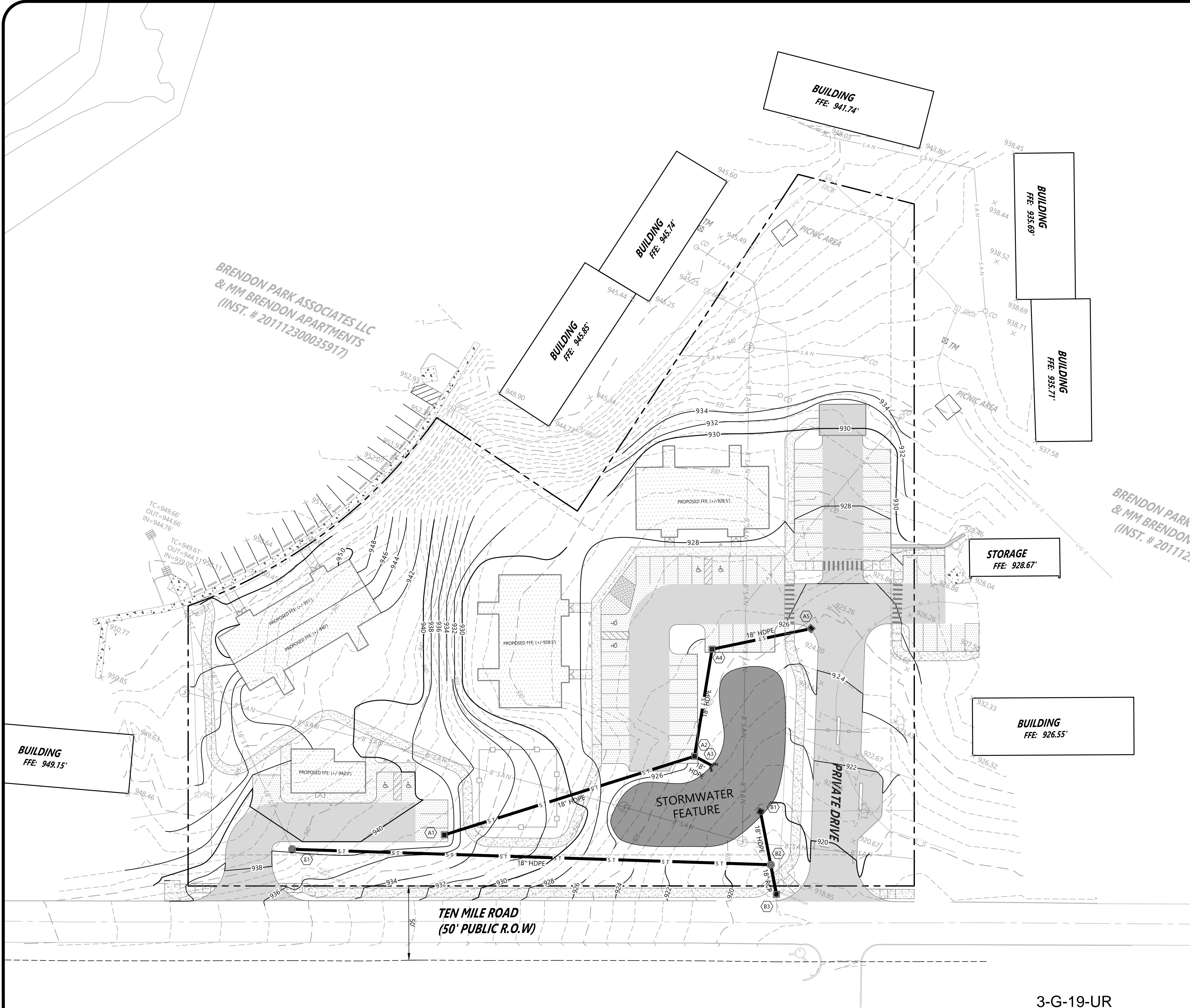
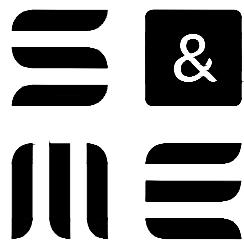
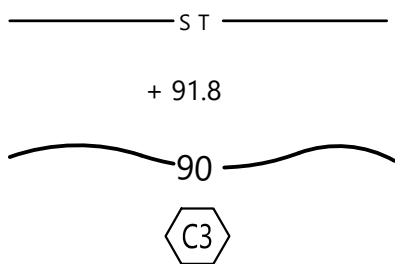


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PROPOSED FEATURES LEGEND

- STORM PIPE & INLET
- SPOT ELEVATION
- PROPOSED CONTOUR
- DRAINAGE STRUCTURE



6515 NIGHTINGALE LANE
KNOXVILLE, TN 37909
(865) 934-6023

NO.	DATE	DESCRIPTION	BY	CHK	BRS	APV
1	2/25/19	MPG COMMENTS	DIR	CLS	BRS	
2	1/28/19	ORIGINAL	DIR	CLS	BRS	

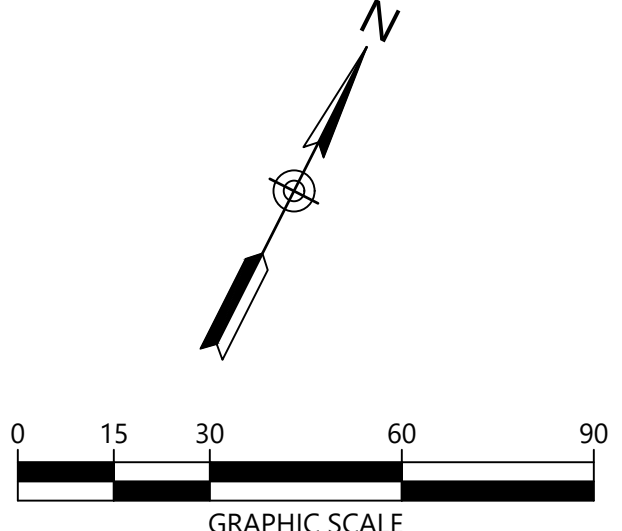
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BRENDON PARK APARTMENTS
0 TEN MILE RD
KNOXVILLE, KNOX, TENNESSEE

PROJECT NUMBER
5143-17-006
DRAWING NUMBER

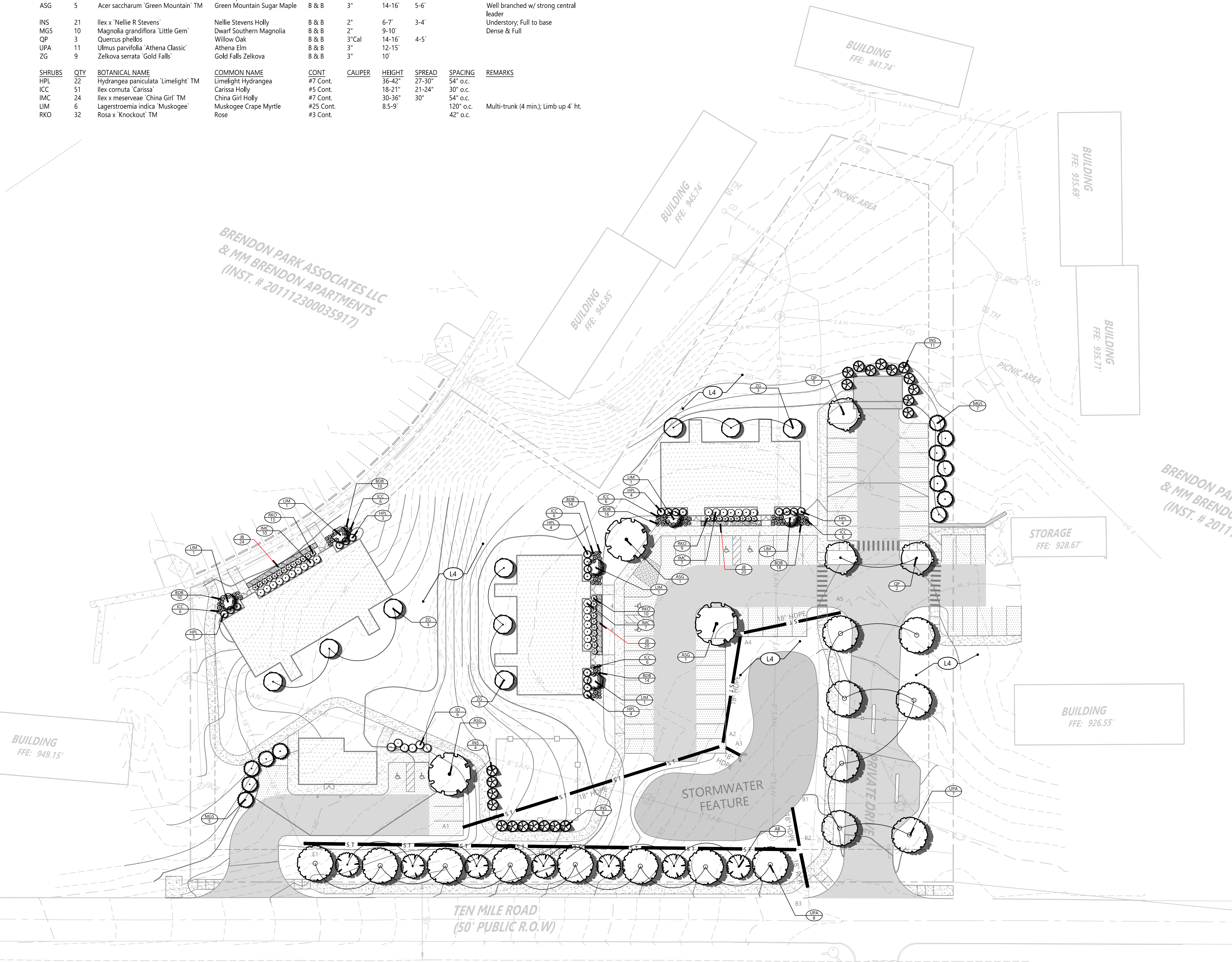
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3-G-19-UR
Revised: 2/25/2019

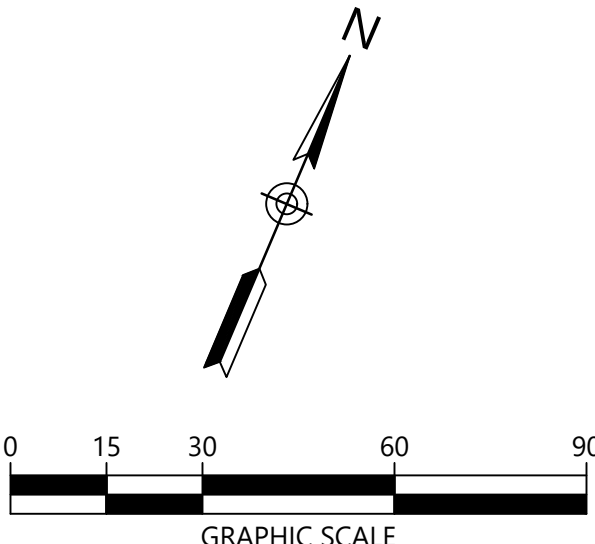


PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	SPREAD	REMARKS	
AB	4	Acer rubrum 'Bowhall Red'	Red Maple	B & B	3"	14-16'	2'-2.5'		
AS	5	Acer saccharum 'Green Mountain' TM	Green Mountain Sugar Maple	B & B	3"	14-16'	5-6'	Well branched w/ strong central leader	
INS	21	Ilex x 'Nellie R Stevens'	Nellie Stevens Holly	B & B	2"	6-7'	3-4'	Undersize; Full to base	
MG5	10	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	B & B	2"	9-10'		Dense & Full	
QP	3	Quercus phellos	Willow Oak	B & B	3"	14-16'	4-5'		
UPA	11	Ulmus parvifolia 'Athena Classic'	Athena Elm	B & B	3"	12-15'			
ZG	9	Zelkova serrata 'Gold Falls'	Gold Falls Zelkova	B & B	3"	10'			
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	HEIGHT	SPREAD	SPACING	REMARKS
HPL	22	Hydrangea paniculata 'Limelight' TM	Limelight Hydrangea	#7 Cont.		36-42"	27-30"	54" o.c.	
ICC	51	Ilex cornuta 'Carissa'	Carissa Holly	#5 Cont.		18-21"	21-24"	30" o.c.	
IMC	24	Ilex x meserveae 'China Girl' TM	China Girl Holly	#7 Cont.		30-36"	30"	54" o.c.	
LIM	6	Laetstroemia indica 'Muskoegoe'	Muskoegoe Crape Myrtle	#25 Cont.		8.5-9'		120" o.c.	Multi-trunk (4 min.); Limb up 4' ht.
RKO	32	Rosa x 'Knockout' TM	Rose	#3 Cont.		42"		42" o.c.	

