

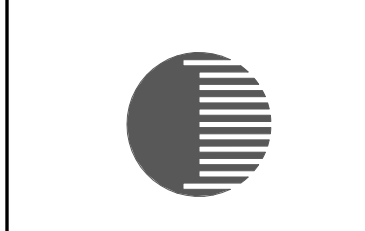
07/31/2015

RIVERWALK APARTMENTS

Knoxville, TN



DAVIS ARCHITECTS



DAVIS ARCHITECTS, INC.
1500 MARILYN STREET NW, SUITE 314
ATLANTA GA 30318
WEBSITE: DADOT.COM

KEY PLAN

REV. DATE DESCRIPTION
A 2/27/2015 Alteration A

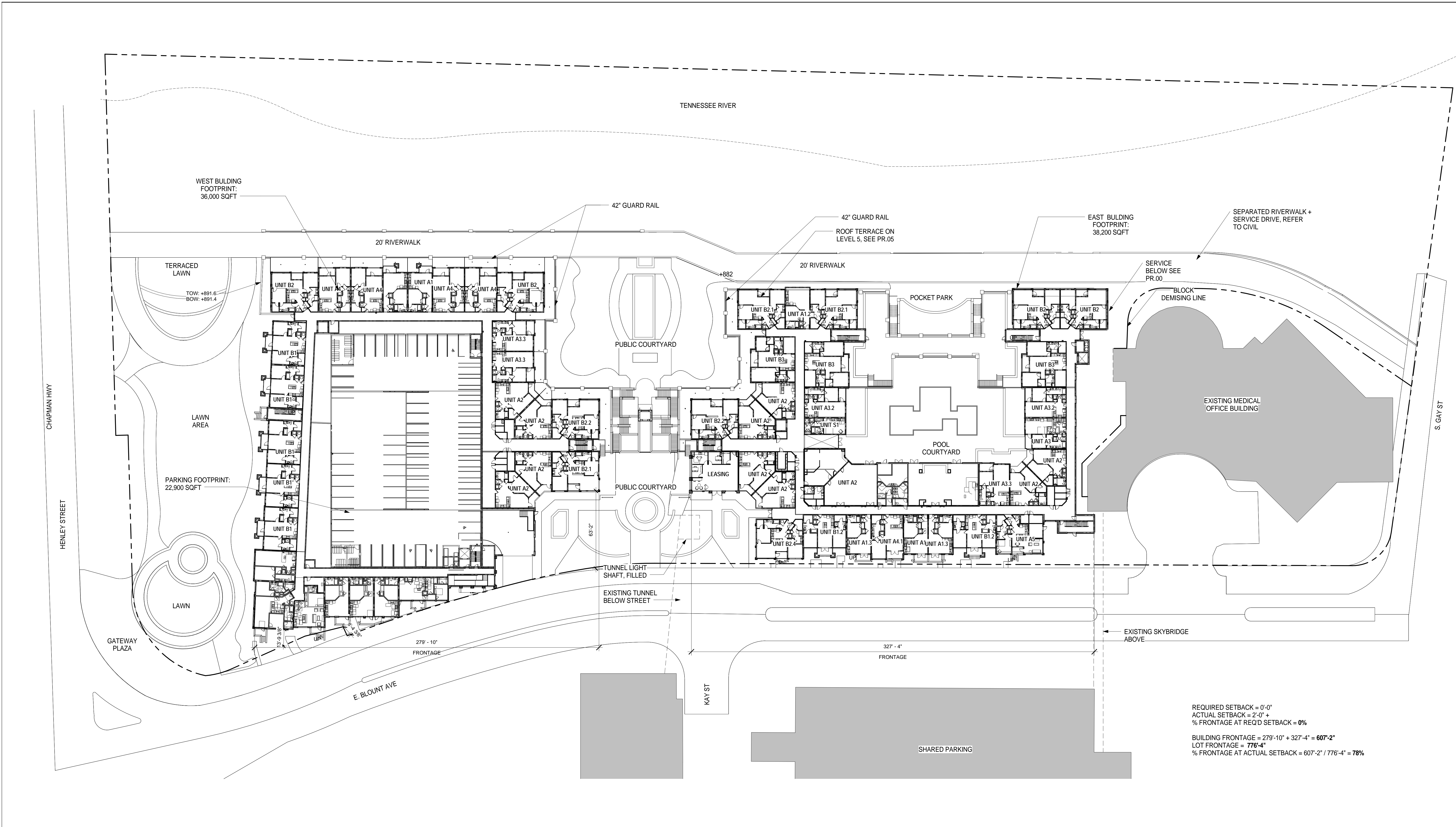
SHEET TITLE
ARCHITECTURAL SITE PLAN

DATE
100% CDS
07/31/2015

DRAWN CHECKED APPROVED
SB TK KE KE

PROJECT NO.
3733

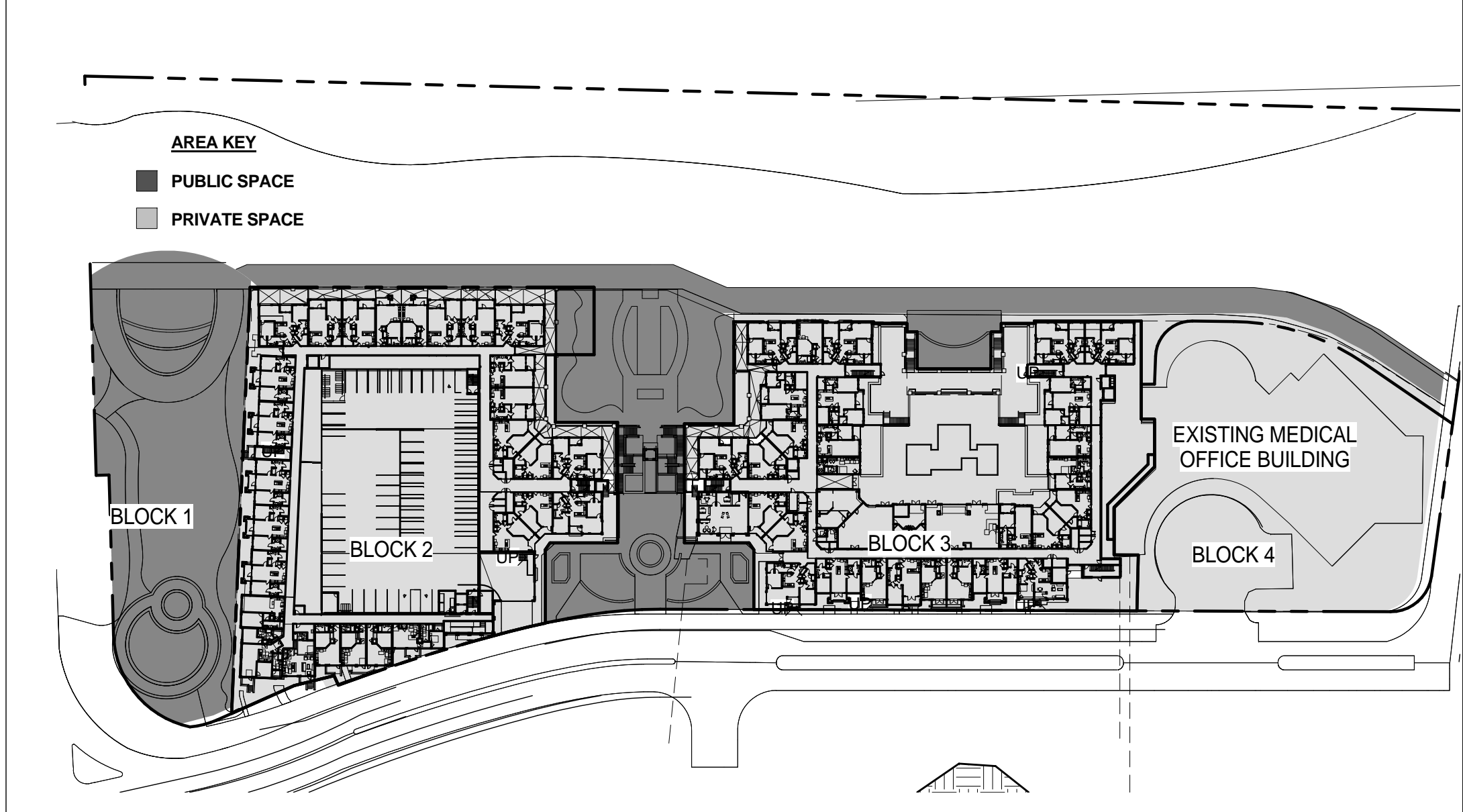
DRAWING NO.
T1.00



REQUIRED SETBACK = 0'-0"
ACTUAL SETBACK = 2'-0" +
% FRONTAGE AT REQ'D SETBACK = 0%

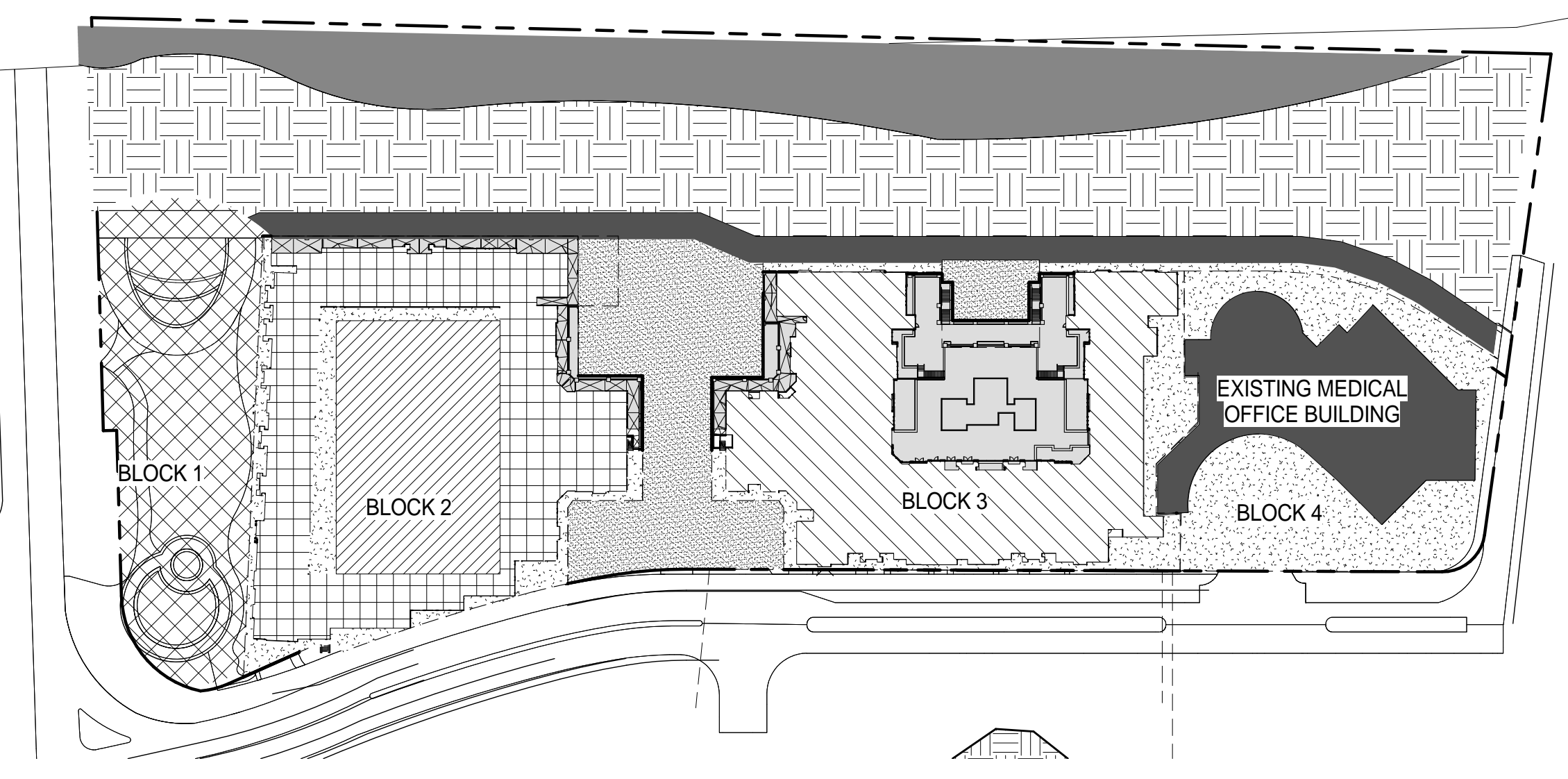
BUILDING FRONTAGE = 279'-10" + 327'-4" = 607'-2"
