

RESIDENT UNIT DISTRIBUTION

RESIDENT/ AMMENITY BLOCK "A"		UNIT QTY.
LOWER LEVEL	7,500 SF	7 UNITS
UPPER LEVEL	14,075 SF	14 UNITS
SUBTOTAL		21 UNITS
RESIDENT/ AMMENITY BLOCK "B"		UNIT QTY.
LOWER LEVEL	11,355 SF	14 UNITS
UPPER LEVEL	11,355 SF	14 UNITS
SUBTOTAL		28 UNITS
RESIDENT/ AMMENITY BLOCK "C"		UNIT QTY.
LOWER LEVEL	8,320 SF	13 UNITS
UPPER LEVEL	8,320 SF	13 UNITS
SUBTOTAL		26 UNITS
RESIDENT/ AMMENITY BLOCK "D"		UNIT QTY.
LOWER LEVEL	16,515 SF	20 UNITS
UPPER LEVEL	16,515 SF	20 UNITS
SUBTOTAL		40 UNITS
TOTAL RESIDENTIAL BLOCKS		UNIT QTY.
EXISTING BUILDINGS A, B, AND C		75 UNITS
FUTURE BUILDING D		40 UNITS
SUBTOTAL		115 UNITS

THE CITY OF KNOXVILLE PLANS REVIEW AND INSPECTIONS DIVISION HAS DETERMINED THAT THIS PROJECT IS A 'MULTI-DWELLING STRUCTURE'

PARKING ANALYSIS

PARKING PROVIDED FOR 115 TOTAL RESIDENTIAL UNITS

<u>PARKING STALL PROVIDED</u>	<u>STALL QTY.</u>
TYPICAL PARKING STALLS	104 STALLS
ACCESSIBLE STALLS	16 STALLS
VISITOR STALLS	5 STALLS
LOADING STALLS	1 STALLS
<i>SUBTOTAL</i>	<i>126 STALLS</i>

RATIO OF PARKING PROVIDED/ UNIT: 1.05

PARKING PROVIDED FOR EXISTING OFFICE/RESTAURANT BUILDING E

EXISTING BUILDING E	QTY.
	8,000 SF
PARKING PROVIDED	32 STALLS

RATIO OF FLOOR AREA/ STALL: 250 SF

TOTAL SITE PARKING STALLS PROVIDED: 158

INTENSITY OF USE

TOTAL AREA:	6.98 ACRES - 304,038 SF
TOTAL RESIDENTIAL AREA:	+/-5.9 ACRES - 257,000 SF
AREA/ UNIT:	2,235 SF
DENSITY (MINIMUM AREA/ UNIT):	1,552 SF
LOT COVERAGE:	50,265 SF
MAXIMUM LOT COVERAGE:	77,100 SF
USEABLE OPEN SPACE:	253,773 SF
MINIMUM USEABLE OPEN SPACE:	46,000 SF

