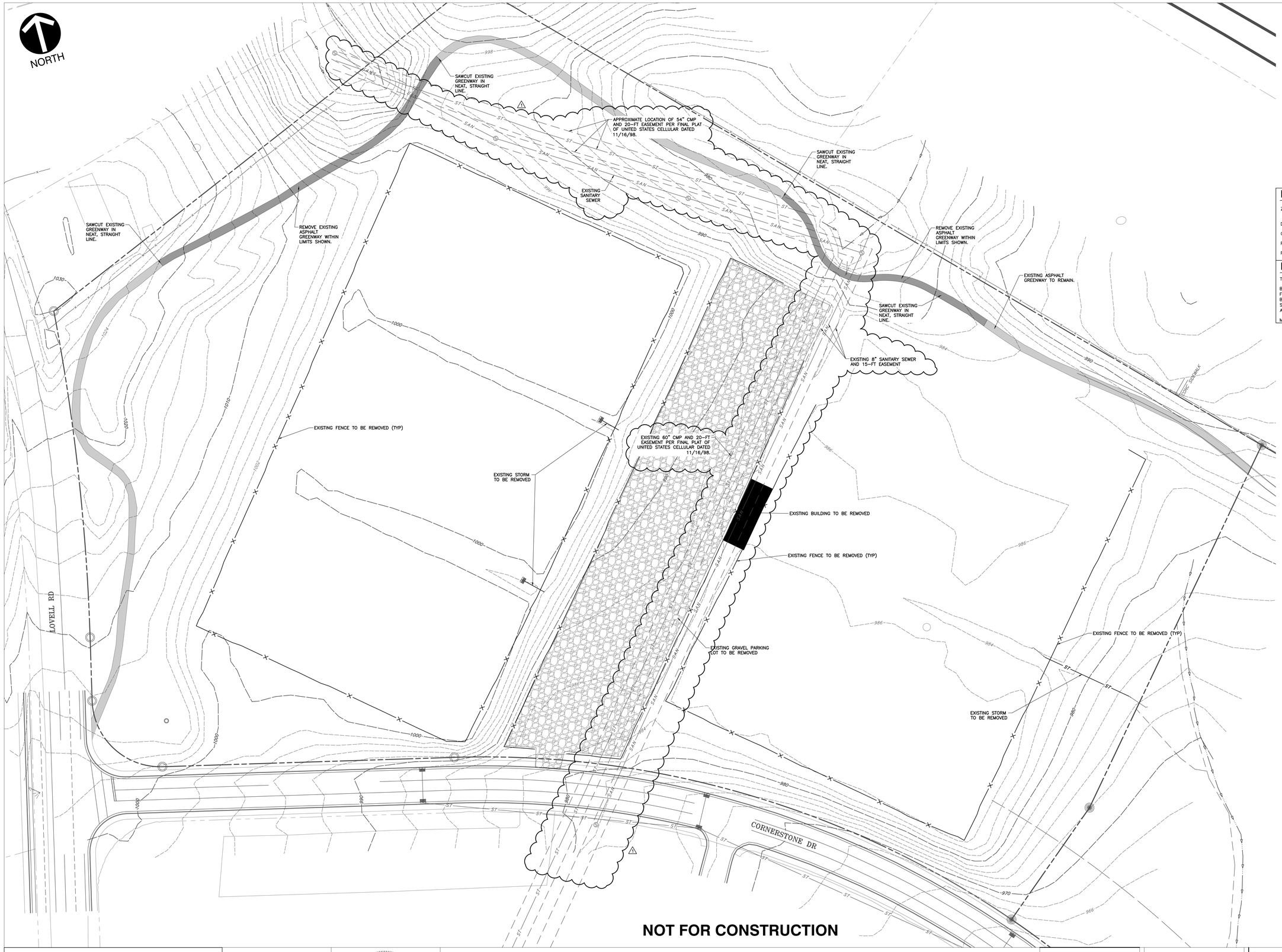

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- 985 EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING SIDEWALK
- EXISTING CURB AND GUTTER
- ST EXISTING STORM PIPE
- W EXISTING WATER LINE
- SAN EXISTING SANITARY SEWER LINE
- OH-E EXISTING OVERHEAD WIRE
- EXISTING STORM STRUCTURE
- EXISTING SANITARY MANHOLE
- EXISTING LIGHT POLE
- GRAVEL PAD TO BE REMOVED
- FENCE LINE TO BE REMOVED

PROPERTY INFORMATION

ZONING:	OB (OFFICE, MEDICAL AND RELATED SERVICES ZONE) /TO (TECHNOLOGY OVERLY ZONE)
DISTRICT:	W6
CONTROL MAP:	131
PARCEL:	69
PARCEL ID:	131 069

PROPERTY NOTES

TOTAL LOT AREA:	19.1 ACRES
BUILDING SETBACKS:	
FRONT:	35'
BACK:	30'
SIDE:	20'
ABUTTING RESIDENTIAL:	100'
MAXIMUM IMPERVIOUS COVERAGE :	70%

NOTES

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SCALE IN FEET
0 40 80

NOT FOR CONSTRUCTION

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Seal
MATTHEW WAYNE BRAZILEK
REGISTERED ENGINEER
AGRICULTURE
NO. 16/18035
STATE OF TENNESSEE

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DOMINION CORNERSTONE

FILE # :12-B-22-UR / 12-B-22-TOB

Drawing Set
USE ON REVIEW
Project Information
DOMINION GROUP
CORNERSTONE DRIVE MULTI-FAMILY

Code Information
Type of Const.: V-A
Occupancy Class: R-2
Fire Protection Systems:
Smoke Alarm NFPA 101 ASHRAE UL Rated Assemblies Shop drawings will be submitted for all fire protection systems.

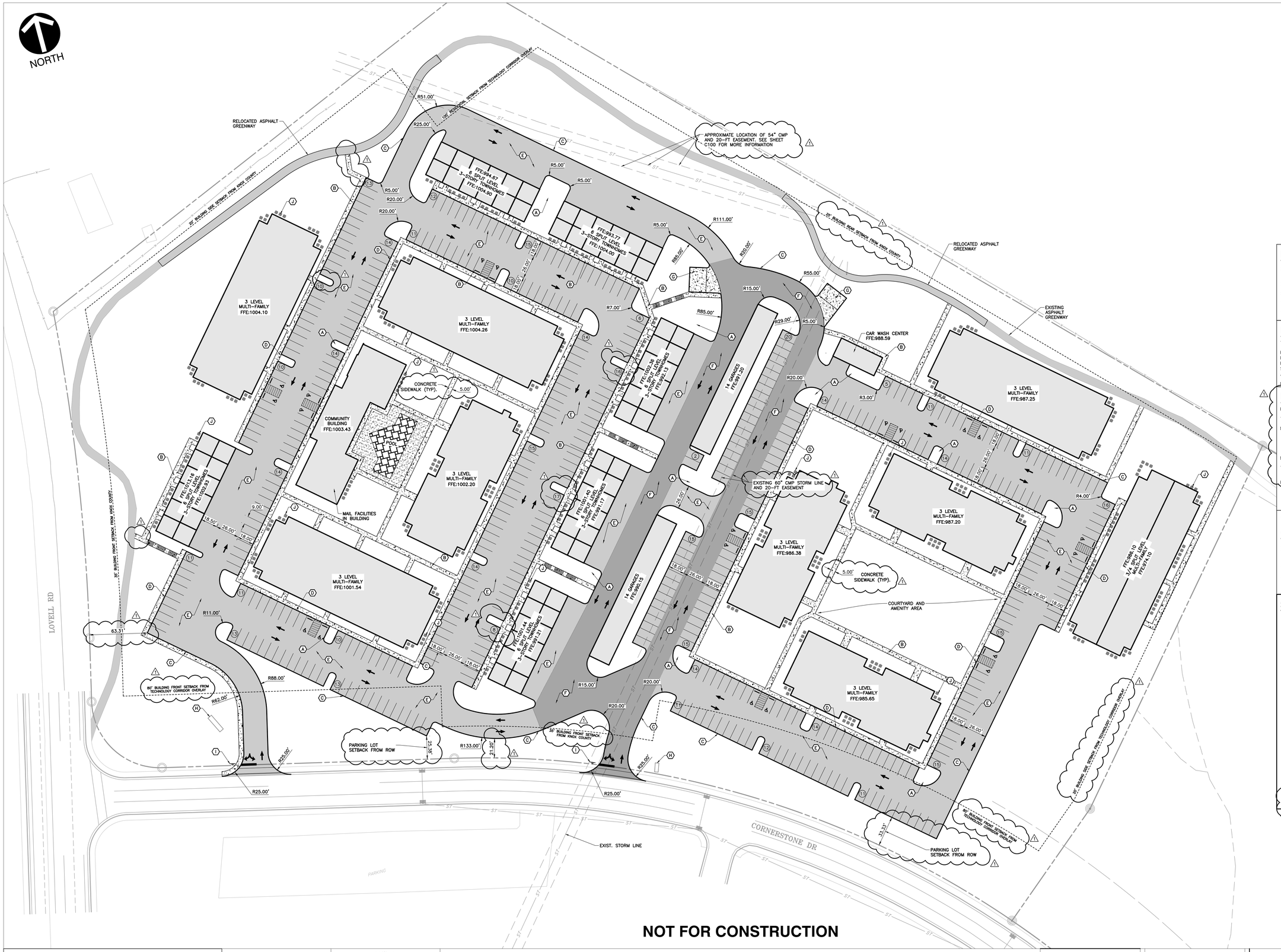
Revisions

No.	Description	Date
1	UOR/TTCDA COMMENTS	11/18/22

Drawn By	LBP/MWB
Checked By	AHH/MWB

Project Number	325-727
Issue Date	10.24.2022
Scale	1" = 40'

C100
EXISTING AND DEMOLITION PLAN



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- 385 EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING SIDEWALK
- EXISTING CURB AND GUTTER
- ST EXISTING STORM PIPE
- W EXISTING WATER LINE
- SAN EXISTING SANITARY SEWER LINE
- OH-E EXISTING OVERHEAD WIRE
- EXISTING STORM STRUCTURE
- EXISTING SANITARY MANHOLE
- EXISTING LIGHT POLE
- PROPOSED EXTRUDED CURB
- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STRIPING
- # PROPOSED PARKING COUNT

PROPERTY INFORMATION

ZONING:	OB (OFFICE, MEDICAL AND RELATED SERVICES ZONE) /TO (TECHNOLOGY OVERLY ZONE
DISTRICT:	W6
CONTROL MAP:	131
PARCEL:	69
PARCEL ID:	131 069

PROPERTY NOTES

TOTAL LOT AREA: 19.1 ACRES

BUILDING SETBACKS:
FRONT: 35'
BACK: 30'
SIDE: 20'
ABUTTING RESIDENTIAL ZONE: 100'

MAXIMUM IMPERVIOUS COVERAGE : 70%

PARKING INFORMATION

PROPOSED UNITS: 318 UNITS

TTCDA PARKING REQUIREMENTS FOR MEDIUM DENSITY RESIDENTIAL

MIN PARKING: 1.5 PER DWELLING UNIT FOR THE FIRST 20 UNITS, PLUS 1.5 ADDITIONAL PER DWELLING UNIT FOR EACH TWO (OR MORE) BEDROOM UNIT IN EXCESS OF 20, PLUS 1 ADDITIONAL PER DWELLING UNIT FOR EACH ONE BEDROOM UNIT IN EXCESS OF 20.

MAX PARKING: 175% OF MIN PARKING

TTCDA PARKING REQUIRED: MIN 425 PARKING SPACES
MAX 743 PARKING SPACES

PARKING PROVIDED: 501 SURFACE PARKING SPACES (INCLUDING 20 ADA PARKING)
28 STANDALONE GARAGE SPACES
36 TOWN HOME GARAGE SPACES
36 TOWN HOME GUEST SPACES

TTCDA DEVELOPMENT INTENSITY GUIDLINES

MAXIMUM GROUND AREA COVERAGE (GAC) REQ.: 25%
PROPOSED GAC: 3.77 AC. / 19.1 AC. = 20%

MAXIMUM FLOOR AREA RATIO (FAR): 30%
PROPOSED FAR: 10.31 AC. / 19.1 AC. = 54%

MAXIMUM IMPERVIOUS AREA RATIO (IAR): 70%
PROPOSED IAR: 11.89 AC. /19.1 AC. = 62%

SHEET KEY

DESCRIPTION

- A LANDSCAPE AREA / ISLAND
- B CONCRETE SIDEWALK
- C EXTRUDED CONCRETE CURB
- D INTEGRAL CONCRETE CURB AND SIDEWALK
- E ASPHALT PAVEMENT
- F HEAVY DUTY ASPHALT PAVEMENT
- G DUMPSTER ENCLOSURE
- H MONUMENT SIGNS
- I STOP SIGN
- J BUILDING MECHANICAL EQUIPMENT

NOTES

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SCALE IN FEET
0 40 80

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Seal: MATTHEW WAYNE BRZILEK, REGISTERED ENGINEER, AGRICULTURE, LICENSE NO. 19-118253, STATE OF TENNESSEE

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DOMINION CORNERSTONE

FILE # :12-B-22-UR / 12-B-22-TOB

Drawing Set
USE ON REVIEW
Project Information
DOMINION GROUP
CORNERSTONE DRIVE MULTI-FAMILY

Code Information
Type of Const.: V-A
Occupancy Class: R-2
Fire Protection Systems:
Smoke Alarm NFPA 101 ASHRAE UL Rated Assemblies Shop drawings will be submitted for all fire protection systems.

