

File #

11-F-22-VA



BOARD OF ZONING APPEALS APPLICATION

Click on [Meeting Schedule, Deadlines and Fees](#) for information on submitting an application to be heard at a monthly Board meeting.

| APPLICANT INFORMATION | APPLICANT IS: | THIS PROPOSAL PERTAINS TO: |
|--|-------------------------------------|---|
| Name The Mark at Knoxville c/o Ben Mullins | Owner <input type="checkbox"/> | New Structure <input checked="" type="checkbox"/> |
| Street Address 550 West Main St., Suite 500 | Contractor <input type="checkbox"/> | Modification of Existing Structure <input type="checkbox"/> |
| City, State, Zip Knoxville, TN 37902 | Tenant <input type="checkbox"/> | Off Street Parking <input type="checkbox"/> |
| Phone Number 865-546-9321 | Other <input type="checkbox"/> | Signage <input type="checkbox"/> |
| Email bmullins@fmsllp.com | | Other <input type="checkbox"/> |

THIS IS A REQUEST FOR:

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

PROPERTY INFORMATION

Street Address **124 S. Concord St.** City, State, Zip **Knoxville, TN 37919**
 See KGIS.org for Parcel # **108BB010** City Council District **6** and Zoning District **I-MU**

VARIANCE REQUIREMENTS

City of Knoxville Zoning Ordinance Article 16, Section 16.3

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.

Applicant seeks to develop vacant and underutilized property into a private, upscale multi-family housing development at 124. S. Concord. The Property is approximately 6.25 acres and is currently vacant. The Property has frontage on its western boundary to S. Concord Road and is bounded to the north by a Norfolk Southern railway and to the east and south by Third Creek and is adjacent to Tyson Park. Applicant intends to redevelop the Property into a multi-family dwelling unit with approximately 308 dwelling units, 5 courtyards, and an integrated parking garage providing 447 parking spaces with a pool and additional residential amenities on the roof deck. A modest height variance is required to allow placement of a pool and rooftop amenities on the southwest corner of the parking deck (See detail A140 and A501 attached).

Applicant seeks a variance from Article 6.3, Table 6.1, to increase the maximum height from 50' to 61ft and 7inches.

Describe hardship conditions that apply to this variance.

Due to topography and the railroad ROW to the north, the location of current utility easements, and the inability to fill certain areas of the property due to FEMA's floodways, applicant will be denied a reasonable use of this property but for this variance. As the height requested is only a small portion of the parking deck, it is the minimum adjustment necessary.

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

10-18-22

File #



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):

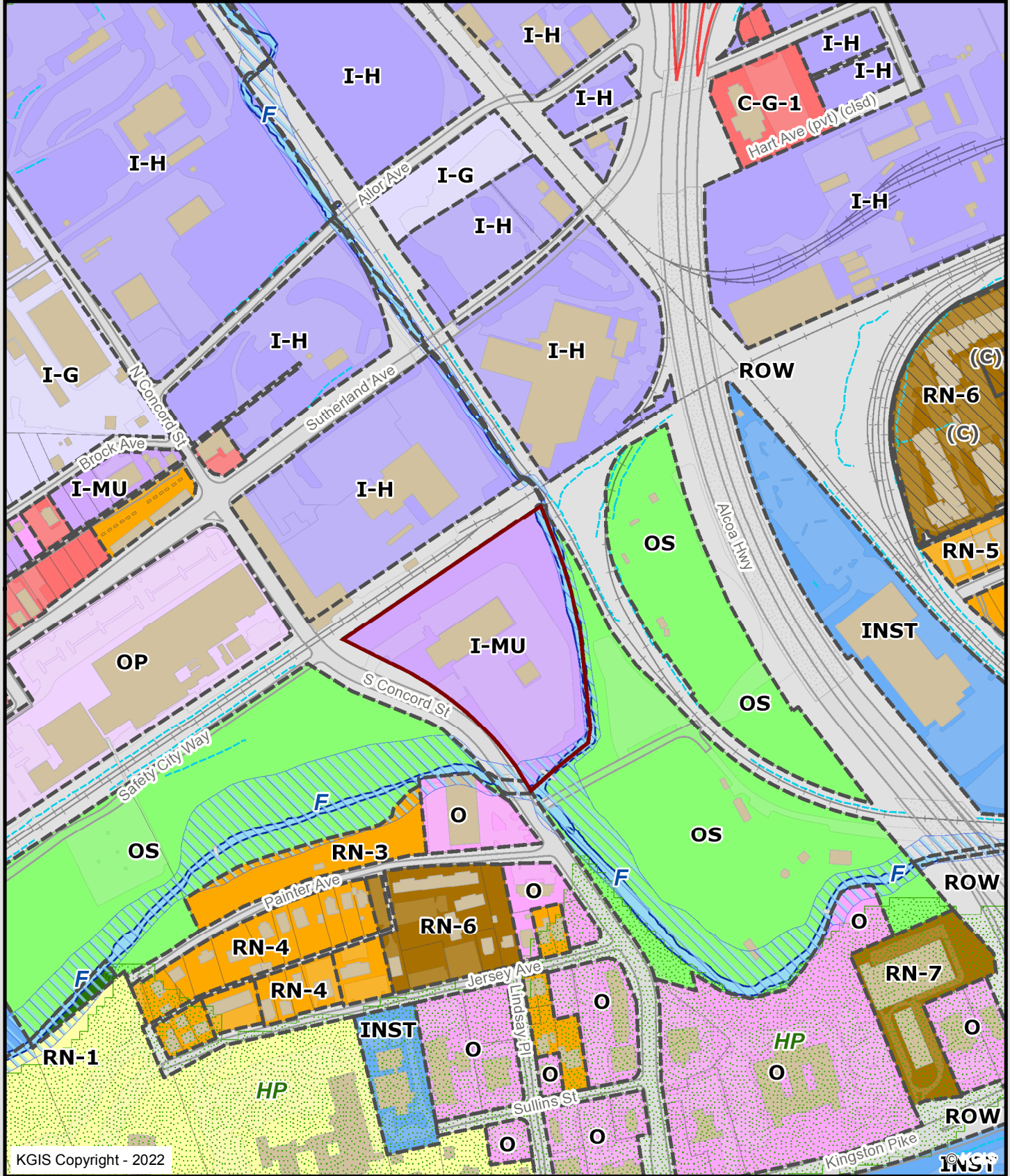
Large empty rectangular area for providing variance request details and ordinance citations.

PROJECT INFORMATION

Date Filed | Fee Amount

Council District | BZA Meeting Date

PLANS REVIEWER | **DATE**



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INSI

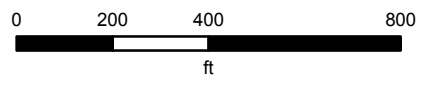
124 S. CONCORD ST

11-F-22-VA
BEN MULLINS

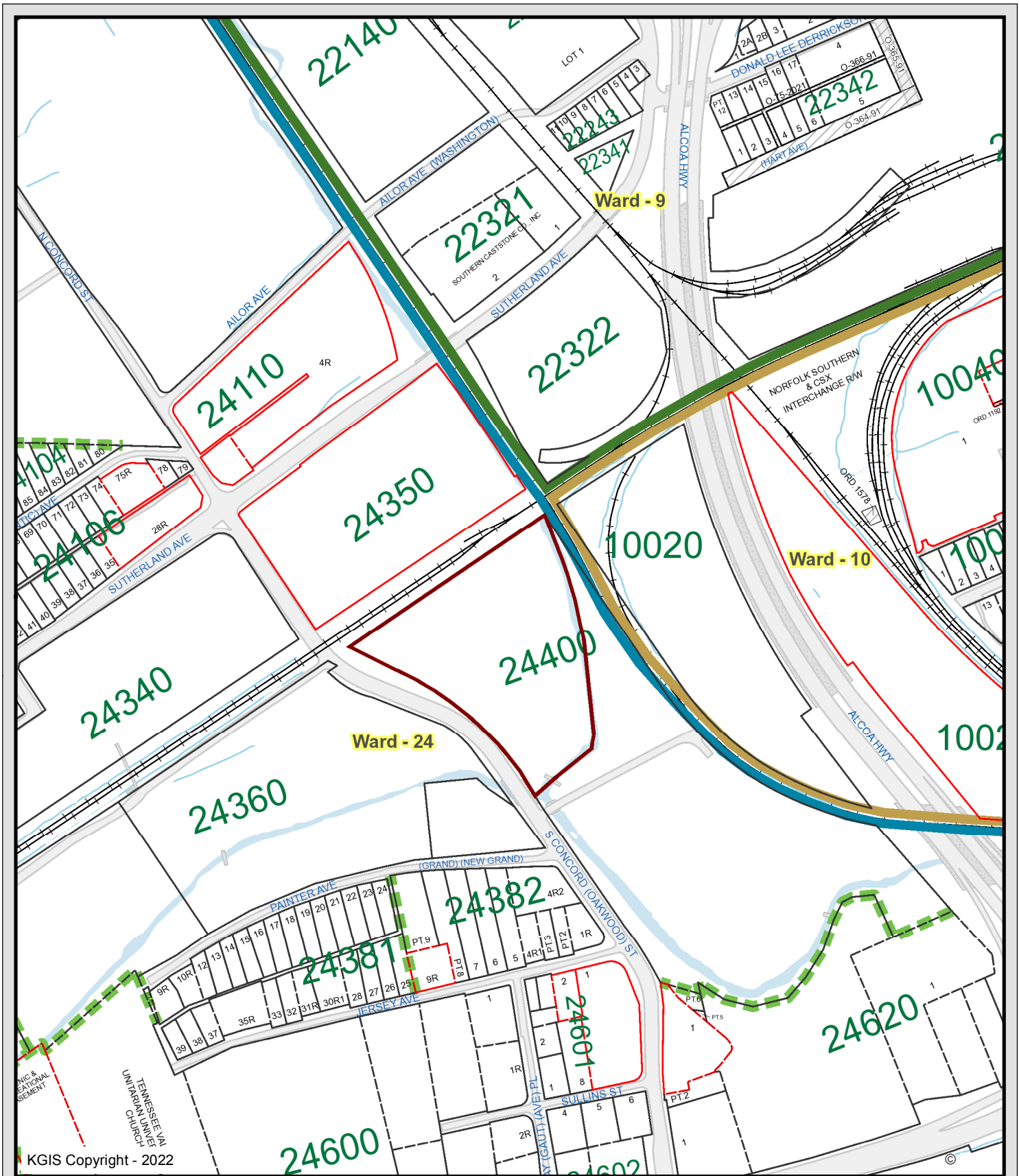
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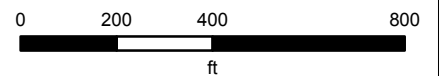
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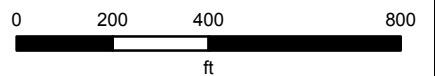
124 S. CONCORD ST

