File # 12-I-18-VA

CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Land Development Solutions	Owner ☐	New Structure ☑
Street Address 310-K Simmons Rd	Contractor ☑	Modification of Existing Structure ☐
City, State, Zip Knoxville, TN 37922	Tenant ☐	Off Street Parking ☐
Phone Number 865-671-2281	Other ☐	Signage ☐
Email		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 1901 Clinch Avenue
City, State, Zip Knoxville, TN 37916
Parcel # (see KGIS.org) 094NK01901
Zoning District (see KGIS.org) O-1

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.

Construction of an overhead connector between the Laurel Plaza Building located at the northwest quadrant of the Laurel Ave and 19th Street intersection and the Center for Advance Medicine (CAM) building. This connector will provide access between the Laurel Plaza building which houses central sterile, materials management & housekeeping functions to the CAM building where the new emergency department is being constructed. There is a 7' elevation difference between floors and an elevator is required at the Laurel Plaza end to match the CAM Bldg elevation & provide proper street clearance.

Proposed Side yard setback = 0'
Article 4. Section 2.2.1.D.2 - Required Side yard setback = 15'

Describe hardship conditions that apply to this variance.

The 15' setback in this location will prevent the construction of the columns required to support the connector. The need for the elevator to match floor elevations and provide the required vertical clearance from the road requires the connector to be constructed as proposed.

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** 11-21-18

File #	12-I-18-VA

CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

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

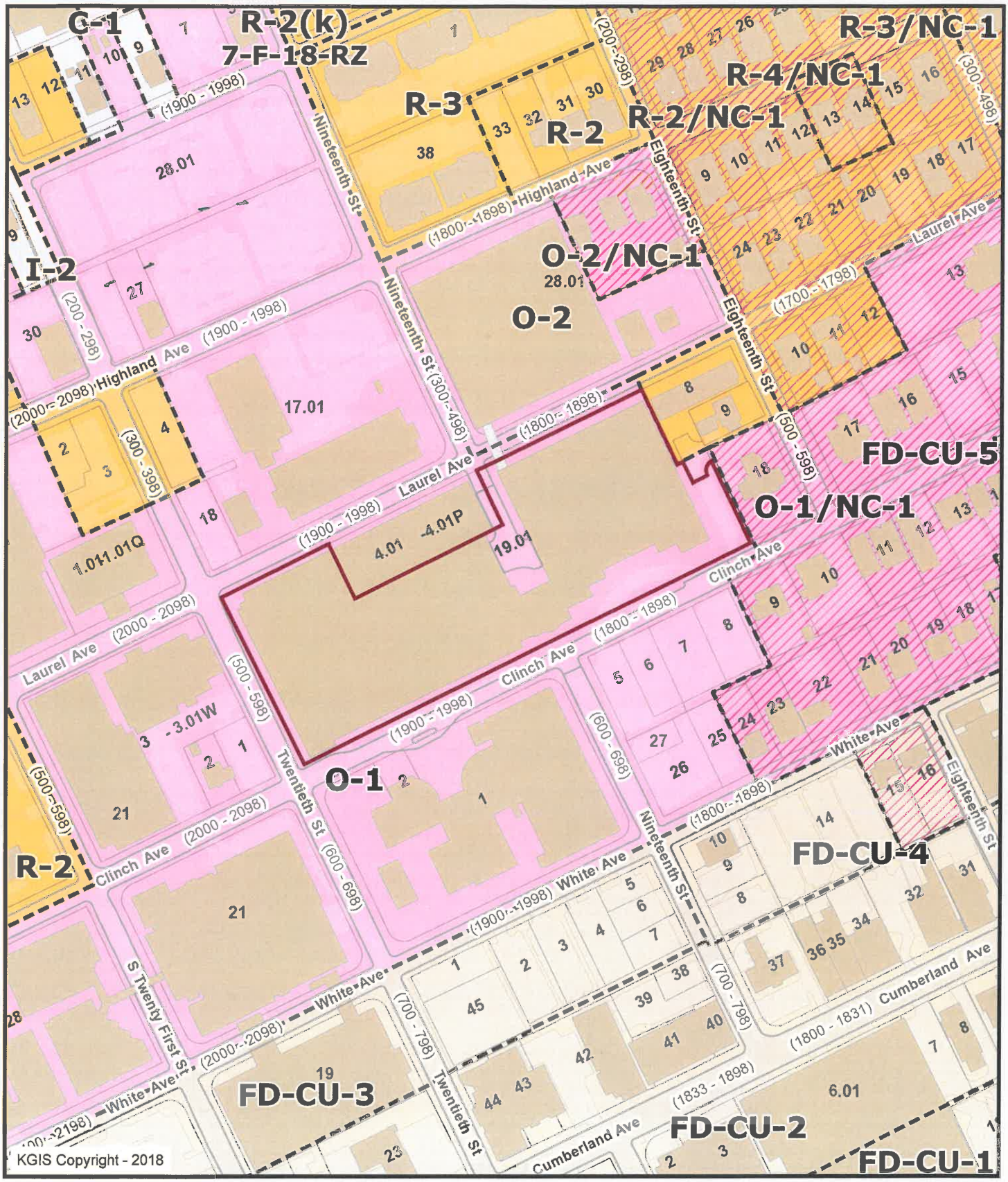
Is a plat required? Yes ☐ No ☑ Small Lot of record? ☐

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

1. Reduce the minimum required interior West side yard setback from 15 ft. to 0 ft. per Article 4, Section 2.2.1.D.2.

PROJECT INFORMATION

Date Filed 11/20/2018	Fee Amount 250.00
Council District 1	BZA Meeting Date December 20, 2018
PLANS REVIEWER Scott Elder	**DATE** 11/21/2018



Land Development Solutions

1901 Clinch Ave.

12-I-18-VA

Knoxville - Knox County - KUB Geographic Information System

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0 100 200 400

ft

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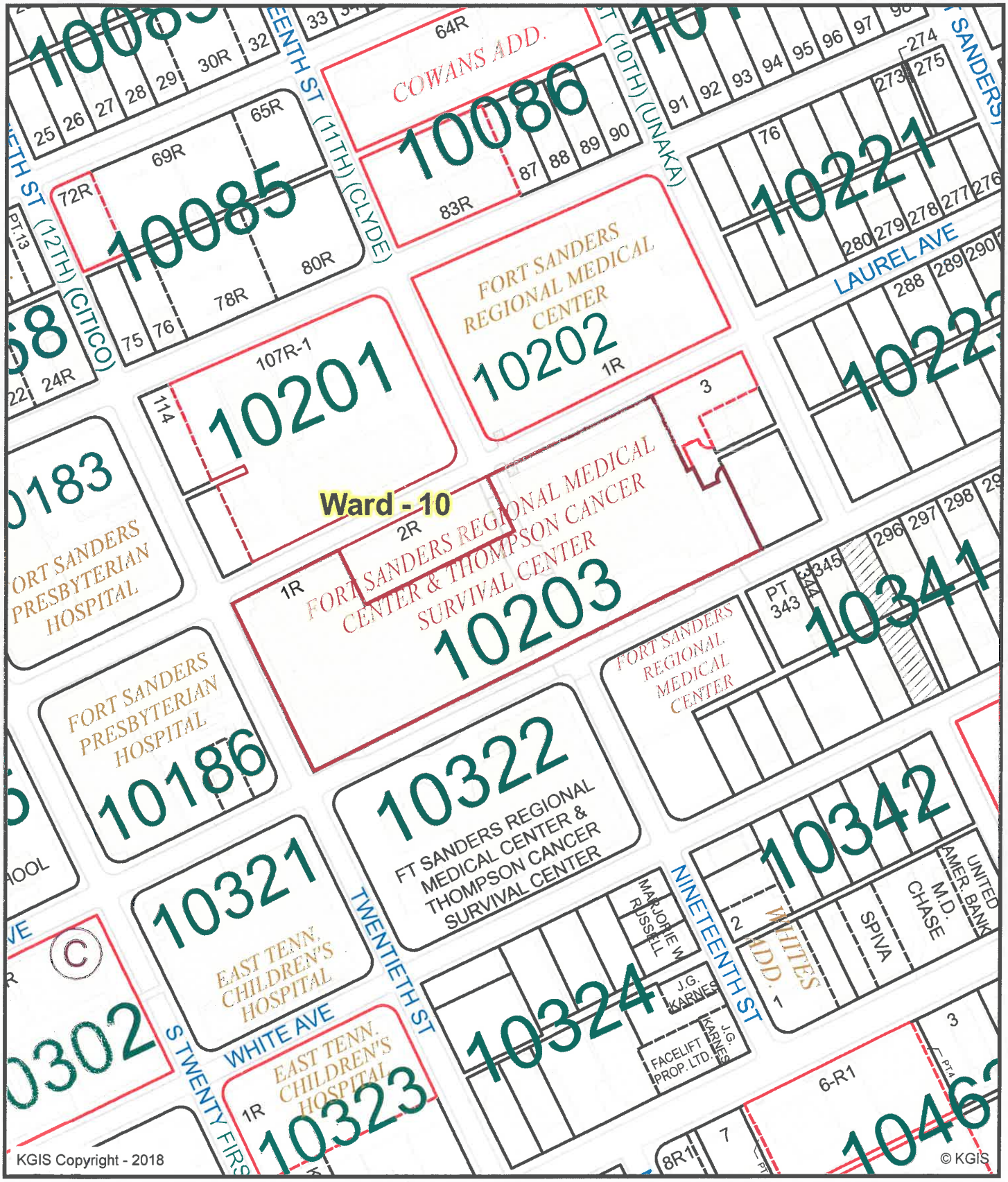

