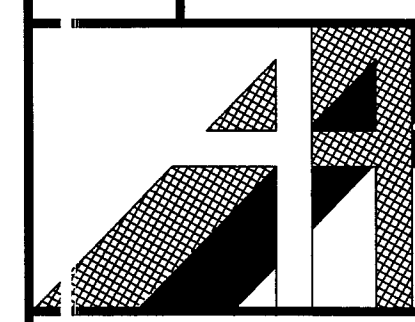


DRWN. BY: MGA	DATE: 7-9-10
CHKD. BY: MDA	REVISIONS
APPR. BY:	MPC 7-27-10

FLENNIKEN HOUSING
115 FLENNIKEN AVE
KNOXVILLE, TENNESSEE

ALLAN ASSOCIATES ARCHITECTS, PLLC
5516-1A WALLWOOD ROAD
KNOXVILLE, TENNESSEE 37912

865 / 869-1302



SITE DATA:
CITY BLOCK # 25421
CLT # 109-1
TOTAL SITE - 2.38 ACRES = 103,640 S.F.
TOTAL DISTURBED AREA = 71,473 S.F.
TOTAL EXISTING IMPERVIOUS = 44,295 S.F.
TOTAL PROPOSED IMPERVIOUS = 47,372 S.F.

PARKING REQUIRED:	PARKING PROVIDED:
1.5 X 20 = 30	H/C 3
1.0 X 28 = 28	STANDARD 56
58	TOTAL 59

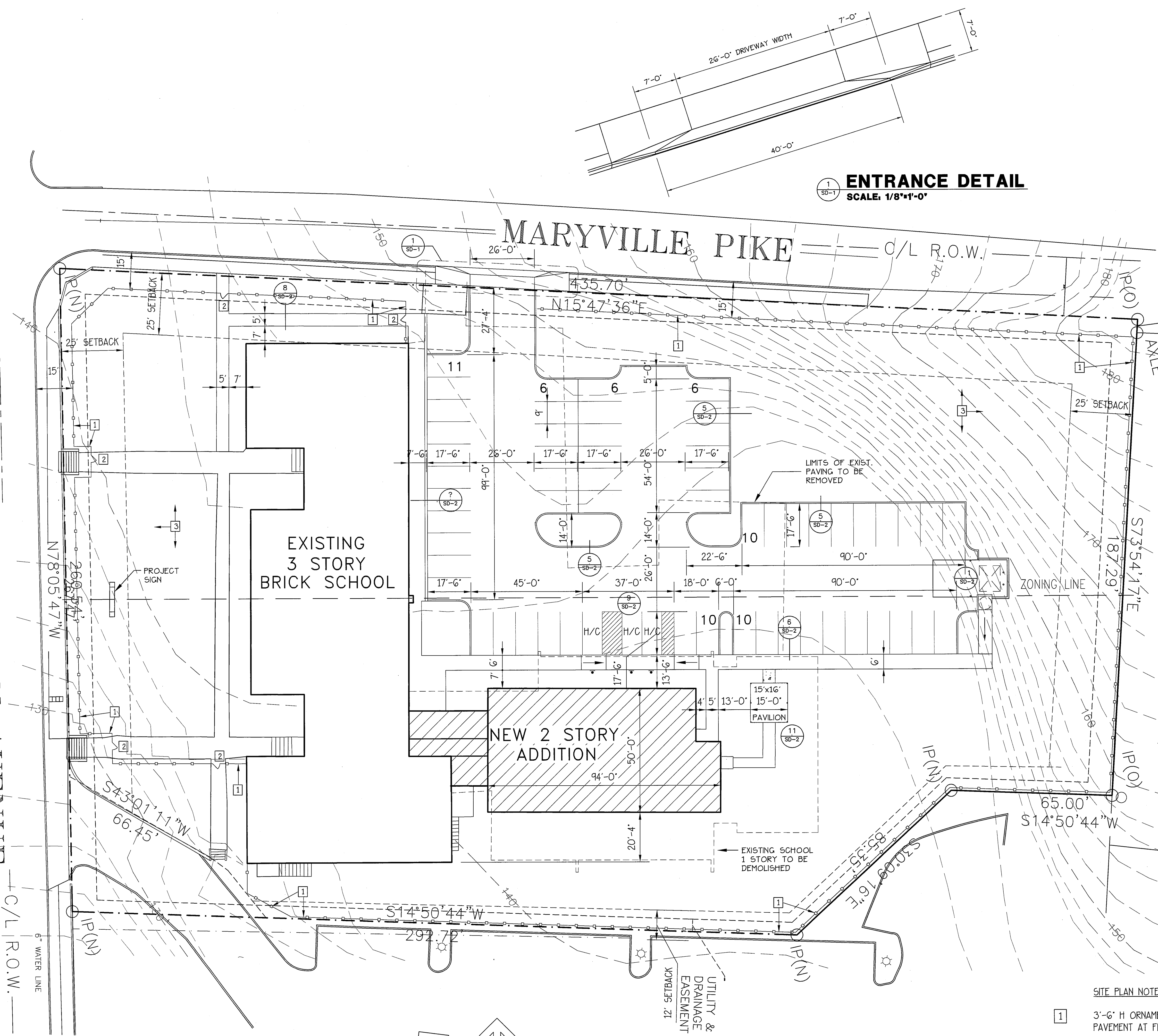
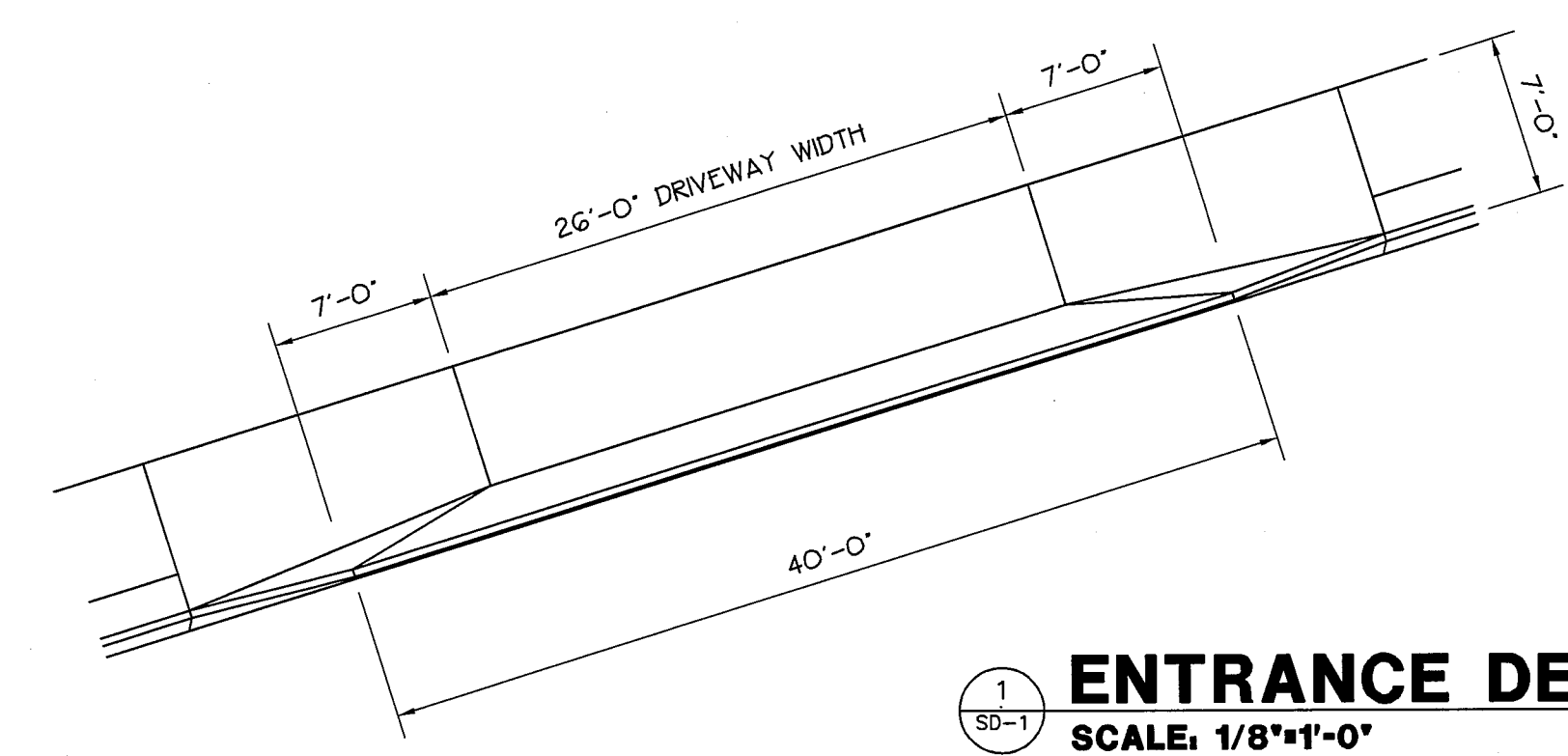
DENSITY:
2.38 ACRES = 103,640 S.F.
1ST. UNIT = 7,500 S.F.
65 UNITS = 96,000 S.F.
65 UNITS ALLOWED
48 UNITS PROPOSED