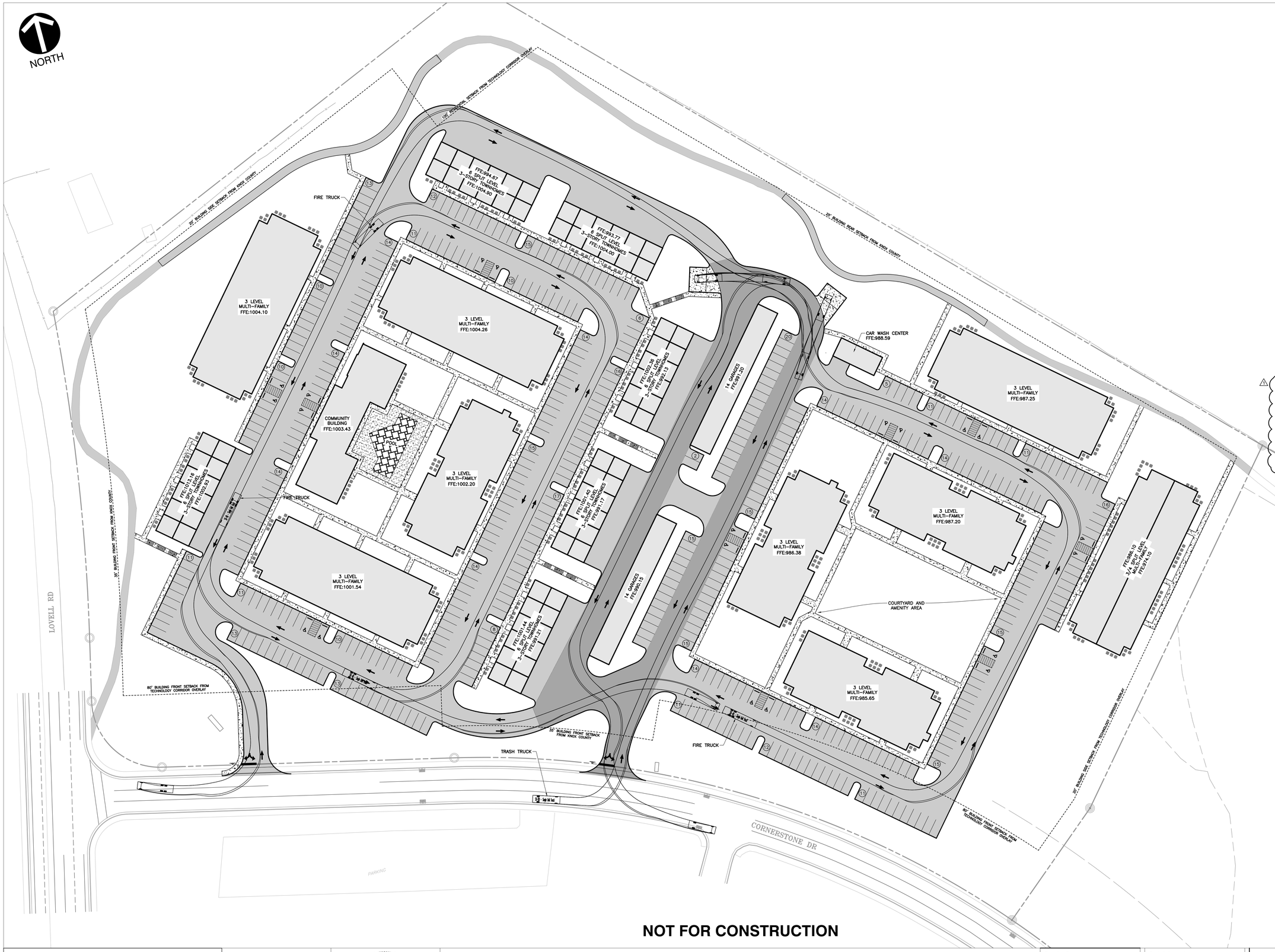
Revisions

No.	Description	Date
1	UOR/TTCDA COMMENTS	11/18/22

Drawn By	LBP/MWB
Checked By	AHH/MWB

Project Number	325-727
Issue Date	10.24.2022
Scale	1" = 40'

C200
SITE LAYOUT PLAN



PROPERTY INFORMATION

ZONING:	OB (OFFICE, MEDICAL AND RELATED SERVICES ZONE) /TO (TECHNOLOGY OVERLY ZONE
DISTRICT:	W6
CONTROL MAP:	131
PARCEL:	69
PARCEL ID:	131 069

PROPERTY NOTES

TOTAL LOT AREA:	19.1 ACRES
BUILDING SETBACKS:	
FRONT:	35'
BACK:	30'
SIDE:	20'
ABUTTING RESIDENTIAL ZONE:	100'
PROPOSED BUILDING COVERAGE:	25%

PARKING INFORMATION

PROPOSED UNITS: 318 UNITS

TTCDA PARKING REQUIREMENTS FOR MEDIUM DENSITY RESIDENTIAL

MIN PARKING: 1.5 PER DWELLING UNIT FOR THE FIRST 20 UNITS, PLUS 1.5 ADDITIONAL PER DWELLING UNIT FOR EACH TWO (OR MORE) BEDROOM UNIT IN EXCESS OF 20, PLUS 1 ADDITIONAL PER DWELLING UNIT FOR EACH ONE BEDROOM UNIT IN EXCESS OF 20.

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MAX 743 PARKING SPACES

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MAXIMUM FLOOR AREA RATIO (FAR): 30%
PROPOSED FAR: 10.31 AC. / 19.1 AC. = 54%

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DOMINION CORNERSTONE

FILE # :12-B-22-UR / 12-B-22-TOB

Drawing Set
USE ON REVIEW
Project Information
DOMINION GROUP
CORNERSTONE DRIVE MULTI-FAMILY

Code Information
Type of Const.: V-A
Occupancy Class: R-2
Fire Protection Systems:
Smoke Alarm NFPA 101 ASHRAE UL Rated Assemblies Shop drawings will be submitted for all fire protection systems.

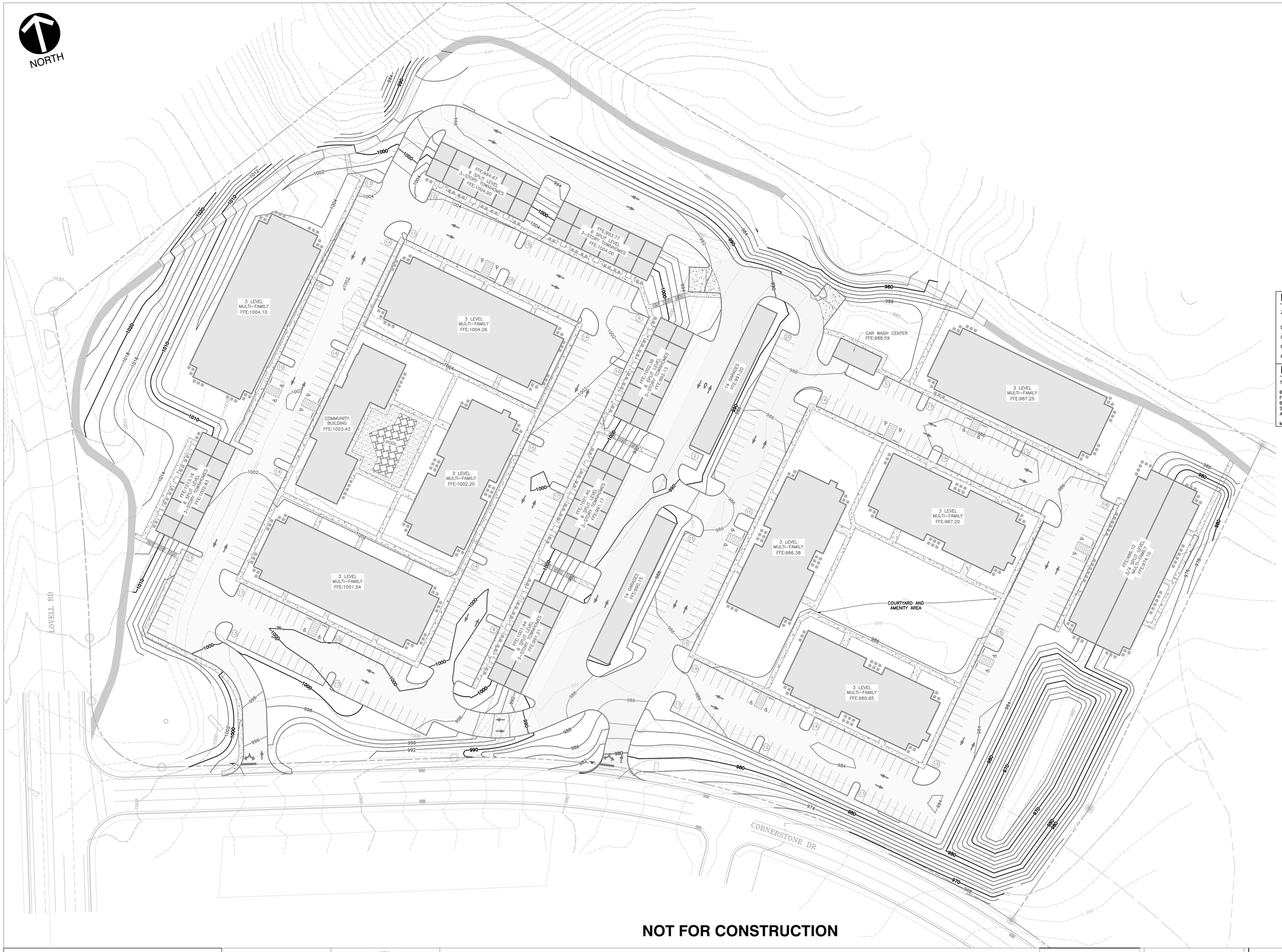
Revisions

No.	Description	Date

Drawn By	LBP/MWB
Checked By	AHH/MWB

Project Number	325-727
Issue Date	10.24.2022
Scale	1" = 40'

C201
TRUCK TURN PLAN



LEGEND

	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
385	EXISTING INDEX (MAJOR) CONTOUR
	EXISTING INTERMEDIATE (MINOR) CONTOUR
	EXISTING DRAINAGE DITCH
	EXISTING FENCE LINE
	EXISTING SIDEWALK
	EXISTING CURB AND GUTTER
ST	EXISTING STORM PIPE
W	EXISTING WATER LINE
SAN	EXISTING SANITARY SEWER LINE
OH-E	EXISTING OVERHEAD WIRE
	EXISTING STORM STRUCTURE
	EXISTING SANITARY MANHOLE
	EXISTING LIGHT POLE
	PROPOSED EXTRUDED CURB
	PROPOSED BUILDING
	PROPOSED CONCRETE SIDEWALK
	PROPOSED HEAVY DUTY CONCRETE
	PROPOSED ASPHALT
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED STRIPING
#	PROPOSED PARKING COUNT
1050	PROPOSED INDEX (MAJOR) CONTOUR
1048	PROPOSED INTERMEDIATE (MINOR) CONTOUR
	PROPOSED SLOPE LABEL
595.68 ×	PROPOSED SPOT ELEVATION
TC=594.00 BC=593.50	TOP OF CURB ELEVATION / BOTTOM OF CURB ELEVATION

PROPERTY INFORMATION

ZONING:	OB (OFFICE, MEDICAL AND RELATED SERVICES ZONE) /TO (TECHNOLOGY OVERLY ZONE
DISTRICT:	W6
CONTROL MAP:	131
PARCEL:	69
PARCEL ID:	131 069

PROPERTY NOTES

TOTAL LOT AREA:	19.1 ACRES
BUILDING SETBACKS:	
FRONT:	35'
BACK:	30'
SIDE:	20'
ABUTTING RESIDENTAL:	100'
MAXIMUM IMPERVIOUS COVERAGE :	70%

NOTES

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SCALE IN FEET
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DOMINION CORNERSTONE

FILE # :12-B-22-UR / 12-B-22-TOB 1

Drawing Set
USE ON REVIEW
Project Information
DOMINION GROUP
CORNERSTONE DRIVE MULTI-FAMILY

Code Information
Type of Const.: V-A
Occupancy Class: R-2
Fire Protection Systems:
Smoke Alarm NFPA 101 ASHRAE UL Rated Assemblies Shop drawings will be submitted for all fire protection systems.

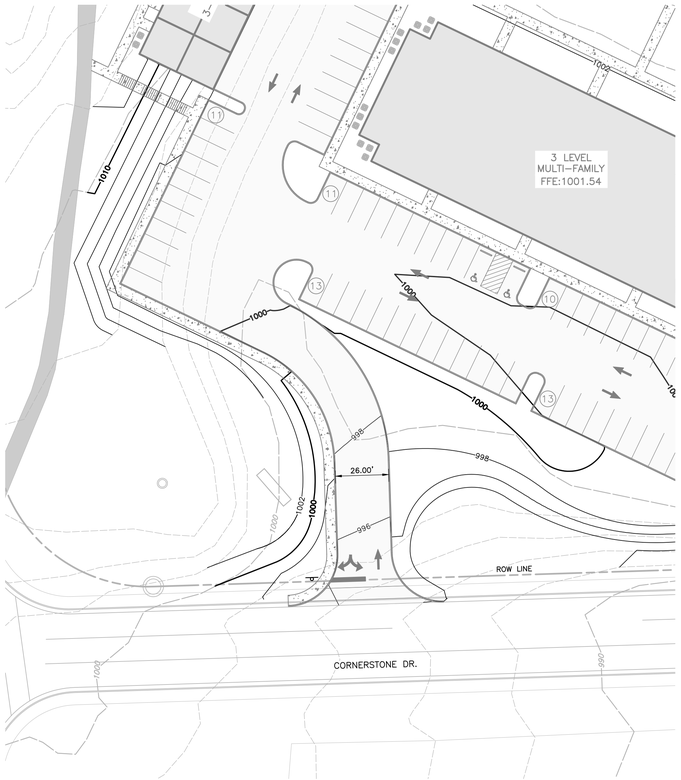
Revisions

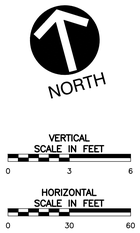
No.	Description	Date
1	UOR/TTCDA COMMENTS	11/18/22

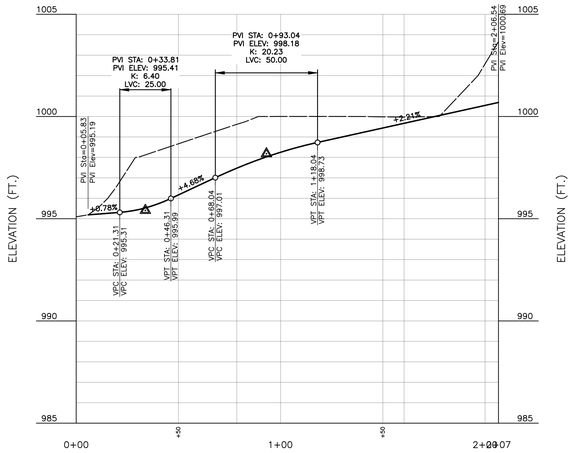
Drawn By	LBP/MWB
Checked By	AHH/MWB

Project Number	325-727
Issue Date	10.24.2022
Scale	1" = 40'

C300
SITE GRADING PLAN

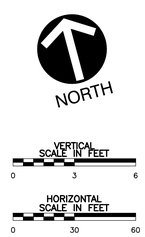


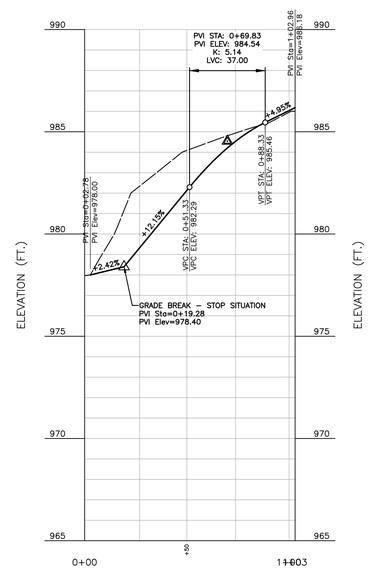




DRIVEWAY 01 PROFILE

SCALE H:1"=40'; V:1"=4'





DRIVEWAY 02 PROFILE

SCALE H:1"=40'; V:1"=4'

NOT FOR CONSTRUCTION

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- 385 EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING SIDEWALK
- EXISTING CURB AND GUTTER
- ST EXISTING STORM PIPE
- W EXISTING WATER LINE
- SAN EXISTING SANITARY SEWER LINE
- OH-E EXISTING OVERHEAD WIRE
- EXISTING STORM STRUCTURE
- EXISTING SANITARY MANHOLE
- EXISTING LIGHT POLE
- PROPOSED EXTRUDED CURB
- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STRIPING
- # PROPOSED PARKING COUNT
- 1050 PROPOSED INDEX (MAJOR) CONTOUR
- 1048 PROPOSED INTERMEDIATE (MINOR) CONTOUR
- PROPOSED SLOPE LABEL
- 595.68 × PROPOSED SPOT ELEVATION
- TC=594.00 BC=593.50 TOP OF CURB ELEVATION / BOTTOM OF CURB ELEVATION

PROPERTY INFORMATION

ZONING:	OB (OFFICE, MEDICAL AND RELATED SERVICES ZONE) /TO (TECHNOLOGY OVERLY ZONE
DISTRICT:	W6
CONTROL MAP:	131
PARCEL:	69
PARCEL ID:	131 069

PROPERTY NOTES

TOTAL LOT AREA:	19.1 ACRES
BUILDING SETBACKS:	
FRONT:	35'
BACK:	30'
SIDE:	20'
ABUTTING RESIDENTAL:	100'
MAXIMUM IMPERVIOUS COVERAGE :	70%

NOTES

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Seal

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DOMINION CORNERSTONE

FILE # :12-B-22-UR / 12-B-22-TOB △1

Drawing Set
USE ON REVIEW
Project Information
DOMINION GROUP
CORNERSTONE DRIVE MULTI-FAMILY

Code Information
Type of Const.: V-A
Occupancy Class: R-2
Fire Protection Systems:
Smoke Alarm NFPA 101 ASHRAE UL Rated Assemblies Shop drawings will be submitted for all fire protection systems.

