

Applicant: STUART ANDERSON, AIA GEORGE ARMOUR EWART ARCHITECT
Request: BUILDING PERMIT
Meeting Date: 12/9/2024

Address: 10010 Investment Dr.
Map/Parcel Number: 118 17711
Location: West side of Mabry Hood Rd, south of Dutchtown Rd
Existing Zoning: OP (Office Park), TO (Technology Overlay)
Proposed Zoning: N/A
Existing Land Use: Agriculture/Forestry/Vacant Land
Proposed Land Use: Office building
Appx. Size of Tract: 6.81 acres
Accessibility: Access is via Investment Dr, a local street with a pavement width of 35 ft within 50 ft of right-of-way.
Surrounding Zoning and Land Uses:
 North: OP (Office Park), TO-1 (Technology Park Overlay) - Agriculture/forestry/vacant land
 South: AG (General Agricultural), C-G-3 (General Commercial), TO-1 (Technology Park Overlay) - Agriculture/forestry/vacant land, single family residential
 East: RN-6 (Multi-Family Residential Neighborhood) - Agriculture/forestry/vacant land
 West: OP (Office Park), TO-1 (Technology Park Overlay) - Office

Comments: PURSUANT TO ARTICLE V, SECTION 2 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCDA TO APPROVE REQUESTS FOR BUILDING PERMIT CERTIFICATES OF APPROPRIATENESS MUST BE BASED ON THE FOLLOWING CRITERIA:

A. CONFORMITY OF THE PROPOSAL WITH THE TENNESSEE TECHNOLOGY CORRIDOR DESIGN GUIDELINES.

1. The proposal is for a new office building that is 83,000 sq ft and approximately 3 stories tall at Dutchtown Rd/Pellissippi Pkwy interchange. The new building is a part of Century Park's business park and will be accessed off Investment Dr, the existing private right-of-way in the office park. A turning template has been provided, which shows trucks can adequately maneuver the drive aisles.
2. The office building will be three stories and approximately 50 ft-10 in tall. The proposed materials are brick veneer with an aluminum frame storefront system. There will be some metal wall panels and columns breaking up the window system.
3. The minimum parking standards have been met. A sidewalk is being proposed from the building to the Investment Dr and Century Park Blvd roundabout.
4. The landscaping plan meets the guidelines, and a landscape buffer has been proposed all along Mabry Hood Rd. Some screens include keeping a 10-foot vegetated buffer of existing trees. A tree protection fence will be installed before the groundbreaking to preserve trees along Mabry Hood Rd. Turkey Creek runs through the northern portion of the property, and a 35-ft stream buffer has been provided. A plat of the property shows a sinkhole in the middle of the property (instrument # 200312230064514), and the building has been placed just outside of the sinkhole buffer.

5. All lights are entirely cut-off wall packs with a dark finish. The lighting plan meets all TTCDA guidelines for lighting intensity. For example, lighting levels are less than 0.5 foot-candles at the property lines, and light poles are 20-ft tall in parking lots.

6. No signage has been provided at this time. This board will review any future signage to ensure compliance with the guidelines.

B. CONFORMITY OF THE PROPOSAL WITH THE KNOXVILLE-KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS AND EITHER THE KNOXVILLE ZONING ORDINANCE, OR THE KNOX COUNTY ZONING ORDINANCE, AS APPROPRIATE.

1. This property is in Knox County and is zoned OP (Office Park) and TO-1 (Technology Park Overlay). The Office Park Zoning District is intended to accommodate large office developments and office parks/campuses. This property is a part of Century Park's subdivision, which has developed with a range of office uses.

C. EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE.

1. The proposed office building is not expected to adversely impact the surrounding area because the adjacent area consists of office uses.

D. CONSISTENCY OF THE PROPOSAL WITH THE REQUIREMENTS OF KNOX COUNTY DEPARTMENTS, AS APPROPRIATE.

1. Knox County has no comments on this proposal.

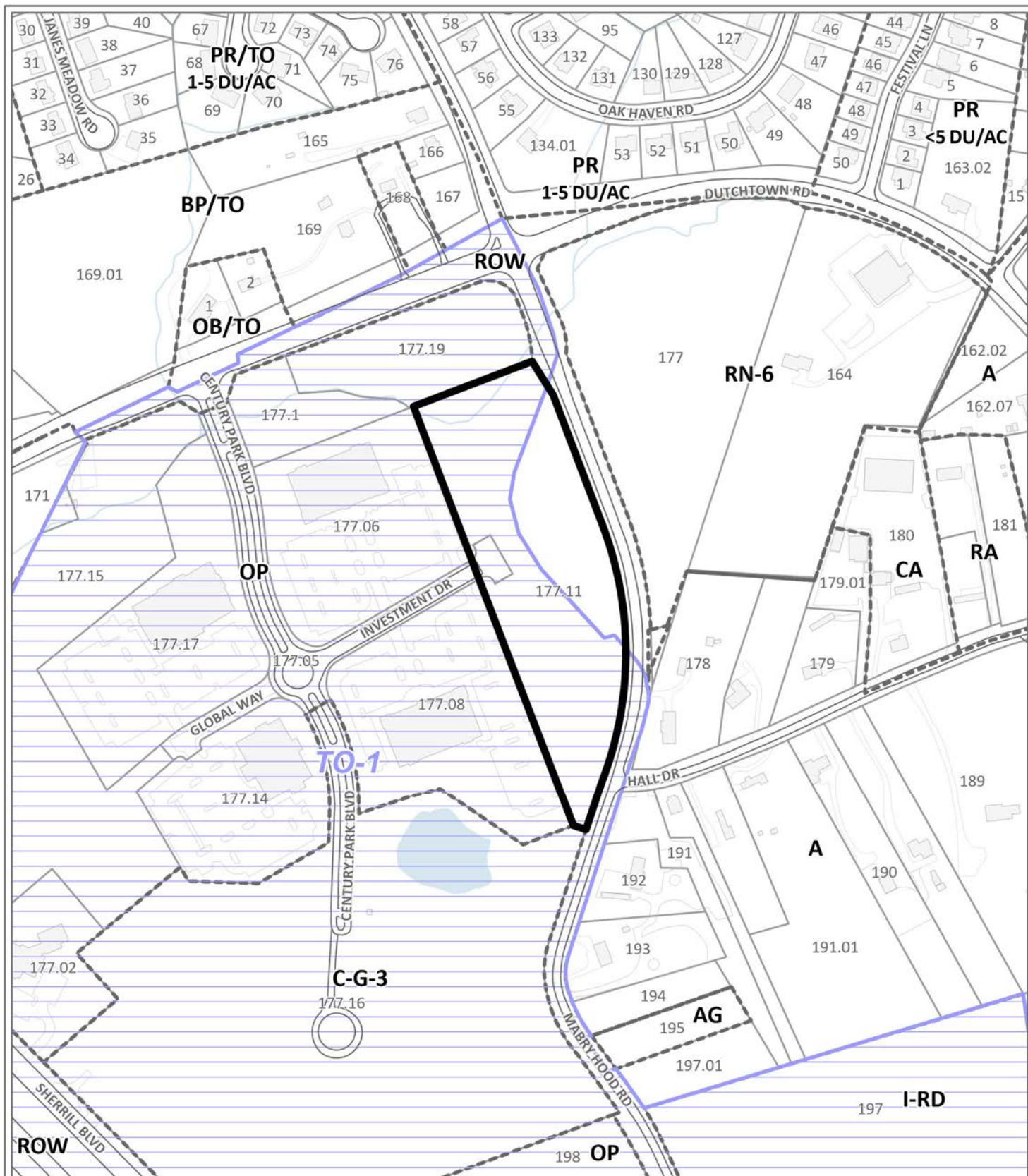
Design Guideline Conformity: This request is in compliance with the TTCDA Design Guidelines.

Waivers and Variances Requested: N/A

Staff Recommendation:

Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to two conditions:

- 1) Meeting all applicable City of Knoxville Engineering and Public Works requirements.
- 2) Meeting all other applicable requirements of the City of Knoxville Zoning Ordinance.



CERTIFICATE OF APPROPRIATENESS

12-A-24-TOB

Petitioner: Stuart Anderson, AIA George Armour Ewart Architect

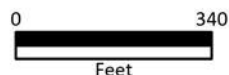


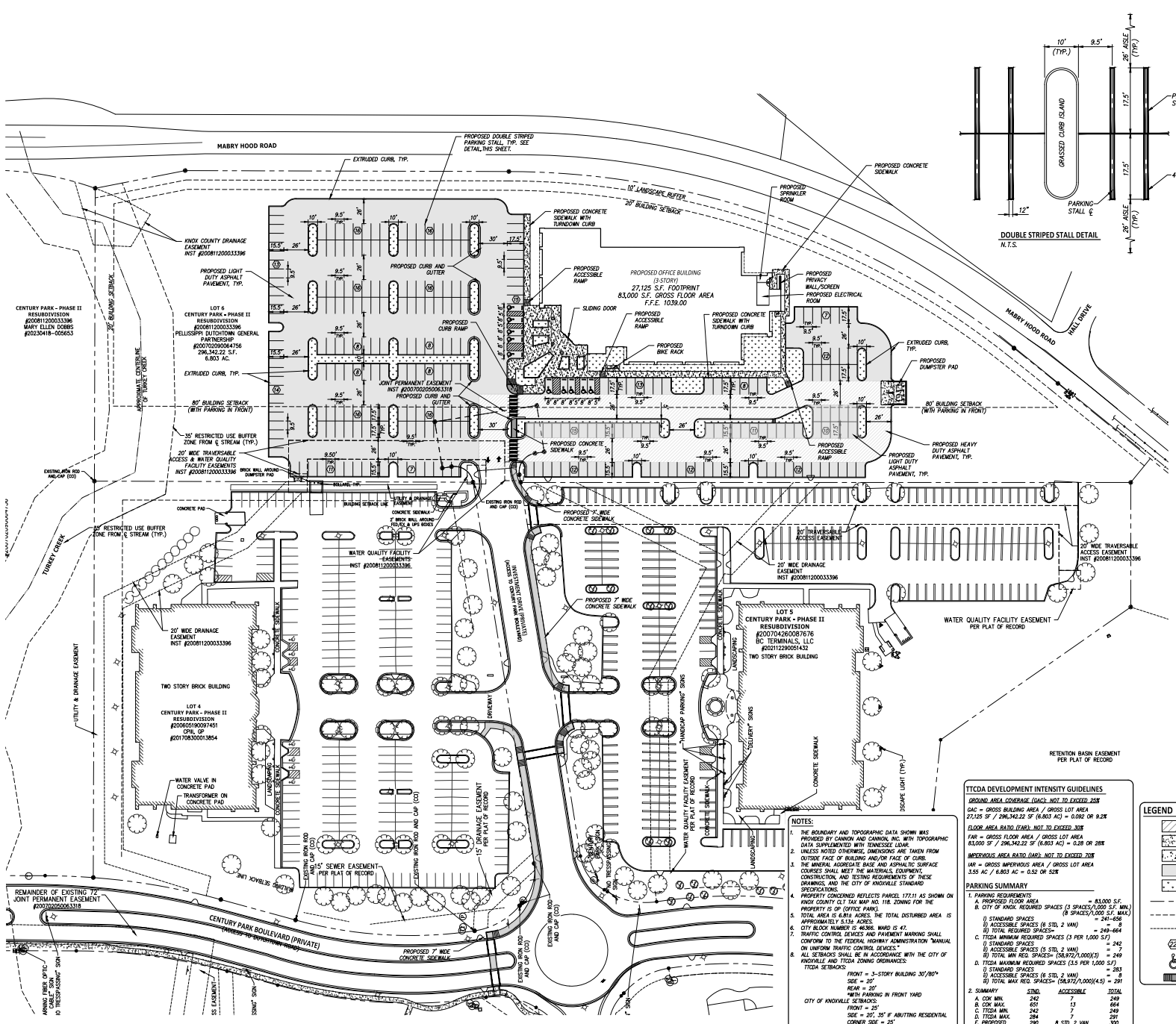
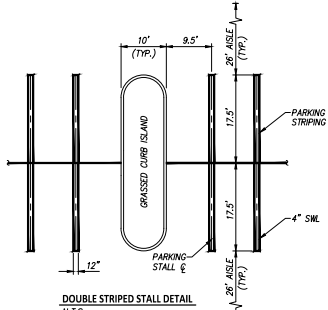
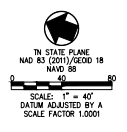
Purpose of Request: Building Permit - New Construction

Original Print Date: 11/1/2024

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 118
Jurisdiction: City





NOTES:

- THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON AND CANNON, INC. WITH TOPOGRAPHIC DATA SUPPLEMENTED WITH TENNESSEE LIAR. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
- THE MINERAL RIGHTS AND SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, INSTALLATION AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF KNOXVILLE STANDARD SPECIFICATIONS.
- PROPOSED CONCERNED REFLECTS PARCEL 177.11 AS SHOWN ON KNOX COUNTY (CL) TAX MAP NO. 118. ZONING FOR THE PROPERTY IS OF (OFFICE PARK).
- TOTAL AREA IS 6.874 ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 4.816 ACRES.
- CITY ROAD NUMBER IS 4636. ROAD IS 47.
- TRAFFIC CONTROL SIGNALS AND PARKING MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL SIGNALS".
- ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE AND TCDA ZONING ORDINANCES:

TCDA SETBACKS:

FRONT = 5-STORY BUILDING 30'/80'
 REAR = 20'
 SIDE = 20'
 SIDEWALK PARKING IN FRONT YARD
 SIDE = 20', 35' IF ABUTTING RESIDENTIAL CORNER SIDE = 20'

CITY OF KNOXVILLE REQUIREMENTS:

REAR = 20', 35' IF ABUTTING RESIDENTIAL CORNER SIDE = 20'

PELLISSIPPI DUTCHTOWN GENERAL PARTNERSHIP
 1225 E. RESOURCES RD SUITE 300
 KNOXVILLE, TN 37932

DEVELOPER: OPAL LLC

RENDERER: SLOPES SHALL BE LANDSCAPED AND, PER TCDA REQUIREMENTS, ARE NOT TO EXCEED 2:1 (H:V)

PROPOSED LANDSCAPE WILL COMPLY WITH THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE AND TCDA REQUIREMENTS.