NO ESTIMATED NET INCREASE IN IMPERMEABLE SITE SURFACE AREA

FLEXPLANANT PLANT MATERIAL SPECIES								
MARK	COMMON NAME	BOTANICAL NAME	SIZE	TYPE	SPACING	10' WIDE	10' WIDE	CANOPY
1	RED MAPLE	ACER RUBRUM "RED MAPLE"	1.10' CAL. 10' - 12'	B.B.	AS SHOWN	30'	22.5'	300 SF
2	SCARLET OAK	QUERCUS COCCINEA "SCARLET OAK"	1.10' CAL. 10' - 12'	B.B.	AS SHOWN	31'	21.5'	300 SF
3	HONEY LOCUST	QUERCUS TRENDACONIA "HONEY LOCUST"	1.10' CAL. 10' - 12'	B.B.	AS SHOWN	31'	21.5'	300 SF
4	NOBILIS MAPLE	ACER PLATANIFOLIA "NOBILIS MAPLE"	1.10' CAL. 10' - 12'	B.B.	AS SHOWN	31'	21.5'	300 SF
5	DOGWOOD	MASTODON DONNELLY "DOGWOOD"	1.10' CAL. 10' - 12'	B.B.	AS SHOWN	31'	21.5'	300 SF
6	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA "SOUTHERN MAGNOLIA"	1.10' CAL. 10' - 12'	B.B.	AS SHOWN	31'	21.5'	300 SF
7	AMERICAN MAPLE	ACER RUBRUM "AMERICAN MAPLE"	1.10' CAL. 10' - 12'	B.B.	AS SHOWN	31'	21.5'	300 SF
8	HOSEA DOUGLASS	CORNUS KUSHA "HOSEA DOUGLASS"	1.10' CAL. 10' - 12'	B.B.	AS SHOWN	31'	21.5'	300 SF
9	FOXTAIL HEDGE	IBEX STENOCLADUS "FOXTAIL HEDGE"	1.10' CAL. 10' - 12'	B.B.	AS SHOWN	31'	21.5'	300 SF
10	LEWIS AND CLARK	CYPRESSOPHYLLIS LEWIS AND CLARK	1.10' CAL. 10' - 12'	B.B.	AS SHOWN	31'	21.5'	300 SF
11	SHRUBS	IBEX CORNUTA "SHRUBS"	1.10' CAL. 10' - 12'	B.B.	AS SHOWN	31'	21.5'	300 SF
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1 East
A6 3/32" = 1'-0"



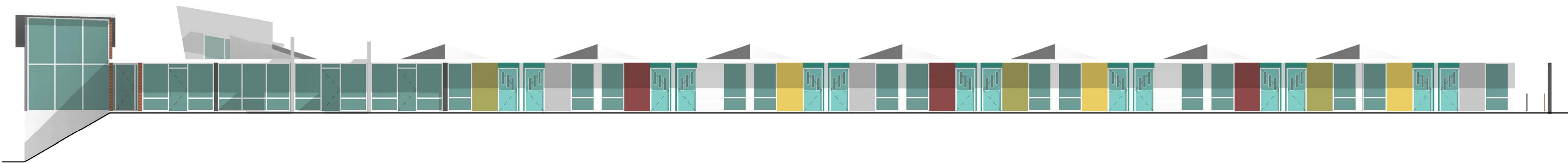
2 South
A6 3/32" = 1'-0"



