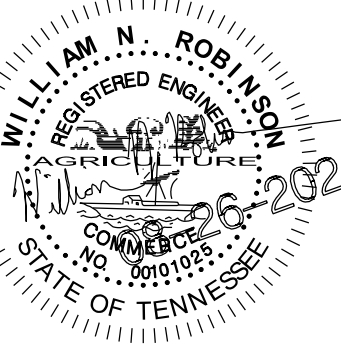




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A NEW BUILDING FOR  
**HARRISON BEND  
PROPERTIES, LLC**  
830 DISCOVERY LN  
KNOX COUNTY, TN 37932  
9-C-24-DP



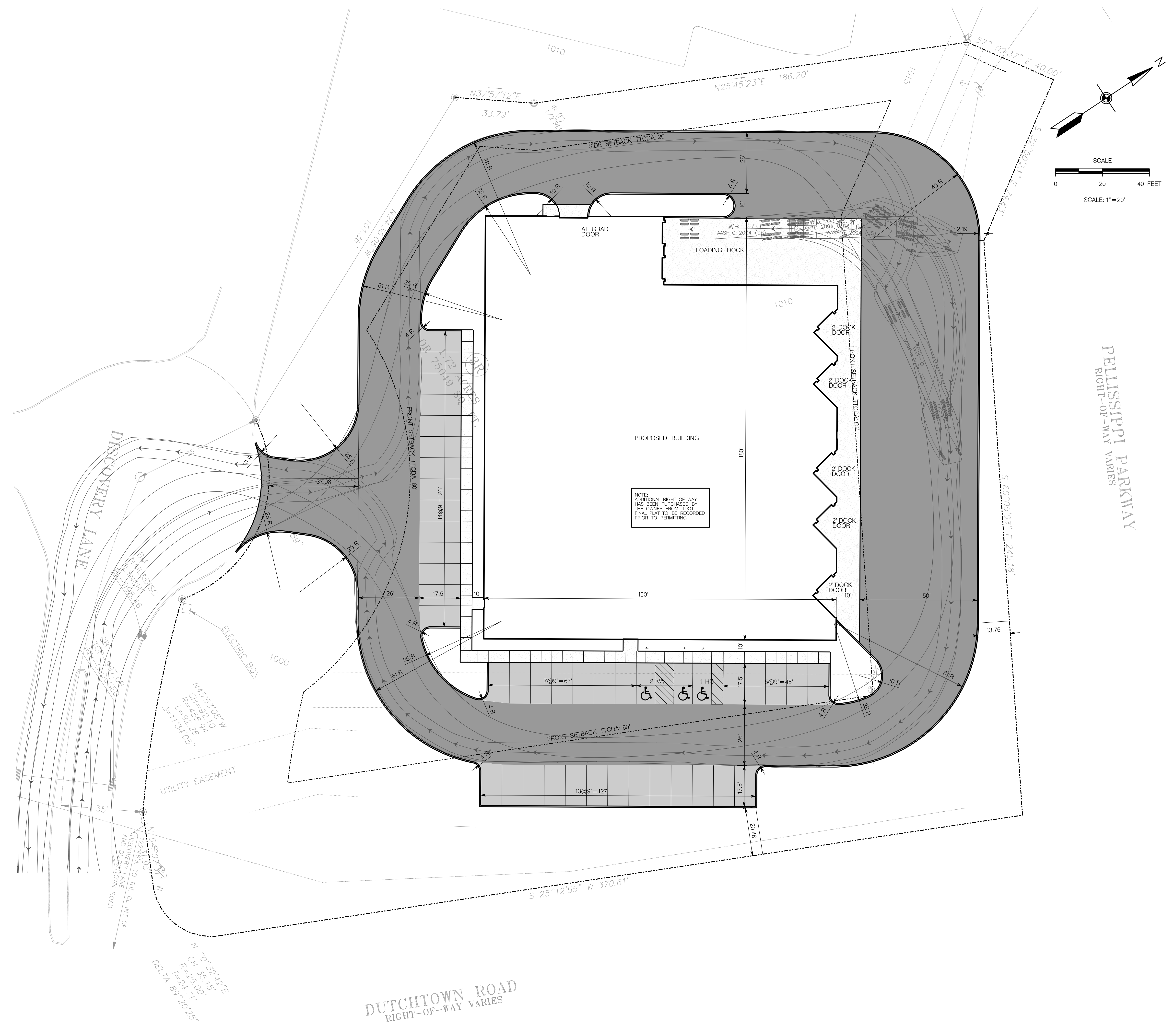
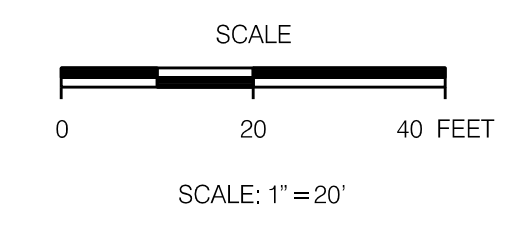
SITE LAYOUT PLAN

