

Downtown Knoxville Design Overlay District Certificate of Appropriateness

Name of Applicant: Jesse Galbraith

Owner Contractor Architect Engineer Other _____

Date Filed: 2015-11-30 Application accepted by: Marc Payne

Fee Amount: 58.00 Review Date: 12/16/15 File Number: 12-C-15-DT

PRE-APPLICATION CONFERENCE		Date Completed: <u>2015-09-16</u>
<p style="text-align: center;">PROPERTY INFORMATION</p> <p>Building or Project Name: <u>Regas Square</u></p> <hr/> <p>Street Address: <u>depot ave 383 Depot Ave.</u></p> <p>Parcel Identification Number(s): <u>094EF02501</u> <u>094EF021, 094ef02001</u></p>	<p style="text-align: center;">PROJECT ARCHITECT/ENGINEER</p> <p>PLEASE PRINT Name: <u>Faris Eid</u></p> <p>Company: <u>Design Innovation Architects</u></p> <p>Address: <u>402 S Gay Street</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37902</u></p> <p>Telephone: <u>865.637.8540</u></p> <p>Fax: <u>865.544.3840</u></p> <p>E-mail: <u>feid@dia-arch.com</u></p>	
<p style="text-align: center;">PROPERTY OWNER</p> <p>PLEASE PRINT Name: <u>Regas Square LLC</u></p> <p>Company: _____</p> <p>Address: <u>10820 #ste 9 Kingston Pike</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37934</u></p> <p>Telephone: <u>865.389.8095</u></p> <p>Fax: <u>865.330.3543</u></p> <p>E-mail: <u>mhasbrouck2014@gmail.com</u></p>	<p style="text-align: center;">PROJECT CONTRACTOR</p> <p>PLEASE PRINT Name: _____</p> <p>Company: _____</p> <p>Address: _____</p> <p>City: _____ State: _____ Zip: _____</p> <p>Telephone: _____</p> <p>Fax: _____</p> <p>E-mail: _____</p>	
<p style="text-align: center;">ACCOMPANYING MATERIALS</p> <p>Please see the reverse side of this form for a list of information required as part of this application.</p>		
FOR OFFICE USE ONLY		
<p style="text-align: center;">PROJECT INFORMATION</p> <p>LEVEL 1: \$50</p> <p><input checked="" type="checkbox"/> Minor Alteration of an Existing Building/Structure</p> <p><input type="checkbox"/> Sign <u>Revision to Approval C&A</u></p> <p>LEVEL 2: \$100</p> <p><input type="checkbox"/> Major Alteration of an Existing Building/Structure</p> <p><input type="checkbox"/> Addition to an Existing Building/Structure</p> <p>LEVEL 3: \$250</p> <p><input checked="" type="checkbox"/> Construction of New Building/Structure</p>	<p style="text-align: center;">PROJECT CONTACT</p> <p>All application-related correspondence should be directed to:</p> <p>PLEASE PRINT Name: <u>Jesse Galbraith</u></p> <p>Company: <u>Design Innovation Architects</u></p> <p>Address: <u>402 S Gay Street</u></p> <p>City: <u>knoxville</u> State: <u>TN</u> Zip: <u>37902</u></p> <p>Telephone: <u>865.243.8447</u></p> <p>Fax: _____</p> <p>E-mail: <u>jgalbraith@dia-arch.com</u></p>	

NOTE: Payment is due at time of application. Please make check payable to Knoxville Knox County Metropolitan Planning Commission.



1

A2 VIEW FROM GAY STREET BRIDGE - 10' above bridge

PROJECT #:	14018
DATE:	2015/11/30
SHEET #:	A-010
SHEET NAME:	A2 GAY

DESIGN DEVELOPMENT PACKAGE FOR:

REGAS SQUARE
333 DEPOT AVE
KNOXVILLE, TN 37917

DIA
Design Innovation
ARCHITECTS + INTERIORS + PLANNING
402 S. Gay Street, Suite 201, Knoxville, TN 37902
ph 865.637.8540 or 865.291.2221 fx 865.544.3840
www.dia-arch.com



1

A2 CORNER VIEW

PROJECT #: 14018
DATE: 2015/11/11
SHEET #: A-011
SHEET NAME: A2 CORN

DESIGN DEVELOPMENT PACKAGE FOR:

REGAS SQUARE
333 DEPOT AVE
KNOXVILLE, TN 37917

DIA
Design Innovation
ARCHITECTS + INTERIORS + PLANNING
402 S. Gay Street, Suite 201, Knoxville, TN 37902
ph: 865.637.8540 or 865.291.2221 fx: 865.544.3840
www.dia-arch.com

N. GAY ST.

MAGNOLIA AVE.

WILLIAMS ST.

DEPOT AVE.

1 SITE PLAN

1/16" = 1'-0"

DIA
Design Innovation
 ARCHITECTS + INTERIORS + PLANNING
 402 S. Gay Street, Suite 201, Knoxville, TN 37902
 ph 865.637.8540 or 865.291.2221 fx 865.544.3840
 www.dia-arch.com

PRELIMINARY
 NOT FOR
 CONSTRUCTION

DESIGN DEVELOPMENT PACKAGE FOR:

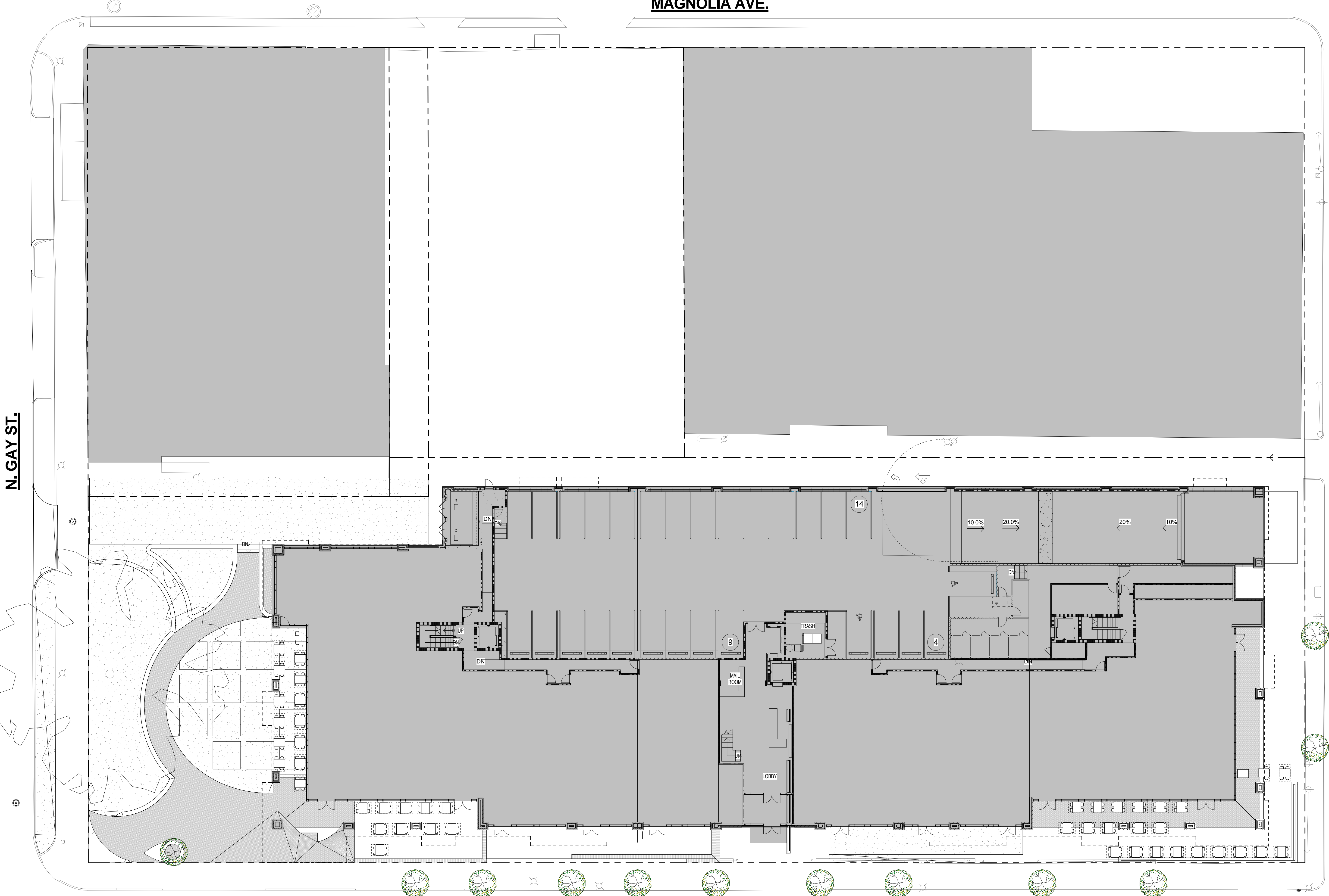
REGAS SQUARE
 333 DEPOT AVE
 KNOXVILLE, TN 37917

No.	Description	Date

This drawing is the property of DESIGN INNOVATIONS ARCHITECTS, INC. and is not to be reproduced or copied in whole or in part without authorization from DESIGN INNOVATIONS ARCHITECTS, INC. It is to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request. Do not scale drawings, without permission, take precedents. All drawings and designs shown on these drawings are copyright © of DESIGN INNOVATIONS ARCHITECTS, INC.

Sheet Title
**ARCHITECTURAL
 SITE PLAN**

Project Number 14018	Sheet Number AS101
Date 11/23/2015	



GENERAL NOTES - EXTERIOR ELEVATIONS

1. "C.J." INDICATES THE LOCATION OF A "CONTROL JOINT". "E.J." INDICATES THE LOCATION OF AN "EXPANSION JOINT". "B.E.J." INDICATES THE LOCATION OF A "BUILDING EXPANSION JOINT".
2. ALL MORTAR JOINTS TO BE CONCAVE UNLESS NOTED OTHERWISE.
3. RECESSED BRICK LOCATIONS TO BE SET BACK 7" FROM FACE OF BRICK VENEER WITH A "WEATHERED" MORTAR JOINT ON BOTH EXPOSED SIDE AND CAVITY SIDE.
4. WHERE BRICK VENEER IS ADJACENT AND PERPENDICULAR TO STOREFRONT SYSTEM, STOP RECESSED BRICK COURSE(S) AT EXTERIOR AND INTERIOR FACES OF STOREFRONT SYSTEM SO THAT THE FACE OF BRICK IS IN A SINGLE PLANE WHERE THE STOREFRONT SYSTEM INTERSECTS THE ADJACENT WALL.
5. ALL EXPOSED STEEL ANGLES AND STEEL PLATES WITHIN BRICK VENEER SHALL BE PAINTED TO MATCH BRICK VENEER.
6. ALL EXTERIOR STEEL SHALL BE FULLY AND COMPLETELY PAINTED WITH HIGH PERFORMANCE COATINGS PRIOR TO INSTALLATION.
7. COORDINATE ALL DEVICE ROUGH-INS TO CENTER IN FLUSH AREAS OF MASONRY. AVOIDING OVERLAPS WITH REVEALS, RECESSES, ETC. REFER TO PLANS, DETAILS, AND ENLARGED ELEVATIONS FOR SIZES AND DIMENSIONS.
8. REFER TO WINDOW ELEVATIONS ON SHEET A-602 FOR SIZES AND TYPE OF GLAZING SYSTEMS.
9. REFER TO DOOR SCHEDULE AND ELEVATIONS ON SHEETS A-601 AND A-602 FOR SIZES AND TYPE OF DOORS AND FRAMES.
10. ALL EXT. GLASS TO BE 1" INSULATED, TINTED GLASS, U.N.O.
11. SEE SHEET AG004 FOR TYPICAL MASONRY DETAILS.
12. BRICK COLOR - A, U.N.O.
13. MECH. EQUIP. NOT SHOWN IN ELEVATIONS. SEE MECHANICAL.

Keynotes - New Construction

#	Keypoint
1	16"X24" PRAIRIE STONE
2	8"X24" STONE WATER TABLE
3	4"X16" BRICK
4	STUCCO FINISH FASCIAS AND SOFFITS
5	12"X36" ZINC METAL PANEL
6	PARAPET W/ 12"X36" ZINC METAL PANEL & ZINC COPING
7	ZINC COPING
8	FACE BRICK - COLOR 'A'
9	BRICK REVEAL - COLOR 'A'
10	BALCONY COVER - 12"X36" ZINC METAL PANEL
11	12"X24" PRECAST BANDING
12	FACE BRICK - COLOR 'B'
13	BRICK REVEAL - COLOR 'C'
14	12"X24" PRECAST PRAIRIE STONE CAP
15	CARL STAHL X-TEND FLEXIBLE STAINLESS STEEL MESH
16	BRICK SOLDIER COURSE
17	GLASS OR PAINTED STEEL RAILS
18	BALCONY FACE - 12"X36" ZINC METAL PANEL
19	RECESSED FLUSH MOUNTED FROSTED GLASS LIGHT FIXTURES
20	CURTAIN WALL SYSTEM, TYP
21	MULTIPLE TENANT FLUSH WALL AND PROJECTING BLADE SIGNS - QUANTITY, LOCATION AND DESIGN T.B.D. PER TENANT NEEDS (TYP.)
22	ALUMINUM WINDOWS

EXTERIOR MATERIAL LEGEND

- 16"X24" PRAIRIE STONE
- 4"X16" BRICK
- 8"X24" STONE WATER TABLE
- FACE BRICK - SEE A203-A209 FOR COLOR
- BRICK SOLDIER COURSE
- BRICK BANDING
- 12"X24" PRECAST BANDING
- 12"X36" ZINC METAL PANEL
- DIRECT APPLIED FINISH SYSTEM OVER CEMENT BOARD



FLOOR	ELEVATION
PENTHOUSE	993' - 8"
ROOF	989' - 0"
6TH FLOOR	977' - 0"
5TH FLOOR	965' - 0"
4TH FLOOR	953' - 0"
3RD FLOOR	941' - 0"
2ND FLOOR	929' - 0"

DESIGN DEVELOPMENT PACKAGE FOR:
REGAS SQUARE
 333 DEPOT AVE
 KNOXVILLE, TN 37917

No.	Description	Date

This drawing is the property of DESIGN INNOVATIONS ARCHITECTS, INC. and is not to be reproduced or copied in whole or in part without authorization from DESIGN INNOVATIONS ARCHITECTS, INC. It is to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request. Do not scale drawings, unless otherwise indicated. All drawings and designs shown on these drawings are copyright © of DESIGN INNOVATIONS ARCHITECTS, INC.