3 West
A6 3/32" = 1'-0"



4 North
A6 3/32" = 1'-0"



ELEVATIONS

7-L-17-UR
Revised: 6-28-2017



4
A9 3D View 7



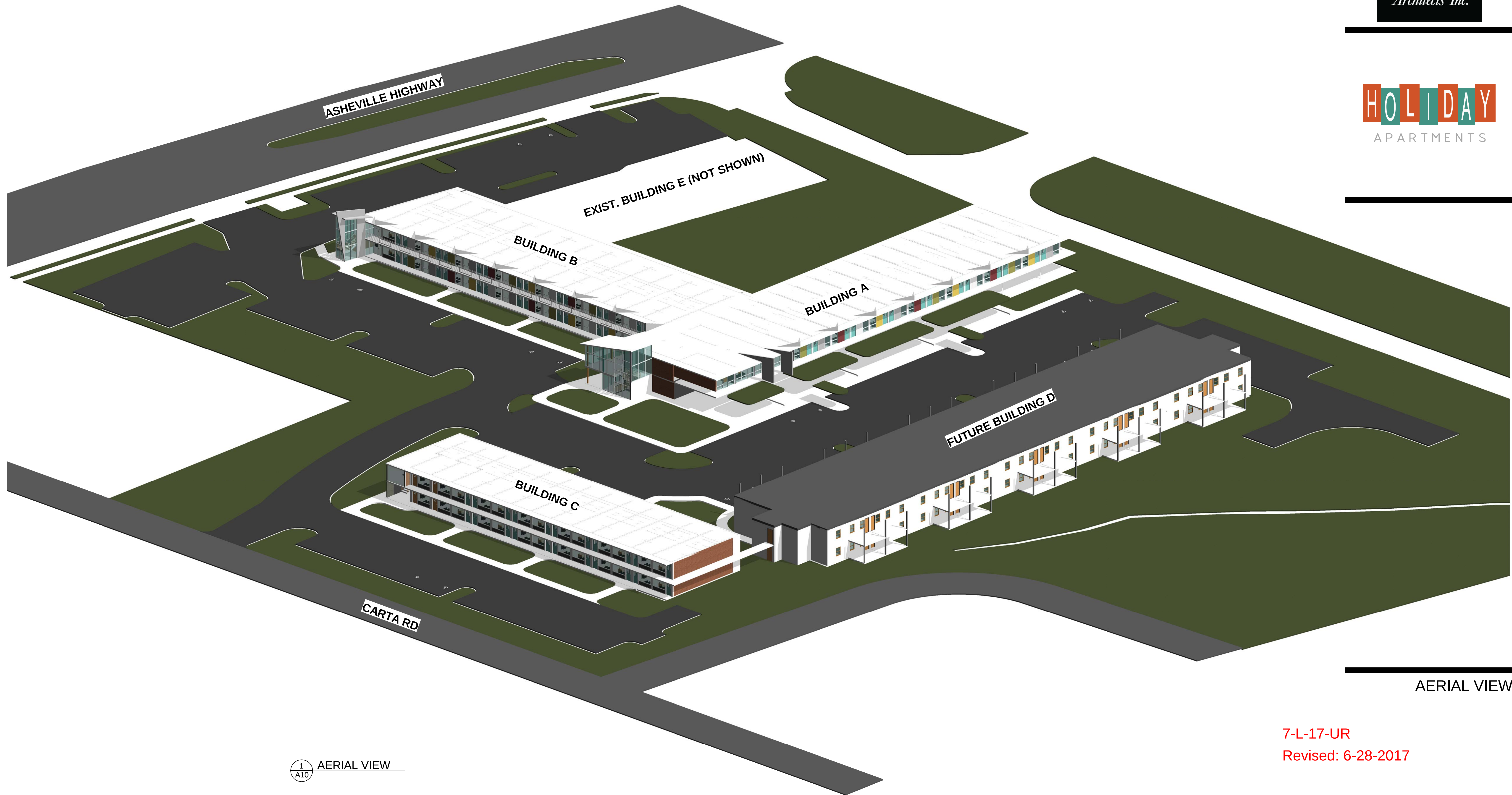
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A9 3D View 4