Revisions

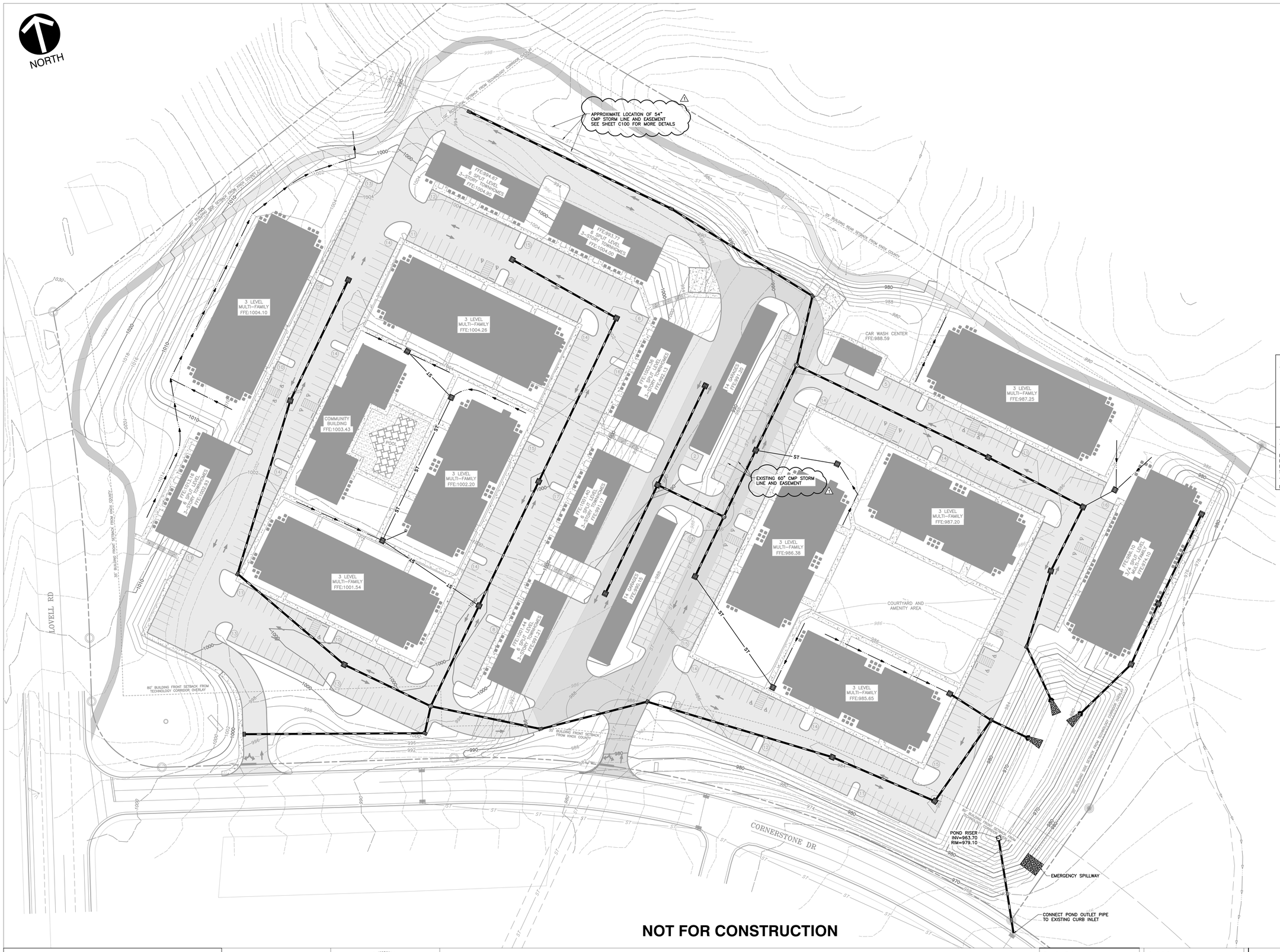
No.	Description	Date
1	UOR/TTCDA COMMENTS	11/18/22

Drawn By	LBP/MWB
Checked By	AHH/MWB

Project Number	325-727
Issue Date	10.24.2022
Scale	1" = 40'

C301

DRIVEWAY PROFILES



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- 985 EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
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- PROPOSED EXTRUDED CURB
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- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STRIPING
- # PROPOSED PARKING COUNT
- 1050 PROPOSED INDEX (MAJOR) CONTOUR
- 1048 PROPOSED INTERMEDIATE (MINOR) CONTOUR
- 5.00% PROPOSED SLOPE LABEL
- 985.68 PROPOSED SPOT ELEVATION
- TC=984.00 BC=983.50 TOP OF CURB ELEVATION / BOTTOM OF CURB ELEVATION
- PROPOSED STORM PIPE
- PROPOSED HEADWALL
- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- PROPOSED AREA DRAIN
- PROPOSED FLOW PATTERN

PROPERTY INFORMATION

ZONING:	OB (OFFICE, MEDICAL AND RELATED SERVICES ZONE) /TO (TECHNOLOGY OVERLY ZONE
DISTRICT:	W6
CONTROL MAP:	131
PARCEL:	69
PARCEL ID:	131 069

PROPERTY NOTES

TOTAL LOT AREA:	19.1 ACRES
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DOMINION CORNERSTONE

FILE # :12-B-22-UR / 12-B-22-TOB

Drawing Set
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Project Information
DOMINION GROUP
CORNERSTONE DRIVE MULTI-FAMILY

Code Information
Type of Const.: V-A
Occupancy Class: R-2
Fire Protection Systems:
Smoke Alarm NFPA 101 ASHRAE UL Rated Assemblies Shop drawings will be submitted for all fire protection systems.

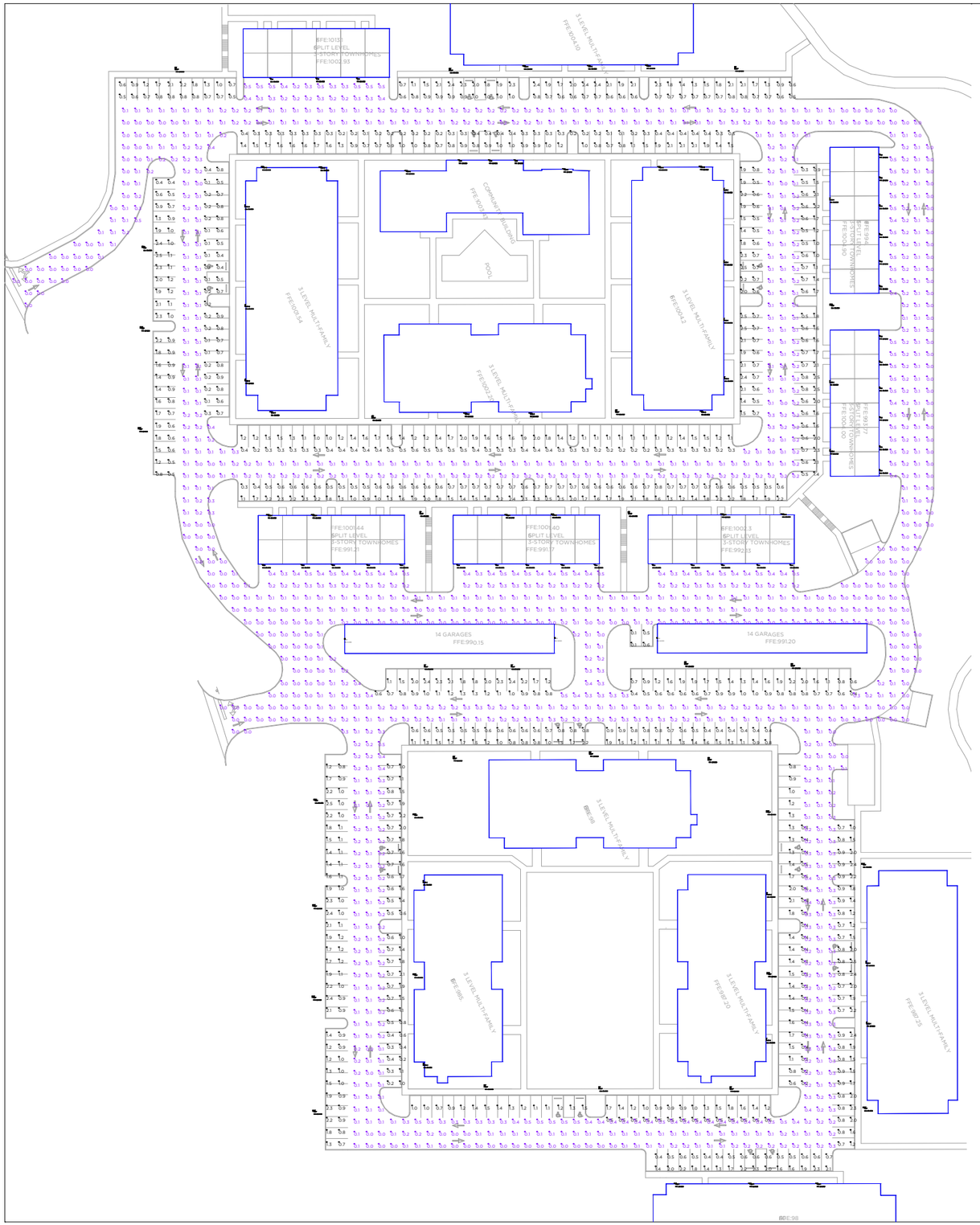
Revisions

No.	Description	Date

Drawn By	LBP/MWB
Checked By	AHH/MWB

Project Number	325-727
Issue Date	10.24.2022
Scale	1" = 40'

C400
SITE DRAINAGE PLAN



Luminaire Schedule

Symbol	Label	Qty	Manufacturer	Arrangement	Description	Luminaire Lumens	Luminaire Watts	LLF
+	ECF	31	SIGNIFY GARDCO	Single	ECF-S-32L-365-NW-G2-2	5798	40	0.900
	M10	30	Performance iN Lighting	Single	PIL_MIMIK_10_FLAT_B_840_071524	925	10	0.900
	M20	6	Performance iN Lighting	Single	PIL_MIMIK_20_FLAT_B_840_071203	2095	25	0.900
	MS0-1	24	Performance iN Lighting	Single	PIL_MIMIK_50_B_840_079884	9614	78	0.900
	MS0-2	14	Performance iN Lighting	Single	PIL_MIMIK_50_B_840_079932	12575	106	0.900

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
DRIVE	Illuminance	Fc	0.14	0.5	0.0	N.A.	N.A.	0
PARKING	Illuminance	Fc	1.07	2.5	0.1	10.70	25.00	0

NOTES:
- MOUNTING HEIGHT IS A.F.F. OR A.F.G. UNLESS NOTED OTHERWISE
- CALCULATIONS ARE MAINTAINED HORIZONTAL AND/OR VERTICAL FOOTCANDLES

STANDARD REFLECTANCES (0.2 FLOOR, 0.5 WALL, 0.8 CEILING), U.N.O.
STANDARD LIGHT LOSS FACTOR (LLF) = 0.9, U.N.O.
STANDARD WORKPLANE HEIGHT = 2'6" A.F.F., U.N.O.
STANDARD CCT = 3500K, U.N.O.
STANDARD CRI = 80, U.N.O.

SESCO LIGHTING

Disclaimer:
SESCO Lighting provides this photometric report for purposes of comparison within the SESCO Lighting product line only.
The information provided is based on standardized industry procedures.

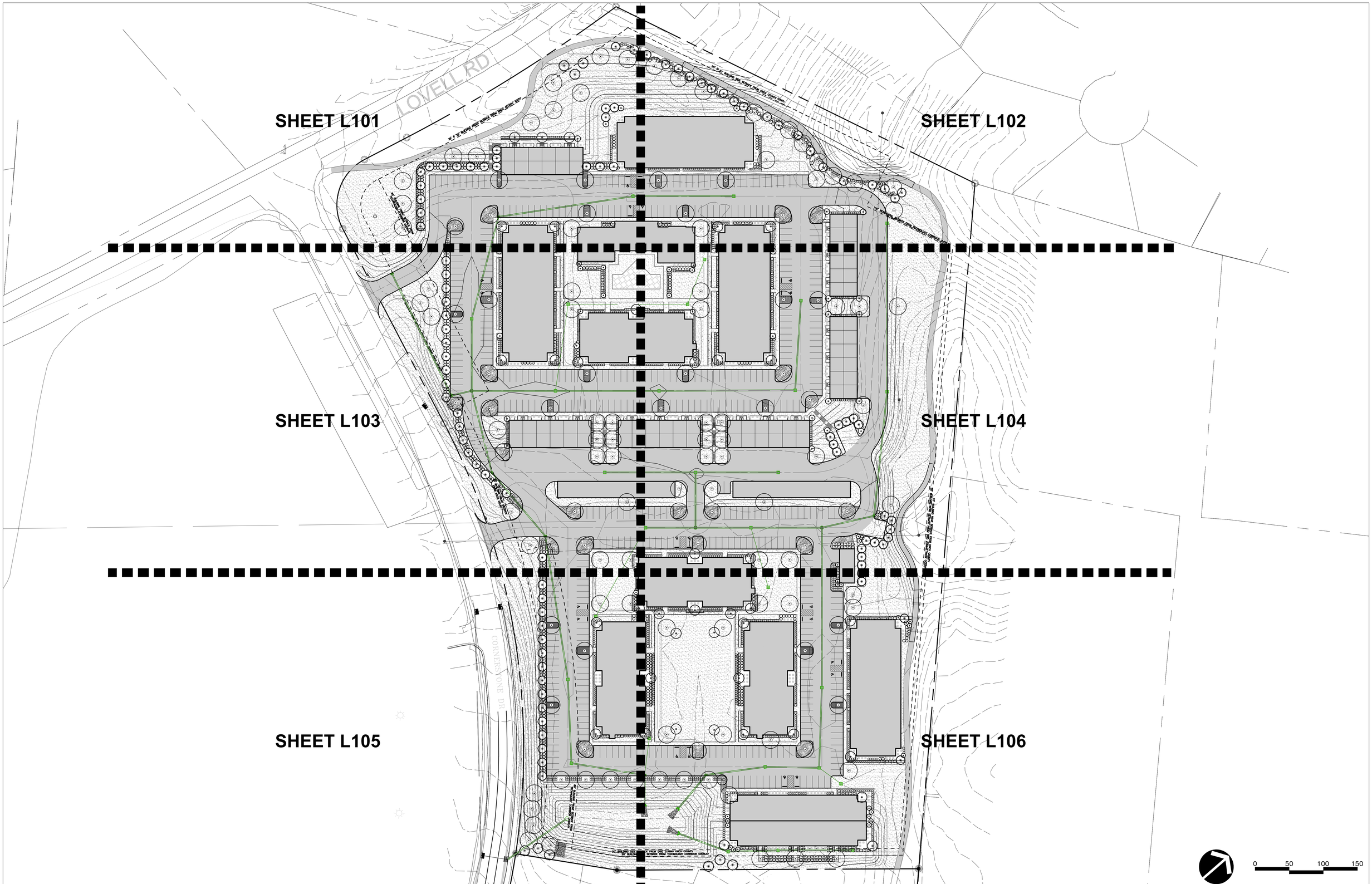
This laboratory performance will always differ from that observed in the field due to a great number of variables, both known and unknown (installation methods, power quality, lamping, recoverable and non-recoverable light loss factors, etc.)

In general, SESCO Lighting considers numerical studies to be predictive in that they cannot characterize the visual performance of a lighting system. Ultimate application decisions must be thoroughly based upon experience, consultation with the manufacturer and, above all, common sense.

