

CITY OF KNOXVILLE BOARD OF ZONING APPEALS APPLICATION

Please reach out to a City of Knoxville Zoning Examiner about your project before submitting a variance application

APPLICANT INFORMATION APPLICANT IS: THIS PROPOSAL PERTAINS TO:
Name (Individual not company) Taylor D. Forrester
Street Address 1111 N. Northshore Dr., Ste. S-700
City, State, Zip Knoxville, TN 37919
Phone Number 865-584-4040
Applicant Email tforrester@lrwlaw.com
Owner [] Contractor [] Tenant [] Other [x]
New Structure [x] Modification of Existing Structure [x] Off Street Parking [] Signage [] 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 1043 Craigland Ct. City, State, Zip Knoxville, TN 37919
See KGIS.org for Parcel # 121JC00102 City Council District # 2nd and Zoning District RN-1

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.
The proposed project is for the construction and renovation of a courtyard garden on a portion of the Property. The proposed improvements are considered as a free-standing accessory structure under the Knoxville Zoning Ordinance. The irregular shape of the Property results in the majority of the parcel being classified as a corner side yard under the Zoning Ordinance by the City Plans and Review Department. The area of the proposed project has been classified as corner side yard. The need for a variance is for portions of the walls that will surround the courtyard garden being more than 42 inches in height in certain areas and not permitted per Article 10.3.L of the Zoning Ordinance. The maximum wall or fence height in the area determined to be the corner side yard is 42 inches.
The variance request is for a wall over 42 inches with a maximum height of 13 feet.
Describe hardship conditions that apply to this variance.
See attached Addendum

Site plans and any other relevant information associated with the hardship must accompany this application.

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 [Signature] DATE 3/9/2024

File #



BOARD OF ZONING APPEALS APPLICATION

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

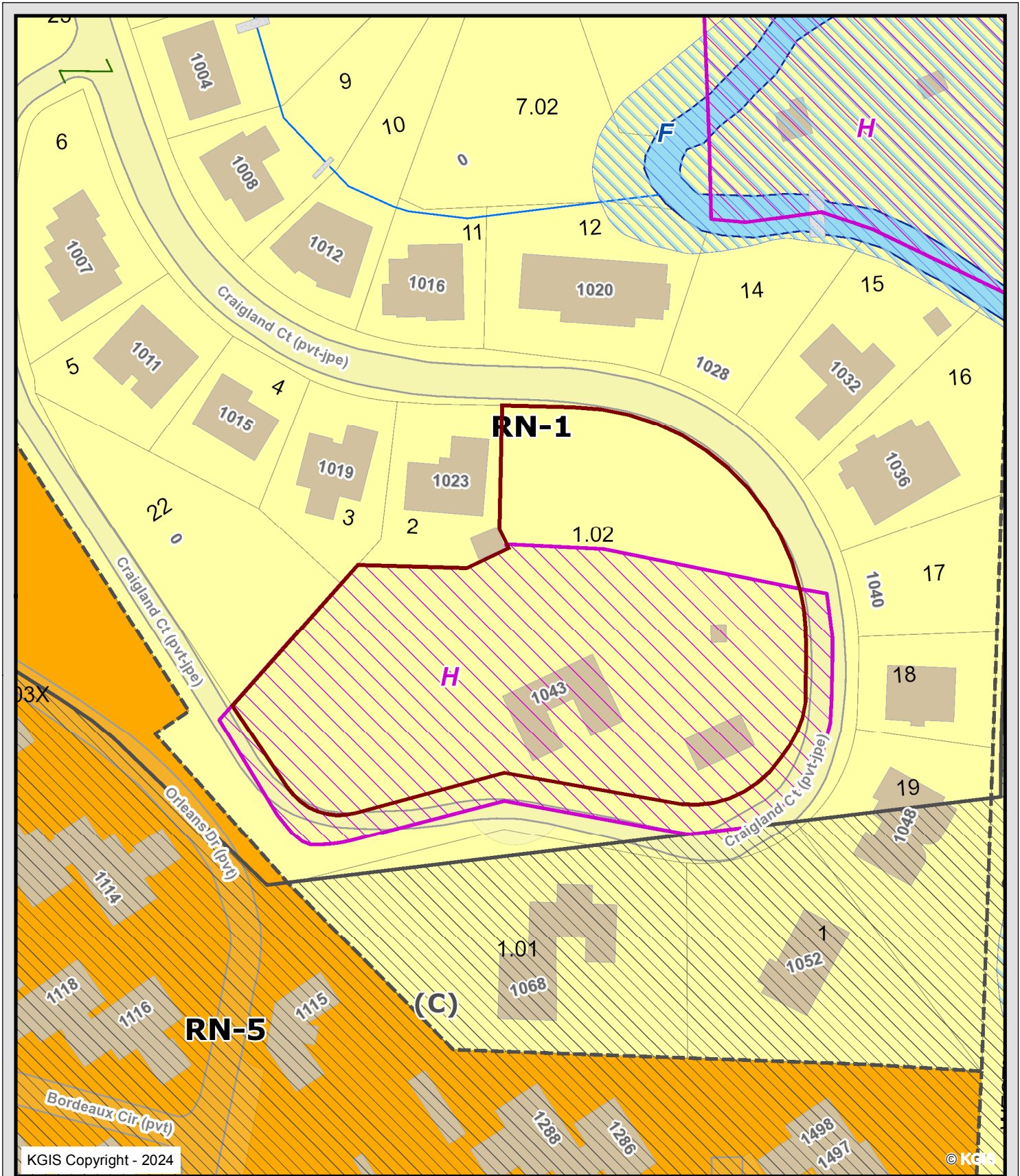
Is a plat required? Yes No

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

(This area is currently blank for variance requests and ordinance citations.)

PROJECT INFORMATION

| | |
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| Date Filed | Fee Amount |
| Council District | BZA Meeting Date |
| PLANS REVIEWER | DATE |



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1043 CRAIGLAND CT

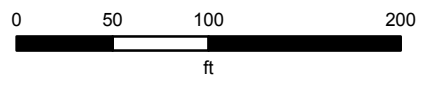
4-B-24-VA

TAYLOR D. FORRESTER

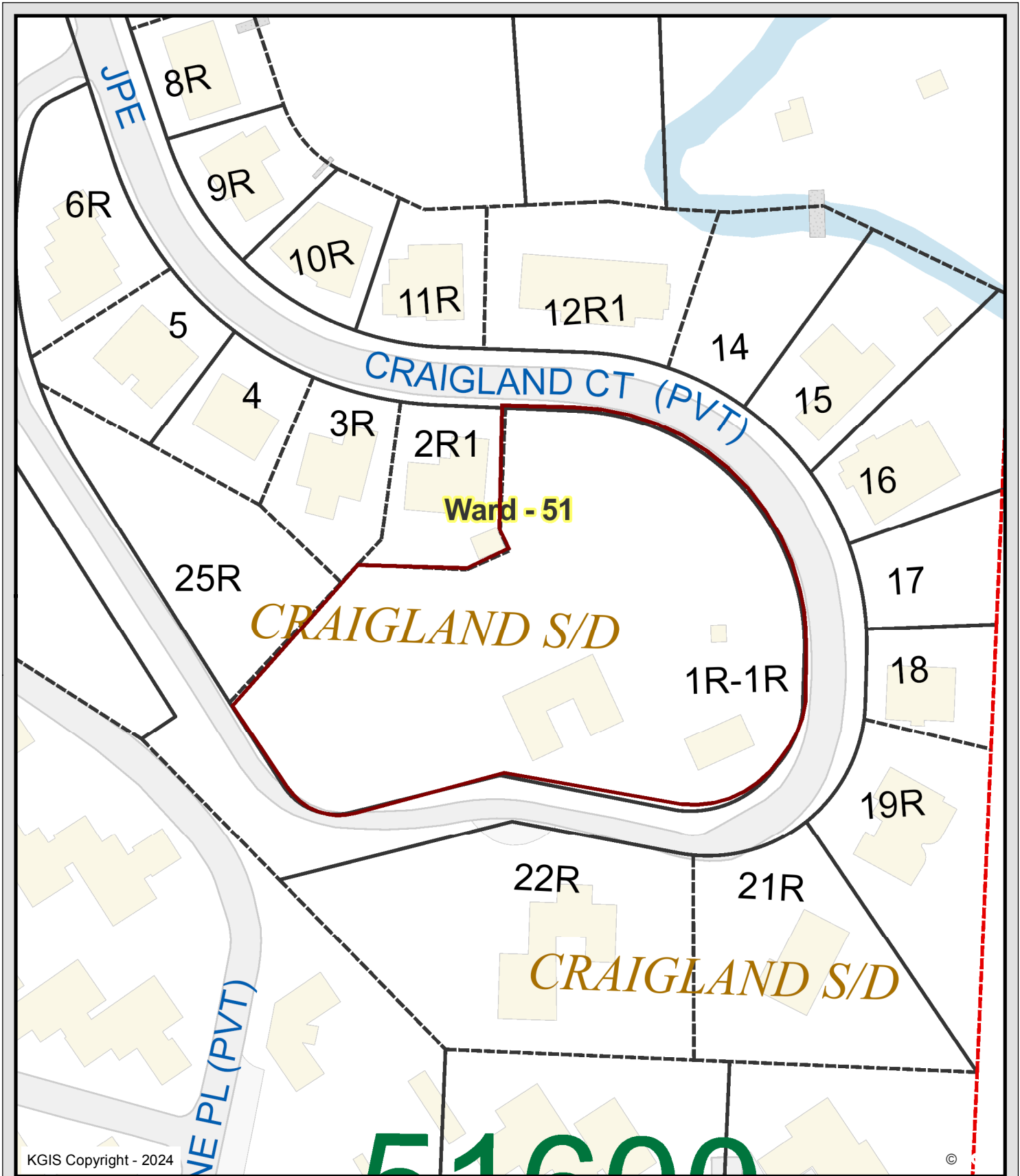
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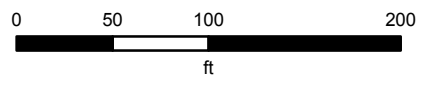
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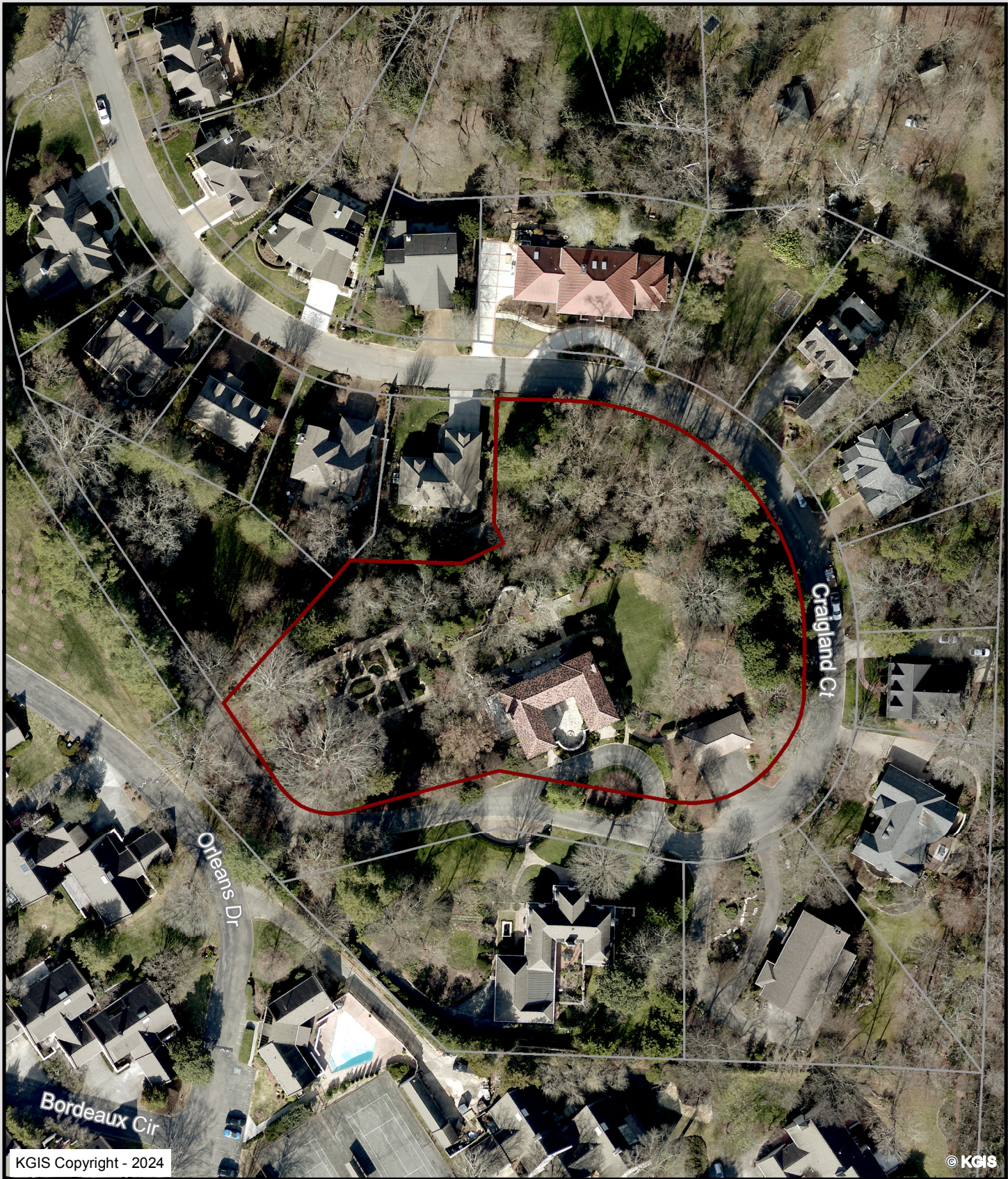
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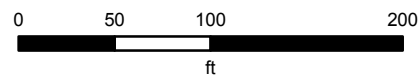
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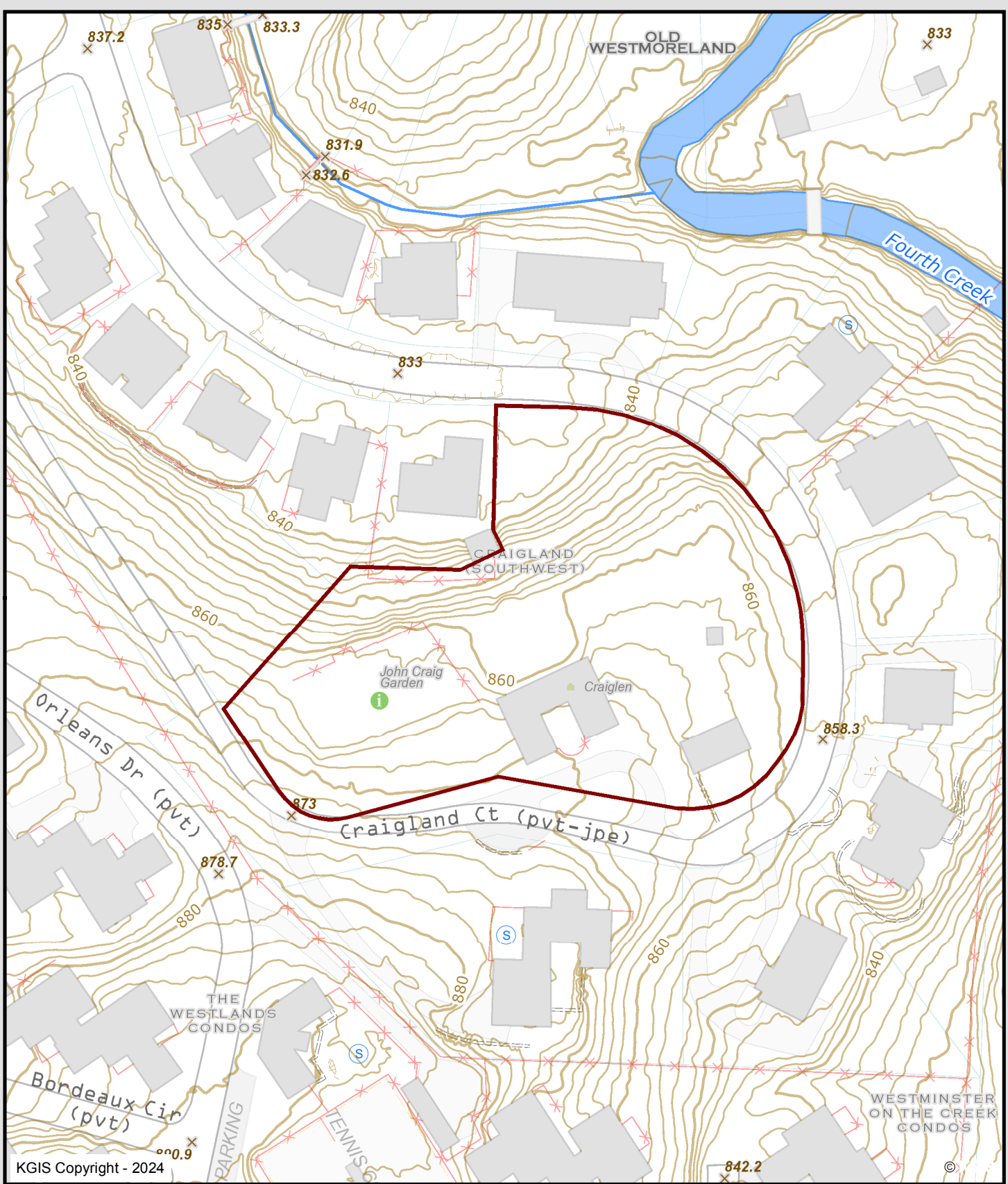
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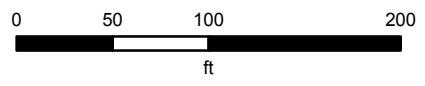
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ADDENDUM