2
A9 3D View 3

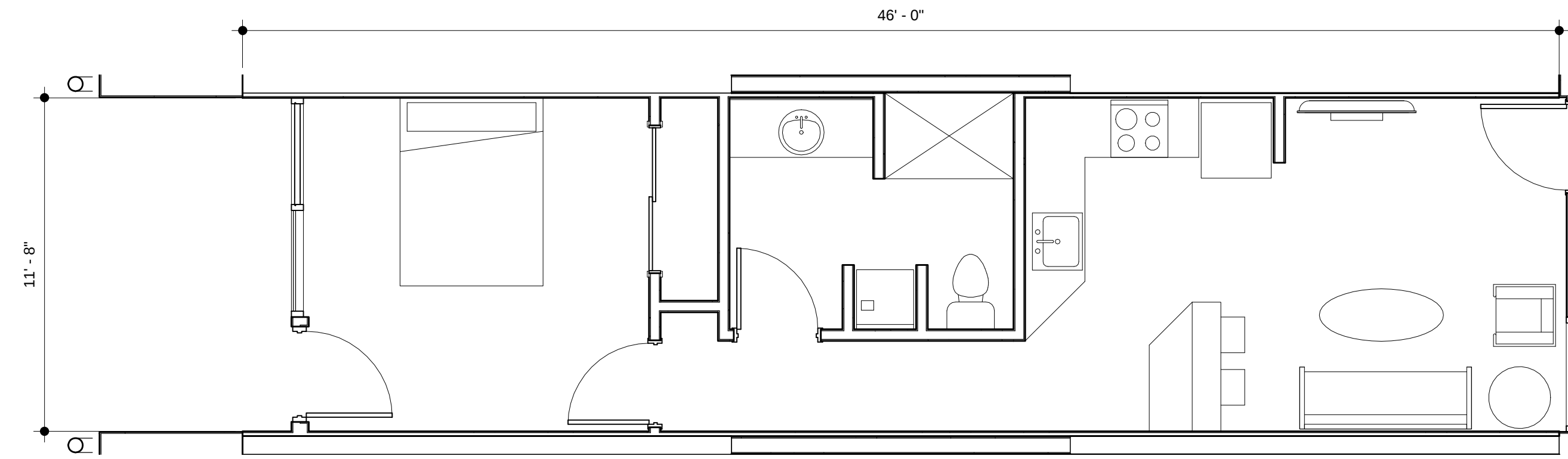


3
A9 3D View 6

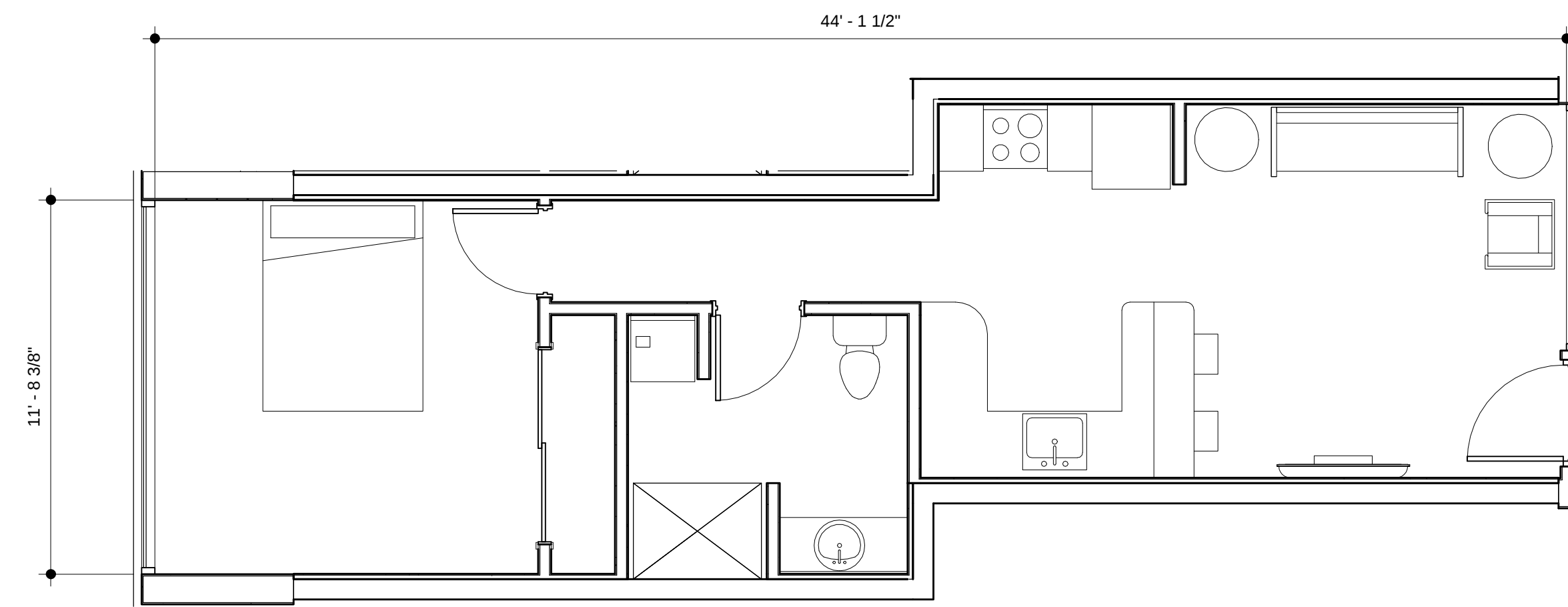


