



# DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

Dover Signature Properties

Applicant

2020-07-31

2020-08-19

8-D-20-DT

Date Filed

Meeting Date (if applicable)

File Number(s)

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

Jarrod Arellano

Design Innovation Architects

Name

Company

402 S. Gay Street

Knoxville

TN

37902

Address

City

State

Zip

865-410-7437

jarellano@dia-arch.com

Phone

Email

## CURRENT PROPERTY INFO

Rick Dover

4921 Homberg Drive, Suite B2

865-924-0791

Owner Name (if different from applicant)

Owner Address

Owner Phone

719 Locust Street

094MC01503

Property Address

Parcel ID

Downtown Knoxville

C-2 / D-1

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*  
Staff Signature

Lindsay Crockett

7-31-20

Please Print

Date

Jarrod Arellano

Digitally signed by Jarrod Arellano  
Date: 2020.07.31 12:05:32 -04'00'

Jarrod Arellano

07-31-2020

Applicant Signature

Please Print

Date

# REQUEST

DOWNTOWN DESIGN

**Level 1:**

- Signs     Alteration of an existing building/structure

**Level 2:**

- Addition to an existing building/structure

**Level 3:**

- Construction of new building/structure     Site design, parking, plazas, landscape

**See required Downtown Design attachment for more details.**

Brief description of work: Renovation of the existing Tennessee Supreme Court Building to be an apartment building. A new rooftop penthouse will be added and includes some alteration to the existing west and east faces of the tower portion of the building. The existing parking lot will be upgraded for use by the building occupants. This application is for some minor revisions from the May 20th approval.

HISTORIC ZONING

**Level 1:**

- Signs     Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

**Level 2:**

- Major repair, removal, or replacement of architectural elements or materials     Additions and accessory structures

**Level 3:**

- Construction of a new primary building

**Level 4:**

- Relocation of a contributing structure     Demolition of a contributing structure

**See required Historic Zoning attachment for more details.**

Brief description of work: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

INFILL HOUSING

**Level 1:**

- Driveways, parking pads, access point, garages or similar facilities     Subdivisions

**Level 2:**

- Additions visible from the primary street     Changes to porches visible from the primary street

**Level 3:**

- New primary structure  
 Site built     Modular     Multi-Sectional

**See required Infill Housing attachment for more details.**

Brief description of work: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

STAFF USE ONLY

**ATTACHMENTS**

- Downtown Design Checklist  
 Historic Zoning Design Checklist  
 Infill Housing Design Checklist

**ADDITIONAL REQUIREMENTS**

- Property Owners / Option Holders

**Level 1:** \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

**FEE 1:**

**FEE 2:**

**FEE 3:**

**TOTAL:**



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2020-07-31

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LANDSCAPE PLAN(unchanged from approval on May 20th, 2020)

## PROJECT TEAM

Design Innovation Architects  
S&ME  
Hedstrom Landscape Architects  
Facility Systems Consultants  
Haines Structural Group

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## Design Innovation

ARCHITECTS + INTERIORS + PLANNING

Project Name: **Supreme Court Renovation**  
Project No: **15007SC**

File No.: 101

Date / Time: 2020-07-31

To: Lindsay Crockett / Mike Reynolds, Knoxville-Knox County Planning  
From: Jarrod Arellano, Design Innovation (DIA)

### Design Review Submittal

#### PROJECT INFORMATION

Project location – 719 Locust Street (Previous Address)

Existing use – currently vacant, previously a state office building including a state supreme court use.

Proposed use – Short Term Rental Apartments within the existing shell of the building. Existing lobbies will be repurposed as resident entries and common areas for the residents. A new roof top deck will be added above the Tower portion of the property. **An additional area has been included to the roof top deck area and is illustrated in the attached drawings.** Two new dwelling units in the upper portion of the existing courtroom will be installed and will require a new rooftop addition for access to the unit above the Supreme Court portion of the property. One window portion on the west elevation of the Tower portion will be installed to match the existing grid of windows on that elevation. Some small windows on the north side of the Tower portion will be infilled to accommodate the dwelling unit layouts and restrict view to the adjacent Church & Henley project to the north.