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BEN MULLINS

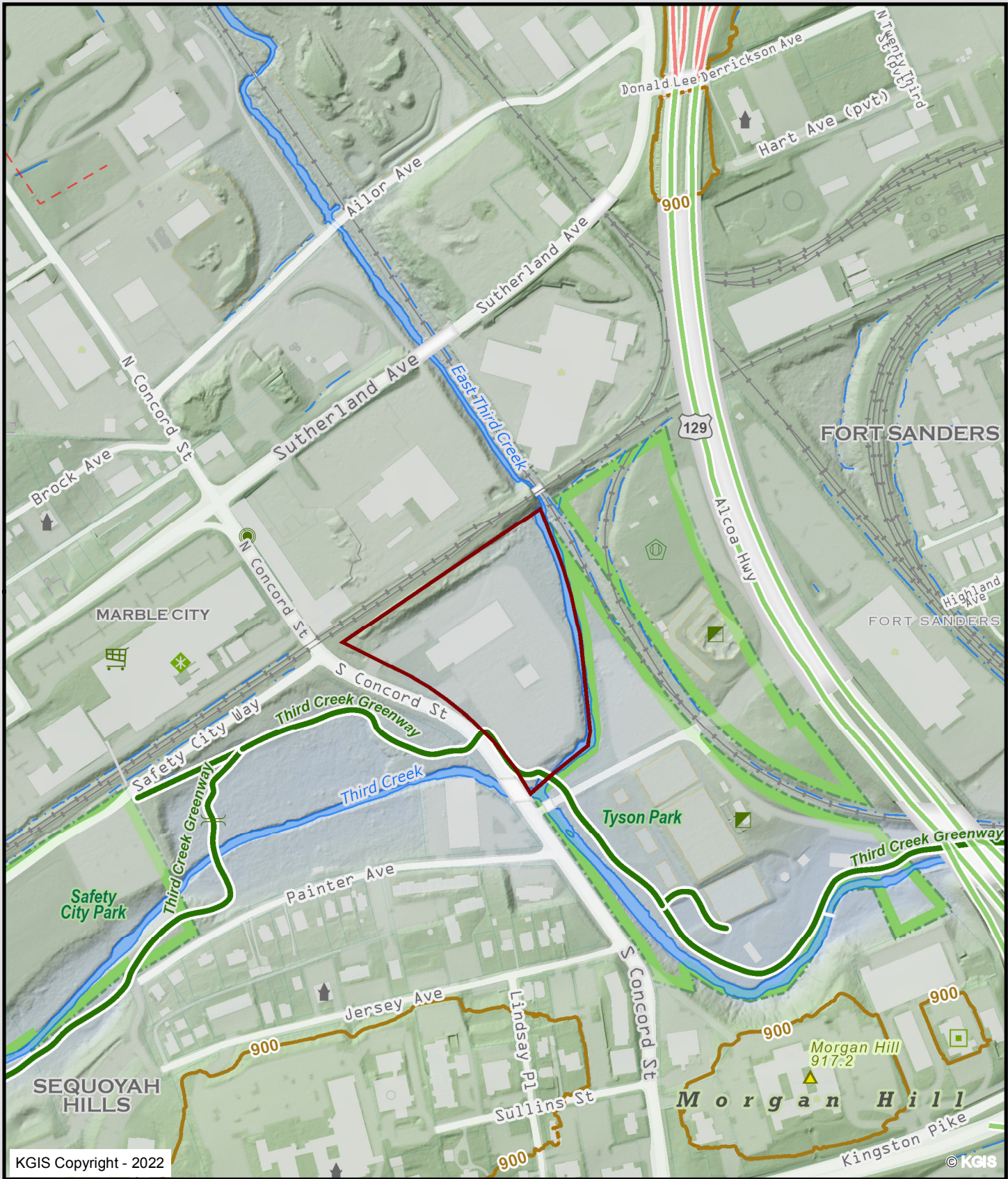
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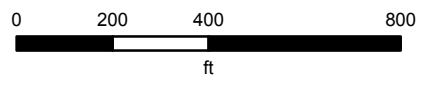
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THE MARK AT KNOXVILLE

BZA SUBMISSION

125 S CONCORD STREET, KNOXVILLE, TN 37919
 LANDMARK PROPERTIES, INC.

CONSULTANTS

PROJECT TITLE

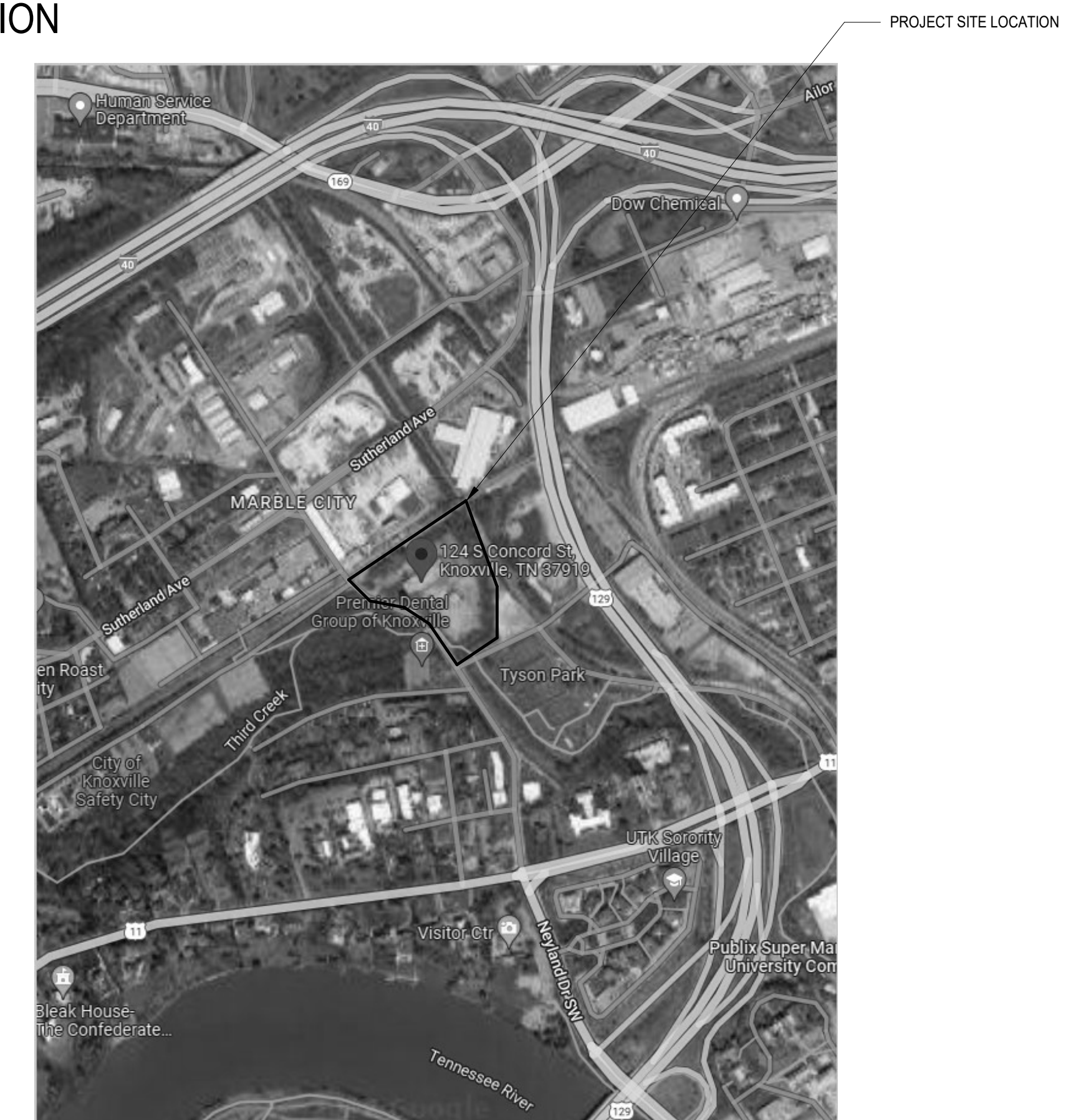
**THE MARK AT
 KNOXVILLE**

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| 1 | 06/29/2022 | 50% SD SET |
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| 4 | 10/13/2022 | BZA Submission |

