NORTH

SCHAAD ROAD
(PUBLIC ROAD - 50' R/W)
(TOTAL WIDTH VARIES)
DEED REFERENCE

PARCEL ID: 091 205.02
DEBORAH D. & JOHN H. PACE
QUITCLAIM DEED
INST: 200501040053228
WARRANTY DEED
INST: 200406280118583

PARCEL ID: 091 205.03
WILLIAM K. & WIFE SHERRIE DENTON, AND WILLIAM K. DENTON II
QUITCLAIM DEED
INST: 202502020040733

MATCH LINE A

FUTURE ACCESS WITH EASEMENT TO ADJACENT PROPERTY

MAIL/POSTAL FACILITY LOCATED WITHIN LEASING OFFICE BUILDING

CONCRETE SIDEWALK, TYP.

12' SIDE SETBACK

35' PERIPHERY SETBACK

30' WETLAND BUFFER

30' STREAM BUFFER

LEASING OFFICE

PEDESTRIAN CROSSING, TYP.

PROPOSED ROW DEDICATION (0.08AC) FOR TURN LANE AND SIDEWALK

LAWN AREA (±5,000 SF)

ADA PARKING SPACES WITH CONCRETE WHEELSTOPS, TYP.

EMERGENCY VEHICLE ACCESS

STORMWATER DETENTION 0.58± AC

GATE FOR EMERGENCY ACCESS

CLUBHOUSE

POOL AMENITY AREA (±7,000 SF)

FITNESS CENTER

PICKLE BALL AREA (±8,000 SF)

COURT YARD OPEN AREA (±17,000 SF)

MAINTENANCE BUILDING

TRASH COMPACTER AND DUMPSTER AREA

GARAGE SPACE, TYP.

OPEN SPACE (±8,000 SF)

DOG PARK 9,720 SF

OB ZONING
PR ZONING

EXISTING SLOPE EASEMENT

25' REAR SETBACK

RAILROAD R/W

CL OF RAILROAD

35' FRONT SETBACK

60' STREAM BUFFER

5' SIDE SETBACK

PARCEL ID: 091 142.00 KARRY LEE SMECINSKI
MAP CABINET C, SLIDE 253-B
TRACTS 4&5
WARRANTY DEED
INST: 201906260077034

PARCEL ID: 091 208
DAVID WILLIAM & SUSAN DIANNE MURPHY
MAP CABINET C, SLIDE 253-B
TRACT 3
WARRANTY DEED
INST: 20010321 0062273

PARCEL ID: 091 142.00 ANDRES J MATEO AND CARMELINA MANUEL
MAP CABINET C, SLIDE 253-B
TRACTS 1&2
WARRANTY DEED
INST: 202001210048245

CSX RAILROAD
(AR 10' CLAIM RAILROAD)
CSX VALUATION MAP # V20054

PARCEL ID: 091 142.00 DORAN ROTART
TRACT 3
PLAT CABINET O, SLIDE 245-B
WARRANTY DEED
INST: 201611108 0030486

PARCEL ID: 0910 F 002.32 CASCADE VILLAS
PHASE 3A

ROTART

EXISTING RAILROAD CROSSING

POND

BALL CAMP PIKE
(PUBLIC ROAD - 50' R/W)

5' REAR SETBACK

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- EXISTING FENCE LINE
- EXISTING TREELINE
- EXISTING CURB INLET
- EXISTING SANITARY MANHOLE
- EXISTING CLEAN OUT
- EXISTING OVERHEAD WIRE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED STRIPING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BUILDING

NOTES

1. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.

LAYOUT NOTES

1. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE KNOX COUNTY AND TENNESSEE DEPARTMENT OF TRANSPORTATION ENGINEERING STANDARD SPECIFICATIONS.
2. UNLESS OTHERWISE NOTED, SITE CONCRETE CURBS AND PAVEMENTS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS AND SHALL MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF KNOX COUNTY AND TENNESSEE DEPARTMENT OF TRANSPORTATION ENGINEERING STANDARD SPECIFICATIONS.
3. UNLESS OTHERWISE NOTED, SITE DIMENSIONS SHOWN ARE TO THE PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT, OR OUTSIDE FACE OF BUILDING.
4. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT / RECORD DRAWINGS ON-SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
5. REFER TO THE ARCHITECTURAL, PLUMBING AND ELECTRICAL DRAWINGS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS AND PRECISE BUILDING DIMENSIONS.
6. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE, BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS PAVEMENT, ADDITION / DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, LANDSCAPING, ETC.
7. WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT AS APPLICABLE TO THE SCOPE OF WORK.
8. SITE SIGNAGE, TRAFFIC CONTROL DEVICES, AND PAVEMENT STRIPING SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

PARKING

REQUIRED PARKING:

PER ARTICLE 3.50 OF KNOX COUNTY DEVELOPMENT CODE	
(FIRST 20 UNITS)1.5 X 20 UNITS	= 30 SPACES
(2 OR MORE BR UNITS)1.5 X 180 UNITS	= 270 SPACES
(1 BR UNITS ABOVE 20)1.0 X 100 UNITS	= 100 SPACES
TOTAL REQUIRED PARKING	400 SPACES

PROVIDED PARKING:

UNCOVERED PARKING	500 SPACES
GARAGE SPACES	40 SPACES
TOTAL PARKING PROVIDED	540 SPACES

SITE DENSITY

OB ZONE	
ACREAGE	13.67 ACRES
PROPOSED DWELLING UNITS	274 DU'S
PROPOSED DENSITY	20.04 DU/AC
PROPOSED BUILDING AREA	134,101 SF / 3.08 AC
PROPOSED BUILDING COVERAGE	22.5%
ALLOWED BUILDING COVERAGE	30.0% MAX.
TOTAL PROPOSED OPEN SPACE	256,267 SF/ 5.88 AC
AMENITY AREA	41,720 SF / 0.96 AC
LAWN AREA	15,000 SF / 0.34 AC
OTHER OPEN AREAS	199,547 SF / 4.58 AC
PROPOSED OPEN SPACE AREA	43%
REQUIRED OPEN SPACE/REC AREA	10% MIN.
PR ZONE	
ACREAGE	4.37 ACRES
PROPOSED DWELLING UNITS	26 DU'S
PROPOSED DENSITY	5.95 DU/AC
MAXIMUM DENSITY ALLOWED	9 DU/AC

REFERENCE

1. EXISTING CONDITIONS PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED JUNE 2025.

MPC CASE:
11-C-25-UR
11-D-24-DP

11-C-25-UR / 11-D-25-DP
Revised 10/28/2025

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET
0 40 80

REVISION RECORD

NO.	DATE	DESCRIPTION

CIVIL ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. CIVIL ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF TENNESSEE WILL BE PROVIDED BY CEC ENGINEERS & SURVEYORS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF TENNESSEE WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

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Civil & Environmental Consultants, Inc.

THOMPSON THRIFT RESIDENTIAL
SCHAAD ROAD APARTMENTS
8007 BALL CAMP PIKE
KNOXVILLE, TN 37931

OVERALL SITE LAYOUT PLAN

DRAWN BY:	WAB
CHECKED BY:	TGH
PROJECT NO:	352-580
APPROVED BY:	TGH
DATE:	10/27/2025
DWG SCALE:	AS SHOWN

DRAWING NO.:
C400

I:\en-file-srv\projects\352-580\-001\352-580\-C400\dwg\352580-C001-C400-Layout Plan.dwg(C400) LS (10/27/2025 - thomw) - LP: 10/27/2025 3:49 PM

NORTH

SCHAAD ROAD
VARIABLE WIDTH RIGHT-OF-WAY
PUBLIC ROAD (PUBLIC STREET)
FEDERAL AID PROJECT NO. (NONE)
DEED REF: (DB 0130 PG 0283)

N 35°17'04" E
1.50' TO THE CENTERLINE INTERSECTION OF SCHAAD ROAD AND STATTON RD

PARCEL ID: 091 205.02
DEBORAH D. &
JOHN H. PACE
QUITCLAIM DEED
INST: 200501040053328
WARRANTY DEED
INST: 200406280118583

PARCEL ID: 091 205.03
WILLIAM K. &
WIFE SHERRIE DENTON,
AND WILLIAM K. DENTON II
QUITCLAIM DEED
INST: 202502020 0040733

FUTURE ACCESS TO ADJACENT PROPERTY

LEASING OFFICE

A

20

MATCH LINE A

EMERGENCY VEHICLE ACCESS

STORMWATER DETENTION 0.58± AC

CLUBHOUSE

POOL AMENITY

FITNESS CENTER

PICKLE BALL

C

B

20

DOG PARK 9,720 SF

RAILROAD R/W

CL OF RAILROAD

PARCEL ID: 091 142.00 KARRY LEE SMECINSKI
MAP CABINET C, SLIDE 253-B
TRACTS 4&5
WARRANTY DEED
INST: 201906260077034

PARCEL ID: 091 208
DAVID WILLIAM & SUSAN
DIANNE MURPHY
MAP CABINET C, SLIDE 253-B
TRACT 3
WARRANTY DEED
INST: 20010321 0062273

CSX RAILROAD
CSX 110' RAILROAD R/W
CSX VALUATION MAP # 100764

PARCEL ID: 091 142.00 ANDRES J. MATEO AND CARMELINA MANUEL
MAP CABINET C, SLIDE 253-B
TRACTS 1&2
WARRANTY DEED
INST: 202501210048245

ROTART

PARCEL ID: 091 142.00 DORAN ROTART
TRACT 3
PLAT CABINET Q,
SLIDE 245-B
WARRANTY DEED
INST: 20161108 0030486

PARCEL ID: 091O F 002.32 CASCADE VILLAS
PHASE 3A

MATCH LINE A

EXISTING RAILROAD CROSSING

EMERGENCY VEHICLE ACCESS

EXISTING DRIVEWAY

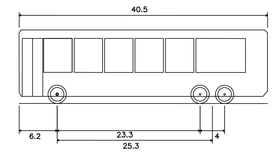
BALL CAMP PIKE
VARIABLE WIDTH
PUBLIC RIGHT-OF-WAY

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- EXISTING FENCE LINE
- EXISTING TREELINE
- EXISTING CURB INLET
- EXISTING SANITARY MANHOLE
- EXISTING CLEAN OUT
- EXISTING OVERHEAD WIRE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED STRIPING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BUILDING
- EMERGENCY VEHICLE WHEEL PATH
- EMERGENCY VEHICLE OVERHANG

NOTES

1. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
2. VEHICLE UTILIZED (BUS-40) FOR EMERGENCY VEHICLE ROUTING AS REQUIRED BY KNOX COUNTY FIRE DEPARTMENT.



BUS-40 – INTER CITY BUS	
OVERALL LENGTH	40 FT
OVERALL WIDTH	8.5 FT
OVERALL BODY HEIGHT	12 FT
MIN BODY GROUND CLEARANCE	1.2 FT
TRACK WIDTH	8.5 FT
LOCK-TO-LOCK TIME	5 S
CURB TO CURB TURNING RADIUS	41.7 FT

REFERENCE

1. EXISTING CONDITIONS PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED JUNE 2025.

SCALE IN FEET
0 40 80

MPC CASE:
11-C-25-UR
11-D-24-DP

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION RECORD

NO.	DATE	DESCRIPTION

CONCEPTUAL, SURVEYING, AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. ENGINEERING SERVICES IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

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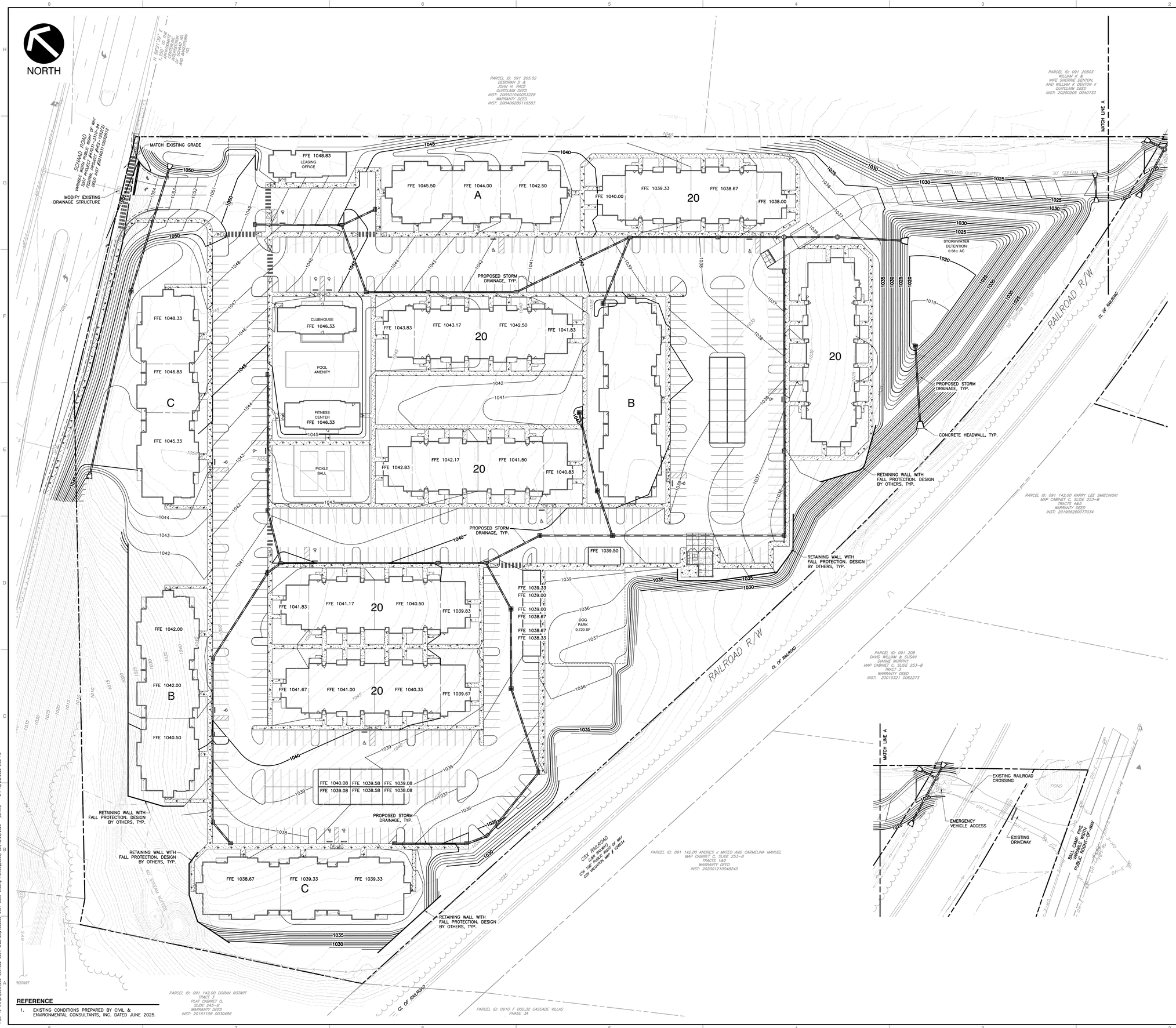
THOMPSON THRIFT RESIDENTIAL
SCHAAD ROAD APARTMENTS
8007 BALL CAMP PIKE
KNOXVILLE, TN 37931

EMERGENCY VEHICLE CIRCULATION PLAN

DATE:	010/20/2025
DWG SCALE:	AS SHOWN
PROJECT NO:	352-380
DRAWN BY:	WAB
CHECKED BY:	TGH
APPROVED BY:	TGH

DRAWING NO.:
C401

A:\352-380\352-380\1-CAD\Dwg\352380-C401-Vehicle Turn Plan.dwg(C401) LS:(10/20/2025 - jlsmith) - LP: 10/20/2025 3:35 PM



LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- 365 EXISTING INDEX (MAJOR) CONTOUR
- 364 EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING FENCE LINE
- EXISTING CURB
- ST EXISTING STORM PIPE
- SAN EXISTING SANITARY SEWER LINE
- OH-E EXISTING OVERHEAD WIRE
- EXISTING TREELINE
- EXISTING CURB INLET
- EXISTING SANITARY MANHOLE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED STRIPING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BUILDING
- 1050 PROPOSED INDEX (MAJOR) CONTOUR
- 1048 PROPOSED INTERMEDIATE (MINOR) CONTOUR
- PROPOSED STORM PIPE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- PROPOSED HEADWALL

NOTES

1. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.