TCDA DEVELOPMENT INTENSITY GUIDELINES

GROUND AREA COVERAGE (GAC) - NOT TO EXCEED 25%
 GAC = GROSS BUILDING AREA / GROSS LOT AREA
 27,125 SF / 296,342.22 SF (6.803 AC) = 0.092 OR 9.2%

FLOOR AREA RATIO (FAR) - NOT TO EXCEED 30%
 FAR = GROSS FLOOR AREA / GROSS LOT AREA
 83,000 SF / 296,342.22 SF (6.803 AC) = 0.28 OR 28%

IMPERVIOUS AREA RATIO (IAR) - NOT TO EXCEED 20%
 IAR = GROSS IMPERVIOUS AREA / GROSS LOT AREA
 3.55 AC / 6.803 AC = 0.52 OR 52%

PARKING SUMMARY

1. PARKING REQUIREMENTS
 A. PROPOSED FLOOR AREA = 83,000 S.F.
 B. CITY OF KNOX. REQUIRED SPACES (12 SPACES/1,000 S.F. MIN.) = 241-656

2. STANDARD SPACES (6 STD. 2 VAN)
 A. TOTAL REQUIRED SPACES = 249-464
 B. TCDA MINIMUM REQUIRED SPACES (1 PER 1,000 S.F.) = 242
 C. TOTAL MAX. REQ. SPACES (158,972/1,000)(3) = 249

3. STANDBY SPACES (6 STD. 2 VAN)
 A. TOTAL MAX. REQ. SPACES (158,972/1,000)(3) = 249
 B. TCDA MINIMUM REQUIRED SPACES (1.5 PER 1,000 S.F.) = 242
 C. TOTAL MAX. REQ. SPACES (158,972/1,000)(4.5) = 291

4. SUMMARY

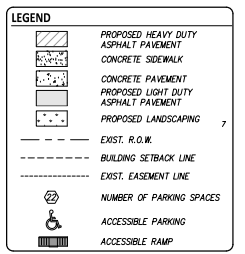
	STND.	ACCESSIBLE	TOTAL
A. CODE MIN.	242	13	255
B. CITY MAX.	651	7	658
C. TCDA MIN.	242	7	249
D. TCDA MAX.	294	7	301
E. PROPOSED	290	8 STD. 2 VAN	300

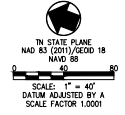
BICYCLE PARKING REQUIREMENTS

NON-RESIDENTIAL 101-500 MOTOR VEHICLE PARKING SPACES = 12 BICYCLE PARKING SPACES

PROVIDED:

12 BICYCLE PARKING SPACES PER ARTICLE 11, SECTION 11.9





A NEW OFFICE BUILDING AT
CENTURY PARK 5
 10010 INVESTMENT DRIVE
 KNOXVILLE, TN 37932
 FILES #12-A-24-TOB & #12-A-24-TOG

PRELIMINARY -
 NOT FOR
 CONSTRUCTION

11/25/2024

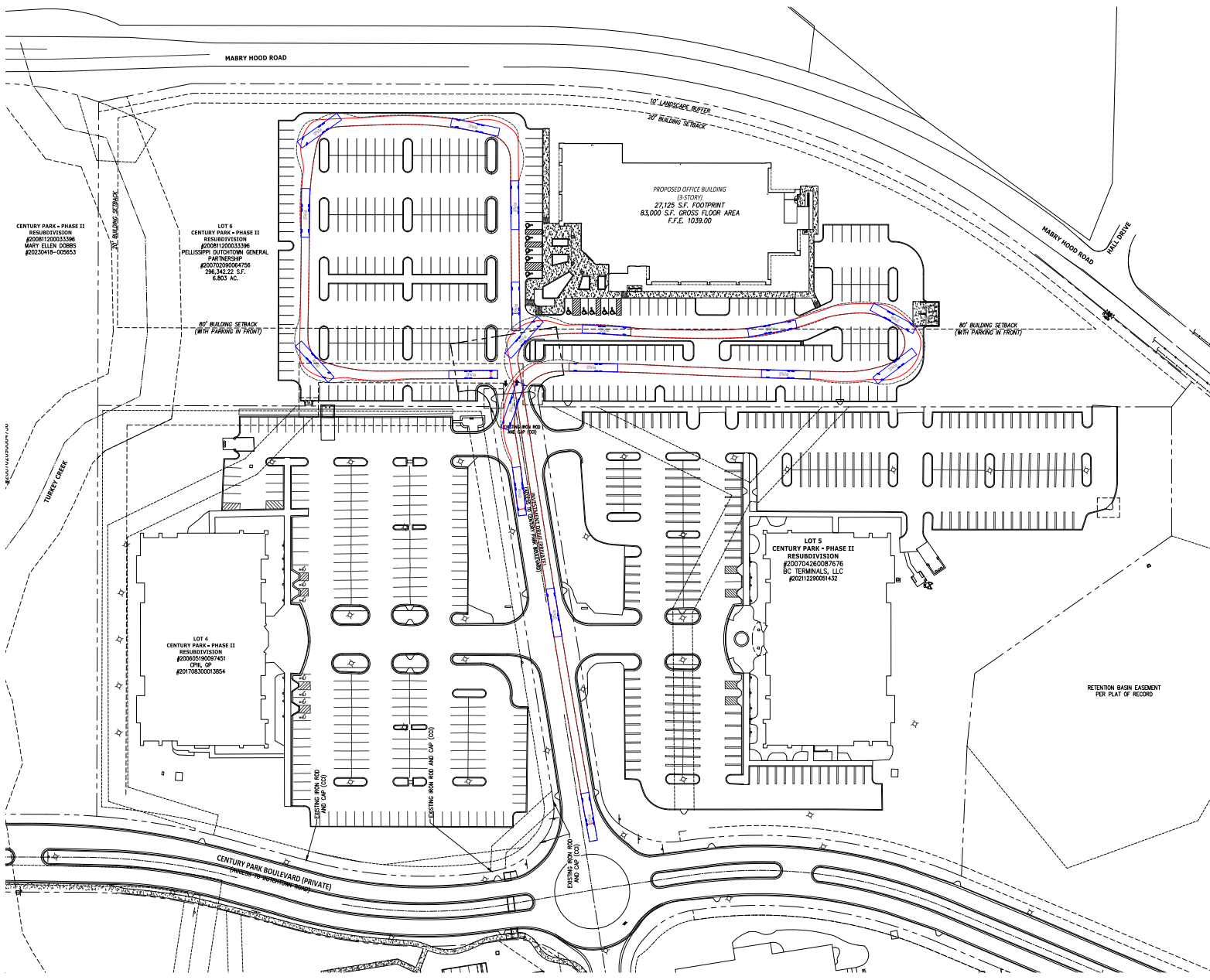
VEHICLE TURNING

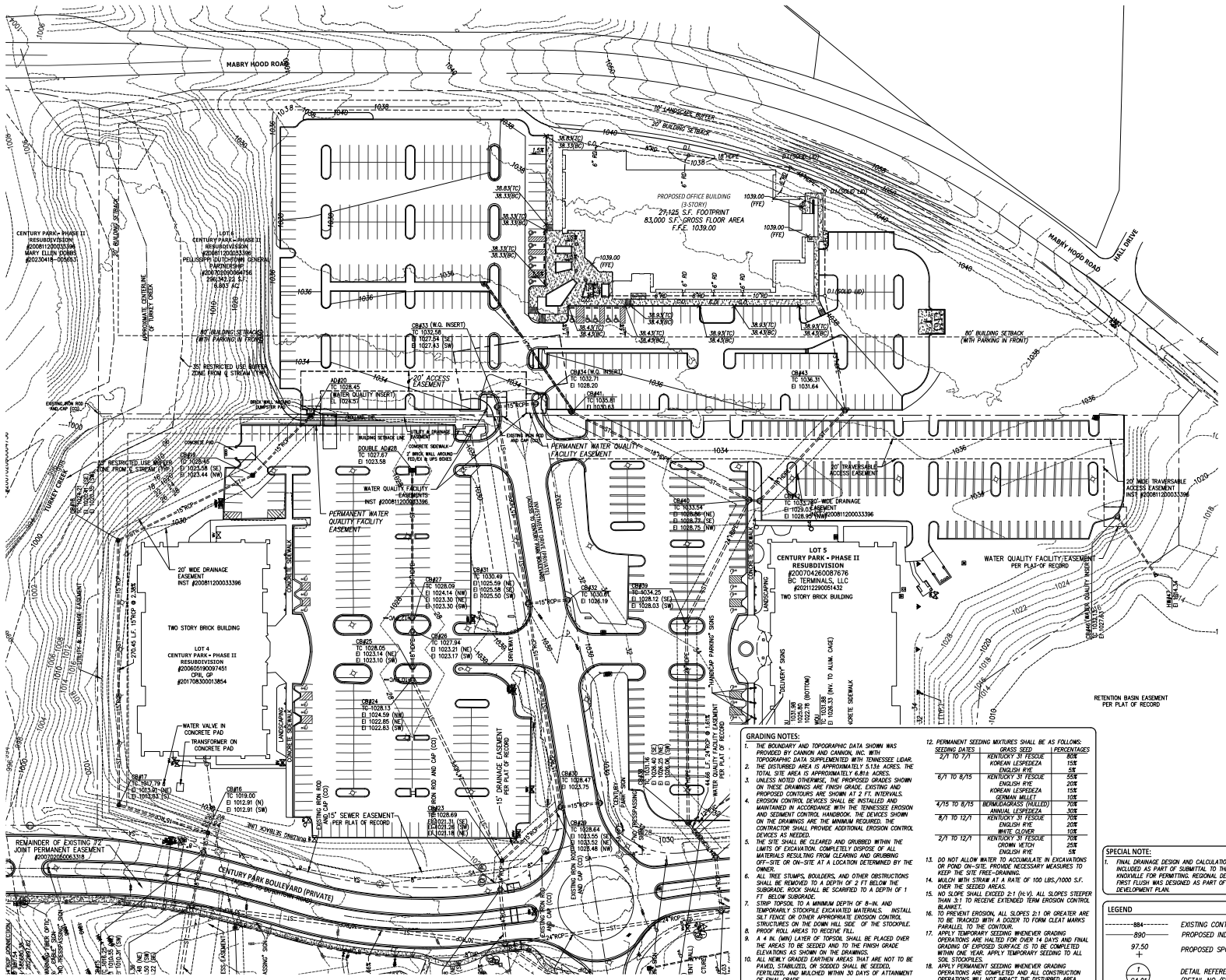
DATE: 25 NOV 2024
 PROJECT NO.: 24052
 PROJECT MGR.: STUART



10025 Investment Drive, Suite 120
 Knoxville, TN 37932
 865.670.8555
 www.cd-corp.com
 CCI PROJ. NO. 00344-0047.00

C2





GRADING NOTES:

- THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY SHANNON AND SHANNON, INC. WITH TOPOGRAPHIC DATA SUPPLEMENTED WITH TENNESSEE LIDAR. THE DISTURBED AREA IS APPROXIMATELY SLIKE ACRES. THE TOTAL SITE AREA IS APPROXIMATELY 6.65 ACRES.
- UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISH GRADE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT. INTERVALS.
- EROSION CONTROL MEASURES 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.
- THE SITE SHALL BE CLEARED AND GROUNDWORK WITHIN THE LIMITS OF EXCAVATION COMPLETELY EXPOSED OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING OPERATIONS SHALL BE REMOVED TO A DEPTH OF 2 FT. BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO A DEPTH OF 1 FT. BELOW SUBGRADE.
- STUMP TOPSOIL TO A MINIMUM DEPTH OF 8-IN. AND TEMPORARY STOCKPILE EXCAVATED MATERIALS. INSTALL SELF-FILL FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
- PROOF ROLL AREAS TO RECEIVE FILL.
- ALL FILL STAMPS, BOLLARDS, 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.
- TEMPORARY SEEDING MIXTURES SHALL BE AS FOLLOWS:
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SEEDING MIXTURES	GRASS SEED	PERCENTAGES
1/7 TO 5/7	KOREAN LESPEDEZA	33%
	SHAMPOO CLOVER	33%
5/7 TO 7/7	SUDAN GRASS	100%
7/7 TO 7/7	STAR WHEAT	100%
7/7 TO 7/7	BALDWIN RYE	67%
7/7 TO 7/7	ITALIAN RYE	33%

- PERMANENT SEEDING MIXTURES SHALL BE AS FOLLOWS:
SEEDING MIXTURES SHALL BE AS FOLLOWS:
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SEEDING MIXTURES	GRASS SEED	PERCENTAGES
2/7 TO 7/7	KENTUCKY 31 PERSECE	80%
	KOREAN LESPEDEZA	15%
	ERGOUSY FINE	5%
6/7 TO 8/7	KENTUCKY 31 PERSECE	80%
	ERGOUSY FINE	15%
	KOREAN LESPEDEZA	5%
4/7	BERMUDAGRASS (TRILLED)	70%
	ANNUAL LESPEDEZA	30%
8/7 TO 12/7	KENTUCKY 31 PERSECE	70%
	ERGOUSY FINE	10%
	WHITE CLOVER	10%
2/7 TO 12/7	KENTUCKY 31 PERSECE	70%
	CROWN VETCH	25%
	ERGOUSY FINE	5%

- DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
- MULCH WITH STRAW AT A RATE OF 100 LBS./1000 S.F. OVER THE SEEDED AREAS.
- NO SLOPE SHALL EXCEED 2:1 (H:V). ALL SLOPES STEEPER THAN 3:1 TO RECEIVE EXTENDED TOW EROSION CONTROL BLANKET.
- TO PREVENT EROSION ALL SLOPES 2:1 OR GREATER ARE TO BE TRACKED WITH A DOZER TO FORM CLAY MARKS PARALLEL TO THE CONTOUR.
- APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO ALL SOIL STOCKPILES.
- 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.