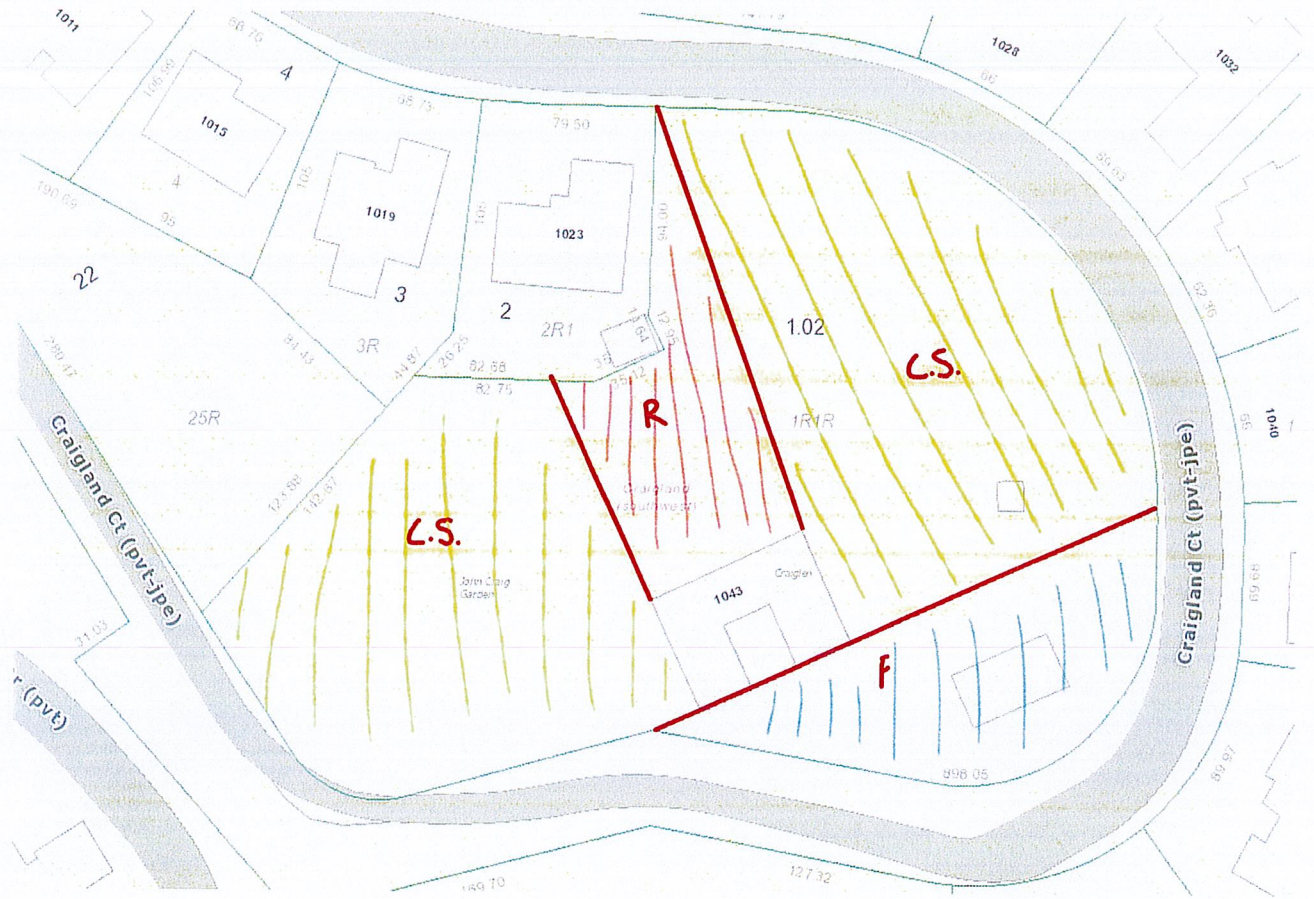
A strict application of the specific requirements of Article 10.3.L of the Knoxville Zoning Ordinance (“Zoning Ordinance”) will create practical difficulties and result in unnecessary hardship when considering the Property’s irregular lot shape. The irregular lot shape results in the majority of the Property being classified as corner side yard under the Zoning Ordinance as determined by the City Plans and Review Department (“Plans and Review Department”). In fact, approximately 1.4 acres of the total 2.02 acres of the Property is classified as corner side yard. The Plans and Review Department identifies the areas considered corner side yard, front yard, and rear yard on the aerial map of the Property attached hereto as Exhibit A.

In addition to the irregular lot shape, the Property’s determined area of corner side yard further results from its location in relation to the private right of way that serves the Craigland Court neighborhood. As reflected on Exhibit A, the private right of way essentially wraps around the Property.

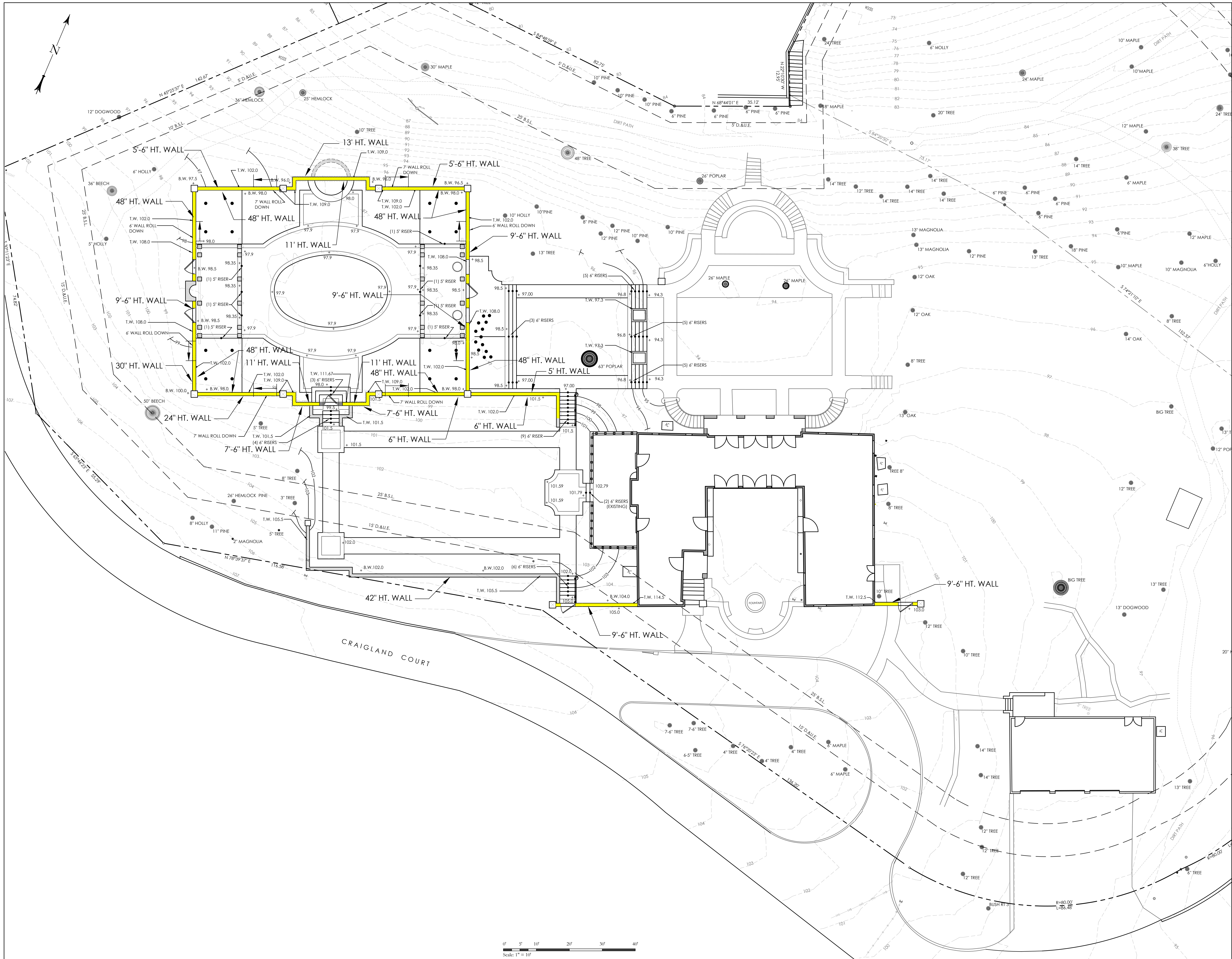
The Craigland Court neighborhood is subject to a certain Declaration of Covenants and Restrictions, as amended (“DCRs”). The DCRs include certain restrictions on the development of lots within the Craigland Court neighborhood and require that all proposed development or construction on the lots be first approved by its Architectural Review Committee (“ARC”). Prior to commencement of any construction, proposed plans must first be submitted and approved by the ARC. The plans for the instant project have been submitted and approved by the ARC. The ARC’s approval is conditioned upon the granting of the instant variance request and permitting by the Plans and Review Department.

The granting of the instant variance request is in harmony with the general purposes and intent of the Zoning Ordinance and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the General Plan for development. The spirit of the Zoning Ordinance will be observed, and, furthermore, by granting the variance, substantial justice will be done in preserving the historical significance of the Property.

EXHIBIT A



CRAIGLEN ESTATE
1043 CRAIGLAND COURT • KNOXVILLE, TENNESSEE



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| <input type="checkbox"/> | RELEASED FOR CONSTRUCTION |

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| DATE OF ISSUE MARCH 06, 2024 | DRAWN BY RP |
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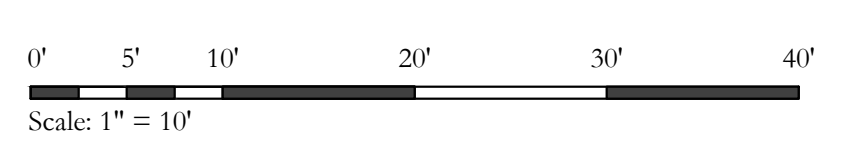
1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING AND ZONING CODES IN THE AREA WHERE THE ELEMENTS ARE TO BE CONSTRUCTED.

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CONSTRUCTION SET

WALL HEIGHT EXHIBIT

W 1.1



GENERAL NOTES

- THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING VEGETATION WHICH DOES NOT REASONABLY INTERFERE WITH THE CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK. ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- CONTRACTOR RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ALL SETBACK REQUIREMENTS AND ZONING CONDITIONS PRIOR TO CONSTRUCTION.
- ARCHITECTURAL INFORMATION SHOWN TAKEN FROM SURVEY PREPARED BY APEX LAND SURVEYING, DATED 5.22.23.
- BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN TAKEN FROM SURVEY PREPARED BY APEX LAND SURVEYING, DATED 5.22.23.
- GRADES INDICATED ON PLAN ARE APPROXIMATE ONLY AND ARE TO BE USED TO IDENTIFY ELEVATIONAL RELATIONSHIPS. FINAL GRADES SHALL BE FIELD DETERMINED BY CONTRACTOR AND SHALL ALLOW FOR POSITIVE DRAINAGE OF ALL SURFACES.
- ALL PAVED SURFACES INCLUDING LANDINGS AND STEPS ARE TO BE SLOPED AT A 1% MINIMUM TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL SURFACES.
- MINIMUM ACCEPTABLE SLOPES ON ALL DRAINAGE LINES IS 2%. USE SLICK, RIGID, SCHEDULE 40 PVC AND SIZE PER PLAN, IF SHOWN.
- GENERAL CONTRACTOR RESPONSIBLE FOR REQUIRED OR NECESSARY INSTALLATION AND MAINTENANCE OF EROSION CONTROL DEVICES.
- CONTRACTOR RESPONSIBLE FOR STRUCTURAL INTEGRITY OF ALL ELEMENTS.
- CONTRACTOR SHALL FIELD VERIFY EXACT NUMBER OF RISERS TO BE USED. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT IF FIELD CONDITIONS VARY.
- CONTRACTOR SHALL PROVIDE FOUNDATION DRAINS AROUND PERIMETER OF WALLS.
- CONTRACTOR SHALL PROVIDE EXPANSION JOINTS AND SAW CUT JOINTS AS REQUIRED.
- CONTRACTOR TO DETERMINE THICKNESS OF WALL CAVITIES, AMOUNT AND LOCATION OF STEEL, AND FOOTING DEPTH AND SIZE OF ALL WALLS AND STEPS.
- CONTRACTOR SHALL TIE IN ALL DOWNSPOUTS TO PROPOSED SUBSURFACE DRAINAGE SYSTEM.
- CONTRACTOR TO ENSURE ALL SLEEVES THROUGH WALLS HAVE DEPTH BELOW FINISH GRADE SO AS NOT TO BE SEEN.
- OWNER AND BUILDER RESPONSIBLE FOR PROVIDING SAFETY RAIL ATOP ALL RETAINING WALLS AND ALONG STEPS AS NECESSARY.
- CONTRACTOR SHALL USE VIBRATORY COMPACTOR TO 95% COMPACTION ON ALL DRAIN LINE TRENCHES WHERE PAVING OCCURS OVER THEM.
- CONTRACTOR RESPONSIBLE FOR ENSURING ALL FILL AREAS ARE COMPACTED TO 95% IN ALL AREAS WHERE HARDSCAPES ARE PROPOSED.
- ANY AND ALL FIELD CHANGES/MODIFICATIONS/REVISIONS TO DESIGN/DESIGN INTENT SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION BY PHONE AND IN WRITING TO STEPHEN W. HACKNEY LANDSCAPE ARCHITECTURE PRIOR TO EXECUTION. ANY WORK DONE PRIOR TO OR WITHOUT SUCH NOTIFICATION SHALL RELEASE STEPHEN W. HACKNEY LANDSCAPE ARCHITECTURE OF ALL RESPONSIBILITIES.
- IF THE CONTRACTOR IN THE COURSE OF THE WORK FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY STEPHEN W. HACKNEY LANDSCAPE ARCHITECTURE, IT SHALL BE THEIR DUTY TO IMMEDIATELY INFORM STEPHEN W. HACKNEY LANDSCAPE ARCHITECTURE. ANY WORK DONE AFTER SUCH DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
- EXISTING UTILITIES SHOWN ON PLANS HAVE BEEN PREPARED FROM INFORMATION AVAILABLE TO STEPHEN W. HACKNEY LANDSCAPE ARCHITECTURE AND MAY NOT BE ACCURATE TO EXTENT OR LOCATIONS. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND HAVE THEM MARK OR RE-MARK THEIR FACILITIES.
- CONTRACTOR TO WATERPROOF ALL STRUCTURAL WALLS & COLUMNS BELOW FINISHED GRADE AS REQUIRED.

