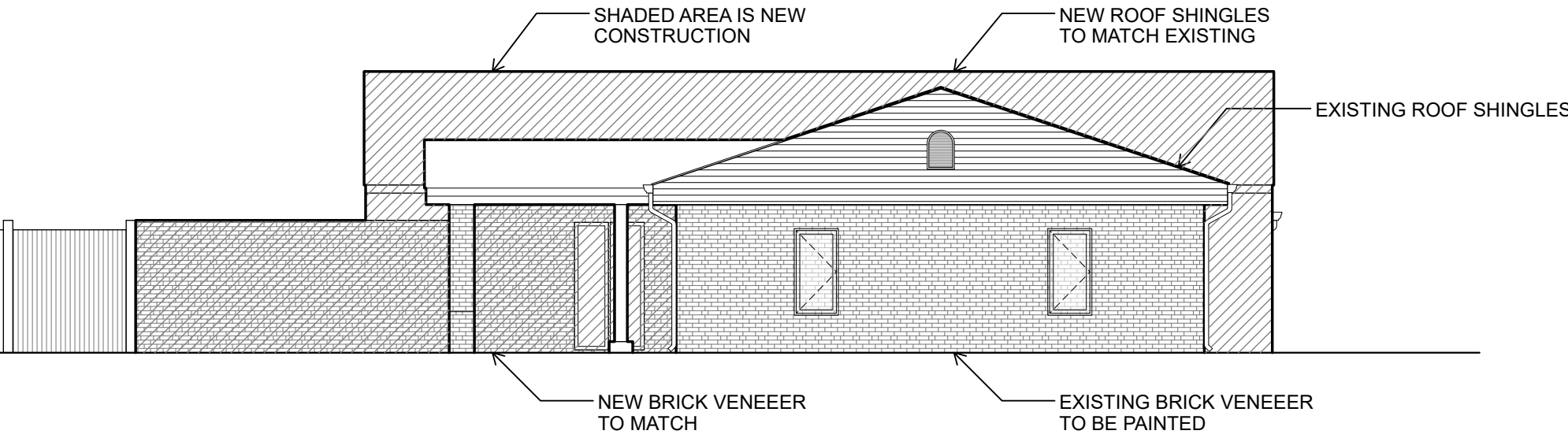
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A4.1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



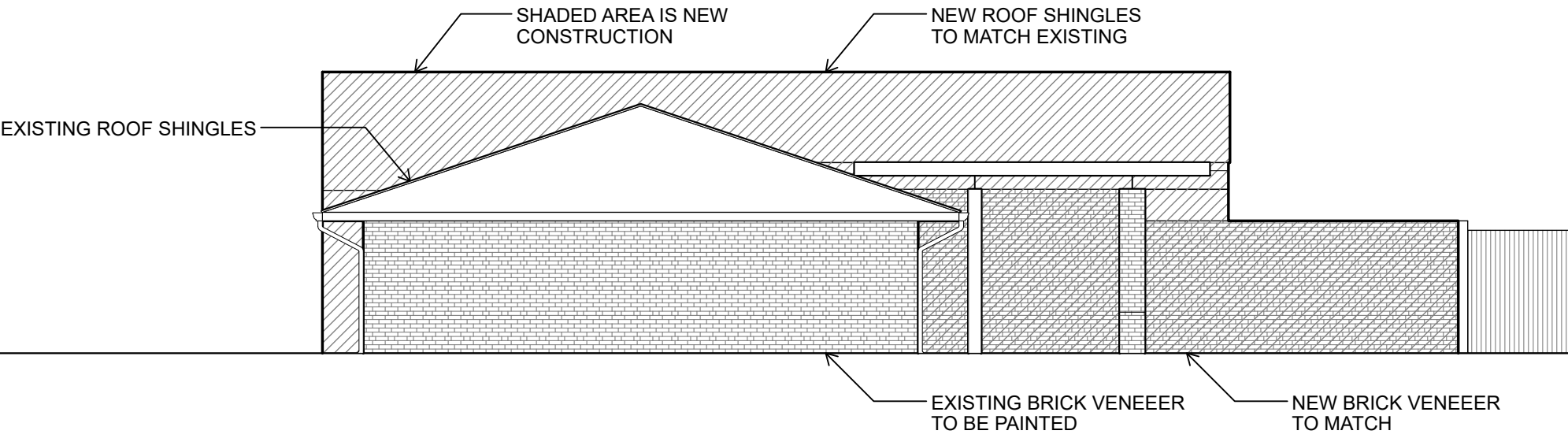
2
A4.1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



3
A4.1 EAST ELEVATION

SCALE: 1/8" = 1'-0"



4
A4.1 WEST ELEVATION

SCALE: 1/8" = 1'-0"

- ELEVATION NOTES:**
1. NEW CONSTRUCTION TO BE BUILT W/ PAINTED BRICK VENEER AND SHINGLES.
 2. EXISTING EXTERIOR TO REMAIN. PAINT EXTERIOR VENEER.
 3. SMALL IDENTIFICATION TO BE ATTACHED TO BUILDING. ONLY SIGNAGE TO BE PROVIDED
 4. LIMITED SITE LIGHTING PROVIDED ON BUILDING

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ELEVATIONS

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A4.1