



FARRAGUT VISUAL RESOURCES REVIEW BOARD AGENDA

Tuesday, April 28, 2020
7:00 p.m.

This meeting can be viewed live on Charter channel 193 and TDS channel 3. There is currently no public access to Town Hall due to Governor Lee's orders and the Knox County Health Department's orders regarding the COVID-19 pandemic. A recording of the meeting can also be viewed on YouTube at <https://www.youtube.com/user/TownofFarragutTenn>.

Meeting comments may be emailed to comments@townoffarragut.org and must be received by 12:00 pm on April 28 to be included in the record of the meeting. For questions please e-mail or Bart Hose at bhose@townoffarragut.org or Mark Shipley at mshipley@townoffarragut.org.

1. Approval of minutes for the February 25, 2020 meeting.
2. Review of an individual tenant panel (ground sign on Kingston Pike) for the Pure Barre to be located at 105 S. Campbell Station Road (Farragut Gateway Development).
3. Review of a second individual tenant panel (ground sign on S. Campbell Station Road) for the Pure Barre to be located at 105 S. Campbell Station Road (Farragut Gateway Development).
4. Review of a landscape plan for the SmartBank located at 11216 Kingston Pike.

MEMORANDUM

TO: Farragut Visual Resources Review Board
FROM: Bart Hose, Assist. Community Development Director.
SUBJECT: Regularly Scheduled Meeting - Tuesday, April 28, 2020 at 7:00 p.m.

AGENDA

1. Approval of Minutes for the February 25, 2019 meeting

2. Ground Mounted Sign Applications

a) Pure Barre (Tenant Panel) – 105 South Campbell Station Road (Farragut Gateway Development)

Tenant panel in existing ground mounted sign at the Farragut Gateway Development

There are two ground mounted tenant panel type signs approved for this site. This panel is for the northernmost sign located along the Kingston Pike frontage. It is the larger of the two signs.

The proposed red color of the sign's lettering does not provide much contrast with the panel's white background. The staff has suggested that the applicant consider using a darker color to improve legibility. The applicant has provided an alternative with black lettering. They would prefer the red lettered option, but the black lettering is acceptable to them if it is approved by the Board.

b) Pure Barre (Tenant Panel) – 105 South Campbell Station Road (Farragut Gateway Development)

Tenant panel in existing ground mounted sign at the Farragut Gateway Development

As previously noted, there are two ground mounted tenant panel type signs approved for this site. This panel is for the southernmost sign located along the S. Campbell Station Road frontage. It is the smaller of the two signs.

The proposed red color of the sign's lettering does not provide much contrast with the panel's white background. The staff has suggested that the applicant consider using a darker color to improve legibility. The applicant has provided an alternative with black lettering. They would prefer the red lettered option, but the black lettering is acceptable to them if it is approved by the Board.

3. Landscape Plan Applications

a) SmartBank – 11216 Kingston Pike

Landscape Plan for the SmartBank located at 11216 Kingston Pike.

This item involves a landscape plan for the SmartBank located at 11216 Kingston Pike. The plan is related to renovations on the site and the Planning Commission has already approved a site plan for the project.

The staff recommends approval subject to the following:

1. Adding some hardy shrubs to the proposed river stone strip island on the south side of the site. The use of some river stone is permissible but there also needs to be a vegetative component to the landscaping in that area;
2. Modifying Landscape Note # 11 to include the approval of Town staff for plant substitutions.

The applicant is working on addressing these issues.



FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, February 25, 2020 in the Board Room at the Farragut Town Hall. Brittany Moore presided. Members in attendance were Brittany Moore, Randy Armstrong, Kaivon Kiumarsi, Jeanie Stow, Alderman Ron Pinchok, and Youth Representative Lilian Scott. Marty Layman, Cindy Hollyfield, and David Freeman were absent.

Vice-Chairman Moore called the meeting to order at 7:00 pm.

1. Minutes:

A motion was made by Alderman Pinchok to approve the January 28, 2020 minutes as submitted. The motion was seconded by Kiumarsi and the motion passed unanimously.

2. Ground Mounted Sign Applications:

a) Overlook Apartments – 11613 Vista Terrace Way

Ground sign for the Overlook Apartments development located at 11613 Vista Terrace Way, off North Campbell Station Road.

The Overlook Apartments development requested approval for a monument ground sign located at 11613 Vista Terrace Way, off N. Campbell Station Road. The proposed sign face was approximately 30 square-feet in area, mounted 6 feet high on a larger decorative brick structure.

The staff recommended approval subject to the following:

1. Field verification that the proposed accent lights and their placement comply with Town standards; and
2. Ensuring that the sign is located outside of any easements that may be platted in connection with the development.

The staff also noted that an as-built survey would be required as part of the permit.

Ms. Moore made a motion for approval subject to staff's recommendation. The motion was seconded by Armstrong and it passed unanimously.

b) McDonald's Restaurant – 11205 Kingston Pike

Ground sign for the McDonald's Restaurant located at 11205 Kingston Pike.

McDonald's requested approval for a new monument ground sign located at 11205 Kingston Pike. The property in question is located in the Town's Mixed-Use Town Center planning area.

The staff reviewed the request and recommended approval subject to the following:

1. Board review and approval of the proposed background color/material scheme;
2. Revising the plans to specifically address sign lighting. This would include lighting details and clearly indicating what portions of the sign will be lit; and
3. Revising the plans to clarify that the aluminum sign cabinet construction includes both the frame and faces to which the "M" logo will be mounted.

The staff also noted that an as-built survey would be required as part of the permit.

The Board discussed the plan and was comfortable with the proposed colors and materials. Alderman Pinchok also questioned the proposed size of the sign and suggested that the applicants consider enlarging it. Mr. Armstrong made a motion for approval subject to the staff's recommendations. The motion was seconded by Pinchok and it passed unanimously.

c) First Horizon Bank – 11864 Kingston Pike

Ground sign replacement for the First Horizon Bank located at 11864 Kingston Pike.
The First Horizon Bank requested approval to replace the sign face on an existing monument ground sign located at 11864 Kingston Pike. No other changes to the existing sign support structure were proposed.

The staff reviewed the request and recommended approval.

Mr. Kiumarsi made a motion for approval. The motion was seconded by Stow and it passed unanimously.

d) First Horizon Bank – 11864 Kingston Pike

Enter/Exit directional signs for the First Horizon Bank located at 11864 Kingston Pike.