GRADING NOTES

1. PROPOSED GRADES SHOWN ARE FINAL GRADES, TOP OF GROUND LEVEL, TOP OF PAVEMENT, OR GRATE ELEVATION AT THE DRAWDOWN POINT, UNLESS INDICATED OTHERWISE.
2. THE ACCURACY OF THE GRADES IS DEPENDANT ON THE DATA PROVIDED BY THE OWNER OR OWNER'S REPRESENTATIVE. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AS NECESSARY.
3. REFER TO AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
4. EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING AND STOCKPILING TOPSOIL, MASS GRADING, EXCAVATION, FILLING, UNDER CUT AND REPLACEMENT, IF REQUIRED, AND COMPACTION.
5. CONTRACTOR TO REFILL UNDERCUT AREAS WITH SUITABLE MATERIAL AND COMPACT AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER/PER REQUIREMENTS DESCRIBED HEREIN.
6. A 6 IN. (MIN.) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDED/SODDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
7. PAVEMENT SLOPES ACROSS ACCESSIBLE PARKING STALLS AND ADJOINING ACCESS AISLES SHALL BE MAXIMUM 2% AND SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
8. SLOPES IN NON-PAVED AREAS SHALL BE 2.5:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
9. COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF SAID SEWERS. FILL MATERIAL SHALL BE CONTROLLED, PLACED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
10. EXCESS SOIL MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND UNLESS OTHERWISE DESIGNATED, SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.
11. THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE EARTHWORK BY IMPORTING OR EXPORTING AS NECESSARY TO ACHIEVE DESIGN GRADES AND SPECIFICATIONS.
12. CEC AND THE OWNER ARE NOT RESPONSIBLE FOR THE CONTRACTOR'S INTERPRETATION OF TOPSOIL THICKNESS, SOIL EXPANSION/SHRINKAGE, TRENCH MATERIALS, ETC. WHICH MAY AFFECT THE PROJECT'S EARTHWORK VOLUMES.
13. ADJUST/RECONSTRUCT ALL EXISTING STRUCTURES, CASTINGS, CLEANOUTS, ETC. WITHIN PROJECT AREA TO MATCH PROPOSED GRADE AS REQUIRED.
14. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES, INCLUDING IRRIGATION SLEEVING, PRIOR TO INSTALLATION OF PAVED SURFACES.
15. TREES, STUMPS, BOULDERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO A DEPTH OF 1 FT BELOW SUBGRADE.
16. VERIFY GRADES WHEREVER NECESSARY TO BRING THE PROPOSED LINES, ELEVATIONS, SLOPES, AND CROSS-SECTIONS OF THE GRADING WORK TO WITHIN THE FOLLOWING TOLERANCES ABOVE OR BELOW THAT AS SHOWN ON THE PLANS: SUBGRADE 0.1', UNPAVED AREAS 0.1', SIDEWALKS 0.04", PAVEMENTS 0.04', AND BUILDINGS 0.04'.
17. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING AND DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE.
18. ONCE SUBGRADES HAVE BEEN ACHIEVED, CONTRACTOR SHALL PROTECT AND MAINTAIN GRADES UNTIL PLACEMENT OF THE FINAL SURFACE.
19. ENSURE ADEQUATE OVERHEAD CLEARANCE (14'-0") FROM PROPOSED GRADE IS PROVIDED FOR OVERHEAD UTILITY LINES IN VEHICULAR AREAS. COORDINATE WITH LOCAL UTILITY AUTHORITY IF CLEARANCE IS NOT AVAILABLE.

REFERENCE

1. EXISTING CONDITIONS PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED JUNE 2025.

MPC CASE:
11-C-25-UR
11-D-24-DP

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET
0 40 80

REVISION RECORD		
NO.	DATE	DESCRIPTION

2704 Cherokee Farm Way
Suite 101
Knoxville, TN 37920
Ph: 865.977.9997
www.cecinc.com

Civil & Environmental Consultants, Inc.

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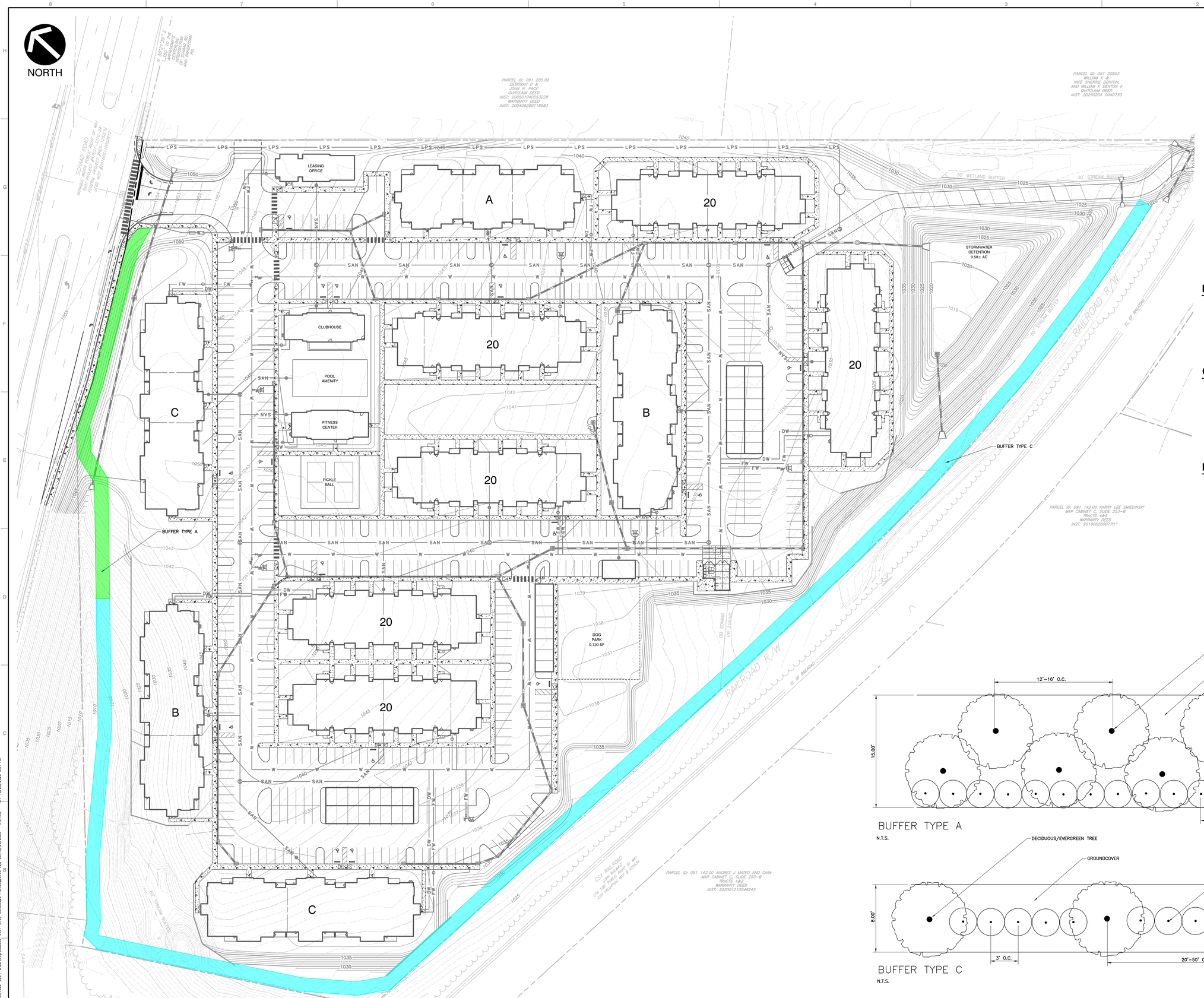
THOMPSON THRIFT RESIDENTIAL
SCHAAD ROAD APARTMENTS
8007 BALL CAMP PIKE
KNOXVILLE, TN 37931

OVERALL GRADING PLAN

DATE:	01/20/2025
DWG SCALE:	AS SHOWN
PROJECT NO:	352-880
DRAWN BY:	WAB
CHECKED BY:	TGH
APPROVED BY:	TGH

DRAWING NO.:
C500

\\ser-fs-nas\projects\350-000\352-880\-CAD\dwg\352880-C001-C500-Grading Plan.dwg(C500) LS (10/20/2025 - jburns) - LP: 10/20/2025 3:30 PM



LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- 365 EXISTING INDEX (MAJOR) CONTOUR
- 364 EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING FENCE LINE
- EXISTING CURB
- ST EXISTING STORM PIPE
- SAN EXISTING SANITARY SEWER LINE
- OH-E EXISTING OVERHEAD WIRE
- EXISTING TREELINE
- EXISTING CURB INLET
- EXISTING SANITARY MANHOLE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED STRIPING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BUILDING
- 1050 PROPOSED INDEX (MAJOR) CONTOUR
- 1048 PROPOSED INTERMEDIATE (MINOR) CONTOUR
- PROPOSED STORM PIPE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- PROPOSED HEADWALL

NOTES

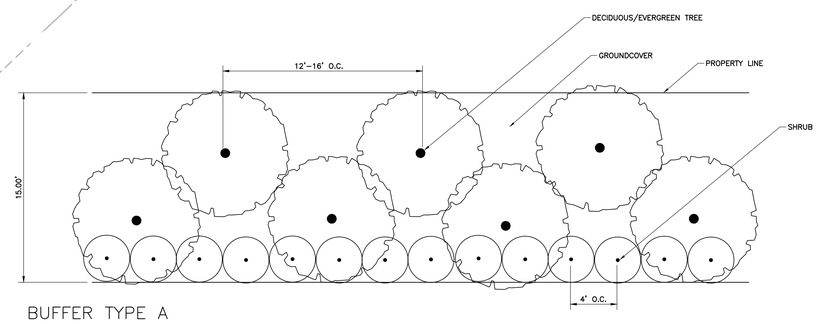
1. SEE SHEETS C701FOR TYPICAL LANDSCAPE BUFFERS
2. SEE SHEET C702 FOR LANDSCAPE NOTES AND DETAILS
3. THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THE CONSTRUCTION SET.
4. IT IS NOT THE ENGINEER OR LANDSCAPE ARCHITECT'S INTENT THAT ANY SINGLE DOCUMENT FULLY DEPICTS ALL WORK ASSOCIATED WITH THIS PROJECT.

GENERAL LANDSCAPE NOTES

1. ALL LANDSCAPE BEDS TO BE 3" DEPTH AGED HARDWOOD MULCH.
2. DISTURBED AREAS NOT RECEIVING MULCH OR OTHER GROUNDCOVER TO BE DROUGHT TOLERANT FESCUE SEED, UNLESS NOTED FOR SOD.
3. CONTRACTOR TO PROVIDE MULCH.
4. CONTRACTOR TO HAND WATER ALL PROPOSED PLANT MATERIAL AT A RATE OF 1" PER WEEK UNTIL THE JOB IS ACCEPTED BY THE OWNER'S REPRESENTATIVE.
5. SOD ON SLOPES 3:1 OR GREATER TO BE STAPLED IN PLACE

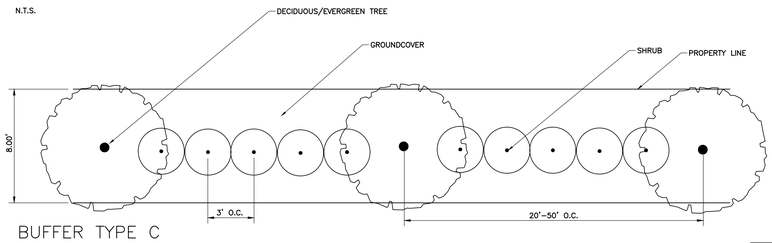
LEGEND

- TYPE A BUFFER
- TYPE C BUFFER



BUFFER TYPE A

N.T.S.



BUFFER TYPE C

N.T.S.

MPC CASE:
11-C-25-UR
11-D-24-DP

PRELIMINARY NOT FOR CONSTRUCTION

SCALE IN FEET
0 40 80

REFERENCE

1. EXISTING CONDITIONS PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED JUNE 2025.

NO	DATE	REVISION RECORD DESCRIPTION

CIVIL ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. CIVIL ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF TENNESSEE WILL BE PROVIDED BY CEC ENGINEERS & SURVEYORS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF TENNESSEE WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

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KNOXVILLE, TN 37931

CONCEPTUAL LANDSCAPE BUFFER PLAN

DATE:	10/29/2025
DWG SCALE:	AS SHOWN
PROJECT NO:	352-580
DRAWN BY:	WWB
CHECKED BY:	ZMH
APPROVED BY:	TJH

DRAWING NO.:

C700

I:\civil-new projects\350-000\352-580\civil-CAD\dwg\352580-civil-C700-Landscape Plan.dwg[C700 (2)] LS(10/29/2025 - Shared) - LP: 10/29/2025 8:31 AM

P:\350-000\352-580\-CADD\Render\352580-render layout.dwg[C400] | LS:(10/24/2025 - jwilliams) - LP: 10/24/2025 1:53 PM

NORTH

Schaad Road

BUFFER TYPE C

BUFFER TYPE A

BUFFER TYPE C

CSX Railroad

C
A

SCALE IN FEET
0
40
80

PRELIMINARY
NOT FOR CONSTRUCTION

MPC CASE:
11-C-25-SR
11-F-25-SP

C400

DRAWING NO.:

PRELIMINARY OVERALL LAYOUT PLAN

DATE:	010/24/2025	DRAWN BY:	WAB
DWG SCALE:	AS SHOWN	CHECKED BY:	TGH
PROJECT NO:			352-580
APPROVED BY:			TGH

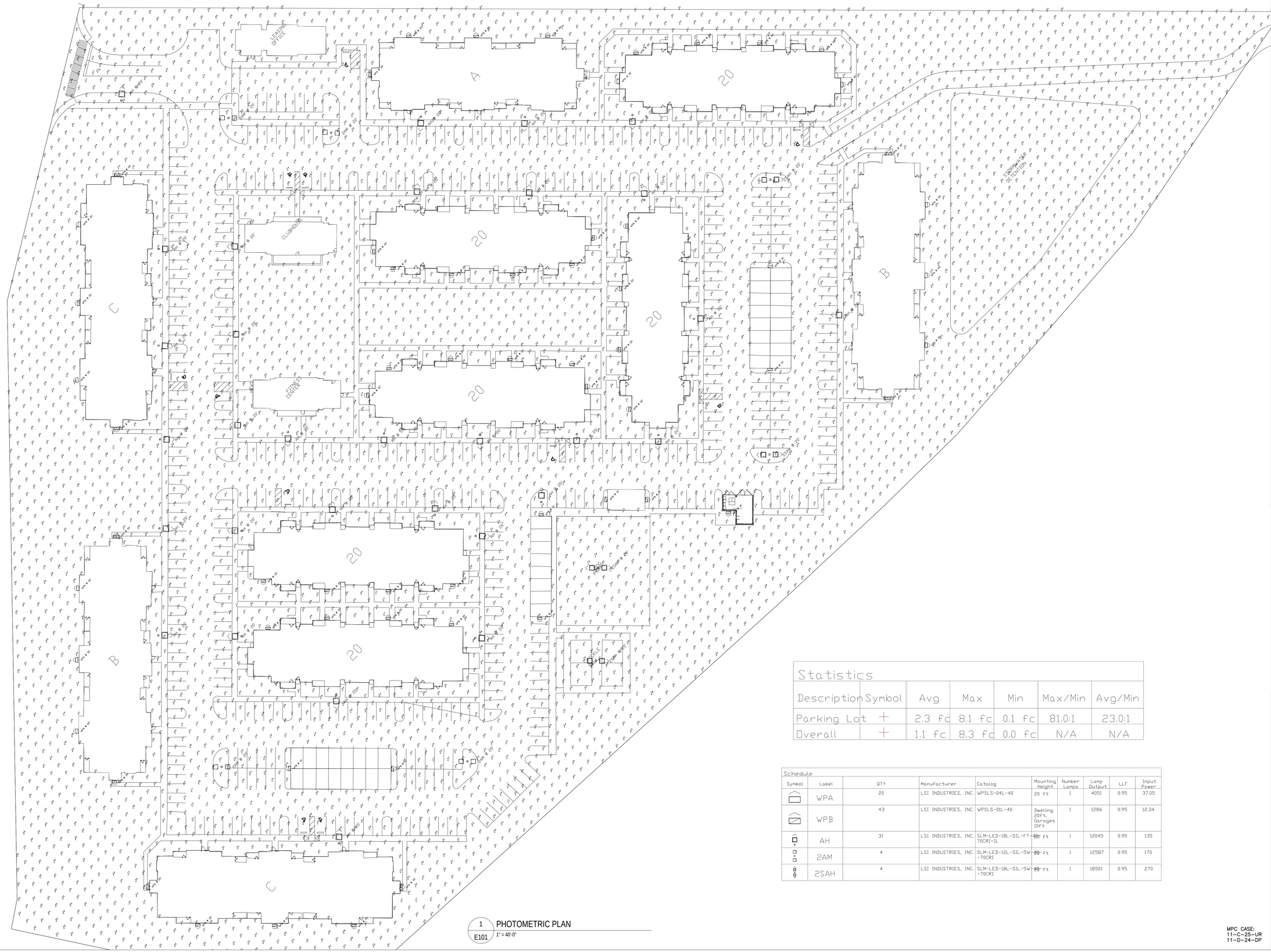
THOMPSON THRIFT RESIDENTIAL
SCHAAD ROAD APARTMENTS
8007 BALL CAMP PIKE
KNOXVILLE, TN 37931

Civil & Environmental Consultants, Inc.
2704 Cherokee Farm Way
Suite 101
Knoxville, TN 37920
Ph: 865.977.9997
www.cecinc.com

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.



