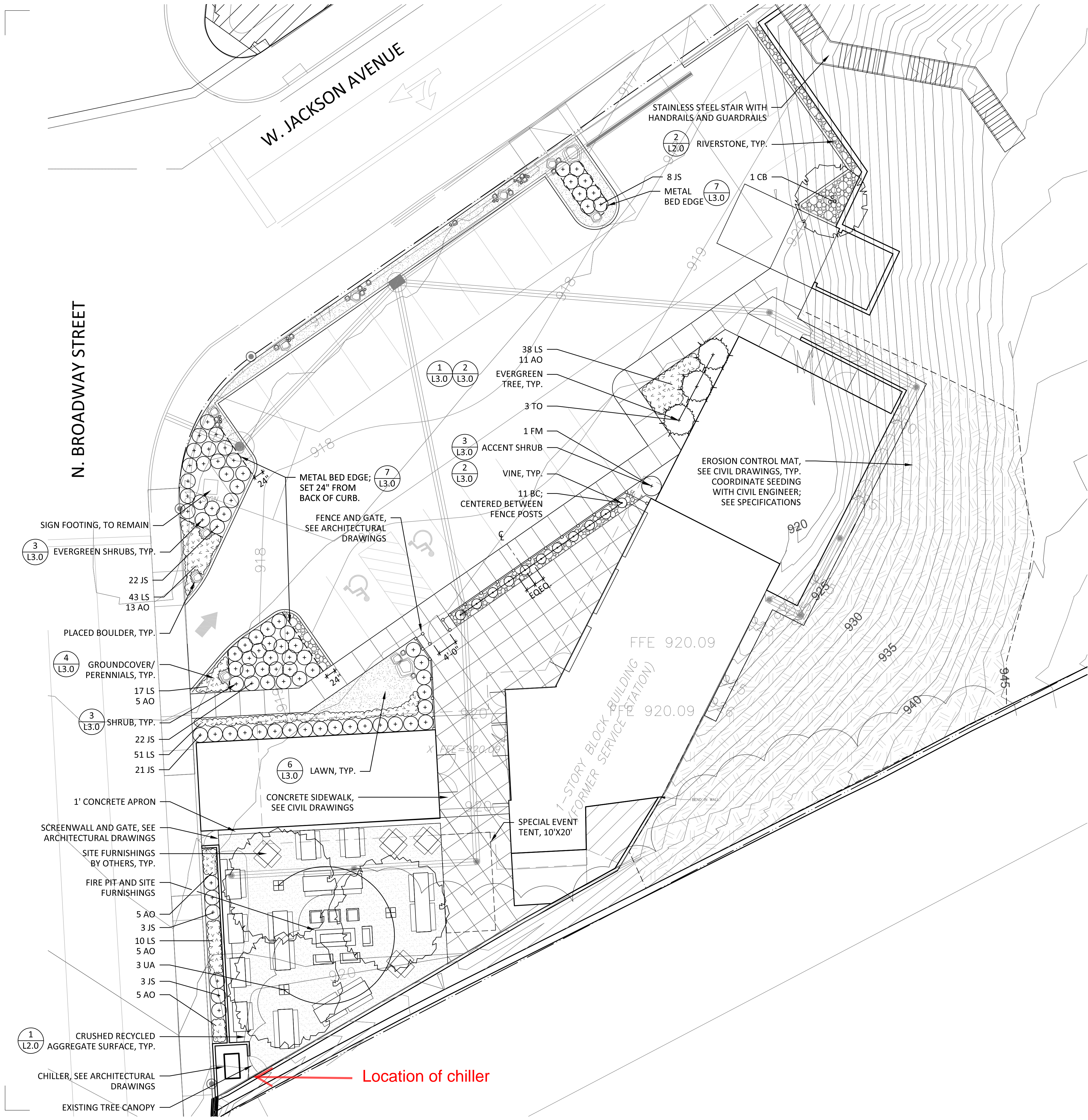


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 KNOXVILLE, TN

SUBMISSIONS:  
 09.01.2015

**L1.0**  
 LANDSCAPE PLAN



**MATERIALS LEGEND**

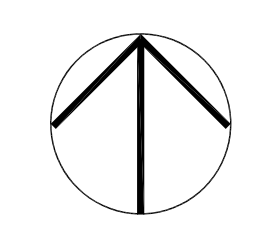
	PROPERTY LINE		CRUSHED RECYCLED AGGREGATE SURFACE, 4" DEPTH	<b>1</b> L2.0
	PATIO RAILING, SEE ARCHITECTURAL DRAWINGS		RIVERSTONE	<b>2</b> L2.0
	CONCRETE SIDEWALK, SEE CIVIL DRAWINGS			

**PLANTING LEGEND**

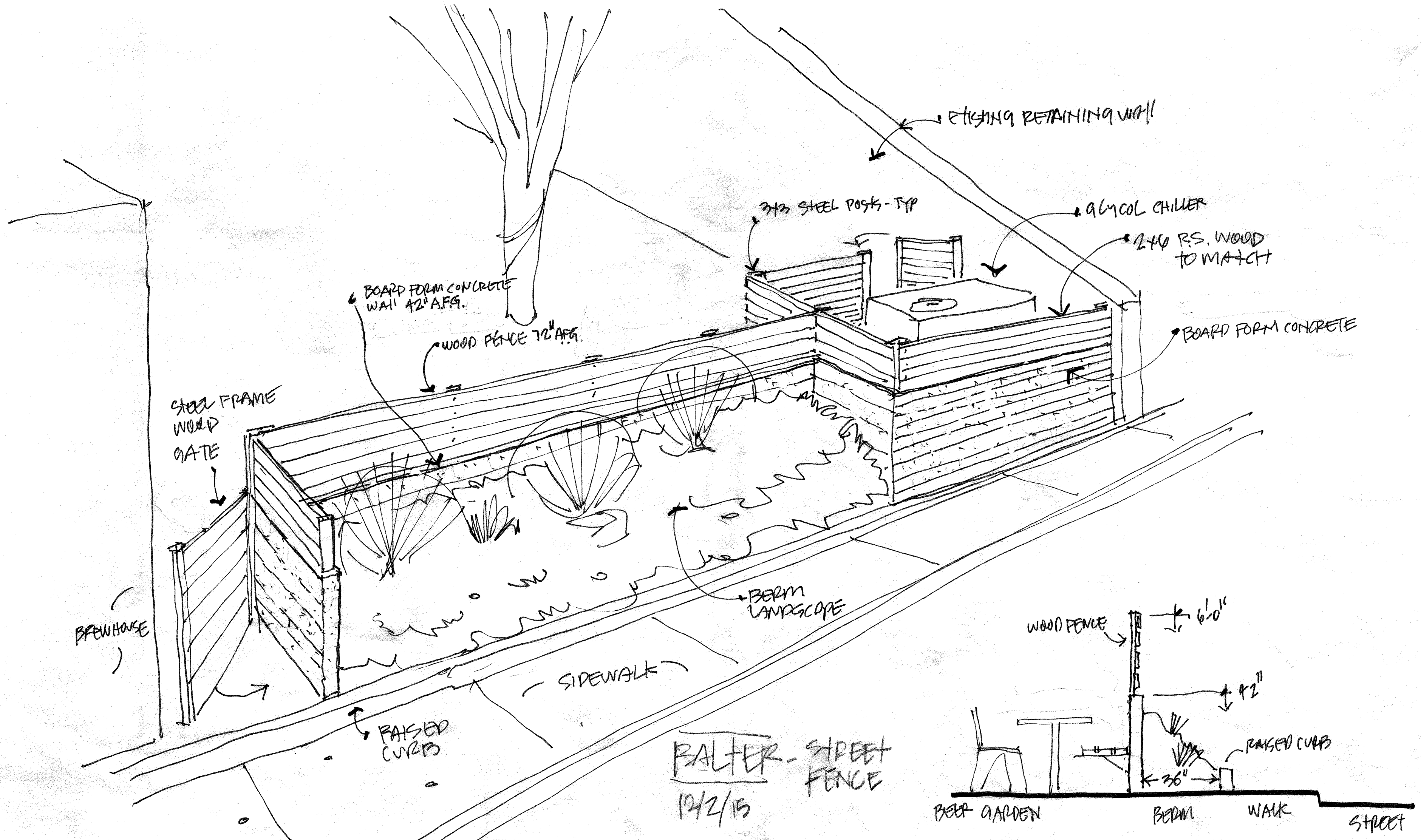
	DECIDUOUS TREE		SHRUB	<b>3</b> L3.0
	ORNAMENTAL / FLOWERING TREE		VINES	<b>5</b> L3.0
	EVERGREEN TREE		GROUNDCOVER AND PERENNIALS	<b>4</b> L3.0
			LAWN SOD	<b>6</b> L3.0
			EROSION CONTROL MAT, SEE CIVIL DRAWINGS	
			METAL BED EDGE	<b>7</b> L3.0

**PLANTING NOTES:**

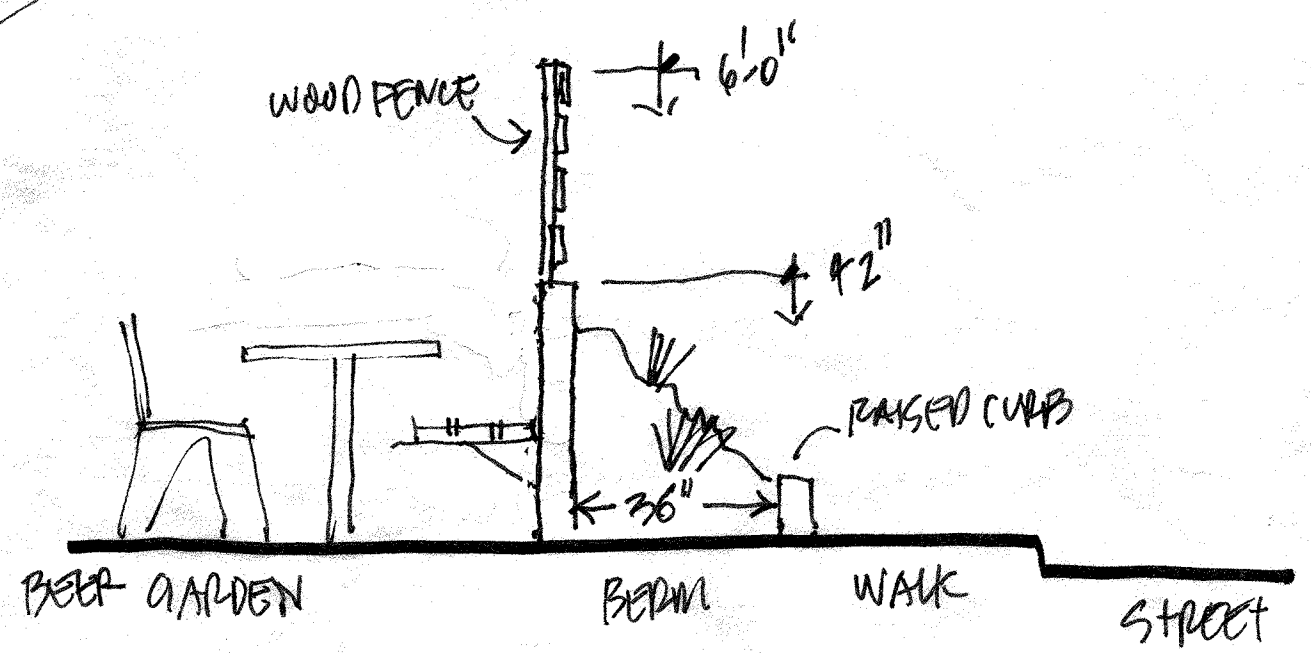
- ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- ALL NEW PLANTS SHALL BE BALLED AND BURLAPPED UNLESS OTHERWISE NOTED ON THE PLANT SCHEDULE.
- THE GENERAL CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
- ALL NEW PLANTS SHALL BE TAGGED AND APPROVED BY THE OWNER'S REPRESENTATIVE AT THE NURSERY.
- THE GENERAL CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER'S REPRESENTATIVE.
- TREES SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE PLUS PLANTING SOIL AS THEY BORE TO PREVIOUS GRADE. SEE DECIDUOUS TREE PLANTING DETAILS.
- STAKE LOCATION OF ALL TREES AND SHRUBS FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF PLANTING.
- ALL PLANT BEDS ARE TO RECEIVE MULCH AS SPECIFIED.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE.
- PREPARE ALL SHRUB BEDS WITH PLANTING SOIL TO A MINIMUM DEPTH MATCHING THE DEPTH OF SHRUB ROOT BALLS.