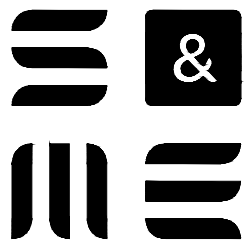


3-G-19-UR
Revised: 2/25/2019



LANDSCAPE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
(L1)	PLANTING BED LIMITS	
(L2)	IRRIGATION LIMITS	
(L3)	AREA TO BE SEEDED	
(L4)	AREA TO BE SODDED	
(L5)	AREA TO BE 4"-6" RIVER ROCK	

NOTE: ALL DISTURBED AREAS TO BE SEEDED LAWN



515 NIGHTINGALE LANE
KNOXVILLE, TN 37909
(865) 934-6023

[illegible]

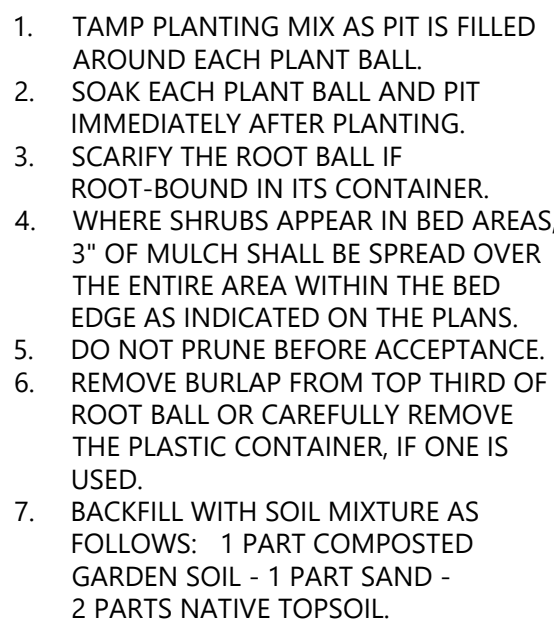
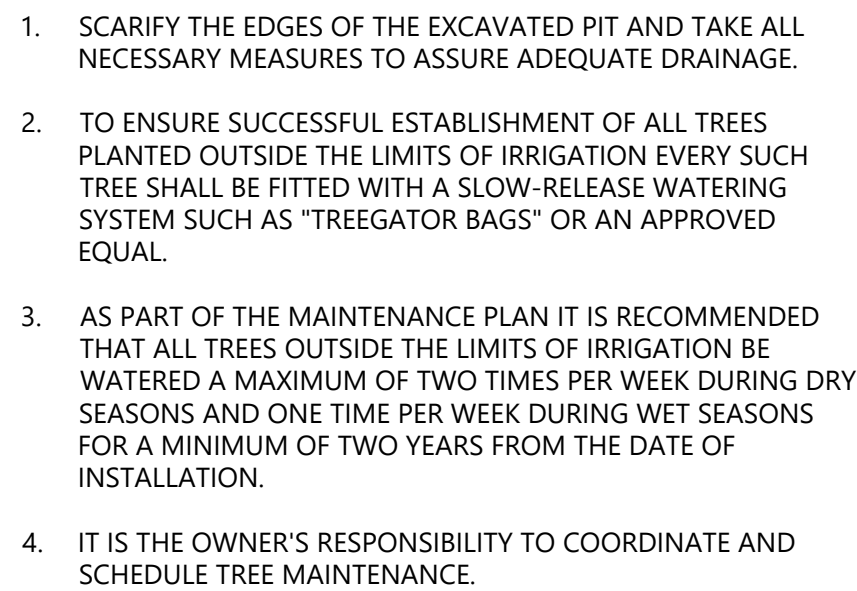
USE ON REVIEW - LANDSCAPE PLAN

BRENDON PARK APARTMENTS
0 TEN MILE RD
KNOXVILLE, KNOX, TENNESSEE

PROJECT NUMBER
5143-17-006
DRAWING NUMBER

UOR LAN

3. BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY S&M.E. INC. DATED 06-30-17. S&M.E. ENGINEERING ASSOCIATES AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
2. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONFIRM ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE.
3. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
5. ALL PLANTING BEDS TO RECEIVE "CHANCELLOR" HARDWOOD MULCH. MULCH TO BE INSTALLED TO 4" DEPTH UNLESS OTHERWISE INDICATED ON THE PLANTING DETAILS.
6. DIMENSIONS LISTED FOR HEIGHTS, SPREAD AND TRUNK SPECIFICATIONS ON THE PLANT MATERIAL SCHEDULE ARE GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT.
7. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IMMEDIATELY PRIOR TO PLACEMENT OF MULCH FOR WEED CONTROL.
8. ALL DISTURBED AREAS OF THE SITE ARE TO BE SEEDED AND/OR SODDED IN ACCORDANCE WITH THE SPECIFICATIONS.
9. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT OPEN OVERNIGHT.
10. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS, LICENSES, ETC. AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, CODES, RULES AND REGULATIONS DURING THE COURSE OF THE INSTALLATION OF THIS PROJECT.
11. ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK FOR SIZE AND QUALITY.
12. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL OR ANY DEFECTIVE WORKSMANSHIP.
13. ALL PLANTS SHALL HAVE A WELL-FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
14. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY PERCENT (50%) OF THIS YEARS VERTICAL GROWTH (TOP CANDLE).
15. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO OPENING ANY PLANT PITS.
16. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER. THIS WATER SHOULD PERCOLATE OUT WITHIN A 24-HOUR PERIOD. THE OWNER OR LANDSCAPE ARCHITECT SHALL VERIFY ACCURACY AND EFFECT OF PERCOLATION TESTING. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A P V C DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING RELOCATED.
17. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR OTHER SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STEAM OF OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS, OTHERWISE THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
18. NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED.
19. EXISTING TREES TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION. IN ACCORDANCE WITH THE TREE PRESERVATION NOTES AND DETAILS ON THE LANDSCAPE PLAN.
20. SELECTIVE CLEARING CONSISTING OF REMOVAL OF VINES, SAPLINGS UNDER 1" DIAMETER AND UNDERBRUSH SHALL BE PERFORMED IN TREE PRESERVATION AREAS INTERNAL TO THE PROJECT AND NOTED ON PLANS.
21. PLANTS IDENTIFIED IN ALTERNATE AREAS ARE TO BE BID SEPARATELY.
22. ALL BEDS ARE TO BE TILLED TO A DEPTH OF 8" WITH THE ADDITION OF: (1) 6 CU. FT. BALE OR SPHAGNUM PEAT MOSS PER 40 SQ. FT. OF BED AREA; (2) 10-10-10 FERTILIZER PER 1000 SQ. FT. IF azaleas, rhododendrons or PIERIS ARE USED, ADD 1 3 CU. FT. FINELY GROUND "PINE" BARK MULCH PER 25 SQ. FT. OF BED AREA. ALL ADDITIONS ARE TO BE SPREAD AND TILLED INTO THE SOIL UNIFORMLY.
23. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AVAILABLE AT THE JOB SITE FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