1 PHOTOMETRIC PLAN
E101 1" = 40'-0"

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	2.3 fc	8.1 fc	0.1 fc	81.0:1	23.0:1
Overall	+	1.1 fc	8.3 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Mounting Height	Number Lamps	Lamp Output	LLF	Input Power
	WPA	20	LSI INDUSTRIES, INC.	WPSLS-04L-40	20 Ft	1	4051	0.95	37.05
	WPB	43	LSI INDUSTRIES, INC.	WPSLS-01L-40	Dwelling 20Ft, Garages 10Ft	1	1286	0.95	12.34
	AH	31	LSI INDUSTRIES, INC.	SLM-LED-18L-SIL-FT-70CRI-IL	20 Ft	1	12045	0.95	135
	2AM	4	LSI INDUSTRIES, INC.	SLM-LED-12L-SIL-SW-70CRI	20 Ft	1	12587	0.95	170
	2SAH	4	LSI INDUSTRIES, INC.	SLM-LED-18L-SIL-SW-70CRI	20 Ft	1	18501	0.95	270

MPC CASE:
11-C-25-UR
11-D-24-DP

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SEALS

DEVITA Engineering Great Ideas
ATLANTA | CHARLOTTE | GREENVILLE | RICHMOND
www.devitainc.com
877.4.DEVITA
corp@devitainc.com
DeVita & Associates, Inc. Project : 25050-07

PROJECT NUMBER: 25050-07

CONSULTANT

PROJECT INFORMATION:

THOMPSON THRIFT
RESIDENTIAL
SCHAAD ROAD
APARTMENTS
8007 BALL CAMP PIKE
KNOXVILLE, TN

ISSUED: 09/16/2025

REVISIONS

NO.	DATE	DESCRIPTION

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DRAWING NAME
PHOTOMETRIC PLAN

DRAWING NO.
E101

Drawn By: MSD Checked By: RBH

Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Slice Medium (SLM)

Outdoor LED Area Light

IP66 IK08

OVERVIEW	
Lumen Package	9,000 - 55,000
Wattage Range	62 - 436
Efficacy Range (LPW)	114 - 162
Weight lbs(kg)	27 (12.2)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 33 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3,4, 5W, FT, FTA, AM, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also available in phosphor converted amber with peak intensity at 610nm.
- Minimum CRI of 70
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C. 55L lumen package rate to +35°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern. (See drawing in poles section)

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applicationsapplicationsare qualified.
- IK08 rated luminiare per IEC 66262 mechanical impact code.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)

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1 E102 TYPE 'AH', '2AM' AND '2SAH' FIXTURES
NTS

Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Slim Wall Pack (WPSLS)

Small LED Slim Wall Pack

OVERVIEW	
Lumen Package (lm)	1,000 - 4,000
Wattage Range (W)	12 - 40
Efficacy Range (LPW)	98 - 122
Weight lbs (kg)	3.8 (1.7)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rigid Precision Die cast-aluminum housing for durability and consistency.
- Vertical fins serve as a heat sink and resist accumulation of dust and debris.
- The Patent Pending thermal stacking heat removal technology extracts heat from within the housing moving it away from LEDs and integral components.
- Luminaire hinges open from the bottom to prevent leakage.
- Luminaire is proudly manufactured and tested in the U.S.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.

Optical System

- High-performance Chip On Board (COB) LEDs behind clear tempered glass for maximum light output.
- 3000K | 4000K | 5000K color temperatures.
- Minimum CRI of 71.
- Zero uplight.

Electrical

- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz
- L70 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- Power factor: >.85
- Input power stays constant over life.
- Driver Off-State Power is 0 watts.
- Chip On Board (COB) LEDs with integrated circuit board mounted directly to the housing to maximize heat dissipation and promote long life.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- Minimum 2.5kV surge rating
- Operating temperature: -40°C to +50°C (-40°F to +122°F).

Controls

- Optional 120V electronic button Photocontol.
- Apertures for field or factory installed photocontrol.

Installation

- Surface mounts direct to J-box or wall.
- Features a bubble level and removable hinged face frame for ease of installation.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.
- 1 Year warranty on optional Button Photocell.

Listings

- Listed to UL 1598 and UL 8750.
- American Recovery and Reinvestment Act Funding Compliant.
- CSA Listed
- RoHS Compliant.
- State of California Title 24.
- Suitable For Wet Locations.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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2 E102 TYPE 'WPA' AND 'WPB' FIXTURES
NTS

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DeVita & Associates, Inc. Project : 25050-07

PROJECT NUMBER: 25050-07

CONSULTANT

PROJECT INFORMATION:

THOMPSON THRIFT
RESIDENTIAL
SCHAAD ROAD
APARTMENTS
8007 BALL CAMP PIKE
KNOXVILLE, TN

ISSUED: 09/16/2025

REVISIONS

NO.	DATE	DESCRIPTION

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DRAWING NAME
SITE LIGHTING FIXTURES