APARTMENT UNIT TABULATIONS:	
LOWER LEVEL	4 EFF. 1 1 BR.
FIRST FLOOR	5 EFF. 16 1 BR.
SECOND FLOOR	7 EFF. 15 1 BR.
TOTAL UNITS	48

BUILDING TABULATIONS:	
EXISTING BLDG. FOOTPRINT	13,128 SQ. FT.
NEW ADDITION FOOTPRINT	5,265 SQ. FT.
PAVILION FOOTPRINT	240 SQ. FT.
TOTAL	18,633 SQ. FT.
BUILDING LOT COVERAGE	18%

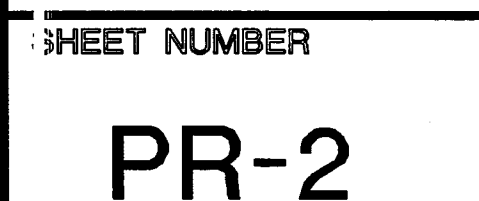
- SITE PLAN NOTES:**
- 3'-6" H ORNAMENTAL STL. PICKET FENCE. INSTALL MIN. 15' OFF PAVEMENT AT FLENNIKEN AVE. AND MARYVILLE PIKE.
 - 3'W ORNAMENTAL GATE
 - REMOVE EXISTING TEMPORARY CONSTRUCTION CHAIN LINK FENCE.

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



SITE LAYOUT PLAN
SCALE: 1"=20'-0"

8-G-10-JR
REVISED
7-28-10



DRWN. BY: MGA	
CHKD. BY:	
APPR. BY:	
DATE: 7-5-10	
REVISIONS	

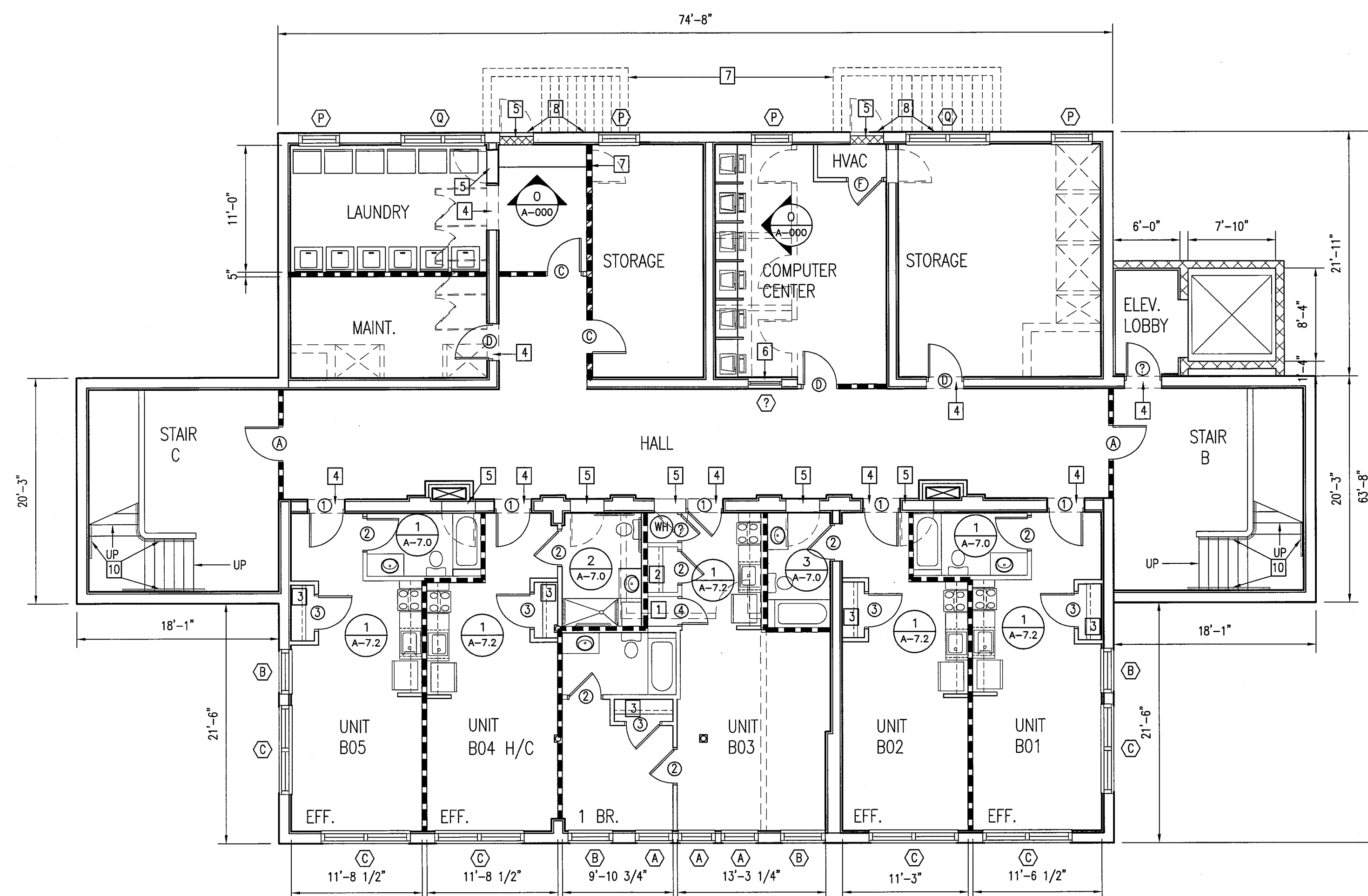
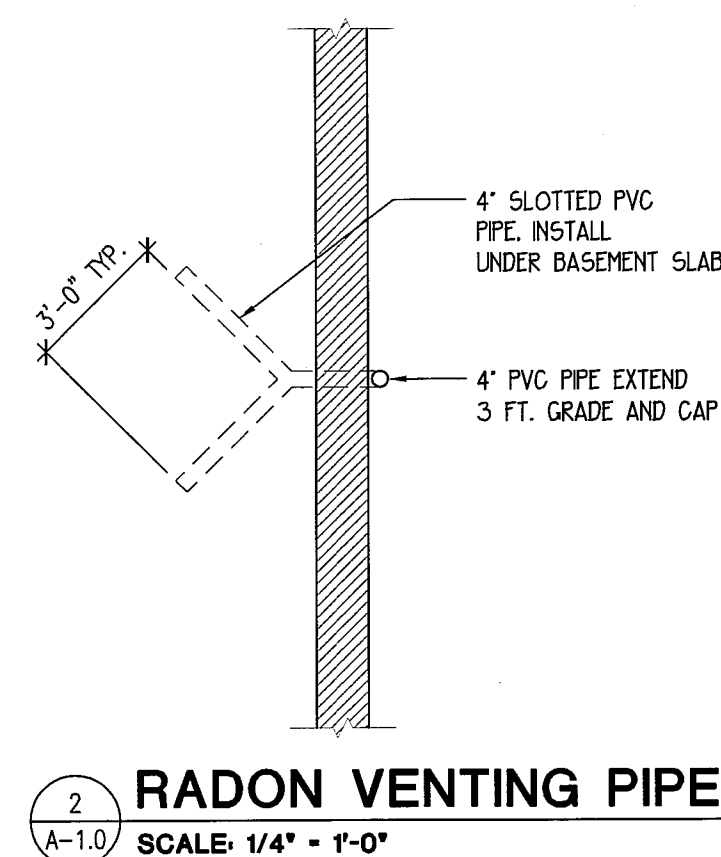
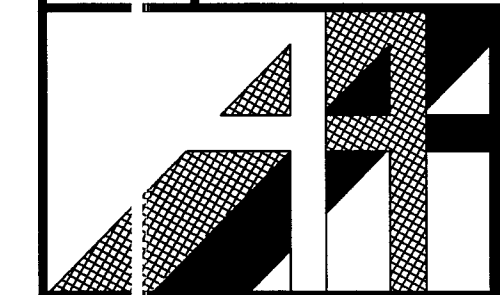
FLENNIKEN SCHOOL
STREET ADDRESS
KNOXVILLE, TENNESSEE

