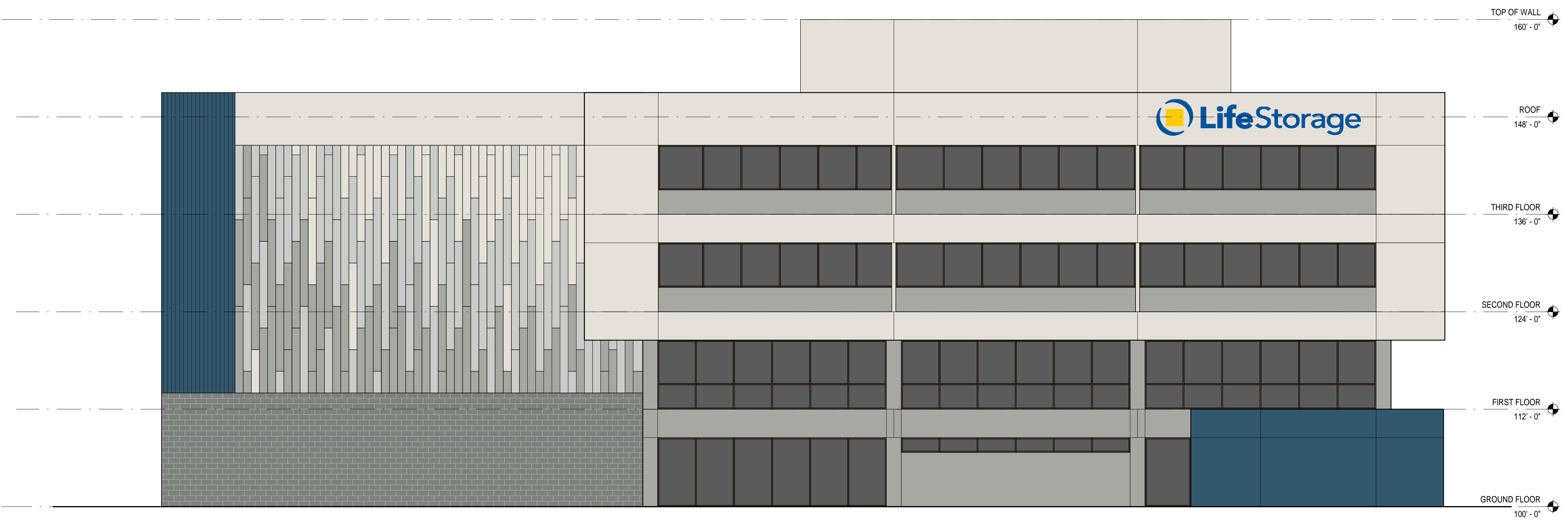
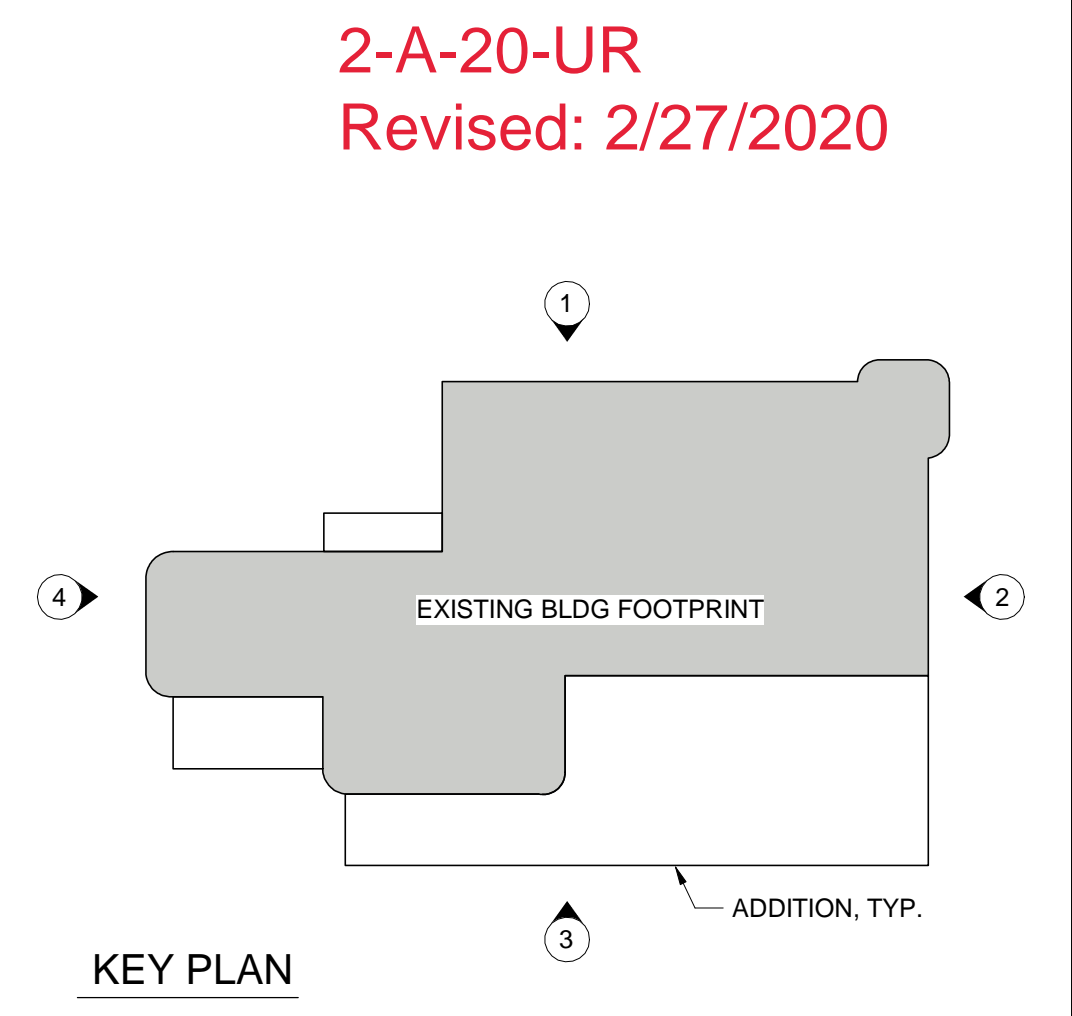


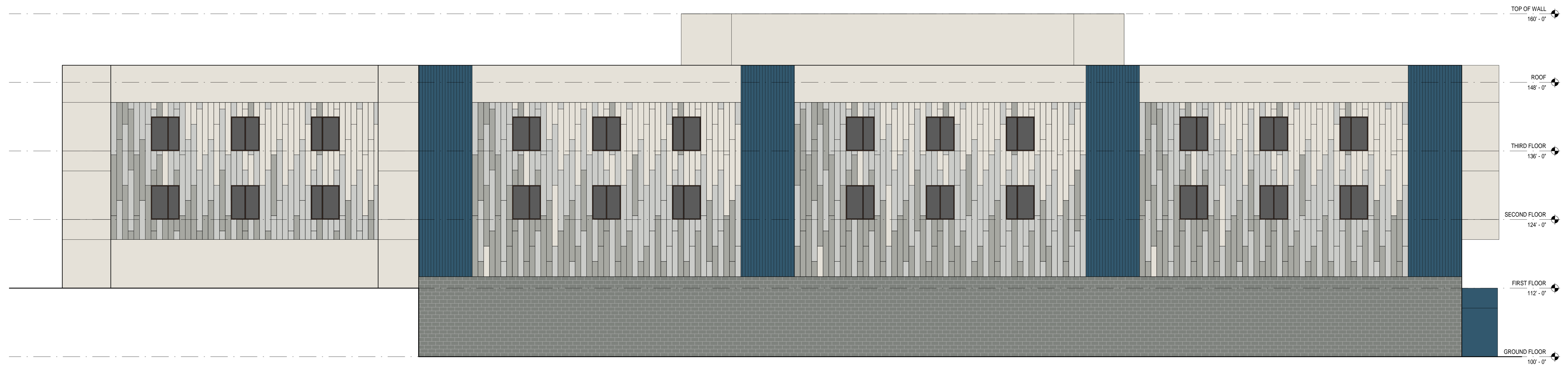
1 WEST EXTERIOR ELEVATION
A-201 SCALE: 1/8" = 1'-0"



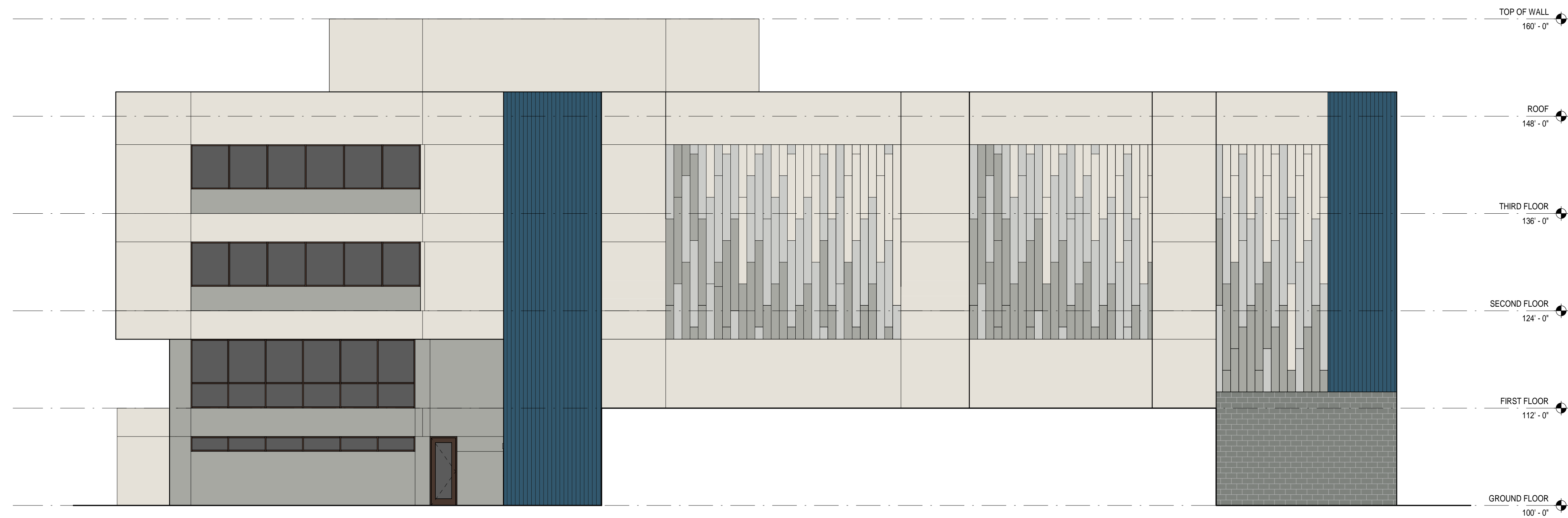
2 NORTH EXTERIOR ELEVATION
A-201 SCALE: 1/8" = 1'-0"



