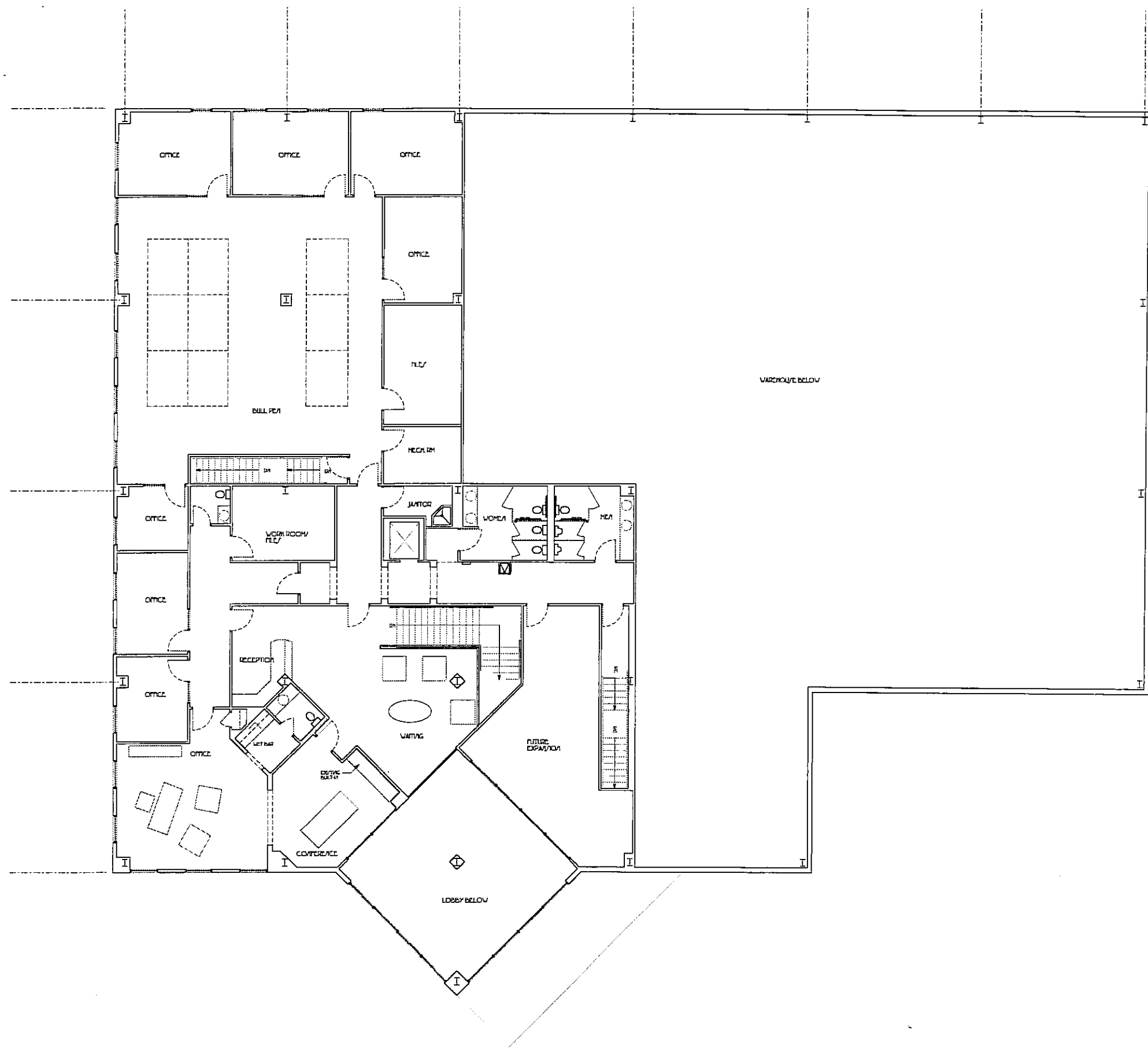
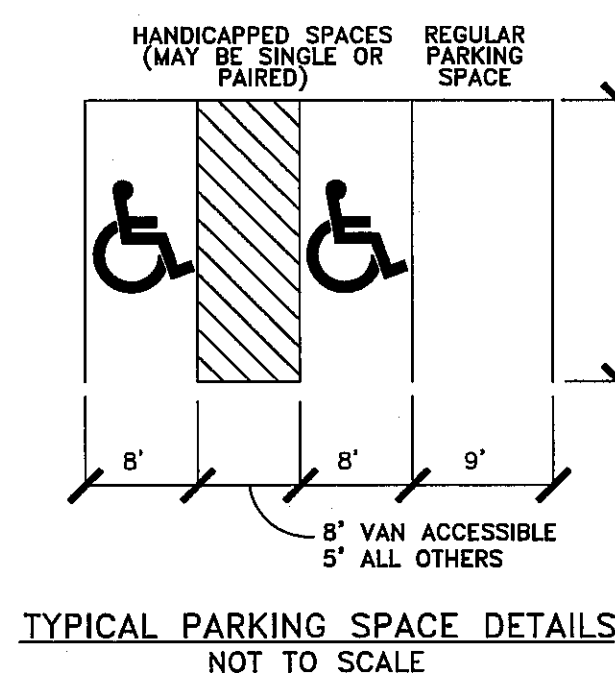
