TENNESSEE RIVER

CROSS SECTION THOUGH PUBLIC EVENT AREA AND GATEWAY PLAZA

CROSS SECTION THOUGH FOUNTAIN PLAZA AND POOL COURTYARD

CROSS SECTION THOUGH COURTYARD PLAZA AND POCKET PARK

PROPOSED LOCATION OF RIVERWALK CONNECTION UNDER HENLEY STREET BRIDGE

TERRACED LAWN WITH CONCRETE SEATING BANDS

RIVER OVERLOOK

COLUMNS ALONG HAND RAIL AT 50' O.C. +/- (TYP)

RIVERBANK

DECORATIVE PLANTERS WITH SMALL TREES (TYP)

DECORATIVE HAND RAIL BETWEEN COLUMNS (TYP)

PROPOSED REMOVABLE BOLLARDS AT ELEVATED RIVERWALK

BENCHES (TYP)

RIVER OVERLOOK

POCKET PARK

LOW SEAT WALL

TERRACED WALLS WITH LANDSCAPING

RIVERBANK

20' ELEVATED RIVERWALK

REMOVE SECTIONS OF CONCRETE WALL AND INSTALL OPEN HANDRAILS ALONG RIVERWALK

RIVER OVERLOOK

COLUMNS AT EACH END OF OVERLOOK (TYP)

20' RIVERWALK

COLUMNS AT EACH END OF HAND RAIL (TYP)

REMOVE SECTIONS OF CONCRETE WALL AND INSTALL OPEN HANDRAILS ALONG RIVERWALK

20' RIVERWALK

RIVERBANK

REMOVABLE BOLLARDS

CONCRETE COLUMNS AT EACH END OF OVERLOOK AND ALONG RIVERWALK AS SHOWN

BOLLARDS (TYP)

RIVER OVERLOOK

POCKET PARK

PROPOSED REMOVABLE BOLLARDS AT ENTRANCE TO RIVERWALK.

TYPICAL CONCRETE PAVERS ON LOWER END OF PUBLIC EVENT AREA

LAWN

LAWN

STAIRS

RAMP

SIDEWALK

SUN SHELF

POOL

RAISED SPA WITH WATERFALL INTO POOL

BENCH

UMBRELLA CHAIRS (TYP)

PERGOLA WITH GRILLS AND OUTDOOR KITCHEN

OUTDOOR CAFE-STYLE FURNITURE (TYP)

POCKET PARK

SERVICE AREA

SERVICE AREA

SERVICE AREA

EXISTING MEDICAL OFFICE BUILDING

3 - RAISED PLANTERS

POOL CHAISE LOUNGE CHAIRS (TYP)

AT GRADE PLANTER

UMBRELLA CHAIRS

LEASING OFFICE

FOUNTAIN PLAZA

FOUNTAIN

ENTRANCE FEATURE TO RIVERWALK - LOW WALL WITH SIGNAGE AND LANDSCAPING

EXISTING SIDEWALK, LANDSCAPING AND LIGHT POLES ALONG S. GAY STREET TO REMAIN

HENLEY STREET

ENHANCED LANDSCAPED SWALE

PERVIOUS PAVERS - AQUA BRICK OR EQUAL ON UPPER END OF PUBLIC EVENT AREA

EAST BLOUNT AVENUE

5' BIKE LANE

5' BIKE LANE

5' BIKE LANE

5' BIKE LANE

5' BIKE LANE

5' BIKE LANE

5' BIKE LANE

5' BIKE LANE

5' SIDEWALK (TYP)

5' PLANTED LANDSCAPE STRIP WITH STREET TREES

STREET TREES @ 30' O.C.+/- (TYP)

INTERACTIVE FOUNTAIN

"GATEWAY" PLAZA WITH DECORATIVE PAVEMENT AND LOW SEASONAL COLOR

5' PLANTED LANDSCAPE STRIP WITH STREET TREES

STREET TREES @ 30' O.C.+/-

ON-STREET PARKING

EXISTING WALKWAY OVER E. BLOUNT AVE.

ON-STREET PARKING

KAY STREET

S. GAY STREET

LANDSCAPE VEGETATION AND LOT COVERAGE SUMMARY

LOT SIZE: 10.15 ACRES

BUILDING COVERAGE: 2.95 ACRES (29.1%)

OPEN SPACE COVERAGE: 7.20 ACRES (70.9%)

8 - 2" MIN. CALIPER TREES PER ACRE OF OPEN SPACE REQUIRED = 58 TREES

NUMBER OF TREES SHOWN: 58 - NOT INCLUDING RIVERWALK, STREETSCAPE AND PUBLIC EVENT AREA

LANDSCAPE PLAN

SCALE: 1" = 30'-0"

30 0 30 60 120

GRAPHIC SCALE

Bilson & Associates
LANDSCAPE ARCHITECTS & LAND PLANNERS
40 POWDER SPRINGS ST. MARIETTA, GA 30064
PHONE 770-419-0006 FAX 770-419-3664