DATE: 07 AUG 2024  
PROJECT NO.: 24043  
PROJ. MGR.: STUART

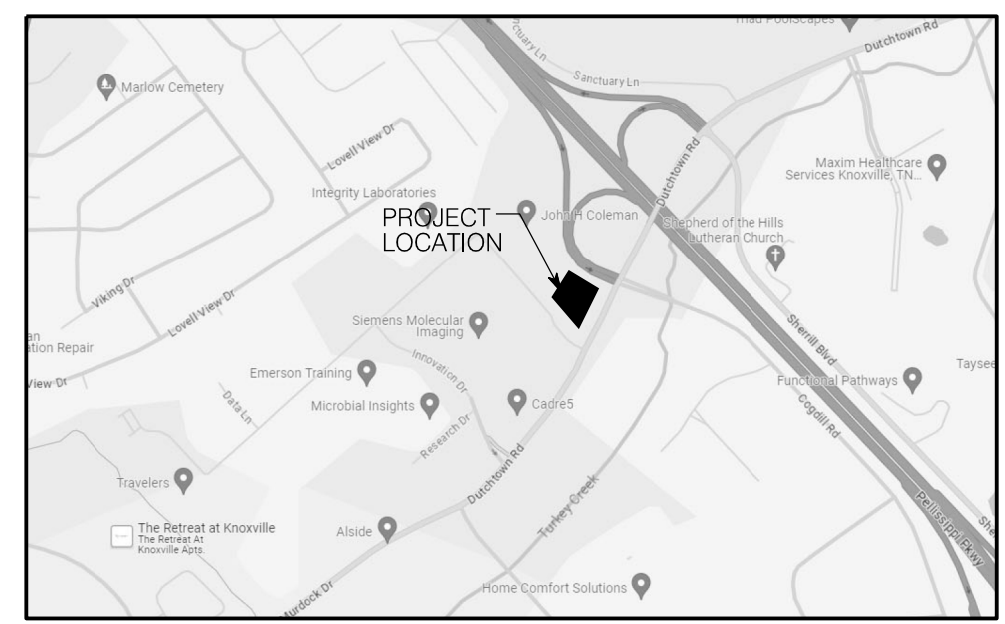
PL01

**LEGEND:**

EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
		FIRE HYDRANT
		SURFACE FLOW
		SILT FENCING
		CURB
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		RIP RAP



**PROJECT DATA**  
 PARCEL: 118 17307  
 USE: OFFICE/WAREHOUSE  
 ZONING: PCTO  
 BUILDING TOTAL: 24,309 OFFICE: 2,550 SF WAREHOUSE: 21,759 SF  
 PARKING SUMMARY:  
 PARKING REQUIRED: 26 SPACES - COUNTY, 26-33 - TTCA  
 PARKING PROVIDED: 42 SPACES  
 CALCULATION (COUNTY):  
 INDUSTRIAL: 1 PER 2 EMPLOYEES + CUSTOMER + VISITOR  
 (40 EMPLOYEES / 2) + 4 + 2 = 26 SPACES  
 CALCULATION (TTCA):  
 WAREHOUSING: MIN 1 SPACES PER 1,000 SF MAX 1.5 SPACES PER 1,000  
 MIN 21,759/1,000 X 1 = 22 MAX 21,759/1,000 X 1.5 = 33 SPACES  
 SETBACKS:  
 FRONT: COUNTY = 20' TTCA = 60'  
 SIDE: COUNTY = 5' TTCA = 20'  
 REAR: COUNTY = 15' TTCA = 20'  
 PERIPHERAL: TTCA = 50'  
 SETBACK TO RESIDENTIAL = 100'  
 PARCEL AREA: 2.485 AC, 108,245 SF  
 IMPERVIOUS AREA: 66,973 SF 1.54 AC  
 FLOOR AREA RATIO: 22.5 %  
 IMPERVIOUS AREA RATIO: 60.0 %  
 GROSS AREA COVERAGE: 22.5 %



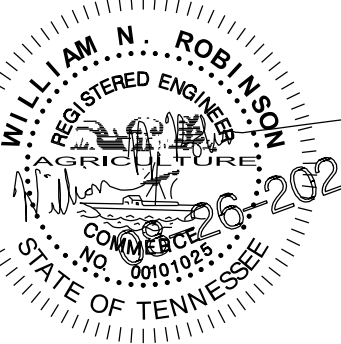
PROJECT LOCATION MAP - NOT TO SCALE



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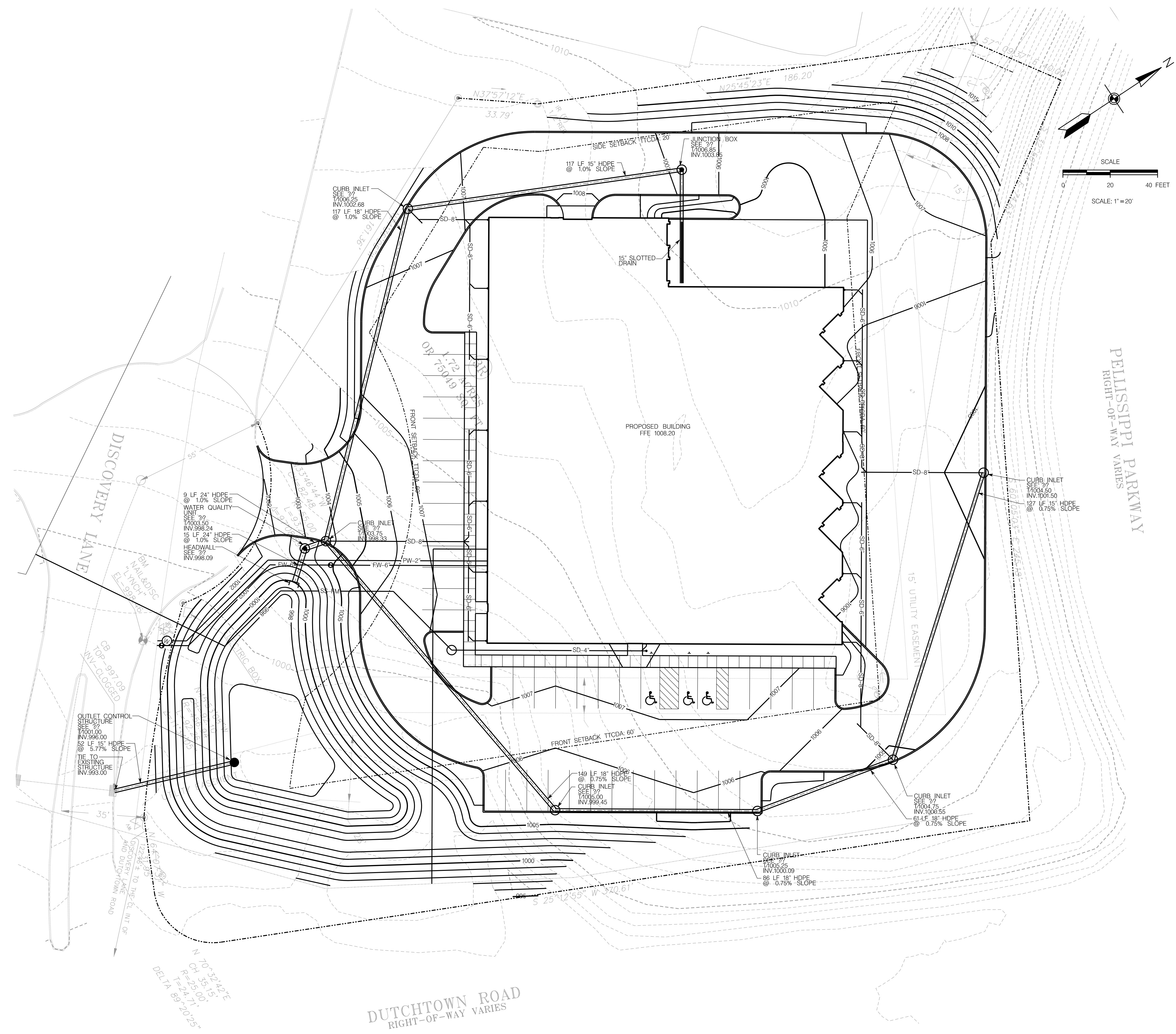
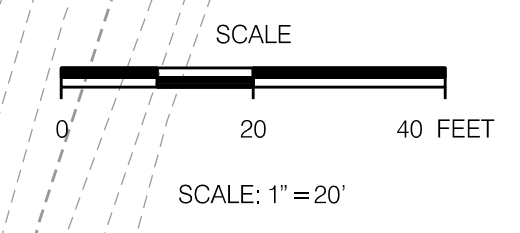
SITE GRADING PLAN

