File # 01-A-19-VA

CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION		APPLICANT IS:		THIS PROPOSAL PERTAINS TO:	
Name	Nick Barron	Owner	☐	New Structure	☐
Street Address	437 Highland Hills Rd	Contractor	☐	Modification of Existing Structure	☒
City, State, Zip	Knoxville, TN 37919	Tenant	☑	Off Street Parking	☐
Phone Number	865-604-9898	Other	☐	Signage	☐
Email	nbarronconsulting@gmail.com			Other	☐

THIS IS A REQUEST FOR:

☒ Zoning Variance (Building Permit Denied)
☐ Appeal of Administrative Official's Decision
☐ Extension of Non-Conforming Use/or Structure
☐ Map Interpretation

PROPERTY INFORMATION

Street Address	2924 Sutherland Ave
City, State, Zip	Knoxville, TN 37919
Parcel # (see KGIS.org)	108AK002
Zoning District (see KGIS.org)	I-2

VARIANCE REQUIREMENTS

City of Knoxville Zoning Ordinance Article 7, Section 2
The City of Knoxville Board of Zoning Appeals shall have the power and authority to grant variances from terms of this ordinance according to the procedure and under the restrictions set out in this section.
The purpose of the variance is to modify the strict application of the specific requirements of this ordinance in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical conditions, whereby such strict application would result in practical difficulty or unnecessary hardship which would deprive an owner of the reasonable use of his land. The variance shall be used only where necessary to overcome some obstacle which is preventing an owner from using his property as the zoning ordinance intended.

DESCRIPTION OF APPEAL

Describe your project and why you need variances.

Opening a microbrewery on Sutherland Ave. The Tasting Room will be on the first floor of 2924 Sutherland Ave, and the Brewery will be in the stand alone rear Building. Our Site Plan includes 14 parking spaces, including 1 ADA compliant parking space.

With the Tasting Room located in a larger Building than the Brewery, zoning requires parking based on Assembly Occupancy of the Tasting Room Building, which is gross 3,000sf. There is not enough space on the lot to accommodate the required 25 parking spaces

Describe hardship conditions that apply to this variance.

We are seeking parking variance that the current site plan shows, 13 spaces + 1 ADA parking be sufficient

APPLICANT AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request and that all owners have been notified of this request in writing.

APPLICANT'S SIGNATURE _____ **DATE** 12/17/18

File # 01-A-19-VA

CITY OF KNOXVILLE **BOARD OF ZONING APPEALS APPLICATION**

******OFFICE USE ONLY******

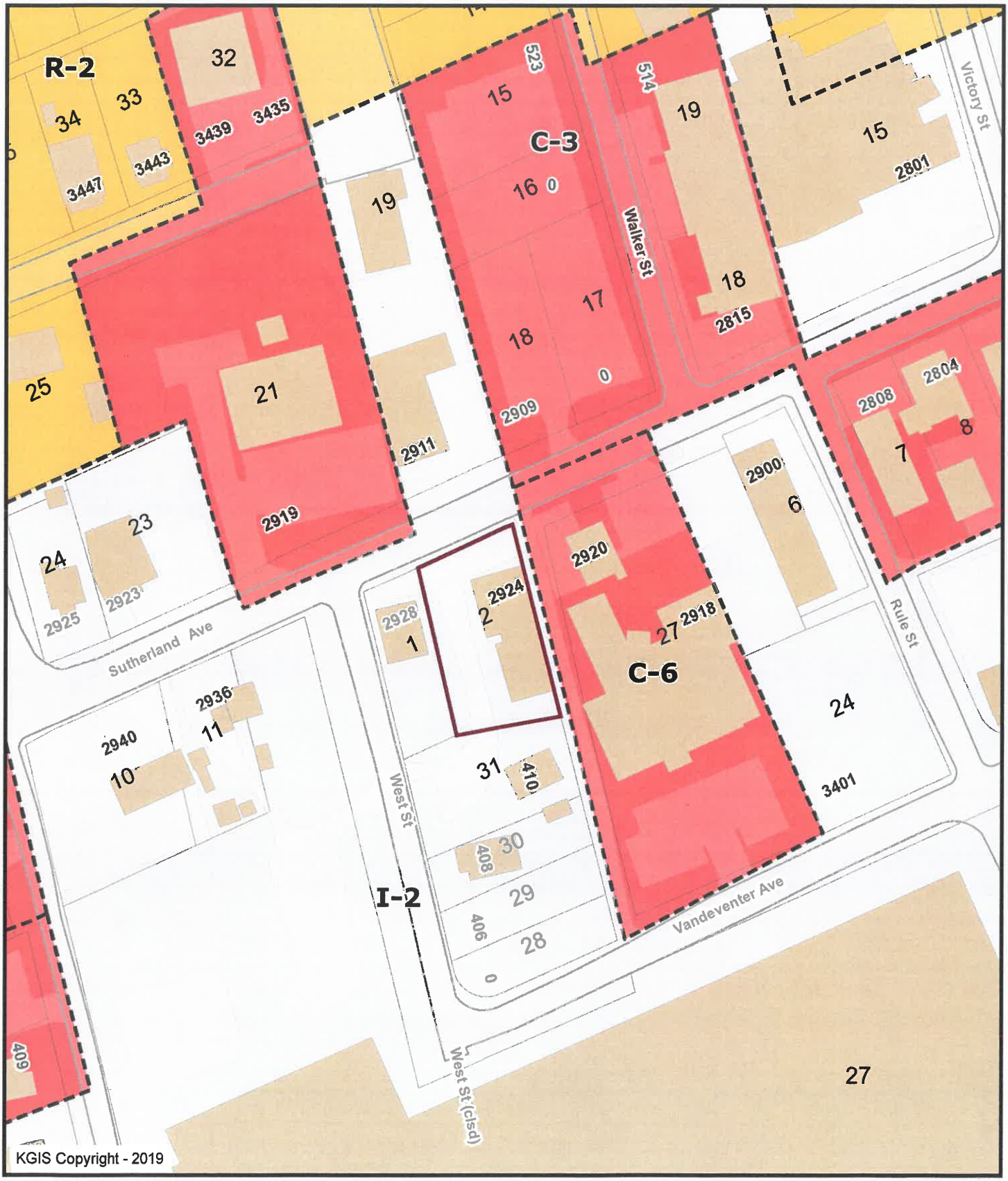
Is a plat required? Yes ☑ No ☐ Small Lot of record? ☐

VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):

1. Reduce the minimum required number of parking spaces from 26 spaces to 14 spaces per Article 5, Section 7.D.1.Table 1.

PROJECT INFORMATION

Date Filed 12-17-18	Fee Amount 250.00 Pd 12/17/18 gf CHK # 1005
Council District 6th	BZA Meeting Date 1-17-19
PLANS REVIEWER Scott Elder / Josh Jenkins	**DATE** 12-19-18 (Revised)



Nick Barron

2924 Sutherland Ave.

1-A-19-VA

Knoxville - Knox County - KUB Geographic Information System

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0 50 100 200

ft

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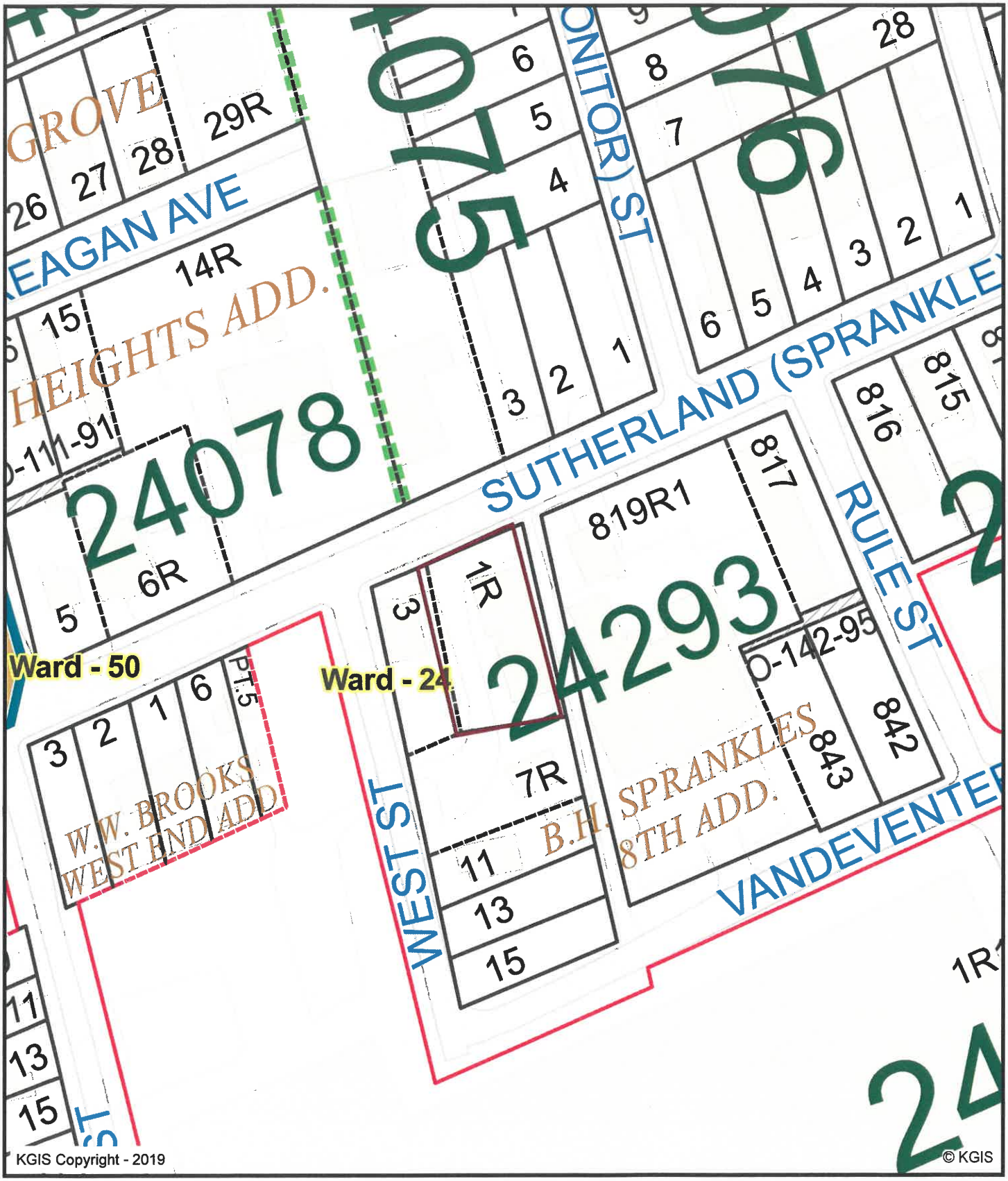

