



**FARRAGUT VISUAL RESOURCES REVIEW BOARD
AGENDA**

Farragut Community Center

Tuesday, May 25, 2021

7:00 p.m.

1. Approval of minutes for the April 27, 2021 meeting.
2. Review of an individual tenant panel for Tennessee Cutlery, located at 11414 Kingston Pike.
3. Review of a ground sign (monument type) for UBank, located at 155 North Campbell Station Road.
4. Review of ground sign (tenant panel type) for the Blockbuster Property Center, located at 11135 Kingston Pike.
5. Review of a landscape plan for the Villages of Farragut (Phase II), located at 230 Village Commons Boulevard.
6. Review of a landscape plan for the Farragut Town Center at Biddle Farms, located principally off Kingston Pike and Brooklawn Street.

MEMORANDUM

TO: Farragut Visual Resources Review Board
FROM: Bart Hose, Assist. Community Development Director.
SUBJECT: Regularly Scheduled Meeting - Tuesday, May 25, 2021 at 7:00 p.m.

AGENDA

1. Approval of Minutes for the April 27, 2021 meeting

2. Ground Mounted Sign Applications

a) Tennessee Cutlery Tenant Panel Sign – 11414 Kingston Pike

Tenant Panel Sign located at 11414 Kingston Pike.

Tennessee Cutlery is requesting approval for a tenant panel sign located at 11414 Kingston Pike. The property in question contains two multi-tenant ground sign structures and this panel is located on the easternmost sign. The panel has already been installed and the applicant will be assessed a second fee for installation without a permit.

The sign panel appears to be legible, and the staff can recommend approval.

b) UBank Ground Sign – 155 North Campbell Station Road

Monument Ground Sign located at 155 N. Campbell Station Road.

UBank is requesting approval for a monument ground sign located at 155 North Campbell Station Road.

The plan includes a new 18 square foot monument ground sign. The proposed sign and plan include the required minimum (2 foot) base and landscaping. The minimum front setback for a sign of this size is 10 feet from the property line. The applicant has included two color renderings at staff's request. The Town's adopted Architectural Design Guidelines call for the use of dark backgrounds with light colored lettering. The staff has been considering these guidelines, along with other competing compatibility concerns, when reviewing new ground signs.

The staff recommends approval of the version with the darker blue background and white lettering, subject to verification that the landscaping will be located around the sign base in accordance with the standards, and a survey being required to document that the installed sign meets setback and other applicable standards.

c) Blockbuster Property Shopping Center Ground Sign – 11135 Kingston Pike

Multi-Tenant Monument Ground Sign located at 11135 Kingston Pike.

Blockbuster property is requesting approval for a monument ground sign located at 11135 Kingston Pike.

The plan includes a new, approximately 38 square foot multi-tenant monument ground sign. The submitted plans and materials do not meet minimum requirements. No color rendering was submitted. The planned sign does not include the required minimum two-foot-high base. The landscape plan for the larger site does not conform with the previously approved landscape plan and will need to be both coordinated with the sign plan and resubmitted for approval. There is at least one plant substitution being requested by staff around the sign. There is also a small discrepancy between the address area's maximum allowable height on one of the drawings that will need to be corrected and the plan needs to document that the address numbers are a minimum of 8 inches tall. The applicant has been contacted regarding these issues and has yet to address them.

The staff recommends that the request be denied or deferred and tabled until the applicant submits corrected plans for review at a future meeting.

3. Landscape Plan Applications

a) Villages of Farragut, Phase II – 230 Village Commons Boulevard

Landscape Plan for the Villages of Farragut, Phase II located at 230 Village Commons Boulevard.

This item involves a landscape plan for Phase II of the Villages of Farragut development located at 230 Village Commons Boulevard. A plan for this site was initially reviewed by the VRRB last month, but it was found to be incomplete and action on the item was deferred. The applicant has since submitted a revised plan. It addresses both the detention basin located along Smith Road, and the required buffer area located along the southern edge of the development.

The staff recommends approval subject to the number of required understory trees in the first 200 feet of the eastern end of the buffer strip being verified and adjusted, if necessary, to meet the Town's minimum requirements. Two additional understory trees may be needed in this area.

b) Farragut Town Center at Biddle Farms Development – Property Located Principally off Kingston Pike and Brooklawn Street

Landscape Plan for the Farragut Town Center at Biddle Farms Development located off Kingston Pike and Brooklawn Street.

The applicant has requested that this item be removed from the agenda and deferred until next month.



FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, April 27, 2021. Chairman Marty Layman presided. Members in attendance were Marty Layman, Cindy Hollyfield, Alderman Ron Pinchok, Brittany Moore, Randy Armstrong, Jeanie Stow, Derek Wright, and Youth Representative Jake Rogers.

Chairman Layman called the meeting to order at 7:00 pm.

1. Minutes:

A motion was made by Aldermen Pinchok to approve the March 23, 2021 minutes as submitted. The motion was seconded by Ms. Hollyfield and it passed unanimously.

2. Ground Mounted Sign Applications:

a) Daddy Mac's Ground Sign – 11335 Campbell Lakes Drive

Ground Sign located at 11335 Campbell Lakes Drive.

Daddy Mac's requested approval for a monument ground sign located at 11335 Campbell Lakes Drive. The request involved installing a new sign face and making improvements to an existing sign structure on the site.

Staff noted that the plan included both a new sign face cabinet and cosmetic changes to the existing monument sign structure. The plan also included landscaping improvements to meet minimum requirements. Staff recommended approval of the new sign face and other related improvements.