DATE: 07 AUG 2024  
PROJECT NO.: 24043  
PROJ. MGR.: STUART

PL02

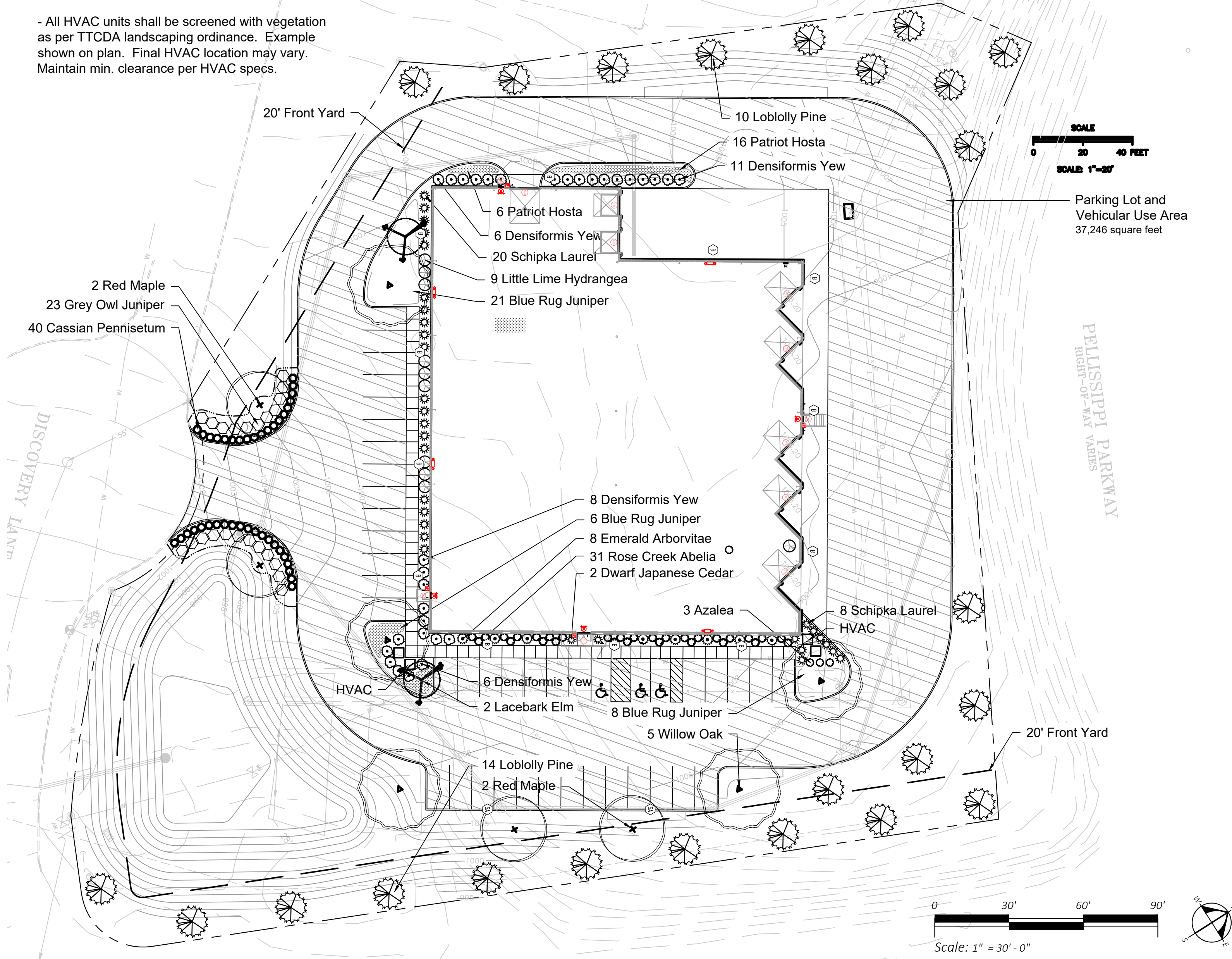
**LEGEND:**

EXISTING	PROPOSED	
535	535	GROUND CONTOUR ELEVATION
535.25'	535.25'	SPOT ELEVATION
[Symbol]	[Symbol]	STRUCTURE
[Symbol]	NA	PROPERTY LINE
[Symbol]	NA	EASEMENT
[Symbol]	[Symbol]	EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
PW	PW	POTABLE WATER
NG	NG	NATURAL GAS
OE	OE	OVERHEAD ELECTRICAL
(W)	(W)	WATER METER
[Symbol]	NA	FIRE HYDRANT
NA	[Symbol]	SURFACE FLOW
NA	[Symbol]	SILT FENCING
[Symbol]	[Symbol]	CURB
[Symbol]	[Symbol]	CATCH BASIN
NA	[Symbol]	CONCRETE PAVEMENT
NA	[Symbol]	ASPHALT PAVEMENT
NA	[Symbol]	RIP RAP



Note:

- All HVAC units shall be screened with vegetation as per TTCDA landscaping ordinance. Example shown on plan. Final HVAC location may vary. Maintain min. clearance per HVAC specs.