Nick Barron
2924 Sutherland Ave.
1-A-19-VA

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Nick Barron

2924 Sutherland Ave.

1-A-19-VA

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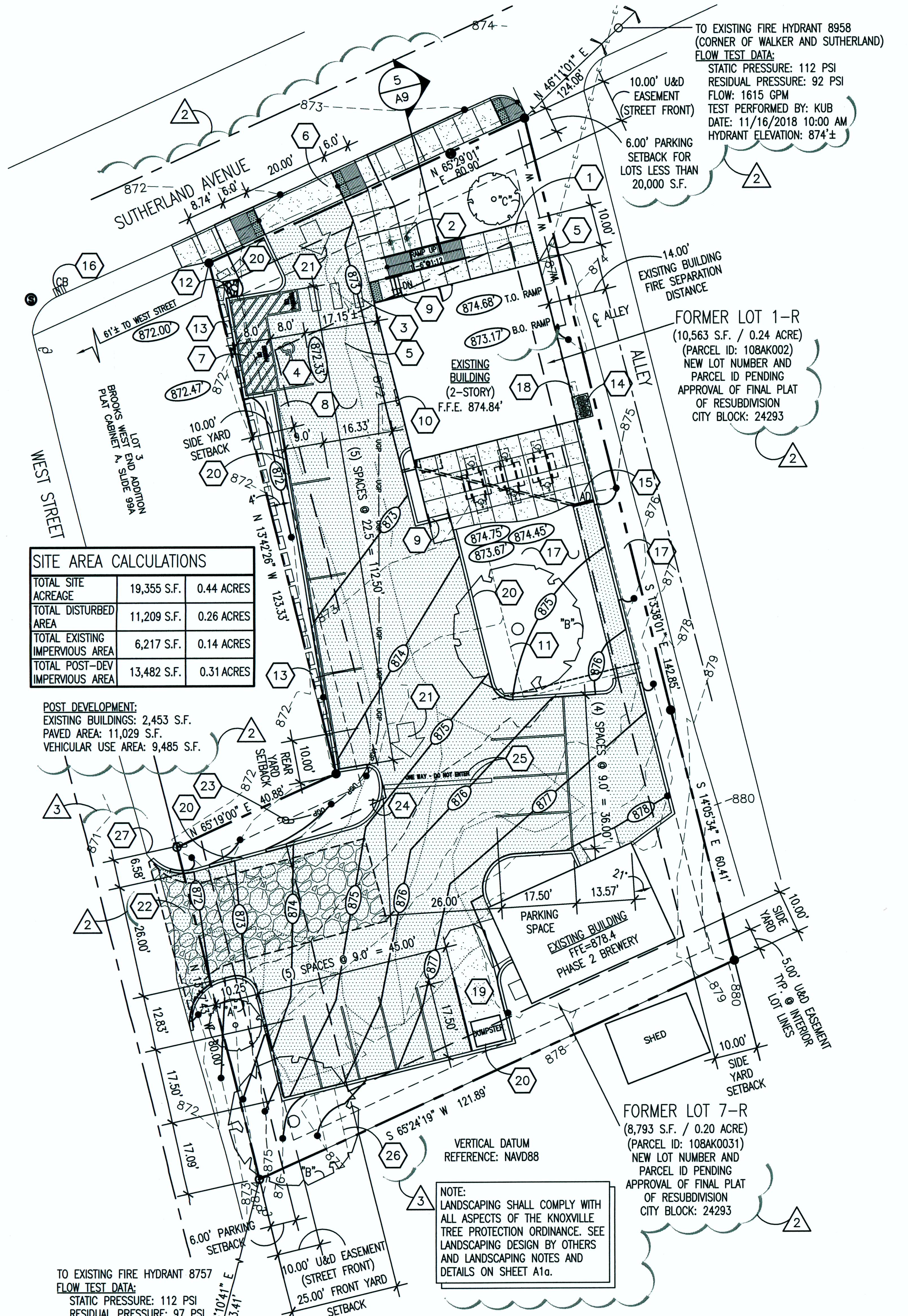


SITE AREA CALCULATIONS		
TOTAL SITE ACREAGE	19,355 S.F.	0.44 ACRES
TOTAL DISTURBED AREA	11,209 S.F.	0.26 ACRES
TOTAL EXISTING IMPERVIOUS AREA	6,217 S.F.	0.14 ACRES
TOTAL POST-DEV IMPERVIOUS AREA	13,482 S.F.	0.31 ACRES

POST DEVELOPMENT:
EXISTING BUILDINGS: 2,453 S.F.
PAVED AREA: 11,029 S.F.
VEHICULAR USE AREA: 9,485 S.F.

NOTE:
LANDSCAPING SHALL COMPLY WITH ALL ASPECTS OF THE KNOXVILLE TREE PROTECTION ORDINANCE. SEE LANDSCAPING DESIGN BY OTHERS AND LANDSCAPING NOTES AND DETAILS ON SHEET A1a.

TO EXISTING FIRE HYDRANT 8757
FLOW TEST DATA:
STATIC PRESSURE: 112 PSI
RESIDUAL PRESSURE: 97 PSI
FLOW: 1662 GPM
TEST PERFORMED BY: KUB CONTRACTOR
DATE: 10/15/2014

PARKING SPACES REQUIRED:
1,550 S.F. REST. W/O DRIVE-THROUGH (8 PER 1,000 S.F. GFA) = 12
1,545 S.F. STORAGE (0.5 PER 1,000 S.F. GFA) = 1
903 S.F. PHASE 2 LIGHT INDUSTRIAL (0.9 PER 1,000 S.F. GFA) = 1
TOTAL: (INCLUDING 1 VAN ACESSIBLE SPACE) = 14
PROVIDED: (INCLUDING 1 VAN ACESSIBLE SPACE) = 14

SITE PLAN (1)
1" = 20'-0"

APPROXIMATE NORTH — BUILDING NORTH

KEYED NOTES

1. REMOVE EXISTING SIDEWALK ON NORTH ENTRY SIDE OF BUILDING AND CONSTRUCT NEW CONCRETE SIDEWALK FLUSH WITH FINISHED FLOOR ELEVATION OF BUILDING – SLOPE SIDEWALK AWAY FROM BUILDING AT 1:48 MAX. – SEE 3-5/A1
2. INSTALL NEW BICYCLE RACKS W/ MIN. (4) BICYCLE SPACES – SEE 10/A1
3. NEW CROSSWALK – 2'-0" x 6'-0" (MIN.) STRIPES @ 4'-0" O.C. – WHITE TRAFFIC PAINT – ORIENT STRIPES PARALLEL TO DIRECTION OF VEHICULAR TRAVEL – RUNNING SLOPE IN DIRECTION OF TRAVEL SHALL BE 1:20 MAX. AND CROSS SLOPE SHALL BE 1:48 MAX. – SEE 13/A1a
4. ACCESSIBLE PARKING SPACE – SEE 2/A1 – SLOPE OF ACCESSIBLE SPACE SHALL BE 1:48 MAX. IN ALL DIRECTIONS
5. APPROXIMATE EDGE OF EXISTING PAVEMENT TO BE REMOVED PRIOR TO INSTALLATION OF NEW PAVEMENT
6. REMOVE EXISTING SIDEWALK IN R.O.W. AND REPLACE WITH NEW CONCRETE SIDEWALK AND DRIVEWAY CURBCUT TO COMPLY WITH CITY OF KNOXVILLE STANDARDS – SEE 5 & 6/A1a
7. 4" PAINTED LINES (TYP) WHITE TRAFFIC PAINT
8. APPROXIMATE LOCATION OF EXISTING GRAVEL DRIVEWAY TO BE REMOVED
9. NEW EXTERIOR STAIR – SEE 2 & 3/A9
10. NEW ELECTRICAL METER CENTER AND SERVICE ENTRANCE – SEE ELECTRICAL DRAWINGS BY OTHERS
11. EXIST. WAREHOUSE TO BE REMOVED
12. 2'-0" CURB CUT W/ RIP-RAP – SEE 8/A1a
13. INSTALL SILT FENCE AS NECESSARY TO PREVENT CONSTRUCTION RUNOFF – SEE 11/A1a
14. CONDENSING UNIT ON CONCRETE PAD – SEE MECHANICAL DESIGN BY OTHERS
15. NEW AREA DRAIN W/ UNDERGROUND PVC LEADER TO DAYLIGHT – SEE 9/A1a
16. EXISTING CATCH BASIN – INSTALL INLET PROTECTION DURING CONSTRUCTION – SEE 12/A1a
17. NEW OR EXISTING GRASS TO REMAIN – RESEED ALL AREAS DISTURBED BY CONSTRUCTION
18. EXISTING GAS METER AND PIPING TO BE REMOVED – FILL ALL OPENINGS IN EXISTING WALL WITH CMU TO MATCH EXISTING
19. **ALTERNATE "A"** – CONCRETE DUMPSTER PAD – SEE 7/A1a
20. **ALTERNATE "A"** – MACHINE RUN CONCRETE CURB – SEE 2/A1a
21. PAINTED DIRECTIONAL ARROW – SEE 1/A1a
22. CONSTRUCTION ENTRANCE – SEE 10/A1a
23. NEW POWER SERVICE POLE AND UNDERGROUND SERVICE LINE – SEE UTILITY AND ELECTRICAL DRAWINGS BY OTHERS
24. "ONE WAY/ DO NOT ENTER" SIGN ON POST (MUTCD COMPLIANT)
25. "ONE WAY/ DO NOT ENTER" PAVEMENT MARKING WITH 12" TALL LETTERS AND 25'-0" x12" SOLID WHITE BAR IN WHITE TRAFFIC PAINT
26. EXISTING WALKWAY TO BE REMOVED
27. NOTE: CURB CUT SHALL NOT ENCROACH ON ADJACENT PROPERTY