Ms. Stow made a motion to approve the sign and related improvements as presented. Ms. Moore seconded motion. A roll call vote was conducted, and it passed unanimously.

b) Daddy Mac's Interstate Pole Sign – 11335 Campbell Lakes Drive

Interstate/Interchange Pole Sign located at 11335 Campbell Lakes Drive

Daddy Mac's requested approval to reface an existing Interstate/Interchange Pole Sign located at 11335 Campbell Lakes Drive.

Staff explained that the plan involved refacing an existing interstate pole sign and that there were no proposed changes to the sign's location or height. Staff also noted that the original permit and as-built survey for the pole sign structure (Wild Wings Café) documents conformance with the regulations. The staff recommended approval of the proposed sign.

Ms. Hollyfield made a motion to approve the sign and Mr. Wright seconded the motion. A roll call vote was conducted, and it passed unanimously.



c) Sir Goony's Ground Sign – 10925 Kingston Pike

Ground Sign located at 10925 Kingston Pike.

Sir Goony's requested approval for a monument ground sign located at 10925 Kingston Pike.

Staff noted that the plan involved a new 40 square foot ground sign. The staff recommended approval of the proposed sign subject to a survey being required to document that the installed sign meets setback and other applicable standards.

Alderman Pinchok made a motion to approve the sign subject to staff's recommendation regarding the survey requirement. Mr. Armstrong seconded the motion. A roll call vote was conducted, and it passed unanimously.

d) Old Stage Farms Subdivision Entrance Sign – Old Stage Road

Permanent ground mounted subdivision sign (entrance) located on Old Stage Road.

The developer of Old Stage Farms Subdivision is requesting approval for a permanent ground mounted subdivision entrance sign.

Staff explained that the submitted plan materials did not meet minimum application standards. Staff also pointed out that the plan showed the sign structure and fencing on the public right-of-way, which did not meet setback standards. The staff noted that the applicant was aware of the issues and then recommended denial. Staff also noted that the developer could submit updated plans under the same application at a later date.

Ms. Moore made a motion to deny the request as submitted. Ms. Hollyfield seconded the motion. A roll call vote was conducted, and it passed unanimously.

3. Landscape Plan Applications:

a) Villages of Farragut, Phase II – 230 Village Commons Boulevard

Landscape Plan for the Villages of Farragut, Phase II located at 230 Village Commons Boulevard.

This item involved a landscape plan for Phase II of the Villages of Farragut development located at 230 Village Commons Boulevard. The site plan for the development phase was reviewed and approved subject to some modifications or additions by the Planning Commission in December.

The staff noted that the submitted plan was incomplete and that there were other significant corrections or additions that will need to be made. The staff explained that the landscape architect that prepared the plan was unaware of some changes/additions to the current development phase that had not been factored into the submitted plan. The staff noted that the applicant is aware of these issues and is working toward addressing them. The staff then recommended that action be deferred, and the item tabled to allow the applicant to update the plan.



The Board discussed the issue. Ms. Hollyfield made a motion to defer action and table the item until the next meeting. Her motion also included a note to the applicant regarding the use of White Pines on the plan and asking that another species be used in their place. Ms. Stow seconded the motion. A roll call vote was conducted, and the motion passed unanimously.

4. Other Business

a) Staff Report

The staff reported that the Governor's Executive Order regarding online meeting was being rescinded and that all Town meetings would be reverting to live, in-person meetings beginning in May. Staff noted that the Town was planning to incorporate additional social distancing protocols for the first month and then go back to fully normal meetings in June. As such, larger meeting venues will be available to allow the Board and members in the audience to spread out. This included meeting in the Community Room in the Town Hall or in the Multi-Purpose Room in the new Community Center. The Board's members briefly discussed the issue, and most were fine with any meeting location, including the regular Board Room at the Town Hall.

Meeting adjourned at 7:50 pm

Size: 11.5" x 59.625"

Material: acrylic faces

Quantity: 1 (double-sided pylon)

Work Order #: 33307

◆ Digital print

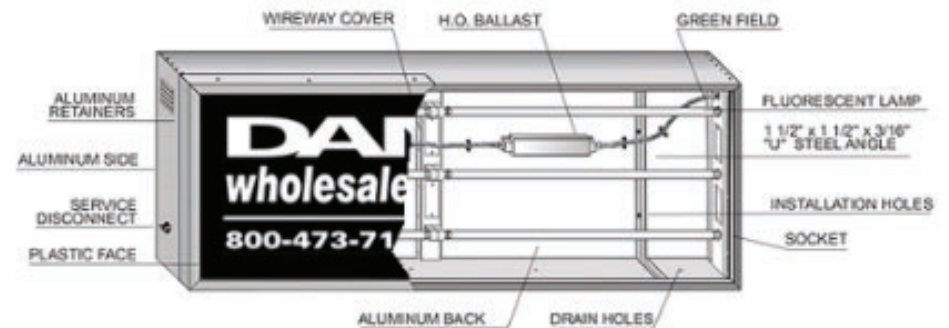
◇ Vinyl

◇ Other

file location:

The logo for Tennessee Cutlery features a circular emblem on the left containing three stars. To the right of the emblem, the word "TENNESSEE" is written in a bold, red, serif font. To the right of "TENNESSEE", the word "Cutlery" is written in a black, cursive script font.