Sheet Title
WEST ELEVATION

Project Number 14018	Sheet Number A-203
Date 05/21/15	

DIA
Design Innovation
 ARCHITECTS + INTERIORS + PLANNING
 402 S. Gay Street, Suite 201, Knoxville, TN 37902
 ph 865.637.8540 or 865.291.2221 fx 865.544.3840
 www.dia-arch.com

PRELIMINARY
 NOT FOR
 CONSTRUCTION

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

11/30/2015 8:50:10 AM

11/30/2015 8:50:24 AM

GENERAL NOTES - EXTERIOR ELEVATIONS

1. 'C,J' INDICATES THE LOCATION OF A 'CONTROL JOINT'. 'E,J' INDICATES THE LOCATION OF AN 'EXPANSION JOINT'. 'B,E,J' INDICATES THE LOCATION OF A 'BUILDING EXPANSION JOINT'.
2. ALL MORTAR JOINTS TO BE CONCAVE UNLESS NOTED OTHERWISE.
3. RECESSED BRICK LOCATIONS TO BE SET BACK 7" FROM FACE OF BRICK VENEER WITH A 'WEATHERED' MORTAR JOINT ON BOTH EXPOSED SIDE AND CAVITY SIDE.
4. WHERE BRICK VENEER IS ADJACENT AND PERPENDICULAR TO STOREFRONT SYSTEM, STOP RECESSED BRICK COURSE(S) AT EXTERIOR AND INTERIOR FACES OF STOREFRONT SYSTEM SO THAT THE FACE OF BRICK IS IN A SINGLE PLANE WHERE THE STOREFRONT SYSTEM INTERSECTS THE ADJACENT WALL.
5. ALL EXPOSED STEEL ANGLES AND STEEL PLATES WITHIN BRICK VENEER SHALL BE PAINTED TO MATCH BRICK VENEER.
6. ALL EXTERIOR STEEL SHALL BE FULLY AND COMPLETELY PAINTED WITH HIGH PERFORMANCE COATINGS PRIOR TO INSTALLATION.
7. COORDINATE ALL DEVICE ROUGH-INS TO CENTER IN FLUSH AREAS OF MASONRY, AVOIDING OVERLAPS WITH REVEALS, RECESSES, ETC. A REFER TO PLANS, DETAILS, AND ENLARGED ELEVATIONS FOR SIZES AND DIMENSIONS.
8. REFER TO WINDOW ELEVATIONS ON SHEET A-602 FOR SIZES AND TYPE OF GLAZING SYSTEMS.
9. REFER TO DOOR SCHEDULE AND ELEVATIONS ON SHEETS A-601 AND A-602 FOR SIZES AND TYPE OF DOORS AND FRAMES.
10. ALL EXT. GLASS TO BE 1" INSULATED, TINTED GLASS, U.N.O.
11. SEE SHEET AG004 FOR TYPICAL MASONRY DETAILS.
12. BRICK COLOR - A, U.N.O.
13. MECH. EQUIP. NOT SHOWN IN ELEVATIONS. SEE MECHANICAL.

EXTERIOR MATERIAL LEGEND

	16'X24' PRAIRIE STONE
	4'X16' BRICK
	8'X24' STONE WATER TABLE
	FACE BRICK - SEE A203-A209 FOR COLOR
	BRICK SOLDIER COURSE
	BRICK BANDING
	12'X24' PRECAST BANDING
	12'X36' ZINC METAL PANEL
	DIRECT APPLIED FINISH SYSTEM OVER CEMENT BOARD

Keynotes - New Construction

#	Keynote
1	16'X24' PRAIRIE STONE
2	8'X24' STONE WATER TABLE
3	4'X16' BRICK
4	STUCCO FINISH FASCIAS AND SOFFITS
5	12'X36' ZINC METAL PANEL
6	PARAPET W/ 12'X36' ZINC METAL PANEL & ZINC COPING
7	ZINC COPING
8	FACE BRICK - COLOR 'A'
9	BRICK REVEAL - COLOR 'A'
10	BALCONY COVER - 12'X36' ZINC METAL PANEL
11	12'X24' PRECAST BANDING
12	FACE BRICK - COLOR 'B'
13	BRICK REVEAL - COLOR 'C'
14	12'X24' PRECAST PRAIRIE STONE CAP
15	CARL STAHL X-TEND FLEXIBLE STAINLESS STEEL MESH
16	BRICK SOLDIER COURSE
17	GLASS OR PAINTED STEEL RAILS
18	BALCONY FACE - 12'X36' ZINC METAL PANEL
19	RECESSED FLUSH MOUNTED FROSTED GLASS LIGHT FIXTURES
20	CURTAIN WALL SYSTEM, TYP.
21	MULTIPLE TENANT FLUSH WALL AND PROJECTING BLADE SIGNS - QUANTITY, LOCATION AND DESIGN T.B.D. PER TENANT NEEDS (TYP.)
22	ALUMINUM WINDOWS

PRELIMINARY
NOT FOR
CONSTRUCTION

DESIGN DEVELOPMENT PACKAGE FOR:

REGAS SQUARE
333 DEPOT AVE
KNOXVILLE, TN 37917

No.	Description	Date

This drawing is the property of DESIGN INNOVATIONS ARCHITECTS, INC. and is not to be reproduced or copied in whole or in part without authorization from DESIGN INNOVATIONS ARCHITECTS, INC. It is to be used only for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request. Do not scale drawings, unless otherwise indicated. All drawings and designs shown on these drawings are copyright © of DESIGN INNOVATIONS ARCHITECTS, INC.

Sheet Title
SOUTH ELEVATION - WEST

Project Number	Sheet Number
14018	A-204
Date	09/16/2015



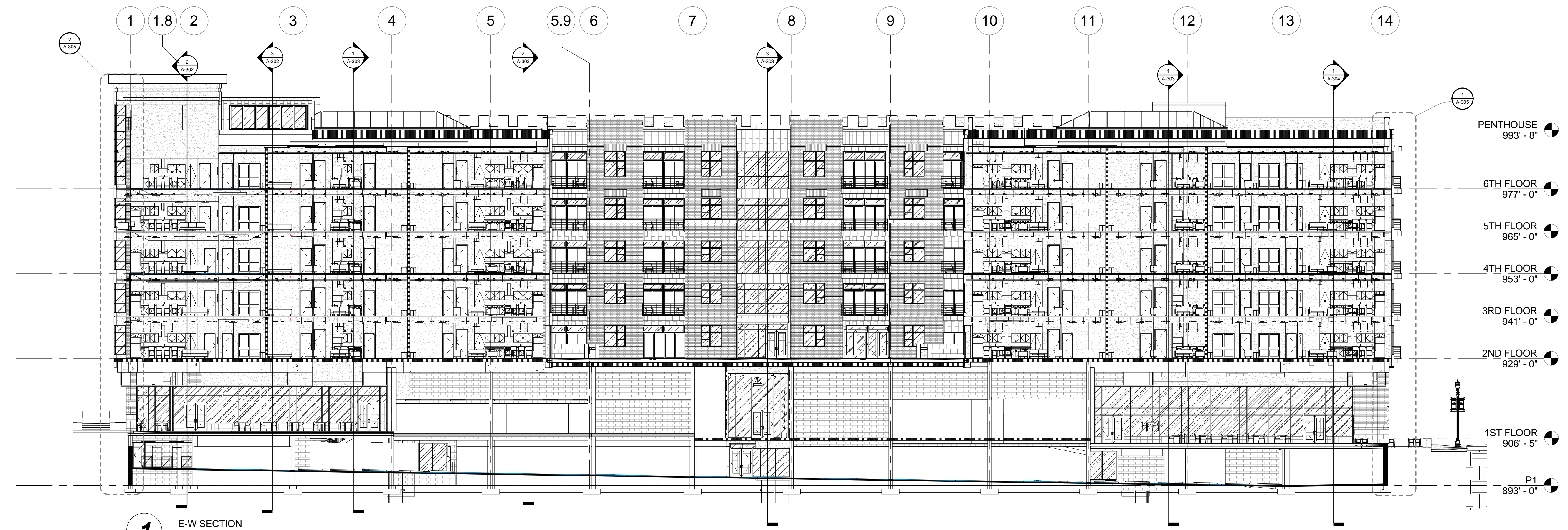
1 SOUTH ELEVATION - WEST
1/8" = 1'-0"

PRELIMINARY
 NOT FOR
 CONSTRUCTION

DESIGN DEVELOPMENT PACKAGE FOR:
REGAS SQUARE
 333 DEPOT AVE
 KNOXVILLE, TN 37917



2 E-W SECTION
 1/16" = 1'-0"



1 E-W SECTION
 1/16" = 1'-0"

- PENTHOUSE 993' - 8"
- ROOF 989' - 0"
- 6TH FLOOR 977' - 0"
- 5TH FLOOR 965' - 0"
- 4TH FLOOR 953' - 0"
- 3RD FLOOR 941' - 0"
- 2ND FLOOR 929' - 0"
- 1ST FLOOR 906' - 5"
- P1 893' - 0"

- PENTHOUSE 993' - 8"
- 6TH FLOOR 977' - 0"
- 5TH FLOOR 965' - 0"
- 4TH FLOOR 953' - 0"
- 3RD FLOOR 941' - 0"
- 2ND FLOOR 929' - 0"
- 1ST FLOOR 906' - 5"
- P1 893' - 0"

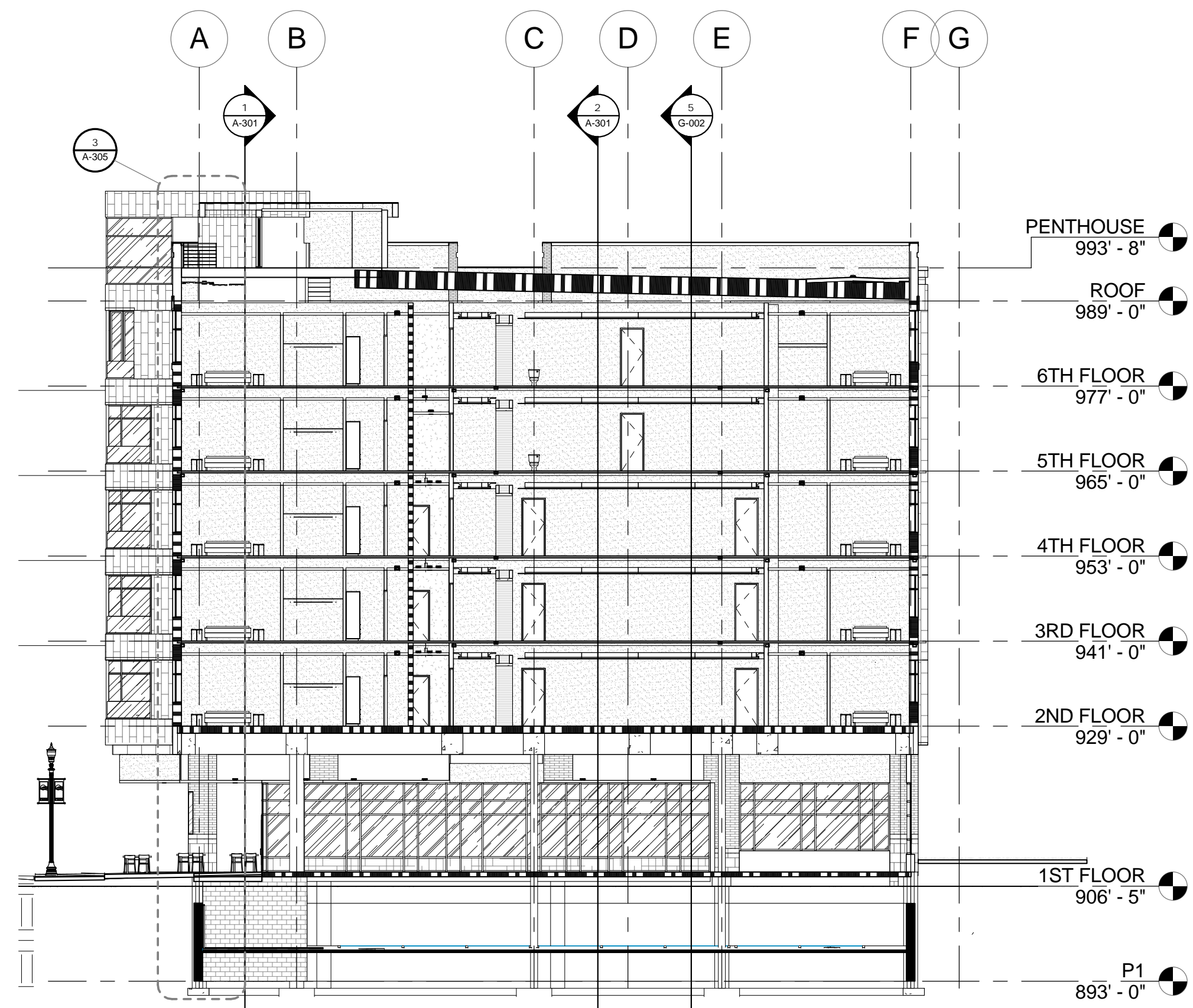
No.	Description	Date

This drawing is the property of DESIGN INNOVATIONS ARCHITECTS, INC. and is not to be reproduced or copied in whole or in part without authorization from DESIGN INNOVATIONS ARCHITECTS, INC. It is to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request. Do not scale drawings, unless otherwise indicated. All drawings and figures shown on these drawings are copyright © of DESIGN INNOVATIONS ARCHITECTS, INC.