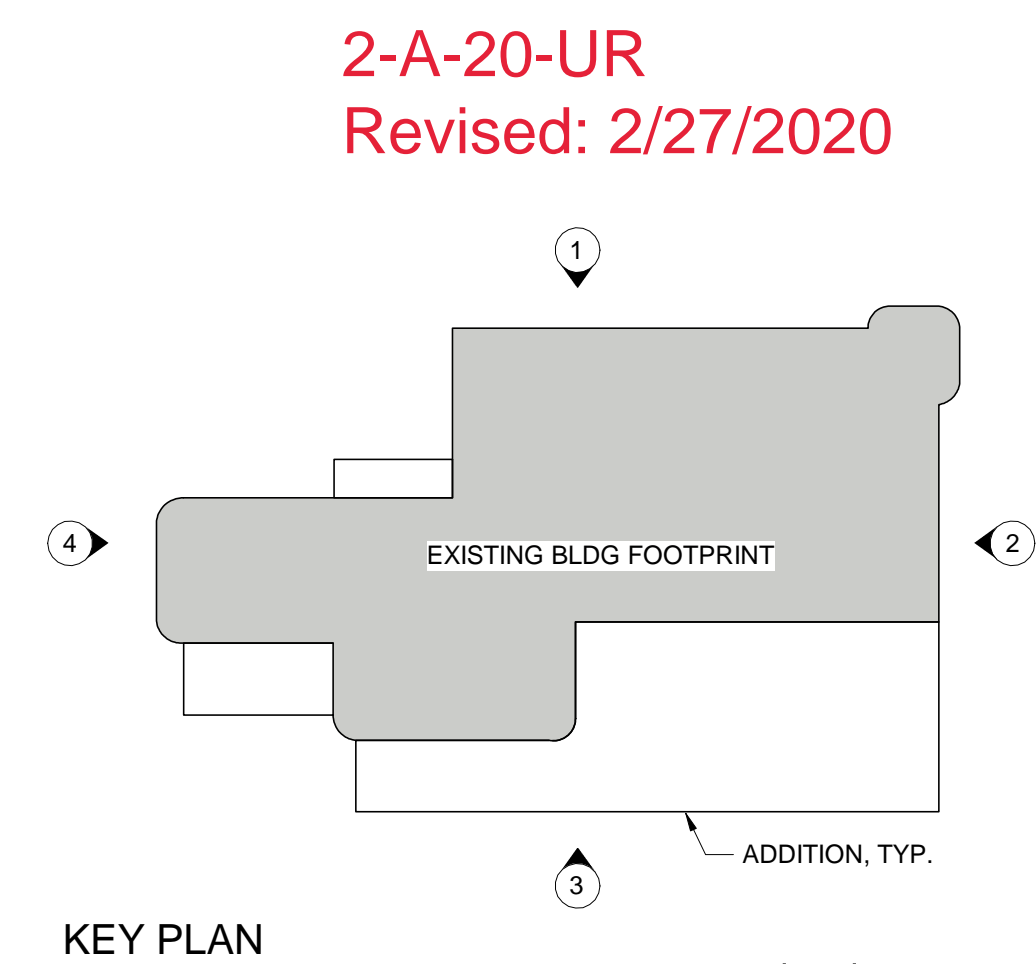
02/26/2020



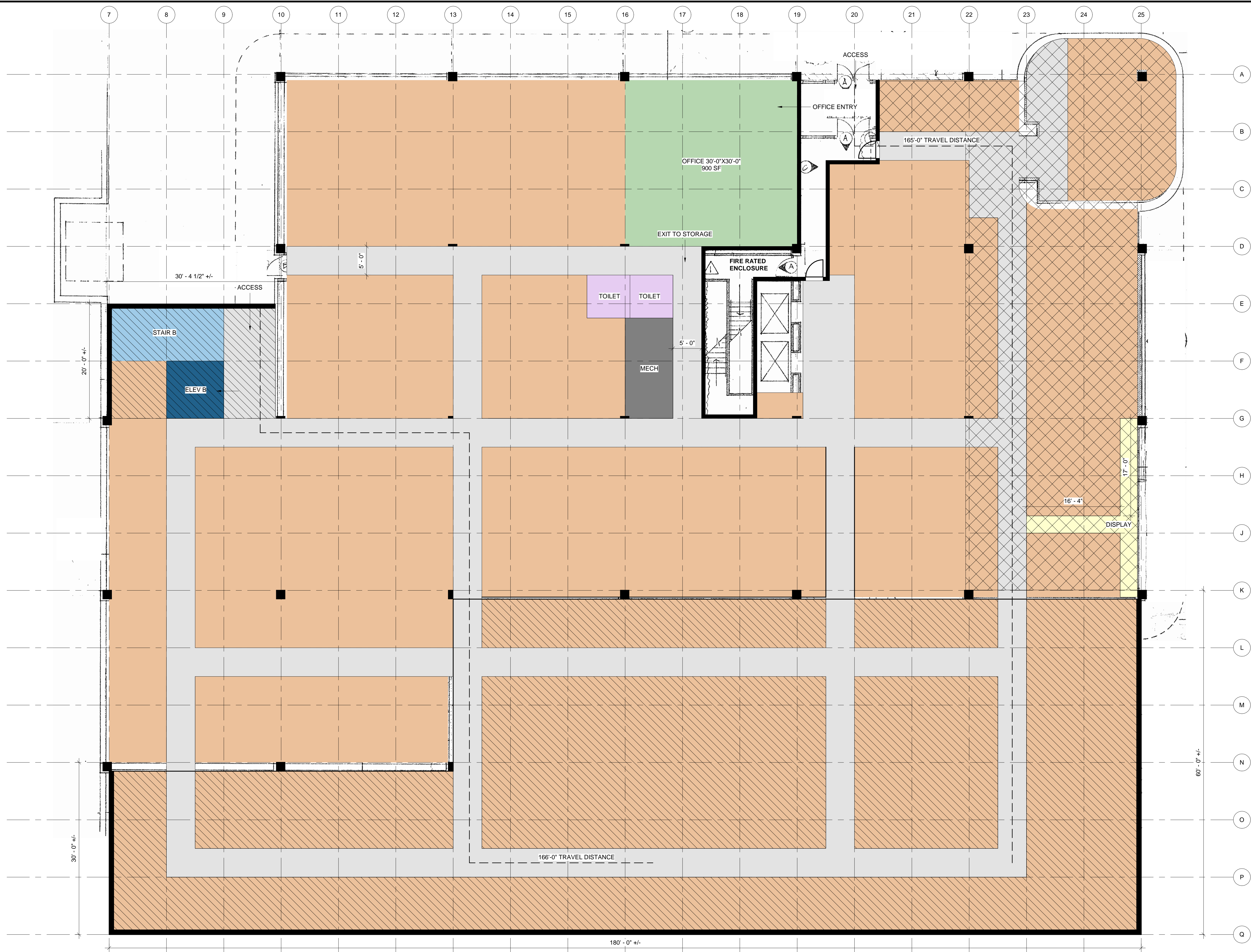
3 EAST EXTERIOR ELEVATION
A-202 SCALE: 1/8" = 1'-0"



4 SOUTH EXTERIOR ELEVATION
A-202 SCALE: 1/8" = 1'-0"



02/26/2020



2-A-20-UR
 Revised: 2/24/2020

LEGEND

- ADDITION
 GROUND FLOOR: +/- 9,307 SF
 FIRST FLOOR: +/- 9,583 SF
 SECOND & THIRD FLOOR: +/- 14,775 SF / FLOOR
 TOTAL (ALL FLOORS): +/- 48,440 SF
- EXTENT OF FLOOR INFILL
- STORAGE UNIT
- CIRCULATION





OVERALL BUILDING EFFICIENCY

GROUND FLOOR	
NET RENTABLE STORAGE	+/- 18,121 SF
OVERALL EFFICIENCY	+/- 25,694 SF 70%
FIRST FLOOR	
NET RENTABLE STORAGE	+/- 22,153 SF
OVERALL EFFICIENCY	+/- 29,186 SF 76%
SECOND & THIRD FLOOR	
NET RENTABLE STORAGE	+/- 23,107 SF / FLOOR
OVERALL EFFICIENCY	+/- 31,161 SF / FLOOR 74%
OVERALL NET RENTABLE STORAGE	+/- 66,488 SF
OVERALL BUILDING SF	+/- 117,202 SF
OVERALL AVERAGE EFFICIENCY	74%

1
 A-104 SCHEMATIC GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

02/21/2020

LEGEND

-  ADDITION GROUND FLOOR: +/- 9,907 SF
FIRST FLOOR: +/- 9,583 SF
SECOND & THIRD FLOOR: +/- 14,775 SF / FLOOR
TOTAL (ALL FLOORS): +/- 48,440 SF
-  EXTENT OF FLOOR INFILL
-  STORAGE UNIT
-  CIRCULATION