Size: 11.5" x 59.625"
double-sided pylon (not on building)



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ALLEN
SIGN CO.
SOUTH
1865 **573-3524**
2408 CHAPMAN HWY.
FAX 579-0356

Client: Tennessee Cutlery

Ph/Email: auto998@yahoo.com

Title: tennesseecutlery

Date: 4-19-21 Price: \$

NOTE: The job will not proceed without a signed approval

Approved by: _____



BARBER

WALK-IN CLINIC



Kat's Lash Lounge



TENNESSEE *Cutlery*



Domino's

BARK PLACE GROOMING

His SECURITY

ALTERATIONS

FARM BUREAU INSURANCE

TOTAL TRAVEL AGENCY

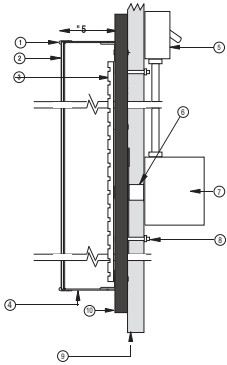
A Total TRAVEL
Agency

11408-11430

 BARBER	 Domino's
WALK-IN CLINIC	BARK PLACE GROOMING
 Kat's Lash Lounge	HIS SECURITY
 TENNESSEE Cutlery	ALTERATIONS
YOUTH GLO SPA	FARM BUREAU INSURANCE
	TOTAL TRAVEL AGENCY

05/20/2021

INDIVIDUALLY-MOUNTED CHANNEL LETTERS



1. TRIM CAP WITH RETAINING SCREW
2. PLEX FACE
3. WHITE LED
4. ALUMINUM .063" BACKS / .040" RETURN
5. DISCONNECT SWITCH
6. SEAL TIGHT PASS-THROUGH WIRING KIT
7. TRANSFORMER W/ WALL BOX
8. WALL ANCHORS AS REQUIRED
9. WALL FASCIA
10. .1" BACKER PANEL

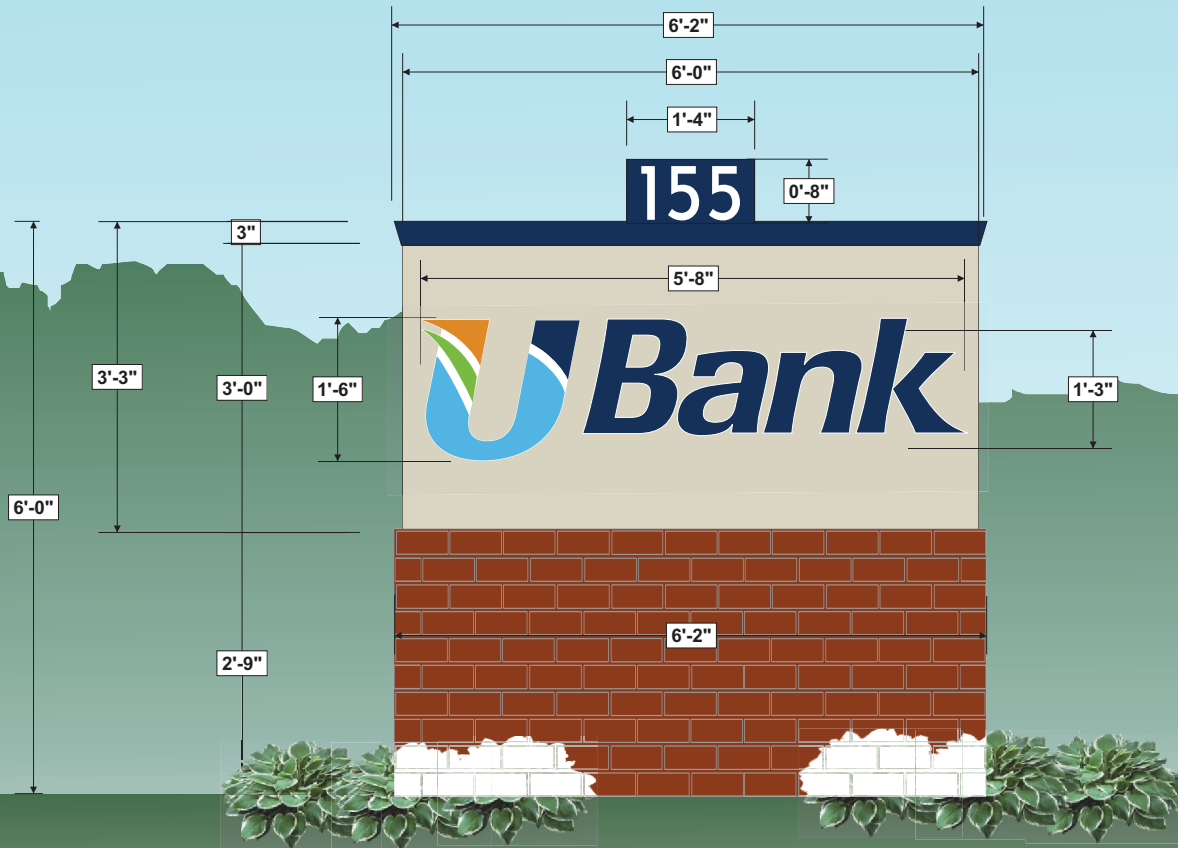


Pantone 298 c

Pantone 376 c

Pantone 144 c

Pantone 540 c



LANDSCAPED WITH
HOSTAS (PLANTAIN LILIES)
AT LEAST 12" IN HEIGHT



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PLASTIC NEON ELECTRONIC

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VALUE OF THIS DRAWING: \$500.00