Sales Rep: Morrigan Garrett
Office: Knoxville, TN
Specifier: DK Levy
Photometrics: EK Chambless

Cornerstone Apartments

Date:11/18/2022



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DOMINION CORNERSTONE

FILE # : 12-B-22-UR / 12-B-22-TOB 1

Drawing Set
USE REVIEW
Project Information
DOMINION GROUP
CORNERSTONE DRIVE MULTI-FAMILY

Code Information
Type of Const.: V-A
Occupancy Class: R-2
Fire Protection Systems:
Smoke Alarm NFPA 101 ASHRAE UL Rated Assemblies Shop drawings will be submitted for all fire protection systems.

Revisions

No.	Description	Date
1	UOR/TTCDA COMMENTS	11-18-22

Drawn By	KT
Checked By	ASB

Project Number	22151
Issue Date	10.05.2022
Scale	1" = 50'-0"
LANDSCAPE PLAN	

L100

10/6/2022
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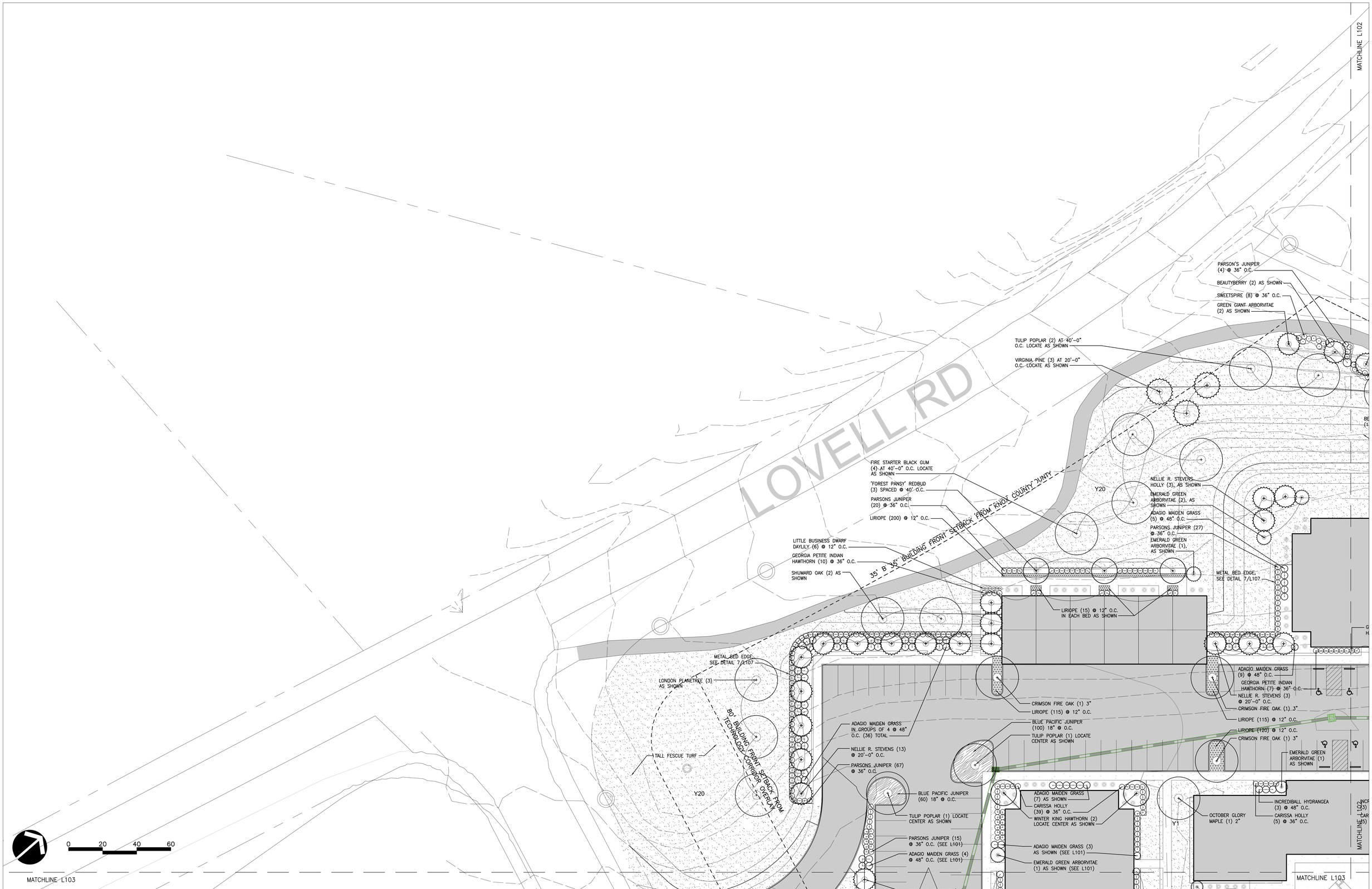

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DOMINION CORNERSTONE

FILE # : 12-B-22-UR / 12-B-22-TOB 1

Drawing Set
USE REVIEW
Project Information
DOMINION GROUP
CORNERSTONE DRIVE MULTI-FAMILY

Code Information
Type of Const.: V-A
Occupancy Class: R-2
Fire Protection Systems:
Smoke Alarm NFPA 101 ASHRAE UL Rated Assemblies Shop drawings will be submitted for all fire protection systems.

Revisions

No.	Description	Date
1	UOR/TTCDA COMMENTS	11-18-22

Drawn By	KT
Checked By	ASB

Project Number	22151
Issue Date	10.05.2022
Scale	1" = 20'-0"
LANDSCAPE PLAN	

L101

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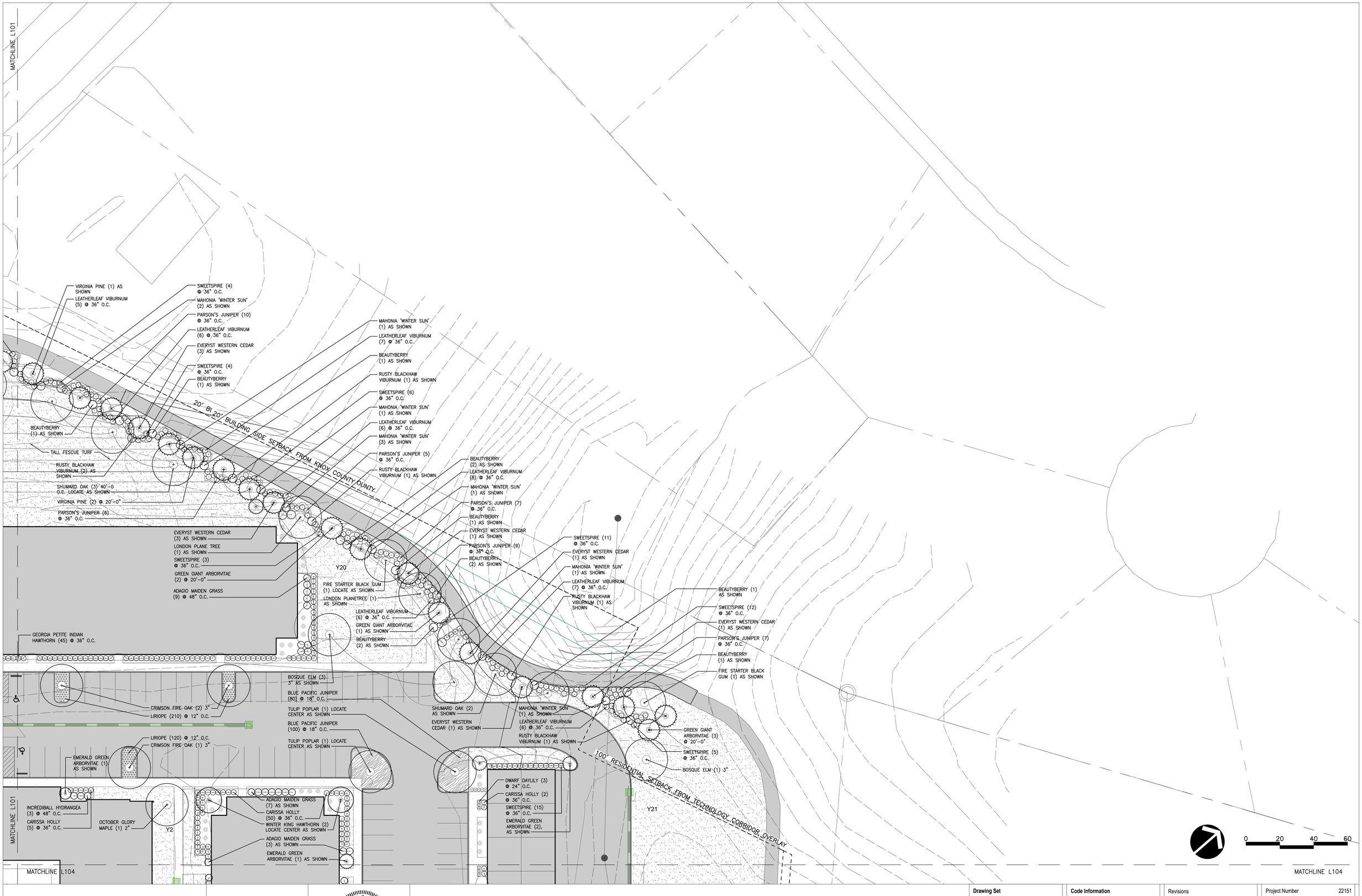

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DOMINION CORNERSTONE

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Drawing Set
USE REVIEW
Project Information
DOMINION GROUP
CORNERSTONE DRIVE MULTI-FAMILY

Code Information
Type of Const.: V-A
Occupancy Class: R-2
Fire Protection Systems:
Smoke Alarm NFPA 101 ASHRAE UL Rated Assemblies Shop drawings will be submitted for all fire protection systems.

Revisions

No.	Description	Date
1	UOR/TTCDA COMMENTS	11-18-22

Drawn By	KT
Checked By	ASB

Project Number	22151
Issue Date	10.05.2022
Scale	1" = 20'-0"
LANDSCAPE PLAN	

L102

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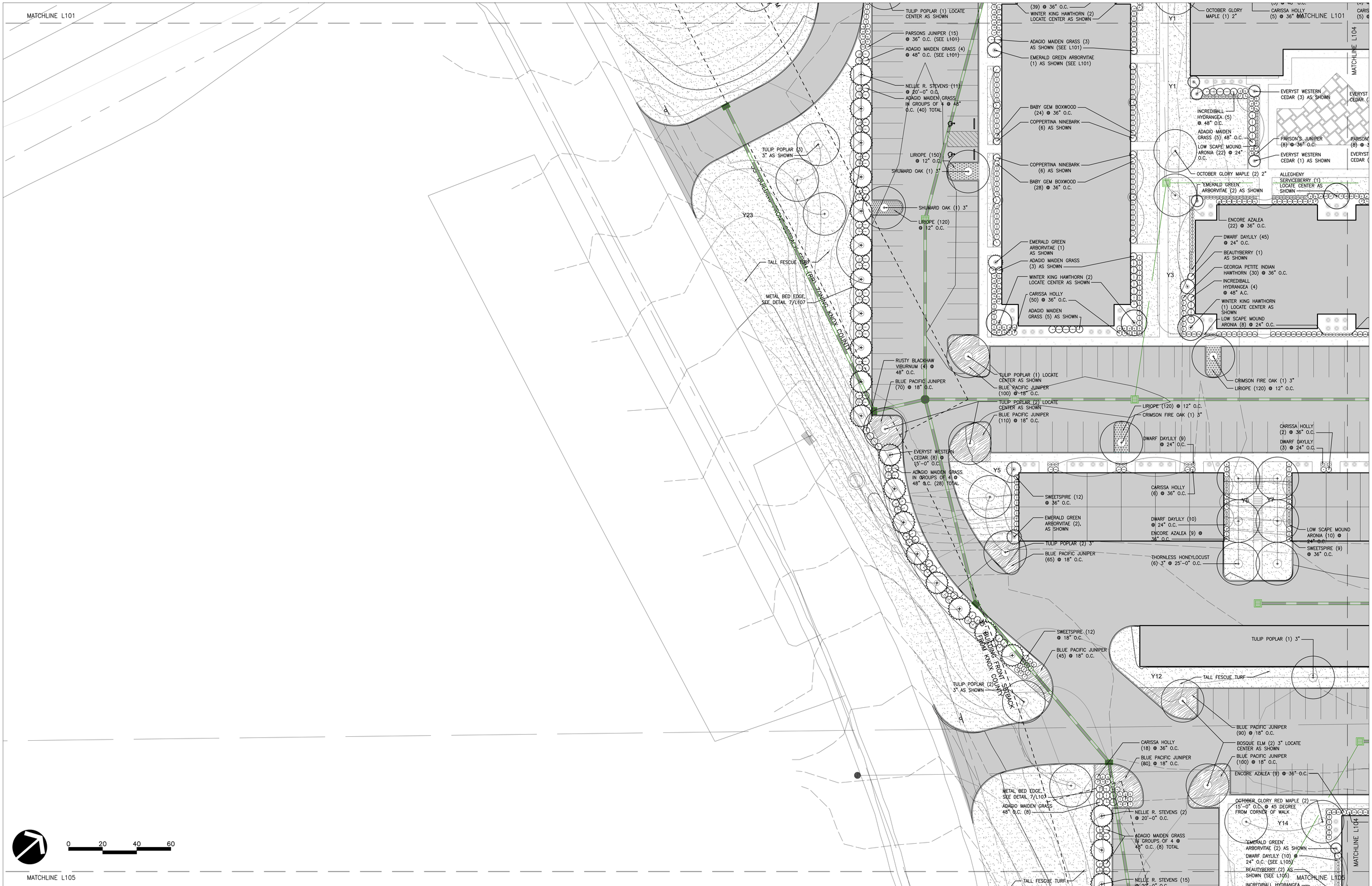

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DOMINION CORNERSTONE

FILE # : 12-B-22-UR / 12-B-22-TOB 1

Drawing Set
USE REVIEW
Project Information
DOMINION GROUP
CORNERSTONE DRIVE MULTI-FAMILY

Code Information
Type of Const.: V-A
Occupancy Class: R-2
Fire Protection Systems:
Smoke Alarm NFPA 101 ASHRAE UL Rated Assemblies Shop drawings will be submitted for all fire protection systems.