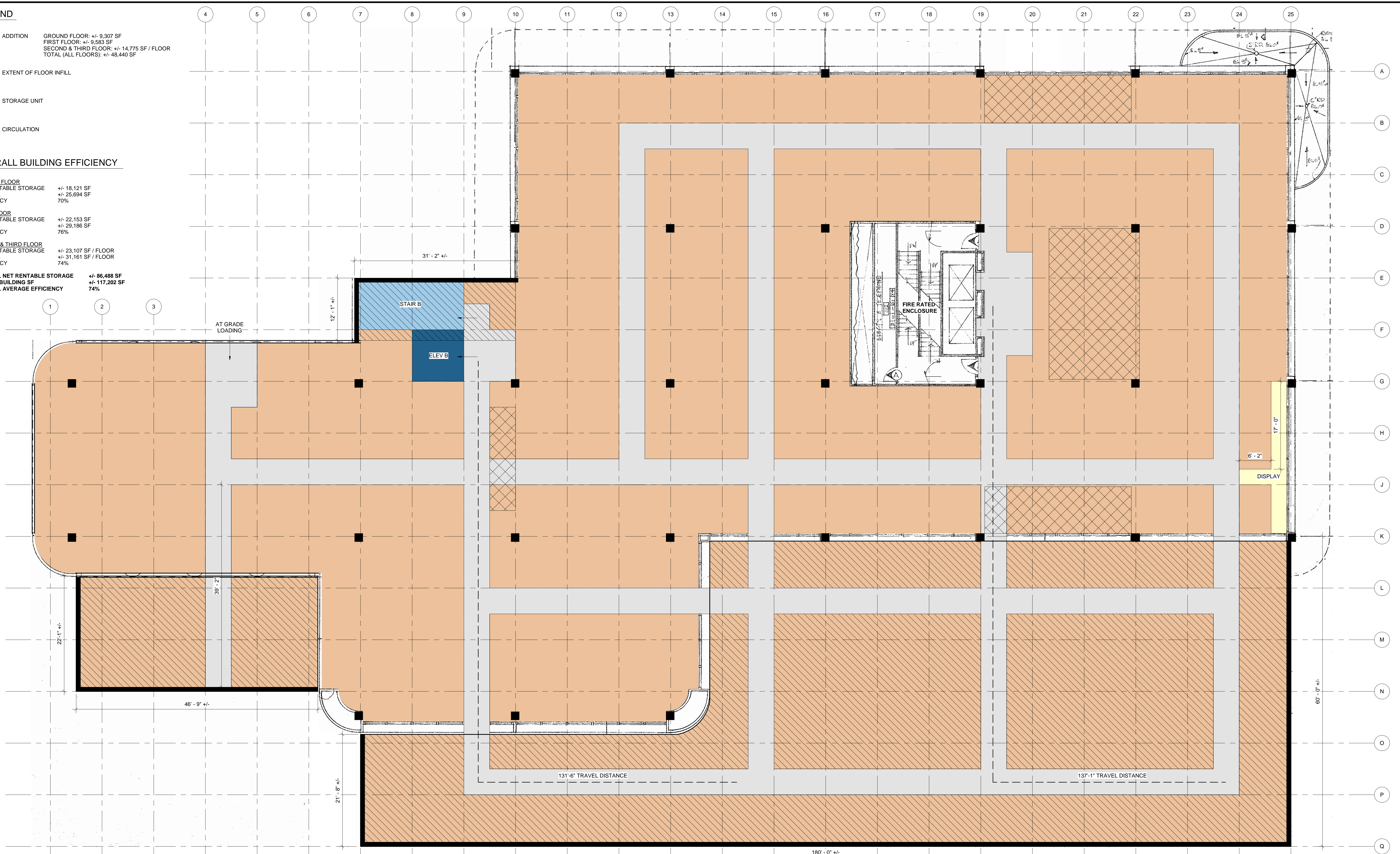
OVERALL BUILDING EFFICIENCY

GROUND FLOOR
NET RENTABLE STORAGE +/- 18,121 SF
OVERALL EFFICIENCY +/- 25,694 SF
70%

FIRST FLOOR
NET RENTABLE STORAGE +/- 22,153 SF
OVERALL EFFICIENCY +/- 29,186 SF
76%

SECOND & THIRD FLOOR
NET RENTABLE STORAGE +/- 23,107 SF / FLOOR
OVERALL EFFICIENCY +/- 31,161 SF / FLOOR
74%

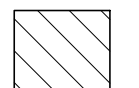
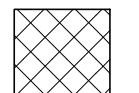

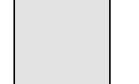
OVERALL NET RENTABLE STORAGE +/- 96,488 SF
OVERALL BUILDING SF +/- 117,202 SF
OVERALL AVERAGE EFFICIENCY 74%



1 SCHEMATIC FIRST FLOOR PLAN
A-105 SCALE: 1/8" = 1'-0"

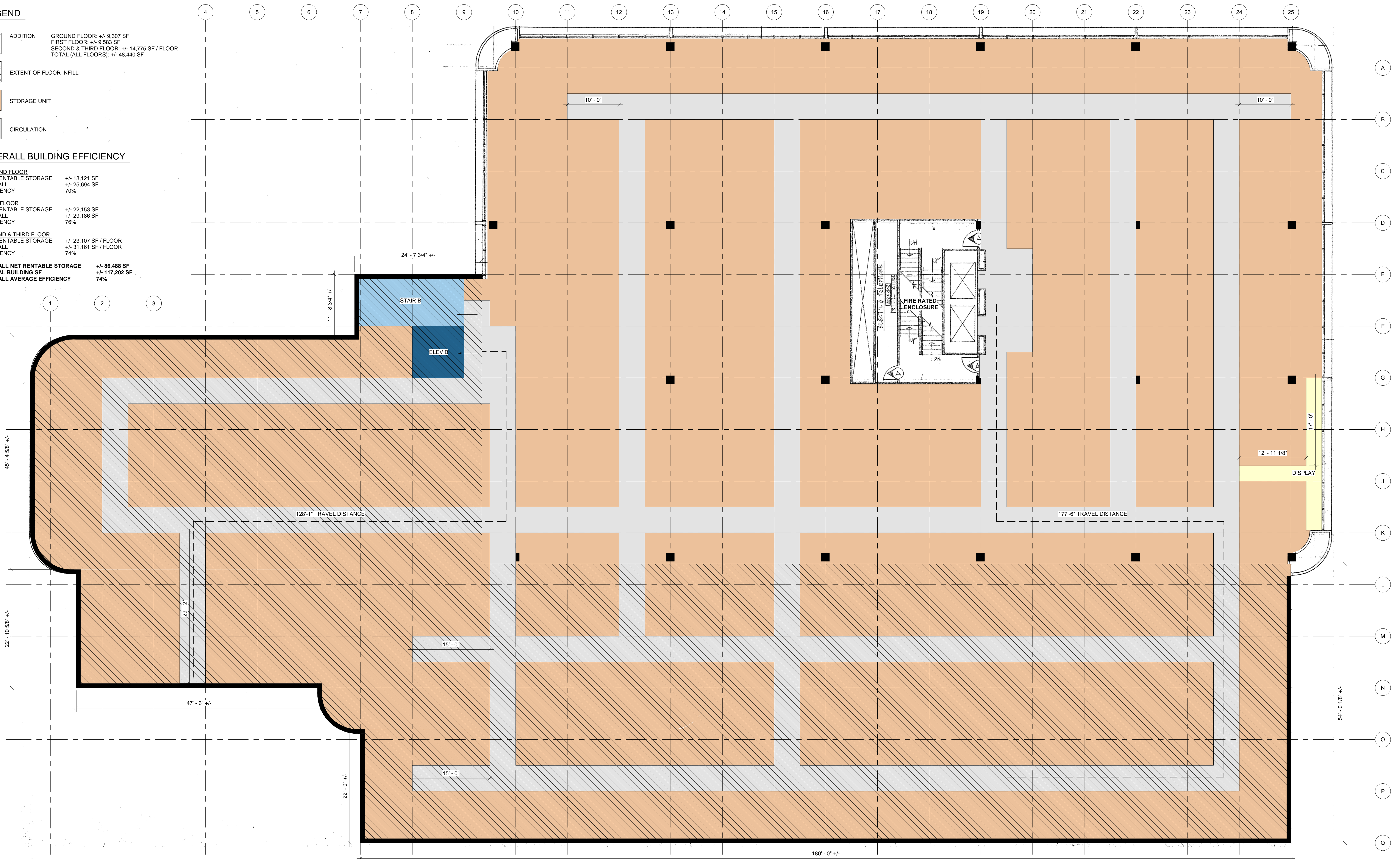
02/21/2020

LEGEND

-  ADDITION GROUND FLOOR: +/- 9,307 SF
FIRST FLOOR: +/- 9,583 SF
SECOND & THIRD FLOOR: +/- 14,775 SF / FLOOR
TOTAL (ALL FLOORS): +/- 48,440 SF
-  EXTENT OF FLOOR INFILL
-  STORAGE UNIT
-  CIRCULATION