Per Downtown Knoxville Design Guidelines, the property is within the D-1 Overlay Boundary and is eligible to be on the National Register Historic Site. This project was submitted for a building permit in December 2018 and will therefore be reviewed under the 2012 IBC and is zoned C-2/D-1 according to the permit application.

From Downtown Knoxville Design Guidelines

#### B. PRIVATE REALM

#### 3. BUILDING MATERIALS

New building materials should relate to the scale, durability, color, and texture of the predominate building materials in the area.

#### GUIDELINES:

3a. Use complimentary materials and elements, especially next to historic buildings.

3b. Rehabilitate historic structures in accordance with the Secretary of Interior's Standards (see Appendix A)

Durable materials such as MCM (metal composite material) siding and metal panels will be used for new exterior walls. Colors will complement adjacent existing construction and be of a matte sheen, therefore not shiny. Existing windows will be cleaned and repainted. One new window on the in the brick wall of the west elevation will match the existing windows. New storefront framing will be anodized aluminum in a color to be determined. Exact signage locations have not been determined, but proposed locations have been noted in the building elevations.

#### 4. ARCHITECTURAL CHARACTER

H:\PROJECTS\15115007SC Dover Supreme Court - SC\Files\106115007SC 106 2019-11-18\_drb workshop memo.docx

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## MEMO

*Buildings should be visually interesting to invite exploration by pedestrians. A building should express human scale through materials and forms that were seen traditionally. This is important because buildings are experienced at proximity by the pedestrian.*

#### GUIDELINES:

4b. Enhance pedestrian interest in commercial and office buildings by creating a largely transparent and consistent rhythm of entrances and windows.

Although the access from the street will be restricted to residences the existing public entry ways will be adapted as common areas for the residences to the public connection at the street level. However, the existing entry facing Cumberland will be relocated to the West elevation facing Henley. This relocation will create a better buffer for the ground floor units along Cumberland Avenue. The existing entry on Cumberland will be renovated to match the adjacent walls with the planter extending in front as well.  
4f. Encourage the use of 'green roofs' and other sustainable practices, while minimizing the visual impact from the street.

Planters are being considered adjacent to the new roof deck and adjacent to private balconies for the new dwelling units over the existing courtroom

#### 7. MECHANICAL EQUIPMENT AND SERVICE UTILITIES

Utilities can include telephone and electrical lines, ventilation systems, gas meters, air conditioners, fire protection, telecommunication and alarm systems. Adequate space for these utilities should be planned in a project from the outset and they should be designed such that their visual and noise impacts are minimized.

New equipment and utilities will be concealed within the building or screened to the greatest degree possible.

#### C. HISTORIC RESOURCES

##### 1. ROOFLINES AND ADDITIONS

Alterations of the rooflines of historic buildings are not appropriate. A one-story rooftop addition, including railings, may be possible on taller buildings if it is inconspicuous from the public right-of-way. Additions should be set back from the primary elevation of the building, and should not damage character-defining features, including parapets and side walls. These walls are often topped by coping stones offering contrasting color or texture, or contain cornices, decorative grills, chimneys, corbelled brickwork and other architectural elements. Rooftop additions are almost never appropriate on buildings less than four stories in height.

1a. Preserve or restore historic roofline features, including parapet walls and cornices.

1b. Design rooftop additions to be complimentary to the historic building in terms of materials and color.

1c. Avoid construction that maintains only the historic facade.

1d. Do not alter, obscure or destroy significant features of historic resources when constructing additions.

1e. Design rooftop additions so that they are not seen from adjoining streets and sidewalks.