SITE PLAN LEGEND

- BOUNDARY LINE
- ADJOINER LINE
- BUILDING SETBACK
- NEW 4" CONCRETE SIDEWALK OR SLAB ON 4" MIN. GRAVEL FILL W/ CONTROL JOINTS @ 5'-0" O.C. MAX AND EXPANSION JOINTS @ 20'-0" O.C. MAX. – SEE 3-5/A1 – RUNNING SLOPE IN DIRECTON OF TRAVEL SHALL BE 1:20 MAX. – CROSS SLOPE SHALL BE 1:48 MAX.
- NEW ASPHALT PAVING – SEE 6/A1
- W — W: NEW 4" FIRE LINE – EXTEND APPROXIMATELY 50' & TAP EXISTING WAER LINE AT STREET – SEE FIRE PROTECTION DRAWINGS BY OTHERS
- UGP: NEW UNDERGROUND POWER LINE – EXTEND TO NEW UTILITY SERVICE POLE – SEE ELECTRICAL DRAWINGS BY OTHERS
- E — E — E: APPROXIMATE LOCATION OF EXISTING OVERHEAD POWER LINE TO BE REMOVED – SEE ELECTRICAL DRAWINGS BY OTHERS
- "A": NEW TREE OR LANDSCAPING – SEE PLANT LIST ON SHEET A1a
- APPROX. LOCATION OF EXIST. STRUCTURE TO BE REMOVED
- LINE OF EXISTING GRAVEL OR PAVING TO BE REMOVED
- SILT FENCE – INSTALL PERPENDICULAR TO SLOPE AS NECESSARY TO PREVENT CONSTRUCTION RUNOFF – SEE 11/A1a
- 852: REVISED CONTOURS
- 852: EXISTING CONTOURS
- 873.17': NEW SPOT ELEVATION
- x 849: EXISTING SPOT ELEVATION

SITE NOTES

1. SUITABILITY OF SITE SOIL FOR CONSTRUCTION SHALL BE DETERMINED BY OTHERS. MECHANICALLY COMPACTED SOIL SHALL BE COMPACTED TO 95% STANDARD PROCTOR UNDER SIDEWALK AND PAVING AREAS IN ACCORDANCE WITH ASTM D-698. ARCHITECT ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

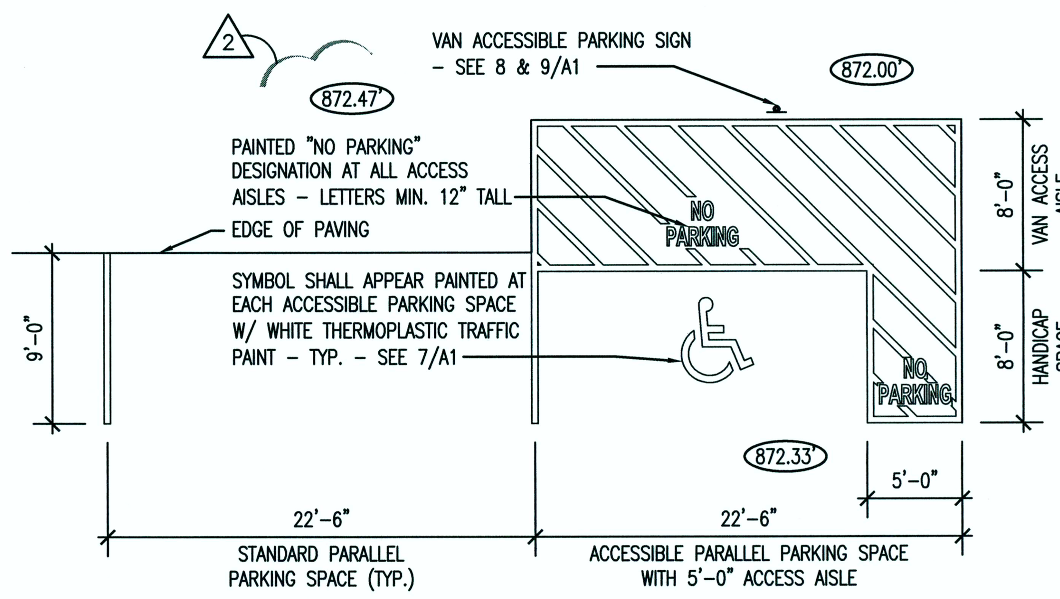
2. ALL BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY ACRE BY ACRE SURVEYING DATED OCTOBER 23, 2018, AND A FINAL PLAT OF RESUBDIVISION BY ACRES BY ACRE SURVEYING DATED APRIL 16, 2018. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING SITE INFORMATION.

3. ALL RADII ARE FIVE FEET UNLESS NOTED OTHERWISE.

4. THE CONTRACTOR SHALL VERIFY THE LOCATION AND INVERT ELEVATION OF ALL UNDERGROUND UTILITIES AND VERIFY PROPERTY CORNERS AND TOPOGRAPHY BEFORE ANY CONSTRUCTION IS STARTED.

5. EARTHWORK SHALL BE SLOPED TO DRAIN AWAY FROM THE BUILDING. PROOF-ROLLING AND COMPACTION TESTS SHALL BE ACCOMPLISHED IN THE FIELD TO TEST ALL AREAS IF NECESSARY. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A TESTING COMPANY TO TEST ALL AREAS REQUIRING COMPACTION. ALL EARTHWORK AND DRAINAGE SHALL BE EXECUTED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE CITY OF KNOXVILLE.

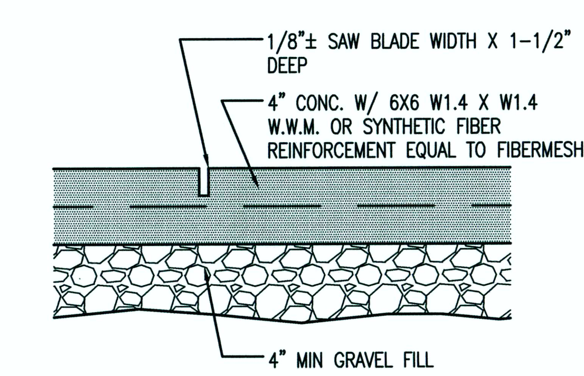
6. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY.



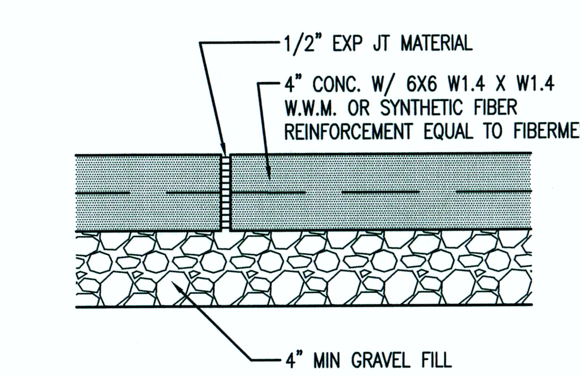
HANDICAPPED PARKING SPACE DETAIL (2)
1/8" = 1'-0"

APPROXIMATE NORTH — BUILDING NORTH

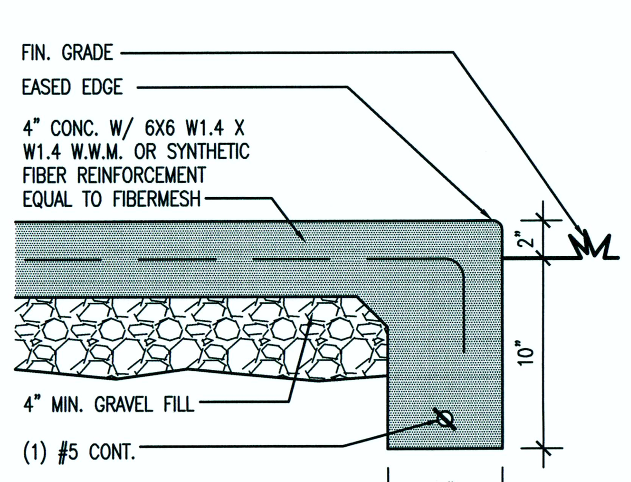
NOTE:
USE SYNTHETIC FIBER REINFOCEMENT (NO W.W.M.) IN ALL SIDEWALKS IN CITY RIGHT-OF-WAY