CONTACT INFORMATION:

24-HOUR CONTACT

KEN & LESLIE PARENT
+1 (000) 000-000

1043 CRAIGLAND COURT
KNOXVILLE, TENNESSEE 37919

LANDSCAPE ARCHITECT

STEPHEN W. HACKNEY LANDSCAPE ARCHITECTURE
+1 (865) 257-9494

berrett@stephenwhackney.com
2110 KELLER BEND ROAD
KNOXVILLE, TENNESSEE 37922

TEMPORARY SEEDING NOTES:

- TEMPORARY SEEDING MIXTURE:
RED CLOVER 1 LB. PER 1,000 S.F.
ANNUAL RYE 2 LBS. PER 1,000 S.F.
- PERMANENT SEEDING:
KENTUCKY 31 FESCUE 0-12 LBS. PER 1,000 S.F. OVER THE SEEDING AREAS.
- MULCH WITH STRAW AT A RATE OF 100 LBS. PER 1,000 S.F. OVER THE SEEDING AREAS.
- DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE DRAINING.
- NO SLOPE SHALL EXCEED 2:1 (H:V). ALL SLOPES STEEPER THAN TO RECEIVE EXTENDED TERM EROSION CONTROL BLANKET.
- TO PREVENT EROSION, ALL SLOPES 2:1 OR GREATER ARE TO BE TRACKED WITH A DOZER TO FORM CLEAR MARKS PARALLEL TO THE CONTOUR.
- APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACE IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO ALL 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.

CITY BLOCK: 51600
PARCEL ID: 121JC00102 & 121JC020

ZONING DEPARTMENT

SITE DATA

TOTAL SITE AREA: 88,461.07 S.F. SQ. FT.
TOTAL SITE ACREAGE: 2.03 ACRE

PROPERTY IS ZONED RN-1

ZONING REGULATIONS

MINIMUM FRONT YARD SETBACK: 25 FT.
MINIMUM SIDE YARD SETBACK: 10 FT.
MINIMUM REAR YARD SETBACK: 25 FT.

MAXIMUM ALLOWED LOT COVERAGE: 40.00% OR 35,384 SQ. FT.
PROPOSED LOT COVERAGE: 16.3% OR 14,412 SQ. FT.

MAXIMUM ALLOWED BUILDING COVERAGE: 30.00% OR 26,538 SQ. FT.
PROPOSED BUILDING COVERAGE: 4.23% OR 3,743 SQ. FT.

LOT COVERAGE CALCULATIONS

EXISTING LOT COVERAGE

EXISTING HOUSE: 2,598 SQ. FT.
EXISTING PORCHES AND COURTYARD: 1,729 SQ. FT.
EXISTING DRIVEWAYS: 4,437 SQ. FT.
EXISTING DETACHED GARAGE: 1,145 SQ. FT.
EXISTING STONE WALLS, WALKS, & STEPS: 5,686 SQ. FT.
TOTAL EXISTING LOT COVERAGE: 15,495 SQ. FT.

LOT COVERAGE TO BE DEMOLISHED AND REMOVED

STONE WALKS & PORTION OF DRIVEWAY: 3,650 SQ. FT.
TOTAL LOT COVERAGE TO BE REMOVED: 3,650 SQ. FT.

PROPOSED ADDITIONAL LOT COVERAGE

PROPOSED PEA GRAVEL, STONE WALKS, AND WALLS: 6,567 SQ. FT.
TOTAL PROPOSED IMPROVEMENTS: 6,567 SQ. FT.

OVERALL IMPERVIOUS LOT CALCULATIONS

TOTAL EXISTING COVERAGE: 15,495 SQ. FT.
TOTAL COVERAGE TO BE REMOVED: -3,650 SQ. FT.
TOTAL PROPOSED IMPROVEMENTS: +6,567 SQ. FT.
TOTAL PROPOSED IMPERVIOUS: 18,412 SQ. FT.

LAND DISTURBANCE

TOTAL SITE DISTURBANCE: 16,369 SQ. FT. / 0.375 ACRE

*FIGURES SHOWN ARE APPROXIMATE. SELECTED CONTRACTOR TO VERIFY CALCULATIONS PRIOR TO ISSUANCE OF PERMIT.

UTILITY NOTES:

ALL EXISTING UTILITIES TO REMAIN.



Know what's below.
Call before you dig.

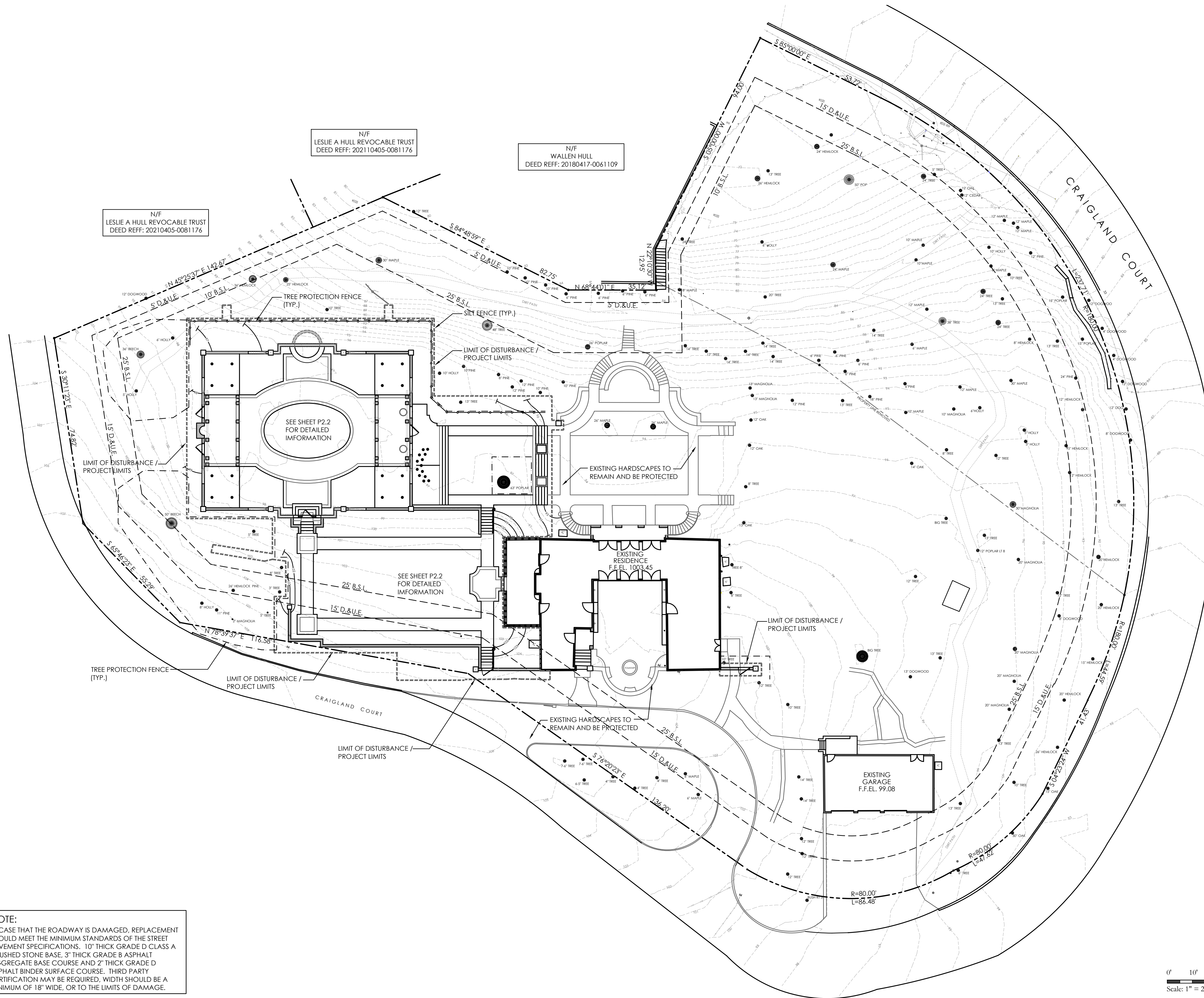
NOTE: CONTRACTOR WILL BE REQUIRED TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH EROSION & SEDIMENT CONTROL PRIOR TO BEGINNING ANY LAND DISTURBING ACTIVITIES. CALL (865) 524-2811. FAILURE TO PERFORM THE AFOREMENTIONED REQUIREMENTS MAY RESULT IN A STOP WORK ORDER OR PERMIT REVOCATION.

GENERAL NOTES:

- A PHYSICAL COPY OF THE CITY APPROVED PERMIT PLANS IS TO BE KEPT ON THE PROJECT SITE THROUGHOUT THE EXTENT OF THE ENTIRE PROJECT.
- SILT FENCING (IN CONJUNCTION WITH STAKED HAY BALES WHERE APPROPRIATE), SHALL PREVENT SOIL FROM LEAVING THE SITE.
- ACTIVITIES SUCH AS PARKING, STORAGE OF MATERIALS, AND PLACING PORTABLE RESTROOMS, & DUMPSTERS WITHIN CRITICAL ROOT ZONE OF PROTECTED TREES TO BE STRICTLY PROHIBITED.

NOTE:

IN CASE THAT THE ROADWAY IS DAMAGED, REPLACEMENT SHOULD MEET THE MINIMUM STANDARDS OF THE STREET PAVEMENT SPECIFICATIONS. 10" THICK GRADE D CLASS A CRUSHED STONE BASE, 3" THICK GRADE B ASPHALT AGGREGATE BASE COURSE AND 2" THICK GRADE D ASPHALT BINDER SURFACE COURSE. THIRD PARTY CERTIFICATION MAY BE REQUIRED. WIDTH SHOULD BE A MINIMUM OF 18" WIDE, OR TO THE LIMITS OF DAMAGE.



S W H

STEPHEN W. HACKNEY
LANDSCAPE ARCHITECTURE, LLC
2110 Keller Bend Road
Knoxville, Tennessee 37922
info@stephenwhackney.com
865.257.9494

CRAIGLEN ESTATE
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- PRELIMINARY, NOT FOR CONSTRUCTION
- RELEASED FOR PERMIT