There will be no modifications to the Locust Street or Cumberland Avenue elevation. Most of the existing building will be refinished and refurbished as needed to preserve the unique finishes of the existing building. The new rooftop addition will be articulated as a "ribbon" that begins on the east elevation of the Tower and continue upward over the penthouse as a roof and continue vertically on the west elevation facing Henley Street. **The "ribbon" has been revised from the previous DRB submittal approved on May 20<sup>th</sup> and shown through the attached drawings.** The intent is to augment the existing building with a complementary massing element. The decision to enhance the addition on the west and east facades of the tower is to take advantage of the its prominent location and to honor the Supreme Court proper. On the west side the addition will uplift the edifice and mark a significant corner of downtown that faces a major thoroughfare and faces the UTK Campus. On the east side the tower addition will balance the iconic elevation of the Supreme Court proper by creating a more pleasing backdrop to the existing lower

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courthouse mass. Smaller additions will be clad in the same metal material to distinguish new construction from existing.

#### C. HISTORIC RESOURCES

##### 9. LIGHTING

Storefront windows may be lit with interior fixtures, entrances may be lit with overhead fixtures, and gooseneck fixtures can be used to highlight signs. Illumination may also be used to wash the building in light, emphasizing its distinctive architectural finishes

No building lighting will be added along Locust or Cumberland. Lighting at the addition will be recessed can lights in new ceilings. Exterior lighting at exterior rooftop areas will complement the existing fixtures and aesthetic of the existing building. The intent is to maintain or refurbish existing light fixtures at the public common areas that are visible from the pedestrian view at the street level.

#### END OF MEMO

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EXISTING BUILDING \_ NORTH ELEVATION FROM LOCUST ST



EXISTING BUILDING \_ SOUTHWEST CORNER FROM CUMBERLAND AVE & HENLEY ST INTERSECTION



EXISTING BUILDING \_ SOUTHEAST CORNER FROM CUMBERLAND AVE & LOCUST ST INTERSECTION



EXISTING BUILDING \_ NORTHWEST CORNER FROM HENLEY ST

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**METAL CLAD 'RIBBON' MATERIAL**  
 SIMILAR TO ALUCOBOND  
 METAL COMPOSITE MATERIAL WITH  
 CONCEALED FASTENER DETAIL  
 COLOR TO BE DETERMINED



**CANOPY EXAMPLE OVER COURTHOUSE ROOF DECKS**  
 DETAIL TO BE DETERMINED, LOW PROFILE TO COMPLEMENT  
 OVERHANG OF EXISTING COURTHOUSE PERIMETER.



**OTHER ADDITION CLADDING  
 AND ROOFTOP CANOPIES**  
 SIMILAR TO PAC-CLAD MANUFACTURER  
 CONCEALED FASTENER  
 CORRUGATED METAL PANELS  
 COLOR TO BE DETERMINED

REVISED VIEW FROM LOCUST STREET



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REVISED VIEW FROM HENLEY STREET



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ORIGINAL VIEW FROM LOCUST STREET