The First Horizon Bank requested approval to replace four existing enter/exit directional ground signs located at 11864 Kingston Pike.

The staff recommended approval.

Mr. Kiumarsi made a motion for approval. The motion was seconded by Armstrong and it passed unanimously.

e) Coldwell Banker Wallace & Wallace Realtors – 10815 Kingston Pike

Ground sign replacement for the Coldwell Banker Wallace & Wallace Realtors office located at 10815 Kingston Pike.

Coldwell Banker Wallace & Wallace Realtors requested approval to replace the sign face on an existing monument ground sign located at 10815 Kingston Pike. No other changes to the existing sign support structure were proposed.

The staff reviewed the request and noted that the applicants had submitted revised plans that addressed all initial comments. The staff then recommend approval.

Ms. Stow made a motion for approval. The motion was seconded by Kiumarsi and it passed unanimously.

3. Landscape Plan Applications:

a) Office Building – 11807 Kingston Pike

The staff reviewed the item noting that it involved a landscape plan for a new office building to be located at 11807 Kingston Pike. Staff also noted that the site plan for the facility had been approved by the Planning Commission. The staff recommended approval of the plan.

The Board discussed the plan. Ms. Moore noted that the applicants should consider leaf litter and its effect of the existing drainage basin. Mr. Armstrong made a motion for approval. The motion was seconded by Stow and it passed unanimously.

4. Other Business

a) Staff Report – Proposed Sign Ordinance Revisions

The staff noted that the Planning Commission had recently reviewed a draft of the proposed new sign regulations and that the regulations would likely be reviewed by the VRRB at its next meeting.

Meeting adjourned at 7:50 p.m.

S2a

Tenant Vinyl (Qty. 2)

Apply new tenant vinyl to existing faces as shown.



3M #3630-33 Red

BEFORE



AFTER



Scale | 1 1/2" = 1'-0"



Revisions:

Approved changes: Per UL - JAS - 3.13.20
Added overall monument dimensions - KB - 3.31.2020
bolded text / KB / 4.23.2020

Revisions:

X
X
X

Revisions:

X
X
X

File Location:
Drive/Clients/

AS

CR

EN

STND
CSTM

Date: 01/28/2020

City/State: Knoxville TN

Designer: AS PM: DF

Address: 105 S Campbell Station Road

Drawing # C66482-3

OE # 132479

S2b

Tenant Vinyl (Qty. 2)

Apply new tenant vinyl to existing faces as shown.

3M #7725-22 Matte Black Vinyl

BEFORE



AFTER



Scale | 1 1/2" = 1'-0"



Revisions:
bolded text / KB / 4.23.2020
X
X

Revisions:
X
X
X

Revisions:
X
X
X

File Location:
Drive/Clients/

AS

STND X
CSTM
CR

EN

Date: 04/17/2020

Designer: SC PM: DF

City/State: Knoxville TN

Address: 105 S Campbell Station Road

Drawing # C66482-1

OE # 132479

S3a

Tenant Vinyl (Qty. 2)

Apply new tenant vinyl to existing faces as shown.

3M #3630-33 Red

BEFORE



AFTER



Scale | 1 1/2" = 1'-0"



Revisions:
Allowed option - Per LI - JAS - 3/13/20
Added overall monument dimensions - KB - 3/31/2020
bolded text / KB / 4/23/2020

Revisions:
X
X
X

Revisions:
X
X
X

File Location:	STND_X	Date:	01/28/2020	City/State:	Knoxville TN	Drawing #	C66482-3
Drive/Clients:	CSTM					OE #	132479
AS	CR	EN	Designer: AS	PM: DF	Address: 105 S Campbell Station Road		

S3b

Tenant Vinyl (Qty. 2)

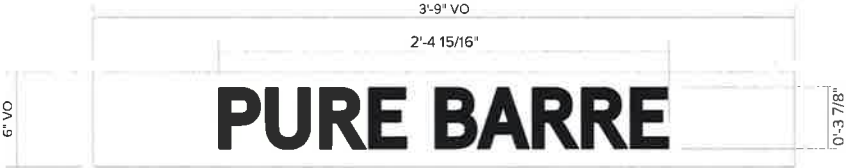
Apply new tenant vinyl to existing faces as shown.

3M #7725-22 Matte Black Vinyl

BEFORE



AFTER



Scale | 1 1/2" = 1'-0"