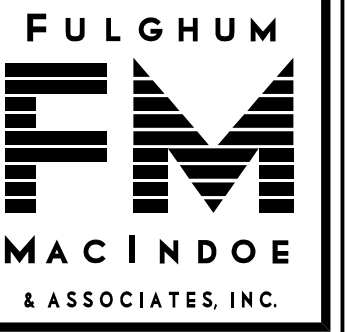
OVERALL BUILDING EFFICIENCY

GROUND FLOOR	
NET RENTABLE STORAGE	+/- 18,121 SF
OVERALL	+/- 25,694 SF
EFFICIENCY	70%
FIRST FLOOR	
NET RENTABLE STORAGE	+/- 22,153 SF
OVERALL	+/- 29,186 SF
EFFICIENCY	76%
SECOND & THIRD FLOOR	
NET RENTABLE STORAGE	+/- 23,107 SF / FLOOR
OVERALL	+/- 31,161 SF / FLOOR
EFFICIENCY	74%
OVERALL NET RENTABLE STORAGE	+/- 86,488 SF
OVERALL BUILDING SF	+/- 117,202 SF
OVERALL AVERAGE EFFICIENCY	74%



1 SCHEMATIC SECOND & THIRD FLOOR PLAN - PHASE 2
A-106 SCALE: 1/8" = 1'-0"

02/21/2020



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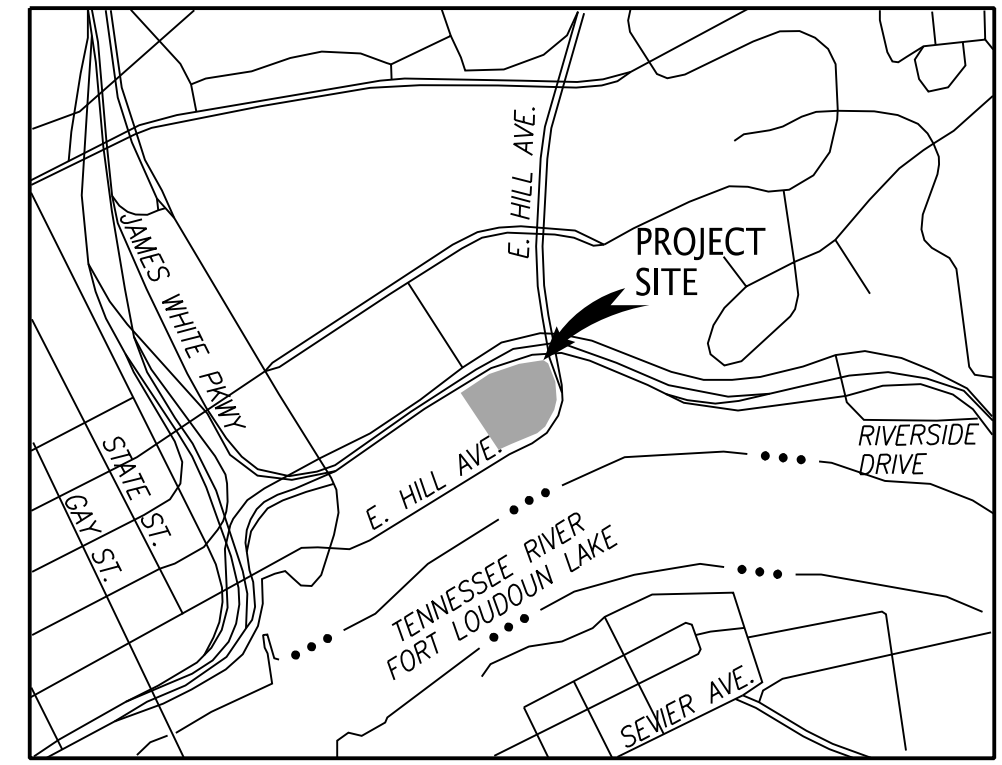
HILL AVENUE STORAGE
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701 E. HILL AVENUE
KNOXVILLE, TENNESSEE 37915

SPACEMART DEVELOPMENT COMPANY
2121 OLD GATSBURG ROAD, SUITE 200
STATE COLLEGE, PA 16803
CONTACT: JEFF GRUBB
TELEPHONE NO.: 814.441.4000
EMAIL: jgrubb@urbanstoragefund.com

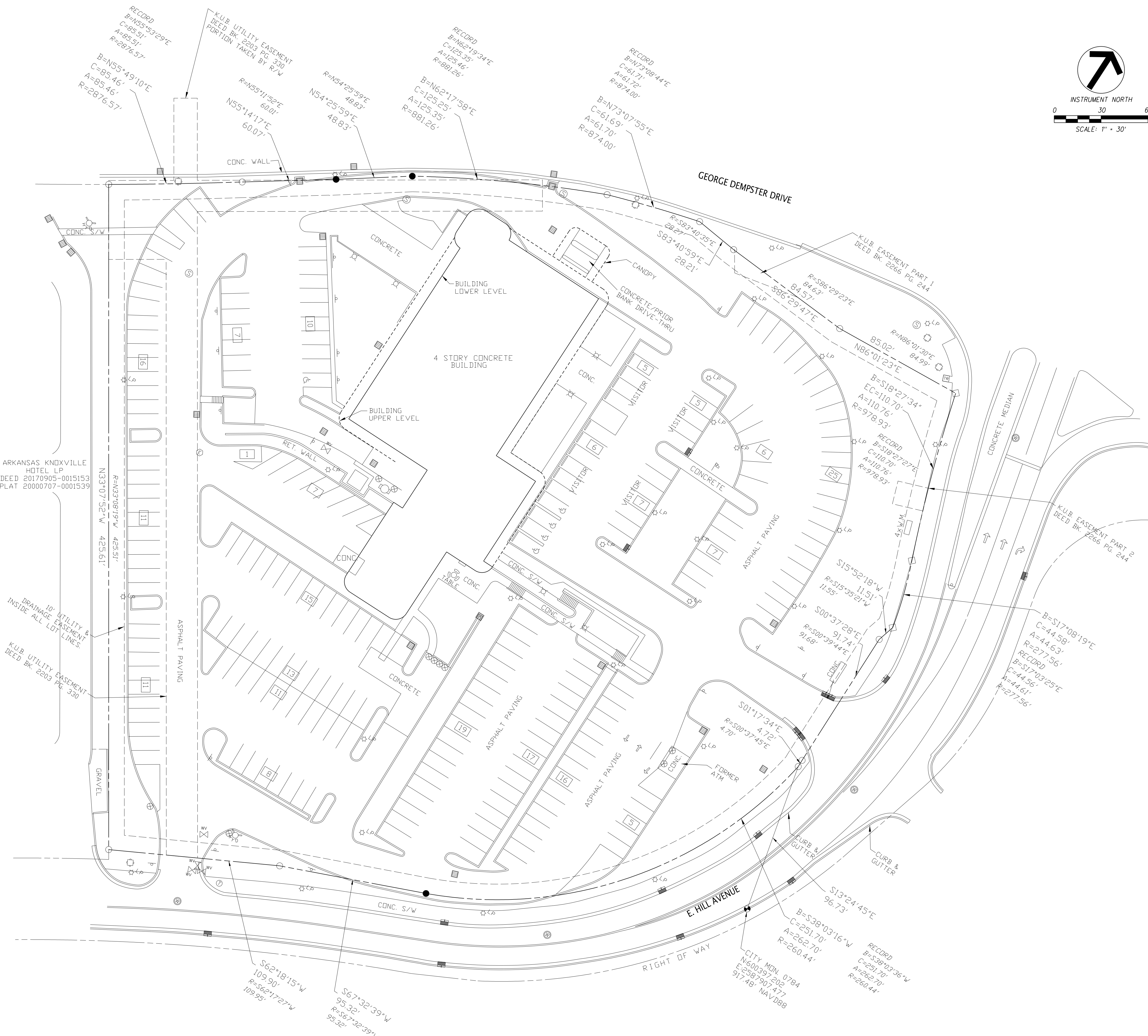
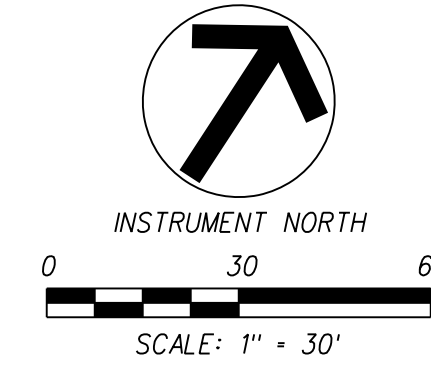
EXISTING SITE
CONDITIONS

PROJ. MFR.	DESIGNED BY	DRAWN BY	Date
	AMG	ADC	
	AMG	AMG	02/21/20
	AMG	AMG	11/25/19

Project	Sheet
650.001	C1
Date	11/25/19
Scale	1"=30'

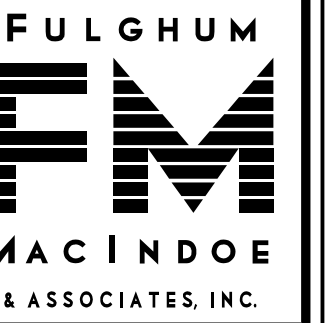


LOCATION MAP
(NOT TO SCALE)



