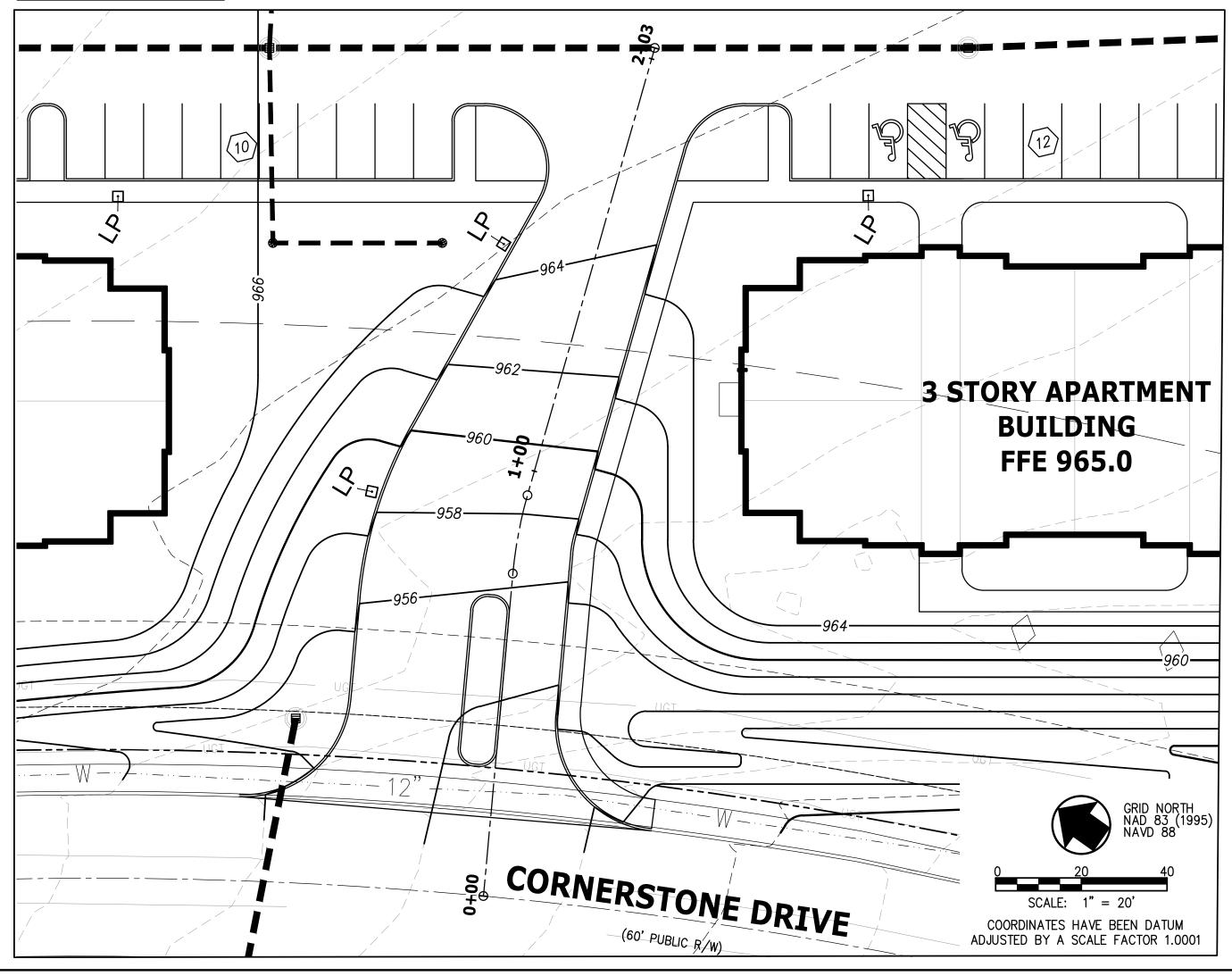
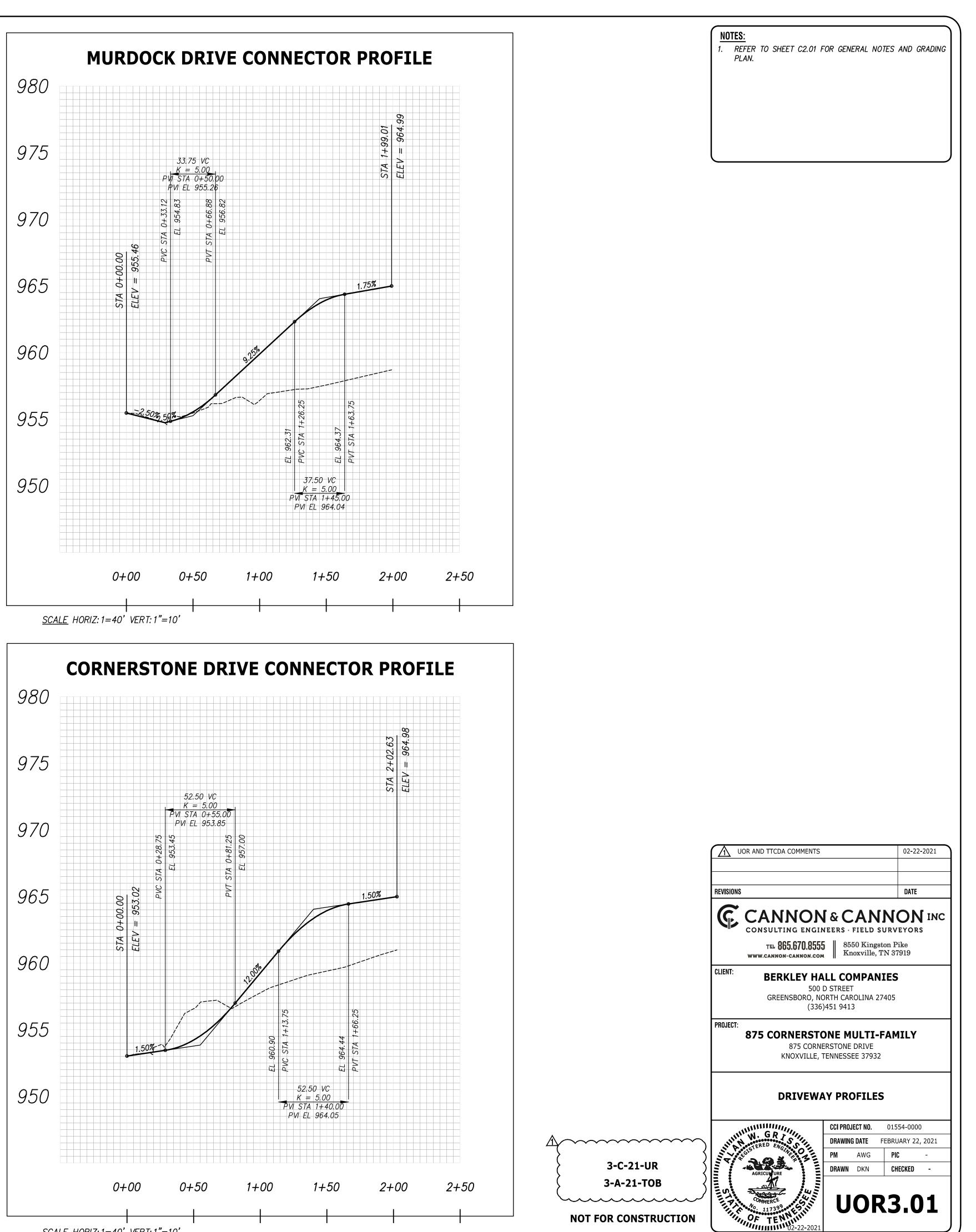
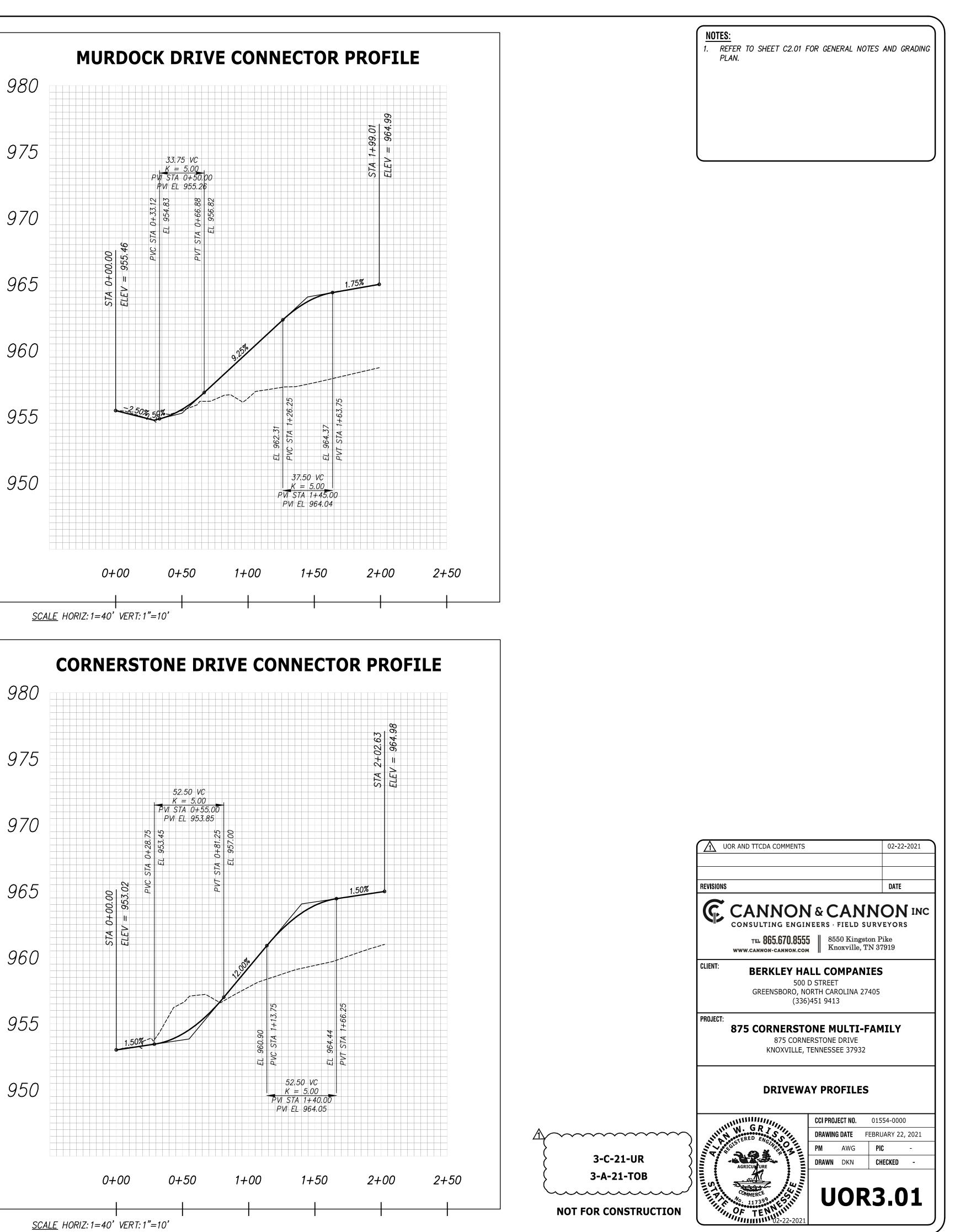
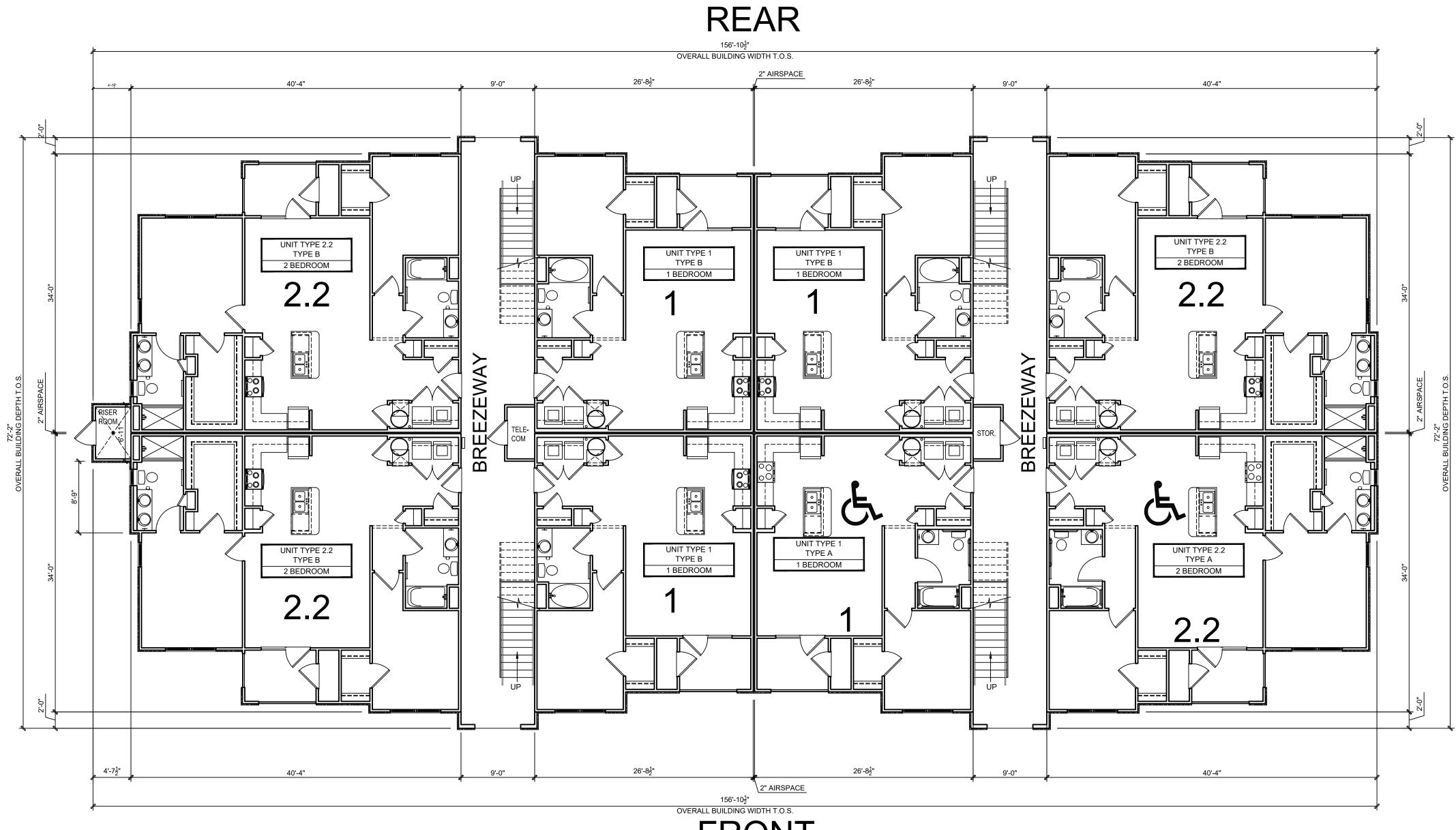


DRIVEWAY OFF CORNERSTONE DRIVE







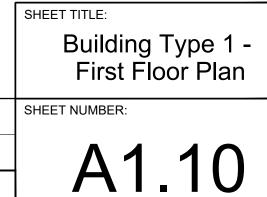


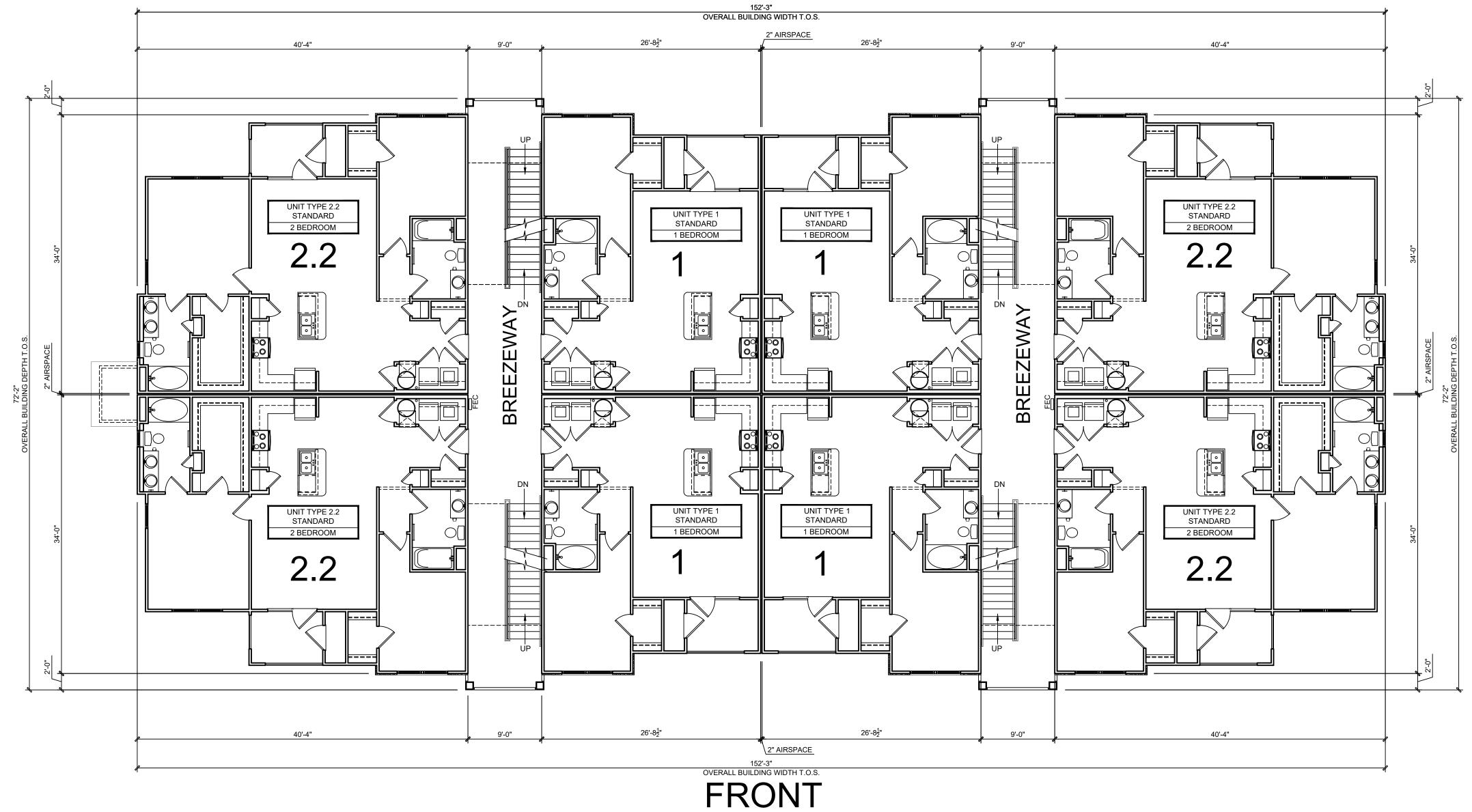
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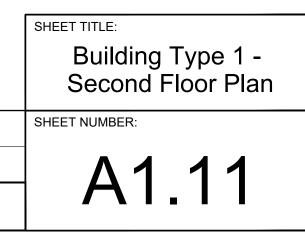