BLANCHARD & CALHOUN
AUGUSTA, GEORGIA

RIVERFRONT DEVELOPMENT
KNOXVILLE, TENNESSEE

DAVIS ARCHITECTS

DAVIS ARCHITECTS, INC.
1000 MARIETTA STREET NW, SUITE 204
678.705.7904
ATLANTA, GEORGIA 30318
WEBSITE DAROT.COM

REV DATE DESCRIPTION

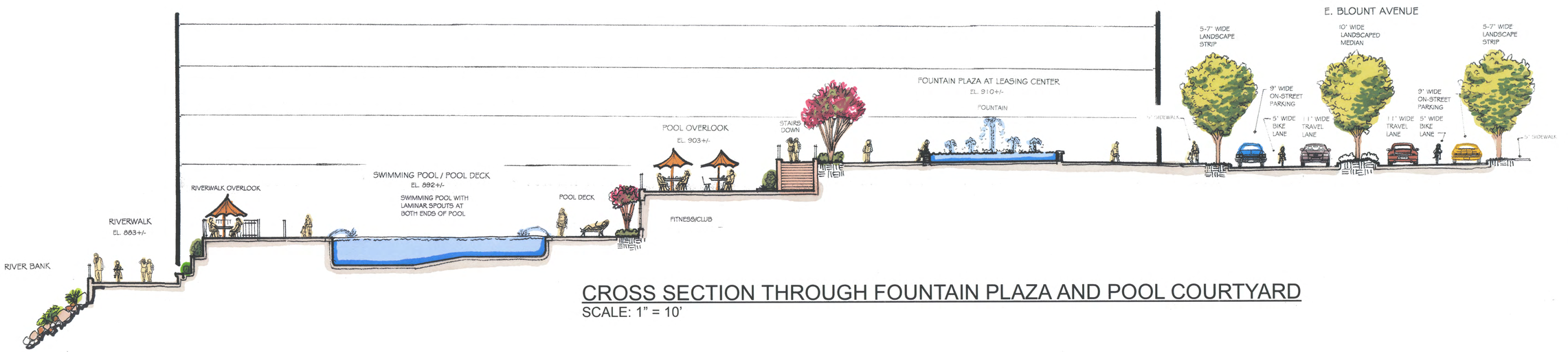
SHEET TITLE
LANDSCAPE PLAN

DATE
09-16-14

DRAWN PB | CHECKED | APPROVED

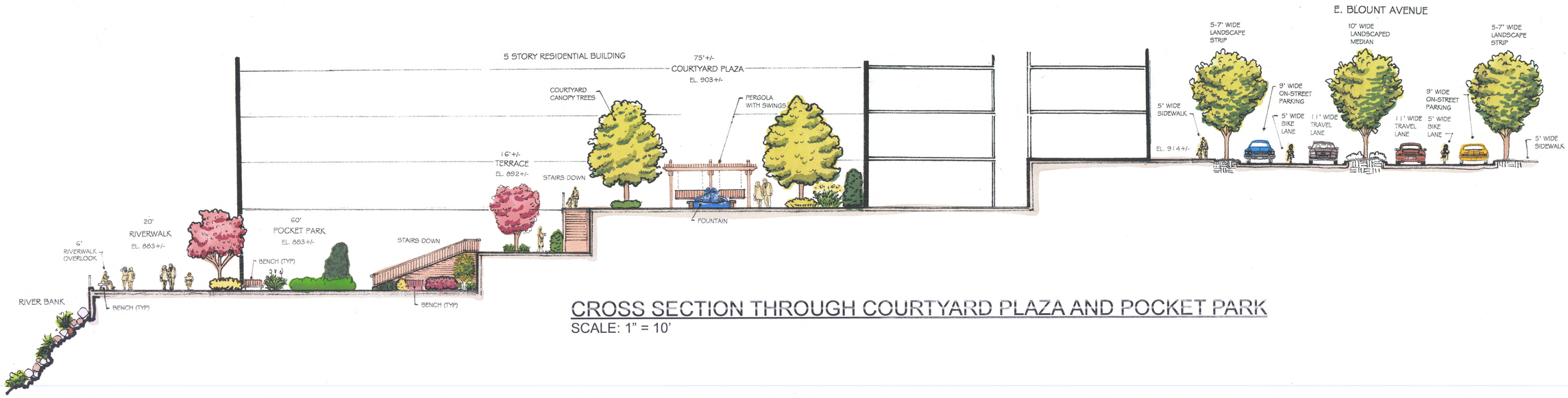
PROJECT NO.

