

PROJECT DATA

USE: MULTIFAMILY HOUSING

ZONING: PR <5 DU/AC

BUILDING UNITS: 56 UNITS IN 14 BUILDINGS + CLUBHOUSE

PARCEL: 162 062

PARKING SUMMARY:
COUNTY REQUIREMENT: 1.5 SPACES PER UNIT FOR THE FIRST 20
UNITS + 1.5 SPACES PER UNIT FOR UNITS OVER THE FIRST 20
FOR 2 OR MORE BEDROOMS.
UNITS: 56 UNITS (28 3 BEDROOM, 28 4 BEDROOM)
REQUIRED PARKING CALCULATION: 1.5 X 56 = 84 SPACES
PARKING PROVIDED: 126 SPACES

SETBACKS:

FRONT: MINIMUM 20' (APPLIED FRONT SETBACK DETERMINED BY PLANNING COMMISSION) SIDE: MINIMUM 5' (APPLIED SIDE SETBACK DETERMINED BY PLANNING COMMISSION) REAR: MINIMUM 15' (APPLIED REAR SETBACK DETERMINED BY PLANNING COMMISSION) PERIPHERAL SETBACK OF 35' APPLIED TO ALL PROPERTY LINES ON THIS PROJECT – CAN BE REDUCED BY PLANNING COMMISSION

PARCEL AREA: 11.65 AC

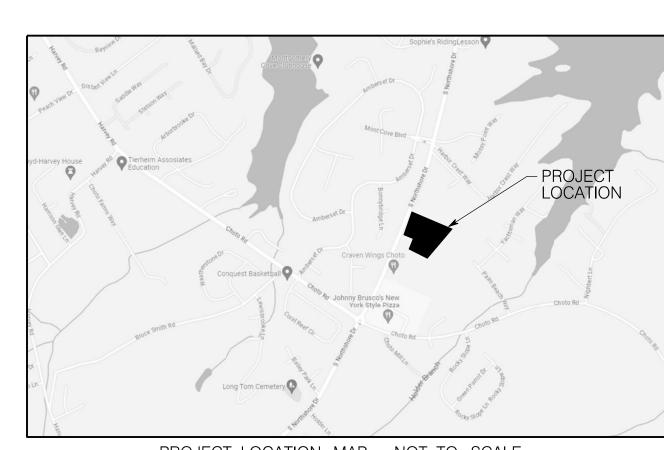
PARKING AND CIRCULATION AREA: 72,301 SF (1.66 ACRE)

SIDEWALK AREA: 13,188 SF (0.30 ACRE)

BUILDING FOOTPRINT AREA (GROUND FLOOR): 50,891 SF (1.17 ACRE)

TOTAL BUILDING AREA (ALL STORIES): 91,687 SF (2.10 ACRE) TOTAL IMPERVIOUS AREA: 72,301 + 13,188 + 50,891 = 136,380 SF (3.13 ACRE)

FLOOR AREA RATIO: 10.0% IMPERVIOUS AREA RATIO: 26.9% GROSS AREA COVERAGE: 18.0%



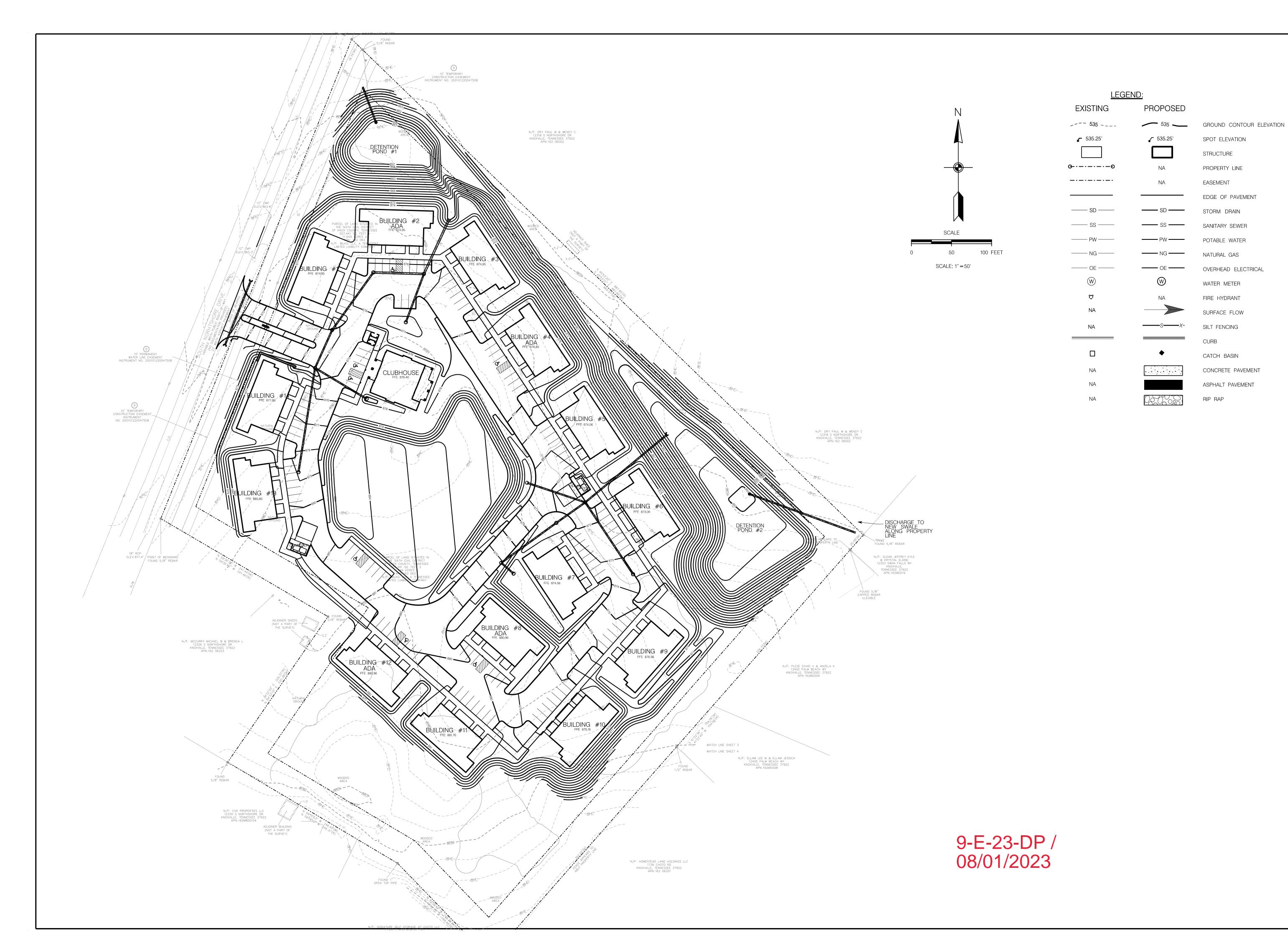
PROJECT LOCATION MAP - NOT TO SCALE



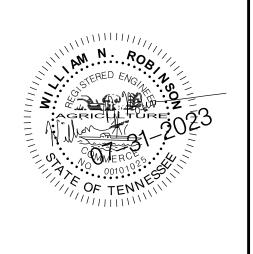
REVISIONS:

DRAWN: WNR CHECKED: WNR DATE: 07-31-2023 FILE NAME: PROJECT NO:

CONCEPT LAYOUT DRAWING



WILL ROBINSON & ASSOCIATES



Landing

REVISIONS:

DRAWN: WNR
CHECKED: WNR
DATE: 07–31–2023
FILE NAME:

FILE NAME: PROJECT NO:

PLO3

CONCEPT GRADING DRAWING

Planting Notes: 1. Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents. 2. Contractor to provide allowance for soil ammendments, percolation tests, soil tests, mulch and irrigation. 3. Contractor to complete work within schedule established by owner. 4. Contractor to provide one year warranty for all plant material from date of substantial completion. 5. Contractor to provide interim maintenance (watering, pruning, fertilizing, guying, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, application of insecticides/herbicides, and general landscape clean-up) until substantial completion notice is provided by the owner or landscape architect. 6. The contractor shall locate and verify all existing utilities prior to planting and report any conflicts to the landscape architect. Perform work in compliance with all applicable laws, codes, and regulations required by authorities having

authorities. 7. All plant material to be specimen quality as established by the American Association of Nurserymen, horticultural standards, latest edition. quality of the plant material to be judged by the landscape architect. Inferior plant

jurisdiction over such work and provide for permits required by local

- material to be rejected. 8. Plant material to be free of disease, weeds and insect pests. Damaged plant material shall be rejected.
- 9. No planting shall take place until rough grade has been reviewed and approved by the landscape architect.
- 10. Planting plans may need to be adjusted in the field. Contractor to coordinate layout of plant material with landscape architect for on site approval prior to installation.
- 11. Test plant beds and plant pits for adequate drainage. Hardpan or moisture barriers shall be broken, or drain pipes to be installed to provide proper drainage of plant areas. Plant pits shall be excavated to the bottom of the pit. Fill each plant pit with water and observe the pit for 2 hours. If the water has not dissipated by 50% within 2 hours, notify landscape architect of such in writing before installing plants in the questionable area. Otherwise contractor shall be held liable for plants.
- 12. Trees shall be installed 3" above finish grade in hardpan areas to provide good drainage unless otherwise directed.
- 13. Groundcover and shrub mass beds shall be cultivated to a depth of 12 inches below grade to break through compacted or hardpan soil. Remove all stones, roots, and weeds. Add specified soil amendments and fertilizer. Install plants, edge bed area, mulch and water thoroughly.
- 14. Set all plants plumb and turned so that the most attractive side is viewed.
- 15. Plants shall be measured to their main structure, not tip to tip of branches.
- 16. Tree pit and shrub pit to be twice the size of the root mass. Fill with plant
- 17. Broken root balls for trees shall be rejected. Contractor to check root balls and expose rootflares to check for root girdling. Do not assume the rootflare is exposed upon purchase from the nursery.
- 18. Any plant materials shipped to site in uncovered vehicles/ trailer shall be rejected regardless of season.
- 19. All tree scars over 1 -1/2" shall be rejected and tree to be replaced.
- 20. All shrubs to be dense and full. All trees to have a symmetrical growth habit (360 degrees) unless uncharacteristic to plant type or otherwise noted on
- 21. Remove all excess growth of trees and shrubs as directed by landscape architect. Do not cut central leader.
- 22. If rootball is wrapped in non-biodegradeable burlap, remove entire wrap after placed in pit.

Irrigation Notes:

- 1. All irrigation to be drip irrigation unless otherwise noted on plans and to be Rainbird, Hunter or Toro product or approved equal.
- 2. Drip tubes to be staked a minimum of 18-24" on center to prevent exposure under mulch.
- 3. Irrigation around trees to be zone separately from shrubs and groundcover so the tree zones can eventually be phased out as they mature and become
- 4. Irrigation lids in mulch areas to be black and green in lawn areas unless otherwise noted.
- 5. Irrigation system to include a rain sensor.
- 6. Contractor to record as-built conditions of irrigation and provide owner with operation manual, location of zones and control box location.

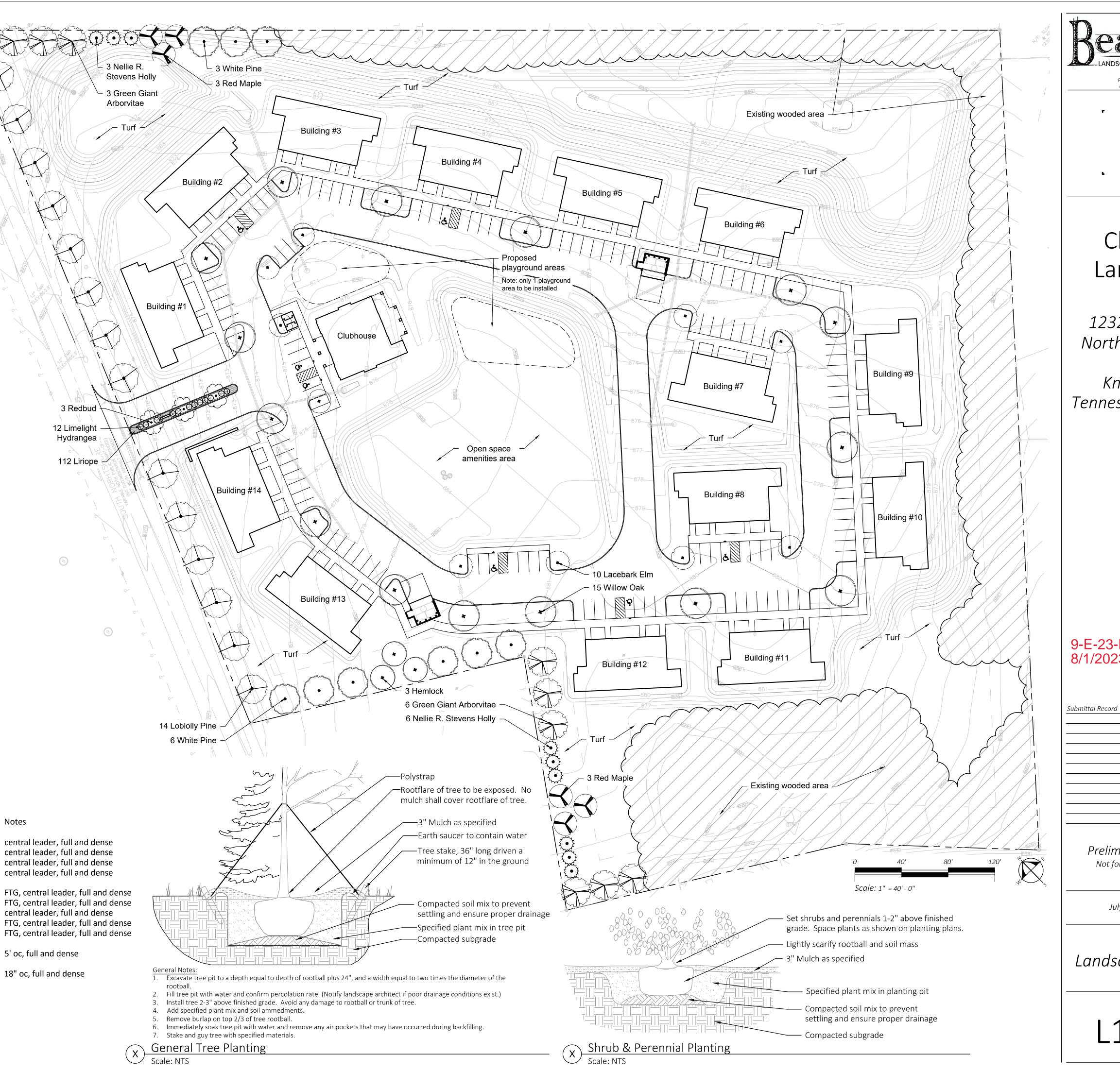
PLANTING LEGEND:

Qnty	Botanical Name	Common Name	Size
Deciduous	s Trees		
6	Acer rubrum 'October Glory'	October Glory Red Maple	2" cal.
3	Cercis canadensis	Redbud	2" cal.
15	Quercus phellos	Willow Oak	2" cal.
10	Ulmus parvifolia	Lacebark Elm	2" cal.
Evergreen Trees			
9	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	8' hgt.
9	Pinus strobus	White Pine	8' hgt.
14	Pinus taeda	Loblolly Pine	8' hgt.
9	Thuja	Green Giant Arborvitae	8' hgt.
3	Tsuga canadensis	Canadian Hemlock	8' hgt.
Deciduous Shrubs			
12	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	3 gallor
Perennials & Groundcover			
112	Liriope spicata	Creeping Lilyturf	4" pot

Notes central leader, full and dense central leader, full and dense central leader, full and dense central leader, full and dense

FTG, central leader, full and dense FTG, central leader, full and dense central leader, full and dense FTG, central leader, full and dense FTG, central leader, full and dense

5' oc, full and dense



Patrick Beasley

Choto Landing

12320 South Northshore Dr.

Knoxville Tennessee 37922

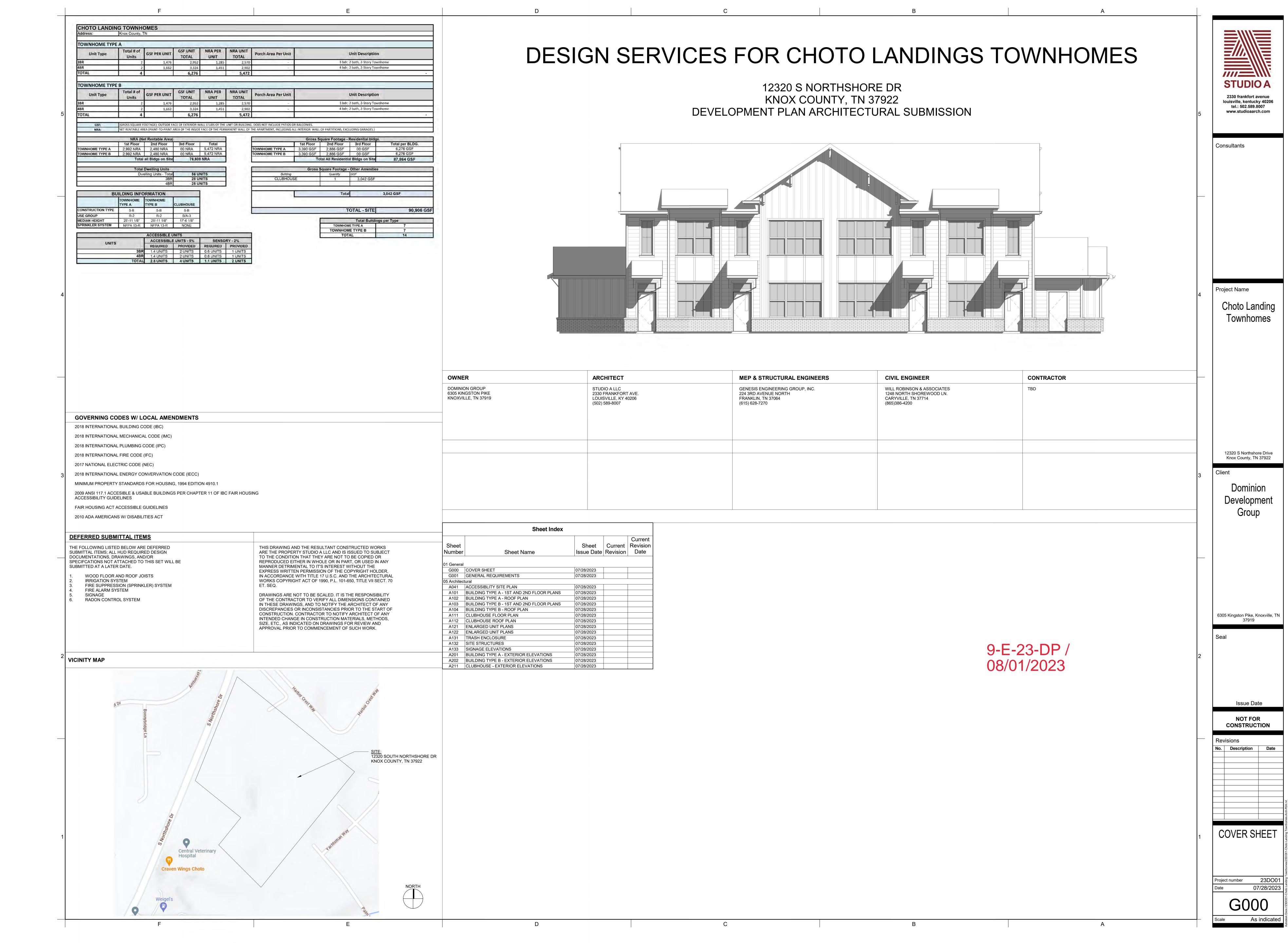
9-E-23-DP 8/1/2023

Preliminary Plans Not for Construction

July 31, 2023

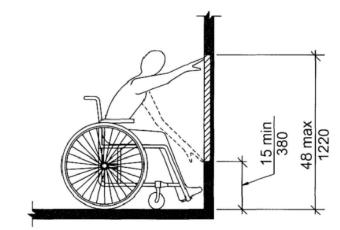
Landscape Plan

L100



308.2 Forward Reach.

308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above



UNOBSTRUCTED FORWARD REACH

308.2.2 Obstructed High Reach. Where a high forward reach is over an obstruction, the clear floor space complying with Section 305 shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maximum above the floor where the reach depth is 20 inches (510mm) maximum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maximum above the floor, and the reach depth shall be 25 inches (635 mm) maximum.

element, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be

EXCEPTION: Existing elements that are not

altered shall be permitted at 54 inches (1370 mm)

15 inches (380 mm) minimum above the floor.

maximum above the floor.

10 max

UNOBSTRUCTED SIDE REACH

308.3.2 Obstructed High Reach. Where a clear

floor space complying with Section 305 allows a par-

allel approach to an element and the high side reach

is over an obstruction, the height of the obstruction

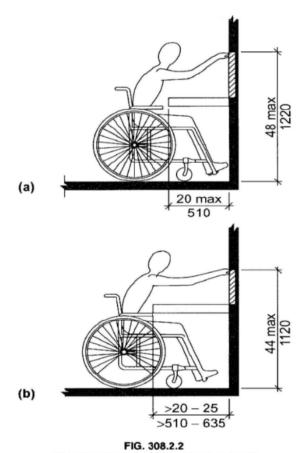
shall be 34 inches (865 mm) maximum above the

floor and the depth of the obstruction shall be 24

inches (610 mm) maximum. The high side reach

shall be 48 inches (1220 mm) maximum above the

floor for a reach depth of 10 inches (255 mm) maxi-



OBSTRUCTED HIGH FORWARD REACH

308.3 Side Reach.

308.3.1 Unobstructed. Where a clear floor space complying with Section 305 allows a parallel approach to an element and the edge of the clear floor space is 10 inches (255 mm) maximum from the

10 max

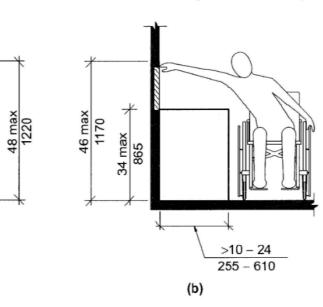


FIG. 308.3.2 **OBSTRUCTED HIGH SIDE REACH**

1003.9 Operable Parts. Lighting controls, electrical panelboards, electrical switches and receptacle outlets, environmental controls, appliance controls, operating hardware for operable windows, plumbing fixture controls, and user controls for security or intercom systems

shall comply with Section 309. **EXCEPTIONS:**

- Receptacle outlets serving a dedicated use. 2. Where two or more receptacle outlets are provided in a kitchen above a length of counter top that is uninterrupted by a sink or appliance,
- one receptacle outlet shall not be required to comply with Section 309.
- Floor receptacle outlets. HVAC diffusers.
- Controls mounted on ceiling fans. 6. Where redundant controls other than light switches are provided for a single element, one control in each space shall not be required to be accessible.
- 7. Reset buttons and shut-offs serving appliances, piping and plumbing fixtures.
- 8. Electrical panelboards shall not be required to comply with Section 309.4.

309.1 General. Operable parts required to be accessible shall comply with Section 309. 309.2 Clear Floor Space. A clear floor space complying with Section 305 shall be provided. 309.3 Height. Operable parts shall be placed within one or more of the reach ranges specified in Section 308. 309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5.0 pounds (22.2 N) maximum. **EXCEPTION:** Gas pump nozzles shall not be required to provide operable parts that have an activating force of 5.0 pounds (22.2 N) maximum.

1004.5 Doors and Doorways. Doors and doorways shall comply with Section 1004.5.

1004.5.1 Primary Entrance Door. The primary

entrance door to the unit shall comply with Section **EXCEPTION:** Storm and screen doors serving

individual dwelling or sleeping units are not required to comply with Section 404.2.5. 1004.5.2 User Passage Doorways. Doorways intended for user passage shall comply with Section 1004.5.2.

1004.5.2.1 Clear Width. Doorways shall have a clear opening of 313/4 inches (805 mm) minimum. Clear opening of swinging doors shall be measured between the face of the door and stop, with the door open 90 degrees.

1004.5.2.1.1 Double Leaf Doorways. Where the operable parts on an inactive leaf of a double leaf doorway are located more than 48 inches (1220 mm) or less than 15 inches (380 mm) above the floor, the active leaf shall provide the clearance required by Section 1004.5.2.1.

1004.5.2.2 Thresholds. Thresholds shall comply with Section 303.

EXCEPTION: Thresholds at exterior sliding doors shall be permitted to be 3/4 inch (19 mm) maximum in height, provided they are beveled with a slope not steeper than 1:2. 1004.5.2.3 Automatic Doors. Automatic doors

shall comply with Section 404.3. 1004.6 Ramps. Ramps shall comply with Section 405. 1004.7 Elevators. Elevators within the unit shall comply

with Section 407, 408, or 409. 1004.8 Platform Lifts. Platform lifts within the unit shall comply with Section 410.

1004.9 Operable Parts. Lighting controls, electrical switches and receptacle outlets, environmental controls, electrical panelboards, and user controls for security or intercom systems shall comply with Sections 309.2 and 309.3.

EXCEPTIONS:

- Receptacle outlets serving a dedicated use. 2. Where two or more receptacle outlets are provided in a kitchen above a length of counter top that is uninterrupted by a sink or appliance, one receptacle outlet shall not be required to
- comply with Section 309. Floor receptacle outlets.
- HVAC diffusers.
- Controls mounted on ceiling fans.
- 6. Controls or switches mounted on appliances. Plumbing fixture controls.

- Reset buttons and shut-offs serving appliances, piping and plumbing fixtures.
- 9. Where redundant controls other than light switches are provided for a single element, one control in each space shall not be required to be accessible.
- 10. Within kitchens and bathrooms, lighting controls, electrical switches and receptacle outlets are permitted to be located over cabinets with counter tops 36 inches (915 mm) maximum in height and 25 $\frac{1}{2}$ inches (650 mm) maximum in

1004.10 Laundry Equipment. Washing machines and clothes dryers shall comply with Section 1004.10.

1004.10.1 Clear Floor Space. A clear floor space complying with Section 305.3, shall be provided. A parallel approach shall be provided for a top loading machine. A forward or parallel approach shall be provided for a front loading machine.