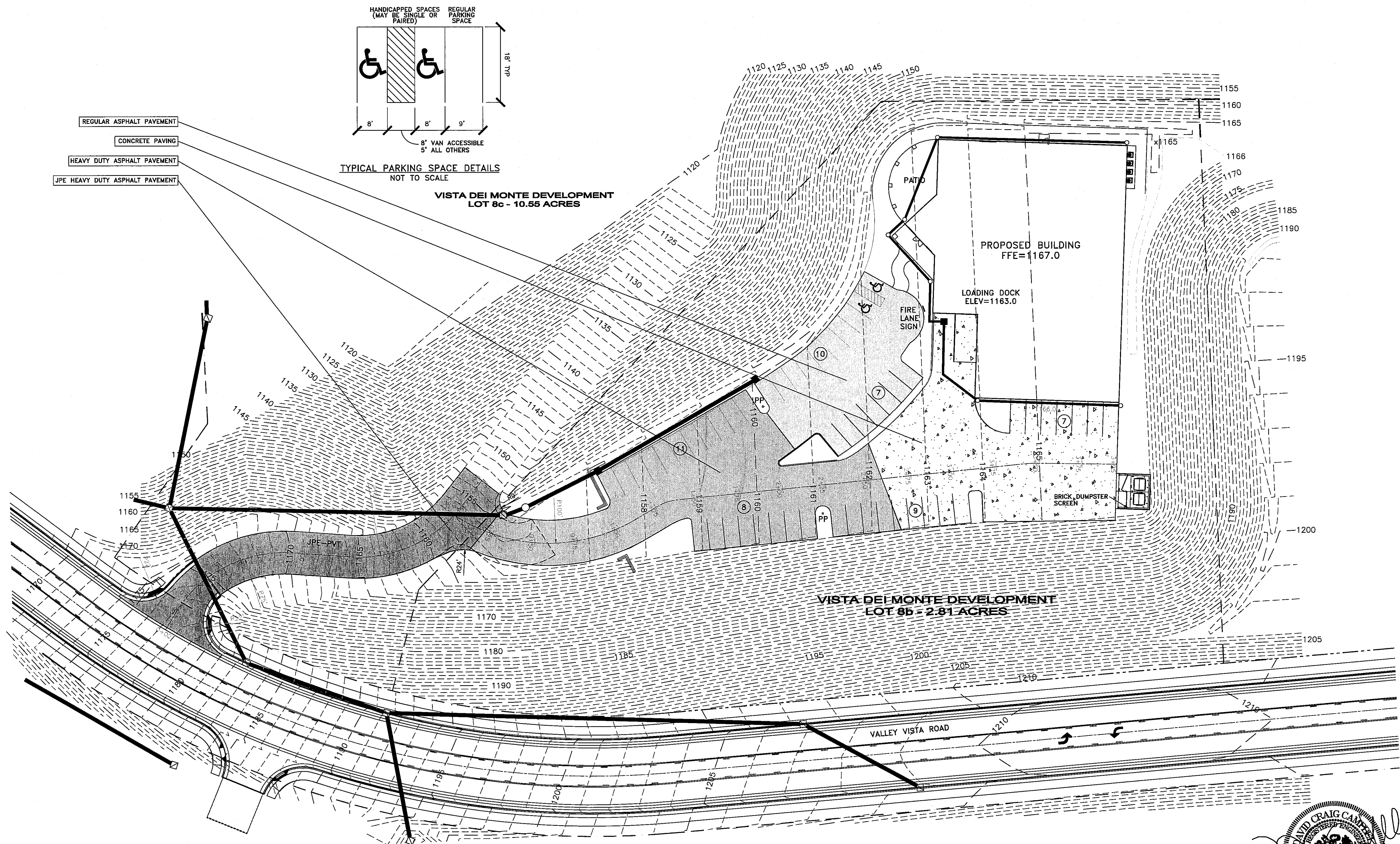