RENDERING



PROJECT LOCATION



PROJECT SUMMARY (UNIT MATRIX)

| | LVL 1 | LVL 2 | LVL 3 | LVL 4 | UNITS | BEDS | | | | | | BED MIX |
|------|-------|-------|-------|-------|-------|------|--|--|--|--|--|---------|
| STU. | 14 | 13 | 13 | 14 | 54 | 54 | | | | | | 6.5% |
| 1 BR | 9 | 7 | 7 | 9 | 32 | 32 | | | | | | 3.8% |
| 2 BR | 20 | 22 | 22 | 21 | 85 | 170 | | | | | | 20.3% |
| 3 BR | 2 | 4 | 5 | 5 | 16 | 48 | | | | | | 5.7% |
| 4 BR | 20 | 17 | 18 | 18 | 73 | 292 | | | | | | 34.9% |
| 5 BR | 9 | 13 | 13 | 13 | 48 | 240 | | | | | | 28.7% |
| | | | | | 308 | 836 | | | | | | 100.0% |

| | LOBBY | AMENITY | LOADING & TRASH | MEP & STO. | GARAGE AREA | STANDARD PARKING | COMPACT PARKING | SURFACE PARKING | GBA | GRSF | NRSF | EFFICIENCY |
|--------|-------|---------|-----------------|------------|-------------|------------------|-----------------|-----------------|---------|---------|---------|------------|
| | | | | 1,930 | 842 | | | | 2,772 | | | |
| LVL 1 | 2,000 | 5,855 | 1,353 | 699 | 30,355 | 78 | 18 | 39 | 131,025 | 90,762 | 72,900 | 80.3% |
| LVL 2 | | 2,029 | | | 30,355 | 77 | 26 | | 127,624 | 95,240 | 77,868 | 81.8% |
| LVL 3 | | | | 1,828 | 30,355 | 77 | 26 | | 130,037 | 97,854 | 80,596 | 82.4% |
| LVL 4 | | 189 | | 1,828 | 30,355 | 69 | 26 | | 131,025 | 98,653 | 81,424 | 82.5% |
| ROOF | | 3,892 | | | 14,968 | 26 | 24 | | 20,066 | 1,206 | | |
| TOTALS | 2,000 | 11,965 | 1,353 | 4,354 | 136,389 | | | 486 | 542,549 | 383,715 | 312,788 | 81.5% |

PROJECT TEAM

OWNER / APPLICANT:
 Landmark Properties, Inc.
 315 Oconee Street
 Athens, Georgia 30601
 Phone: 706.543.1910
 Contact: Nick Lev
 Email: nick.lev@landmarkproperties.com

Architect:
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 1054 31st St NW, Suite 410
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 Phone: 612.384.5410
 Contact: Jack Boarman
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Civil Engineer:
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 Email: JBelyea@chacompanies.com

Landscape Architect:
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Project Coordinator:
 W&A Engineering
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 Birmingham, AL 35209
 Phone: 813.380.6930
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Pre-Construction
 Landmark Urban Construction
 315 Oconee Street
 Athens, Georgia 30601
 Phone: 706.543.1910
 Contact: Jason Murray
 Email: jason.murray@landmarkproperties.com

CERTIFICATION

**NOT FOR
 CONSTRUCTION**

DRAWN BY: _____ Author
 CHECKED BY: _____ Checker
 COMMISSION NUMBER: 1870-53

SHEET TITLE

COVER SHEET

SHEET NUMBER

G100

CONSULTANTS

PROJECT TITLE

**THE MARK AT
KNOXVILLE**

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CERTIFICATION

**NOT FOR
CONSTRUCTION**

| | |
|-------------------|---------|
| DRAWN BY | Author |
| CHECKED BY | Checker |
| COMMISSION NUMBER | 1870-53 |

SHEET TITLE

SHEET INDEX

SHEET NUMBER

G101

Sheet List (BZA Submission)

| SHEET NUMBER | SHEET NAME | ISSUE 01 | ISSUE 02 | ISSUE 03 | ISSUE 04 | ISSUE 05 | ISSUE 06 |
|---------------------|--------------------------------|----------|----------|----------|----------|----------|----------|
| GENERAL | | | | | | | |
| G100 | COVER SHEET | x | x | x | x | | |
| G101 | SHEET INDEX | | x | | x | | |
| ARCHITECTURE | | | | | | | |
| A010 | ARCHITECTURAL SITE PLAN | x | x | | | x | |
| A101 | LEVEL 1 - OVERALL FLOOR PLAN | x | x | x | x | | |
| A102 | LEVEL 2 - OVERALL FLOOR PLAN | x | x | x | x | | |
| A103 | LEVEL 3 - OVERALL FLOOR PLAN | x | x | x | x | | |
| A104 | LEVEL 4 - OVERALL FLOOR PLAN | x | x | x | x | | |
| A140 | ROOF PLAN - OVERALL FLOOR PLAN | x | x | x | x | | |
| A401 | EXTERIOR ELEVATIONS | | x | | | x | |
| A501 | BUILDING SECTIONS | x | x | | | x | |

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ARCHITECTURAL KEYNOTES

CERTIFICATION

**NOT FOR
CONSTRUCTION**

DRAWN BY: _____ Author
CHECKED BY: _____ Checker
COMMISSION NUMBER: 1870-53

SHEET TITLE

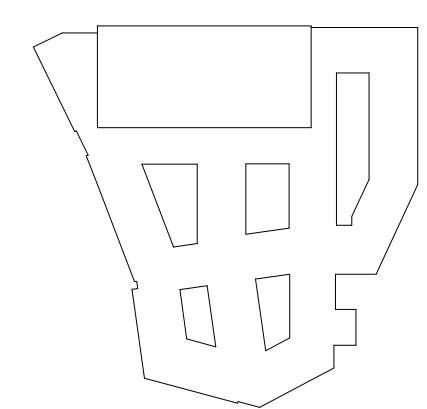
**ARCHITECTURAL
SITE PLAN**

SHEET NUMBER

A010



KEY PLAN



CONSULTANTS

PROJECT TITLE

**THE MARK AT
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DRAWN BY: _____ Author
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COMMISSION NUMBER: 1870-53

SHEET TITLE

**LEVEL 1 -
OVERALL FLOOR
PLAN**

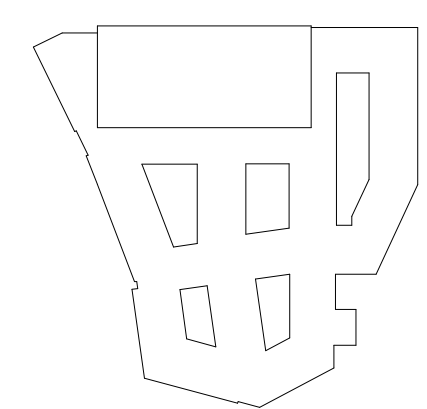
SHEET NUMBER

A101

| Parking Schedule | | | |
|------------------|-------|-------------|-----------------|
| Level | Count | Description | Type Mark |
| LEVEL 1 | 18 | COMPACT | |
| LEVEL 1 | 78 | STANDARD | |
| LEVEL 1 | 39 | STANDARD | SURFACE PARKING |
| LEVEL 2 | 26 | COMPACT | |
| LEVEL 2 | 76 | STANDARD | |
| LEVEL 3 | 26 | COMPACT | |
| LEVEL 3 | 77 | STANDARD | |
| LEVEL 4 | 26 | COMPACT | |
| LEVEL 4 | 69 | STANDARD | |
| ROOF | 24 | COMPACT | |
| ROOF | 26 | STANDARD | |
| Grand total: | 487 | | |



KEY PLAN



PLAN NORTH

1
A101 LEVEL 1 - OVERALL FLOOR PLAN
1" = 20'-0"

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**NOT FOR
CONSTRUCTION**

DRAWN BY: _____ Author
CHECKED BY: _____ Checker
COMMISSION NUMBER: 1870-53
SHEET TITLE

**LEVEL 2 -
OVERALL FLOOR
PLAN**

GENERAL NOTES - FLOOR PLAN

- DO NOT SCALE DRAWINGS.
- DO NOT PAINT FRAME / DOOR OF ALL ELECTRICAL PANEL BOXES UNLESS NOTED OTHERWISE - SEE MATERIAL LIST IN SPECIFICATIONS FOR PT COLOR
- SEE CODE PLAN / FLOOR PLANS FOR FE AND FE CAB LOCATIONS
- REFER TO G SERIES CODE PLANS FOR PARTITION AND DOOR RATINGS
- SEE A600 SERIES FOR REQUIRED FLOOR AND ROOF RATINGS
- SEE A601-A603 FOR WALL, FLOOR AND ROOF UL ASSEMBLIES

DIMENSIONING / LAYOUT NOTES

- DIMENSIONS ARE TAKEN TO: (UNLESS NOTED OTHERWISE):
 - THE CENTER LINE OF STUD AT INTERIOR WALLS
 - THE FACE OF GYPSUM BOARD AT CORRIDOR WALLS (GRID AT CORRIDOR SIDE)
 - THE CENTERLINE OF UNIT SEPARATION WALLS (GRID AT CENTERLINE)
 - THE OUTSIDE FACE OF SHEATHING AT EXTERIOR WALLS WITH SIDING OR MASONRY VENEER, FACE OF MASONRY AT STRUCTURAL MASONRY EXTERIOR WALLS
 - THE FACE OF INTERIOR CMU WALLS
- VERIFY ALL GRADES WITH CIVIL DRAWINGS
- REFER TO A800 SERIES FOR OPENING INFORMATION

