

PARCEL 103 11509 SUMMARY USE: DENTAL OFFICE/RETAIL BUILDING AREA, DENTAL: 6,500 SF BUILDING AREA, RETAIL: 1,500 ZONING: PC/TO PARKING SUMMARY: PARKING REQUIRED: 42 SPACES (COUNTY) PARKING REQUIRED: 18–30 (TTCDA) PARKING PROVIDED: 52 SPACES CALCULATION (COUNTY):
MEDICAL OFFICE:
3 PER STAFF DOCTOR + 2/3 STAFF
+ 1 PER STAFF DOCTOR (4 DOCTORS,
16 STAFF) $(3 \times 4) + (16 \times 2/3) + (1 \times 4)$ 16 + 11 = 27 SPACESRETAIL: 1,500/100 = 15 SPACES CACULATION (TTCDA): OTHER NON-RESIDENTIAL USE: MIN: 6,500/1,000 X 2 = 13 SPACES MAX: 6,500/1,000 X 3.5 = 22.75 SPACES SHOPPING CENTER: MIN: $1,500/1000 \times 3 = 4.5$ MAX: 1,500/1000 X 4.5 = 6.75 MIN: 13 + 4.5 = 17.5 SPACES MAX: 22.75 + 6.75 = 29.5 SPACESSETBACKS (TTCDA): FRONT: 60' SIDE: 20' REAR: 20' SETBACKS: PERIPHERAL: 50' PARCEL AREA: 1.49 (65,269 SF) GAC: 8,000/65,269 = 12.3% FAR: 8,000/65,269 = 12.3% IAR: 38,289/65,269 = 58.7%

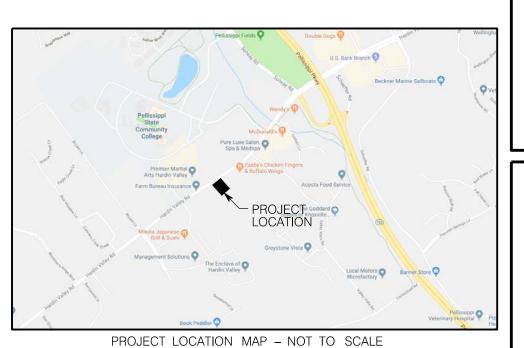
WILL ROBINSON & ASSOCIATES



Family Dentistry

REVISIONS:

4-J-22-UR Revised: 3/24/2022



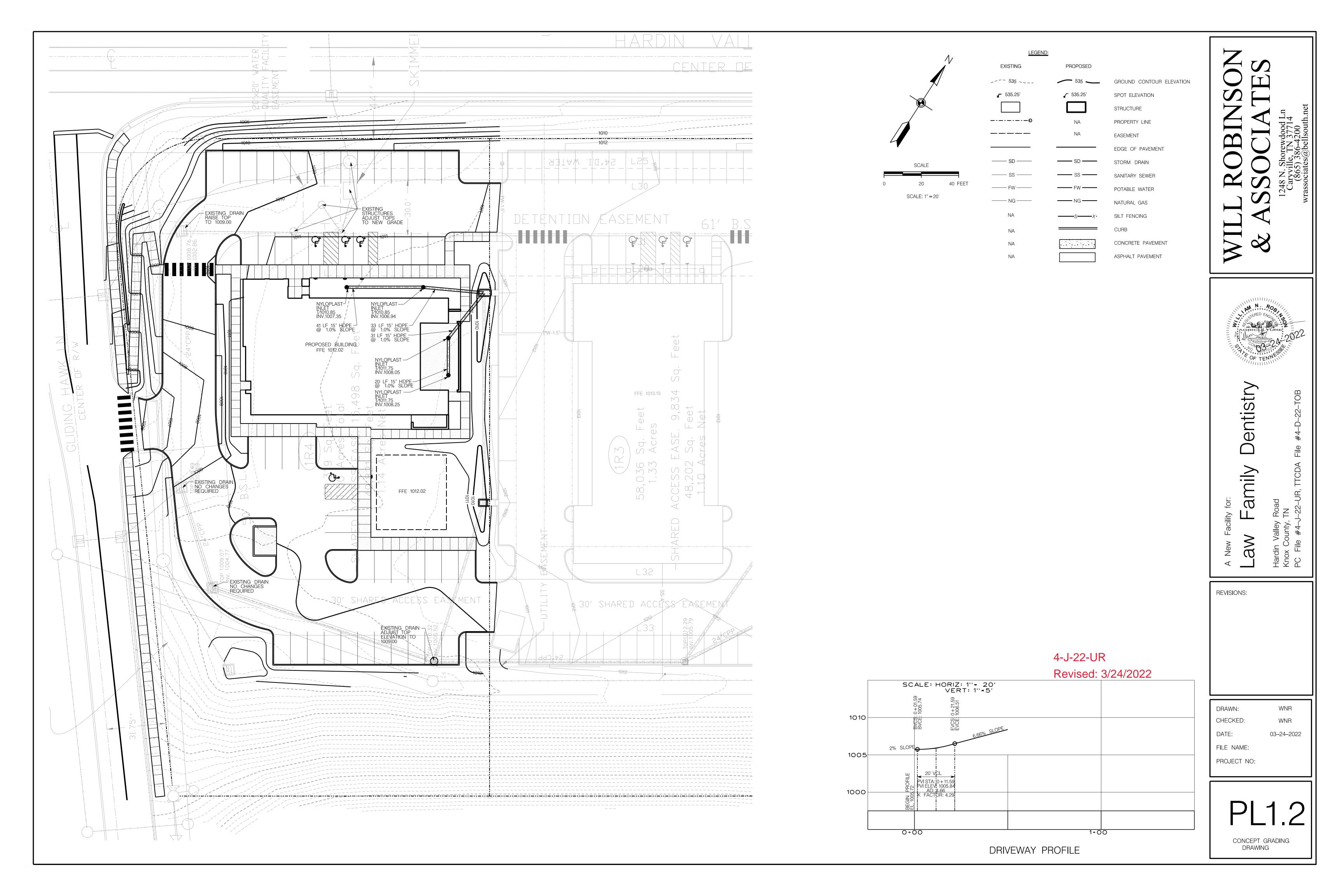
DRAWN: WNR
CHECKED: WNR

DATE: 03–24–2022

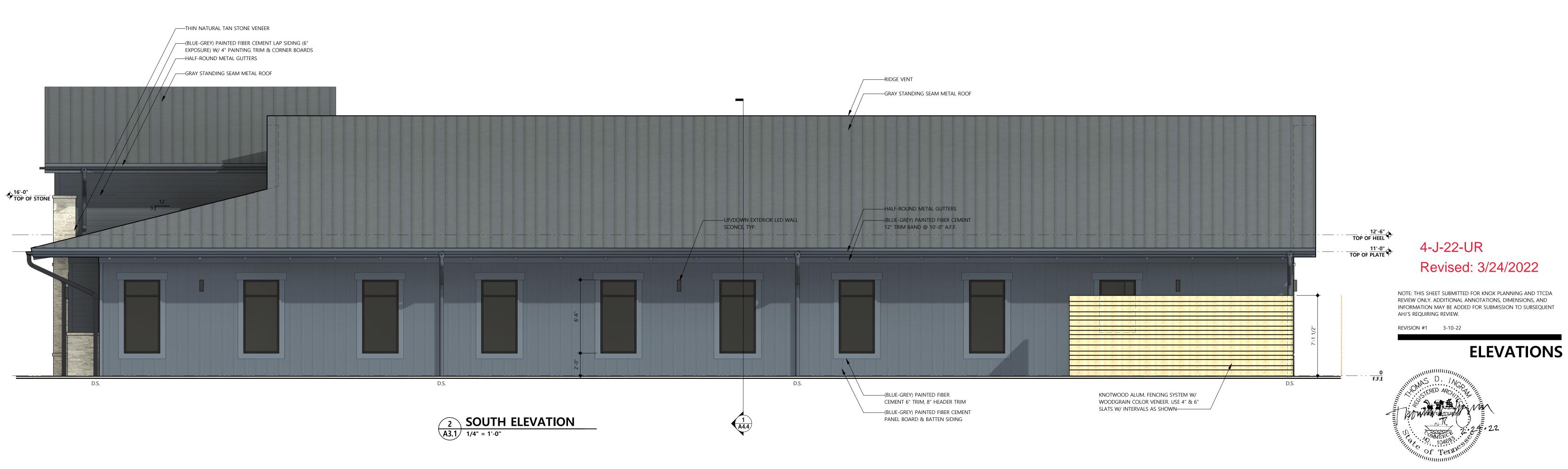
FILE NAME:
PROJECT NO:

PL1.1

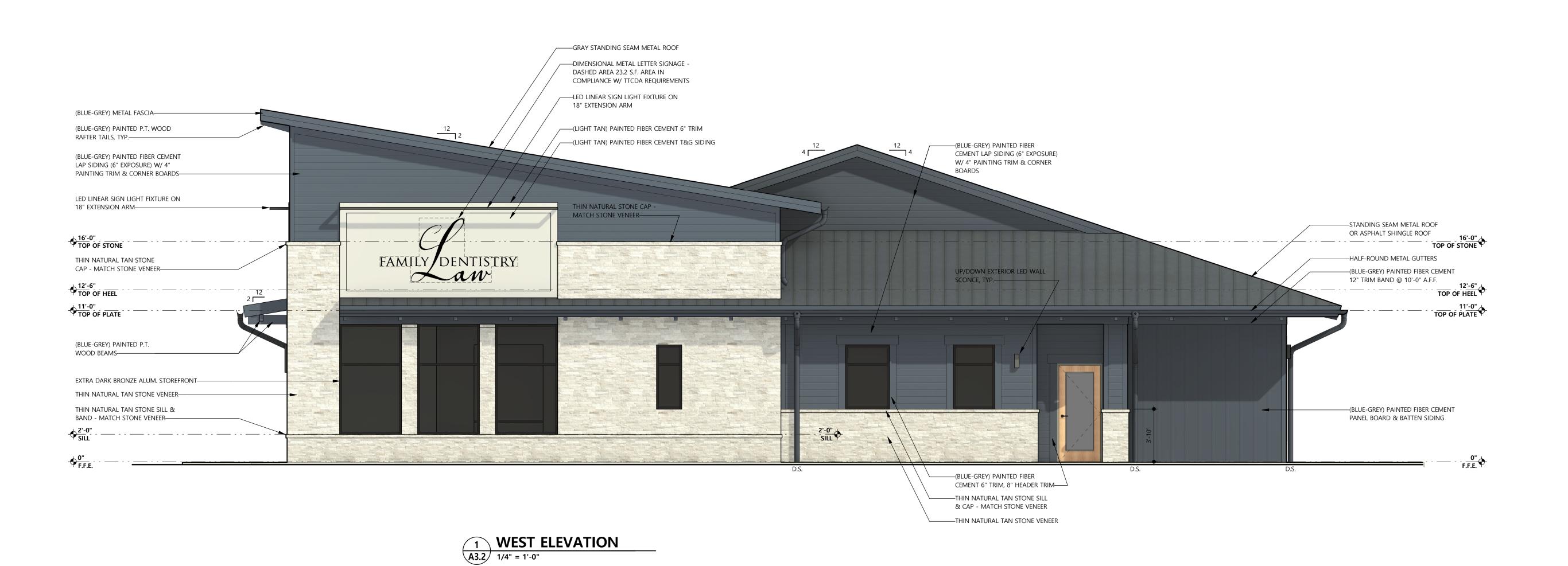
CONCEPT LAYOUT DRAWING







02/25/2022 FOR REVIEW
2001 PROJECT NUMBER





FAMILY DENTISTRY

—Gray Standing Seam Metal Roof ----(BLUE-GREY) METAL FASCIA RIDGE VENT-—(BLUE-GREY) PAINTED P.T. WOOD RAFTER TAILS, TYP. (BLUE-GREY) PAINTED FIBER CEMENT LAP SIDING (6" EXPOSURE) W/ 4" —(BLUE-GREY) PAINTED FIBER CEMENT LAP SIDING (6" PAINTING TRIM & CORNER BOARDS— EXPOSURE) W/ 4" PAINTING TRIM & CORNER BOARDS ----Led Linear Sign Light Fixture on 18" extension arm GRAY STANDING SEAM METAL ROOF— (BLUE-GREY) PAINTED FIBER CEMENT 12" TRIM BAND @ 10'-0" A.F.F.—— HALF-ROUND METAL GUTTERS-TOP OF HEEL TOP OF PLATE TOP OF PLATE (BLUE-GREY) PAINTED FIBER CEMENT PANEL BOARD & BATTEN SIDING—— —THIN NATURAL TAN STONE CAP - MATCH STONE VENEER —Thin natural tan stone veneer —THIN NATURAL TAN STONE SILL & BAND - MATCH STONE VENEER KNOTWOOD ALUM. FENCING SYSTEM W/ —Knotwood alum. Fencing System W/ WOODGRAIN COLOR VENEER. USE 4" & 6" SLATS W/ Woodgrain Color Veneer. USE 4" & 6" INTERVALS AS SHOWN-SLATS W/ INTERVALS AS SHOWN-

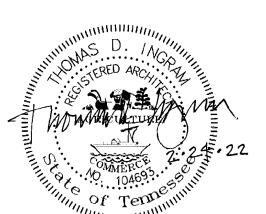
2 **EAST ELEVATION**A3.2 1/4" = 1'-0"

4-J-22-UR Revised: 3/24/2022

NOTE: THIS SHEET SUBMITTED FOR KNOX PLANNING AND TTCDA REVIEW ONLY. ADDITIONAL ANNOTATIONS, DIMENSIONS, AND INFORMATION MAY BE ADDED FOR SUBMISSION TO SUBSEQUENT AHJ'S REQUIRING REVIEW.