1 FIRST FLOOR PLAN
A1 1/16"

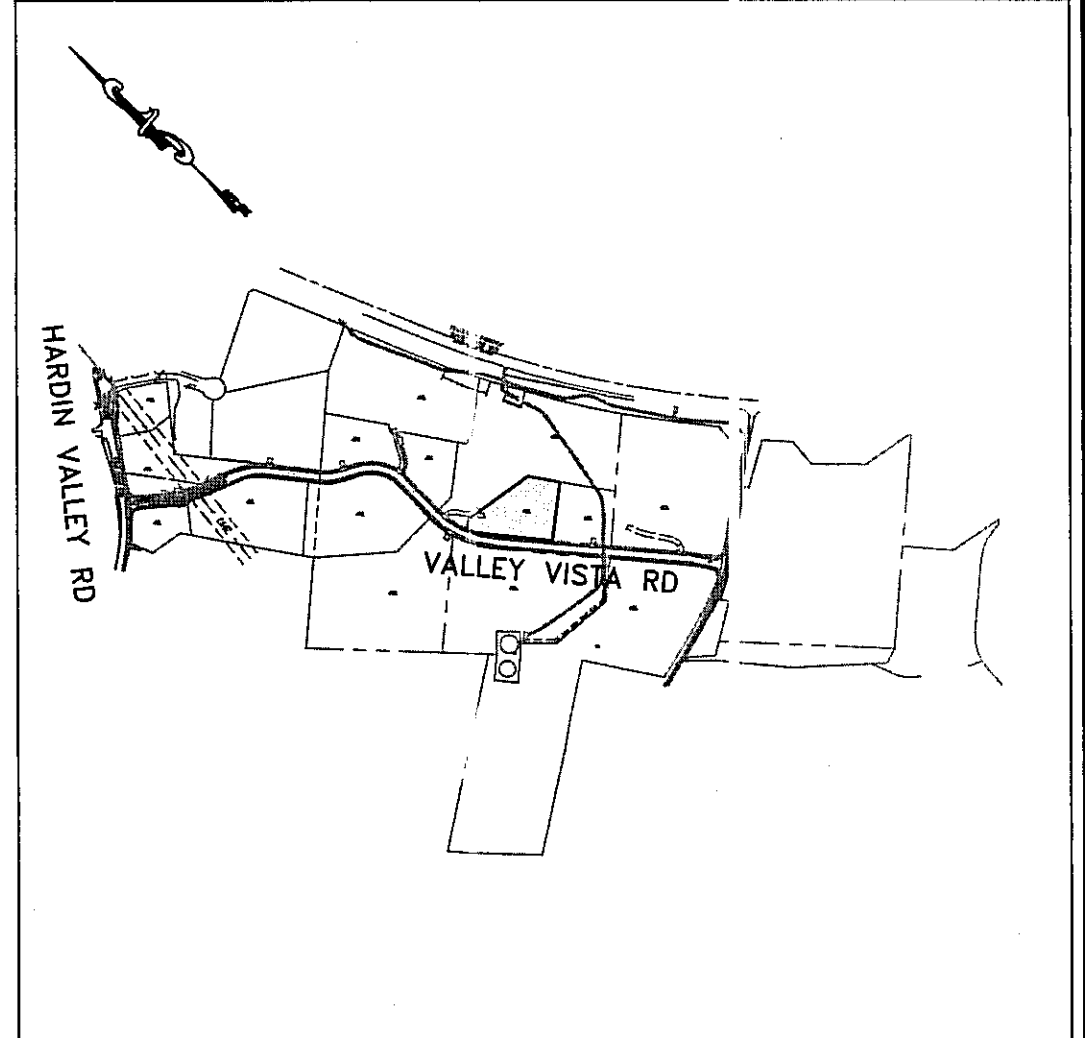


7-E-11-UR



VISTA DEI MONTE DEVELOPMENT
LOT 8c - 10.55 ACRES

VISTA DEI MONTE DEVELOPMENT
LOT 8b - 2.81 ACRES



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE ONE-CALL AT 1-800-351-1111 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
3. BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-3575.
5. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
6. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
7. DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

PROPERTY NOTES:

1. TOTAL AREA = 2.81± ACRES
- 2.
- 3.
4. EXISTING ZONING:
5. 10' DRAINAGE AND UTILITY EASEMENT AROUND EXTERIOR LOT LINE.

LEGEND:

- PROPOSED DRAINAGE LINE
- PROPOSED CATCH BASIN
- PROPOSED HEADWALL
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER MAIN
- PROPOSED 2" WATER MAIN
- DWCP DOUBLE WALL CORRUGATED POLYETHYLENE
- CMP CORRUGATED METAL PIPE
- JPE HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- REGULAR ASPHALT PAVEMENT
- CONCRETE PAVING

7-E-11-UR
REVISED
6-2-11
1"=30'
28 JUN 2011

SITE PLAN

SHEET ONE

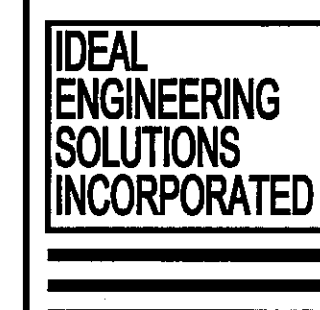
JESSUP AND ASSOCIATES, INC.
KNOX COUNTY, TENNESSEE

Prepared For:

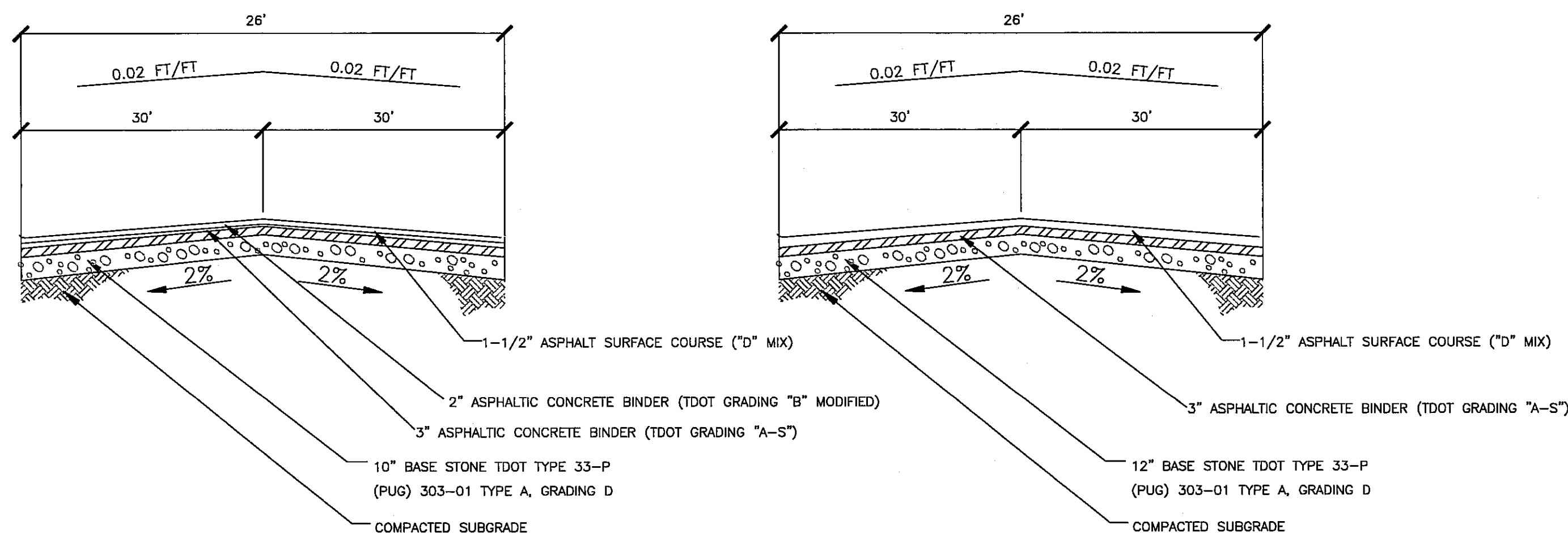
East Gate Architecture
4143 Kirkstone Lane
Knoxville, Tennessee
(865) 384-9849