ORIGINAL VIEW FROM HENLEY STREET



REVISED VIEW FROM LOCUST STREET



REVISED VIEW FROM HENLEY STREET



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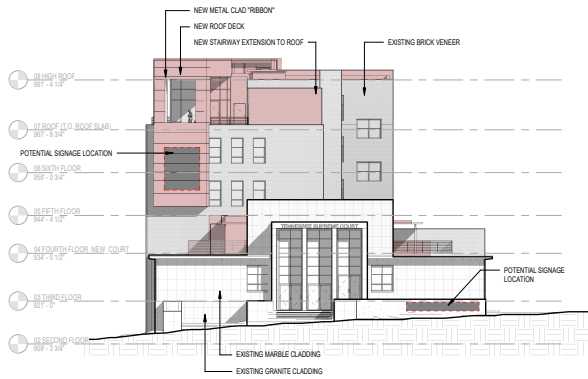
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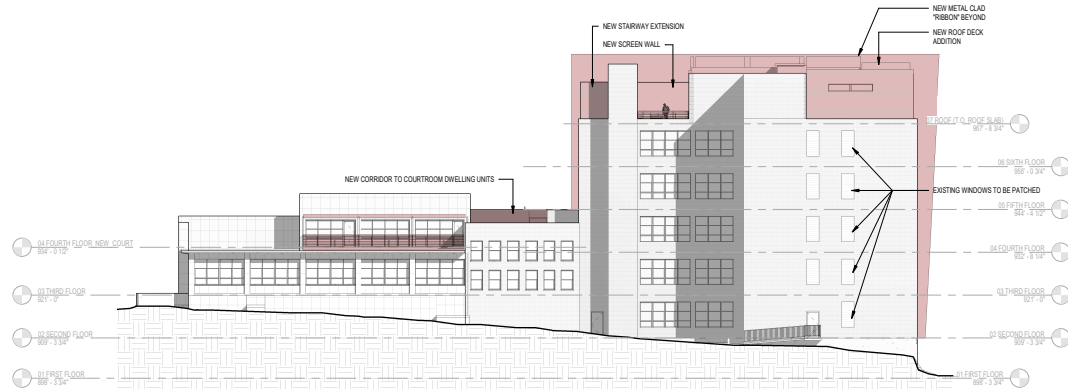
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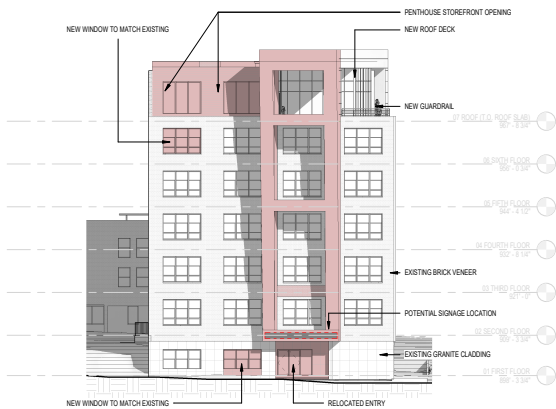




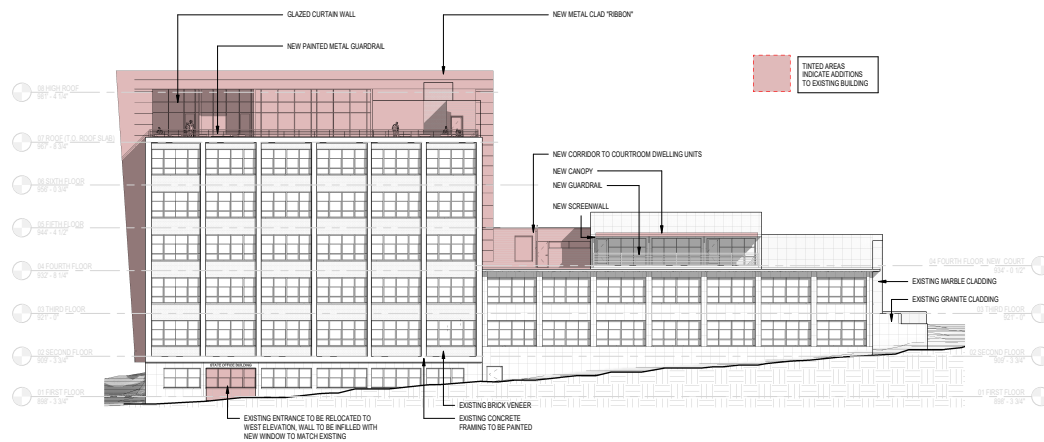
**1** DDRB EAST ELEVATION  
1/16" = 1'-0"