Revisions:
Policed text / KB / 4.23.2020
X
X

Revisions:
X
X
X

Revisions:
X
X
X

File Location:	STND ☒
Drive/Clients/	CSTM
AS	CR
EN	

Date: 04/17/2020

Designer: SC

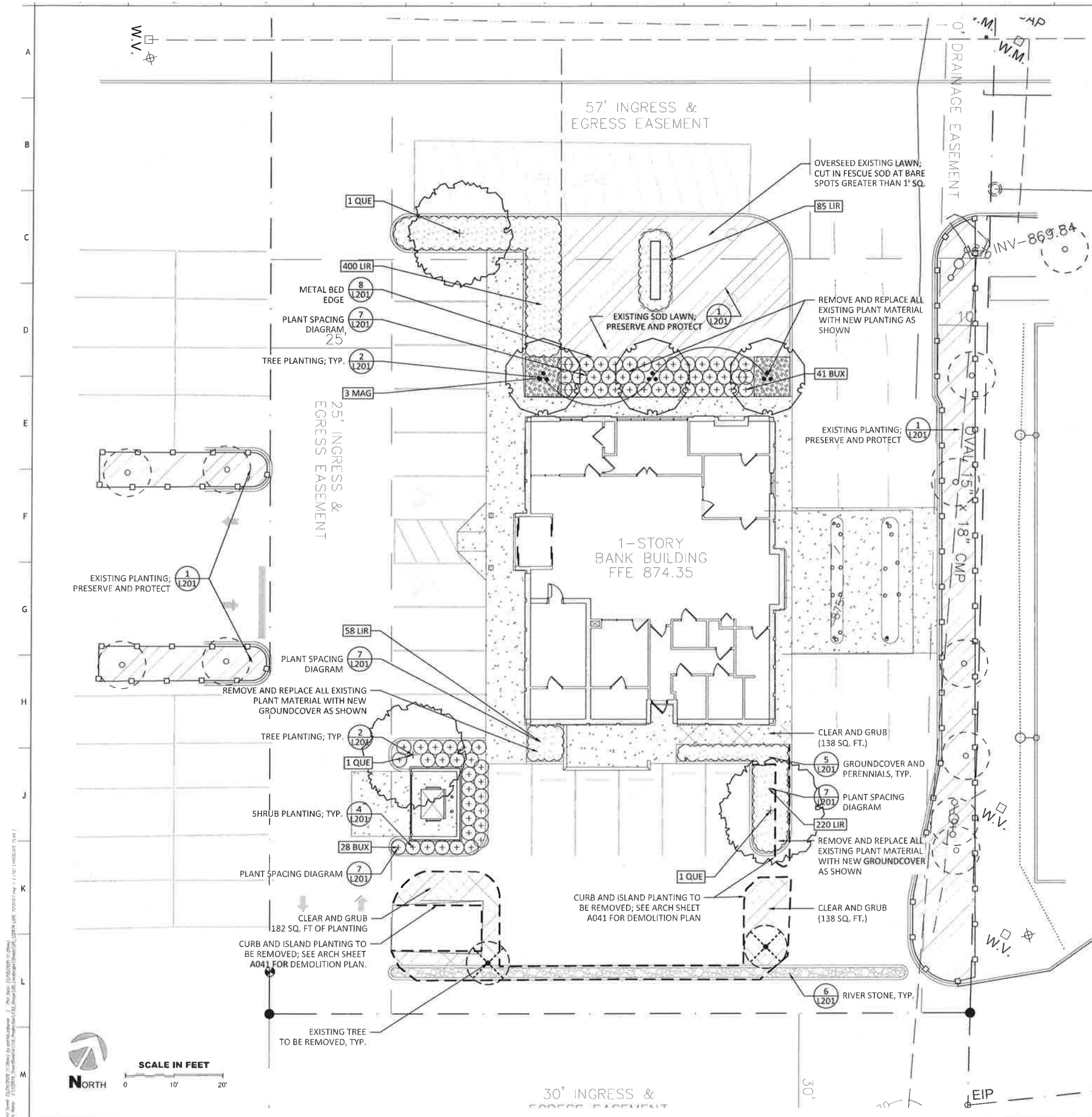
PM: DF

City/State: Knoxville TN

Address: 105 S Campbell Station Road

Drawing # **C66482-1**

OE # **132479**



PLANTING NOTES:

- ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED WITHIN THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. IN ADDITION, ALL NEW PLANT MATERIAL FOR THE PROJECT SHALL BE OF THE HIGHEST SPECIMEN QUALITY.
- ALL NEW PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN UNLESS OTHERWISE NOTED ON THE PLANT LIST.
- 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 APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO DELIVERY TO THE SITE.
- THE GENERAL CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER'S REPRESENTATIVE.
- NO TREES SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING. TREES SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS THEY BORE TO PREVIOUS GRADE. SEE DECIDUOUS TREE PLANTING DETAIL.
- STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF PLANTING.
- ALL EXISTING TREES TO REMAIN SHALL BE PROPERLY PROTECTED, PRUNED AND FERTILIZED PER THE SPECIFICATIONS.
- ALL LAWN AREAS DISTURBED BY CONSTRUCTION OPERATIONS INSIDE AND OUTSIDE THE LIMIT OF WORK SHALL RECEIVE TOPSOIL AND SOD AS SPECIFIED.
- ALL PLANT BEDS ARE TO RECEIVE THREE INCHES (3") OF SHREDDED BARK MULCH AS SPECIFIED.
- 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.
- ALL AREAS TO BE SEEDED SHALL RECEIVE SOIL PREPARATION AS SPECIFIED PRIOR TO SEEDING, UNLESS OTHERWISE NOTED ON PLAN.
- PREPARE ALL SHRUB BEDS WITH PLANTING SOIL TO A MINIMUM DEPTH MATCHING THE DEPTH OF SHRUB ROOT BALLS.
- ALL DISTURBED AREAS OUTSIDE LIMIT OF WORK LINE SHALL RECEIVE 4" TOPSOIL AND SOD AS DIRECTED BY LANDSCAPE ARCHITECT.
- 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.
- THE GENERAL CONTRACTOR SHALL PERFORM PERCOLATION TEST PER THE SPECIFICATIONS AND PROVIDE CONFORMANCE OF INFILTRATION REQUIREMENTS IN WRITING TO THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO PLACING PLANTING SOILS.
- 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.

PLANTING LEGEND

	DECIDUOUS SHADE TREE		GROUNDCOVER & PERENNIALS
	ORNAMENTAL TREE		TREE PROTECTION FENCING
	EXISTING TREE TO REMAIN AND BE PROTECTED		REMOVE PLANTS CLEAR & GRUB (DEMO)
	EXISTING TREE TO BE REMOVED (DEMO)		RIVER STONE
	EVERGREEN SHRUBS		REMOVE CURB (DEMO)
			METAL BED EDGE

oma

BARBER Mc MURRY
architects since 1915

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GENERAL NOTES & DETAILS

- COORDINATE WITH APPLICABLE NOTES AND DIMENSIONS ON OTHER SHEETS
- NOTES AND DETAILS ARE TYPICALLY APPLICABLE TO SIMILAR ITEMS DRAWN ELSEWHERE ON THE SHEET
- SEE STRUCTURAL DRAWINGS FOR SIZE, DEPTH, AND REINFORCING OF ALL FOOTINGS
- SEE STRUCTURAL DRAWINGS FOR SIZES AND CONNECTIONS OF ALL STRUCTURAL STEEL FRAMING MEMBERS