GENERAL CONSTRUCTION NOTES

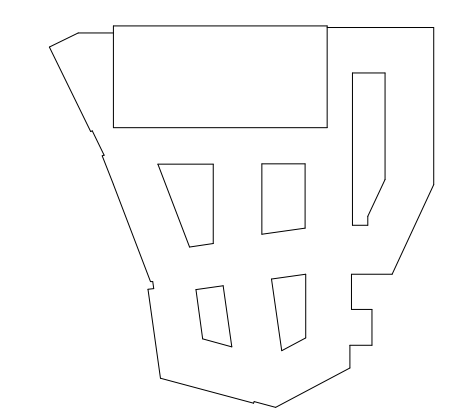
- BLOCKING AND FASTENING REQUIREMENTS OF WALL ASSEMBLY LISTED NUMBER MAY VARY FROM STRUCTURAL DRAWINGS AND SPECIFICATIONS. WALLS TO BE CONSTRUCTED TO MEET THE MORE RESTRICTIVE REQUIREMENT. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- CONTRACTOR TO OBTAIN TESTED ASSEMBLIES NOTED FOR REQUIRED GYPSUM BOARD ORIENTATION, NAILING/SCREW TAPPING, MUD BLOCKING, ETC. G.C. TO PROVIDE TEST NUMBER WITH FIRE RATINGS, STC & IIC (STC & IIC - 50 MIN AT UNITS) FOR PROPRIETARY SUBSTITUTION OF WALL ASSEMBLIES, FLOOR/CEILING ASSEMBLIES, ROOF/CEILING ASSEMBLIES, AND OTHERS.
- ALL SHAFT WALLS TO CONTINUOUSLY EXTEND TO UNDERSIDE OF DECK.
- ALL STAIR & ELEVATOR ENCLOSURES TO CONTINUOUSLY EXTEND TO UNDERSIDE OF DECK. DO NOT PENETRATE STAIR & ELEVATOR FIRE RATING MEMBRANE PROTECTION UNLESS SERVING STAIR & ELEVATOR ENCLOSURE. FINISH FLOOR ELEVATION CHANGE AT DOORS & FLOORING MATERIAL NOT TO EXCEED 1/2" IN 10'
- ALL DOOR OPENINGS IN COMMON AREAS TO BE 32" CLR. MIN. WITH DOOR IN OPEN POSITION.
- COMMON AREA DOOR CLEARANCES & APPROACHES PER IBC 2018 AND ANSI 117.1
- DO NOT SCALE DRAWINGS
- SEE CODE SUMMARY ON SHEET G120 FOR CONSTRUCTION TYPE AND ALLOWABLE BUILDING MATERIAL
- PROVIDE BLOCKING/BACKER SUPPORT FOR WALL AND CEILING MOUNTED HARDWARE, EQUIPMENT AND ACCESSORIES
- REMOVE DEBRIS AND CLEAN ALL AREAS RECEIVING SEALANTS FOR MAXIMUM ADHESION / PERFORMANCE
- SEE 0118 IBC SECTION 603 FOR ALLOWABLE COMBUSTIBLE MATERIALS IN TYPE I CONSTRUCTION.

GENERAL WALL TYPE NOTES

- REFER TO THE STRUCTURAL DRAWING FOR LOCATIONS AND SPECIAL REQUIREMENTS FOR STUD SPACING ON ALL BEARING WALL ASSEMBLIES.
- REFER TO STRUCTURAL DRAWINGS FOR SHEAR AND BEARING WALLS
- REFER TO STRUCTURAL DRAWINGS FOR CONCRETE AND MASONRY WALL REINFORCING
- REFER TO GENERAL NOTES ON STRUCTURAL DRAWINGS FOR PANEL FASTENING AND BLOCKING REQUIREMENTS FOR CORRIDOR AND UNIT SEPARATION WALLS
- ALL ASSEMBLY RATINGS LISTED ARE ACHIEVABLE RATINGS. REFER TO CODE SUMMARY AND CODE PLANS FOR RATED WALL LOCATIONS
- WOOD IN CONTACT WITH CONCRETE TO BE TREATED WOOD (PPT)
- USE MOISTURE RESISTANT GYP. BD. AT BATHROOMS AND TOILET ROOMS
- PROVIDE ADDITIONAL LAYER OF MOISTURE RESISTANT GYP. BD. TO CONCEAL TUB FLANGE WHERE OCCURS
- EXTERIOR WALL ASSEMBLIES SHALL BE AIRTIGHT. HAIRLINE CRACKS AND SMALL HOLES ARE NOT ALLOWED.
- PROVIDE CONTINUOUS BLOCKING IN UNIT BATHROOMS FOR GRAB BARS AND ACCESSIBLE FIXTURE MOUNTINGS. SEE SHEET G140 AND G141
- RECESSED WALL FIXTURES SUCH AS OUTLETS AND OTHER ITEMS WHICH PERFORATE THE GYPSUM BOARD SURFACES SHALL NOT BE LOCATED BACK TO BACK IN THE SAME WALL CAVITY
- ANY OPENING CUT IN GYPSUM BOARD FOR INSTALLATION OF PENETRATING FIXTURES SHALL BE CUT CAREFULLY TO SIZE AND CALKED AT UNIT SEPARATION WALLS. INSULATE BACKSIDE OF RECEPTACLES AND PROVIDE INTUMESCENT WRAP (PUTTY PACKS) AROUND RECEPTACLES AND OTHER ELECTRICAL BOXES. COORDINATE WITH ELECTRICAL
- PROVIDE SEALED JOINTS ON EXTERIOR MOISTURE CONTROL MEMBRANE AT OUTSIDE OF SHEATHING BEFORE FINISH MATERIAL IS APPLIED
- COORDINATE USE OF MATERIAL WHEN GYP. BD. IS EXPOSED TO WEATHER DURING CONSTRUCTION (EXAMPLE: ELEVATOR AND STAIR SHAFTS)
- INSULATE GAPS AT FRAMING BETWEEN EXTERIOR WINDOWS, DOORS, AND OTHER RELATED ITEMS. SEE MANUFACTURER'S RECOMMENDATION FOR TYPE OF INSULATION (FOAM OR BATT) TO BE USED
- SEE IBC 2018 SECTION 705 AND TABLE 602 FIRE RATING REQUIREMENTS FOR EXTERIOR WALL EXPOSURE
- REFER TO A600 SERIES (CONSTRUCTION ASSEMBLIES) FOR WALL TYPES. REFER TO A200 SERIES (UNIT PLANS) FOR UNIT WALL TYPES
- TYPICAL WALL TYPES ARE AS FOLLOWS:
 - FOR UNIT SEPARATION WALLS: WALL TYPE = A600 SERIES (UNLESS NOTED OTHERWISE)
 - FOR CORRIDOR WALLS: WALL TYPE = A600 SERIES (UNLESS NOTED OTHERWISE)
 - FOR ELEVATOR / STAIR WALLS: WALL TYPE = A600 SERIES (UNLESS NOTED OTHERWISE)
 - FOR NON-BEARING INTERIOR UNIT WALLS: WALL TYPE = A600 SERIES
 - FOR INTERIOR WALLS AT PARKING LEVEL: WALL TYPE = A600 SERIES

ARCHITECTURAL KEYNOTES

KEY PLAN



LEVEL 2 - OVERALL FLOOR PLAN
1" = 20'-0"

BIM 360/11870-53 Landmark - Knoxville 11/18/20-53 Landmark_Knoxville_IL_A1_2021.rvt
10/13/2022 11:33:39 AM

CONSULTANTS

PROJECT TITLE

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GENERAL CONSTRUCTION NOTES

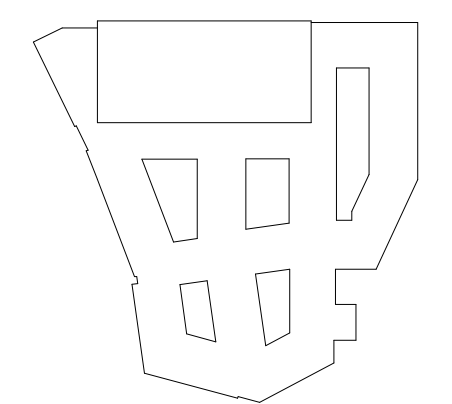
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- ALL STAIR & ELEVATOR ENCLOSURES TO CONTINUOUSLY EXTEND TO UNDERSIDE OF DECK. DO NOT PENETRATE STAIR & ELEVATOR FIRE RATING MEMBRANE PROTECTION UNLESS SERVING STAIR & ELEVATOR ENCLOSURE. FINISH FLOOR ELEVATION CHANGE AT DOORS & FLOORING MATERIAL NOT TO EXCEED 1/2" UNID
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- DO NOT SCALE DRAWINGS
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- PROVIDE BLOCKING/BACKER SUPPORT FOR WALL AND CEILING MOUNTED HARDWARE, EQUIPMENT AND ACCESSORIES
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GENERAL WALL TYPE NOTES

- REFER TO THE STRUCTURAL DRAWING FOR LOCATIONS AND SPECIAL REQUIREMENTS FOR STUD SPACING ON ALL BEARING WALL ASSEMBLIES
- REFER TO STRUCTURAL DRAWINGS FOR SHEAR AND BEARING WALLS
- REFER TO STRUCTURAL DRAWINGS FOR CONCRETE AND MASONRY WALL REINFORCING
- REFER TO GENERAL NOTES ON STRUCTURAL DRAWINGS FOR PANEL FASTENING AND BLOCKING REQUIREMENTS FOR CORRIDOR AND UNIT SEPARATION WALLS
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- PROVIDE CONTINUOUS BLOCKING IN UNIT BATHROOMS FOR GRAB BARS AND ACCESSIBLE FIXTURE MOUNTINGS. SEE SHEET G140 AND G141
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- SEE IBC 2018 SECTION 705 AND TABLE 602 FIRE RATING REQUIREMENTS FOR EXTERIOR WALL EXPOSURE
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 - FOR ELEVATOR / STAIR WALLS: WALL TYPE = A600 SERIES (UNLESS NOTED OTHERWISE)
 - FOR NON-BEARING INTERIOR UNIT WALLS: WALL TYPE = A600 SERIES
 - FOR INTERIOR WALLS AT PARKING LEVEL: WALL TYPE = A600 SERIES