Land Development Solutions

1901 Clinch Ave.

12-I-18-VA

Knoxville - Knox County - KUB Geographic Information System

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Land Development Solutions

1901 Clinch Ave.

12-I-18-VA

Knoxville - Knox County - KUB Geographic Information System

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ft

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GRAPHIC SCALE: 1/32" = 1'-0"
GRAPHIC SCALE: 1/16" = 1'-0"
GRAPHIC SCALE: 3/32" = 1'-0"
GRAPHIC SCALE: 1/8" = 1'-0"
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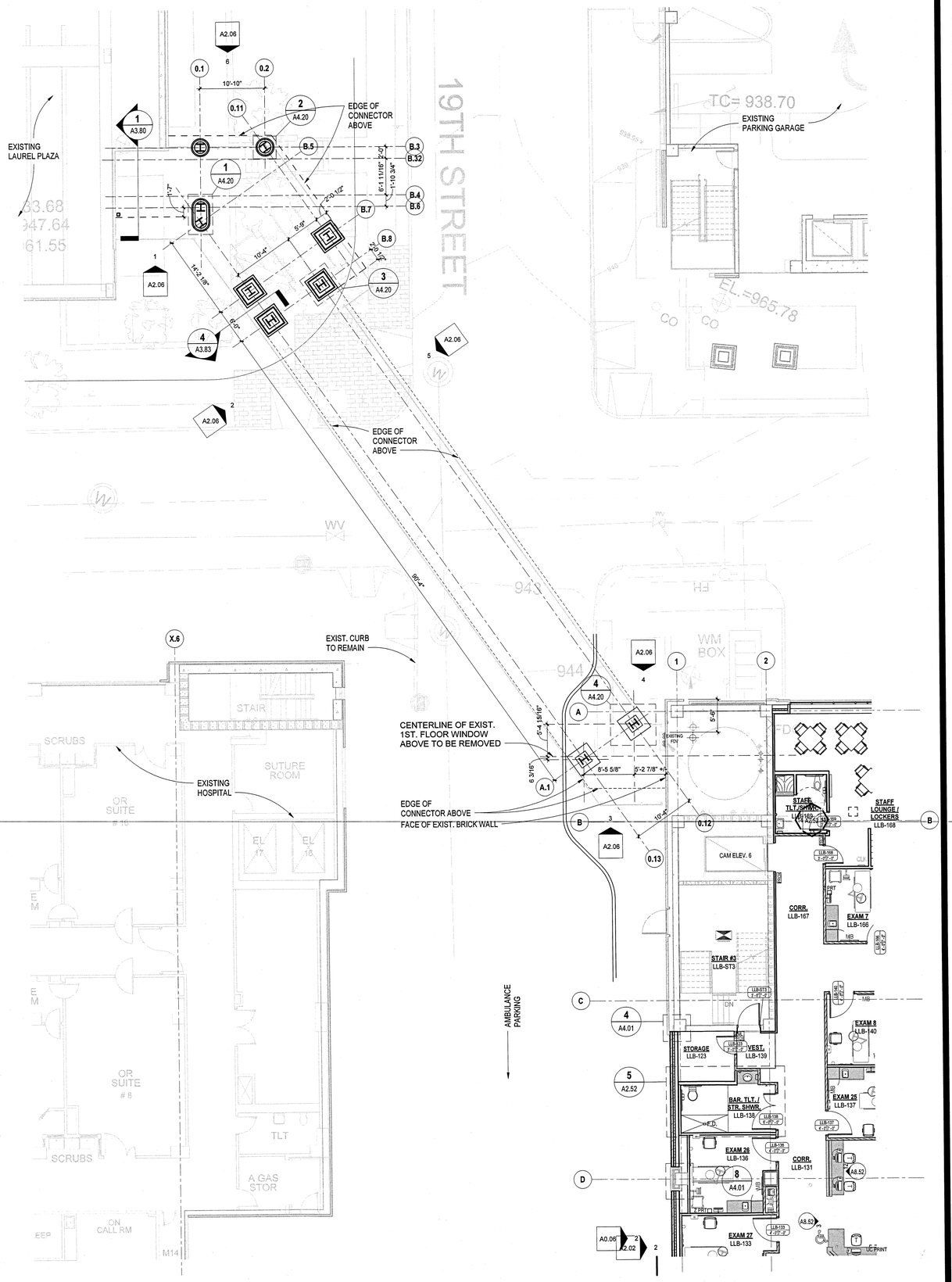
GRAPHIC SCALE: 1/2" = 1'-0"
GRAPHIC SCALE: 3/4" = 1'-0"
GRAPHIC SCALE: 1" = 1'-0"

10/31/2018 11:47:06 AM C:\Revit_Projects\16083\00_CAM\Building\New Work_A1\5_Central_pjhwj.rvt

GENERAL NOTES

1. ALLOW A MINIMUM OF 18 INCHES LATCH-SIDE CLEARANCE ON THE PULL SIDE OF ALL DOORS WITH MANUAL CLOSERS AND A MINIMUM OF 12 INCHES LATCH-SIDE CLEARANCE ON THE PUSH SIDE OF ALL DOORS WITH MANUAL CLOSERS.
2. ALLOW A MINIMUM OF 1 INCH CLEARANCE FROM THE EDGE OF ALL WALLS AND THE OUTSIDE FACE OF CASEWORK, TYPICAL
3. SEE DIMENSION PLAN FOR WALLS THAT REQUIRE SOUND ATTENUATION BLANKETS AND/OR SPECIFIC SOUND WALL CONSTRUCTIONS.
4. SEE THE OWNER FURNISHED EQUIPMENT BROCHURE FOR SPECIFIC INFORMATION ON EACH PIECE OF OWNER FURNISHED EQUIPMENT SHOWN ON THE PLANS. ALSO SEE VENDOR DRAWINGS PROVIDED FOR POSSIBLE WORK REQUIRED FOR EACH SPECIFIC VENDOR EQUIPMENT. CONFIRM WORK REQUIRED FOR EACH PIECE OF EQUIPMENT BEFORE COMPLETING CONSTRUCTION FOR THOSE SPACES.
5. AAA-XXX INDICATES VIEW WINDOW REQUIREMENTS. SEE WINDOW ELEVATION FOR SIZES, GLAZING, ETC. REQUIRED.
6. 08-1888 INDICATES DOOR NUMBER. SEE DOOR SCHEDULE FOR SPECIFIC INFORMATION ON EACH DOOR.
7. SEE FINISH DRAWINGS FOR SPECIFIC FINISH AND SURFACE PREPARATION REQUIREMENTS FOR EACH SPACE.
8. SEE REFLECTED CEILING PLANS FOR SPECIFIC CEILING TYPES, HEIGHTS, DETAILS, LIGHTS, DIFFUSERS, ETC.
9. SEE CASEWORK DRAWINGS FOR SPECIFIC CASEWORK SIZES, FINISHES, AND OTHER REQUIREMENTS.
10. SEE STRUCTURAL DRAWINGS FOR ANY MISCELLANEOUS FRAMING MEMBERS THAT ARE WITH WALL CONSTRUCTION ABOVE FINISH CEILINGS, INDICATE REINFORCEMENT REQUIREMENTS FOR CONCRETE BLOCK WALLS, ETC.
11. ALL CORRIDOR WALLS ARE TO BE SEALED TO LIMIT THE TRANSFER OF SMOKE (SMOKE RESISTIVE) REGARDLESS OF THE FIRE RATING ASSOCIATED WITH THE WALL.
12. ALL EXPANSION JOINTS THROUGH RATED ASSEMBLIES SHALL HAVE THE SAME FIRE RATING AS THE ASSEMBLY. ALL EXPANSION JOINTS THROUGH RATED ASSEMBLIES SHALL HAVE THE SAME FIRE RATING AS THE ASSEMBLY.
13. MOUNT BOTTOM OF TVS IN ALL ROOMS AT 80" A.F.F. MINIMUM.
14. PROVIDE BLOCKING FOR LOCKERS, PROX. CABINETS, AND OTHER EQUIPMENT AS REQUIRED.
15. PROVIDE 6" METAL STUDS AT WATER CLOSET WET WALLS AND ALL BACK-TO-BACK PATIENT HEADWALLS, TYPICAL UNLESS NOTED OTHERWISE (U.N.O.).
16. PATCH AND REPAIR ALL EXISTING FIRE RATED WALLS WITHIN LIMITS OF WORK, TO MAINTAIN EXISTING OR NEW REQUIRED FIRE RATINGS.
17. ALL CORRIDOR WALLS, EXAM ROOM HEADWALLS AND EQUIPMENT STORAGE ROOMS AND ALCOVES TO HAVE HEAVY DUTY (HIGH IMPACT RESISTANT) GYPSUM BOARD.
18. VERIFY RATING OF EXISTING PARTITIONS AND UPGRADE IF REQUIRED BY NEW CONSTRUCTION.
19. SYMBOL INDICATES SPACE OR FEATURE HAS ACCESSIBILITY REQUIREMENTS, SEE ACCESSIBILITY DRAWINGS.
20. EXTERIOR WINDOWS MARKED WITH A ○ ARE SPANDREL GLASS PANELS WITH CURTAIN WALL INSULATION. SEE EXTERIOR ELEVATIONS FOR LOCATIONS.
21. THE OWNER SHALL PROVIDE AND THE CONTRACTOR SHALL INSTALL THE FOLLOWING:
    - A. AT EACH SINK/LAVATORY LOCATION, ONE SOAP DISPENSER U.N.O. VERIFY LOCATION WITH OWNER'S REPRESENTATIVE.
    - B. AT EACH PATIENT CARE, UTILITY AND WORK AREA, ONE SHARPS DISPOSAL UNIT, GLOVES DISPENSER, AND HAND GEL DISPENSER, AS DIRECTED BY OWNER. VERIFY LOCATIONS WITH OWNER'S REPRESENTATIVE.