DRAWING NO.
E102

Drawn By: MSD Checked By: RBH

MPC CASE:
11-C-25-UR
11-D-24-DP

VIEW LOOKING AT APARTMENT BUILDING TYPE A 3-STORY FRONT ELEVATION

COLOR SCHEME 1

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON THRIFT

SCHEMATIC DESIGN
09.29.2025

TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

A1.1a

MPC CASE:
11-C-25-UR
11-D-24-DP

VIEW LOOKING AT APARTMENT BUILDING TYPE A 3-STORY FRONT ELEVATION

COLOR SCHEME 2

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON THRIFT

SCHEMATIC DESIGN
09.29.2025

TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

A1.1b

MPC CASE:
11-C-25-UR
11-D-24-DP

VIEW LOOKING AT APARTMENT BUILDING TYPE B 3-STORY FRONT ELEVATION

COLOR SCHEME 1

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON THRIFT

SCHEMATIC DESIGN
09.29.2025

TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

A1.2a

MPC CASE:
11-C-25-UR
11-D-24-DP

VIEW LOOKING AT APARTMENT BUILDING TYPE B 3-STORY FRONT ELEVATION

COLOR SCHEME 2

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON THRIFT

SCHEMATIC DESIGN
09.29.2025

TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

A1.2b

MPC CASE:
11-C-25-UR
11-D-24-DP

VIEW LOOKING AT APARTMENT BUILDING TYPE C 3-STORY FRONT ELEVATION

COLOR SCHEME 1

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON THRIFT

SCHEMATIC DESIGN
09.29.2025

TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

A1.3a

MPC CASE:
11-C-25-UR
11-D-24-DP

VIEW LOOKING AT APARTMENT BUILDING TYPE C 3-STORY FRONT ELEVATION

COLOR SCHEME 2

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON THRIFT

SCHEMATIC DESIGN
09.29.2025

TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

A1.3b

MPC CASE:
11-C-25-UR
11-D-24-DP

VIEW LOOKING AT APARTMENT BUILDING TYPE A 3-STORY REAR ELEVATION

COLOR SCHEME 1

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON THRIFT

SCHEMATIC DESIGN
09.29.2025

TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

A1.4a

MPC CASE:
11-C-25-UR
11-D-24-DP

VIEW LOOKING AT APARTMENT BUILDING TYPE A 3-STORY REAR ELEVATION

COLOR SCHEME 2

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON THRIFT

SCHEMATIC DESIGN
09.29.2025

TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

A1.4b

MPC CASE:
11-C-25-UR
11-D-24-DP

VIEW LOOKING AT APARTMENT BUILDING TYPE B 3-STORY REAR ELEVATION

COLOR SCHEME 1

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON THRIFT

SCHEMATIC DESIGN
09.29.2025

TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

A1.5a

MPC CASE:
11-C-25-UR
11-D-24-DP

VIEW LOOKING AT APARTMENT BUILDING TYPE B 3-STORY REAR ELEVATION

COLOR SCHEME 2

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON THRIFT

SCHEMATIC DESIGN
09.29.2025

TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

A1.5b

MPC CASE:
11-C-25-UR
11-D-24-DP

VIEW LOOKING AT APARTMENT BUILDING TYPE C 3-STORY REAR ELEVATION

COLOR SCHEME 1

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON THRIFT

SCHEMATIC DESIGN
09.29.2025

TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

A1.6a

MPC CASE:
11-C-25-UR
11-D-24-DP

VIEW LOOKING AT APARTMENT BUILDING TYPE C 3-STORY REAR ELEVATION

COLOR SCHEME 2

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON THRIFT

SCHEMATIC DESIGN
09.29.2025

TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

A1.6b

MPC CASE:
11-C-25-UR
11-D-24-DP

VIEW LOOKING AT SELECT20 APARTMENT FRONT ELEVATION - COLOR SCHEME 1

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON THRIFT

SCHEMATIC DESIGN
09.29.2025

TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

A1.7a

MPC CASE:
11-C-25-UR
11-D-24-DP

VIEW LOOKING AT SELECT20 APARTMENT FRONT ELEVATION - COLOR SCHEME 2

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON THRIFT

SCHEMATIC DESIGN
09.29.2025

TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

A1.7b

MPC CASE:
11-C-25-UR
11-D-24-DP

VIEW LOOKING AT SELECT20 APARTMENT FRONT ELEVATION - COLOR SCHEME 1

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON THRIFT

SCHEMATIC DESIGN
09.29.2025

TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

A1.8a

MPC CASE:
11-C-25-UR
11-D-24-DP

VIEW LOOKING AT SELECT20 APARTMENT FRONT ELEVATION - COLOR SCHEME 2

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON THRIFT

SCHEMATIC DESIGN
09.29.2025

TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

A1.8b

MPC CASE:
11-C-25-UR
11-D-24-DP

VIEW LOOKING TOWARD CLUBHOUSE BUILDING

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON THRIFT

SCHEMATIC DESIGN
09.29.2025

TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

A1.9

MPC CASE:
11-C-25-UR
11-D-24-DP

VIEW LOOKING TOWARD LEASING BUILDING

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON THRIFT

SCHEMATIC DESIGN
09.29.2025

TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

A1.10

MPC CASE:
11-C-25-UR
11-D-24-DP

VIEW LOOKING AT FITNESS FRONT ELEVATION

STUDIO M
ARCHITECTURE & PLANNING

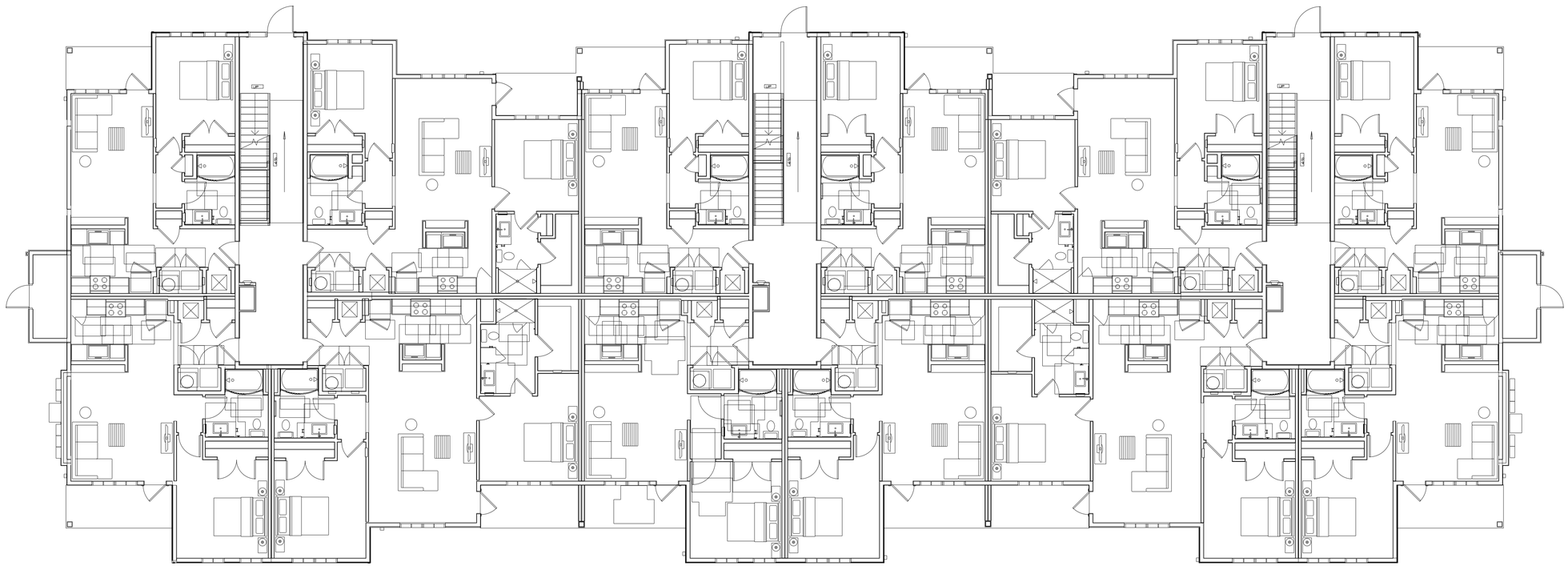
THOMPSON THRIFT

SCHEMATIC DESIGN
09.29.2025

TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

A1.11

MPC CASE:
11-C-25-UR
11-D-24-DP



Type A Building First Level Floor Plan

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

STUDIO M
ARCHITECTURE & PLANNING

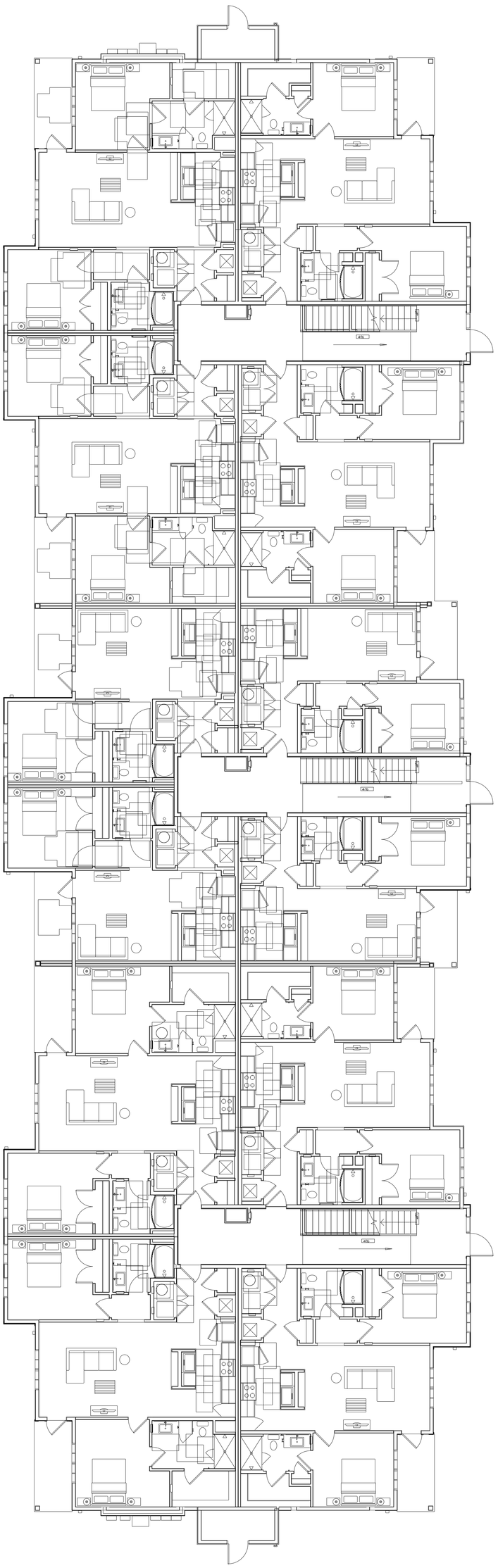
THOMPSON THRIFT

SCHEMATIC DESIGN
09.29.2025

TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

A2.1

MPC CASE:
11-C-25-UR
11-D-24-DP



Type B Building First Level Floor Plan

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

MPC CASE:
11-DP-24-DSR
11-DP-24-DIP

A2.2

TTRES AT WEST LAFAYETTE

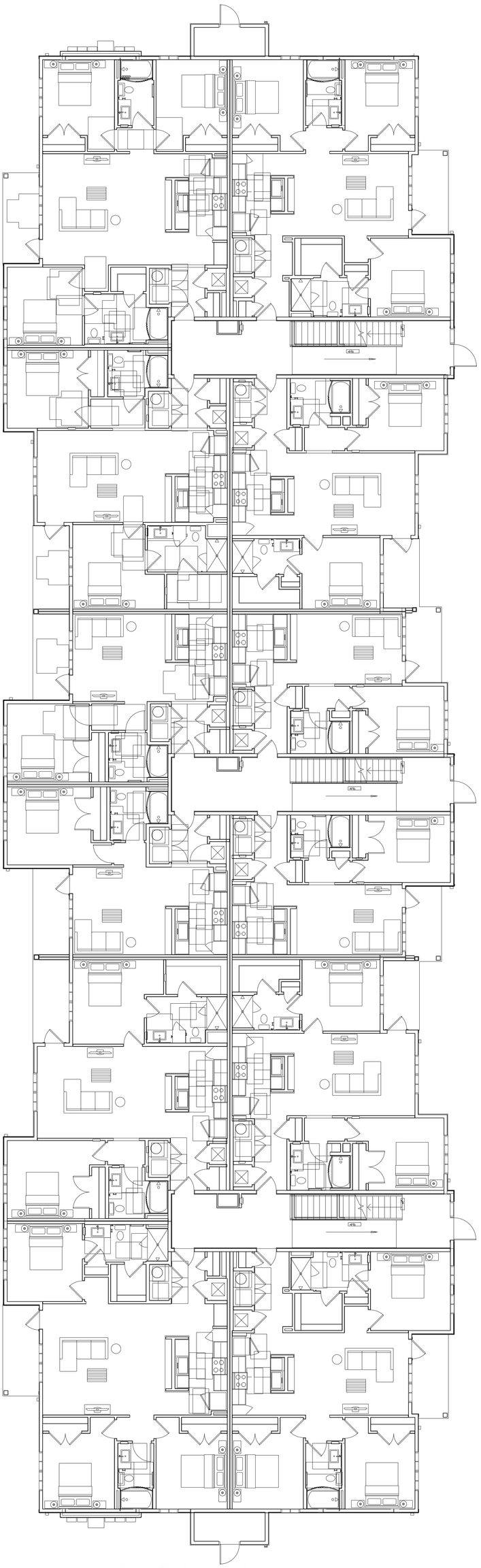
WEST LAFAYETTE, INDIANA

SCHEMATIC DESIGN

09.29.2025

THOMPSON THRIFT

STUDIO M
ARCHITECTURE & PLANNING



Type C Building First Level Floor Plan

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

MPC CASE:
11-DP-24-08R
11-DP-24-09P

A2.3

TTRES AT WEST LAFAYETTE

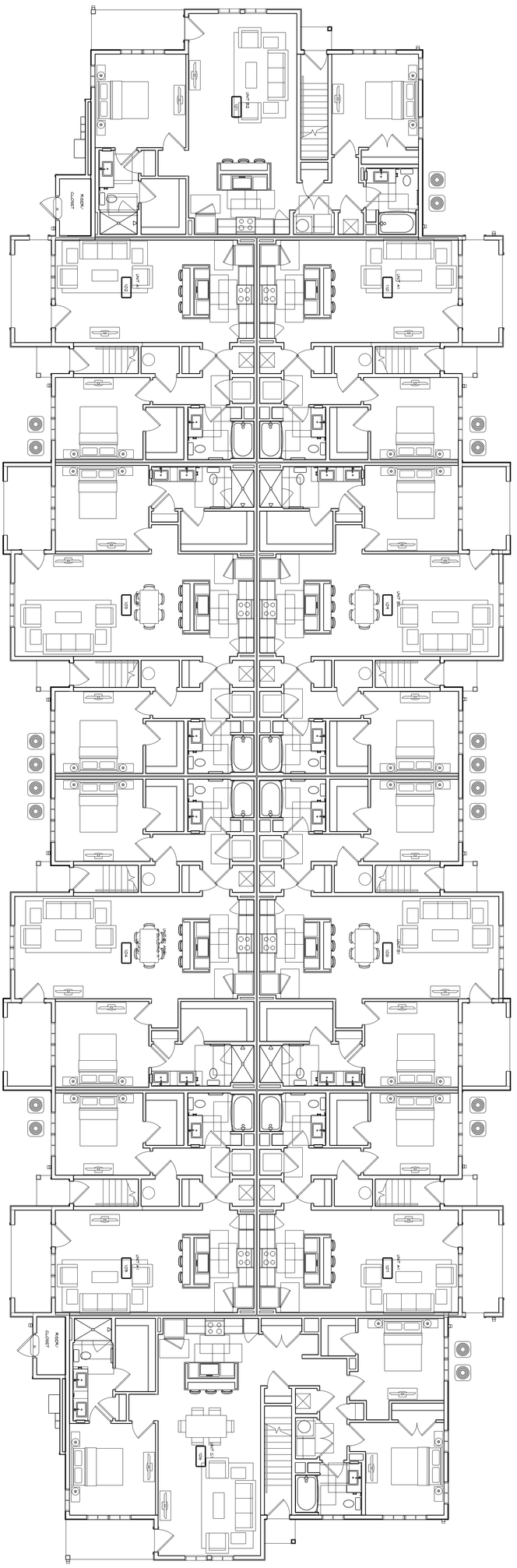
WEST LAFAYETTE, INDIANA

SCHEMATIC DESIGN

09.29.2025

THOMPSON THRIFT

STUDIO M
ARCHITECTURE & PLANNING



SELECT20 - FIRST FLOOR PLAN

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

A2.4

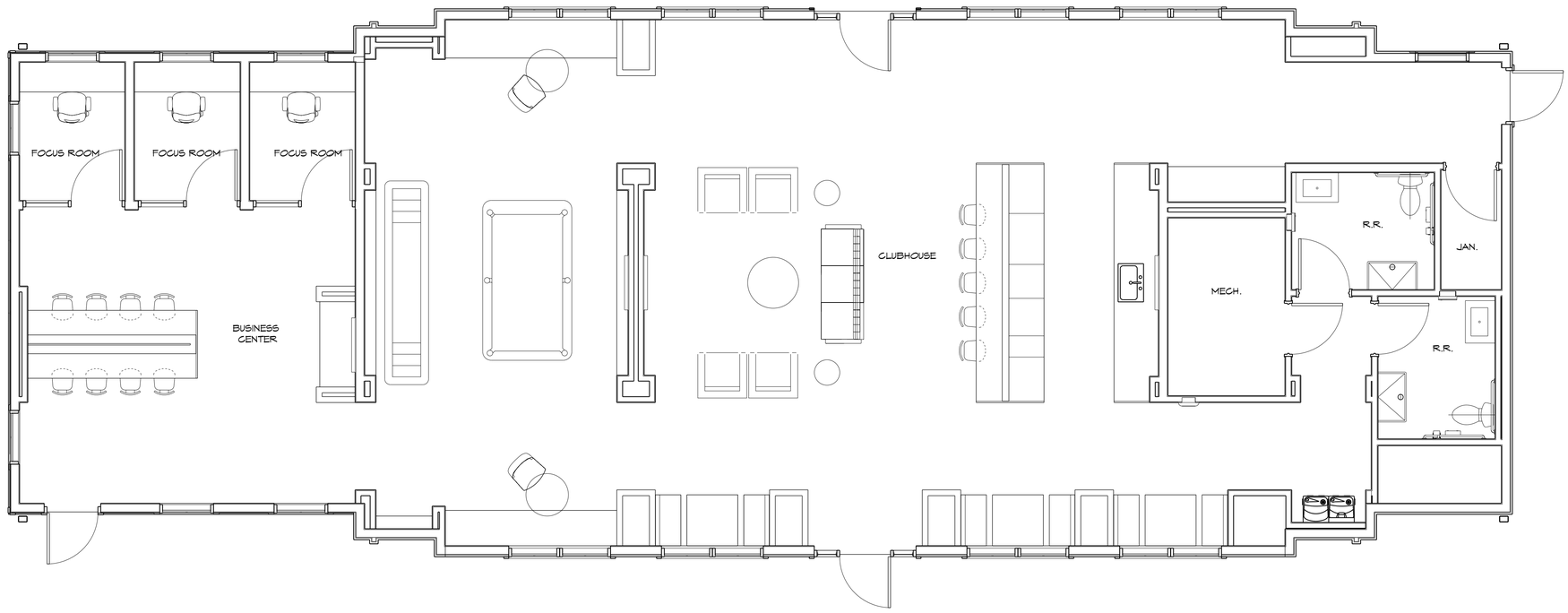
MPC CASE:
11-DP-24
11-DV-24-DP

TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

SCHEMATIC DESIGN
09.29.2025

THOMPSON THRIFT

STUDIO M
ARCHITECTURE & PLANNING



CLUBHOUSE BUILDING FLOOR PLAN

SCALE: 1/4" = 1'-0"

STUDIO M
ARCHITECTURE & PLANNING

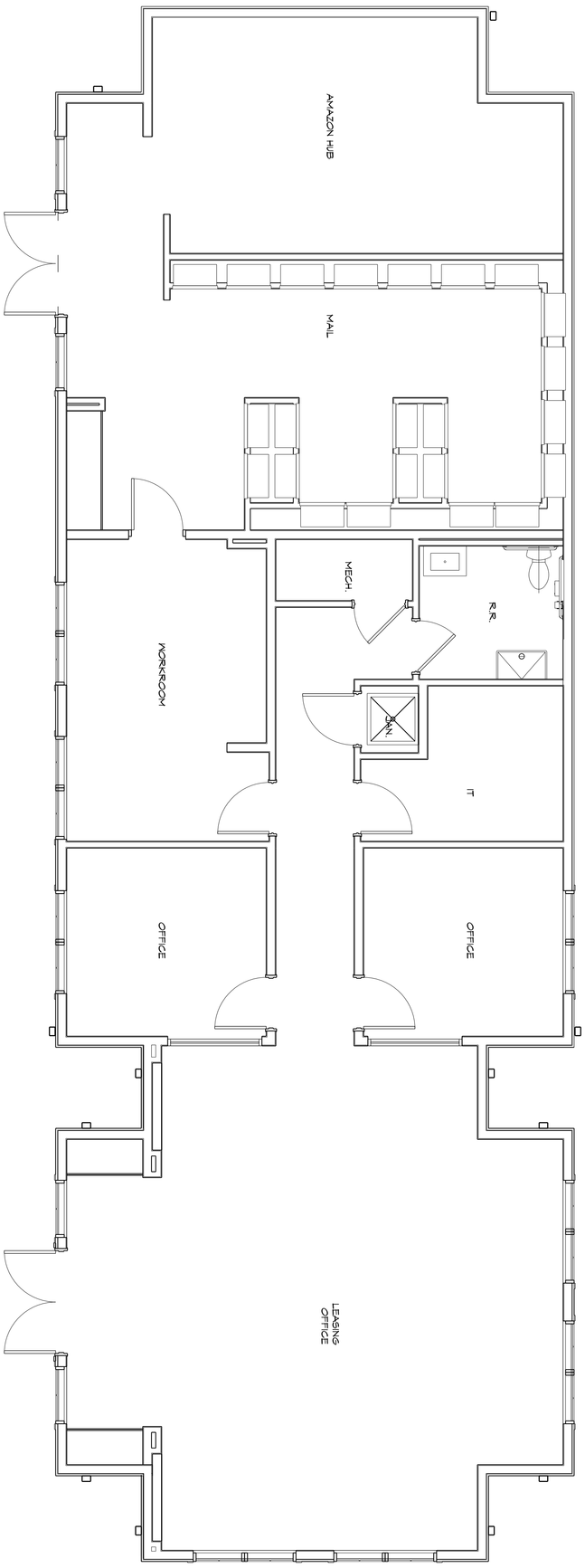
THOMPSON THRIFT

SCHEMATIC DESIGN
09.29.2025

TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

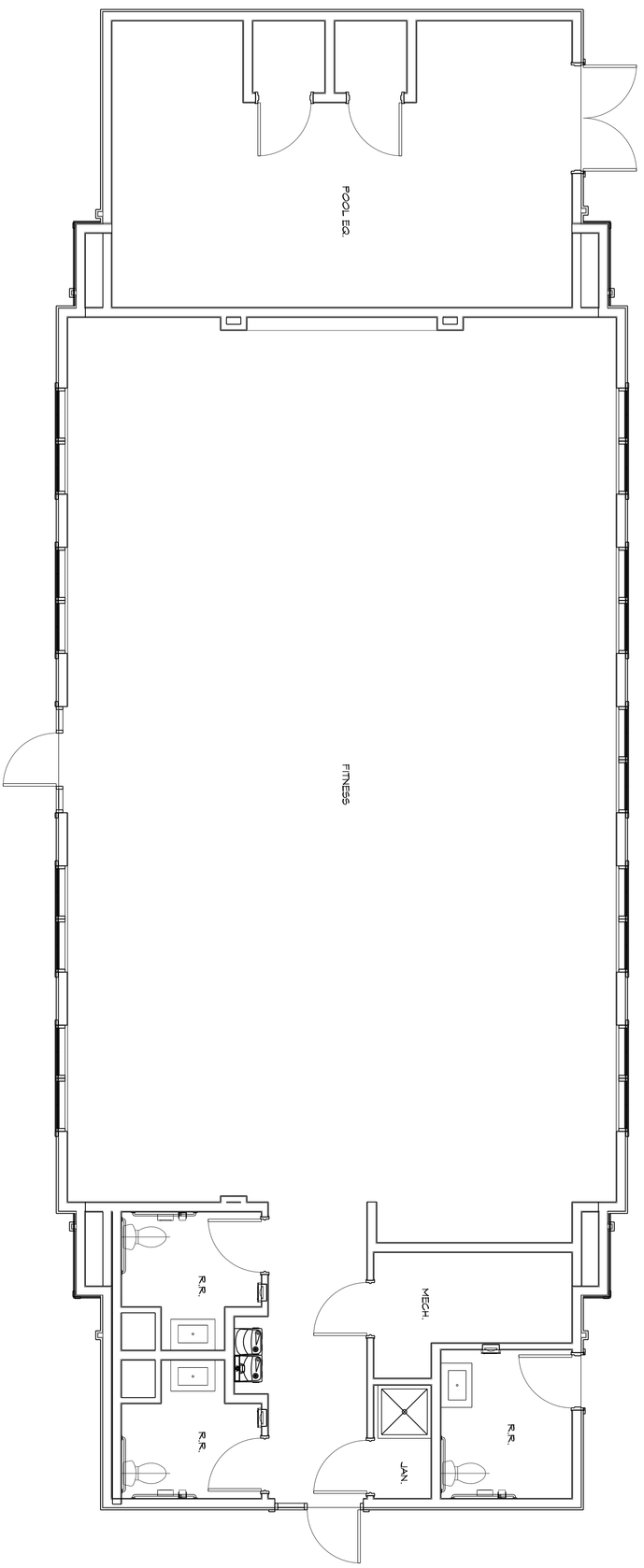
A2.5

MPC CASE:
11-C-25-UR
11-D-24-DP



LEASING BUILDING FLOOR PLAN

SCALE: 1/4" = 1'-0"



FITNESS BUILDING FLOOR PLAN

SCALE: 1/4" = 1'-0"

MPC CASE: 11-DP-24-08

A2.7

TTRES AT WEST LAFAYETTE

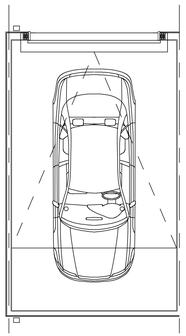
WEST LAFAYETTE, INDIANA

SCHEMATIC DESIGN

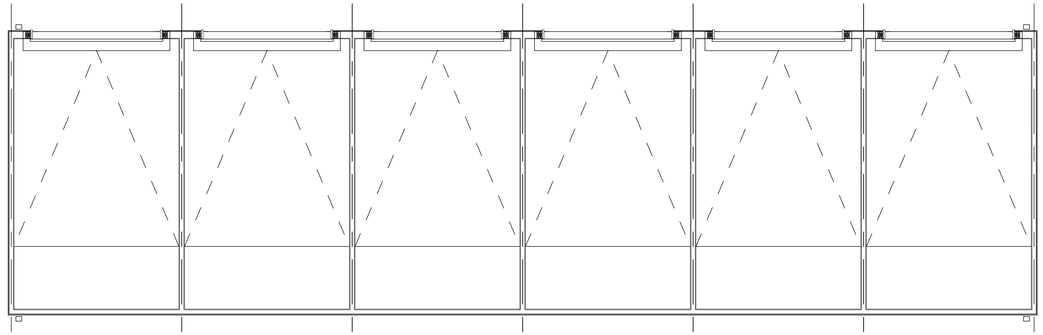
09.29.2025

THOMPSON THRIFT

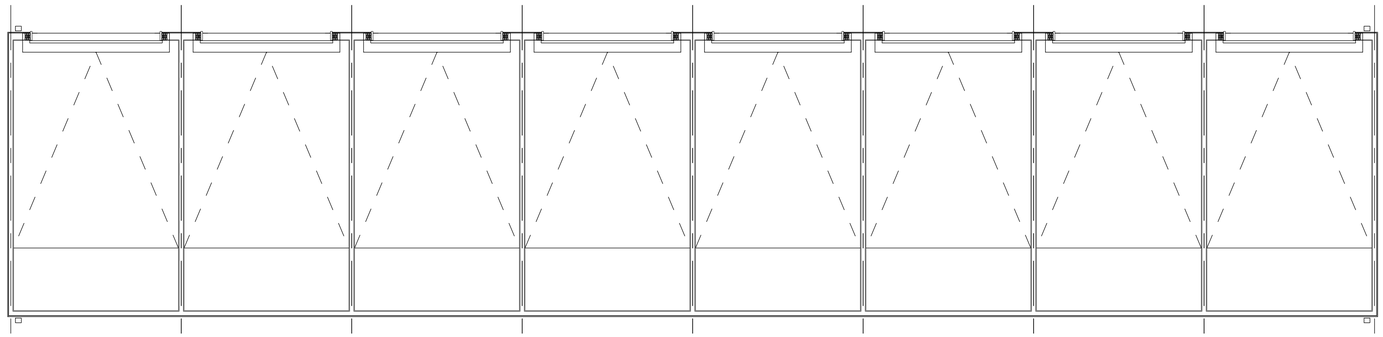
STUDIO M ARCHITECTURE & PLANNING



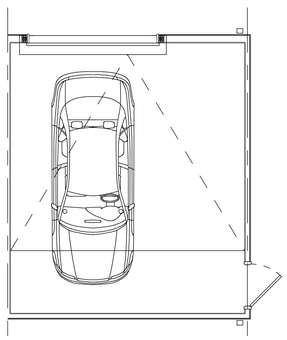
TYPICAL GARAGE BAY FLOOR PLAN
Scale: 1/4" = 1'-0"