ARCHITECTURAL KEYNOTES

KEY PLAN



CERTIFICATION

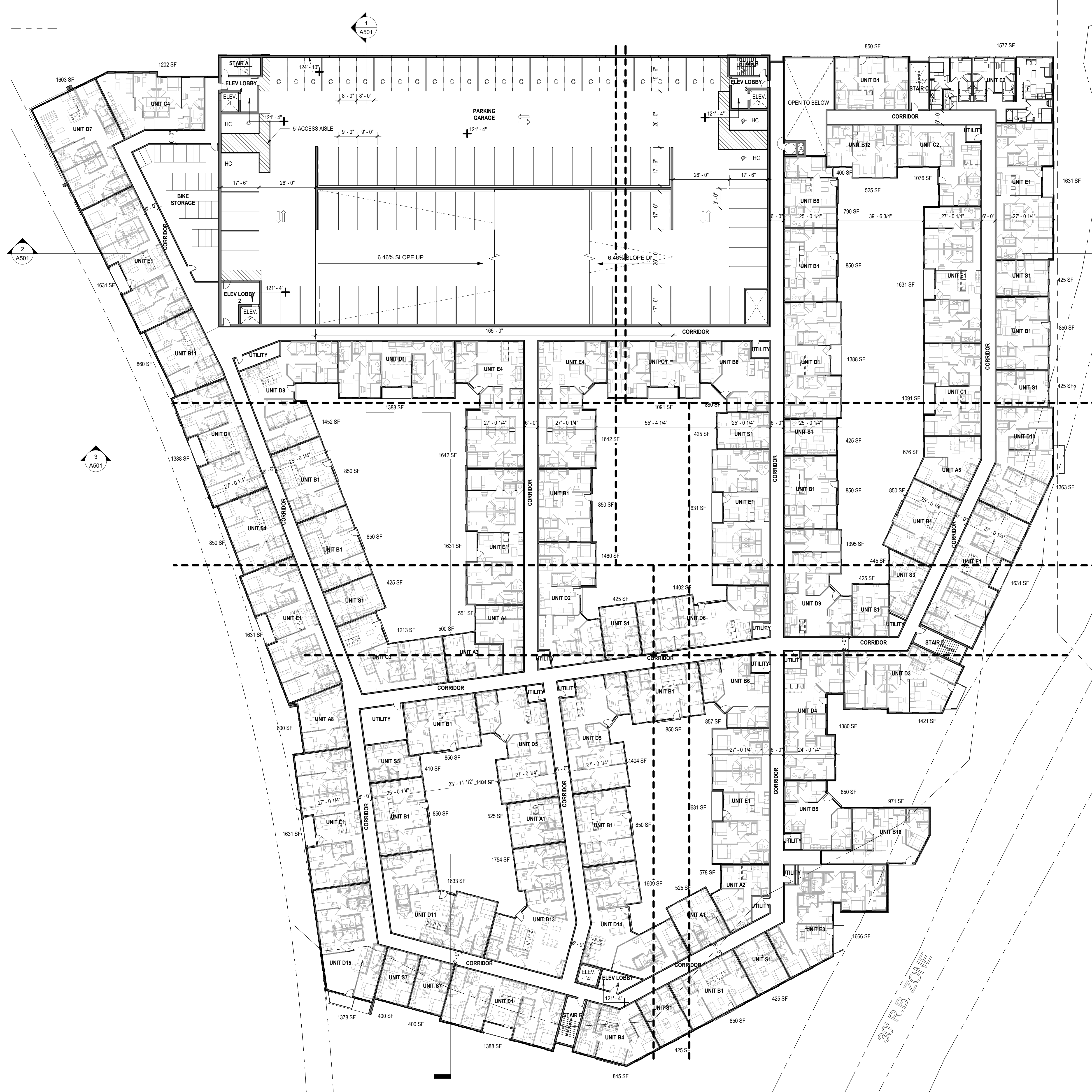
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DRAWN BY: _____ Author
CHECKED BY: _____ Checker
COMMISSION NUMBER: 1870-53
SHEET TITLE

**LEVEL 3 -
OVERALL FLOOR
PLAN**

SHEET NUMBER

A103



1
A103
LEVEL 3 - OVERALL FLOOR PLAN
1" = 20'-0"

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CONSULTANTS

PROJECT TITLE

**THE MARK AT
KNOXVILLE**

| ISSUE # | DATE | DESCRIPTION |
|---------|------------|----------------|
| 1 | 06/29/2022 | 50% SD SET |
| 2 | 10/03/2022 | 100% SD SET |
| 3 | 10/24/2022 | 50% CD SET |
| 4 | 10/13/2022 | BZA Submission |

CERTIFICATION

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CONSTRUCTION**

DRAWN BY: Author
CHECKED BY: Checker
COMMISSION NUMBER: 1870-53

SHEET TITLE
**LEVEL 4 -
OVERALL FLOOR
PLAN**

SHEET NUMBER

A104

GENERAL NOTES - FLOOR PLAN

- DO NOT SCALE DRAWINGS.
- DO NOT PAINT FRAME / DOOR OF ALL ELECTRICAL PANEL BOXES UNLESS NOTED OTHERWISE - SEE MATERIAL LIST IN SPECIFICATIONS FOR PT COLOR
- SEE CODE PLAN / FLOOR PLANS FOR FE AND FE CAB LOCATIONS
- REFER TO G SERIES CODE PLANS FOR PARTITION AND DOOR RATINGS
- SEE A600 SERIES FOR REQUIRED FLOOR AND ROOF RATINGS
- SEE A601-A603 FOR WALL, FLOOR AND ROOF UL ASSEMBLIES

DIMENSIONING / LAYOUT NOTES

- DIMENSIONS ARE TAKEN TO: (UNLESS NOTED OTHERWISE):
 - THE CENTER LINE OF STUD AT INTERIOR WALLS
 - THE FACE OF GYPSUM BOARD AT CORRIDOR WALLS (GRID AT CORRIDOR SIDE)
 - THE CENTERLINE OF UNIT SEPARATION WALLS (GRID AT CENTERLINE)
 - THE OUTSIDE FACE OF SHEATHING AT EXTERIOR WALLS WITH SIDING OR MASONRY VENEER, FACE OF MASONRY AT STRUCTURAL MASONRY EXTERIOR WALLS
 - THE FACE OF INTERIOR CMU WALLS
- VERIFY ALL GRADES WITH CIVIL DRAWINGS
- REFER TO A800 SERIES FOR OPENING INFORMATION

GENERAL CONSTRUCTION NOTES

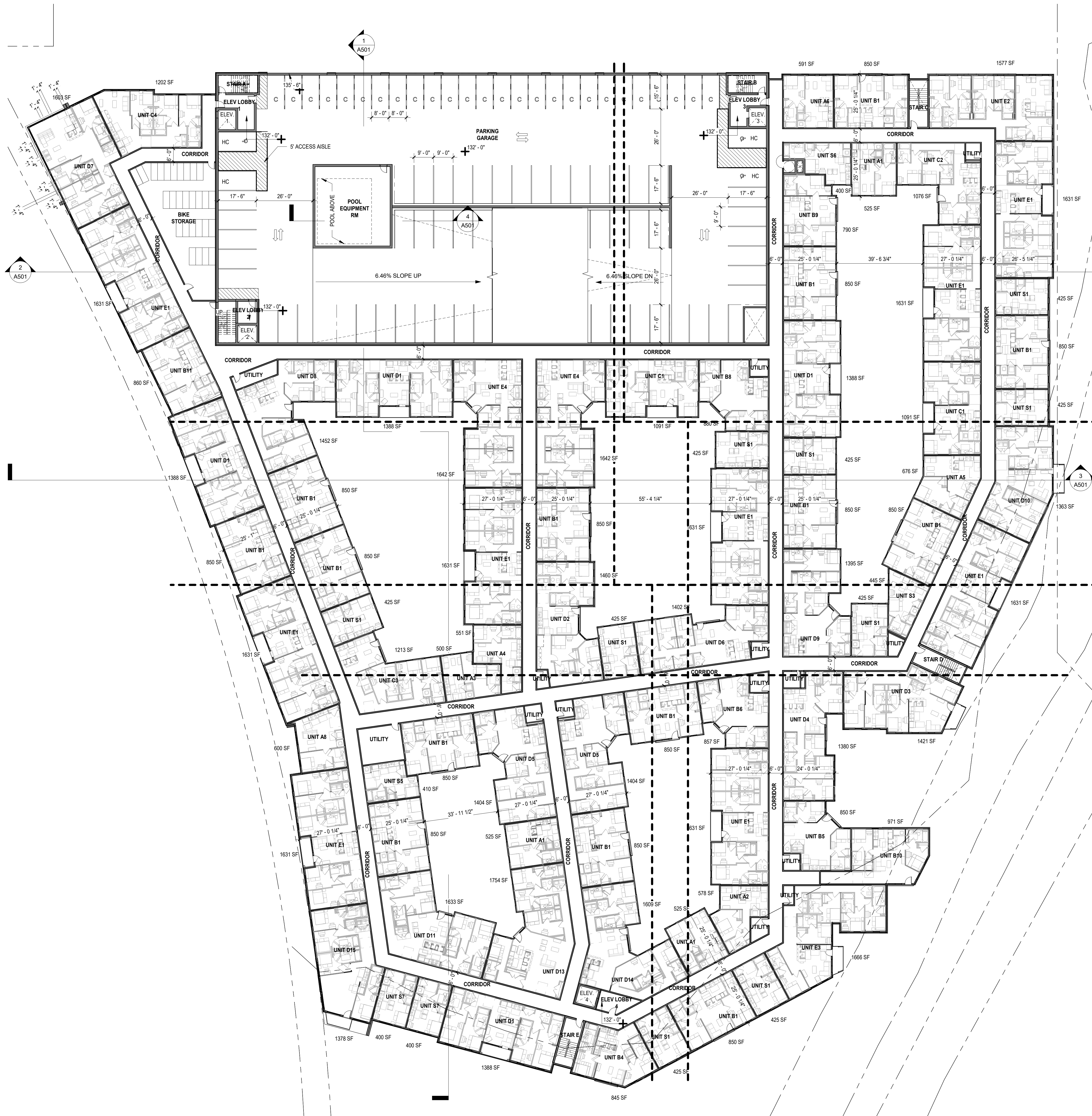
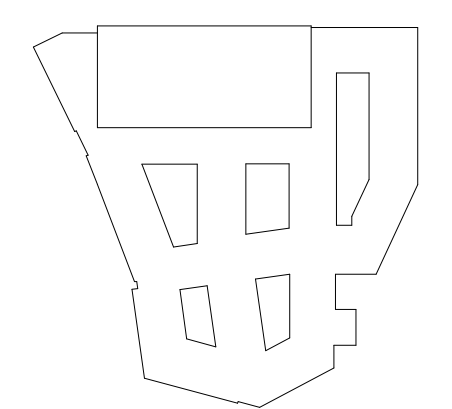
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ARCHITECTURAL KEYNOTES