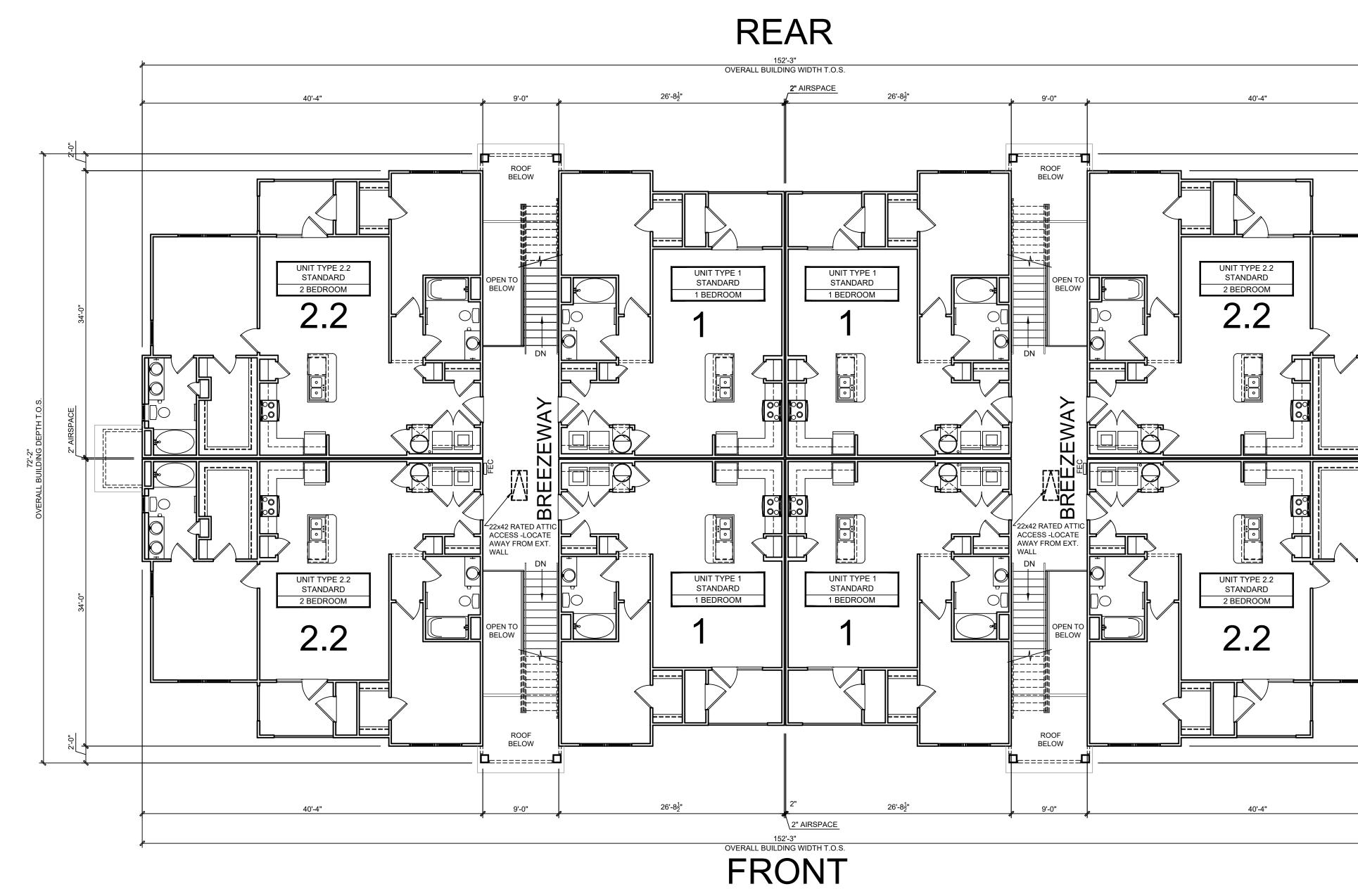




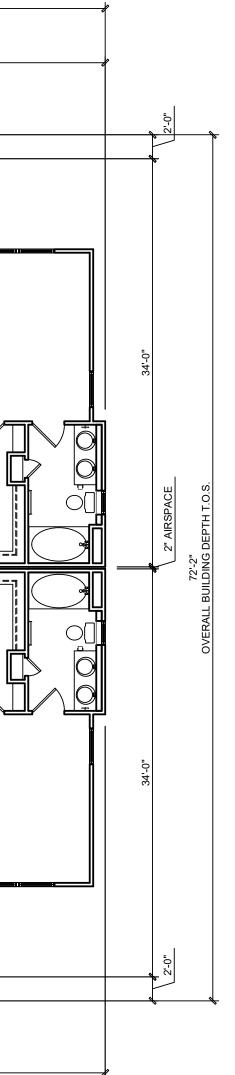
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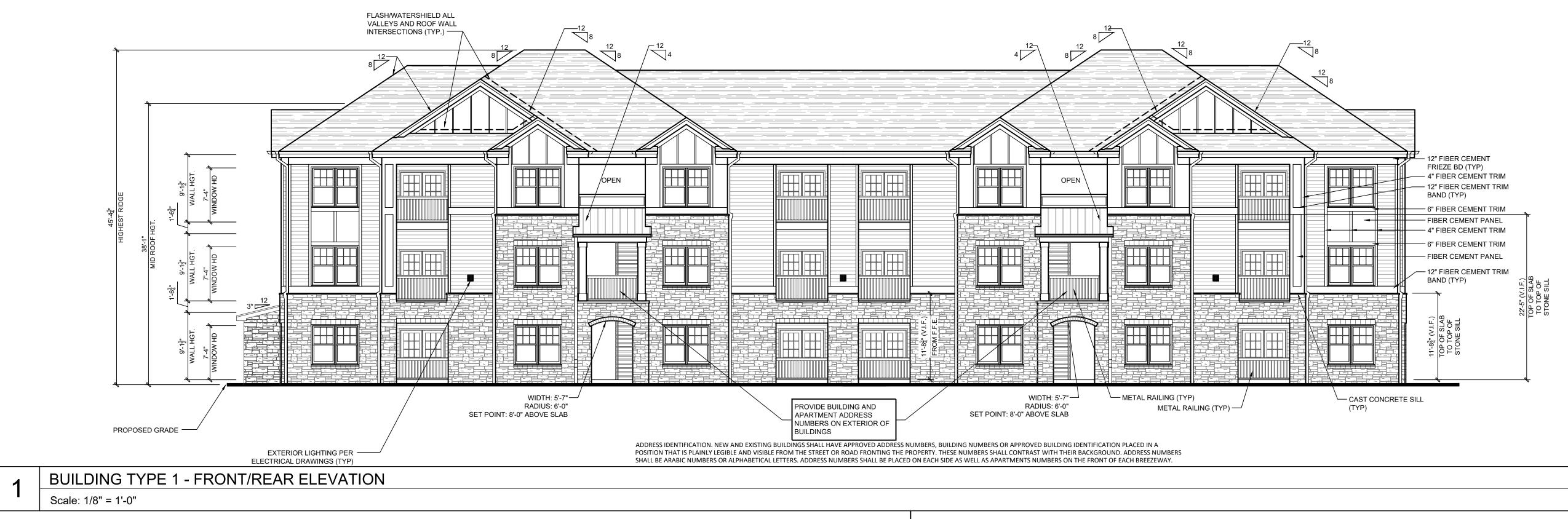


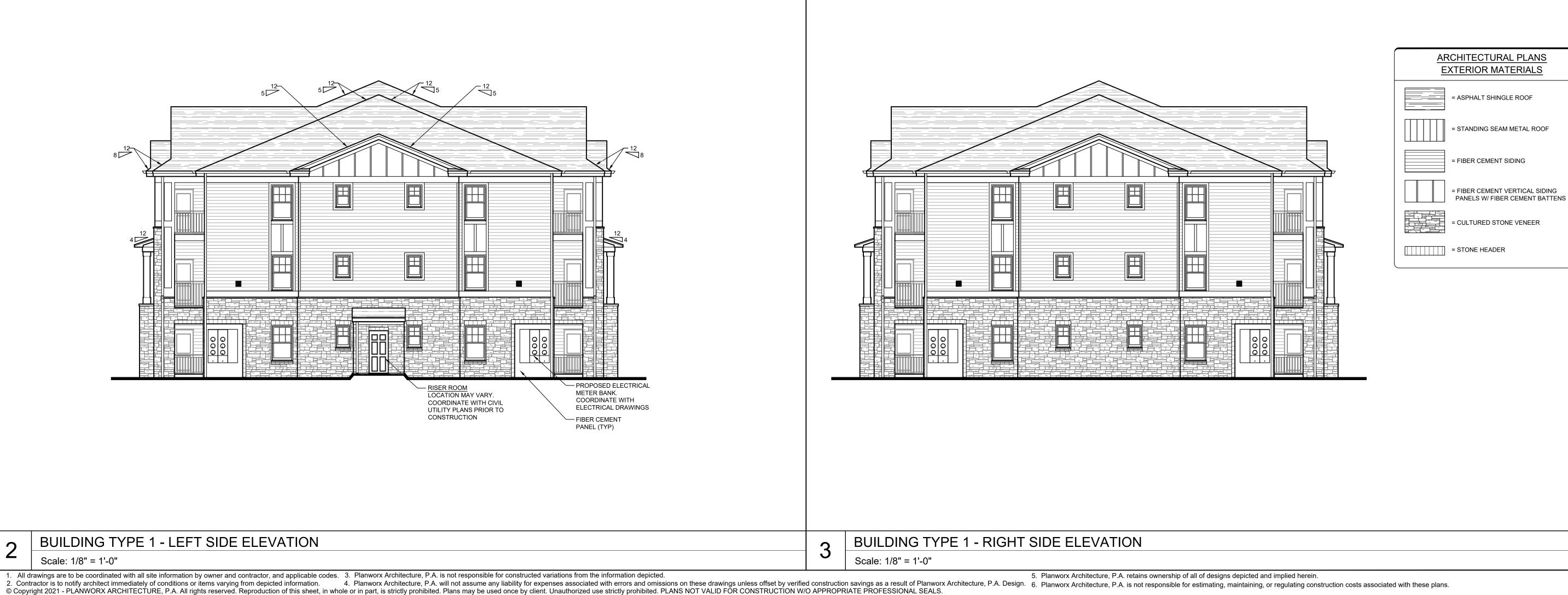




SHEET TITLE: Building Type 1 -Third Floor Plan SHEET NUMBER:

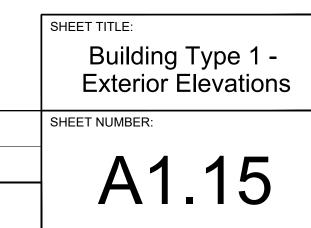


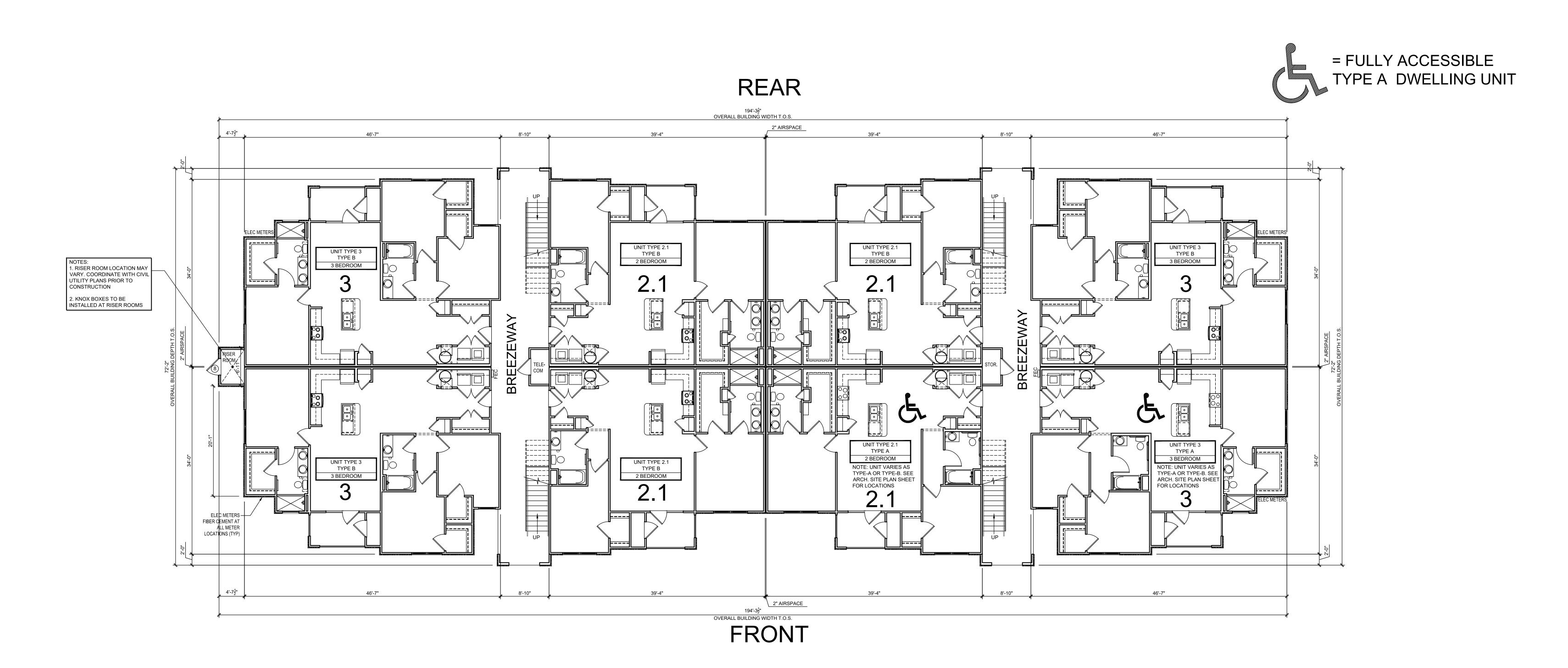




BUILDING TYPE 1 - LEFT SIDE ELEVATION 2 Scale: 1/8" = 1'-0"



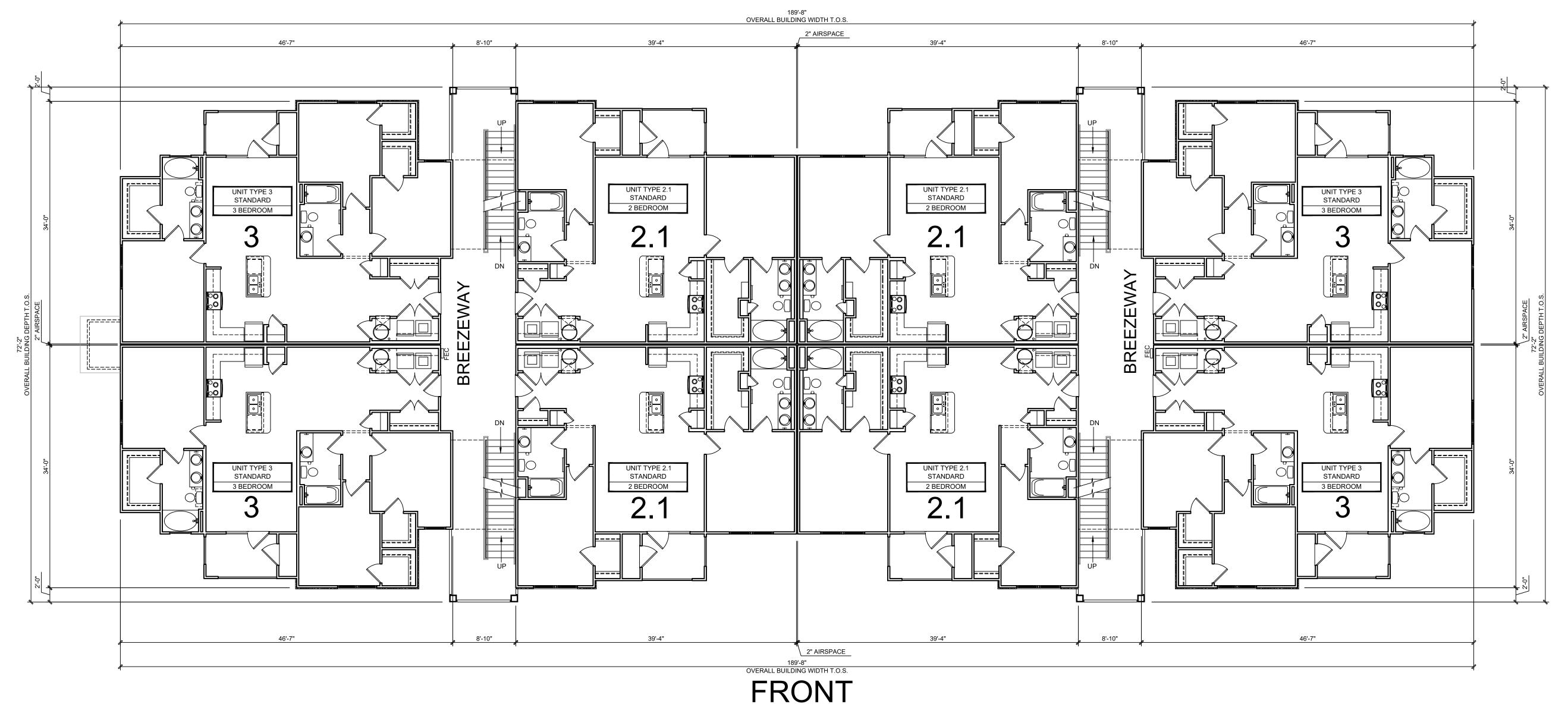




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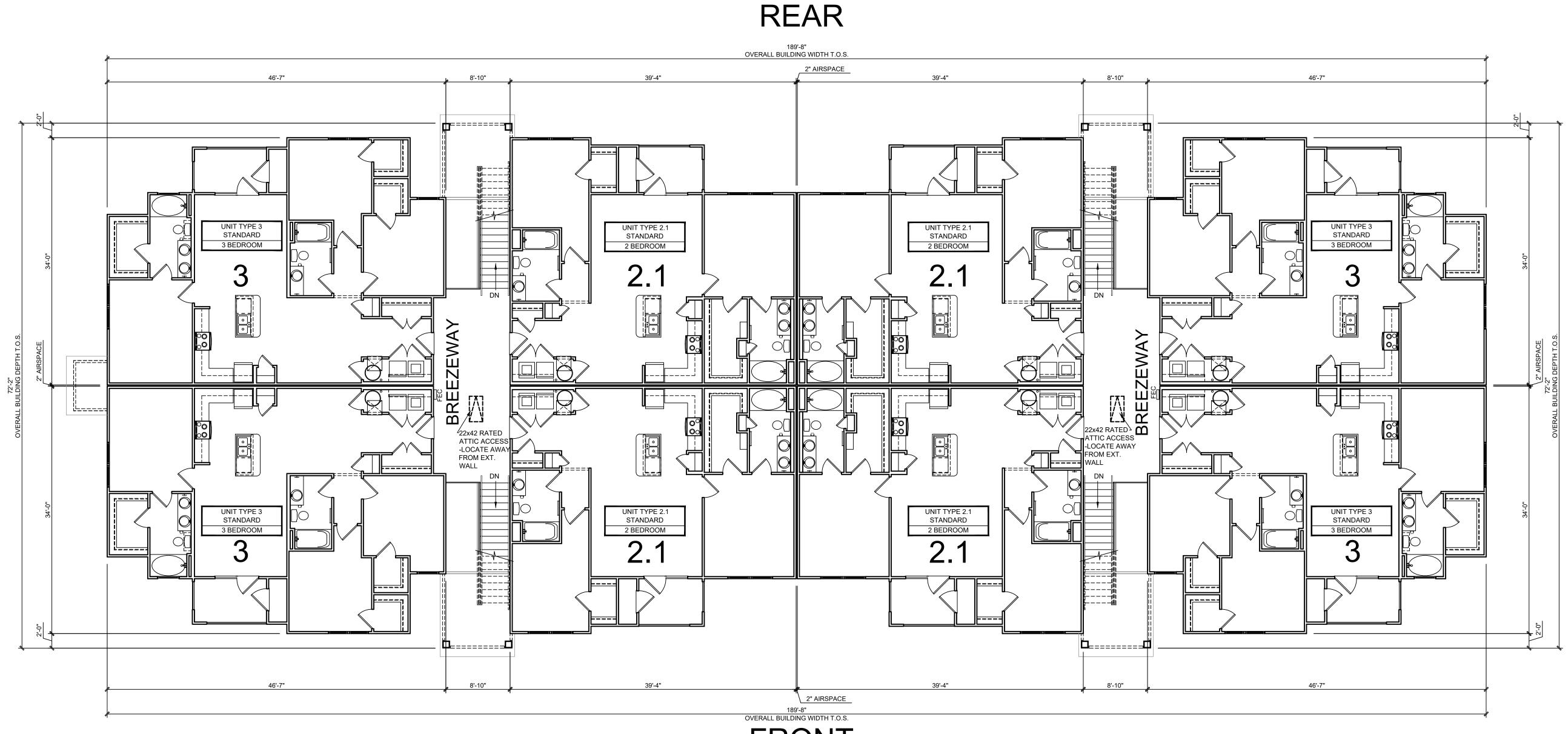


REAR





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BUILDING TYPE 2 - THIRD FLOOR PLAN Scale: 1/8" = 1'-0" 1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes. 3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted. 2. Contractor is to notify architect immediately of conditions or items varying from depicted information. 4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans. © Copyright 2021 - PLANWORX ARCHITECTURE, P.A. All rights reserved. Reproduction of this sheet, in whole or in part, is strictly prohibited. Plans may be used once by client. Unauthorized use strictly prohibited. PLANS NOT VALID FOR CONSTRUCTION W/O APPROPRIATE PROFESSIONAL SEALS.