**PLANTING NOTES:**

- 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 provide allowance for soil amendments, percolation tests, soil tests, mulch and irrigation.
- Irrigation system to be drip unless otherwise noted and approved.
- Contractor to complete work within schedule established by owner.
- Contractor to provide one year warranty for all plant 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, application of insecticides/herbicides, and general landscape clean-up) until substantial completion notice is provided by the owner or landscape architect.
- The contractor shall locate and verify all existing utilities prior to planting and report any conflicts to the landscape architect. Perform work in compliance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide for permits required by local authorities.
- All plant material to be specimen quality as established by the American Association of Nurserymen, horticultural standards, latest edition. quality of the plant material to be judged by the landscape architect. Inferior plant material to be rejected.
- Plant material to be free of disease, weeds and insect pests. Damaged plant material shall be rejected.
- No planting shall take place until rough grade has been reviewed and approved by the landscape architect.
- Planting plans may need to be adjusted in the field. Contractor to coordinate layout of plant material with landscape architect for on site approval prior to installation.
- Test plant beds and plant pits for adequate drainage. Hardpan or moisture barriers shall be broken, or drain pipes to be installed to provide proper drainage of plant areas. Plant pits shall be excavated to the bottom of the pit. Fill each plant pit with water and observe the pit for 2 hours. If the water has not dissipated by 50% within 2 hours, notify landscape architect of such in writing before installing plants in the questionable area. Otherwise contractor shall be held liable for plants.
- Trees shall be installed 3" above finish grade in hardpan areas to provide good drainage unless otherwise directed.
- Groundcover and shrub mass beds shall be cultivated to a depth of 12 inches below grade to break through compacted or hardpan soil. Remove all stones, roots, and weeds. Add specified soil amendments and fertilizer. Install plants, edge bed area, mulch and water thoroughly.
- Set all plants plumb and turned so that the most attractive side is viewed.
- Plants shall be measured to their main structure, not tip to tip of branches.
- Tree pit and shrub pit to be twice the size of the root mass. Fill with plant mix.
- Broken root balls for trees shall be rejected. Contractor to check root balls and expose rootflares to check for root girdling. Do not assume the rootflare is exposed upon purchase from the nursery.
- Any plant materials shipped to site in uncovered vehicles/ trailer shall be rejected regardless of season.
- All tree scars over 1 -1/2" shall be rejected and tree to be replaced.
- All shrubs to be dense and full. All trees to have a symmetrical growth habit (360 degrees) unless uncharacteristic to plant type or otherwise noted on plans.
- Remove all excess growth of trees and shrubs as directed by landscape architect. Do not cut central leader.
- If rootball is wrapped in non-biodegradable burlap, remove entire wrap after placed in pit.

**TTCDA - LANDSCAPE REQUIREMENT NOTES:**

- In order to provide year-round greenery, at least 25% of newly planted or conserved trees should be evergreen.
  - 43 trees proposed
  - 32 evergreen = 74%
- When planting trees on a development site, a roughly equal combination of large, medium and small trees (see Appendix B) should be planted, with at least 10 large maturing trees per acre of yard space.
  - 2.5 acres \* 10 = 25 large maturing trees required
  - 43 trees proposed (31 large, 2 medium, 10 small)
- The required front yard for a 1-, 2- or 3-story building with no parking in front shall be landscaped. A minimum 20-foot landscaped yard shall be placed between the right-of-way and a parking area in front of a building.
  - landscape yard provided
- The arrival areas should be landscaped to make an introductory statement about each site.
  - landscape provided at driveway entrance and front of building
- Landscaping should be used to accentuate entryways to the site and the building(s) and to provide areas of shade
  - all entry areas landscaped, shade provided where adequate room for tree growth is available
- Entrances into buildings should be accented by plantings.
  - all entry areas landscaped
- 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 (see Appendix B).
  - North Elevation = 4,390 South Elevation = 3,800 West Elevation = 4,880
  - Total Front and Side Elevations = 13,070 Required Square Footage of Landscape = 6,535
  - Total Proposed Entry Area Landscape = 3,250 square feet
  - Total Proposed Landscape (around building foundation) = 3,380
  - Total Landscape = 6,630
- Minimize shading of south-facing facades in winter; maximize shading of south-facing facades in summer.
  - trees proposed near south facade
- Landscaping should buffer the building from the microclimate of the parking area.
  - trees proposed around parking and drive aisles
- Landscaping should be used to screen mechanical equipment or other unsightly exterior building elements.
  - NA
- Parking areas should be screened from public rights-of-way by landscaped berms, low level shrubbery or a combination of the two.
  - landscape proposed between building and Dutchtown Road
- If surface parking is necessary, existing trees both upslope and downslope should be conserved for environmental and aesthetic purposes. In cases where existing vegetation cannot be saved, or does not exist, medium and large maturing canopy trees should be planted between parking areas.
  - trees proposed near all parking areas
- Trees shall be required at the rate of one (1) medium or large maturing canopy tree for every ten parking spaces provided.
  - 42 parking space proposed, (42/10=4.2)
  - 31 large trees and 2 medium trees proposed
- 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 parking.
  - Total Parking Lot and Vehicular Use Area = 37,246 square feet
  - Total Landscape Bed Area = 4,670 square feet
  - 12%
- Medium and large maturing canopy and ornamental trees may be chosen from the recommended species list in Appendix B.
- Mature trees that are preserved within eight feet of the parking area may be used to satisfy up to 50% of the required number of canopy trees, as described in (a) above. In all other respects, however, the number of trees and other plantings required for parking areas shall be in addition to those required under Section 3.1.
  - NA, no trees preserved
- Required canopy trees shall be located within the parking areas as terminal islands, interior islands, interior wells, medians, traffic delineators, between rows of parking spaces, or in planting areas adjacent to buildings in a manner such that no parking space is located more than sixty (60) feet from the trunk of a large canopy tree.
  - trees proposed within 60' of all parking spaces
- Interior islands at the rate of one for every 200 feet of parking shall be installed to break up long rows of parking stalls.