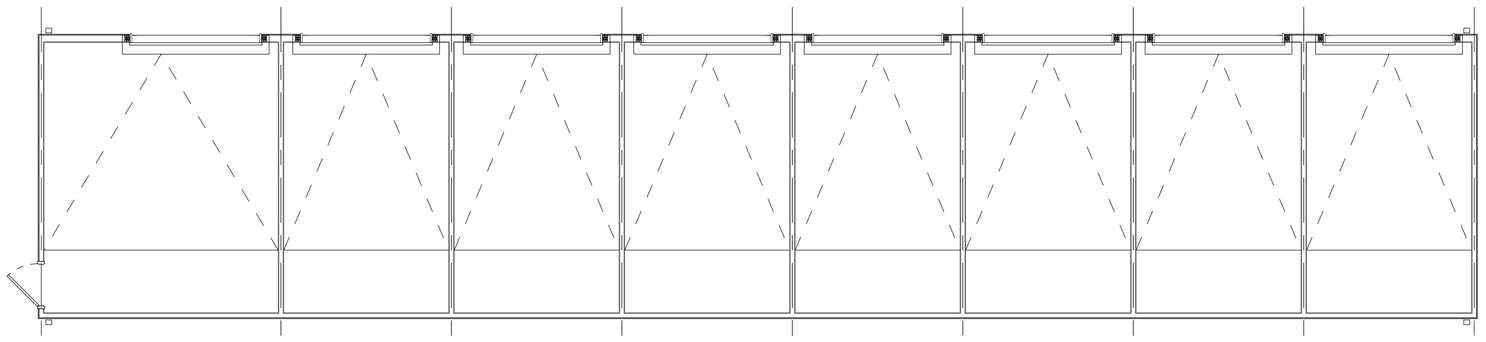
6-BAY GARAGE FLOOR PLAN
Scale: 3/16" = 1'-0"



8-BAY GARAGE FLOOR PLAN
Scale: 3/16" = 1'-0"



TYPICAL ANSI GARAGE BAY FLOOR PLAN
Scale: 1/4" = 1'-0"



8-BAY ANSI GARAGE FLOOR PLAN
Scale: 3/16" = 1'-0"

STUDIO M
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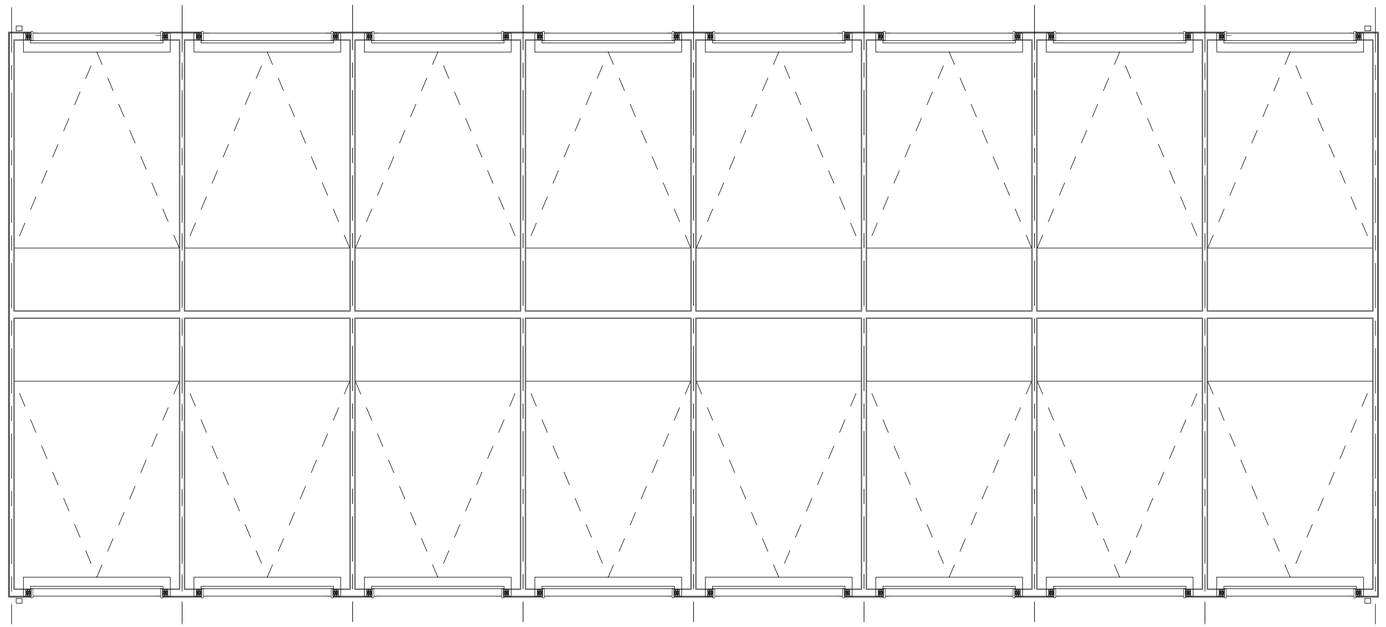
THOMPSON THRIFT

SCHEMATIC DESIGN
09.29.2025

TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

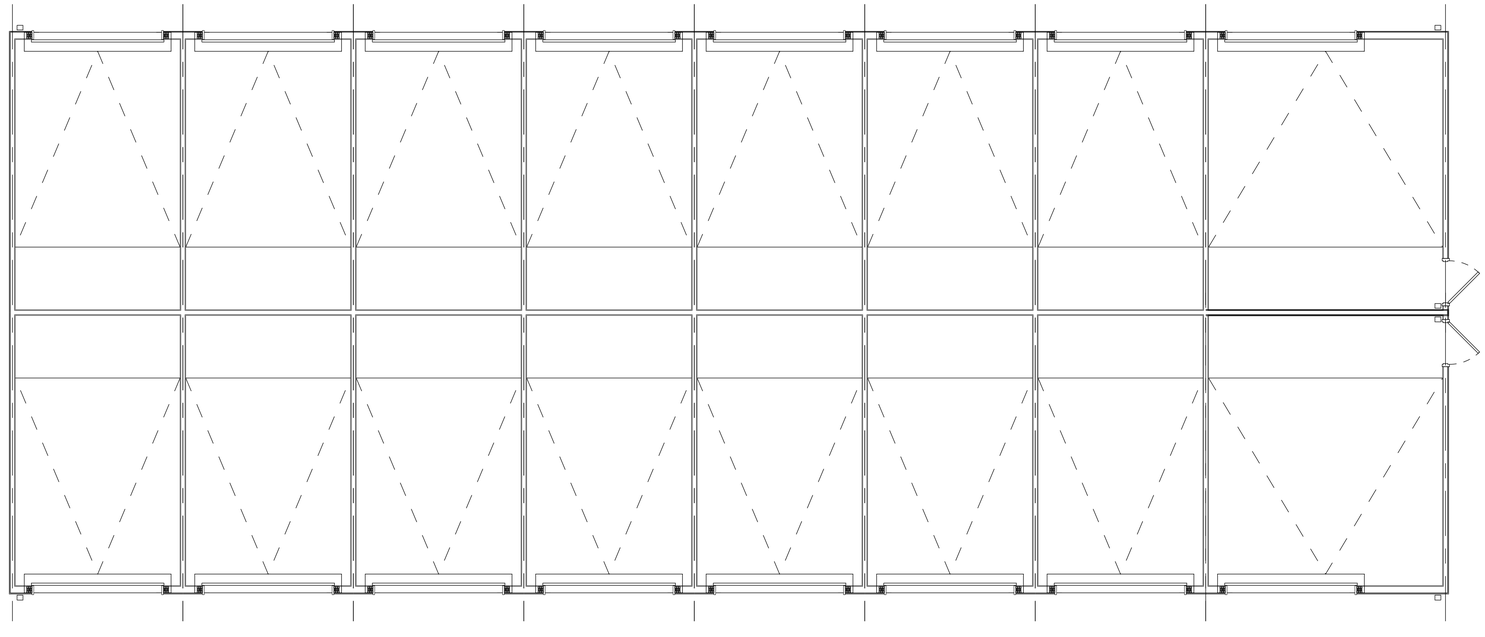
A2.8

MPC CASE:
11-C-25-UR
11-D-24-DP



16-BAY GARAGE FLOOR PLAN

Scale: 3/16" = 1'-0"



16-BAY ANSI GARAGE FLOOR PLAN

Scale: 3/16" = 1'-0"

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SCHEMATIC DESIGN
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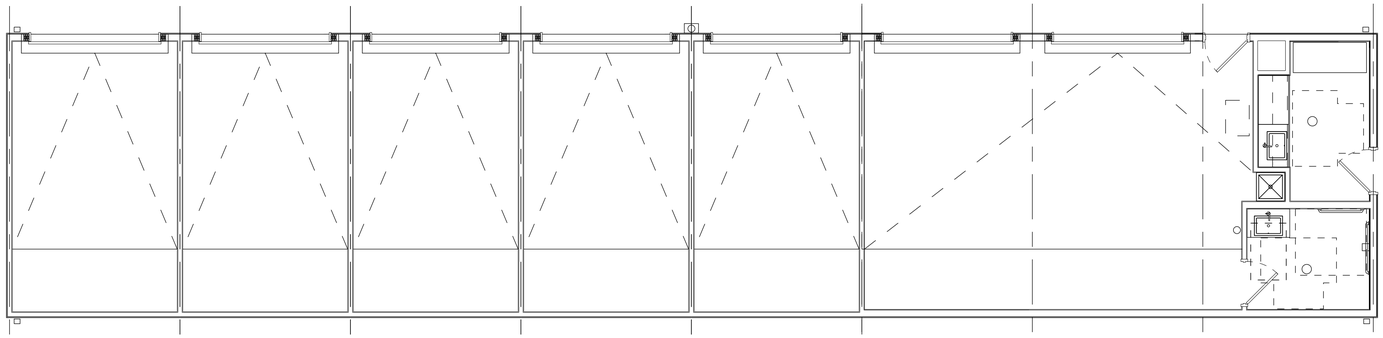
TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

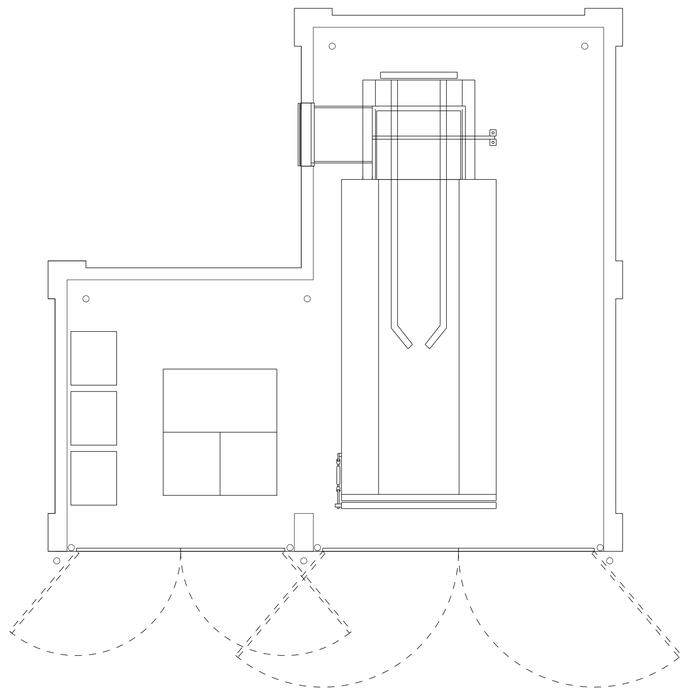
A2.9

MPC CASE:
11-C-25-UR
11-D-24-DP



5-BAY GARAGE + PROPERTY MAINTENANCE FACILITY FLOOR PLAN

Scale: 3/16" = 1'-0"



TRASH ENCLOSURE FLOOR PLAN

SCALE: 1/4" = 1'-0"

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TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

A2.10

MPC CASE:
11-C-25-UR
11-D-24-DP

FRONT ELEVATION - BUILDING TYPE A

Scale: 3/32" = 1'-0"

BACK ELEVATION - BUILDING TYPE A

Scale: 3/32" = 1'-0"

SIDE ELEVATION - BUILDING TYPE A

Scale: 3/32" = 1'-0"

SIDE ELEVATION - BUILDING TYPE A

Scale: 3/32" = 1'-0"

COLOR SCHEME 1

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TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

A3.1a

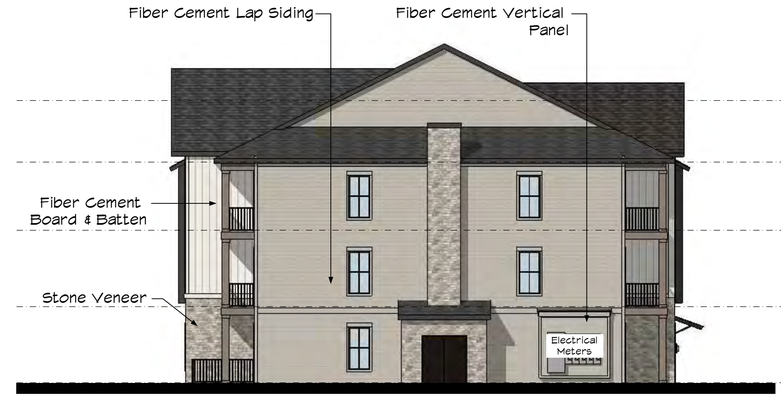
MPC CASE:
11-C-25-UR
11-D-24-DP

FRONT ELEVATION - BUILDING TYPE A

Scale: 3/32" = 1'-0"

BACK ELEVATION - BUILDING TYPE A

Scale: 3/32" = 1'-0"



SIDE ELEVATION - BUILDING TYPE A

Scale: 3/32" = 1'-0"

SIDE ELEVATION - BUILDING TYPE A

Scale: 3/32" = 1'-0"

COLOR SCHEME 2

STUDIO M
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SCHEMATIC DESIGN
09.29.2025

TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

A3.1b

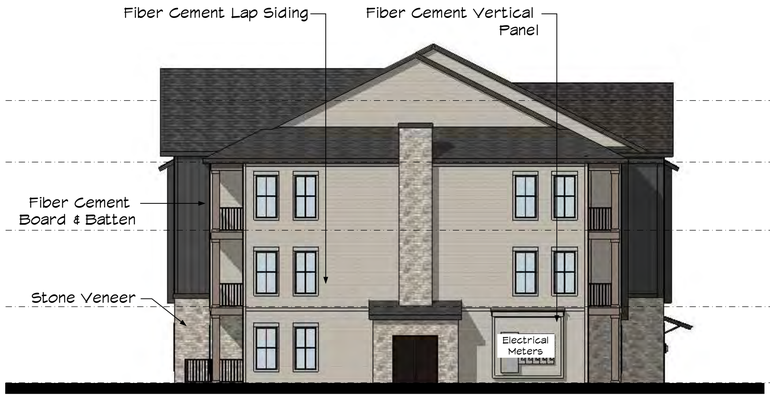
MPC CASE:
11-C-25-UR
11-D-24-DP

FRONT ELEVATION - BUILDING TYPE B

Scale: 3/32" = 1'-0"

BACK ELEVATION - BUILDING TYPE B

Scale: 3/32" = 1'-0"



SIDE ELEVATION - BUILDING TYPE B

Scale: 3/32" = 1'-0"

SIDE ELEVATION - BUILDING TYPE B

Scale: 3/32" = 1'-0"

COLOR SCHEME 1

STUDIO M
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SCHEMATIC DESIGN
09.29.2025

TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

A3.2a

MPC CASE:
11-C-25-UR
11-D-24-DP

FRONT ELEVATION - BUILDING TYPE B

Scale: 3/32" = 1'-0"