Location of chiller

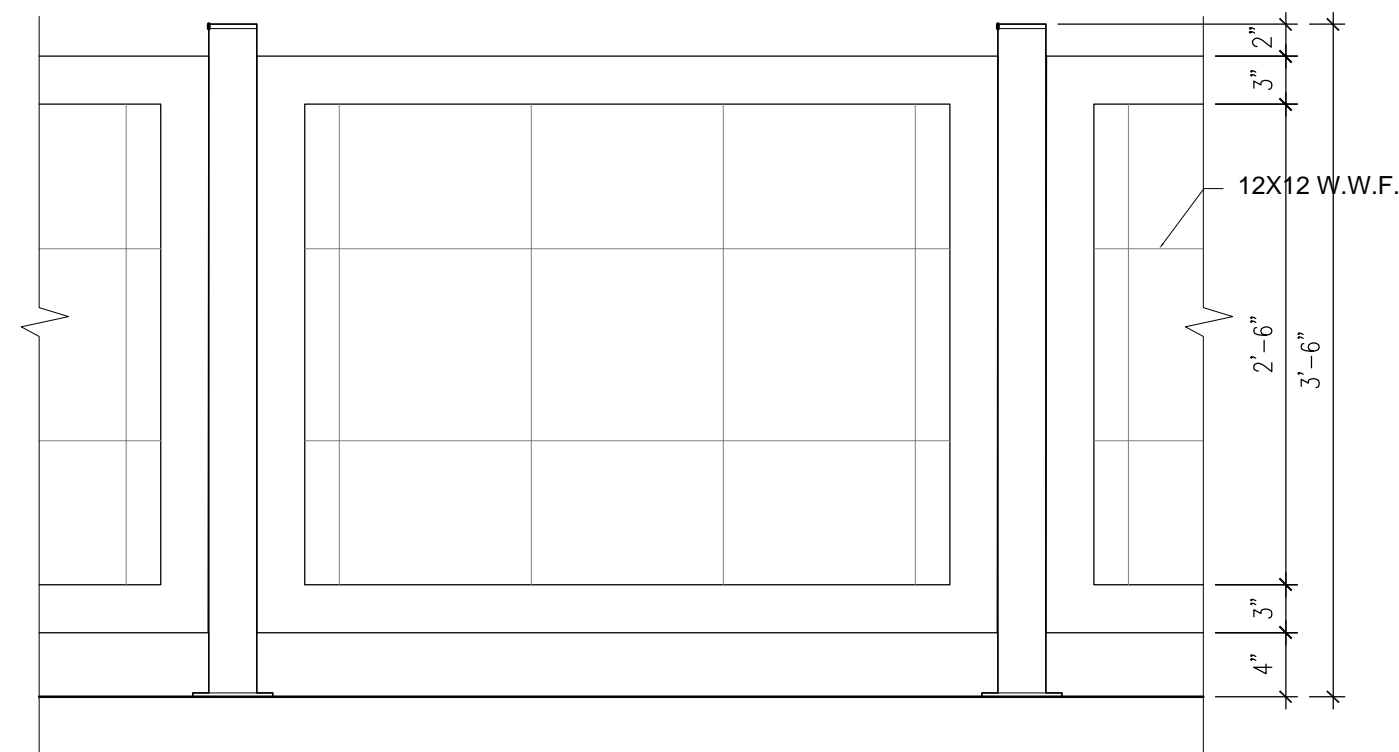


RALTER - STREET FENCE  
 1/4/15

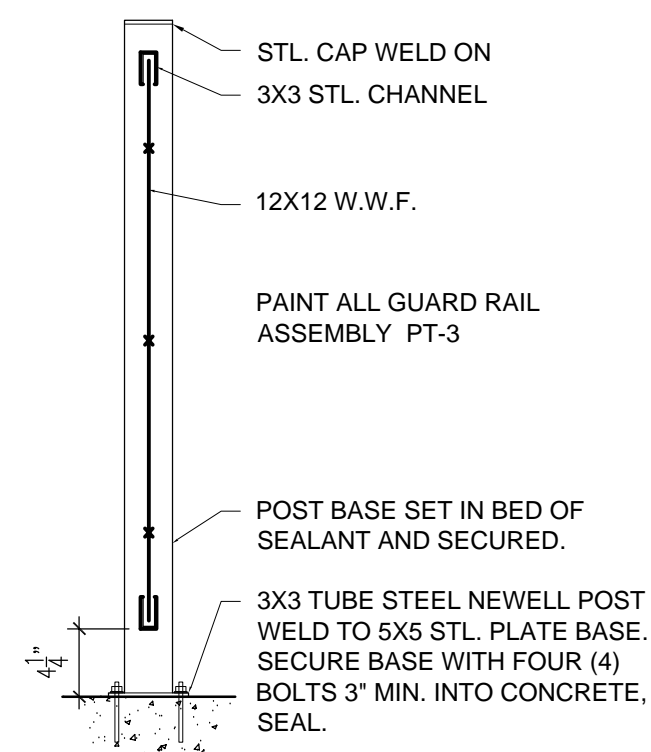




Concrete pad for chiller, adjacent to the Broadway sidewalk.

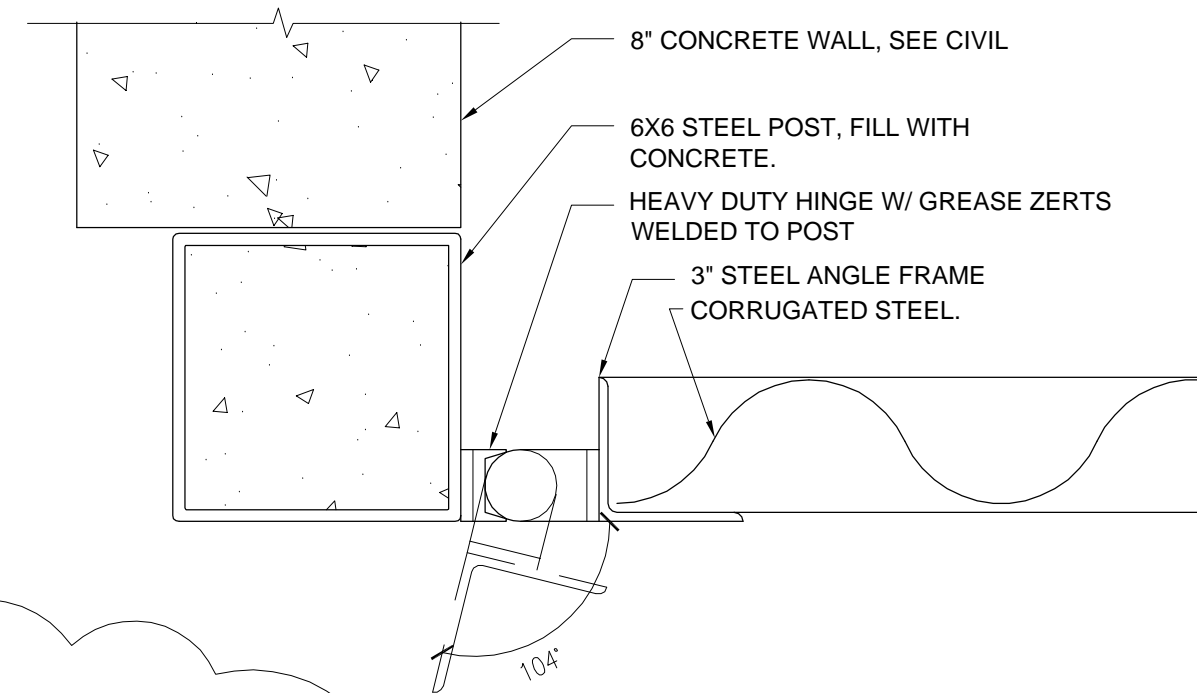


ELEVATION

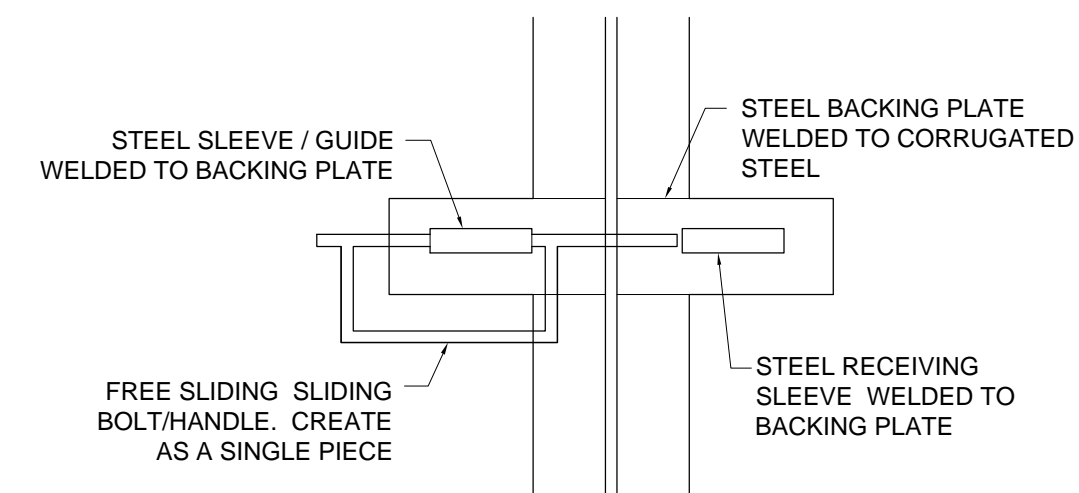


SECTION

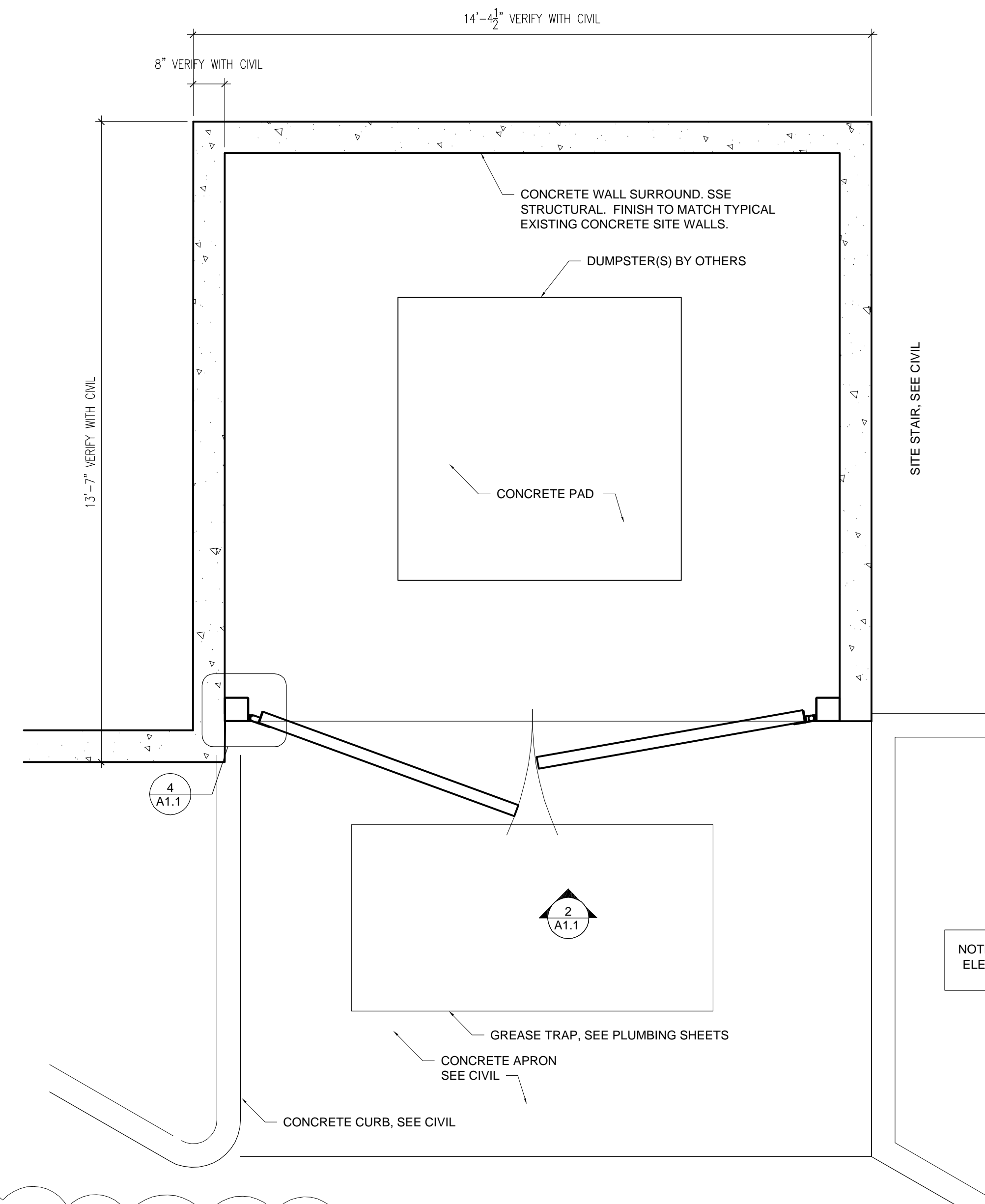
**4 PATIO RAILING**  
SCALE: 12" = 1'-0"