Municipality:

Knox County Department of Engineering
and Public Works
205 W. Baxter Avenue
Knoxville, Tennessee 37917
(865) 215-5800

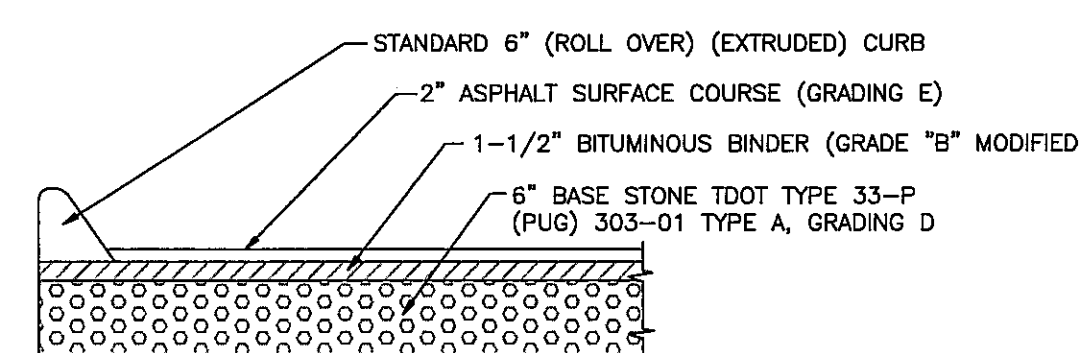


Ideal Engineering Solutions, Inc.
325 Wooded Lane
Knoxville, Tennessee 37922
(865) 755-3575

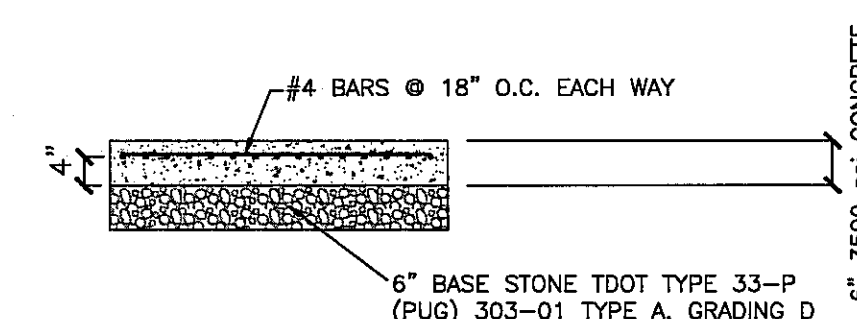


JPE HEAVY DUTY ASPHALT PAVING
NOT TO SCALE

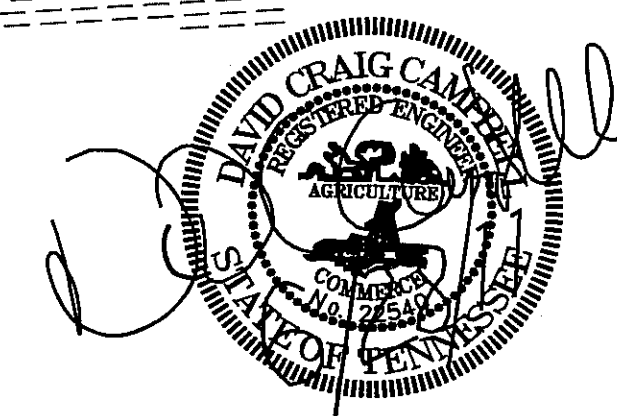
HEAVY DUTY ASPHALT PAVING
NOT TO SCALE



REGULAR ASPHALT PAVEMENT DETAIL
NOT TO SCALE



CONCRETE PAVEMENT DETAIL
NOT TO SCALE



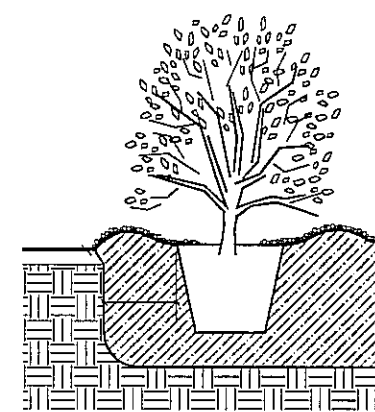
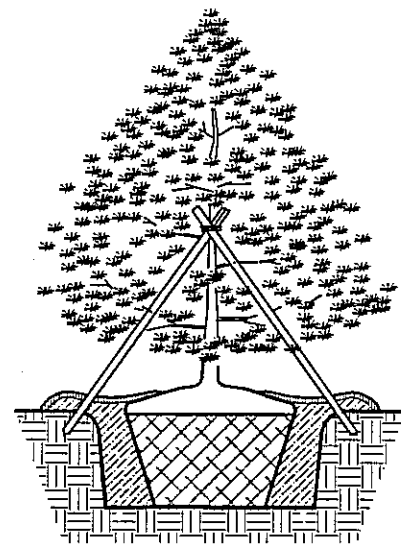
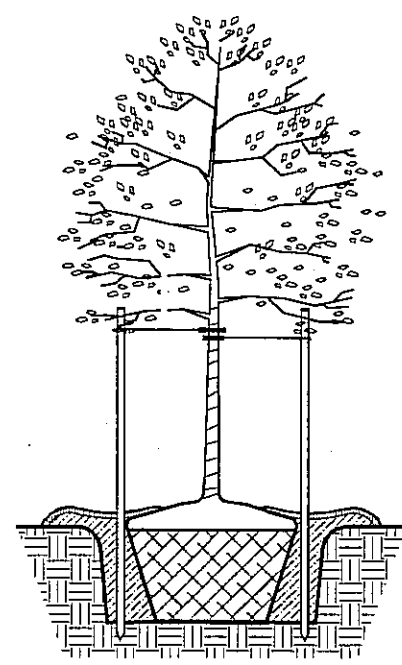
SCALE IN FEET
0 30 60
NOTE: 1' CONTOUR INTERVAL