PROJECT NUMBER
190700

PROJECT NAME
SMART BANK RENOVATION

OWNER
SMART BANK

PROJECT ADDRESS
11216 KINGSTON PIKE
KNOXVILLE, TN 37934

CONSULTANTS

IBI

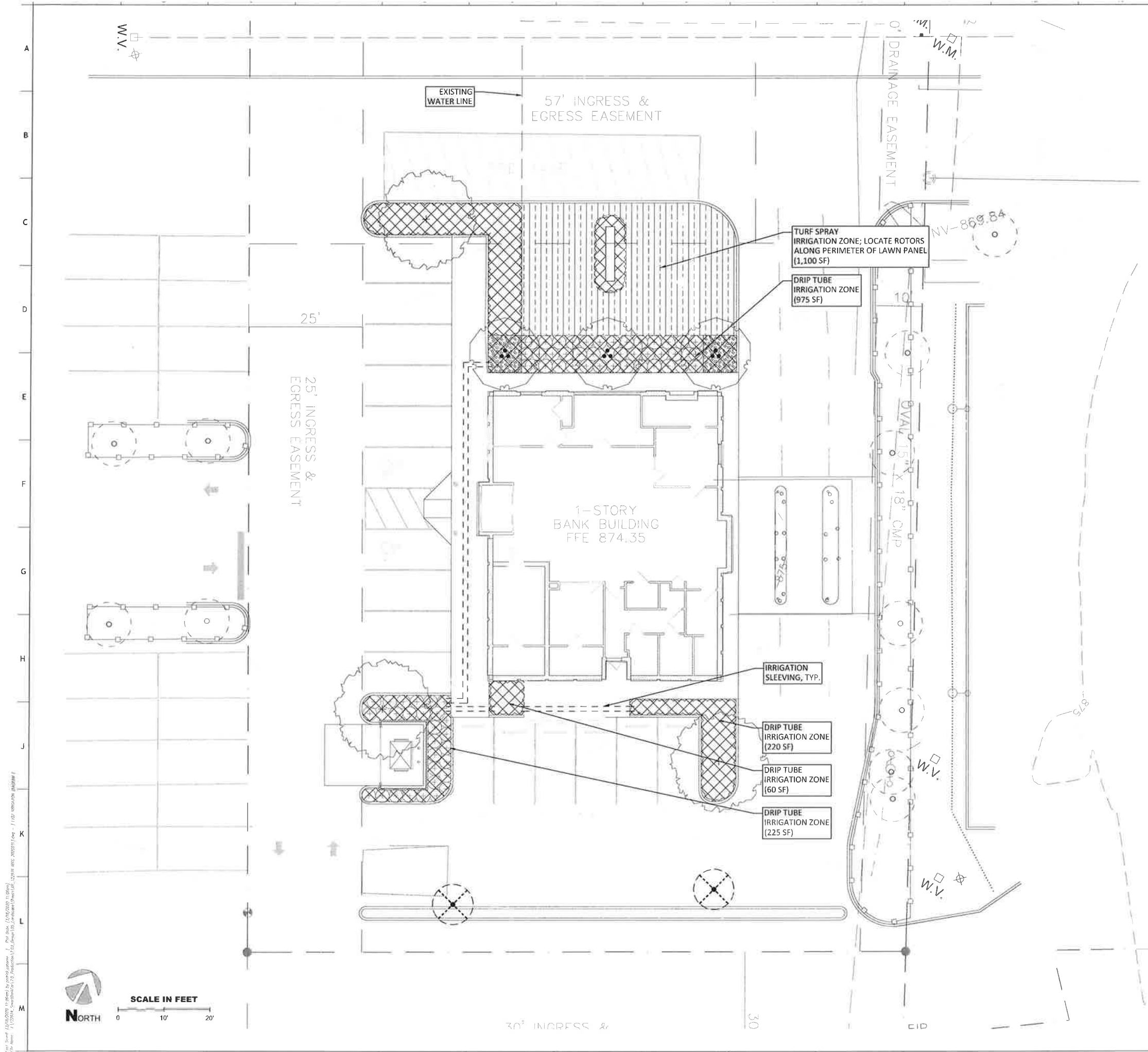
PLACEMAKING

504 S Gay Street, Suite 303, Knoxville, TN 37902
tel +1 865 522 2762 www.ibiplacemaking.com



PARTNER-IN-CHARGE	KLH
PROJECT MANAGER	AJH
DRAWN BY	PNO
REVIEWED BY	CLB
ISSUE DATE	03.20.2020
REVISIONS	

L101
LANDSCAPE PLAN



IRRIGATION LEGEND

XXXXXX	DRIP TUBE IRRIGATION ZONE	
	TURF SPRAY IRRIGATION ZONE	
----	PIPE SLEEVING	
WM P.O.C.	WATER METER POINT-OF-CONNECTION	SEE CIVIL

- NOTES:
- DESIGN IS INTENDED TO TIE INTO EXISTING IRRIGATION SYSTEM AS NECESSARY.
 - IF AN ON-SITE IRRIGATION SYSTEM DOES NOT EXIST, THIS PLAN SHALL BE USED FOR CONCEPTUAL LOCATIONS OF IRRIGATION EQUIPMENT BUT ARE INTENDED FOR REFERENCE ONLY.
 - A BACKFLOW PREVENTER SHOULD BE INSTALLED ADJACENT TO THE IDENTIFIED WATER METER IF NOT PRESENT.
 - IF FEASIBLE, LOCATE ANY EQUIPMENT SUCH AS IRRIGATION CONTROLLERS WITHIN THE BUILDING; OTHERWISE PROVIDE LOCKABLE BASE TO BE MOUNTED TO AN EXTERIOR WALL.
 - PROVIDE SCHEDULE 40 PVC SLEEVES AS SHOWN