**PLANTING LEGEND**

Qty	Botanical Name	Common Name	Size	Notes	Size
<b>Deciduous Trees</b>					
4	Acer rubrum 'October Glory'	October Glory Red Maple	2" cal.	central leader, full and dense	L
2	Cercis canadensis	Redbud	2" cal.	central leader, full and dense	S
3	Quercus phellos	Willow Oak	2" cal.	central leader, full and dense	L
2	Ulmus parvifolia	Lacey Elm	2" cal.	central leader, full and dense	M
<b>Evergreen Trees</b>					
24	Pinus taeda	Loblolly	12' hgt.	central leader, full and well branched	L
8	Thuja occidentalis 'Smaragd'	Emerald Arborvitae	6' hgt.	central leader, full and well branched	S
<b>Deciduous Shrubs</b>					
6	Cornus sericea	Red Twig Dogwood	3 gallon	full and dense	
9	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	3 gallon	full and dense	
40	Pennisetum alopecuroides	Cassian Pennisetum	3 gallon	full and dense	
<b>Evergreen Shrubs</b>					
31	Abelia	Rose Creek	3 gallon	full and dense	
2	Cryptomeria japonica 'Globosa Nana'	Dwarf Japanese Cedar	3 gallon	full and dense	
35	Juniperus horizontalis	Blue Rug Juniper	3 gallon	full and dense	
23	Juniperus virginiana	Grey Owl Juniper	3 gallon	full and dense	
28	Prunus laurocerasus 'Schipkaensis'	Schipka Laurel	3 gallon	full and dense	
3	Rhododendron 'Conlep'	Autumn Twist Encore	3 gallon	full and dense	
31	Taxus x media 'Densiformis'	Densiformis Yew	3 gallon	full and dense	
<b>Perennials</b>					
22	Hosta 'Patriot'	Patriot Hosta	1 gallon	full and dense	



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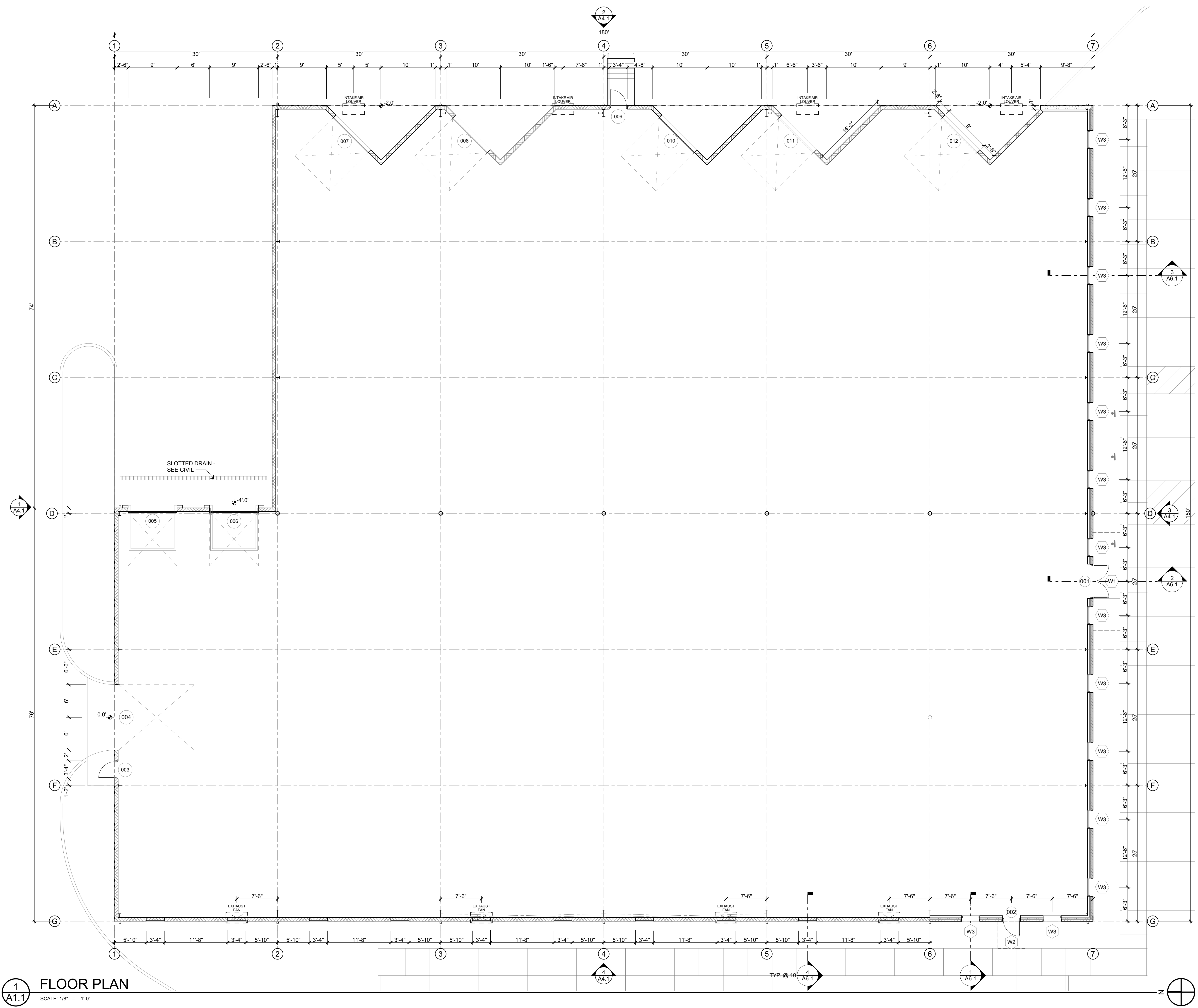
A NEW BUILDING FOR  
**HARRISON BEND  
PROPERTIES, LLC**  
0 DISCOVERY LN., KNOX CITY, TN 37932



Landscape Plan

DATE: 26 AUG 2024  
PROJECT NO.: 24043  
PROJECT MGR.: STUART

**L100**



**1 FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



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 PROPERTIES, LLC**  
 830 DISCOVERY LN., KNOX CTY, TN 37932  
 PLANNING FILE #9-C-24-DP