BACK ELEVATION - BUILDING TYPE B

Scale: 3/32" = 1'-0"

SIDE ELEVATION - BUILDING TYPE B

Scale: 3/32" = 1'-0"

SIDE ELEVATION - BUILDING TYPE B

Scale: 3/32" = 1'-0"

COLOR SCHEME 2

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON THRIFT

SCHEMATIC DESIGN
09.29.2025

TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

A3.2b

MPC CASE:
11-C-25-UR
11-D-24-DP

FRONT ELEVATION - BUILDING TYPE C

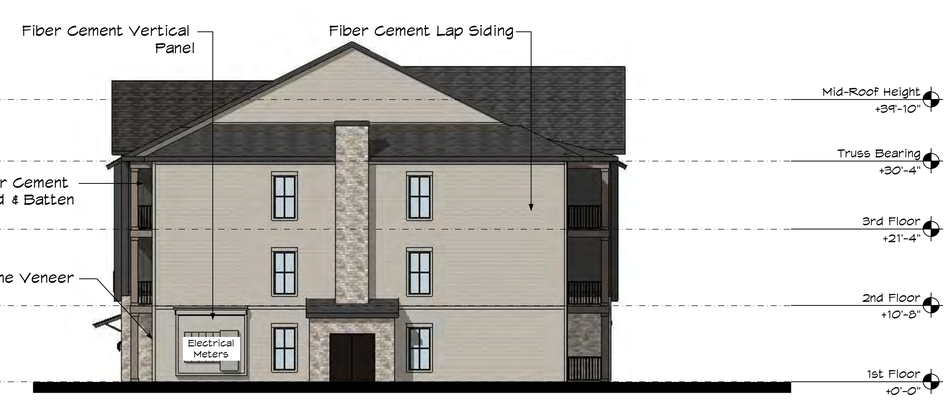
Scale: 3/32" = 1'-0"

BACK ELEVATION - BUILDING TYPE C

Scale: 3/32" = 1'-0"

SIDE ELEVATION - BUILDING TYPE C

Scale: 3/32" = 1'-0"



SIDE ELEVATION - BUILDING TYPE C

Scale: 3/32" = 1'-0"

COLOR SCHEME 1

STUDIO M
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THRIFT

SCHEMATIC
DESIGN
09.29.2025

TTRES AT WEST
LAFAYETTE
WEST LAFAYETTE, INDIANA

A3.3a

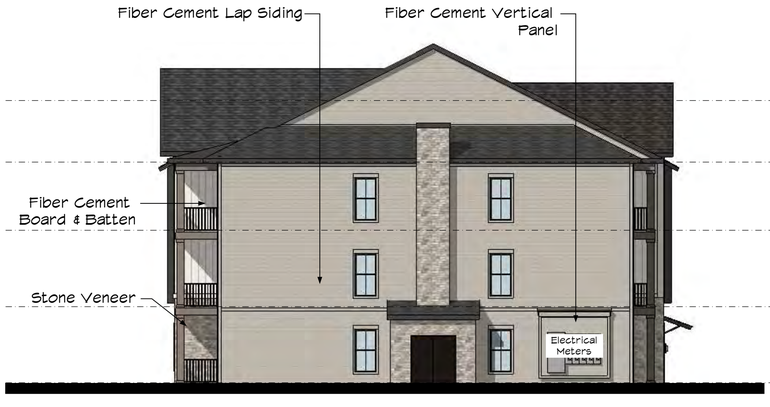
MPC CASE:
11-C-25-UR
11-D-24-DP

FRONT ELEVATION - BUILDING TYPE C

Scale: 3/32" = 1'-0"

BACK ELEVATION - BUILDING TYPE C

Scale: 3/32" = 1'-0"



SIDE ELEVATION - BUILDING TYPE C

Scale: 3/32" = 1'-0"

SIDE ELEVATION - BUILDING TYPE C

Scale: 3/32" = 1'-0"

COLOR SCHEME 2

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON
THRIFT

SCHEMATIC
DESIGN
09.29.2025

TTRES AT WEST
LAFAYETTE
WEST LAFAYETTE, INDIANA

A3.3b

MPC CASE:
11-C-25-UR
11-D-24-DP

TYPICAL FRONT ELEVATION

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

TYPICAL BACK ELEVATION

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

TYPICAL SIDE ELEVATION

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

TYPICAL SIDE ELEVATION

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

ELEVATIONS OF SELECT20 APARTMENTS COLOR SCHEME 1

STUDIO M
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THOMPSON THRIFT

SCHEMATIC DESIGN
09.29.2025

TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

A3.4a

MPC CASE:
11-C-25-UR
11-D-24-DP

TYPICAL FRONT ELEVATION

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

TYPICAL BACK ELEVATION

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

TYPICAL SIDE ELEVATION

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

TYPICAL SIDE ELEVATION

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

ELEVATIONS OF SELECT20 APARTMENTS COLOR SCHEME 2

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SCHEMATIC DESIGN
09.29.2025

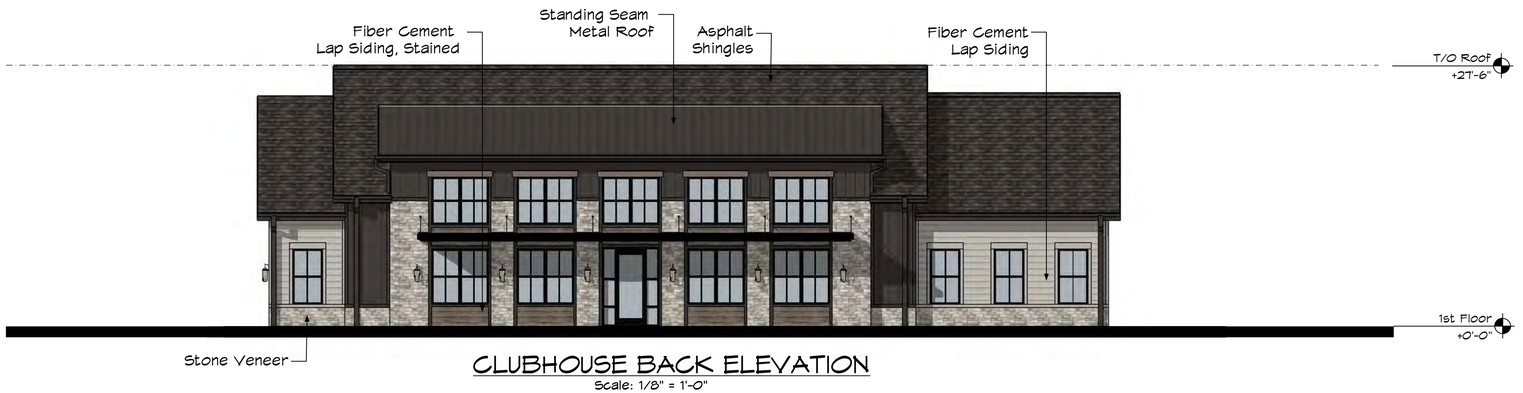
TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

A3.4b

MPC CASE:
11-C-25-UR
11-D-24-DP

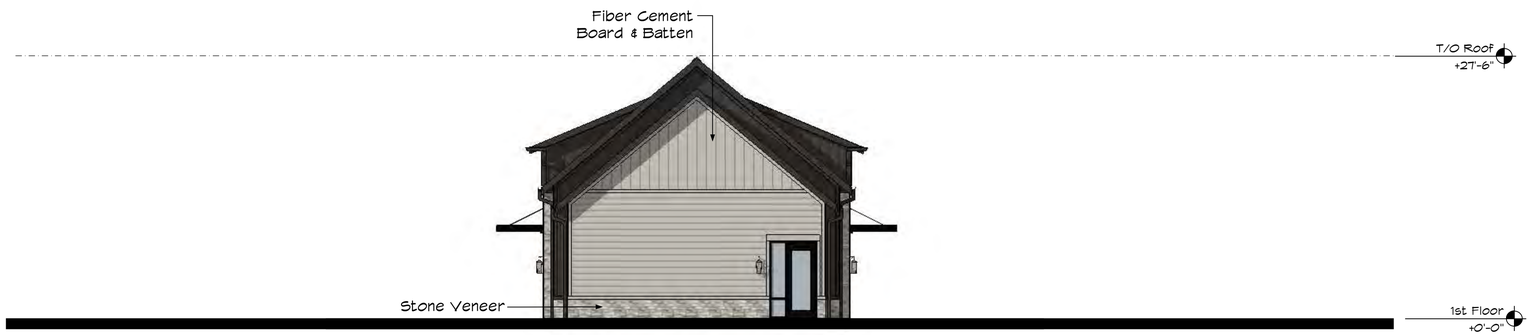
CLUBHOUSE FRONT ELEVATION

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



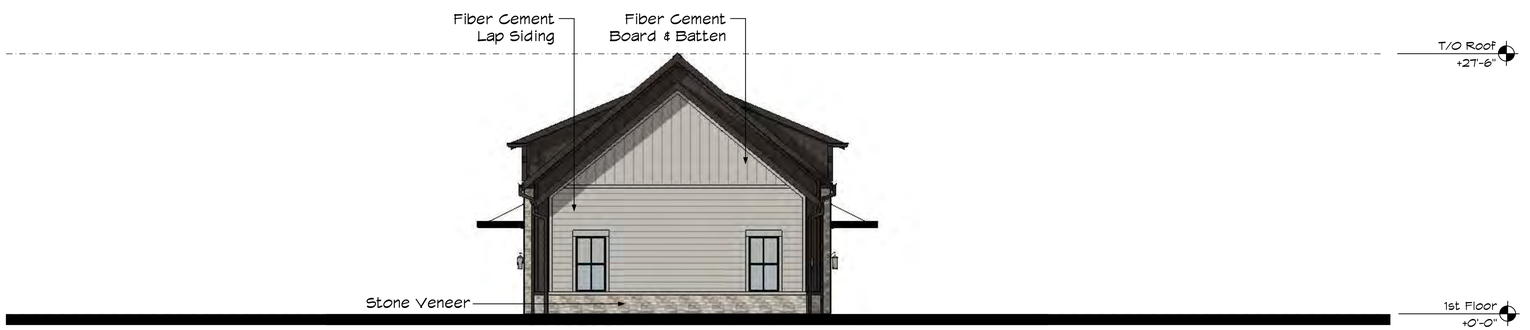
CLUBHOUSE BACK ELEVATION

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



CLUBHOUSE SIDE ELEVATION

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



CLUBHOUSE SIDE ELEVATION

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

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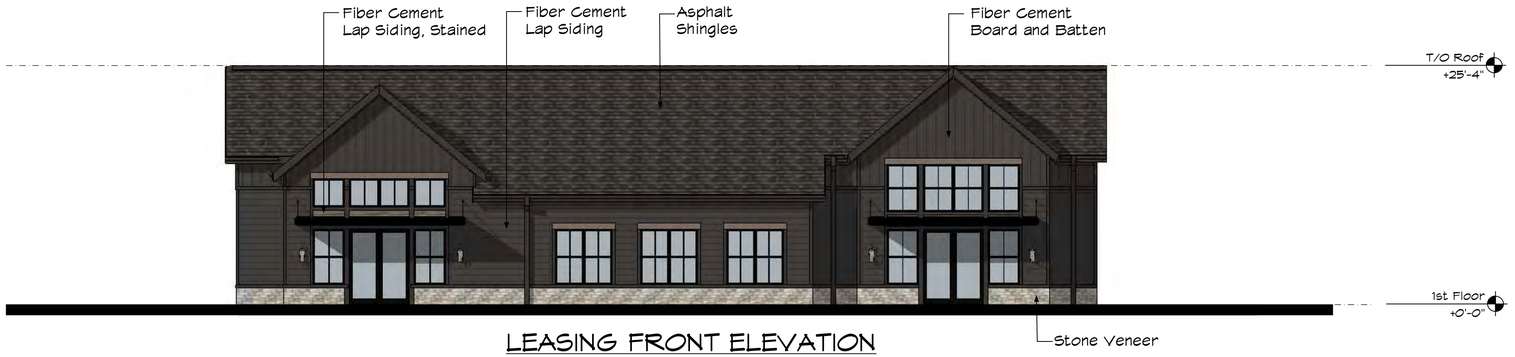
SCHEMATIC DESIGN
09.29.2025

TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

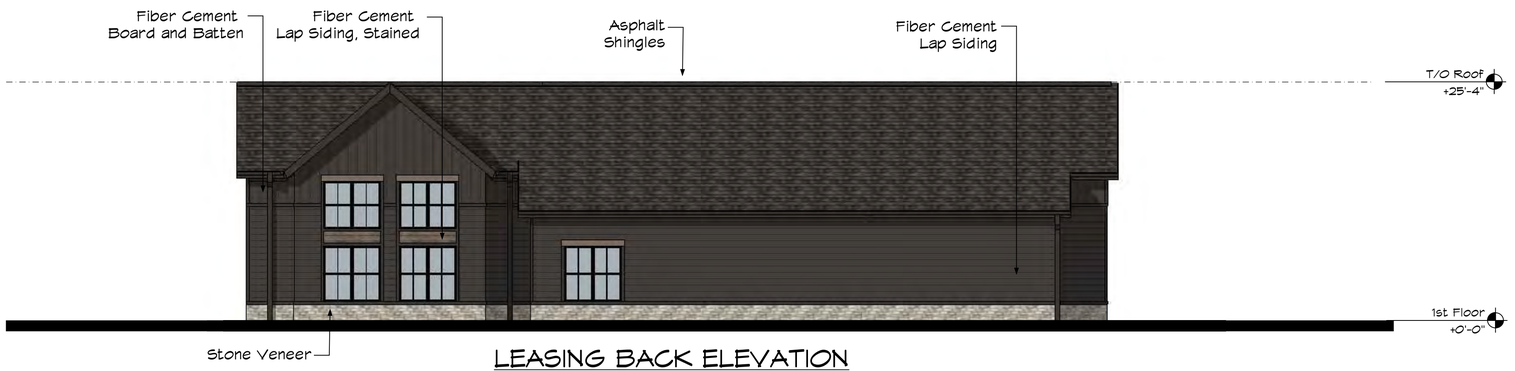
A3.5

MPC CASE:
11-C-25-UR
11-D-24-DP



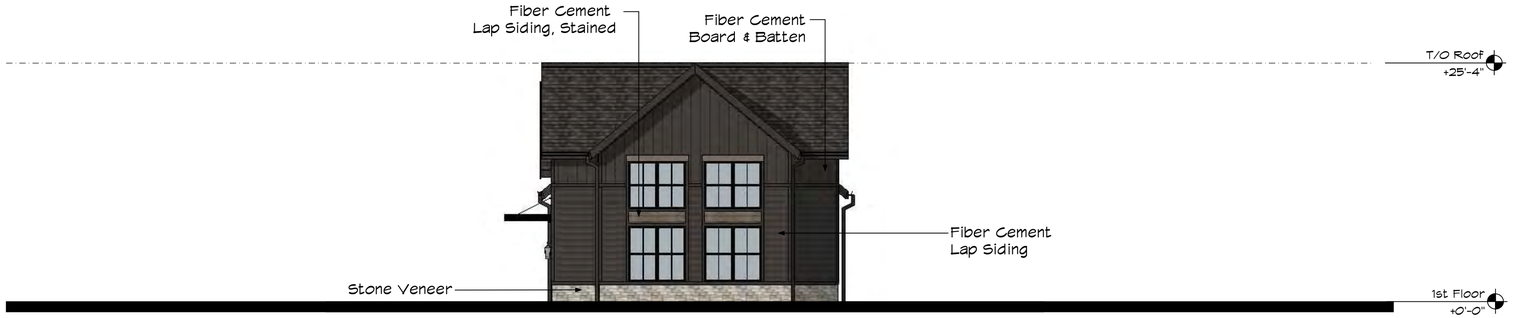
LEASING FRONT ELEVATION

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



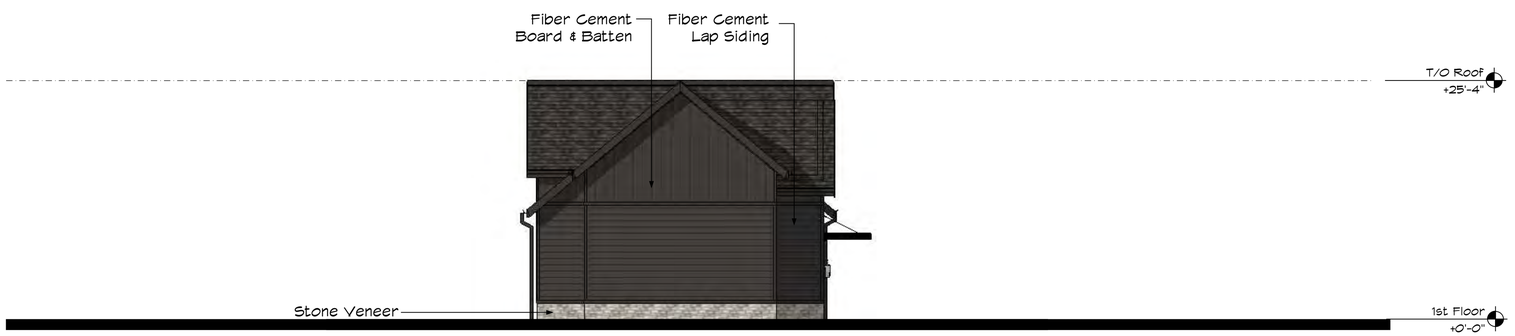
LEASING BACK ELEVATION

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



LEASING SIDE ELEVATION

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



LEASING SIDE ELEVATION

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

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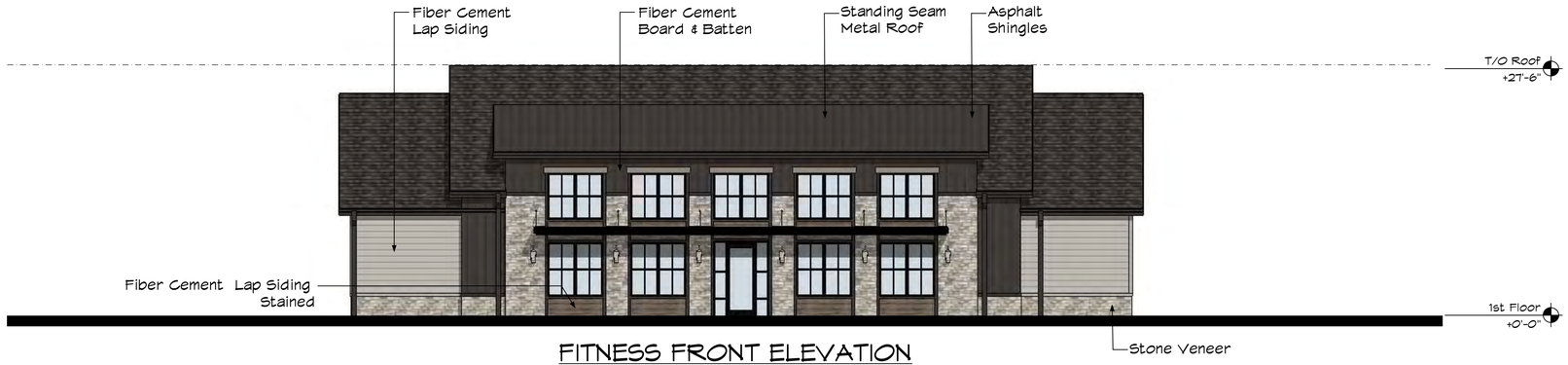
THOMPSON THRIFT