1004.11 Toilet and Bathing Facilities. Toilet and bathing fixtures shall comply with Section 1004.11.

EXCEPTION: Fixtures on levels not required to be accessible.

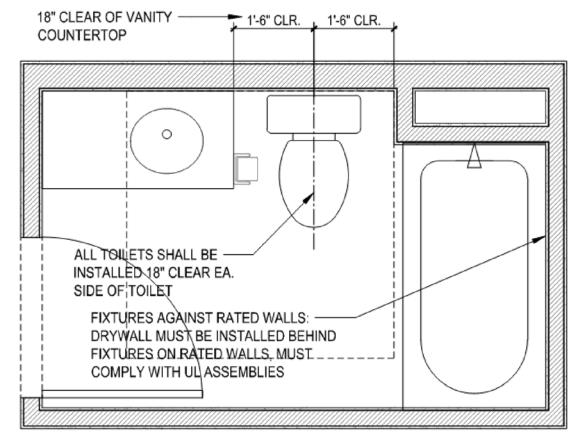
1004.11.1 Grab Bar and Shower Seat Reinforce**ment.** Reinforcement shall be provided for the future installation of grab bars and shower seats at water closets, bathtubs, and shower compartments. Where walls are located to permit the installation of grab bars and seats complying with Section 604.5 at water closets; grab bars complying with Section 607.4 at bathtubs; and for grab bars and shower seats complying with Sections, 608.3, 608.2.1.3, 608.2.2.3 and 608.2.3.2 at shower compartments; reinforcement shall be provided for the future installation of grab bars and seats complying with those requirements.

EXCEPTIONS:

- In a room containing only a lavatory and a water closet, reinforcement is not required provided the room does not contain the only lavatory or water closet on the accessible level of the unit.
- 2. At water closets reinforcement for the side wall vertical grab bar component required by Section 604.5 is not required.
- 3. At water closets where wall space will not permit a grab bar complying with Section 604.5.2, reinforcement for a rear wall grab bar 24 inches (610 mm) minimum in length centered on the water closet shall be pro-
- 4. At water closets where a side wall is not available for a 42-inch (1065 mm) grab bar complying with Section 604.5.1, reinforcement for a sidewall grab bar, 24 inches (610 mm) minimum in length, located 12 inches

BATHROOM REQUIREMENTS:

SEE DIAGRAM BELOW – TOILETS SHALL BE INSTALLED 18" CLEAR ON EACH SIDE – RATED WALLS SHALL HAVE RATED DRYWALL INSTALLED BEHIND FIXTURES AND CABINETS.

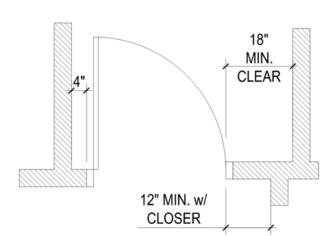


ENERGY PERFORMANCE REQUIREMENTS:

- 1. EXTERIOR WINDOW AND EXTERIOR DOOR U-VALUES AND SHGC VALUES SHALL PERFORM AT OR BETTER THAN THOSE LISTED IN THE RESCHECK/COMCHECK VALUES AS A PART OF THIS DRAWING SET.
- 2. EXTERIOR WALL INSULATION AND ROOF/ATTIC INSULATION R VALUES SHALL BE AT OR BETTER THAN THOSE LISTED IN THE RESCHECK & COMCHECK VALUES AS A PART OF THIS DRAWING SET.
- 3. G.C. IS RESPONSIBLE FOR MEETING ALL OF THE REQUIREMENTS LISTED IN THE RESCHECKS AND COMCHECKS INCLUDING ANY REQUIRED BLOWER DOOR TESTING, SEALING, BALANCING, INSULATING, AND ANY OTHER LISTED
- 4. ALL EXTERIOR WALL PENETRATIONS DOORS, WINDOWS, DRYER DUCTS, EXHAUST, FRESH AIR INTAKE, WIRING, CONDUIT, DRAINS, HVAC LINES AND ALL OTHER PENETRATIONS SHALL BE SEALED AS DICTATED BY THE A500 SERIES SHEET DETAILS AND BY THE WEATHER BARRIER MANUFACTURER'S INSTALLATION INSTRUCTIONS – SEE ZIP MANUFACTURER DETAILS WHEN THE WEATHER BARRER IS INTEGRATED INTO THE SHEATHING.
- 5. BELOW GRADE/FNDN INSULATION SHALL BE INSTALLED PER ARCHITECTURAL DETAILS AND ACHIEVE A R-VALUE RATING AT OR BETTER THAN RESCHECKS/COMCHECKS. ON GARDEN STYLE BLDGS FNDN. INSULATION SHALL BE INSTALLED AT ANY EXTERIOR PERIMETER LOCATION WHERE THE HEATED BLDG ENVELOPE ENDS – THIS INCLUDES EXTERIOR WALLS INCLUDING BREEZEWAY WALLS AND WHERE THE PORCH SLABS ARE. FNDN INSULATION SHALL BE INSTALLED UP TO THE FINISH FLOOR BEHIND BRICK WHERE BRICK EXISTS – SEE A500 DETAILS.

DOOR LOCATION/CLEARANCE REQUIREMENTS:

DOOR PLACEMENT: UNLESS OTHERWISE DIMENSIONED ON THE PLANS, INSTALL DOORS PER THE FOLLOWING DIAGRAM.



APARTMENT ENTRY DOORS IN TYPE B UNITS, DOORS IN ACCESSIBLE/TYPE A UNITS, AND COMMON AREA DOORS – CLUBHOUSE DOORS USED BY STAFF AND PUBLIC REQUIRE 18" CLEAR ON THE PULL SIDE OF THE DOOR UNLESS NOTED OTHERWISE.

GENERAL REQUIREMENTS:

- 1. METAL STUD GUARDS SHALL BE USED TO PROTECT PIPING FROM SCREW PENETRATIONS. STUD GUARDS MUST BE USED/INSTALLED TO PROTECT PIPING ANYWHERE THERE ARE KNOWN ITEMS THAT WILL BE INSTALLED/HUNG LATER -INCLUDING CABINETRY AND CLOSET SHELVING. SUPPLY PIPING AND ANY DRAINAGE/VENTING PIPING MUST BE PROTECTED.
- 2. DIMENSIONS ARE TO EDGE/FACE OF STUD UNLESS NOTED OTHERWISE
- 3. FLOOR LEVELS ON THE A200 & A400 SERIES SHEETS ARE TO TOP OF GYPCRETE UNLESS NOTED OTHERWISE.

UL ASSEMBLY REQUIREMENTS:

CONTRACTOR SHALL FOLLOW ALL UL REQUIREMENTS ASSOCIATED WITH RATED WALL, FLOOR, ROOF & CEILING PARTITIONS. MOST UL ASSEMBLIES REQUIRE SELECTIONS, IT IS UP TO THE G.C. TO SELECT WHICH PATH/OPTIONS THEY TAKE WITHIN THE UL ASSEMBLY AS LONG AS IT IS A FULL PATH TO COMPLIANCE FOR THE UL ASSEMBLY AND COMPLIES WITH ALL OTHER REQUIREMENTS OF THE DRAWINGS.

FIRED RATED WALL REQUIREMENTS:

FOR CONSTRUCTION TYPE 5-A ALL BEARING WALLS SHALL BE 1 HOUR RATED. THE PENETRATIONS IN THE BEARING WALLS DO NOT REQUIRE A RATING UNLESS NOTED OTHERWISE.

ACCESSIBILITY REQUIREMENTS:

APPLICABLE TO ACCESSIBLE/TYPE A UNITS, AND TYPE B UNITS

- 1. CHANGES IN LEVEL GREATER THAN 1/2" ARE NOT ALLOWED. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
- 2. WALLS IN BATHROOMS MUST BE REINFORCED FOR THE ADDITION OF GRAB BARS. FOR MORE INFORMATION, SEE INTERIOR ELEVATIONS FOR LOCATIONS. TUB SURROUNDS IN TYPE B UNITS SHALL ALLOW FOR THE UNOBSTRUCTED INSTALLATION & OPERATION OF FUTURE GRAB BARS – FOR EXAMPLE WE CANNOT HAVE A PROTRUDING SOAP TRAY WHERE A FUTURE GRAB BAR MAY BE INSTALLED.
- 3. AUXILIARY VISUAL ALARMS ALERTING OCCUPANTS OF INCOMING TELEPHONE CALLS AND DOOR KNOCK OR BELL, SHALL BE PROVIDED IN ACCORDANCE TO ACCESSIBLE REQUIREMENTS. SEE ALSO SENSORY/HEARING VISUAL UNIT REQUIREMENTS, LOCATIONS ON A041, SEE ALSO ELECTRICAL PLANS

Type A Units only:

- 1. WIDE ANGLE PEEP HOLES FOR USE BY SEATED INDIVIDUALS SHALL BE PROVIDED IN ENTRY DOORS.
- 2. OPERABLE PARTS SHALL COMPLY WITH ANSI 117.1a FOR CLEAR FLOOR SPACE AND REACH RANGES PER SECTION 305 & 308 OF ANSI 117.1a. ALL CONTROLS, FOR EXAMPLE ALL BREAKERS ON ELECTRICAL PANELS, SHALL BE WITHIN REACH RANGES. CLEAR FLOOR SPACE BEING A FRONT OR SIDE APPROACH 30"x48" AND REACH RANGES BEING MINIMUM 18" A.F.F. AND MAXIMUM 48" A.F.F., 46" A.F.F. MAX WHEN THERE IS A OBSTRUCTION – FOR EXAMPLE A IF OUTLETS ARE MOUNTED OVER AN OBSTRUCTION LIKE A KITCHEN COUNTER, A MAXIMUM HEIGHT OF 46" A.F.F. IS ALLOWED AND IT MUST BE LOCATED A MINIMUM OF 36" FROM A CORNER. SEE ANSI 117.1a SECTION 1003.9 EXCEPTIONS AND SECTION 309 OPERABLE PARTS.

LIST OF OPERABLE PARTS IN TYPE A UNITS:

- LIGHTING CONTROLS
- ELECTRICAL PANEL BOARDS ELECTRICAL SWITCHES & RECEPTACLE OUTLETS
- ENVIRONMENTAL CONTROLS
- APPLIANCE CONTROLS
- OPERATING HARDWARE FOR OPERABLE WINDOWS PLUMBING FIXTURE CONTROLS
- USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS

Type B Units only:

1. OPERABLE PARTS SHALL COMPLY WITH ANSI 117.1a FOR CLEAR FLOOR SPACE AND REACH RANGES PER SECTION 305 & 308 OF ANSI 117.1a. ALL CONTROLS, FOR EXAMPLE ALL BREAKERS ON ELECTRICAL PANELS, SHALL BE WITHIN REACH RANGES. CLEAR FLOOR SPACE BEING A FRONT OR SIDE APPROACH 30"x48" AND REACH RANGES BEING MINIMUM 18" A.F.F. AND MAXIMUM 48" A.F.F., 46" A.F.F. MAX WHEN THERE IS A OBSTRUCTION – FOR EXAMPLE A IF OUTLETS ARE MOUNTED OVER AN OBSTRUCTION LIKE A KITCHEN COUNTER, A MAXIMUM HEIGHT OF 46" A.F.F. IS ALLOWED AND IT MUST BE LOCATED A MINIMUM OF 36" FROM A CORNER. SEE ANSI 117.1a SECTION 1004.9 EXCEPTIONS AND SECTION 309 OPERABLE PARTS.

LIST OF OPERABLE PARTS IN TYPE B UNITS:

- LIGHTING CONTROLS
- ELECTRICAL PANEL BOARDS
- ELECTRICAL SWITCHES & RECEPTACLE OUTLETS
- ENVIRONMENTAL CONTROLS

USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS

- 2. ALL GROUND FLOOR/WALK-OUT UNITS THAT ARE NOT NOTED OTHERWISE IN BLDGS WITHOUT ELEVATORS SHALL BE TYPE B COMPLIANT AS DEFINED BY ANSI 117.1A – ALL UNITS THAT ARE NOT NOTED OTHERWISE SHALL BE TYPE B COMPLIANT IN BLDGS. EQUIPPED WITH AN ELEVATOR.
- 3. ALL TYPE B UNITS SHALL HAVE ACCESSIBLE COMPLIANT EXTERIOR DOOR THRESHOLDS FOR APARTMENT ENTRY DOORS AND ANY PATIO/BALCONY DOORS.