DRAWING NO.
LS.01



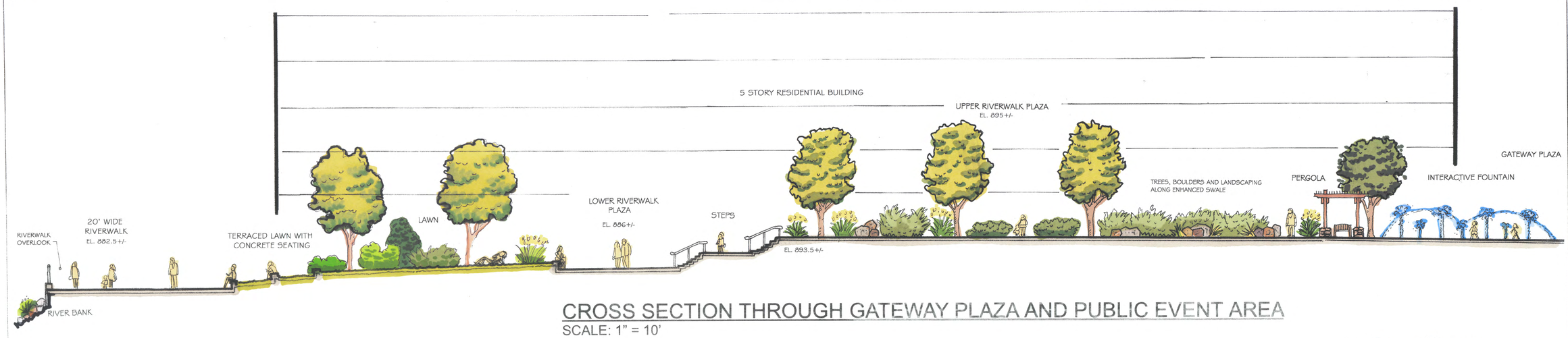
CROSS SECTION THROUGH FOUNTAIN PLAZA AND POOL COURTYARD

SCALE: 1" = 10'



CROSS SECTION THROUGH COURTYARD PLAZA AND POCKET PARK

SCALE: 1" = 10'



CROSS SECTION THROUGH GATEWAY PLAZA AND PUBLIC EVENT AREA

SCALE: 1" = 10'

Dillon & Associates
LANDSCAPE ARCHITECTS & LAND PLANNERS
40 POWDER SPRINGS ST. MARIETTA, GA 30064
PHONE 770-419-0006

BLANCHARD & CALHOUN
AUGUSTA, GEORGIA

RIVERFRONT DEVELOPMENT
KNOXVILLE, TENNESSEE

DAVIS ARCHITECTS
DAVIS ARCHITECTS, INC.
1000 MARIETTA STREET NW, SUITE 504
678.709.7904
ATLANTA, GEORGIA 30318
WEBSITE.DAIOT.COM