SCHEMATIC DESIGN
09.29.2025

TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

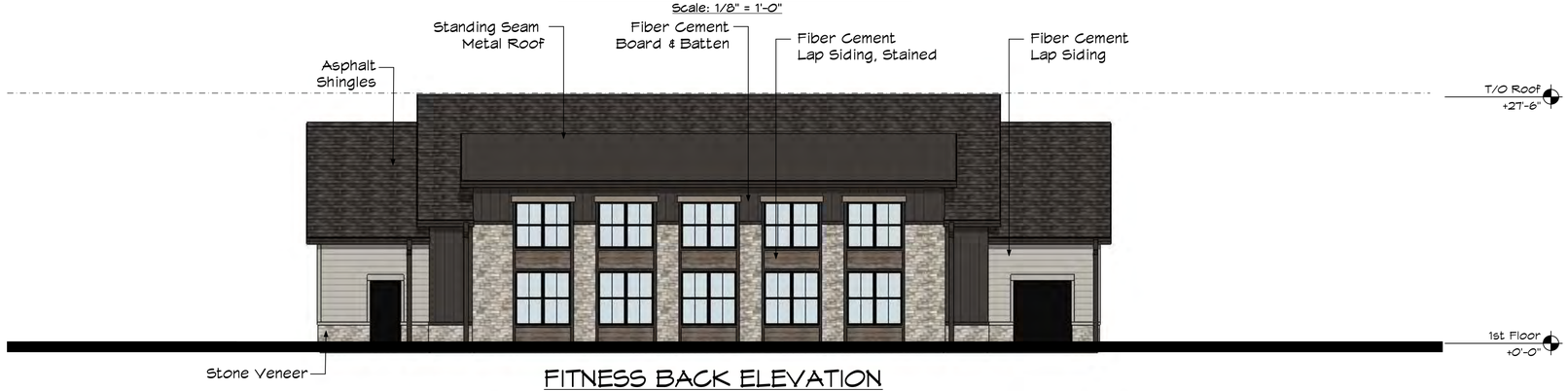
A3.6

MPC CASE:
11-C-25-UR
11-D-24-DP



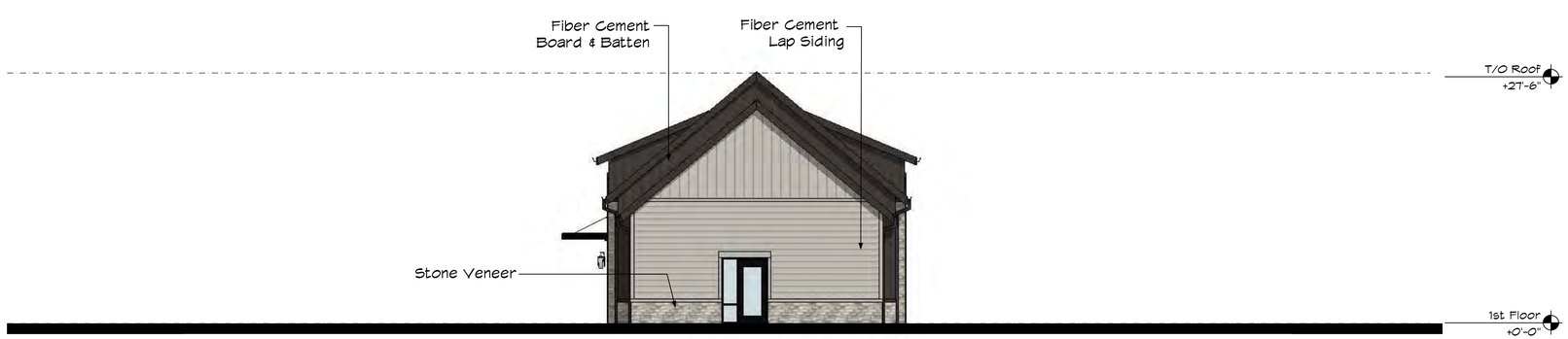
FITNESS FRONT ELEVATION

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



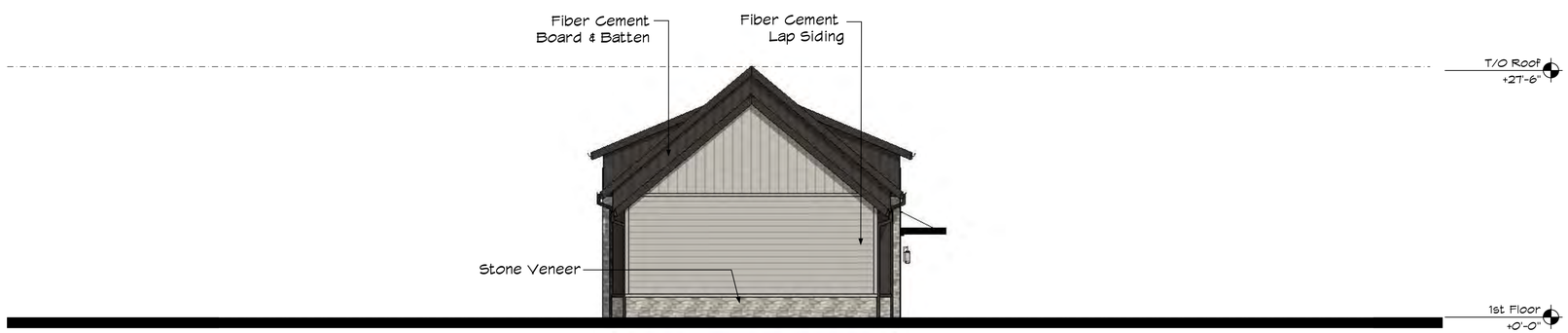
FITNESS BACK ELEVATION

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



FITNESS SIDE ELEVATION

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



FITNESS SIDE ELEVATION

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

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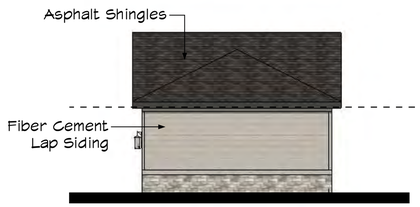
SCHEMATIC DESIGN
09.29.2025

TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

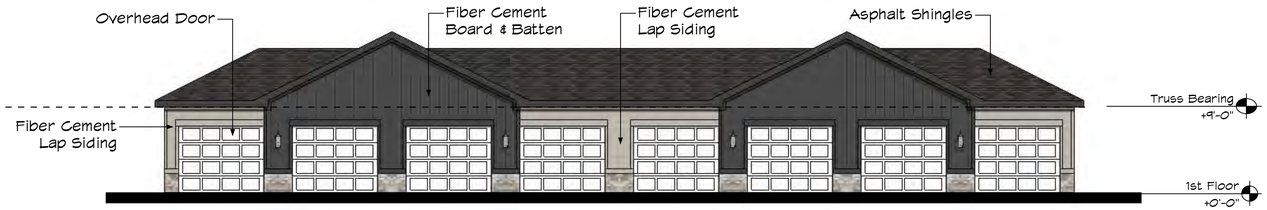
A3.7

MPC CASE:
11-C-25-UR
11-D-24-DP



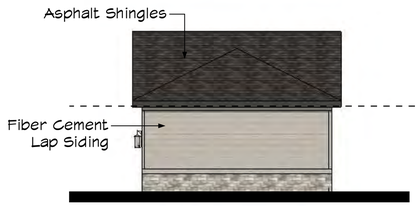
8-BAY GARAGE SIDE ELEVATION

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



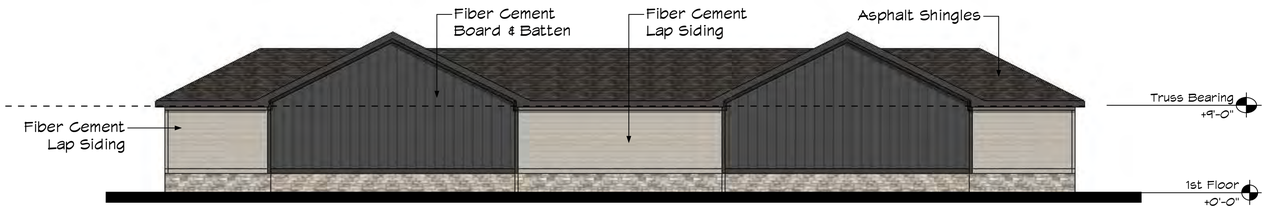
8-BAY GARAGE FRONT ELEVATION

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



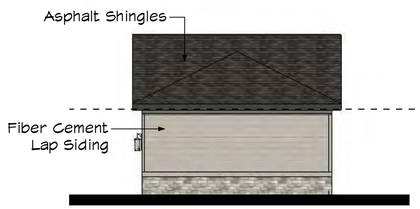
8-BAY GARAGE SIDE ELEVATION

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



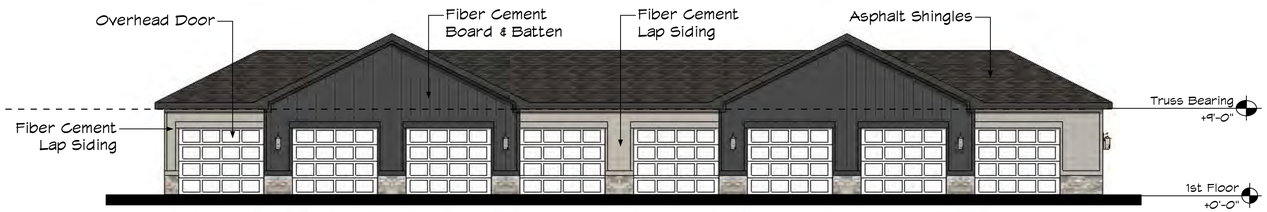
8-BAY GARAGE BACK ELEVATION

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



8-BAY ANSI GARAGE SIDE ELEVATION

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

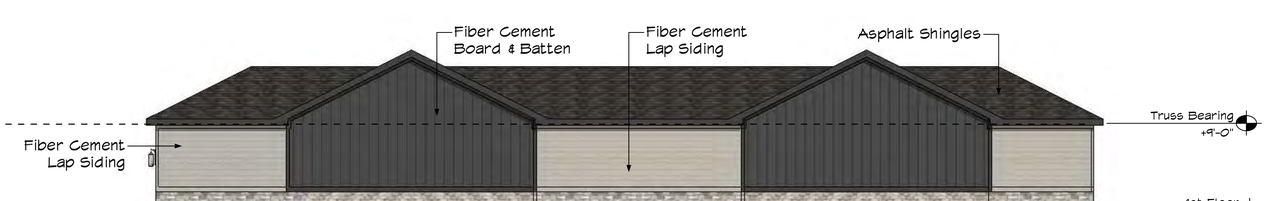


8-BAY ANSI GARAGE FRONT ELEVATION

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

8-BAY ANSI GARAGE SIDE ELEVATION

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



8-BAY ANSI GARAGE BACK ELEVATION

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

STUDIO M
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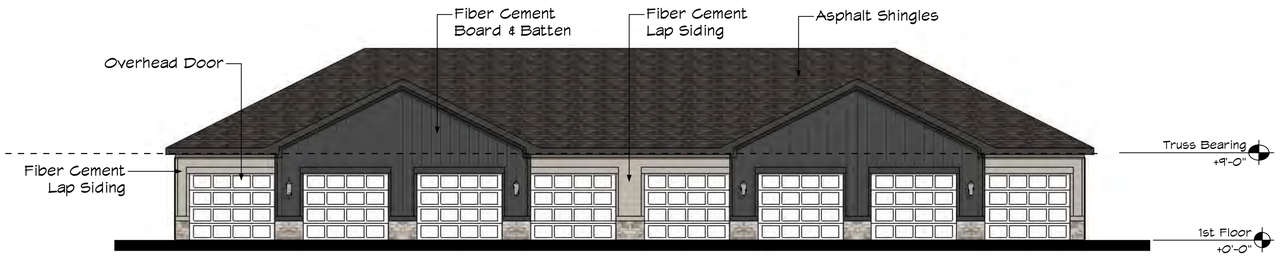
TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

A3.8

MPC CASE:
11-C-25-UR
11-D-24-DP

16-BAY GARAGE SIDE ELEVATION

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

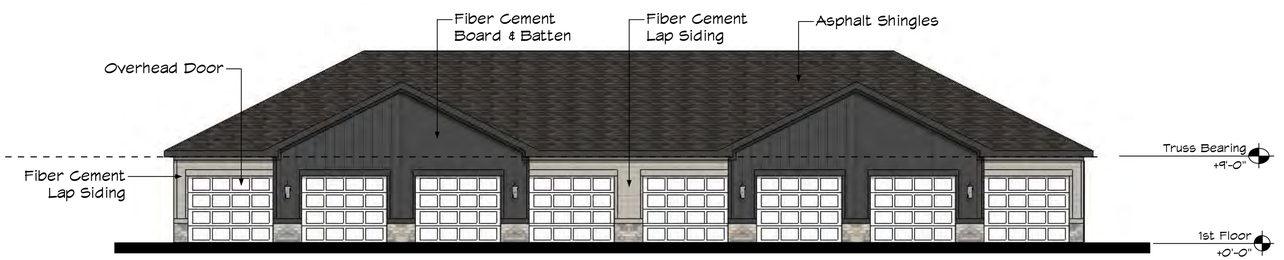


16-BAY GARAGE FRONT ELEVATION

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

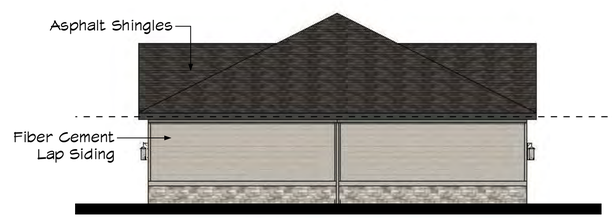
16-BAY GARAGE SIDE ELEVATION

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



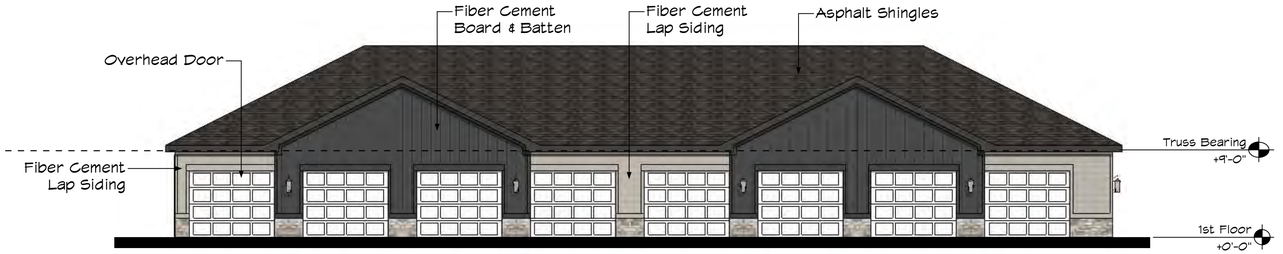
16-BAY GARAGE BACK ELEVATION

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



16-BAY ANSI GARAGE SIDE ELEVATION

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

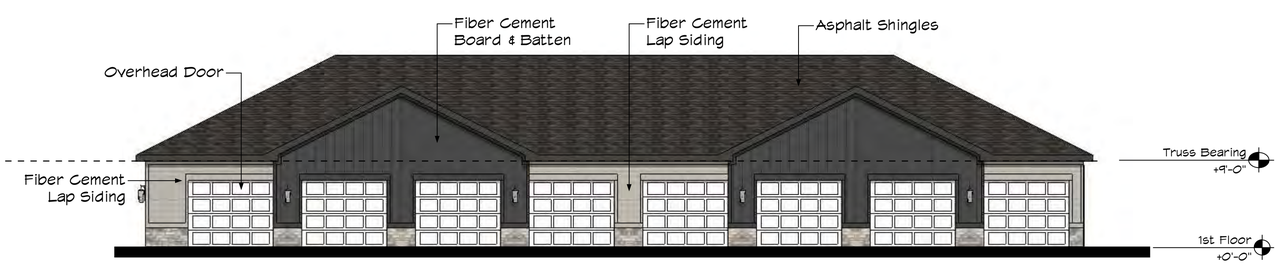


16-BAY ANSI GARAGE FRONT ELEVATION

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

16-BAY ANSI GARAGE SIDE ELEVATION

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



16-BAY ANSI GARAGE BACK ELEVATION

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

STUDIO M
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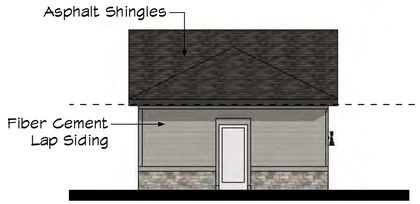
TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