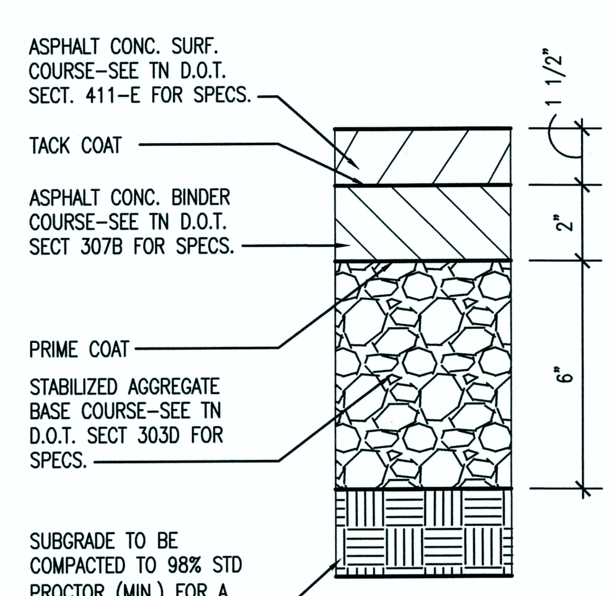
SIDEWALK CONTROL JOINT DETAIL (3)
1 1/2"=1'-0"



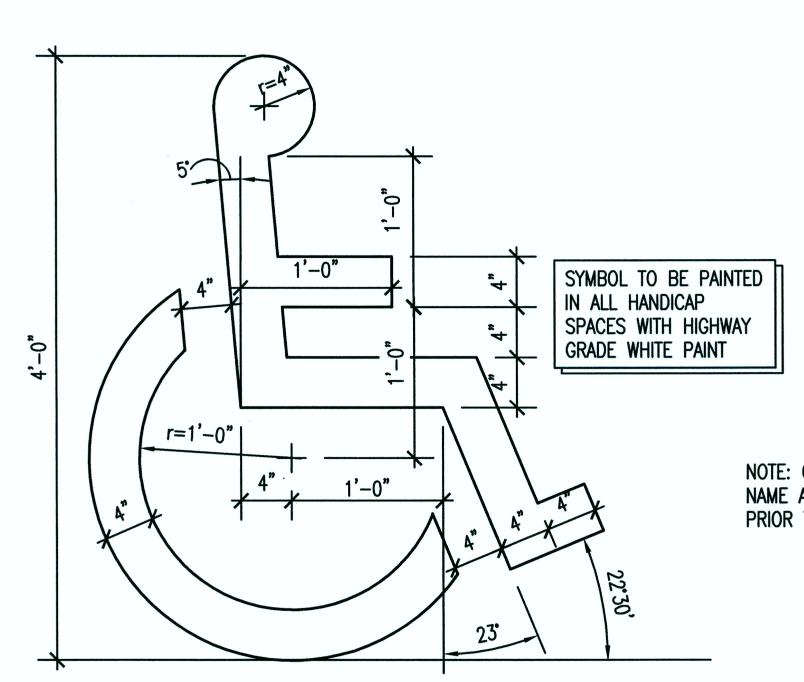
SIDEWALK EXPANSION JOINT DETAIL (4)
1 1/2"=1'-0"



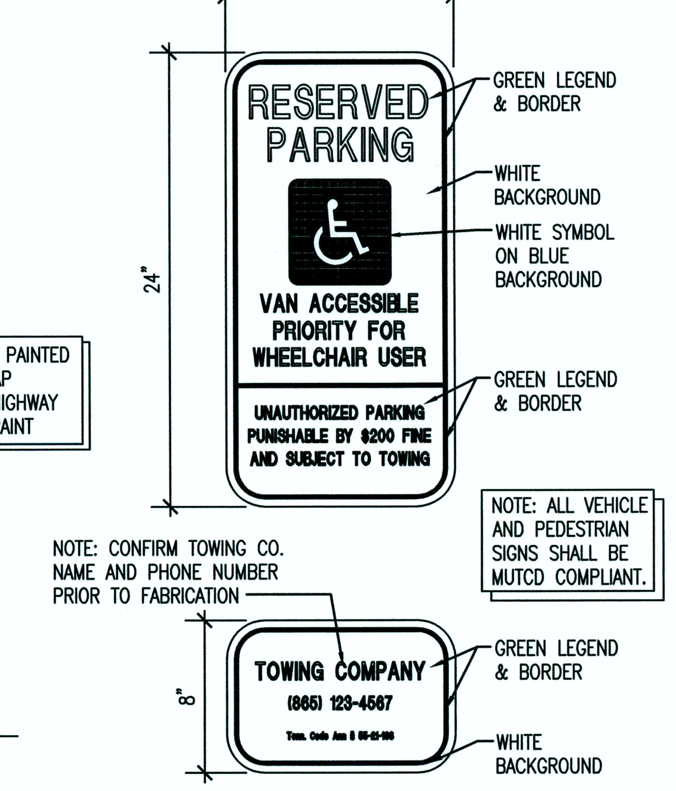
SIDEWALK EDGE DETAIL @ SLOPED OR FILLED GRADES (5)
1 1/2"=1'-0"



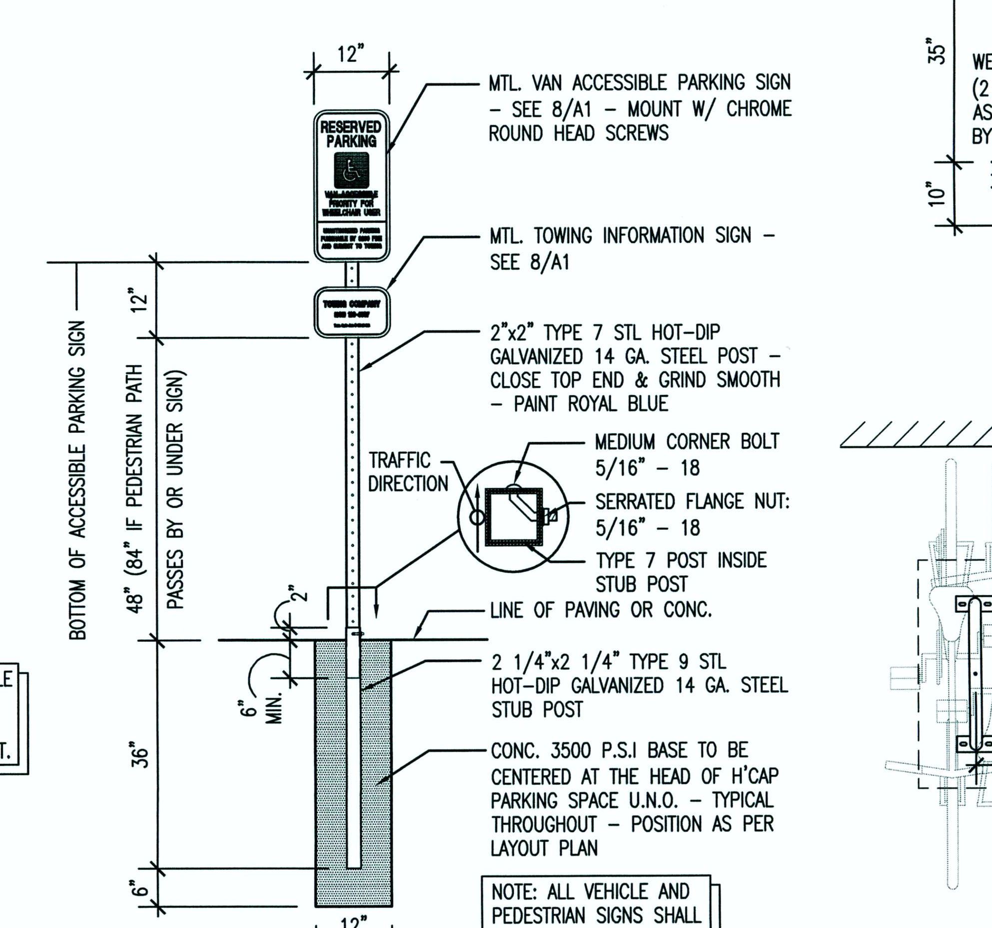
STANDARD DUTY PAVING DETAIL (6)
3"=1'-0"



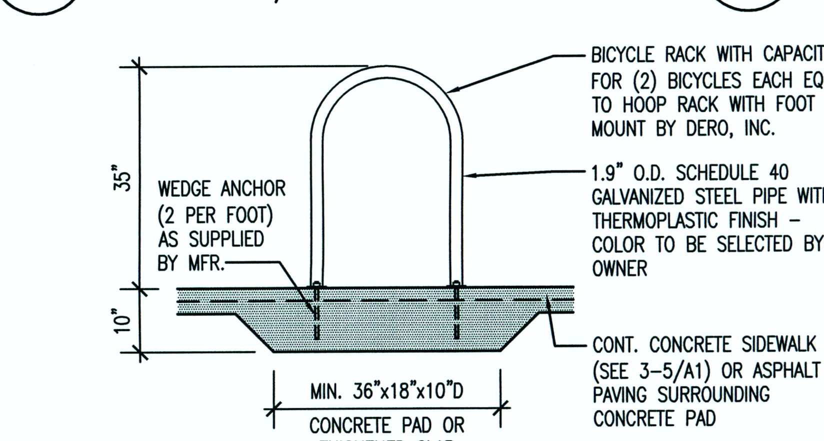
HANDICAP SPACE EMBLEM DETAIL (7)
1" = 1'-0"