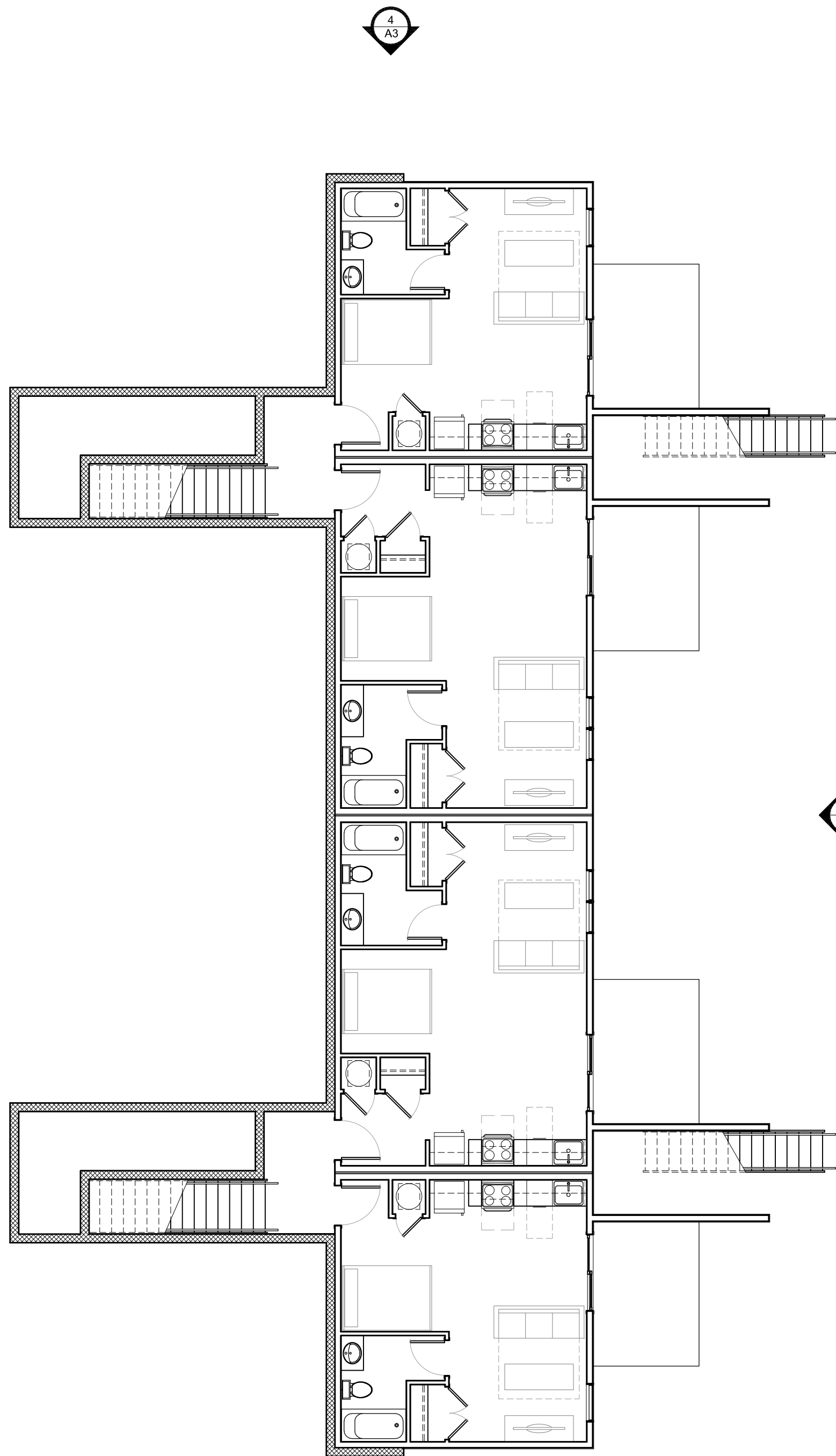


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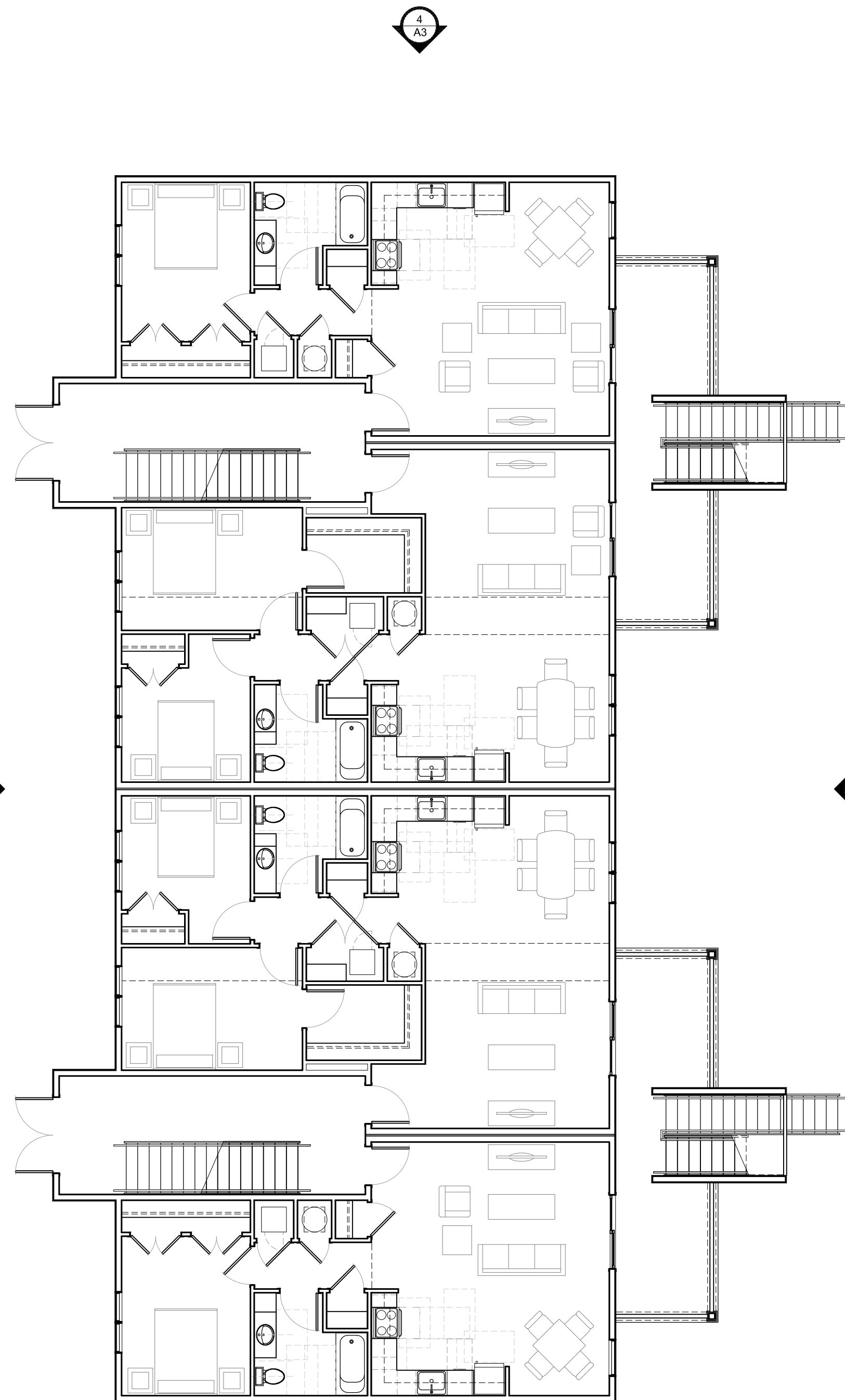
PROJECT NUMBER
5143-17-006
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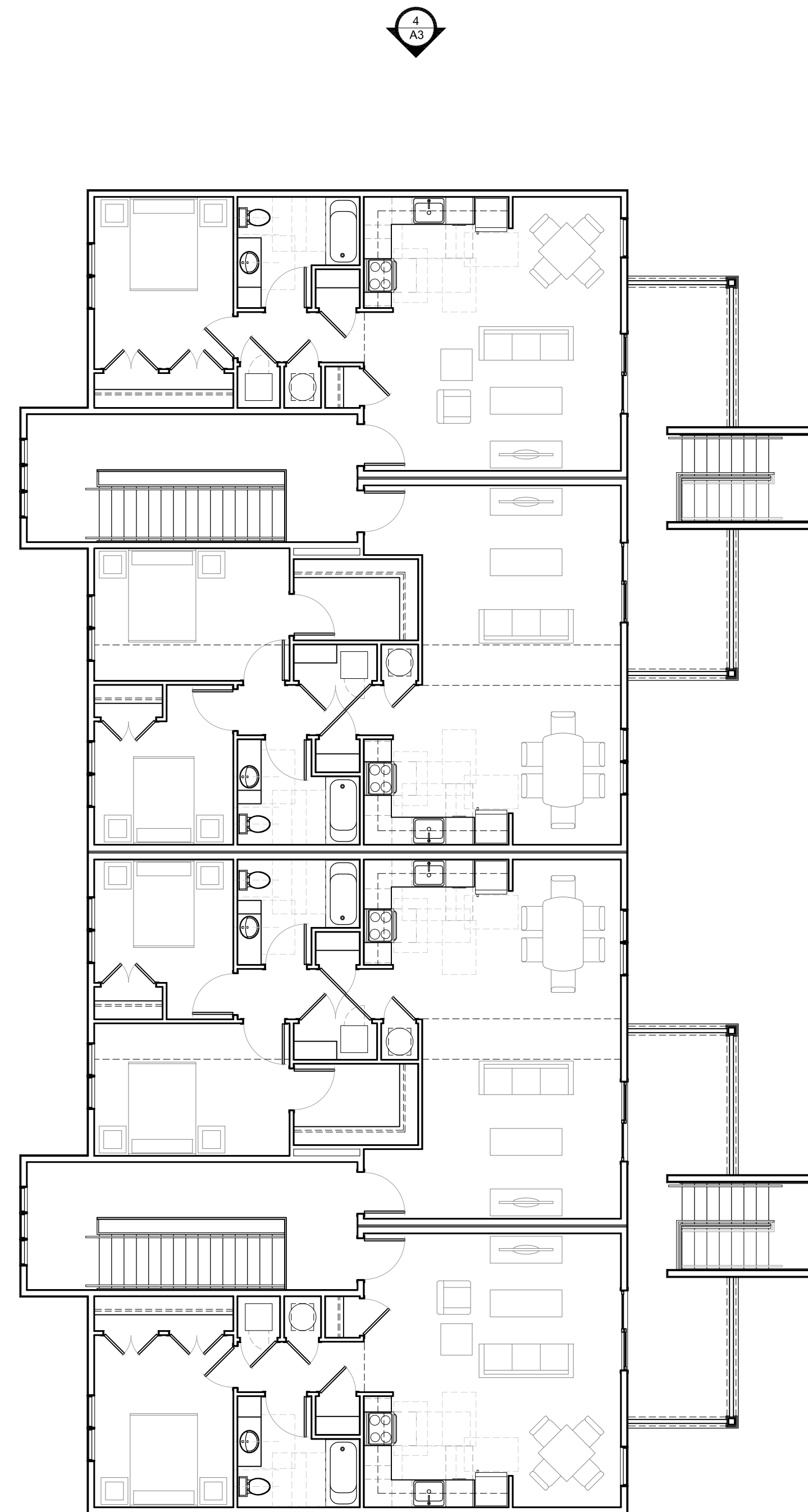
BASEMENT FLOOR PLAN

8' 4' 0 8'



FIRST FLOOR PLAN

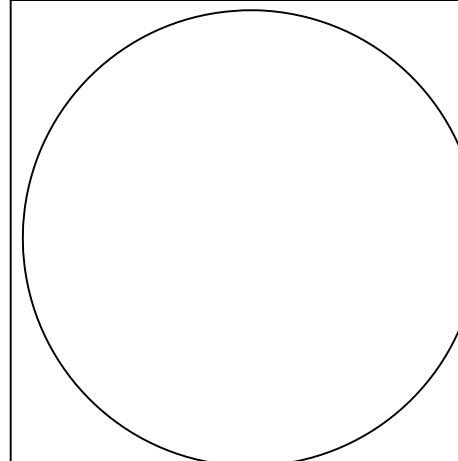
8' 4' 0 8'



3-G-19-UR

SECOND FLOOR PLAN

8' 4' 0 8'