LAUREL PLAZA CONNECTOR - LOWER LEVEL NOTED & DIMENSIONED PLAN

SCALE: 1/8" = 1'-0"

12-(G,H&I)-18-VA

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Seals

RICHARD L. MILLER — REGISTERED ARCHITECT — 10/17/18 — STATE OF TENNESSEE

ED & ICU ADDITIONS & RENOVATIONS TO FORT SANDERS REGIONAL MEDICAL CENTER

KNOXVILLE, TENNESSEE

FORT SANDERS REGIONAL MEDICAL CENTER
Covenant HEALTH

DOCUMENT CHANGES

Description	Date

Issue Description	CD
Original Issue Date	10/17/18
Project No	16083.00
Drawn By HWJ	Checked By WCH

Drawing Title

LAUREL PLAZA CONNECTOR STREET LEVEL

Sheet Number

A1.LPC-1

GENERAL NOTES (#)

1. ALLOW A MINIMUM OF 18 INCHES LATCH-SIDE CLEARANCE ON THE PULL SIDE OF ALL DOORS WITH MANUAL CLOSERS AND A MINIMUM OF 12 INCHES LATCH-SIDE CLEARANCE ON THE PUSH SIDE OF ALL DOORS WITH MANUAL CLOSERS.
2. ALLOW A MINIMUM OF 1 INCH CLEARANCE FROM THE EDGE OF ALL WALLS AND THE OUTSIDE FACE OF CASEWORK, TYPICAL
3. SEE DIMENSION PLAN FOR WALLS THAT REQUIRE SOUND ATTENUATION BLANKETS AND/OR SPECIFIC SOUND WALL CONSTRUCTIONS.
4. SEE THE OWNER FURNISHED EQUIPMENT BROCHURE FOR SPECIFIC INFORMATION ON EACH PIECE OF OWNER FURNISHED EQUIPMENT SHOWN ON THE PLANS. ALSO SEE VENDOR DRAWINGS PROVIDED FOR POSSIBLE WORK REQUIRED FOR EACH SPECIFIC VENDOR EQUIPMENT. CONFIRM WORK REQUIRED FOR EACH PIECE OF EQUIPMENT BEFORE COMPLETING CONSTRUCTION FOR THOSE SPACES.
5. AAA-XXX INDICATES VIEW WINDOW REQUIREMENTS. SEE WINDOW ELEVATION FOR SIZES, GLAZING, ETC. REQUIRED.
6. BB-188B INDICATES DOOR NUMBER. SEE DOOR SCHEDULE FOR SPECIFIC INFORMATION ON EACH DOOR.
7. SEE FINISH DRAWINGS FOR SPECIFIC FINISH AND SURFACE PREPARATION REQUIREMENTS FOR EACH SPACE.
8. SEE REFLECTED CEILING PLANS FOR SPECIFIC CEILING TYPES, HEIGHTS, DETAILS, LIGHTS, DIFFUSERS, ETC.
9. SEE CASEWORK DRAWINGS FOR SPECIFIC CASEWORK SIZES, FINISHES, AND OTHER REQUIREMENTS.
10. SEE STRUCTURAL DRAWINGS FOR ANY MISCELLANEOUS FRAMING MEMBERS THAT ARE WITH WALL CONSTRUCTION ABOVE FINISH CEILINGS, INDICATE REINFORCEMENT REQUIREMENTS FOR CONCRETE BLOCK WALLS, ETC.
11. ALL CORRIDOR WALLS ARE TO BE SEALED TO LIMIT THE TRANSFER OF SMOKE (SMOKE RESISTIVE) REGARDLESS OF THE FIRE RATING ASSOCIATED WITH THE WALL.
12. ALL EXPANSION JOINTS THROUGH RATED ASSEMBLIES SHALL HAVE THE SAME FIRE RATING AS THE ASSEMBLY. ALL EXPANSION JOINTS THROUGH RATED ASSEMBLIES SHALL HAVE THE SAME FIRE RATING AS THE ASSEMBLY.
13. MOUNT BOTTOM OF TVS IN ALL ROOMS AT 80" A.F.F. MINIMUM.
14. PROVIDE BLOCKING FOR LOCKERS, PROX. CABINETS, AND OTHER EQUIPMENT AS REQUIRED.
15. PROVIDE 6" METAL STUDS AT WATER CLOSET WET WALLS AND ALL BACK-TO-BACK PATIENT HEADWALLS, TYPICAL UNLESS NOTED OTHERWISE (U.N.O.).
16. PATCH AND REPAIR ALL EXISTING FIRE RATED WALLS WITHIN LIMITS OF WORK, TO MAINTAIN EXISTING OR NEW REQUIRED FIRE RATINGS.
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19. SYMBOL INDICATES SPACE OR FEATURE HAS ACCESSIBILITY REQUIREMENTS, SEE ACCESSIBILITY DRAWINGS.
20. EXTERIOR WINDOWS MARKED WITH A ◇ ARE SPANDREL GLASS PANELS WITH CURTAIN WALL INSULATION. SEE EXTERIOR ELEVATIONS FOR LOCATIONS.
21. THE OWNER SHALL PROVIDE AND THE CONTRACTOR SHALL INSTALL THE FOLLOWING:
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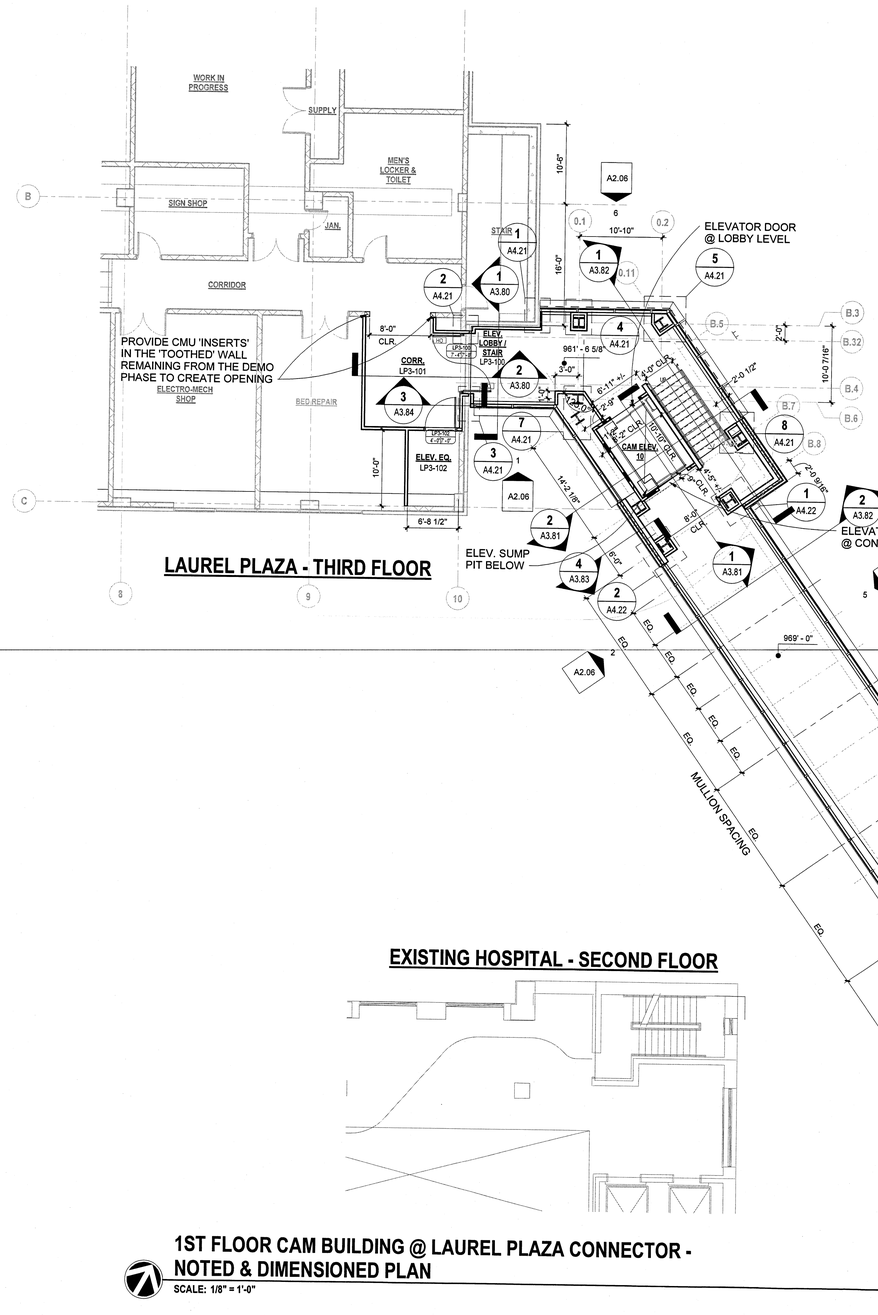
    B. AT EACH PATIENT CARE, UTILITY AND WORK AREA, ONE SHARPS DISPOSAL UNIT, GLOVES DISPENSER, AND HAND GEL DISPENSER, AS DIRECTED BY OWNER. VERIFY LOCATIONS WITH OWNER'S REPRESENTATIVE.
22. PROVIDE 22 GA. SHEET METAL CONTINUOUSLY BEHIND GYP. BD. WALLS & CEILINGS
23. PROVIDE LEAD LINED WALLS/ DOORS/ FRAMES/ GLASS PER PHYSICIST REPORT.