DATE OF ISSUE: FEBRUARY 28, 2024
DRAWN BY: RP

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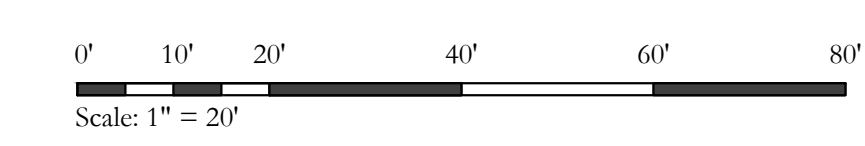
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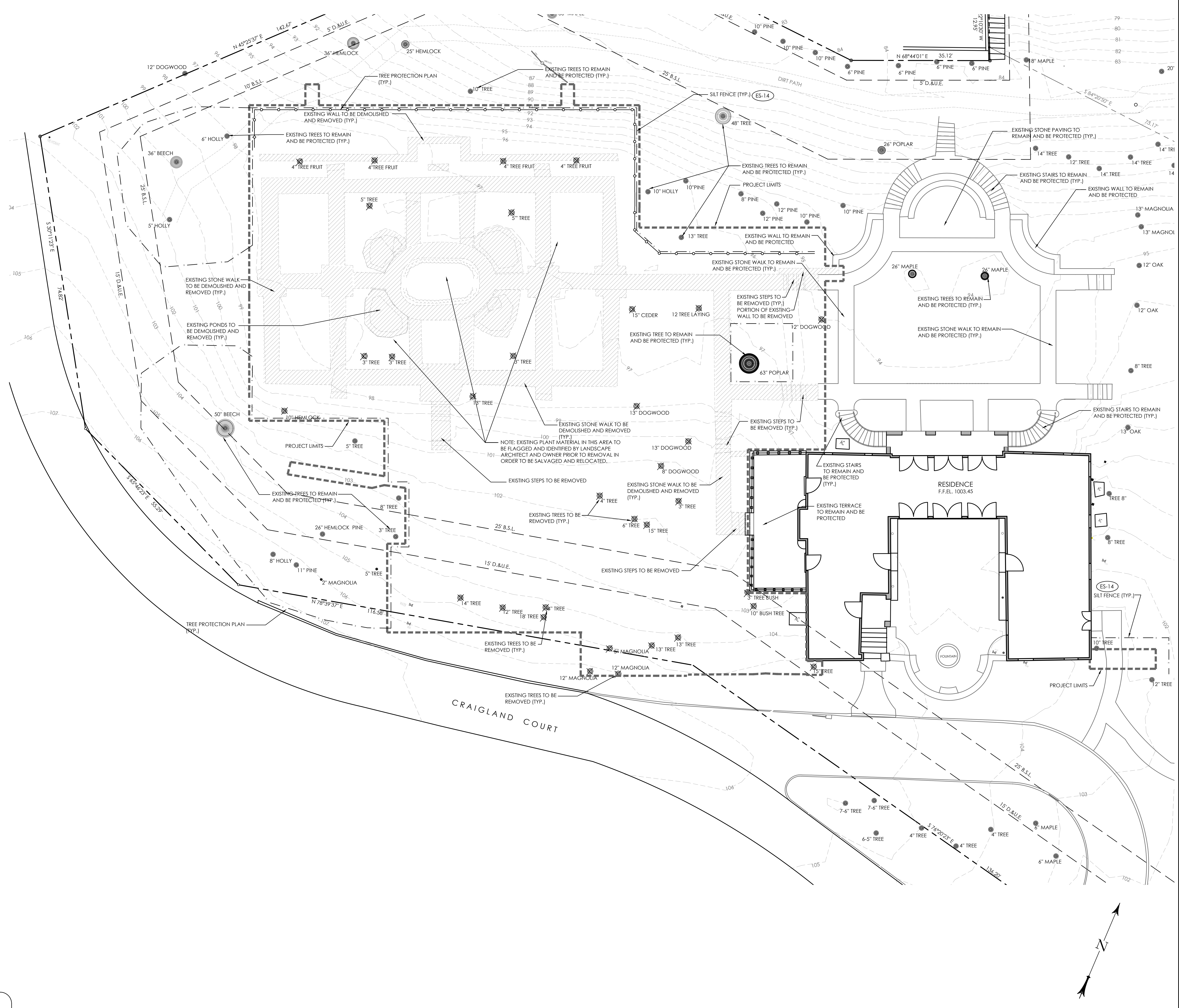
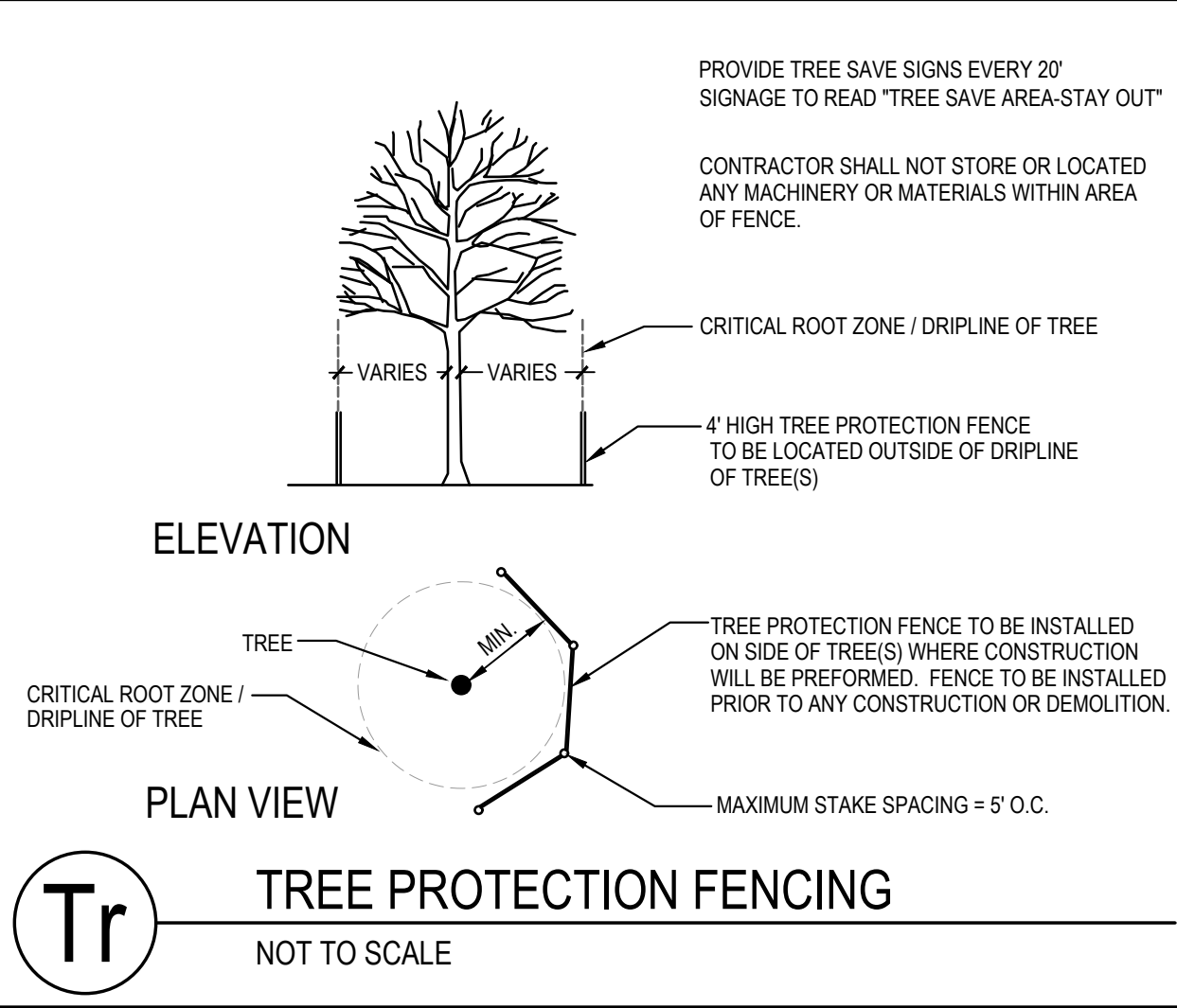
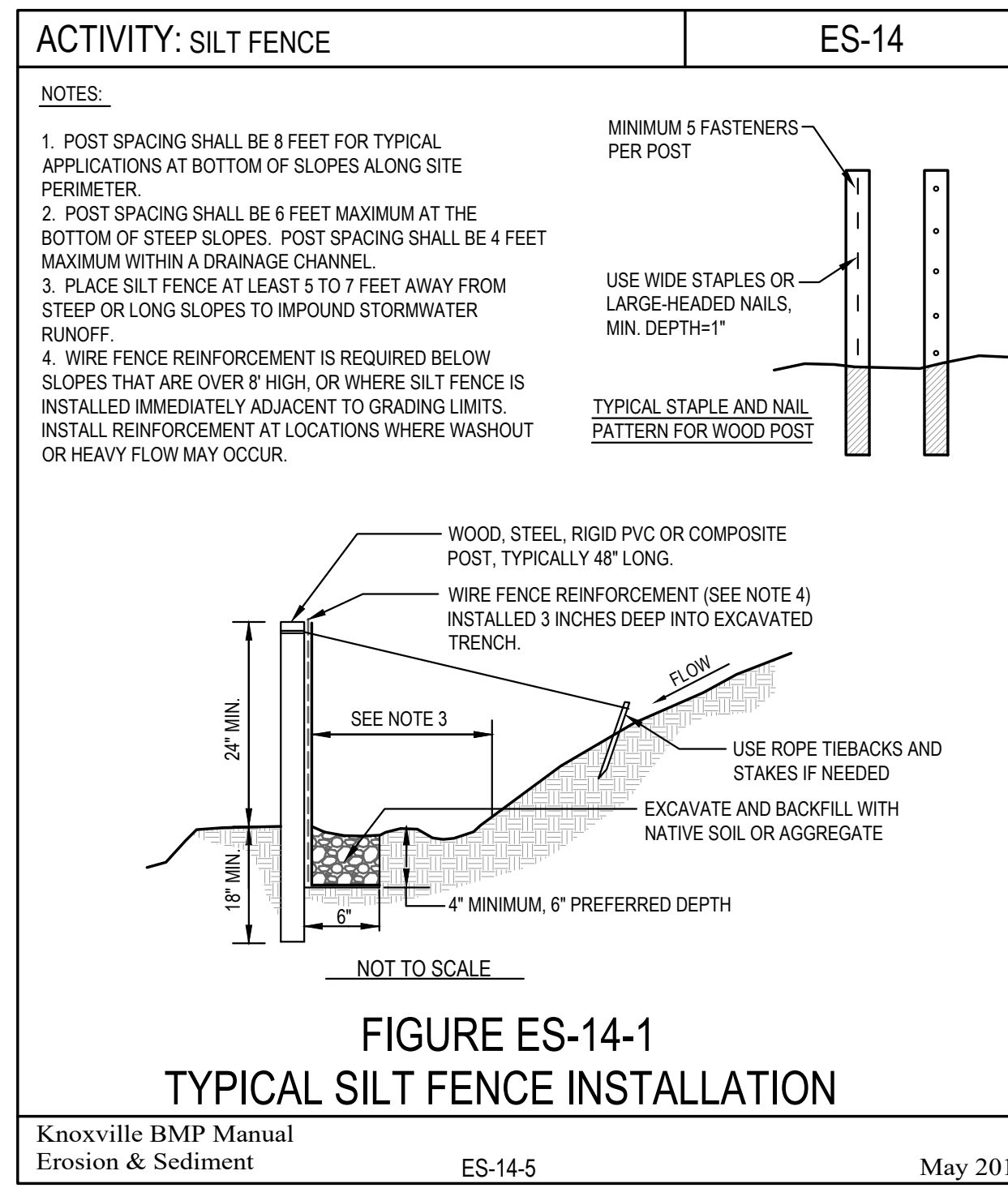
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PERMIT SET

OVERALL SITE PLAN

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DATE OF ISSUE: FEBRUARY 28, 2024
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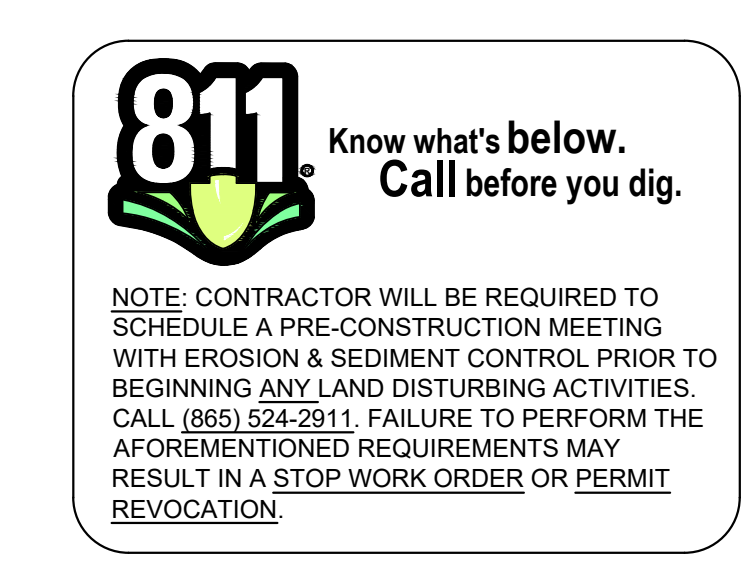
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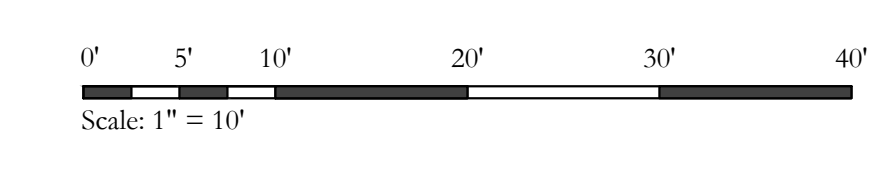
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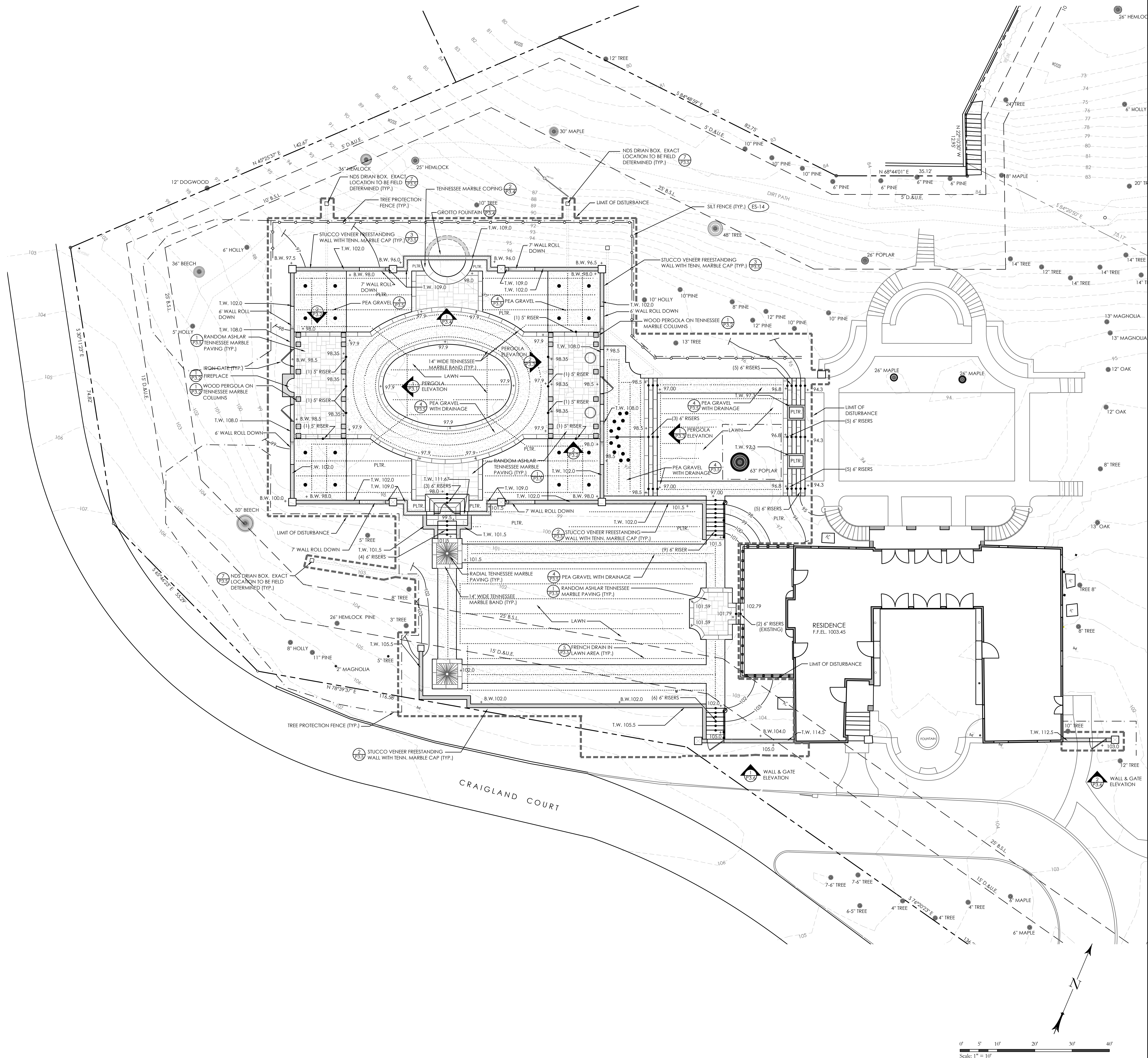
DEMOLITION AND SITE PREPARATION PLAN



UTILITY NOTES:
ALL EXISTING UTILITIES TO REMAIN.