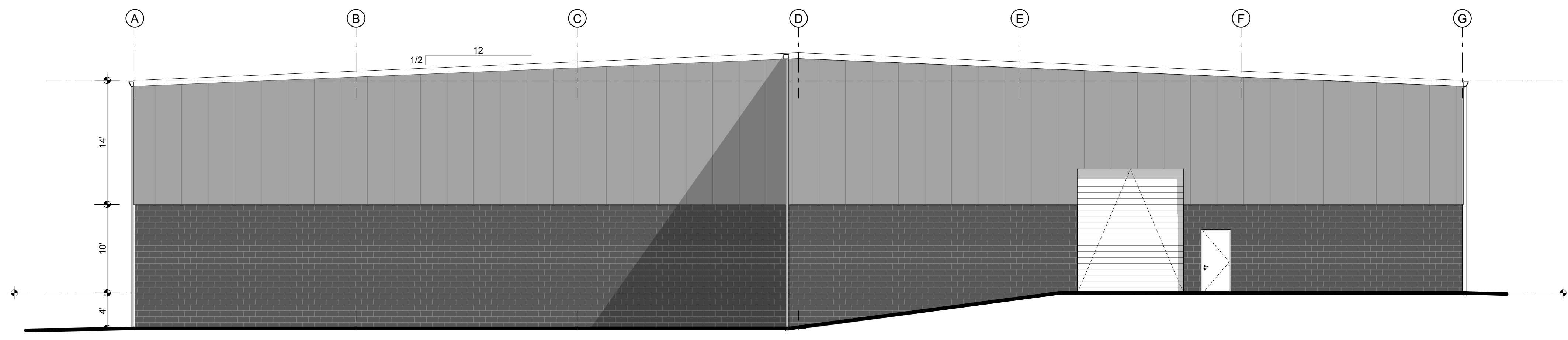


**SITE PLAN REVIEW  
 APPROVAL SET ONLY**

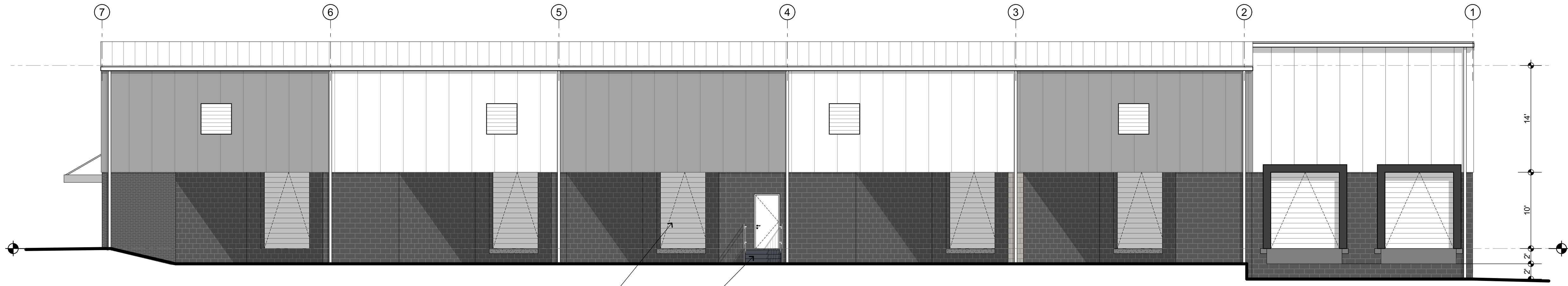
**FLOOR PLAN**

DATE: 26 AUG 2024  
 PROJECT NO.: 24043  
 PROJECT MGR.: STUART

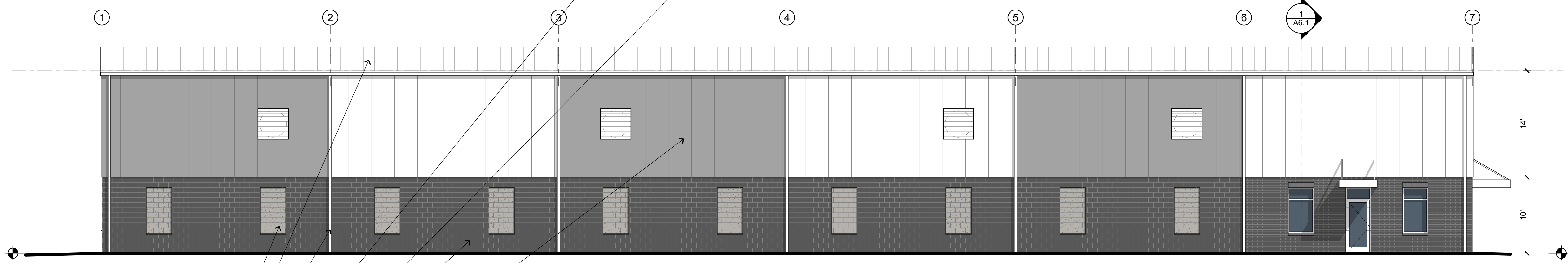
**A1.1**



1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



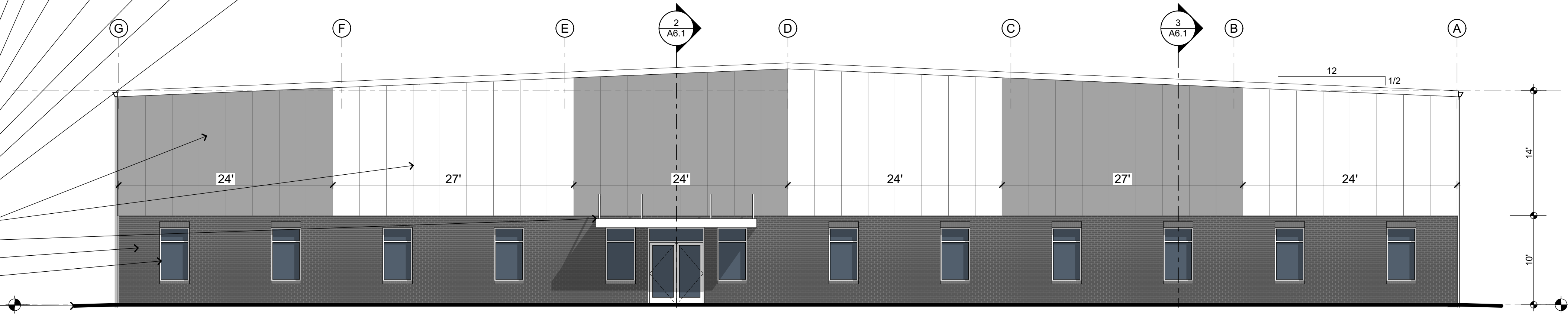
2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