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SHEET TITLE
CROSS SECTIONS

DATE
08-22-14
PRE-APPLICATION SUBMITTAL

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PB		

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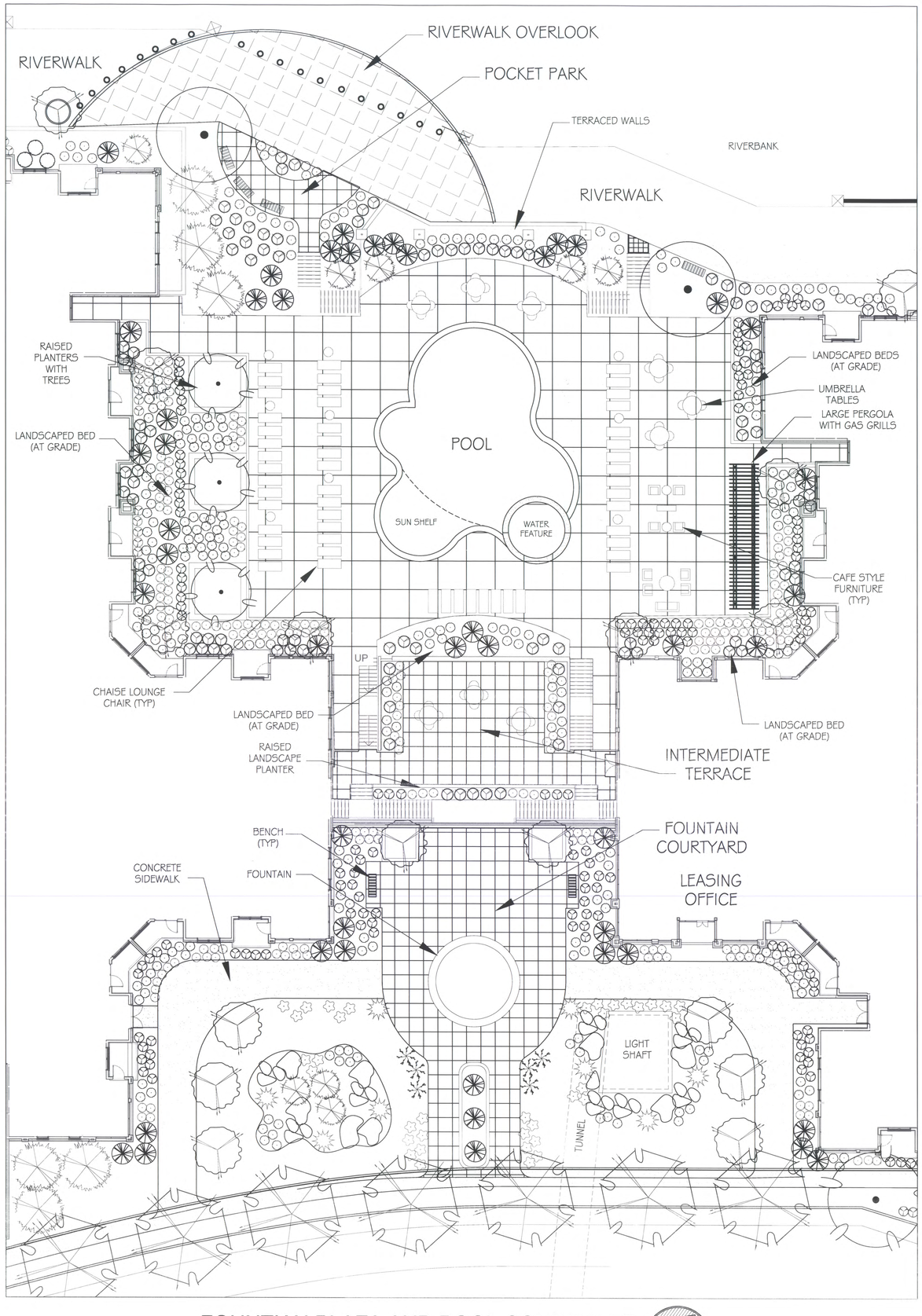
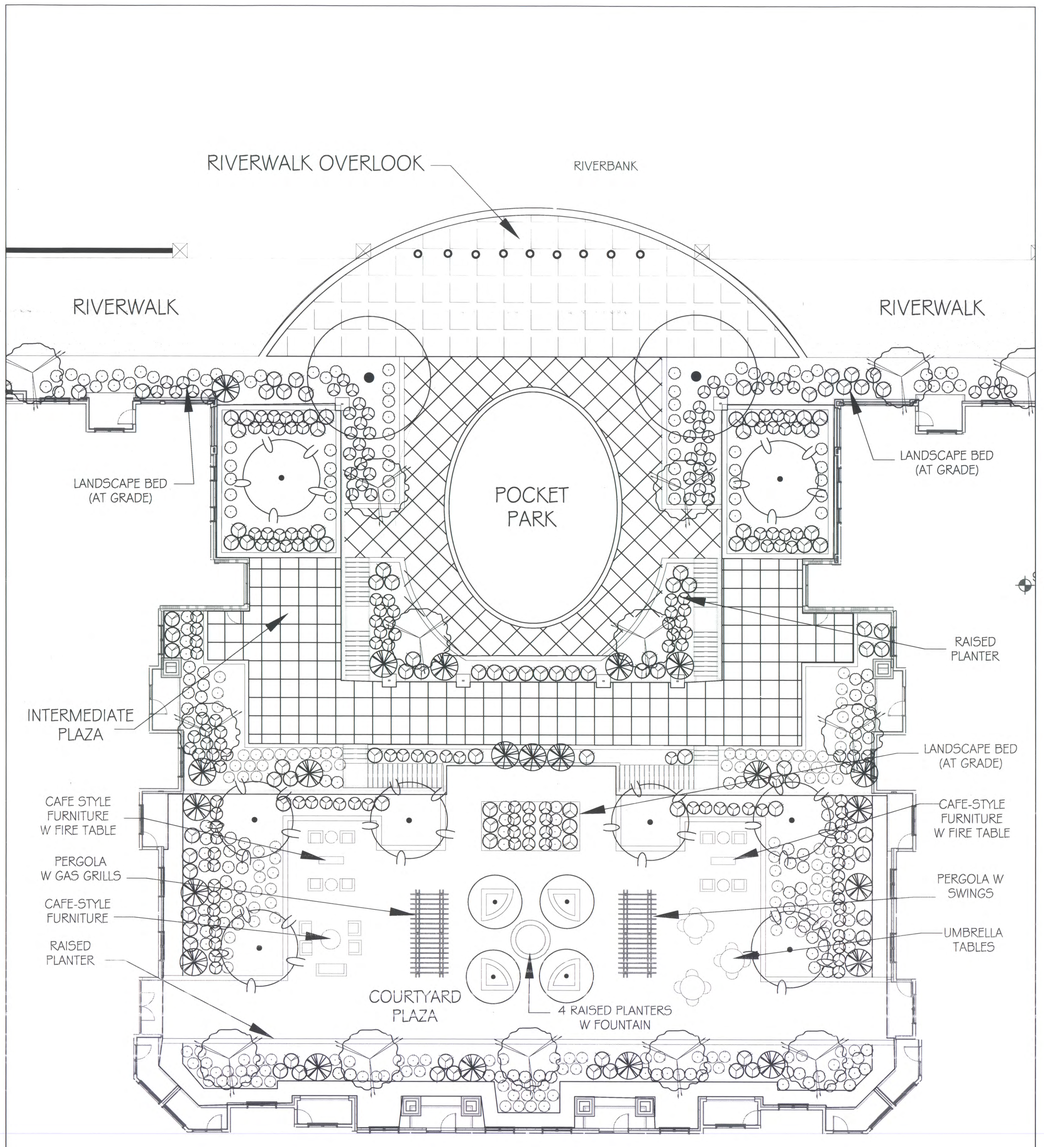
CS-1