EXTERIOR REQUIREMENTS:

- 1. ALL EXTERIOR STEEL INCLUDING STAIR AND PORCH HANDRAILS AND GUARDRAILS SHALL BE SHOP PRIMED 2. PORCH EDGE FLASHING/T-BAR FLASHING SHALL BE PROTECTED DURING INSTALLATION AND SUBSEQUENT CONSTRUCTION. THERE SHOULD NOT BE ANY CONCRETE, PAINT, TAPE, OR OTHER LEFT ON FLASHING ONCE
- CONSTRUCTION IS COMPLETE. WEEP FLASHING AT ENDS SHALL BE CLEAR, FREE FROM DEBRY AND CONCRETE. 3. ALL FIBER CEMENT SHALL BE CEDAR FINISHED/CEDAR TEXTURE 4. ALL DOWNSPOUTS SHALL BE CONNECTED TO SANITARY – REFER TO DOWNSPOUT TO GROUND TRANSITION DETAIL IN
- THE A500 SERIES FOR DOWNSPOUT ADAPTER. CONNECTION SHALL BE MADE AT OR BELOW GRADE. HOLD CONNECTION TIGHT TO WALL/FNDN – WITHIN 12". 5. FLAT ROOF WALK PADS – PADS ARE SHOWN DIAGRAMMATICALLY BUT BECAUSE THE CONDENSER ARRANGEMENT
- VARIES THE INTENT IS ALLOW WALK PAD ACCESS TO ALL OF THE CONDENSERS FROM THE ACCESS DOOR. COORDINATE THE WALK PADS TO THIS END. 6. ROOF VENTING – IT IS PREFERRED THAT CONTRACTOR SUPPLY RIDGE VENTS OVER SLANT-BACK ROOF VENTS. IF RIDGE VENTING ISN'T SUFFICIENT TO MEET THE REQUIRED VENTILATION PER DRAFT STOPPED ROOF AREA SLANT-BACK
- VENTS MAY BE USED IN ADDITION TO THE RIDGE VENTS TO ACHIEVE THE NECESSARY VENTILATION REQUIREMENTS. 7. A100 SITE PLAN SHOWS ROOF PLANS – THE ORIENTATION OF THE FLAT ROOF AREAS IS INTENTIONAL – PLEASE INSTALL TO MATCH A100 ORIENTATION
- 8. FIRE RISER ROOMS BLDG FLOOR PLANS ARE BY TYPE, AND AS SUCH THE CIVIL ENGINEER MAY CHOSE TO LOCATE FIRE RISER ROOMS OPPOSITE OF THE ORIENTATION SHOWN ON THE ARCHITECTURAL FLOOR PLANS. LOCATE THE FIRE RISER ROOMS AS SHOWN ON THE CIVIL DRAWINGS PER BLDG.
- 9. ALL PENETRATIONS (NO INCLUDING HOT PIPE WHICH SHOULD BE SEALED WITH SEALANT DESIGNED TO HOT TEMPERATURE PIPING/PENETRATIONS) SHALL BE CAULKED WITH AN EXTERIOR GRADE PAINTABLE SEALANT. SPRAY FOAM IS NOT AN ACCEPTABLE VISIBLE SEALANT. SEE MORE REQUIREMENTS ON EXTERIOR PENETRATION CAULKING DETAIL - SEE A500 SERIES SHEETS.

9-E-23-DP / 08/01/2023



www.studioaarch.com

louisville, kentucky 40206

tel.: 502.589.8007

Consultants

Project Name

Townhomes

12320 S Northshore Drive Knox County, TN 37922

Client

Dominion Development Group

6305 Kingston Pike, Knoxville, TN

37919

Issue Date

NOT FOR

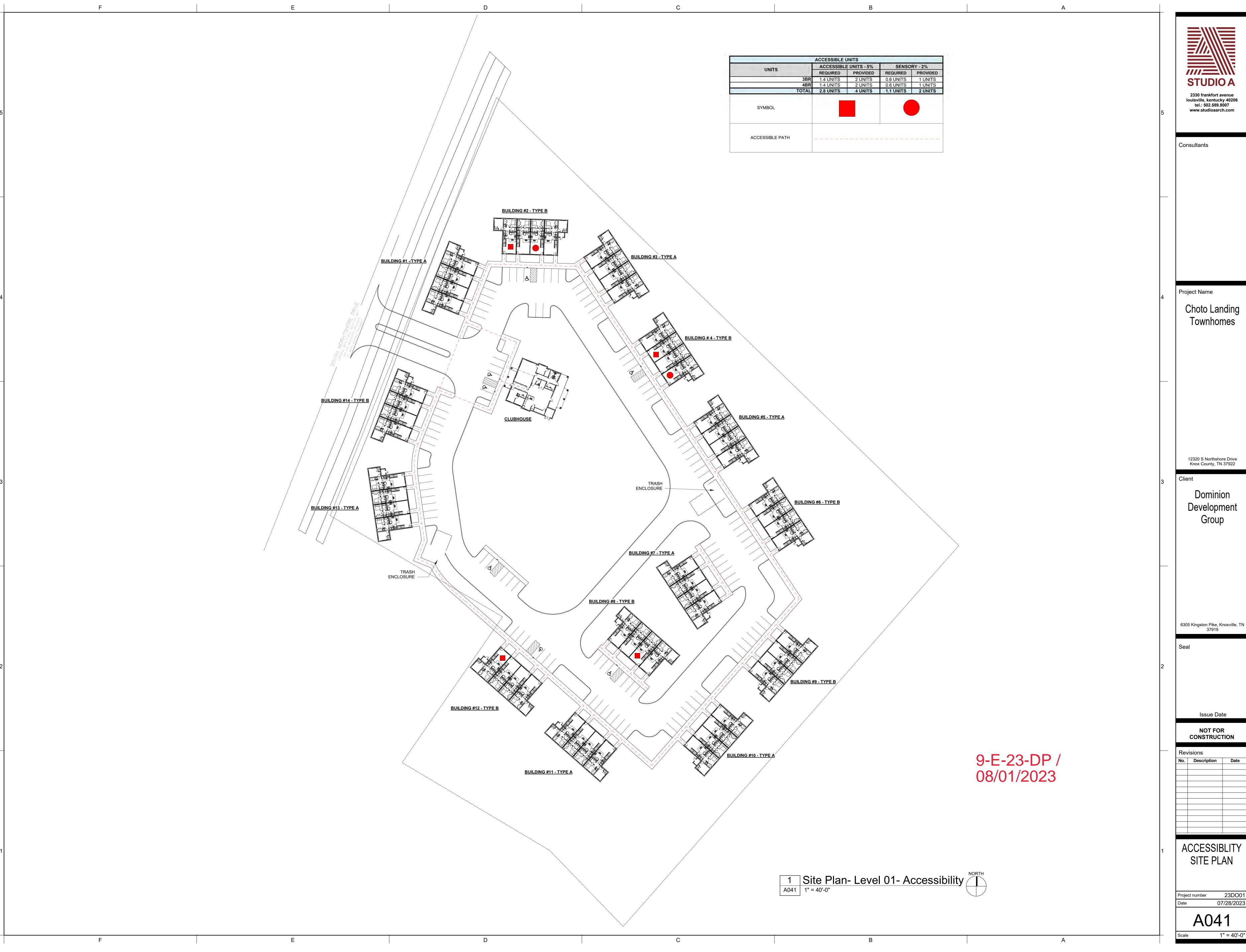
CONSTRUCTION

Revisions No. Description

GENERAL REQUIREMENTS

Project number 07/28/2023

G001



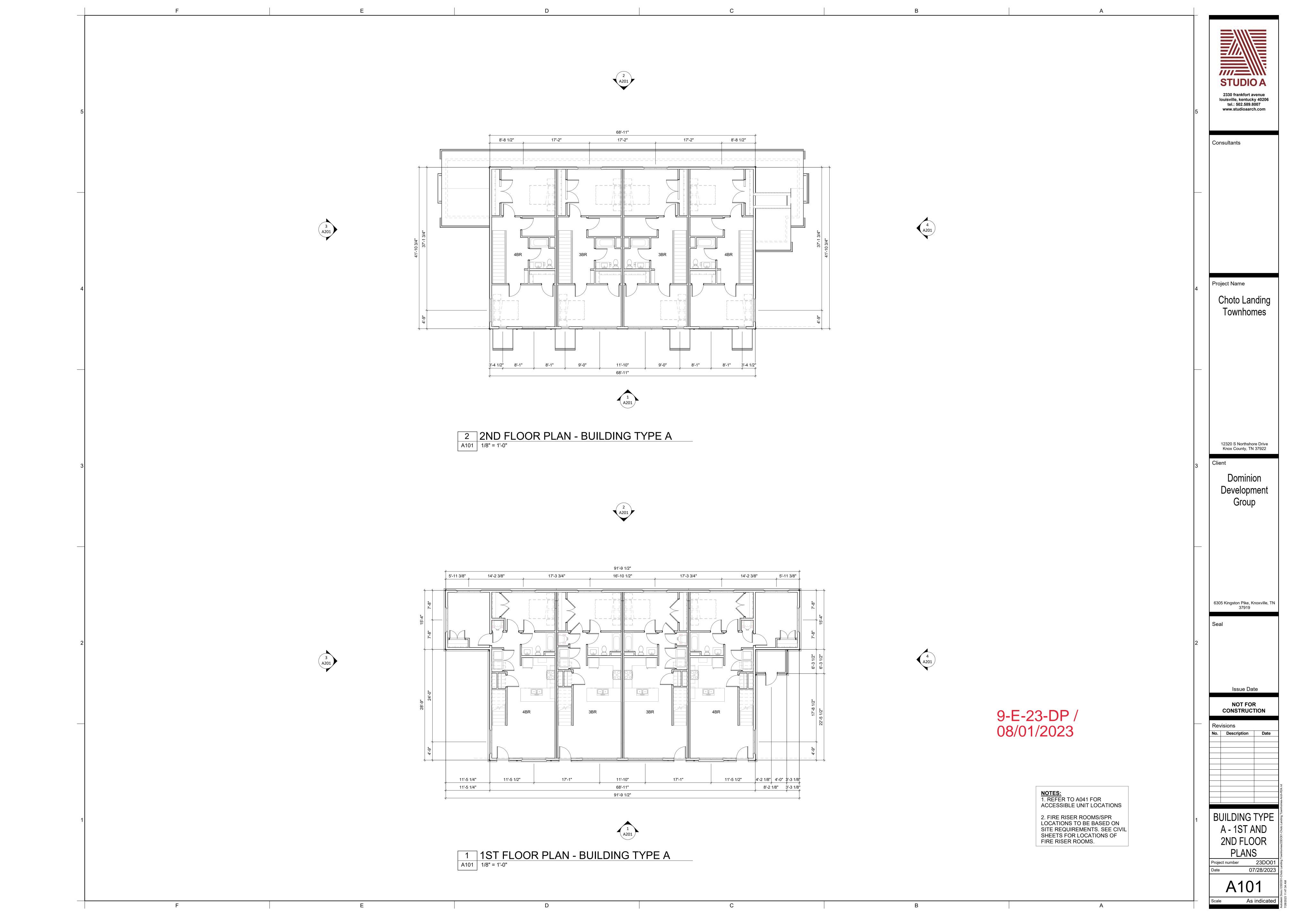
2330 frankfort avenue louisville, kentucky 40206 tel.: 502.589.8007 www.studioaarch.com

Townhomes

Development

SITE PLAN

07/28/2023



Keynote Text ASPHALT COMPOSITE SEAL TAB-TYPE SHINGLES WITH 30-YEAR PRODUCT WARRANTY MIN OVER SYNTHETIC UNDERLAYMENT OVER EXTERIOR GRADE ROOF SHEATHING w/ CLIPS -REFER TO STRUCTURAL DRAWINGS 6" WIDE PRE-FINISHED K-STYLE METAL GUTTER, COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT. 93'-10 1/2" LINE OF WOOD STUD FRAMING WALL BELOW -− LINE OF WOOD STUD FRAMING WALL BELOW LINE OF WOOD STUD FRAMING WALL BELOW — 8" / 12" 8" / 12" 93'-10 1/2" 6305 Kingston Pike, Knoxville, TN 37919 2 ROOF PLAN - BUILDING TYPE A
A102 1/8" = 1'-0" Revisions 9-E-23-DP / 08/01/2023 D

STUDIO A 2330 frankfort avenue louisville, kentucky 40206 tel.: 502.589.8007 www.studioaarch.com