1
A10 AERIAL VIEW

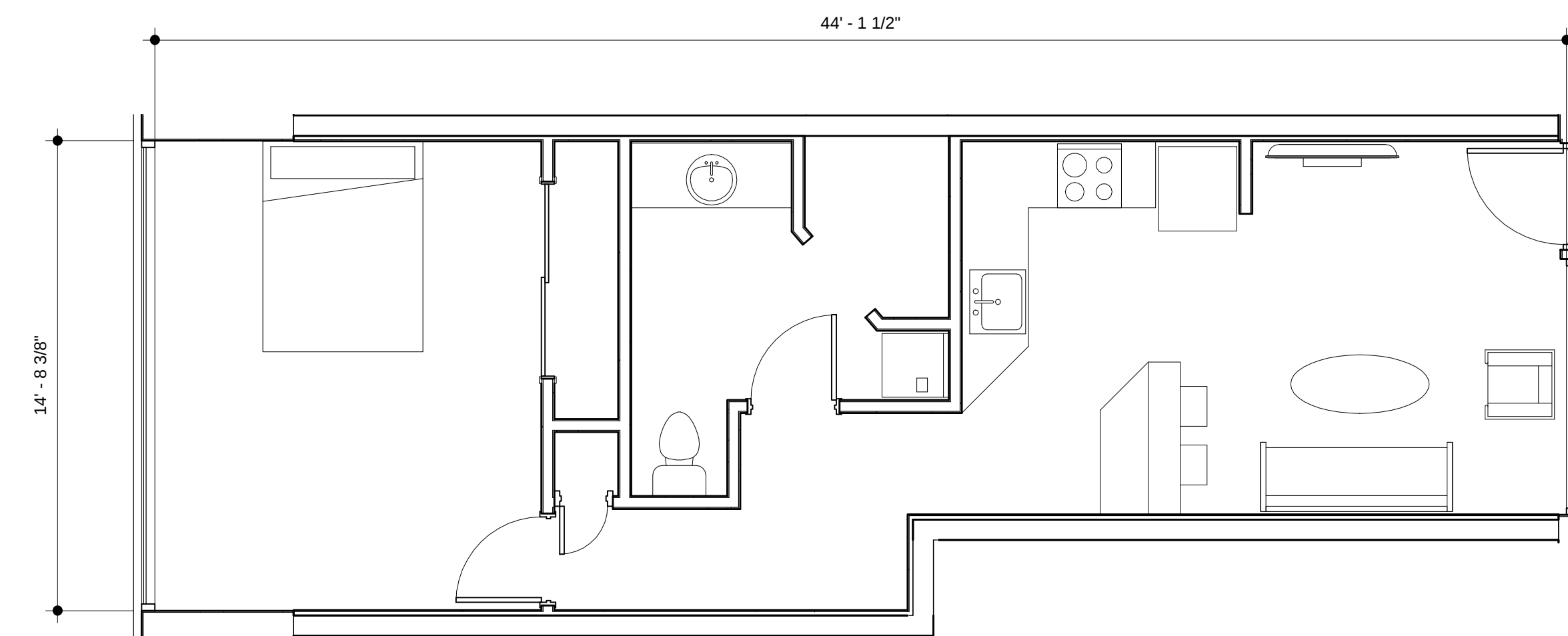
7-L-17-UR