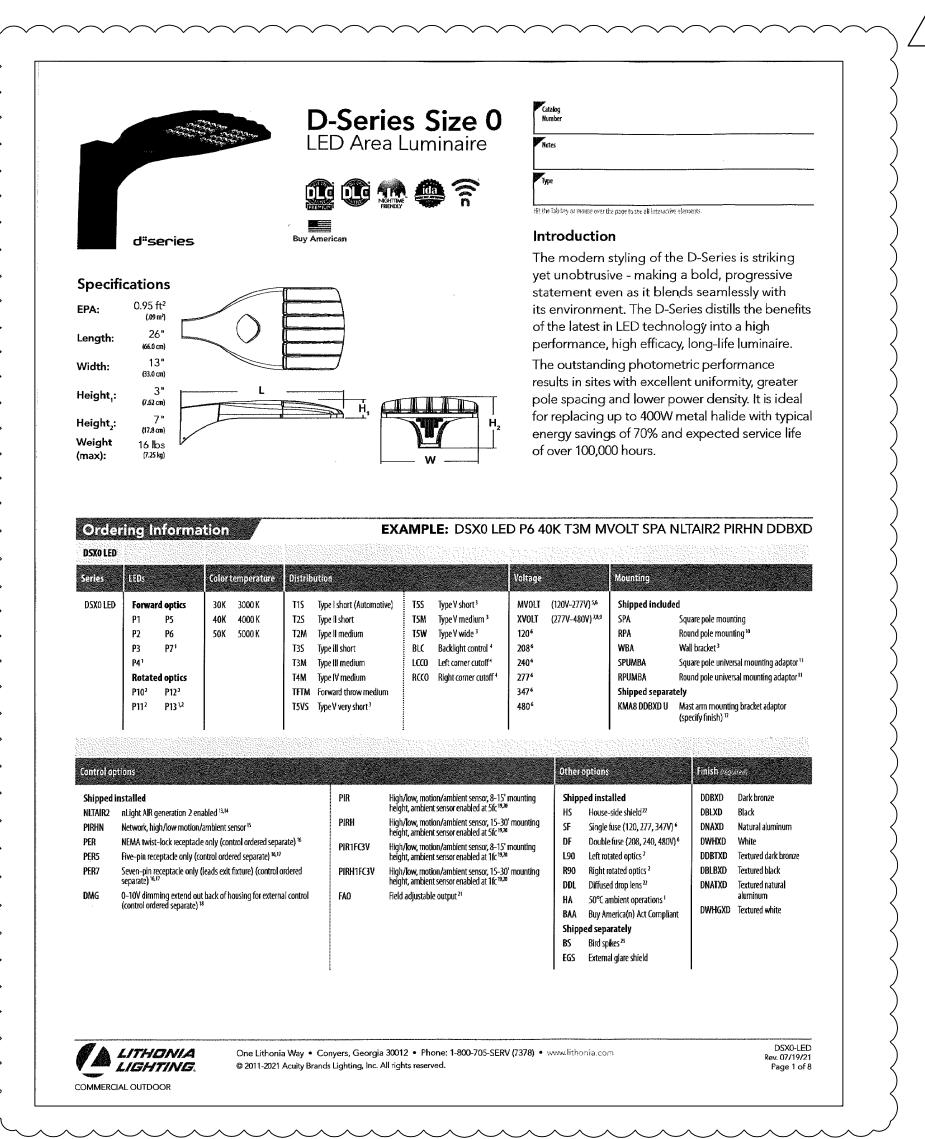
REVISION #1 3-10-22

ELEVATIONS



02/25/2022 FOR REVIEW
2001 PROJECT NUMBER

A3.2



FIXTURE "SA", "SC", & "SD"