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architects since 1915

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PROJECT NUMBER

190700

PROJECT NAME

SMART BANK RENOVATION

OWNER

SMART BANK

PROJECT ADDRESS

11216 KINGSTON PIKE
KNOXVILLE, TN 37934

CONSULTANTS



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PARTNER-IN-CHARGE KLH

PROJECT MANAGER AJH

DRAWN BY PNO

REVIEWED BY CLB

ISSUE DATE 03.20.2020

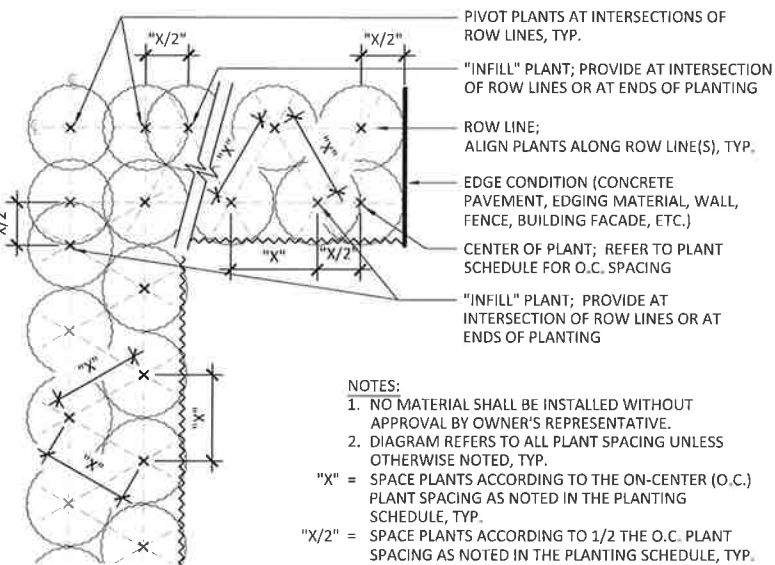
REVISIONS

L102

IRRIGATION DIAGRAM

PLANT SCHEDULE

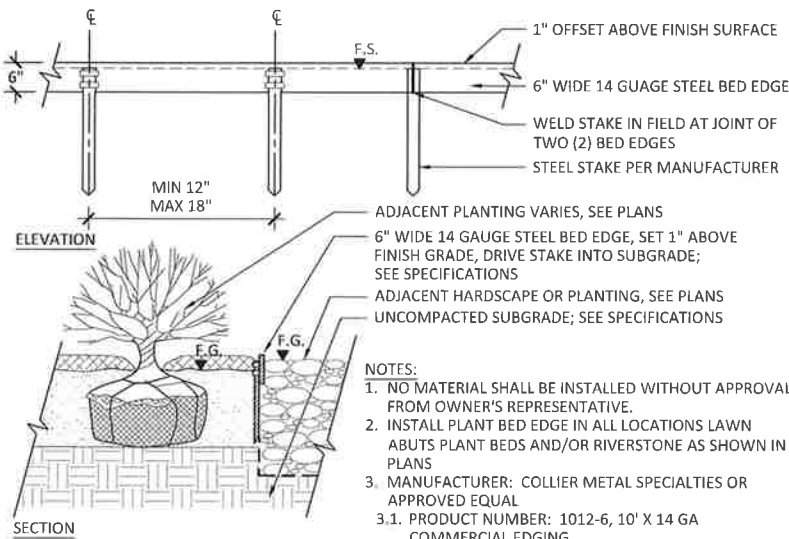
QTY	SYM	SCIENTIFIC NAME	COMMON NAME	MIN. SIZE	NOTES
DECIDUOUS TREES					
3	QUE	QUERCUS LYRATA 'QLFTB'	HIGHBEAM OVERCUP OAK	3" CAL.	FULL CROWN; B&B; STRONG CENTRAL LEADER
3	TOTAL				
ORNAMENTAL TREES					
3	MAG	MAGNOLIA STELLATA	STAR MAGNOLIA	10-12' HT.	MULTI-STEM; (3) STEMS
3	TOTAL				
EVERGREEN SHRUB					
69	BUX	BUXUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	#7 CONT.	36" O.C., FULL TO GROUND
69	TOTAL				
GROUNDCOVER AND PERENNIALS					
763	LIR	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	#1 CONT.	12" O.C.
763	TOTAL				



- NOTES:
1. NO MATERIAL SHALL BE INSTALLED WITHOUT APPROVAL BY OWNER'S REPRESENTATIVE.
 2. DIAGRAM REFERS TO ALL PLANT SPACING UNLESS OTHERWISE NOTED, TYP.
- "X" = SPACE PLANTS ACCORDING TO THE ON-CENTER (O.C.) PLANT SPACING AS NOTED IN THE PLANTING SCHEDULE, TYP.
- "X/2" = SPACE PLANTS ACCORDING TO 1/2 THE O.C. PLANT SPACING AS NOTED IN THE PLANTING SCHEDULE, TYP.

7 SHRUB SPACING DIAGRAM

N.T.S.

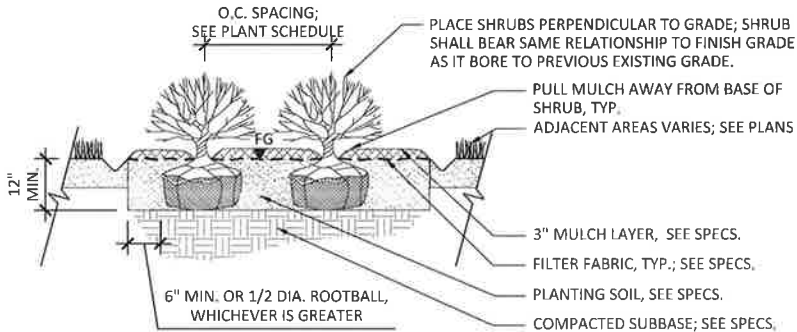


- NOTES:
1. NO MATERIAL SHALL BE INSTALLED WITHOUT APPROVAL FROM OWNER'S REPRESENTATIVE.
 2. INSTALL PLANT BED EDGE IN ALL LOCATIONS LAWN ABUTS PLANT BEDS AND/OR RIVERSTONE AS SHOWN IN PLANS
 3. MANUFACTURER: COLLIER METAL SPECIALTIES OR APPROVED EQUAL
 - 3.1. PRODUCT NUMBER: 1012-6, 10' X 14 GA COMMERCIAL EDGING
 - 3.2. FINISH: BLACK POWDER COAT FINISH

8 METAL BED EDGE

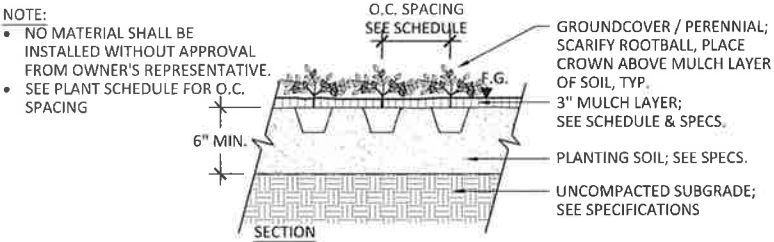
N.T.S.

- NOTE:
- NO MATERIAL SHALL BE INSTALLED WITHOUT APPROVAL FROM OWNER'S REPRESENTATIVE.
 - ALL SHRUBS SHALL BE FLOODED TWICE DURING FIRST 24 HOURS AFTER PLANTING.
 - PLANTING SOIL SHALL BE CONTINUOUS WITHIN EACH SHRUB BED. ROUGH GRADE TO REMAIN ON SLOPE.