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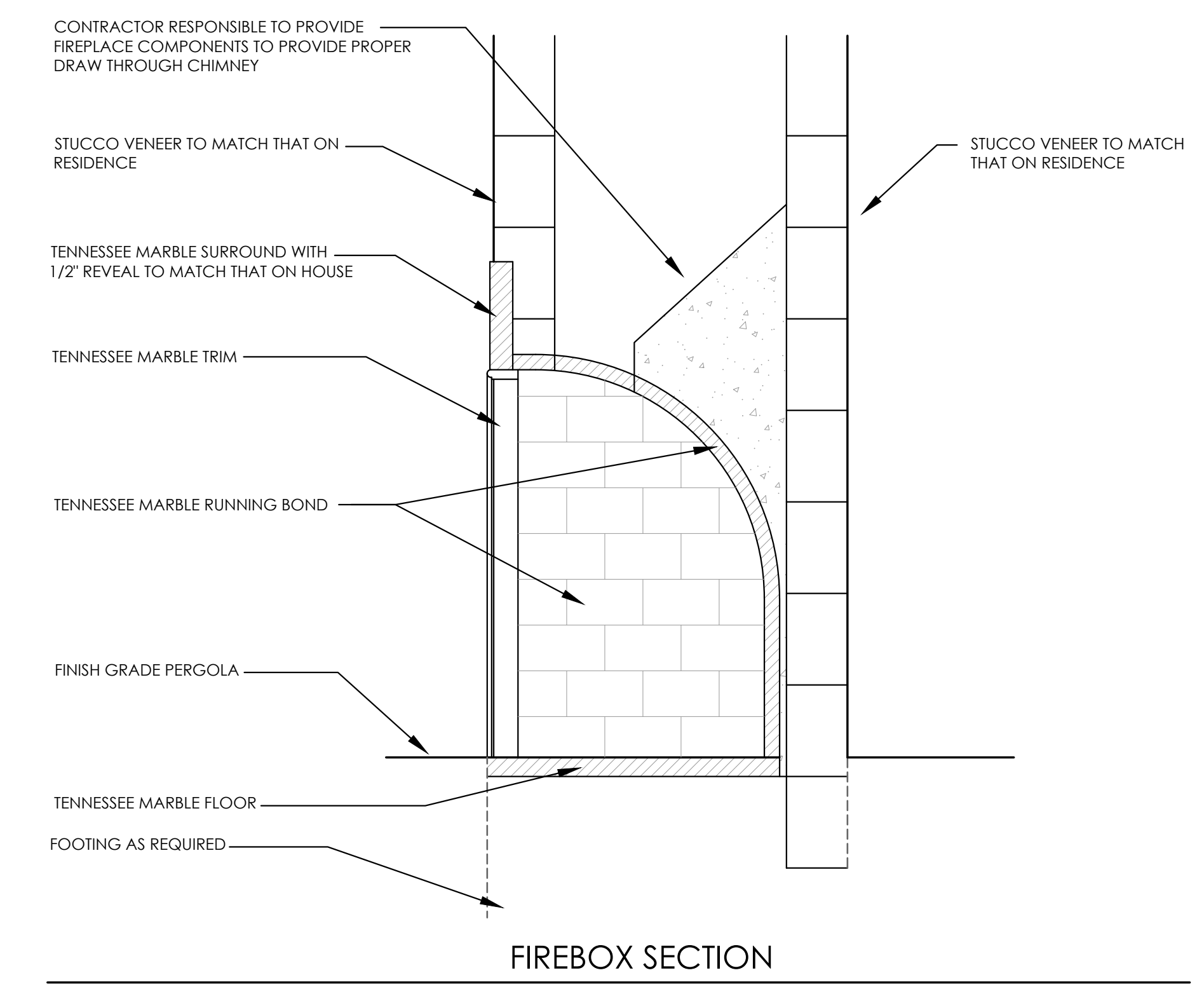
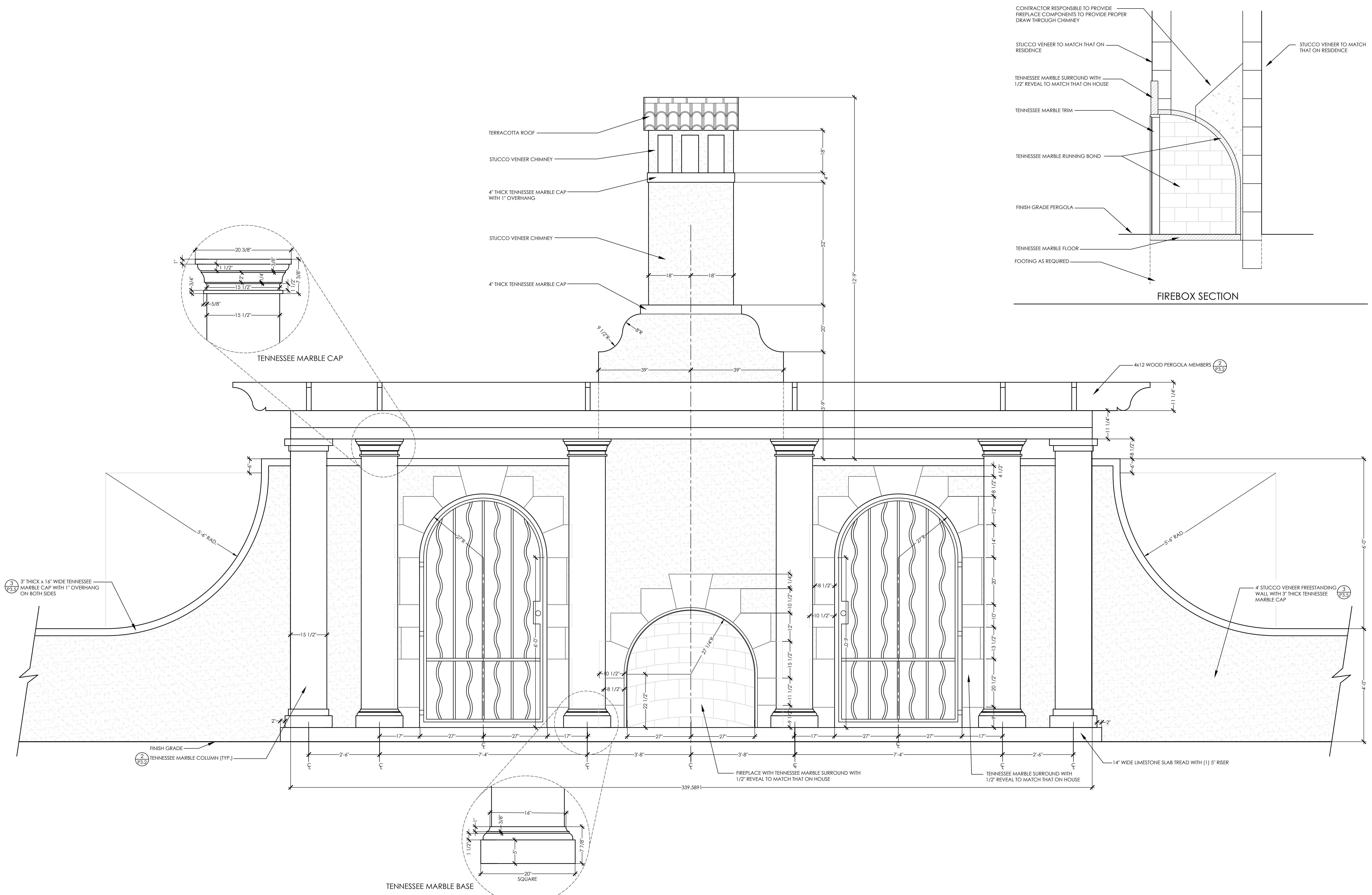
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PERMIT SET

PROPOSED IMPROVEMENTS



1 FIREPLACE AND PERGOLA WEST ELEVATION
SCALE: 3/4" = 1'-0"

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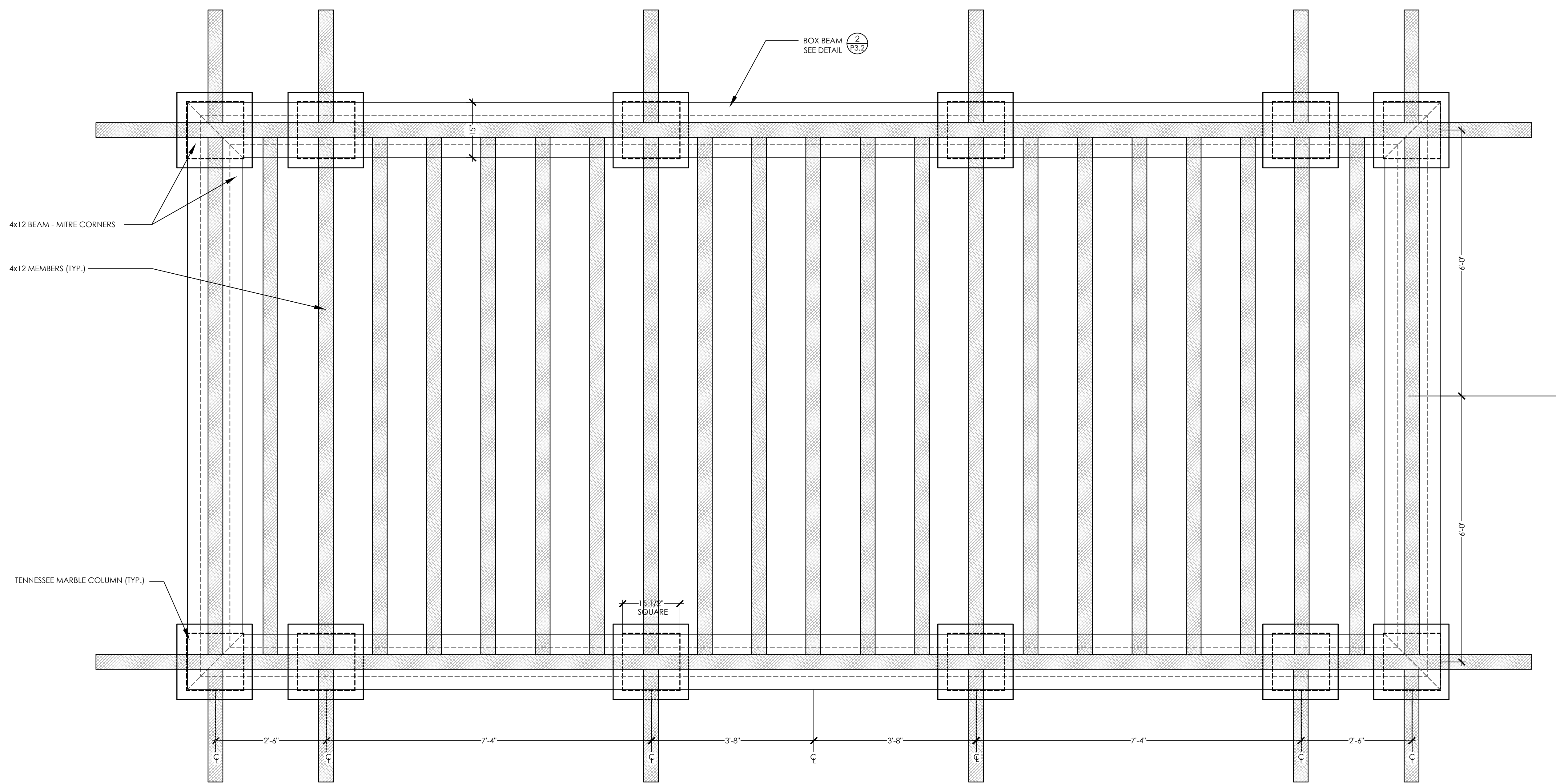
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2. CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING AND ZONING CODES IN THE AREA WHERE THE ELEMENTS ARE TO BE CONSTRUCTED.

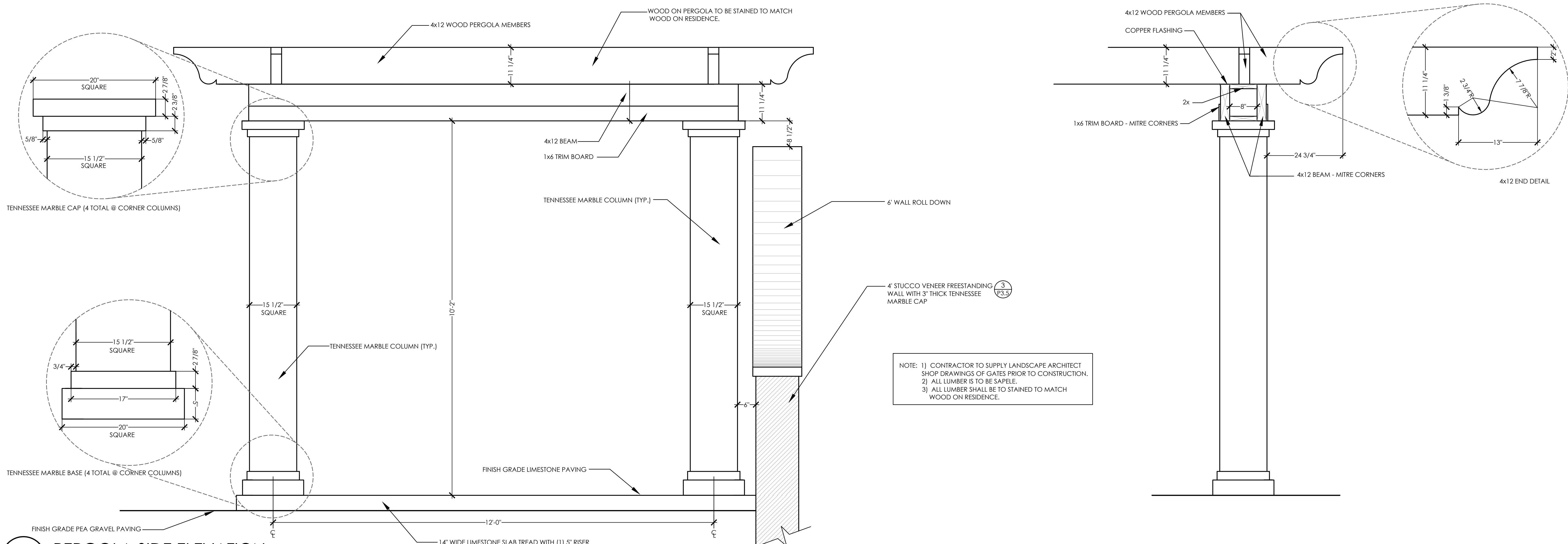
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CONSTRUCTION DETAILS



NOTE: 1) CONTRACTOR TO SUPPLY LANDSCAPE ARCHITECT SHOP DRAWINGS OF GATES PRIOR TO CONSTRUCTION.
2) ALL LUMBER IS TO BE SAFELE.
3) ALL LUMBER SHALL BE TO STAINED TO MATCH WOOD ON RESIDENCE.

1 PERGOLA PLAN VIEW
SCALE: 3/4" = 1'-0"



2 PERGOLA SIDE ELEVATION
SCALE: 3/4" = 1'-0"

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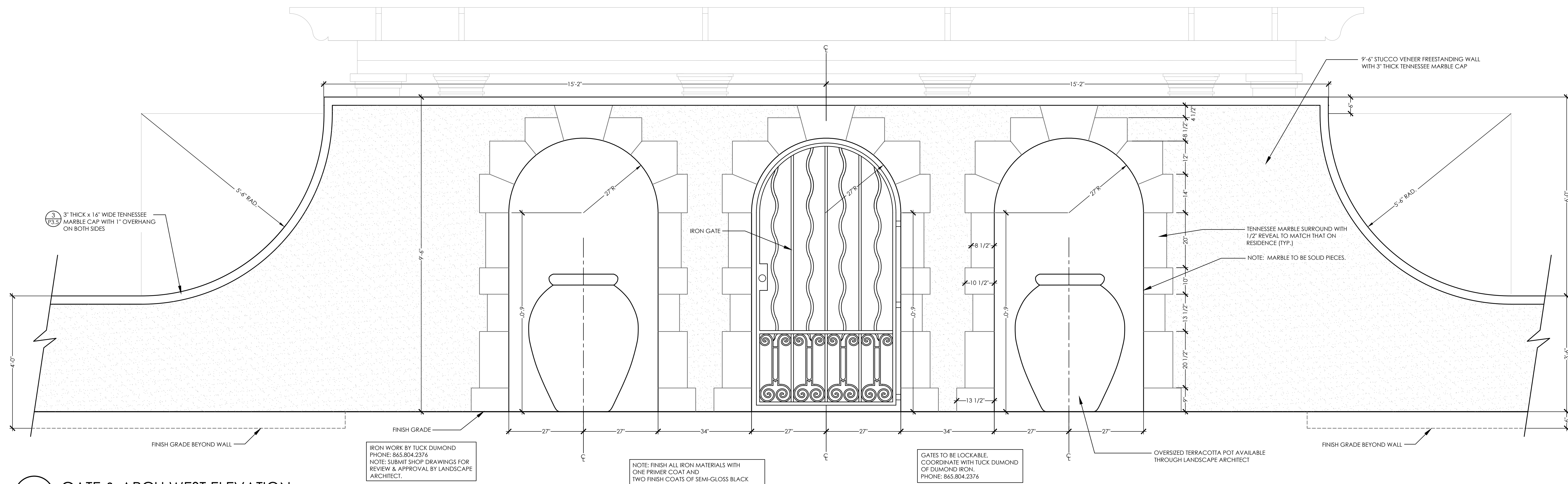
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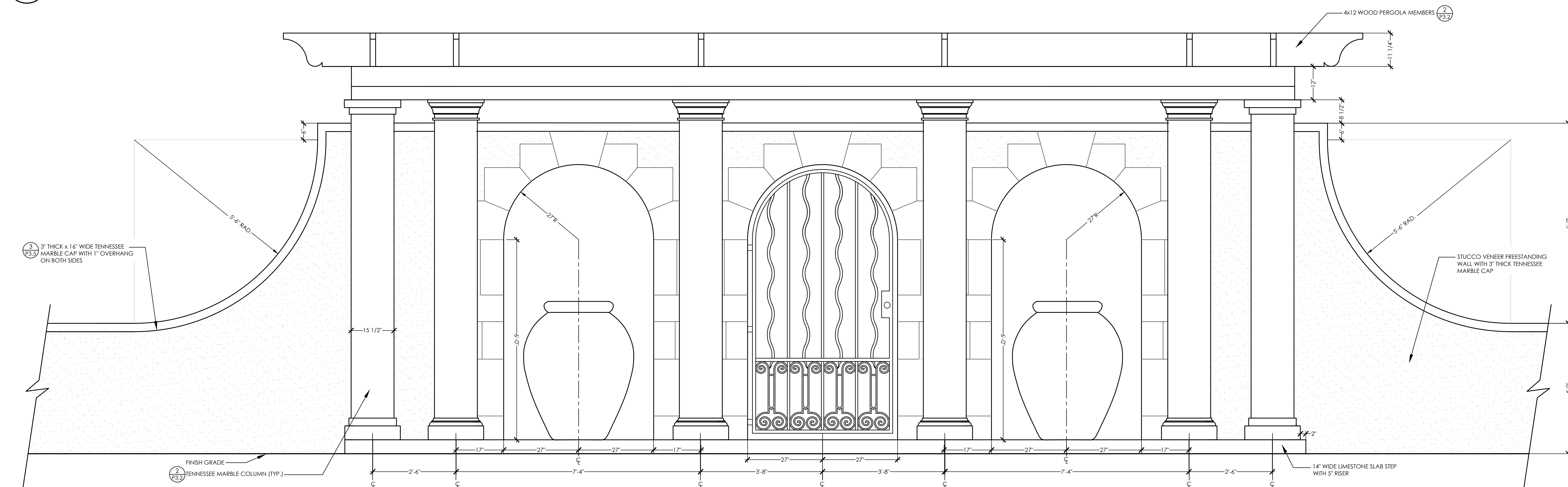
1 GATE & ARCH WEST ELEVATION
SCALE: 3/4" = 1'-0"

IRON WORK BY TUCK DUMOND
PHONE: 865.804.2376
NOTE: SUBMIT SHOP DRAWINGS FOR
REVIEW & APPROVAL BY LANDSCAPE
ARCHITECT.