WALL LEGEND

EXISTING NON-RATED PARTITION TO 4" ABOVE CEILING	NON-RATED PARTITION TO 4" ABOVE CEILING
EXISTING NON-RATED PARTITION TO DECK	NON-RATED PARTITION TO DECK
EXISTING SMOKE PARTITION TO DECK	SMOKE PARTITION TO DECK
EXISTING 1-HOUR FIRE BARRIER	1-HOUR FIRE BARRIER
EXISTING 1-HOUR SMOKE BARRIER	1-HOUR SMOKE BARRIER
EXISTING 1-HOUR RATED SHAFT WALL BARRIER	1-HOUR RATED SHAFT WALL BARRIER
EXISTING 2-HOUR FIRE BARRIER	2-HOUR FIRE BARRIER
EXISTING 2-HOUR SMOKE BARRIER	2-HOUR SMOKE BARRIER
EXISTING 2-HOUR RATED SHAFT WALL BARRIER	2-HOUR RATED SHAFT WALL BARRIER
EXISTING NON-RATED C.M.U. PARTITION TO DECK	NON-RATED C.M.U. PARTITION TO DECK
EXISTING 1-HOUR C.M.U. FIRE BARRIER TO DECK	1-HOUR C.M.U. FIRE BARRIER TO DECK
EXISTING 2-HOUR C.M.U. FIRE BARRIER TO DECK	2-HOUR C.M.U. FIRE BARRIER TO DECK
EXISTING 3-HOUR C.M.U. FIRE BARRIER TO DECK	3-HOUR C.M.U. FIRE BARRIER TO DECK
EXISTING 4-HOUR C.M.U. FIRE BARRIER TO DECK	4-HOUR C.M.U. FIRE BARRIER TO DECK
EXISTING 1-HOUR C.M.U. SMOKE BARRIER TO DECK	1-HOUR C.M.U. SMOKE BARRIER TO DECK
EXISTING 2-HOUR C.M.U. SMOKE BARRIER TO DECK	2-HOUR C.M.U. SMOKE BARRIER TO DECK
EXISTING CAST-IN-PLACE CONC.	CAST-IN-PLACE CONC.
EXISTING 2-HOUR CONC. FIRE BARRIER	2-HOUR CONC. FIRE BARRIER
EXISTING 2-HOUR CONC. SMOKE BARRIER	2-HOUR CONC. SMOKE BARRIER
	4-HOUR CONC. FIRE BARRIER
	4-HOUR CONC. SMOKE BARRIER



LAUREL PLAZA - THIRD FLOOR

EXISTING HOSPITAL - SECOND FLOOR

CAM BLDG. - 1ST FLR. LEVEL

1ST FLOOR CAM BUILDING @ LAUREL PLAZA CONNECTOR - NOTED & DIMENSIONED PLAN

SCALE: 1/8" = 1'-0"

GRAPHIC SCALE: 1/32" = 1'-0" 64' 32' 16' 0
GRAPHIC SCALE: 1/16" = 1'-0" 32' 16' 8' 0
GRAPHIC SCALE: 3/32" = 1'-0" 24' 16' 8' 0
GRAPHIC SCALE: 1/8" = 1'-0" 16' 8' 4' 2' 0
GRAPHIC SCALE: 3/16" = 1'-0" 12' 8' 4' 0
GRAPHIC SCALE: 1/4" = 1'-0" 8' 4' 2' 1' 0
GRAPHIC SCALE: 3/8" = 1'-0" 6' 4' 2' 0
GRAPHIC SCALE: 1/2" = 1'-0" 4' 2' 1' 0
GRAPHIC SCALE: 3/4" = 1'-0" 2' 1' 0
GRAPHIC SCALE: 1" = 1'-0" 1' 0

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richard l. miller, architect
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ED & ICU ADDITIONS & RENOVATIONS TO FORT SANDERS REGIONAL MEDICAL CENTER

KNOXVILLE, TENNESSEE

FORT SANDERS REGIONAL MEDICAL CENTER
Covenant HEALTH

DOCUMENT CHANGES

Description	Date

Issue Description	CD
Original Issue Date	10/17/18
Project No	16083.00
Drawn By HWJ	Checked By WCH