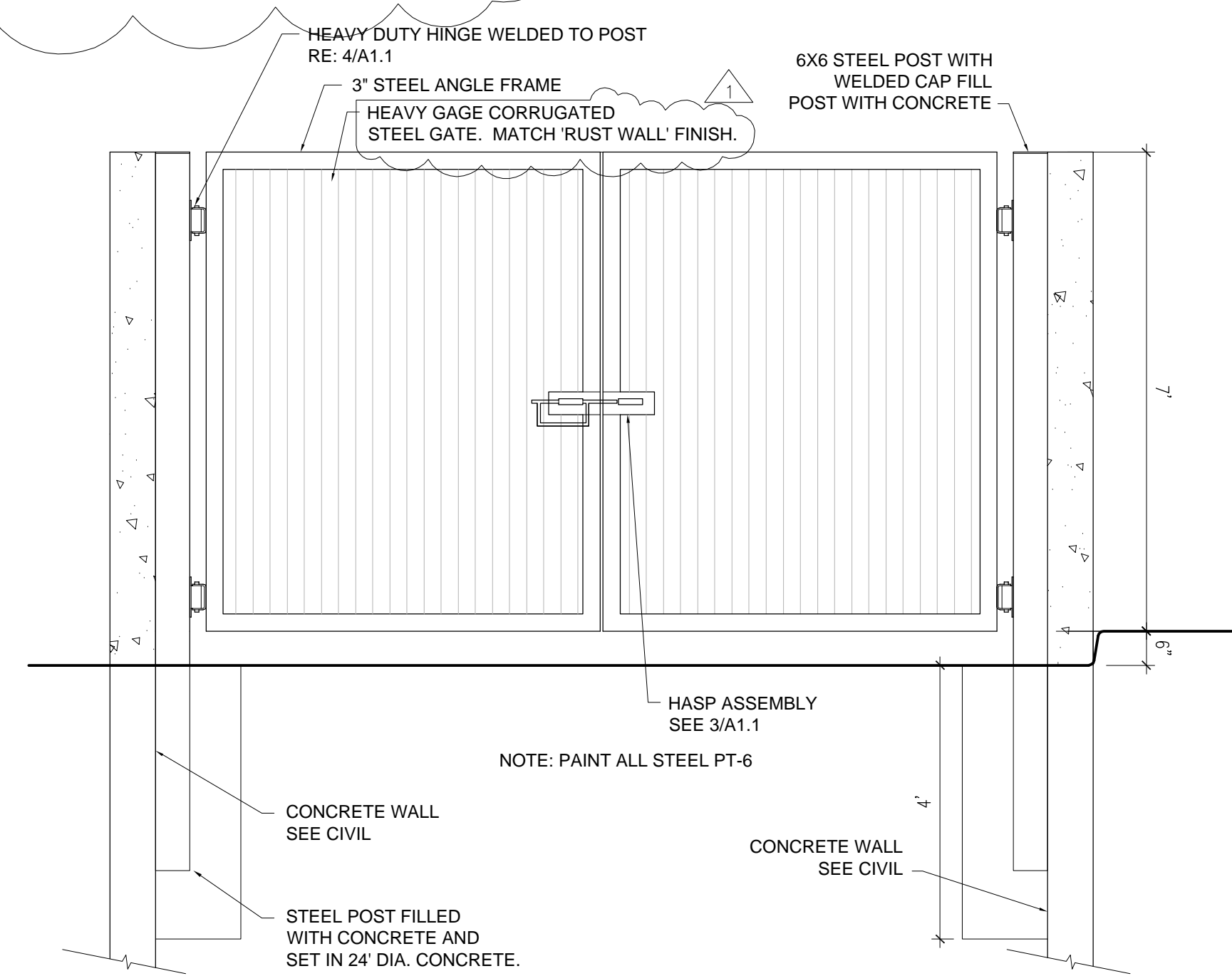
**4 HINGE**  
SCALE: 3" = 1'-0"



NOTE: ALL GATE HARDWARE RUST FINISH  
**3 HASP**  
SCALE: 1-1/2" = 1'-0"

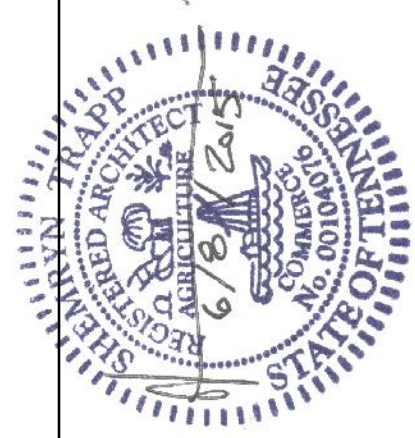


**1 TRASH ENCLOSURE**  
SCALE: 1/24" = 1'-0"



**2 TRASH ENCLOSURE GATE**  
SCALE: 1/2" = 1'-0"

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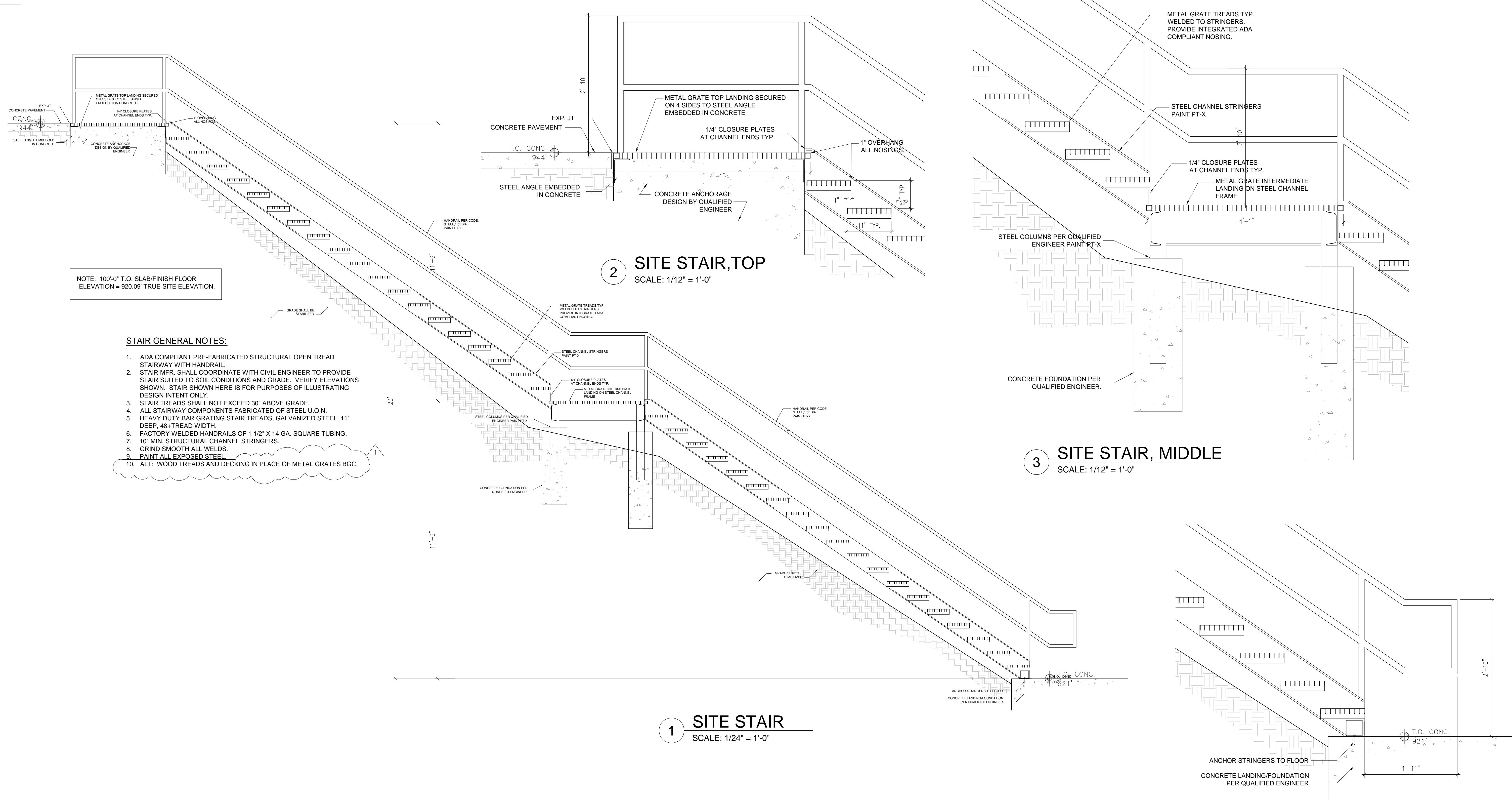


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**A1.1**  
 PADSITE DETAILS

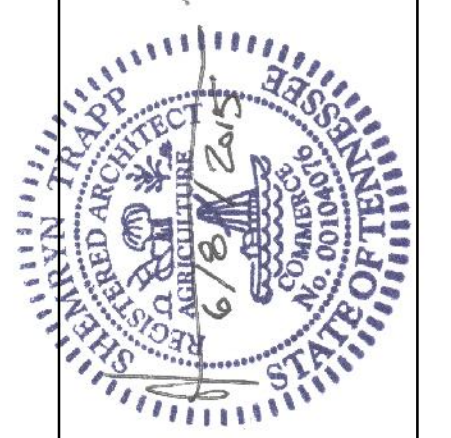


NOTE: 100'-0" T.O. SLAB/FINISH FLOOR  
ELEVATION = 920.09' TRUE SITE ELEVATION.

- STAIR GENERAL NOTES:**
1. ADA COMPLIANT PRE-FABRICATED STRUCTURAL OPEN TREAD STAIRWAY WITH HANDRAIL.
  2. STAIR MFR. SHALL COORDINATE WITH CIVIL ENGINEER TO PROVIDE STAIR SUITED TO SOIL CONDITIONS AND GRADE. VERIFY ELEVATIONS SHOWN. STAIR SHOWN HERE IS FOR PURPOSES OF ILLUSTRATING DESIGN INTENT ONLY.
  3. STAIR TREADS SHALL NOT EXCEED 30° ABOVE GRADE.
  4. ALL STAIRWAY COMPONENTS FABRICATED OF STEEL U.O.N.
  5. HEAVY DUTY BAR GRATING STAIR TREADS, GALVANIZED STEEL, 11" DEEP, 48"+TREAD WIDTH.
  6. FACTORY WELDED HANDRAILS OF 1 1/2" X 14 GA. SQUARE TUBING.
  7. 10" MIN. STRUCTURAL CHANNEL STRINGERS.
  8. GRIND SMOOTH ALL WELDS.
  9. PAINT ALL EXPOSED STEEL.
  10. ALT: WOOD TREADS AND DECKING IN PLACE OF METAL GRATES BGC.

**NOTE:** The relocated stairs that connect the upper and lower portions of the site will be detailed similar to those shown on this sheet.