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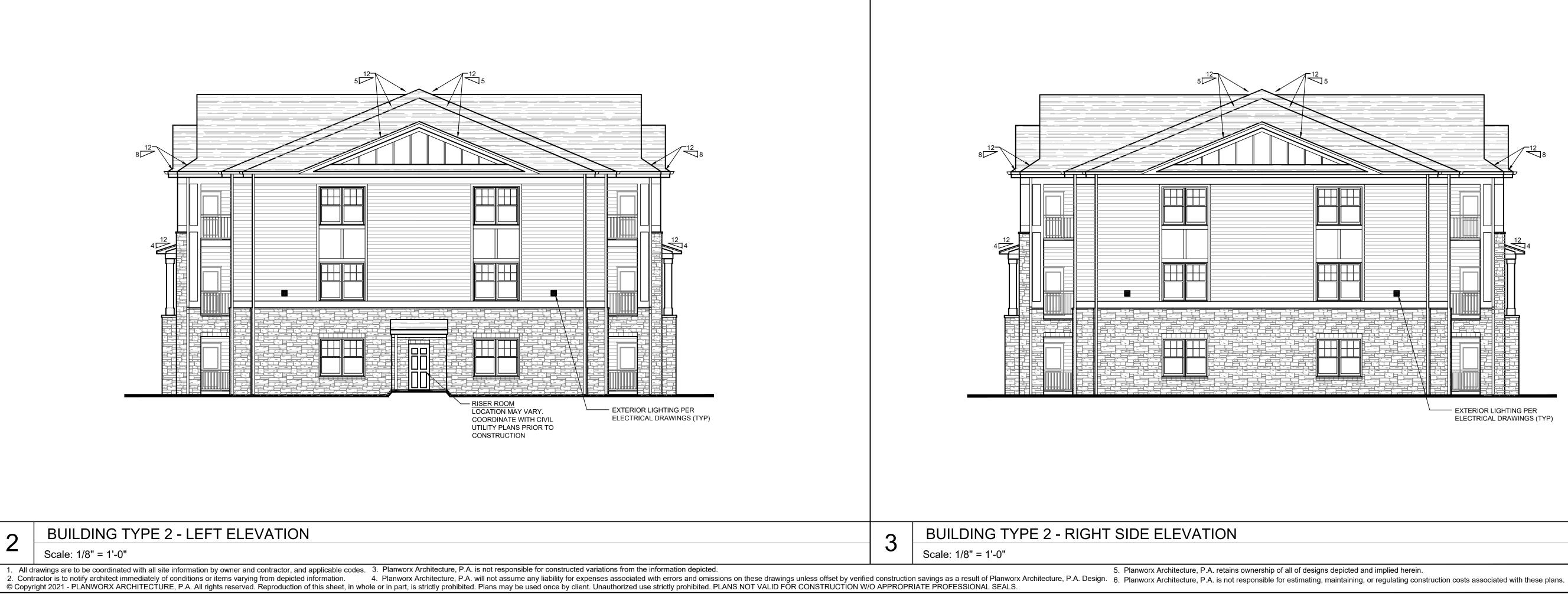


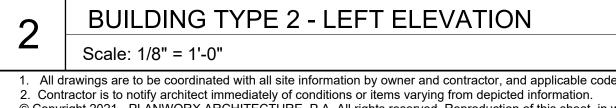
SHEET TITLE: Building Type 2 -Third Floor Plan SHEET NUMBER:



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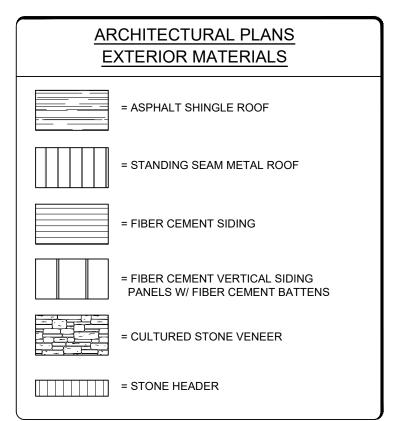




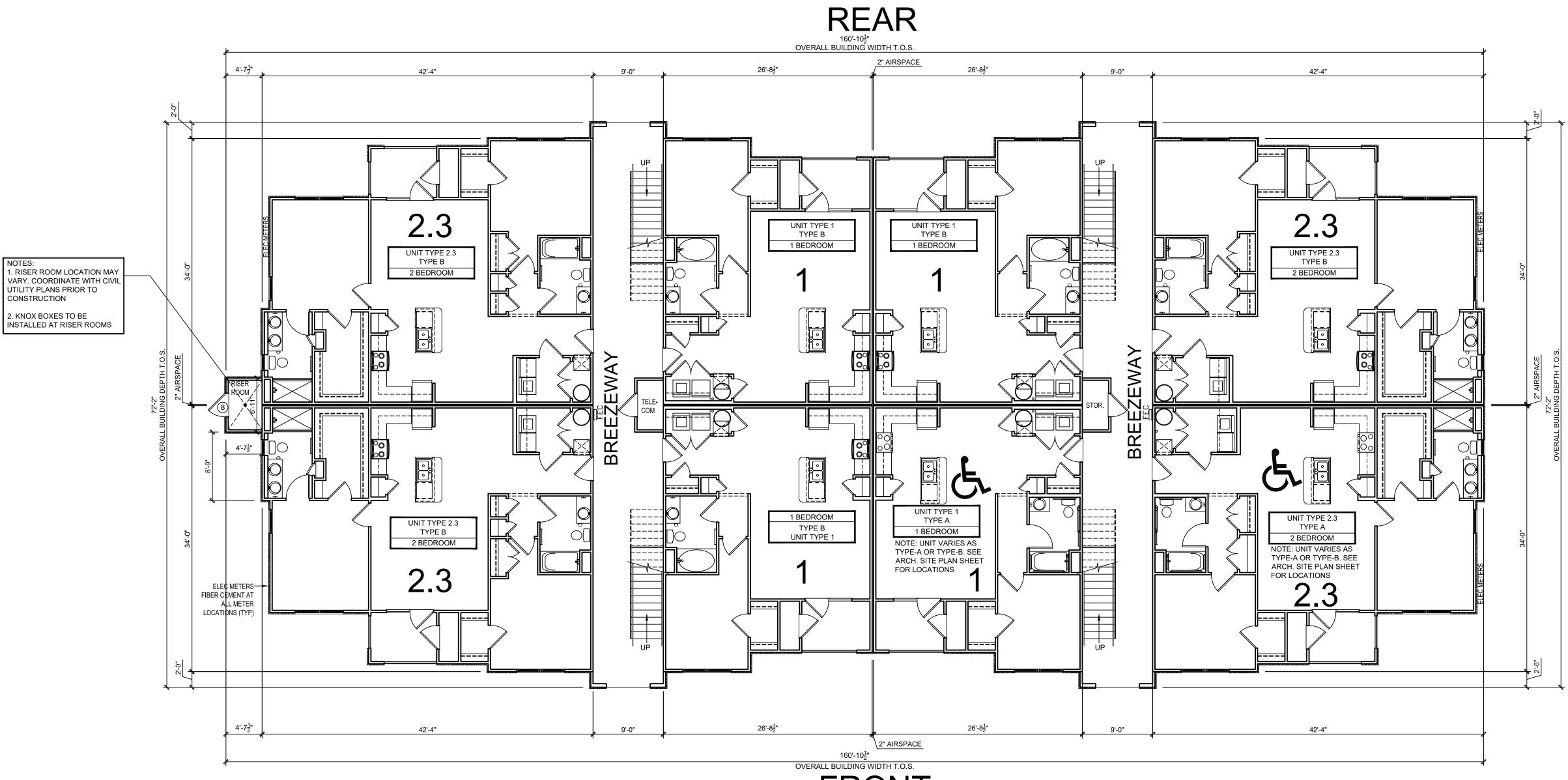


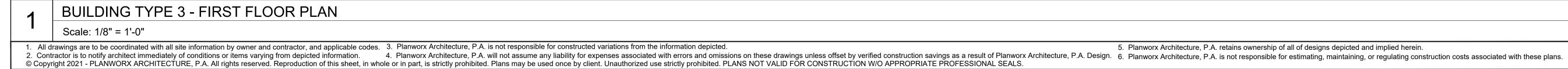


ELECTRICAL DRAWINGS (TYP)



SHEET TITLE: Building Type 2 -Exterior Elevations SHEET NUMBER: A1.25





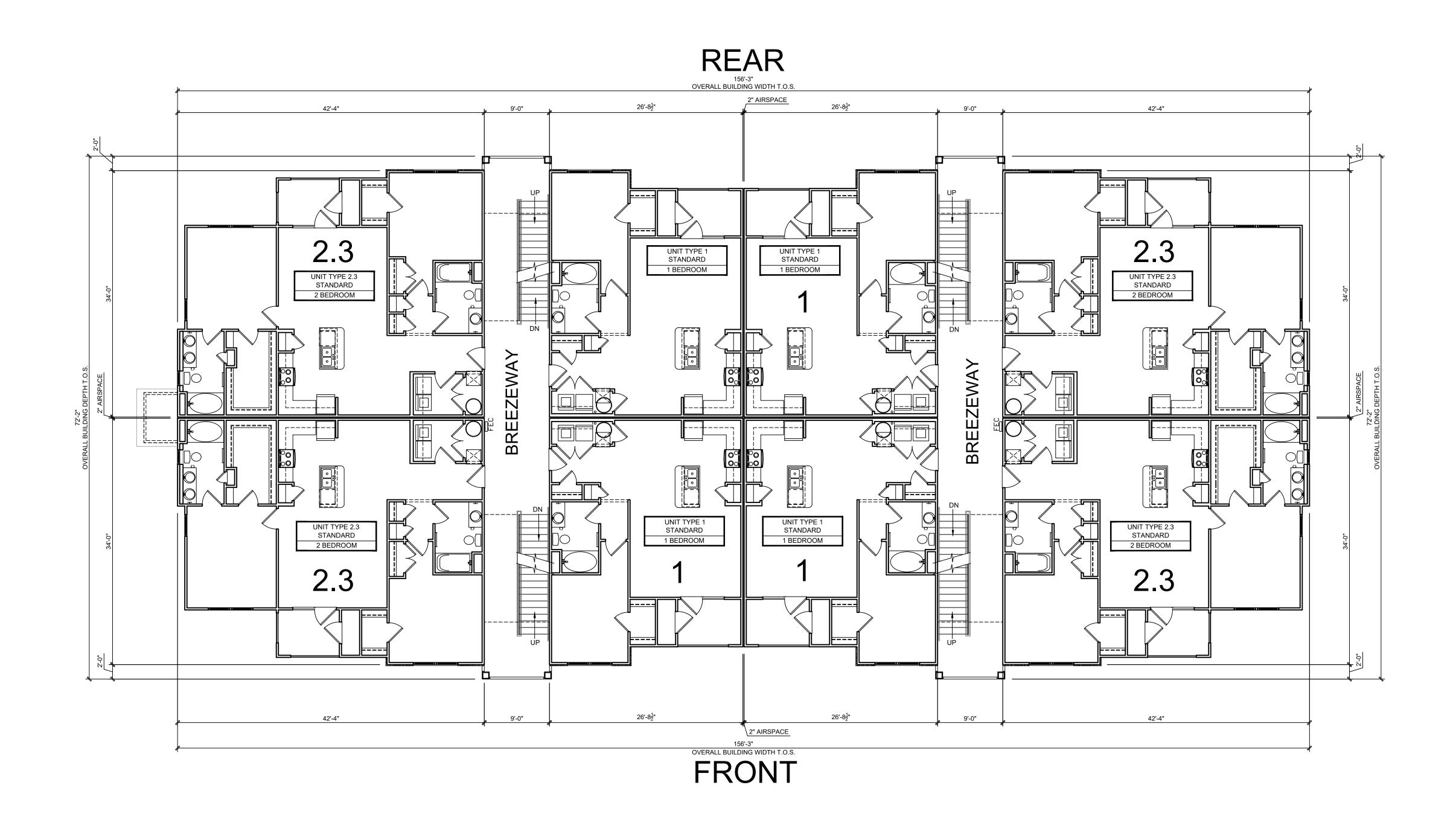
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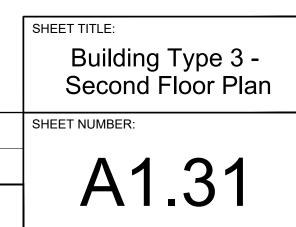
SHEET TITLE: Building Type 3 -First Floor Plan SHEET NUMBER: A1.30

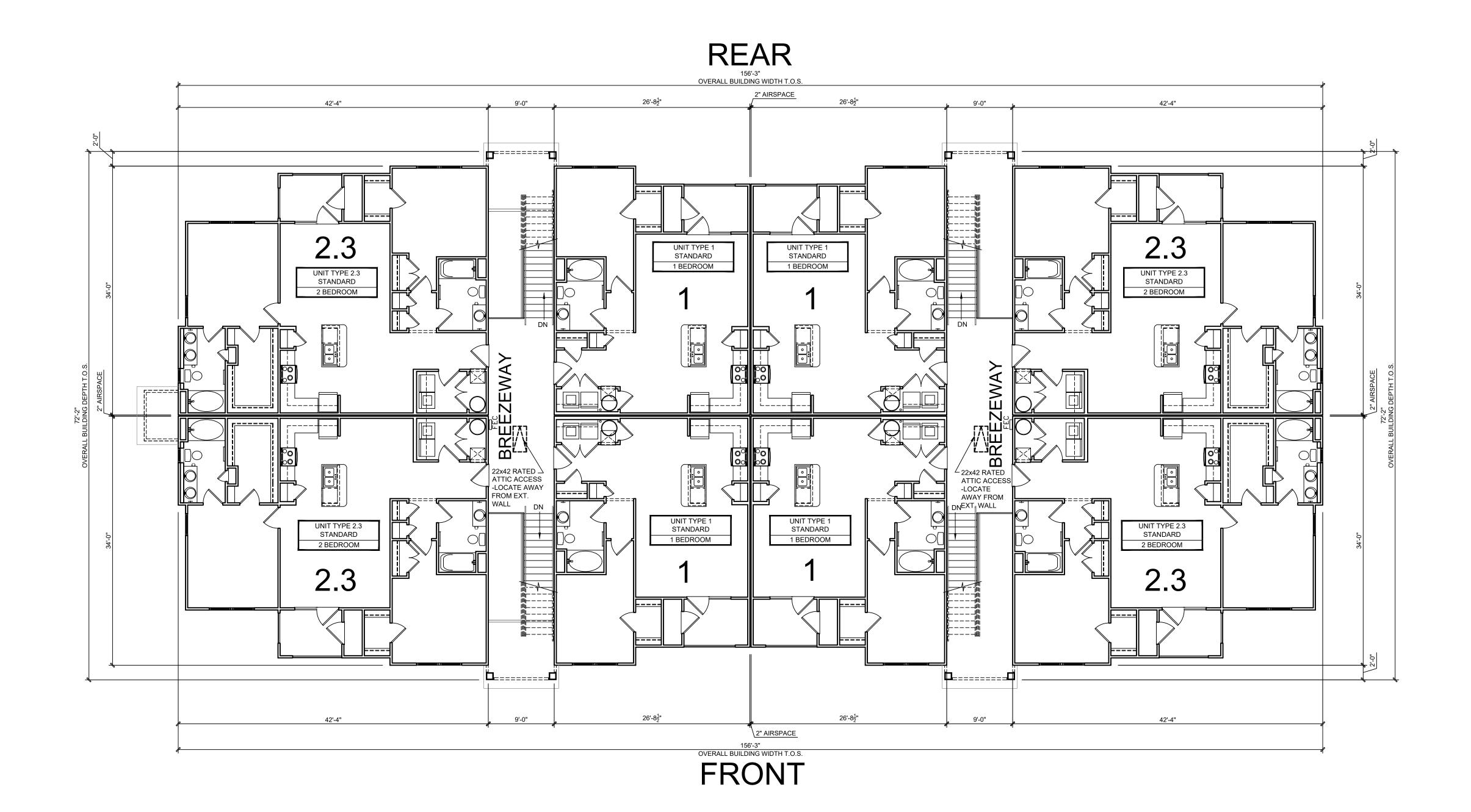
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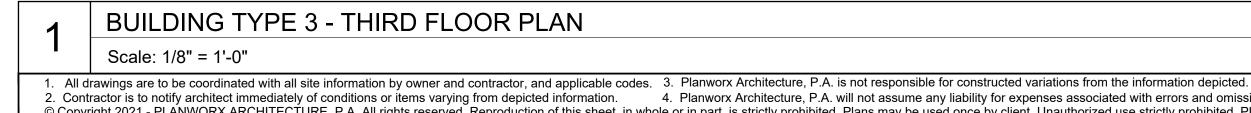


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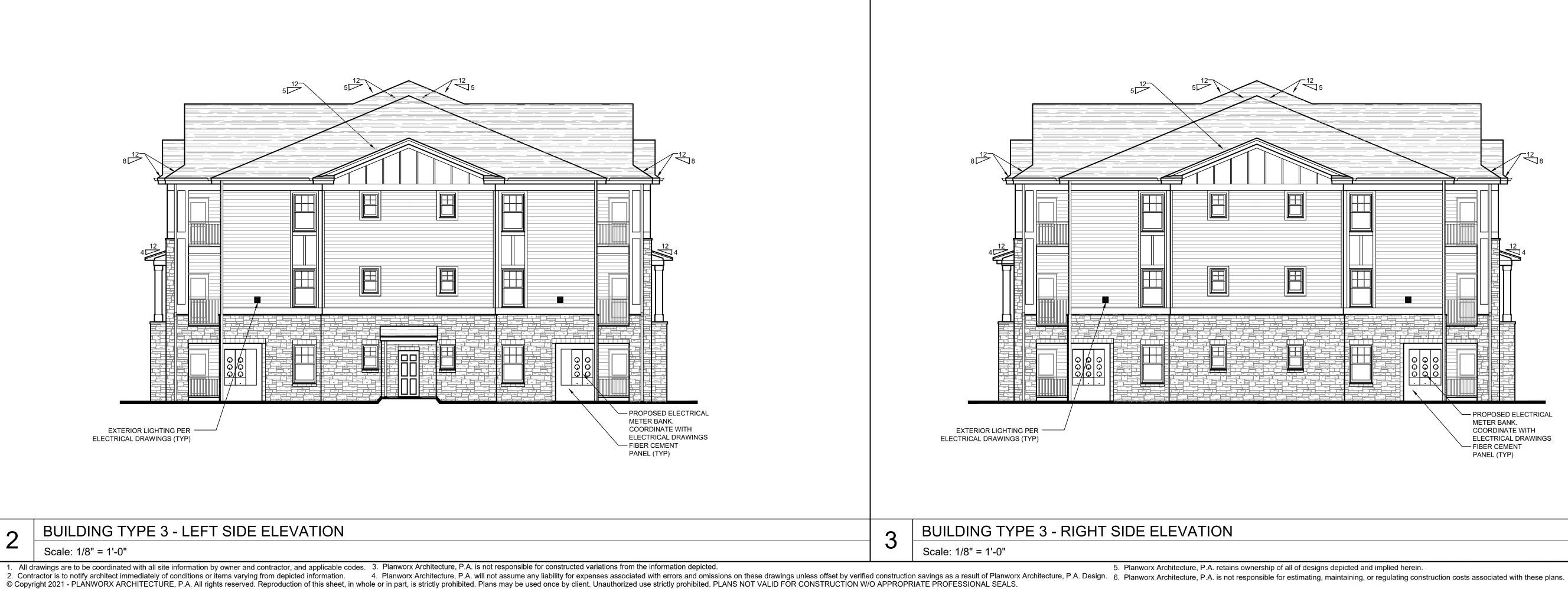
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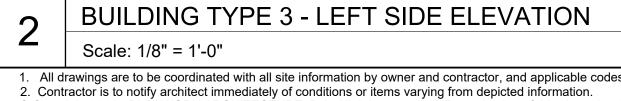


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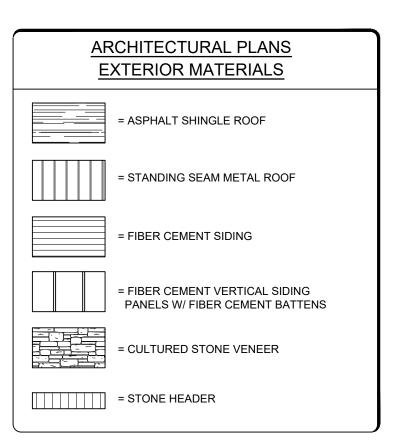