Drawing Title

LAUREL PLAZA CONNECTOR FLOOR PLANS

Sheet Number

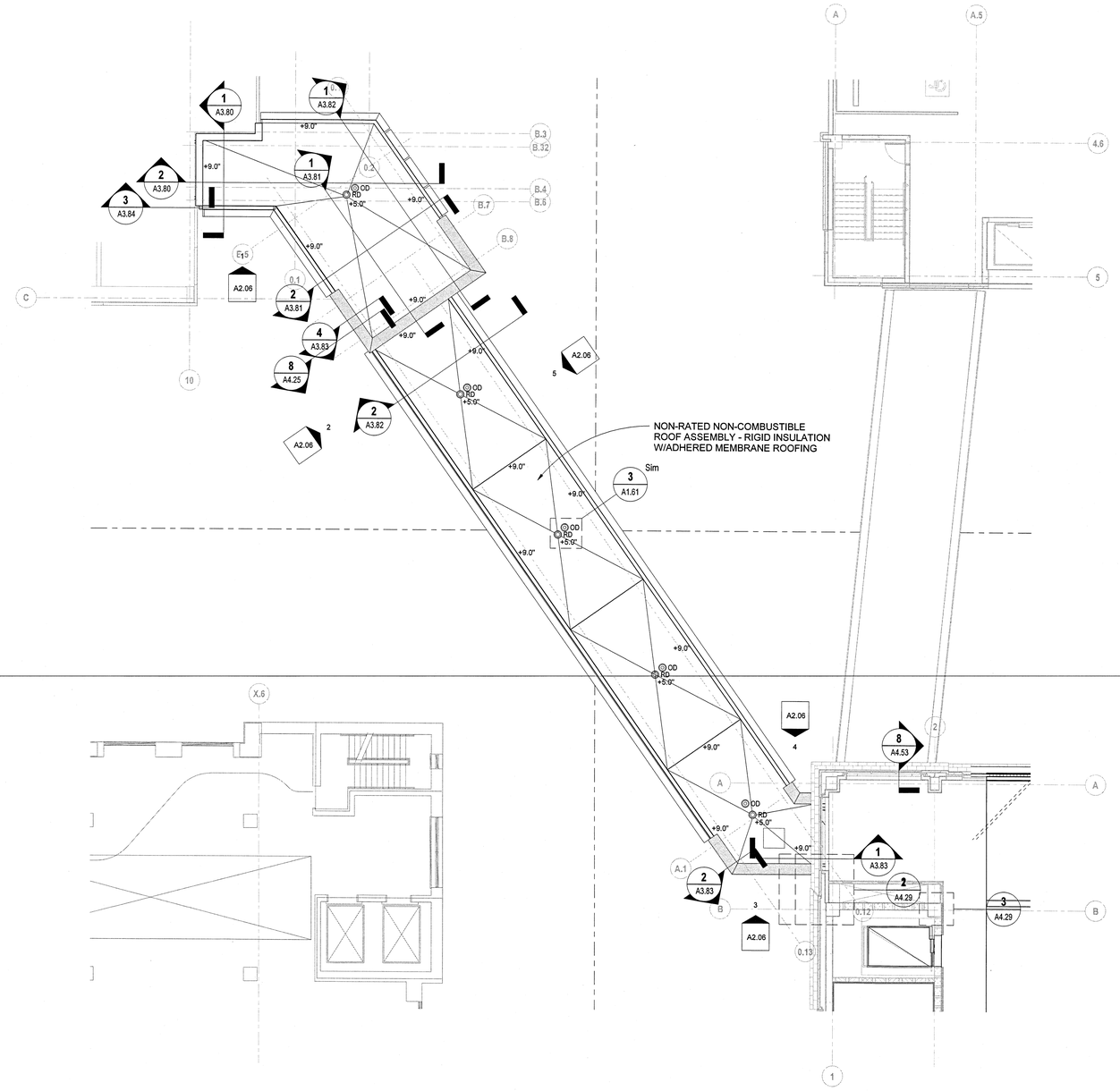
A1.LPC-2

GENERAL ROOF PLAN NOTES

1. "R.D." INDICATES ROOF DRAIN. "O.D." INDICATES OVERFLOW DRAIN.
2. "SCUPPER" INDICATES OVERFLOW SCUPPER IN EITHER PARAPET WALL OR GRAVEL STOP. SEE PLANS FOR LOCATIONS.
3. ARROWS ON THE ROOF PLAN INDICATE WATER DRAINAGE DIRECTION. ROOF SLOPES SHALL BE A MINIMUM OF 1/4" PER FOOT OR AS PER MANUFACTURER'S RECOMMENDATIONS.
4. RIGID INSULATION BOARD & LIGHTWEIGHT INSULATING CONCRETE CRICKETS DIRECTING WATER TO ROOF DRAINS SHALL BE SLOPED TO DIRECT POSITIVE DRAINAGE TO THE ROOF DRAINS AT A MINIMUM OF 1/4" PER FOOT OR AS PER MANUFACTURER'S RECOMMENDATIONS.
5. THICKNESS INDICATED ON THE ROOF PLAN IS MINIMUM ALLOWED. THIS IS MEASURED FROM THE TOP OF CONCRETE OR METAL DECK TO THE TOP OF ROOF CONSTRUCTION PER THE SPECIFIC U.L. ROOF ASSEMBLY NOTED ON THE ROOF PLAN. SEE THE INDEX AND G2 SERIES OF SHEETS FOR SPECIFIC INFORMATION ON EACH U.L. ROOF ASSEMBLY'S REQUIREMENTS. BUILD UP EDGES OF ROOF THE THICKNESS SHOWN.
6. ROOF DRAINS SHALL NOT BE LOCATED LESS THAN 12" FROM ANY BEAM CENTERLINE.
7. ALL EXPOSED MECHANICAL EQUIPMENT SHALL BE PAINTED TO MATCH THE ARCHITECT'S SELECTION
8. SEE ELECTRICAL SHEETS FOR INFORMATION ON LIGHTNING PROTECTION.
9. SEE PLUMBING PLANS FOR ROOF DRAIN SIZES.
10. SEE PLUMBING PLANS FOR ALL VENT PIPE LOCATIONS.
11. ROOFING CONTRACTOR IS TO INSTALL FLASHING AT ALL ROOF PENETRATIONS AS PER MANUFACTURER'S STANDARD DETAILS.
12. APPROXIMATE LOCATION OF ROOF ANCHORS FOR WINDOW WASHING EQUIPMENT ARE INDICATED USING "R.A.". ANCHOIRS TO BE SECURED TO STRUCTURAL BUILDING STEEL. SEE STRUCTURAL FOR DETAIL.
13. ALL ROOF EDGE CONDITIONS ARE TO BE CONSIDERED PARAPET WALLS UNLESS OTHERWISE NOTED.
14. ALL VENTS THROUGH ROOF SHALL MAINTAIN THE FOLLOWING MINIMUM DISTANCES:
    A. MECHANICAL FRESH AIR INTAKE - 25'-0"
    B. EDGE OF BUILDING - 5'-0"

ROOF LEGEND

R.D.	ROOF DRAIN		INDICATES TPO ROOFING SYSTEM; SEE SPECS.
O.D.	OVERFLOW DRAIN		INDICATES STANDING SEAM ROOF; SEE SPECS.
D.S.	DOWNSPOUT		INDICATES ROOFTOP STRUCT. CAPS FOR FUTURE EXPANSION; SEE DETAIL 9/A1.61
+3	INSULATION THICKNESS		
SLOPE 1/4"/FT. MIN.	INDICATES DIRECTION OF ROOF SLOPE		
	TIE-BACK ANCHOR PER WINDOW WASHING MFR. (REFER TO SPEC.)		



ROOF PLAN - LAUREL PLAZA CONNECTOR
SCALE: 1/8" = 1'-0"

GRAPHIC SCALE: 1/32" = 1'-0" 0 8" 16" 32" 64"
GRAPHIC SCALE: 1/16" = 1'-0" 0 4" 8" 16" 32"
GRAPHIC SCALE: 3/32" = 1'-0" 0 8" 16" 24"
GRAPHIC SCALE: 1/8" = 1'-0" 0 4" 8" 16"
GRAPHIC SCALE: 3/16" = 1'-0" 0 4" 8" 12"
GRAPHIC SCALE: 1/4" = 1'-0" 0 1' 2' 4' 8"
GRAPHIC SCALE: 3/8" = 1'-0" 0 2' 4' 8"
GRAPHIC SCALE: 1/2" = 1'-0" 0 1' 2' 4"
GRAPHIC SCALE: 3/4" = 1'-0" 0 1' 2' 3"
GRAPHIC SCALE: 1" = 1'-0" 0 3" 6" 1' 2'

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Seals

RICHARD L. MILLER — REGISTERED ARCHITECT — STATE OF TENNESSEE — 10/17/2018

ED & ICU ADDITIONS & RENOVATIONS TO FORT SANDERS REGIONAL MEDICAL CENTER

KNOXVILLE, TENNESSEE

FORT SANDERS REGIONAL MEDICAL CENTER
Covenant HEALTH

DOCUMENT CHANGES

Description	Date

Issue Description	CD
Original Issue Date	10/17/18
Project No	16083.00
Drawn By HWJ	Checked By WCH

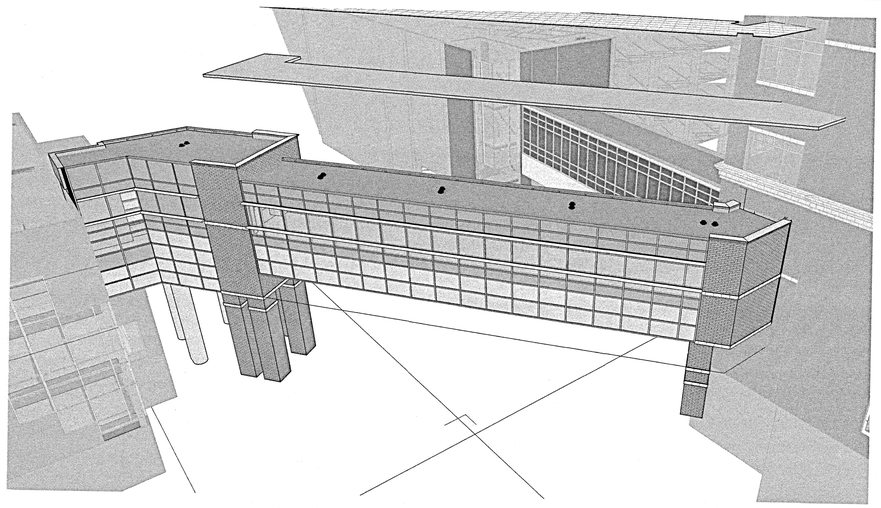
Drawing Title

LAUREL PLAZA CONNECTOR ROOF PLAN

Sheet Number

A1.LPC-R

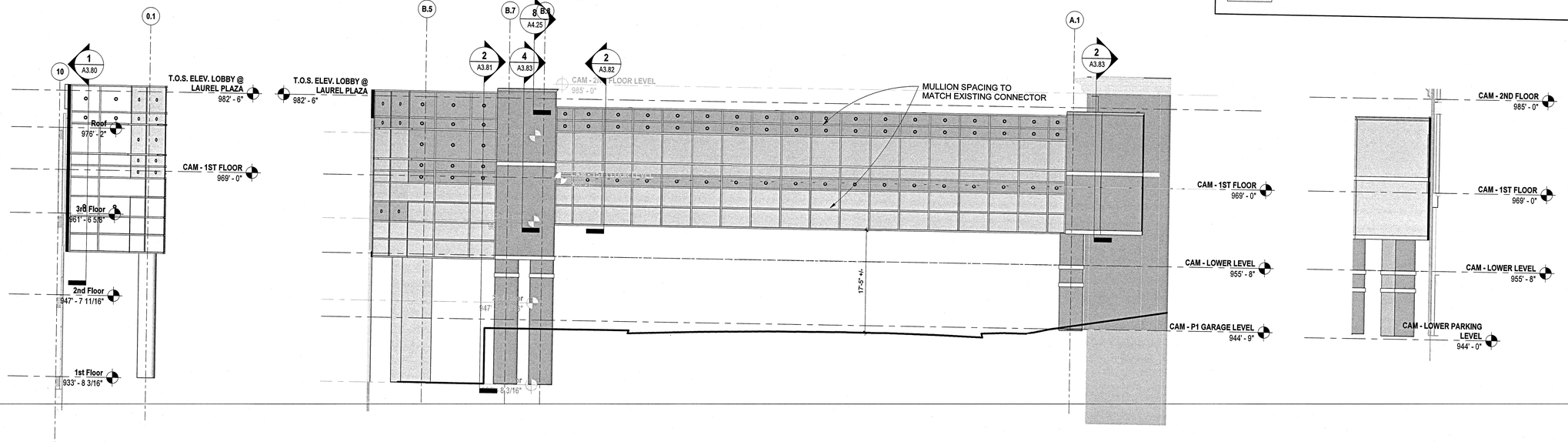
12/6(H+I)-18-VA



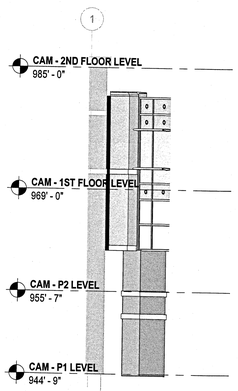
A 3D VIEW OF LAUREL PLAZA CONNECTOR
SCALE:

BUILDING MATERIALS

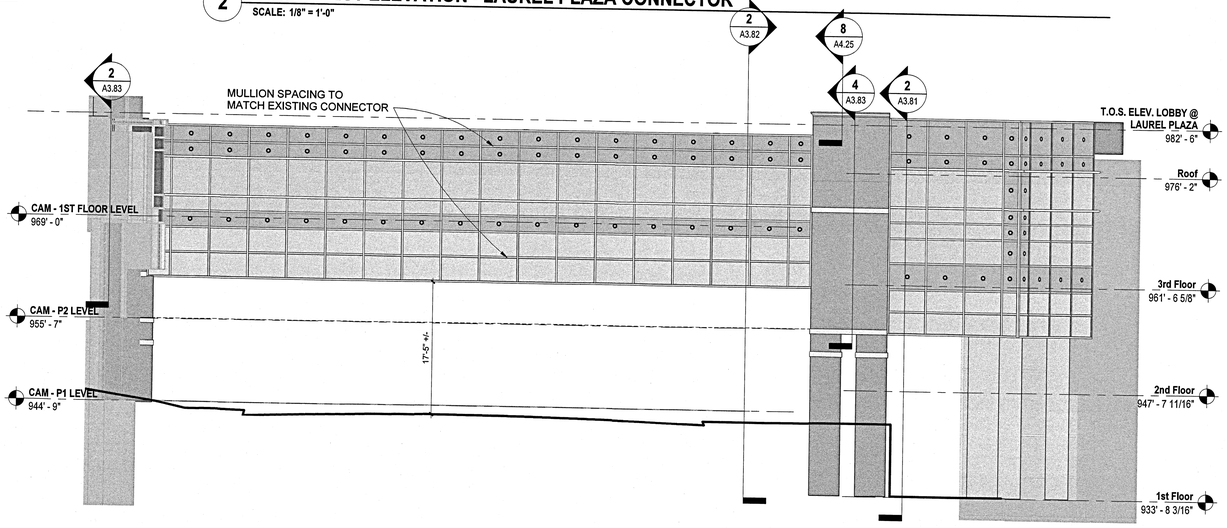
- METAL PANEL 1 - PPG DURANAR UC106712XL SUMMER SUEDE METALLIC
- METAL PANEL 2 - PPG DURANAR UC106710XL FAWN METALLIC
- METAL PANEL 3 - ANODIZED ALUMINUM FINISH
- VISION GLASS
- IB — VISION GLASS W/ INTEGREL BLINDS
- TERRA COTTA TILE
- CALCIUM SILICATE MASONRY UNITS
- EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.)
- SPANDREL GLASS



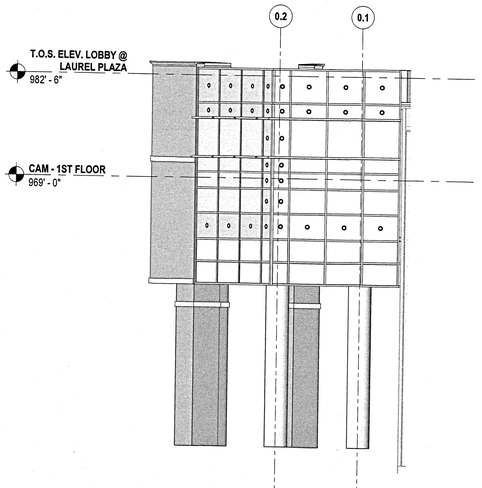
1 SOUTH ELEVATION @ LAUREL PLAZA
SCALE: 1/8" = 1'-0"



2 SOUTHWEST ELEVATION - LAUREL PLAZA CONNECTOR
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION @ CAM BUILDING
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION @ CAM BUILDING
SCALE: 1/8" = 1'-0"

5 NORTHEAST ELEVATION - LAUREL PLAZA CONNECTOR
SCALE: 1/8" = 1'-0"

6 NORTH ELEVATION @ LAUREL PLAZA
SCALE: 1/8" = 1'-0"

GRAPHIC SCALE: 1/32" = 1'-0"
GRAPHIC SCALE: 1/16" = 1'-0"
GRAPHIC SCALE: 3/32" = 1'-0"
GRAPHIC SCALE: 1/8" = 1'-0"
GRAPHIC SCALE: 3/16" = 1'-0"
GRAPHIC SCALE: 1/4" = 1'-0"
GRAPHIC SCALE: 3/8" = 1'-0"
GRAPHIC SCALE: 1/2" = 1'-0"
GRAPHIC SCALE: 3/4" = 1'-0"
GRAPHIC SCALE: 1" = 1'-0"

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ESa
Earl Swensson Associates, Inc.
richard l. miller, architect
1033 Demonbreun Street
Suite 800
Nashville Tennessee 37203
615-329-9445

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Seals

ED & ICU ADDITIONS & RENOVATIONS TO FORT SANDERS REGIONAL MEDICAL CENTER

KNOXVILLE, TENNESSEE

FORT SANDERS REGIONAL MEDICAL CENTER
Covenant HEALTH

DOCUMENT CHANGES

Description	Date

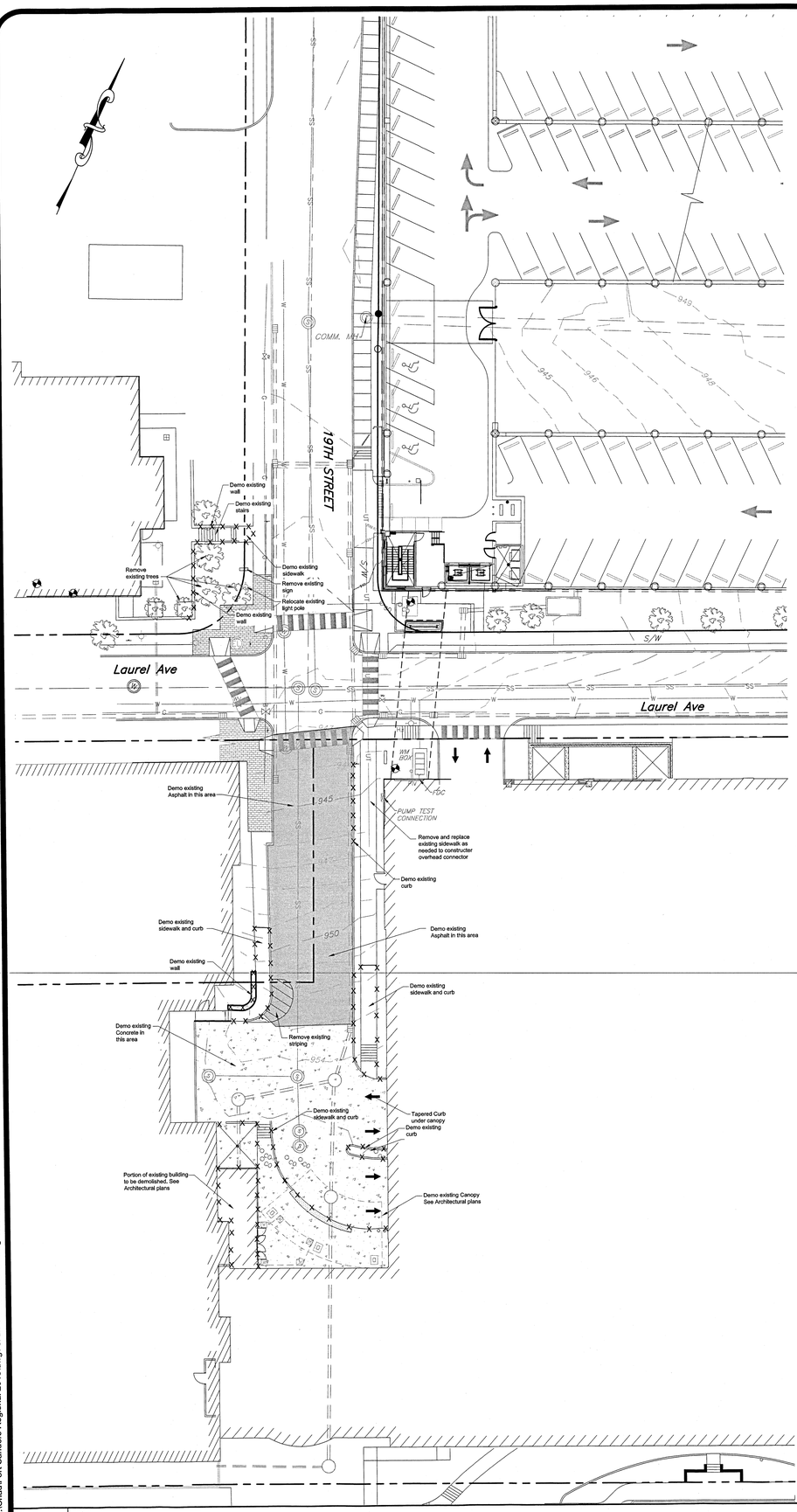
Issue Description	CD
Original Issue Date	10/17/18
Project No	16083.00
Drawn By HWJ	Checked By WCH