BRENDON PARK APARTMENTS

9123 GRAYLAND DRIVE
KNOXVILLE, TN 37923

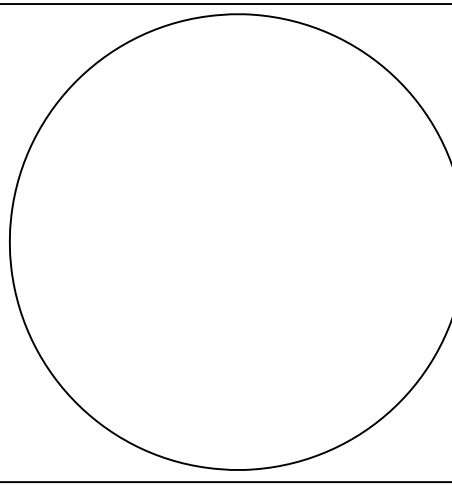
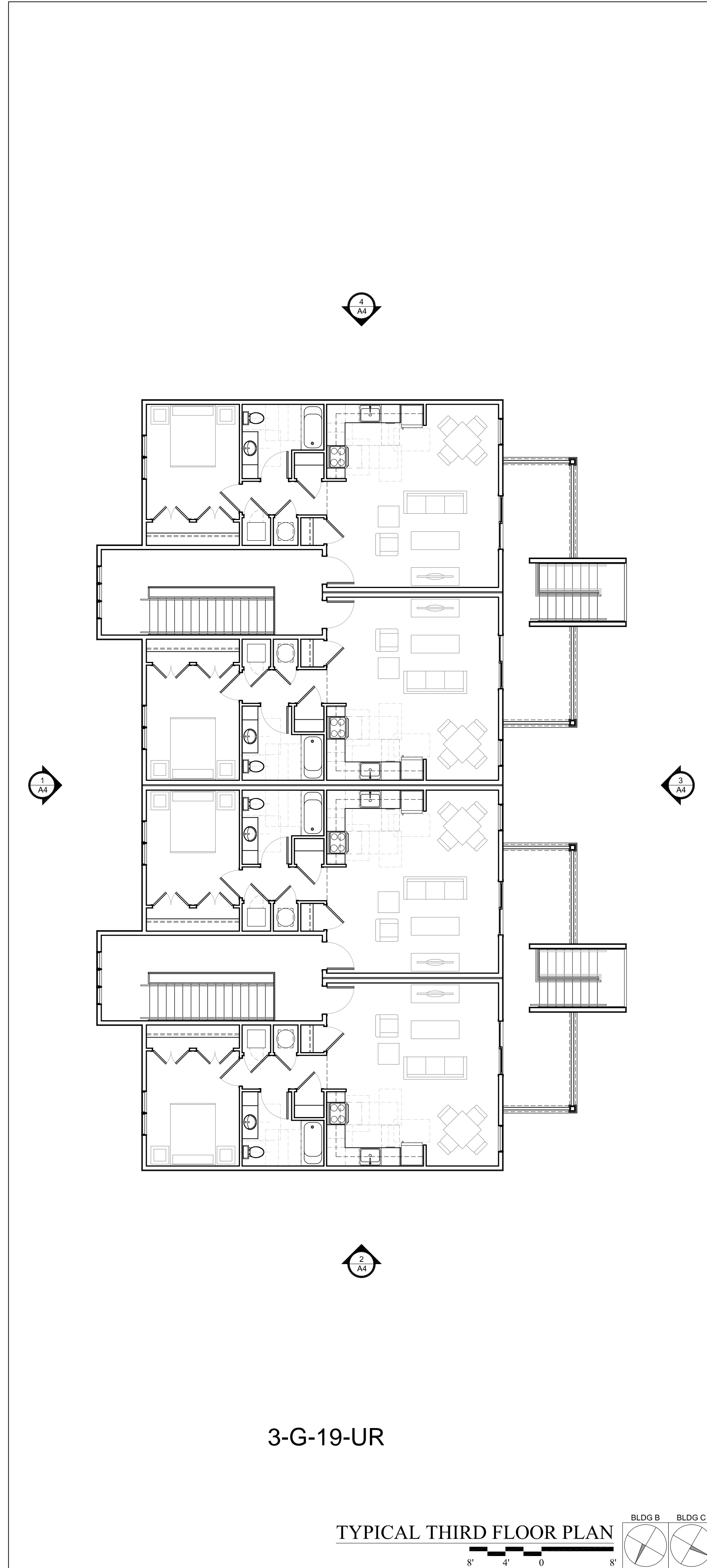
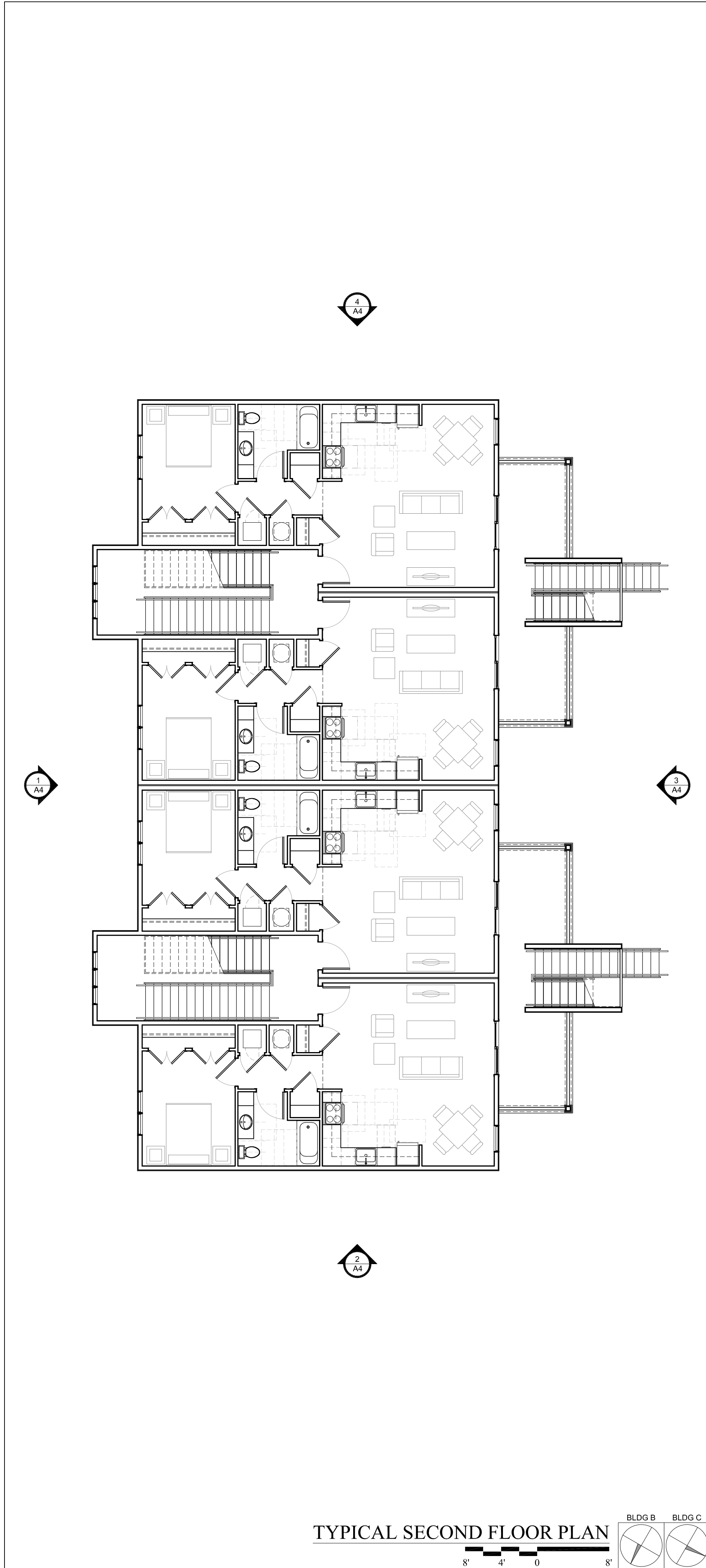
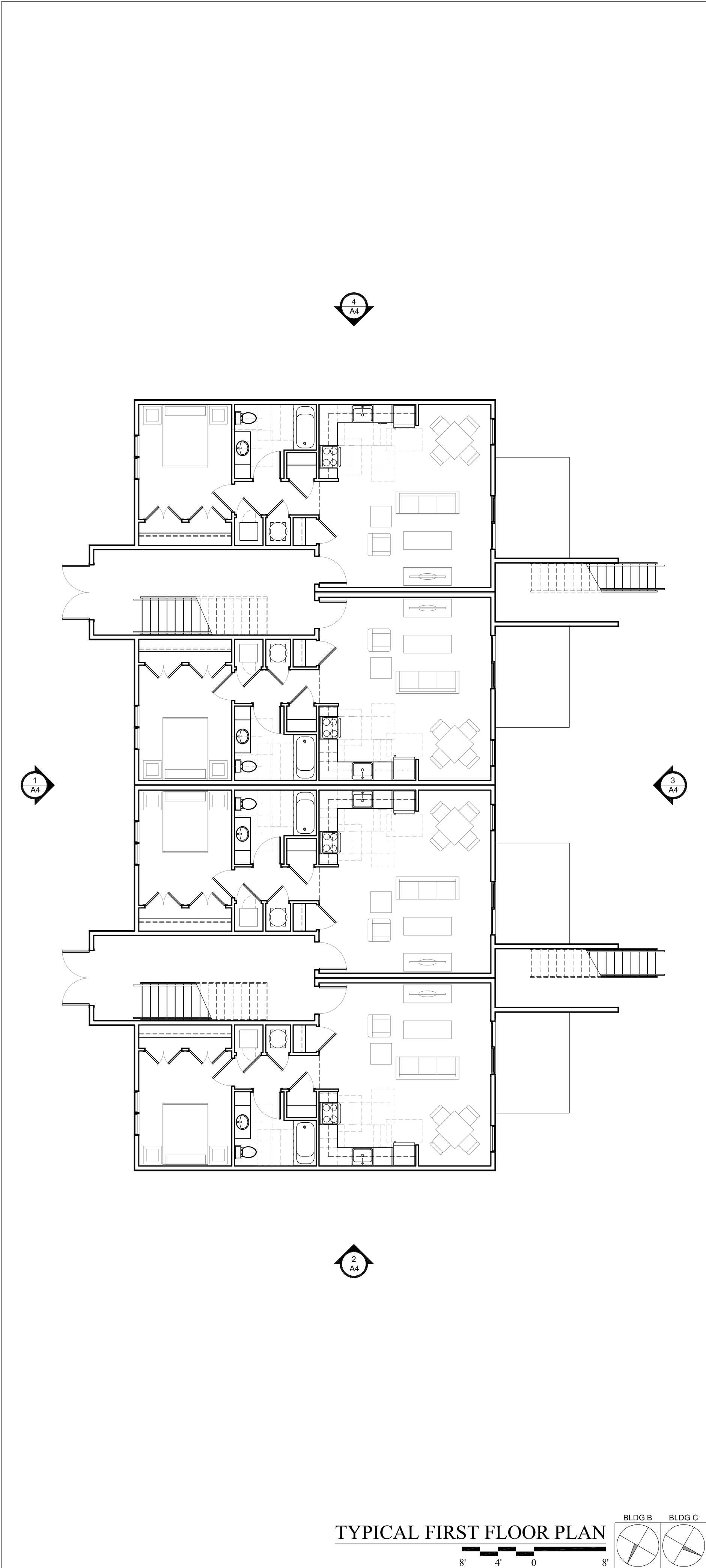
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PLANNING
COMMISSION
SUBMITTAL

ISSUED 28 JANUARY 2019
PROJECT # 17007

A1

BUILDING A
FLOOR PLANS



BRENDON PARK APARTMENTS

9123 GRAYLAND DRIVE
KNOXVILLE, TN 37923

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**PLANNING
COMMISSION
SUBMITTAL**