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**A1.2**  
 PADSITE STAIR DETAILS

# BALTER BREWING

## BUILDING SYSTEMS (EXTERIOR)

### WALL TYPES

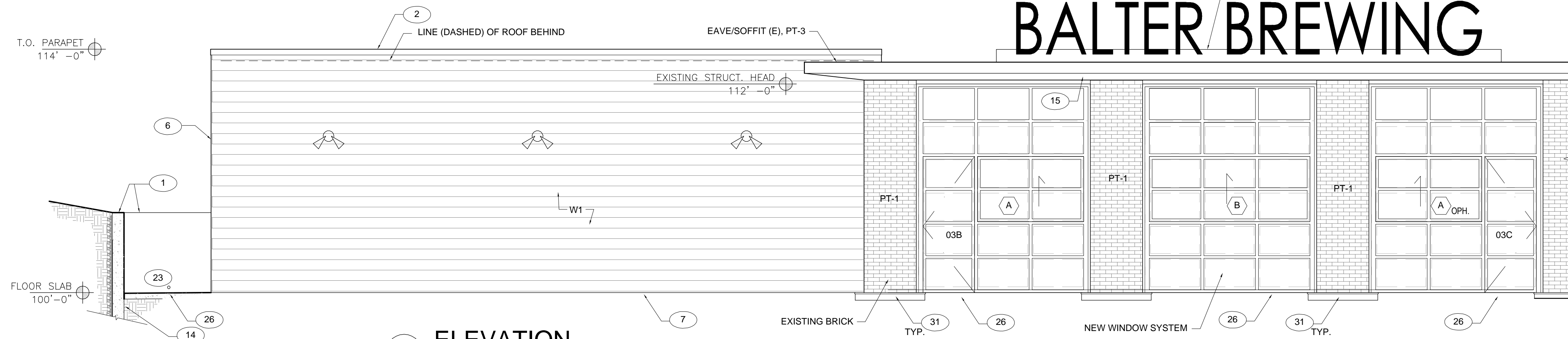
- W1 1X8 SQUARE LAP MONTANA TIMBER, RANCH WOOD, "EASTERN EXPOSURE FINISH", SET HORIZONTAL OVER BLDG WRAP ON 5/8" DENSGLOSS SHEATHING, TAPE AND MUD JOINTS, ON 6" METAL STUDS WITH FORMALDEHYDE FREE BATT INSULATION, MIN R-19 OR PER CODE.
- W2 18" H X 36" L, 22 GA RUST WALL PANELS OVER BLDG WRAP ON 5/8" DENSGLOSS SHEATHING, TAPE AND MUD JOINTS, ON 6" METAL STUDS WITH FORMALDEHYDE FREE BATT INSULATION MIN. R-19 OR PER CODE. RUST WALL PANELS BY CORTEN ROOFING (COM), A606 FINISH, MATCH STOREFRONT SIZE AND SPACING. TYPICAL @ BREW HOUSE WALLS.
- W3 THIN BRICK VENEER (BK-1) ON SCRATCH COAT OVER EXPANDED METAL LATH ON OVER DOUBLE FELT ON 1/2" CDX PLAY (TYP. @ RESTAURANT).
- W5 REINFORCED FORMED CONCRETE, SEE STRUCTURAL.
- W6 EXTERIOR SIDE: 4" FACE BRICK ON 1" AIR GAP ON CONT. BIT. DAMP-PROOFING ON 8" CMU. TYPICAL @ RESTAURANT.
- W4 2X6 LIGHT GAUGE FRAMING WITH 5/8" TYPE 'X' GYP. BD. TO THE INSIDE. 3/4" FIRE TREATED PLYWOOD, WRAP AND CORTEN RUSTWALL SIDING TO THE EXTERIOR. TYPICAL @ NEW EXTERIOR FRAMED WALLS AROUND KITCHEN, BREWHOUSE OFFICE, MILL, AND SERVING TANK ROOMS.

### FLOOR TYPES

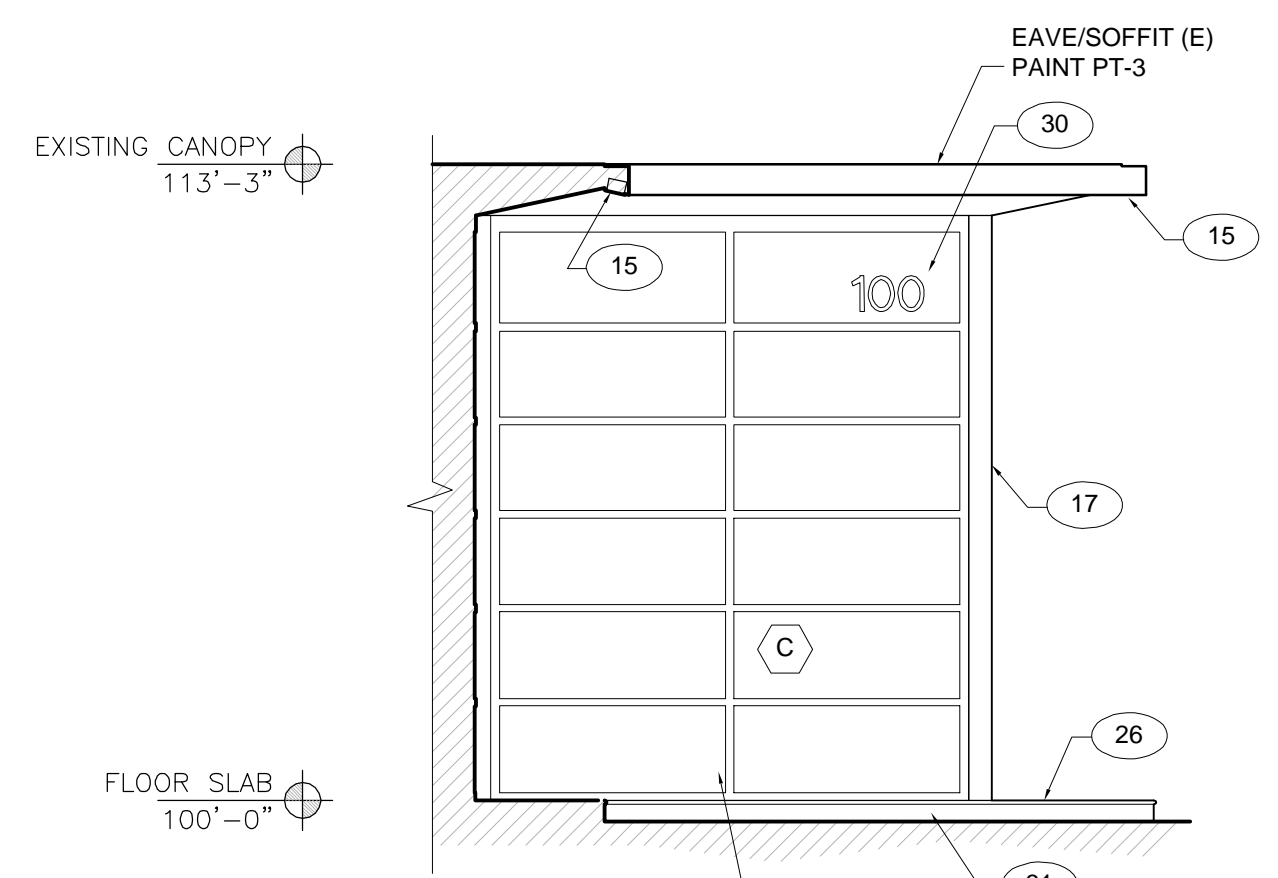
- F1 4" REINF. CONC SLAB LIGHT BROOM FINISHED, SEALED. (TYP. @ WALKS).
- F2 5" REINF. CONC SLAB SMOOTH TROWEL FINISHED, SEALED. SEE STRUCTURAL. (TYP. @ PATIO, BREEZEWAY, AND STORAGE YARDS).

### ROOF TYPES

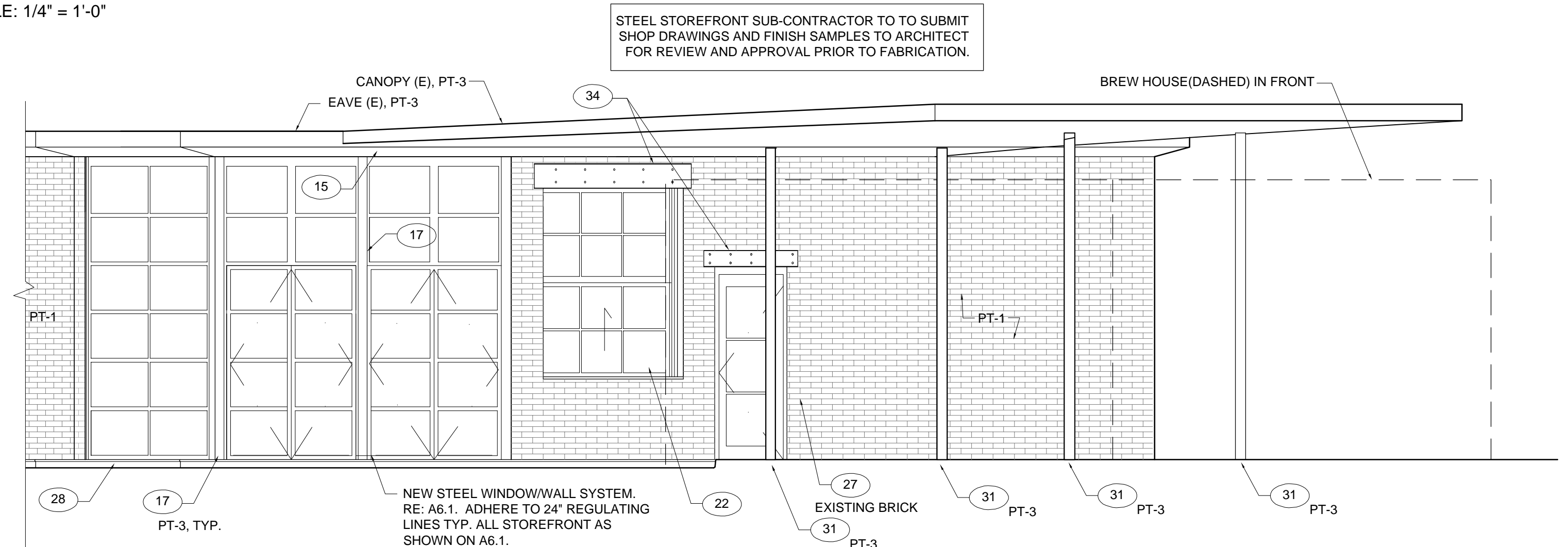
- R1 2-PLY MODIFIED BITUMEN ROOFING (WHITE) OVER 1" RECOVERY BOARD OVER RIGID INSULATION (MIN. R-30 OR PER CODE) ON 3/4" T&G CDX PLYWOOD SHEATHING ON METAL DECKING ON STRUCTURAL BEAMS. (MIN. SLOPE: 1:48 U.N.O.). SEE STRUCTURAL. TYPICAL @ RESTAURANT, BREWHOUSE, AND NEW CONSTRUCTION.
- R1 SIM. METAL FRAMING IN LIEU OF METAL DECKING.
- R2 R1 OVER EXISTING ROOF. INSTALLED PER MANUFACTURER'S RECOMMENDATION PER FIELD CONDITIONS.