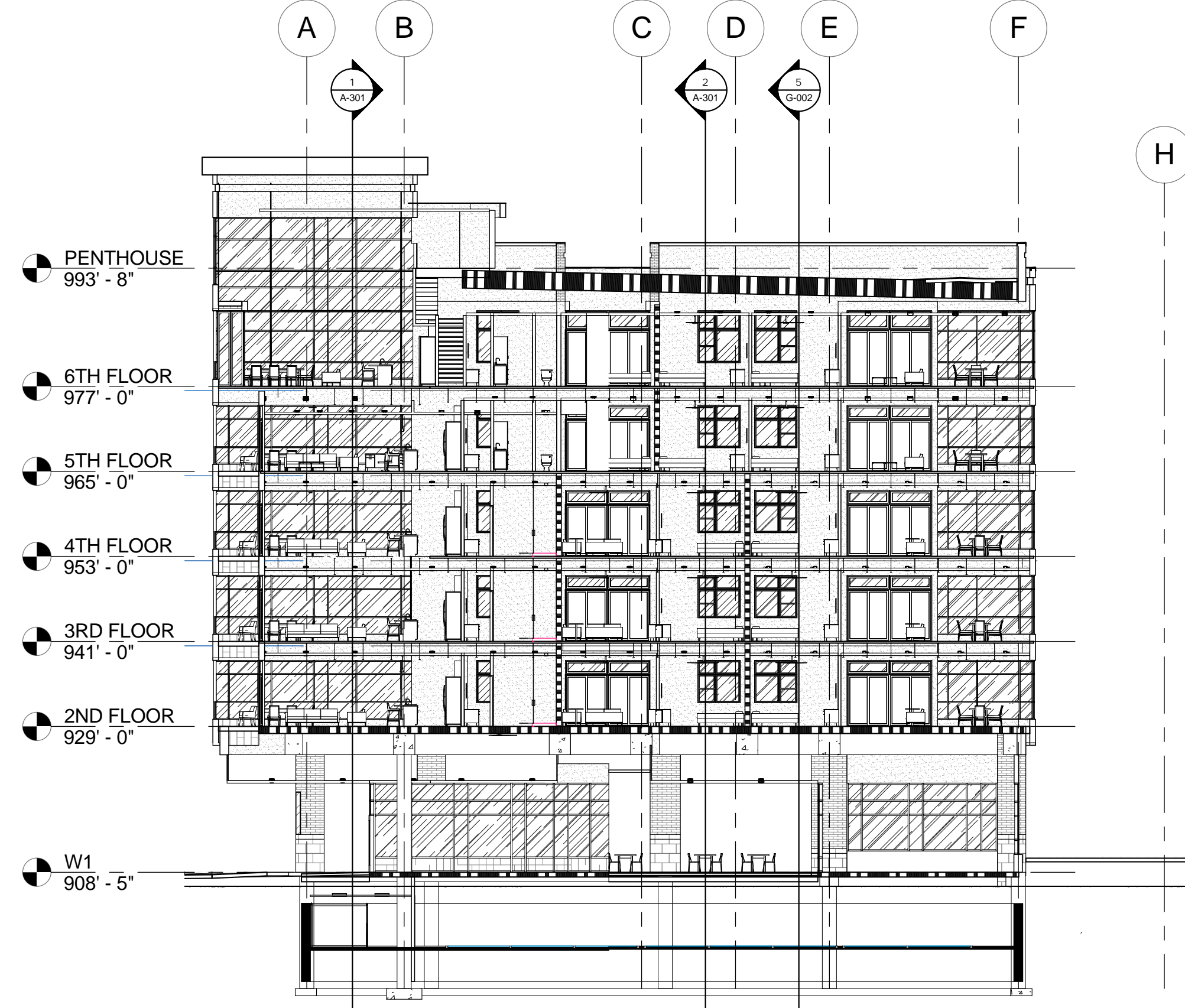
Sheet Title
BUILDING SECTIONS

Project Number 14018	Sheet Number A-301
Date 09/16/2015	

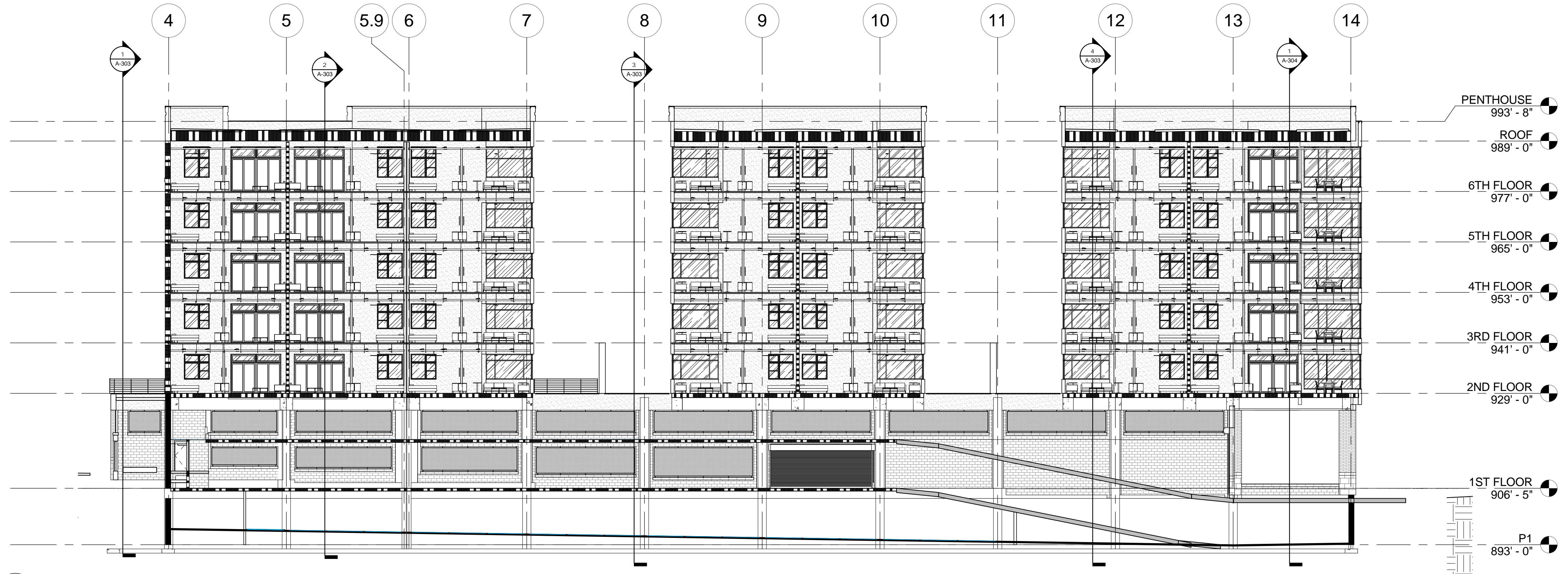
11/30/2015 8:53:25 AM



3 N-S SECTION
1/16" = 1'-0"



2 N-S SECTION
1/16" = 1'-0"



1 E-W SECTION
1/16" = 1'-0"

DIA
Design Innovation
ARCHITECTS + INTERIORS + PLANNING
402 S. Gay Street, Suite 201, Knoxville, TN 37902
ph 865.637.8540 or 865.291.2221 fx 865.544.3840
www.dia-arch.com

PRELIMINARY
NOT FOR
CONSTRUCTION

DESIGN DEVELOPMENT PACKAGE FOR:

REGAS SQUARE
333 DEPOT AVE
KNOXVILLE, TN 37917

No.	Description	Date

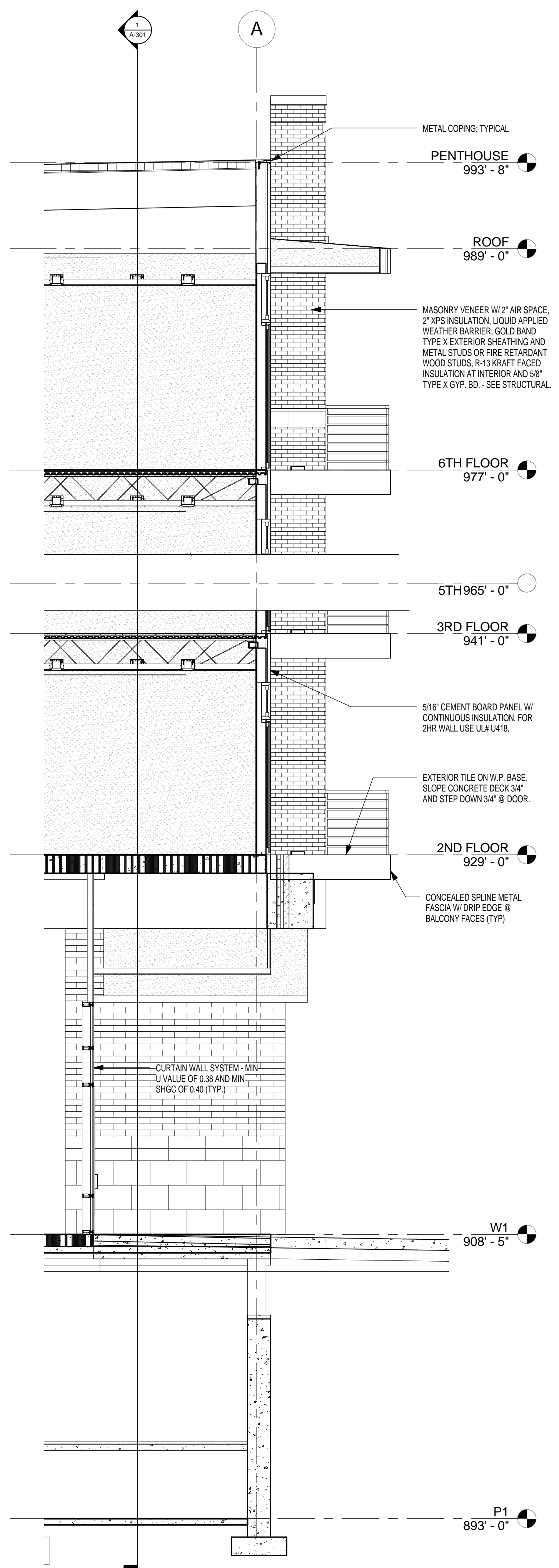
This drawing is the property of DESIGN INNOVATIONS ARCHITECTS, INC. and is to be reproduced or copied in whole or in part without authorization from DESIGN INNOVATIONS ARCHITECTS, INC. It is to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request. Do not scale drawings, without dimensions take procedures. All drawings and designs shown on these drawings are copyright © of DESIGN INNOVATIONS ARCHITECTS, INC.

Sheet Title
BUILDING SECTIONS

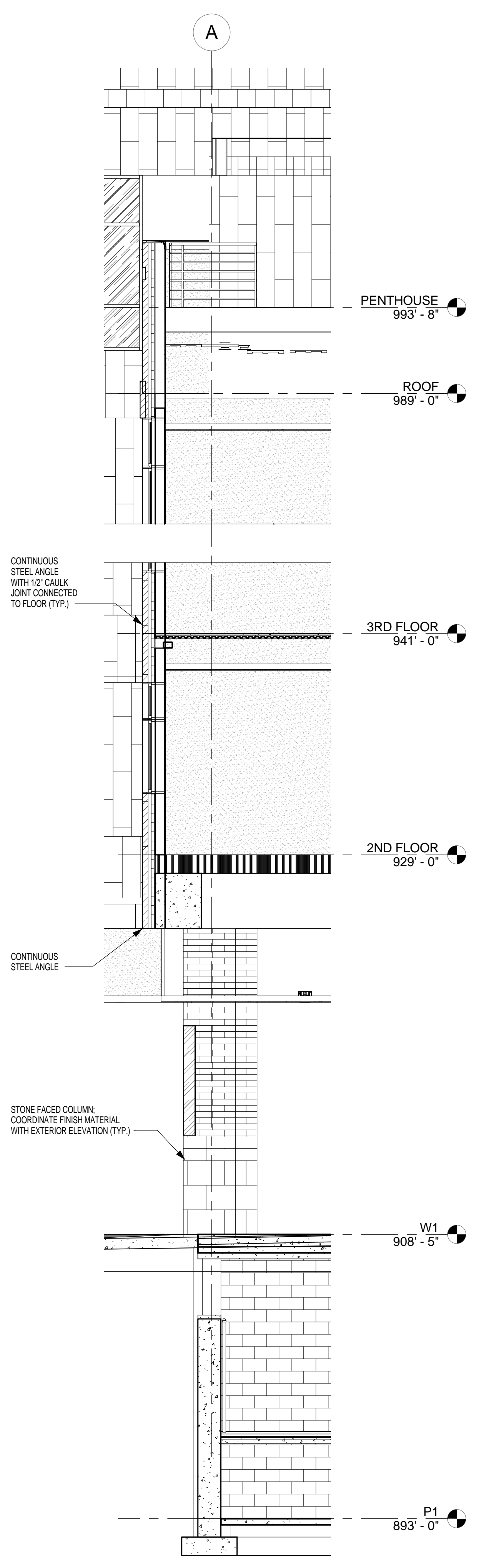
Project Number 14018	Sheet Number A-302
Date 09/16/2015	

11/30/2015 8:54:56 AM

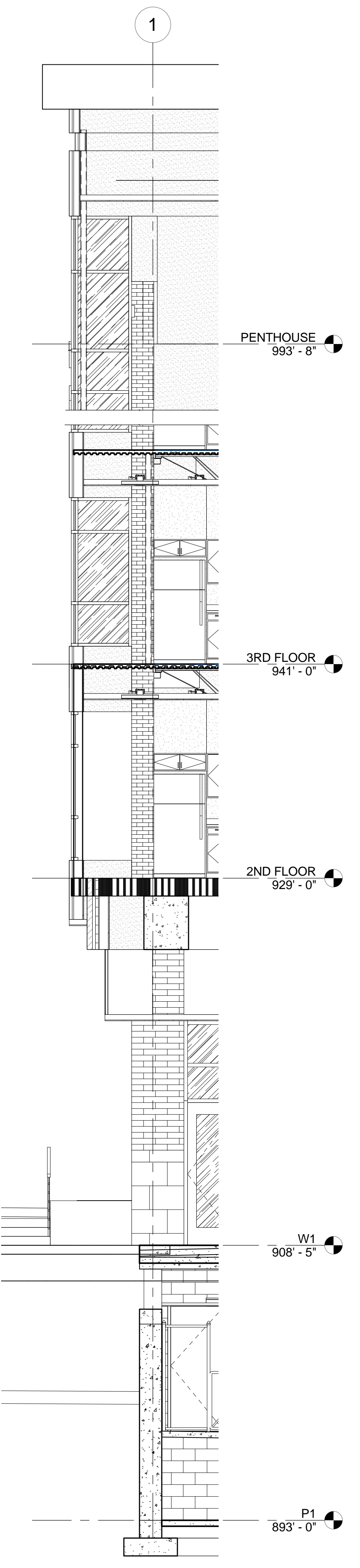
- GENERAL NOTES - WALL SECTIONS**
- FIRE RATED EXTERIOR METAL STUD WALLS:**
 - 1HR RATED EXTERIOR METAL STUD WALLS TO BE UL# U418.
 - 1HR RATED TO HAVE (2) LAYERS, 1/2" GYP. BD INTERIOR SIDE.
 - 2HR RATED TO HAVE (3) LAYERS, 1/2" GYP. BD.
 - FIRE RATED EXTERIOR WOOD WALLS:**
 - 2HR FIRE RATED EXTERIOR WOOD STUD WALLS TO BE UL# U356.
 - 1HR RATED EXTERIOR WOOD WALLS TO BE UL# U356.
 - FOR 2HR WD WALLS ADD (1)LAYER 5/8" TYP X GYPSUM BD (UL# U302)
 - IF SMARTCI (<http://smartcisystems.com/>) ENGINEERED INSULATION SYSTEM IS USED ELIMINATE LIQUID APPLIED WEATHER BARRIER. PRICING THIS SYSTEM SHOULD CONSIDER LABOR COST NOT JUST MATERIAL COST.
 - COORDINATE EXTERIOR FINISH MATERIALS WITH EXTERIOR ELEVATIONS.