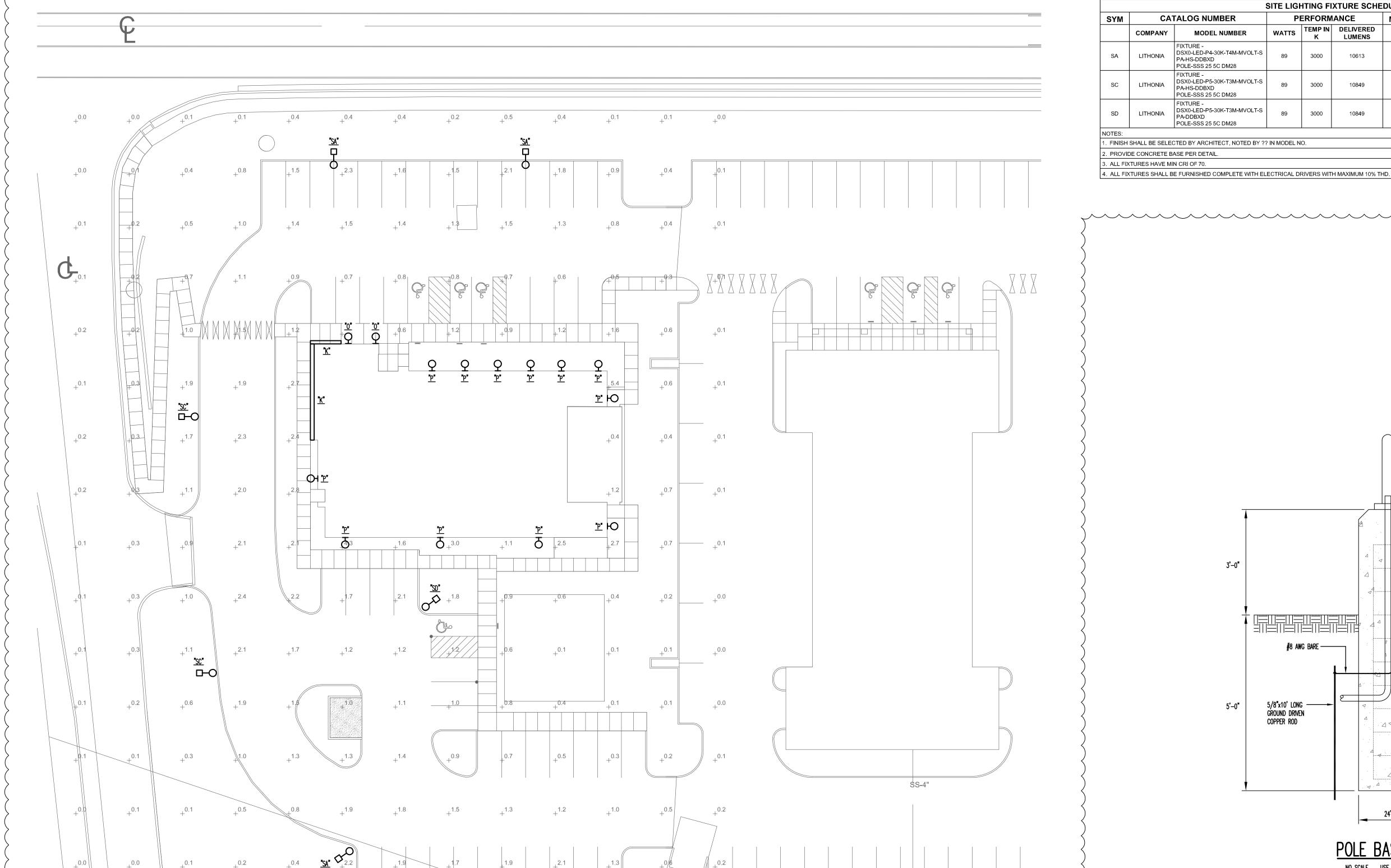
FAMILY DENTISTRY

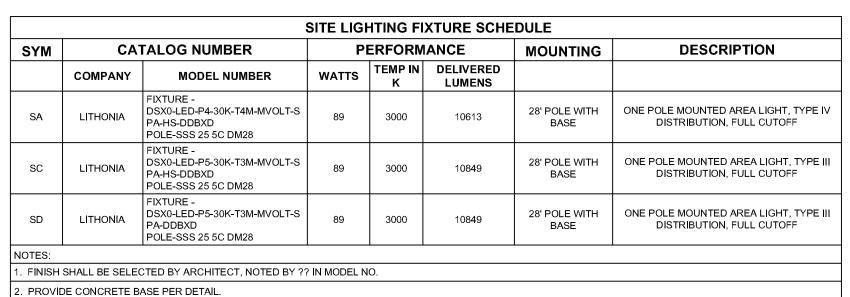


TTCDA REVIEW ONLY

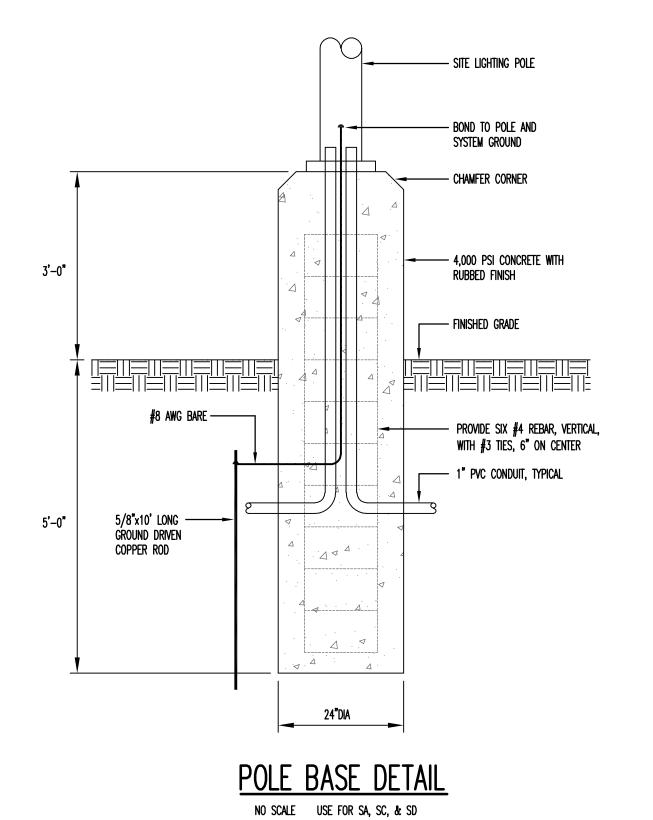
FIXTURE CUTSHEETS

4-J-22-UR Revised: 3/24/2022









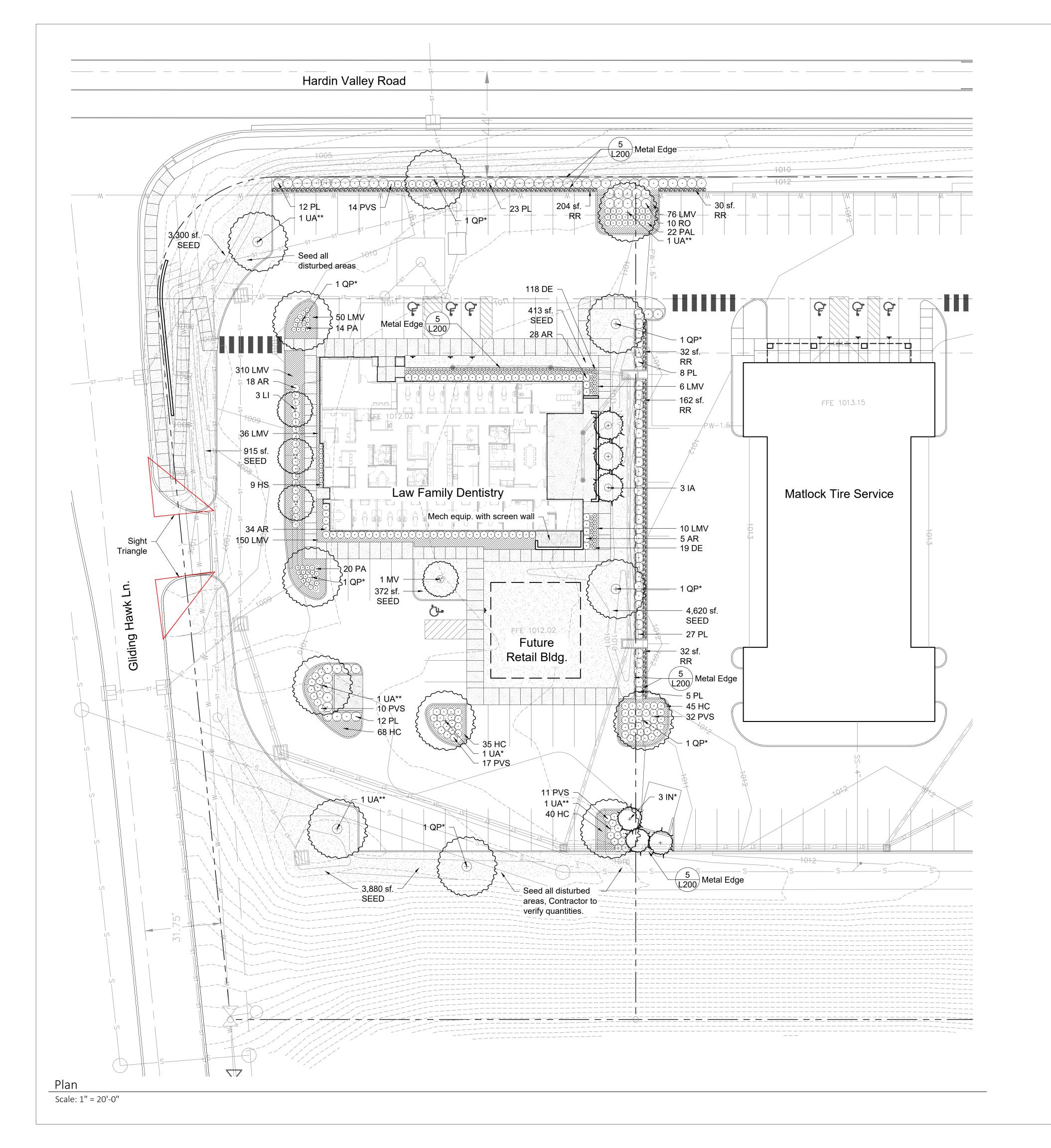


FOR KNOX PLANNING AND TTCDA REVIEW ONLY

PHOTOMETRIC PLAN

4-J-22-UR Revised: 3/24/2022

<u>General notes:</u>
1. See interior lighting fixture schedule for fixtures P, O, and K.



Plant Key:

Key	Qty.	Botanical Name	Common Name
SHAD	E TREE	S	
QP*	7	Quercus phellos	Willow Oak
UA*	6	Ulmus americana 'Princeton'	Princeton ⊟m
EVER	GREEN	TREES	
IA	3	llex x attenuata 'Fosteri'	Foster's Holly
IN	3	llex x 'Nellie R. Stevens'	Nellie Stevens Holly
ORNA	MENTA	AL TREES	
LI	3	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle
MV	1	Magnolia virginiana 'Jim Wilson'	Moonglow Sw eetbay Magnolia
SHRU	BS		
AR	85	Abelia x grandiflora 'Rose Creek'	Rose Creek Abelia
PL	75	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel
RO	10	Rosa 'Radrazz'	Knockout Rose
GROU	NDCO	VERS & PERENNIALS	
DE	137	Dryopteris erythrosora 'Brilliance'	Brilliance Autumn Fern
HC	178	Hypericum calycinum	Creeping St. John's Wort
HS	9	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily
LMV	638	Liriope muscari 'Variegata'	Variegated Liriope
PAL	22	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage
ORNA	MENTA	AL GRASSES	
PA	34	Pennisetum alopecuroides 'Cassian's Choice'	Cassian's Choice Pennisetum
PVS	73	Panicum virgatum 'Shenandoah'	Shenandoah Switchgrass

Parking Lot Landscape Requirements (TTCDA)

Stipulation: Mature trees that are preserved within eight (8) feet of the parking area may be used to satisfy up to 50% of the required number of canopy trees.

Total trees preserved:

Requirement A: Trees shall be required at a rate of one (1) medium or large canopy tree for every ten parking spaces provided. In order to provide year-round greenery, at least 25% of all newly planted trees should be evergreen.

> Total parking spaces: Trees required:

Trees provided: 7 (noted on plan with *)

Evergreen trees required: Evergreen trees provided: 6

Requirement B: A roughly equal combination of large, medium and small trees should be planted, with at least 10 large maturing trees per acre of yard space.

> Acres of yard space: 0.19 acres (8,156 sf.)

Trees Required: 5 (noted on plan with **) Trees provided:

Requirement C: In addition to the planting of required canopy trees, planting areas for ornamental trees, shrubbery and bedding plants shall be no less than five (5) percent of the surface area devoted to

> 26,056 sf. Total parking area: 1,303 sf. Plant area required: Requirement met, see plan

Building Landscape Requirements

Requirement D: Areas around buildings equal to 50% of the area of each front and side elevation shall be planted with ornamental trees, shrubbery, and bedding plants.

> Total building elevation: 7,280 sf Required plantings: 3,640 sf Requirement met, see plans.

Note: See Sheet L200 for Planting Notes and Planting Details

All disturbed areas to be seeded.

Existing landscape to remain and be protected.

4-J-22-UR Revised: 3/24/2022





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between the drawings, specifications, and site conditions in writing. The Landscape Architect will promptly correct the same in writing. Work done by the Contractor after discovery of such discrepancies, inconsistencies, or ambiguities shall be done at the Contractor's risk.