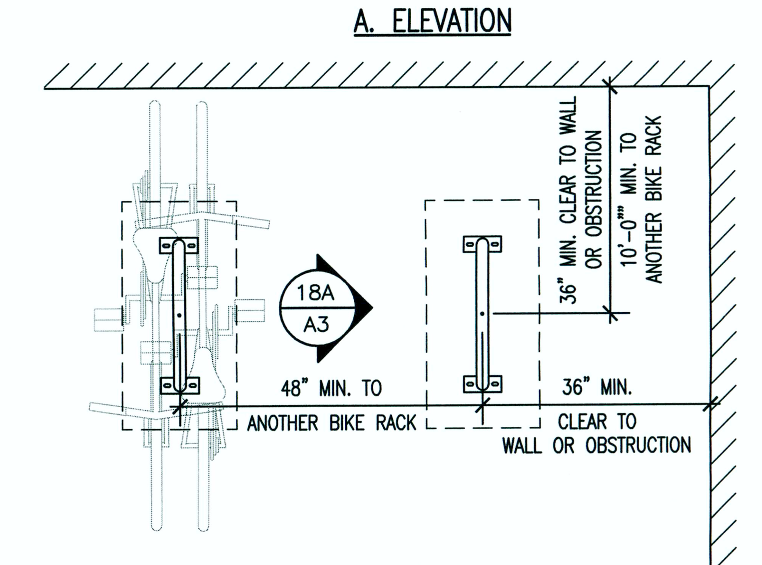
HANDICAP SIGN (8)
1 1/2" = 1'-0"



HANDICAP SIGNAGE DETAIL (9)
1/2"=1'-0"



A. ELEVATION



B. PLAN

BICYCLE RACK DETAIL (10)
1/2"=1'-0"

ADDITIONS AND RENOVATIONS TO:
2924 SUTHERLAND AVENUE
PHASE 1 – ALBRIGHT GROVE BREWING TASTING ROOM
KNOXVILLE, TENNESSEE

THE DESIGN PROFESSIONAL WAVES ANY AND ALL LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHER'S FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

THOMAS CALDWELL, ARCHITECT
6500 PAPERMILL DRIVE, SUITE 211
KNOXVILLE, TENNESSEE 37919-4819
(865) 588-0860 (865) 558-9844/FAX
HTTP://www.tcarchitect.com

THOMAS J. CALDWELL REGISTERED ARCHITECT AGRICULTURE COMMERCE No. 020942 STATE OF TENNESSEE 4/03/18

DRAWING NAME:
SITE PLAN, NOTES, AND DETAILS

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REVISION DATE:	
1	08/21/18
2	11/30/18 CITY COMMENTS
3	12/17/18 FOR BZA

DATE:	04/03/18
DRAWN BY:	WAD
COMM. NO:	1718A
SHEET: 3 OF 25	DRAWING NO: A1

01-A-19-VA

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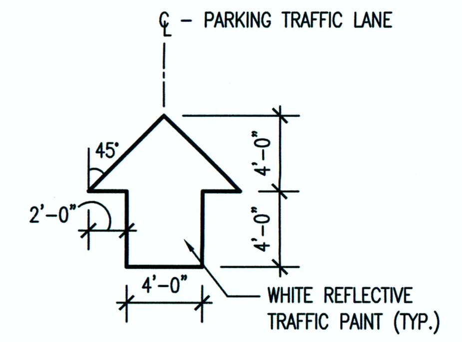
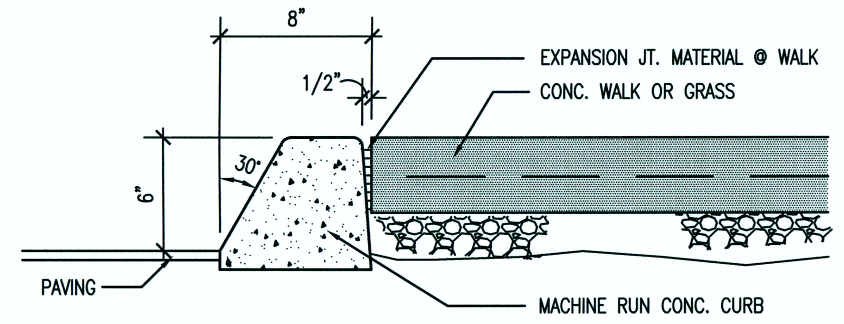


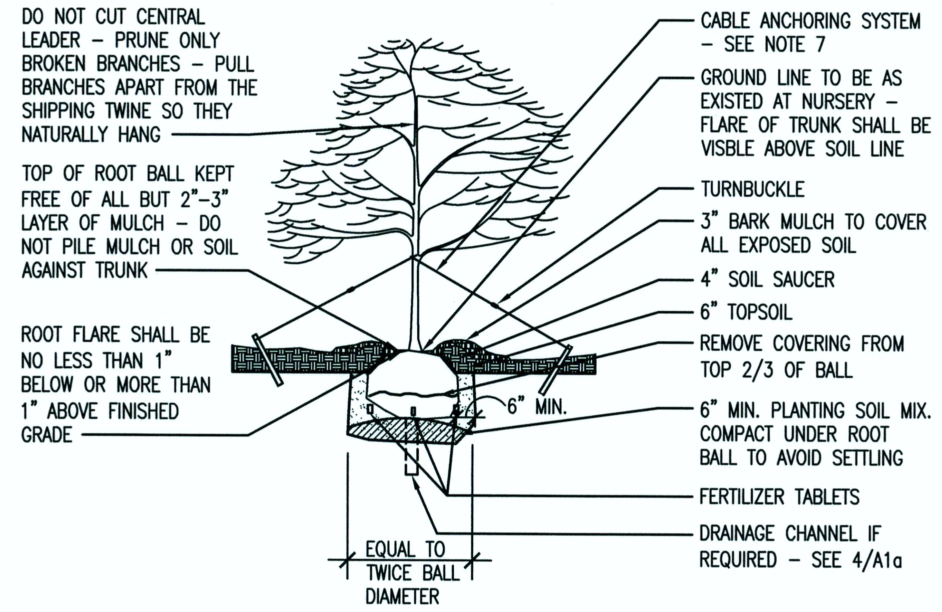
TRAFFIC ARROW DETAIL 1

1/8" = 1'-0"



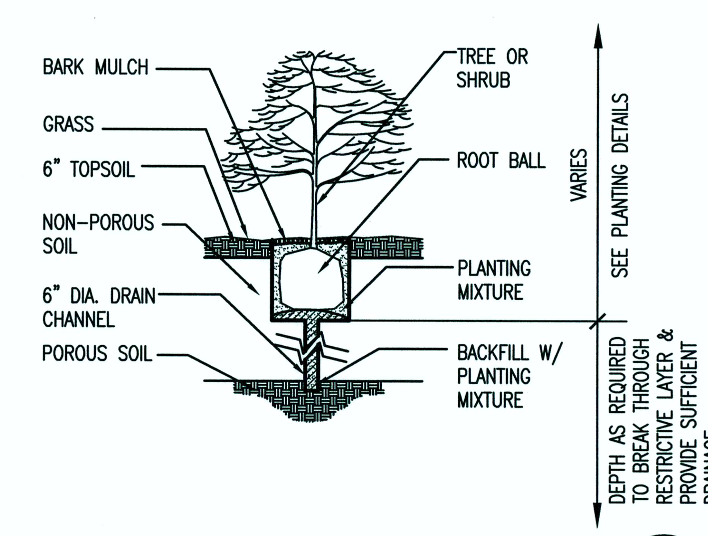
MACHINE RUN CONCRETE CURB 2

1 1/2"=1'-0" ADD ALTERNATE "A"