RIJH DING PLAN - BASEMENT

ALLAN ASSOCIATES ARCHITECTS, PLLC
5518-1A WALLWOOD ROAD
KNOXVILLE, TENNESSEE 37912

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GEORGE H. ALLAN A.I.A.
MARK D. ALLAN A.I.A.



LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

WALL LEGEND

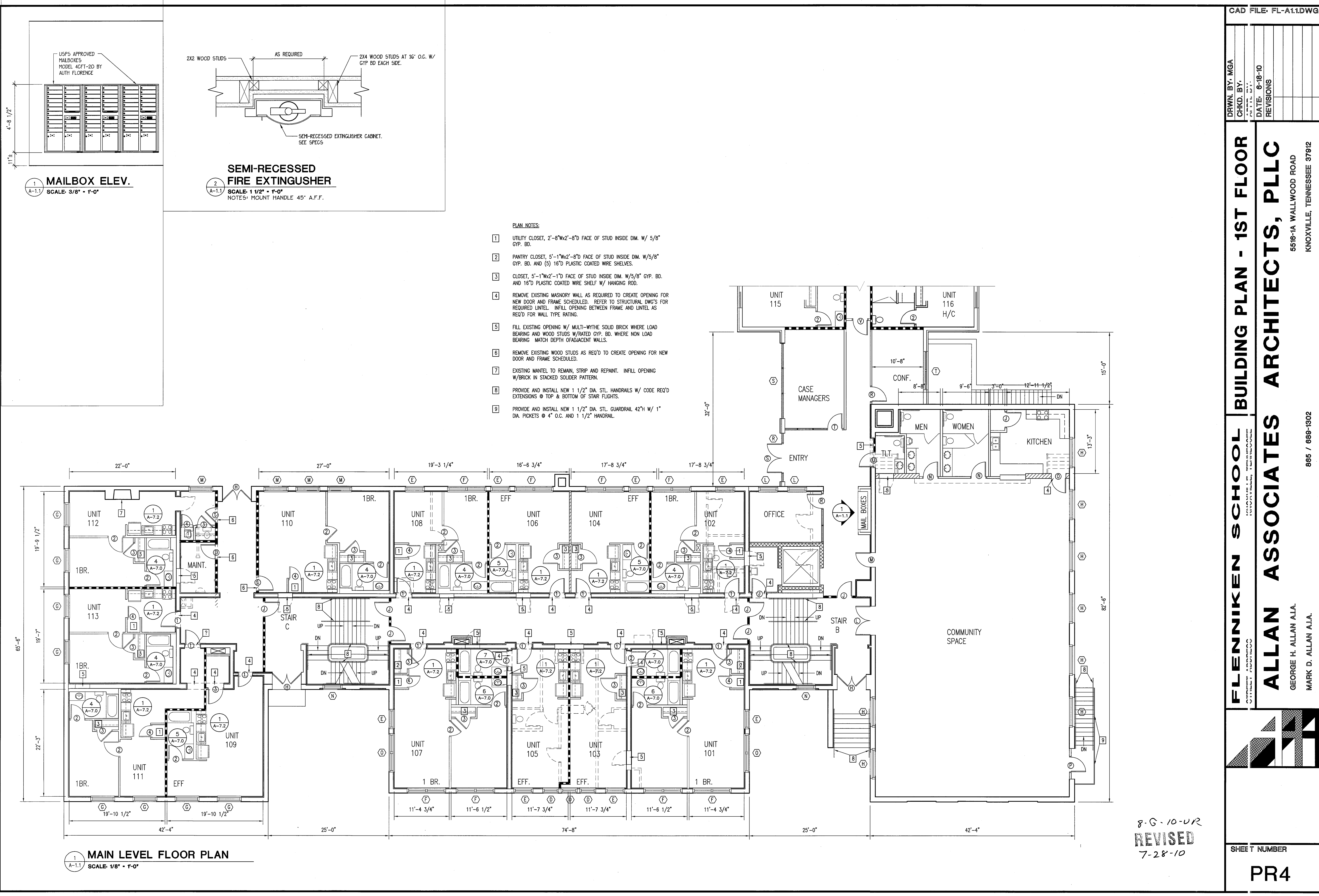
- EXISTING MASONRY WALL
- EXISTING MASONRY WALL W/ 2x2 WOOD FURRING & 5/8" GYP. BD. EXTERIOR WALLS W/ SPRAY INSUL.
- EXISTING WOOD STUD WALL TO REMAIN. PROVIDE INSULATION IN CAVITY AND 5/8" SHEET ROCK EACH SIDE.
- 1 HR WALL UL# EXISTING WOOD STUD WALL TO REMAIN. PROVIDE INSULATION IN CAVITY AND 5/8" FIRE CODE SHEET ROCK EACH SIDE.
- 1 HR WALL UL# (STC) EXISTING WOOD STUD WALL TO REMAIN. PROVIDE INSULATION IN CAVITY, 7/8" RES. CHNL ONE SIDE AND 5/8" FIRE CODE SHEET ROCK EACH SIDE.
- 1 HR WALL UL# (STC) NEW 2x4 WOOD STUDS @ 16" O.C. PROVIDE INSULATION IN CAVITY, 7/8" RES. CHNL ONE SIDE AND 5/8" FIRE CODE SHEET ROCK EACH SIDE.