NOTE: FINISH ALL IRON MATERIALS WITH
ONE PRIMER COAT AND
TWO FINISH COATS OF SEMI-GLOSS BLACK.

GATES TO BE LOCKABLE.
COORDINATE WITH TUCK DUMOND
OF DUMOND IRON.
PHONE: 865.804.2376

OVERSIZED TERRACOTTA POT AVAILABLE
THROUGH LANDSCAPE ARCHITECT



2 GATE & PERGOLA EAST ELEVATION
SCALE: 3/4" = 1'-0"

TENNESSEE MARBLE COLUMN (TYP.)

4x12 WOOD PERGOLA MEMBER

STUCCO VENEER FREESTANDING
WALL WITH 3\"/>

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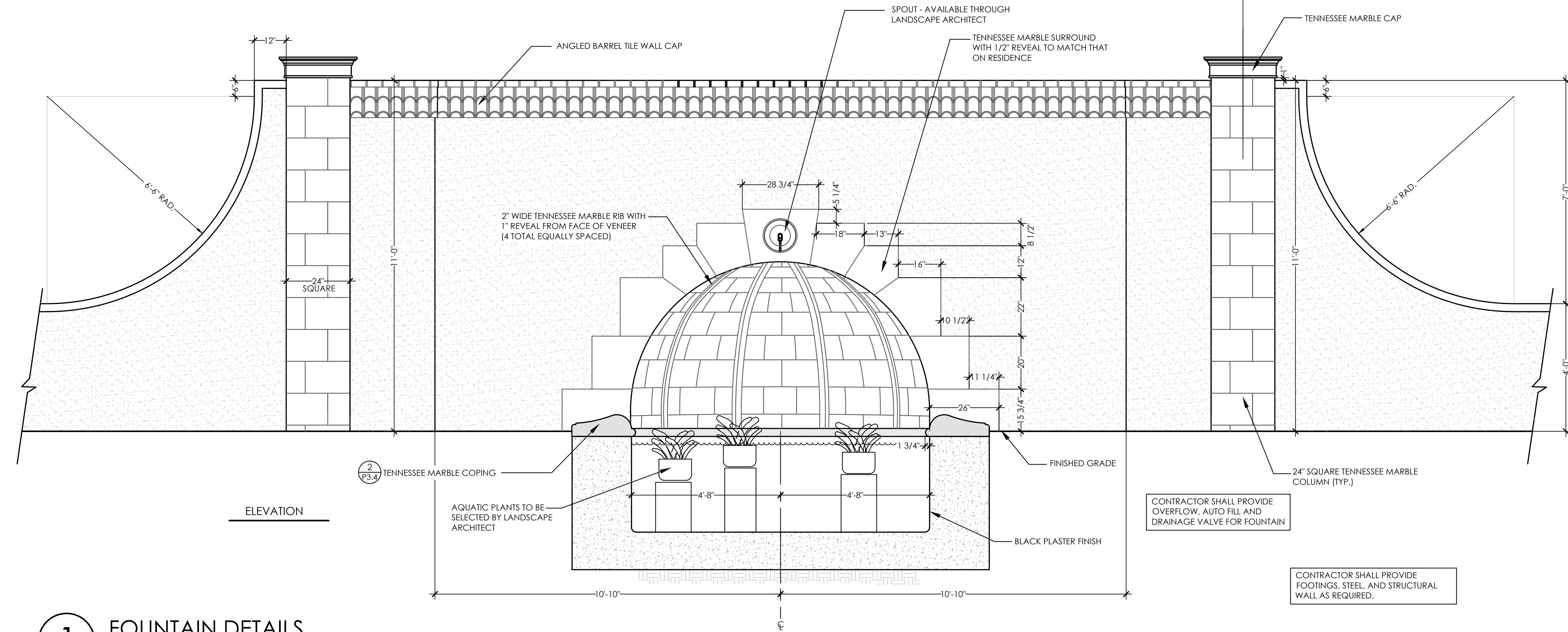
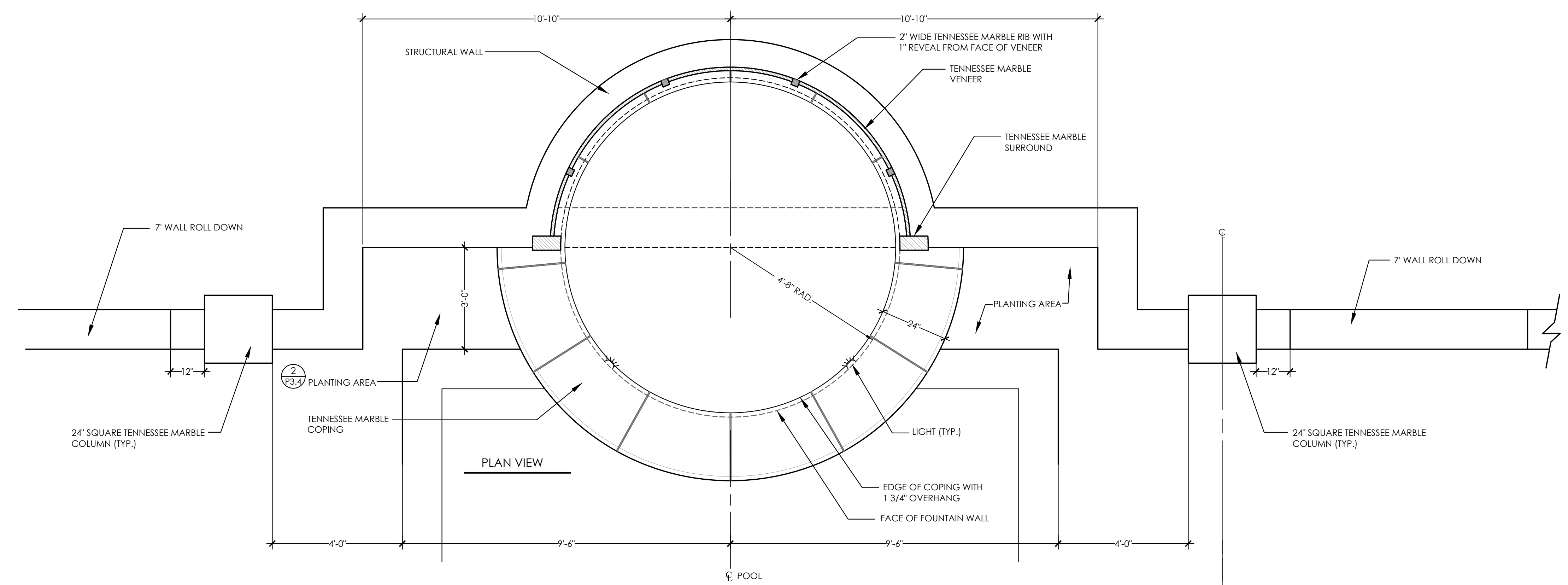
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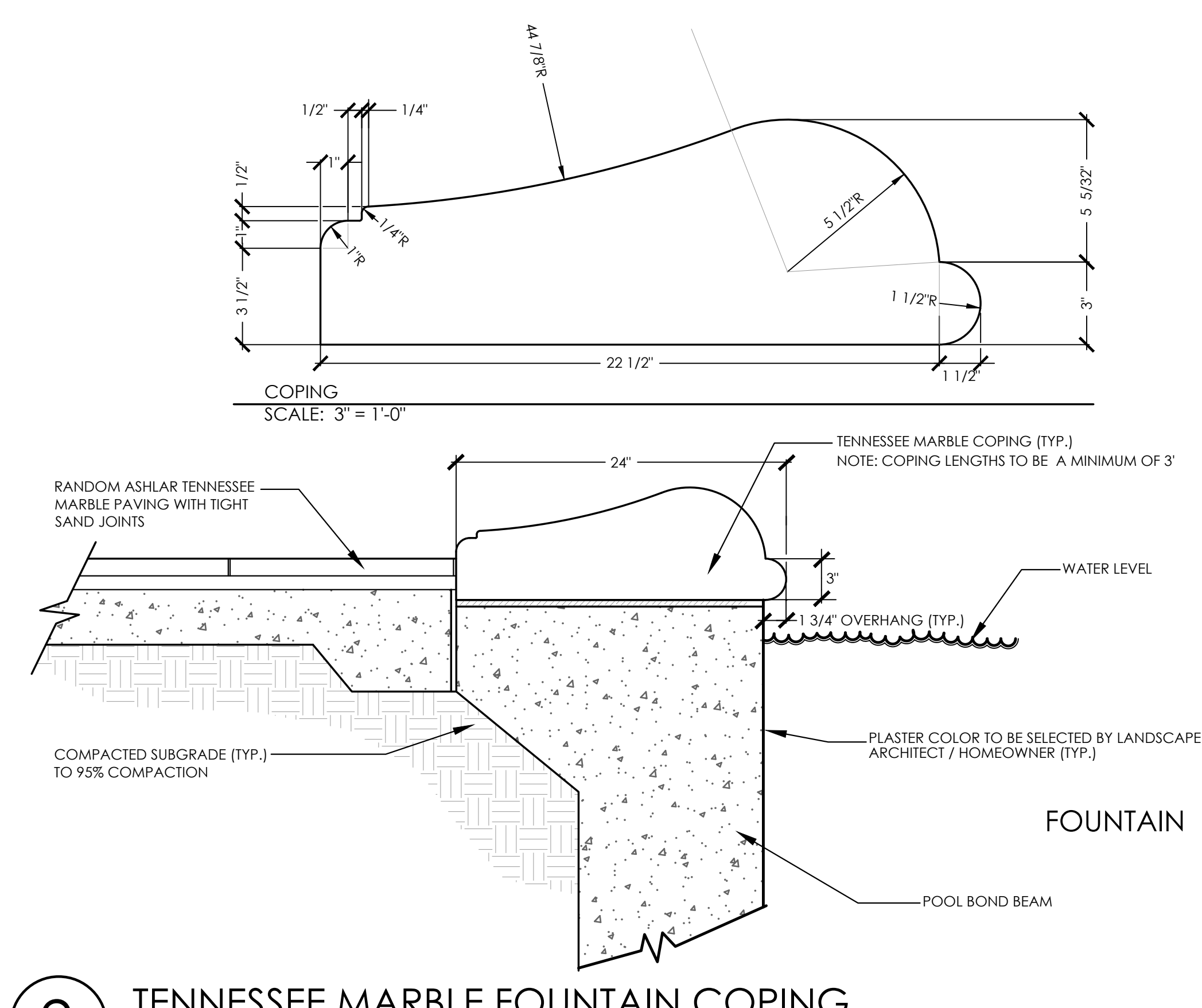
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CONSTRUCTION DETAILS



1 FOUNTAIN DETAILS
SCALE: 1/2" = 1'-0"



2 TENNESSEE MARBLE FOUNTAIN COPING
SCALE: 1-1/2" = 1'-0"

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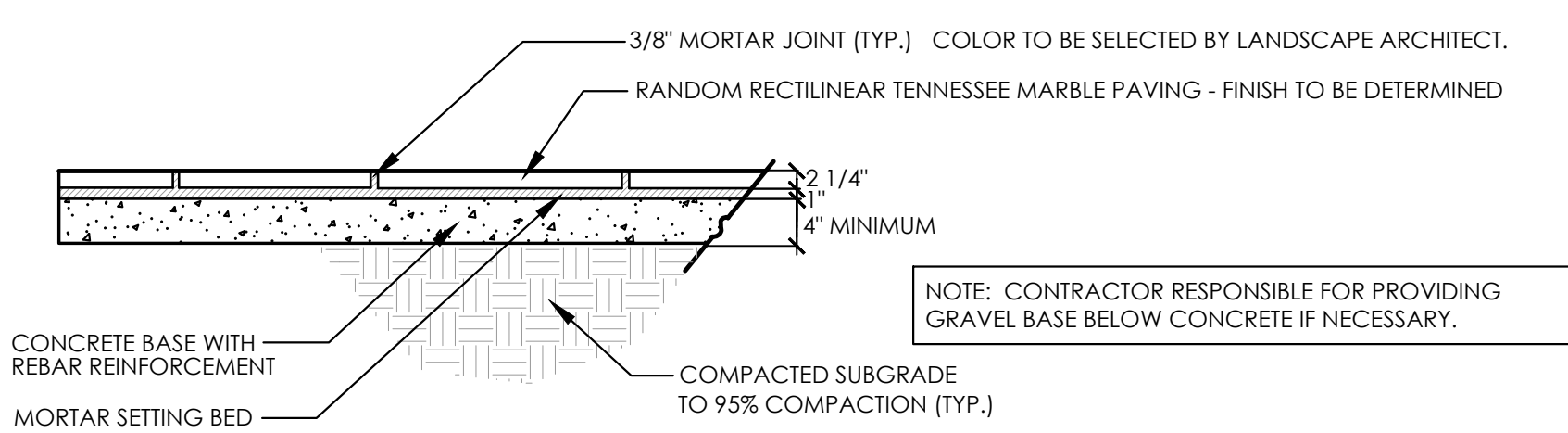
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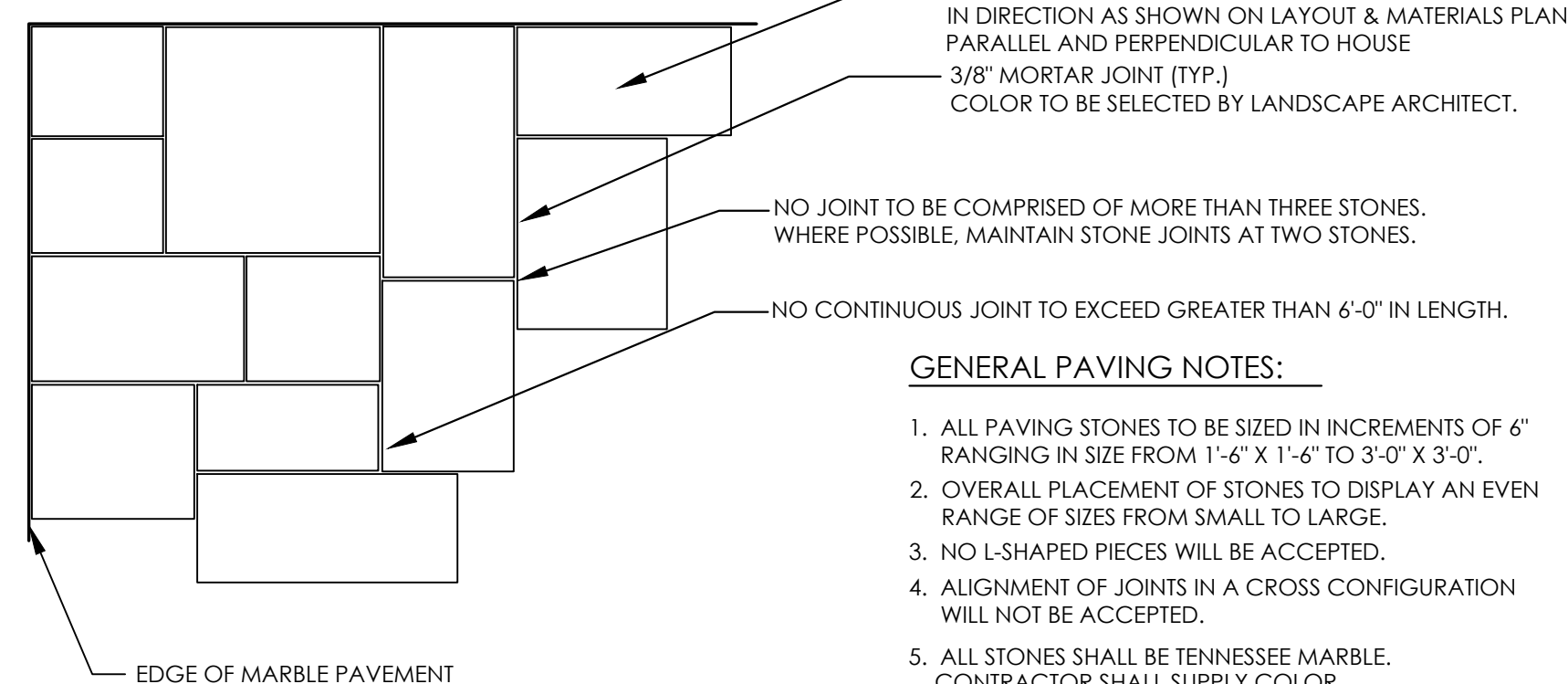
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SECTION OF TENNESSEE MARBLE PAVING