Revised: 6-28-2017



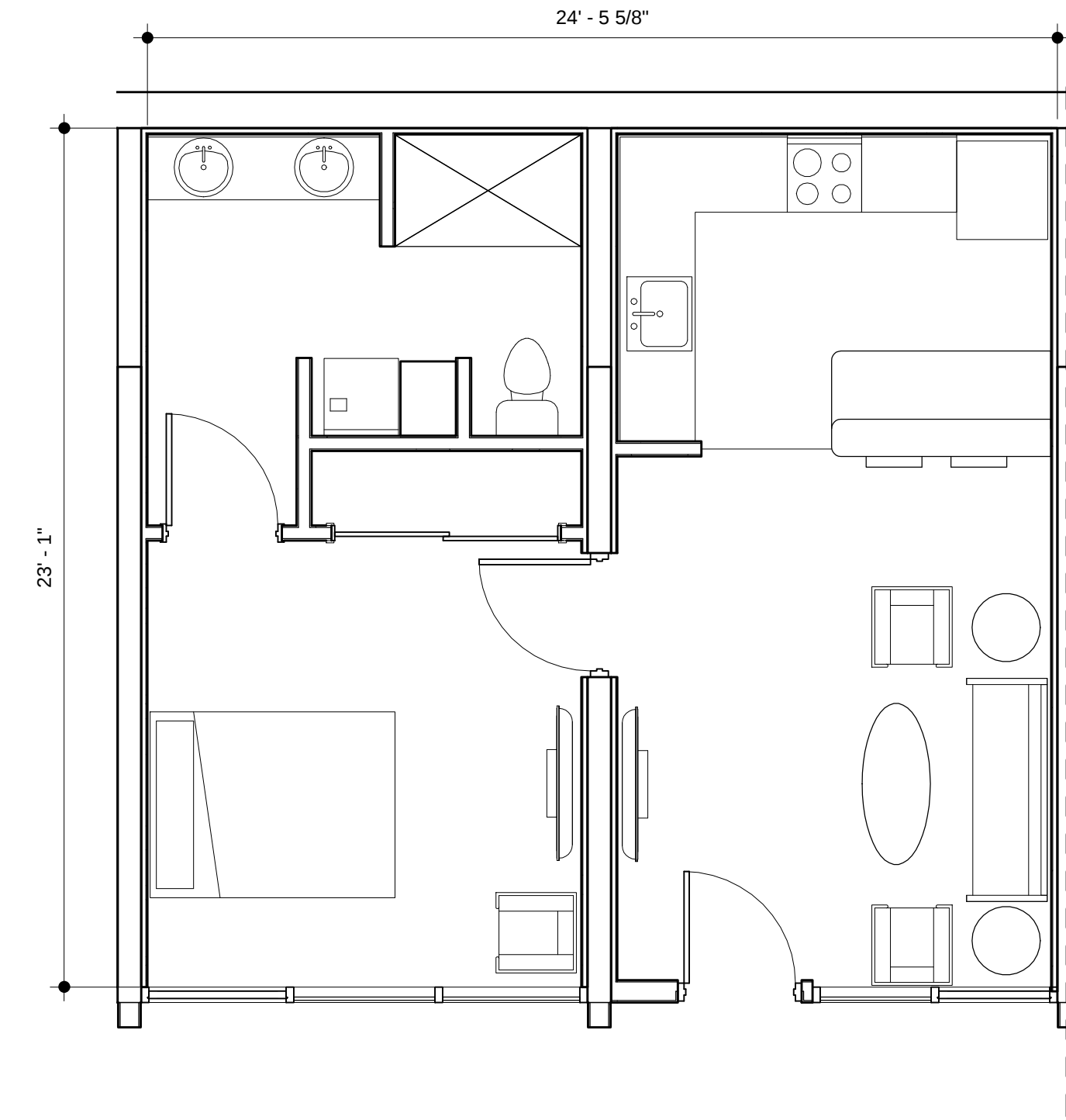
1
A5 UNIT FLOOR PLAN 1
1/4" = 1'-0" 520 SF