**SIGN & FAX BACK SO THAT
WE MAY APPROVE YOUR ORDER.**
FAX: 865.947.2089 info@signco-inc.com

FILE LOCATION:
Pat/UJU-Bank

LOCATION:
Farragut, TN

☐ APPROVED
☐ APPROVED W/CHANGES
☐ REVISE & RESUBMIT

SALES REPRESENTATIVE:

Pat Boles

FILE:
U Bank Monument Farragut

APPROVAL SIGNATURE

DATE:

05-10-2021

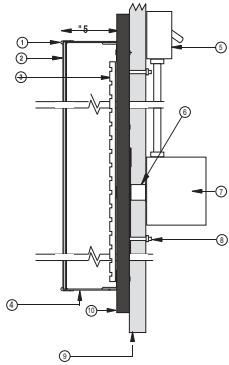
SCALE:

1/2" = 1'

DRAWN BY:

Tiffany Poling

INDIVIDUALLY-MOUNTED CHANNEL LETTERS



1. TRIM CAP WITH RETAINING SCREW
2. PLEX FACE
3. WHITE LED
4. ALUMINUM .063" BACKS / .040" RETURN
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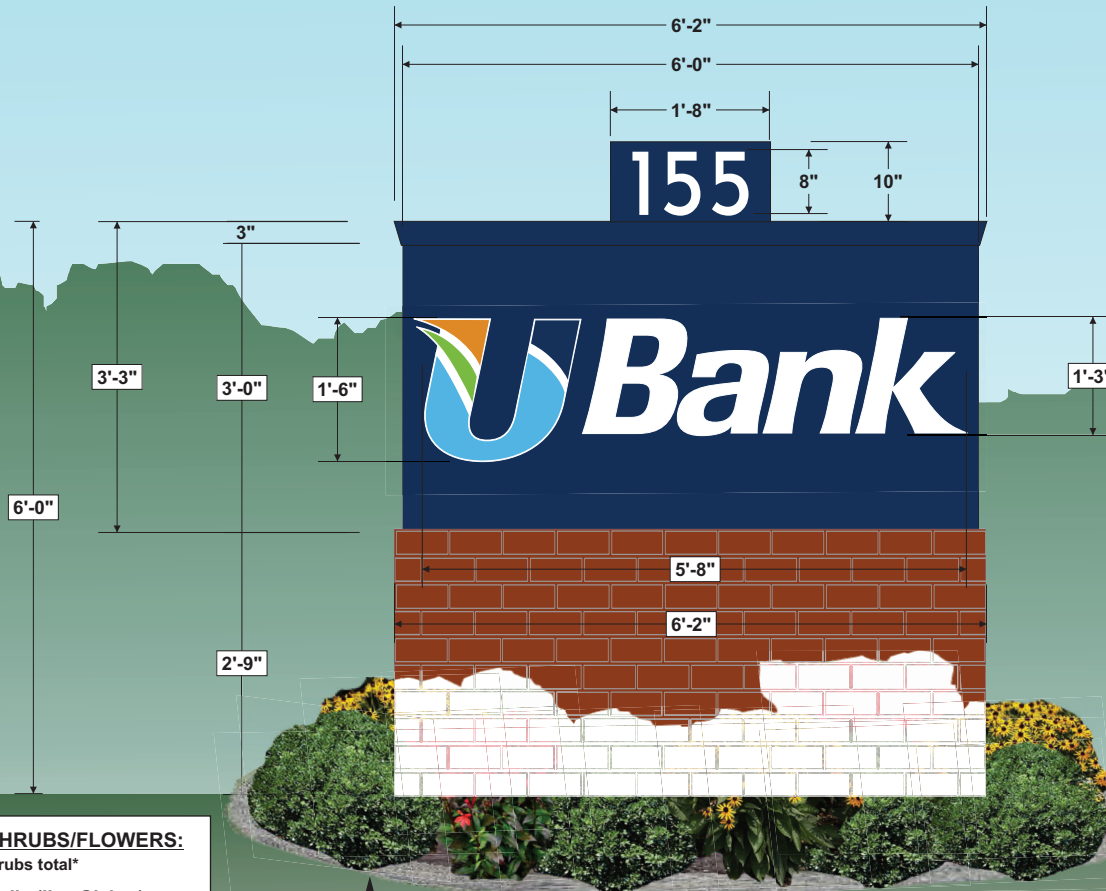


Pantone 298 c

Pantone 376 c

Pantone 144 c

Pantone 540 c



LANDSCAPE SHRUBS/FLOWERS:

8 shrubs total

- Inkberry Holly (Ilex Glabra)
- Black-Eyed Susan (Rudbeckia Fulgida)
- Cardinal Flower (Lobelia Cardinalis)

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PLASTIC NEON ELECTRONIC

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FILE LOCATION:

Pat/UJ-Bank

LOCATION:

Farragut, TN

☐ APPROVED

☐ APPROVED W/CHANGES

☐ REVISE & RESUBMIT

SALES REPRESENTATIVE:

Pat Boles

FILE:

U Bank Monument Farragut

APPROVAL SIGNATURE

DATE:

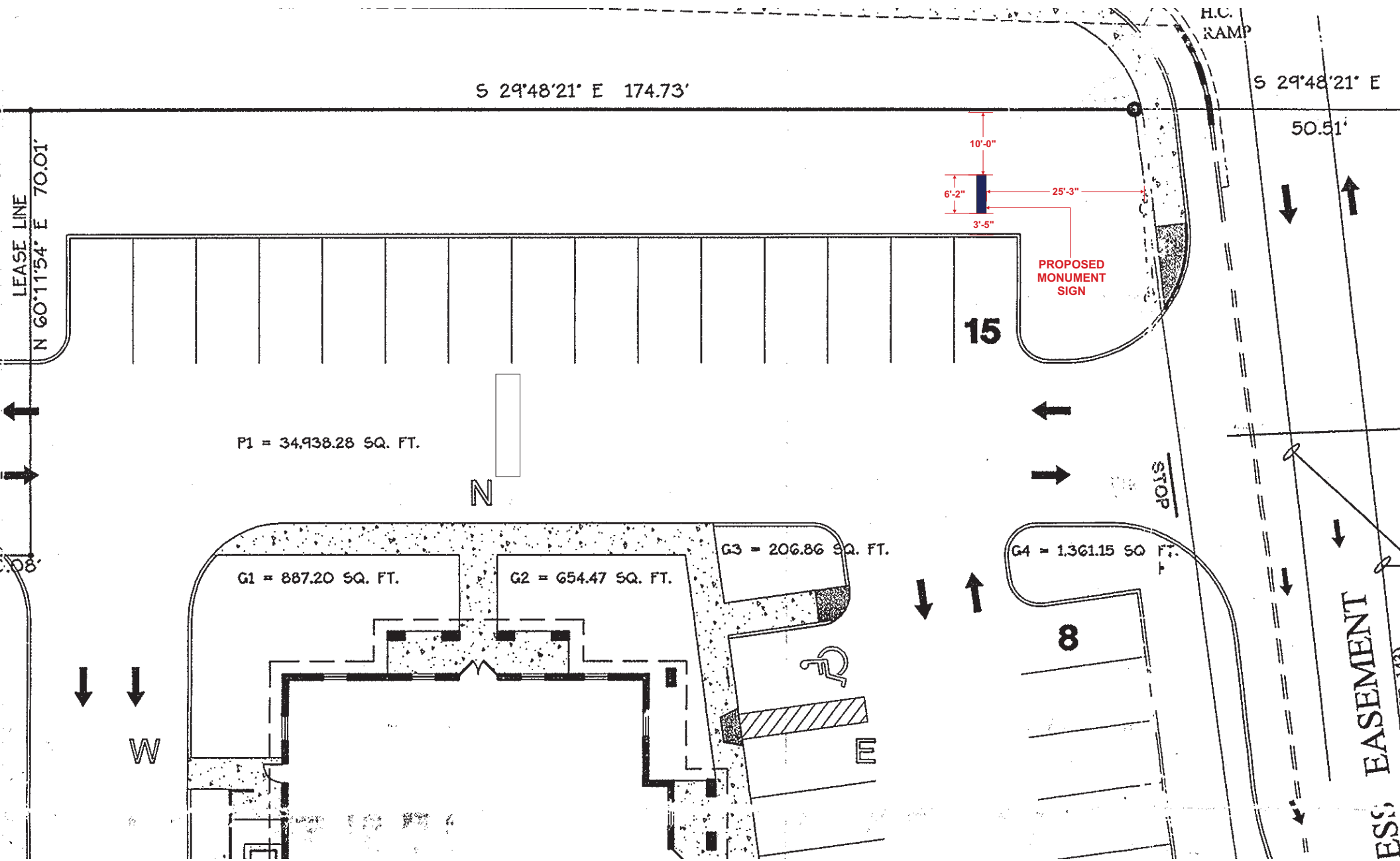
05-13-2021

DRAWN BY:

Tiffany Poling

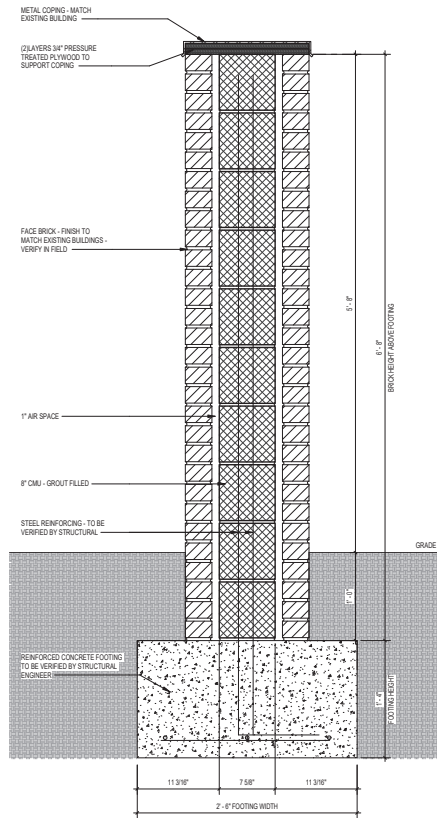
SCALE:

1/2" = 1'