2-A-20-UR
Revised: 2/24/2020

File Name: A:\650\650.001\DWG\650.001.C001.dwg
Plot Date: 2/19/2020



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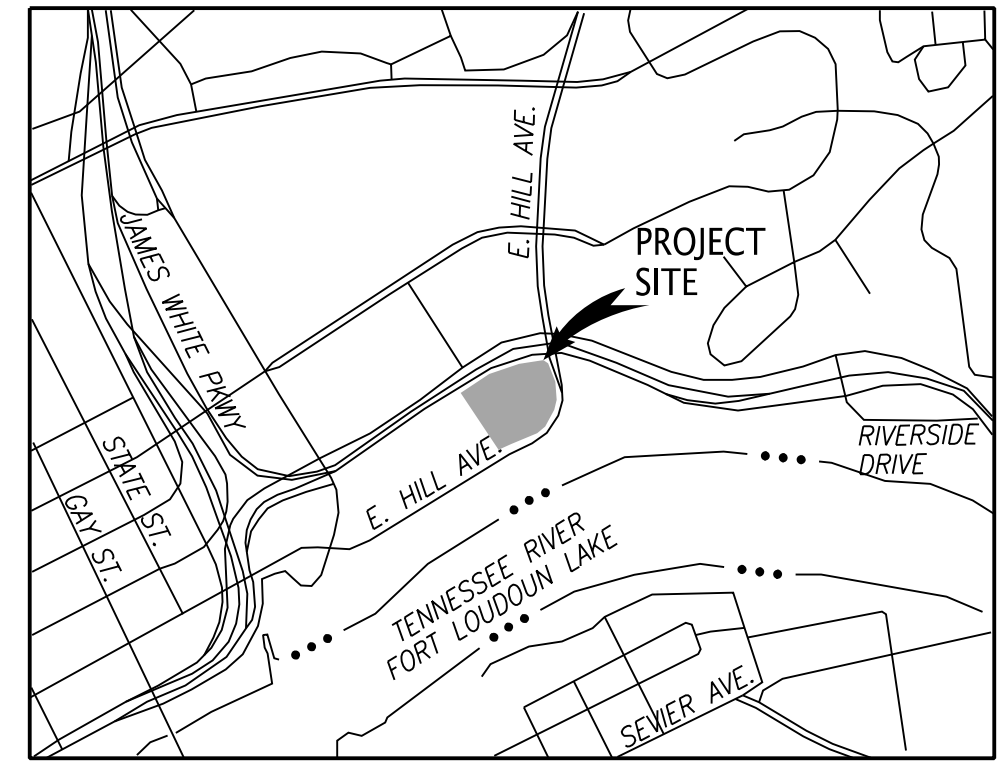
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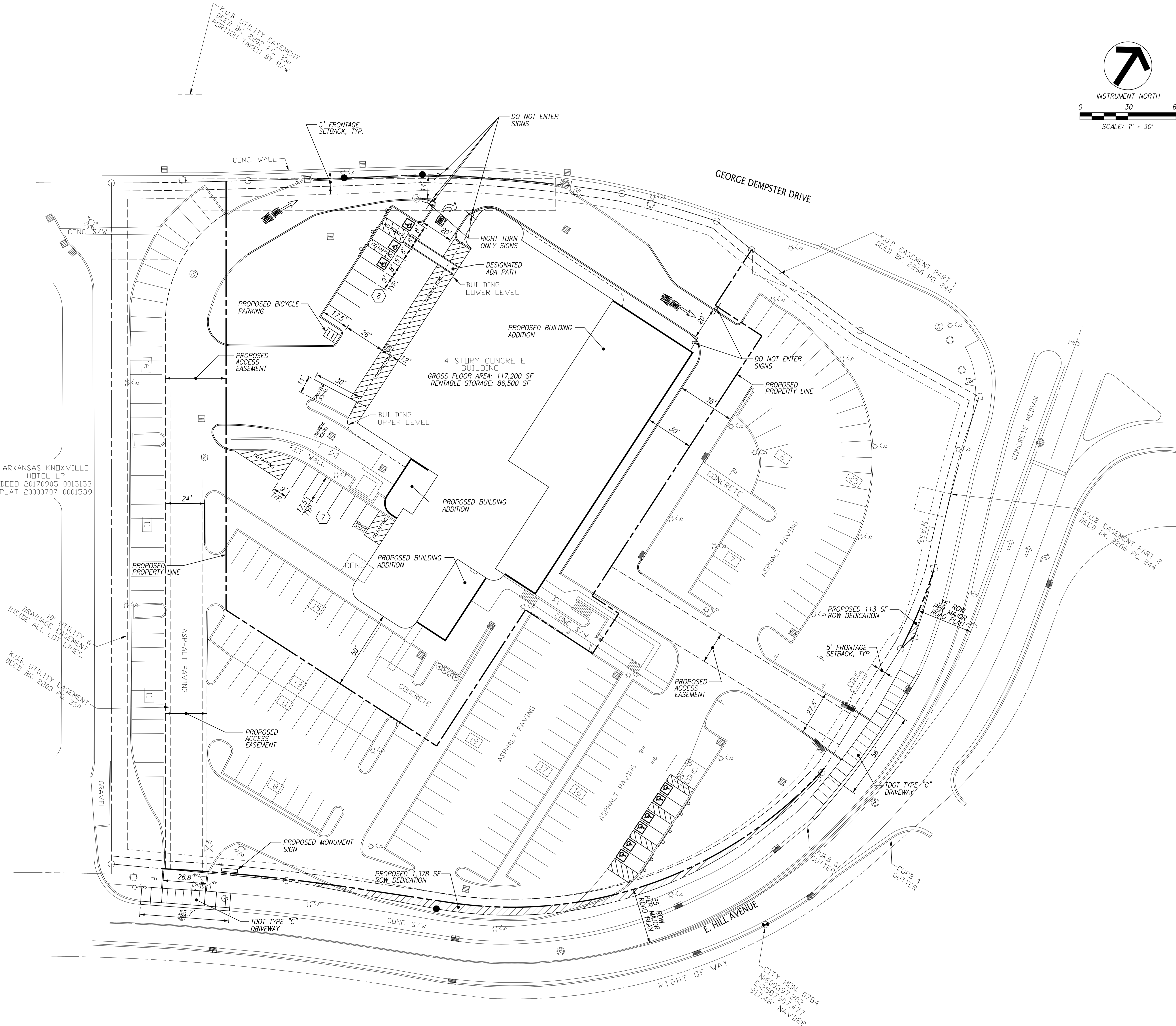
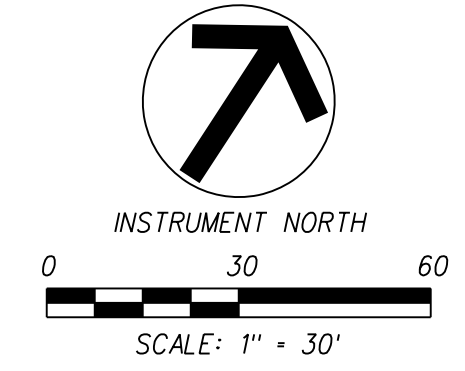
USE ON REVIEW
SITE PLAN

PROJ. NO.	DESIGNED BY	DRAWN BY	DATE
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	AMG		11/25/19

Project	Sheet
650.001	C2



LOCATION MAP
(NOT TO SCALE)



NOTES:

1. THE TOPOGRAPHIC & BOUNDARY DATA WAS PROVIDED BY PROFESSIONAL LAND SYSTEMS DATED NOVEMBER 6, 2017.
2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT OR OUTSIDE FACE OF BUILDING.
3. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
4. CONCRETE CURB AND PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE CURB AND PAVEMENT SHALL MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
5. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATIONS "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
6. PROPERTY CONCERNED REFLECTS PARCELS 095IC000401 & 095IC000403 AS SHOWN IN KNOX COUNTY CLT MAP 095-I. ZONING FOR THE PROPERTY IS C-2, CENTRAL BUSINESS DISTRICT. CITY BLOCK NO. 01066, WARD NO. 6. TOTAL AREA = 4.75± AC. TOTAL DISTURBED AREA = 0.75± AC.
OWNER: SPACEMART DEVELOPMENT COMPANY
2121 OLD GATESBURG ROAD, SUITE 200
STATE COLLEGE, PA 16803
7. BUILDING SETBACKS ARE 5-FT. FOR THE FIRST STORY OF ALL BUILDINGS ON VEHICULAR STREETS. NO REQUIREMENTS ON SIDES AND REAR.
8. REMOVE OVER-PAVEMENT OF ASPHALT AND STONE FROM UNDERNEATH LANDSCAPE AREAS UP TO THE LIMITS THAT HAVE BEEN SPECIFIED (REFER TO THE CURB DETAIL) IN ORDER TO PROVIDE A SOLID BASE FOR THE CONCRETE CURB.

IMPERVIOUS AREA SUMMARY

STORAGE SITE
 PROPOSED STORAGE SITE AREA = 1.98 AC.
 EXISTING IMPERVIOUS AREA = 1.61± AC.
 PROPOSED IMPERVIOUS AREA = 1.55± AC.
 REDUCTION IN IMPERVIOUS AREA = 0.06 AC.

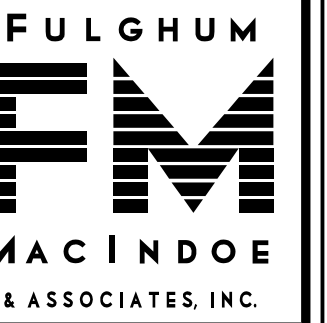
PARKING AREA
 PROPOSED PARKING AREA = 2.73 AC.
 EXISTING IMPERVIOUS AREA = 1.78± AC.
 PROPOSED IMPERVIOUS AREA = 1.80± AC.
 CHANGE IN IMPERVIOUS AREA = +0.02 AC.