FOUNTIAN PLAZA AND POOL COURTYARD

SCALE: NTS



COURTYARD PLAZA AND POCKET PARK

SCALE: NTS

Bilson & Associates
LANDSCAPE ARCHITECTS & LAND PLANNERS
40 POWDER SPRINGS ST. MARIETTA, GA 30064
PHONE 770-419-0006 FAX 770-419-3664

BLANCHARD & CALHOUN
AUGUSTA, GEORGIA

RIVERFRONT DEVELOPMENT
KNOXVILLE, TENNESSEE

DAVIS ARCHITECTS
DAVIS ARCHITECTS, INC.
1000 MARIETTA STREET NW, SUITE 304
678.705.7904
ATLANTA, GEORGIA 30318
WEBSITE DADOT.COM

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SHEET TITLE
PRELIMINARY SITE PLAN

DATE
09-16-14

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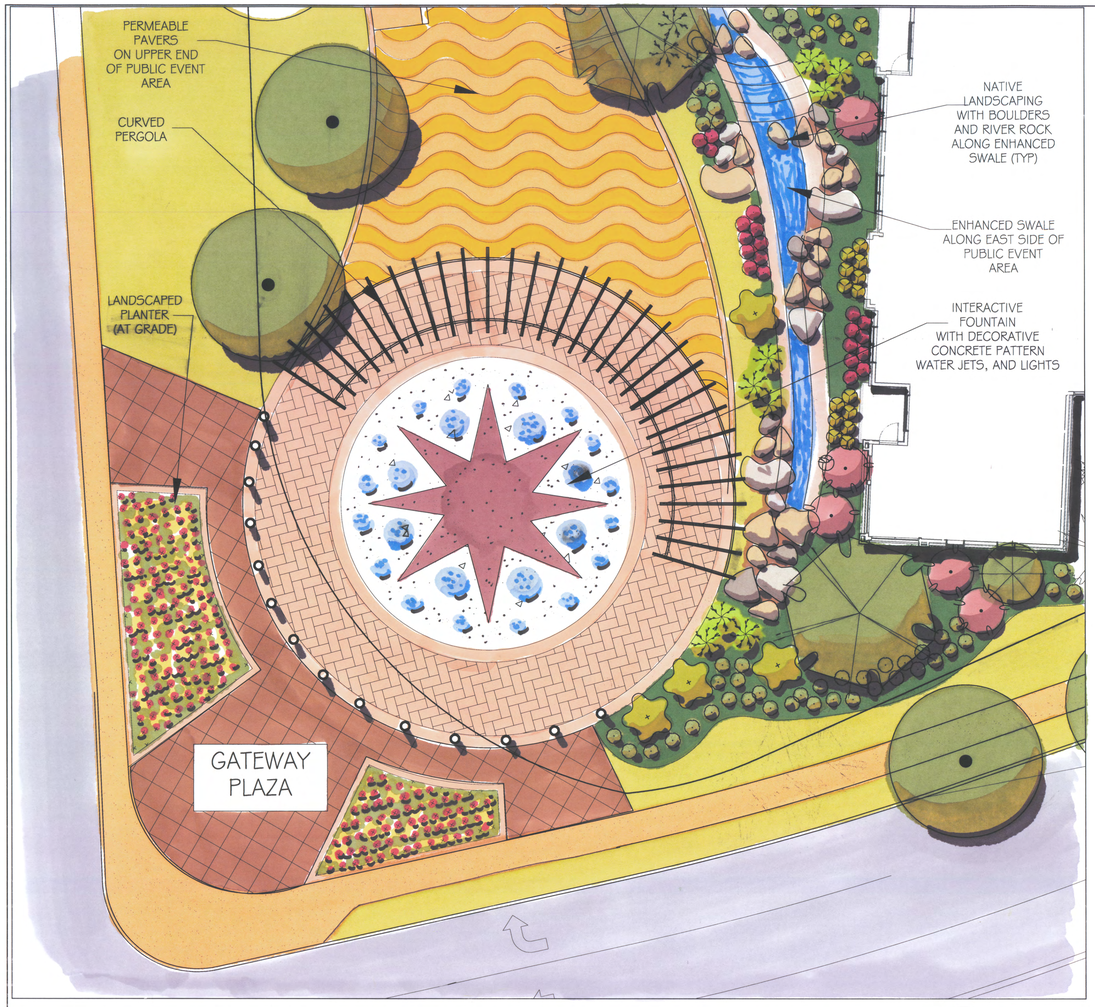
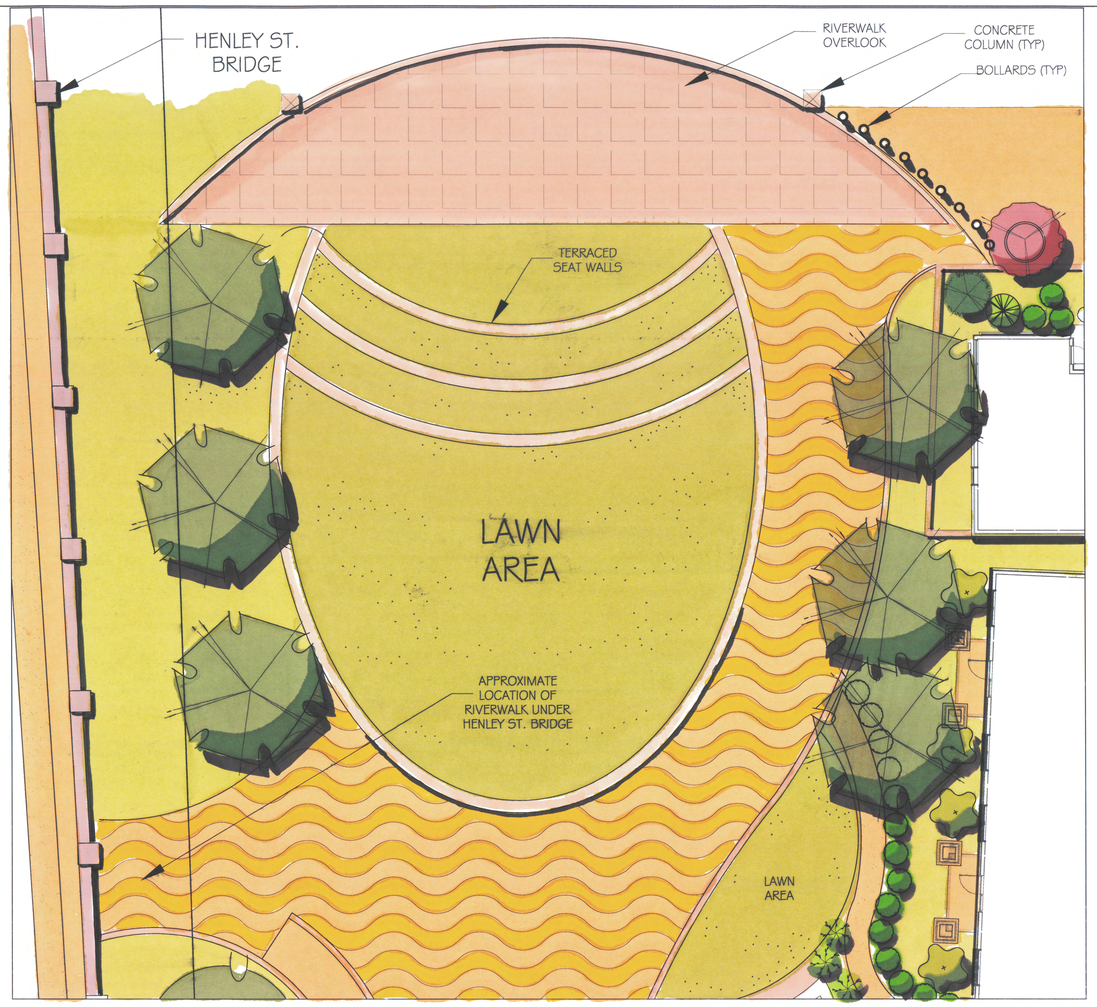
EXHIBIT 1