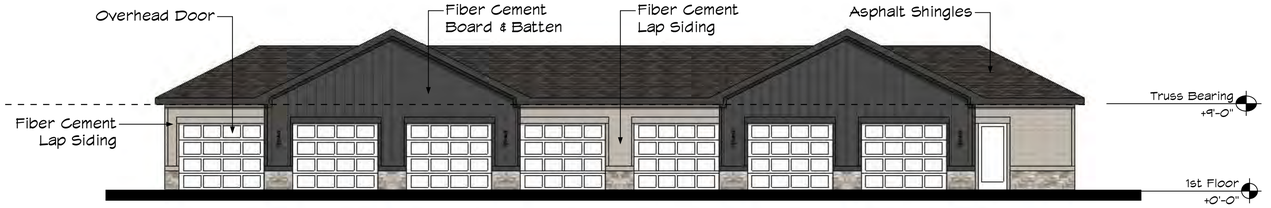
A3.9

MPC CASE:
11-C-25-UR
11-D-24-DP



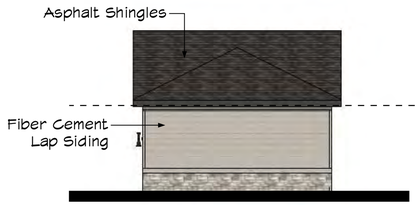
5-BAY + PMF GARAGE SIDE ELEVATION

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



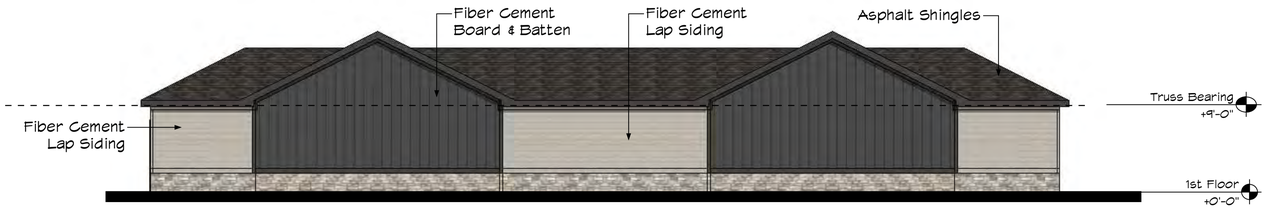
5-BAY + PMF GARAGE FRONT ELEVATION

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



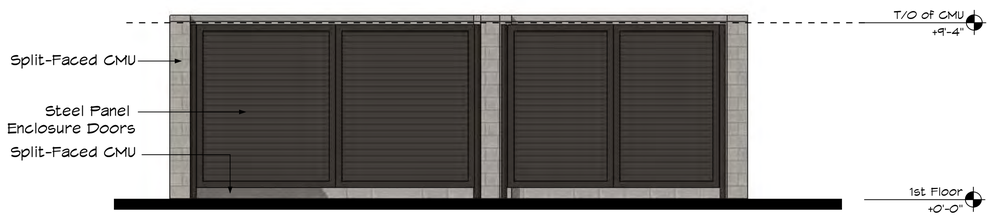
5-BAY + PMF GARAGE SIDE ELEVATION

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



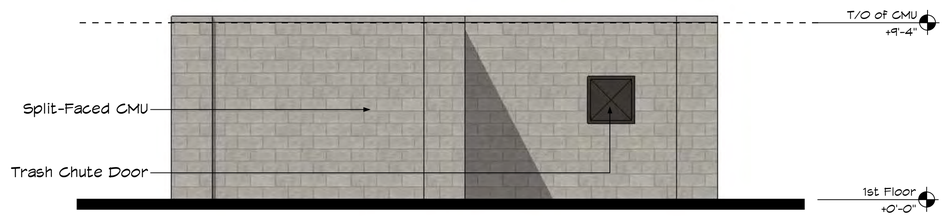
5-BAY + PMF GARAGE BACK ELEVATION

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



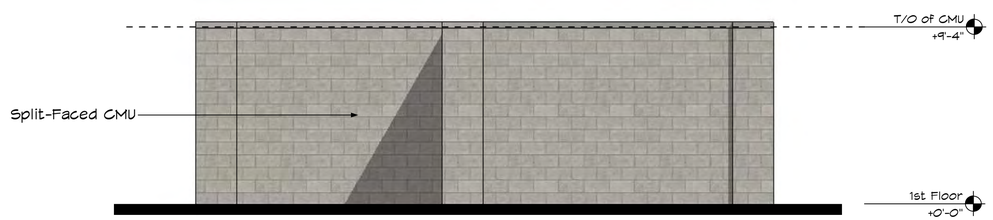
TRASH ENCLOSURE FRONT ELEVATION

Scale: 1/4" = 1'-0"



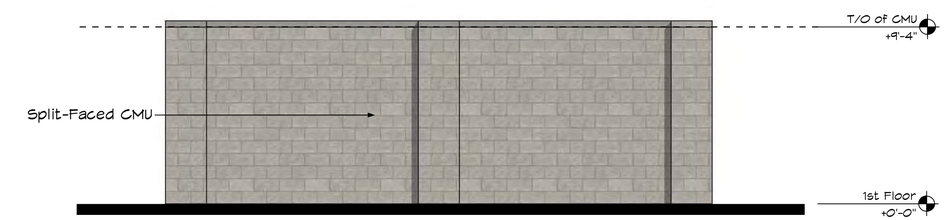
TRASH ENCLOSURE SIDE ELEVATION

Scale: 1/4" = 1'-0"



TRASH ENCLOSURE BACK ELEVATION

Scale: 1/4" = 1'-0"



TRASH ENCLOSURE SIDE ELEVATION

Scale: 1/4" = 1'-0"

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON THRIFT

SCHEMATIC DESIGN
09.29.2025

TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

A3.10

MPC CASE:
11-C-25-UR
11-D-24-DP

CLASSIC BUILDING STATISTICS

Building Type	# of Buildings	Unit Count	Total Units	1st Floor SF[1]	2nd Floor SF[1]	3rd Floor SF[1]	Total SF[1] Per Building	Total SF[1] Per Building Type	Balcony SF Per Building	Balcony SF Per Building Type	Total GSF[2] Per Building	Total GSF[2] Per Building Type
Three-Story Building A	1	36	36	11,663	11,542	11,542	34,747	34,747	2,490	2,490	37,237	37,237
Three-Story Building B	2	36	72	13,283	13,178	13,178	39,639	79,278	2,460	4,920	42,099	84,198
Three-Story Building C	2	36	72	13,995	13,874	13,874	41,743	83,486	2,254	4,508	43,997	87,994
Totals	5		180					197,511				209,429

1. SF taken from outside face of exterior sheathing and includes all units, common corridors, and stairs. Balconies/patios are excluded.
2. GSF taken from outside face of exterior sheathing and includes all units, common corridors, stairs, AND balconies/patios.

Unit Matrix	Unit NSF[1]	Total Units	Unit NSF[1] Total	Balcony SF	Balcony SF Total	Unit GSF[2]	Unit GSF[2] Total	Unit Percentage Total
Unit A1	689	15	10,335	64	960	753	11,295	
Unit A1+	701	21	14,721	64	1,344	765	16,065	
Unit A2	761	26	19,786	76	1,976	837	21,762	
Unit A2 ANSI	761	0	0	76	0	837	0	
Unit A2a	769	10	7,690	76	760	845	8,450	40%
Unit B1	1,067	10	10,670	62	620	1,129	11,290	
Unit B1+	1,079	4	4,316	62	248	1,141	4,564	
Unit B1a	1,087	8	8,696	62	496	1,149	9,192	
Unit B1b	1,075	20	21,500	62	1,240	1,137	22,740	
Unit B2	1,193	22	26,246	73	1,606	1,266	27,852	
Unit B2 ANSI	1,193	0	0	73	0	1,266	0	
Unit B2a	1,201	20	24,020	73	1,460	1,274	25,480	47%
Unit C1	1,259	4	5,036	71	284	1,330	5,320	
Unit C1a	1,259	8	10,072	71	568	1,330	10,640	
Unit C2	1,369	12	16,428	77	924	1,446	17,352	
Unit C2 ANSI	1,369	0	0	77	0	1,446	0	13%
Totals		180	179,516		12,486		192,002	100%

1. NSF taken from centerline of demising wall, corridor side of corridor stud, and outside face of exterior sheathing.
2. GSF taken from centerline of demising wall, corridor side of corridor stud, and outside face of exterior sheathing AND includes Balcony SF.

Total Project GSF	Total GSF
Total Housing GSF	353,567
Clubhouse (See Note 1)	2,458
Clubhouse Patios (See Note 1)	-
Leasing (See Note 1)	2,582
Leasing Patios (See Note 1)	-
Fitness (See Note 1)	2,517
Fitness Patios (See Note 1)	-
6-Bay Garages (1,437 ea.)	1,437
8-Bay Garages (1,922 ea.)	3,844
16-Bay Garages (3,809 ea.)	11,427
5-Bay Garage + Maintenance Garage	2,135
Total Project GSF	379,967

1. Clubhouse, Fitness, and Leasing Building SF subject to change based on final site plan configuration

Unit Breakdown	A1	A1+	A2	A2a	B1	B1+	B1a	B1b	B2	B2a	C1	C1a	C2	Total per Building
Building A - 1st Floor	1	3	4		2				2					12
Building A - 2nd Floor	1	3	3	1				2		2				12
Building A - 3rd Floor	1	3	3	1				2		2				12
Building A Totals	3	9	10	2	2	0	0	4	2	4	0	0	0	36
Building B - 1st Floor	1	1	2		2	2			4					12
Building B - 2nd Floor	1	1	1	1			2	2	2	2				12
Building B - 3rd Floor	1	1	1	1			2	2	2	2				12
Building B Totals	3	3	4	2	2	2	4	4	8	4	0	0	0	36
Building C - 1st Floor	1	1	2		2				2		2	0	2	12
Building C - 2nd Floor	1	1	1	1				2		2	0	2	2	12
Building C - 3rd Floor	1	1	1	1				2		2	0	2	2	12
Building C Totals	3	3	4	2	2	0	0	4	2	4	2	4	6	36
Totals	15	21	26	10	10	4	8	20	22	20	4	8	12	180
Percentages	40%				47%						13%			

1. ANSI Type A units will need to be provided on this project. See architectural site plan and building plans for locations. ANSI Type A units are included in the Unit Matrix above.

STUDIO M ARCHITECTURE & PLANNING

THOMPSON THRIFT

SCHEMATIC DESIGN 09.29.2025

TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

A4.1

MPC CASE:
11-C-25-UR
11-D-24-DP

SELECT20 BUILDING STATISTICS

	# of Buildings	Unit Count	Total Units	1st Floor NSF[1]	2nd Floor NSF[1]	Total NSF[1]	1st Floor GSF[2]	2nd Floor GSF[2]	Total GSF[2]
Typical Apartment Building	1	20	20	11,217	11,140	22,357	12,145	11,878	24,023

1. NSF taken from outside face of exterior sheathing and includes all units, common closets, and stairs. Balconies/patios are excluded.
2. GSF taken from outside face of exterior sheathing and includes all units, common closets, stairs, and unit balconies/patios.
3. Both NSF and GSF are taken with polylines around building footprint.

	# of Buildings	Unit Count	Total Units	1st Floor NSF[1]	2nd Floor NSF[1]	Total SF[1]	1st Floor GSF[2]	2nd Floor GSF[2]	Total GSF[2]
All Apartment Buildings	6	20	120	67,302	66,840	134,142	72,870	71,268	144,138

1. NSF taken from outside face of exterior sheathing and includes all units, common closets, and stairs. Balconies/patios are excluded.
2. GSF taken from outside face of exterior sheathing and includes all units, common closets, stairs, and unit balconies/patios.
3. Both NSF and GSF are taken with polylines around building footprint.

Unit Type	Unit NSF[1]	Total Units	Unit NSF[1] Total	Balcony SF	Balcony SF Total	Unit GSF[2]	Unit GSF[2] Total	Unit Percentage	Unit Percentage Total
Unit A1	786	24	18,864	82	1,968	868	20,832	20.0%	
Unit A1 ANSI	786	0	0	82	0	868	0	0.0%	
Unit A1u	869	24	20,856	82	1,968	951	22,824	20.0%	40.0%
Unit B1	1,202	23	27,646	65	1,495	1,267	29,141	19.2%	
Unit B1 ANSI	1,202	1	1,202	65	65	1,267	1,267	0.8%	
Unit B1u	1,285	24	30,840	65	1,560	1,350	32,400	20.0%	
Unit B2	1,169	6	7,014	70	420	1,239	7,434	5.0%	
Unit B2u	1,225	6	7,350	70	420	1,295	7,770	5.0%	50.0%
Unit C1	1,455	6	8,730	66	396	1,521	9,126	5.0%	
Unit C1 ANSI	1,455	0	0	66	0	1,521	0	0.0%	
Unit C1u	1,513	6	9,078	66	396	1,579	9,474	5.0%	10.0%
Totals		120	131,580		8,688		140,268	100%	100%

1. NSF taken from centerline of demising wall, corridor side of corridor stud, and outside face of exterior sheathing.
2. GSF taken from centerline of demising wall, corridor side of corridor stud, and outside face of exterior sheathing AND includes Balcony SF.
3. Upper floor unit square footages include area of stairs under bedroom closets.

Building Type Breakdown	Unit Type A1[1]	Unit Type A1u	Unit Type B1[1]	Unit Type B1u	Unit Type B2	Unit Type B2u	Unit Type C1[1]	Unit Type C1u	Total per Building
Typical Building - 1st Floor	4	0	4	0	1	0	1	0	10
Typical Building - 2nd Floor	0	4	0	4	0	1	0	1	10
Typical Building Totals	4	4	4	4	1	1	1	1	20
Project Totals	24	24	24	24	6	6	6	6	120
Percentages	40.0%		50.0%				10.0%		

1. Some A1, B1, and C1 units are to be ANSI Type A units. See architectural site plan and building plans for locations. ANSI Type A units are included in the Unit Matrix above.
2. Project includes 1 total ANSI Type A unit.

Totals	1 BR	2 BR	3 BR	Total Units	Total GSF[1]
Apartments	48	60	12	120	144,138
Clubhouse / Leasing					
Fitness					
8-Bay Garage (1,922 sf each)					
8-Bay ANSI Garage (2,020 sf each)					
Property Maintenance Facility					
Totals	48	60	12	120	144,138

1. GSF taken from outside face of exterior sheathing, includes all patios/balconies and covered porches.

STUDIO M ARCHITECTURE & PLANNING

THOMPSON THRIFT

SCHEMATIC DESIGN 09.29.2025

TTRES AT WEST LAFAYETTE
WEST LAFAYETTE, INDIANA

A4.2

MPC CASE:
11-C-25-UR
11-D-24-DP