PARKING SUMMARY

Category	Existing to Remain	Proposed	Total
STORAGE SITE ALLOWED PARKING (960 UNITS)			
MAXIMUM PARKING: 7 SPACES + 0.033/UNIT		39 SPACES	39 SPACES
MINIMUM PARKING: 5 SPACES + 0.02/UNIT		25 SPACES	25 SPACES
PROPOSED PARKING (STORAGE SITE)			
EXISTING TO REMAIN	15		15
PROPOSED STANDARD SPACES		9	9
PROPOSED TRUCK SPACES		2	2
PROPOSED SERVICE VEHICLE SPACES		1	1
HANDICAP (2 VAN ACCESSIBLE)		3	3
TOTAL		30 SPACES	30 SPACES
PROPOSED PARKING (PARKING LOT)			
EXISTING TO REMAIN	160		160
HANDICAP (1 VAN ACCESSIBLE)		6	6
TOTAL		166 SPACES	166 SPACES
BICYCLE PARKING (STORAGE SITE)			
LESS THAN 50 VEHICLE SPACES		4 SPACES	4 SPACES

2-A-20-UR
Revised: 2/24/2020

File Name: A:\650\650.001\DWG\650001.C002.dwg
Plot Date: 2/27/2020



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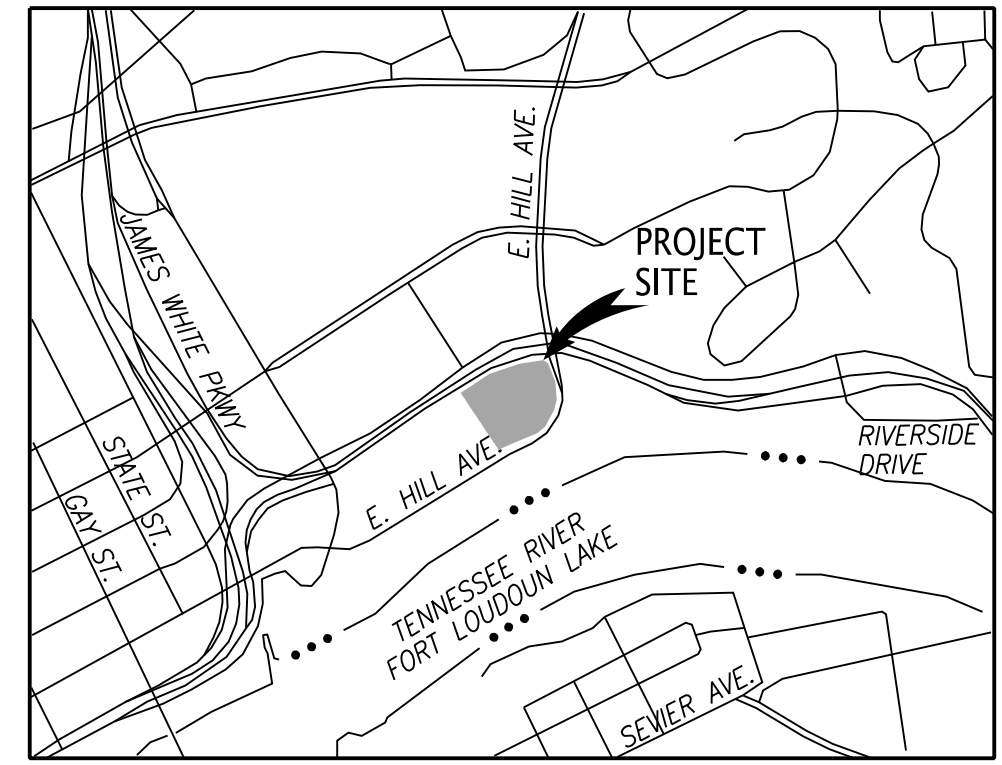
HILL AVENUE STORAGE
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KNOXVILLE, TENNESSEE 37915

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TELEPHONE NO.: 814.441.4000
EMAIL: jgrubb@urbanstoragefund.com

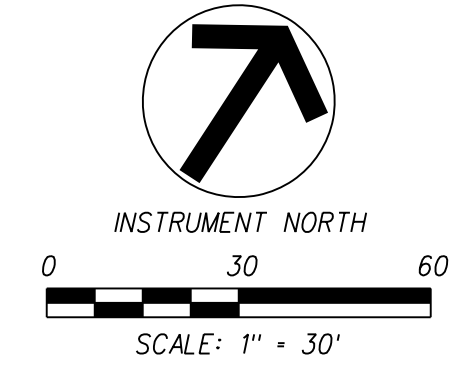
CONCEPTUAL SUBDIVISION
EXHIBIT

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			02/21/20
			11/25/19

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Date	Scale
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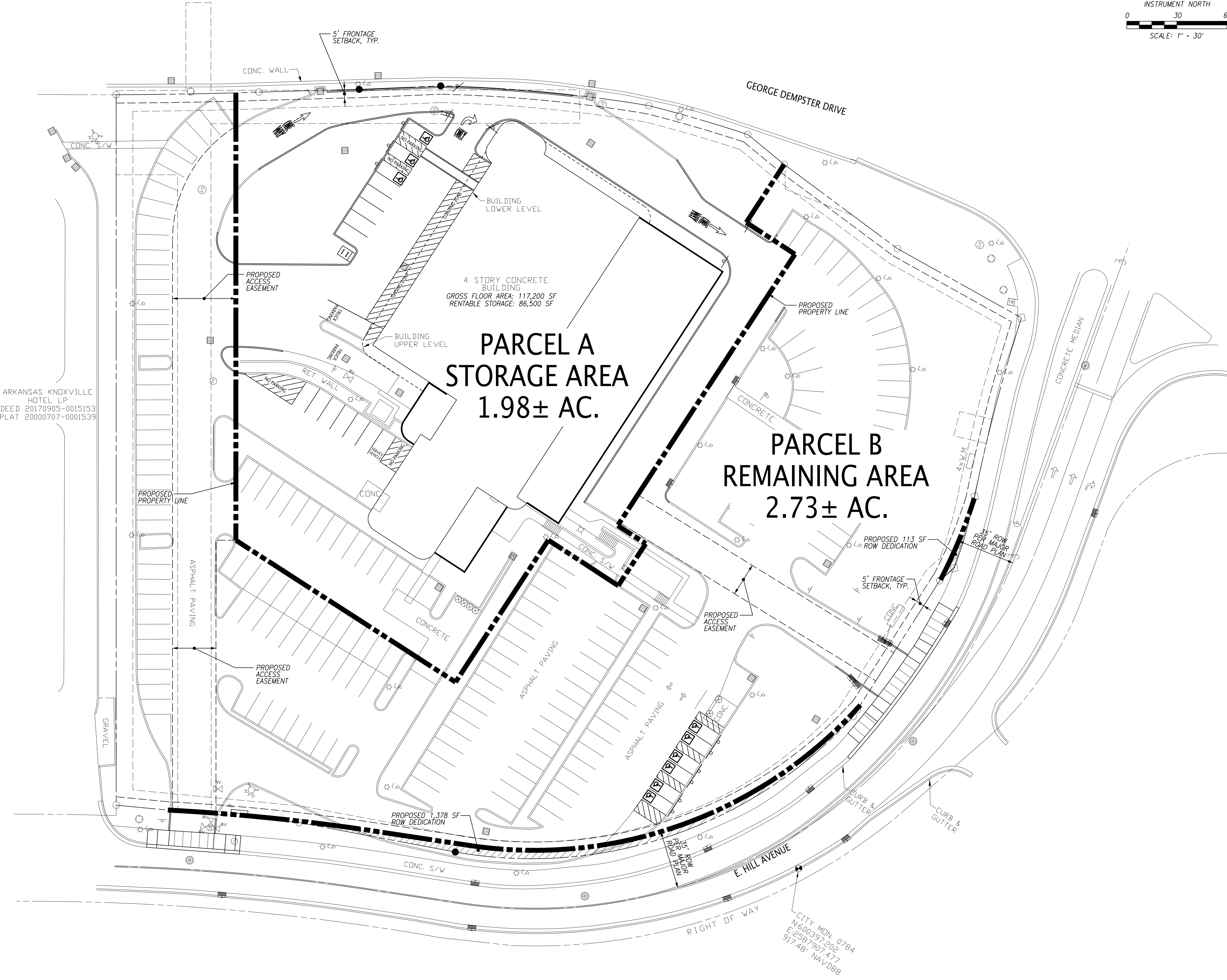


LOCATION MAP
(NOT TO SCALE)



NOTES:

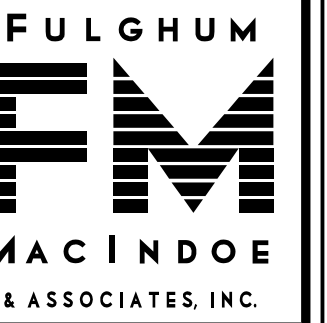
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ARKANSAS KNOXVILLE
HOTEL LP
DEED 20170905-0015153
PLAT 20000707-0001539