Drawing Title

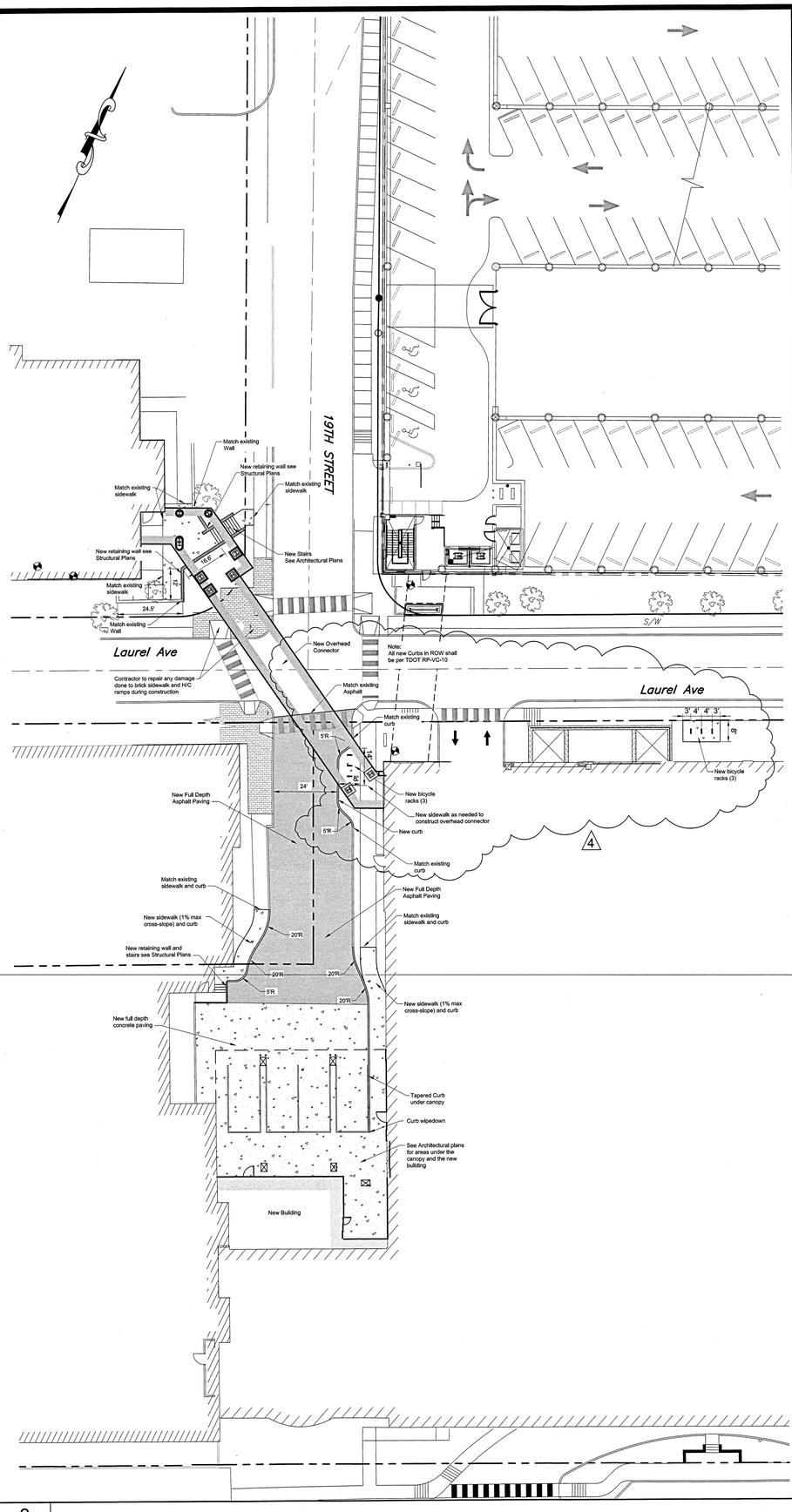
LAUREL PLAZA CONNECTOR ELEVATIONS

Sheet Number

A2.06



1 Site Demolition
1"=20'



2 Site Layout
1"=20'

GENERAL NOTES

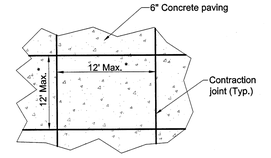
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL TENNESSEE ONE CALL AND ANY UTILITY THAT DOES NOT SUBSCRIBE TO ONE CALL AT LEAST 72 HOURS BEFORE ANY EXCAVATION, TO REQUEST EXACT FIELD LOCATION OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. OWNER: FORT SANDERS REGIONAL MEDICAL CENTER
   1901 CLINCH AVENUE
   KNOXVILLE, TENNESSEE 37916
3. SURVEY BY: LAND DEVELOPMENT SOLUTIONS
   310 SIMMONS ROAD, SUITE K
   KNOXVILLE, TN 37922
   PH. 865-671-2281
4. PROPERTY IS LOCATED IN KNOXVILLE AND IS ZONED O-1.
5. LOT ACREAGE = 4.15 ACRES.
6. LANDSCAPING SHALL COMPLY WITH KNOXVILLE TREE PROTECTION ORDINACE.

LAYOUT NOTES

1. All dimensions to curb line reference face of curb - see detail.
2. See architectural drawings for building dimensions. All dimensions to building are approximate unless specifically noted as building layout points.
3. See Utility Plan for new and existing utility line locations. See Grading and Drainage Plan for new and existing storm drain locations.

LEGEND

- BENCHMARK
- PROPERTY LINE
- EXISTING FENCE
- EXISTING BUILDING EDGE
- EXISTING TREE LINE
- EXISTING TREE
- EXISTING CURB LINE
- EXISTING CATCH BASIN
- EXISTING HEADWALL
- EXISTING STORM LINE
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING SANITARY MAIN
- EXISTING SANITARY MANHOLE
- EXISTING GAS MAIN
- EXISTING GAS VALVE
- EXISTING UNDERGROUND FIBER OPTIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING OVERHEAD LINE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING CONTOURS

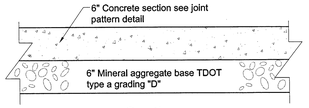


Notes:

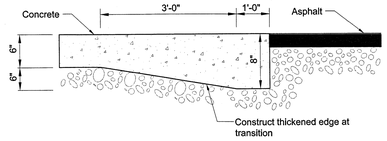
All contraction joints shall be sawed to 1/4 slab thickness. Joints at building and retaining walls shall be expansion joints. Construction joints shall be thickened edge joints or shall be doweled with 1"Ø plain smooth dowel bars 18" long each placed at 12" O.C. The exposed end of the dowel bar shall be * greased prior to placement of new concrete.

Unless otherwise shown on joint layout plan.

Joint Pattern Detail



Section



Concrete/Asphalt Transition

Concrete Paving Detail

20 10 0 20 40
1" = 20'

Project: ED & ICU Additions & Renovations
FORT SANDERS REGIONAL MEDICAL CENTER
Covenant Health
Knoxville, Tennessee

LAND DEVELOPMENT SOLUTIONS
310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH. 865-671-2281

Drawing Description: Site Demo and Layout Plan Volume One

No.	Date	Revision
1	8/27/18	Revisions per Owner/Arch
4	11/2/18	Revisions per City of Knoxville Comments

E. J. BAKSA REGISTERED ENGINEER STATE OF TENNESSEE No. 019077

Drawn By	CDB
Checked	EJB
Approved	EJB
Job No.	218023
1"=20' Scale	8-13-18 Date

C101
Sheet No.