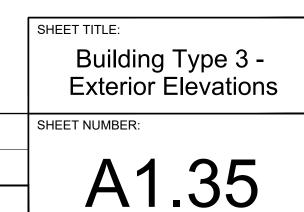


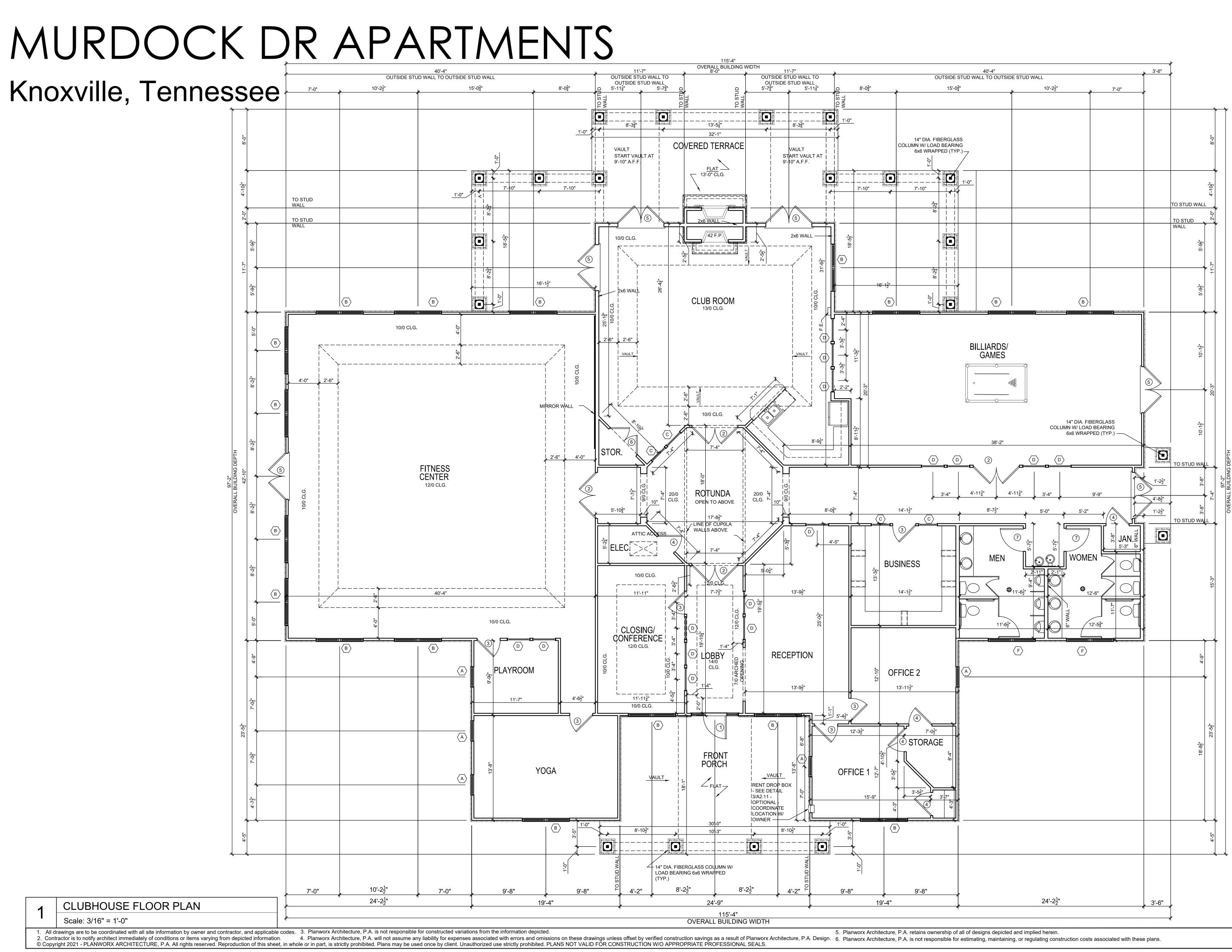












PLANWORX ARCHITECTURE

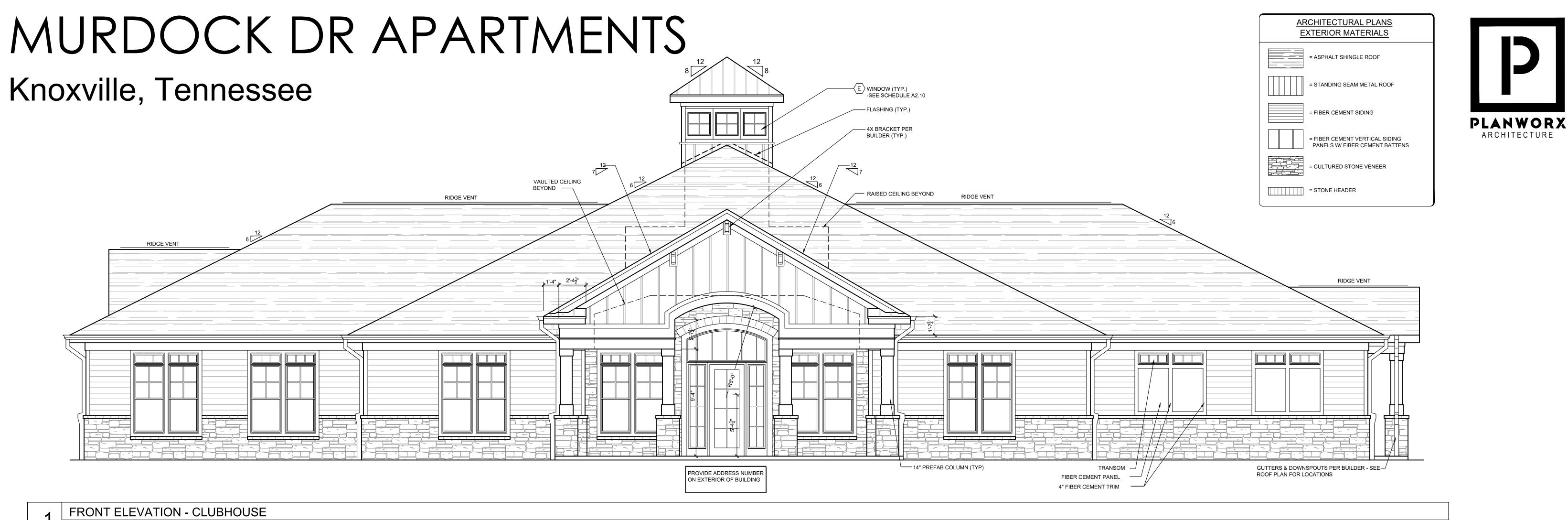
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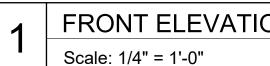
SHEET TITLE:

Clubhouse Floor Plan

A2.10

Knoxville, Tennessee







LEFT SIDE ELEVATION - CLUBHOUSE 2

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

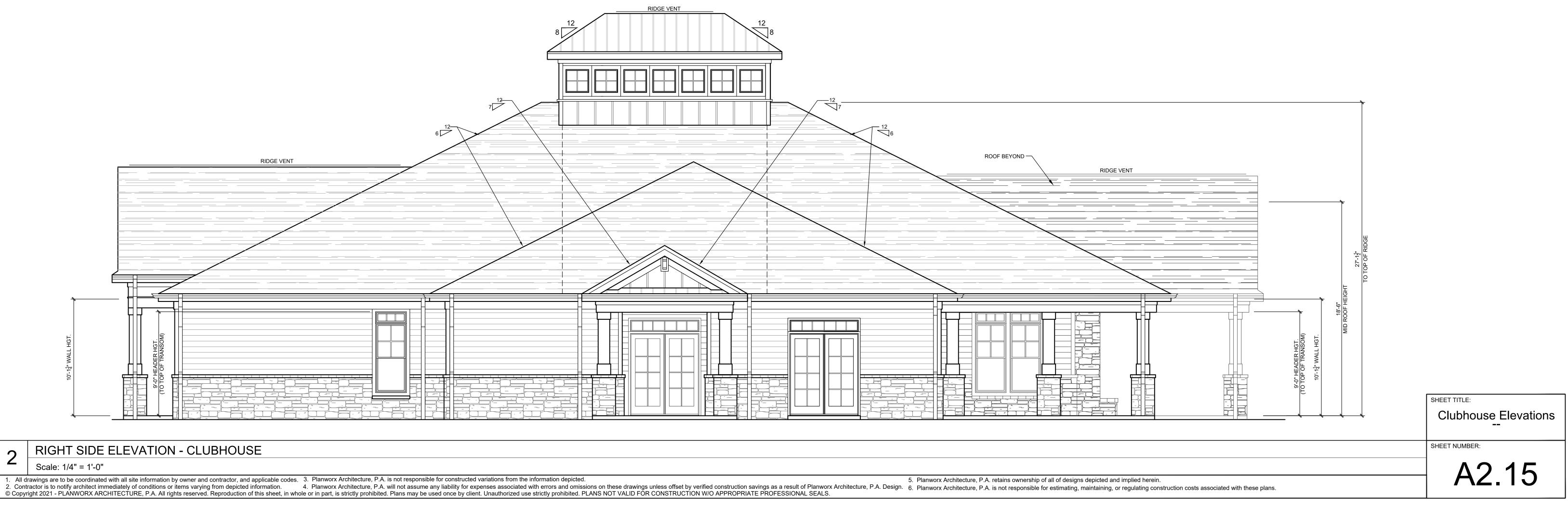
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Clubhouse Elevations

SHEET NUMBER:



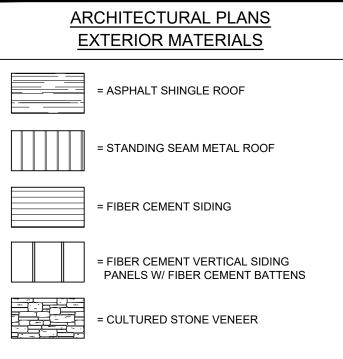




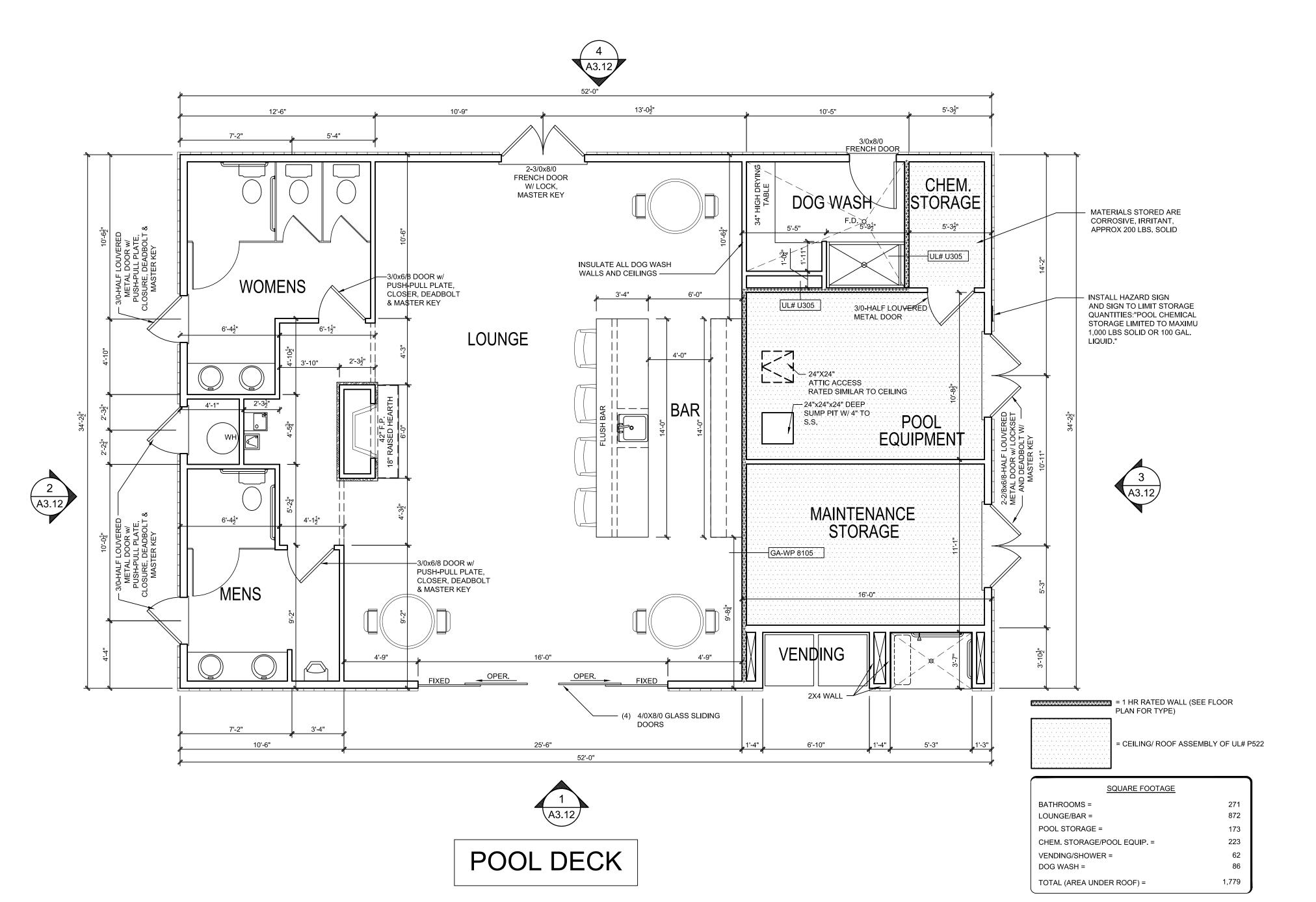
Scale: 1/4" = 1'-0"

2

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POOLHOUSE FLOOR PLAN

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

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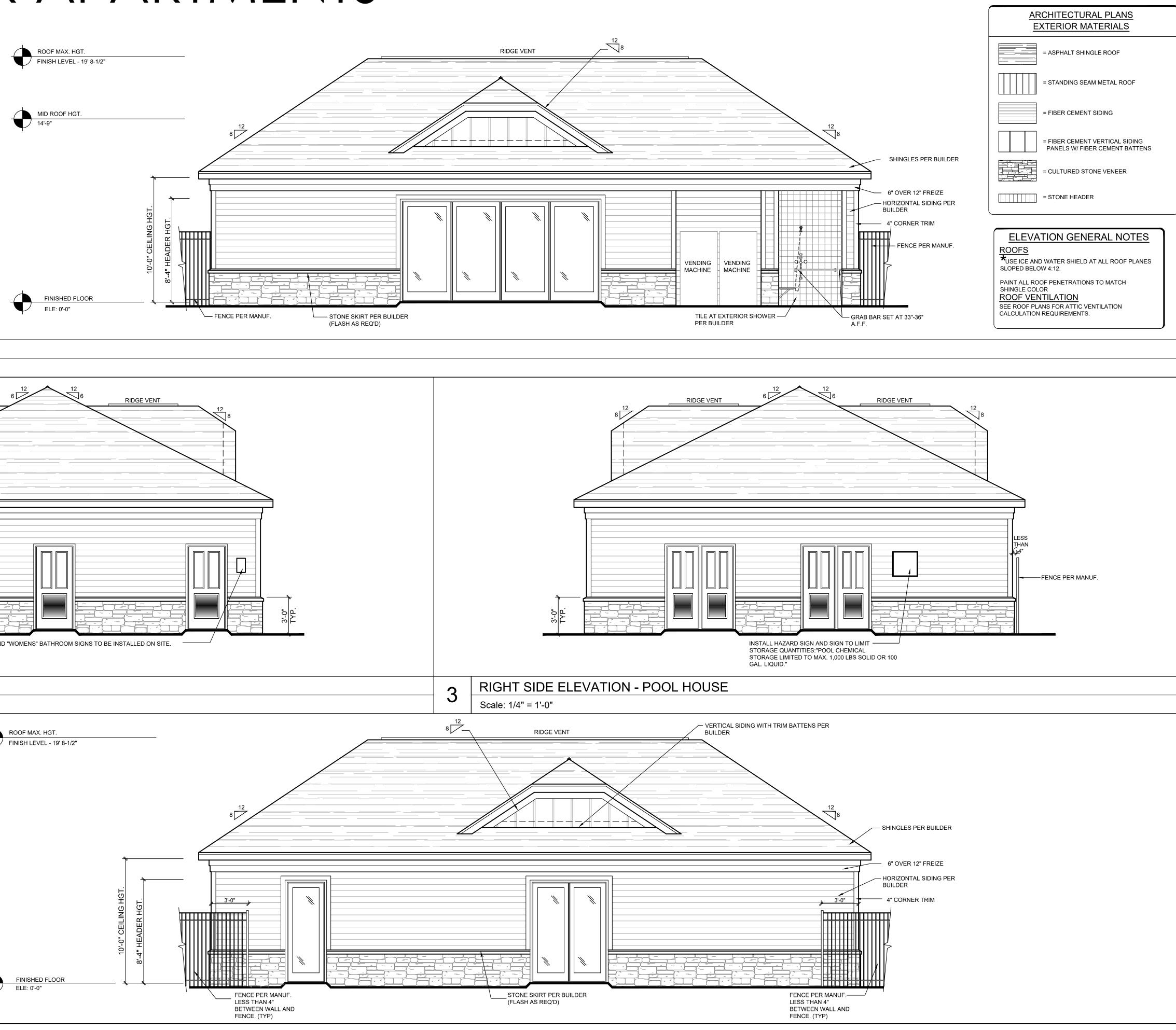


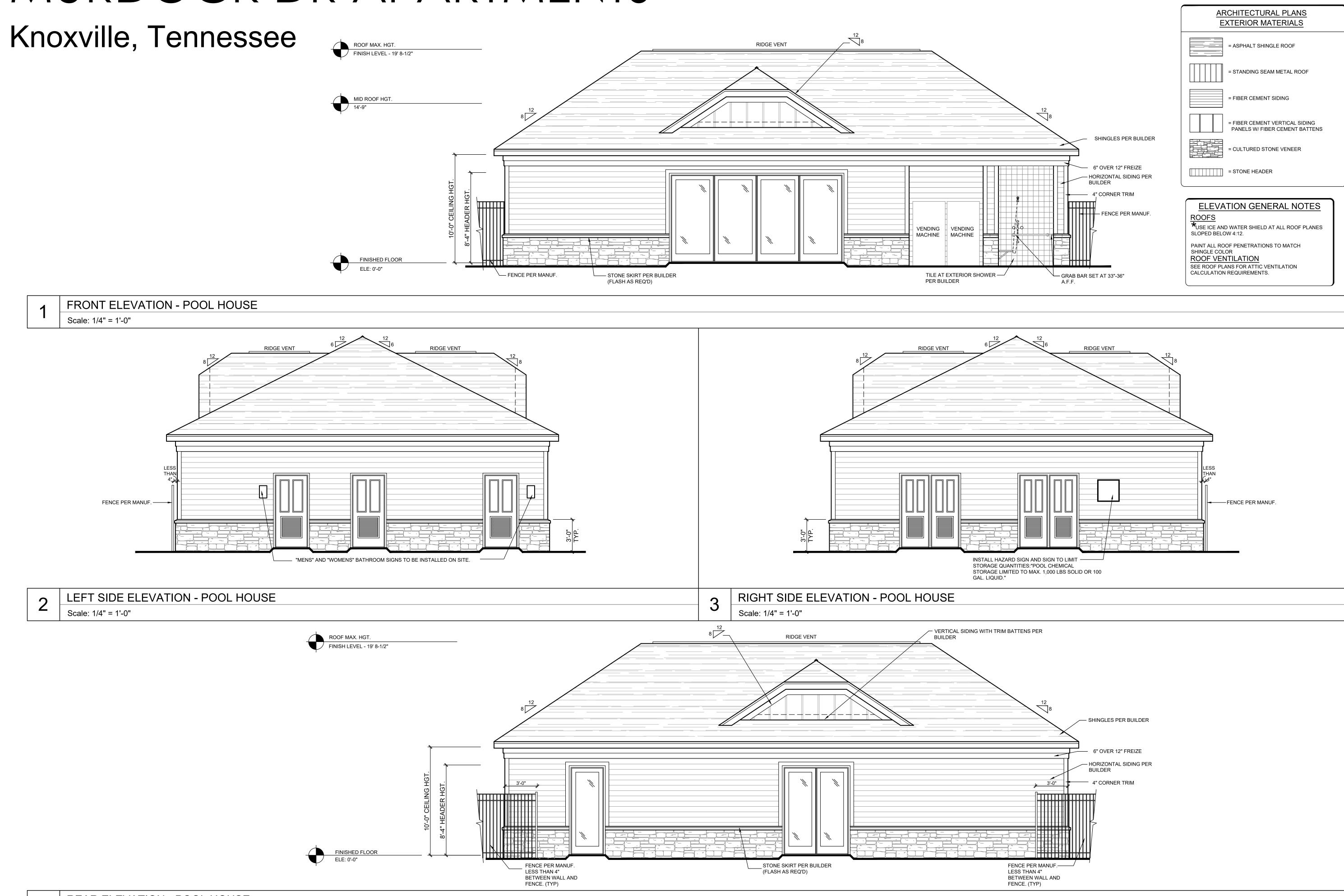
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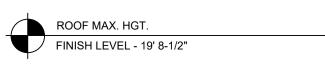
Pool House Floor Plan

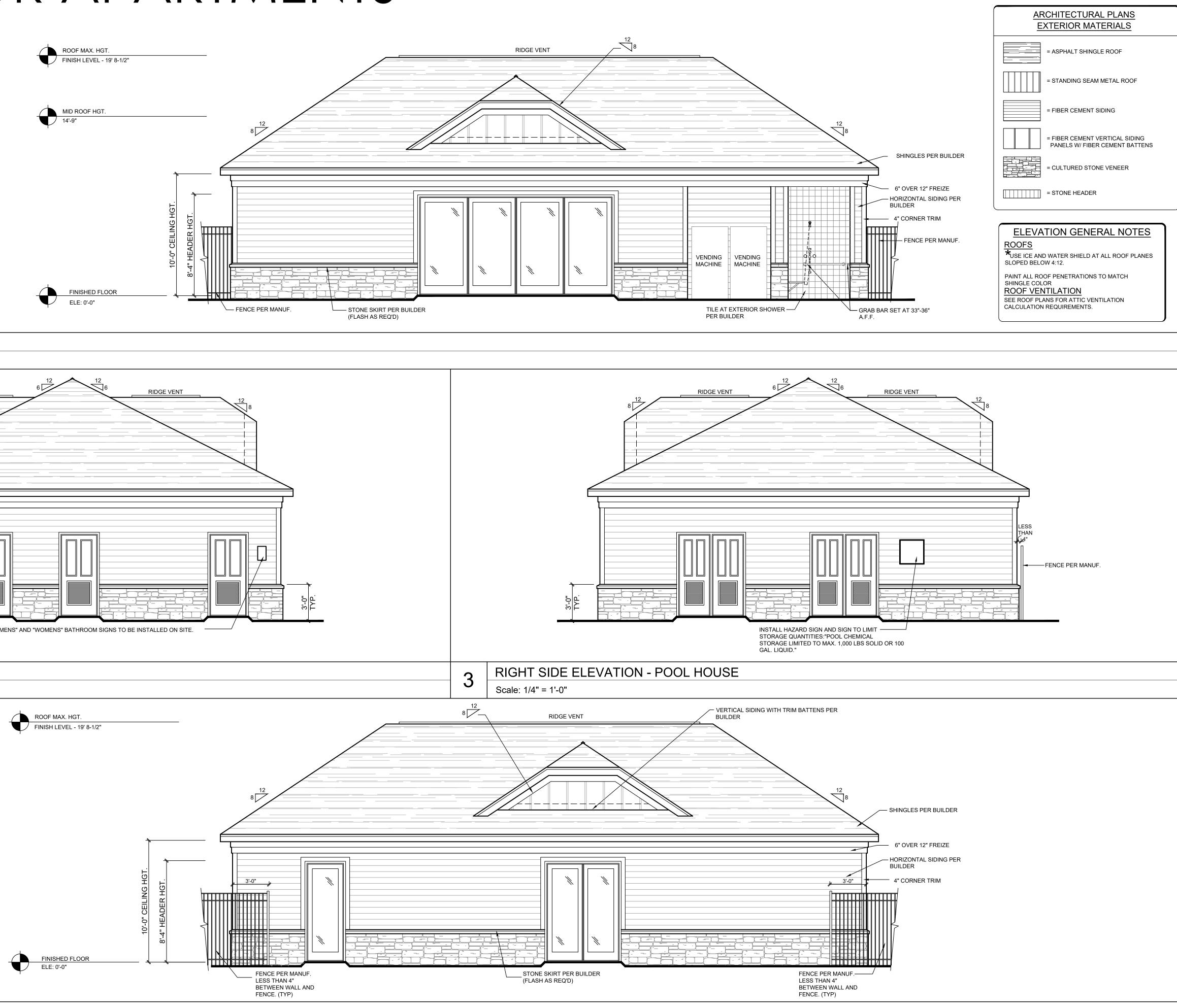
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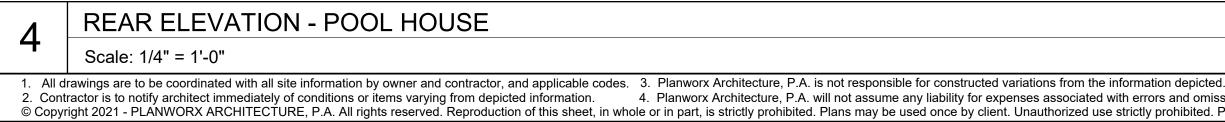
MURDOCK DR APARTMENTS