Revisions

No.	Description	Date
1	UOR/TTCDA COMMENTS	11-18-22

Drawn By	KT
Checked By	ASB

Project Number	22151
Issue Date	10.05.2022
Scale	1" = 20'-0"
LANDSCAPE PLAN	

L103

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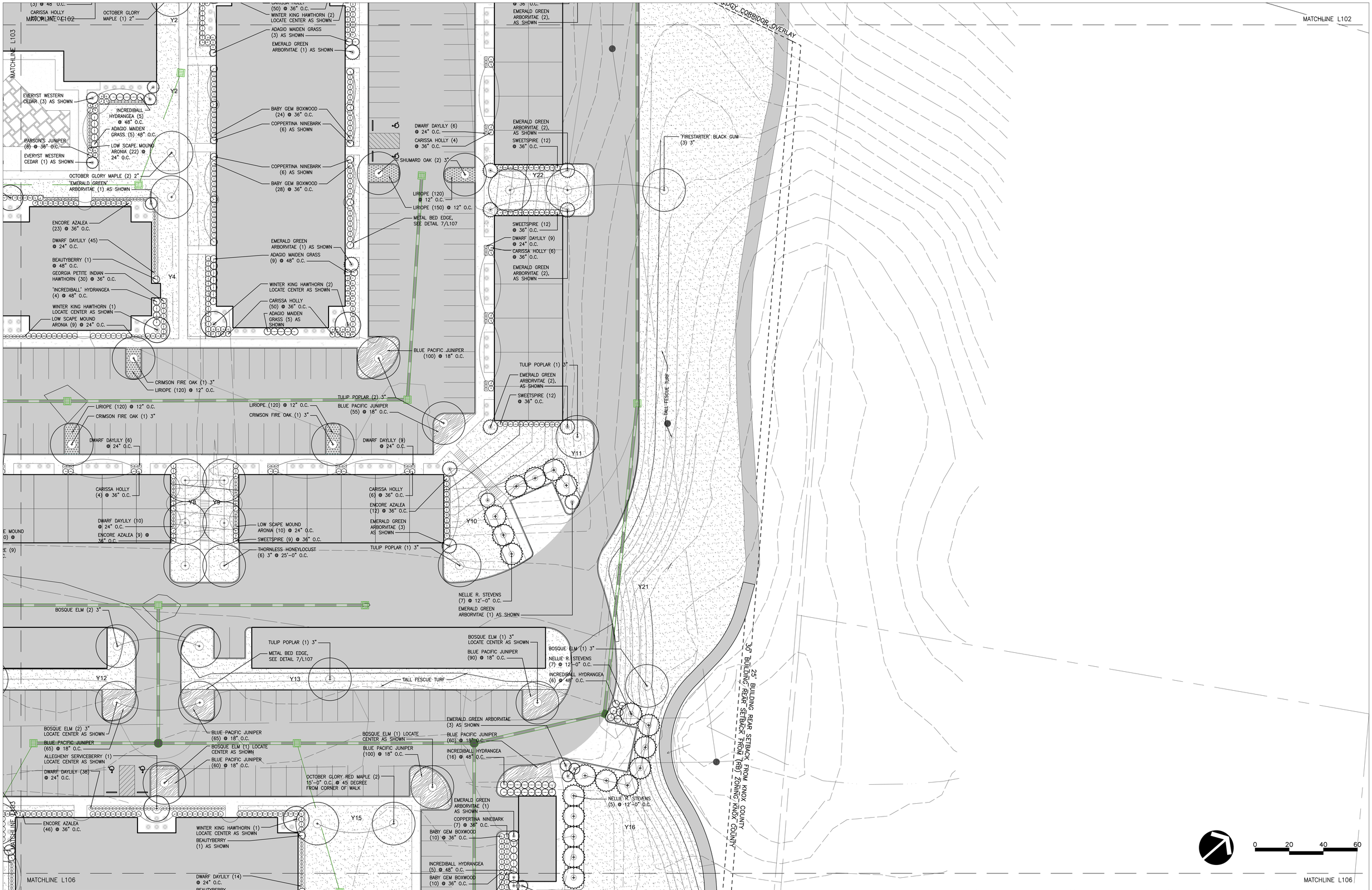

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DOMINION CORNERSTONE

FILE # : 12-B-22-UR / 12-B-22-TOB 1

Drawing Set
USE REVIEW
Project Information
DOMINION GROUP
CORNERSTONE DRIVE MULTI-FAMILY

Code Information

Type of Const.: V-A

Occupancy Class: R-2

Fire Protection Systems:

Smoke Alarm
NFPA 101
ASHRAE
UL Rated Assemblies
Shop drawings will be submitted for all fire protection systems.

Revisions

No.	Description	Date
1	UOR/TTCDA COMMENTS	11-18-22

Drawn By	KT
Checked By	ASB

Project Number	22151
Issue Date	10.05.2022
Scale	1" = 20'-0"

LANDSCAPE PLAN

L104

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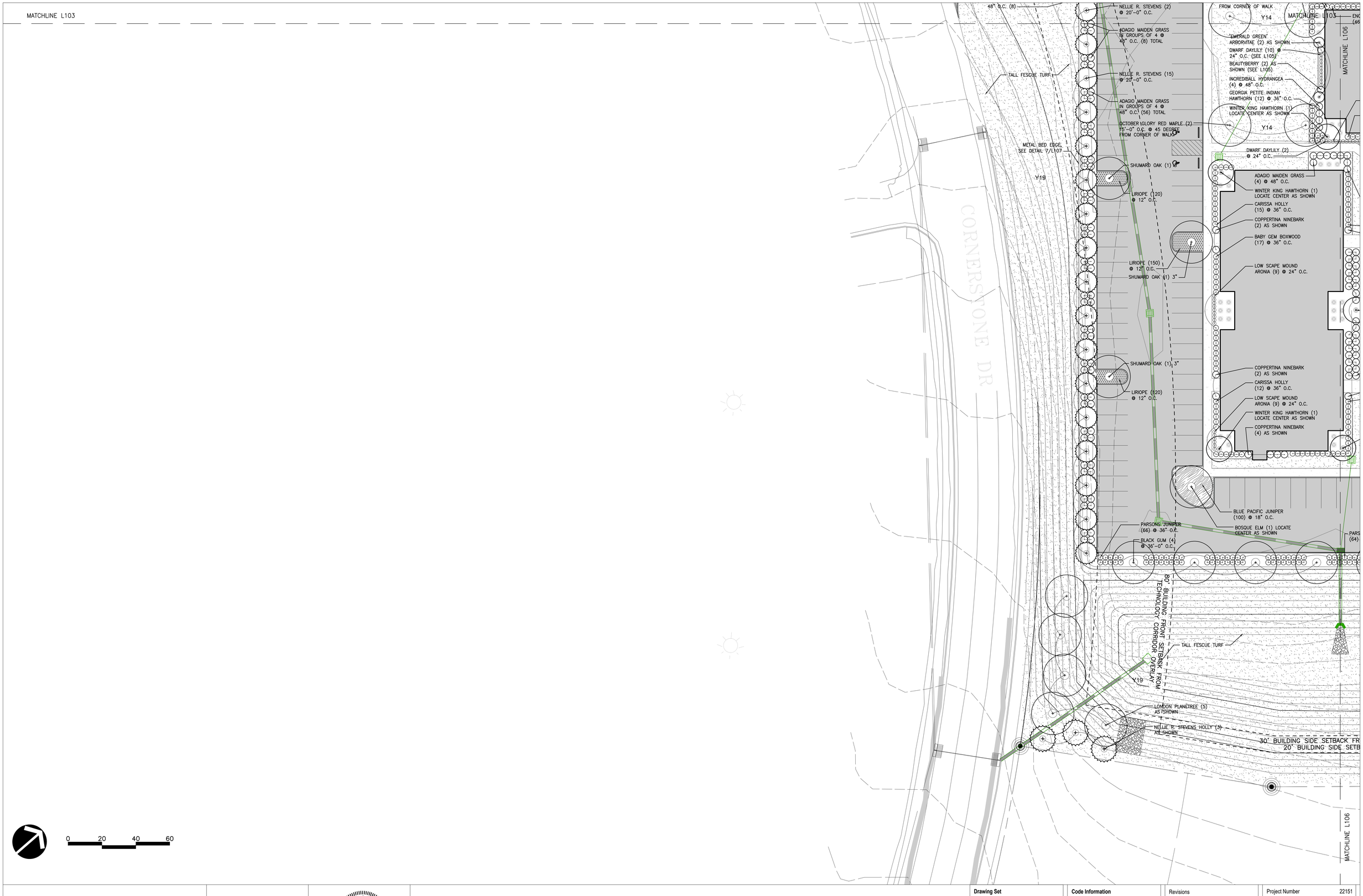

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DOMINION CORNERSTONE

FILE # : 12-B-22-UR / 12-B-22-TOB 1

Drawing Set

USE REVIEW

Project Information

DOMINION GROUP

CORNERSTONE DRIVE
MULTI-FAMILY

Code Information

Type of Const.: V-A

Occupancy Class: R-2

Fire Protection Systems:

Smoke Alarm
NFPA 101
ASHRAE
UL Rated Assemblies
Shop drawings will be submitted for all fire protection systems.

Revisions

No.	Description	Date
1	UOR/TTCDA COMMENTS	11-18-22

Drawn By KT

Checked By ASB

Project Number	22151
Issue Date	10.05.2022
Scale	1" = 20'-0"

LANDSCAPE PLAN

L105

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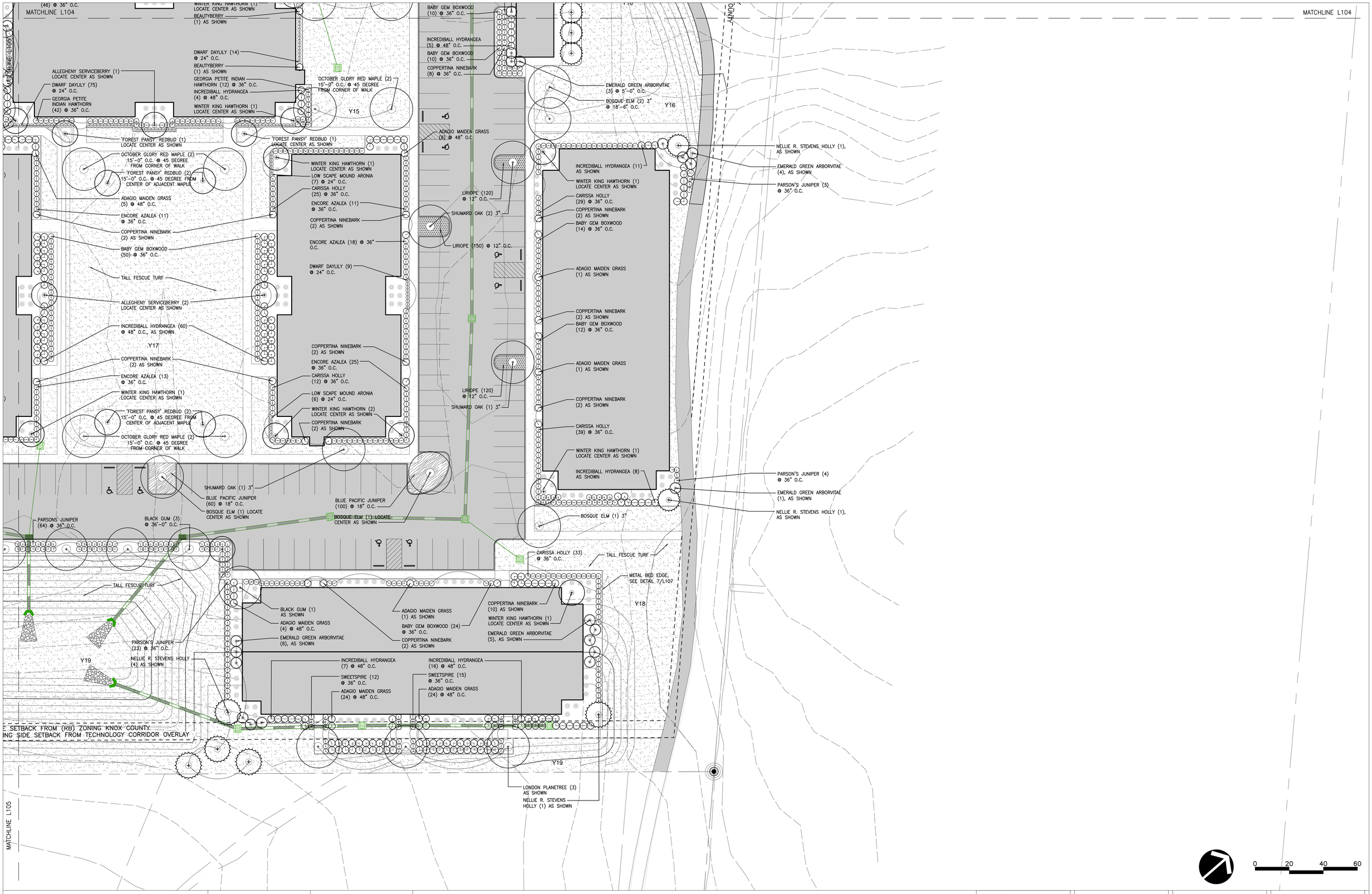

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DOMINION CORNERSTONE

FILE # : 12-B-22-UR / 12-B-22-TOB 1

Drawing Set
USE REVIEW
Project Information
DOMINION GROUP
CORNERSTONE DRIVE MULTI-FAMILY

Code Information
Type of Const.: V-A
Occupancy Class: R-2
Fire Protection Systems:
Smoke Alarm NFPA 1O1 ASHRAE UL Rated Assemblies Shop drawings will be submitted for all fire protection systems.

Revisions

No.	Description	Date
1	UOR/TTCDA COMMENTS	11-18-22

Drawn By	KT
Checked By	ASB

Project Number	22151
Issue Date	10.05.2022
Scale	1" = 20'-0"
LANDSCAPE PLAN	

L106

PLANTING NOTES:

1. THE LOCATION OF ALL SURFACE AND UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR AT GROUND BREAK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES FROM DAMAGE AS REQUIRED DURING CONSTRUCTION AND TO REPAIR ANY DAMAGE WHICH SHOULD OCCUR TO THE SATISFACTION OF THE OWNER.
2. ALL PLANTS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. THE LOCATION OF ALL TREES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE THE DIGGING OF PITS. PLANTING SHALL BE LOCATED WHERE SHOWN ON THE DRAWINGS OR WHERE FIELD LOCATED BY LANDSCAPE ARCHITECT.
4. ESTABLISH SMOOTH CURVILINEAR MOWING/BED LINES WHERE LAWN MEETS MULCHED SHRUB OR GROUND COVER MASS. BED LINE LOCATIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE BEGINNING BED PREPARATION.
5. HALF TONE IMAGES ARE EXISTING CONDITIONS INCLUDED FOR REFERENCE. PROTECT FROM DAMAGE.
6. ALL AREAS OF MASS PLANTING SHALL BE FREE OF GRAVEL AND CONSTRUCTION DEBRIS TO A DEPTH OF 24" INCHES. PROVIDE 24" OF APPROVED TOPSOIL/BACKFILL MIX.
7. TOPSOIL AND BACK FILL MIX SHALL BE APPROVED IN ACCORDANCE WITH SECTION 32 93 00 OF THE SPECIFICATIONS.
8. MULCH ALL AREAS OF TREE, SHRUB AND GROUND COVER MASS PLANTING WITH 2" OF SHREDDED HARDWOOD BARK MULCH AS SPECIFIED.
9. SEE CIVIL DWGS AND SPECS FOR TOPSOIL FOR GRASS AREAS.
10. PLANTINGS SHALL NOT OBSTRUCT VIEWS OF SIGNAGE.
11. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN.

PLANTING METRICS

SITE:

* PER KNOX COUNTY CODE OF ORDINANCES, TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY, ARTICLE 3.1.4 IS AS FOLLOWS:

  IN ORDER TO PROVIDE YEAR–ROUND GREENERY, AT LEAST 25% OF NEWLY PLANTED OR CONSERVED TREES SHOULD BE EVERGREEN.

  % REQUIRED 25% — % PROPOSED 51%

* PER KNOX COUNTY CODE OF ORDINANCES, TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY, ARTICLE 3.1.5 IS AS FOLLOWS:

  WHEN PLANTING TREES ON A DEVELOPMENT SITE, A ROUGHLY EQUAL COMBINATION OF LARGE, MEDIUM AND SMALL TREES (SEE APPENDIX B) SHOULD BE PLANTED, WITH AT LEAST 10 LARGE MATURING TREES PER ACRE OF YARD SPACE. DEPENDING ON THE NUMBER OF EXISTING TREES THAT ARE MAINTAINED AND THEIR CHARACTERISTICS, AS DESCRIBED UNDER 3.1.3, THE REQUIRED TOTAL OF NEW PLANTINGS MAY BE REDUCED.

  SEE PLANS FOR YARD #:

YARD #	SQ.FT.	REQ. TREES	PROP. TREES
Y1	4344	1	2
Y2	4070	1	2
Y3	2770	1	1
Y4	2465	1	1
Y5	1623	1	1
Y6	1260	1	3
Y7	1260	1	3
Y8	1260	1	3
Y9	1260	1	3
Y10	1861	1	1
Y11	2266	1	1
Y12	3125	1	1
Y13	3698	1	1
Y14	5804	1–2	4
Y15	5759	1–2	4
Y16	8112	1–2	2
Y17	21,997	5	6
Y18	9313	2	2
Y19	59,458	13–14	16
Y20	56,747	13	16
Y21	14,648	3	3
Y22	2001	1	2
Y23	18,687	4	4
TOTAL		61	82

BUILDINGS:

* PER KNOX COUNTY CODE OF ORDINANCES, TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY, ARTICLE 3.3.3 IS AS FOLLOWS:

  AREAS AROUND BUILDINGS EQUAL TO 50% OF THE AREA OF EACH FRONT AND SIDE ELEVATION SHALL BE PLANTED WITH ORNAMENTAL TREES, SHRUBBERY AND BEDDING PLANTS.