**TYPICAL ELEVATION NOTES:**

- PTD. 6" SMOOTH-FACE C.M.U. W/ PLASTER FINISH, INSET 2" W/ PREFIN. ALUM. SILL FLASHING, COLOR: LIGHT GREY W/ MORTAR TO MATCH MAIN COLOR
- 24 GA. STANDING SEAM "GALVALUME" METAL ROOF, BY PEMB MFR., COLOR: SILVER
- PREFIN. MTL. GUTTER AND DOWNSPOUT SYSTEM, BY PEMB MFR., COLOR: WHITE
- STEEL OVERHEAD DOORS, COLOR: WHITE
- 42" H. PTD. STL. STAIR, COLOR: BLACK
- PTD. SPLIT-FACE C.M.U. (EXCEPT SMOOTH FACE AT TOP COURSE), COLOR DK. GREY
- EXHAUST FAN, COLOR: WHITE
- 26 GA. 42" W. INSUL. METAL PANELING W/ CONCEALED FASTENERS (COLORS FROM PEMB MFR. STD. RANGE), COLORS: WHITE AND GREY
- PRE-ENG. ALUM. CANOPY SYSTEM, COLOR: WHITE
- BRICK VENEER, COLOR: DK. GREY
- ALUM. STOREFRONT SYSTEM, COLOR: WHITE FRAME W/ GREY-TINTED GLAZING
- APPROX. LINE OF GRADE, SEE CIVIL



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



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PLANNING FILE #9-C-24-DP



**SITE PLAN REVIEW  
APPROVAL SET ONLY**

EXTERIOR ELEVATIONS

DATE: 26 AUG 2024  
PROJECT NO.: 24043  
PROJECT MGR.: STUART

**A4.1**

### D-Series Size 1 LED Area Luminaire

**Specifications**

Depth (D1): 7" / 178mm  
 Depth (D2): 11.5" / 292mm  
 Height (H): 7.88" / 200mm  
 Weight: 34.5 lb / 15.7kg

**Ordering Information**

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAR2 PRINW DBLXD

Item	Qty	Color Temperature	Color Rendering Index	Beam Angle	Mounting
DSX1 LED	1	4000K	90	30°	25' Pole

### WDGE2 LED Architectural Wall Sconce Precision Refractive Optic

**Specifications**

Depth (D1): 7" / 178mm  
 Depth (D2): 11.5" / 292mm  
 Height (H): 9" / 229mm  
 Weight: 13.3 lb / 6.0kg

**Ordering Information**

EXAMPLE: WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DBLXD

Item	Qty	Color Temperature	Color Rendering Index	Beam Angle	Mounting
WDGE2 LED	1	4000K	80	30°	25' Pole

**Ordering Information**

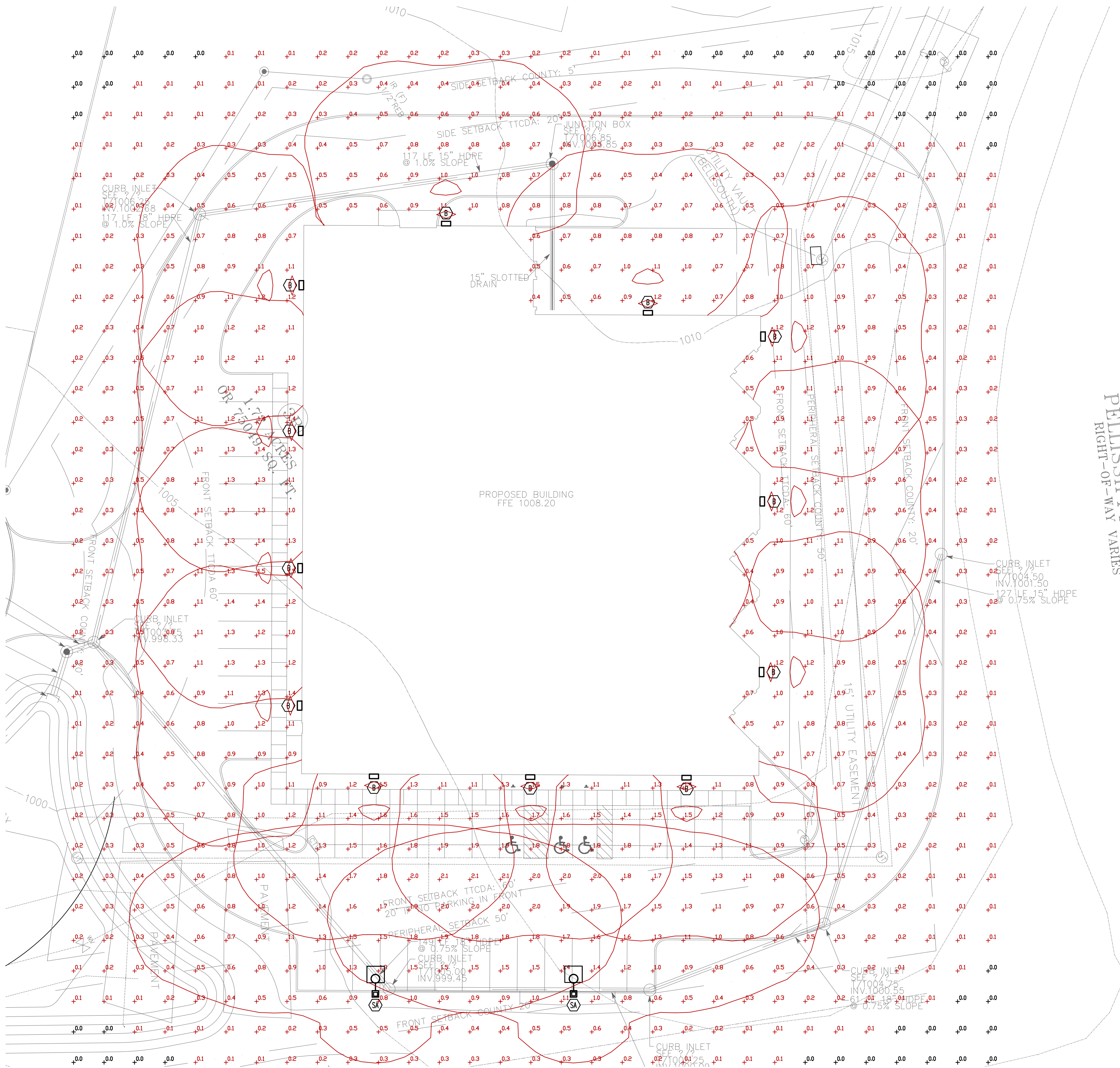
EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAR2 PRINW DBLXD