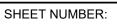






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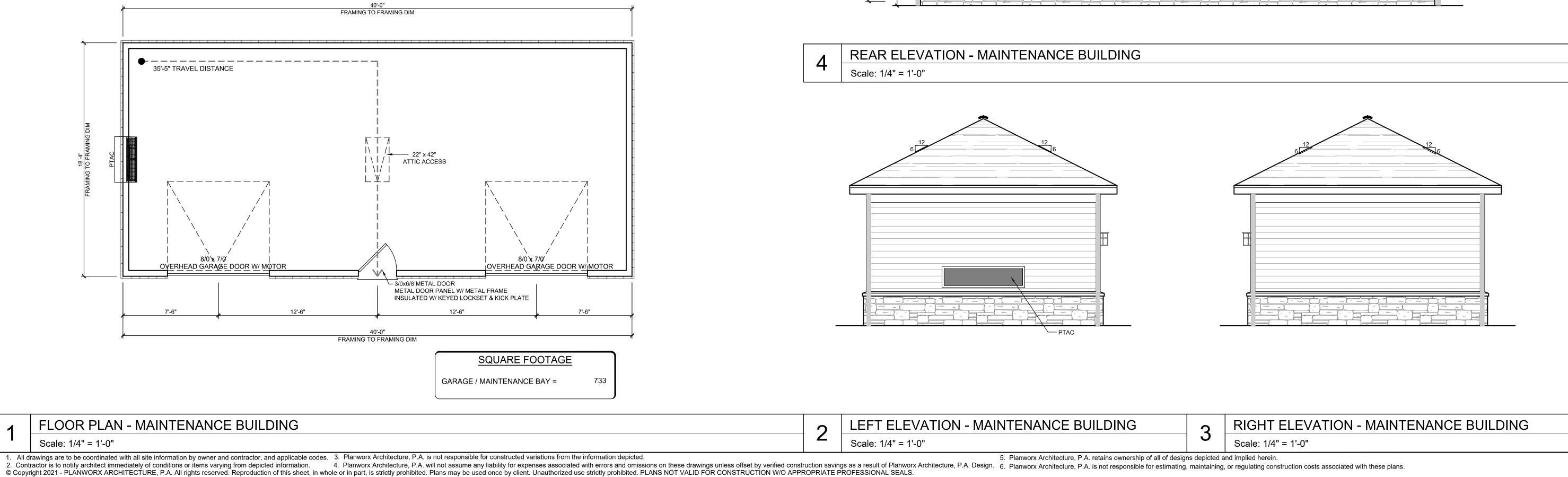
Pool House Elevations



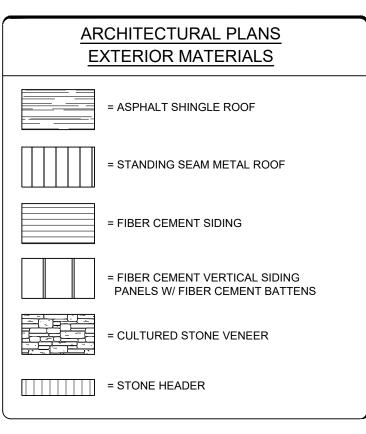
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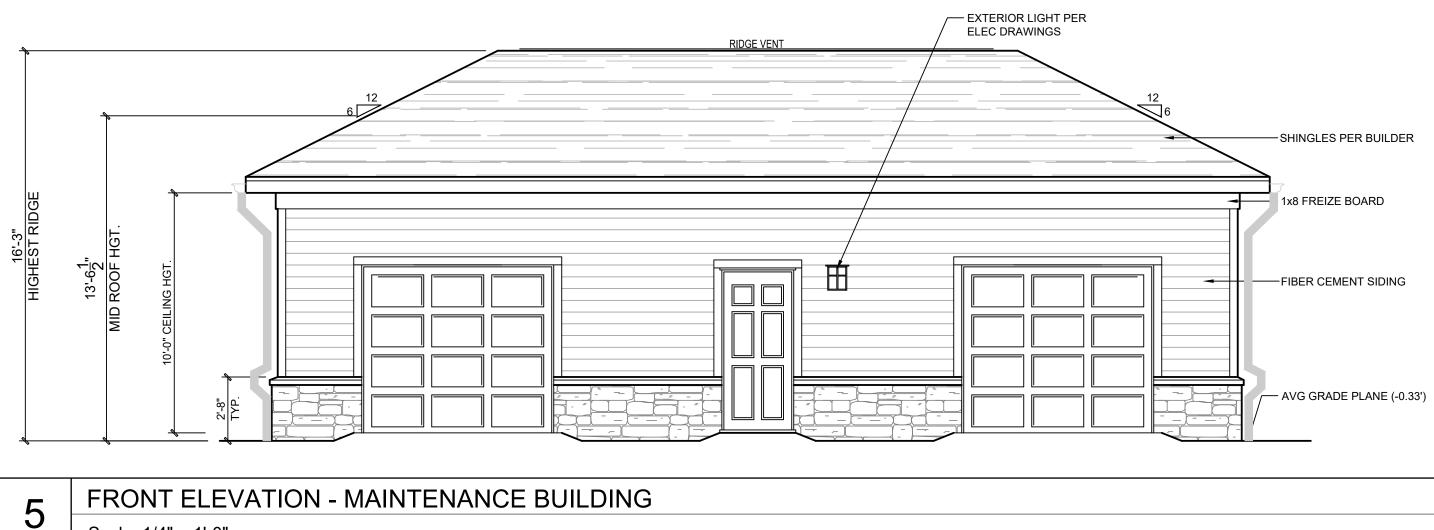


PLANWORX ARCHITECTURE

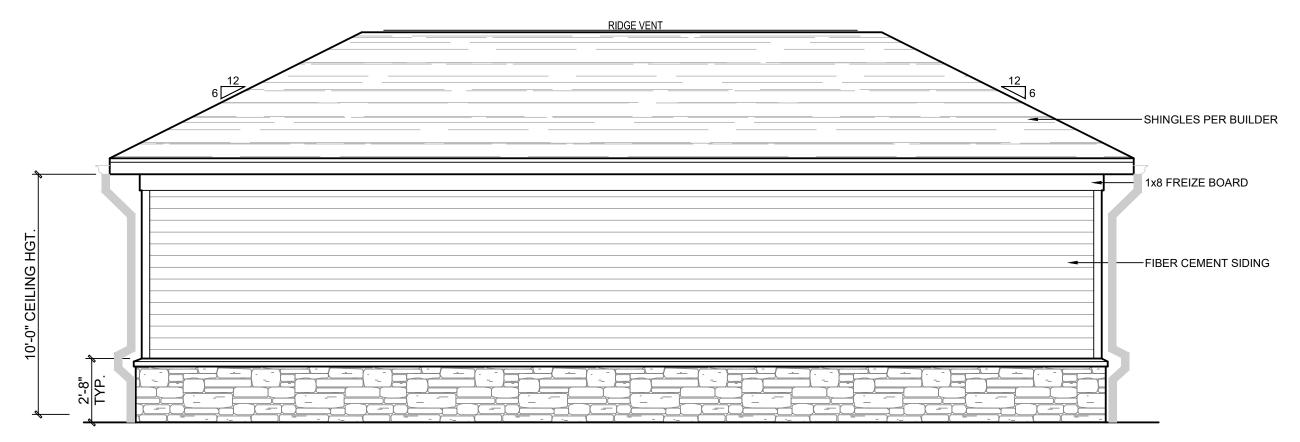


Scale: 1/4" = 1'-0"





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

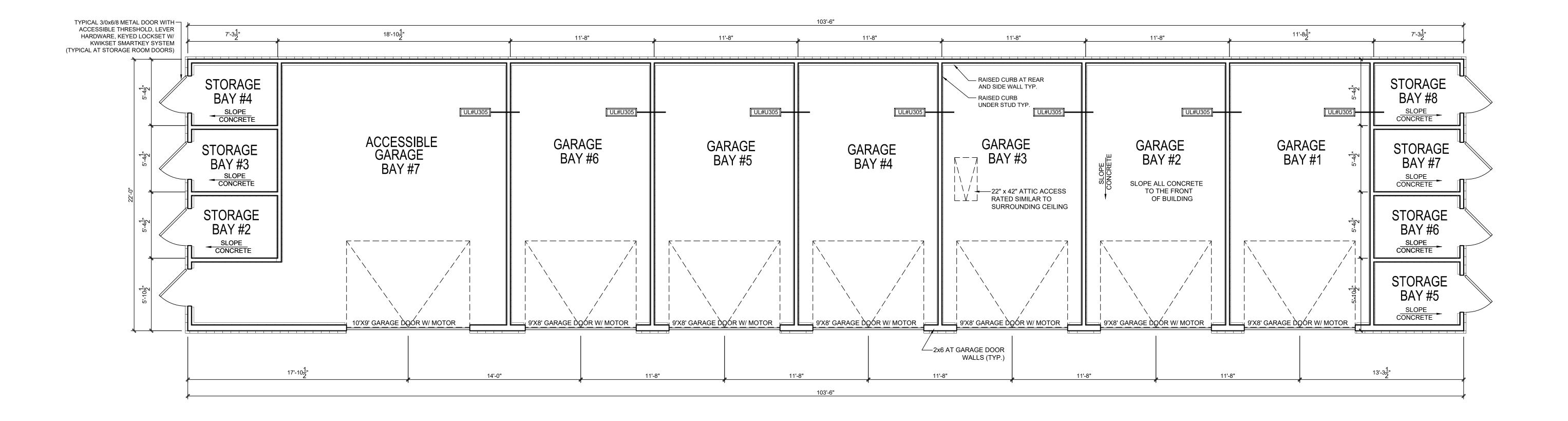




SHEET TITLE: Maintenance Building Plan & Elevations

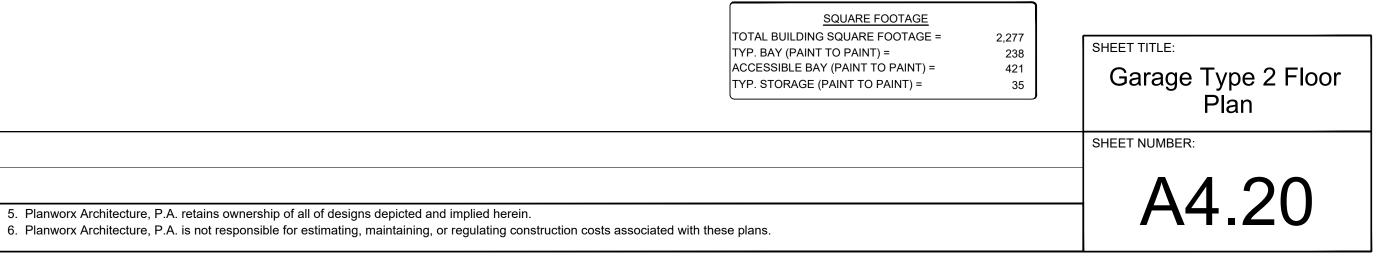
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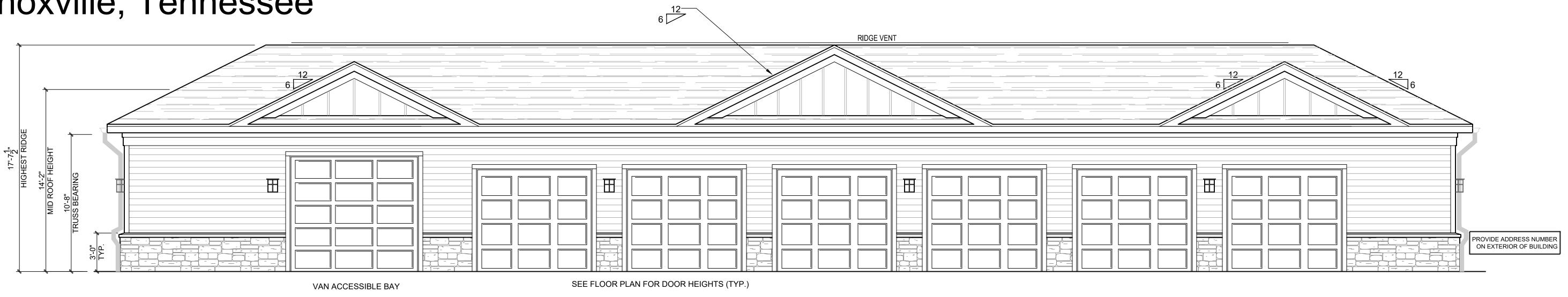
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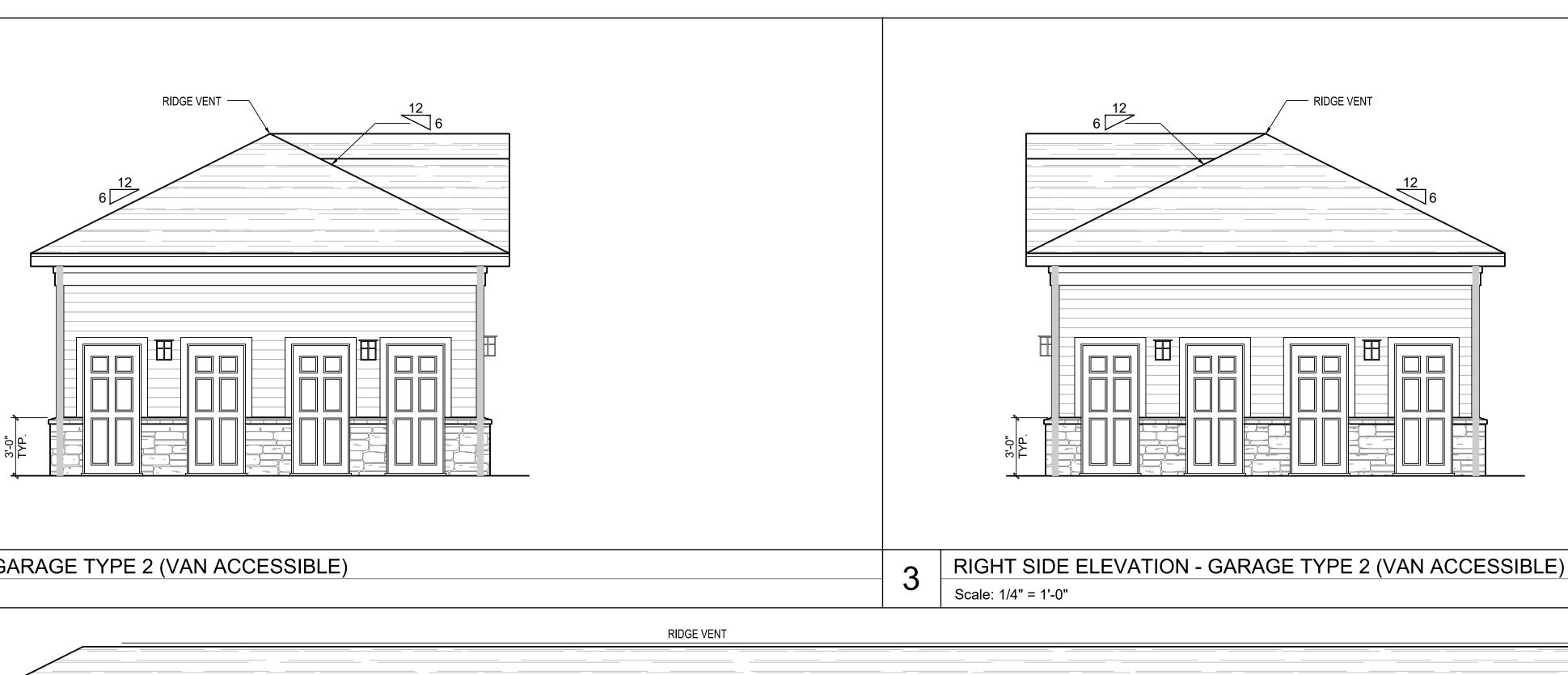


MURDOCK DR APARTMENTS

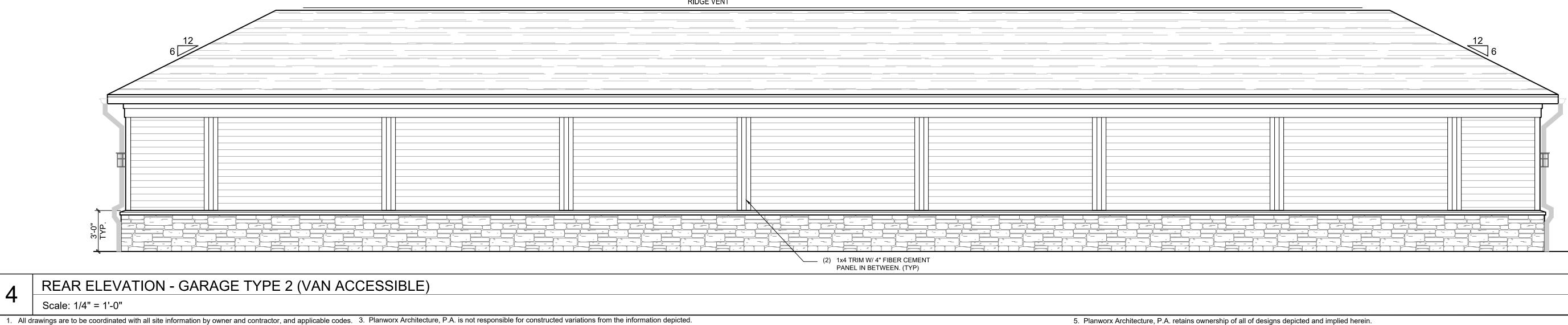
Knoxville, Tennessee



FRONT ELEVATION - GARAGE TYPE 2 (VAN ACCESSIBLE) Scale: 1/4" = 1'-0"



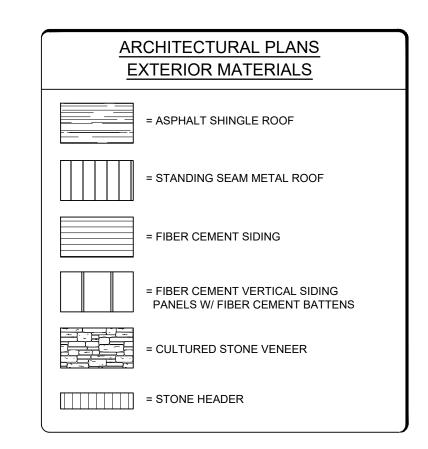
LEFT SIDE ELEVATION - GARAGE TYPE 2 (VAN ACCESSIBLE) 2 Scale: 1/4" = 1'-0"