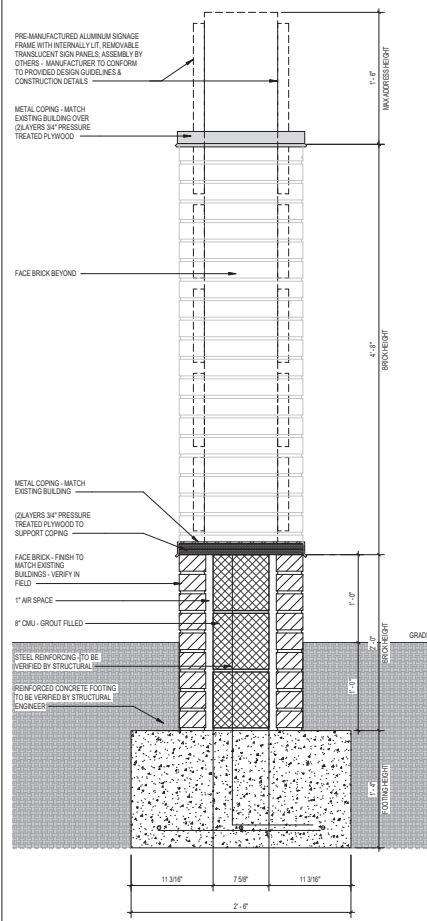
A21 SECTION THROUGH BRICK WALL

NOT TO SCALE



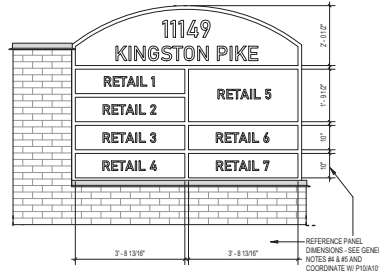
A17 SECTION THROUGH SIGN

1 1/2" = 1'-0"



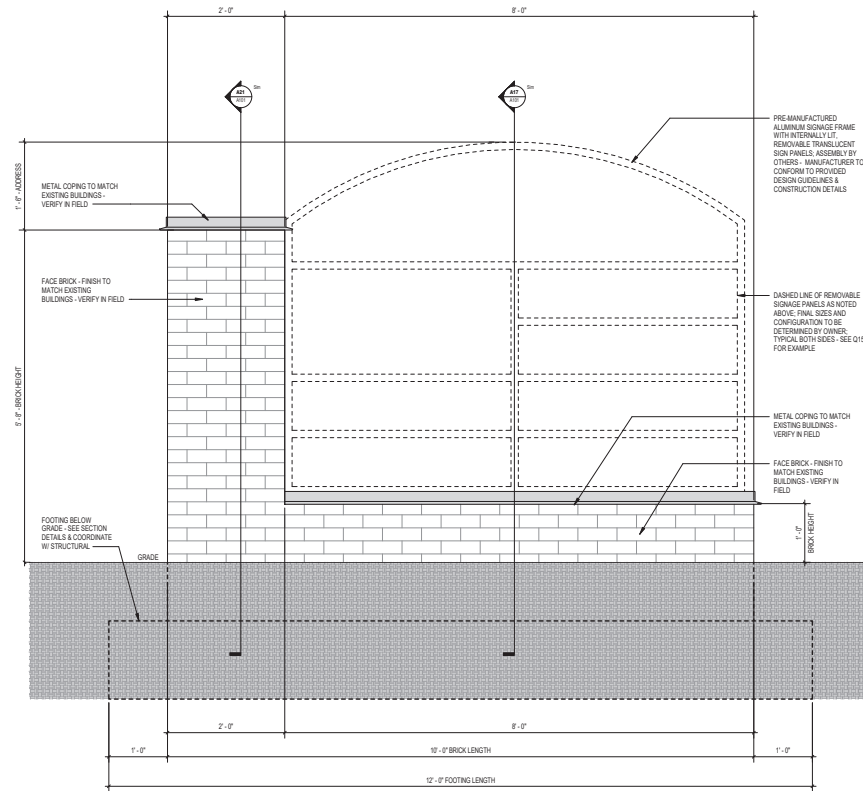
Q15 REPRESENTATIVE 7 RETAIL SHOP SIGN

NOT TO SCALE



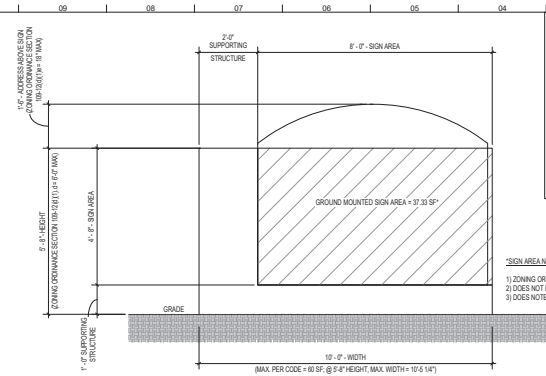
A10 TYPICAL SIGN

1" = 1'-0"



P10 ZONING - MULTI-BUILDING GROUND MOUNTED SIGN

1/2" = 1'-0"



GENERAL NOTES:

1. SIGNAGE TO COMPLY WITH THE TOWN OF FARRAGUT CODE OF ORDINANCES SECTION 108-1141.6.4 FOR GROUND MOUNTED SIGNS PERMITTED ON LAND FOR MULTIPLE USE BUILDINGS OR MULTIPLE BUILDINGS USED FOR COMMERCIAL PURPOSES, OFFICES, OR GOVERNMENT FACILITIES, AND AS INDICATED FOR REVIEW NOTES BELOW.
2. SEE A8101 FOR SITE PLAN AND SIGN LOCATIONS.
3. TOWN OF FARRAGUT REQUIRES FINAL AS BUILT SURVEY DOCUMENTING LOCATION AND HEIGHT COMPLIANCE.
4. TOWN OF FARRAGUT REQUIRES TENANT PANELS TO USE BLOCK LETTERING OF A STANDARD COLOR AND SIZE TO STRENGTHEN LEGIBILITY.
5. SIGN MANUFACTURER TO VERIFY FINAL PANEL CONFIGURATION AS REQUIRED FOR METAL DEVELOPMENT AND TO MAINTAIN AS REQUIRED TO ENHANCE LEGIBILITY.