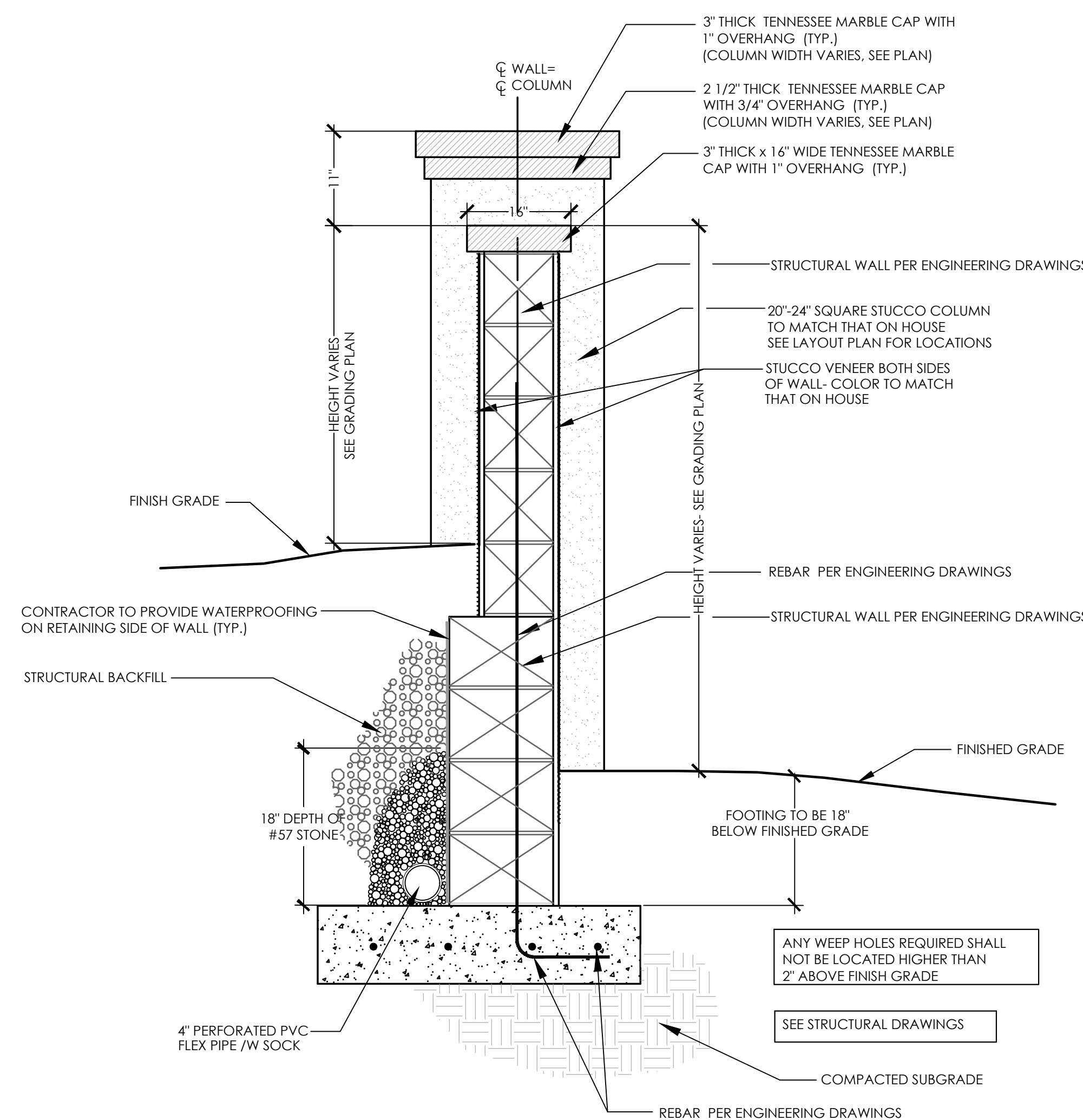
PLAN OF TENNESSEE MARBLE PAVING

1 TENNESSEE MARBLE PAVING DETAIL

SCALE: 1/2" = 1'-0"

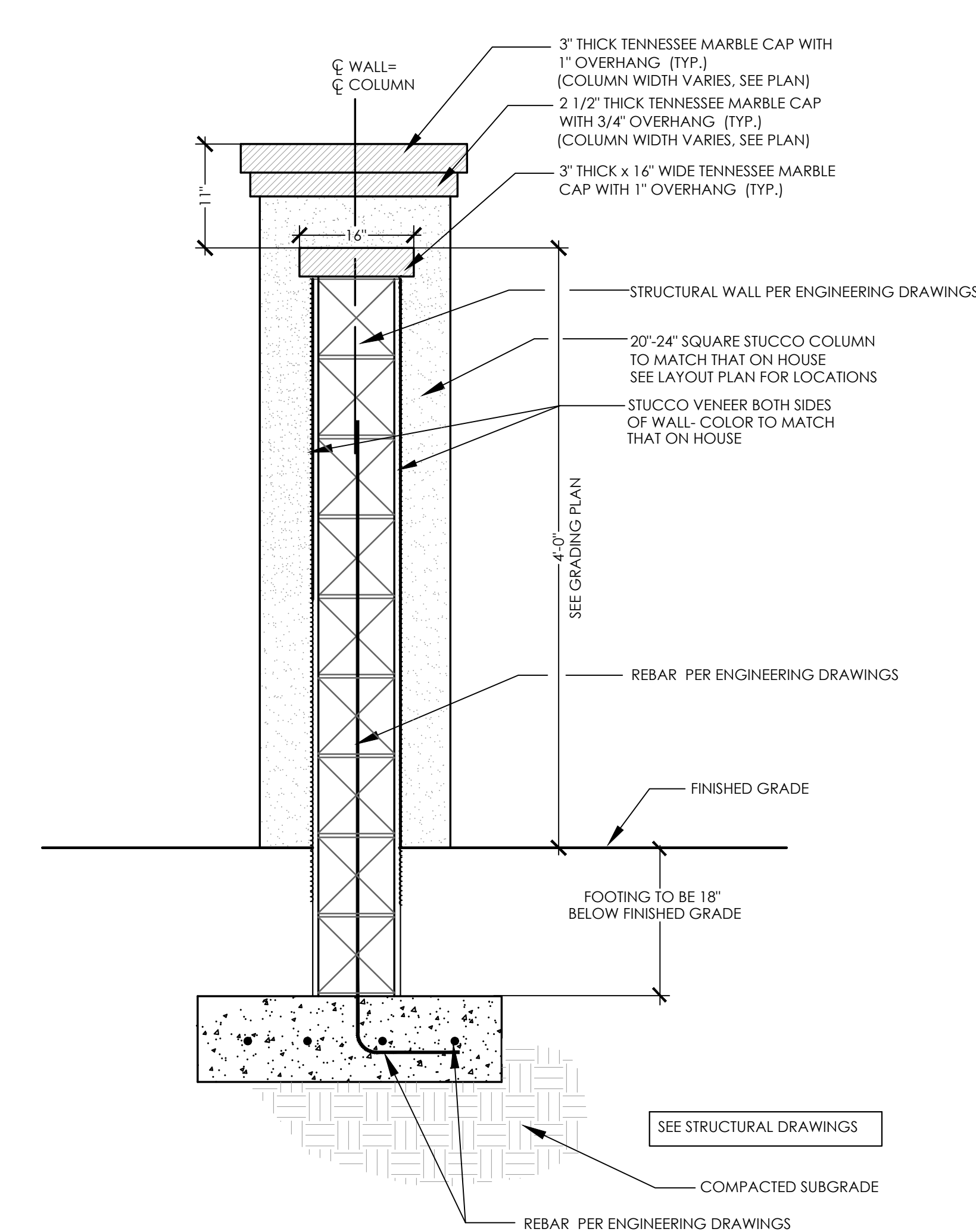
GENERAL PAVING NOTES:

1. ALL PAVING STONES TO BE SIZED IN INCREMENTS OF 4" RANGING IN SIZE FROM 1'-6" X 1'-6" TO 3'-0" X 3'-0".
2. OVERALL PLACEMENT OF STONES TO DISPLAY AN EVEN RANGE OF SIZES FROM SMALL TO LARGE.
3. NO L-SHAPED PIECES WILL BE ACCEPTED.
4. ALIGNMENT OF JOINTS IN A CROSS CONFIGURATION WILL NOT BE ACCEPTED.
5. ALL STONES SHALL BE TENNESSEE MARBLE. CONTRACTOR SHALL SUPPLY COLOR SAMPLES TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
6. ALL STONES TO BE LAID PERPENDICULAR AND PARALLEL TO RESIDENCE.
7. ALL STONE PAVING TO BE SEALED WITH TRANSPARENT, NON-TOXICAL SEALANT WITH NO SHEEN THAT ALLOWS FOR VAPOR TRANSMISSION.



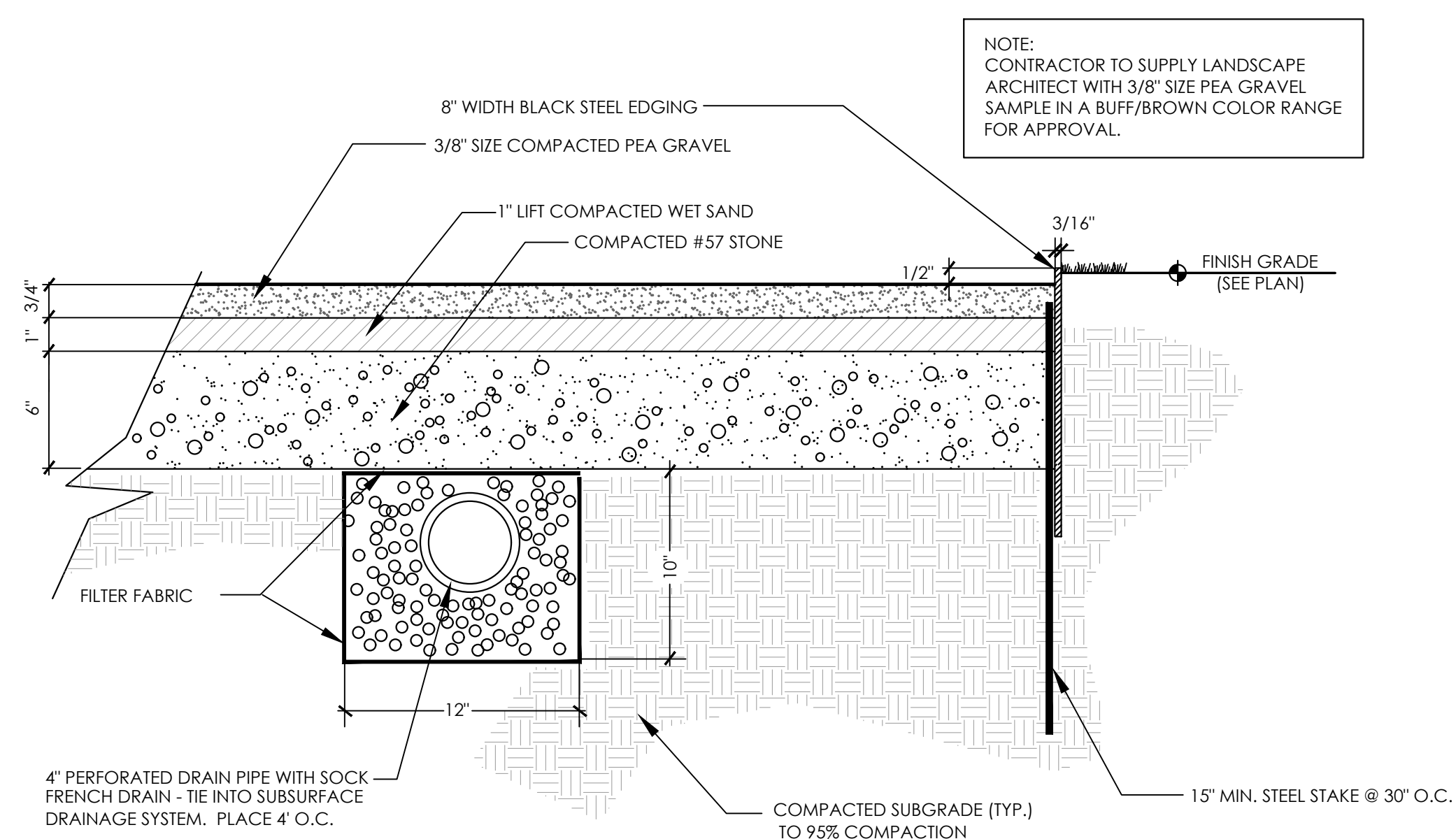
2 STUCCO FREESTANDING / RETAINING WALL

SCALE: 1" = 1'-0"