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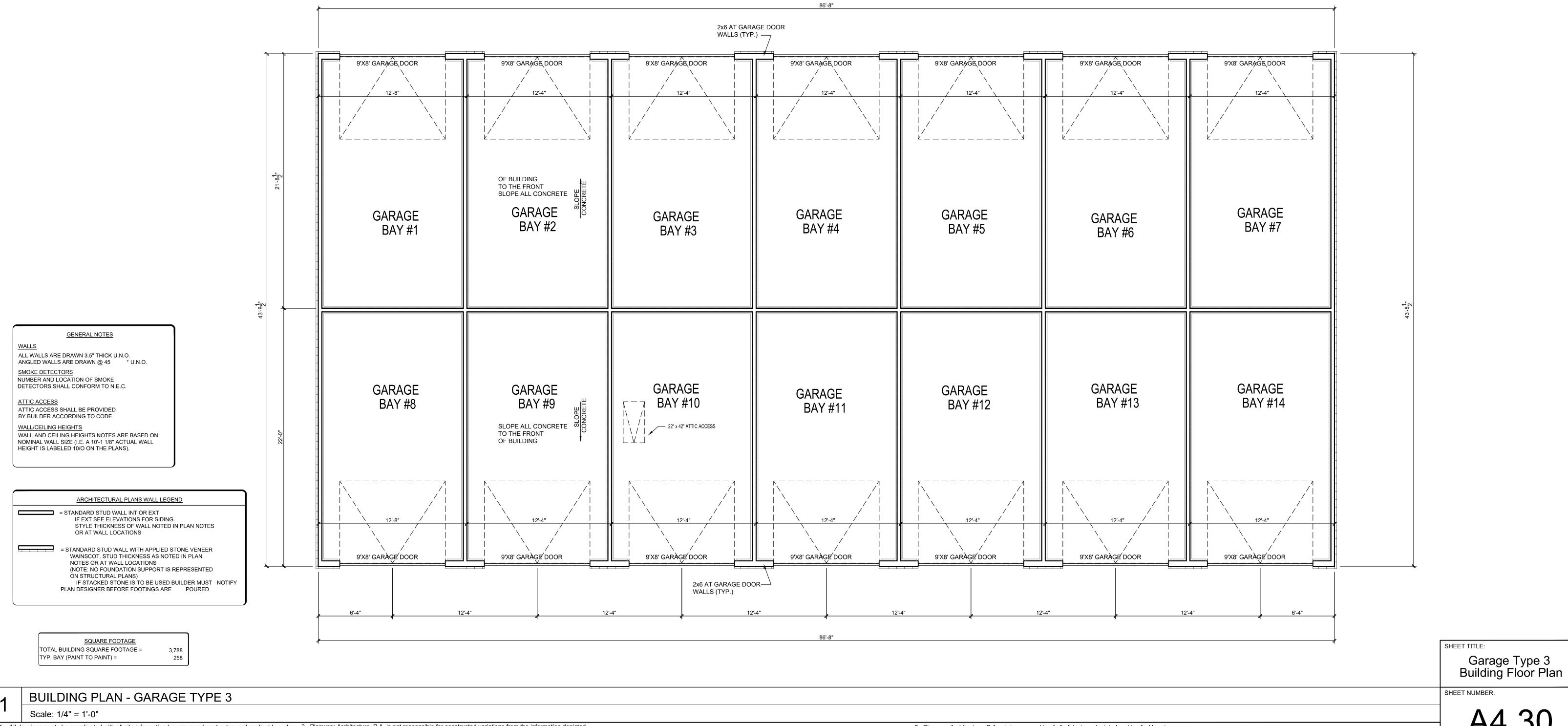




SHEET TITLE: Garage Type 2 Elevations

SHEET NUMBER:



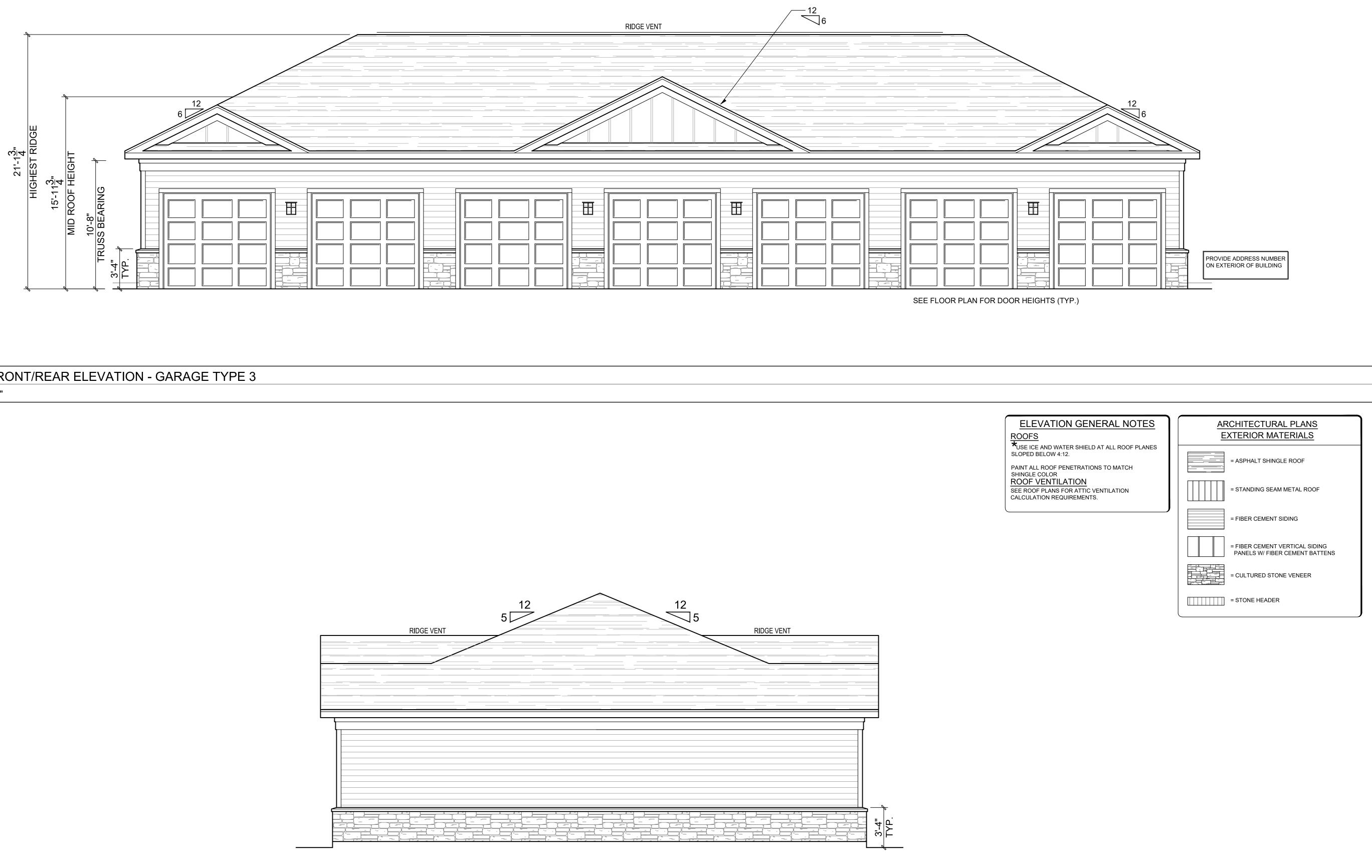


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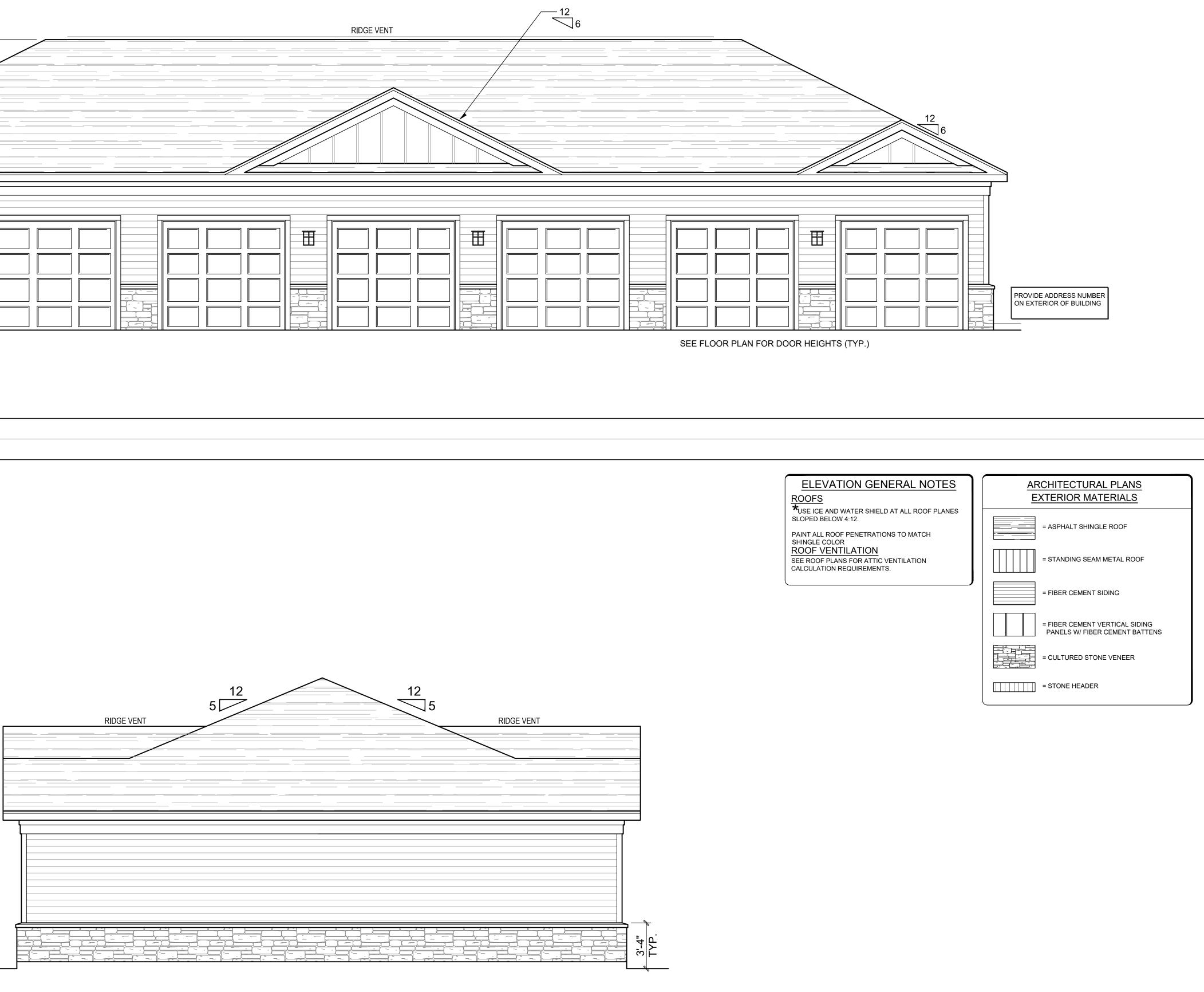
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A4.30









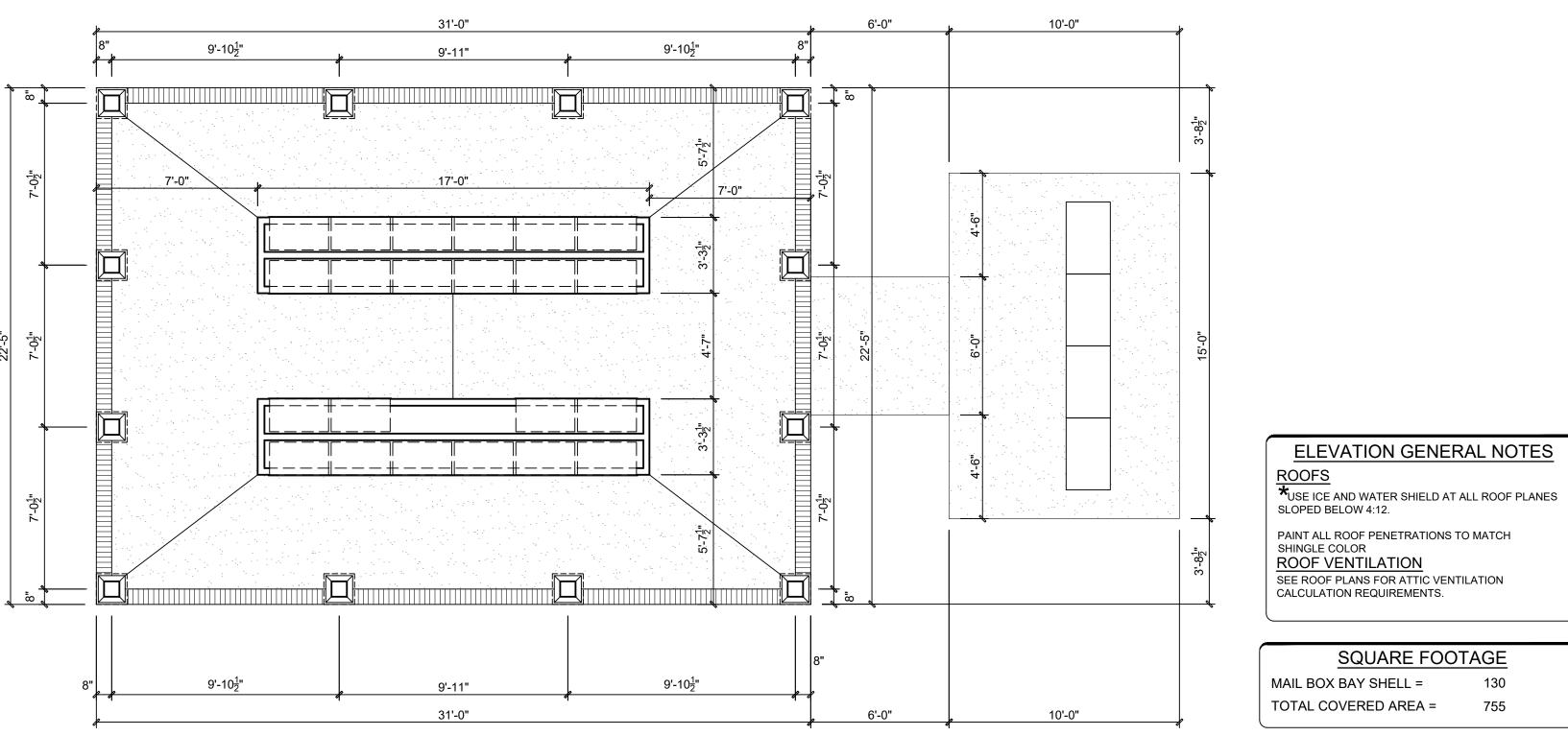
TYPICAL SIDE ELEVATION - GARAGE TYPE 3

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

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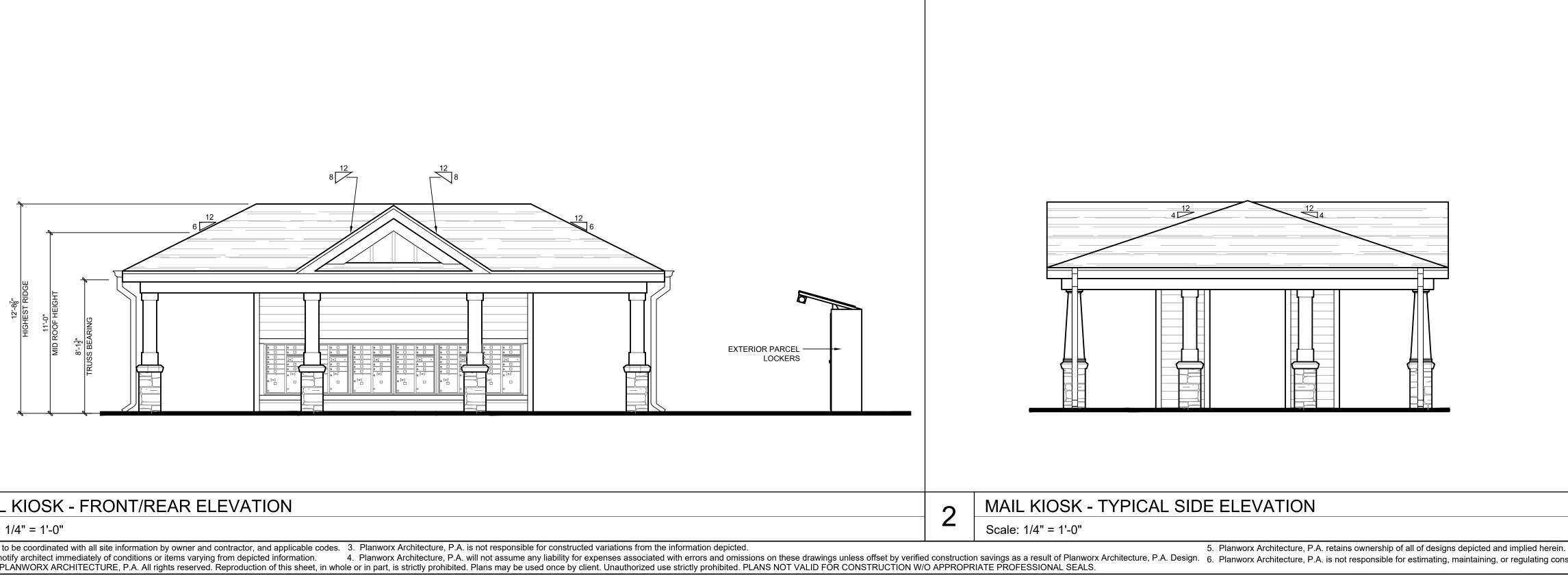


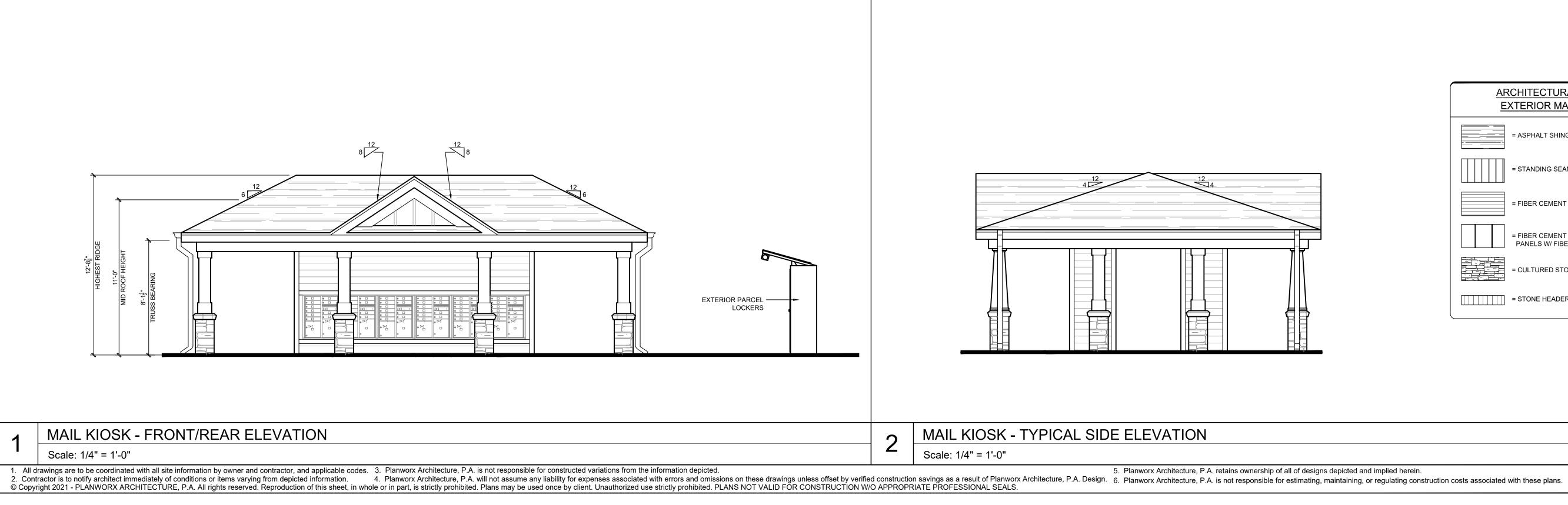
SHEET TITLE: Garage Type 3 Building Elevations SHEET NUMBER: A4.31





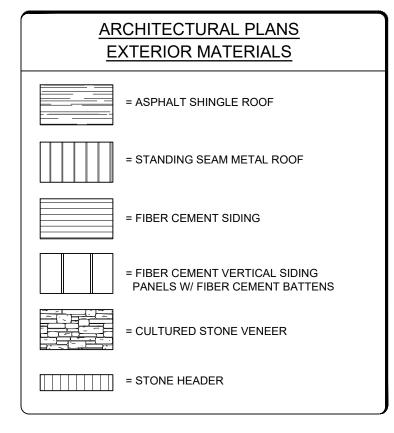
MAIL KIOSK - FLOOR PLAN Scale: 1/4" = 1'-0"