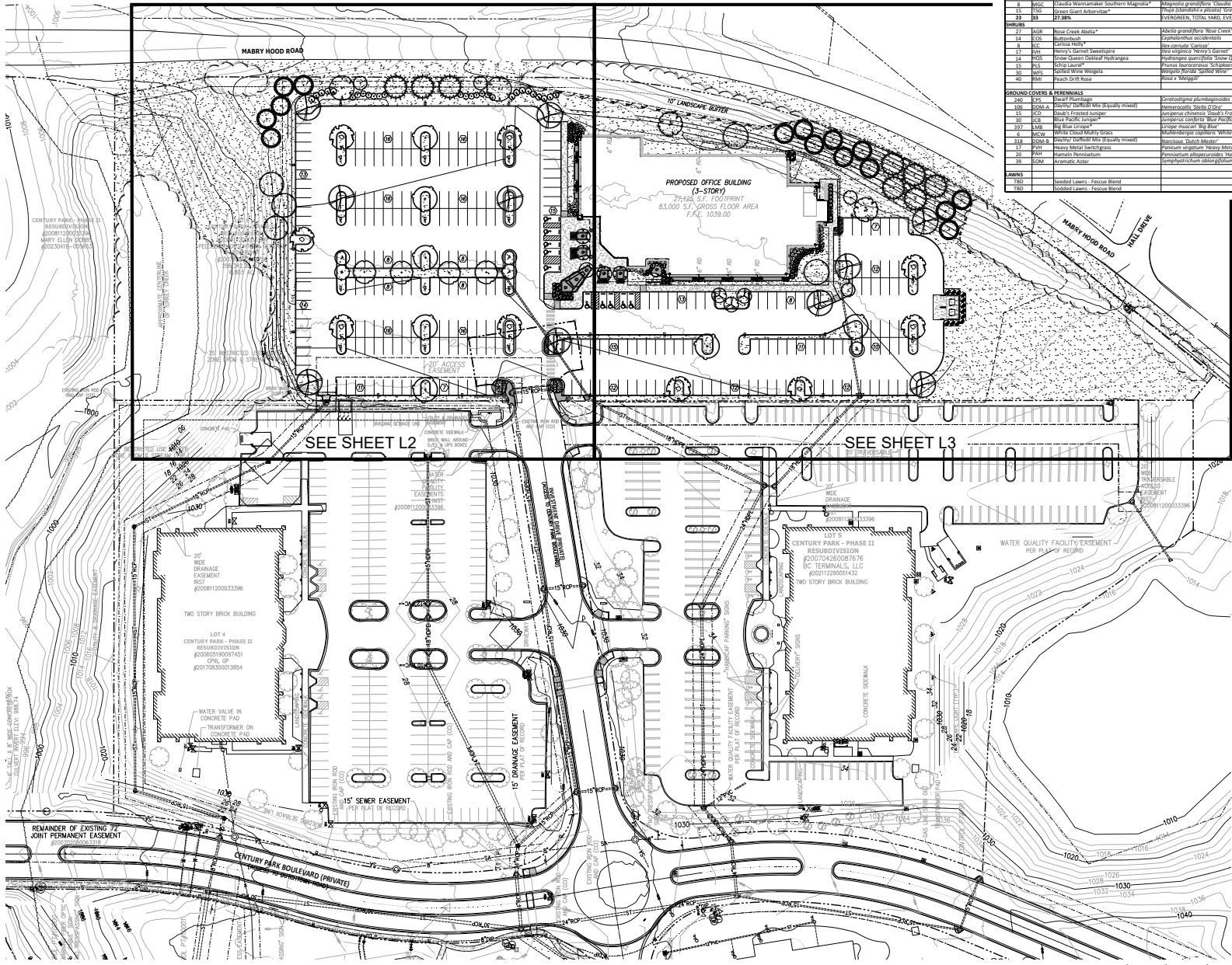
SPECIAL NOTE:
FINAL DRAINAGE DESIGN AND CALCULATIONS TO BE INCLUDED AS PART OF SUBMITTAL TO THE CITY OF KNOXVILLE FOR PERMITTING. RESURFACE DETENTION WITH FIRST FLUSH WAS DESIGNED AS PART OF THE OVERALL DEVELOPMENT PLAN.

LEGEND

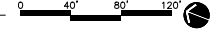
---884---	EXISTING CONTOUR
- - - 890 - - -	PROPOSED INDEX CONTOUR
97.50	PROPOSED SPOT ELEVATION
+	
①	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
---SA---	EXIST. SEWER
- - - WA - - -	EXIST. WATER
- - - FE - - -	EXIST. FENCE
⊕	EXIST. POWER POLE

QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	ROOTS	MIN. SIZE @ INSTALLATION	REMARKS
4	AJPS	Coar Bark Japanese Maple *	Acer palmatum 'Sangojaku'	B&B	8" H	Matched Specimen
2	AJDO	Redbar Cherry Red Maple *	Acer rubrum 'Redbark Cherry'	B&B	8" Cal	Specimen
2	ASL	Jagged Sugar Maple *	Acer saccharum 'Lacyny'	B&B	8" Cal	Specimen
1	ASIS	Strawberry Field Maple *	Acer rubrum 'Strawberry Field'	B&B	8" Cal	Specimen
2	BK1	Heritage River Birch (MTL) *	Betula nigra 'Vulpi'	B&B	8" H	Full Crown, 3 canes, Branched @ 4' H
4	CST	Frage Tree (MTL) *	Thuja occidentalis	B&B	8" H	Matched Specimen
2	CTA	Appalachian Spring Dogwood *	Cornus florida 'Appalachian Spring'	B&B	8" H	Matched Specimen
7	CTV	Redleaf Crape Myrtle (MTL) *	Lagerstroemia indica 'Riverside Twister'	Cont.	8" H	Full Crown, 3 Dominant Canes
1	ENV	Winged Magnolia (STO) *	Magnolia virginiana	B&B	8" Cal	Matched Specimen, Single-trunk (STO)
7	NSA	White Bark Gum *	Viburnum acerifolium 'White Bark'	B&B	8" Cal	Specimen
3	NSA	Amurice Gum *	Viburnum acerifolium	B&B	8" Cal	Specimen
3	TDM	Red Cypress *	Taxodium distichum	B&B	8" Cal	Full Crown
10	VEN	Asian Landscaping Elm *	Ulmus parviflorus 'Nero' #100	B&B	8" Cal	Specimen
4	NSG	Green Vase Yucca #	Yucca serrata 'Green Vase'	B&B	8" Cal	Specimen
30	BE	BE				
EVERGREEN TREES						
15	MS	Florida Manzanilla Southern Magnolia	Magnolia grandiflora	B&B	8" H	Full to Ground @ 2" O.C.
15	MS	Green Giant Arborvitae *	Thuja (Arborvitae) 'Green Giant'	B&B	8" H	Full to Ground @ 2" O.C.
23	BE	27.38%				
EVERGREEN, TOTAL YARD, EVERGREEN PERCENTAGE						
SHRUBS						
27	MSR	Box Creek Abies *	Abies grandifolia 'Box Creek'	Cont.	8" Cal	Full Plants @ 48" O.C.
14	CDL	Redbud	Kalmia latifolia	Cont.	8" Cal	Full Plants @ 72" O.C.
8	CDL	Carolina Holly *	Ilex carolinensis 'Koppe'	Cont.	8" Cal	Full Plants @ 42" O.C.
17	MSR	Henry's Garnet Sweetgum *	Liquidambar styraciflua 'Henry's Garnet'	Cont.	8" Cal	Full Plants @ 72" O.C.
14	HIS	Brown Queen Oakleaf Hydrangea	Hydrangea quercifolia 'Brown Queen'	Cont.	8" Cal	Full Plants @ 72" O.C.
18	MSR	White Flowering Dogwood *	Cornus florida 'White Flower'	Cont.	8" Cal	Full Plants @ 42" O.C.
40	MSR	Heath Lamb Rose	Rosa 'Heath'	Cont.	8" Cal	Full Plants @ 36" O.C.
GROUND COVERS & PERENNIALS						
140	ESD	Beard's Tongue	Penstemon sp.	Cont.	4" Pots	Full Plants @ 18" O.C.
106	SSM-A	Shirley Fordham Mint (Equally Mixed)	Monarda sp.	Cont.	8" Gal	Full Plants @ 18" O.C. - See Detail
14	ESD	Shade Sensitive Linger	Impatiens sp.	Cont.	8" Gal	Full Plants @ 18" O.C.
30	ESD	Blue Pinks	Impatiens sp.	Cont.	8" Gal	Full Plants @ 36" O.C.
100	MSR	Blue Pinks	Impatiens sp.	Cont.	8" Pots	Full Plants @ 18" O.C.
6	MSR	White Flower Dogwood *	Impatiens sp.	Cont.	8" Gal	Full Plants @ 36" O.C.
119	MSR-B	White Flower Dogwood (Equally Mixed)	Impatiens sp.	Cont.	8" Gal	Full Plants @ 36" O.C. - See Detail
20	MSR	Heavy Metal Singlefives	Impatiens sp.	Cont.	8" Gal	Full Plants @ 18" O.C.
20	MSR	Heavy Metal Singlefives	Impatiens sp.	Cont.	8" Gal	Full Plants @ 36" O.C.
30	MSR	Heavy Metal Singlefives	Impatiens sp.	Cont.	8" Gal	Full Plants @ 36" O.C.
AWNINGS						
TBD		Sealed Awning - Fabric Blind		Seal	8"	See Notes and Specifications
TBD		Sealed Awning - Fabric Blind		Seal	8"	See Notes and Specifications

- TTCCA NOTES:**
- TTCCA GUIDELINES 3.1.4. AT LEAST 75% OF PROPOSED EXISTING TREES SHALL BE EVERGREEN. 37% OF THE PROPOSED TREES ARE EVERGREEN.
 - TTCCA GUIDELINES 3.1.5. FOR DEVELOPMENT SITES, AT LEAST IN LARGE MATURING TREES ARE REQUIRED PER ACRE OF YARD SPACE. 5.1 ACRES OF YARD SPACE (INCLUDING STORM WATER PONDS) X 10 X 51 (MIN.) LARGE TREES REQUIRED. 0.1 ACRES OF EXISTING MATURE TREES (PRIMARILY HARDWOODS) SHALL BE PRESERVED. ESTIMATED AT 40 LARGE TREES PER ACRE ± APPROXIMATELY 20 LARGE EXISTING TREES PRESERVED. 30 ADDITIONAL LARGE SPECIES AND EVERGREEN TREES ARE PROPOSED IN YARD SPACE OPEN AREAS.
 - TTCCA GUIDELINES 3.1.7. EVERGREEN PLANT MATERIAL SHOULD BE USED TO SCREEN PARKING AND TO PROVIDE TRANSITIONS BETWEEN LAND USES. ADJACENT LAND USES ARE SIMILAR. EVERGREEN PLANT MATERIAL IS PROPOSED TO SCREEN PARKING.
 - TTCCA GUIDELINES 3.1.8. AREAS AROUND THE BUILDINGS EQUAL TO AT LEAST 50% OF EACH FRONT AND SIDE ELEVATIONS SHALL BE LANDSCAPED WITH ORNAMENTAL TREES, SHRUBS AND BEDDING PLANTS.
 - TTCCA GUIDELINES 3.3.6. LANDSCAPING SHOULD BE USED TO SCREEN MECHANICAL EQUIPMENT AND OTHER UNDESIRABLE BUILDING ELEMENTS. EVERGREEN SHRUBS ARE PROPOSED TO SCREEN THE COMPACTOR ENCLOSURE AND MECHANICAL EQUIPMENT.
 - TTCCA GUIDELINES 3.4.3. TREES SHALL BE REQUIRED AT THE RATE OF ONE (1) MEDIUM OR LARGE MATURING CANOPY TREE FOR EVERY TEN PARKING SPACES PROVIDED. 300 PARKING SPACES; 30 SHADE TREES REQUIRED. 30 SHADE TREES ARE PROPOSED AT THE PARKING AREA.
 - TTCCA GUIDELINES 3.4.4. IN ADDITION TO THE PLANTING OF REQUIRED CANOPY TREES, PLANTING AREAS FOR ORNAMENTAL TREES, SHRUBBERY AND BEDDING PLANTS SHALL BE NO LESS THAN FIVE (5) PERCENT OF THE SURFACE AREA DEVOTED TO PARKING. 66,225 SF X .05 = 3,311 SF MINIMUM REQUIRED. AT LEAST 5.7% SF OF PLANTING DEVOTED TO PARKING IS PROPOSED.
 - LANDSCAPE DRAWINGS ARE FOR MUNICIPAL REVIEW ONLY - NOT FOR CONSTRUCTION.
 - ADDITIONAL SHRUBS AND/OR GROUND COVERS MAY BE PROPOSED WITHIN PARKING ISLANDS IN LIEU OF TURF.