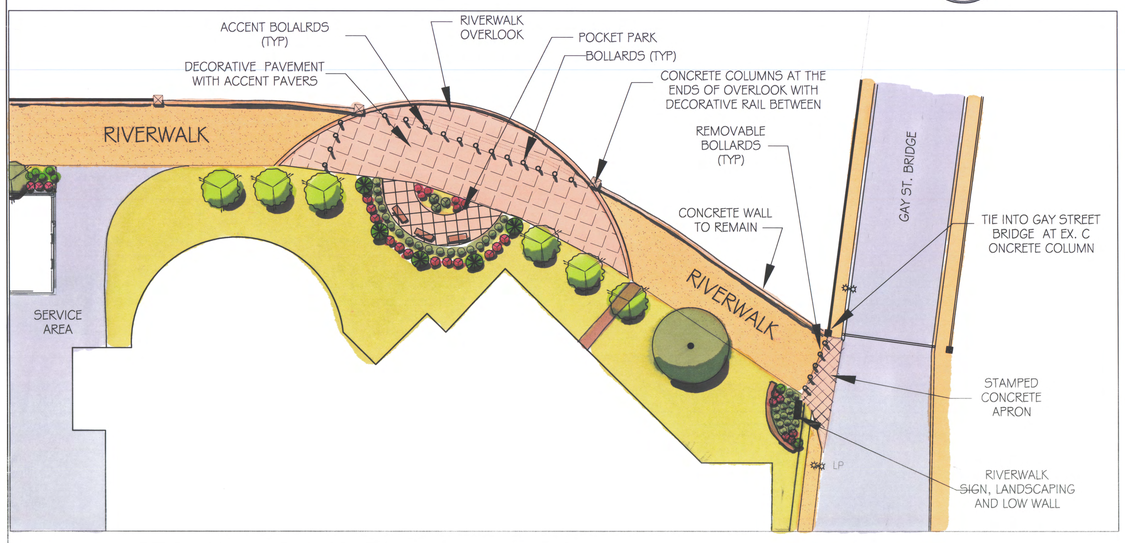
UPPER GATEWAY PLAZA AND PUBLIC EVENT AREA

SCALE: 1" = 10'



LOWER GATEWAY PLAZA AND PUBLIC EVENT AREA

SCALE: 1" = 10'



RIVERWALK at S. GAY STREET

SCALE: 1" = 20'

Dilson & Associates
LANDSCAPE ARCHITECTS & LAND PLANNERS
40 POWDER SPRINGS ST. MARIETTA, GA 30064
PHONE 770-419-0006 FAX 770-419-3664

RIVERFRONT DEVELOPMENT

KNOXVILLE, TENNESSEE

BLANCHARD & CALHOUN
AUGUSTA, GEORGIA