Dentistry Valley R inty, TN 7amily ardin x Cou 0 1081 Law

Not for Construction

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Job Number: 22-014 Drawn By: WCH Ck'd By: SHP

Description

Sheet Name:

North

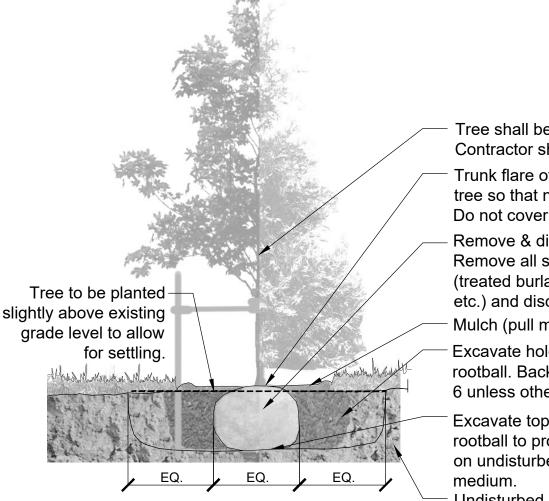
Landscape Plan

Sheet Number:

Scale: 1" = 20'-0"

Planting Schedule:

Key	Quantity	Botanical Name	Common Name	Size	Notes	
SHADE	SHADE TREES					
QP*	7	Quercus phellos	Willow Oak	2" cal.	6' CT -Central leader, full, well branched	
UA*	6	Ulmus americana 'Princeton'	Princeton Elm	2" cal.	6' CT -Central leader, full, well and low branched	
EVERG	REEN TRE	ES				
IA	3	llex x attenuata 'Fosteri'	Foster's Holly	10' hgt. min.	3' CT -FTG, full, well branched	
IN	3	llex x 'Nellie R. Stevens'	Nellie Stevens Holly	8' hgt. min.	FTG, open branching	
ORNAM	ENTAL TR	REES				
LI	3	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	8' hgt. min.	MT, 3 cane min., full & well branched, white flowers	
MV	1	Magnolia virginiana 'Jim Wilson'	Moonglow Sweetbay Magnolia	8' hgt. min.	MT, 3 cane min., full, well branched, white flowers	
SHRUB	SHRUBS					
AR	85	Abelia x grandiflora 'Rose Creek'	Rose Creek Abelia	3' gal.	3' o.c., full & dense, pink/white flowers	
PL	75	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	3 gal.	4' o.c., full & dense	
RO	10	Rosa 'Radrazz'	Knockout Rose	3 gal.	4' o.c., full & dense, red flowers	
GROUN	DCOVERS	& PERENNIALS				
DE	137	Dryopteris erythrosora 'Brilliance'	Brilliance Autumn Fern	1 gal.	18" o.c., full & dense	
HC	178	Hypericum calycinum	Creeping St. John's Wort	1gal.	18" o.c., full & dense, yellow flowers	
HS	9	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.	24" o.c., full & dense, yellow flowers	
LMV	638	Liriope muscari 'Variegata'	Variegated Liriope	1 gal.	18" o.c., full & dense	
PAL	22	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal.	30" o.c., full & dense, blue flowers	
ORNAM	ENTAL GF	RASSES				
PA	34	Pennisetum alopecuroides 'Cassian's Choice'	Cassian's Choice Pennisetum	1 gal.	24" o.c., full & dense	
PVS	73	Panicum virgatum 'Shenandoah'	Shenandoah Switchgrass	1 gal.	3' o.c., full & dense	
SEED						
SEED	13,500	Festuca arundinacea	Turf-type Tall Fescue	sf	SF is approximate, contractor to verify in field	
HARDS	HARDSCAPE					
RR	460	River Rock		2-3"	3-4" Depth	
* Contra	* Contractor to provide quantity for mulch.					
* Trees with * to reach 40' minimum at maturity.						



Tree shall be plumb after settlement. Contractor shall stake at planting.

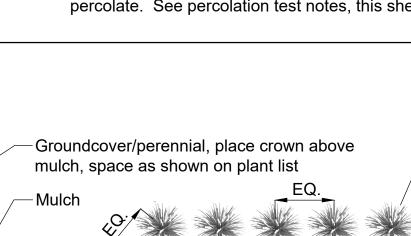
Trunk flare of each tree shall be exposed. Set tree so that no part of the trunk flare is buried. Do not cover the trunk flare with mulch. Remove & discard burlap except under ball.

Remove all synthetic soil wrapping materials (treated burlap, nylon twine, wire baskets, etc.) and discard. Mulch (pull mulch away from trunk of tree)

Excavate hole to diameter 3x wider than rootball. Backfill hole with planting soil mix, ph 6 unless otherwise noted.

Excavate topsoil substrate as required to place rootball to proper elevation. Place rootball directly on undisturbed subgrade or compacted planting

Undisturbed or compacted subgrade must percolate. See percolation test notes, this sheet.



See plant list for spacing PLAN

Undisturbed or compacted subgrade must percolate. See Percolation test notes, this sheet.