SIGN AREA NOTES:

- 1) ZONING ORDINANCE SECTION 108-1141.6.4 (a) 1 - (b) 15' SET BACK - 40 SF MAX
- 2) DOES NOT INCLUDE SUPPORTING STRUCTURE.
- 3) DOES NOT INCLUDE 18" ADDRESS ALLOWANCE ABOVE SIGN.

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PRELIMINARY
NOT FOR CONSTRUCTION

GROUND MOUNTED SIGNS FOR
11135 - 11149 KINGSTON PIKE
KINGSTON PIKE, FARRAGUT, TN

NO.	ISSUED BY	DATE

SHEET DESCRIPTION
TYPICAL SIGN DETAILS

A101
PROJECT DATE: 04/15/2021
PROJECT NUMBER: 20116

Plant Key

Key	Quantity	Botanical Name	Common Name	Size	Notes
SHADE TREES					
LT	6	Liriodendron tulipifera	Tulip Poplar	3" cal.	6' CT. Central leader, full, well branched
UA	6	Ulmus americana 'Valley Forge'	Valley Forge Elm	3" cal.	6' CT. Central leader, full, well and low branched
ORNAMENTAL TREES					
CC	6	Cercis canadensis 'Appalachian Red'	Appalachian Red Redbud	2" cal.	Central leader, full, well branched, pink flowers
CV	2	Chionanthus virginicus	American Fringe Tree	2" cal.	Central leader, full, well branched, white flowers
CK	3	Cornus kousa	Kousa Dogwood	2" cal.	Central leader, full, well branched, white flowers
WK	6	Crataegus viridis 'Winter King'	Winter King Hawthorn	2" cal.	Central leader, full, well branched, white flowers
SHRUBS					
JC	6	Juniperus chinensis 'Parsoni'	Parsoni Juniper	3 gal.	4" o.c., full and dense
RD	3	Rhaphiolepis delacourii 'Georgia Petite'	Georgia Petite Indian Hawthorn	3 gal. - 24" min. hgt.	3" o.c., full and dense, white flowers
GROUNDCOVERS & PERENNIALS					
HC	33	Hypericum calycinum	St. John's Wort	1 gal.	18" o.c., full and dense, yellow flowers
ORNAMENTAL GRASS					
PO	3	Pennisetum orientale 'Karley Rose'	Karley Rose Fountain Grass	3 gal.	3" o.c., full and dense
SOD	444	Festuca arundinacea	TurfType Tall Fescue	sf	

General Note: Contractor to seed all disturbed areas. Confirm square footage on site.

Abbreviations:

CAL: Caliper

CT: Clear Trunk

HGT: Height

Landscape Requirements

Planting Requirements

One shade tree shall be planted for every 2,500 square feet of proposed improvements factoring into the total lot coverage.

Total parking area = Approx. 42,860 square feet

Required trees for parking area = 17 trees (8 existing)

Required replacement trees (see sheet L100) = 58 trees

Credited trees (see sheet L100) = 40 trees

Total required new trees (Replacement trees - credited trees) = 18 trees

Proposed trees = 8 shade trees, 17 ornamental trees

Landscape Requirements per City of Farragut

Landscape of ground-mounted signs

A landscaped area around the base of all ground-mounted signs is required. The minimum landscaped area shall be determined by multiplying the longest length of the sign face by five feet. This square footage of landscaped area must then be distributed around the sign base. The number of shrubs to be planted within this area shall be based on the sign face dimensions. A minimum of four shrubs shall be required where the sign face is less than 20 square feet and a minimum of six shrubs shall be required where the sign face is greater than 20 square feet.

Entrance Sign:

Longest length of sign: 10 feet

Required landscape area: 50 square feet

Proposed landscape area: 80 square feet

Square feet of sign face: 43 square feet

Required shrubs: 6 shrubs

Proposed shrubs: 8 shrubs

Planting Notes

- Contractor shall verify all existing conditions in the field and report any discrepancies to the Owner's Representative prior to starting work.
- 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 Existing Soil Sampling Instructions on this sheet.
- No planting shall occur until percolation testing has been completed and soils have been properly amended to drain. See Percolation Test Notes on this sheet.
- 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.
- 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.
- All new plants shall be balled and burlapped or container grown unless otherwise noted on the plant list.
- The Contractor shall locate and verify all existing utility lines prior to planting and report any conflicts to the Owner's Representative.
- Planting plans are not layout plans. Plants may need to be shifted in the field, based on the existing conditions. Coordinate with the Owner's Representative prior to any changes.
- All lawn areas disturbed by construction operations inside and outside the limit of work shall be prepared and seeded as noted herein.
- Thoroughly water trees 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.
- 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 noted herein prior to seeding, unless otherwise noted on plan.
- 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 complete work within schedule established by Owner.
- Contractor to provide one year warranty for all material from date of substantial completion. Contractor to provide interim maintenance (weeding, pruning, fertilizing, guying, mowing, 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.
- Shade trees to be planted a minimum of 5' from water line, sewer line, or manholes. Ornamental trees to be planted a minimum of 3' from sidewalks, water line, sewer line or manholes.
- Mulch rings around shade trees to be a minimum diameter of 4' and a minimum of 3' around ornamental trees, and a depth of one and a half inches (1.5") of double shredded hardwood mulch. Pull mulch away from the trunk flare of trees. See Tree Planting Detail on this sheet.
- Contractor to verify quantities prior to purchase and installation.