NOTE:

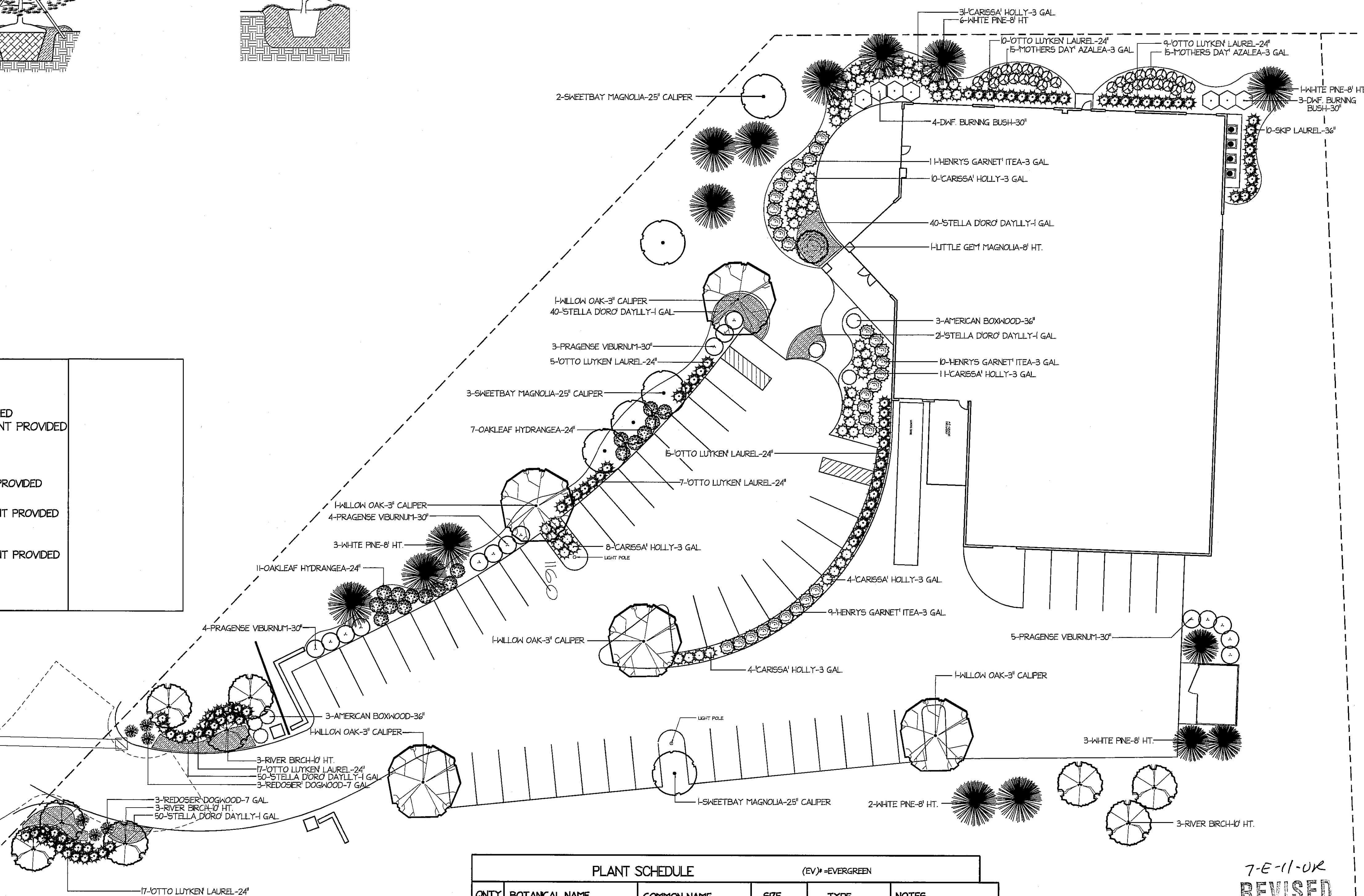
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

Contractor shall shore and brace all open cut trenches as required by State and Federal Laws and Local Ordinances; to conform with recommendations set forth in AGC Manual of Accident Prevention in Construction; to protect life, property, or work; to avoid excessively wide cuts in unstable material.