4 EVERGREEN SHRUB PLANTING

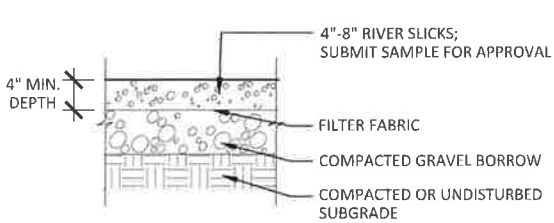
N.T.S.



- NOTE:
- NO MATERIAL SHALL BE INSTALLED WITHOUT APPROVAL FROM OWNER'S REPRESENTATIVE.
 - SEE PLANT SCHEDULE FOR O.C. SPACING

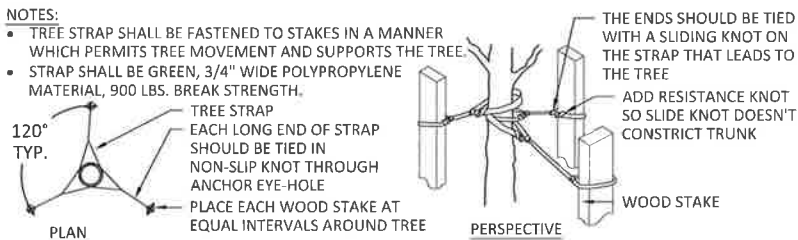
5 GROUNDCOVER AND PERENNIAL PLANTING

N.T.S.



6 RIVERSTONE

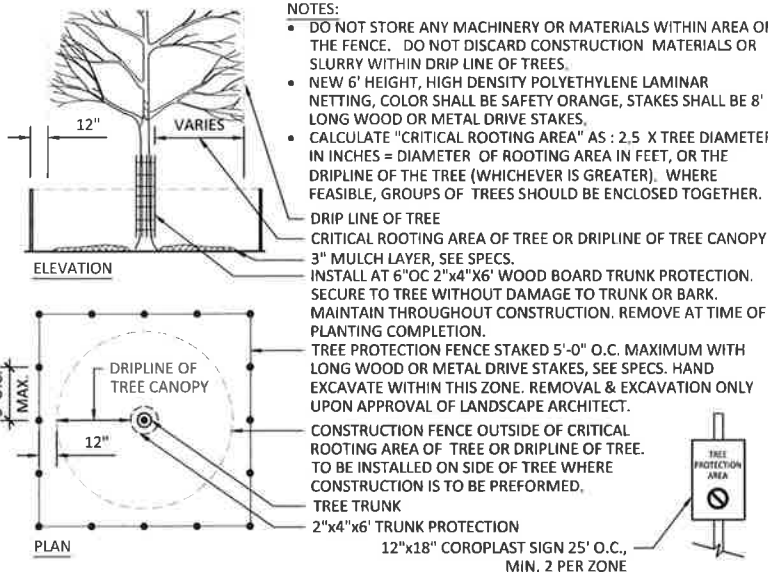
N.T.S.



- NOTES:
- TREE STRAP SHALL BE FASTENED TO STAKES IN A MANNER WHICH PERMITS TREE MOVEMENT AND SUPPORTS THE TREE.
 - STRAP SHALL BE GREEN, 3/4" WIDE POLYPROPYLENE MATERIAL, 900 LBS. BREAK STRENGTH.
 - TREE STRAP EACH LONG END OF STRAP SHOULD BE TIED IN NON-SLIP KNOT THROUGH ANCHOR EYE-HOLE
 - PLACE EACH WOOD STAKE AT EQUAL INTERVALS AROUND TREE
 - THE ENDS SHOULD BE TIED WITH A SLIDING KNOT ON THE STRAP THAT LEADS TO THE TREE
 - ADD RESISTANCE KNOT SO SLIDE KNOT DOESN'T CONSTRICT TRUNK

3 TREE STAKING

N.T.S.

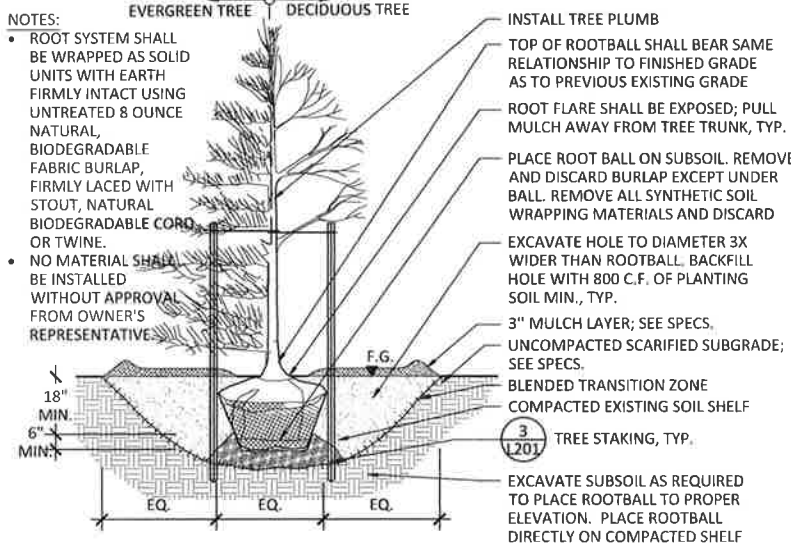


- NOTES:
- DO NOT STORE ANY MACHINERY OR MATERIALS WITHIN AREA OF THE FENCE. DO NOT DISCARD CONSTRUCTION MATERIALS OR SLURRY WITHIN DRIP LINE OF TREES.
 - NEW 6' HEIGHT, HIGH DENSITY POLYETHYLENE LAMINAR NETTING, COLOR SHALL BE SAFETY ORANGE, STAKES SHALL BE 8' LONG WOOD OR METAL DRIVE STAKES.
 - CALCULATE "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.