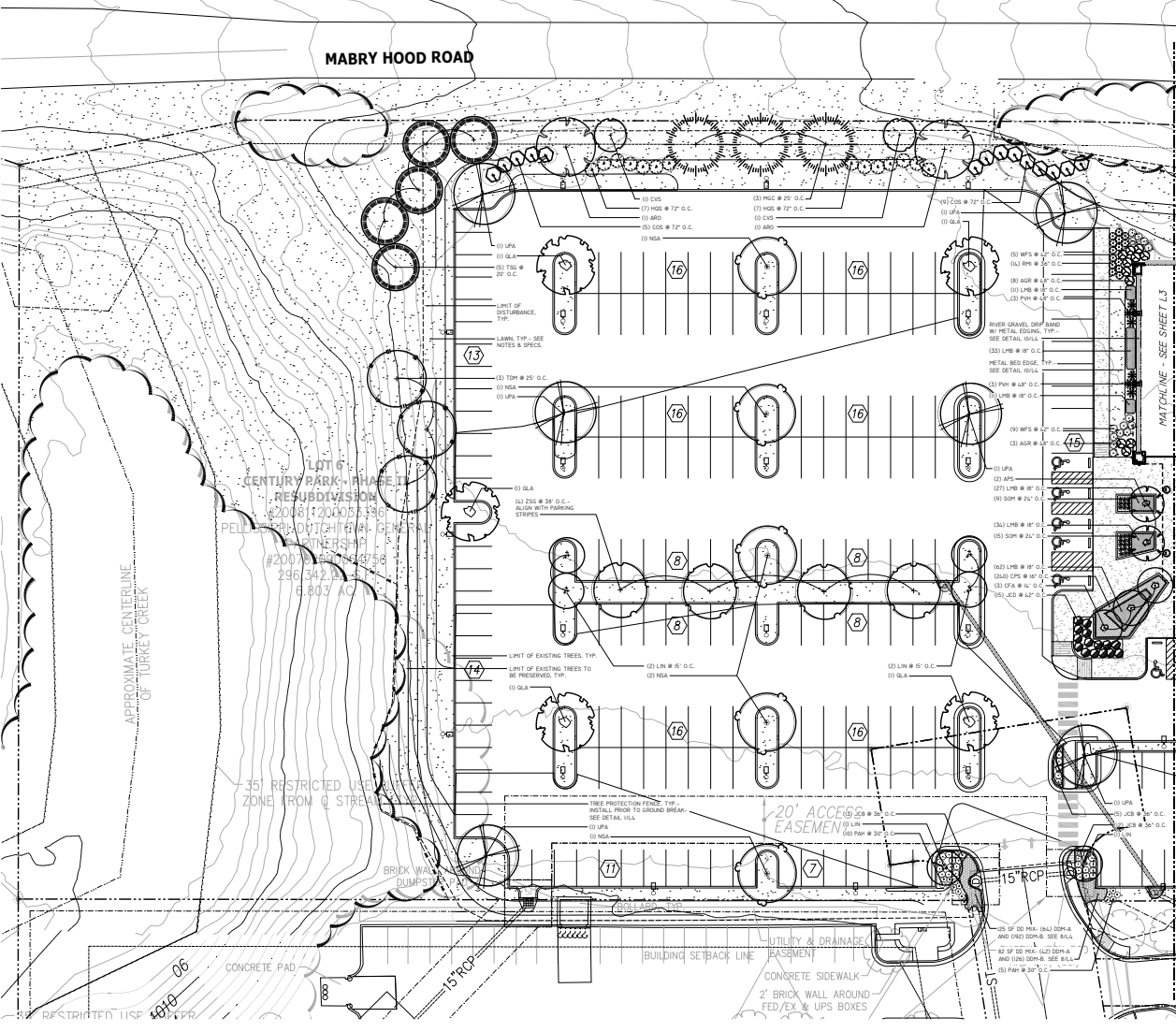
LANDSCAPE INDEX PLAN
 SCALE: 1"=40'



QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	ROOTS	MIN. SIZE @ INSTALLATION	REMARKS
DECIDUOUS TREES						
4	ARS	Coastal Bark Japanese Magnolia*	<i>Acor palmatum 'Sempakoh'</i>	B&B	8" H	Matched Specimen
4	JAD	Japanese Holly Tree Magnolia*	<i>Acor palmatum 'Nobori-holly'</i>	B&B	8" Cal	Specimen
2	ASL	Jagged Sugar Magnolia*	<i>Acor saccharum 'Jagged'</i>	B&B	8" Cal	Specimen
1	MSL	Mountain Laurel Magnolia*	<i>Acor rubrum 'S. K. 2022-2023'</i>	B&B	8" Cal	Specimen
2	BRK	Heritage River Birch (MTL1)	<i>Betula nigra 'Vulpi'</i>	B&B	8" H	Full Crown, 3 canes, Branched @ 4' H
4	FRG	Fraxino Tree (MTL1)	<i>Fraxinus americana</i>	B&B	8" H	Matched Specimen, 1 Dominant Canes
3	CPA	Appalachian Spring Dogwood*	<i>Cornus florida 'Appalachian Spring'</i>	B&B	8" H	Matched Specimen
7	MTA	Redstart Copter Magnolia (MTL1)*	<i>Liquidambar indica 'Redstart'</i>	B&B	8" H	Full Crown, Dominant Canes
7	NSA	White Bark Magnolia (MTL1)*	<i>Liquidambar indica 'White Bark'</i>	B&B	8" H	Matched Specimen, Single-trunk (STO)
7	NSA	White Bark Magnolia*	<i>Lyonia spicata 'White Bark'</i>	B&B	8" Cal	Specimen
3	SLA	Star Magnolia*	<i>Quercus lyrata</i>	B&B	8" Cal	Specimen
3	TOM	Red Cypress*	<i>Taxodium distichum</i>	B&B	8" Cal	Full Crown
10	LYN	White Magnolia Elm*	<i>Ulmus alatus 'White Magnolia'</i>	B&B	8" Cal	Specimen
4	SGS	Green Vase Yucca*	<i>Yucca serrata 'Green Vase'</i>	B&B	8" Cal	Specimen
30	LSL	LSL				
EVERGREEN TREES						
15	MSL	Florida Manzanilla Southern Magnolia	<i>Magnolia grandiflora 'Florida Manzanilla'</i>	B&B	8" H	Full to Ground @ 20" O.C.
15	TSO	Green Giant Arborvitae*	<i>Thuja (ARTBORVITAE) 'Green Giant'</i>	B&B	8" H	Full to Ground @ 20" O.C.
23	127.38%	EVERGREEN, TOTAL YARD, EVERGREEN PERCENTAGE				
SHRUBS						
27	MSR	Box Creek Abies*	<i>Abies grandifolia 'Box Creek'</i>	Cont.	8" Cal	Full Plants @ 48" O.C.
14	CPB	Boxwood	<i>Buxfordia xodendroides</i>	Cont.	8" Cal	Full Plants @ 42" O.C.
8	CPB	Boxwood	<i>Buxfordia xodendroides</i>	Cont.	8" Cal	Full Plants @ 42" O.C.
17	MSR	Henry's Garden Sweetgum	<i>Liquidambar styraciflua 'Henry's Garden'</i>	Cont.	8" Cal	Full Plants @ 48" O.C.
14	HIS	Brown Queen Oakleaf Hydrangea	<i>Hydrangea quercifolia 'Brown Queen'</i>	Cont.	8" Cal	Full Plants @ 72" O.C.
10	CPB	Boxwood	<i>Buxfordia xodendroides</i>	Cont.	8" Cal	Full Plants @ 36" H, (M.S.)
10	MSR	Spotted White Wingeo	<i>Wingfoia yonkei 'Spotted White'</i>	Cont.	8" Cal	Full Plants @ 42" O.C.
40	MSL	Peach Tree Holly	<i>Ilex x 'Wiegand'</i>	Cont.	8" Cal	Full Plants @ 36" O.C.
GROUND COVERS & PERENNIALS						
240	PLS	Blue Phlox	<i>Coronilla plumbeoides</i>	Cont.	4" Pots	Full Plants @ 18" O.C.
120	SPM-A	Shrimp Forest Mint (Bicolor Mixed)	<i>Monarda spicata 'Shrimp Forest'</i>	Cont.	8" Cal	Full Plants @ 18" O.C. - See Detail
120	SPM-B	Shrimp Forest Mint (Bicolor Mixed)	<i>Monarda spicata 'Shrimp Forest'</i>	Cont.	8" Cal	Full Plants @ 18" O.C. - See Detail
30	CSB	Blue Phlox	<i>Campanula medium 'Blue Pacific'</i>	Cont.	8" Cal	Full Plants @ 36" O.C.
30	CSB	Blue Phlox	<i>Campanula medium 'Blue Pacific'</i>	Cont.	8" Cal	Full Plants @ 36" O.C.
6	MSR	White Phlox	<i>Campanula medium 'White Phlox'</i>	Cont.	8" Cal	Full Plants @ 36" O.C.
120	SPM-A	Shrimp Forest Mint (Bicolor Mixed)	<i>Monarda spicata 'Shrimp Forest'</i>	Cont.	8" Cal	Full Plants @ 18" O.C. - See Detail
120	SPM-B	Shrimp Forest Mint (Bicolor Mixed)	<i>Monarda spicata 'Shrimp Forest'</i>	Cont.	8" Cal	Full Plants @ 18" O.C. - See Detail
20	PHL	Heavy Metal Succulents	<i>Sedum album 'Heavy Metal'</i>	Cont.	8" Cal	Full Plants @ 18" O.C.
20	PHL	Heavy Metal Succulents	<i>Sedum album 'Heavy Metal'</i>	Cont.	8" Cal	Full Plants @ 18" O.C.
20	PHL	Heavy Metal Succulents	<i>Sedum album 'Heavy Metal'</i>	Cont.	8" Cal	Full Plants @ 18" O.C.
20	PHL	Heavy Metal Succulents	<i>Sedum album 'Heavy Metal'</i>	Cont.	8" Cal	Full Plants @ 18" O.C.
LAWNS						
TRD		Seeded Lawns - Fescue Blend		Seed	SP	See Notes and Specifications
TRD		Seeded Lawns - Fescue Blend		Seed	SP	See Notes and Specifications