- NEW 2x4 WOOD STUDS @ 16" O.C. AND 5/8" GYP. BD. EACH SIDE.
- NEW EXTERIOR WALL 2x6 WOOD STUDS @ 16" O.C. PROVIDE INSULATION IN CAVITY, 5/8" INT. SHEET ROCK, PLYWD SHEATHING / TYVEK/ AIR GAP AND BRICK VENEER EXTERIOR
- NEW CMU WALL SEE STRUCT.
- INDICATED WALL TO BE REMOVED

PLAN NOTES:

- UTILITY CLOSET, 2'-8"Wx2'-8"D FACE OF STUD INSIDE DIM. W/ 5/8" GYP. BD.
- PANTRY CLOSET, Wx2'-8"D FACE OF STUD INSIDE DIM. W/5/8" GYP. BD. AND (5) 16"D PLASTIC COATED WIRE SHELVES.
- CLOSET, 5'-1"Wx2'-1"D FACE OF STUD INSIDE DIM. W/5/8" GYP. BD. AND 16"D PLASTIC COATED WIRE SHELF W/ HANGING ROD.
- REMOVE EXISTING MASONRY WALL AS REQUIRED TO CREATE OPENING FOR NEW DOOR AND FRAME SCHEDULED. REFER TO STRUCTURAL DWG'S FOR REQUIRED LINTEL.
- FILL EXISTING OPENING W/ MULTI-WYTHE SOLID BRICK. MATCH ADJACENT WALL WYTHE AND BONDING PATTERN.
- REMOVE EXISTING MASONRY WALL AS REQUIRED TO CREATE OPENING FOR NE RATED H.M. FRAME AND GLASS WINDOW.
- INFILL EXISTING OPENING W/ WOOD STUDS TO MATCH ADJACENT WALL. FINISH WALL TYPE PER LEGEND.
- INSTALL WATER PROOFING ON NEW AND EXISTING BRICK PRIOR TO BACKFILLING.
- EXISTING CONC. RETAINING WALLS AND STAIRS TO BE REMOVED COMPLETE. BACKFILL W/ STRUCTURAL FILL AS REQUIRED.
- PROVIDE AND INSTALL NEW 1 1/2" DIA. STL. HANDRAILS W/ CODE REQ'D EXTENSIONS @ TOP & BOTTOM OF STAIR FLIGHTS.

8-G-10-UR
REVISED
7-28-10



CAD FILE: FL-A1.1.DWG

DRWN. BY: MGA

CHKD. BY:

DATE: 6-18-10

REVISIONS

FLENNIKEN SCHOOL

5516-1A WALLWOOD ROAD

KNOXVILLE, TENNESSEE 37912

ALLAN ASSOCIATES ARCHITECTS, PLLC

885 / 689-1302

GEORGE H. ALLAN AIA.

MARK D. ALLAN AIA.

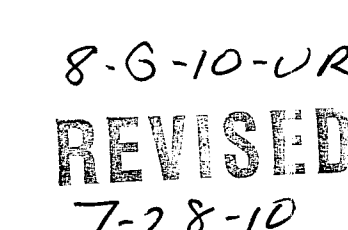
8-G-10-UP

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7-28-10

SHEET NUMBER

PR4



DRWN. BY: MGA	CHKD. BY:
APPR. BY:	DATE: 7-6-10
REVISIONS	

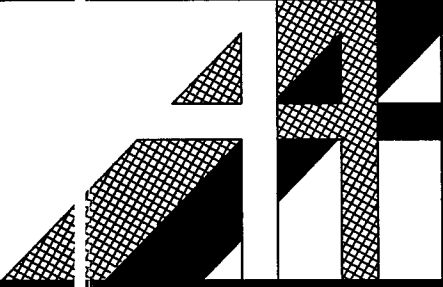
FLENNIKEN SCHOOL
STREET ADDRESS
KNOXVILLE, TENNESSEE

BUILDING PLAN - NEW ADDITION

ALLAN ASSOCIATES ARCHITECTS, PLLC
GEORGE H. ALLAN A.I.A.
MARK D. ALLAN A.I.A.

5516-1A WALLWOOD ROAD
KNOXVILLE, TENNESSEE 37912

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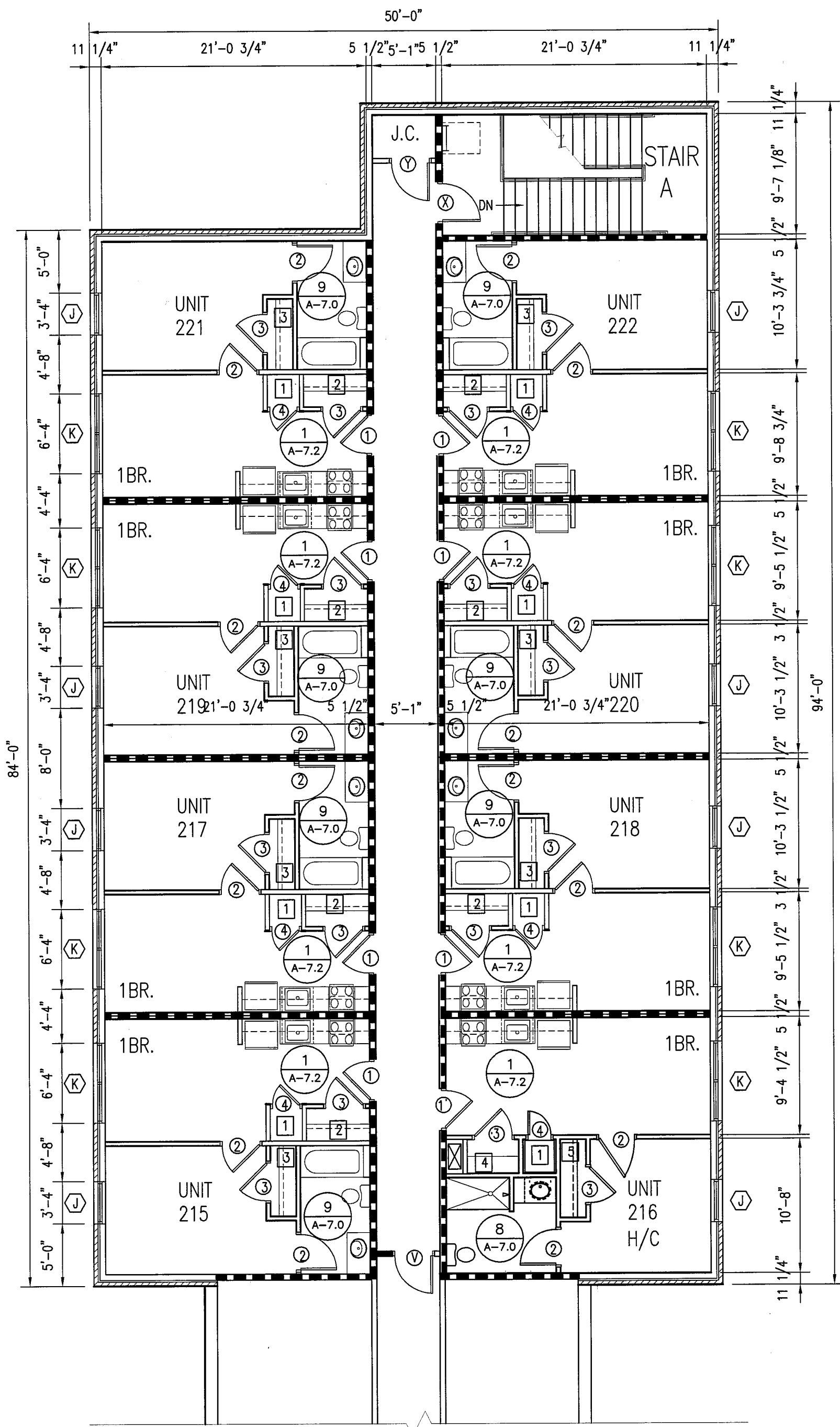