Item	Qty	Color Temperature	Color Rendering Index	Beam Angle	Mounting
DSX1 LED	1	4000K	90	30°	25' Pole

**Ordering Information**

EXAMPLE: WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DBLXD

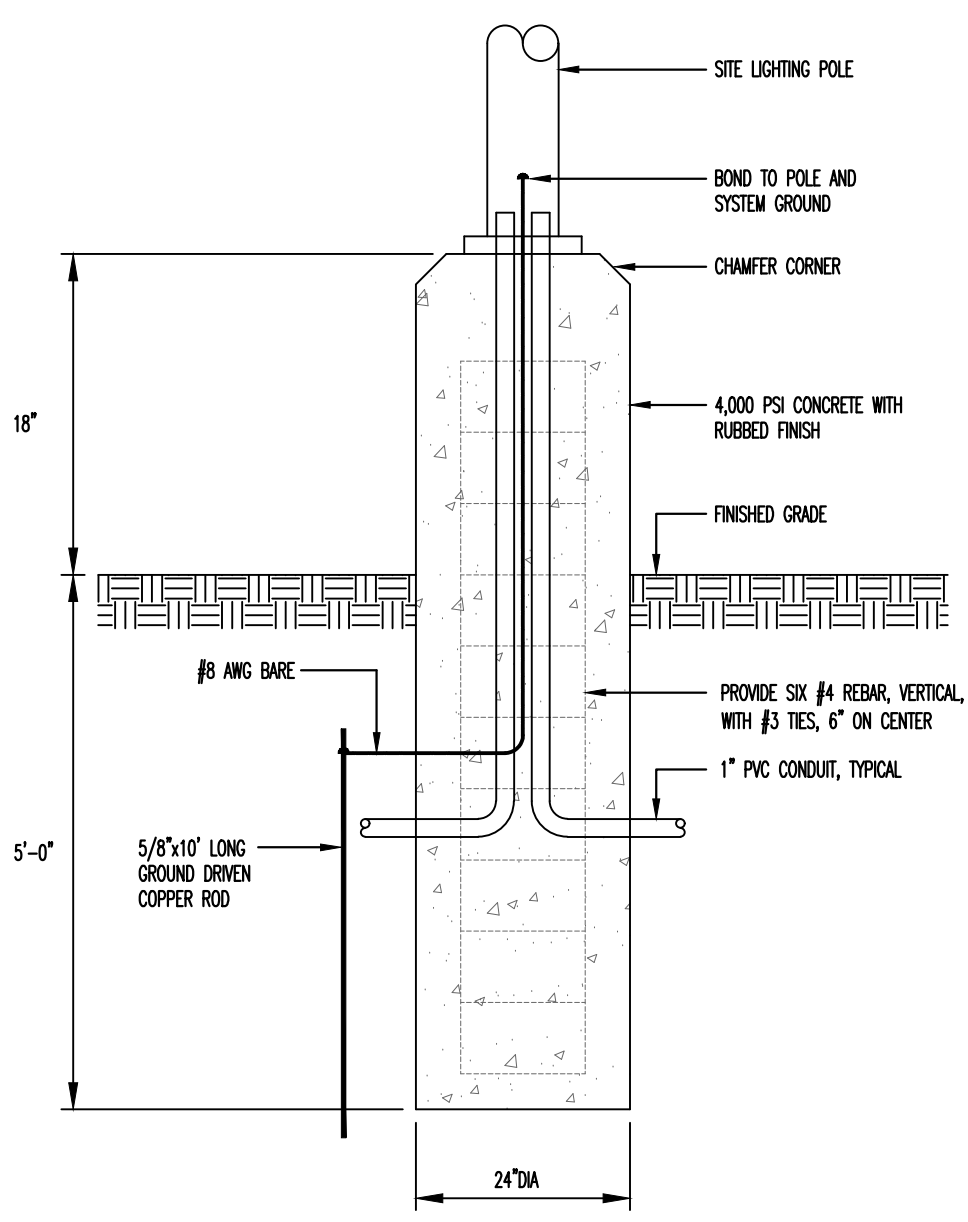
Item	Qty	Color Temperature	Color Rendering Index	Beam Angle	Mounting
WDGE2 LED	1	4000K	80	30°	25' Pole



**SITE LIGHTING FIXTURE SCHEDULE**

SYM	CATALOG NUMBER	PERFORMANCE	MOUNTING	DESCRIPTION
SA	LITHONIA FIXTURE - DSX1-LED-P1-40K-T3M-MVOLT-SPA-HS-DBLXD-POLE - SSS 30 5C DM28	51 4000 7507	25' POLE	ONE POLE MOUNTED AREA LIGHT, TYPE 2 MEDIUM DISTRIBUTION, FULL CUTOFF
B	LITHONIA WDGE2 LED P4 40K 80CRI T3M MVOLT	47 4000 4202	WALL, 22" AFF	LED OUTDOOR WALLPACK, WEATHERPROOF

NOTES:  
 1. FINISH SHALL BE SELECTED BY ARCHITECT, NOTED BY ?? IN MODEL NO.  
 2. PROVIDE CONCRETE BASE PER DETAIL.  
 3. ALL FIXTURES HAVE MIN CRI OF 70.  
 4. ALL FIXTURES SHALL BE FURNISHED COMPLETE WITH ELECTRICAL DRIVERS WITH MAXIMUM 10% THD.



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A NEW BUILDING FOR

**HARRISON BEND PROPERTIES, LLC**

830 DISCOVERY LN., KNOX CTY, TN 37932



PHOTOMETRIC SITE PLAN

DATE: 18 JUL 2024  
 PROJECT NO.: 24043  
 PROJECT MGR.: STUART

**FACILITY SYSTEMS CONSULTANTS, LLC**

713 South Central Street, Suite 101  
 Knoxville, Tennessee 37902  
 Phone: (865) 246-0164  
 Fax: (865) 246-1084

**ES0.1**