ISSUED 28 JANUARY 2019
PROJECT # 17007

A2

**BUILDING B & C
FLOOR PLANS**

BRENDON PARK APARTMENTS

9123 GRAYLAND DRIVE
KNOXVILLE, TN 37923

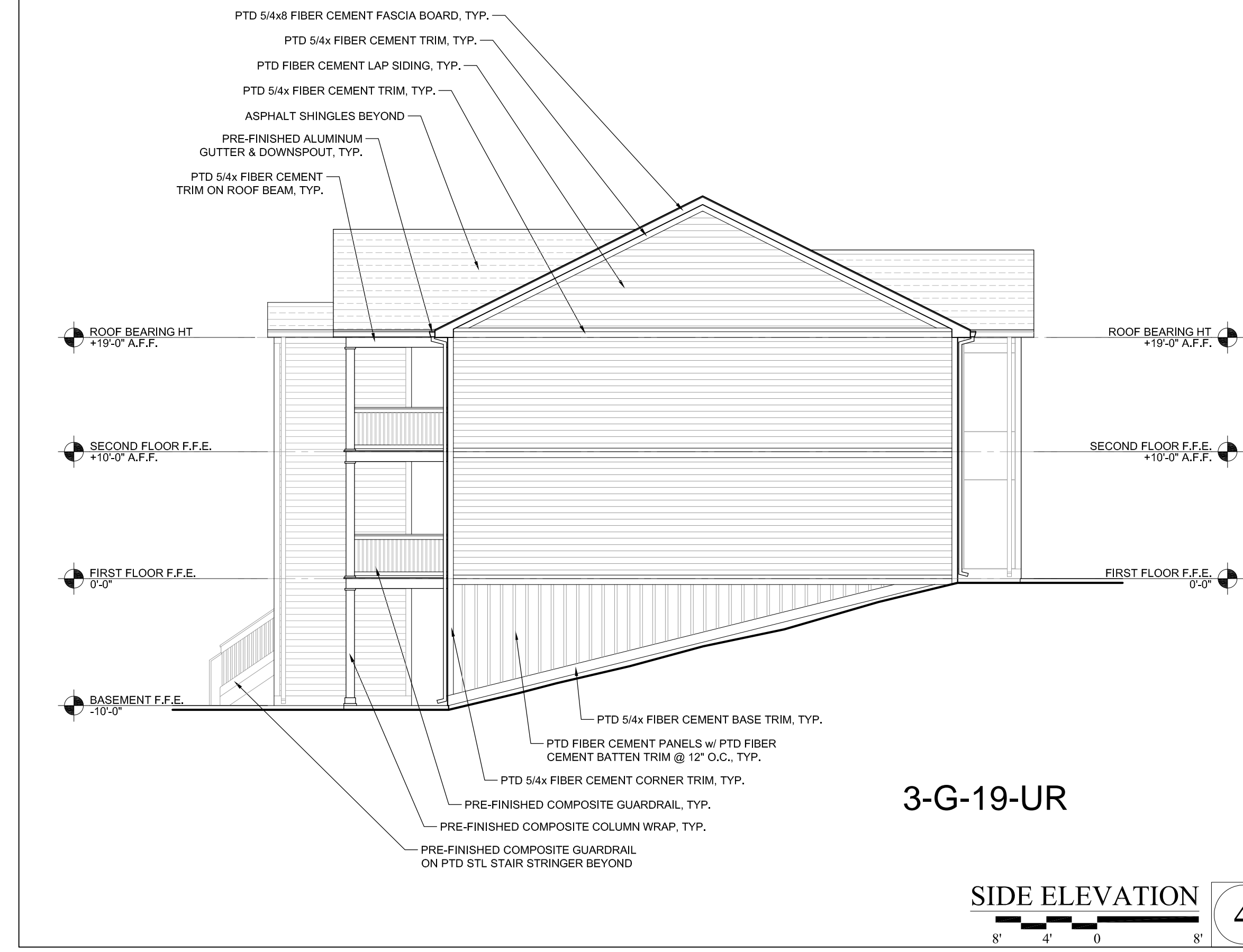
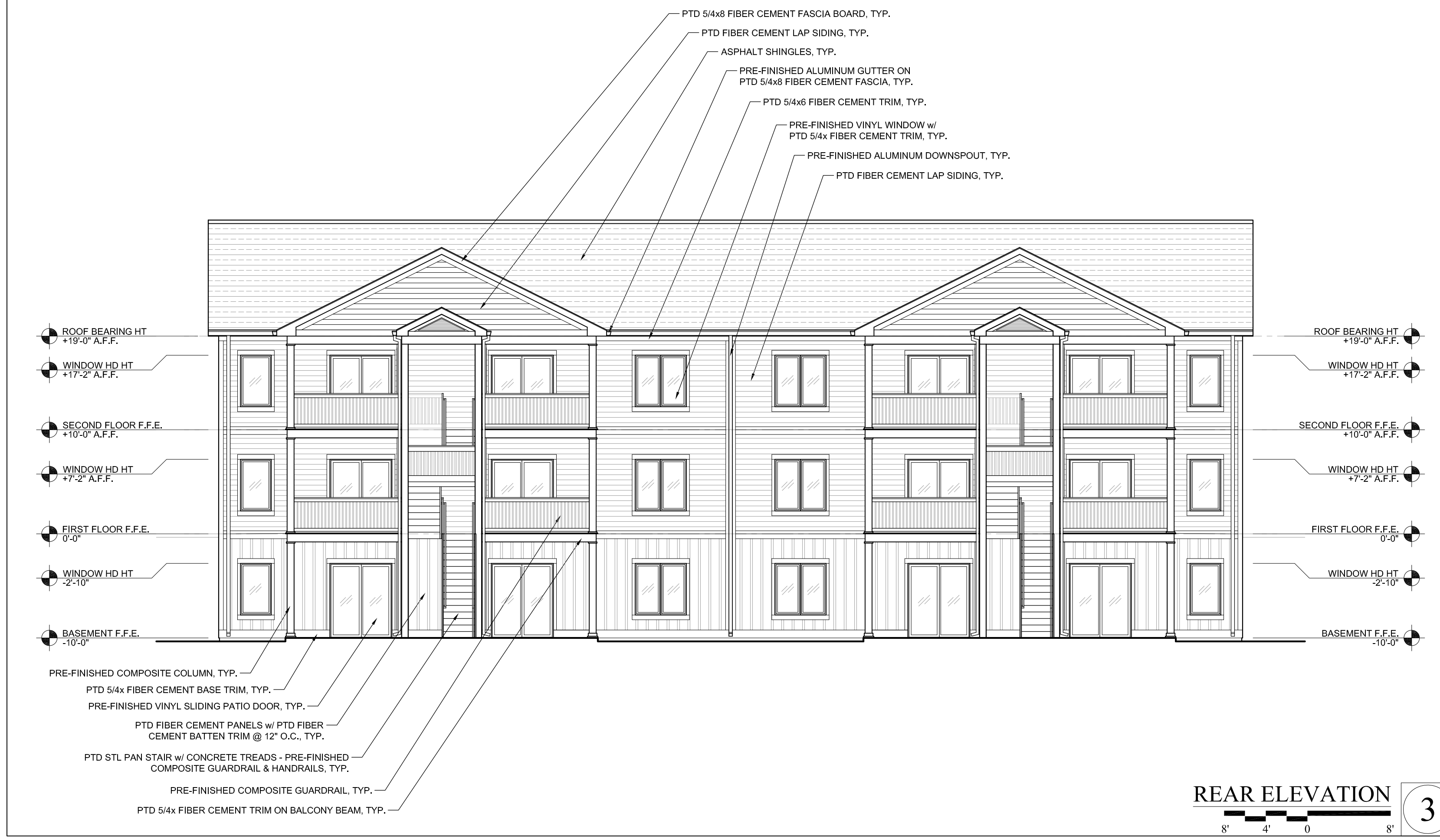
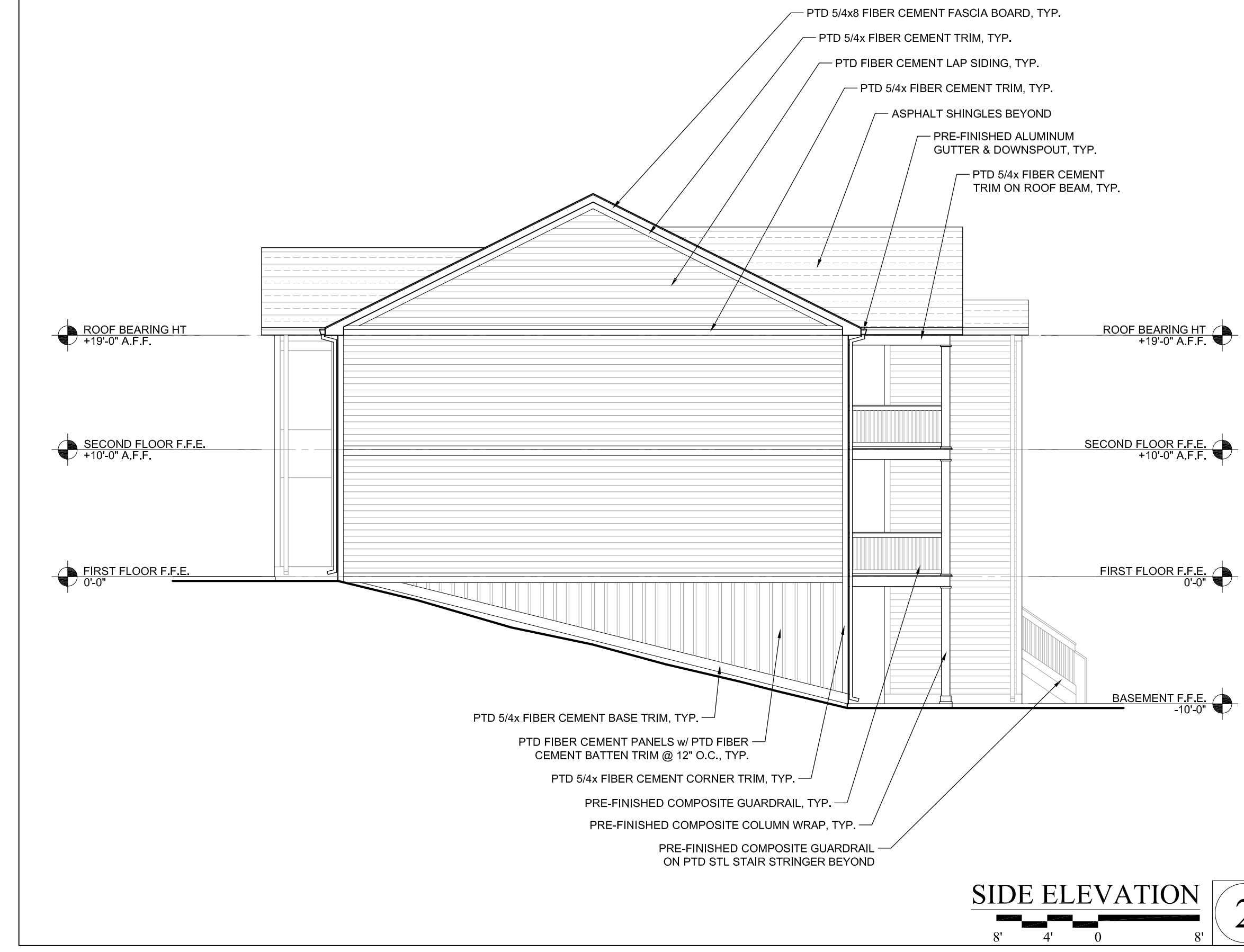
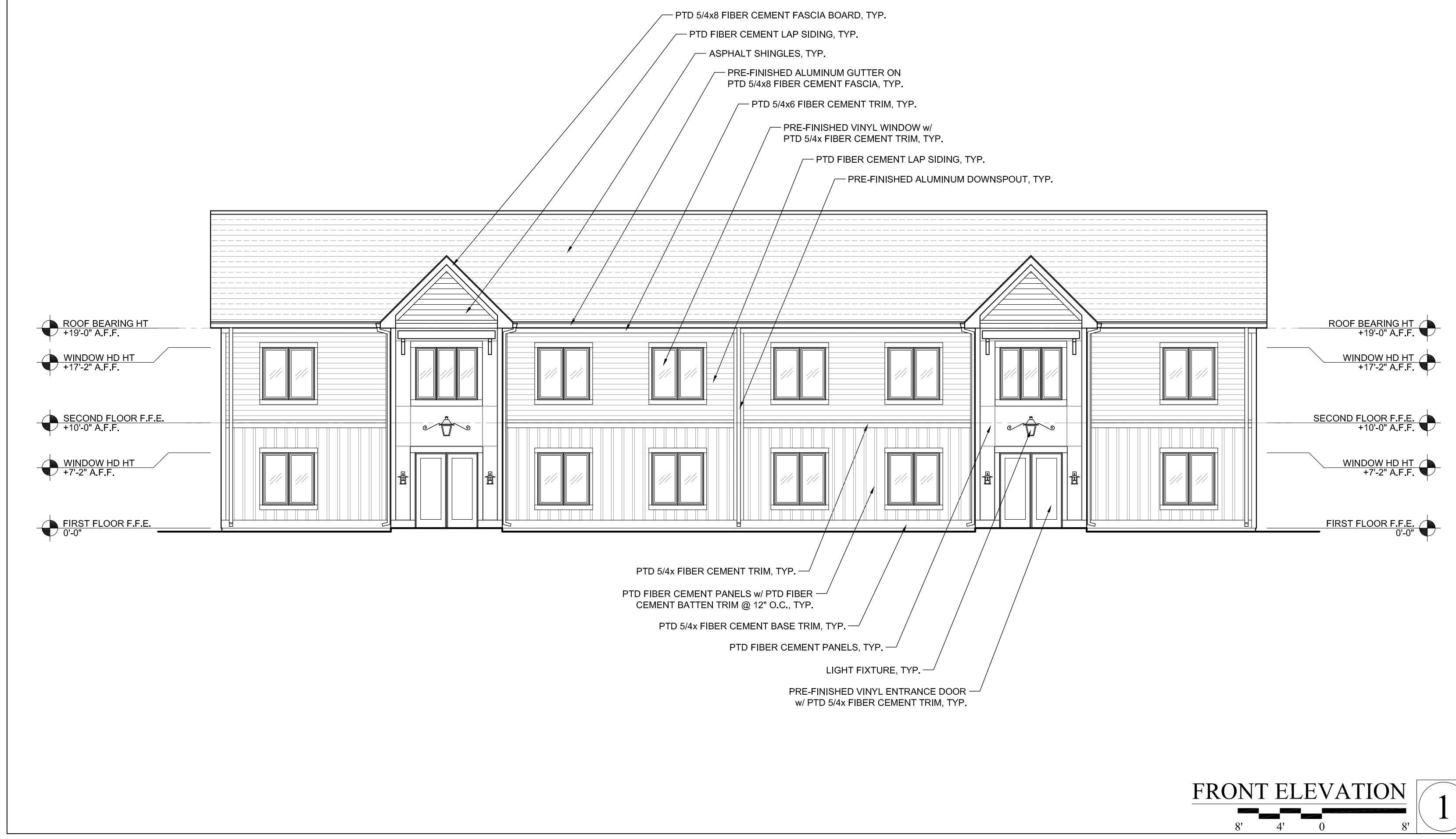
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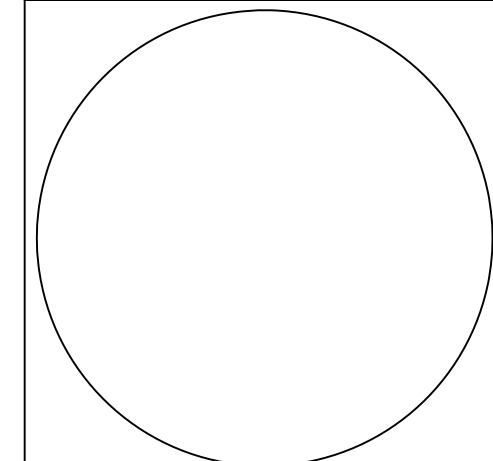
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ISSUED 28 JANUARY 2019
PROJECT # 17007