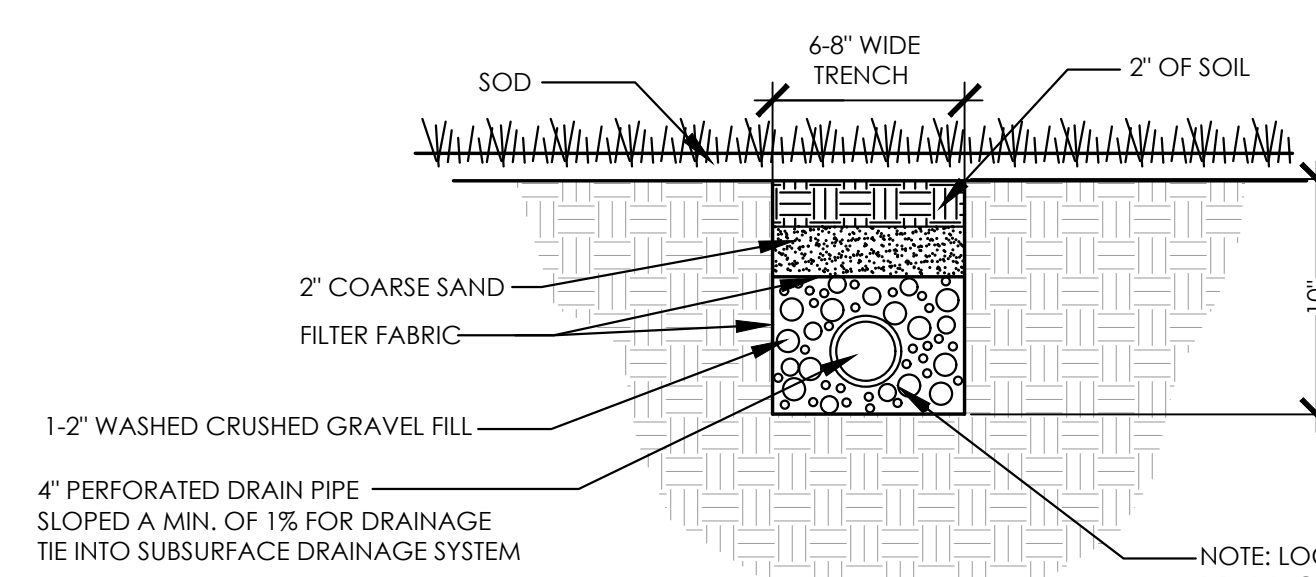
3 STUCCO FREESTANDING WALL

SCALE: 1" = 1'-0"



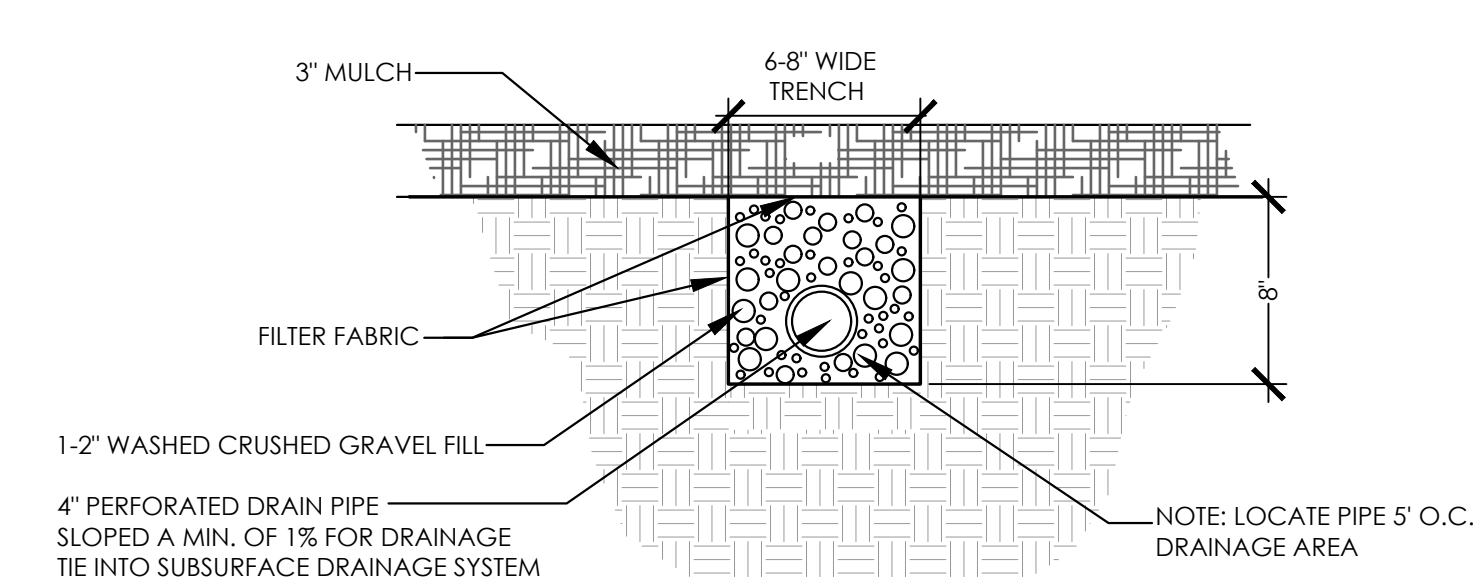
4 PEA GRAVEL WITH DRAINAGE

SCALE: 3" = 1'-0"



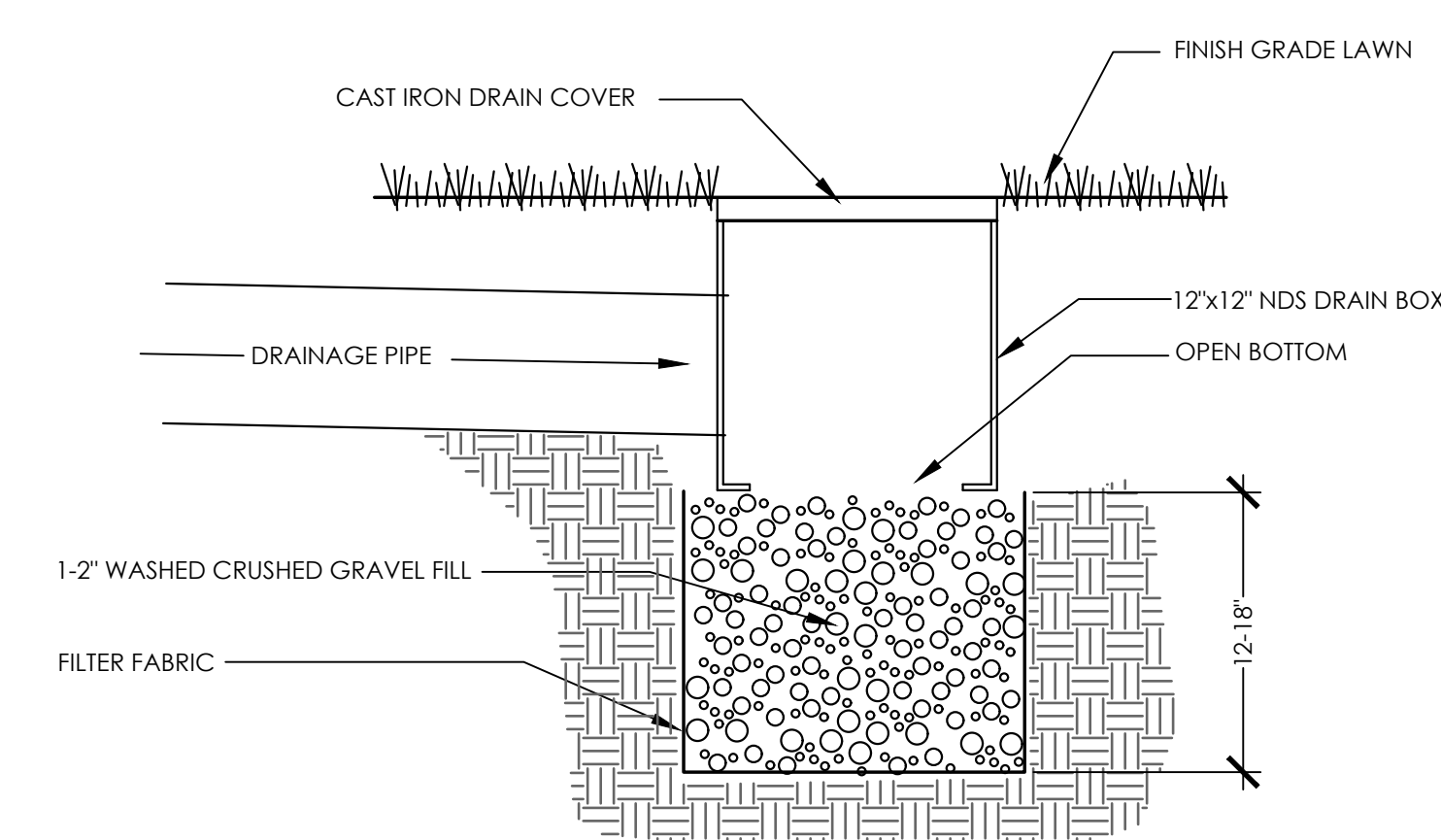
5 FRENCH DRAIN IN LAWN AREAS

SCALE: 1 1/2" = 1'-0"



6 FRENCH DRAIN IN PLANTING BEDS

SCALE: 1 1/2" = 1'-0"



7 12"x12" NDS DRAIN BOX DETAIL

SCALE: 1 1/2" = 1'-0"

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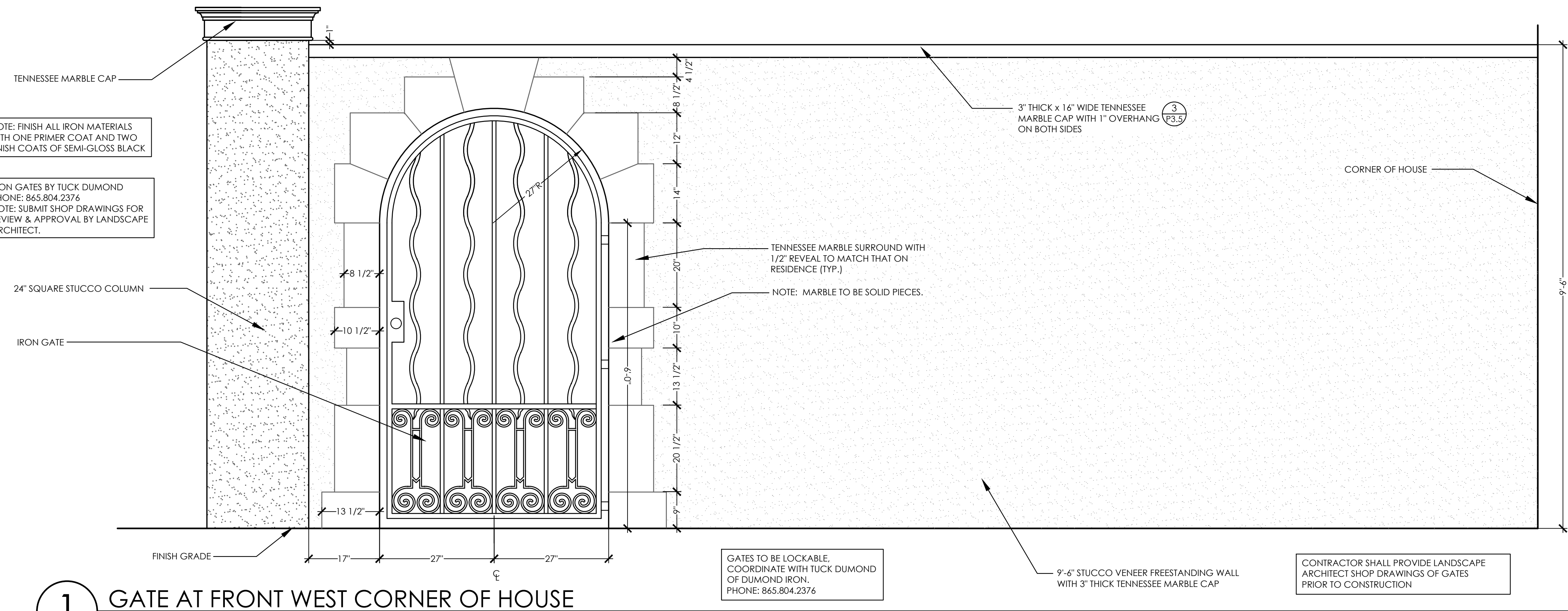
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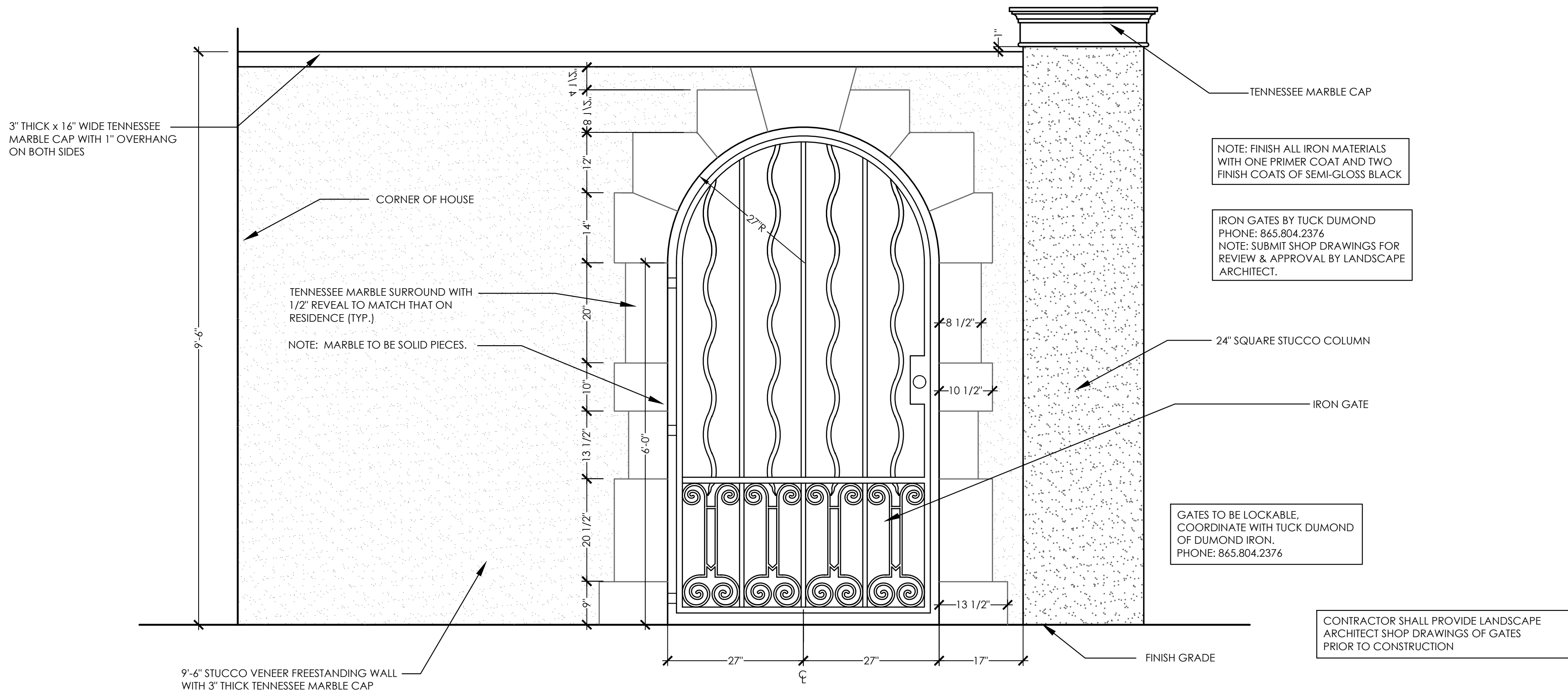
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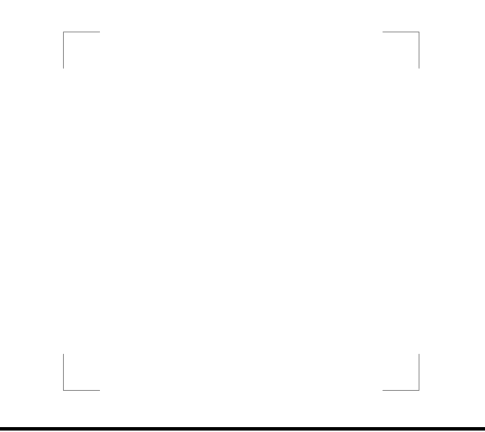


1 GATE AT FRONT WEST CORNER OF HOUSE
SCALE: 3/4" = 1'-0"



2 GATE AT FRONT EAST CORNER OF HOUSE
SCALE: 3/4" = 1'-0"

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