<u>SQUARE FOOTAGE</u>	
MAIL BOX BAY SHELL = 130	
TOTAL COVERED AREA = 755	

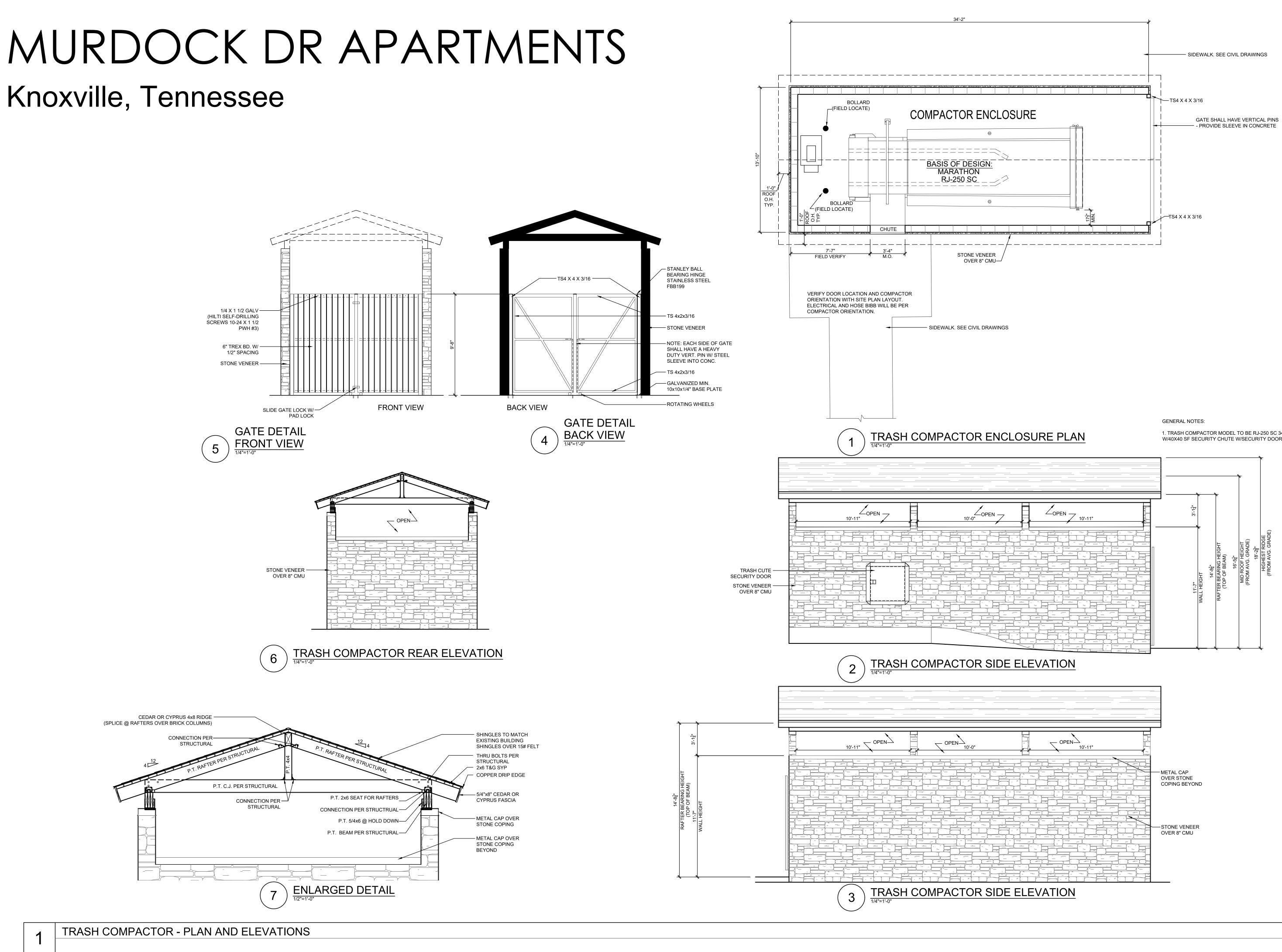




SHEET TITLE: Mail Kiosk Plan & Elevations SHEET NUMBER:



Knoxville, Tennessee



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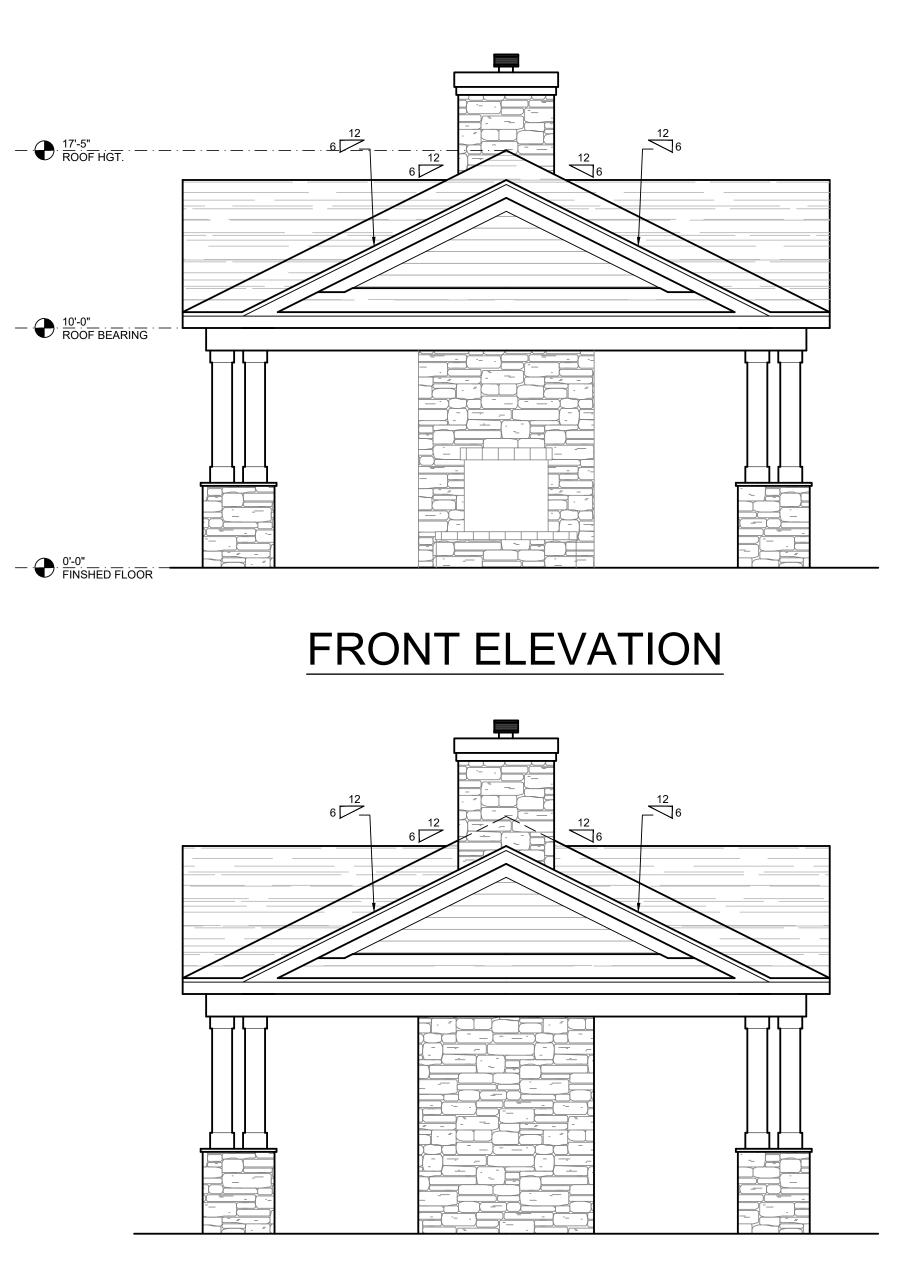
1. TRASH COMPACTOR MODEL TO BE RJ-250 SC 34 CY 44 FH W/40X40 SF SECURITY CHUTE W/SECURITY DOOR 60" ABOVE GRADE



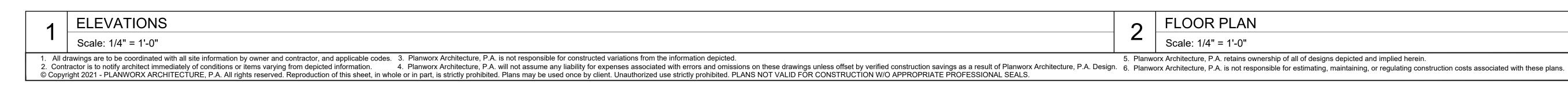
Trash Enclosure Plan & Elevations

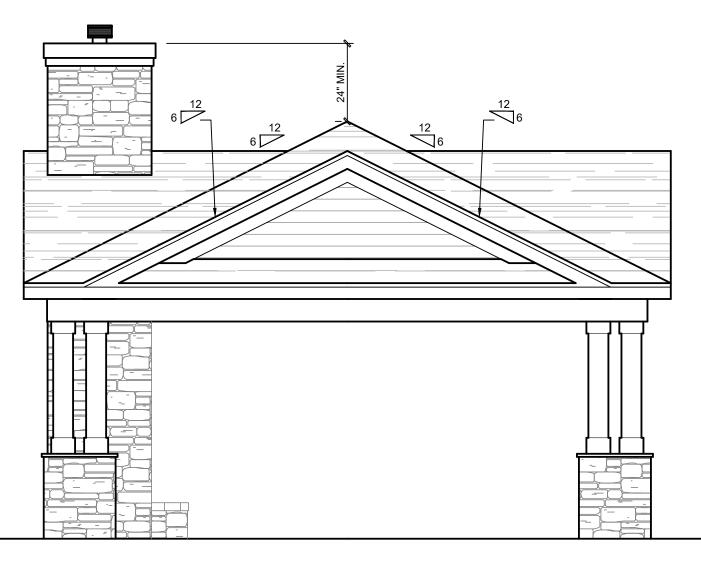
A6.10

SHEET TITLE:

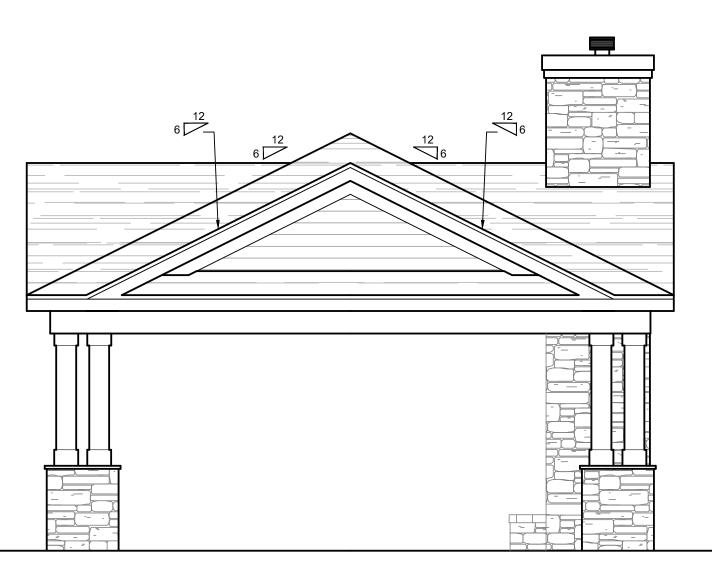


REAR ELEVATION





LEFT ELEVATION



RIGHT ELEVATION

FLOOR PLAN

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

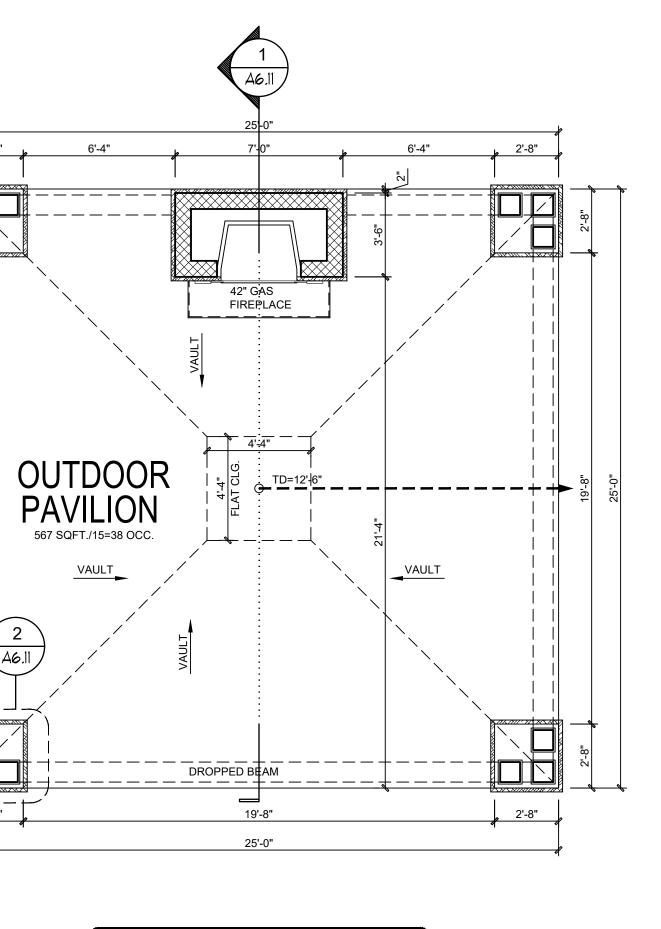
2

5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein.

A6.11

2'-8"



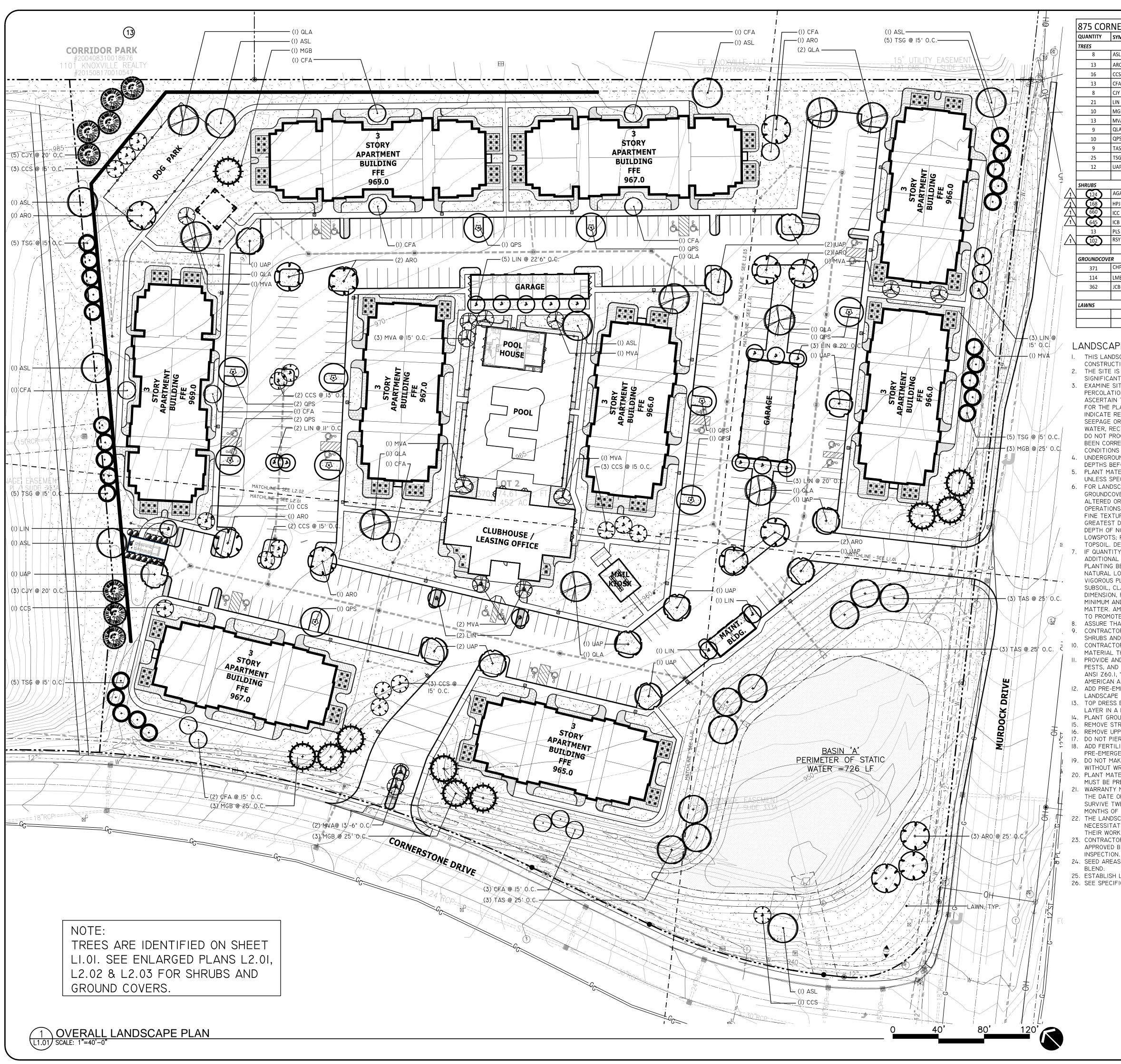


625

SQUARE FOOTAGE PAVILION FLOOR =

> SHEET TITLE: Pavilion Floor Plan & Elevations SHEET NUMBER:





1	SYMBOL	COMMON NAME	BOTANICAL NAME	ROOTS	MINIMUM SIZE	REMARKS
	ASL	Legacy Sugar Maple	Acer saccharum 'Legacy'	B&B	2" Cal.	Full Crowns @ 25' O.C.
	ARO	October Glory Red Maple	Acer rubrum 'October Glory'	B&B	2" Cal.	Full Crowns @ 25' O.C.
	CCS	Eastern Redbud	Cercis canadensis	B&B	6' Ht.	Clump w/ 3 Dominant Canes @ 15' O.C.
	CFA	Flowering Dogwood	Cornus florida 'Cherokee Princess'	B&B	2" Cal.	Full Crowns @ 15' O.C.
	CJY	Yoshino Cryptomeria	Cryptomeria japonica 'Yoshino'	B&B	8' Ht.	Full to Ground @ 20'O.C.
	LIN	Natchez Crape Myrtle	Lagerstroemia indica x fauriei 'Natchez'	B&B	6' Ht.	Clump, pruned to 48", Full Crowns @ 12' O.
	MGB	Bracken's Brown Beauty Southern Magnolia	Magnolia grandiflora 'Brackens Brown Beauty'	B&B	8' Ht.	Full to Ground @ 25' O.C.
	MVA	Sweetbay Magnolia	Magnolia virginiana	B&B	6' Ht.	Clump, pruned to 36", Full Crown
	QLA	Overcup Oak	Quercus lyrata	B&B	2" Cal.	Full Crowns @ 25' O.C.
	QPS	Willow Oak	Quercus phellos	B&B	2" Cal.	Full Crowns @ 25' O.C.
	TAS	Pond Cypress	Taxodium ascendens	B&B	2" Cal.	Full Crowns @ 25' O.C.
	TSG	Green Giant Arborvitae	Thuja (standish x plicata) 'Green Giant'	B&B	6' Ht.	Full to Ground @ 10' O.C.
	UAP	Princeton Elm	Ulmus americana 'Princeton'	B&B	2" Cal.	Full Crowns
		•		•		
)	AGA	Little Richard Glossy Abelia	Abelia x grandiflora 'Little Richard'	Cont.	3 Gal.	Full Plants @ 48" O.C.
	НРЈ	Little Lime Hydrangea	Hydrangea paniculata 'Jane'	Cont.	3 Gal., 18" Ht.	Full Plants @ 4' O.C.
	ICC	Carissa Holly	Ilex cornuta 'Carissa'	Cont.	3 Gal., 18" Spd.	Full Plants @ 36" O.C.
	ICB	Dwarf Burford Holly	llex cornuta 'Burfordii Nana'	Cont.	3 Gal., 24" Ht.	Full Plants @ 36" O.C.
	PLS	Supreme Laurel	Prunus laurocerasus 'Supreme'	Cont.	3 Gal., 36" Ht.	Full Plants @ 5' O.C.
)	RSY	Radsunny Knockout Rose	Rosa x 'RADSUNNY'	Cont.	3 Gal., 18" Ht.	Full Plants @ 48" O.C.
OVE	R					
	СНР	Japanese Plum Yew	Cephalotaxus harringtonia 'Prostrata'	Cont.	3 Gal., 18" Sprd.	Full Plants @ 36" O.C.
	LMB	Big Blue Liriope	Liriope muscari 'Big Blue'	Cont.	1 Gal.	Full Plants @ 18" O.C.
	JCB	Blue Pacific Shore Juniper	Juniperus conferta 'Blue Pacific'	Cont.	3 Gal., 15" Spd.	Full Plants @ 36" O.C.
		Fescue Blend		Seed	Seed	
		Fescue Blend		Sod	Sod	

LANDSCAPE NOTES:

THIS LANDSCAPE PLAN IS FOR MUNICIPAL REVIEW AND NOT FOR CONSTRUCTION.

2. THE SITE IS PRIMARILY GRASS AND DOES NOT CONTAIN OTHER SIGNIFICANT VEGETATION.

3. EXAMINE SITE UPON WHICH WORK IS TO BE PERFORMED. PROVIDE PERCOLATION TESTS, PH TESTS AND OTHER TESTS NECESSARY TO ASCERTAIN THAT ADEQUATE GROWING CONDITIONS WILL BE PROVIDED FOR THE PLANTS. IF PERCOLATION TEST OR SUBSOIL CONDITIONS INDICATE RETENTION OF WATER IN PLANTING AREAS, AS SHOWN BY SEEPAGE OR OTHER EVIDENCE INDICATING PRESENCE OF UNDERGROUND

WATER, RECTIFY UNSATISFACTORY CONDITIONS BEFORE BACKFILLING. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF PLANTING WORK INDICATES SITE CONDITIONS HAVE BEEN ACCEPTED BY CONTRACTOR. UNDERGROUND UTILITIES EXIST ON SITE. VERIFY LOCATIONS AND

DEPTHS BEFORE COMMENCING WITH PLANTING WORK. PLANT MATERIAL SHALL BE INSTALLED IN THE DORMANT SEASON UNLESS SPECIFIED OTHERWISE.