CITY MDN 0784
N600397209
E2587907477
91748 NAVD88

2-A-20-UR
Revised: 4/1/2020



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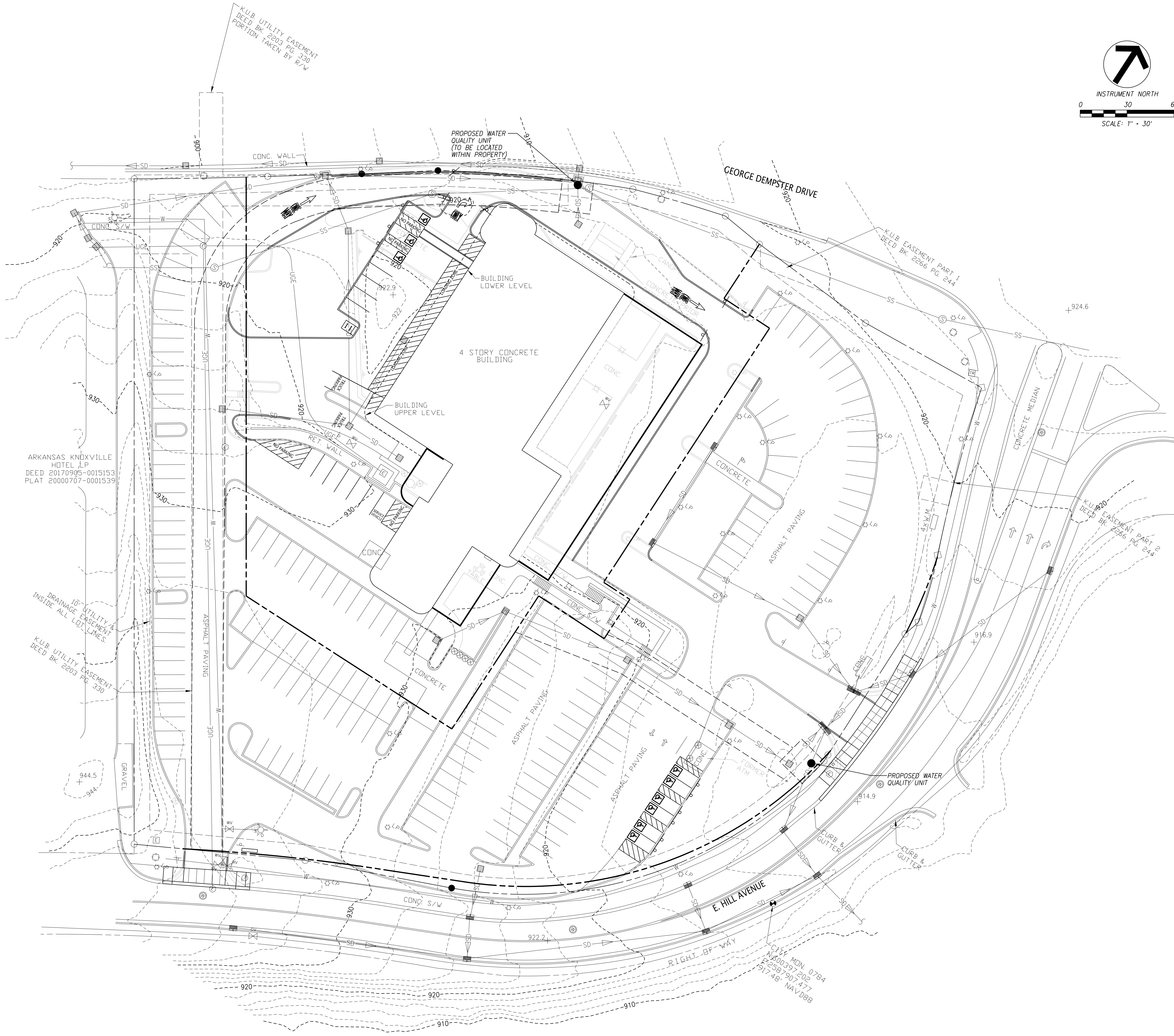
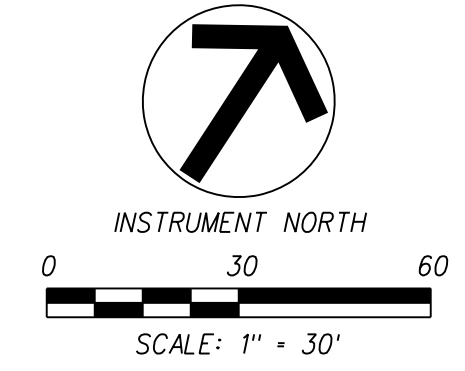
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STATE COLLEGE, PA 16803
CONTACT: JEFF GRUBB
TELEPHONE NO.: 814.441.4000
EMAIL: jgrubb@urbanstoragefund.com

CONCEPT PLAN
EXISTING & PROPOSED

PROJ. NO.	DESIGNED BY	DRAWN BY	DATE
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	AMG		11/25/19

Project	Sheet
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Scale: 1" = 30'

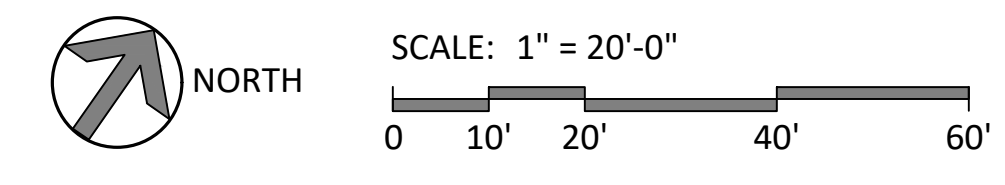
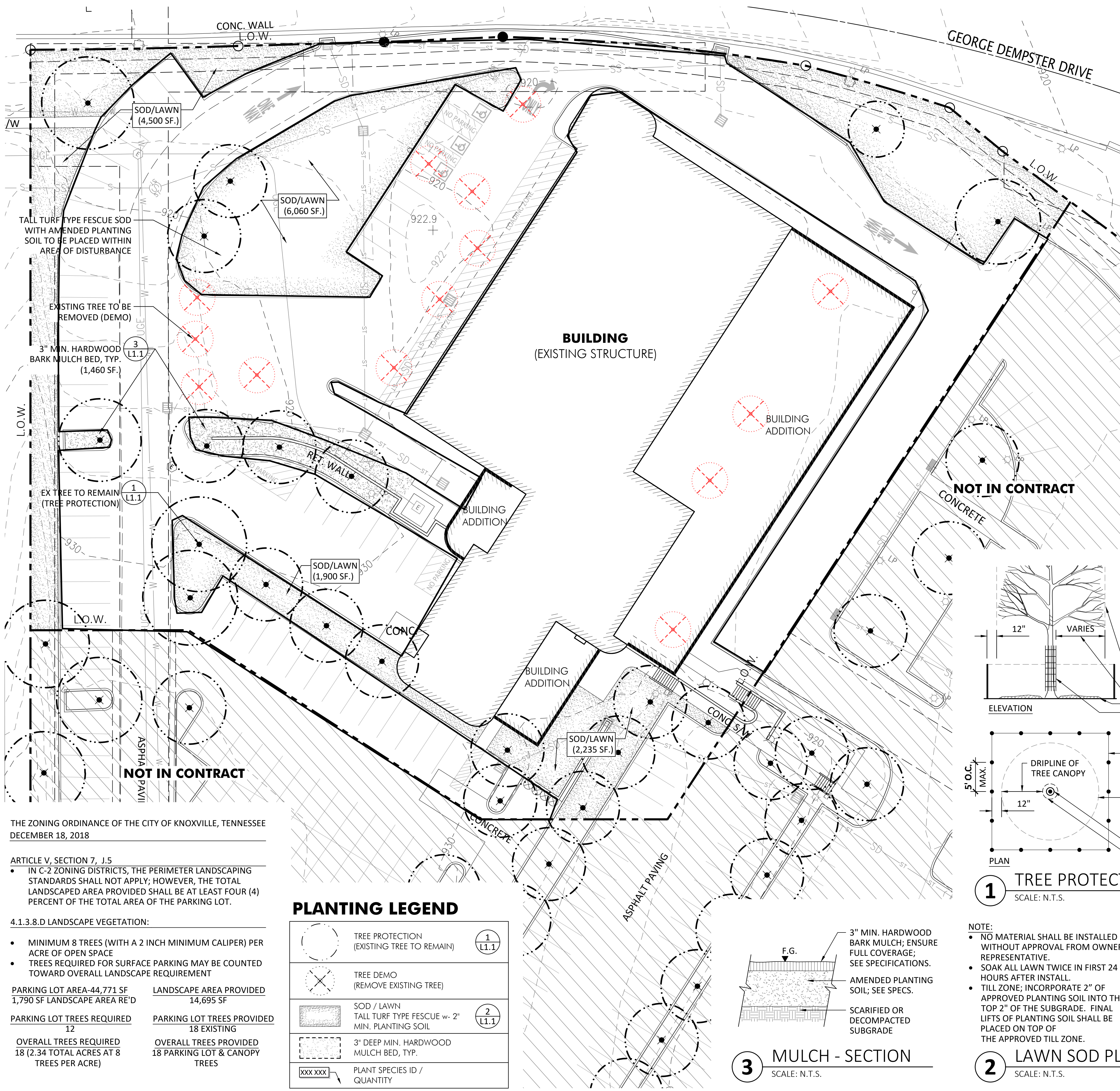


ARKANSAS KNOXVILLE
HOTEL LP
DEED 20170905-0015153
PLAT 20000707-0001539

16" UTILITY &
DRAINAGE EASEMENT
INSIDE ALL LOT LINES
K.U.B. UTILITY EASEMENT
DEED BK. 2203 PG. 330

File Name: A:\650\650.001\DWG\650001.C005.dgn
Plot Date: 2/27/2020

2-A-20-UR
Revised: 2/24/2020

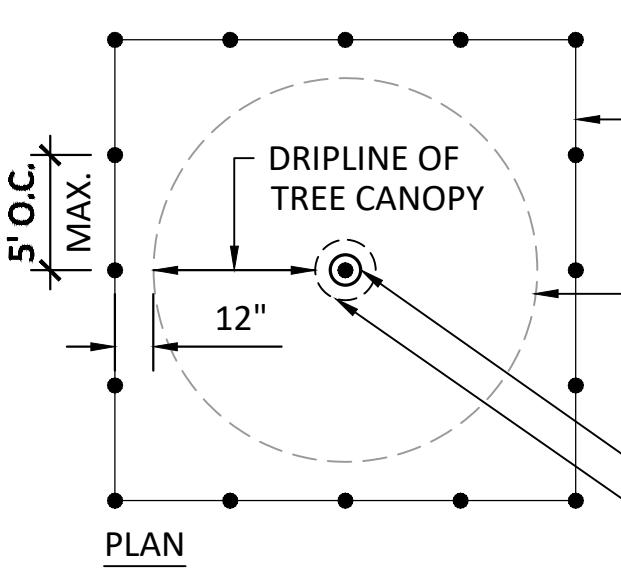
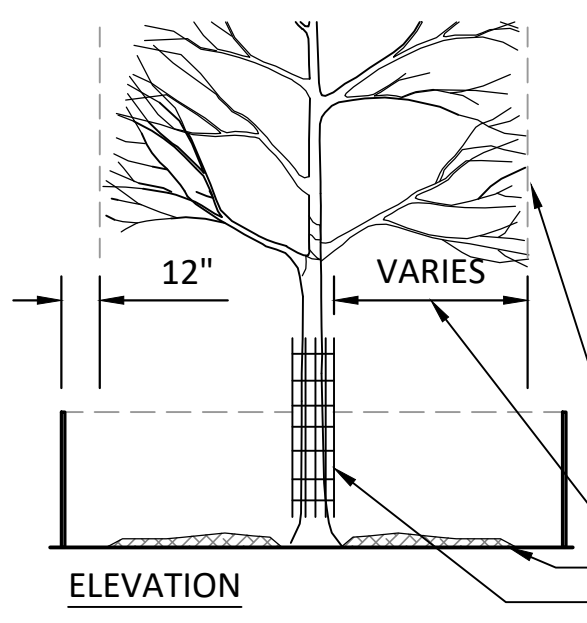