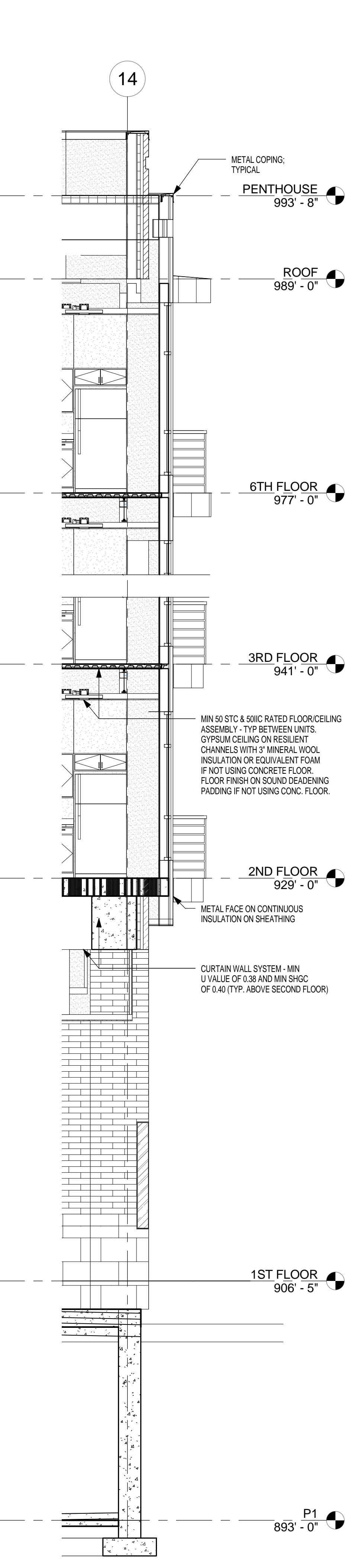
4 WALL SECTION
1/4" = 1'-0"



3 WALL SECTION
1/4" = 1'-0"



2 WALL SECTION
1/4" = 1'-0"



1 WALL SECTION
1/4" = 1'-0"

DIA
Design Innovation
ARCHITECTS + INTERIORS + PLANNING
402 S. Gay Street, Suite 201, Knoxville, TN 37902
ph 865.637.8540 or 865.291.2221 fx 865.544.3840
www.dia-arch.com

PRELIMINARY
NOT FOR
CONSTRUCTION

DESIGN DEVELOPMENT PACKAGE FOR:
REGAS SQUARE
333 DEPOT AVE
KNOXVILLE, TN 37917

No.	Description	Date

This drawing is the property of DESIGN INNOVATIONS ARCHITECTS, INC. and is to be reproduced or copied in whole or in part without authorization from DESIGN INNOVATIONS ARCHITECTS, INC. It is to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request. Do not scale drawings, without dimensions take precedence. All drawings and designs shown on these drawings are copyright © of DESIGN INNOVATIONS ARCHITECTS, INC.

Sheet Title
WALL SECTIONS

Project Number 14018	Sheet Number A-305
Date 11/20/15	

Legend:

	Landscape Area See Sheets L103 & L201 for plans and details		Pervious Pavers Color: Light Grey See Civil plans for details		Pervious Pavers Color: Dark Grey See Civil plans for details		Pervious Pavers Color: to match bldg columns See Civil plans for details		Concrete Sidewalk See Civil plans for details		Removable Bollard See sheet L200 for details		Light Pole See sheet Electrical plans for details		Bike Rack See sheet L200 for details
--	--	--	---	--	--	--	--	--	--	--	---	--	--	--	---

Sheet Index:

L100	Site Layout and Materials Plan
L101	Plaza Enlargement
L102	Courtyard Layout and Materials Plan
L103	Site Planting Plan
L104	Courtyard Planting Plan, Details, Notes & Plant Schedule
L200	Site Hardscape Details
L201	Site Planting Details, Notes and Plant Schedule

Materials Notes:

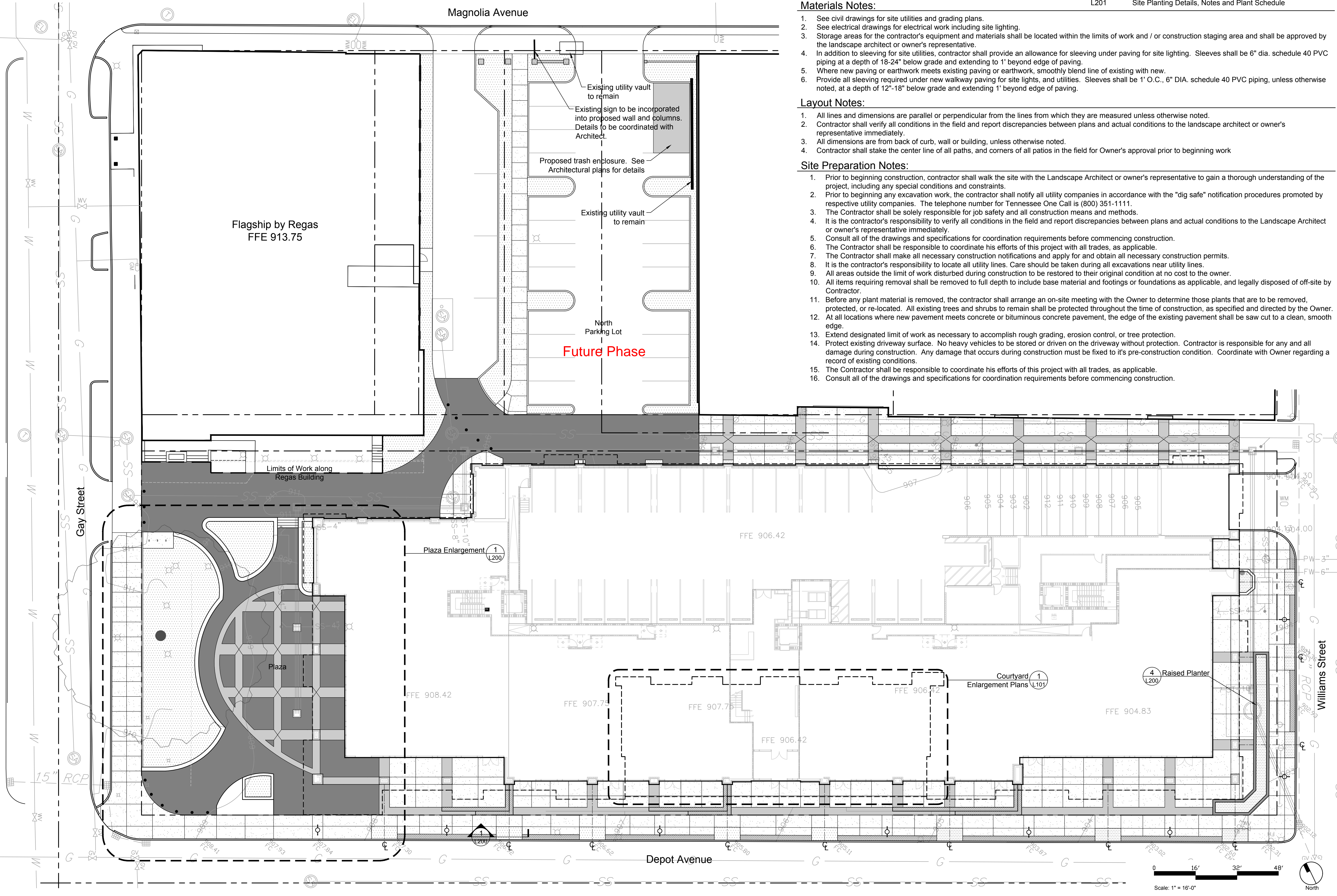
- See civil drawings for site utilities and grading plans.
- See electrical drawings for electrical work including site lighting.
- Storage areas for the contractor's equipment and materials shall be located within the limits of work and / or construction staging area and shall be approved by the landscape architect or owner's representative.
- In addition to sleeving for site utilities, contractor shall provide an allowance for sleeving under paving for site lighting. Sleeves shall be 6" dia. schedule 40 PVC piping at a depth of 18-24" below grade and extending to 1' beyond edge of paving.
- Where new paving or earthwork meets existing paving or earthwork, smoothly blend line of existing with new.
- Provide all sleeving required under new walkway paving for site lights, and utilities. Sleeves shall be 1" O.C., 6" DIA. schedule 40 PVC piping, unless otherwise noted, at a depth of 12"-18" below grade and extending 1' beyond edge of paving.

Layout Notes:

- All lines and dimensions are parallel or perpendicular from the lines from which they are measured unless otherwise noted.
- Contractor shall verify all conditions in the field and report discrepancies between plans and actual conditions to the landscape architect or owner's representative immediately.
- All dimensions are from back of curb, wall or building, unless otherwise noted.
- Contractor shall stake the center line of all paths, and corners of all patios in the field for Owner's approval prior to beginning work.

Site Preparation Notes:

- Prior to beginning construction, contractor shall walk the site with the Landscape Architect or owner's representative to gain a thorough understanding of the project, including any special conditions and constraints.
- Prior to beginning any excavation work, the contractor shall notify all utility companies in accordance with the "dig safe" notification procedures promoted by respective utility companies. The telephone number for Tennessee One Call is (800) 351-1111.
- The Contractor shall be solely responsible for job safety and all construction means and methods.
- It is the contractor's responsibility to verify all conditions in the field and report discrepancies between plans and actual conditions to the Landscape Architect or owner's representative immediately.
- Consult all of the drawings and specifications for coordination requirements before commencing construction.
- The Contractor shall be responsible to coordinate his efforts of this project with all trades, as applicable.
- The Contractor shall make all necessary construction notifications and apply for and obtain all necessary construction permits.
- It is the contractor's responsibility to locate all utility lines. Care should be taken during all excavations near utility lines.
- All areas outside the limit of work disturbed during construction to be restored to their original condition at no cost to the owner.
- All items requiring removal shall be removed to full depth to include base material and footings or foundations as applicable, and legally disposed of off-site by Contractor.
- Before any plant material is removed, the contractor shall arrange an on-site meeting with the Owner to determine those plants that are to be removed, protected, or re-located. All existing trees and shrubs to remain shall be protected throughout the time of construction, as specified and directed by the Owner.
- At all locations where new pavement meets concrete or bituminous concrete pavement, the edge of the existing pavement shall be saw cut to a clean, smooth edge.
- Extend designated limit of work as necessary to accomplish rough grading, erosion control, or tree protection.
- Protect existing driveway surface. No heavy vehicles to be stored or driven on the driveway without protection. Contractor is responsible for any and all damage during construction. Any damage that occurs during construction must be fixed to it's pre-construction condition. Coordinate with Owner regarding a record of existing conditions.
- The Contractor shall be responsible to coordinate his efforts of this project with all trades, as applicable.
- Consult all of the drawings and specifications for coordination requirements before commencing construction.



DIA
Design Innovation
ARCHITECTS + INTERIORS + PLANNING
402 S. Gay Street, Suite 201, Knoxville, TN 37902
ph 865.637.8540 or 865.291.2221 fx 865.544.3840
www.dia-arch.com

**100% DD
Check Set
NOT FOR
CONSTRUCTION**

SCHEMATIC DESIGN FOR:
REGAS SQUARE
333 DEPOT AVE
KNOXVILLE, TN 37917

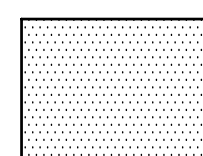


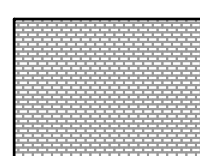
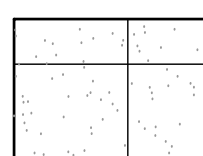
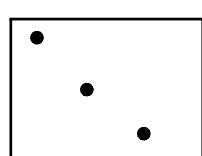
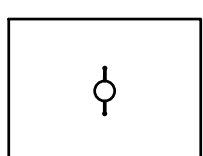

hedstrom design landscape architecture
info@hedstromdesign.com 110 West Magnolia Ave.
www.hedstromdesign.com Knoxville, TN 37917
865.329.0012 office

This drawing is the property of DESIGN INNOVATIONS ARCHITECTS, INC. and is not to be reproduced or copied in whole or in part without authorization from DESIGN INNOVATIONS ARCHITECTS, INC. It is to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request. Do not scale drawings, unless dimensions state otherwise. All drawings and designs shown on these drawings are copyright © of DESIGN INNOVATIONS ARCHITECTS, INC.

Sheet Title
Site Layout and Materials Plan

Project Number 14018	Sheet Number L100
Date 11/20/15	

Legend:

-  Landscape Area
See Sheets L103 & L201 for plans and details
-  Pervious Pavers
Color: Light Grey
See Civil plans for details
-  Pervious Pavers
Color: Dark Grey
See Civil plans for details
-  Pervious Pavers
Color: to match bldg columns
See Civil plans for details
-  Concrete Sidewalk
See Civil plans for details
-  Removable Bollard
See sheet L200 for details
-  Light Pole
See sheet Electrical plans for details
-  Bike Rack
See sheet L200 for details

Sheet Index:

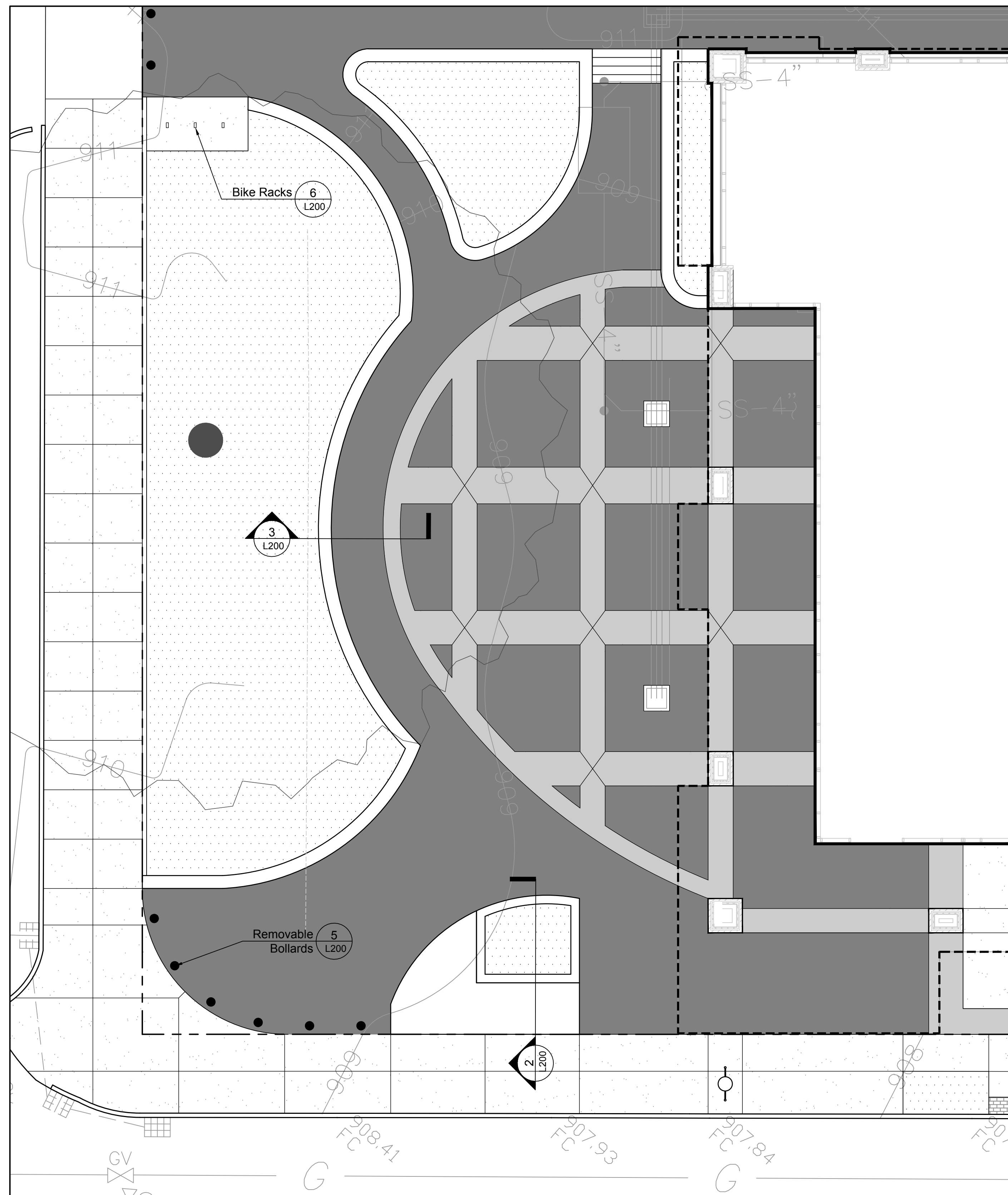
- L100 Site Layout and Materials Plan
- L101 Plaza Enlargement
- L102 Courtyard Layout and Materials Plan
- L103 Site Planting Plan
- L104 Courtyard Planting Plan, Details, Notes & Plant Schedule
- L200 Site Hardscape Details
- L201 Site Planting Details, Notes and Plant Schedule

Materials Notes:

1. See civil drawings for site utilities and grading plans.
2. See electrical drawings for electrical work including site lighting.
3. Storage areas for the contractor's equipment and materials shall be located within the limits of work and / or construction staging area and shall be approved by the landscape architect or owner's representative.
4. In addition to sleeving for site utilities, contractor shall provide an allowance for sleeving under paving for site lighting. Sleeves shall be 6" dia. schedule 40 PVC piping at a depth of 18"-24" below grade and extending to 1' beyond edge of paving.
5. Where new paving or earthwork meets existing paving or earthwork, smoothly blend line of existing with new.
7. Provide all sleeving required under new walkway paving for site lights, and utilities. Sleeves shall be 1" O.C., 6" DIA. schedule 40 PVC piping, unless otherwise noted, at a depth of 12"-18" below grade and extending 1' beyond edge of paving.