Consultants

Project Name

Townhomes

12320 S Northshore Drive Knox County, TN 37922

Dominion Development Group

Issue Date

NOT FOR CONSTRUCTION

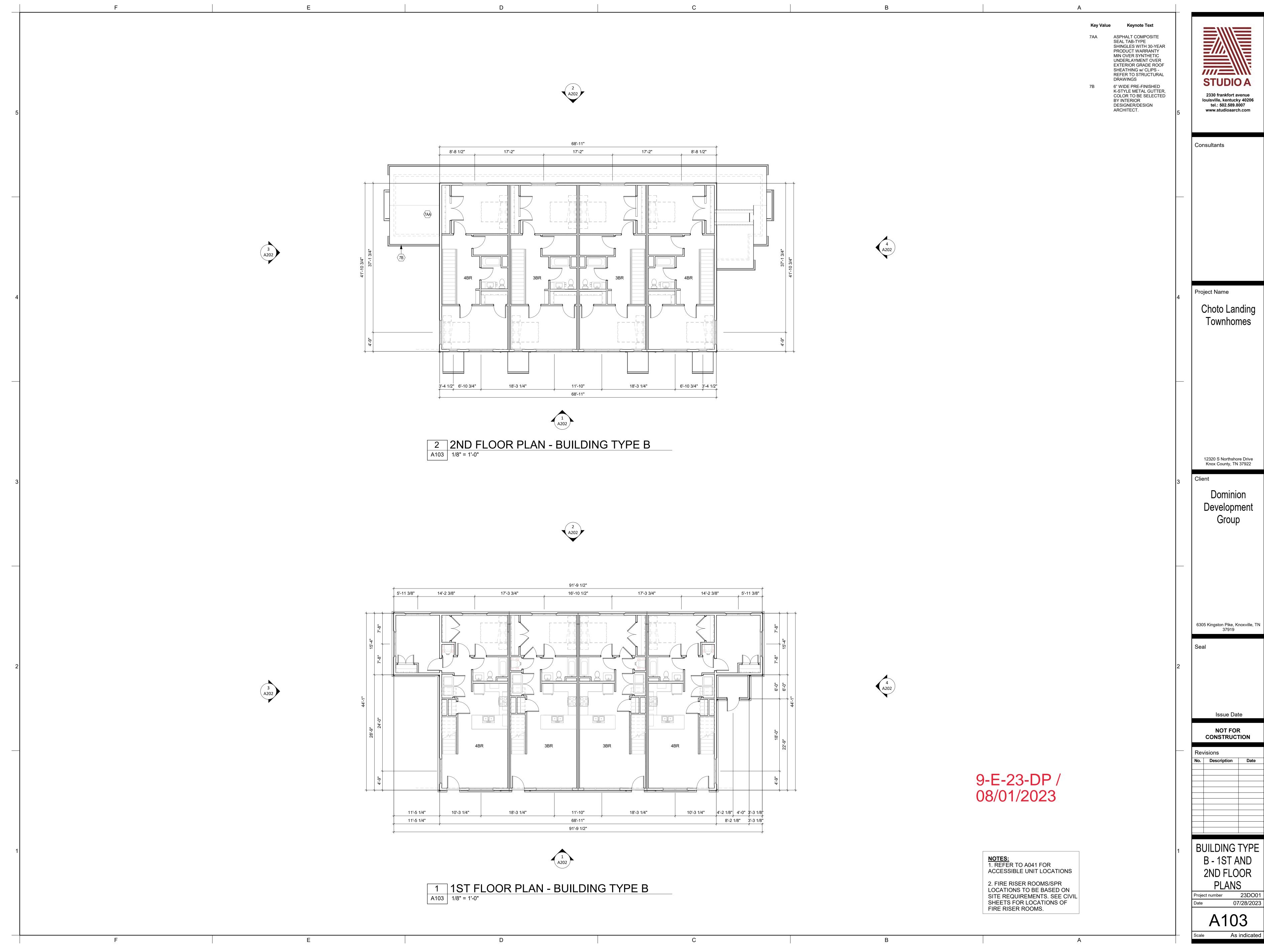
No. Description

BUILDING TYPE A - ROOF PLAN

07/28/2023

A102

1/8" = 1'-0"





Consultants

Project Name

Townhomes

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Issue Date **NOT FOR**

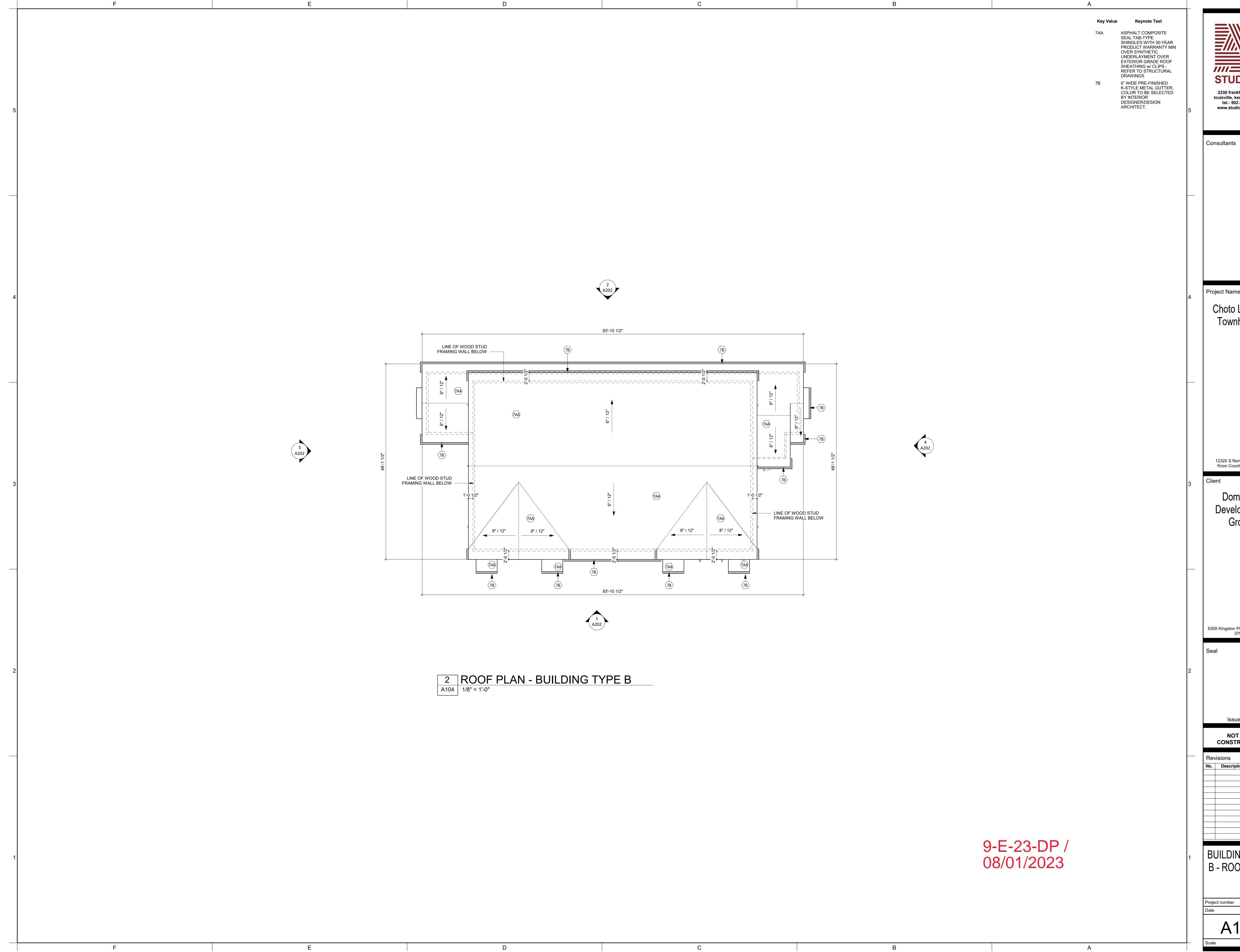
CONSTRUCTION Revisions

BUILDING TYPE

B - 1ST AND 2ND FLOOR **PLANS**

Project number 23DO01 07/28/2023

> A103 As indicated



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6305 Kingston Pike, Knoxville, TN 37919

Issue Date

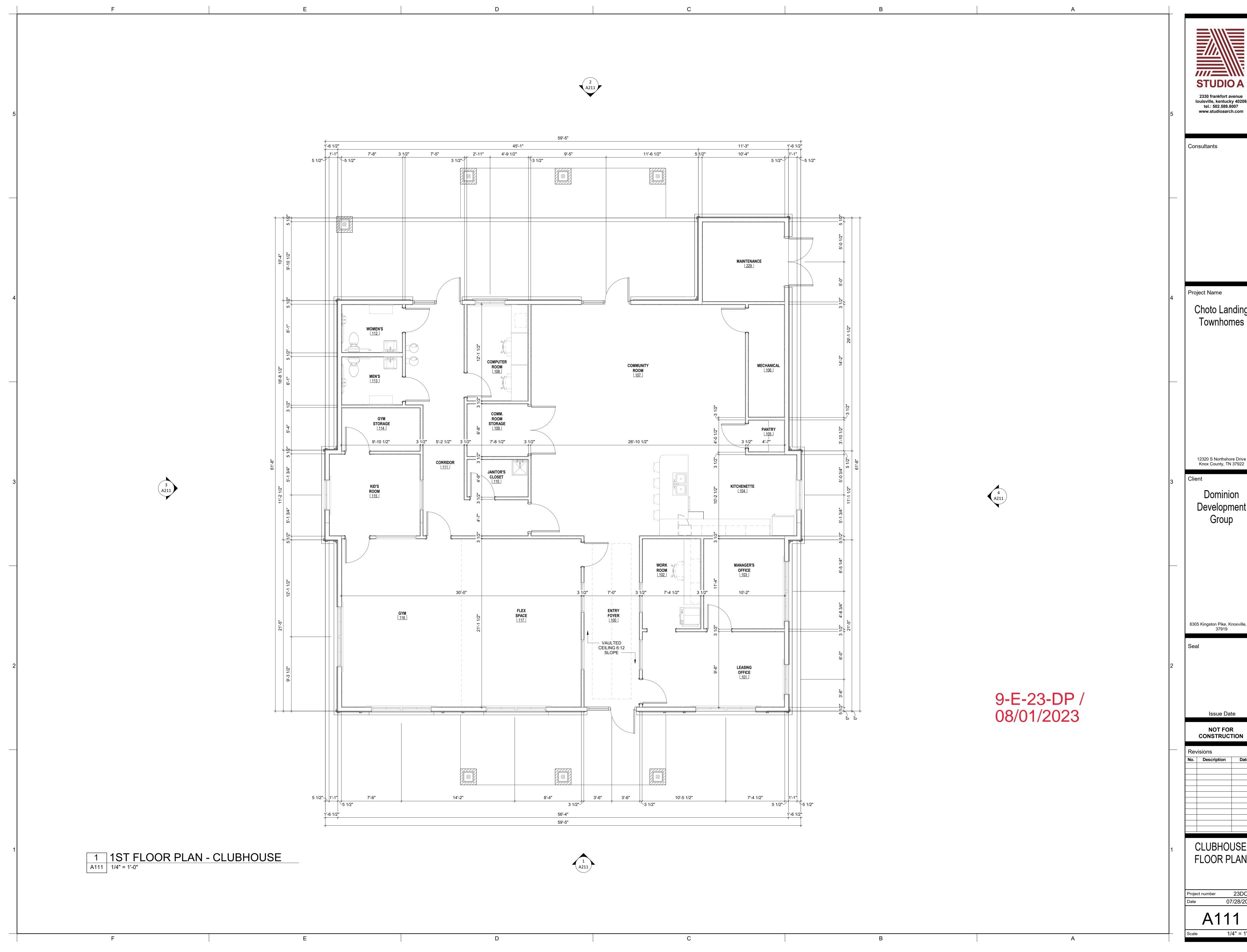
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BUILDING TYPE B - ROOF PLAN

07/28/2023

A104

1/8" = 1'-0"





Townhomes

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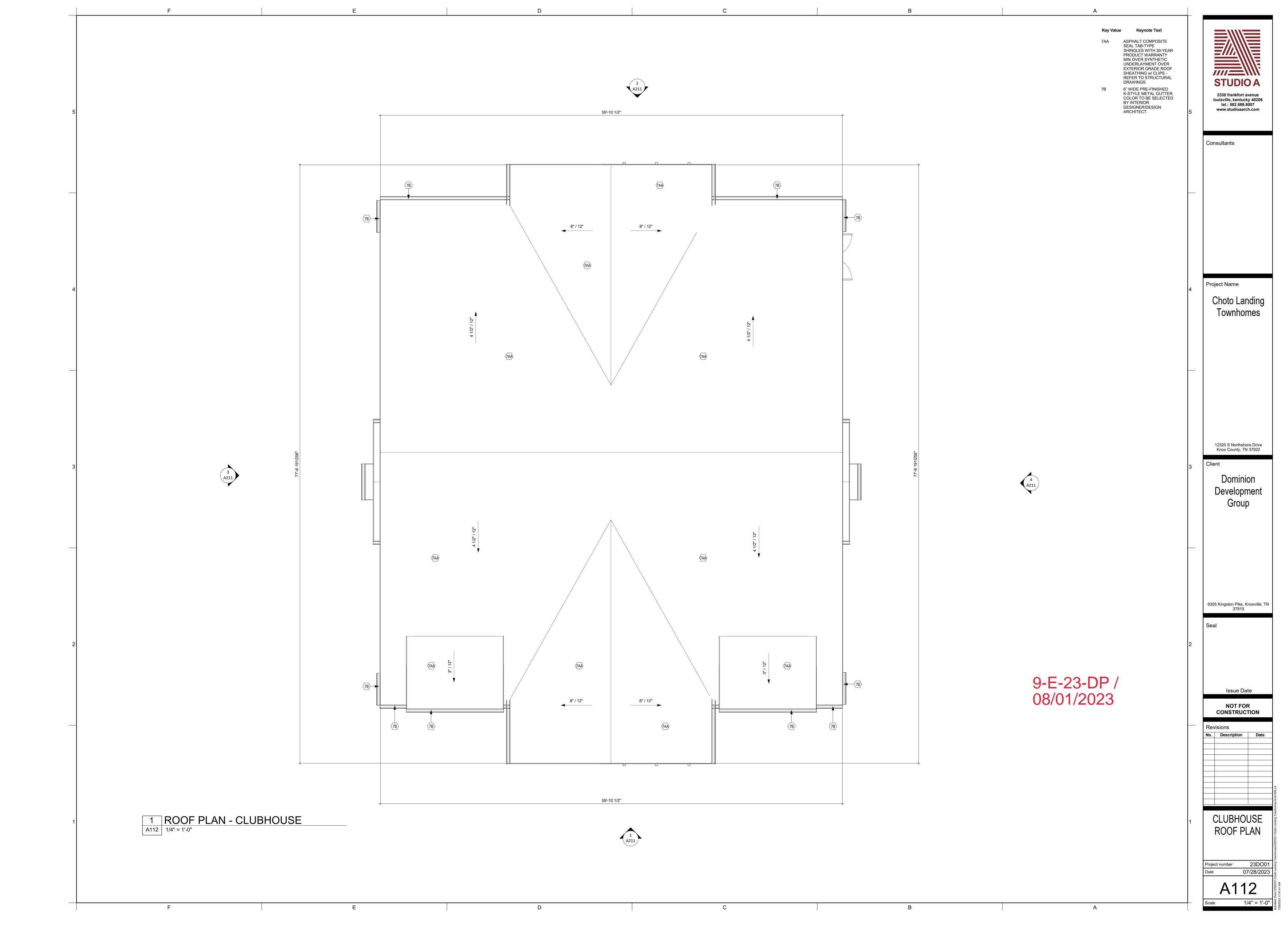
Issue Date