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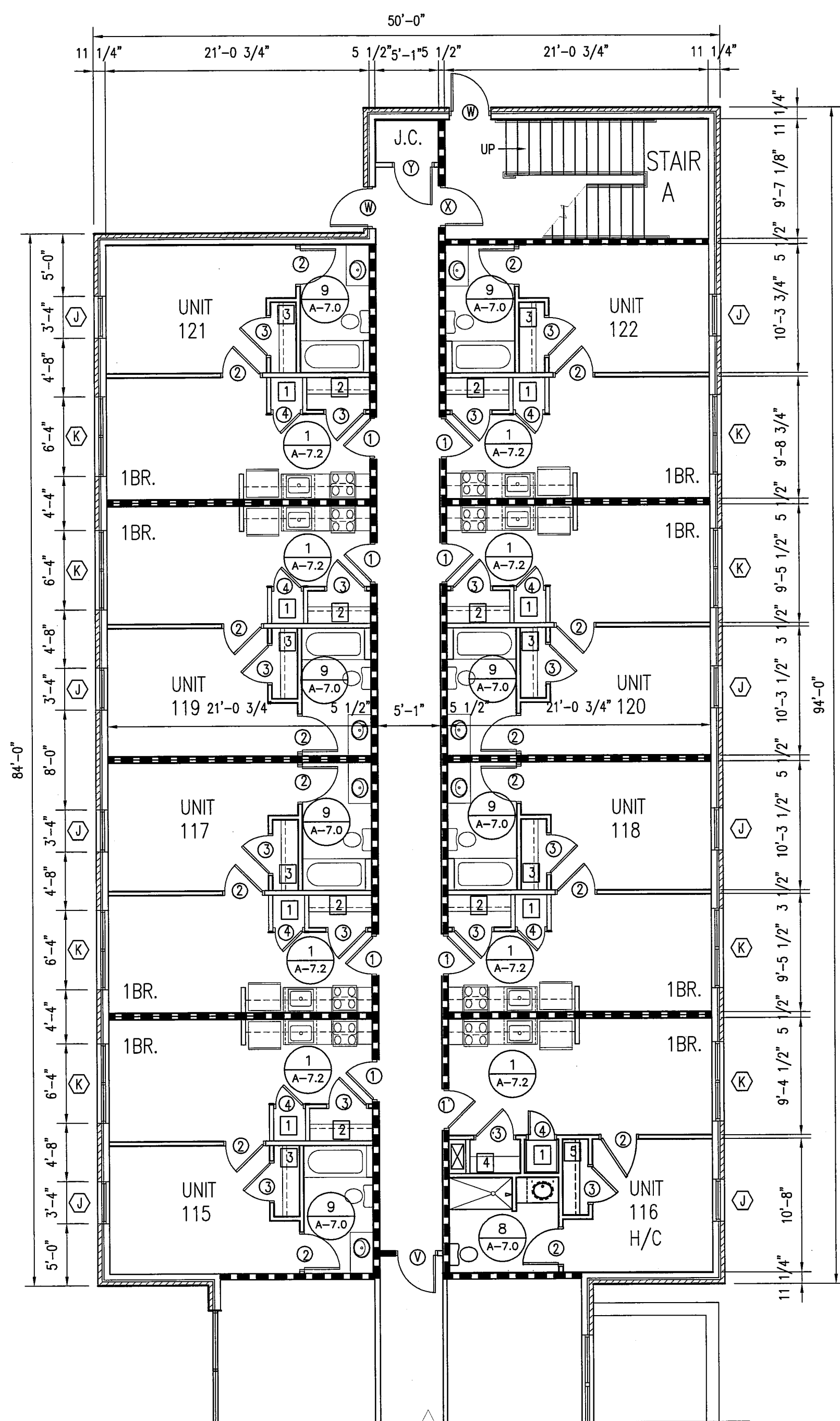
PR6

PLAN NOTES:

- UTILITY CLOSET, 2'-8"Wx2'-8"D FACE OF STUD INSIDE DIM. W/ 5/8" GYP. BD.
- PANTRY CLOSET, 5'-1"Wx2'-8"D FACE OF STUD INSIDE DIM. W/5/8" GYP. BD. AND (5) 16"D PLASTIC COATED WIRE SHELVES.
- CLOSET, 5'-8"Wx2'-1"D FACE OF STUD INSIDE DIM. W/5/8" GYP. BD. AND 16"D PLASTIC COATED WIRE SHELF W/ HANGING ROD.
- PANTRY CLOSET, 5'-10"Wx2'-8"D FACE OF STUD INSIDE DIM. W/5/8" GYP. BD. AND (5) 16"D PLASTIC COATED WIRE SHELVES.
- CLOSET, 6'-1"Wx2'-1"D FACE OF STUD INSIDE DIM. W/5/8" GYP. BD. AND 16"D PLASTIC COATED WIRE SHELF W/ HANGING ROD.