Layout Notes:

1. All lines and dimensions are parallel or perpendicular from the lines from which they are measured unless otherwise noted.
2. Contractor shall verify all conditions in the field and report discrepancies between plans and actual conditions to the landscape architect or owner's representative immediately.
3. All dimensions are from back of curb, wall or building, unless otherwise noted.
4. Contractor shall stake the center line of all paths, and corners of all patios in the field for Owner's approval prior to beginning work



1 Plaza Enlargement Plan
Scale: 1" = 8'-0"
0 8' 16' 24'
North

DIA
Design Innovation
ARCHITECTS + INTERIORS + PLANNING
402 S. Gay Street, Suite 201, Knoxville, TN 37902
ph 865.637.8540 or 865.291.2221 fx 865.544.3840
www.dia-arch.com

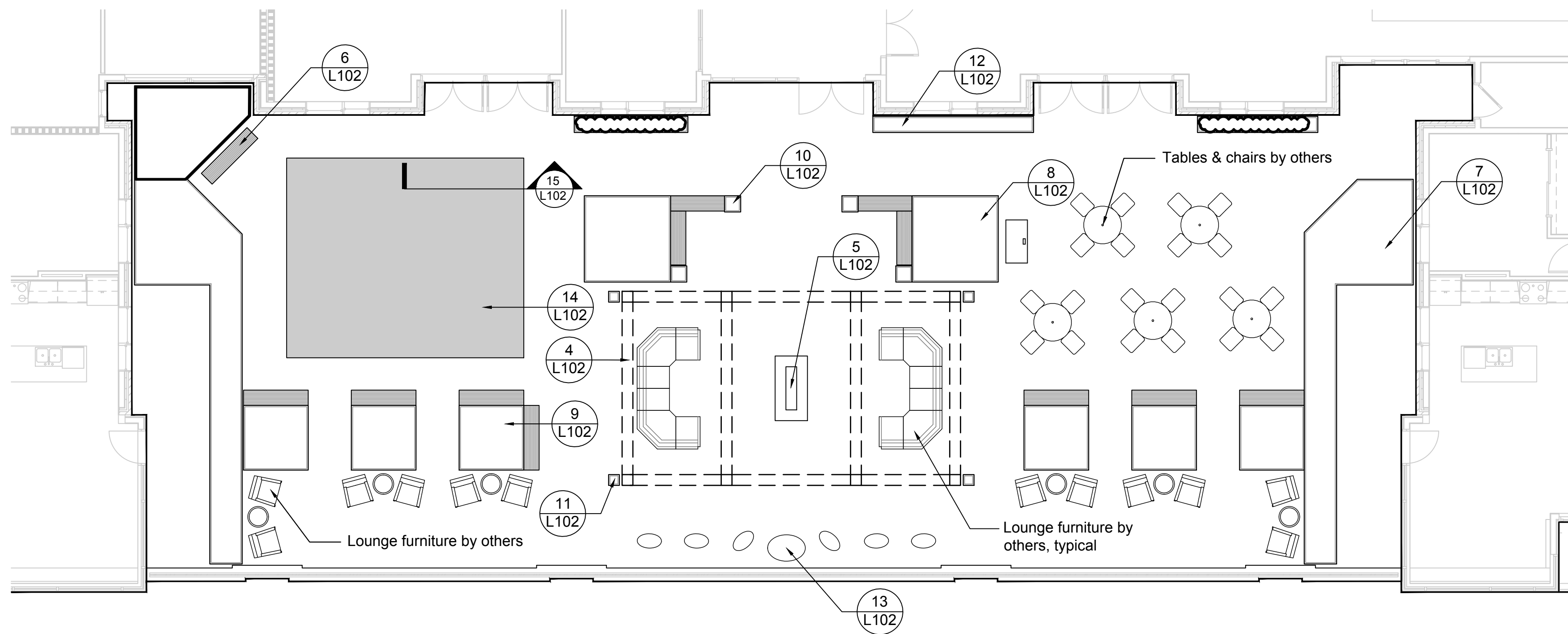
100% DD
Check Set
NOT FOR
CONSTRUCTION

SCHEMATIC DESIGN FOR:
REGAS SQUARE
333 DEPOT AVE
KNOXVILLE, TN 37917

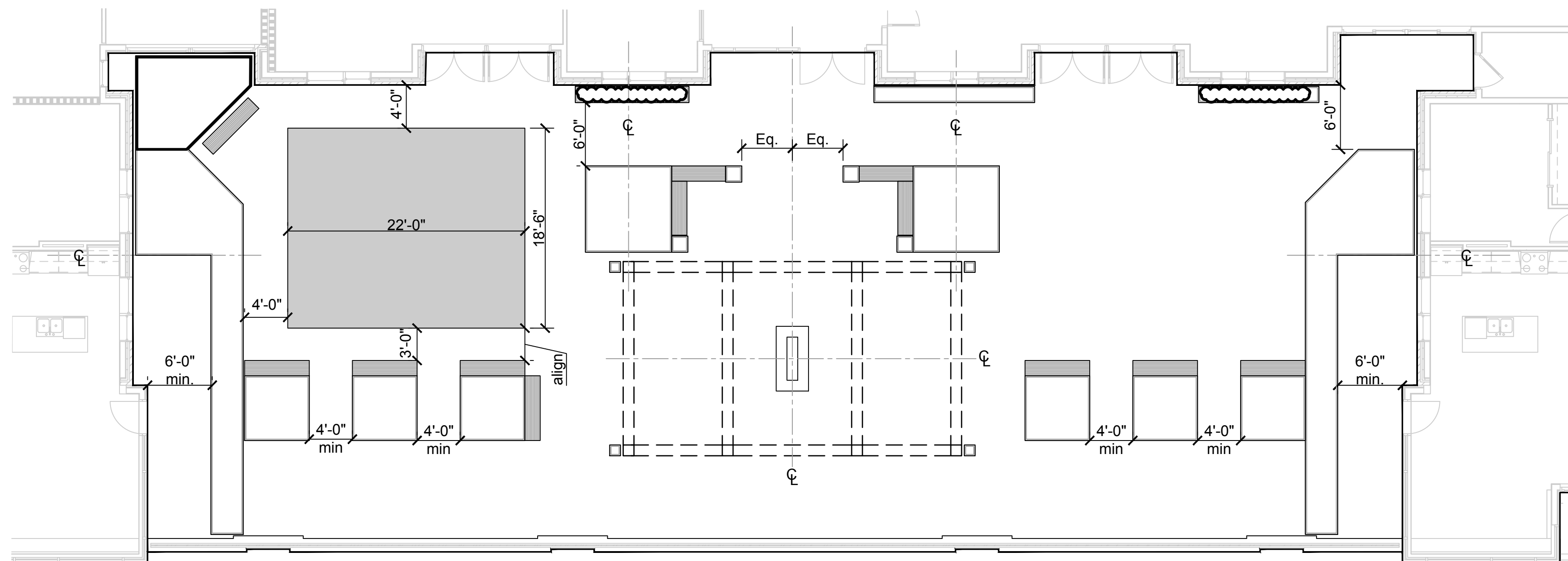
hedstrom design
landscape architecture
info@hedstromdesign.com 110 West Magnolia Ave.
www.hedstromdesign.com Knoxville, TN 37917
865.329.0012 office

This drawing is the property of DESIGN INNOVATIONS ARCHITECTS, INC. and is not to be reproduced or copied in whole or in part without authorization from DESIGN INNOVATIONS ARCHITECTS, INC. It is to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request. Do not scale drawings, written dimensions take precedence. All drawings and designs shown on these drawings are copyright © of DESIGN INNOVATIONS ARCHITECTS, INC.

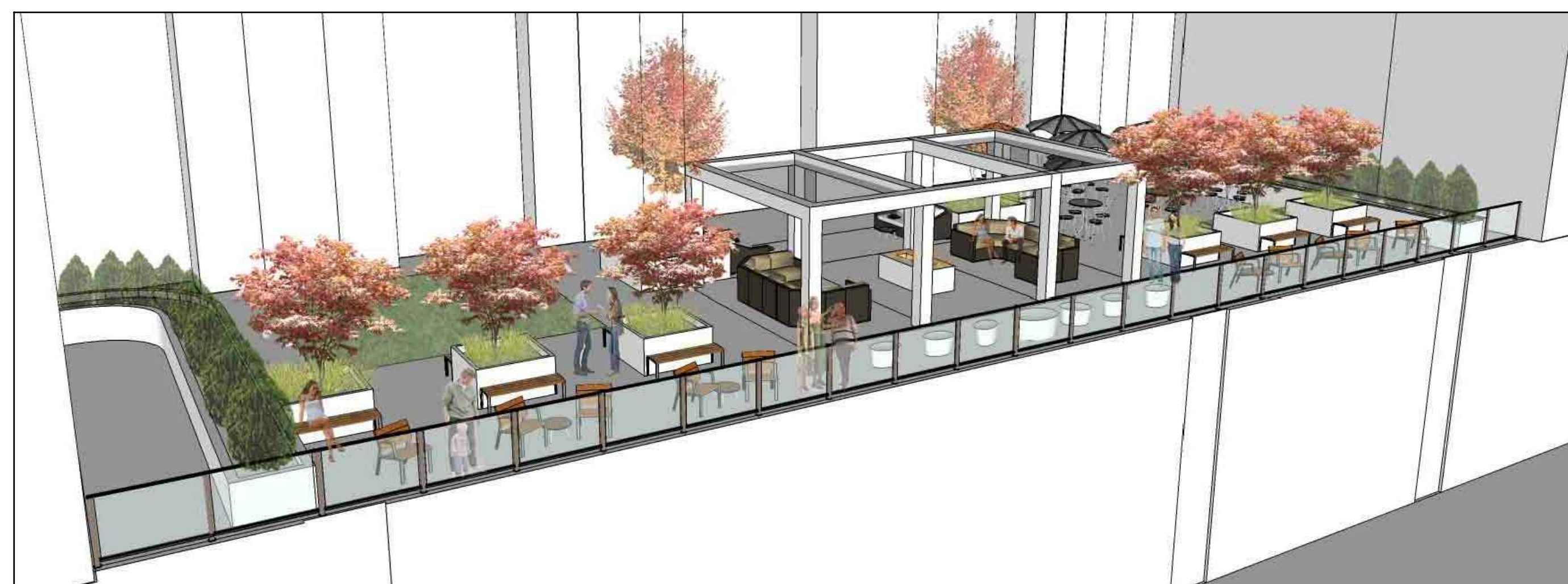
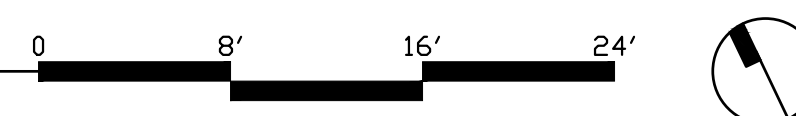
Sheet Title	
Plaza Enlargement	
Project Number	Sheet Number
14018	L101
Date	
11/20/15	



1 Courtyard Materials Plan
Scale: 1" = 8'-0"



2 Courtyard Layout Plan
Scale: 1" = 8'-0"



3 Courtyard Perspective View
Scale: NTS



4 Detail: Arbor
Scale: NTS

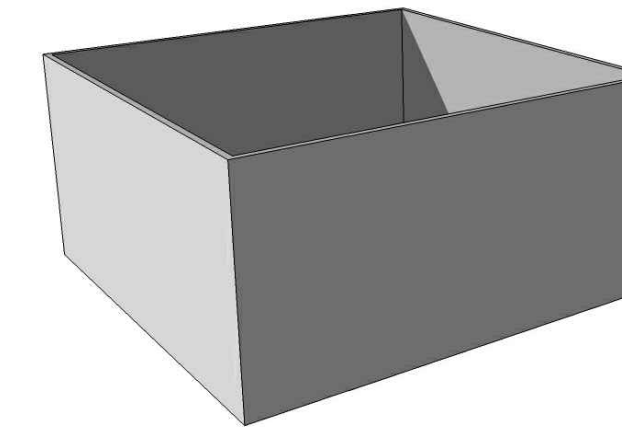


Backless Bench

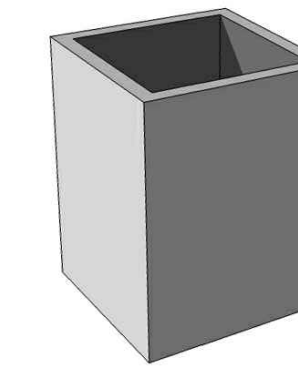
By: Forms + Surfaces
Model: Duo Bench
Finish: TBD
Size: 6' long and 5' long
Qty: See plans

Forms+Surfaces
30 Pine Street
Pittsburgh, PA 15223
www.forms-surfaces.com
ph: 800.451.0410

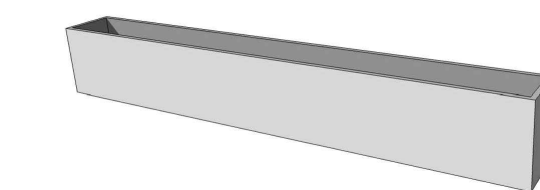
6 Specification: Bench
Scale: NTS



8 Specification: Planter A
Scale: NTS



10 Specification: Planter C
Scale: NTS



12 Specification: Planter E
Scale: NTS



14 Specification: Artificial Turf
Scale: NTS

Square Planters

By: Planterworx
Model: Site Square
Color & Finish: TBD
Size: 8' x 8' x 4' ht
Qty: 2

Planterworx
987 Essex Street
Brooklyn, NY 11208
www.planterworx.com
ph: 718.963.0564