OSHA RULES SHALL BE ABIDED BY

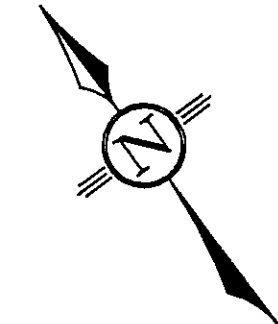


2.81 ACRES 122,404 SF.	
8 TREES PER ACRE REQUIRED (22 TREES) (50 PERCENT TO BE LARGE CANOPY TREES)	36 PROVIDED 56 PERCENT PROVIDED
1 LARGE OR MEDIUM TREE PER 10 PARKING STALLS REQUIRED (53 PARKING STALLS = 5 TREES)	5 TREES PROVIDED
50 PERCENT OF GREEN SPACE IN FRONT AND SIDE YARDS SHALL BE PLANTINGS	58 PERCENT PROVIDED
25 PERCENT OF ALL TREES SHALL BE EVERGREEN	44 PERCENT PROVIDED
EACH PARKING SPACE SHALL BE NO MORE THAN 60 FT FROM TREE TRUNK	PROVIDED



PLANT SCHEDULE					
QNTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
5	QUERCUS PHellos	WILLOW OAK	3" CALIPER	LARGE TREE	PLANTED TO 5' OFF GROUND
6	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2.5" CALIPER	MEDIUM TREE	MATCHED
6,3	BETULA NIGRA	RIVER BIRCH	10' HEIGHT	MEDIUM TREE	MULTI-TRUNK-3 CANE MIN.
10,5	PNUS STROBUS	WHITE PINE	8' HEIGHT	LARGE TREE (EV)*	FULL TO GROUND
1	MAGNOLIA GRANDIFLORA	LITTLE GEM MAGNOLIA	8' HEIGHT	MEDIUM TREE (EV)*	FULL TO GROUND
16	VEIBURNUM SP.	PRAGENSE VIBURNUM	30" HEIGHT	LARGE SHRUB	FULL TO GROUND
30	ITEA VIRGINICA	HENRY'S GARNET ITEA	3 GALLON	FLOWERING SHRUB	FULL TO CONTAINER
80	PRUNUS LAUROCERASUS	OTTO LUYKEN LAUREL	24" HEIGHT	EVERGREEN SHRUB	FULL TO GROUND
10	PRUNUS LAUROCERASUS	SKIP LAUREL	3" HEIGHT	EVERGREEN SHRUB	FULL TO GROUND
37	LEX CORNUTA	CARESSA HOLLY	3 GALLON	EVERGREEN SHRUB	FULL TO CONTAINER
7	BUXTIONIOS ALATUS 'COMPACTUS'	DWF. BURNING BUSH	30" HEIGHT	FLOWERING SHRUB	FULL TO GROUND
6	CORNUS SERICEA	REDTING DOGWOOD	7 GALLON	FLOWERING SHRUB	MATCHED
6	BUXUS SEMPERVIRENS	AMERICAN BOXWOOD	3" HEIGHT	EVERGREEN SHRUB	MATCHED
8	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	24" HEIGHT	FLOWERING SHRUB	FULL TO GROUND
30	RHODODENDRON SP.	MOTHERS DAY AZALEA	3 GALLON	FLOWERING SHRUB	FULL TO CONTAINER
20	HELMEROCALLUS SP. STELLA	STELLA DORO DAYLILY	1 GALLON	PERENNIAL	FULL TO CONTAINER

7-E-11-0K
REVISED
6-29-11



LDG

LAND DESIGN GROUP

Landscape Architectural Design
Project Management

1813 NOR SHORE HILLS BLVD
KNOXVILLE, TN 37922
PHON : (865) 599-3059
aduke@land-designgroup.com

TREE ADDITIONS	
No.	Date

NEW OFFICE BUILDING FOR

JESSUP & ASSOCIATES, INC.

Project:

KNOX COUNTY
TENNESSEE

Date :

JUNE 3, 2011

Scale :

1"=20'-0"

Drawn by:

ALLEN DUKE

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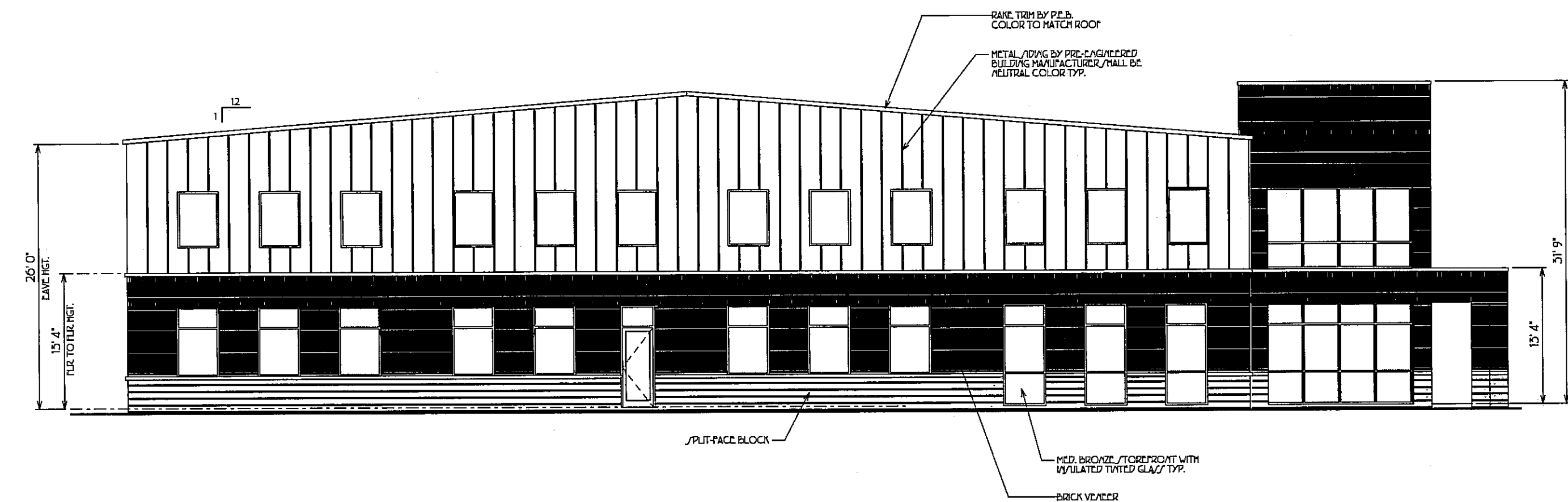
COPYRIGHT