A3

BUILDING A
EXTERIOR ELEVATIONS





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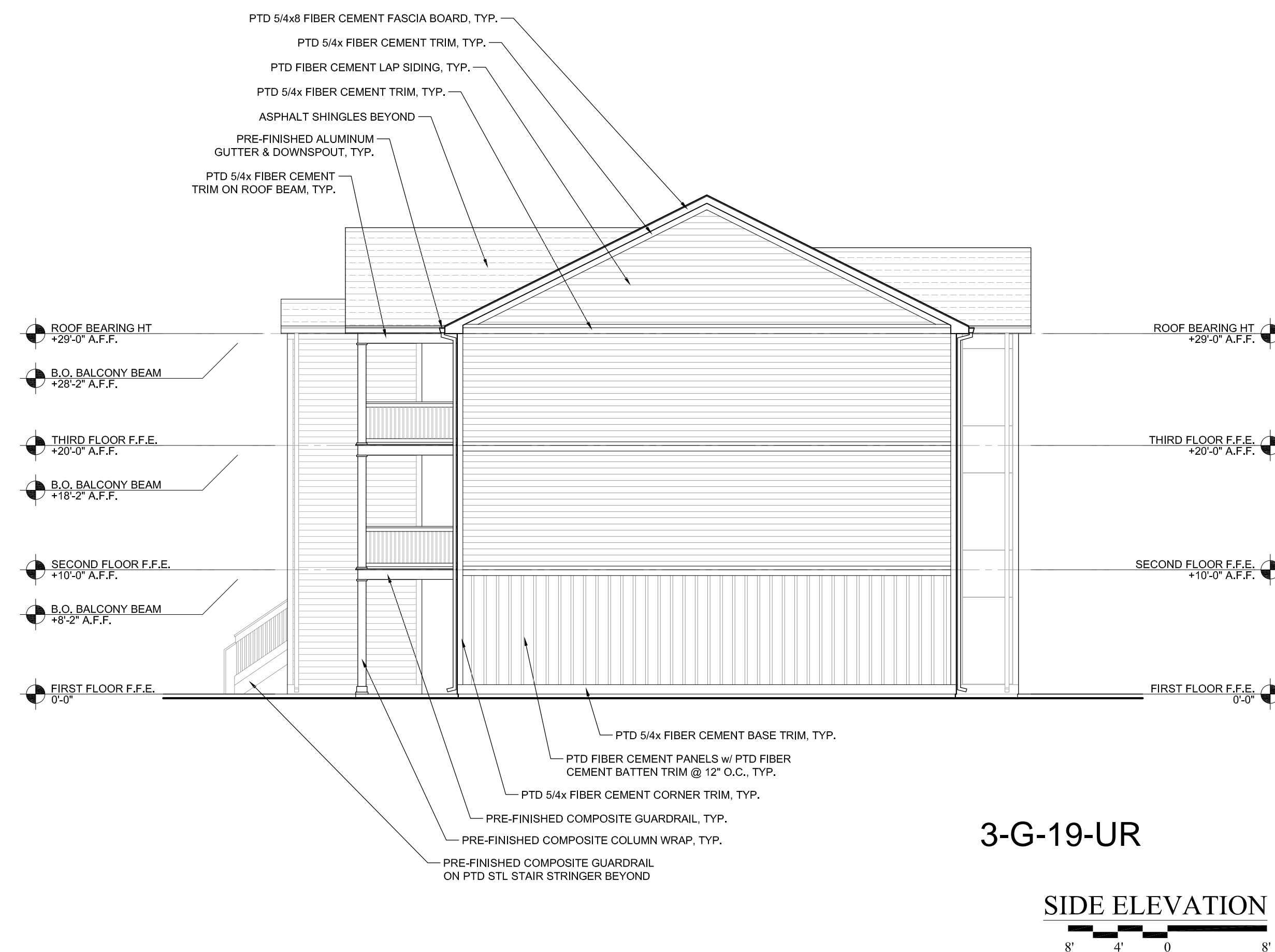
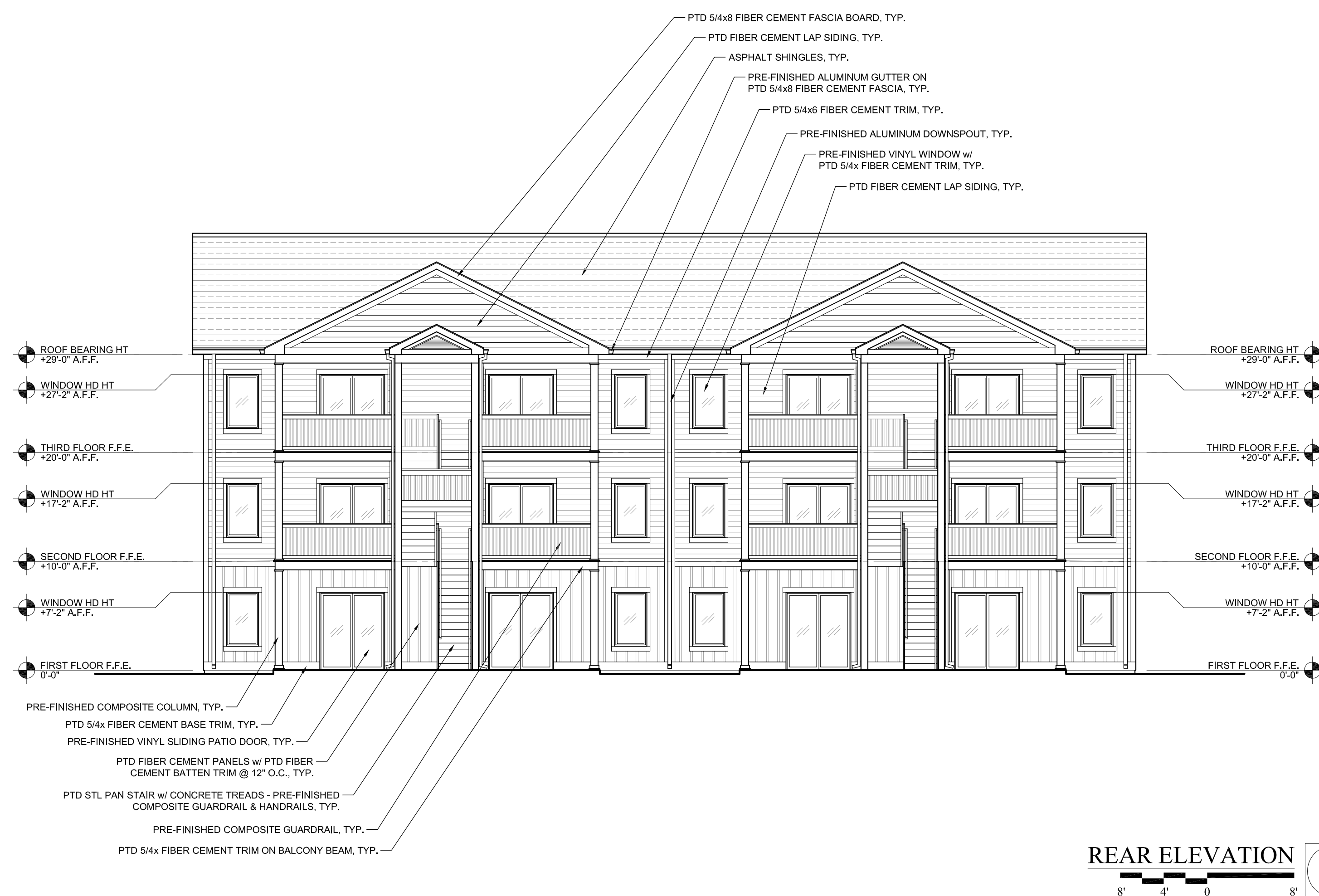
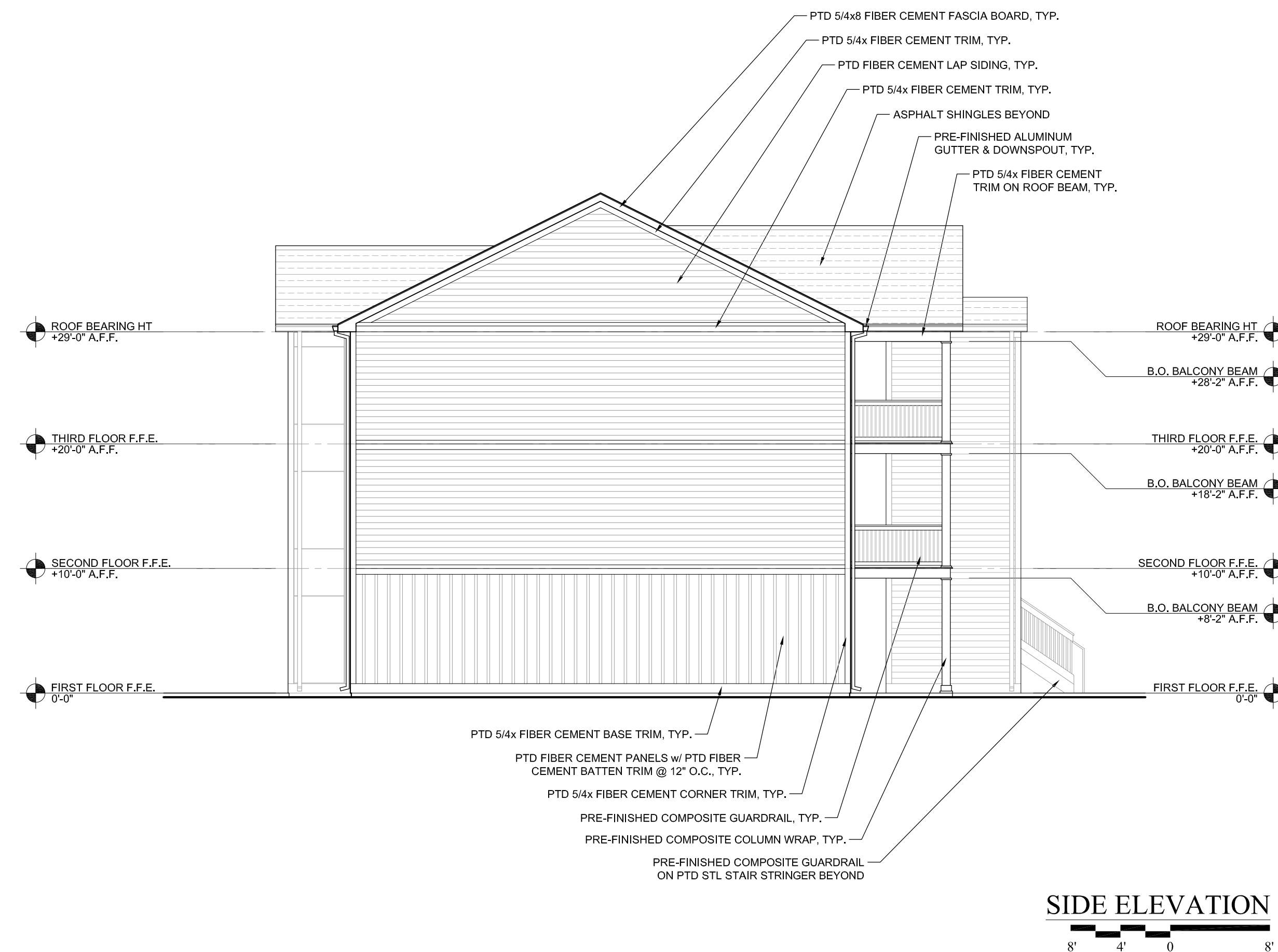
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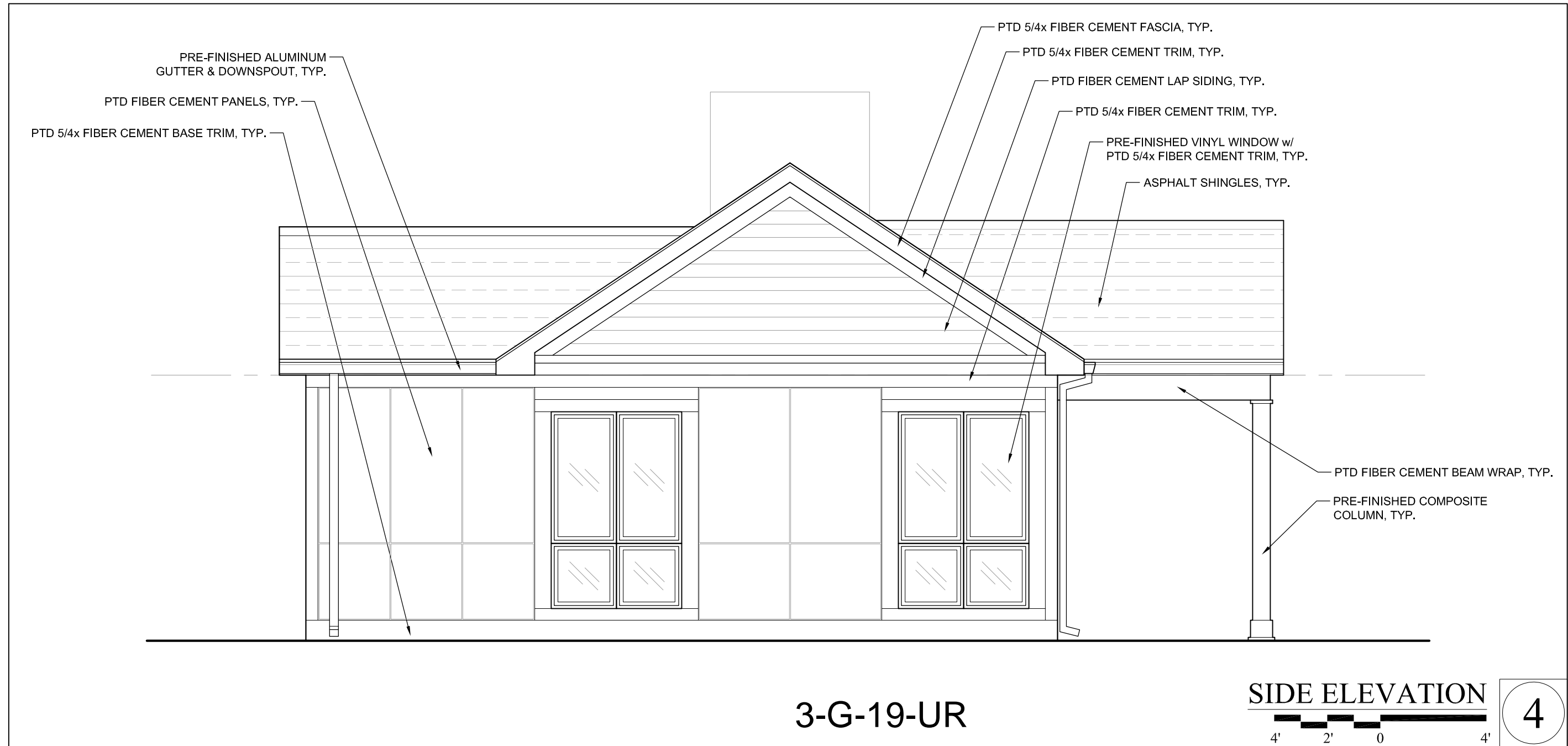