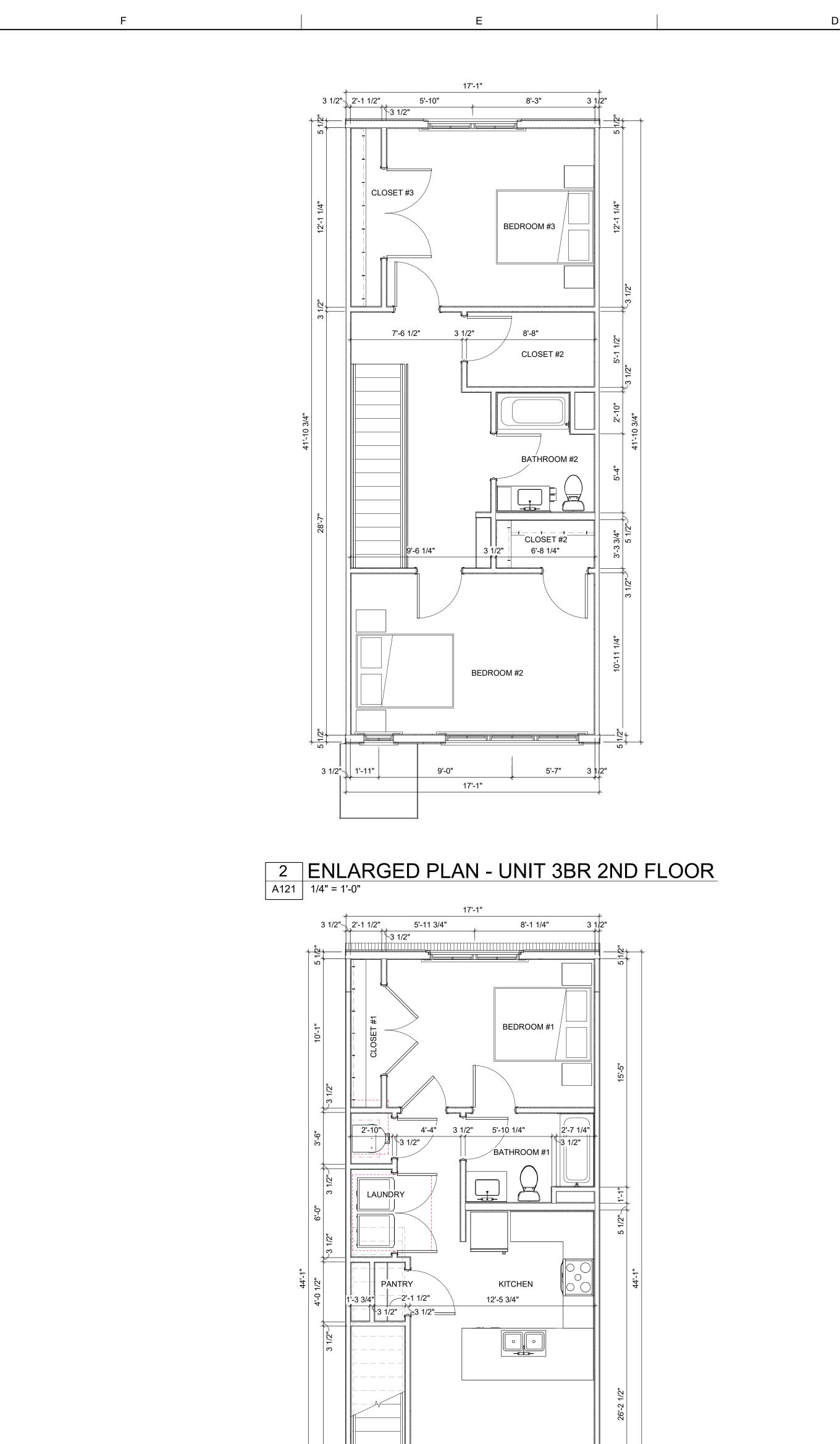
No. Description

CLUBHOUSE FLOOR PLAN

07/28/2023

A111 1/4" = 1'-0"



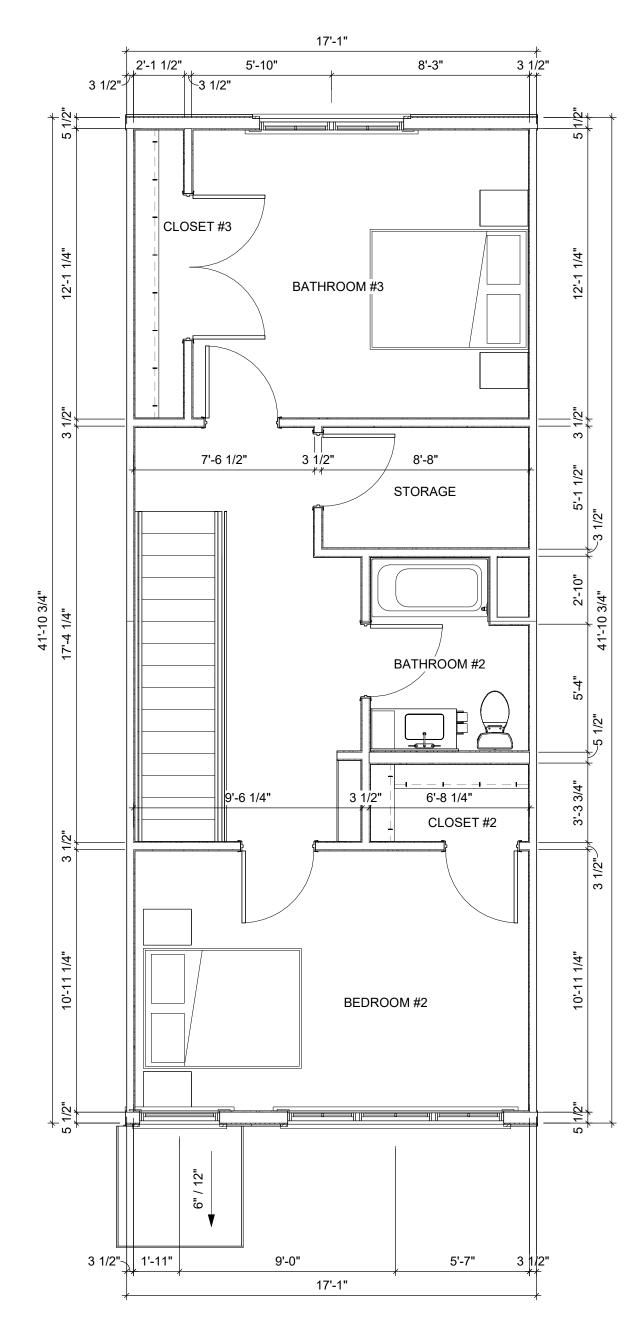


LIVING ROOM

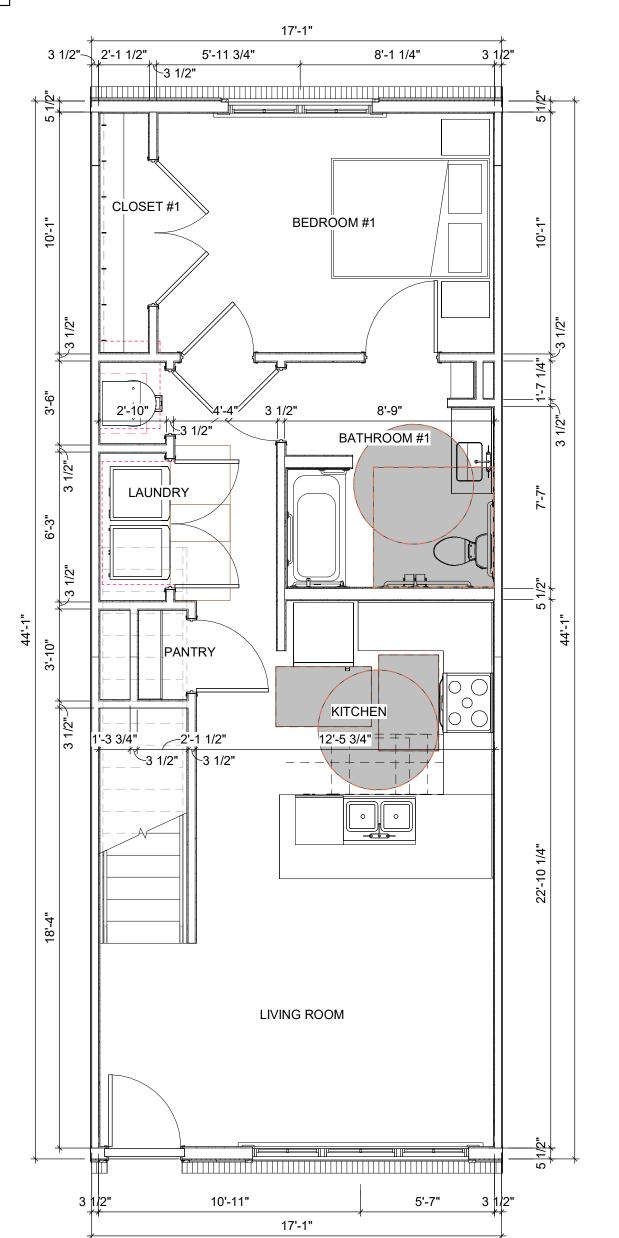
17'-1"

1 ENLARGED PLAN - UNIT 3BR 1ST FLOOR
A121 1/4" = 1'-0"

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3 ENLARGED PLAN - UNIT 3BR ADA 2ND FLOOR
A121 1/4" = 1'-0"