DAVIS ARCHITECTS

DAVIS ARCHITECTS, INC.
1000 MARIETTA STREET NW, SUITE 204
ATLANTA, GEORGIA 30318
WEBSITE DADOT.COM

REV DATE DESCRIPTION

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PRELIMINARY SITE PLAN

DATE

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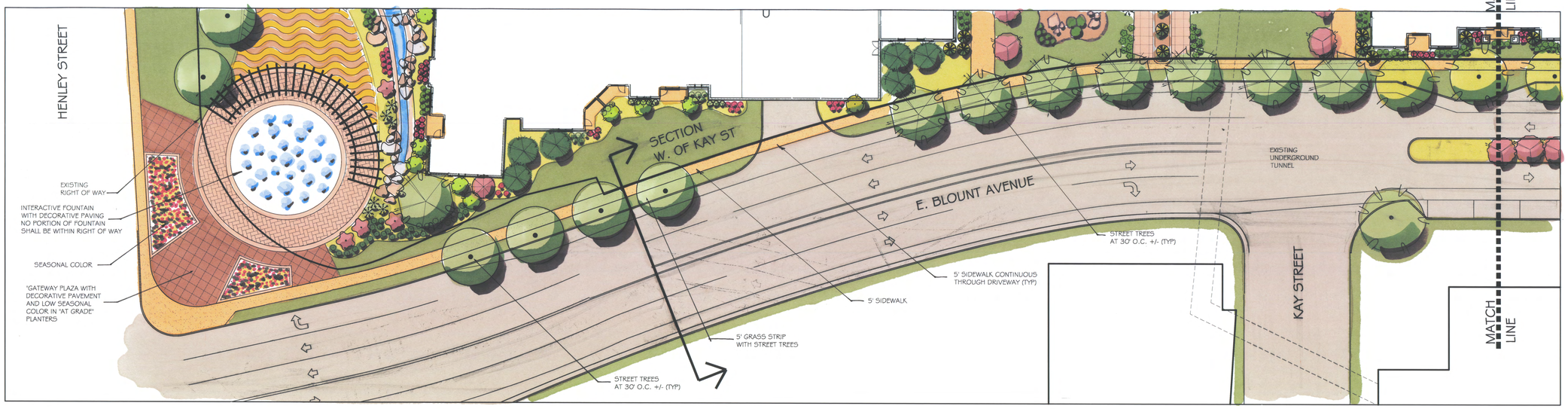
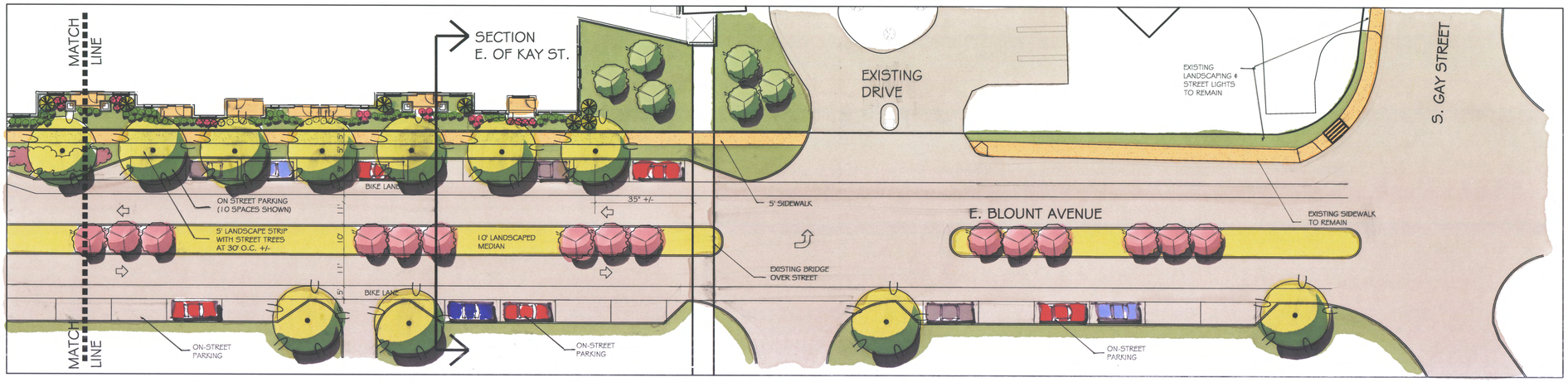
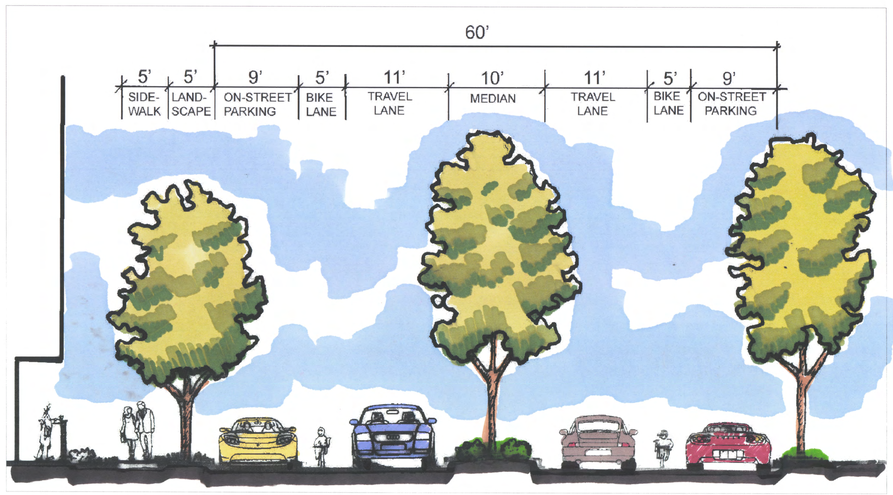
EXHIBIT 2