Square Planters

By: Planterworx
Model: Site Square
Color & Finish: TBD
Size: 18" x 18" x 24" ht
Qty: 4

Planterworx
987 Essex Street
Brooklyn, NY 11208
www.planterworx.com
ph: 718.963.0564

Linear Planters

By: Planterworx
Model: XP Square (custom size)
Color & Finish: TBD
Size: 18" x Length (match building) x 24" ht
Qty: 2

Planterworx
987 Essex Street
Brooklyn, NY 11208
www.planterworx.com
ph: 718.963.0564

Artificial Turf

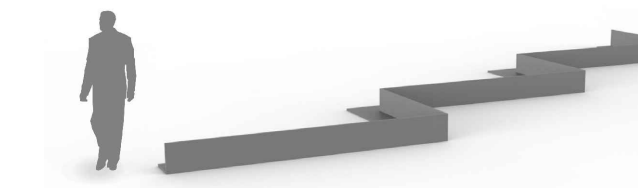
By: Forever Lawn
Model: Playground Grass Discovery
Qty: approx. 410 sf
Forever Lawn
5801 Mayfair Rd., Suite 4
North Canton, OH 44720
www.playgroundgrass.com
ph: 866.992.7876

Sheet Index:

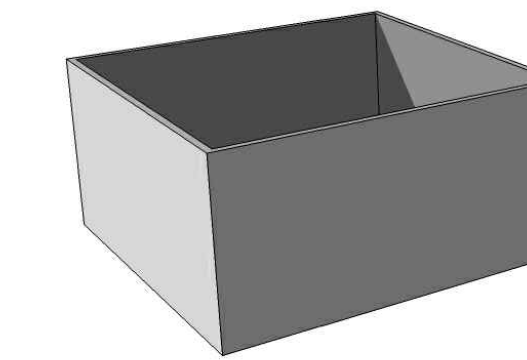
- L100 Site Layout and Materials Plan
- L101 Plaza Enlargement
- L102 Courtyard Layout and Materials Plan
- L103 Site Planting Plan
- L104 Courtyard Planting Plan, Details, Notes & Plant Schedule
- L200 Site Hardscape Details
- L201 Site Planting Details, Notes and Plant Schedule



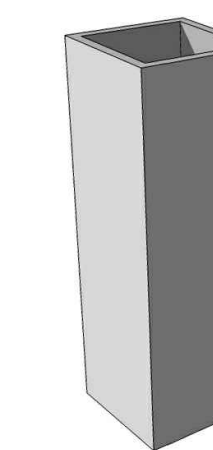
5 Detail: Fire Table
Scale: NTS



7 Specification: Custom Planter
Scale: NTS



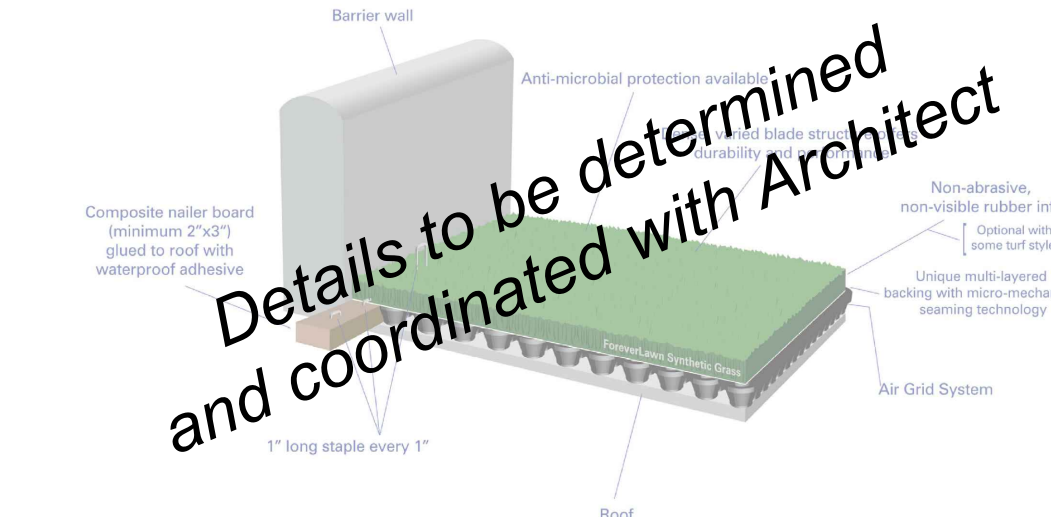
9 Specification: Planter B
Scale: NTS



11 Specification: Planter D
Scale: NTS



13 Specification: Maya Lin Stones
Scale: NTS



15 Detail: Artificial Turf
Scale: NTS

Custom Planter

By: Planterworx
Model: XP Corner Edging System
Finish: TBD
Size: Irregular, see plan
Qty: 2

Planterworx
987 Essex Street
Brooklyn, NY 11208
www.planterworx.com
ph: 718.963.0564

Square Planters

By: Planterworx
Model: Site Square
Color & Finish: TBD
Size: 6' x 6' x 3' ht
Qty: 6

Planterworx
987 Essex Street
Brooklyn, NY 11208
www.planterworx.com
ph: 718.963.0564

Square Planters

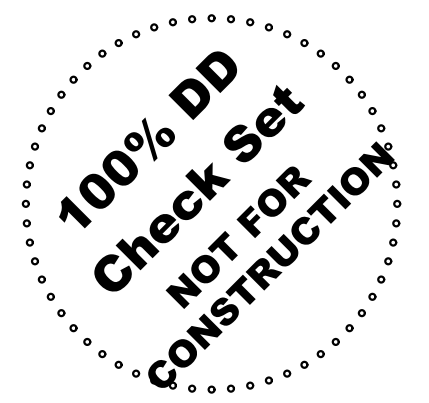
By: Planterworx
Model: Site Square
Color & Finish: TBD
Size: 1' x 1' x 3' ht
Qty: 4

Planterworx
987 Essex Street
Brooklyn, NY 11208
www.planterworx.com
ph: 718.963.0564

Maya Lin Stones

By: Knoll Studio
Model: Maya Lin Adult Stones,
Maya Lin Coffee Table
Color & Finish: TBD
Size: Stone: 27"x19"x15"ht
Table: 42"x29.5"x11"ht
Qty: See Plans

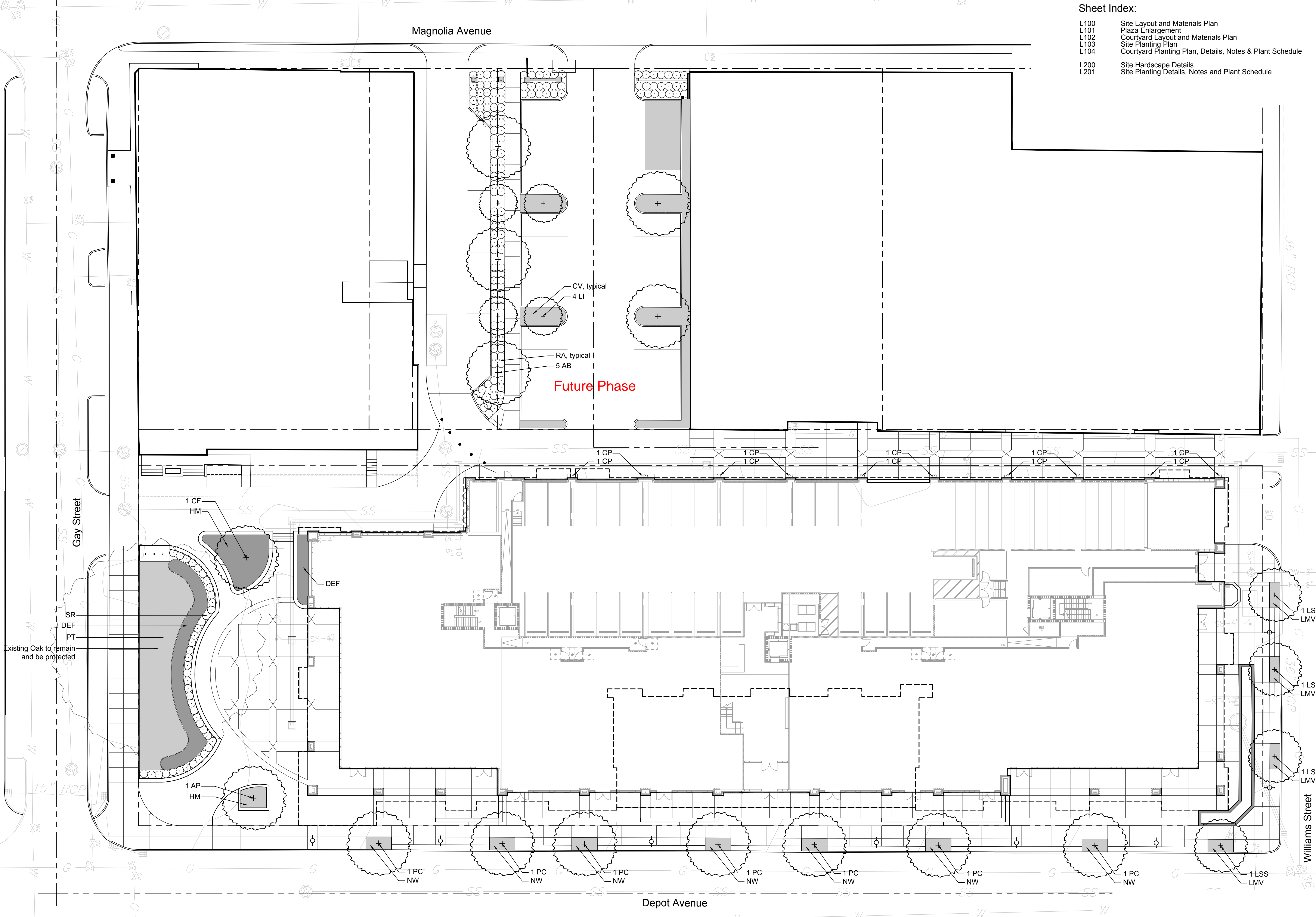
www.knoll.com
ph: 718.963.0564



This drawing is the property of DESIGN INNOVATIONS ARCHITECTS, INC. and is not to be reproduced or copied in whole or part without authorization from DESIGN INNOVATIONS ARCHITECTS, INC. It is to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request. Do not scale drawings, unless dimensions state otherwise. All drawings and designs shown on these drawings are copyright © of DESIGN INNOVATIONS ARCHITECTS, INC.

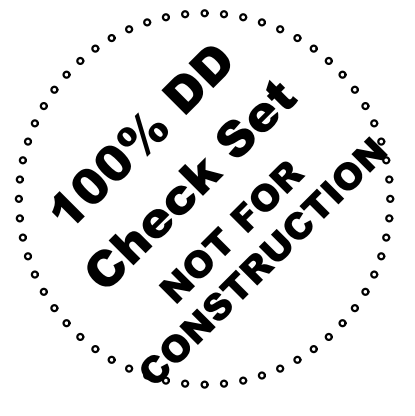
Sheet Title
Courtyard Layout and Materials Plan

Project Number	14018	Sheet Number	L102
Date	11/20/15		



Sheet Index:

- L100 Site Layout and Materials Plan
- L101 Plaza Enlargement
- L102 Courtyard Layout and Materials Plan
- L103 Site Planting Plan
- L104 Courtyard Planting Plan, Details, Notes & Plant Schedule
- L200 Site Hardscape Details
- L201 Site Planting Details, Notes and Plant Schedule



SCHEMATIC DESIGN FOR:
REGAS SQUARE
 333 DEPOT AVE
 KNOXVILLE, TN 37917



This drawing is the property of DESIGN INNOVATIONS ARCHITECTS, INC. and is not to be reproduced or copied in whole or in part without authorization from DESIGN INNOVATIONS ARCHITECTS, INC. It is to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request. Do not scale drawings. written dimensions take precedence. All drawings and designs shown on these drawings are copyright © of DESIGN INNOVATIONS ARCHITECTS, INC.

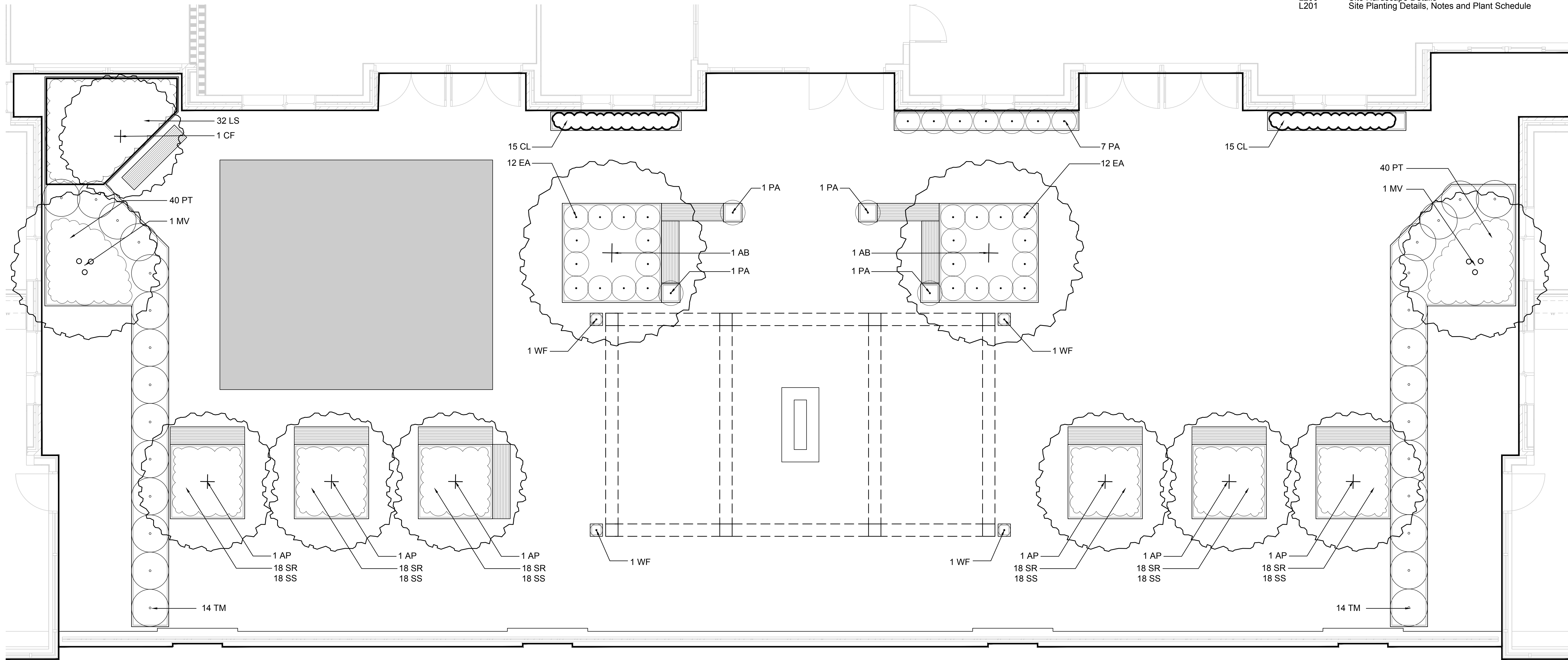
Project Number 14018		Sheet Number L103
Date 11/20/15		