LOT FRONTAGE = 776'-4"
% FRONTAGE AT ACTUAL SETBACK = 607'-2" / 776'-4" = 78%

1 1/32" = 1'-0" PR - SITE PLAN



FAR CALCULATIONS

BLOCK:	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4
BUILDING / SPACE:	PUBLIC EVENT SPACE	WEST BUILDING	EAST BUILDING	EX. MEDICAL OFFICE BUILDING
BUILDING AREA:	N/A	180,000 SF (5 FLRS @ 36,000 SF)	191,000 SF (5 FLRS @ 38,200 SF)	EXISTING
BLOCK AREA:	40,075.2 SF (0.92 AC)	95,832.0 SF (2.20 AC)	87,991.2 SF (2.02 AC)	50,529.6 SF (1.16 AC)
PERIMETER:	942 FT	1,210 FT	1,271 FT	870 FT
FAR:	N/A	1.32	1.27	EXISTING
PARKING				
DWELLING UNITS:	300 TOTAL			
PARKING PROVIDED:	255 SPACES (INCLUDING 6 ADA) IN NEW GARAGE + 178 IN EXISTING GARAGE OFF SITE = 433 SPACES			
SPACES PER UNIT:	1.44			
BICYCLE PARKING:	26 SPACES (APPROX. 1 PER 10 VEHICLE SPACES)			



AREA KEY

RIVER	51,700.00 SF
GRADE TO RIVER	102,934.00 SF
RIVERWALK	18,963.50 SF
PROPOSED BUILDING-EAST	40,810.00 SF
PROPOSED BUILDING-WEST	35,080.00 SF
PARKING GARAGE	23,340.00 SF
EXISTING BUILDING	26,685.00 SF
PUBLIC EVENT SPACE	37,550.00 SF
PUBLIC PARK SPACE	30020.00 SF
COURTYARDS	24,933.00 SF
GENERAL OPEN SPACE	47,25800 SF
LOT COVERAGE	
LOT SIZE:	10.1 AC
BUILDING COVERAGE: (90% MAX)	28.4% (2.89 AC)
OPEN SPACE COVERAGE: (10% MIN)	71.6% (7.27 AC)

3 1" = 100'-0" PUBLIC AND PRIVATE AREAS

2 1" = 100'-0" SITE AREAS