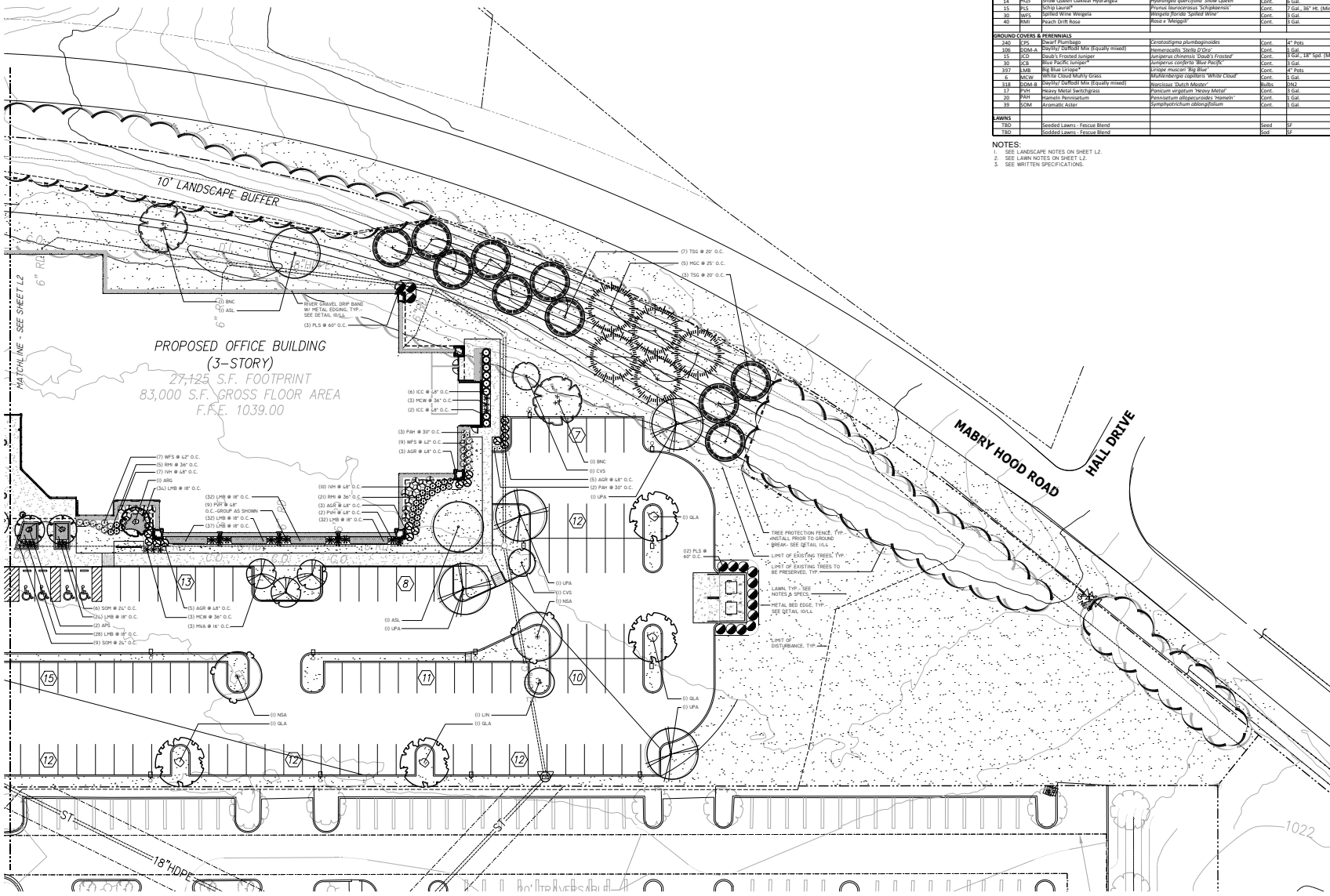
- LANDSCAPE NOTES:**
- THE COMPLETE PLANT LIST IS SHOWN ON ALL PLANS FOR EASE OF USE.
 - PRIOR TO GROUND BREAK, COORDINATE PROTECTION OF EXISTING TREES WITH GENERAL CONTRACTOR. SEE SPECIFICATIONS AND TREE PRESERVATION DETAIL.
 - THE LOCATION OF ALL SURFACE AND UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR AT GROUND BREAK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES FROM DAMAGE AS REQUIRED DURING CONSTRUCTION AND TO REPAIR ANY DAMAGE WHICH SHOULD OCCUR TO THE SATISFACTION OF THE OWNER.
 - HAZARD-TONE PHOTOS ARE EXISTING CONDITIONS INCLUDED FOR REFERENCE. PROTECT FROM DAMAGE.
 - NO PLANTING SHALL OCCUR UNTIL LANDSCAPE SUBMITTALS HAVE BEEN SUBMITTED AND APPROVED. SEE SPECIFICATIONS.
 - ALL PLANTS SHALL BE APPROVED IN ACCORDANCE WITH THE SPECIFICATIONS.
 - ALL AREAS OF MASS PLANTING SHALL RECEIVE 8" OF APPROVED TOPSOIL. SEEDED LAWNS SHALL RECEIVE 4" OF APPROVED TOPSOIL. SEEDED LAWNS SHALL RECEIVE 2" OF APPROVED TOPSOIL. SEE SPECIFICATIONS.
 - DO NOT USE UNAPPROVED MATERIALS. CONFORM TO THE GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE ALL-NEW PLANT MATERIAL. QUALITY CONTROL SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
 - ALL PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 - THE LOCATION OF ALL TREES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE BEFORE THE DIGGING OR PLANTING SHALL BE LOCATED WHERE SHOWN ON THE DRAWINGS OR WHERE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
 - AT START OF CONSTRUCTION OPERATIONS, IDENTIFY AREAS OF GRASS TO BE KILLED. COMPLETELY ERADICATE ALL GRASS IN AREAS SHOWN TO BE WITHIN A MATCHED BED.
 - PRIOR TO CONSTRUCTION OPERATIONS, IDENTIFY AREAS WITHIN THE PROJECT LIMITS DISTURBED AS A RESULT OF CONSTRUCTION OPERATIONS WHICH ARE NOT OTHERWISE SHOWN TO BE PLANTED.
 - ESTABLISH SMOOTH CURVED HOUSING LINES WHERE LAWN MEETS GRASS OR GRASS COVER HAS BED LINE LOCATIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE BEGINNING BED PREPARATION.
 - DO NOT ASSUME TREE PLANTING CONTRACTORS SHALL EXPOSE ROOT FLARES. TREE PLANTING DEPTH SHALL BE DETERMINED BY INSTALLING ROOT FLARES 1/2" MIN. TO 2" MAX ABOVE FINISHED GRADE. SEE PLANTING DETAILS.
 - PERCOLATION TESTS ARE REQUIRED FOR ALL TREES. SEE SPECIFICATIONS.
 - SEE ALL AREAS SHOWN WITH STIPPLE HATCH PATTERN. SEE SPECIFICATIONS.
 - SEE SQUARE FOOTAGE OF SEED AND SOD QUANTITIES IS APPROXIMATE. CONTRACTOR TO VERIFY QUANTITIES PRIOR TO PURCHASE AND INSTALLATION.
 - MULCH ALL AREAS OF TREE SURROUND AND GROUND COVER MASS PLANTING WITH 3" OF SHEDDED HARDWOOD BARK MULCH AS SPECIFIED.
 - PROVIDE 1/2" DIAMETER MULCH RINGS FOR SHADY TREES AND EVERGREEN TREES. PROVIDE 3/4" DIAMETER MULCH RINGS FOR ORNAMENTAL TREES. IF EVERGREEN TREES ARE SPECIFIED AS FULL TO GROUND, EXTEND MULCH RING 12" MIN. BEYOND EDGE OF PLANT. SEE PLANTING DETAILS.
 - FURNISH AND INSTALL METAL BED EDGING AT ALL BEYLINES SHOWN ON THE DRAWINGS. SEE DETAIL.
 - PROVIDE RIVER-GRAVEL SAND WITH METAL EDGING AT PERIMETER OF BUILDING AS SHOWN ON PLANS. SEE DETAIL.
 - CONTRACTOR TO PROVIDE ONE YEAR WARRANTY FOR ALL MATERIAL FROM THE DATE OF SUBSTANTIAL COMPLETION. SEE SPECIFICATIONS.
 - SEE WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

- LAWN NOTES:**
- SEED ALL LAWN AREAS AND ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS WITH APPROVED FESCUE BLEND.
 - VERIFY SUBGRADE IS AT PROPER LEVELS FOR SOD OR SEED INSTALLATION. PROCEED WITH COMPLETE LAWS AND GRASSES AS RARELY AS PORTIONS OF SITE BEFORE AVAILABLE. WORKING WITHIN SEASONAL LIMITATIONS.
 - FOR NEW LAWNS, PREPARE SOIL BY TILLING TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE, FREE OF LUMPS, CLODS OR STONES LARGER THAN 2" DIAMETER. REMOVE EXCESSIVE ROOTS AND OTHER EXTRANEIOUS MATERIAL TO A DEPTH OF NOT LESS THAN 4". ELIMINATE UNWANTED AREAS AND LOW SPOTS. REMOVE FOREIGN MATERIALS.
 - PROVIDE SEEDING LAWS TO REMAIN BARE UNTIL FULLY ESTABLISHED. CONSTRUCTION INCLUDE CORE AERATION, OVERSEEDING, STRAW AT THIN OR BARE AREAS AND FERTILIZER AS REQUIRED.
 - REVERSE FERTILIZER WITH NOT LESS THAN 6% PERCENT TOTAL NITROGEN, 0.5% PERCENT PHOSPHORIC ACID, AND 0.5% PERCENT SOLUBLE POTASH. PROVIDE NITROGEN IN A FORM THAT WILL BE AVAILABLE TO LAWN DURING INITIAL PERIOD OF GROWTH. AT LEAST 50% OF NITROGEN TO BE ORGANIC FORM. PROVIDE LIME FROM NATURAL CALCIUM LIMESTONE CONTAINING NOT LESS THAN 80% OF TOTAL CARBONATES WITH A MINIMUM OF 30% MAGNESIUM CARBONATES. GROUND SO THAT NOT LESS THAN 50% PASSES A #100-SIEVE AND NOT LESS THAN 50% PASSES A #20-SIEVE.
 - LAWN PREPARATION TO AREAS WHICH SHALL BE SEED OR SODDED IMMEDIATELY.
 - WATER THOROUGHLY AND ALLOW GRAVELS MOISTURE TO DRY BEFORE SEEDING OR SODDING; DO NOT CREATE A MUDDY CONDITION. DO NOT SEED OR SOD WHEN THE GROUND IS FROZEN.
 - FOR SODS AREAS:
 - COMPLY WITH AMERICAN SOD PRODUCERS ASSOCIATION (ASPA) "GUIDELINE SPECIFICATIONS FOR SODDING" FOR HARVESTING AND INSTALLING SOD.
 - THE SOD DELIVERY SO THAT IT WILL BE PLACED WITHIN 24 HOURS AFTER STRIPPING. PROTECT SOD AGAINST DRYING AND BREAKING.
 - PROVIDE STRONGLY ROOTED CULTIVATED GRASS SOD, NOT LESS THAN 1 YEAR OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES PRINCIPALLY COMPOSED OF: 50% THERMAL BLUE OR SP-30 BLUE GRASS; 30% HOPEY TALL FESCUE; 20% VAN SOGH TALL FESCUE AND 20% PRAIRIE TALL FESCUE.
 - BROKEN PAGES OR PAGES WITH UNWANTED WEEDS WILL NOT BE ACCEPTABLE.
 - MAINTAIN LAWS UNTIL GRASS IS WELL ESTABLISHED AND PERHAPS A VIGOROUS GROWING CONDITION AND NOT LESS THAN 60 DAYS FROM DATE OF SUBSTANTIAL COMPLETION. IF SEEDING IS FALL, CONTINUE MAINTENANCE THE FOLLOWING SPRING UNTIL ACCEPTABLE LAWN IS ESTABLISHED.
 - WARRANTY LAWS FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
 - SEE WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.



LANDSCAPE PLAN - NORTH
 SCALE: 1"=20'-0"





QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	ROOTS	MIN. SIZE @ INSTALLATION	REMARKS
DECIDUOUS TREES						
4	ARS	Coar Bark Japanese Maple*	Acer palmatum 'Sangojishi'	B&B	8" Ht	Matched Specimen
2	ASD	Redstart Honey Bee Maple I	Acer rubrum 'Redstart Honey'	B&B	8" Cal	Specimen
2	ASL	Jagged Sugar Maple I	Acer saccharum 'Jagged'	B&B	8" Cal	Specimen
1	ASIS	Strawberry Leaf Maple I	Acer rubrum 'Strawberry Leaf'	B&B	8" Cal	Specimen
2	BRK	Heritage River Birch (MT1)	Betula nigra 'Valley'	B&B	8" Ht	Full Crown, 3 canes, Branched @ 4' Ht
4	CST	Fringe Tree (MT1)	Chionochloa splendens	Cont.	8" Ht	Matched Specimen, 1 Dominant Canes
3	CTA	Appalachian Spring Dogwood*	Cornus florida 'Appalachian Spring'	B&B	8" Ht	Matched Specimen
7	LVA	Redstart Copper Myrtle (MT1)*	Lagotiscomia indica 'Redstart'	Cont.	8" Ht	Full Crown, 1 Dominant Canes
1	MAA	Swamp Magnolia (T20)*	Magnolia speciosa	B&B	8" Cal	Matched Specimen, Single-trunk (T20)
7	NSA	White Bark Dogwood*	Nyssa sylvatica 'White Bark'	B&B	8" Cal	Specimen
3	NSA	Swamp Doge*	Nyssa sylvatica	B&B	8" Cal	Specimen
3	TDM	Red Cypress*	Taxodium distichum	B&B	8" Cal	Full Crown
10	LYN	Black Landshark Elm*	Ulmus parviflorus 'Black Landshark'	B&B	8" Cal	Specimen
4	NSG	Green Vase Yucca*	Yucca serrata 'Green Vase'	B&B	8" Cal	Specimen
30	HT	HT	PLANTING MADE ON 1/2" DIA. SPACING (3.0' ON-CENTERS)			
EVERGREEN TREES						
8	MSL	Florida Manzanilla Southern Magnolia	Magnolia grandiflora 'Florida Manzanilla'	B&B	8" Ht	Full to Ground @ 2' O.C.
15	NSG	Green Giant Arborvitae*	Thuja (Arborvitae) 'Green Giant'	B&B	8" Ht	Full to Ground @ 20" O.C.
23	HT	HT	EVERGREEN, TOTAL YARD, EVERGREEN PERCENTAGE			
SHRUBS						
27	MSR	Box Creek Abies*	Abies grandifolia 'Box Creek'	Cont.	8" Gal	Full Plants @ 48" O.C.
14	OSP	Redbud	Kalmia latifolia	Cont.	8" Gal	Full Plants @ 72" O.C.
8	SP	Japanese Holly	Ilex cornuta 'Japan'	Cont.	8" Gal	Full Plants @ 42" O.C.
17	NSH	Henry's Orange Sweetgum	Liquidambar styraciflua 'Henry's Orange'	Cont.	8" Gal	Full Plants @ 48" O.C.
14	HIS	Brown Queen Oakleaf Hydrangea	Hydrangea quercifolia 'Brown Queen'	Cont.	8" Gal	Full Plants @ 72" O.C.
1	NS	Red Landshark	Ulmus parviflorus 'Red Landshark'	Cont.	8" Gal	Full Plants @ 24" O.C.
10	WVS	Spotted Wine Weigela	Weigela florida 'Spotted Wine'	Cont.	8" Gal	Full Plants @ 42" O.C.
40	MSL	Peach Tree Nona	Nona 'Weigela'	Cont.	8" Gal	Full Plants @ 24" O.C.
GROUND COVERS & PERENNIALS						
140	ESB	Beard Phloxes	Erigeron philadelphicus	Cont.	4" Pots	Full Plants @ 18" O.C.
106	SPM-A	Shirley Forsyth Mini (Equally Mixed)	Hemerocallis 'Shirley D'Arcy'	Cont.	8" Gal	Full Plants @ 18" O.C. - See Detail
15	SD	Black Topsoil Linger	Hemerocallis 'Black Topsoil'	Cont.	8" Pot, 18" Spd. Min.	Full Plants @ 42" O.C.
30	CB	Blue Pacific Juniper*	Juniperus conferta 'Blue Pacific'	Cont.	8" Gal	Full Plants @ 36" O.C.
307	MSB	Blue Ridge Juniper*	Juniperus horizontalis 'Blue Ridge'	Cont.	8" Pot	Full Plants @ 18" O.C.
6	MSW	White Cloud Nishiki Grass	Muhlenbergia capillaris 'White Cloud'	Cont.	8" Gal	Full Plants @ 36" O.C.
119	MSB-B	White Cloud Nishiki (Equally Mixed)	Muhlenbergia capillaris 'White Cloud'	Cont.	8" Gal	Full Plants @ 36" O.C. - See Detail
17	PH	Heavy Metal Switchgrass	Panicum virgatum 'Heavy Metal'	Cont.	8" Gal	Full Plants @ 36" O.C.
20	PH	Hammill Pannocotum	Panicum virgatum 'Hammill'	Cont.	8" Gal	Full Plants @ 36" O.C.
39	COA	Aromatic Anise	Ornithoglossum arabicum	Cont.	8" Gal	Full Plants @ 24" O.C.
LAWNS						
TRD		Seeded Lawns - Fescue Blend		Seed	SP	See Notes and Specifications
TRD		Knotted Lawns - Fescue Blend		Seed	SP	See Notes and Specifications

- NOTES:
 1. SEE LANDSCAPE NOTES ON SHEET L2.
 2. SEE LAWN NOTES ON SHEET L2.
 3. SEE WRITTEN SPECIFICATIONS.