DRIP LINE OF TREE
CRITICAL ROOTING AREA OF TREE OR DRIPLINE OF TREE CANOPY
3" MULCH LAYER, SEE SPECS.
INSTALL AT 6"OC 2"x4"x6' WOOD BOARD TRUNK PROTECTION. SECURE TO TREE WITHOUT DAMAGE TO TRUNK OR BARK. MAINTAIN THROUGHOUT CONSTRUCTION. REMOVE AT TIME OF PLANTING COMPLETION.
TREE PROTECTION FENCE STAKED 5'-0" O.C. MAXIMUM WITH LONG WOOD OR METAL DRIVE STAKES, SEE SPECS. HAND EXCAVATE WITHIN THIS ZONE. REMOVAL & EXCAVATION ONLY UPON APPROVAL OF LANDSCAPE ARCHITECT.
CONSTRUCTION FENCE OUTSIDE OF CRITICAL ROOTING AREA OF TREE OR DRIPLINE OF TREE. TO BE INSTALLED ON SIDE OF TREE WHERE CONSTRUCTION IS TO BE PERFORMED.
TREE TRUNK
2"x4"x6' TRUNK PROTECTION
12"x18" COROPLAST SIGN 25' O.C., MIN. 2 PER ZONE

1 TREE PROTECTION FENCING

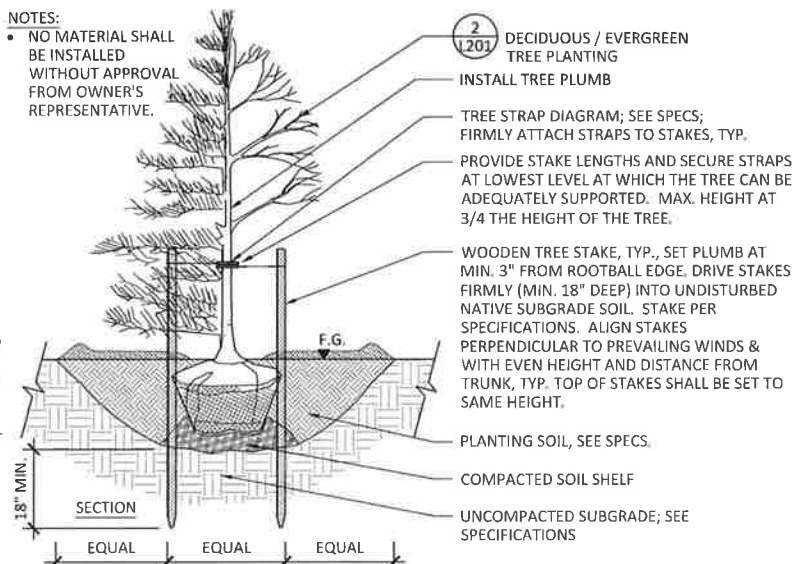
N.T.S.



- NOTES:
- ROOT SYSTEM SHALL BE WRAPPED AS SOLID UNITS WITH EARTH FIRMLY INTACT USING UNTREATED 8 OUNCE NATURAL, BIODEGRADABLE FABRIC BURLAP, FIRMLY LACED WITH STOUT, NATURAL BIODEGRADABLE CORD OR TWINE.
 - NO MATERIAL SHALL BE INSTALLED WITHOUT APPROVAL FROM OWNER'S REPRESENTATIVE.

2 TREE PLANTING

N.T.S.



- NOTES:
- NO MATERIAL SHALL BE INSTALLED WITHOUT APPROVAL FROM OWNER'S REPRESENTATIVE.

505 Market St Suite 300 Knoxville, TN 37902
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bma1915.com

GENERAL NOTES & DETAILS

1. COORDINATE WITH APPLICABLE NOTES AND DIMENSIONS ON OTHER SHEETS
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4. SEE STRUCTURAL DRAWINGS FOR SIZES AND CONNECTIONS OF ALL STRUCTURAL STEEL FRAMING MEMBERS

PROJECT NUMBER

190700

PROJECT NAME

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OWNER

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PROJECT ADDRESS

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tel: +1 865 522 2752 www.bplacemaking.com



PARTNER-IN-CHARGE KLH

PROJECT MANAGER AJH

DRAWN BY PNO

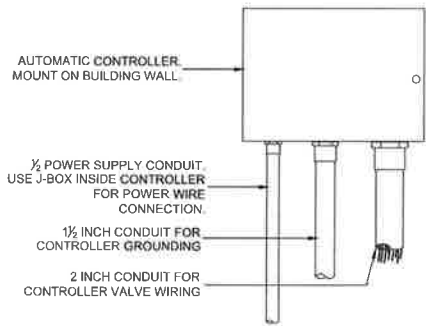
REVIEWED BY CLB

ISSUE DATE 03.20.2020

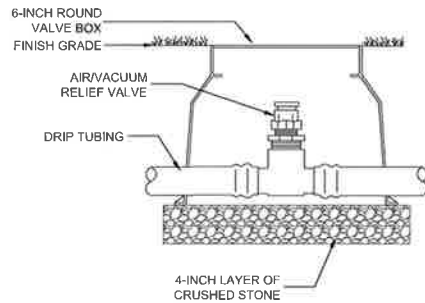
REVISIONS

L201

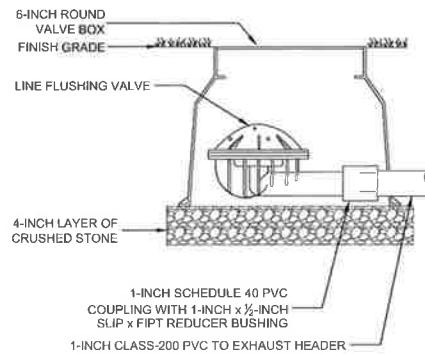
LANDSCAPE DETAILS



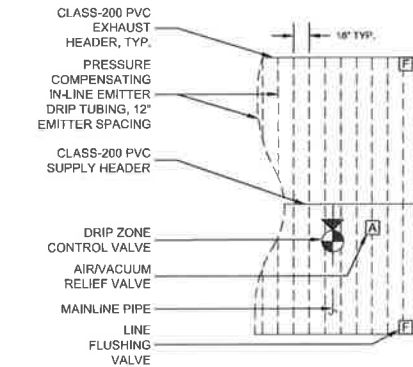
12 AUTOMATIC CONTROLLER
N.T.S.



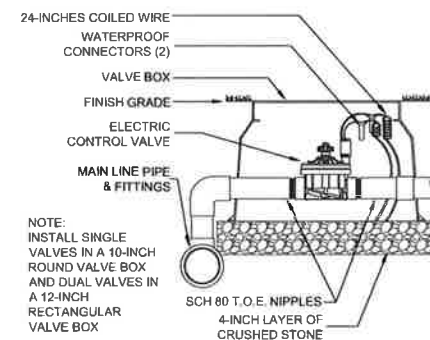
9 AIR/VACUUM RELIEF VALVE
N.T.S.