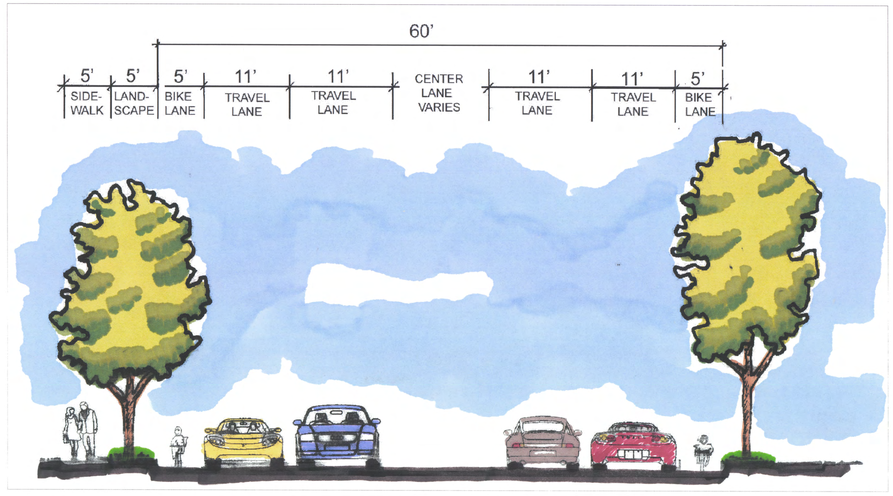
STREETSCAPE PLAN - E. BLOUNT AVENUE

SCALE: 1" = 20'



CROSS-SECTION - E. BLOUNT AVENUE - EAST OF KAY STREET

NTS



CROSS-SECTION - E. BLOUNT AVENUE - WEST OF KAY STREET

NTS

RIVERFRONT DEVELOPMENT
KNOXVILLE, TENNESSEE

BLANCHARD & CALHOUN
AUGUSTA, GEORGIA

DAVIS ARCHITECTS

DAVIS ARCHITECTS, INC.
1000 MARIETTA STREET NW, SUITE 324
678.705.7004
ATLANTA, GEORGIA 30318
WEBSITE DADOT.COM

REV DATE DESCRIPTION

SHEET TITLE
STREETSCAPE PLAN

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09-16-14

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