**2** DDRB NORTH ELEVATION  
1/16" = 1'-0"



**3** DDRB WEST ELEVATION  
1/16" = 1'-0"



**4** DDRB SOUTH ELEVATION  
1/16" = 1'-0"

**DESIGN REVIEW BOARD SUBMISSION - EXTERIOR ELEVATIONS**

**TENNESSEE STATE SUPREME COURT**

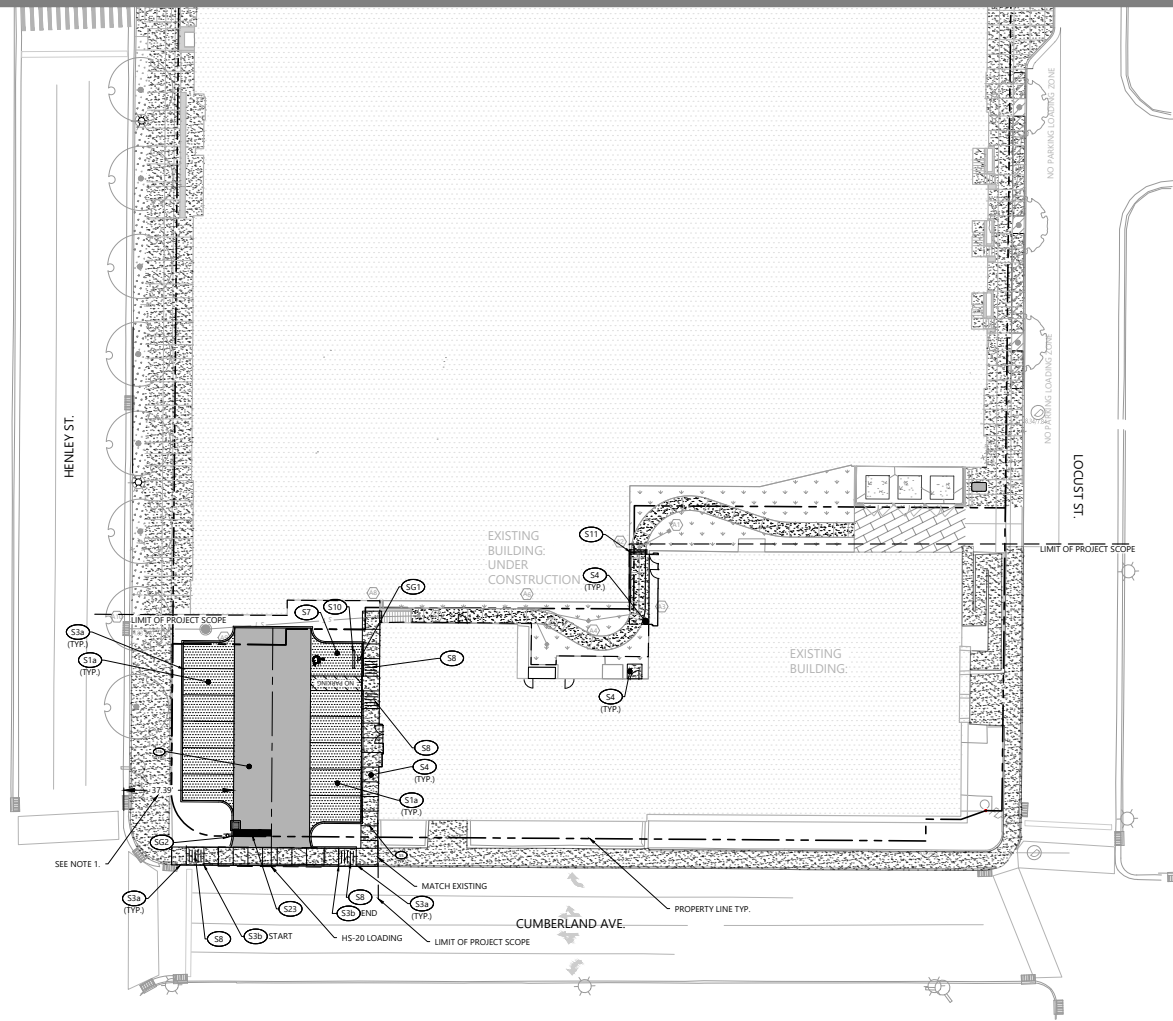
719 LOCUST STREET, KNOXVILLE, TN 37902

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07/31/2020





SITE LAYOUT KEYNOTES	
CODE	DESCRIPTION
S1A	ASPHALT PAVEMENT - LIGHT DUTY
S1B	ASPHALT PAVEMENT - HEAVY DUTY
S1C	ASPHALT PAVEMENT - OVERLAY
S2	CONCRETE PAVEMENT
S3A	CONCRETE POST CURB
S3B	CONCRETE LOWERED CURB
S4	CONCRETE SIDEWALK
S5	SIDEWALK JOINTS
S6	ACCESSIBLE SYMBOL
S7	ACCESSIBLE PARKING SPACE
S8	ACCESSIBLE RAMP
S9	TACTILE WARNING SURFACE
S10	CONCRETE WHEELSTOP
S11	CONCRETE STAIRS WITH HANDRAIL
S14	BOLLARD
S15	UTILITY PAD