PROP. BUILDING SPACE AREA: 6,200 LINEAR FEET
PROP. BUILDING PLANTING AREA: 4,760 LINEAR FEET

% REQUIRED 50% — % PROPOSED 75%

PARKING:

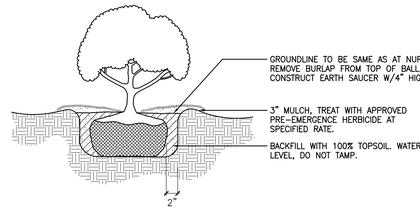
* PER KNOX COUNTY CODE OF ORDINANCES, TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY, ARTICLE 3.4.3 IS AS FOLLOWS:
  TREE SHALL BE REQUIRED AT THE RATE OF (1) MED. OR LARGE MATURING CANOPY TREE FOR EVERY TEN PARKING SPACES PROVIDED.
  PARKING SPACES PROVIDED: 501
  TREES REQUIRED: 50
  TREES PROVIDED IN ADDITION TO OTHER REQUIREMENTS: 62

* PER KNOX COUNTY CODE OF ORDINANCES, TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY, ARTICLE 3.4.4 IS AS FOLLOWS:

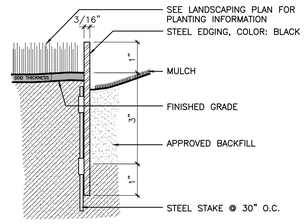
  IN ADDITION TO THE PLANTING OF REQUIRED CANOPY TREES, PLANTING AREAS FOR ORNAMENTAL TREES, SHRUBBERY AND BEDDING PLANTS SHALL BE NO LESS THAN FIVE (5) PERCENT OF THE SURFACE AREA DEVOTED TO PARKING.

PROP. PARKING SPACE AREA: 80,788 SQ.FT
PROP. PLANTING IN PARKING: 10,995 SQ.FT.

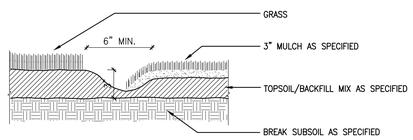
% REQUIRED 5% — % PROPOSED 14%

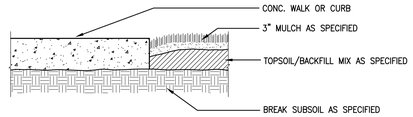


5 L107 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE
P–3–A



6 L107 STEEL BED EDGE
SCALE: FULL SCALE
P–16–E





7 L107 BED EDGE DETAIL
SCALE: NOT TO SCALE
P–7–A

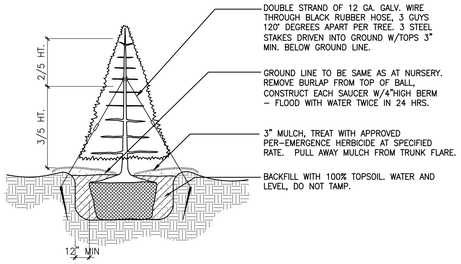
PLANT SCHEDULE - DOMINION CORNERSTONE

TYPE	BOTANICAL NAME	COMMON NAME	SIZE - (*)	TYPE	ROOT	REMARKS	COUNT
TREES							
	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" CAL. (L)	DECIDUOUS	B&B	SPECIMEN; WELL BRANCHED	18
	AMELANCHIER LAEVIS 'ALLEGHENY'	ALLEGHENY SERVICEBERRY	2" CAL. (S)	DECIDUOUS	B&B	SPECIMEN; MULTI–TRUNK (3 STEM MIN. @ 1")	5
	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	2" CAL. (S)	DECIDUOUS	B&B	SPECIMEN; WELL BRANCHED	9
	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	2" CAL. (S)	DECIDUOUS	B&B	SPECIMEN; WELL BRANCHED	22
	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER THORNLESS HONEY LOCUST	3" CAL. (M)	DECIDUOUS	B&B	SPECIMEN; WELL BRANCHED	12
	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	8' HGT. (M)	EVERGREEN	B&B	SPECIMEN; FTG.	76
	LIRODENDRON TULIPIFERA	TULIP POPLAR	3" CAL. (L)	DECIDUOUS	B&B	SPECIMEN; WELL BRANCHED	22
	NYSSA SYLVATICA 'FIRE STARTER'	FIRESTARTER BLACK GUM	3" CAL. (L)	DECIDUOUS	B&B	SPECIMEN; WELL BRANCHED	17
	PINUS VIRGINIANA	VIRGINIA PINE	8' HGT. (L)	EVERGREEN	B&B	SPECIMEN; FTG.	6
	PLATANUS X ACERIFOLIA 'MORTON CIRLE'	EXCLAMATION LONDON PLANETREE	2" CAL. (L)	DECIDUOUS	B&B	SPECIMEN; WELL BRANCHED	13
	QUERCUS SHUMARDII	SHUMARD OAK	3" CAL. (L)	DECIDUOUS	B&B	SPECIMEN; WELL BRANCHED	18
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	8' HGT. (M)	EVERGREEN	B&B	SPECIMEN; FTG.	53
	THUJA PLICATA 'FIMITF'	EVERYST WESTERN CEDAR	8' HGT. (M)	EVERGREEN	B&B	SPECIMEN; FTG.	26
	ULMUS PARVIFOLIA 'BOSQUE'	BOSQUE ELM	3" CAL. (L)	DECIDUOUS	B&B	SPECIMEN; WELL BRANCHED	20
SHRUBS							
	BUXUM MICROPHYLLA 'GREGEM'	BABY GEM BOXWOOD	18" HGT. X 18" WIDE		CONT.	FULL & DENSE	241
	CALLICARPA DICHOTOMA 'EARLY AMETHYST'	EARLY AMETHYST BEAUTYBERRY	24" HGT. X 24" WIDE		CONT.	FULL & DENSE	20
	HYDRANGEA QUERCUS 'INCREDIBALL'	INCREDIBALL HYDRANGEA	24" HGT. X 24" WIDE		CONT.	FULL & DENSE	161
	ILEX CORNUTA 'CARISSA'	CARISSA HOLLY	18" HGT. X 18" WIDE		CONT.	FULL & DENSE	412
	JUNIPERUS CHINENSIS 'PARSONII'	PARSON'S JUNIPER	18" HGT. X 18" WIDE		CONT.	FULL & DENSE	363
	JUNIPERUS CONFERTA 'BLUE PACIFIC'	BLUE PACIFIC JUNIPER	8" HGT. X 8" WIDE		CONT.	FULL & DENSE	1855
	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	18" HGT. X 18" WIDE		CONT.	FULL & DENSE	173
	MAHONIA X MEDIA 'WINTER SUN'	WINTER SUN MAHONIA	24" HGT. X 24" WIDE		CONT.	FULL & DENSE	10
	PHYSOCARPUS OPULIFOLIUS 'COPPERTINA'	COPPERTINA NINEBARK	18" HGT. X 18" WIDE		CONT.	FULL & DENSE	75
	RHAPIOLEPIS X DELACOURII 'GEORGIA PETITE'	GEORGIA PETITE INDIAN HAWTHORN	18" HGT. X 18" WIDE		CONT.	FULL & DENSE	188
	RHODODENDRON 'ROBLEZ'	AUTUMN FIRE ENCORE AZALEA	18" HGT. X 18" WIDE		CONT.	FULL & DENSE	208
	VIBURNUM RHYTIDOPHYLLUM 'GREEN TRUMP'	LEATHER LEAF VIBURNUM	18" HGT. X 18" WIDE		CONT.	FULL & DENSE	51
	VIBURNUM RUFIDULUM	RUSTY BLACKHAW VIBURNUM	36" HGT. X 36" WIDE		CONT.	FULL & DENSE	10
GRASSES							
	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN GRASS	24" HGT. X 24" WIDE		CONT.	FULL & DENSE	331
PERENNIALS							
	HEMEROCALLIS 'LITTLE BUSINESS'	LITTLE BUSINESS DWARF DAYLILY	10" HGT. X 10" WIDE		CONT.	FULL & DENSE	268
	LIRIOPE MUSCARII ' BIG BLUE'	BIG BLUE LIRIOPE	4" CUPS		CONT.	FULL & DENSE	2685
TURF							
	TALL FESCUE LAWN						X

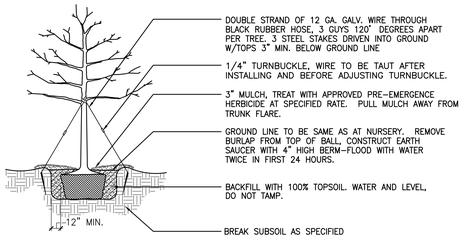
** ALL SPECIMEN TREES ON THE PROJECT TO BE SUPPLIED FROM ONE OF THE FOLLOWING NURSERY SOURCES:
1. SELECT TREES NURSERY
2. HUNTER NURSERY
3. BOLD SPRINGS NURSERY
4. APPROVED EQUIVALENT NURSERY AS APPROVED PRIOR TO BIDDING.

* MATURE TREE HEIGHT

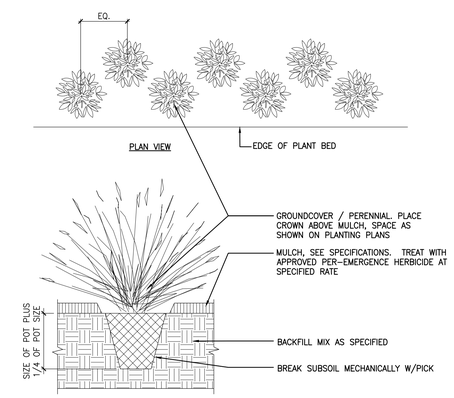
(S) - SMALL: < 30'
(M) - MEDIUM: 30' - 50'
(L) - LARGE: > 50'



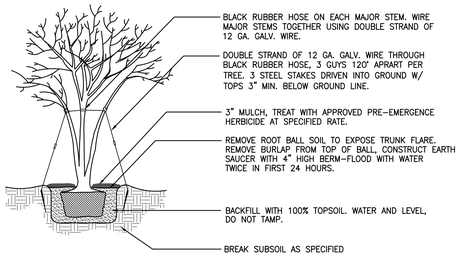
3 L107 EVERGREEN TREE
SCALE: NOT TO SCALE
P–6–A



1 L107 TREE PLANTING & GUYING 3" TO 6" CAL.
SCALE: NOT TO SCALE
P–2–A



4 L107 GROUND COVER/PERENNIAL PLANTING
SCALE: NOT TO SCALE
P–GROUNDCOVER PLANTING



2 L107 TREE PLANTING & GUYING MULTI-STEM TREE
SCALE: NOT TO SCALE
P–21–A_RATFORM

10/6/2022
1:45:17 PM

ROSS/FOWLER
LANDSCAPE ARCHITECTURE URBAN DESIGN & PLANNING
5103 Kingston Pike · Suite 105
Knoxville, Tennessee 37919
P. 865-637-1100 F. 865-637-1101

Seal

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DOMINION CORNERSTONE

FILE # : 12-B-22-UR / 12-B-22-TOB 1

Drawing Set
USE REVIEW
Project Information
DOMINION GROUP
CORNERSTONE DRIVE MULTI-FAMILY

Code Information
Type of Const.: V-A
Occupancy Class: R-2
Fire Protection Systems:
Smoke Alarm NFPA 101 ASHRAE UL Rated Assemblies Shop drawings will be submitted for all fire protection systems.

Revisions

No.	Description	Date
1	UOR/TTCDA COMMENTS	11-18-22

Drawn By	KT
Checked By	ASB

Project Number	22151
Issue Date	10.05.2022
Scale	
LANDSCAPE PLAN	

L107

UNIT MATRIX

BUILDING A (4) BUILDING TYPE
24 TWO BEDROOMS (96)

BUILDING B (4) BUILDING TYPE
24 ONE BEDROOMS (96)
12 TWO BEDROOMS (48)

BUILDING C - (1) BUILDING TYPE
28 ONE BEDROOMS
14 THREE BEDROOMS

124 ONE BEDROOMS
144 TWO BEDROOMS
14 THREE BEDROOMS
282 MULTI-FAMILY UNITS

TOWNHOMES
36 TWO BEDROOMS

GRAND TOTAL 318 UNITS

1 SITE PLAN
1" = 40'-0"

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CORNERSTONE MULTI-FAMILY

CONCEPT ONLY

12-B-22-UR / 12-B-22-TOB

REVISIONS

NO	DESCRIPTION	DATE
1	RESPONSE TO COMMENTS 1	11/18/22

22151	CORNERSTONE MULTI-FAMILY
ISSUE DATE	10.24.2022
CLIENT	DOMINION DEVELOPMENT GROUP
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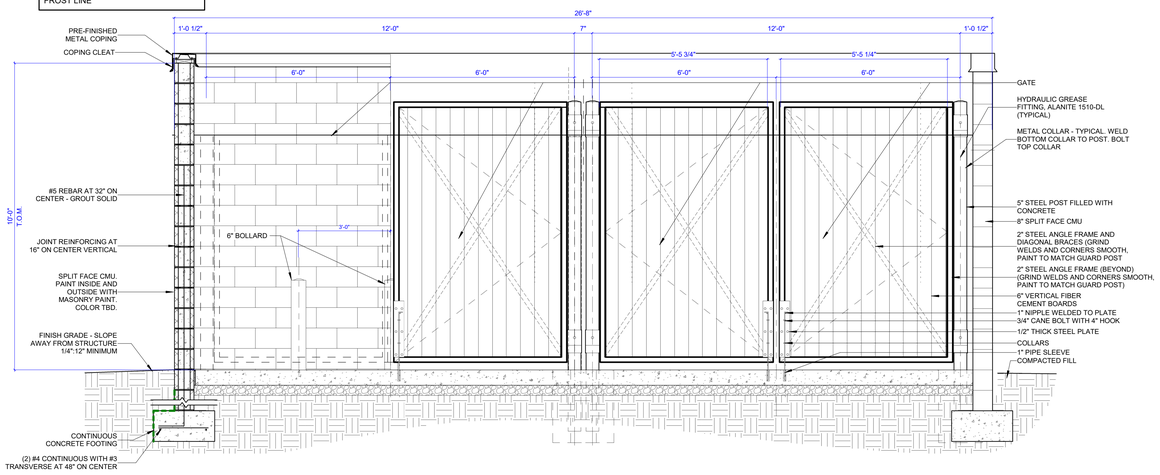
SCALE	1" = 40'-0"