MASTER
LANDSCAPE PLAN

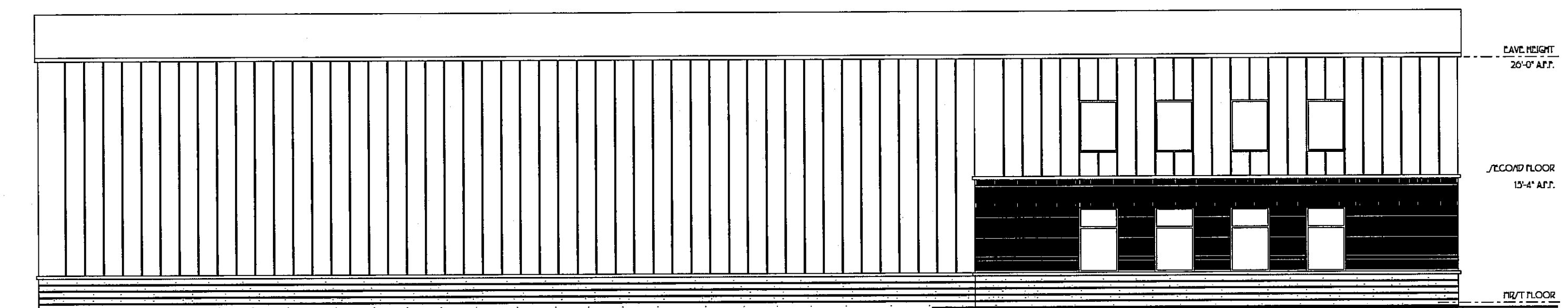
LA-1



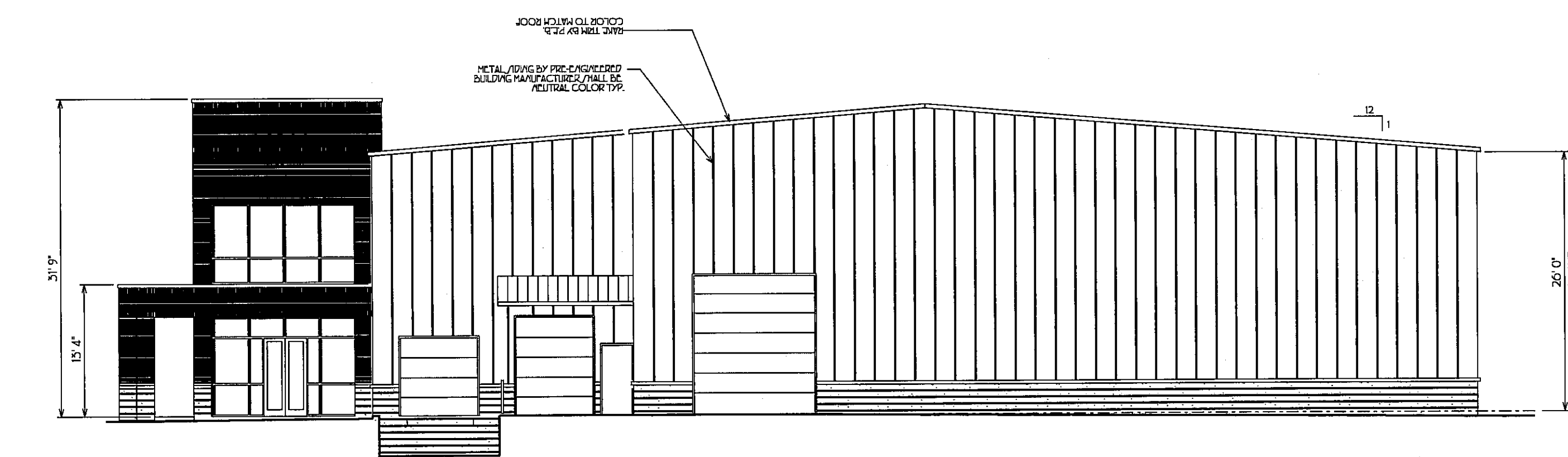
1 W/ELEVATION
A4 SCALE 3/32" = 1'-0"



2 NORTH ELEVATION
A4



3 E/ELEVATION
A4



4 SOUTH ELEVATION
A4

HADEN R. REID
ARCHITECT

4143 KIRK/TONE LANE
KNOXVILLE, TENNESSEE
37918

PHONE: (605-384-9849)
FAC/FMILE: (605-249-6278)