S22	PAINTED STOP BAR (2)

SITE SIGNAGE KEYNOTES	
CODE	DESCRIPTION
S21	ACCESSIBLE PARKING SIGN
S22	"STOP" SIGN

NOTES:  
 1. A VARIANCE OF 36" WAS APPROVED BY THE BOARD OF ZONING APPEALS MAY 16, 2019 AS PART OF APPEAL 05-B-19-VA.

**SITE DATA**  
 COUNCIL DISTRICT: 6  
 COUNCIL MEMBER: GWEN MCKENZIE  
 PARCEL ID: 094MCD1503  
 WARD: 6  
 CITY BLOCK: 04043  
 SITE ADDRESS: 709 LOCUST ST  
 KNOXVILLE, TENNESSEE, 37902  
 15.03 AC. (654,706.8 FT<sup>2</sup>)  
 PARKING PROVIDED:  
 STANDARD 11 SPACES  
 ACCESSIBLE (VAN) 1 SPACE  
 TOTAL: 12 SPACES PROVIDED

LEGEND	
BUILDING	[Pattern]
CONCRETE PAVEMENT	[Pattern]
CONCRETE SIDEWALK	[Pattern]
HEAVY DUTY PAVEMENT	[Pattern]
LIGHT DUTY PAVEMENT	[Pattern]
TACTILE WARNING	[Pattern]
PAINTED STRIPE	[Pattern]
CONCRETE CURB	[Pattern]
CENTERLINE	[Pattern]