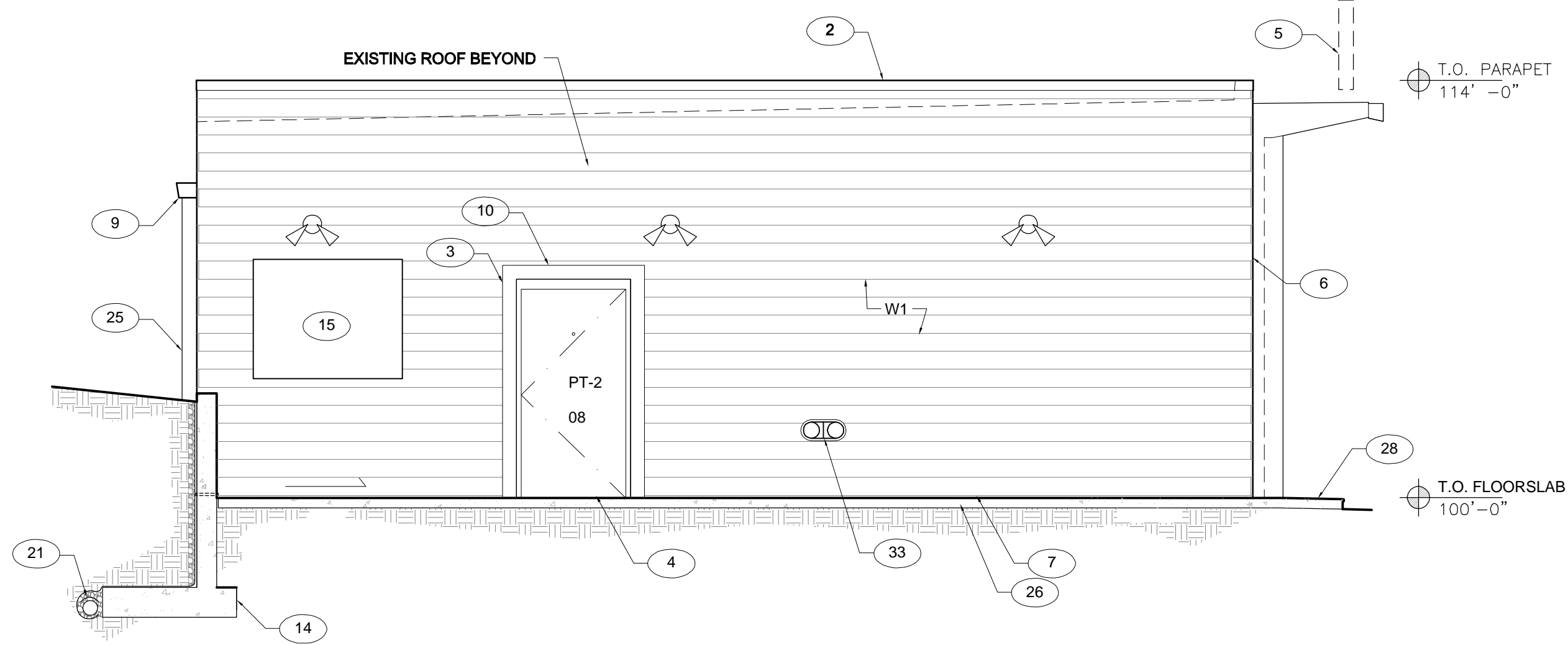
**5 ELEVATION**  
SCALE: 1/4" = 1'-0"



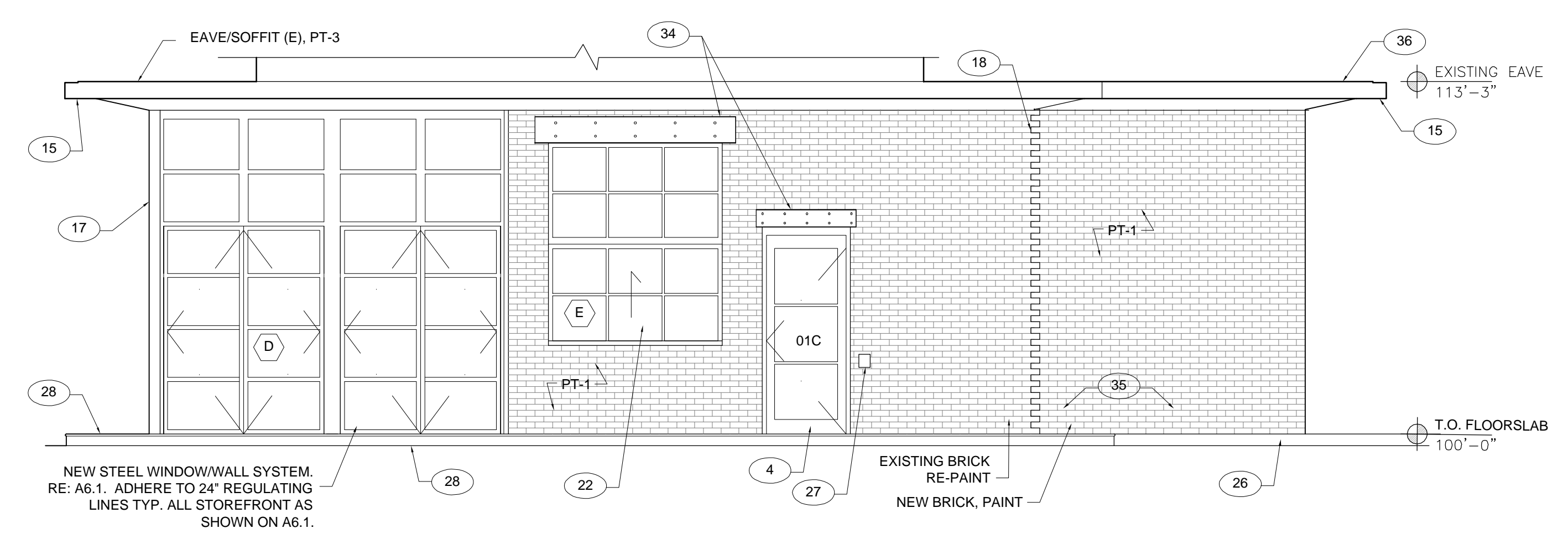
**4 ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 ELEVATION (CONT)**  
SCALE: 1/4" = 1'-0"



**2 PARTIAL ELEVATION**  
SCALE: 1/4" = 1'-0"



**1 ELEVATION**  
SCALE: 1/4" = 1'-0"

## KEYED NOTES:

- 1 NEW CONCRETE RETAINING WALL. FINISH TO MATCH EXISTING (STRIPPED) SITE WALLS. SEE CIVIL AND STRUCTURAL SHEETS.
- 2 TURNDOWN METAL PARAPET CAP FLASHING W/DRIP DRAINS TO ROOF 1/4" SLOPE. AT W1 - MATCH WOOD SIDING. AT W2 - MATCH RUST-WALL.
- 3 DOOR TRIM. 2X6 'EASTERN EXPOSURE', BUTT JOINTED.
- 4 NEW DOOR OR WINDOW. SEE DOOR / WINDOW SHEET.
- 5 SIGNAGE RACEWAY BY OTHERS. G.C. TO PROVIDE REQUIRED BLOCKING, REQUIRED ELECTRICAL BY E.C. SEE ELECTRICAL SHEETS AND SHOP DWG. REQUIREMENTS.
- 6 STAGGERED CORNER JOINTS @ CORNERS OF RANCH BARN WOOD SIDING (W1).
- 7 HOLD WOOD AND RUST-WALL SIDING UP OFF CONCRETE 1" MIN. FOR FLASHING, BACKER ROD AND SEALANT.
- 8 24 GA. THROUGH WALL SCUPPER TO CONTROL BOX WITH OVERFLOW TO 6" DOWNSPOUT (D.S.). RUST FINISH TYPICAL. DETAIL PER SMACNA.
- 9 6" SQUARE GUTTER WITH LEAF SCREEN.
- 10 METAL DRIP FLASHING ON TOP DOOR/WINDOW HEAD TRIM. RUST FINISH, TYP. DETAIL PER SMACNA.
- 11 RTU ON ROOF DECK - SEE MECHANICAL SHEETS.
- 12 FLAT NEW CONCRETE TO MATCH EXISTING FINISH AT 100'-0" ELEVATIONS AT HISTORIC DRIVE-INS.
- 13 22 GA 'RUST WALL' SIDING (W2) METAL WALL PANELS. TRIM AND FLASH WITH MFR SUPPLIED MATCHING PRODUCTS.
- 14 NEW CONCRETE FOUNDATION. RE: STRUCTURAL.
- 15 T4 LIGHT FIXTURE LOCATIONS AT EXISTING RECESSED FLUORESCENT IN EAVES. EC TO CLEAN EXISTING LENS AND INSTALL NEW LED.
- 16 EXISTING STEEL COLUMNS. PAINT PT-3.
- 17 NEW TUBE STEEL COLUMN. RE: STRUCTURAL. FINISH TO MATCH STEEL STOREFRONT. SEE STRUCTURAL FOR MORE INFORMATION.
- 18 TOOTH-IN NEW BRICK WORK INTO EXISTING TO AVOID SEAMS.
- 19 ELECTRICAL PANEL. RE: ELECTRICAL DRAWINGS.
- 20 HORIZONTAL SEAMS AT RUST-WALL PANELS TO MATCH HORIZONTAL MUNTINS OF STEEL STOREFRONT AND/OR WINDOW. APPROX. 2" ELEV. SE WINDOW/DOOR SHEET.
- 21 FOUNDATION DRAINAGE. SEE CIVIL SHEETS FOR FURTHER INFORMATION.
- 22 NEW SINGLE HUNG, COUNTER-WEIGHTED STEEL WINDOW SASHES. FRAME HEADER WALL ABOVE TO ACCOMMODATE FULL OPENING OPENING. LOWER SASH MOVES UP. PAINT PT-1.
- 23 1" PENETRATION THROUGH BOTTOM OF CONCRETE WALL @ LOW SIDE CONCRETE RETAINING WALL FOR DRAINAGE.
- 24 24 GA. THROUGH WALL SCUPPER TO CONTROL BOX W/OVERFLOW TO 6" DOWNSPOUT (D.S.). RUST FINISH TYPICAL. DETAIL PER SMACNA.
- 25 DOWNSPOUT. HARD-PIPED BELOW GRADE TO CONNECT WITH FOUNDATION DRAINAGE. SEE CIVIL SHEETS.
- 26 NEW CONCRETE PAVEMENT. SLOPE AWAY FROM BUILDING. AT DOORWAY TRANSITIONS, MATCH EXISTING INTERIOR CONCRETE ELEVATION.
- 27 RECESSED KNOX BOX RAPID ENTRY SYSTEM FOR FIRE DEPARTMENT AT THIS LOCATION. VERIFIED BY FIRE DEPARTMENT.
- 28 CONCRETE GRADE SLOPES AWAY FROM BUILDING AT MINIMUM SLOPE AT PATIO AND ALL EXTERIOR PAVEMENT ALLOWING FOR ADEQUATE DRAINAGE. REFER TO CIVIL SHEETS FOR ADDITIONAL INFORMATION.
- 29 'SAFETY RAIL' MOUNTED ON PARAPET. SEE 4/A3.2.
- 30 G.C. TO INSTALL FBO ADDRESS.
- 31 METAL EDGING AT EXISTING CONCRETE CURB. PAINT PT-1.
- 32 NEW ELECTRICAL PANEL LOCATIONS. SEE ELECTRICAL SHEETS. PAINT PT-2.
- 33 FIRE DEPARTMENT SPRINKLER LOCATIONS
- 34 STEEL CHANNEL HEADER AND FRAME WITH BOLTED LOOK AT NEW BRICK OPENINGS. RAW STEEL FINISH WITH CLEAR COAT. SEE STRUCTURALS.
- 35 FLOAT NEW CONCRETE FLOOR AT ANY EXISTING RECESSES @ BREEZEWAY. MATCH SURROUNDING TYPE AND FINISH TO EXISTING CONDITIONS.
- 36 NEW EAVE. REUSE SALVAGED MATERIALS FROM NORTH SIRE DEMOLITION. MATCH EXISTING EAVE IN CONSTRUCTION, DIMENSIONS AND MATERIAL. PAINT PT-3.