FOR LANDSCAPING BEDS (AREAS OF MASS PLANTING OF SHRUBS AND/OR GROUNDCOVERS) TO BE ESTABLISHED IN AREAS THAT HAVE NOT BEEN ALTERED OR DISTURBED BY EXCAVATION, GRADING, OR STRIPPING OPERATIONS, PREPARE SOIL BY TILLING TO A HOMOGENOUS MIXTURE OF FINE TEXTURE, FREE OF LUMPS, CLODS OR STONES LARGER THAN 2" IN

GREATEST DIMENSION, ROOTS AND OTHER EXTRANEOUS MATERIAL TO A DEPTH OF NOT LESS THAN 4"; ELIMINATING UNEVEN AREAS AND LOWSPOTS; REMOVING FOREIGN MATERIALS; SPREADING 8" MINIMUM TOPSOIL. DEFINE BEDS WITH TRENCHED EDGING AT LAWNS. 7. IF QUANTITY OF STOCKPILED TOPSOIL IS INSUFFICIENT, PROVIDE

ADDITIONAL TOPSOIL AS REQUIRED TO ACHIEVE A MINIMUM 8" DEPTH AT PLANTING BEDS. ENSURE THAT TOPSOIL IS STERILE, FERTILE, FRIABLE, NATURAL LOAM, TYPICAL FOR LOCALITY; CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH; TAKEN FROM WELL-DRAINED SITE; FREE OF SUBSOIL, CLAY LUMPS OR STONES LARGER THAN 2" IN GREATEST DIMENSION, PLANTS, WEEDS, AND ROOTS; HAVING PH VALUE OF 5.5 MINIMUM AND 7.0 MAXIMUM; CONTAINING 4 PERCENT MINIMUM ORGANIC MATTER. AMEND TOPSOIL WITH FERTILIZER AND/OR LIME AS REQUIRED

TO PROMOTE VIGOROUS PLANT GROWTH. ASSURE THAT BEDS DRAIN AWAY FROM STRUCTURES.

CONTRACTOR SHALL STAKE THE LOCATION OF ALL GROUND COVER BEDS, SHRUBS AND TREES FOR APPROVAL PRIOR TO INSTALLATION. CONTRACTOR SHALL ERADICATE WEEDS AND NON-SPECIFIED PLANT MATERIAL THREE (3) WEEKS PRIOR TO PLANT/SEED INSTALLATION. PROVIDE AND INSTALL ONLY PLANTS THAT ARE FREE FROM DISEASE AND

PESTS, AND THAT COMPLY WITH THE LATEST EDITION OF PUBLICATION ANSI Z60.I, "AMERICAN STANDARDS FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

12. ADD PRE-EMERGENT HERBICIDE UNDERNEATH AND ON TOP OF MULCH IN LANDSCAPE BEDS. 13. TOP DRESS BEDS WITH 3" DARK HARDWOOD MULCH. PROVIDE 3" DEEP

LAYER IN A FOUR FOOT DIAMETER RING AROUND TREES IN LAWN AREAS. 14. PLANT GROUND COVERS THROUGH MULCH.

15. REMOVE STRINGS AND OTHER TIES FROM PLANT MATERIAL 16. REMOVE UPPER 1/3 OF BURLAP FROM PLANT ROOT BALLS.

17. DO NOT PIERCE TREE ROOT BALLS WITH SUPPORT STAKES. 18. ADD FERTILIZER AS REQUIRED FOR OPTIMUM PLANT PERFORMANCE AND PRE-EMERGENT HERBICIDE.

19. DO NOT MAKE SUBSTITUTIONS REGARDING PLANT SIZES OR SPECIES WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. 20. PLANT MATERIAL, MULCH, AND OTHER RELATED LANDSCAPE PRODUCTS MUST BE PRE-TREATED FOR FIRE ANTS.

WARRANTY MATERIALS AND WORKMANSHIP FOR TWELVE MONTHS FROM THE DATE OF SUBSTANTIAL COMPLETION. ANY TREE WHICH FAILS TO SURVIVE TWELVE (12) MONTHS SHALL BE REPLACED WITHIN SIX (6) MONTHS OF LOSS.

22. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAKING REPAIRS NECESSITATED BY DAMAGE OCCURRING DURING THE PERFORMANCE OF THEIR WORK.

23. CONTRACTOR SHALL REMOVE STAKES AND GUY WIRES FOR TREES APPROVED BY THE LANDSCAPE ARCHITECT DURING THE WARRANTY

24. SEED AREAS DISTURBED DURING CONSTRUCTION WITH APPROVED FESCUE

25. ESTABLISH LAWNS AS INDICATED ON PLANS. 26. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. TTCDA NOTES:

DEVELOPMENT.

I. TTCDA GUIDELINES 3.1.4: AT LEAST 25% OF PRPOSED/EXISTING TREES SHALL BE EVERGREEN. 26% OF THE PROPOSED TREES ARE EVERGREEN.

2. TTCDA GUIDELINES 3.1.5: FOR DEVELOPMENT SITES, AT LEAST 10 LARGE MATURING TREES ARE REQUIRED PER ACRE OF YARD SPACE. 6.5 ACRES OF YARD SPACE (INCLUDING STORMWATER POND) X IO = 65 (MIN.) LG. TREES REQUIRED. 70 LG. TREES ARE PROPOSED.

TTCDA GUIDELINES 3.1.7: EVERGREEN PLANT MATERIAL SHOULD BE USED TO Screen Parking and to Provide Transitions Between Land Uses. Although PROPOSED PARKING IS INTERNAL, EVERGREEN TREES ARE PROPOSED TO FURTHER SCREEN THE PARKING FROM ROADS AND ADJACENT PROPERTY.

- TTCDA GUIDELINES 3.3.3: AREAS AROUND THE BUILDINGS EQUAL TO AT LEAST 50% OF EACH FRONT AND SIDE ELEVATIONS SHALL BE LANDSCAPED WITH
- ORNAMENTAL TREES, SHRUBS AND BEDDING PLANTS. 5. TTCDA GUIDELINES 3.3.6: LANDSCAPING SHOULD BE USED TO SCREEN MECHANICAL EQUIPMENT AND OTHER UNSIGHTLY BUILDING ELEMENTS. EVERGREEN SHRUBS ARE PROPOSED TO SCREEN THE COMPACTOR BUILDING AND MECHANICAL

EQUIPMENT. 6. TTCDA GUIDELINES 3.4.3: TREES SHALL BE REQUIRED AT THE RATE OF ONE (I) MEDIUM OR LARGE MATURING CANOPY TREE FOR EVERY TEN PARKING SPACES PROVIDED. 329 PARKING SPACES= 33 SHADE TREES REQUIRED. 34 SHADE TREES ARE PROPOSED AT THE PARKING AREAS.

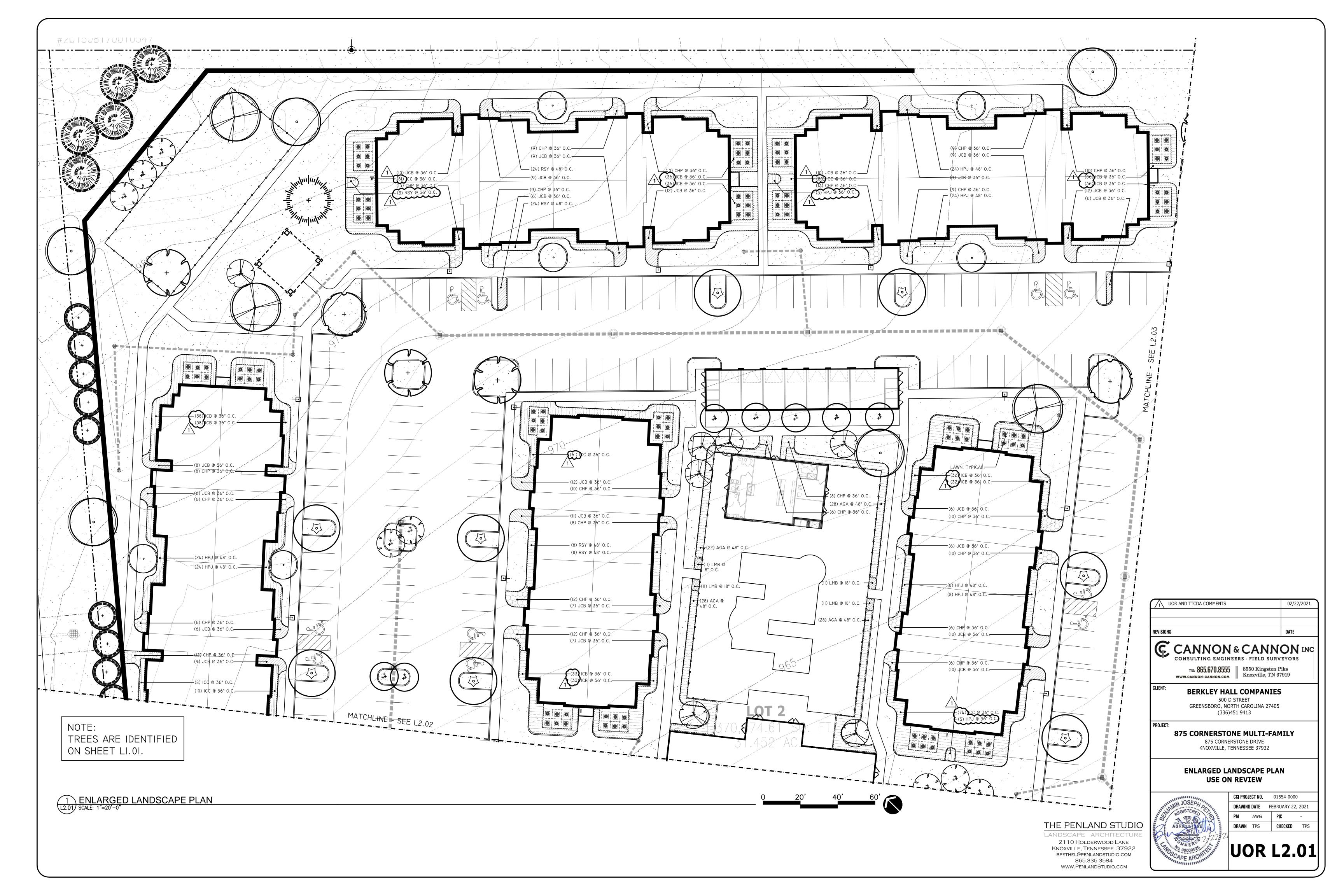
TTCDA GUIDELINES 3.4.4: IN ADDITION TO THE PLANTING OF REQUIRED CANOPY TREES, PLANTING AREAS FOR ORNAMENTAL TREES, SHRUBBERY AND BEDDING PLANTS SHALL BE NO LESS THAN FIVE (5) PERCENT OF THE SURFACE AREA DEVOTED TO PARKING. 110,600 SF X .05= 5,530 SF MINIMUM REQUIRED. 12,750

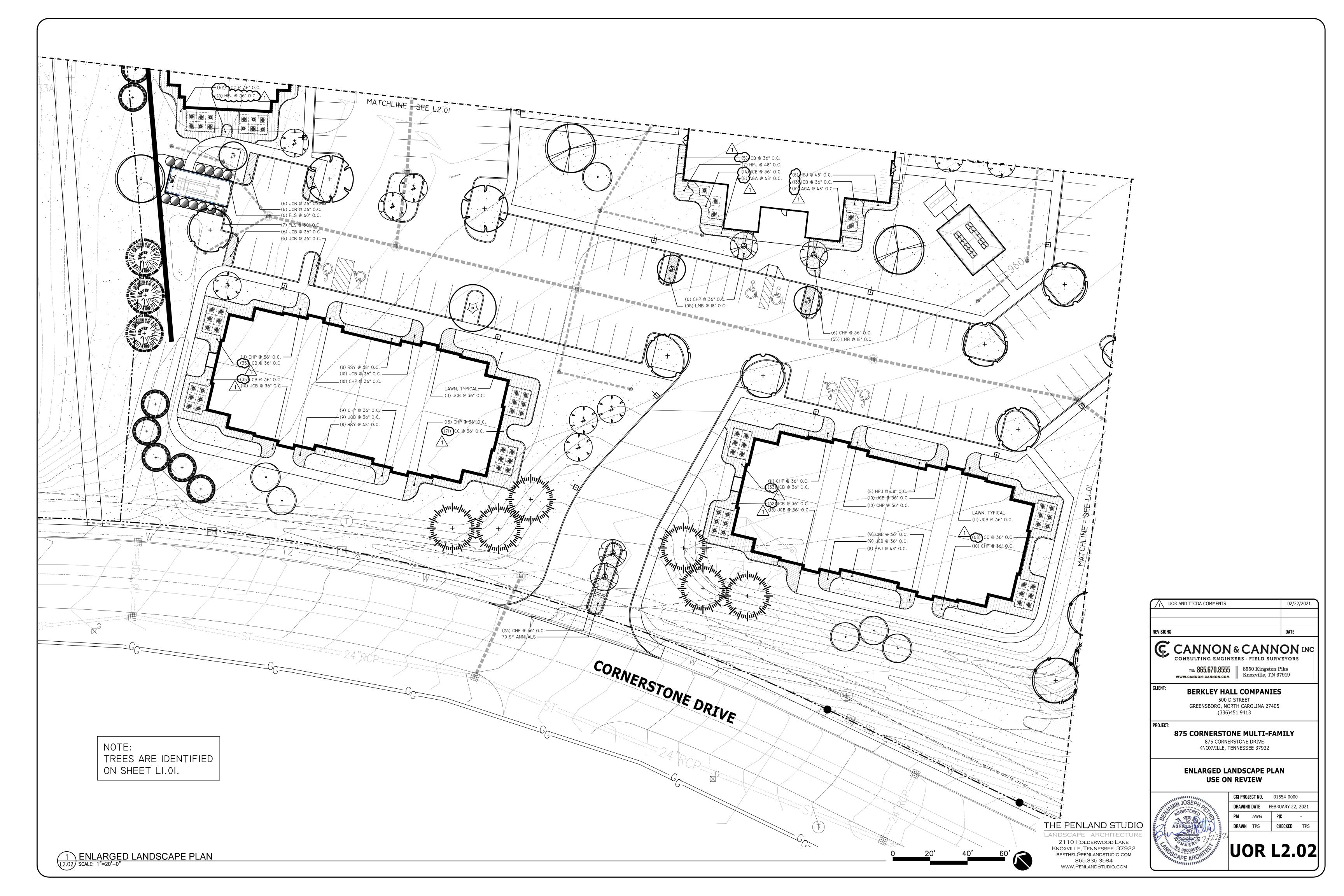
SF OF PLANTING ADJACENT TO PARKING IS PROPOSED. KNOX COUNTY ZONING 5.41 - OB OFFICE, MEDICAL AND RELATED SERVICES ZONE: THERE ARE NO SPECIFIC LANDSCAPE REQUIREMENTS ASSOCIATED WITH THIS ZONE, HOWEVER USE ON REVIEW IS REQUIRED FOR THE PROPOSED MULTI-FAMILY

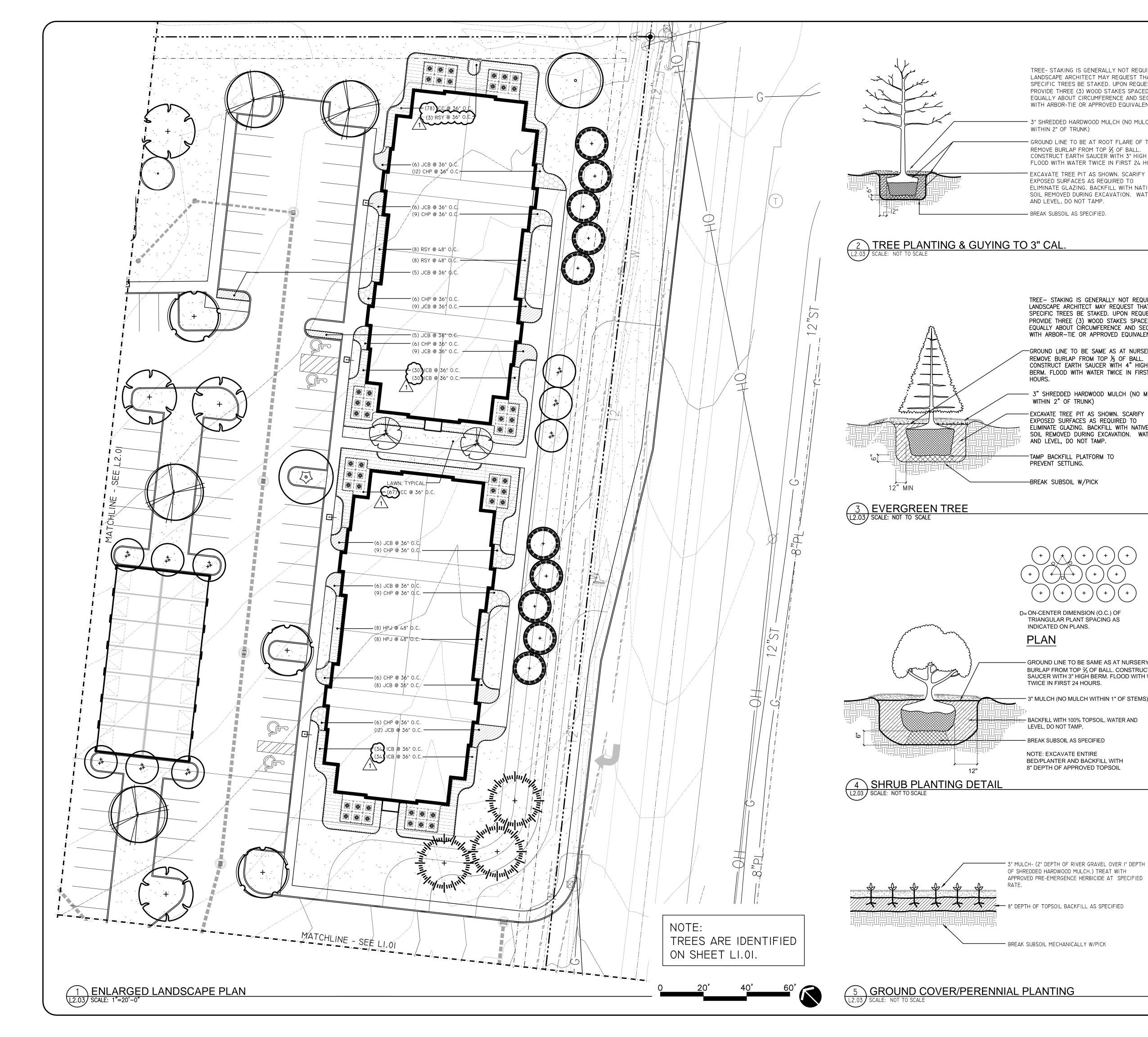
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IATERIAL. BALLS. STAKES. IT PERFORMANCE AND	UOR AND TTCDA COMMENTS		02/22/2021		
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NTS.					
	OVERALL LANDSCAPE PLAN USE ON REVIEW				
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LANDSCAPE ARCHITECTURE 2110 Holderwood Lane Knoxville, Tennessee 37922 bpethel@penlandstudio.com	2-22-21 	UOR L	1.01		

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LANDSCAPE ARCHITECTURE 2110 Holderwood Lane KNOXVILLE, TENNESSEE 37922 BPETHEL@PENLANDSTUDIO.COM 865.335.3584 WWW.PENLANDSTUDIO.COM







IS GENERALLY NOT REQUIRED. HITECT MAY REQUEST THAT BE STAKED. UPON REQUEST, (3) WOOD STAKES SPACED CIRCUMFERENCE AND SECURE OR APPROVED EQUIVALENT.				
RDWOOD MULCH (NO MULCH RUNK)			— CDASS	
) BE AT ROOT FLARE OF TREE.			— GRASS	
FROM TOP $\%$ OF BALL. TH SAUCER WITH 3" HIGH BERM. TER TWICE IN FIRST 24 HOURS.	x 6" MIN.		- 3" MULCH AS SPECIFIED	
PIT AS SHOWN. SCARIFY CES AS REQUIRED TO ING. BACKFILL WITH NATIVE			- TOPSOIL AND/OR SOIL AMENDMENTS AS SPECIFIED	
URING EXCAVATION. WATER NOT TAMP.				
S SPECIFIED.			— BREAK SUBSOIL AS SPECIFIED	
	6 TRENCHED BED	EDGE DETAIL		
	L2.03 SCALE: NOT TO SCALE			
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DATE

CANNON & CANNON INC

TEL 865.670.8555 WWW.CANNON-CANNON.COM

BERKLEY HALL COMPANIES

500 D STREET GREENSBORO, NORTH CAROLINA 27405 (336)451 9413

875 CORNERSTONE MULTI-FAMILY

875 CORNERSTONE DRIVE KNOXVILLE, TENNESSEE 37932

ENLARGED LANDSCAPE PLAN **USE ON REVIEW**

CCI PROJECT NO. 01554-0000

PM AWG PIC

DRAWING DATE FEBRUARY 22, 2021

DRAWN TPS CHECKED TPS

UOR L2.03

-

- BACKFILL WITH 100% TOPSOIL. WATER AND

BED/PLANTER AND BACKFILL WITH

THE PENLAND STUDIO LANDSCAPE ARCHITECTURE

2110 Holderwood Lane KNOXVILLE, TENNESSEE 37922 BPETHEL@PENLANDSTUDIO.COM 865.335.3584 www.PenlandStudio.com