Percolation Test Notes

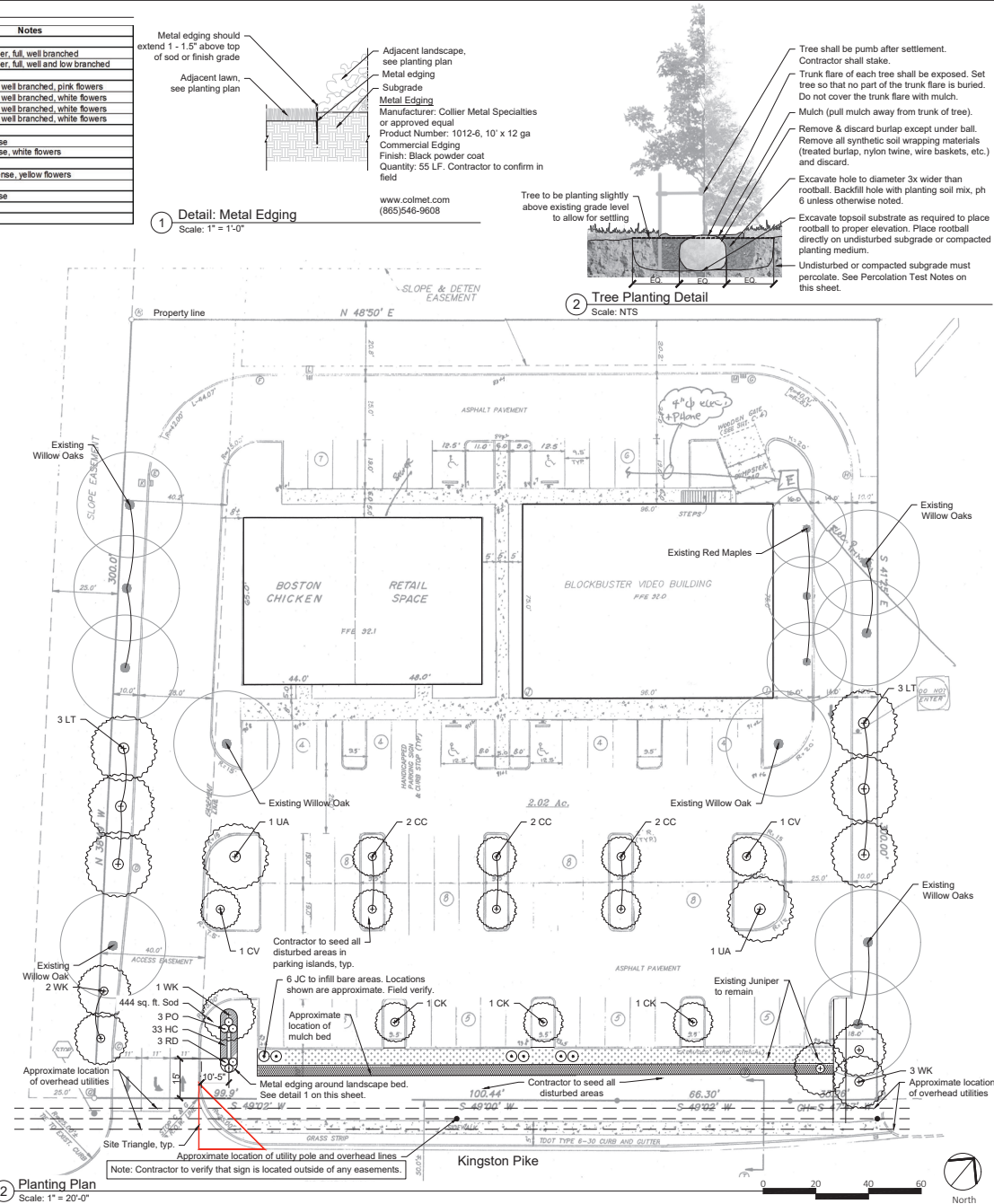
- Dig a hole 18-24" deep & a minimum of 6" wide.
- Fill hole with water to the top and let drain for several hours. Ideally let the hole pre-wet over night and test the following day.
- Refill hole to within a couple inches of the top.
- To aid in measurement, place a stick across the top of the hole 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.
- Measure drop in water level after 30 minutes and one hour. If possible measure drop in water level the next day.
- 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.

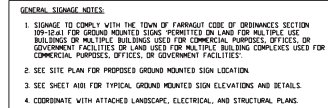
Existing Soil Sampling Instructions

- 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 and sample number.
- A well mixed composite from 10 to 20 random locations should be subsampled to make the three (3) cup sample.
- Mark the plan to show soil sample locations.
- Send samples to Waypoint Analytical Labs, Inc., 2790 Whitten Road, Memphis, Tennessee 38133, (901) 213-2400, waypointanalytical.com.
- Results to be copied to the Owner.

Planting Plan

Scale: 1" = 20'-0"





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GROUND MOUNTED SIGNS FOR
11135 - 11149 KINGSTON PIKE
KINGSTON PIKE, FARRAGUT, TN

[illegible]

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SHEET DESCRIPTION

ARCHITECTURAL SITE
PLAN

AS101

PROJECT DATE	PROJECT NUMBER
04/15/2021	20116