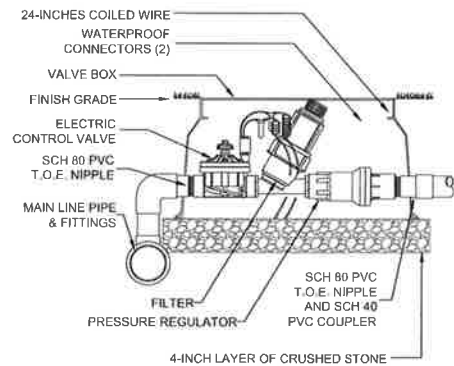
6 LINE FLUSHING VALVE
N.T.S.



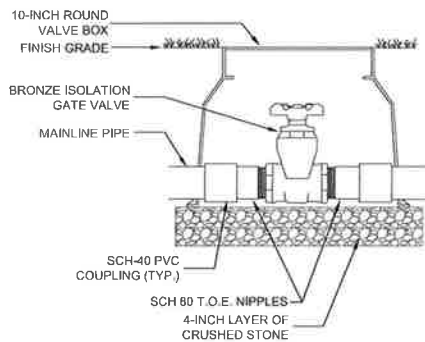
3 DRIP ZONE LAYOUT
N.T.S.



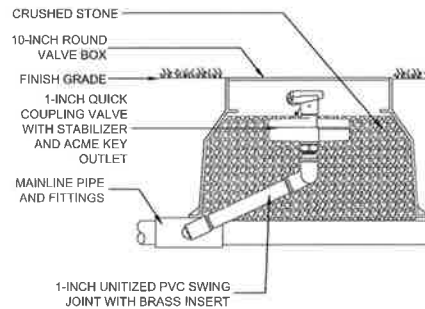
1 ELECTRIC CONTROL VALVE
N.T.S.



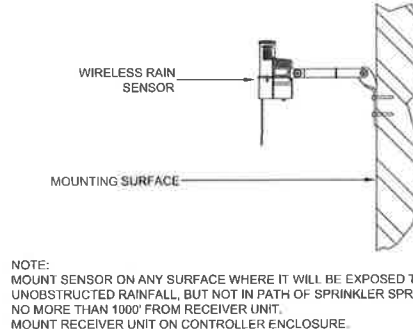
13 DRIP ZONE CONTROL VALVE
N.T.S.



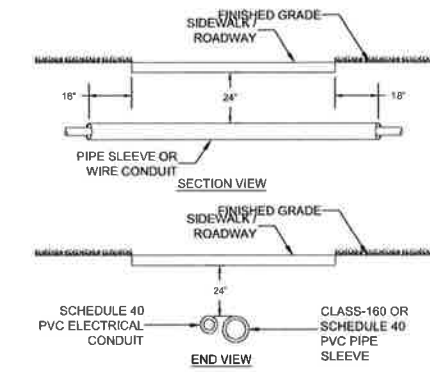
10 ISOLATION VALVE
N.T.S.



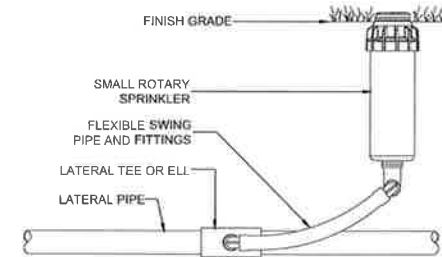
7 QUICK COUPLING VALVE
N.T.S.



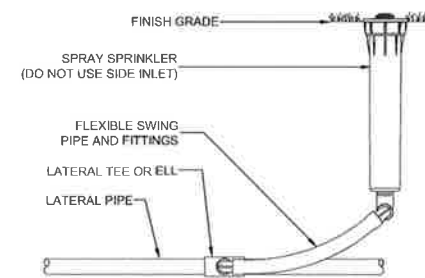
4 RAIN SENSOR
N.T.S.



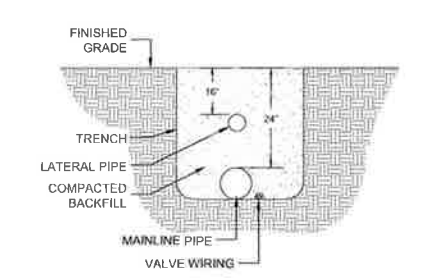
2 PIPE AND WIRE SLEEVE
N.T.S.



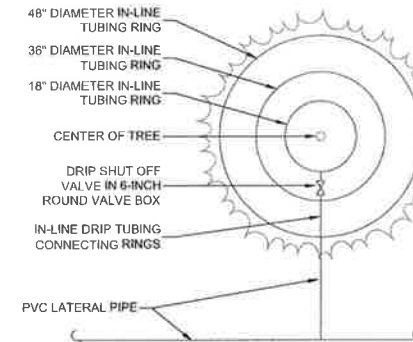
14 SMALL ROTARY SPRINKLER
N.T.S.



11 SPRAY SPRINKLER
N.T.S.



8 PIPE AND WIRE TRENCH
N.T.S.



5 TREE DRIP RINGS
N.T.S.

NOTE:
IRRIGATION DETAILS ARE FOR REFERENCE ONLY.

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GENERAL NOTES & DETAILS

- COORDINATE WITH APPLICABLE NOTES AND DIMENSIONS ON OTHER SHEETS
- NOTES AND DETAILS ARE TYPICALLY APPLICABLE TO SIMILAR ITEMS DRAWN ELSEWHERE ON THE SHEET
- SEE STRUCTURAL DRAWINGS FOR SIZE, DEPTH, AND REINFORCING OF ALL FOOTINGS
- SEE STRUCTURAL DRAWINGS FOR SIZES AND CONNECTIONS OF ALL STRUCTURAL STEEL FRAMING MEMBERS

PROJECT NUMBER
190700

PROJECT NAME
SMART BANK RENOVATION

OWNER
SMART BANK

PROJECT ADDRESS
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KNOXVILLE, TN 37934**

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DRAWN BY	PNO
REVIEWED BY	CLB
ISSUE DATE	03.20.2020
REVISIONS	

L202
IRRIGATION DETAILS