2 UPPER LEVEL FLOOR PLAN
A-1.3 SCALE: 1/8" = 1'-0"

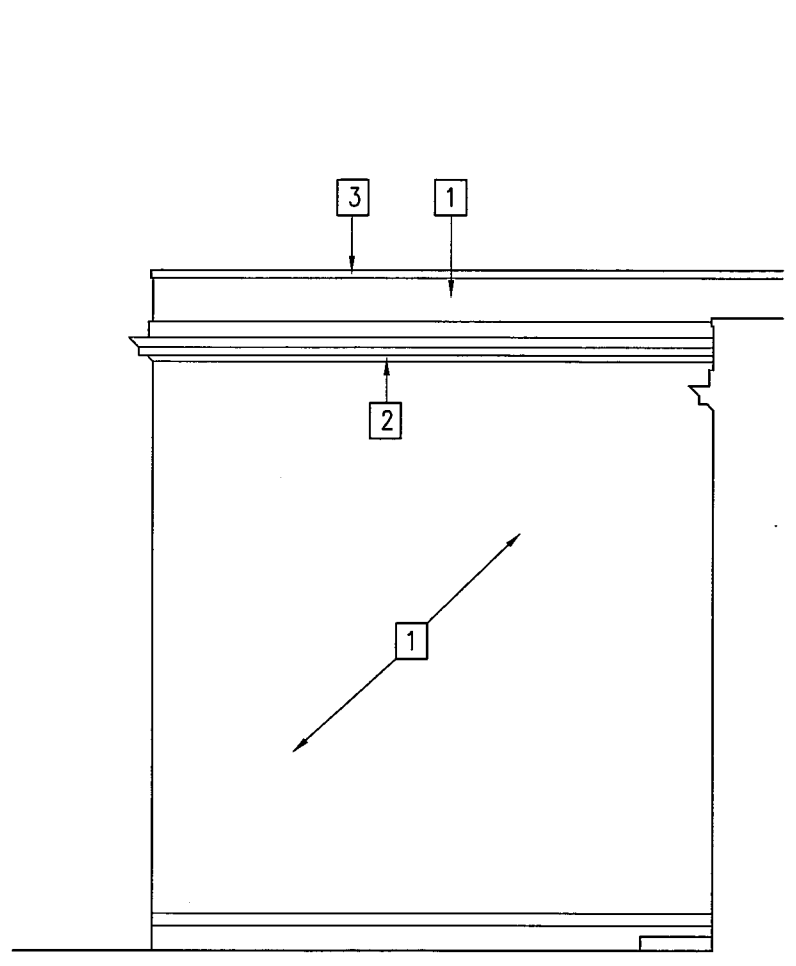


1 MAIN LEVEL FLOOR PLAN
A-1.3 SCALE: 1/8" = 1'-0"

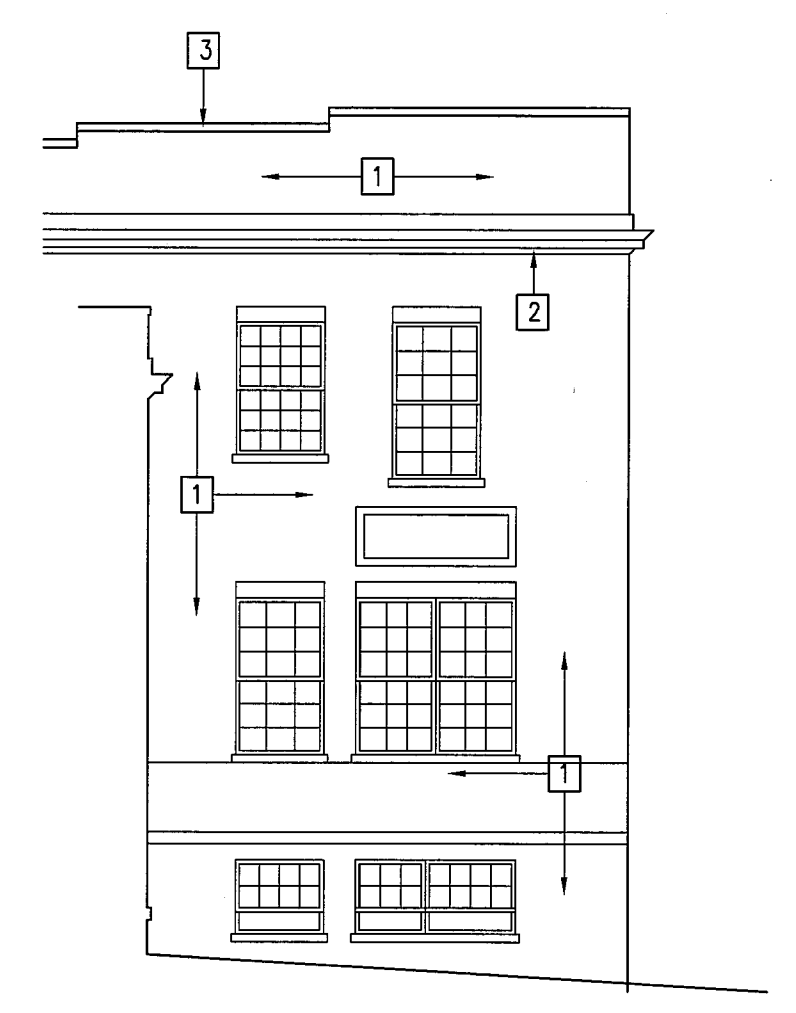
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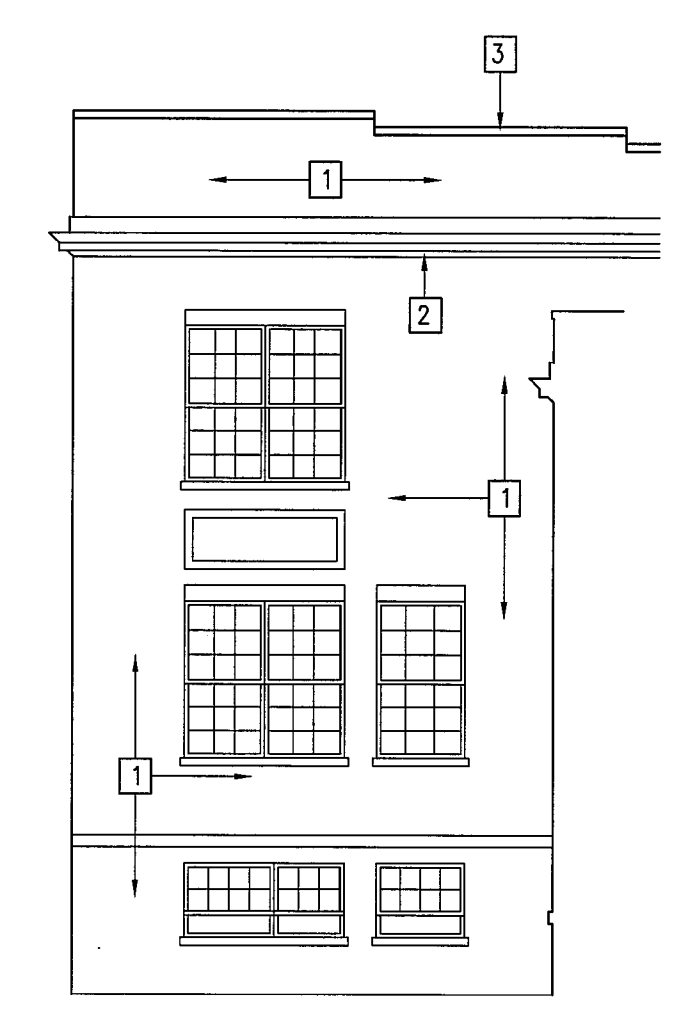
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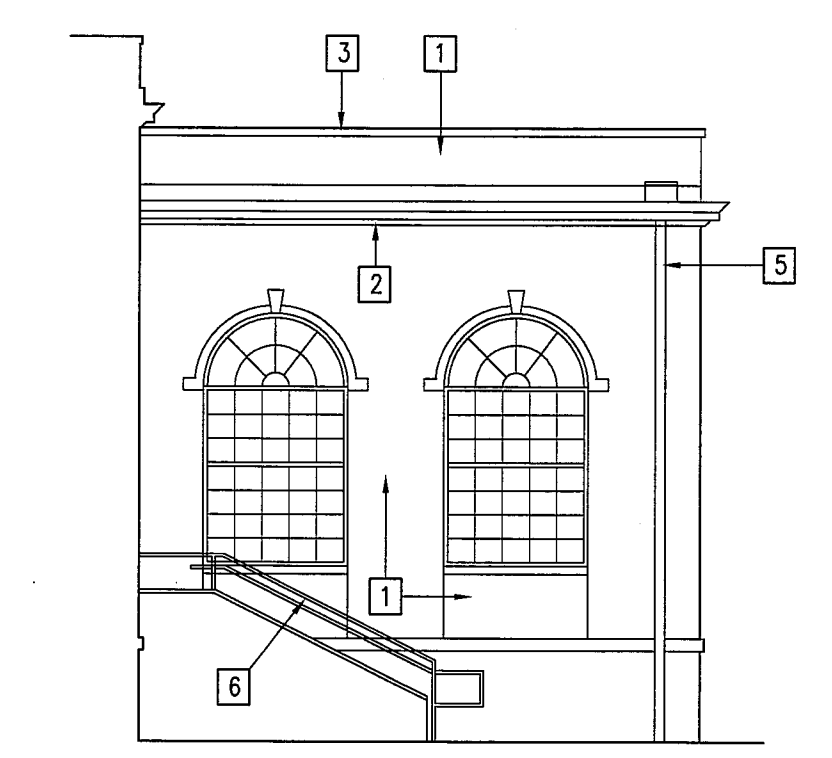
PARTIAL FRONT ELEVATION
SCALE: 1/8" = 1'-0"



PARTIAL FRONT ELEVATION
SCALE: 1/8" = 1'-0"

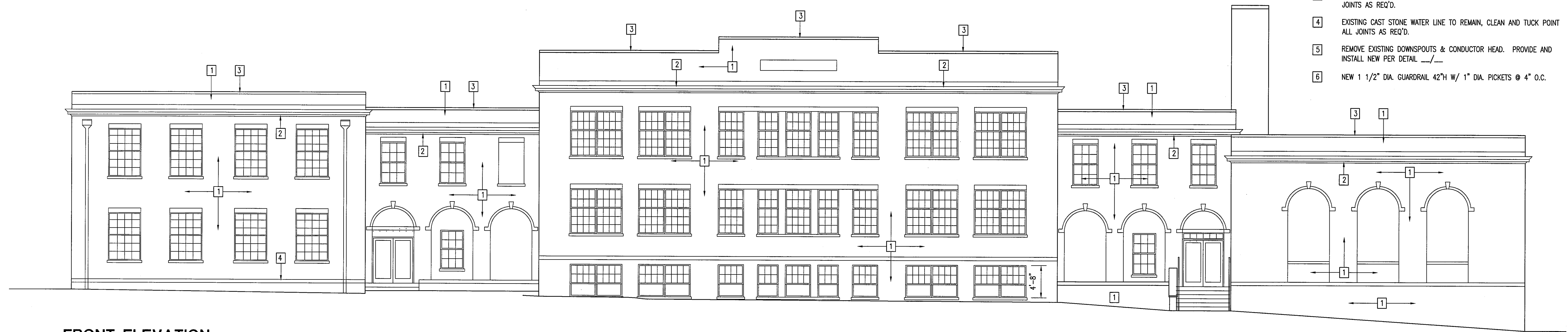


PARTIAL FRONT ELEVATION
SCALE: 1/8" = 1'-0"



PARTIAL FRONT ELEVATION
SCALE: 1/8" = 1'-0"

- ELEVATION NOTES:
- 1 CLEAN EXISTING BRICK W/ DRY ICE BLASTING AND COAT W/ CLEAR WATER REPELLANT COATING.
 - 2 EXISTING WOOD CORNICE TO REMAIN, REPLACE ANY DAMAGED WOOD, STRIP AND CLEAN EXISTING AND INSTALL NEW COLORED METAL FLASHING ON TOP. SEE DETAIL ____/____
 - 3 EXISTING CAST STONE COPING TO REMAIN, CLEAN AND TUCK POINT ALL JOINTS AS REQ'D.
 - 4 EXISTING CAST STONE WATER LINE TO REMAIN, CLEAN AND TUCK POINT ALL JOINTS AS REQ'D.
 - 5 REMOVE EXISTING DOWNSPOUTS & CONDUCTOR HEAD. PROVIDE AND INSTALL NEW PER DETAIL ____/____
 - 6 NEW 1 1/2" DIA. GUARDRAIL 42"H W/ 1" DIA. PICKETS @ 4" O.C.