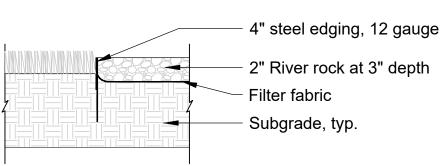


Tree Planting

Scale: NTS

Size of pot plus

of the pot size

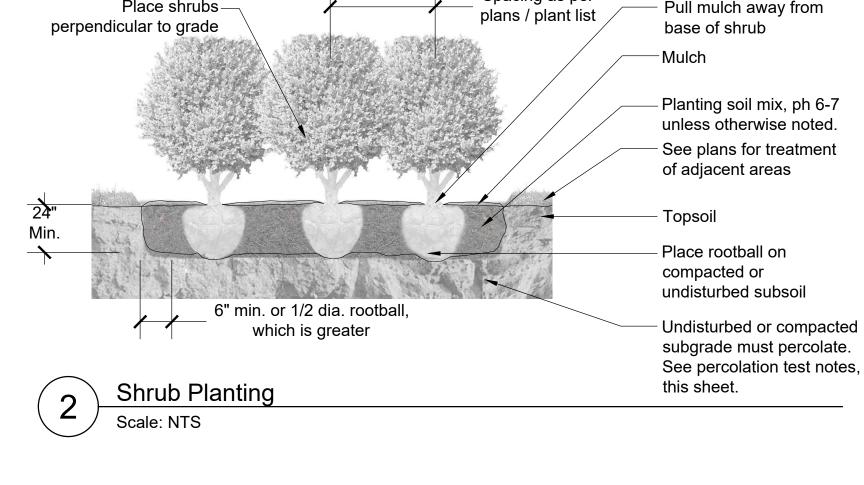


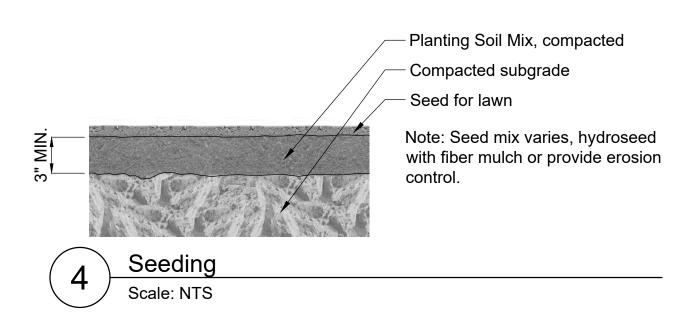
1) Top of river rock to be flush with curb 2) Top of metal edging to be flush with top of river rock



River Rock -By: Local Source -Size: 2" -Depth: 3" -Color: Browns and Greys -Quantity: 460 SF

All river rock shall come from the same local source and be washed before being brought on site





Steel Edging -By: COL-MET or Equal -Size: 4" -Gauge: 12 -Color: Black -Quantity: 774 LF www.colmet.com

Planting Notes:

- 1. Contractor shall verify all existing conditions in the field and report any discrepancies to the Owner's Representative prior to starting work.
- 2. 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.
- 3. 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.
- 4. 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. Plant material delivered to the site that does not meet the requirements stated herein may be rejected by the Owner's Representative.
- 5. Do not assume trunk flare will be exposed at the nursery. Contractor to expose trunk flares to check for root girdling. Pull mulch away from the trunk flare of trees and from the base of all shrubs.
- 6. 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. 7. All new plants shall be balled and burlapped or container grown unless otherwise noted on the plant list. 8. The Contractor shall locate and verify all existing utility lines prior to planting and report any conflicts to the
- 9. 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.
- 10. All lawn areas disturbed by construction operations inside and outside the limit of work shall be prepared
- 11. 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"
- 12. All plant beds are to receive one and a half inches (1.5") of double shredded hardwood mulch.
- 13. 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.
- 14. 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 Owner's Representative.
- 15. All areas to be seeded shall receive soil preparation as specified prior to seeding or sodding, unless otherwise noted on plan.
- 16. Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
- 17. Contractor to complete work within schedule established by Owner.
- 18. Contractor to provide one year warranty for all material from date of substantial completion. 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 the Owner's Representative prior to use on site.
- 19. 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.
- 20. Plant beds to join walks or walls at an angle between 90° & 60°.
- 21. Shade trees to be planted a minimum of 5' from sidewalks, water line, sewer line or manholes. Evergreen and ornamental trees to be planted a minimum of 3' from sidewalks, water line, sewer line or manholes.
- 22. Mulch rings around shade trees to be a minimum diameter of 4' and a minimum of 3' around ornamental and evergreen trees. If evergreen trees are specified as full to ground, mulch ring to extend a minimum of 12" beyond the edge of plant.
- 23. Square footage of seed quantities is approximate and is an estimate of the disturbed areas. Contractor to verify quantities prior to purchase and installation.

Soil Sampling Notes:

- 1. 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
- 2. A well mixed composite from 10 to 20 random locations should be subsampled to make the three (3) cup
- 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.
- 5. Results to be copied to the Owner.

Percolation Test Notes:

- 1. Dig a hole 18- 24" deep & a minimum of 6" wide.
- 2. Fill hole with water to the top and let drain for several hours. Ideally let the hole pre-wet over night and test
- Refill hole to within a couple inches of the top.
- 4. 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.
- 5. Measure drop in water level after 30 minutes and one hour. If possible measure drop in water level the next
- 6. 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.

4-J-22-UR

Revised: 3/24/2022

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Not for

Date: 03.14.2022		
Job Number: 22-0)14	
Drawn By: WCH	Ck'd By:	SHP

Rev	Description	Date

Sheet Name:

Planting Schedule, Notes & Details

Sheet Number:

Steel Edge & River Rock 5 Scale: NTS

Place shrubs-

800-829-8225