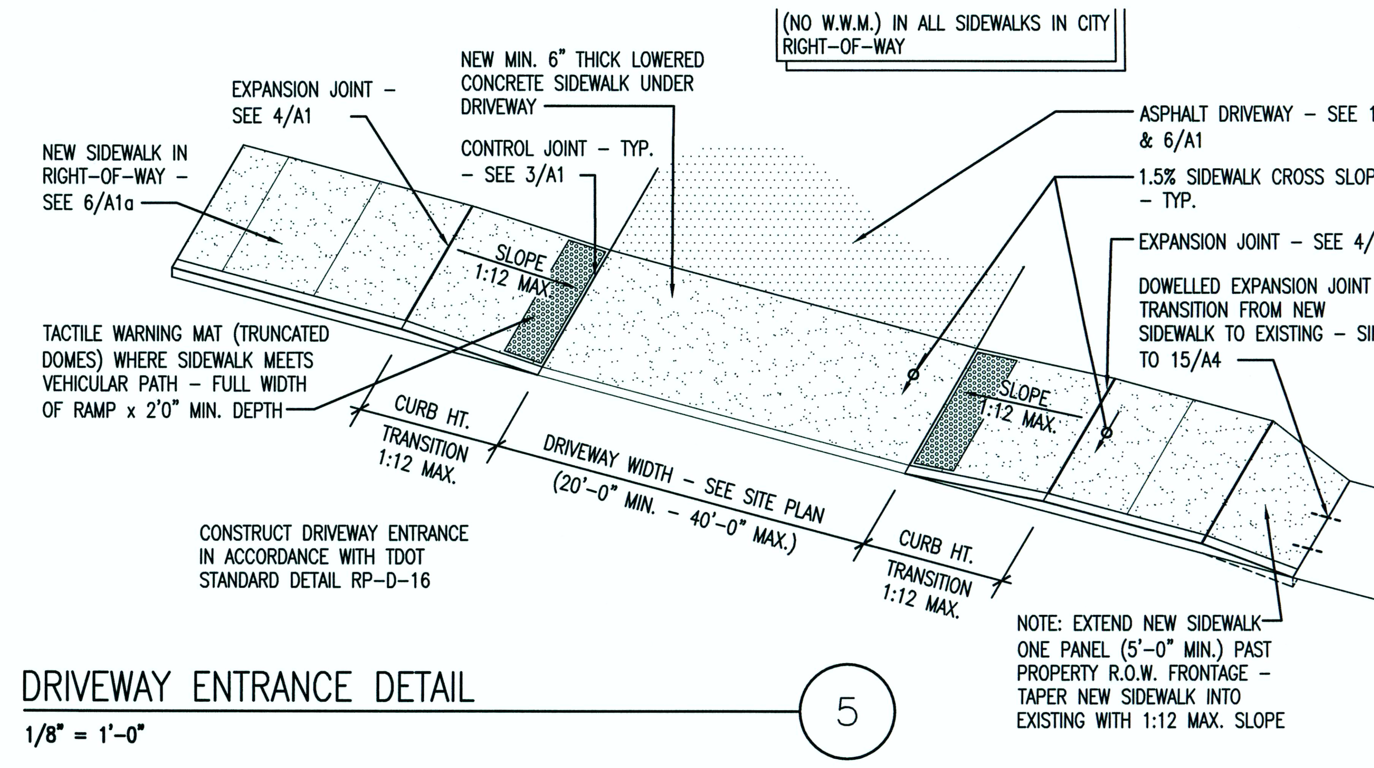
TREE PLANTING DETAIL 3

N.T.S. SEE LANDSCAPING NOTES



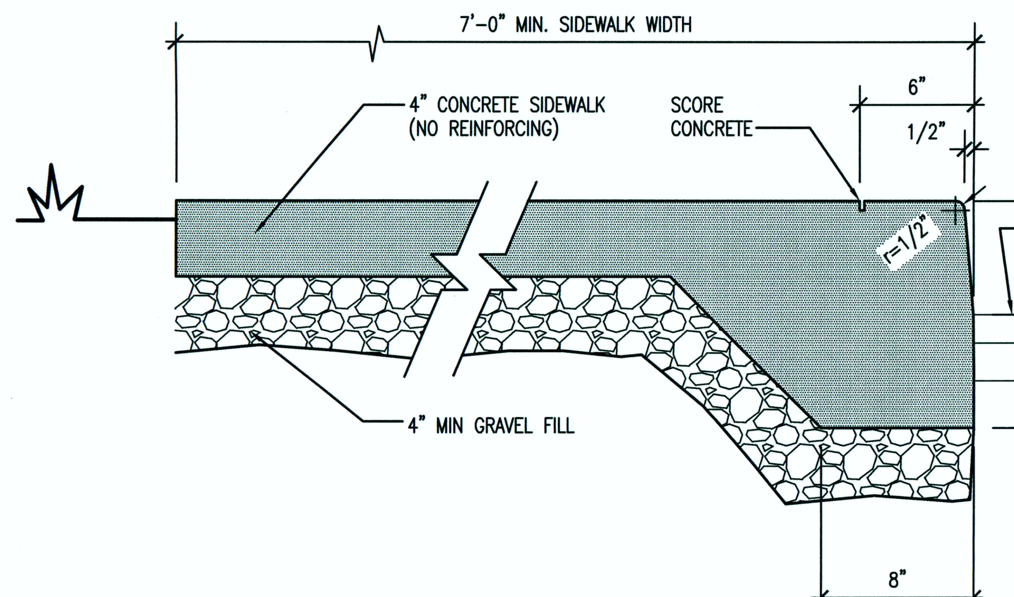
DRAIN CHANNEL DETAIL 4

N.T.S. SEE LANDSCAPING NOTES



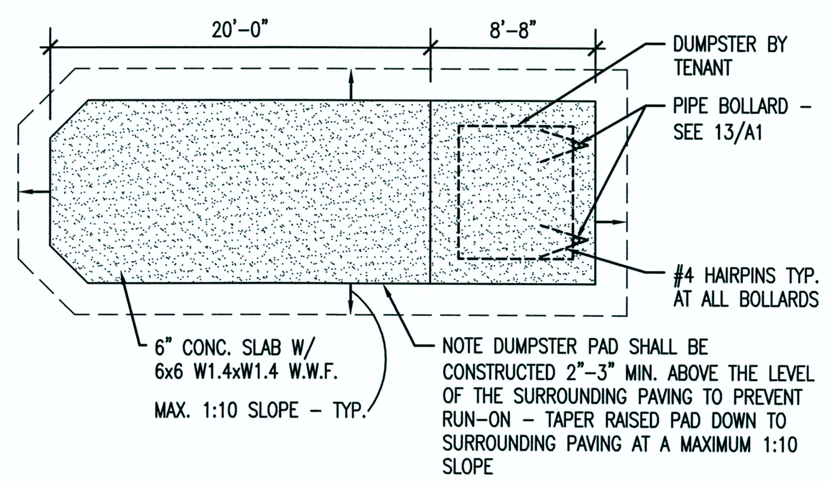
DRIVEWAY ENTRANCE DETAIL 5

1/8" = 1'-0"



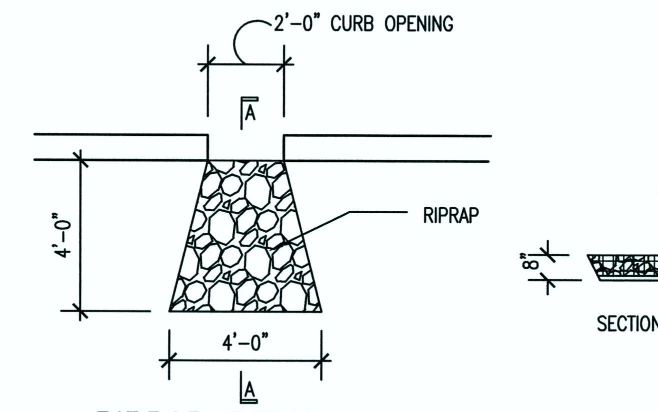
NEW SIDEWALK IN R.O.W. 6

1 1/2" = 1'-0"



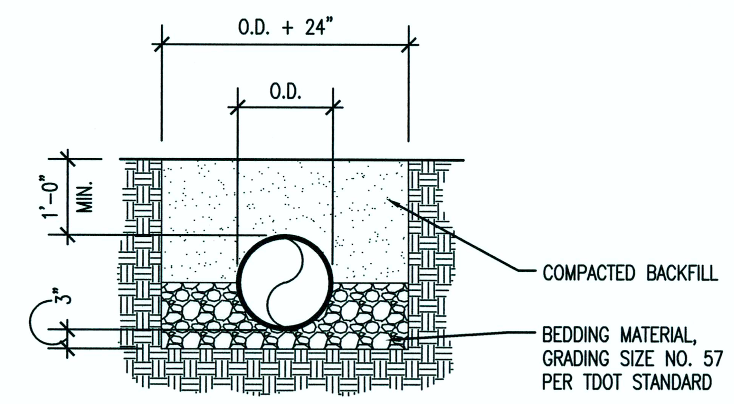
CONCRETE DUMPSTER PAD 7

1 1/2"=1'-0" ADD ALTERNATE "A"



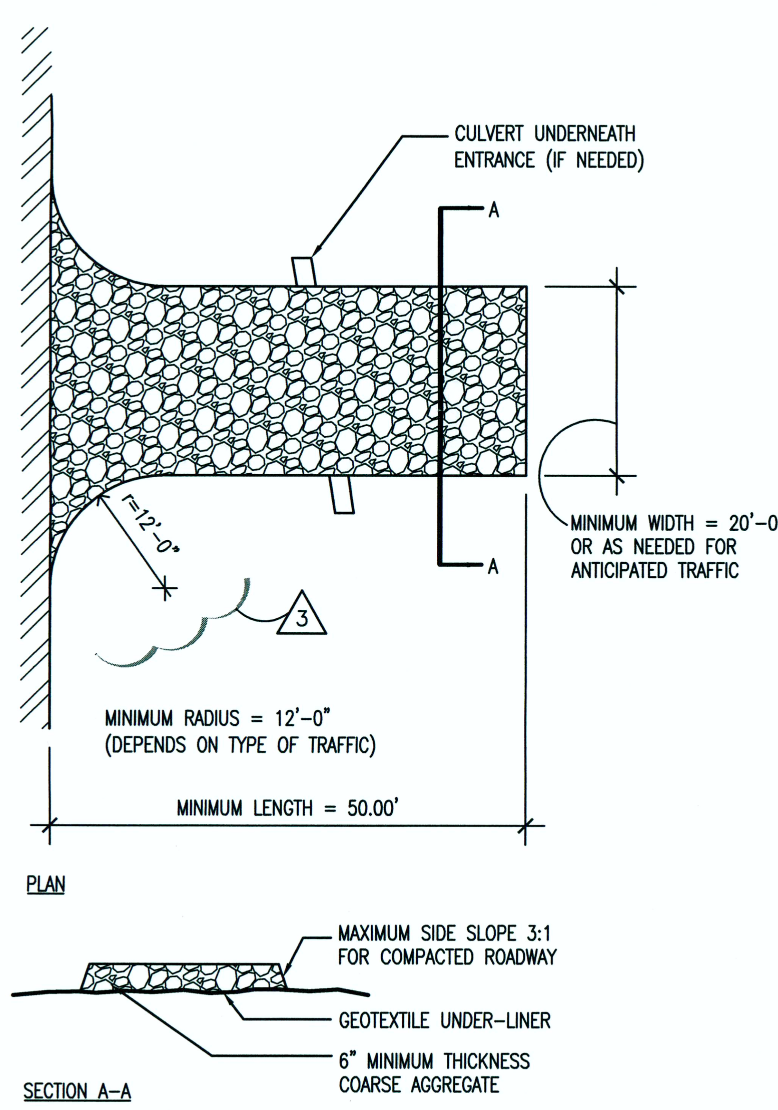
RIPRAP DETAIL 8

1/4"=1'-0"