A040

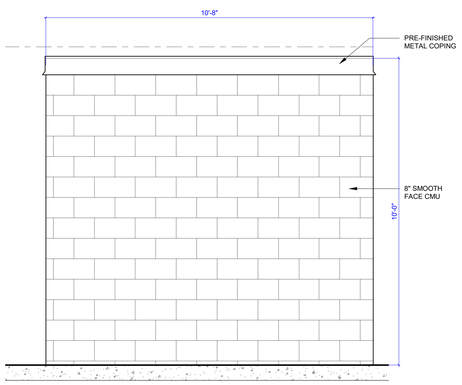
ARCHITECTURAL SITE PLAN

11/17/2022 7:07:33 PM

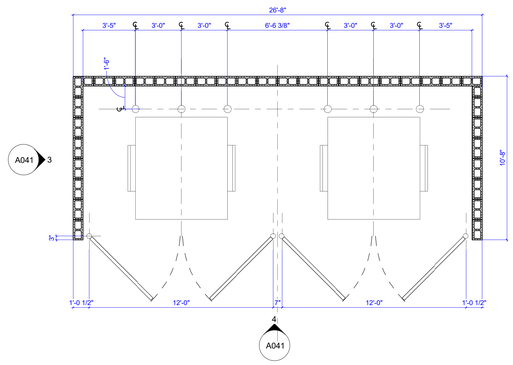
GENERAL NOTE: COORDINATE LOCATION OF FOOTING WITH LOCAL FROST LINE



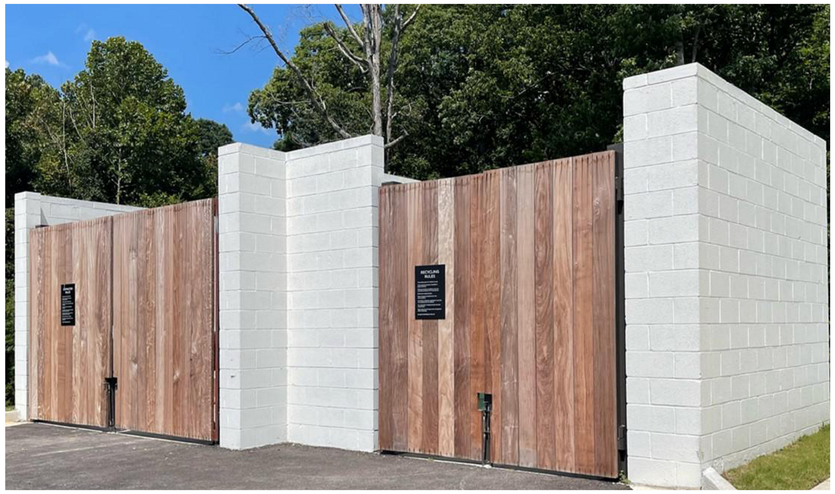
4 DUMPSTER ENCLOSURE ELEVATION 1
1/2" = 1'-0"



3 DUMPSTER ENCLOSURE ELEVATION 2
1/2" = 1'-0"



2 DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"



1 DESIGN INTENT

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CORNERSTONE MULTI-FAMILY

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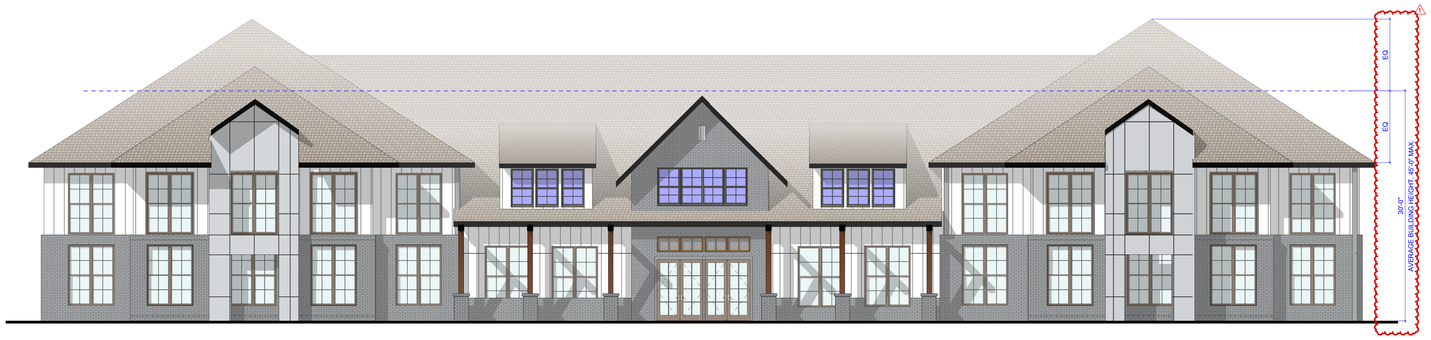
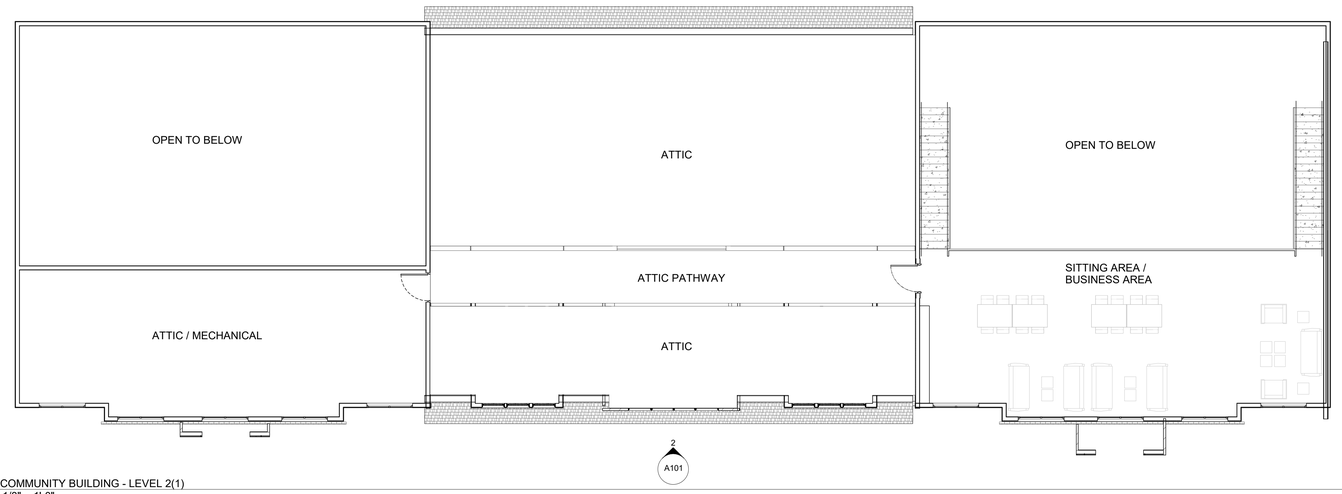
A041

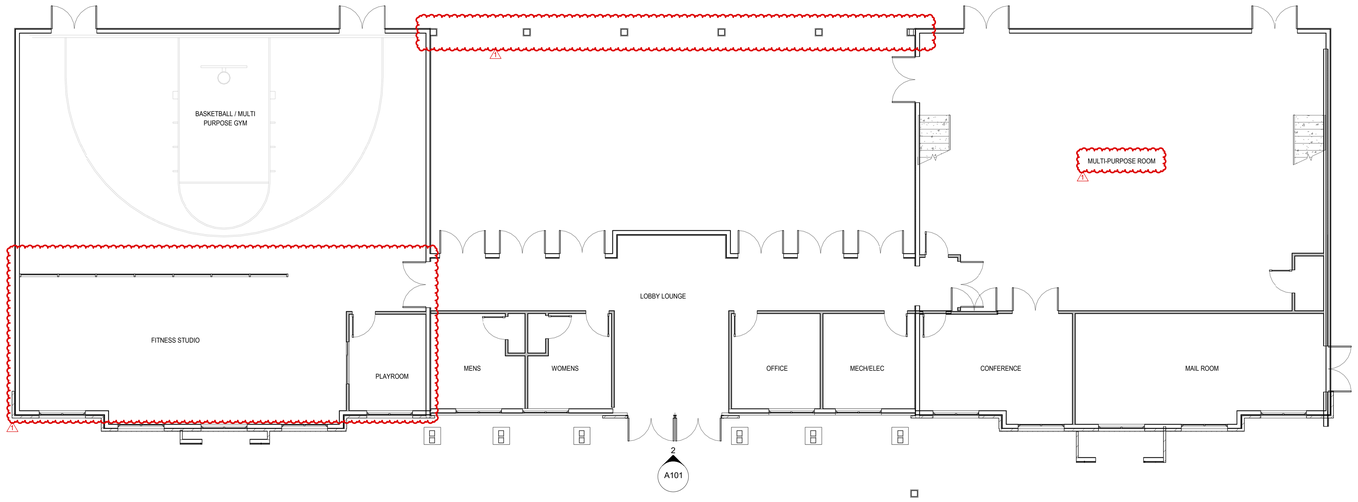
DUMPSTER ENCLOSURE DETAILS



2 COMMUNITY BUILDING - FRONT AND REAR ELEVATIONS
1/8" = 1'-0"



3 COMMUNITY BUILDING - LEVEL 2(1)
1/8" = 1'-0"



1 FLOOR PLAN - COMMUNITY BUILDING
1/8" = 1'-0"

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CORNERSTONE MULTI-FAMILY

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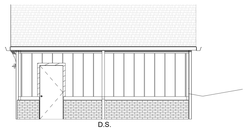
SCALE	1/8" = 1'-0"

A101

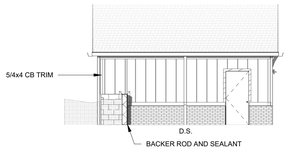
COMMUNITY BUILDING - PLAN AND ELEVATION

11/17/2022 7:08:18 PM

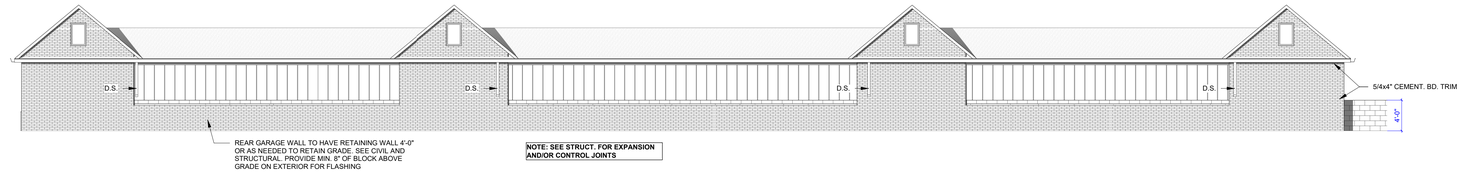


9 EXTERIOR ELEVATION - PLAN EAST
1/8" = 1'-0"

6 EXTERIOR ELEVATION - FRONT
1/8" = 1'-0"



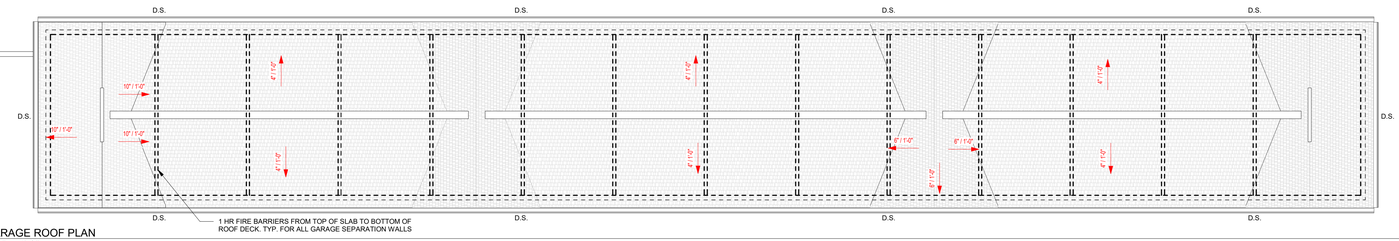
8 EXTERIOR ELEVATION - PLAN WEST
1/8" = 1'-0"



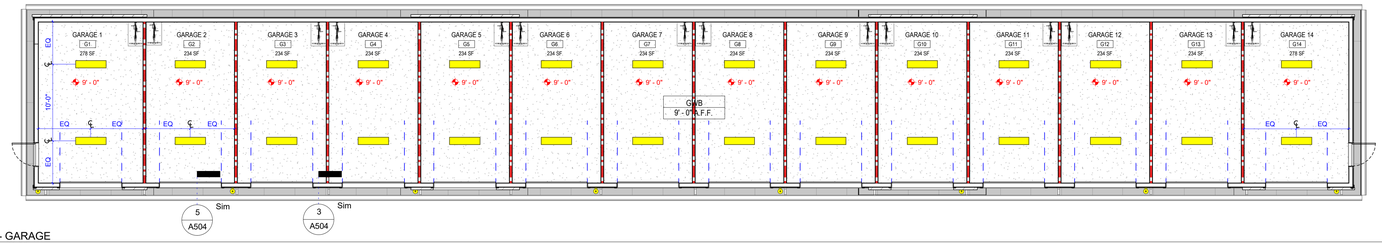
5 EXTERIOR ELEVATION - REAR
1/8" = 1'-0"

NOTE: 916 SQ. INCHES OF VENTILATION REQUIRED, 1,832 SQ. INCHES OF VENTILATION RECOMMENDED. PROVIDE MAXIMUM ALLOWED VENTILATION THROUGH BOTH SOFFITS AND RIDGE VENTS.

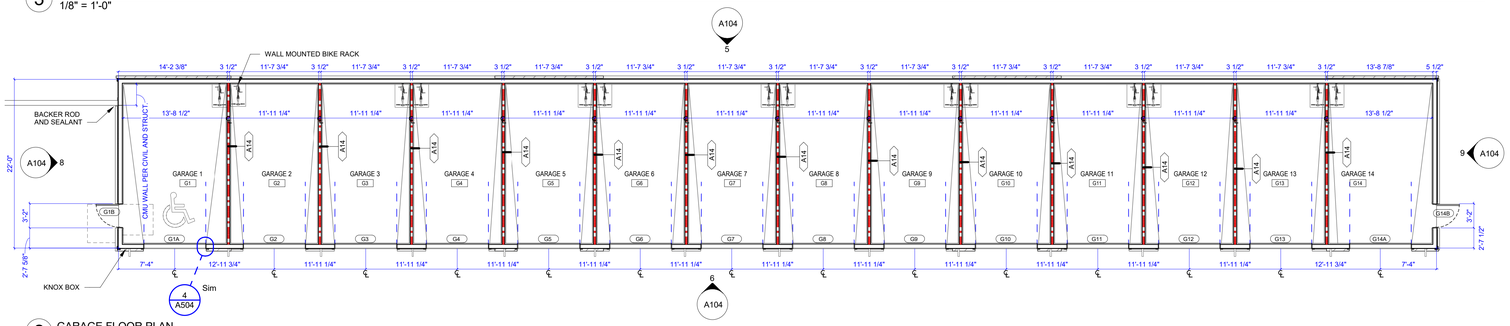
GUTTERS TO BE 5 1/2" X 4 1/2" W/ 3" X 4" DOWNSPOUTS (TYPICAL)



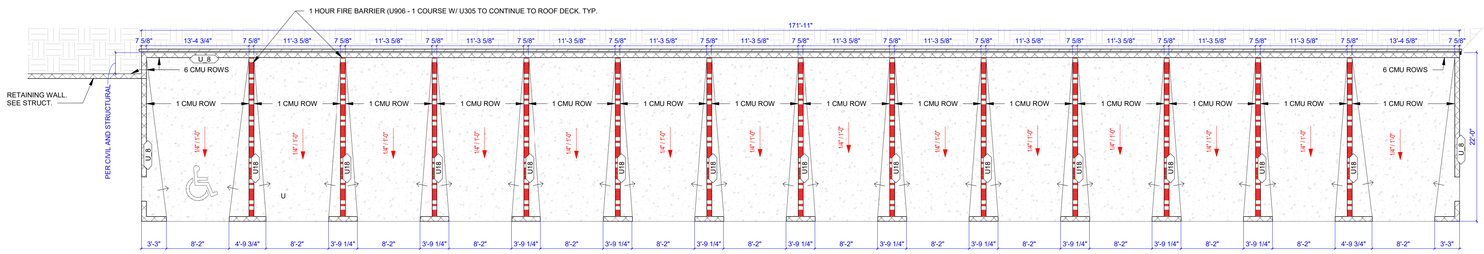
4 GARAGE ROOF PLAN
1/8" = 1'-0"



3 RCP - GARAGE
1/8" = 1'-0"



2 GARAGE FLOOR PLAN
1/8" = 1'-0"



1 GARAGE - SLAB EDGE PLAN
1/8" = 1'-0"

WALL RATING LEGEND

- INDICATES NON RATED PARTITION
- INDICATES NON RATED SOUND PARTITION
- INDICATES 1 HR RATED FIRE PARTITION
- INDICATES 1 HR FIRE RATED UNIT SEPARATION WALL