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



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

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7-28-10

DRWN. BY: BWL/MGA	CHKD. BY:	APPD. BY:	DATE: 7-1-10
			REVISIONS

FLENNICKEN SCHOOL

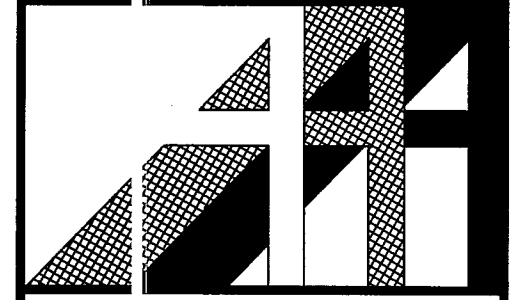
EXTERIOR ELEVATIONS

ALLAN ASSOCIATES ARCHITECTS, PLLC

5516-1A WALLWOOD ROAD
KNOXVILLE, TENNESSEE 37912

865 / 689-1302

GEORGE H. ALLAN A.I.A.
MARK D. ALLAN A.I.A.



SHEET NUMBER
PR7

DRWN. BY: BWL/MGA

CHKD. BY: J. BOSS

DATE: 7-1-10

REVISIONS

MPC 7-27-10

FLANNIKEN SCHOOL EXTERIOR ELEVATIONS

KNOXVILLE, TENNESSEE

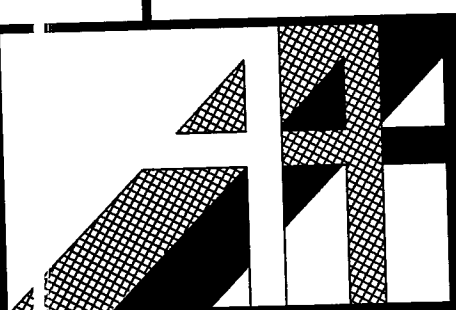
STREET ADDRESS

ALLAN ASSOCIATES ARCHITECTS, PLLC

5516-1A WALLWOOD ROAD
KNOXVILLE, TENNESSEE 37912

866 / 688-1302

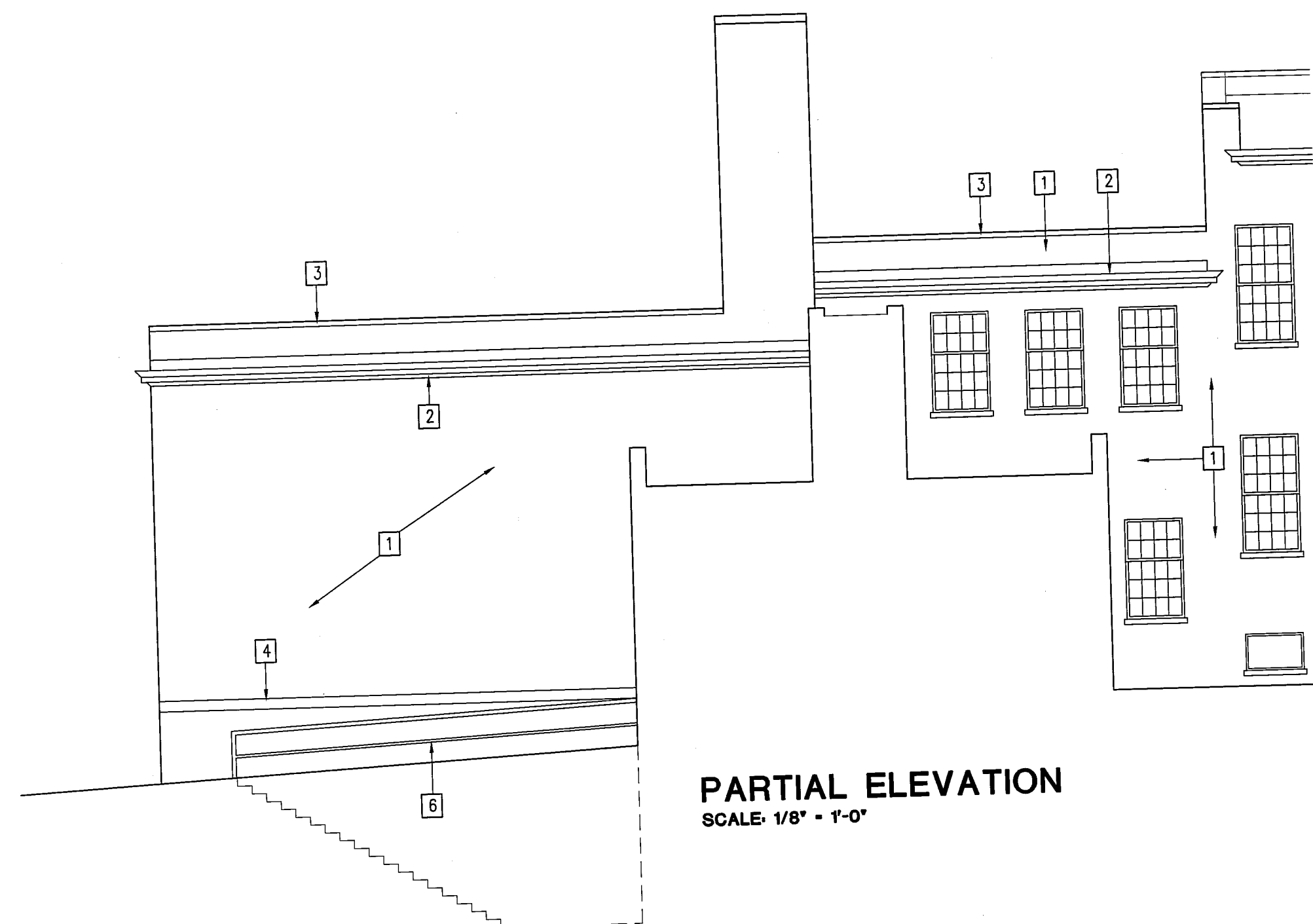
GEORGE H. ALLAN A.I.A.
MARK D. ALLAN A.I.A.