LANDSCAPE PLAN - SOUTH
 SCALE: 1"=20'-0"



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 404 Bearden Park Circle
 Knoxville, TN 37919
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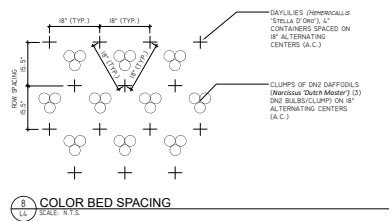
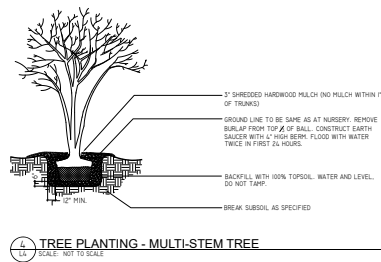
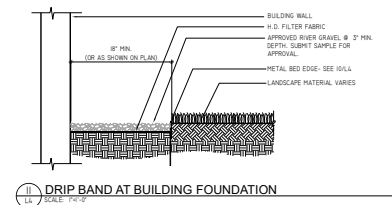
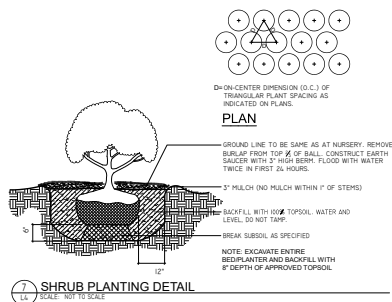
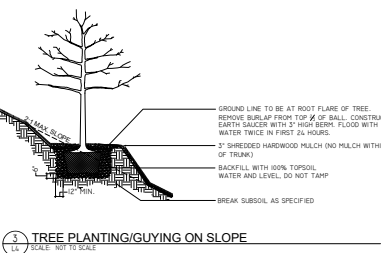
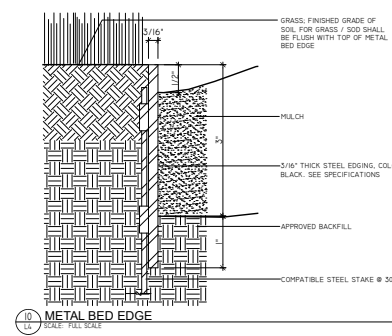
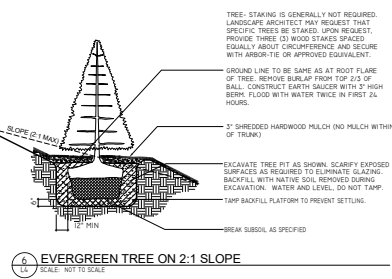
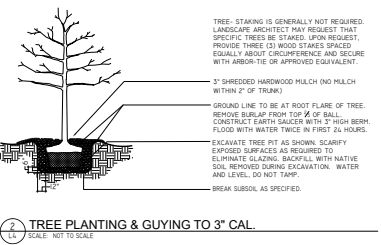
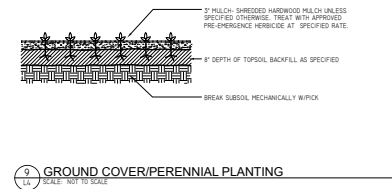
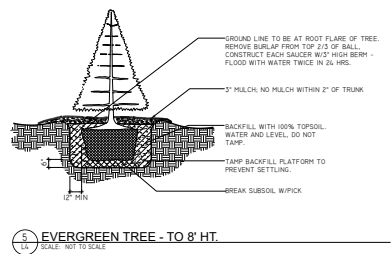
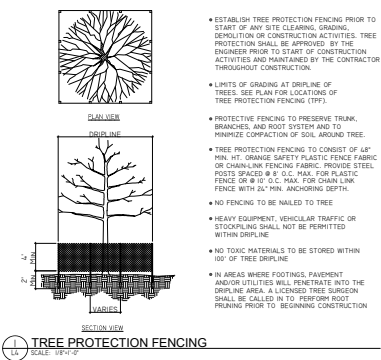
JOHNSON & GALYON

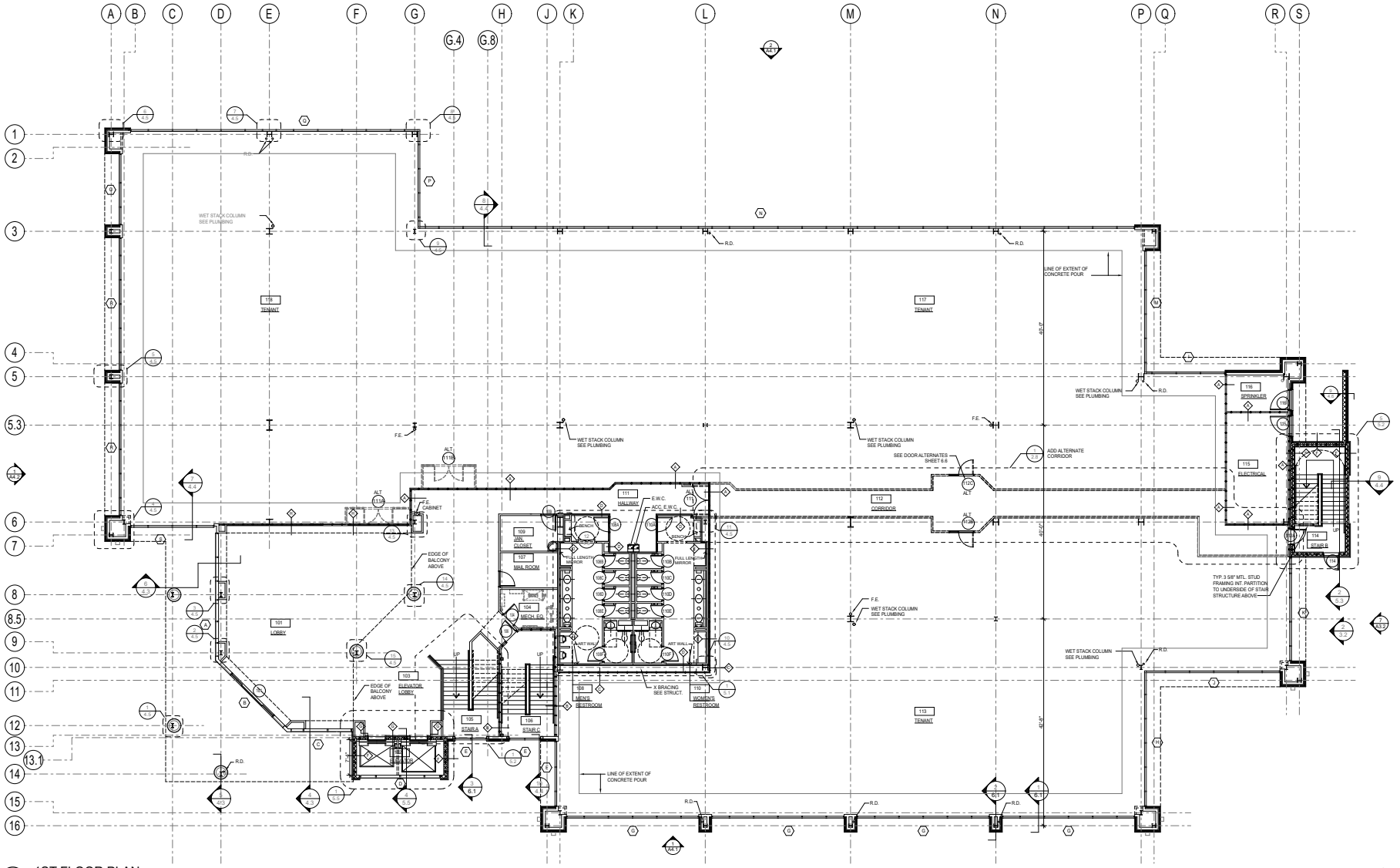
A NEW OFFICE BUILDING AT
CENTURY PARK 5
 10010 INVESTMENT DRIVE
 KNOXVILLE, TN 37932
 FILES #12-A-24-TOB & #12-A-24-TOTG

PRELIMINARY - NOT FOR CONSTRUCTION

Landscape Plan - South

DATE: 25 NOV 2024
 PROJECT NO.: 24052
 PROJECT MGR.: STUART



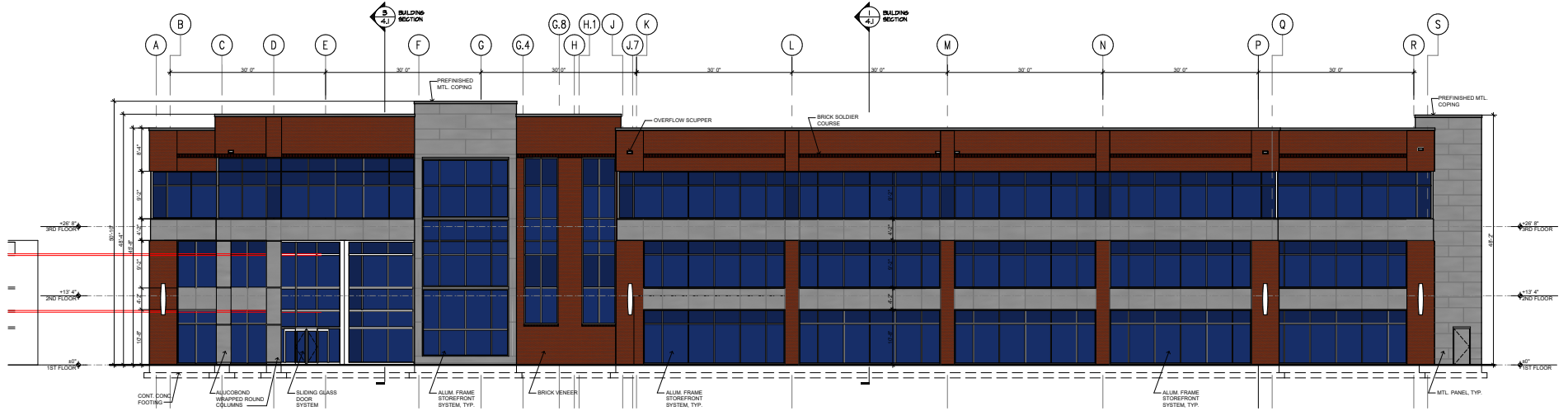


1ST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

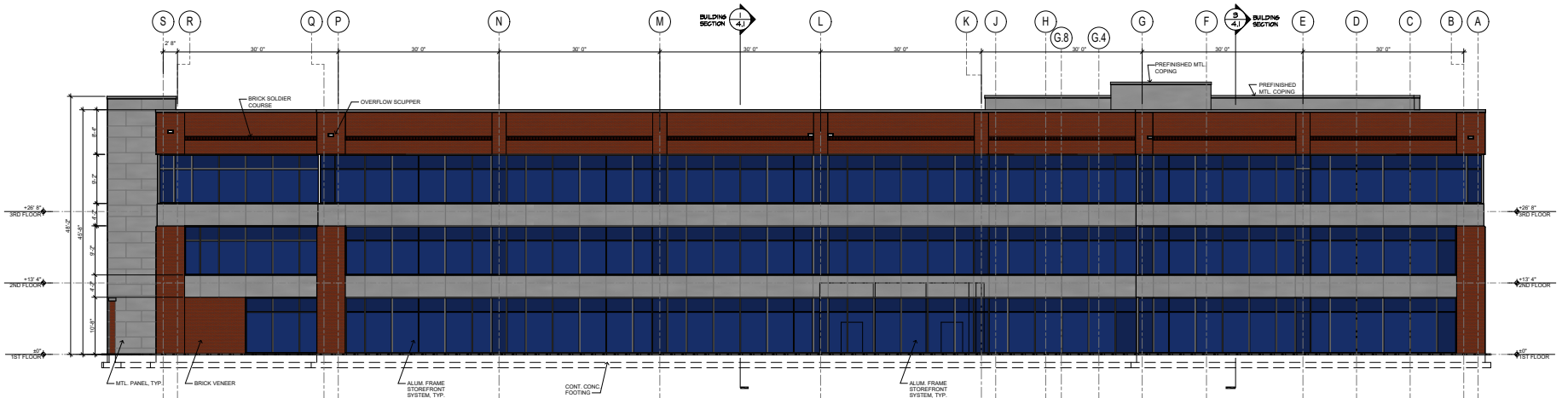
- PLAN NOTES**
- CONTRACTOR TO VERIFY AND COORD. ALL DIMENSIONS PRIOR TO PROCEEDING WITH WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING.
 - ALL DIMENSIONS ARE TO FACE OF METAL STUDS OR CMU UNLESS OTHERWISE NOTED.
 - WORK TO COMPLY WITH ALL GOVERNING AUTHORITIES HAVING JURISDICTION.
 - PROVIDE SOLID WOOD BLOCKING AS REED FOR ALL WALL MOUNTED ITEMS SUCH AS BUT NOT LIMITED TO: COUNTERTOPS, SINKS, RESTROOM ACCESSORIES, HANDRAILS, FIRE EXTINGUISHERS, ETC.
 - PROVIDE WATER RESISTANT GYP. BD. AT ALL WET LOCATIONS.
 - WATER FEATURE BASE TO BE DESIGNED/CONSTRUCTED AS ALTERNATE TO BASE BD. PROVIDE UTILITIES TO LOCATION FOR WATER FEATURE. DESIGN OF WATER FEATURE BY OTHERS. DESIGN OF BASE AND FINISH IS PART OF CONSTRUCTION DOCUMENTS.