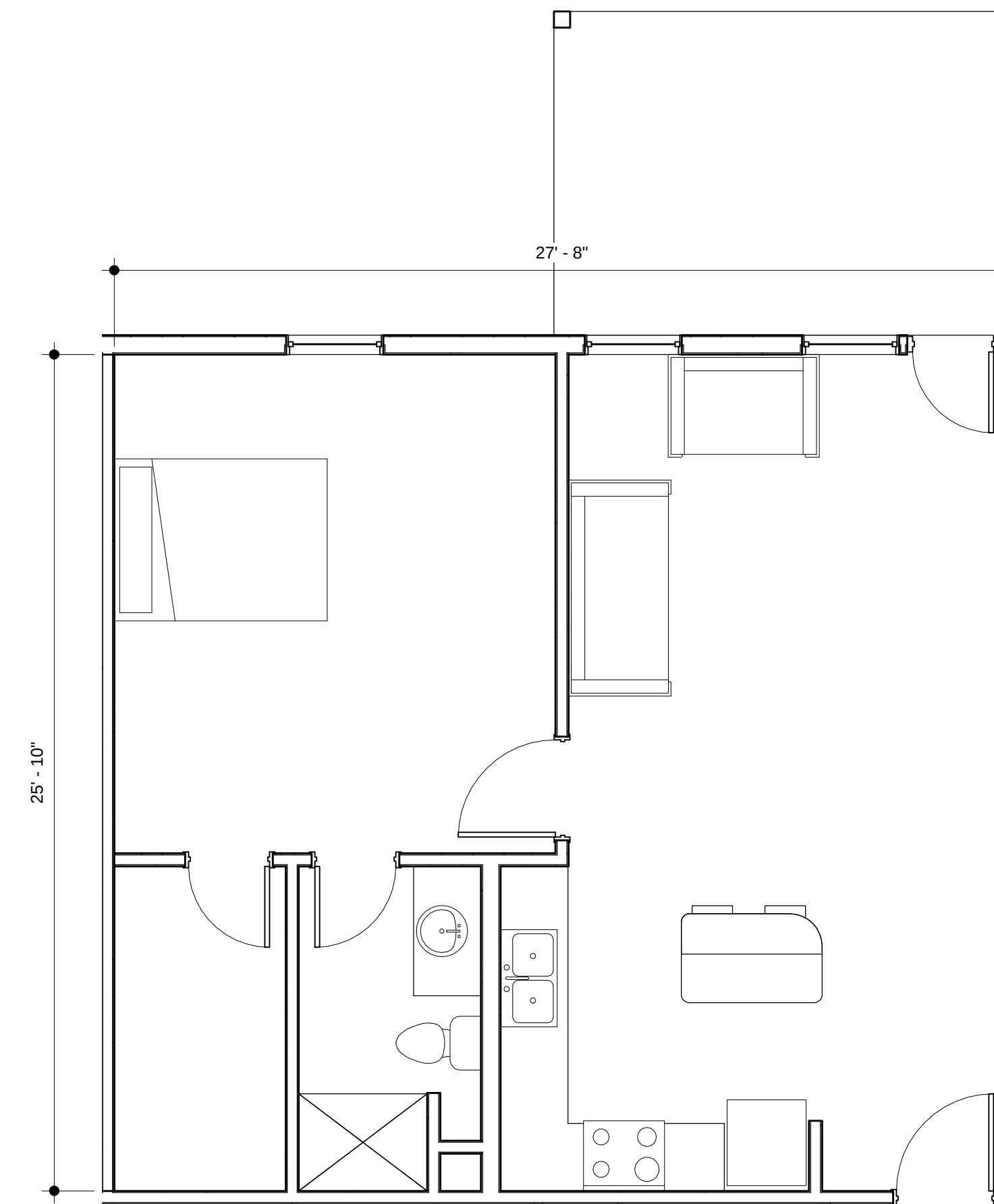
3
A5 UNIT FLOOR PLAN 3
1/4" = 1'-0" 510 SF



4
A5 UNIT FLOOR PLAN 4
1/4" = 1'-0" 585 SF



2
A5 UNIT FLOOR PLAN 2
1/4" = 1'-0" 560 SF



5
A5 UNIT FLOOR PLAN 5
1/4" = 1'-0" 715 SF

UNIT FLOOR
PLANS

7-L-17-UR
Revised: 6-28-2017