PIPE BEDDING DETAIL 9

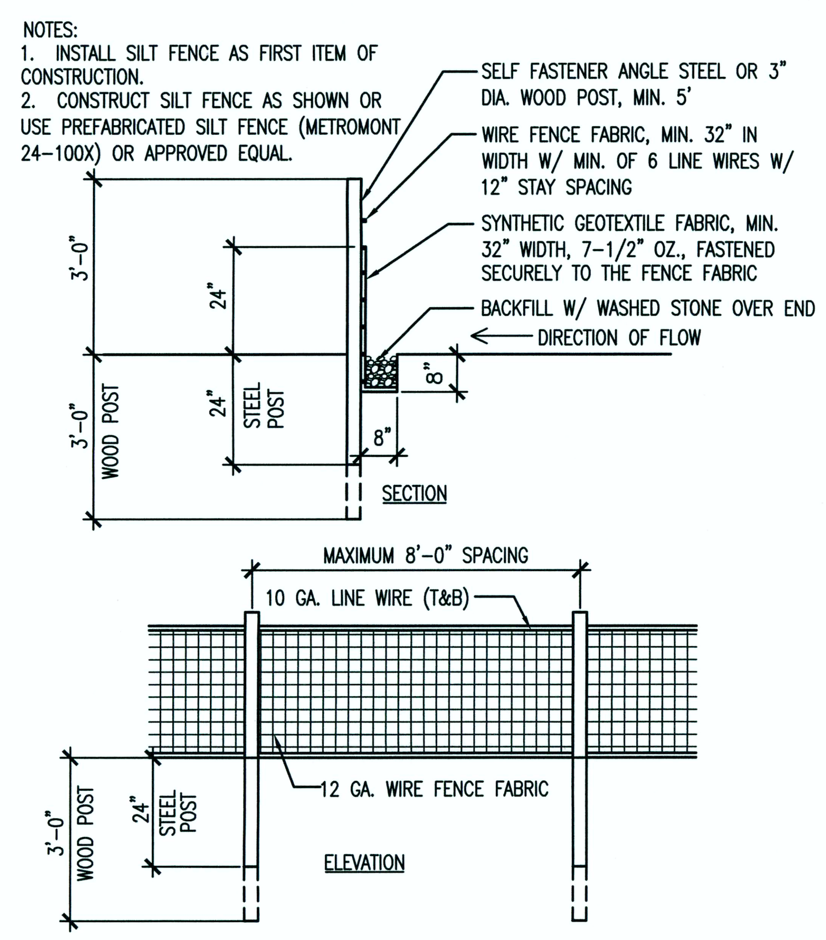
1/2"=1'-0"



CONSTRUCTION ENTRANCE/EXIT DETAIL 10

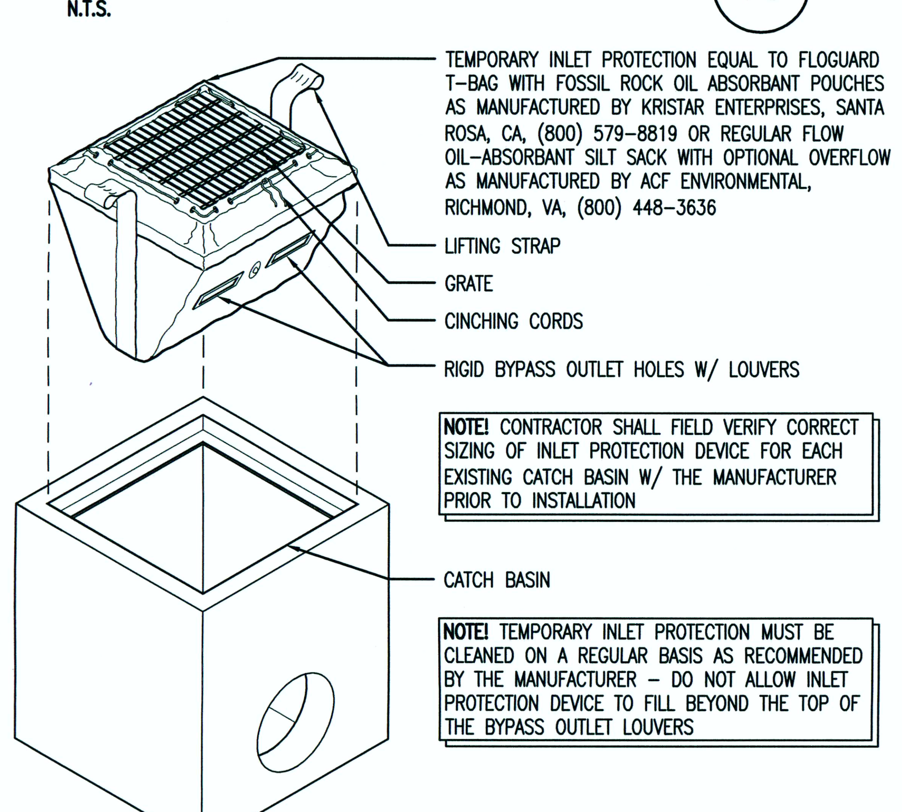
N.T.S.

NOTES:
1. INSTALL SILT FENCE AS FIRST ITEM OF CONSTRUCTION.
2. CONSTRUCT SILT FENCE AS SHOWN OR USE PREFABRICATED SILT FENCE (METROMONT 24-100X) OR APPROVED EQUAL.



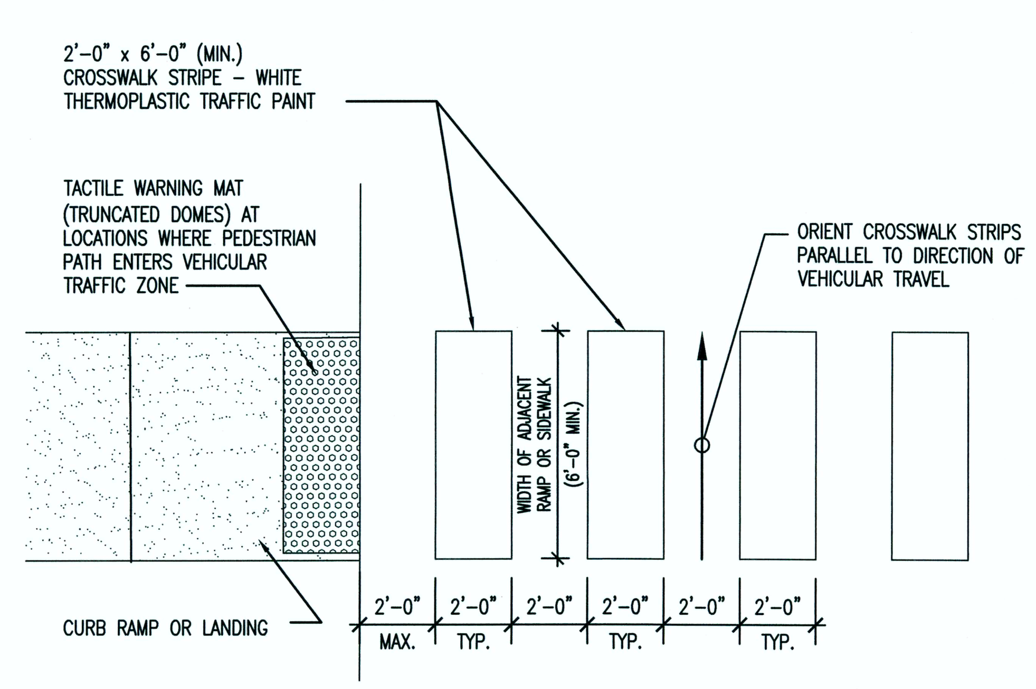
SILT FENCE 11

N.T.S.



TEMPORARY INLET PROTECTION 12

N.T.S.



CROSS WALK DETAIL 13

1/4" = 1'-0"

PLANT LIST

NOTE:
1. FIELD VERIFY FINAL LAYOUT AND COLORS WITH OWNER & ARCHITECT
2. PARKING PERIMETER WILL BE SEEDED W/ KENTUCKY 31 FESCUE
3. BARE AREAS WILL BE SEEDED W/ KENTUCKY 31 FESCUE
4. SEE SHEET A1a FOR LANDSCAPING NOTES & DETAILS

SYMBOL	SIZE	QUANTITY	COMMON NAME	BOTANICAL NAME	SPACING
A	1" CALIPER	1	WHITE DOGWOOD	*CORNUS FLORIDA*	12'-0" O.C.
B	1½" CALIPER	2	WILLOW OAK	*QUERCUS PHELLOS*	30'-0" O.C.
C	1" CALIPER	1	REDBUD	*CERCIS CANADENSIS*	15'-0" O.C.

KNOXVILLE TREE PROTECTION ORDINANCE:

TREES REQUIRED (8 PER ACRE
INCLUDING 50% SPECIES CAPABLE OF
ATTAINING HEIGHT OF 50' AT MATURITY): .44 ACRES / 8 = (4) TREES INCLUDING (2) 50 FT
TREES PROVIDED: **(5) TREES INCLUDING (3) 50 FT**

NOTE: PLANT LIST AND PLANT LOCATIONS, TREE PLANTING DETAILS, AND LANDSCAPING NOTES ON SHEETS A1 AND A1a REPRESENT THE MINIMUM REQUIREMENTS - SEE LANDSCAPING DESIGN BY OTHERS FOR ADDITIONAL LANDSCAPING INFORMATION.

GRADING AND EROSION NOTES

1. PRIOR TO GRADING CONTRACTOR SHALL STRIP SITE OF ALL VEGETATION AND TOPSOIL IN AREAS OF GRADING OPERATION. AREAS OF SOFT OR UNSUITABLE MATERIALS SHALL BE REMOVED AT THE DIRECTION OF THE SOILS ENGINEER.

2. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE THROUGHOUT THE SITE AND USE ALL MEANS NECESSARY TO PREVENT SEDIMENT FROM EXITING THE SITE.

3. SILT FENCES SHALL BE PLACED PRECEDING ALL CULVERT INLETS OR OTHER DRAINAGE DITCHES BEFORE RUNOFF EXITS THE PROJECT OR ENTERS A SWALE AND AT OTHER LOCATIONS DESIGNATED BY THE ARCHITECT AND ALL APPLICABLE AUTHORITIES.