NOTE: SEE WALL TYPES AND UL ASSEMBLIES

FLOOR PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. "CLEAR" DISTANCE DENOTES CLEAR BETWEEN FINISH WALLS.
2. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, DIMENSIONS & TYPES, DOOR & WINDOW LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN IN CASE OF CONFLICT NOTIFY ARCHITECT: PARTITION PLAN BY ARCHITECT SUPERSEDES OTHER PLANS.
3. MAINTAIN INTEGRITY OF PARTITION RATINGS WHERE RECESSED EQUIPMENT OR FIXTURES ARE TO BE PLACED.
4. PROVIDE AND INSTALL INSULATION FULL HEIGHT OF ALL INTERIOR AND EXTERIOR WALLS
5. CONTRACTOR SHALL MARK LOCATIONS OF PARTITIONS AND DOORS ON FLOOR WITH PAINT/CHALK FOR REVIEW BY OWNER AND ARCHITECT PRIOR TO THE INSTALLATION OF STUD SOLE PLATE. REVIEW WILL BE FOR DESIGN INTENT ONLY CONTRACTOR SHALL COORDINATE AND VERIFY ALL LOCATIONS TO ENSURE PROPER FIT.
6. PROVIDE AND INSTALL MOISTURE RESISTANT GYP BD. ON ALL WALLS AND CEILINGS IN BATHS, RESTROOMS, JANITOR CLOSETS, AND FOR FULL HEIGHT OF ALL CABINET WALLS WHERE SINKS ARE LOCATED.
7. GC SHALL PROVIDE IN-WALL BLOCKING FOR ALL MILLWORK OVERHEAD UNITS. COORDINATE WITH INSTALLER FOR REQUIRED SIZE AND TYPE.
8. ALL WOOD IN CONTACT WITH W/ CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
9. APPLIANCES AND KITCHEN FINISHES SELECTED BY OWNER (TYP.) COORDINATE CABINETRY WITH APPLIANCES AND CLEARANCES.
10. ALL EXTERIOR PATIOS AT SHALL SLOPE 1/4:12 AWAY FROM EXTERIOR WALLS.
11. INSTALL BLOCKING AT 60" AFF. AT ALL TV LOCATIONS (TYP.)
12. COMMUNITY BUILDING FINISHES TO BE SELECTED BY OWNER.

EXTERIOR MATERIALS LEGEND

- BOARD AND BATTEN FIBER CEMENT SIDING (WHITE) BASIS OF DESIGN: JAMES HARDIE PANEL AND BATTEN BOARDS
- HARDIE LAP SIDING (GREY) 4 INCH REVEAL BASIS OF DESIGN: JAMES HARDIE LAP SIDING
- BRICK VENEER
- HARDIE PANEL REVEAL EDGE (TAMLYN OR SIMILAR)

NOTE: ALL FINISHES AND COLORS TO BE VERIFIED WITH OWNER

GARAGE INFORMATION

- **OCCUPANCY GROUP - U**
- **CONSTRUCTION TYPE : 5B CONSTRUCTION**
- **UNSPINKLERED**
- **1 STORY BUILDING**

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CORNERSTONE MULTI-FAMILY

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A104

GARAGE - PLANS AND ELEVATIONS

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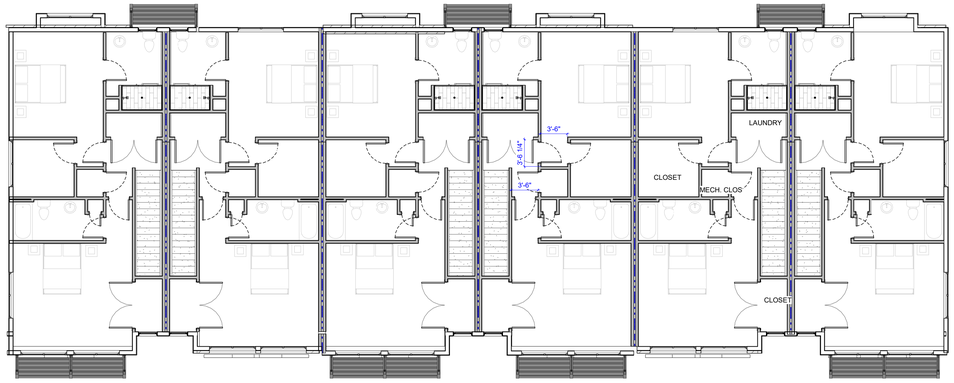
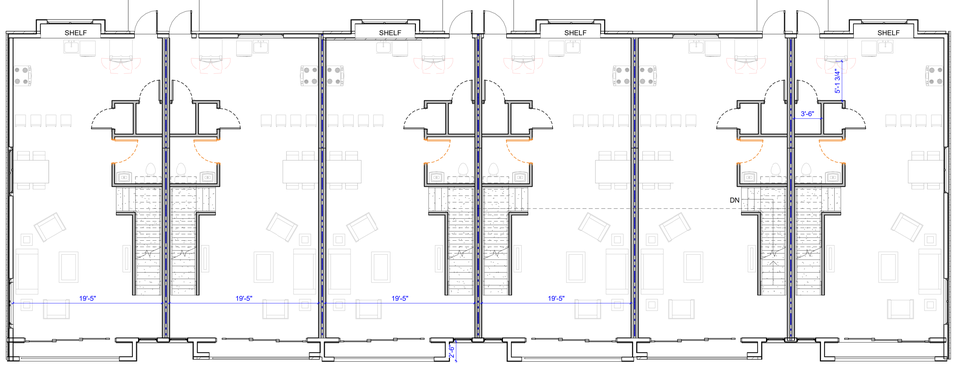
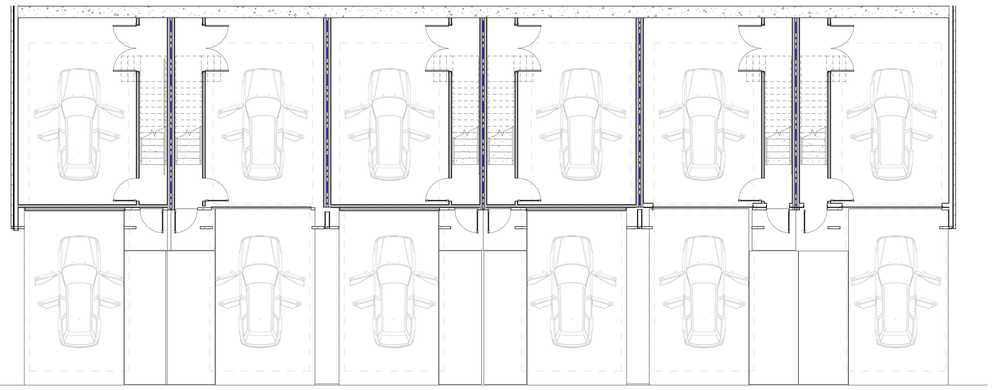


3 TOWNHOME SECOND LEVEL_
1/8" = 1'-0"



2 TOWNHOME MAIN LEVEL_
1/8" = 1'-0"



1 TOWNHOME GARAGE LEVEL_
1/8" = 1'-0"

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SCALE	1/8" = 1'-0"

A105

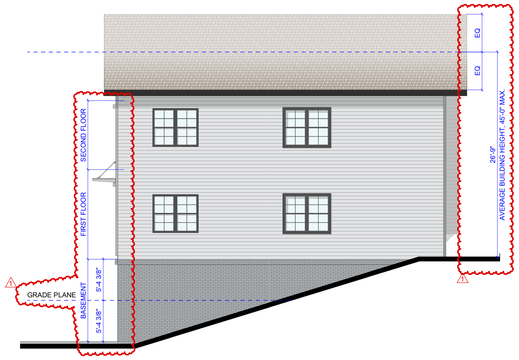
TOWNHOUSE - FLOOR PLANS

11/17/2022 7:09:09 PM

2 TOWNHOUSE - FRONT ELEVATION
1/8" = 1'-0"

3 TOWNHOUSE - SIDE ELEVATION 1
1/8" = 1'-0"

1 TOWNHOUSE - REAR ELEVATION
1/8" = 1'-0"



4 TOWNHOUSE - SIDE ELEVATION 2
1/8" = 1'-0"

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SCALE	1/8" = 1'-0"

A108

TOWNHOUSE - BUILDING ELEVATIONS

3 BLDG A - ELEVATION 2
1/8" = 1'-0"

2 BLDG A - ELEVATION 1
1/8" = 1'-0"

1 ANNOTATION PLAN - BUILDING "A" - LEVEL 1
1/8" = 1'-0"

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SCALE	1/8" = 1'-0"

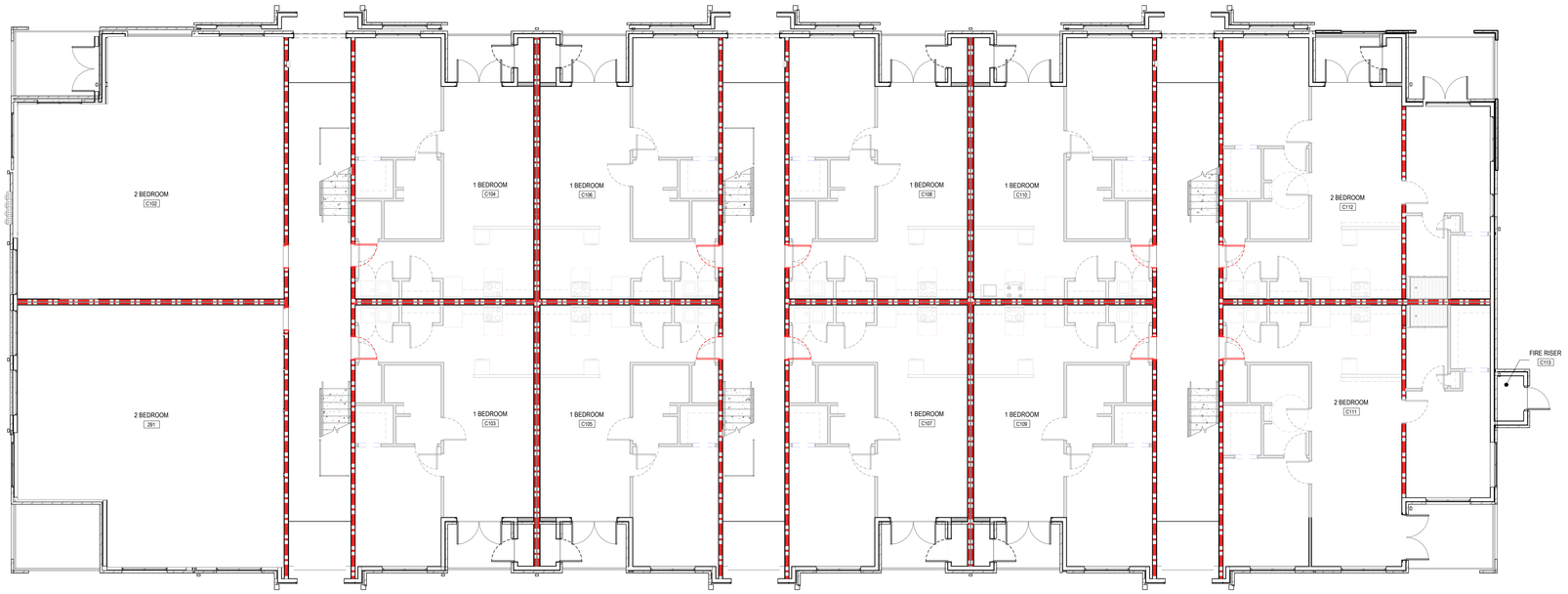
A111

BUILDING "A" - PLAN AND ELEVATIONS

11/17/2022 7:10:21 PM

3 BLDG B - ELEVATION 2
1/8" = 1'-0"

2 BLDG B - ELEVATION 1
1/8" = 1'-0"



1 ANNOTATION PLAN - BUILDING "B" - LEVEL 1
1/8" = 1'-0"

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SCALE	1/8" = 1'-0"

A121

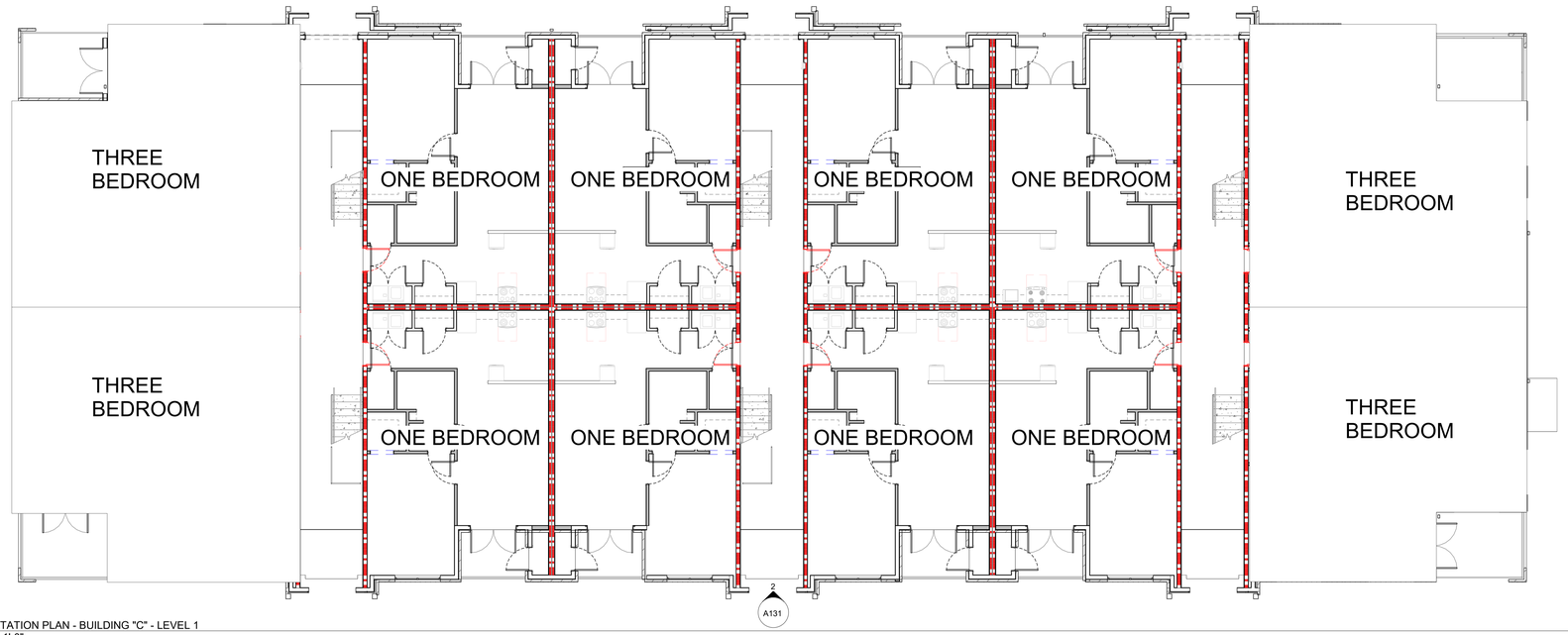
BUILDING "B" - PLAN AND ELEVATIONS

11/17/2022 7:11:00 PM

4 BLDG B - ELECTRICAL 1
1/8" = 1'-0"

2 BLDG C - ELEVATION 4
1/8" = 1'-0"

3 BLDG C - ELEVATION 2
1/8" = 1'-0"



1 ANNOTATION PLAN - BUILDING "C" - LEVEL 1
1/8" = 1'-0"

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CORNERSTONE MULTI-FAMILY

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SCALE	1/8" = 1'-0"

A131

BUILDING "C" - PLAN AND ELEVATIONS

11/17/2022 7:12:00 PM