9-E-23-DP / 08/01/2023

4 ENLARGED PLAN - UNIT 3BR ADA 1ST FLOOR
A121 1/4" = 1'-0"



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Group

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Issue Date

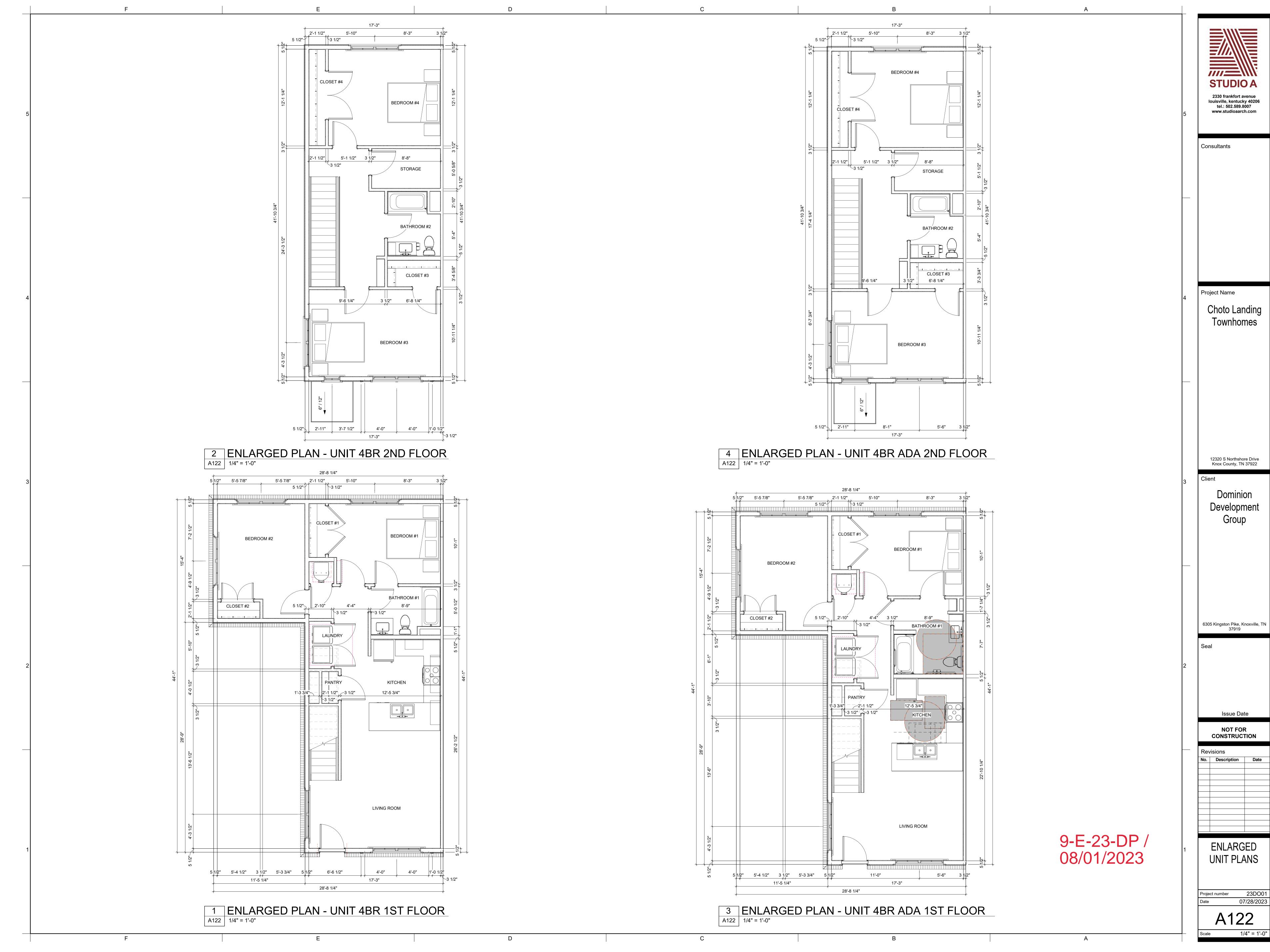
NOT FOR CONSTRUCTION

No. Description Date

ENLARGED UNIT PLANS

ect number 23DO01 e 07/28/2023

A121





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Project Name

Townhomes

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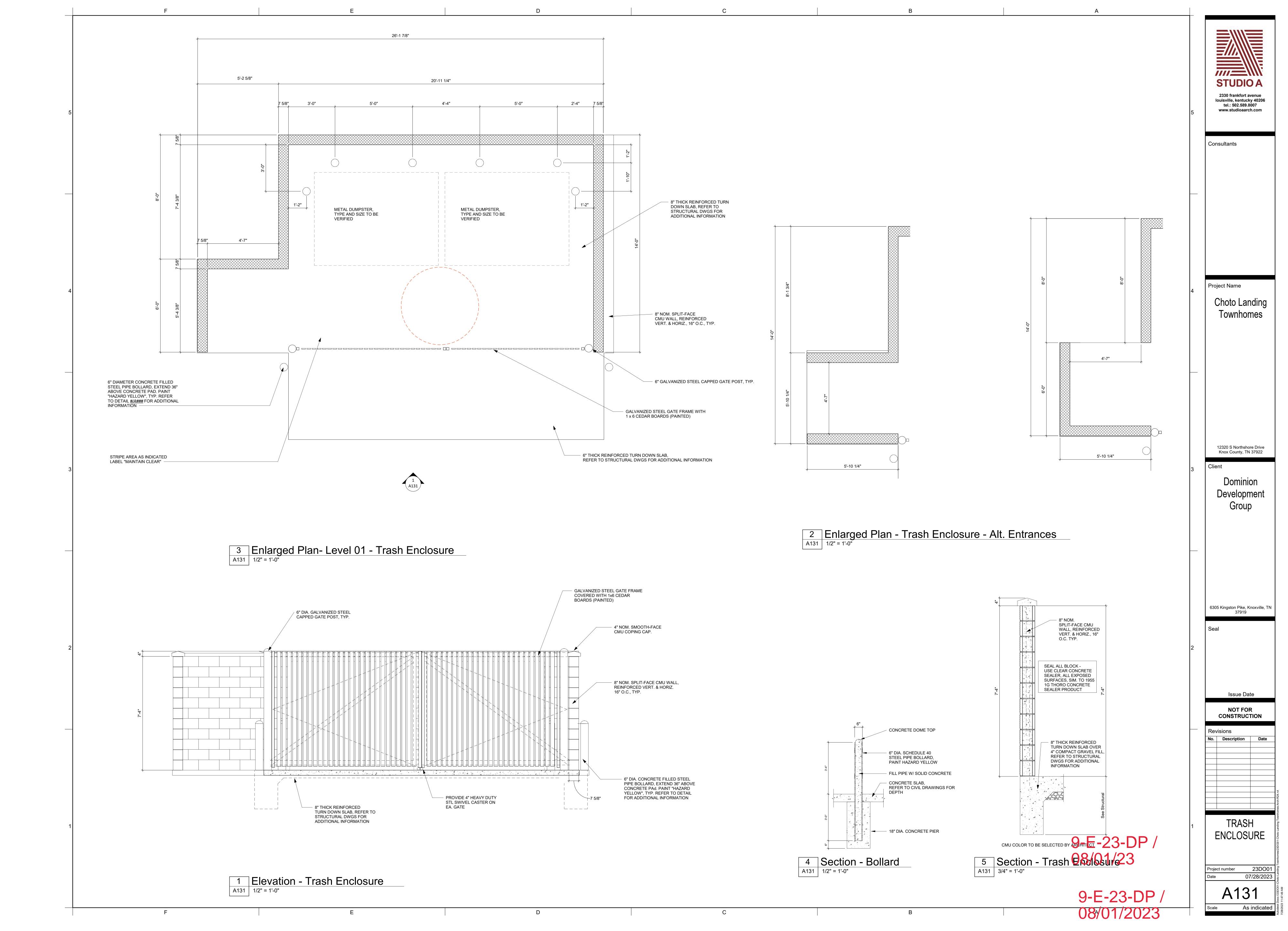
Issue Date **NOT FOR**

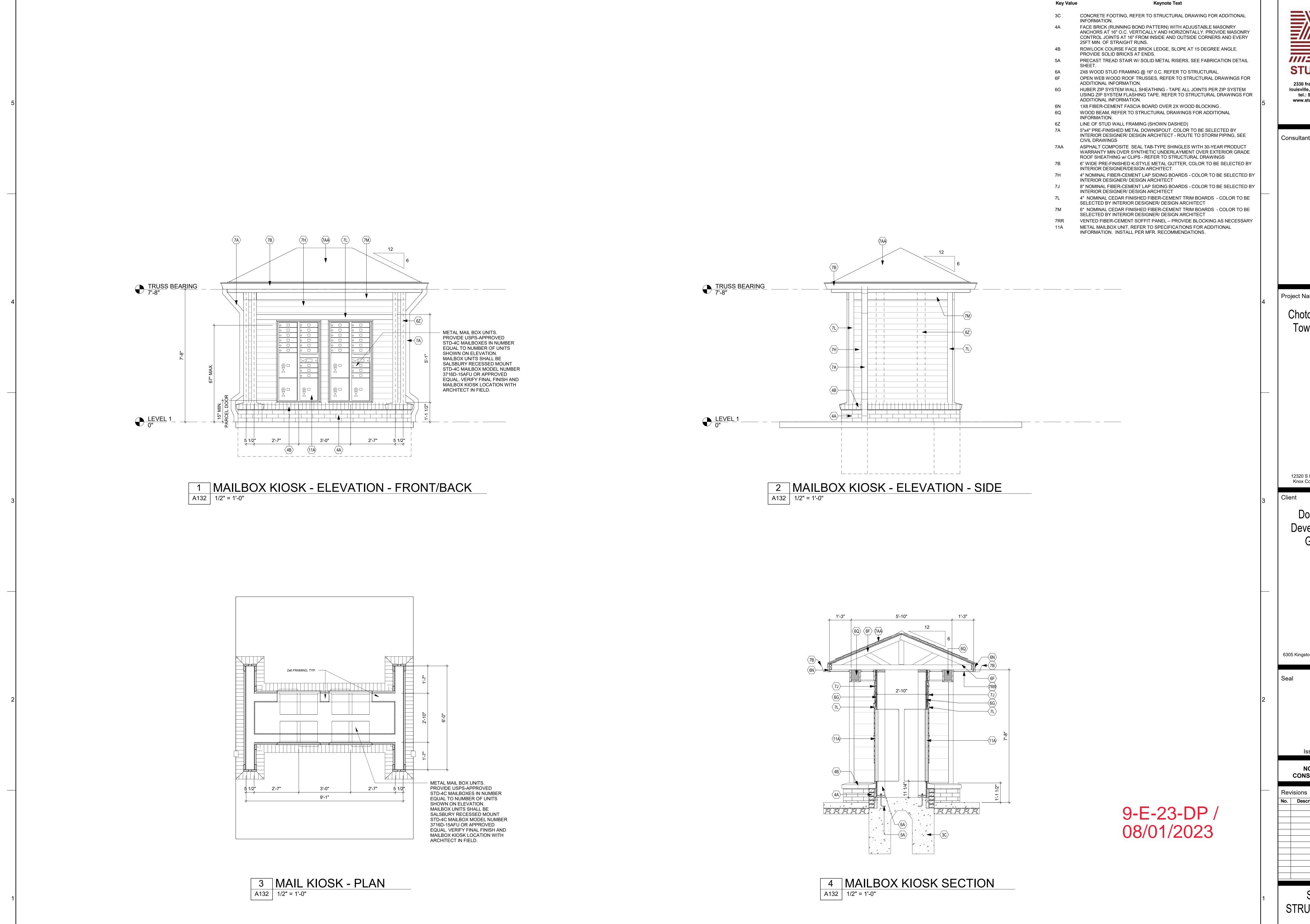
Revisions

ENLARGED UNIT PLANS

Project number 07/28/2023

> A122 1/4" = 1'-0"





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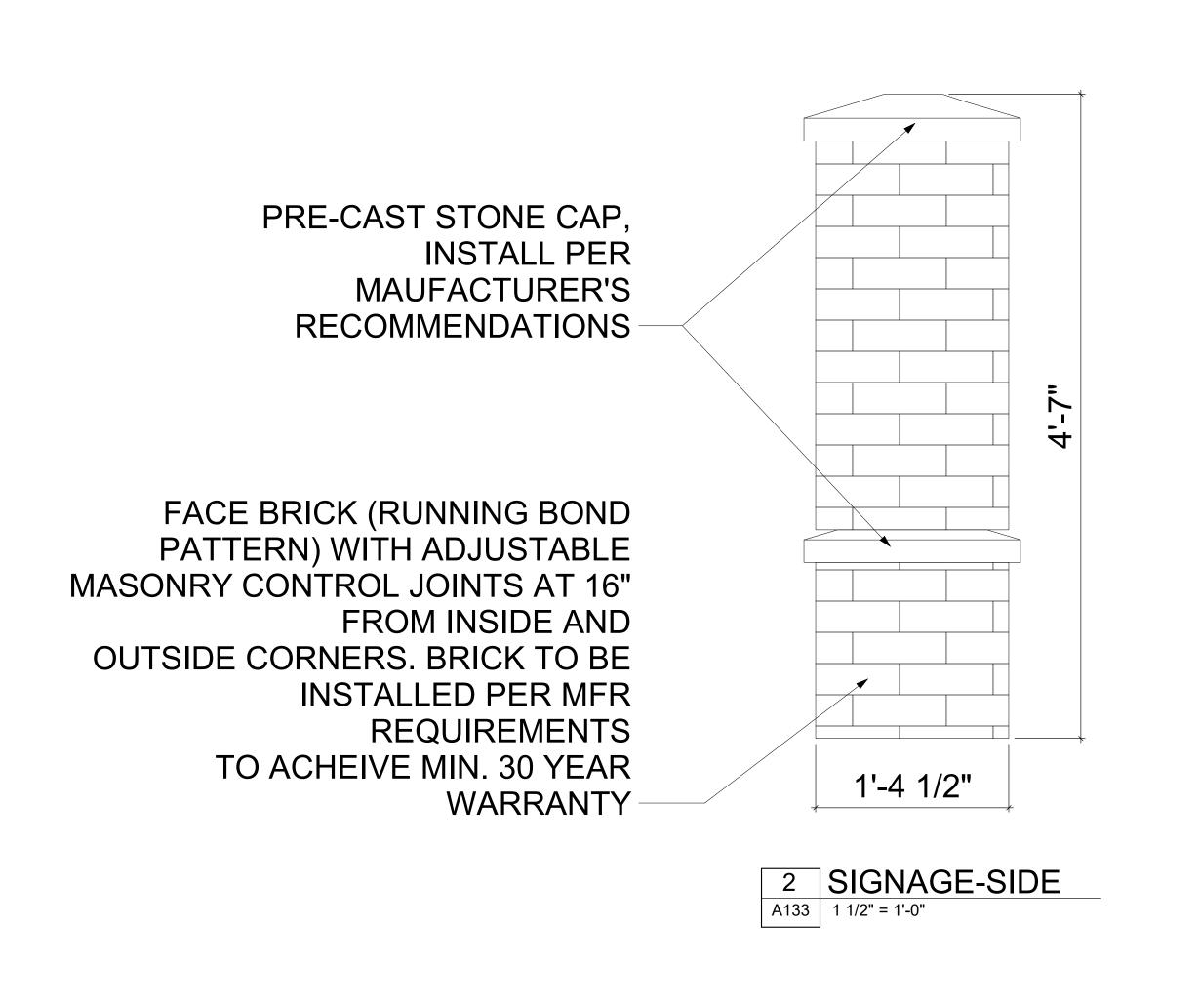
6305 Kingston Pike, Knoxville, TN 37919