4. SILT FENCES SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED WITH SUCH SEDIMENT.

5. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENTS AS DESIGNATED BY THE ARCHITECT AND ALL APPLICABLE AUTHORITIES.

6. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CHANGES IN EXISTING TOPOGRAPHIC FEATURES, SPOT ELEVATIONS, OR UTILITIES SHOWN ON THE SURVEY AND/OR SITE PLAN.

7. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO THE INSTALLATION OF ALL CULVERTS TO VERIFY INVERTS.

8. ALL GRADED AREAS INCLUDING SLOPES ARE TO BE MULCHED AND SEEDED AS SOON AS POSSIBLE AFTER GRADING IS COMPLETED. SOD ALL SLOPES GREATER THAN 2:1.

9. ALL GRADING AND DRAINAGE ORDINANCES OF THE CITY OF KNOXVILLE SHALL BE FOLLOWED.

10. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.

11. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF ALL EROSION CONTROL MEASURES. INSPECTION OF EROSION CONTROL MEASURES WILL BE PERFORMED ON A BI-WEEKLY BASIS, BEFORE ANTICIPATED STORM EVENTS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 0.5 INCHES. INSPECTION CERTIFICATIONS WILL BE KEPT ON RECORD BY THE CONTRACTOR. AS OF JUNE 17, 2007, ALL INSPECTORS MUST HAVE COMPLETED THE WATER RESOURCES RESEARCH CENTER COURSE IN FUNDAMENTALS OF EROSION PREVENTION & SEDIMENT CONTROL OR EQUIVALENT COURSE.

12. THE OWNER IS REPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.

13. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE GRADING PERMITTEE.

14. INSTALL SAND BAG BARRIER (ES-16) WHERE INDICATED IF NECESSARY, AS DIRECTED BY THE CITY OF KNOXVILLE.

GENERAL LANDSCAPING NOTES

1. MULCH - ALL PLANT BEDS TO BE MULCHED USING 3-4" OF HARDWOOD BARK.

2. PLANT MATERIAL - ALL PLANT MATERIAL TO MEET OR EXCEED AN STANDARDS. ALL PLANTING TO BE DONE FOLLOWING ACCEPTED HORTICULTURAL PRACTICES INCLUDING SOIL AMENDMENT WITH FERTILIZER AND LIME. ONLY ACCEPTED HORTICULTURAL PRACTICES WILL BE PERMITTED IN DIGGING, STORING, AND INSTALLING PLANT MATERIAL. ALL PLANT BEDS TO BE FERTILIZED AND LIMED UTILIZING ACCEPTABLE HORTICULTURAL METHODS AT TIME OF SOIL PREPARATION.

3. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY LICENSES AND INSURANCE TO COMPLETE THE WORK.

4. FINAL CLEANUP OF THE SITE AS A RESULT OF LANDSCAPE OPERATIONS AND ALL FINE GRADING SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

5. ALL PLANT MATERIAL AND WORKMANSHIP TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. PLANT REPLACEMENT TO OCCUR ONLY ONCE.

6. PAYMENT DUE ON SATISFACTORY COMPLETION OF THE WORK.

7. FOR TREES (6') SIX FEET IN HEIGHT OR GREATER, PROVIDE (3) 3/16" CABLE GUY WIRES @ 120° SPACING WITH 6 1/2" GALVANIZED TURNBUCKLE WIRE IN A RUBBER HOSE AROUND THE TREE. ATTACH TO THE TREE @ 1/2 - 3/4 OF THE HEIGHT OF THE TREE ABOVE GRADE. ANCHOR WITH 2"X2"X30" HARDWOOD STAKE BURIED BELOW GRADE CLEAR OF THE ROOTBALL - SEE DETAIL 3/A1a.

8. PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER:
A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE INCHES WITHIN FOUR (4) HOURS THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF, HOWEVER, THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED. SEE DETAIL 4/A1a.
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON-POROUS SOIL AND INTO POROUS SOIL. SEE DETAIL 4/A1a.
D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

9. IN ORDER TO KEEP ALL BIDS STANDARD, ESTIMATED UNIT PRICES MUST BE GIVEN ON PLANT TYPE AND SIZE AS LISTED IN THE PLANT LIST ON THIS SHEET. THESE ESTIMATED UNIT PRICES SHOULD BE WITHIN NORMAL NURSERY INDUSTRY PRICING RANGES.

10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FOR INSPECTION OF ALL PLANT MATERIAL BY THE ARCHITECT OR OWNER PRIOR TO INSTALLATION.

11. ALL PLANT MATERIAL WILL BE INSPECTED. PLANTS NOT CONFORMING PRECISELY TO THE PLANT LIST OR APPROVED ALTERNATES WILL NOT BE ACCEPTED AND SHALL BE REPLACED.

12. THE PLANT LIST ON THIS SHEET GIVES THE PLANT SIZE MOST DESIRED FOR THIS PROJECT. ALTERNATE PLANTS AND/OR SIZES WILL BE NEGOTIATED AFTER THE SUCCESSFUL BID IS TAKEN.

13. LANDSCAPED AREAS SHALL BE BACKFILLED WITH CLEAN SUBSOIL, FREE OF BUILDING DEBRIS, CRUSHED ROCK, MORTAR MIX, ETC.

14. LANDSCAPED AREAS SHALL BE FILLED WITH NOT LESS THAN 4" OF TOPSOIL WHICH SHALL BE BROUGHT TO A HEIGHT OF 2" BELOW CURBINGS. SUCH TOPSOIL SHALL BE FREE OF WEEDS AND FIELD GRASSES AND MEET THE APPROVAL OF THE CONSTRUCTION SUPERVISOR. WHERE POSSIBLE TOPSOIL SHALL BE PULVERIZED.

15. IN AREAS WHERE PRIOR BUILDINGS OR DRIVES HAVE EXISTED, ALL LANDSCAPED AREAS FORMED BY CURBINGS LAID OVER BLACKTOP OR COMPACTED STONE FROM PREVIOUS STRUCTURES, SHALL BE FULLY EXCAVATED OF ALL SUCH BASE MATERIALS TO NATURAL SUBSOIL LEVEL. FILL AND TOPSOIL SHALL NOT BE PLACED OVER CONCRETE, ASPHALT, OR COMPACTED ROCK.

16. IN AREAS ADJACENT TO "LANDSCAPED" AREAS, UNDER-RUN FROM CONC. FORMS SHALL BE BROKEN AWAY WHEN FORMS ARE REMOVED.

17. BACKFILLING WITH WET SOIL SHALL BE AVOIDED IN ALL LANDSCAPED AREAS.

18. WASTE CLEANING FLUIDS SUCH AS ACIDS, OILS, ETC. SHALL BE DISPOSED OF PROPERLY AND SHALL NOT BE DUMPED IN LANDSCAPED AREAS.

19. ALL UNDERGROUND WATER LINES, VALVE BOXES, ACCESS PLATES, ETC. SHALL BE CLEARLY MARKED BY A STAKE AND RED RIBBON BY GENERAL CONTRACTOR PRIOR TO THE STARTING OF FINISH GRADING BY THE LANDSCAPE CONTRACTOR. THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT: TENNESSEE ONE-CALL, 1-800-351-1111. RECORD AND SAVE YOUR CONFIRMATION NUMBER.

20. ALL TREES RETAINED OR PROVIDED FOR THIS PROJECT SHALL BE PROPERLY MAINTAINED TO ENSURE THEIR SURVIVAL FOR A PERIOD OF AT LEAST EIGHTEEN (18) MONTHS FROM DATE OF COMPLETE CONSTRUCTION FINAL PLAT APPROVAL OR PLANTING. ANY TREE WHICH FAILS TO SURVIVE EIGHTEEN (18) MONTHS SHALL BE REPLACED WITHIN TWELVE (12) MONTHS OF LOSS.

21. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION AND GRADING WORK AS NECESSARY TO RETAIN AS MANY EXISTING TREES AS POSSIBLE.

22. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE OWNER PRIOR TO GRADING WORK TO ESTABLISH WHICH EXISTING TREES ARE TO REMAIN.

23. LOCATE CONSTRUCTION TRAILER, MATERIAL STORAGE, PARKING, SOIL STOCKPILING, DEBRIS AND BURNING AWAY FROM TREES TO BE PRESERVED.

24. PROVIDE A 4' HIGH ORANGE POLYETHLENE LAMINAR SAFETY FENCE OR APPROVED BARRIER ONE FOOT OUTSIDE DRIPLINE OF ISOLATED TREES TO BE SAVED AND CONTINUOUS ROPE WITH WARNING AROUND GROUPS OF TREES TO BE SAVED.

25. SOD: PROVIDE STRONGLY ROOTED CULTICATED GRASS SOD, NOT LESS THAN 1-YEAR OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. PROVIDE SOD COMPOSED PRINCIPALLY OF 50 PERCENT REBEL FESCUE (FESTUCA 'REBEL') AND 50 PERCENT FALCON, WITH NOT MORE THAN 10 PERCENT OTHER GRASSES AND LEGUMES. BROKEN PADS OR PADS WITH UNEVEN ENDS WILL NOT BE ACCEPTABLE. SOD PADS INCAPABLE OF SUPPORTING THEIR OWN WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON UPPER TWO CORNERS OF PAD WILL BE REJECTED.

ADDITIONS AND RENOVATIONS TO:
2924 SUTHERLAND AVENUE
PHASE 1 - ALBRIGHT GROVE BREWING TASTING ROOM
KNOXVILLE, TENNESSEE

THE DESIGN PROFESSIONAL WAIVES ANY AND ALL LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHER'S FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

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DRAWING NAME:
SITE DETAILS AND NOTES

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