PARTITION LEGEND

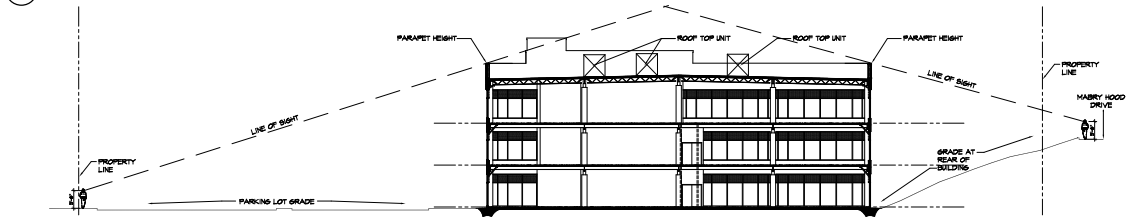
	TYPICAL EXTERIOR WALL BRICK VENEER, 5/8" O.P. DENSE GLASS GOLD EXTERIOR SHEATHING ON 4" STL. STUDS AT 16" O.C. MAX. WITH 5/8" O.P. DRYWALL BOARD INTERIOR SIDE. NOTE: AT TRANSIT AREAS, TRANSIT SIDE OF EXTERIOR WALLS TO BE EXPOSED STRUCTURE. ALL WOOD BLOCKING TO BE FIRE RETARDANT TREATED TO WOOD.		INTERIOR PARTITION TYPE C 3 1/2" STL. STUDS @ 2' 0" O.C. W/ 5/8" M.R. GYP. BOARD AND CERAMIC TILE @ WET WALLS OF RESTROOMS. PROVIDE 3/4" SOUND ATTENUATION BATTS, TYP. EXTEND MTL. STUD FRAMING AND SOUND BATTS TO STRUCTURE ABOVE.
	TYPICAL PARTITION 3 1/2" STL. STUDS AT 2' 0" O.C. MAX. WITH 5/8" O.P. DRYWALL BOARD ON EACH SIDE. PROVIDE 3/4" SOUND ATTENUATION BATTS IN WALLS OF ENCLOSED ROOMS. TYP. EXTEND MTL. STUD FRAMING AND SOUND BATTS TO STRUCTURE ABOVE. TYP.		INTERIOR PARTITION TYPE IV OR ONE HOUR RATED WALL - ALL DESIGN NOTES: DOUBLE STUD SOUND ISOLATION WALL. RESTROOM SIDE FRAMING: 3 1/2" SP. STL. STUD FRAMING @ 24" O.C. MAX. W/ (1) LAYER 5/8" M.R. GYP. BD. FTD. RESTROOM SIDE. EXTEND PARTITION TO DECK AND SEAL GYP. BD. TO DECK. OFFICE SIDE FRAMING: 3 1/2" SP. STL. STUDS AT 2' 0" O.C. MAX. WITH ONE (1) LAYER OF 5/8" TYPE 'X' O.P. DRYWALL BOARD ON EACH SIDE. EXTEND PARTITION TO DECK AND SEAL. EACH LAYER OF GYP. BD. TO DECK WITH APPROVED FIRESTOP SEALANT. PROVIDE 3/4" SOUND ATTENUATION BATTS, TYP.
	ONE HOUR RATED PARTITION - ALL DESIGN NOTES: 3 1/2" STL. STUDS AT 2' 0" O.C. MAX. WITH ONE (1) LAYER OF 5/8" TYPE 'X' O.P. DRYWALL BOARD ON EACH SIDE. EXTEND PARTITION TO DECK AND SEAL. EACH LAYER OF GYP. BD. TO DECK WITH APPROVED FIRESTOP SEALANT. PROVIDE 3/4" SOUND ATTENUATION BATTS, TYP.		ONE HOUR RATED EXTERIOR CMU WALL WITH F.F. FINISH: 8" REINFORCED CMU EXTERIOR WALL WITH (1) LAYER OF 5/8" O.P. DRYWALL BOARD OVER 1 1/2" SF FURRING CHANNELS AT 2' 0" O.C. ON INTERIOR, AND 1 1/2" F.F.S. VENEER OVER WATERPROOF MEMBRANE ON EXTERIOR.
	TWO HOUR RATED PARTITION - ALL DESIGN NOTES: 3 1/2" STL. STUDS AT 2' 0" O.C. MAX. WITH ONE (1) LAYER OF 5/8" TYPE 'X' O.P. DRYWALL BOARD ON EACH SIDE. EXTEND PARTITION TO DECK AND SEAL EACH LAYER OF GYP. BD. TO DECK WITH APPROVED FIRESTOP SEALANT. PROVIDE 3/4" SOUND ATTENUATION BATTS, TYP.		ONE HOUR RATED EXTERIOR CMU WALL WITH F.F. FINISH: 8" REINFORCED CMU EXTERIOR WALL WITH (1) LAYER OF 5/8" O.P. DRYWALL BOARD OVER 1 1/2" SF FURRING CHANNELS AT 2' 0" O.C. ON INTERIOR SIDE.
	ONE HOUR RATED GYPSUM BOARD WALL - ALL DESIGN NOTES: 2 1/2" STL. STUDS AT 2' 0" O.C. MAX. WITH 5/8" O.P. DRYWALL BOARD LINER PANEL AND ONE (1) LAYER OF 5/8" TYPE 'X' O.P. DRYWALL BOARD FINISHED SIDE. EXTEND PARTITION TO FLOORING AND SEAL EACH LAYER OF GYP. BD. TO DECK WITH APPROVED FIRESTOP SEALANT.		ONE HOUR RATED INTERIOR PARTITION WALL - ALL DESIGN NOTES: 8" STL. STUDS AT 2' 0" O.C. MAX. WITH ONE (1) LAYER OF 5/8" TYPE 'X' O.P. DRYWALL BOARD ON EACH SIDE. PROVIDE ADDITIONAL (1) LAYER OF 5/8" O.P. DRYWALL BOARD ON LOBBY SIDE. FOR INTERIOR FINISH REVEALS.
	FIRE EXTINGUISHERS: PROVIDE STAINLESS STEEL FIRE EXTINGUISHERS IN LOCATIONS SHOWN ON DRAWINGS. VERIFY EXACT NUMBER AND LOCATION OF EXTINGUISHERS WITH LOCAL JURISDICTION.		FE: FINISH ELEVATION



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



2 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



3 LINE OF SIGHT - LATITUDINAL BUILDING SECTION
 SCALE: 1" = 20'



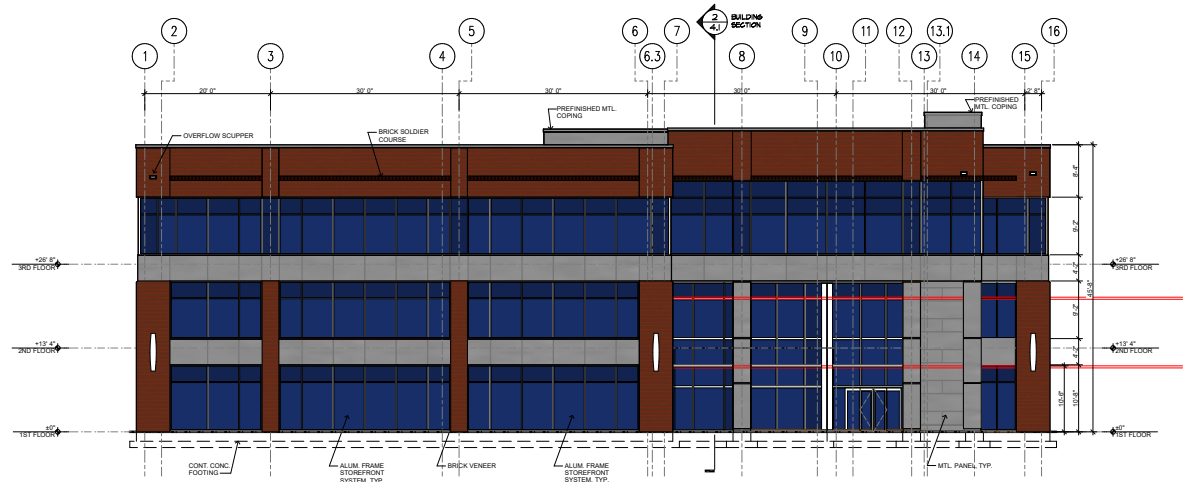
4 LINE OF SIGHT - LONGITUDINAL BUILDING SECTION
 SCALE: 1" = 20'

A NEW OFFICE BUILDING AT
CENTURY PARK 5
 10010 INVESTMENT DRIVE
 KNOXVILLE, TN 37932
 FILES #12-A-24-TOB & #12-A-24-TOG

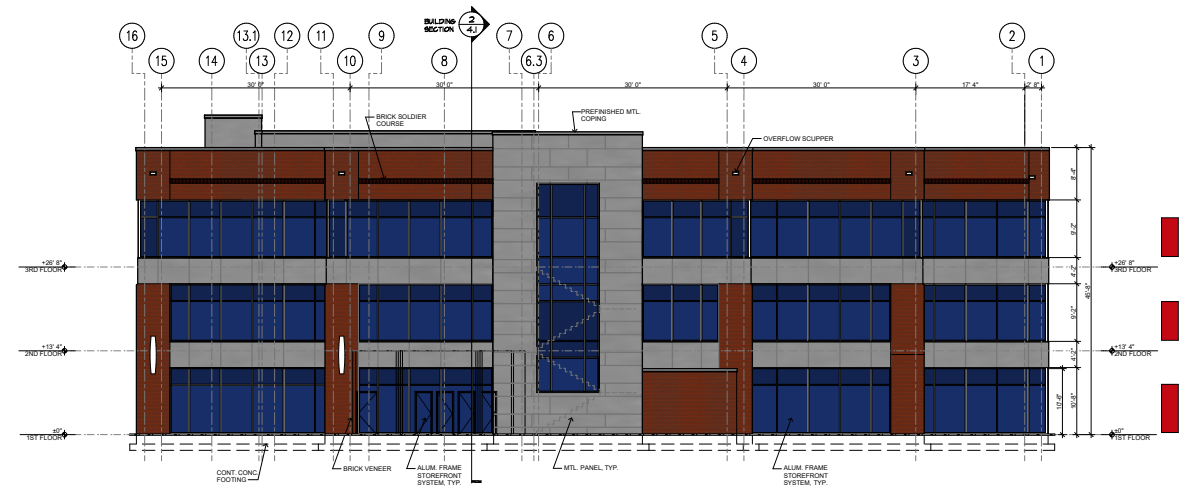
PRELIMINARY - NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS & LINE OF SIGHT DIAGRAM

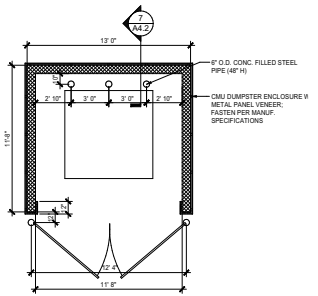
DATE: 25 NOV 2024
 PROJECT NO.: 24052
 PROJECT MGR.: STUART



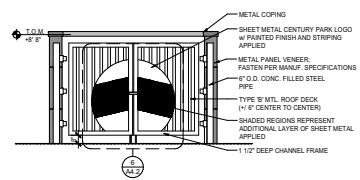
1 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



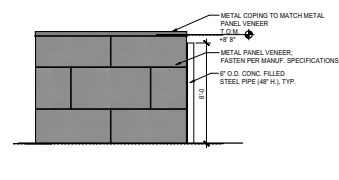
2 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



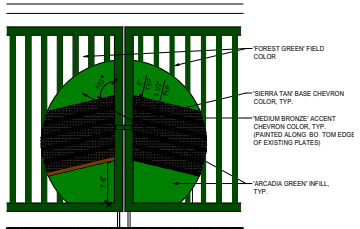
3 DUMPSTER ENCLOSURE PLAN
 SCALE: 1/4" = 1'-0"



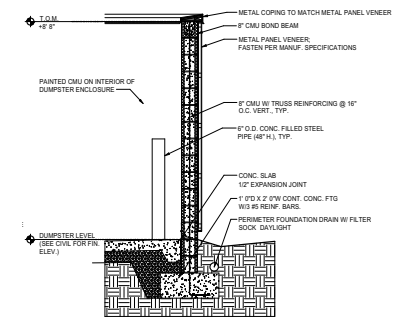
4 DUMPSTER ENCLOSURE ELEVATION
 SCALE: 1/4" = 1'-0"



5 DUMPSTER ENCLOSURE ELEVATION
 SCALE: 1/4" = 1'-0"



6 DUMPSTER ENCLOSURE GATE ELEVATION
 SCALE: 1/4" = 1'-0"



7 DUMPSTER ENCLOSURE SECTION
 SCALE: 1/4" = 1'-0"

NOTE:
 ALL COLOR DESIGNATIONS ARE
 BASED ON PETERSON PAC-COAT
 ALUMINUM STANDARD COLORS

KBD8 LED LED Specification Ballard

Specifications

8" Height
15.7 lbs (7.1 kg)
27.0" Invoic

Introduction
The KBD8 Ballard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBD8 Ballard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: KBD8 LED 14C 70K 40K 5YM MVOLT DOBBD

ITEM NO.	DESCRIPTION	QUANTITY	UNIT
1000	KBD8 LED 14C 70K 40K 5YM MVOLT DOBBD	1	EA

Accessories

W811 - 1/2" x 1/2" x 1/2" (3/16")

Notes:

1. Only available in US, CA, and Mexico.
2. Only available in US, CA, and Mexico.
3. Only available in US, CA, and Mexico.
4. Only available in US, CA, and Mexico.
5. Only available in US, CA, and Mexico.
6. Only available in US, CA, and Mexico.
7. Only available in US, CA, and Mexico.
8. Only available in US, CA, and Mexico.
9. Only available in US, CA, and Mexico.
10. Only available in US, CA, and Mexico.