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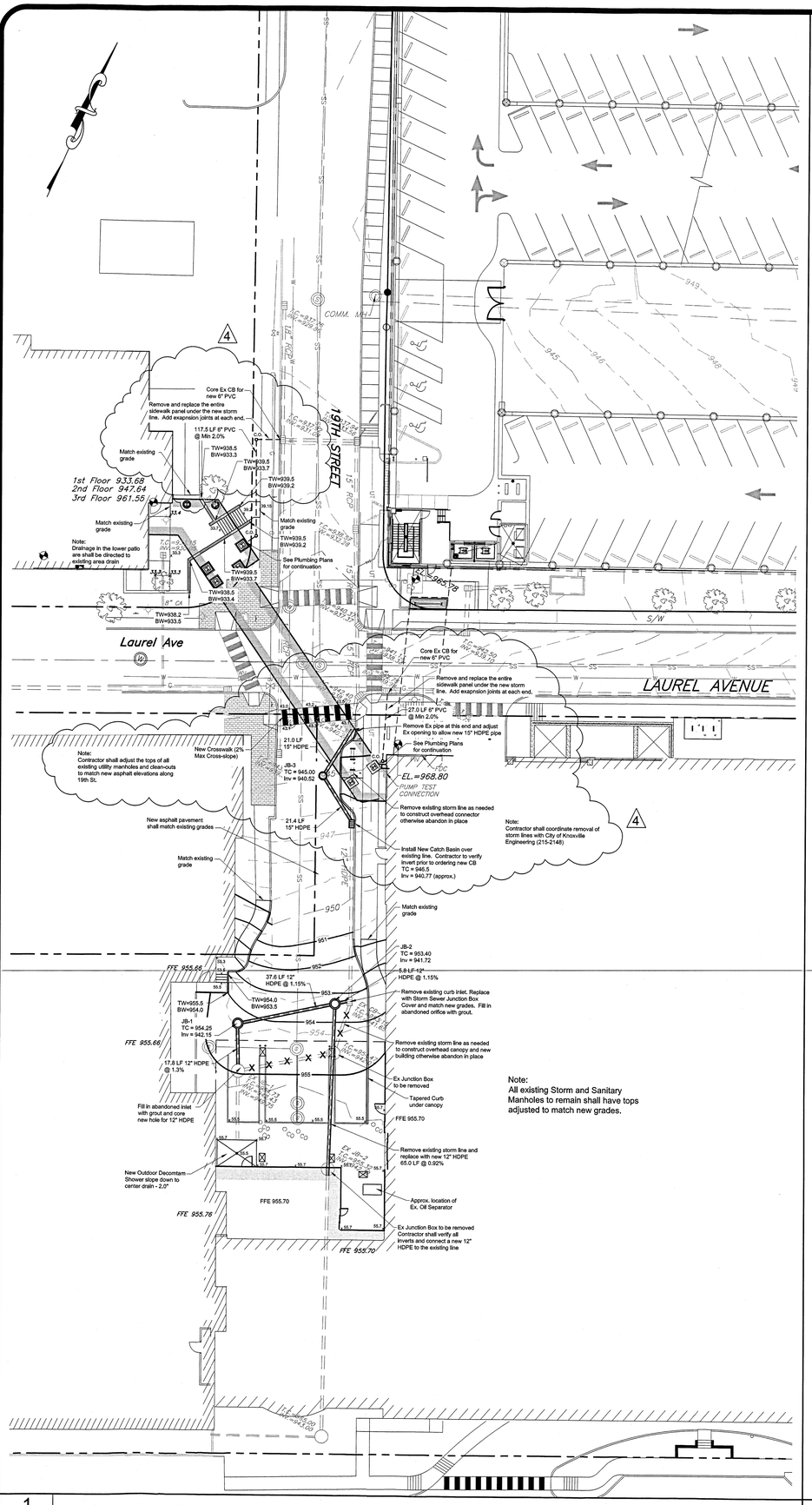
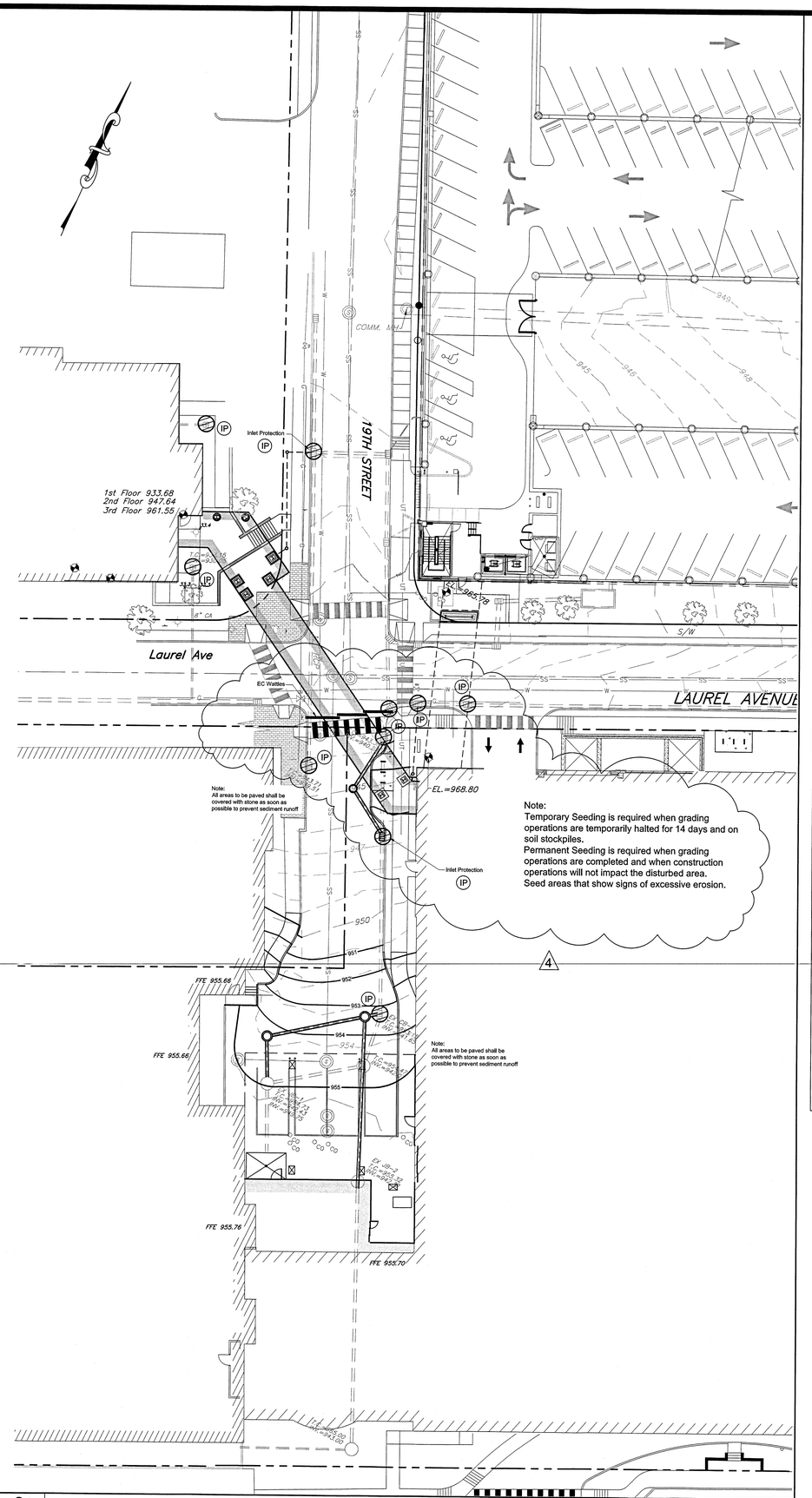


1 Site Grading
1"=20'



2 Site Erosion Control
1"=20'

General Notes

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL TENNESSEE ONE CALL AND ANY UTILITY THAT DOES NOT SUBSCRIBE TO ONE CALL AT LEAST 72 HOURS BEFORE ANY EXCAVATION, TO REQUEST EXACT FIELD LOCATION OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
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Drainage Notes

1. All storm lines in paved areas shall be backfilled to pavement subgrade with #57 stone.
2. All trenching and shoring shall comply with OSHA standards.
3. Storm lines and structures shall be constructed as soon as possible. Inlet Protection shall be used around structures to minimize the silt entering into drainage system. All silt shall be removed from structures and lines.
4. Pipe lengths and slope are measured from center of structure to center of structure.
5. All HDPE storm lines shall be smooth interior.
6. Contractor shall provide as-built survey of storm system PRIOR to paving. As-built survey shall include storm structure tops, inverts, pipe materials, slopes, and detention basin grading (1 foot contours). Survey shall be provided in electronic format (ACAD 2009 compatible) as well as stamped paper copy. Survey shall be on the same datum as coordinate system as the design plans. All survey points shall be provided in a comma delimited text file (PNEZD format).
7. After construction is complete, contractor shall provide as-built survey as noted above. Survey shall be updated to reflect any changes or modifications to the storm system since the first as-built survey. As-built survey shall include storm structure tops, inverts, pipe materials, slopes, and detention basin grading (1 foot contours). Survey shall be provided in electronic format (ACAD 2009 compatible) as well as stamped paper copy. Survey shall be on the same datum as coordinate system as the design plans. All survey points shall be provided in a comma delimited text file (PNEZD format).

Retaining Wall Notes

1. This plan shows the location of several retaining walls which will be required in order to construct the finished grades indicated. No retaining wall design has been done by Land Development Solutions.(LDS) The contractor shall obtain the services of a Professional Engineer, licensed in the State of Tennessee, to design the retaining walls indicated. The retaining wall design engineer shall verify all existing topography and soil conditions and shall analyze the proposed finished grades to determine the appropriate wall design. Any changes to proposed finished grades required by retaining wall design and/or construction shall be submitted to LDS for review to determine their impact upon the grading and drainage design. All finished earth slopes shall be no steeper than 2H to 1V unless approved by a licensed Geotechnical Engineer. All finished earth slopes shall be covered with permanent vegetation to prevent erosion.
2. Top and bottom elevations of retaining walls shown on these plans are for finished grading purposes. Actual bottom of wall elevations are generally lower than the finished grade shown on this plan. See wall construction drawings for wall details. Top and bottom elevation shown do not account for wall batter.
3. Owner shall be responsible for design and installation of safety barriers (fence or other), warning/hazard signs, and any other required safety devices behind all retaining walls. Owner shall be responsible for meeting all codes and obtaining all required approvals.

Legend

- BENCHMARK
- PROPERTY LINE
- EXISTING FENCE
- EXISTING BUILDING EDGE
- EXISTING TREE LINE
- EXISTING TREE
- EXISTING CURB LINE
- EXISTING CATCH BASIN
- EXISTING HEADWALL
- EXISTING STORM LINE
- EXISTING WATER LINE
- EXISTING WATER VALVE
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- EXISTING UNDERGROUND ELECTRIC LINE
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- EXISTING OVERHEAD LINE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING CONTOURS

20 10 0 20 40
1" = 20'

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Drawing Description: Site Grading and Erosion Control Plan Volume One

No.	Date	Revision
1	8/27/18	Revisions per Owner/Arch
4	11/2/18	Revisions per City of Knoxville Comments

E. J. BAKSA JR. REGISTERED ENGINEER No. 01272 STATE OF TENNESSEE

Drawn By	CDB
Checked	EJB
Approved	EJB
Job No.	218023
1"=20' Scale	8-13-18 Date

C201
Sheet No.

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