KEY PLAN



LEVEL 4 - OVERALL FLOOR PLAN
A104
1" = 20'-0"

| ISSUE # | DATE | DESCRIPTION |
|---------|------------|----------------|
| 1 | 06/29/2022 | 50% SD SET |
| 2 | 10/03/2022 | 100% SD SET |
| 3 | 10/24/2022 | 50% CD SET |
| 4 | 10/13/2022 | BZA Submission |

ARCHITECTURAL KEYNOTES
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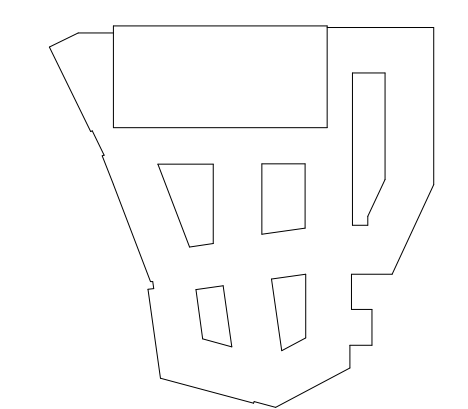
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ARCHITECTURAL KEYNOTES

KEY PLAN



CERTIFICATION

**NOT FOR
CONSTRUCTION**

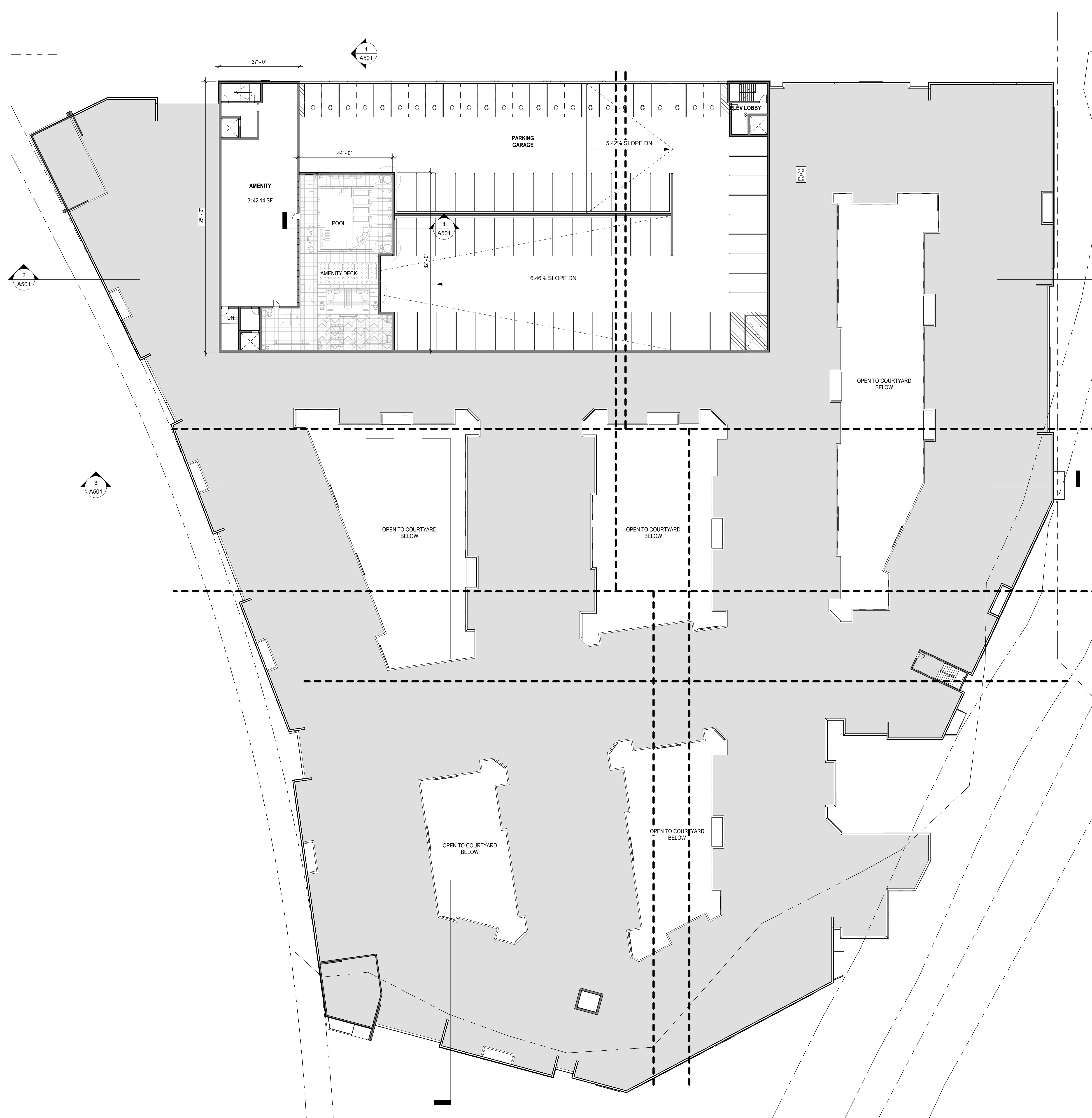
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CHECKED BY: _____ Checker
COMMISSION NUMBER: 1870-53

SHEET TITLE

**ROOF PLAN -
OVERALL FLOOR
PLAN**

SHEET NUMBER

A140



CONSULTANTS

PROJECT TITLE

**THE MARK AT
KNOXVILLE**

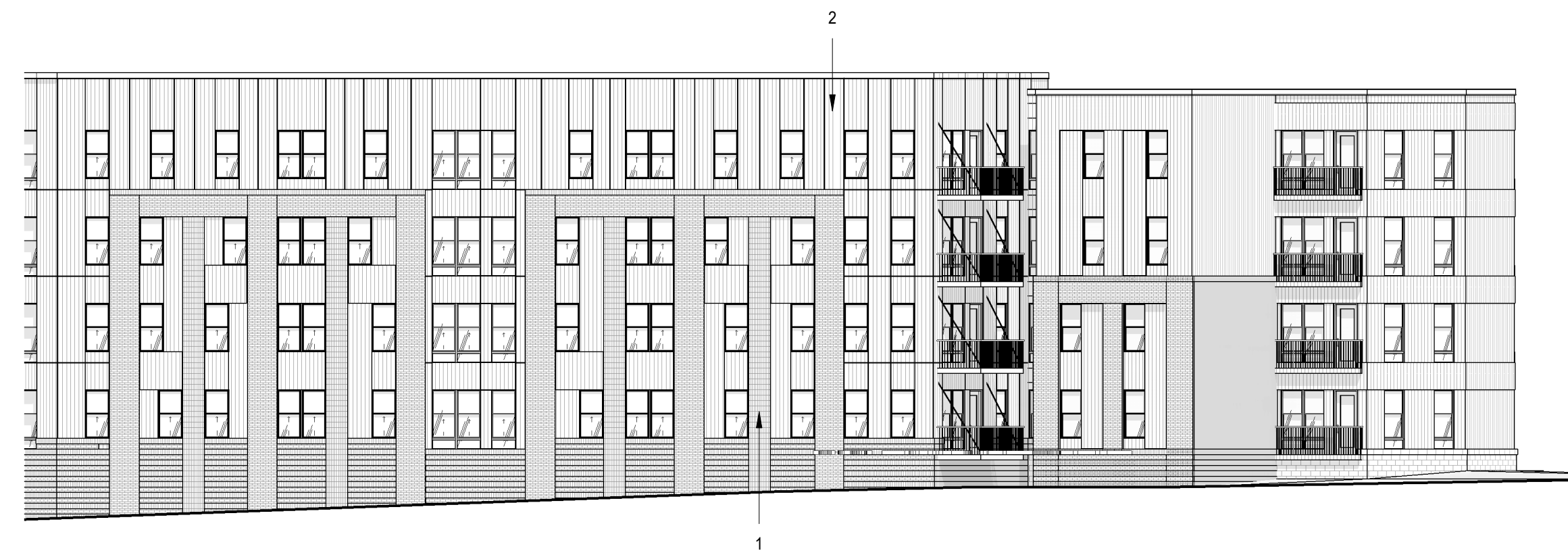
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|---------|------------|----------------|
| 2 | 10/03/2022 | 100% SD SET |
| 3 | 10/24/2022 | 50% SD SET |
| 4 | 10/13/2022 | BZA Submission |



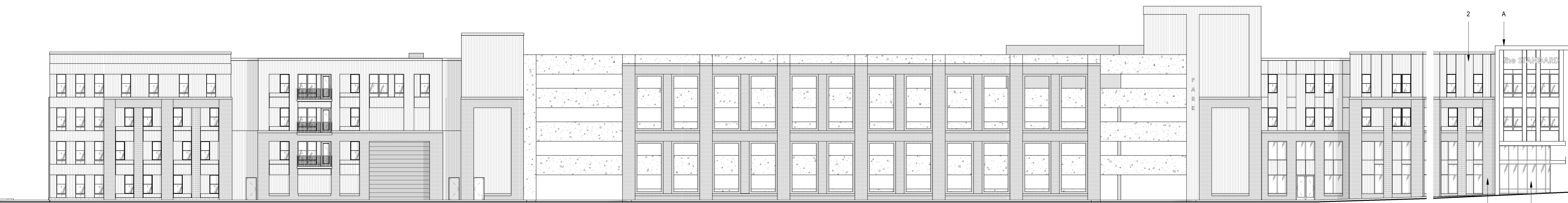
1 EXTERIOR BUILDING ELEVATION 1
A401 1/16" = 1'-0"