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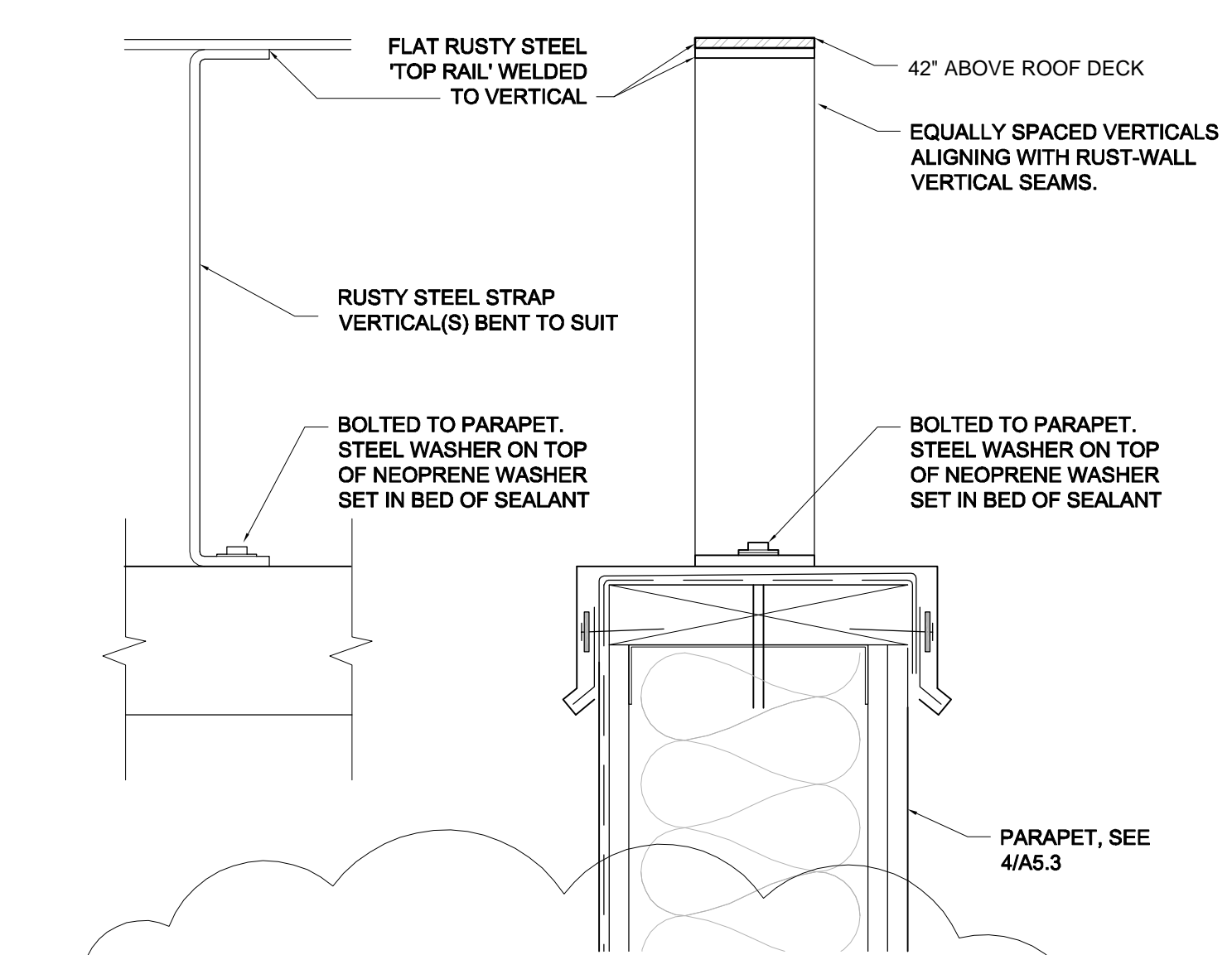


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 100 SOUTH BROADWAY  
 KNOXVILLE, TN

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**A3.1**  
 EXT. ELEVATIONS, RESTAURANT



**4 SAFETY RAIL - BREWHOUSE**  
SCALE: 3" = 1'-0"

**BUILDING SYSTEMS (EXTERIOR)**

**WALL TYPES**

- W1 1X8 SQUARE LAP MONTANA TIMBER, RANCH WOOD, "EASTERN EXPOSURE FINISH". SET HORIZONTAL OVER BLDG WRAP ON 5/8" DENSGLOSS SHEATHING, TAPE AND MUD JOINTS, ON 6" METAL STUDS WITH FORMALDEHYDE FREE BATT INSULATION. MIN R-19 OR PER CODE.
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**FLOOR TYPES**

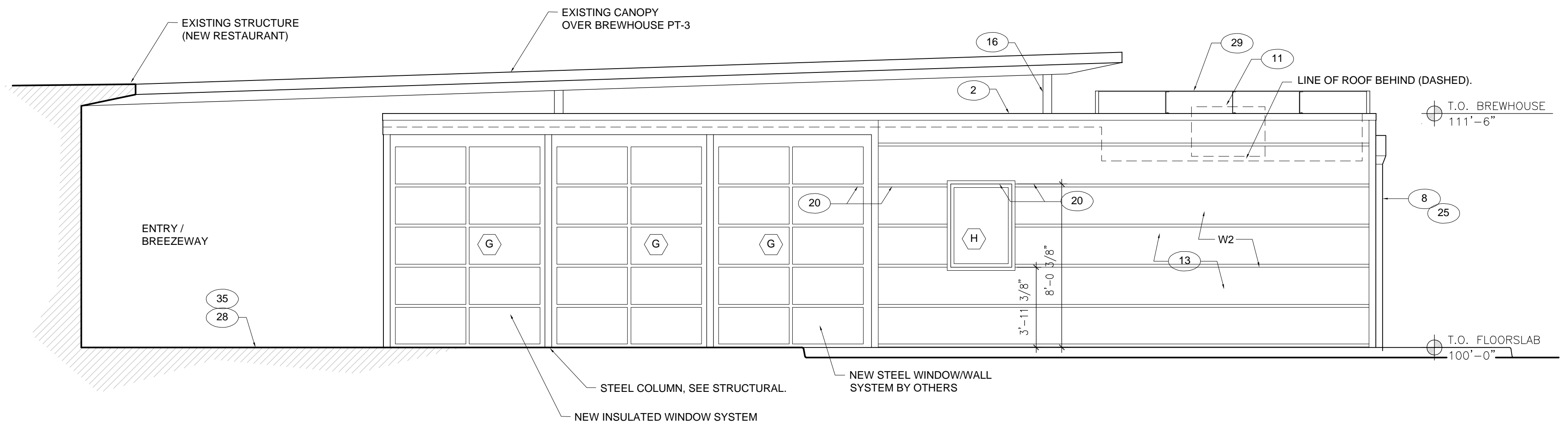
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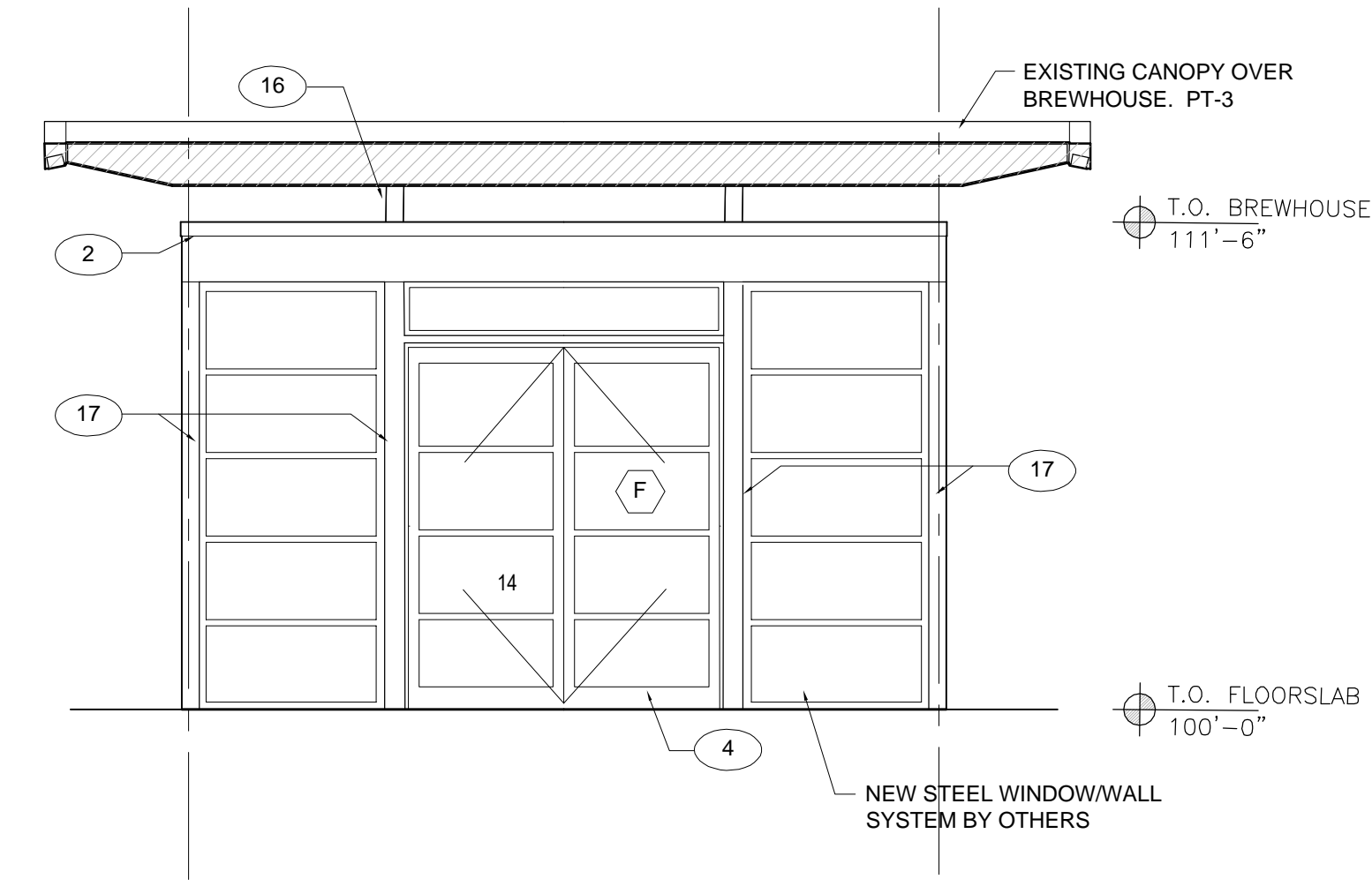
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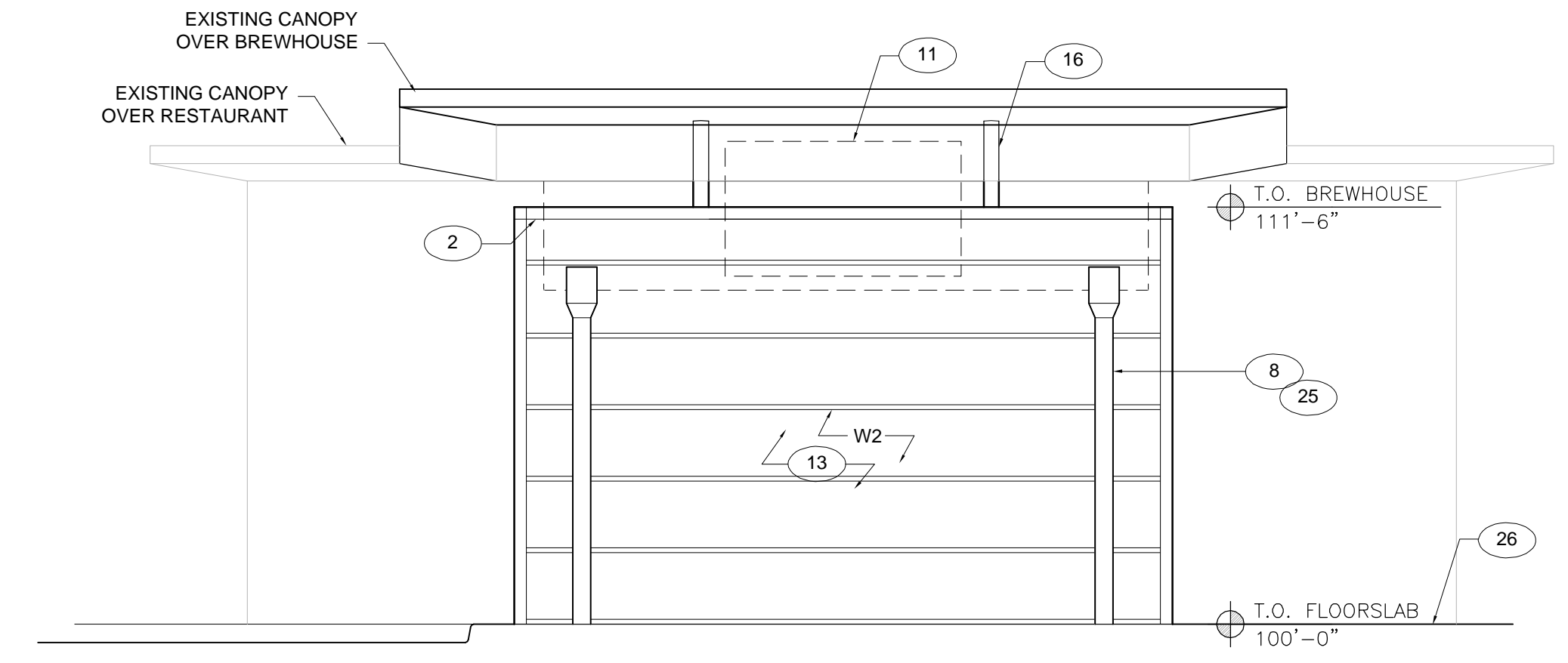


**1 ELEVATION - BREWHOUSE**  
SCALE: 1/4" = 1'-0"

STEEL STOREFRONT SUB-CONTRACTOR TO SUBMIT SHOP DRAWINGS AND FINISH SAMPLES TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.