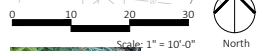
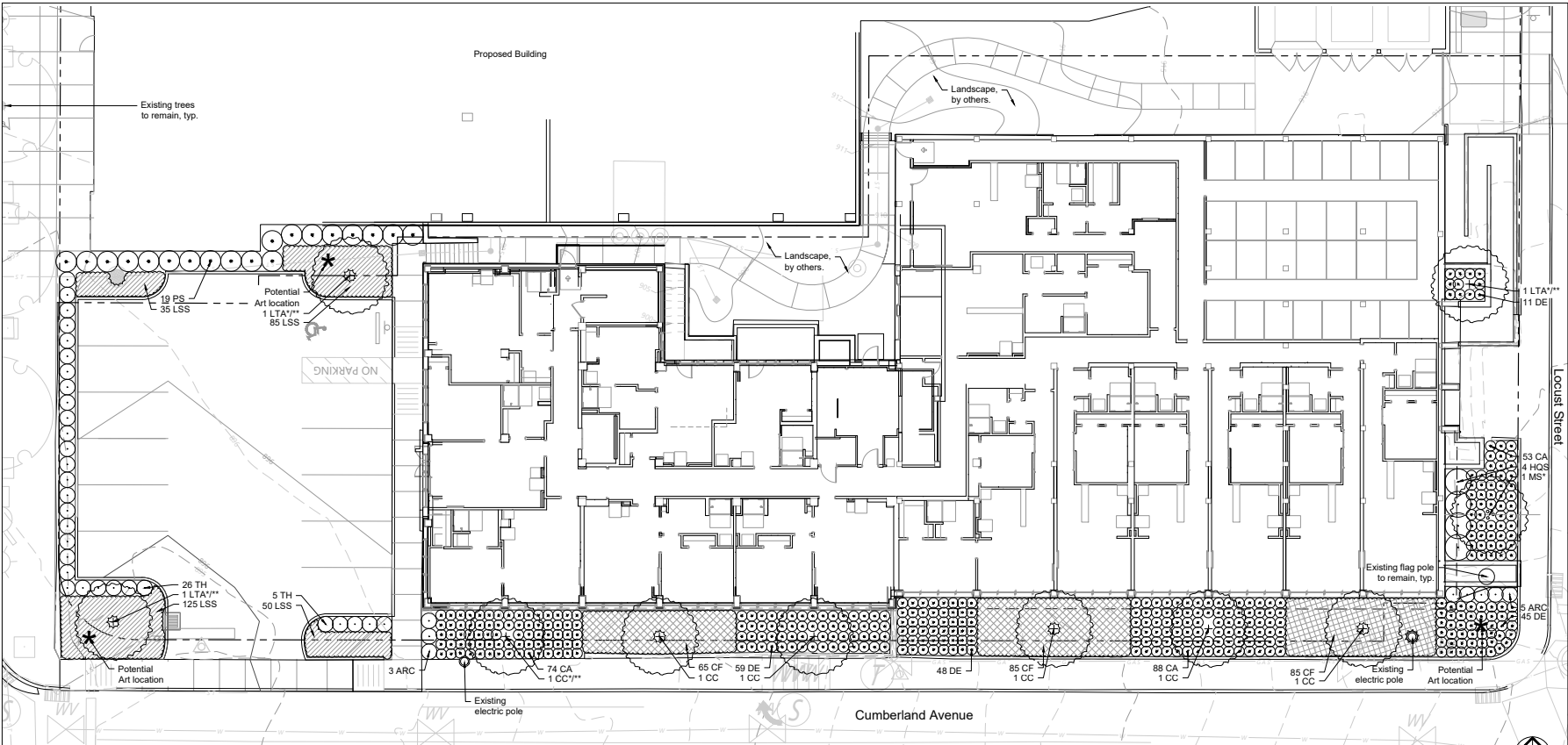
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**Supreme Court Renovation**  
Knoxville, Tennessee



**Landscape Requirements per City of Knoxville**

**Tree Preservation**  
Where trees cannot be retained pursuant to this article, or do not exist on the site, they shall be provided, within twelve (12) months of construction completion, at the rate of eight (8) trees per acre, with at least one-half of the required number being species capable of attaining a height of fifty (50) feet or more at maturity. Such trees shall have a minimum trunk diameter of two (2) inches at six (6) inches above ground at planting, unless of an ornamental variety, which shall have a minimum trunk diameter of one and one-fourth (1 1/4) inches at six (6) inches above ground at planting.

Total property acreage: .58 acre  
Required Trees: 5  
Trees Provided: 5 trees (marked on plan with \*)

**Parking Lot Perimeter Landscape Requirement**  
Between Parking Lots and Rights-of-Way: A perimeter screening area at least ten (10.0) feet wide, measured from the edge of the parking lot to the right-of-way, shall be provided between the parking area and the right-of-way of all adjoining streets. Such perimeter screening area shall be planted with a minimum of three (3) deciduous and/or evergreen trees and ten (10) shrubs for every one hundred (100.0) linear feet. A minimum of fifty (50) percent of the shrubs shall be evergreen. For parking lots, including vehicular use areas, or less than twenty thousand (20,000) square feet, the width of the perimeter screening area may be reduced to six (6) feet.