4 EXTERIOR BUILDING ELEVATION 2
A401 1/16" = 1'-0"



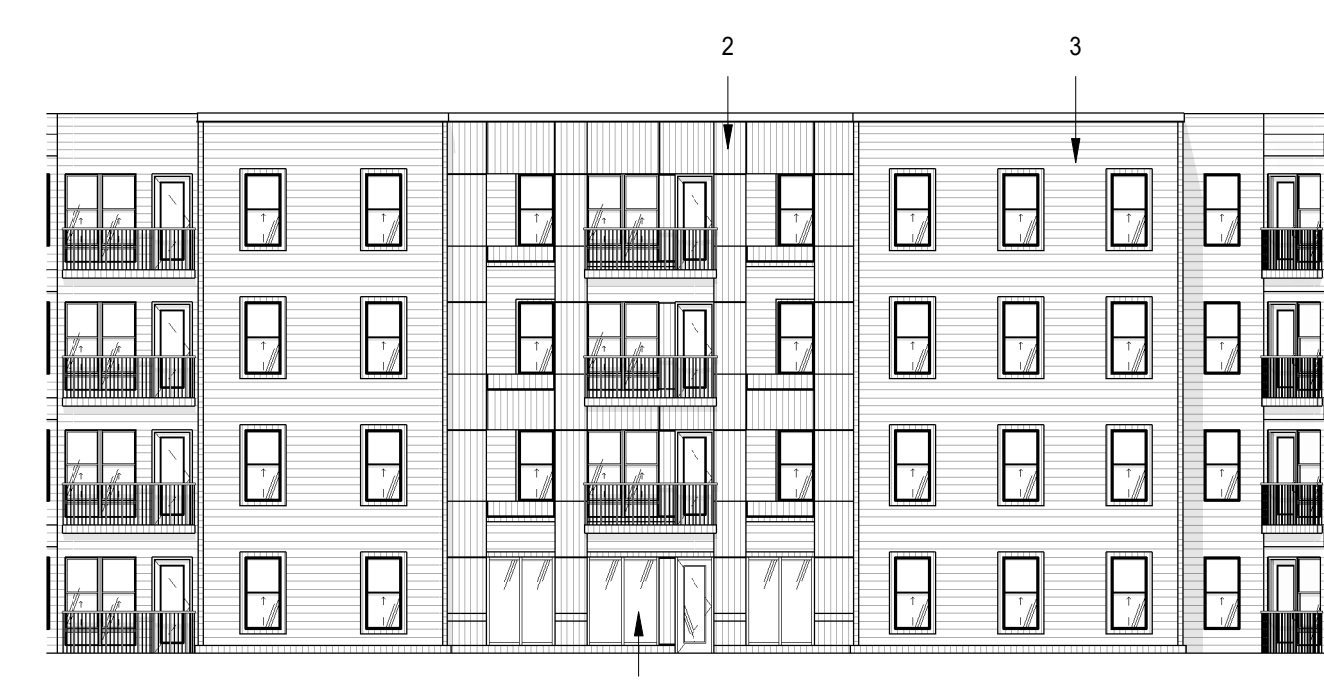
6 EXTERIOR BUILDING ELEVATION 3
A401 1/16" = 1'-0"



9 EXTERIOR BUILDING ELEVATION 4
A401 1/16" = 1'-0"



7 EXTERIOR BUILDING ELEVATION 5
A401 1/16" = 1'-0"



8 EXTERIOR BUILDING ELEVATION 6
A401 1/16" = 1'-0"

MATERIAL BREAKDOWN

| PRIMARY | |
|--|------------|
| 1 - BRICK | 28% |
| 2 - CEMENTITIOUS PANEL W/ REVEAL | 61% |
| 3 - CEMENTITIOUS LAP SIDING | 0% |
| 4 - ALUMINUM STOREFRONT | 3% |
| TOTAL | 92% |
| ACCENT | |
| A - BREAK METAL CLADDING | 5% |
| B - CEMENTITIOUS PANEL (SIMULATED WOOD FINISH) | 3% |
| TOTAL | 8% |

MATERIAL BREAKDOWN

| PRIMARY | |
|--|-------------|
| 1 - BRICK | 20% |
| 2 - CEMENTITIOUS PANEL W/ REVEAL | 80% |
| 3 - CEMENTITIOUS LAP SIDING | 0% |
| 4 - ALUMINUM STOREFRONT | 0% |
| TOTAL | 100% |
| ACCENT | |
| A - BREAK METAL CLADDING | 0% |
| B - CEMENTITIOUS PANEL (SIMULATED WOOD FINISH) | 0% |
| TOTAL | 0% |

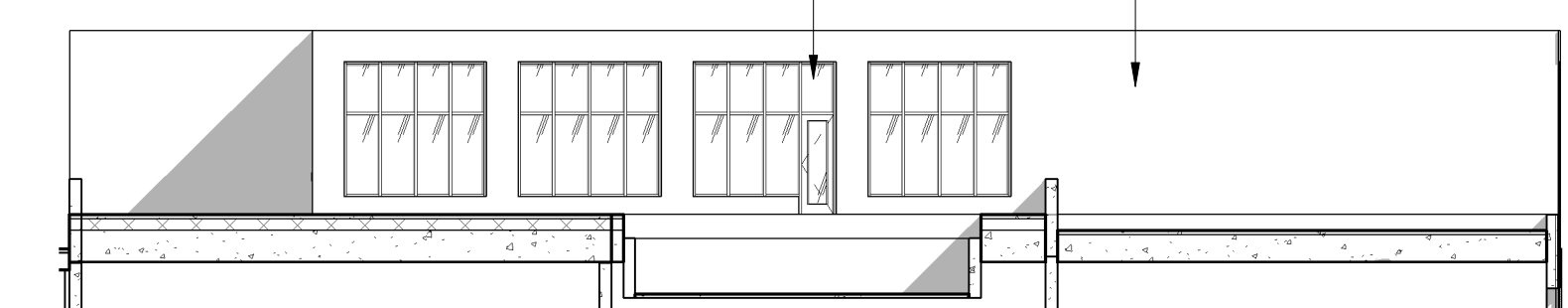
MATERIAL BREAKDOWN

| PRIMARY | |
|--|-------------|
| 1 - BRICK | 14% |
| 2 - CEMENTITIOUS PANEL W/ REVEAL | 86% |
| 3 - CEMENTITIOUS LAP SIDING | 0% |
| 4 - ALUMINUM STOREFRONT | 0% |
| TOTAL | 100% |
| ACCENT | |
| A - BREAK METAL CLADDING | 0% |
| B - CEMENTITIOUS PANEL (SIMULATED WOOD FINISH) | 0% |
| TOTAL | 0% |

MATERIAL BREAKDOWN

| PRIMARY | |
|--|------------|
| 1 - BRICK | 32% |
| 2 - CEMENTITIOUS PANEL W/ REVEAL | 58% |
| 3 - CEMENTITIOUS LAP SIDING | 0% |
| 4 - ALUMINUM STOREFRONT | 6% |
| TOTAL | 96% |
| ACCENT | |
| A - BREAK METAL CLADDING | 4% |
| B - CEMENTITIOUS PANEL (SIMULATED WOOD FINISH) | 0% |
| TOTAL | 4% |

*ADDITIONALLY, THE DESIGN ASSUMES A 30% BRICK CLADDING OVER PRECAST GARAGE NORTH EXPOSURE, REMAINING 70% EXPOSED PRECAST CONCRETE PANEL



11 EXTERIOR BUILDING ELEVATION 7
A401 1/16" = 1'-0"

COURTYARD A

| PRIMARY | |
|----------------------------------|-------------|
| 1 - BRICK | 0% |
| 2 - CEMENTITIOUS PANEL W/ REVEAL | 38% |
| 3 - CEMENTITIOUS LAP SIDING | 60% |
| 4 - ALUMINUM STOREFRONT | 2% |
| TOTAL | 100% |

COURTYARD C

| PRIMARY | |
|----------------------------------|-------------|
| 1 - BRICK | 0% |
| 2 - CEMENTITIOUS PANEL W/ REVEAL | 40% |
| 3 - CEMENTITIOUS LAP SIDING | 60% |
| 4 - ALUMINUM STOREFRONT | 0% |
| TOTAL | 100% |

COURTYARD E

| PRIMARY | |
|----------------------------------|-------------|
| 1 - BRICK | 0% |
| 2 - CEMENTITIOUS PANEL W/ REVEAL | 40% |
| 3 - CEMENTITIOUS LAP SIDING | 60% |
| 4 - ALUMINUM STOREFRONT | 0% |
| TOTAL | 100% |