Sheet Title
Site Planting Plan

Sheet Index:

- L100 Site Layout and Materials Plan
- L101 Plaza Enlargement
- L102 Courtyard Layout and Materials Plan
- L103 Site Planting Plan
- L104 Courtyard Planting Plan, Details, Notes & Plant Schedule
- L200 Site Hardscape Details
- L201 Site Planting Details, Notes and Plant Schedule



Plant Schedule

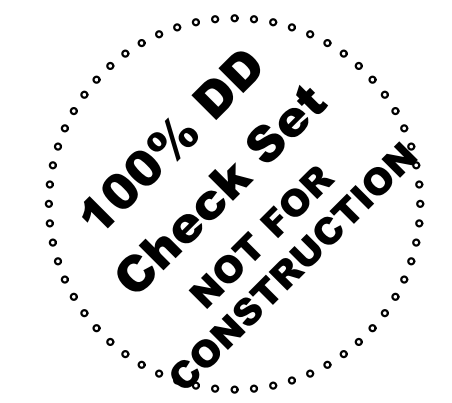
Key	Qty	Botanical Name	Common Name	Size	Notes
SHADE TREES					
AB	2	Acer buergerianum	Trident Maple	3" cal.	10' CT-central leader, full, well and low branched
ORNAMENTAL TREES					
CF	1	Cornus florida 'Appalachian Snow'	Flowering Dogwood	2" cal.	Central leader, well branched, open branching habit
MV	2	Magnolia virginiana var. australis	Sweetbay Magnolia	12' hgt. min.	MT, 3 cane min., full & well branched
AP	6	Acer palmatum	Greenleaf Japanese Maple	2" cal.	Central leader, well branched, open branching habit
SHRUBS					
TM	28	Taxus x media 'densiformis'	Densiformis Yew	4' min ht, B&B	3' o.c., full & dense
PERENNIALS, GROUNDCOVERS, & VINES					
CL	30	Chasmanthium latifolium	River Oats	1 gal.	12" o.c.
EA	24	Elymus arenarius 'Blue Dune'	Blue Dune Lyme Grass	3 gal.	24" o.c.
LS	32	Liriope spicata	Creeping Lilyturf	1 gal.	18" o.c.
PT	80	Pachysandra terminalis	Japanese Pachysandra	1 gal.	12" o.c.
PA	11	Pennisetum alopecuroides 'Cassian'	Cassian Dwarf Fountain Grass	3 gal.	24" o.c.
SR	108	Sedum rupestre 'Angelina'	Angelina Stonecrop	3 gal.	12" o.c.
SS	108	Sedum spurium 'John Creech'	John Creech Stonecrop	3 gal.	12" o.c.
WF	4	Wisteria frutescens 'Amethyst Falls'	Amethyst Falls American Wisteria	1 gal.	Purple Flower

Abbreviations

- MT: Multi-trunk
- B&B: Ball & Burlap
- CAL: Caliper
- CT: Clear Trunk
- HGT: Height
- DBH: Diameter at breast height
- FTG: Full to ground
- GAL: Gallon
- OC: On Center
- MIN: Minimum

Notes

1. Do not assume trunk flare will be exposed at the nursery. Trunk flare of each plant shall be exposed. Set tree so that no part of the trunk flare is buried. Do not cover the trunk flare with mulch.
2. Plant selections are for pricing only; final selections will be determined prior to installation.



SCHEMATIC DESIGN FOR:
REGAS SQUARE
333 DEPOT AVE
KNOXVILLE, TN 37917

This drawing is the property of DESIGN INNOVATIONS ARCHITECTS, INC. and is not to be reproduced or copied in whole or in part without authorization from DESIGN INNOVATIONS ARCHITECTS, INC. It is to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request. Do not scale drawings, unless dimensions state otherwise. All drawings and designs shown on these drawings are copyright © of DESIGN INNOVATIONS ARCHITECTS, INC.

Sheet Title
Courtyard Planting Plan, Details, Notes, and Plant Schedule

Details to be determined
and coordinated with Architect

1 Section: Tree Pit and Paver Strip
Scale: 1" = 1'-0"



Removable Bollards

By: FairWeather Site Furnishings
Model: B-4-8A2
Finish: TBD
Size: 8" dia x 48" tall
Options: Removable

Qty: See plans

www.fairweathersf.com
ph: 800.323.1798

5 Specification: Removable Bollards
Scale: NTS

Details to be determined

2 Section: Plaza Art Stand and Planter
Scale: 1" = 1'-0"



Bike Rack

By: Forms+Surfaces
Model: Olympia
Finish: TBD
Size: 3"x7" x 35.6" tall

Qty: See plans

www.forms-surfaces.com
ph: 800.451.0410

6 Specification: Bike Rack
Scale: NTS

Details to be determined

3 Section: Plaza Seatwall
Scale: 1" = 1'-0"

Details to be determined

4 Section: Raised Planter
Scale: 1" = 1'-0"

Sheet Index:

L100	Site Layout and Materials Plan
L101	Plaza Enlargement
L102	Courtyard Layout and Materials Plan
L103	Site Planting Plan
L104	Courtyard Planting Plan, Details, Notes & Plant Schedule
L200	Site Hardscape Details
L201	Site Planting Details, Notes and Plant Schedule

DIA
Design Innovation
ARCHITECTS + INTERIORS + PLANNING
402 S. Gay Street, Suite 201, Knoxville, TN 37902
ph: 865.637.8540 or 865.291.2221 fx: 865.544.3840
www.dia-arch.com

100% DD
Check Set
NOT FOR
CONSTRUCTION

SCHEMATIC DESIGN FOR:
REGAS SQUARE
333 DEPOT AVE
KNOXVILLE, TN 37917

hedstrom design
landscape architecture

info@hedstromdesign.com 110 West Magnolia Ave.
www.hedstromdesign.com Knoxville, TN 37917
865.329.0012 office

This drawing is the property of DESIGN INNOVATIONS ARCHITECTS, INC. and is not to be reproduced or copied in whole or in part without authorization from DESIGN INNOVATIONS ARCHITECTS, INC. It is to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request. Do not scale drawings, unless dimensions take precedence. All drawings and designs shown on these drawings are copyright © of DESIGN INNOVATIONS ARCHITECTS, INC.

Sheet Title
Site Hardscape Details

Project Number	Sheet Number
14018	L200
Date	
11/20/15	

Planting Notes

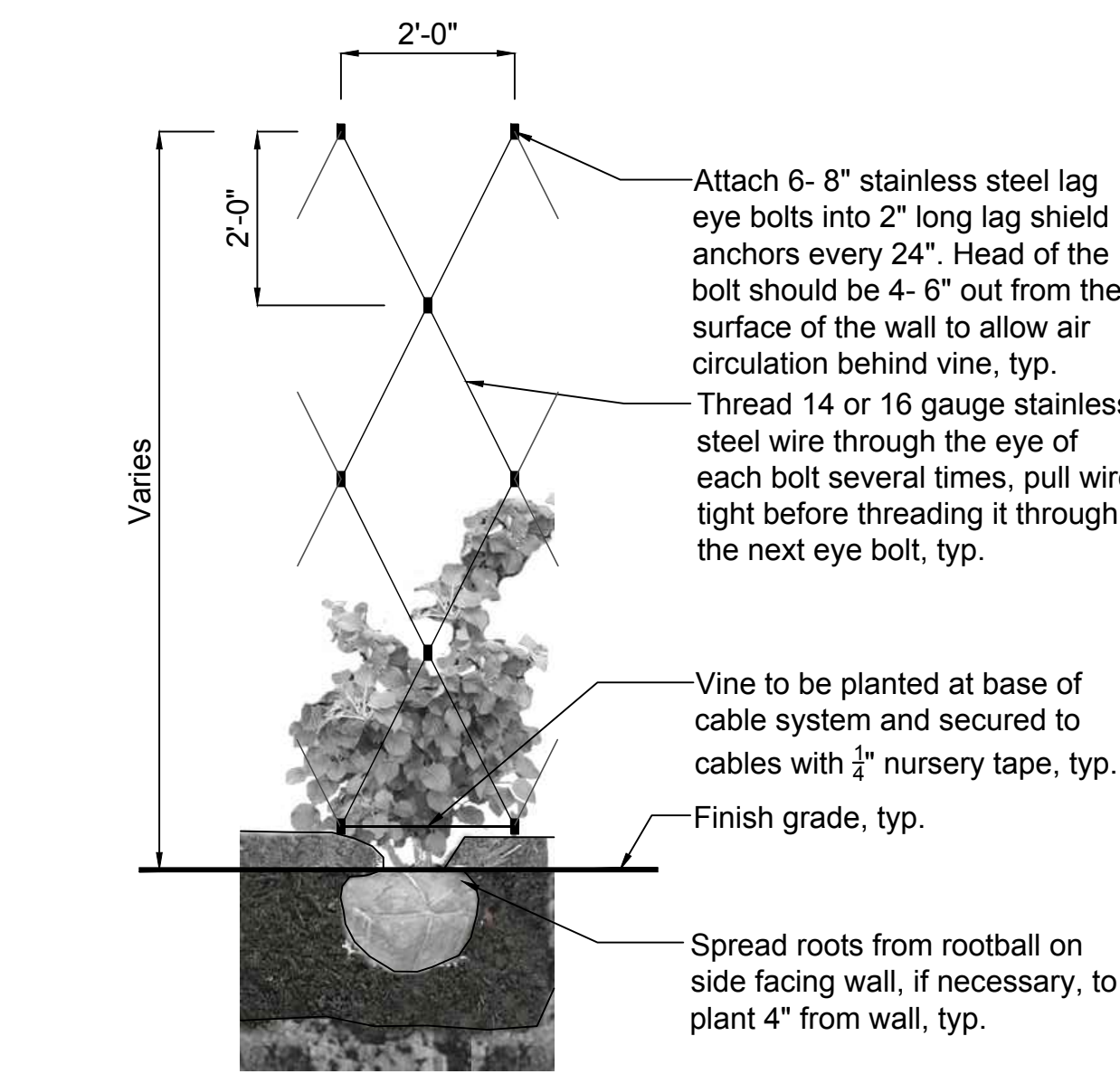
- Contractor shall verify all existing conditions in the field and report any discrepancies to the Landscape Architect or Owner's Representative prior to starting work.
- No planting shall occur until soil sample results have been received from all planting areas and soils are properly amended based on the results of the soil tests. See this sheet for soil sampling instructions.
- No planting shall occur until percolation testing has been completed and soils have been properly amended to drain. See this sheet for percolation testing procedures.
- All new plant material shall conform to the guidelines established for nursery stock published by the American Association of Nurserymen, Inc. In addition, all new plant material for the project shall be of the highest specimen quality.
- Do not assume trunk flare will be exposed at the nursery. Contractor to expose trunk flares to check for root girdling. Prior to planting, pull soil away from the trunk flare of the trees. After installation, pull mulch away from the trunk flare of trees and from the base of all shrubs.
- All new plants shall be balled and burlapped or container grown unless otherwise noted on the plant list.
- The Contractor shall locate and verify all existing utility lines prior to planting and report any conflicts to the Landscape Architect.
- No plant material shall be planted before acceptance of rough grading. The finished grade shall not cover any part of the tree trunk flare. See tree planting detail.
- Stake location of all proposed trees and planting areas for approval by the Landscape Architect or Owner's Representative prior to planting.
- All lawn areas disturbed by construction operations inside and outside the limit of work shall be prepared and seeded as specified.
- Prepare all shrub beds with planting soil to a minimum depth matching the depth of shrub root balls; prepare perennial beds with a minimum of 12" planting loam; prepare groundcover beds with a minimum of 6" planting loam.
- All plant beds are to receive two inches (2") of double shredded hardwood mulch as specified.
- Thoroughly water trees and shrubs during the first 24 hours after planting. Wet the soil to a depth of 18-24". When runoff starts, stop watering, let the water soak in and repeat until the proper depth is wet.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit, and culture only as approved by the Landscape Architect.
- All areas to be seeded or sodded shall receive soil preparation as specified prior to seeding or sodding, unless otherwise noted on plan.
- Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
- Contractor to complete work within schedule established by Owner.
- Contractor to provide one year warranty for all material from date of substantial completion. Plant material delivered to the site that does not meet the requirements stated herein may be rejected by the Owner's Representative.
- Contractor to provide interim maintenance (watering, pruning, fertilizing, guying, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, and general landscape clean-up) until substantial completion notice is provided by the Owner's Representative. Application of insecticides/herbicides must be approved by Landscape Architect prior to use on site.
- See civil drawings for further information regarding:
 - Erosion and sediment control.
 - Locations of existing and proposed structures, paving, driveways, cut and fill areas, and retention areas.
 - Limits of construction.
 - Locations of existing and proposed utilities or easements.
- Plant beds to join walks or walls at an angle between 90° & 60°.
- Planting plans are not layout plans. Plants may need to be shifted in the field, based on the existing conditions. Coordinate with the Landscape Architect prior to any changes.
- Square footage of turf quantities is approximate and is an estimate of the disturbed areas. Contractor to verify quantities prior to purchase and installation.

Instructions For Existing Soil Sampling:

- Using a spade, dig a v-shape hole to a 6" depth; then cut a thin slice of soil from one side of the hole. Place the slice in a plastic bucket, do not use a metal bucket. Mix slices together and fill a plastic sample bag with three (3) cups of dirt. The sample bags can be ziploc bags that are labeled with the project name and sample number.
- A well mixed composite from 10 to 20 random locations should be subsampled to make the three (3) cup sample.
- Mark the plan to show soil sample locations.
- Send samples to A & L Analytical Labs, Inc., 2790 Whitten Road, Memphis, Tennessee 38133, 800-264-4522, www.al-labs.com.
- Results to be copied to the Owner.