**2 ELEVATION - BREWHOUSE**  
SCALE: 1/4" = 1'-0"



**3 ELEVATION - BREWHOUSE**  
SCALE: 1/4" = 1'-0"

- 8 24 GA. THROUGH WALL SCUPPER TO CONTROL BOX WITH OVERFLOW TO 6" DOWNSPOUT (D.S.). RUST FINISH TYPICAL. DETAIL PER SMACNA.
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- 10 METAL DRIP FLASHING ON TOP DOOR/WINDOW HEAD TRIM. RUST FINISH, TYP. DETAIL PER SMACNA.
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- 16 EXISTING STEEL COLUMNS. PAINT PT-3.
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- 19 ELECTRICAL PANEL. RE: ELECTRICAL DRAWINGS.
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- 22 NEW SINGLE HUNG, COUNTER-WEIGHTED STEEL WINDOW SASHES. FRAME HEADER WALL ABOVE TO ACCOMMODATE FULL OPENING. LOWER SASH MOVES UP. PAINT PT-1.
- 23 1" PENETRATION THROUGH BOTTOM OF CONCRETE WALL @ LOW SIDE CONCRETE RETAINING WALL FOR DRAINAGE.

- 24 24 GA. THROUGH WALL SCUPPER TO CONTROL BOX W/OVERFLOW TO 6" DOWNSPOUT (D.S.). RUST FINISH TYPICAL. DETAIL PER SMACNA.
- 25 DOWNSPOUT. HARD-PIPED BELOW GRADE TO CONNECT WITH FOUNDATION DRAINAGE. SEE CIVIL SHEETS.
- 26 NEW CONCRETE PAVEMENT. SLOPE AWAY FROM BUILDING. AT DOORWAY TRANSITIONS, MATCH EXISTING INTERIOR CONCRETE ELEVATION.
- 27 RECESSED KNOX BOX RAPID ENTRY SYSTEM FOR FIRE DEPARTMENT AT THIS LOCATION. VERIFIED BY FIRE DEPARTMENT.
- 28 CONCRETE GRADE SLOPES AWAY FROM BUILDING AT MINIMUM SLOPE AT PATIO AND ALL EXTERIOR PAVEMENT ALLOWING FOR ADEQUATE DRAINAGE. REFER TO CIVIL SHEETS FOR ADDITIONAL INFORMATION.
- 29 'SAFETY RAIL' MOUNTED ON PARAPET. SEE 4/A3.2.

- 30 G.C. TO INSTALL FBO ADDRESS.
- 31 METAL EDGING AT EXISTING CONCRETE CURB. PAINT PT-1.
- 32 NEW ELECTRICAL PANEL LOCATIONS. SEE ELECTRICAL SHEETS. PAINT PT-2.
- 33 FIRE DEPARTMENT SPRINKLER LOCATIONS
- 34 STEEL CHANNEL HEADER AND FRAME WITH BOLTED LOOK AT NEW BRICK OPENINGS. RAW STEEL FINISH WITH CLEAR COAT. SEE STRUCTURALS.
- 35 FLOAT NEW CONCRETE FLOOR AT ANY EXISTING RECESSES @ BREEZEWAY. MATCH SURROUNDING TYPE AND FINISH TO EXISTING CONDITIONS.
- 36 NEW EAVE. REUSE SALVAGED MATERIALS FROM NORTH SIRE DEMOLITION. MATCH EXISTING EAVE IN CONSTRUCTION. DIMENSIONS AND MATERIAL. PAINT PT-3.

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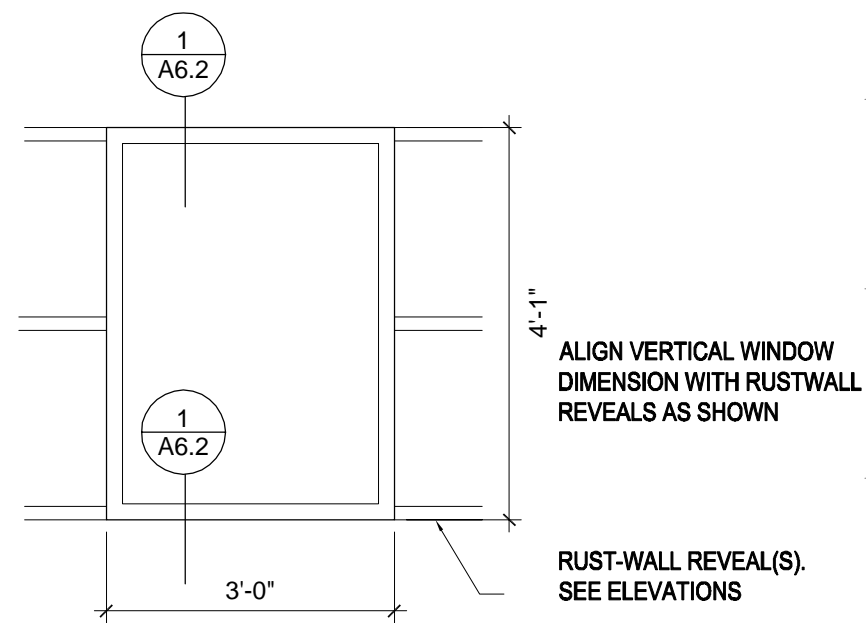
FIELD VERIFICATION: VERIFY ALL FIELD DIMENSIONS AND CONDITIONS WITH THE SITE AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO TRAPP ARCHITECTURE PRIOR TO THESE DRAWINGS BEING USED FOR CONSTRUCTION. THESE DRAWINGS ARE BASED ON EXISTING DRAWINGS AND MAY NOT BE CURRENT TO THE BUILT CONDITIONS OF THE SITE. TRAPP ARCHITECTURE SHALL RETAIN ALL STATUTORY, COMMON LAW AND OTHER RESERVED RIGHTS. THESE DRAWINGS AND RELATED DOCUMENTS SHALL BE KEPT AND MAINTAINED BY TRAPP ARCHITECTURE UNLESS OTHERWISE WRITTEN CONSENT OF TRAPP ARCHITECTURE.

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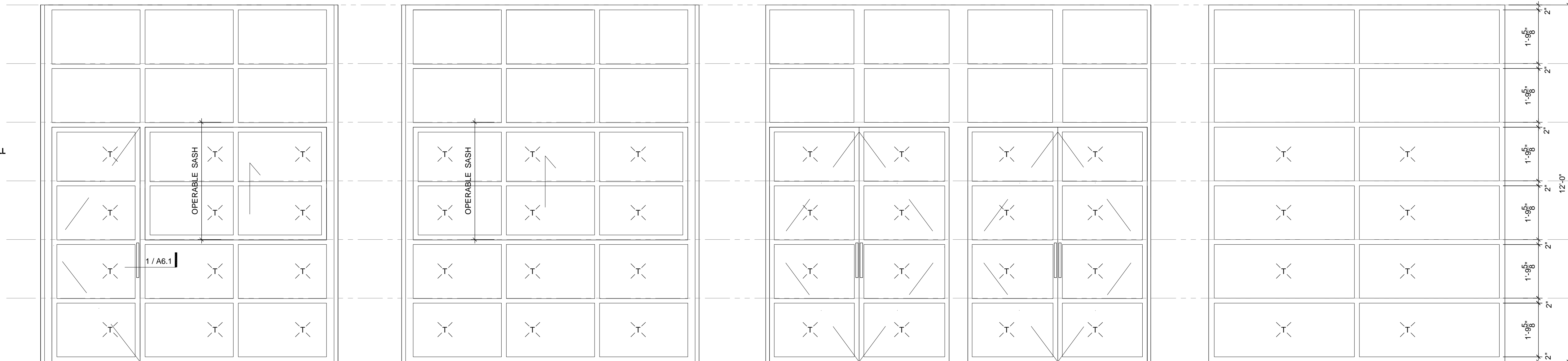
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 PERMIT 08JUNE2015  
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**EXT. ELEVATIONS, BREWHOUSE**