LITONIA LIGHTING
One Osborne Way • Corning, Georgia 30602 • Phone: 1-800-305-5897 (5296) • www.litonia.com
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RSX1 LED Area Luminaire

Specifications

Area: 0.57 m (1.87 ft) x 0.57 m (1.87 ft)
Length: 0.57 m (1.87 ft)
Width: 1.37 m (4.50 ft)
Height: 2.17 m (7.11 ft)
Weight: 22.0 lbs (10.0 kg)

Introduction
The new RSX1 LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX1 features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing wall hangers. The "no-drill" solution provides significant labor savings. The easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adapter, adjustable integral hanger and other mounting configurations are available.

Design Select
Items marked by a Design Select icon are ready for the Design Select program and ship in 15 days or less. To learn more about Design Select visit www.litonia.com/designselect.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DOBBD

ITEM NO.	DESCRIPTION	QUANTITY	UNIT
1000	RSX1 LED P4 40K R3 MVOLT SPA DOBBD	1	EA

Accessories

W811 - 1/2" x 1/2" x 1/2" (3/16")

Notes:

1. Only available in US, CA, and Mexico.
2. Only available in US, CA, and Mexico.
3. Only available in US, CA, and Mexico.
4. Only available in US, CA, and Mexico.
5. Only available in US, CA, and Mexico.
6. Only available in US, CA, and Mexico.
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8. Only available in US, CA, and Mexico.
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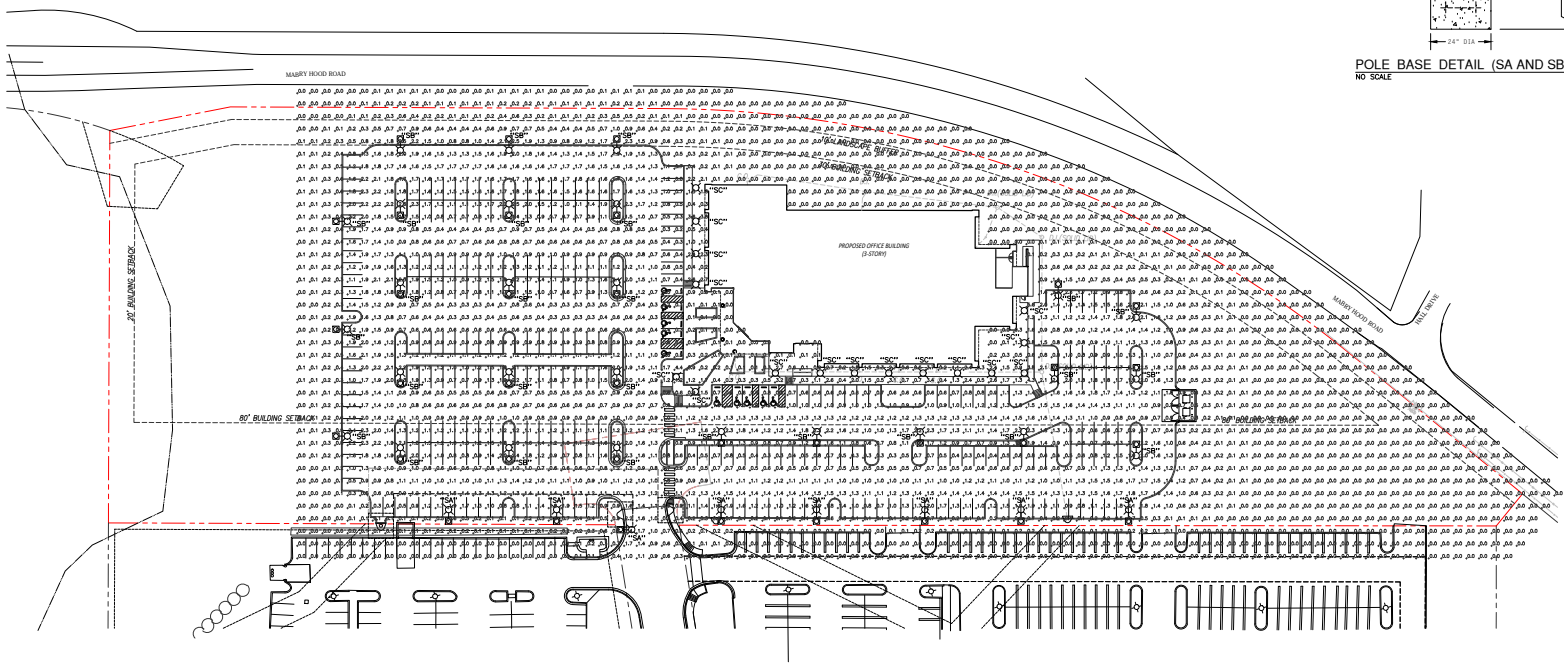
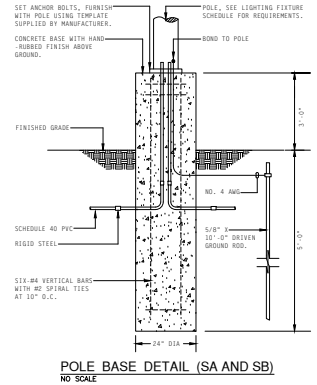
SITE LIGHTING FIXTURE SCHEDULE

ELEVATION	LOCATION	QUANTITY	FIXTURE	DESCRIPTION: SHEILDING, TYPE MATERIAL, FINISH, MOUNTING	MANUFACTURER'S PRODUCT ITEM		REMARKS
					ROLE CATALOG NUMBER	LUMINAIRE CATALOG NUMBER	
1A	1	51	20-FT	ARM MOUNTED AREA LIGHT, TYPE 111 DISTRIBUTION WITH HOUSE SIDE SHEILD, 4000K*, 7189 LUMEN OUTPUT	LITONIA RIA 17 SC DM8AS DOBBD	LITONIA R311-LED-P1-40K-R3-MVOLT-65-08A-DOBBD	
1B	1	51	20-FT	ARM MOUNTED AREA LIGHT, TYPE 111 DISTRIBUTION, 4000K*, 7189 LUMEN OUTPUT	LITONIA RIA 17 SC DM8AS DOBBD	LITONIA R311-LED-P1-40K-R3-MVOLT-65-08A-DOBBD	
1C	1	22	88"	88" TALL, 8" DIAMETER BOLLARD, ASYMMETRIC DISTRIBUTION, 4000K*, 1191 LUMEN OUTPUT	LITONIA RIA 17 SC DM8AS DOBBD	LITONIA R311-LED-P1-40K-R3-MVOLT-65-08A-DOBBD	

*WHERE EQUAL PRODUCTS TO THOSE SPECIFIED ARE SUBMITTED, ALTERNATE MANUFACTURERS MAY BE REQUIRED TO SUBMIT SAMPLES OF PROPOSED SUBSTITUTES FOR OWNER, ARCHITECT AND ENGINEER FOR REVIEW. THE OWNER, ARCHITECT, AND ENGINEER SHALL PROVIDE JUDGMENT CONCERNING EQUIVALENCY OF PROPOSED SUBSTITUTES. CONTRACTOR SHALL NOT ORDER ANY LIGHT FIXTURES OR FIXTURES UNTIL FINAL APPROVAL HAS BEEN GIVEN IN WRITING FROM OWNER, ARCHITECT, ENGINEER.

SC LIGHTING FIXTURE CUT SHEET
NO SCALE

SA AND SB LIGHTING FIXTURE CUT SHEET
NO SCALE



SITE ILLUMINATION PLAN
SCALE: 1" = 40'-0"

- NOTES:**
1. VALUES INDICATE COMPUTER CALCULATED MAINTAINED ILLUMINATION LEVELS IN FOOTCANDLES USING A TOTAL MAINTENANCE FACTOR UTILIZED OF 0.80.
 2. FOOTCANDLE LEVELS SHOWN INDICATE CONTRIBUTIONS FROM NEW LUMINAIRES INSTALLED ON THIS DRAWING.

SIGNAGE NOTE:
ANY AND ALL EXTERIOR SIGNAGE FOR THE DEVELOPMENT SHALL COMPLY WITH TEXAS SIGNAGE REQUIREMENTS AND SHALL BE APPROVED AT A LATER DATE.

Vreeland Engineers Inc.
1107 Rutherford Ave.
Knoxville, TN 37921
615-571-4222
1-800-368-4788
vree@vengr.com

GEORGE ARMOUR EWART ARCHITECT
404 Hamilton Park Circle
Knoxville, TN 37918
865.661.7771
Fax: 865.629.7741
www.georgearmour.com

JOHNSON & GALYON

A NEW OFFICE BUILDING AT
CENTURY PARK 5
10010 INVESTMENT DRIVE
KNOXVILLE, TN 37932
FILES #12-A-24-TOB & #12-A-24-TOG



Site Illumination Plan, Schedule, Details
DATE: 25 NOV 2014
PROJECT NO.: 24052
PROJECT MGR.: STUART

SE1



- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> BUILDING PERMIT - NEW CONSTRUCTION | <input type="checkbox"/> REZONING | <input type="checkbox"/> ADMINISTRATIVE REVIEW |
| <input type="checkbox"/> BUILDING PERMIT - EXPANSION OR RENOVATION | <input type="checkbox"/> SIGNAGE | <input type="checkbox"/> BOARD REVIEW |
| <input type="checkbox"/> BUILDING PERMIT - GRADING PLAN | <input type="checkbox"/> ZONING VARIANCE | |

Stuart Anderson, AIA

PUBLISHED APPLICANT NAME - no individuals on behalf of -

28 October 2024	09 December 2024	12-A-24-TOB
DATE FILED	MEETING DATE (IF APPLICABLE)	FILE NUMBER

CORRESPONDENCE

Correspondence related to this application will be directed to the contact listed below.

- APPLICANT OWNER OPTION HOLDER SURVEYOR ENGINEER ARCHITECT/LANDSCAPE ARCHITECT ATTORNEY

Stuart Anderson, AIA	George Armour Ewart Architect		
NAME	COMPANY		
404 Bearden Park Circle	Knoxville	TN	37919
ADDRESS	CITY	STATE	ZIP
865-602-7771	sanderson@georgeewart.com		
PHONE	EMAIL		

CURRENT PROPERTY INFO

- MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

PELLISSIPPI DUTCHTOWN GENERAL PARTNERSHI	1225 E WEISGARBER RD STE 390	ncazana@ciprop.com
OWNER NAME - if different -	OWNER ADDRESS	OWNER PHONE/EMAIL
10010 INVESTMENT DR., KNOXVILLE, TN 37932		
PROPERTY ADDRESS		
118 17711	N	6.81
PARCEL ID(S)	PART OF PARCEL? (Y/N)	TRACT SIZE

STAFF USE ONLY

West side of Mabry Hood Rd, south of Dutchtown Rd	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY
	2nd
GENERAL LOCATION	DISTRICT
OP	MU-SD, NWCO-2
ZONING	LAND USE / PLACE TYPE
Northwest County	AgForVac
PLANNING SECTOR	EXISTING LAND USE

REQUEST

BUILDING PERMIT

- NEW CONSTRUCTION
 EXPANSION OR RENOVATION
 GRADING PLAN

- REZONING
 SIGNAGE
 ZONING VARIANCE

WAIVERS OR VARIANCES REQUESTED? (Y/N)

ADMINISTRATIVE REVIEW: LIGHTING LANDSCAPING PLAN

PLAN MATERIALS:

- DEVELOPMENT PLAN
 BUILDING ELEVATIONS
 FLOOR PLAN
 LANDSCAPE PLAN
 SIGNAGE PLAN
 OFF-STREET PARKING

OTHER:
SITE LIGHTING

RENOVATION OR EXPANSION

PLEASE PROVIDE A SUMMARY OF THE WORK TO BE PERFORMED:

General construction of a 3-story, 85,000 s.f. office building and associated site work.

REZONING

REZONE FROM: _____

TO: _____

SECTOR PLAN AMENDMENT FROM: _____

TO: _____

SIGNAGE

- YARD SIGN BUILDING SIGN OTHER SIGN
- AREA: _____ AREA: _____ AREA: _____
HEIGHT: _____ HEIGHT: _____ HEIGHT: _____
FINISH: _____ FINISH: _____ TYPE: _____

STAFF USE ONLY

<input type="checkbox"/> TTCDA Checklist	CODE	CODE	TOTAL
<input type="checkbox"/> Property Owners/Option Holders	FEE	FEE	
	1103		\$450.00

AUTHORIZATION

By signing below

You certify that you are the property owner and/or authorized representative.

 George Armour Ewart Architect 28 October 2024

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

865-602-7771

sanderson@georgeewart.com

PHONE NUMBER

EMAIL



Shelley Gray

10/28/2024, SG

STAFF SIGNATURE

PRINT NAME

DATE PAID