NEW OFFICE BUILDING FOR
JESSUP & ASSOCIATES, INC.
KNOX COUNTY TENNESSEE

NO.	REVISIONS	DATE

EXTERIOR
ELEVATION

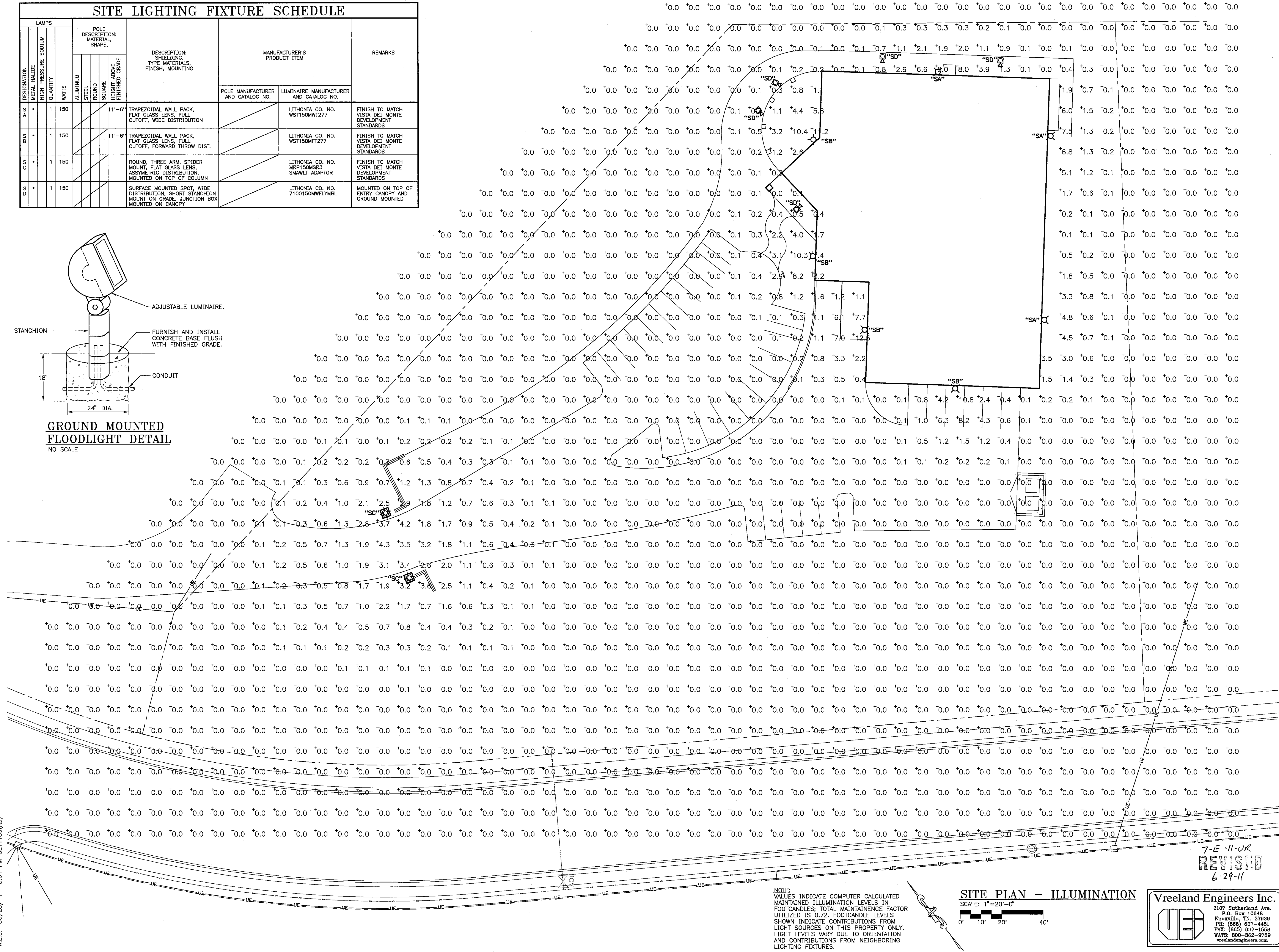
7-E-11-UR
REVISED
6-29-11

P.L.C.	PROJECT NO.
HQR	
P.M.	
DRAY	
HQR	
REVI	
WED	
ISSU	
DATE	
6.27.11	

A4

As 100

SITE LIGHTING FIXTURE SCHEDULE												
DESIGNATION	LAMPS			POLE DESCRIPTION: MATERIAL, SHAPE,	DESCRIPTION: SHIELDING, TYPE MATERIALS, FINISH, MOUNTING	MANUFACTURER'S PRODUCT ITEM		REMARKS				
	METAL HALIDE	HIGH PRESSURE SODIUM	QUANTITY			WATTS	ALUMINUM		STEEL	ROUND	SQUARE	HEIGHT ABOVE FINISHED GRADE
S A	*	1	150					TRAPEZOIDAL WALL PACK, FLAT GLASS LENS, FULL CUTOFF, WIDE DISTRIBUTION	LITHONIA CO. NO. WST150MW1277	FINISH TO MATCH VISTA DEI MONTE DEVELOPMENT STANDARDS		
S B	*	1	150					TRAPEZOIDAL WALL PACK, FLAT GLASS LENS, FULL CUTOFF, FORWARD THROW DIST.	LITHONIA CO. NO. WST150MF1277	FINISH TO MATCH VISTA DEI MONTE DEVELOPMENT STANDARDS		
S C	*	1	150					ROUND, THREE ARM, SPIDER MOUNT, FLAT GLASS LENS, ASYMMETRIC DISTRIBUTION, MOUNTED ON TOP OF COLUMN	LITHONIA CO. NO. MRP150MSR3 SMWL1 ADAPTOR	FINISH TO MATCH VISTA DEI MONTE DEVELOPMENT STANDARDS		
S D	*	1	150					SURFACE MOUNTED SPOT, WIDE DISTRIBUTION, SHORT STANCHION MOUNT ON GRADE, JUNCTION BOX MOUNTED ON CANOPY	LITHONIA CO. NO. 7100150MFLYMBL	MOUNTED ON TOP OF ENTRY CANOPY AND GROUND MOUNTED		



KNOX COUNTY TENNESSEE

SITE PLAN - ILLUMINATION		PROJECT NO.	
P.L.C.	IRZ	ES2	
P.M.			
DRAWN			
REVIEW D			
• /L			
ISSUE	ATE		
	28.11		

ES2 Jessup Associates - Site Plan - Illumination.dwg
A.L.S. 06/28/11 3:01 PM CL11159(AS)

ESZ JESSUP ASSOCIATES - SITE FIRM - INITIAL
A.L.S. 06/28/11 3:01 PM CL11159(AS)