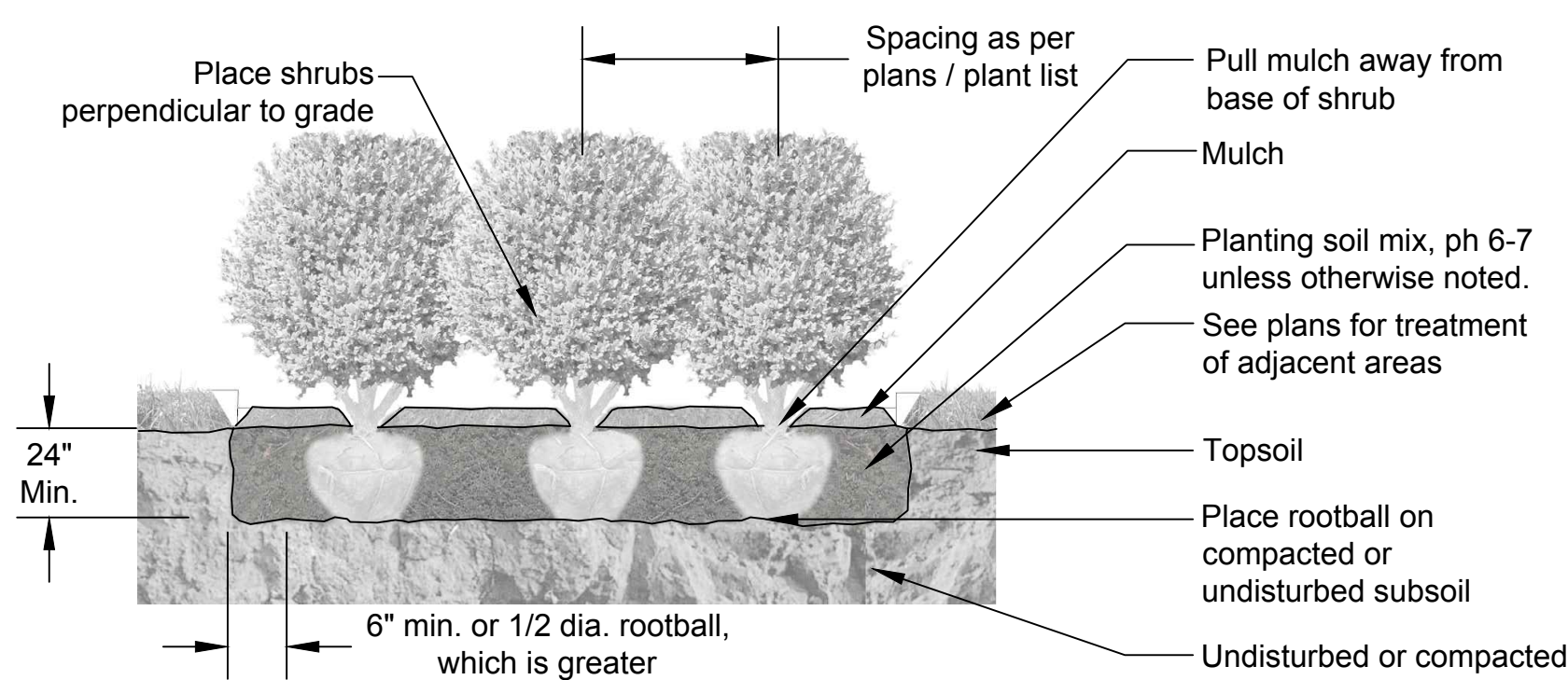
Percolation Test Notes

- Dig a hole 18- 24" deep & a minimum of 6" wide.
- Fill hole with water to the top and let drain for several hours. Ideally let the hole pre-wet over night and test the following day.
- Refill hole to within a couple inches of the top.
- To aid in measurement, place a stick across the top of the hole and use a second stick to mark periodic drops in water level; mark side of hole; or mark soil on side of hole with nail or stick.
- Measure drop in water level after 30 minutes and one hour. If possible measure drop in water level the next day.
- Determine drop in water level per hour. If water level in hole drops more than one inch per hour, it is well drained and suitable for all plant species.



1 Vine Planting Detail

Scale: NTS



3 Shrub Planting Detail

Scale: NTS

Abbreviations

MT: Multi-trunk
B&B: Ball & Burlap
CAL: Caliper
CT: Clear Trunk
HGT: Height
DBH: Diameter at breast height

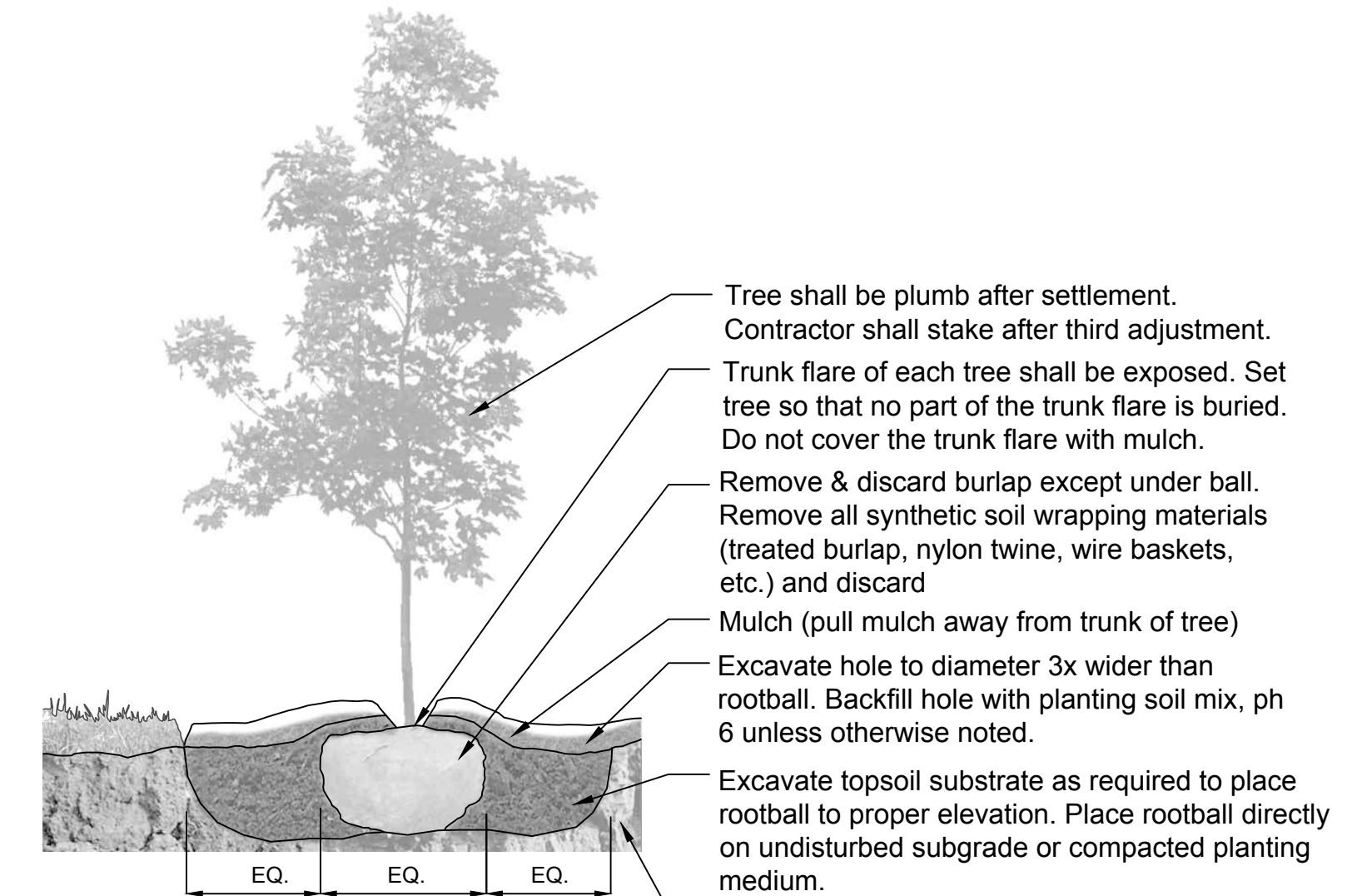
FTG: Full to ground
GAL: Gallon
OC: On Center
MIN: Minimum

Sheet Index:

L100 Site Layout and Materials Plan
L101 Plaza Enlargement
L102 Courtyard Layout and Materials Plan
L103 Site Planting Plan
L104 Courtyard Planting Plan, Details, Notes & Plant Schedule
L200 Site Hardscape Details
L201 Site Planting Details, Notes and Plant Schedule

Plant Schedule

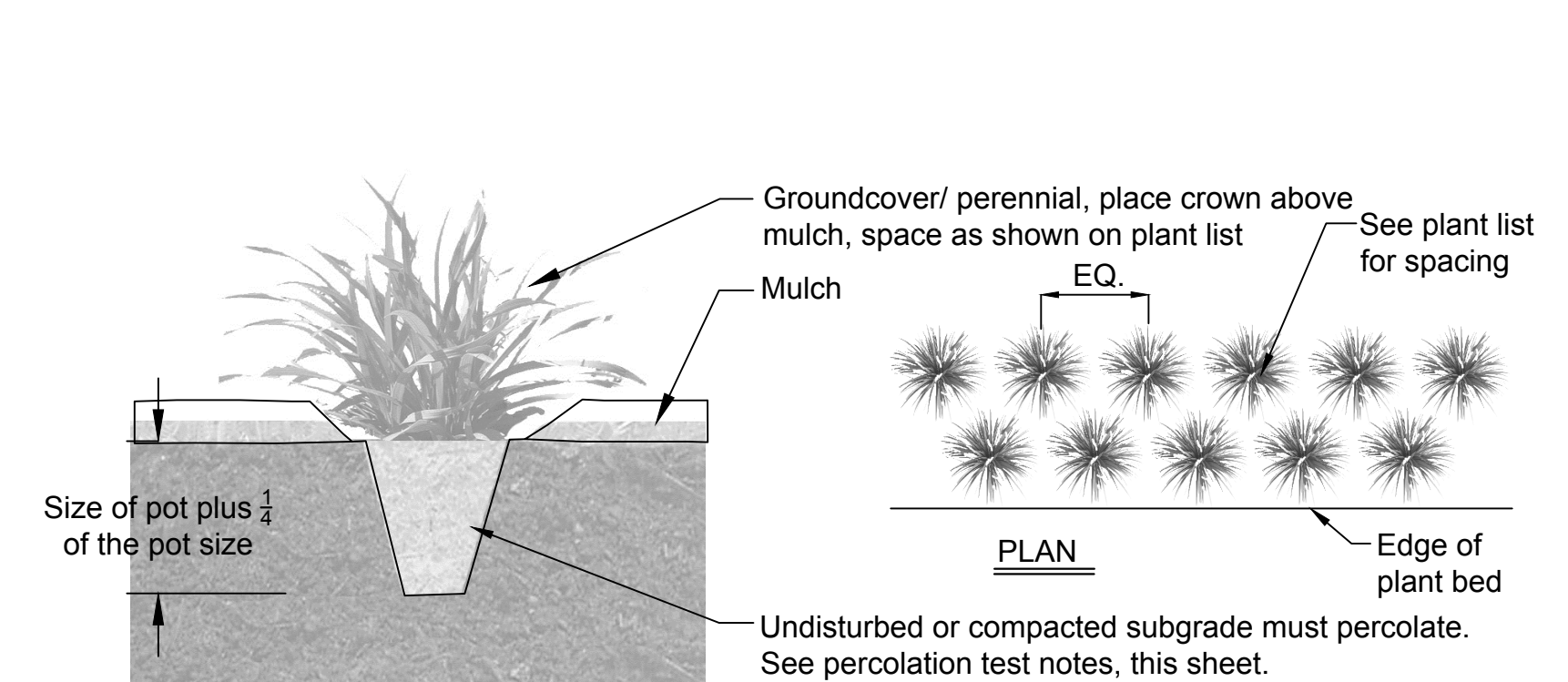
Key	Qty	Botanical Name	Common Name	Size	Notes
SHADE TREES					
AB	5	Acer buergerianum	Trident Maple	3" cal.	10' CT-central leader, full, well and low branched
LSS	4	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	2" cal.	6' CT-Central leader, full & matched, seedless
PC	6	Pistacia chinensis	Chinese Pistache	3" cal.	10' CT-central leader, full, well and low branched
ORNAMENTAL TREES					
AP	1	Acer palmatum	Greenleaf Japanese Maple	2" cal.	Central leader, well branched, open branching habit
CK	1	Cornus kousa	Kousa Dogwood	2" cal.	Central leader, well branched, open horizontal branching habit
LI	4	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	8' hgt. min.	MT, 3 cane min., full & well branched
MS	1	Magnolia stellata	Star Magnolia	6' hgt. min.	MT, 3 cane min., full & well branched, trimmed & open below 3'
SHRUBS					
AG		Abelia x grandiflora	Glossy Abelia	3 gal.	4' o.c., full & dense, white flowers
RA		Rhus aromatica 'Gro-Low'	Gro-Low Sumac	1 gal.	3' o.c.
SR		Sarcococca ruscifolia	Fragrant Sweet Box	3 gal.	3' o.c., full & dense
GROUNDCOVERS, PERENNIALS, & VINES					
CV		Carex vulpinoidea	Fox Sedge	1 gal.	24" o.c.
CP		Clematis paniculata	Sweet Autumn Clematis	1 gal.	1 per planter
DEF		Dryopteris erythrosora 'Brilliance'	Brilliance Autumn Fern	1 gal.	24" o.c.
HM		Heuchera micrantha 'Palace Purple'	Palace Purple Heuchera	1 gal.	12" o.c.
LMV		Liriope muscari 'Variegata'	Variegated Liriope	1 gal.	12" o.c.
NW		Nepeta 'Walker's Low'	Walker's Low Catmint	1 gal.	24" o.c.
PT		Pachysandra terminalis	Japanese Pachysandra	1 gal.	12" o.c.
PA		Pennisetum alopecuroides 'Cassian's Choice'	Cassian's Choice Pennisetum	3 gal.	3' o.c.



Note: Do not assume trunk flare will be exposed at the nursery. Trunk flare of each plant shall be exposed. Set tree so that no part of the trunk flare is buried. Do not cover the trunk flare with mulch.

2 Deciduous Tree Planting Detail

Scale: NTS



4 Groundcover/Perennial Planting Detail

Scale: NTS

DIA
Design Innovation
ARCHITECTS + INTERIORS + PLANNING

402 S. Gay Street, Suite 201, Knoxville, TN 37902
PH 865.637.8540 or 865.291.2221 FX 865.544.3840
www.dia-arch.com

100% DD
Check Set
NOT FOR
CONSTRUCTION

SCHEMATIC DESIGN FOR:
REGAS SQUARE
333 DEPOT AVE
KNOXVILLE, TN 37917

hedstrom
design
landscape
architecture

info@hedstromdesign.com 110 West Magnolia Ave.
www.hedstromdesign.com Knoxville, TN 37917
865.329.0012 office

This drawing is the property of DESIGN INNOVATIONS ARCHITECTS, INC. and is not to be reproduced or copied in whole or in part without authorization from DESIGN INNOVATIONS ARCHITECTS, INC. It is to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request. Do not scale drawings, unless otherwise noted. All drawings and designs shown on these drawings are copyright © of DESIGN INNOVATIONS ARCHITECTS, INC.

Sheet Title
**Site
Planting Details,
Notes and Plant
Schedule**

Project Number
14018
Date
11/20/15
Sheet Number
L201



PRELIMINARY NOT FOR
CONSTRUCTION
CONCEPTUAL DESIGN IS
SUBJECT TO CHANGE WITH
PROJECT DEVELOPMENT

DATE :	2015/10/07
PROJECT NUMBER :	14018
SHEET NUMBER :	1 OF 3

This drawing is the property of DESIGN INNOVATIONS ARCHITECTS, INC. and is not to be reproduced or copied in whole or in part without authorization from DESIGN INNOVATIONS ARCHITECTS, INC.. It is to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request. Do not scale drawings, written dimensions take precedence. All drawings and designs shown on these drawings are copyright © of DESIGN INNOVATIONS ARCHITECTS, INC.

RENDERINGS FOR:
REGAS SQUARE
GAY ST & DEPOT AVE

**PREVIOUSLY
APPROVED**

DIA
Design Innovation
ARCHITECTS + INTERIORS + PLANNING
ph. 865.637.8540 www.dia-arch.com