SHEET NUMBER

PR8

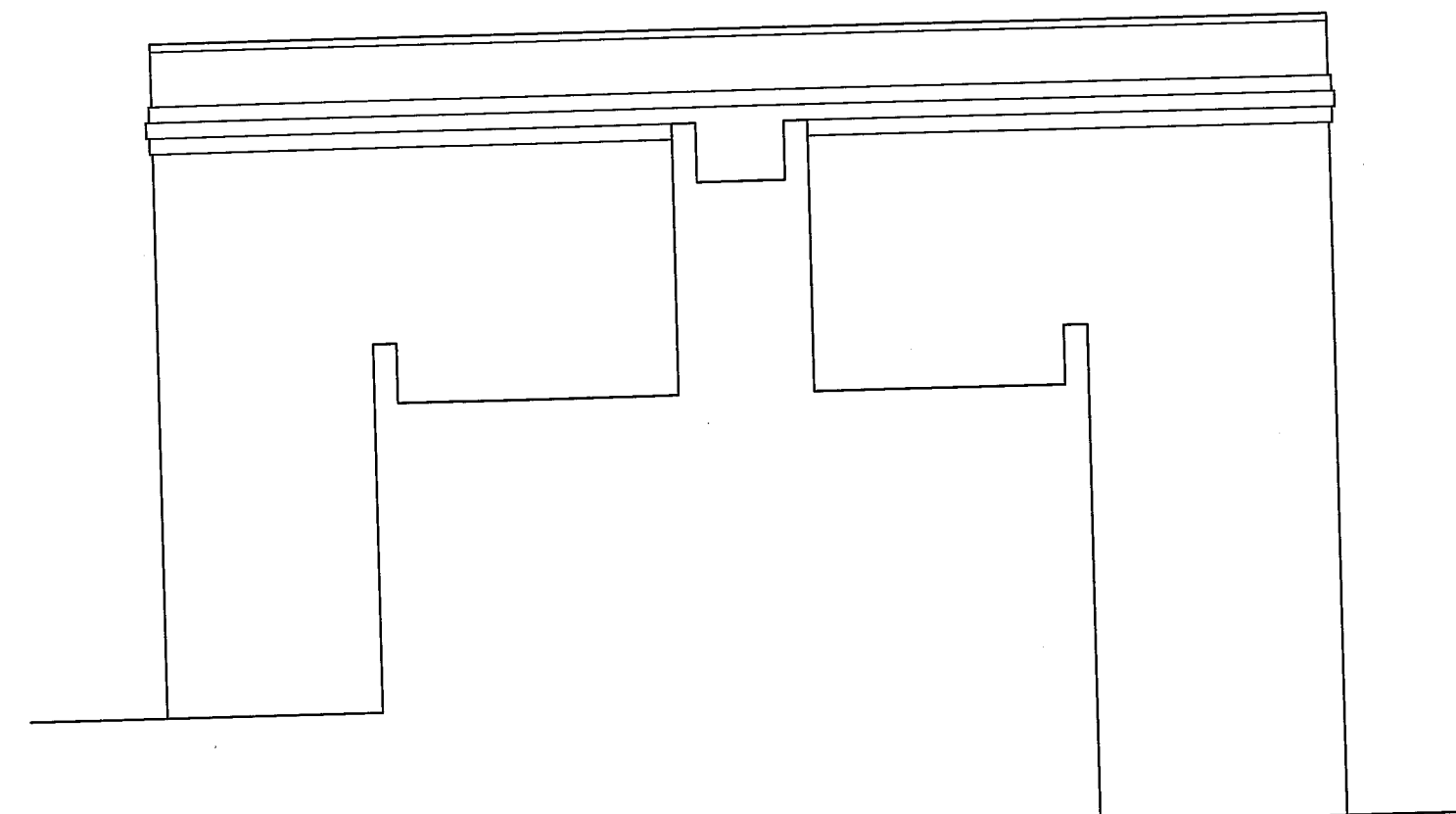
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7-28-10



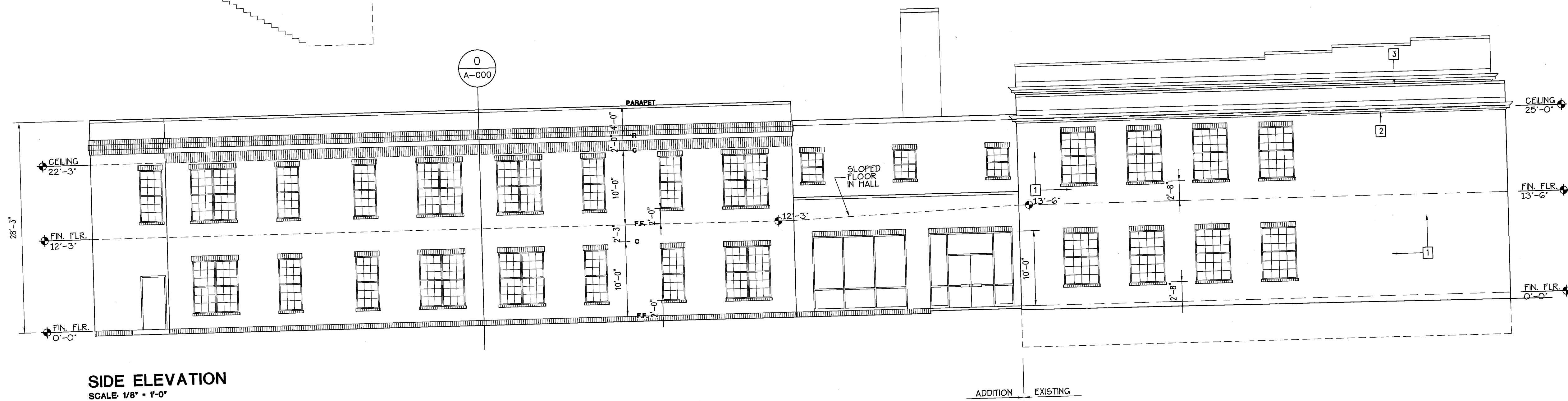
PARTIAL ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION NOTES:

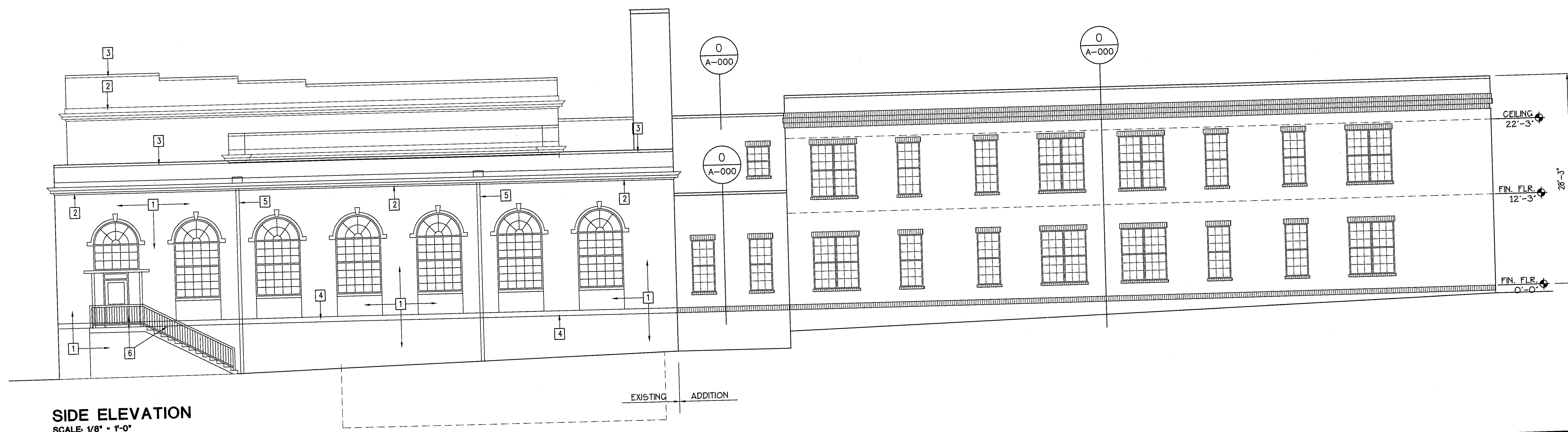
- 1 CLEAN EXISTING BRICK W/ DRY ICE BLASTING AND COAT W/ CLEAR WATER REPELLANT COATING.
- 2 EXISTING WOOD CORNICE TO REMAIN, REPLACE ANY DAMAGED WOOD, STRIP AND CLEAN EXISTING AND INSTALL NEW COLORED METAL FLASHING ON TOP. SEE DETAIL ___/___
- 3 EXISTING CAST STONE COPING TO REMAIN, CLEAN AND TUCK POINT ALL JOINTS AS REQ'D.
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- 5 REMOVE EXISTING DOWNSPOUTS & CONDUCTOR HEAD. PROVIDE AND INSTALL NEW PER DETAIL ___/___
- 6 NEW 1 1/2" DIA. GUARDRAIL 42"H W/ 1" DIA. PICKETS @ 4" O.C.



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



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



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