Linear feet of parking lot: 115 lf  
Trees Required: 4  
Trees Provided: 4 trees (marked on plan with \*\*)  
Shrubs Required: 12  
Shrubs Provided: 32  
Square feet of parking lot: 3,985 sf

**Landscape Requirements per City of Knoxville**

Key	Quantity	Botanical Name	Common Name	Size	Notes
<b>SHADE TREES</b>					
LTA	3	Liriodendron tulipifera 'Arnold'	Arnold Tulip Poplar	3" cal.	6' CT, CL, full and well branched, fastigate form
<b>ORNAMENTAL TREES</b>					
CC	6	Cercis canadensis 'Appalachian Red'	Appalachian Red Redbud	2" cal.	4' CT, CL, full and well branched, pink flowers
MS	1	Magnolia stellata 'Royal Star'	Royal Star Magnolia	10" hgt. min.	MT, 3 cane min, full and well branched, white flowers
<b>SHRUBS</b>					
ARC	8	Abelia x grandifolia 'Rose Creek'	Rose Creek Abelia	3 gal. - 18" min. hgt.	3" o.c., full and dense, pink/white flowers
HQS	4	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oak Leaf Hydrangea	3 gal. - 24" min. hgt.	5" o.c., full and dense, white flowers
PS	19	Prunus laurocerasus 'Schipkaensis'	Schip Laurel	3 gal. - 24" min. hgt.	4" o.c., full and dense, pruned to 6' height
TH	31	Taxus x media 'Hicksii'	Hicks Yew	3 gal. - 24" min. hgt.	3" o.c., full and dense, pruned to 4' height
<b>GROUNDCOVERS &amp; PERENNIALS</b>					
CA	215	Carex elata 'Aurea'	Bowles Golden Sedge	1 gal.	2" o.c., full and dense
CF	235	Carex flacca 'Blue Zinger'	Blue Zinger Sedge	1 gal.	2" o.c., full and dense
DE	163	Dryopteris erythrosora 'Brilliance'	Brilliance Autumn Fern	1 gal.	2" o.c., full and dense
LSS	295	Liriope spicata	Spreading Liriope	1 gal.	18" o.c., full and dense



(LTA) Liriodendron tulipifera 'Arnold'  
Arnold Tulip Poplar  
10-15' W x 45-55' T



(CC) Cercis canadensis 'Appalachian Red'  
Appalachian Red Redbud  
20-25' W x 20-25' T



(MS) Magnolia stellata 'Royal Star'  
Royal Star Magnolia  
10-15' W x 10-15' T



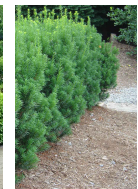
(ARC) Abelia x grandifolia 'Rose Creek'  
Rose Creek Abelia  
2.5-3' W x 2-3' T



(HQS) Hydrangea quercifolia 'Snow Queen'  
Snow Queen Oakleaf Hydrangea  
4-5' W x 5-6' T



(PS) Prunus laurocerasus 'Schipkaensis'  
Schip Laurel  
5-6' W x 5-6' T



(TH) Taxus x media 'Hicksii'  
Hicks Yew  
3-4' W x 5-8' T



(CA) Carex elata 'Aurea'  
Bowles Golden Sedge  
2' W x 2' T



(DE) Dryopteris erythrosora 'Brilliance'  
Brilliance Autumn Fern  
2-2.5' W x 1.5-2' T



(CF) Carex flacca 'Blue Zinger'  
Blue Zinger Sedge  
1.5-2' W x 1.5-2' T



(LSS) Liriope spicata  
Spreading Liriope  
1-1.5' W x 1-1.5' T

Not for Construction

Date: 05.01.2020  
Job Number: 20-038  
Drawn By: LGG Ck'd By: SHP

Rev	Description	Date

Sheet Name:

Landscape Plan

Sheet Number:

L100