PLANTING NOTES:

1. ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION. ANSI Z-60.1.
2. ALL NEW PLANTS SHALL BE BALLED AND BURLAPPED UNLESS OTHERWISE NOTED ON THE PLANT SCHEDULE.
3. THE GENERAL CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
4. ALL NEW PLANTS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
5. THE GENERAL CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER'S REPRESENTATIVE.
6. TREES SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE PLUS PLANTING SOIL AS THEY BORE TO PREVIOUS GRADE. SEE DECIDUOUS TREE PLANTING DETAILS.
7. STAKE LOCATION OF ALL DECIDUOUS AND EVERGREEN TREES AND PLANT BED LINES FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF PLANTING.
8. ALL PLANT BEDS ARE TO RECEIVE PINE STRAW MULCH. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE.
9. PREPARE ALL PLANT BEDS WITH PLANTING SOIL TO A MINIMUM DEPTH MATCHING THE DEPTH OF ROOT BALLS. PLANTING SOIL SHALL BE CONTINUOUS WITHIN EACH PLANT BED.
10. THE GENERAL CONTRACTOR SHALL FIELD REVIEW WITH THE LANDSCAPE ARCHITECT AND RECEIVE ACCEPTANCE OF ALL SUBGRADE ELEVATIONS WITH THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO PLACING APPROVED PLANTING SOILS.
11. THE GENERAL CONTRACTOR SHALL PERFORM PERCOLATION TEST PER THE SPECIFICATIONS AND PROVIDE CONFORMANCE OF INFILTRATION REQUIREMENTS IN WRITING TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO PLACING PLANTING SOILS.
12. ALL PLANT BEDS AND LAWN AREAS SHALL INCLUDE A 4" DEEP TILL ZONE INCORPORATING 2" OF APPROVED PLANTING SOIL INTO THE TOP TWO INCHES OF THE APPROVED SUBGRADE. FINAL LIFTS OF PLANTING SOIL SHALL BE PLACED ON TOP OF THE APPROVED TILL ZONE.

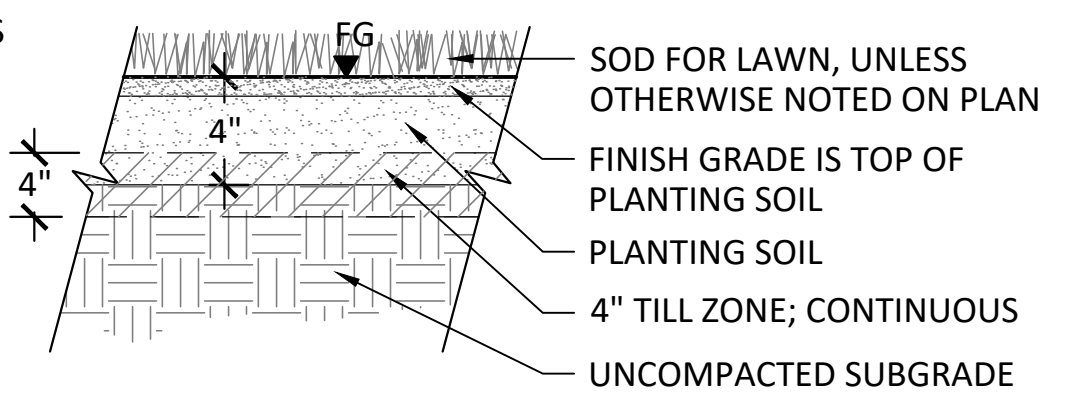
NOTES:

- DO NOT STORE ANY MACHINERY OR MATERIALS WITHIN AREA OF THE FENCE. DO NOT DISCARD CONSTRUCTION MATERIALS OR SLURRY WITHIN DRIP LINE OF TREES.
- NEW 6' HEIGHT, HIGH DENSITY POLYETHYLENE LAMINAR NETTING, COLOR SHALL BE SAFETY ORANGE, STAKES SHALL BE 8' LONG WOOD OR METAL DRIVE STAKES.
- CALCULATE "CRITICAL ROOTING AREA" AS : 2.5 x TREE DIAMETER IN INCHES = DIAMETER OF ROOTING AREA IN FEET, OR THE DRIPLINE OF THE TREE (WHICHEVER IS GREATER). WHERE FEASIBLE, GROUPS OF TREES SHOULD BE ENCLOSED TOGETHER.

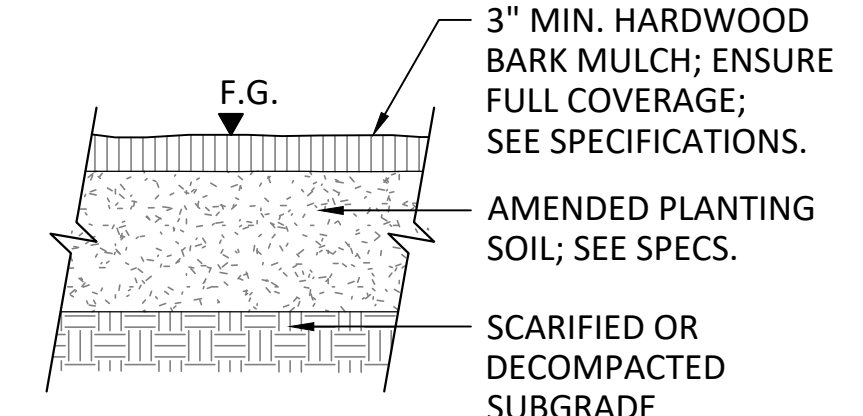


1 TREE PROTECTION FENCE
SCALE: N.T.S.

- NOTE:**
- NO MATERIAL SHALL BE INSTALLED WITHOUT APPROVAL FROM OWNER'S REPRESENTATIVE.
 - SOAK ALL LAWN TWICE IN FIRST 24 HOURS AFTER INSTALL.
 - TILL ZONE; INCORPORATE 2" OF APPROVED PLANTING SOIL INTO THE TOP 2" OF THE SUBGRADE. FINAL LIFTS OF PLANTING SOIL SHALL BE PLACED ON TOP OF THE APPROVED TILL ZONE.



2 LAWN SOD PLANTING
SCALE: N.T.S.



3 MULCH - SECTION
SCALE: N.T.S.

PLANTING LEGEND

	TREE PROTECTION (EXISTING TREE TO REMAIN)	1 L1.1
	TREE DEMO (REMOVE EXISTING TREE)	
	SOD / LAWN TALL TURF TYPE FESCUE w- 2" MIN. PLANTING SOIL	2 L1.1
	3" DEEP MIN. HARDWOOD MULCH BED, TYP.	
	PLANT SPECIES ID / QUANTITY	

THE ZONING ORDINANCE OF THE CITY OF KNOXVILLE, TENNESSEE DECEMBER 18, 2018

ARTICLE V, SECTION 7, J.5
 • IN C-2 ZONING DISTRICTS, THE PERIMETER LANDSCAPING STANDARDS SHALL NOT APPLY; HOWEVER, THE TOTAL LANDSCAPED AREA PROVIDED SHALL BE AT LEAST FOUR (4) PERCENT OF THE TOTAL AREA OF THE PARKING LOT.

4.1.3.8.D LANDSCAPE VEGETATION:

- MINIMUM 8 TREES (WITH A 2 INCH MINIMUM CALIPER) PER ACRE OF OPEN SPACE
- TREES REQUIRED FOR SURFACE PARKING MAY BE COUNTED TOWARD OVERALL LANDSCAPE REQUIREMENT

PARKING LOT AREA-44,771 SF 1,790 SF LANDSCAPE AREA RE'D	LANDSCAPE AREA PROVIDED 14,695 SF
PARKING LOT TREES REQUIRED 12	PARKING LOT TREES PROVIDED 18 EXISTING
OVERALL TREES REQUIRED 18 (2.34 TOTAL ACRES AT 8 TREES PER ACRE)	OVERALL TREES PROVIDED 18 PARKING LOT & CANOPY TREES

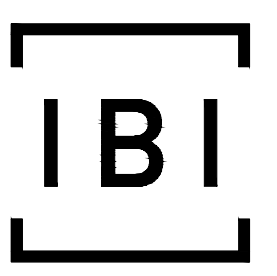
HILL AVENUE STORAGE & APARTMENTS

701 E. HILL AVENUE
KNOXVILLE, TN 37915

SPACEMART
DEVELOPMENT COMPANY

SBC Project No. 540/009-08-2017
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USE ON REVIEW LANDSCAPE PLAN



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2-A-20-UR
Revised: 2/24/2020

Project:	HILL AVENUE STORAGE AND APARTMENTS
Project #:
Drawn By:	WCH
Date:	2020.02.21
Scale:	As Noted

Rev:	Description:	Date:

PLANTING PLAN

L1.1

6. CUSTOM METAL COATINGS | SHERWIN-WILLIAMS COIL COATINGS



Metal cladding panels in custom grey shades of protective PVDF coating present a modern look in a classic color palette for a 26-story Hilton Garden Inn in Chicago. The design, by GREC Architects, creates a large-scale mosaic pattern across the 10,000-sf exterior. The panels were coated with Fluropon in five colors: Midnight Blue, Stonewall, Sabre Gray, Sleigh Bells, and

2-A-20-UR
Revised: 3/11/2020



2-A-20-UR
Revised: 3/11/2020