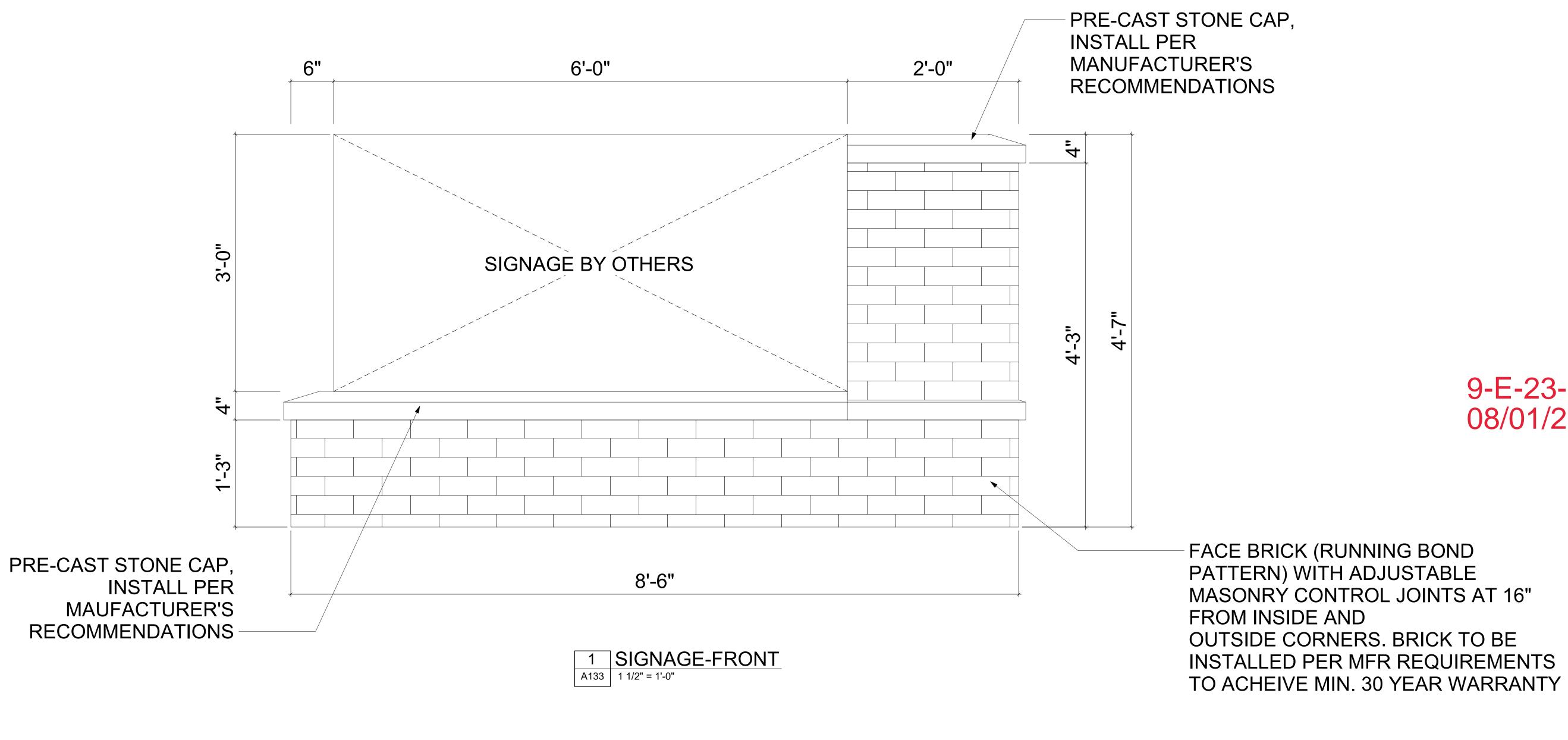
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SITE STRUCTURES

07/28/2023

A132 1/2" = 1'-0"







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9-E-23-DP /

08/01/2023

Issue Date

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Revisions

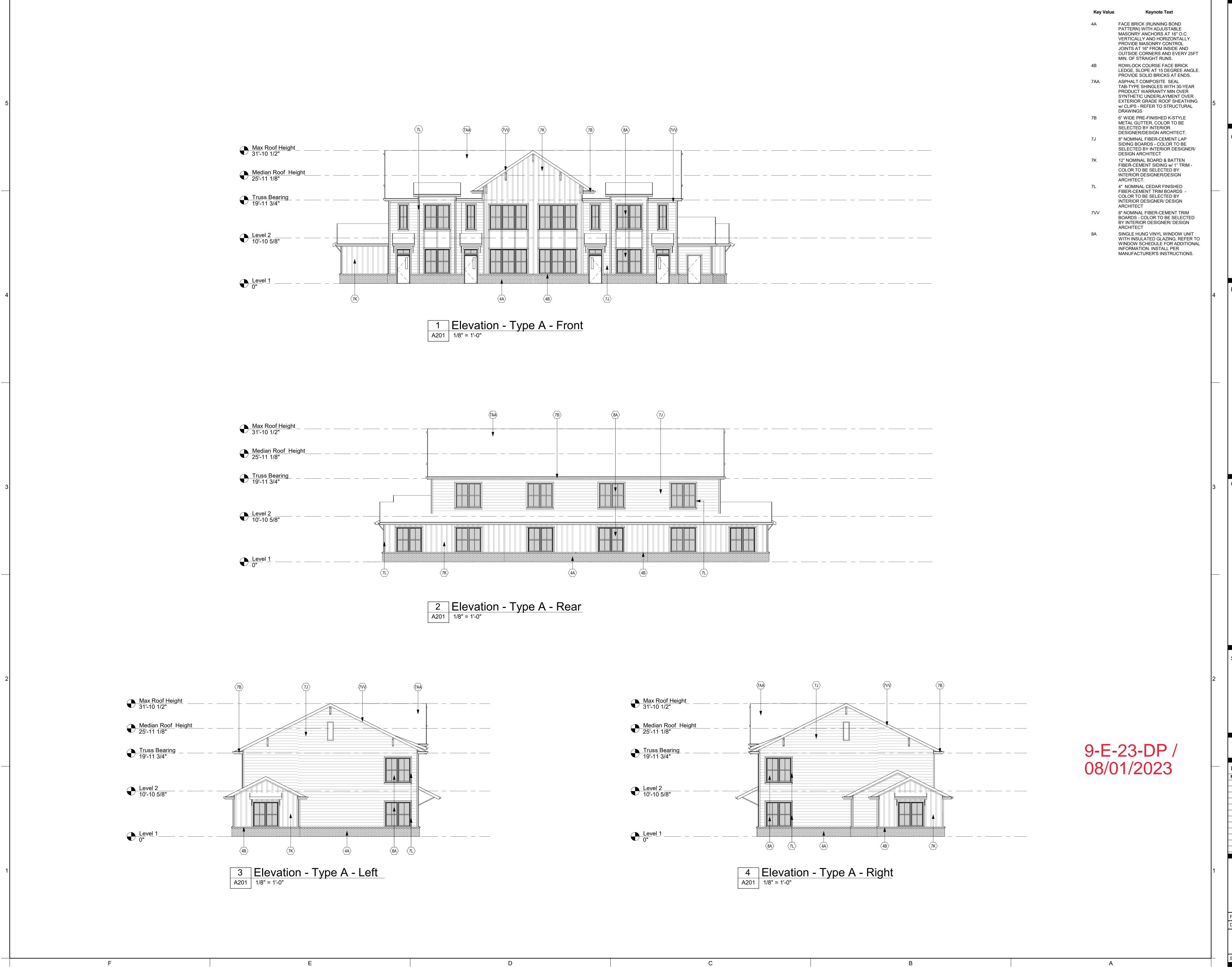
No. Description

SIGNAGE **ELEVATIONS**

07/28/2023

A133

1 1/2" = 1'-0"



STUDIO A

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NOT FOR

Issue Date

NOT FOR CONSTRUCTION

Revisions

No. Description Date

BUILDING TYPE A - EXTERIOR ELEVATIONS

roject number 23DO01 ate 07/28/2023

A201



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STUDIO A

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Issue Date

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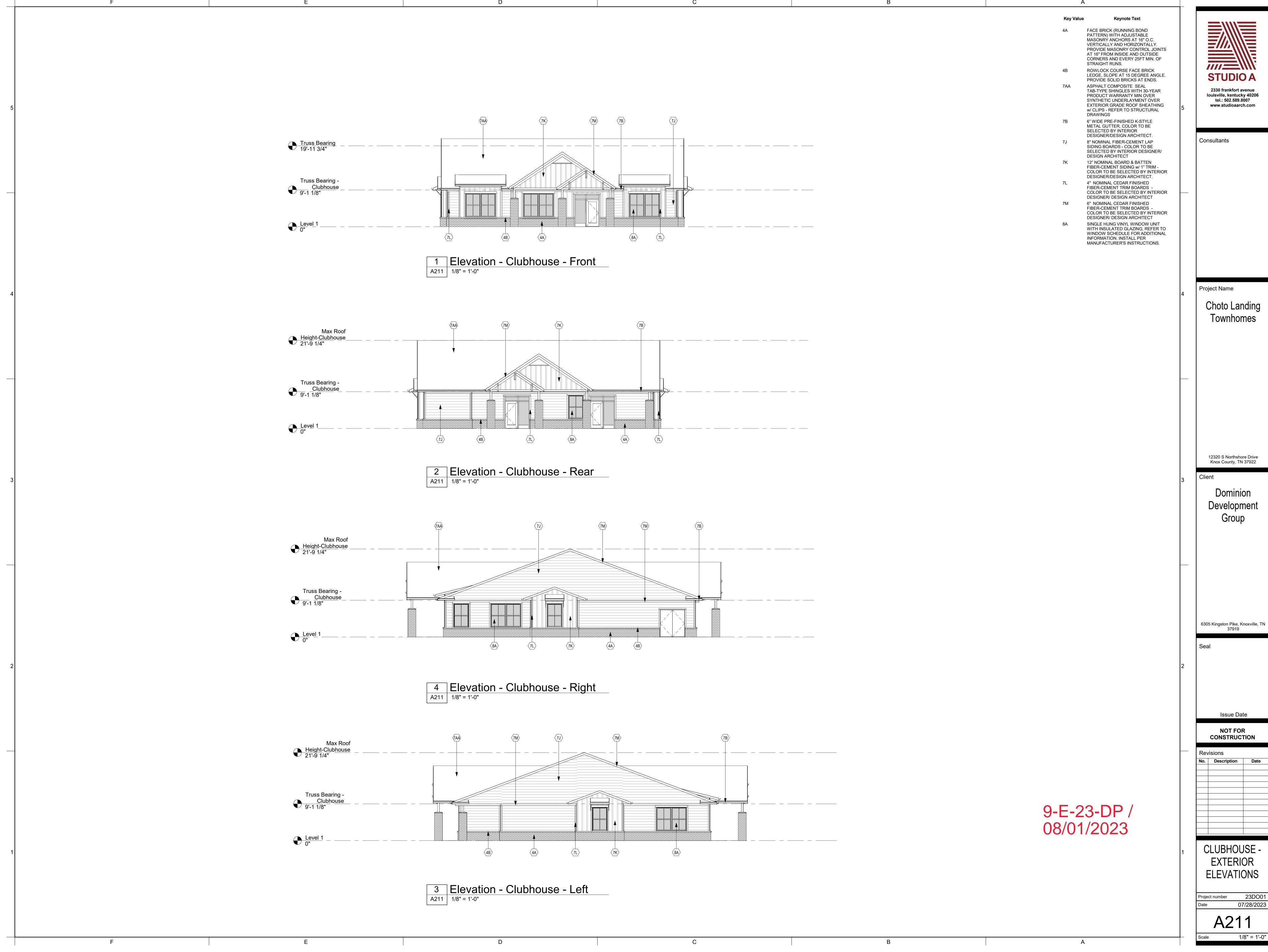
No. Description Date

BUILDING TYPE
B - EXTERIOR
ELEVATIONS

Project number 23DO01
Date 07/28/2023

A202

1/8" = 1'-0"



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Dominion Development Group

37919

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CLUBHOUSE -**EXTERIOR ELEVATIONS**

07/28/2023

A211 1/8" = 1'-0"