A3.2



**13 WINDOW, TYPE H**  
SCALE: 1/2" = 1'-0"

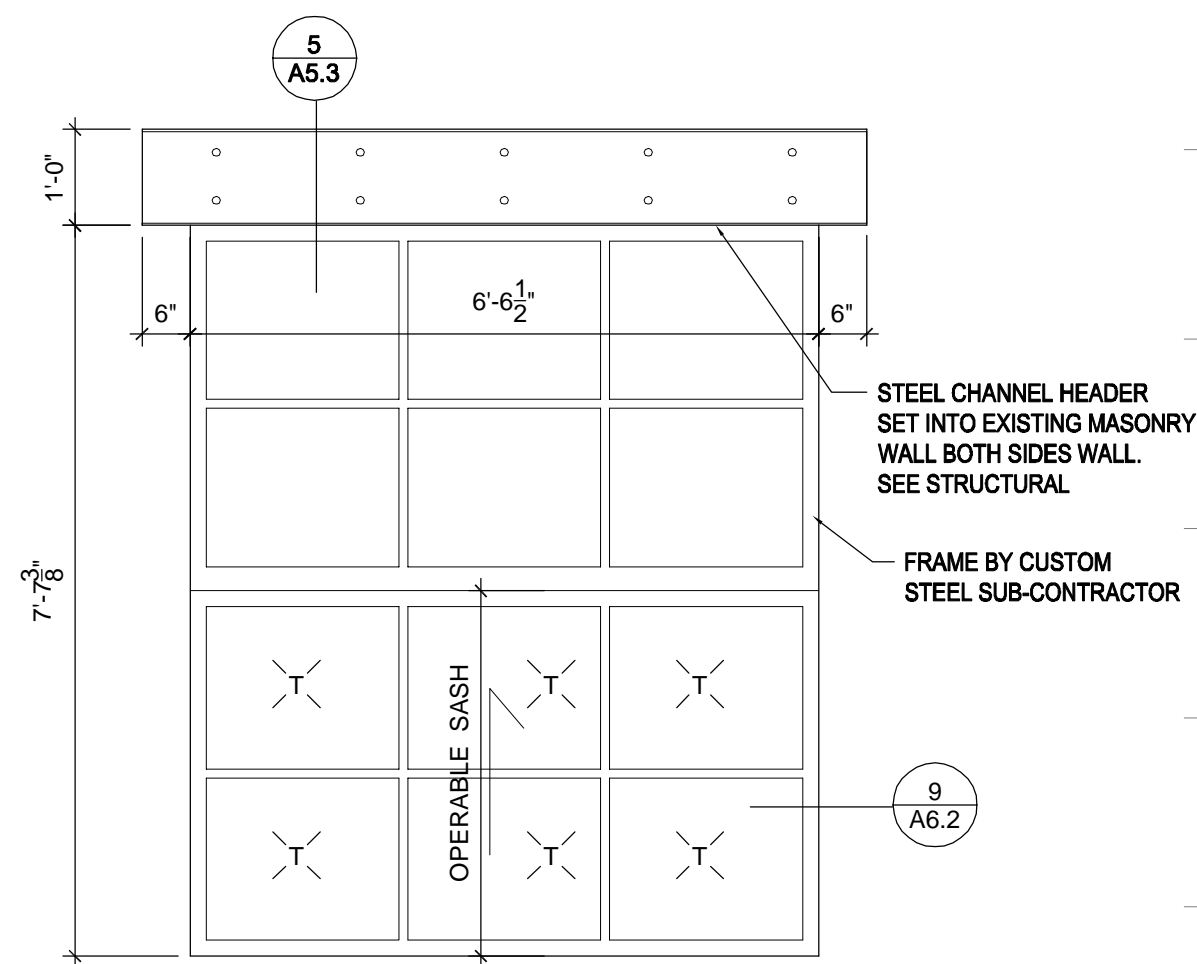


**6 GLASS WALL, TYPE A**  
SCALE: 1/2" = 1'-0"

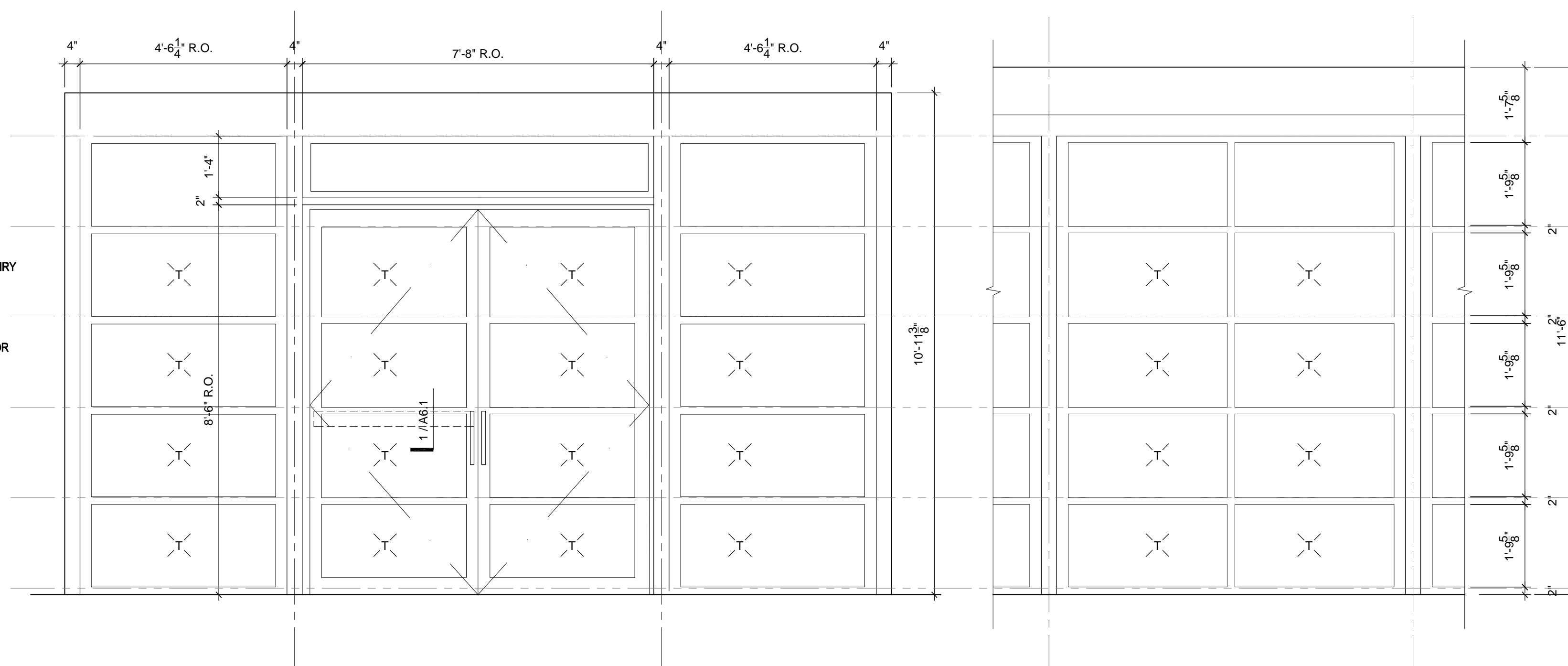
**7 GLASS WALL, TYPE B**  
SCALE: 1/2" = 1'-0"

**8 GLASS WALL, TYPE D**  
SCALE: 1/2" = 1'-0"

**9 GLASS WALL, TYPE C**  
SCALE: 1/2" = 1'-0"

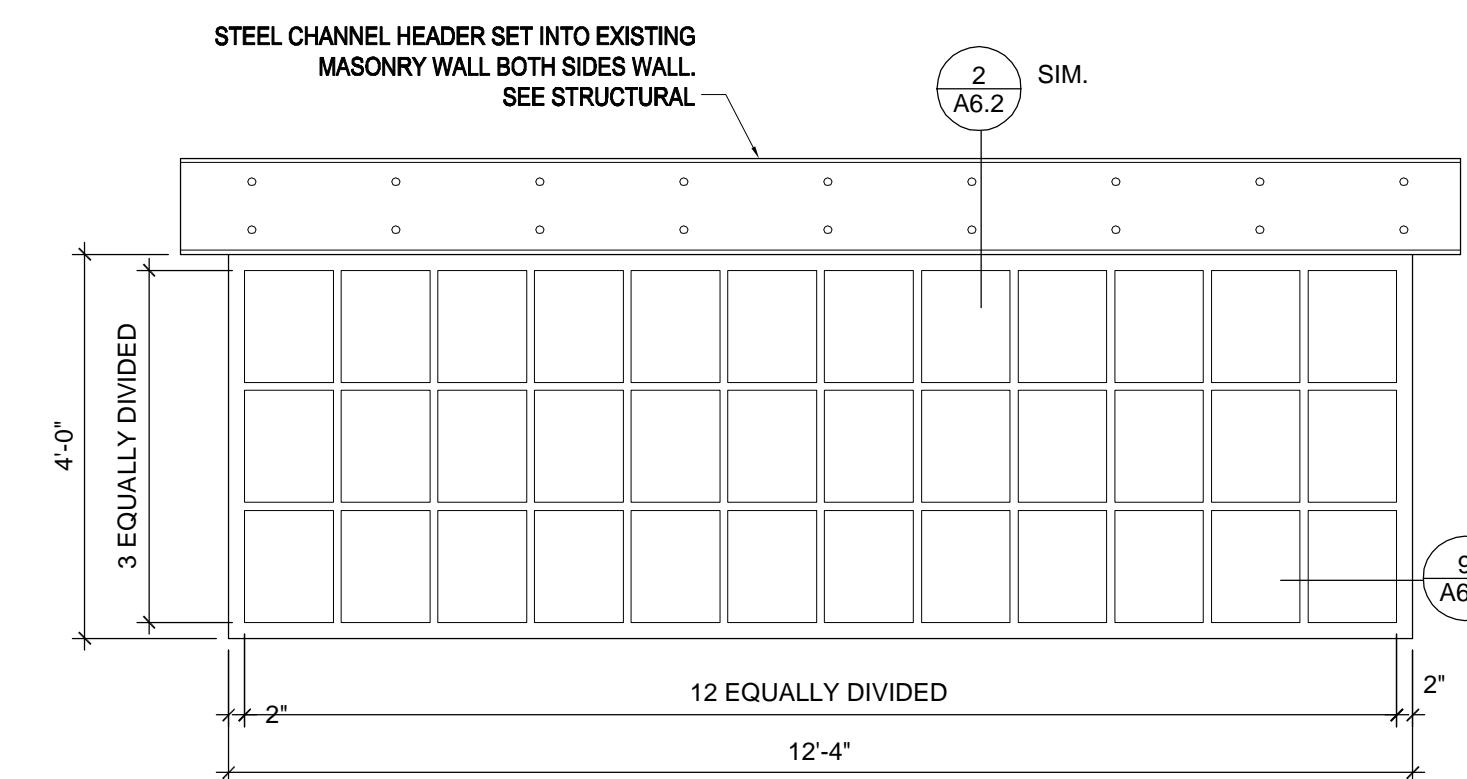


**5 WINDOW TYPE E**  
SCALE: 1/2" = 1'-0"

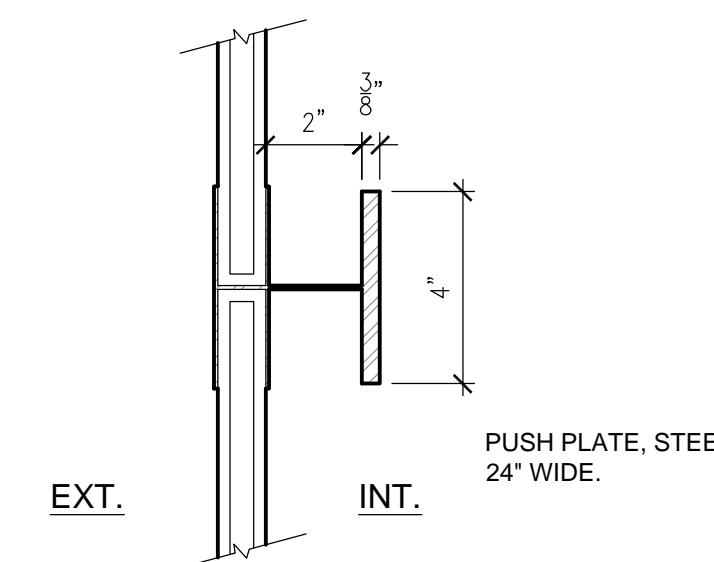
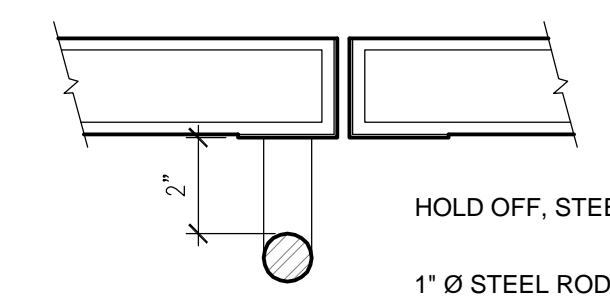


**11 GLASS WALL, TYPE F**  
SCALE: 1/2" = 1'-0"

**10 GLASS WALL, TYPE G**  
SCALE: 1/2" = 1'-0"



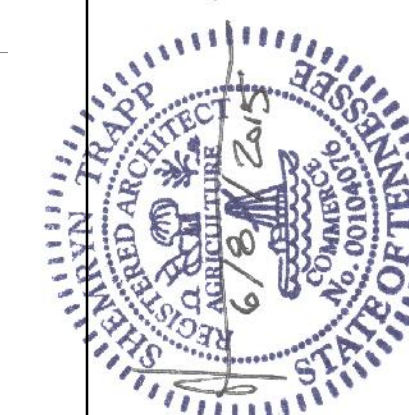
**12 GLASS WALL, TYPE J**  
SCALE: 1/2" = 1'-0"



**HARDWARE NOTES:**

1. FINISH ALL STEEL TO MATCH STOREFRONT.
2. FINAL DESIGN SUBMITTED TO AND APPROVED BY ARCHITECT PRIOR TO FABRICATION.

**1 DOOR HANDLES DOORS 03B, 03C**  
SCALE: 3" = 1'-0"



FIELD VERIFICATION: VERIFY ALL FIELD DIMENSIONS AND CONDITIONS WITH THE SITE AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO TRAPP ARCHITECTURE PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE BASED ON EXISTING DRAWINGS AND MAY NOT BE CURRENT TO THE BUILT CONDITIONS OF THE SITE. TRAPP ARCHITECTURE SHALL RETAIN ALL STATUTORY, COMMON LAW AND OTHER RESERVED RIGHTS. THESE DRAWINGS AND RELATED DOCUMENTS SHALL BE KEPT AND MAINTAINED BY THE CLIENT. OTHERWISE WITHOUT WRITTEN CONSENT OF TRAPP ARCHITECTURE.

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CONSTR 07.06.2015

**A6.1**  
DOORS AND WINDOWS

TRAPP ARCHITECTURE  
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Front patio fence example



- SIDEWALK ON R.O.W.
- HEDGE ROW, TYP.
- LARGE SHADE TREE, TYP.
- BERM
- BERM
- GRAIN SILO
- LAWN, TYP.
- SHRUB PLANTING, TYP.
- STONE SEAT WALL, TYP.
- WOOD SCREEN, TYP.
- PAVERS, TYP.
- PICNIC TABLE, TYP.
- SMALL SHADE TREE WITH TREE GRATE, TYP.
- TABLE AND CHAIRS WITH UMBRELLA, TYP.
- GROUNDCOVER AND PERENNIALS, TYP.
- EXISTING WALLS, TYP.
- RIVERSTONE, TYP.
- RETAINING WALL, TYP.
- EXISTING TREE CANOPY, TYP.
- SEED WITH EROSION CONTROL MATTING
- DUMPSTER ENCLOSURE
- CONCRETE SIDEWALK
- CONCRETE FLUME, TYP.
- WOOD STEPS, TYP.

**FOR REFERENCE:**  
 Concept site plan reviewed with approved CoA 3-A-15-DT.  
 Shows landscaping along Jackson Avenue sidewalk and shade trees around the parking lot.