COURTYARD B

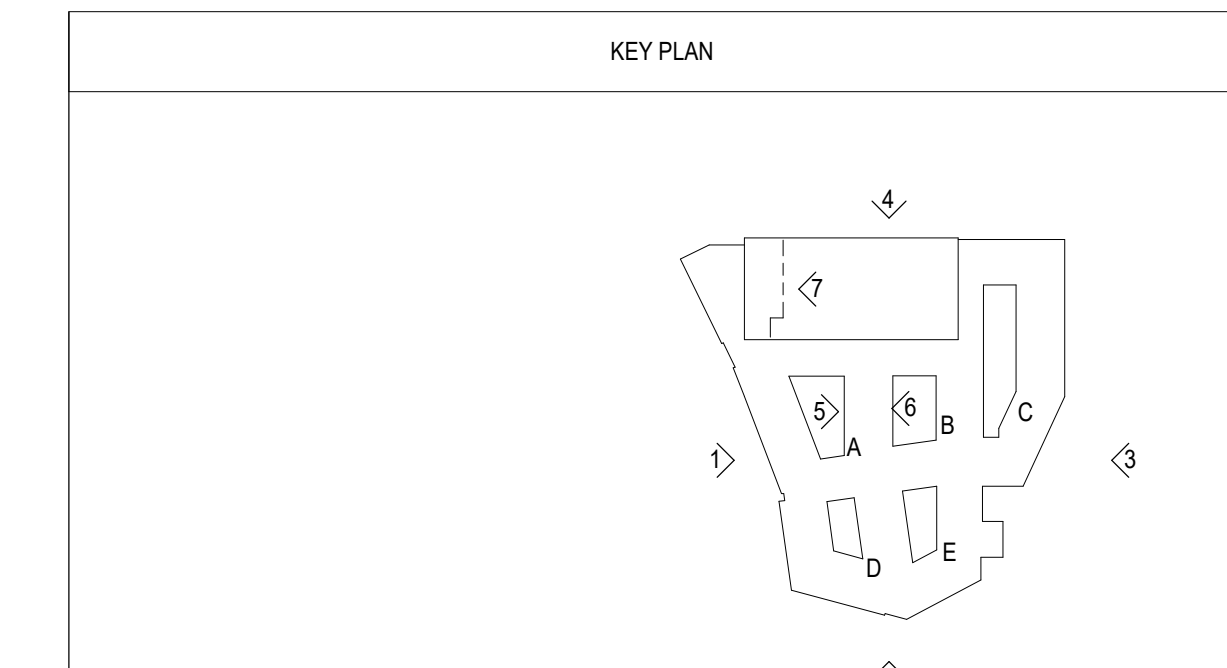
| PRIMARY | |
|----------------------------------|-------------|
| 1 - BRICK | 0% |
| 2 - CEMENTITIOUS PANEL W/ REVEAL | 40% |
| 3 - CEMENTITIOUS LAP SIDING | 60% |
| 4 - ALUMINUM STOREFRONT | 0% |
| TOTAL | 100% |

COURTYARD D

| PRIMARY | |
|----------------------------------|-------------|
| 1 - BRICK | 0% |
| 2 - CEMENTITIOUS PANEL W/ REVEAL | 40% |
| 3 - CEMENTITIOUS LAP SIDING | 60% |
| 4 - ALUMINUM STOREFRONT | 0% |
| TOTAL | 100% |

ROOF AMENITY

| PRIMARY | |
|----------------------------------|-------------|
| 1 - BRICK | 14% |
| 2 - CEMENTITIOUS PANEL W/ REVEAL | 61% |
| 3 - CEMENTITIOUS LAP SIDING | 0% |
| 4 - ALUMINUM STOREFRONT | 25% |
| TOTAL | 100% |



CERTIFICATION

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DRAWN BY: Author
CHECKED BY: Checker
COMMISSION NUMBER: 1870-53
SHEET TITLE

**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A401

CONSULTANTS

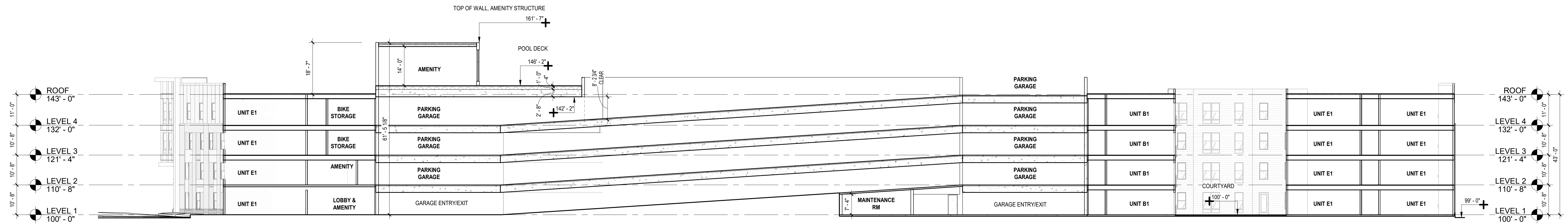
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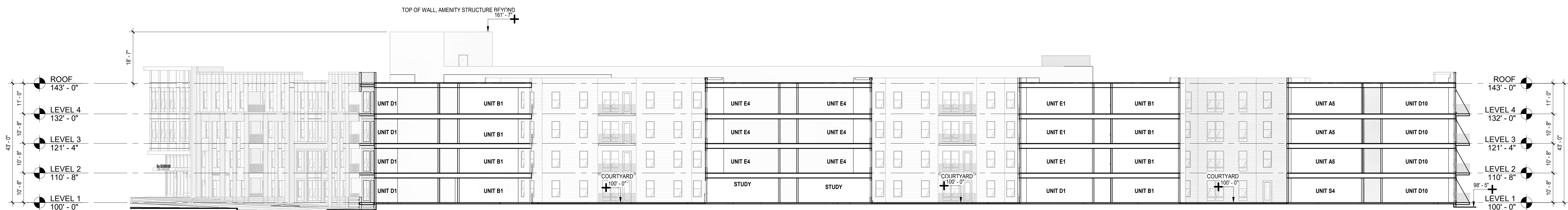
| ISSUE # | DATE | DESCRIPTION |
|---------|------------|----------------|
| 1 | 06/29/2022 | 50% SD SET |
| 2 | 10/03/2022 | 100% SD SET |
| 3 | 10/24/2022 | 50% ED SET |
| 4 | 10/13/2022 | BZA Submission |



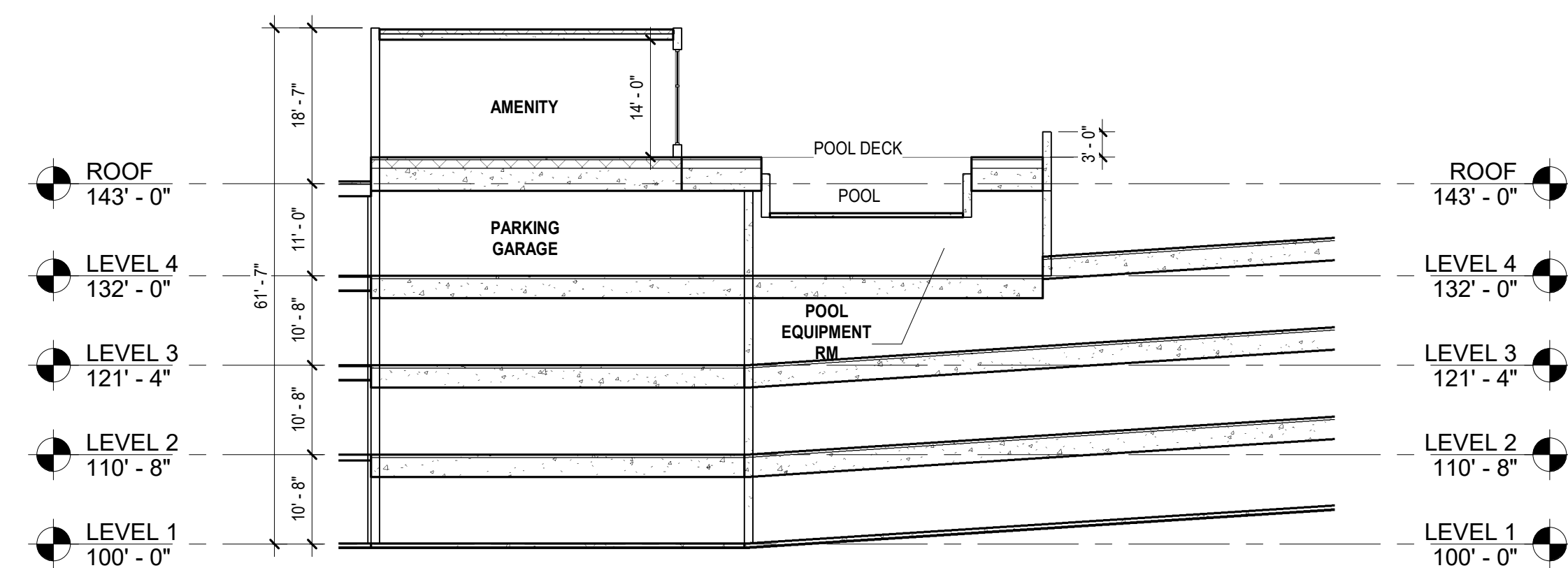
1 NORTH-SOUTH BUILDING SECTION
A501 1/16" = 1'-0"



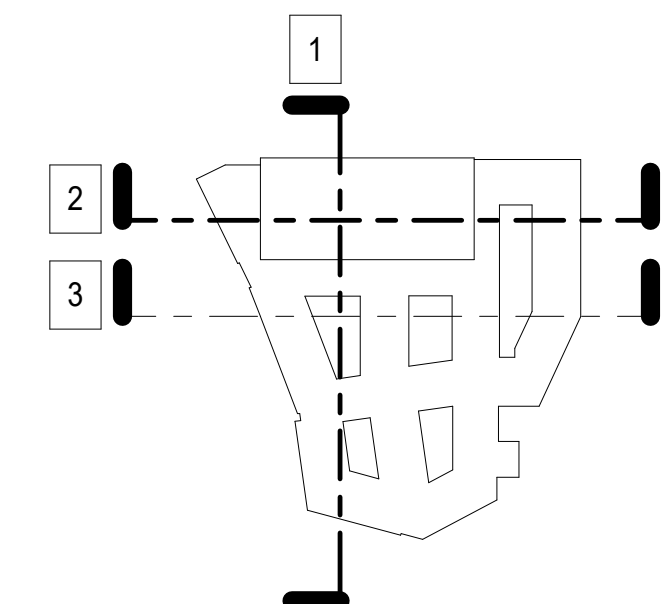
2 EAST-WEST BUILDING SECTION 1
A501 1/16" = 1'-0"



3 EAST-WEST BUILDING SECTION 2
A501 1/16" = 1'-0"



4 EAST-WEST SECTION AT POOL
A501 1/16" = 1'-0"



CERTIFICATION

**NOT FOR
CONSTRUCTION**

DRAWN BY: _____ Author
CHECKED BY: _____ Checker
COMMISSION NUMBER: 1870-53

SHEET TITLE

**BUILDING
SECTIONS**

SHEET NUMBER

A501