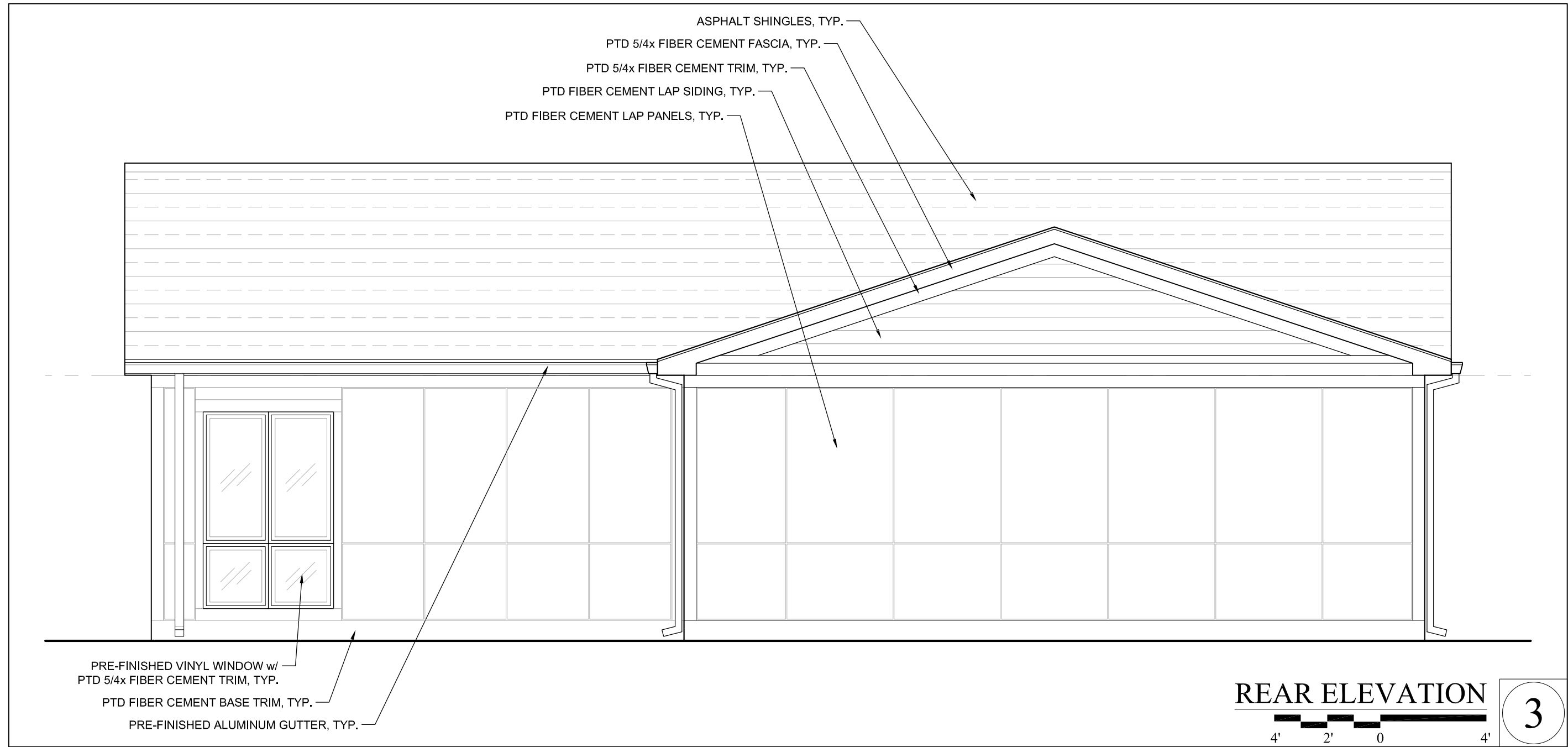
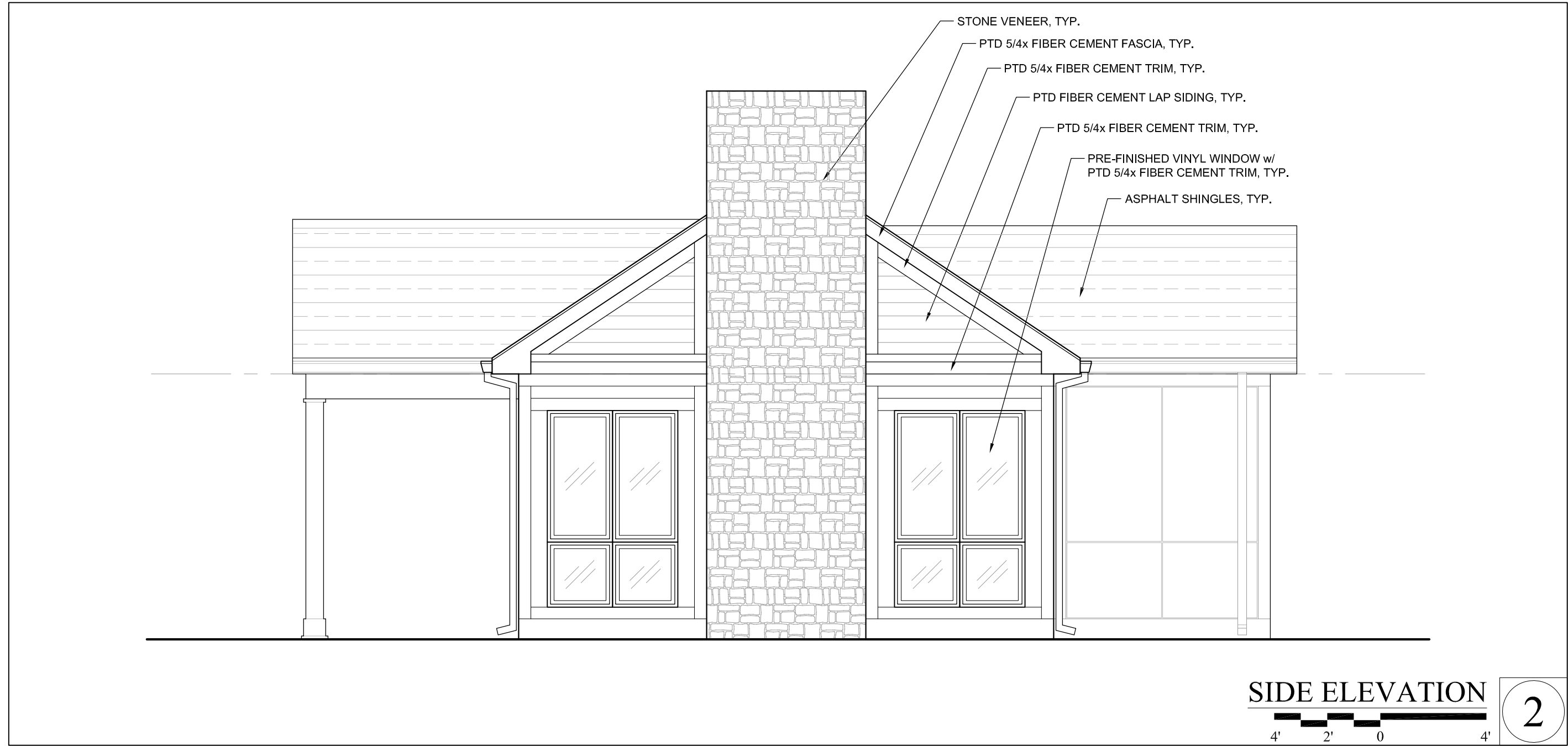
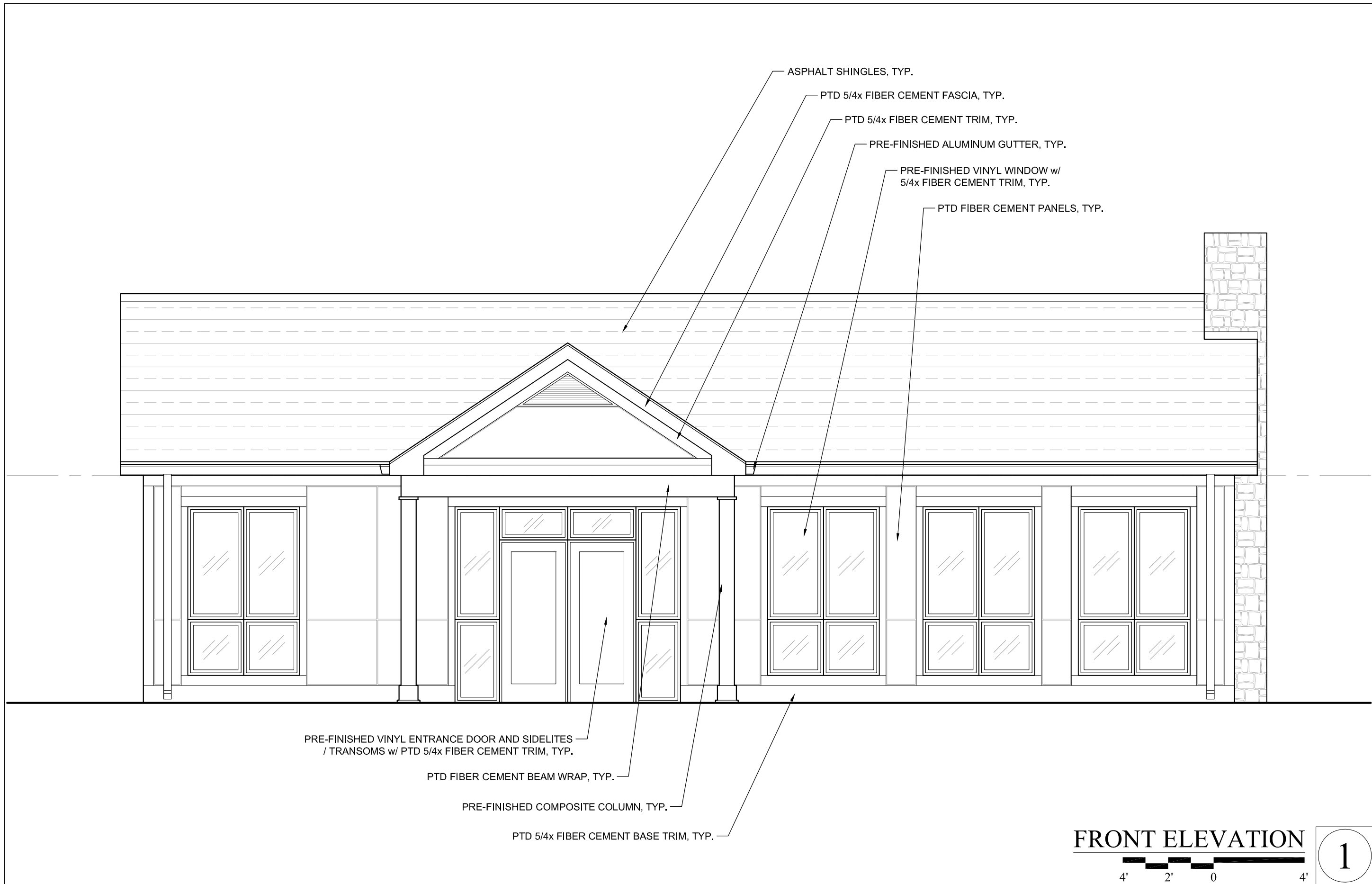
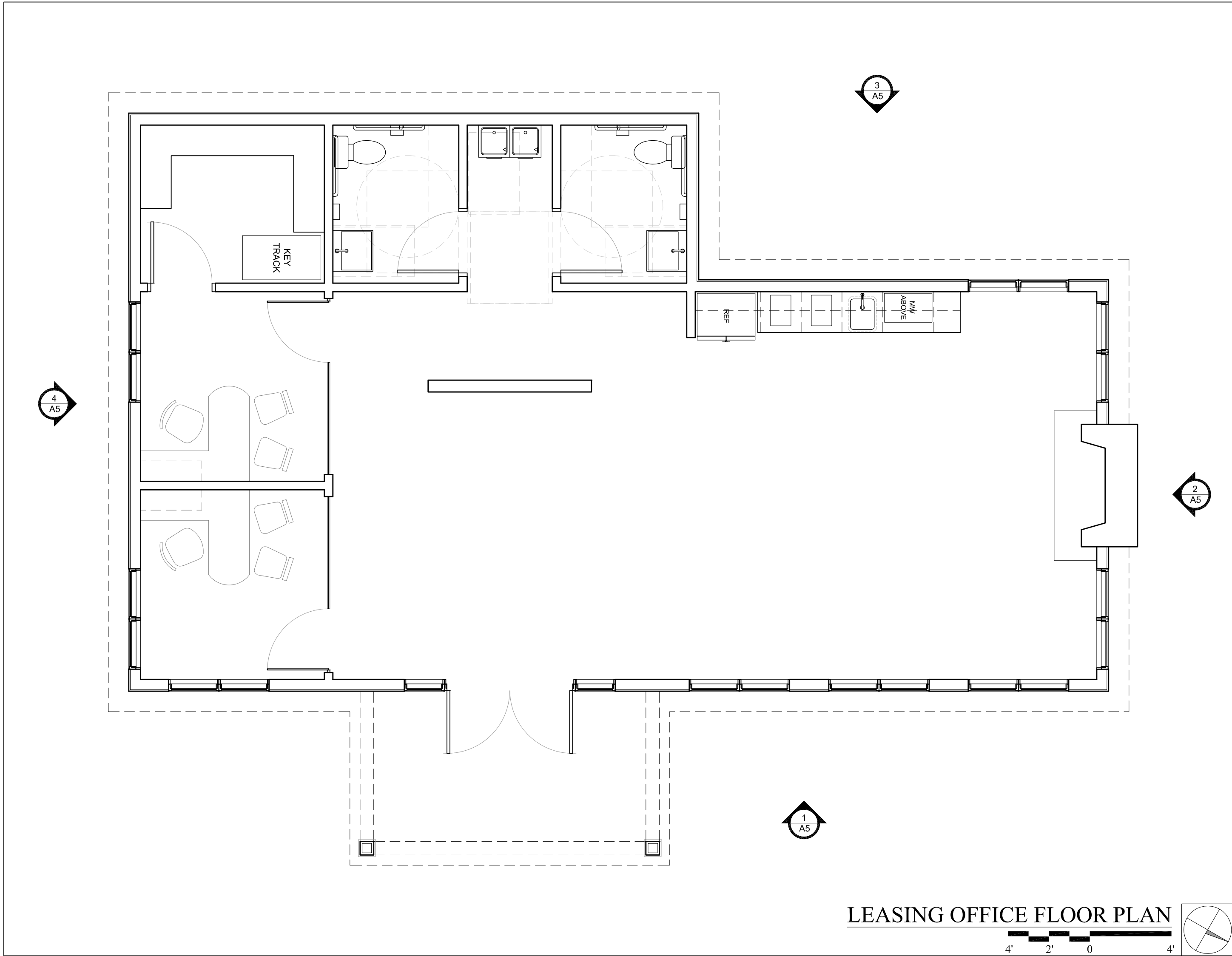
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ISSUED 28 JANUARY 2019
PROJECT # 17007

A4

BUILDING B & C
EXTERIOR ELEVATIONS





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— 2002 —
**SMALLWOOD
NICKLE**
ARCHITECTS
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Nashville, Tennessee 37212

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BRENDON PARK APARTMENTS

9123 GRAYLAND DRIVE
KNOXVILLE, TN 37923

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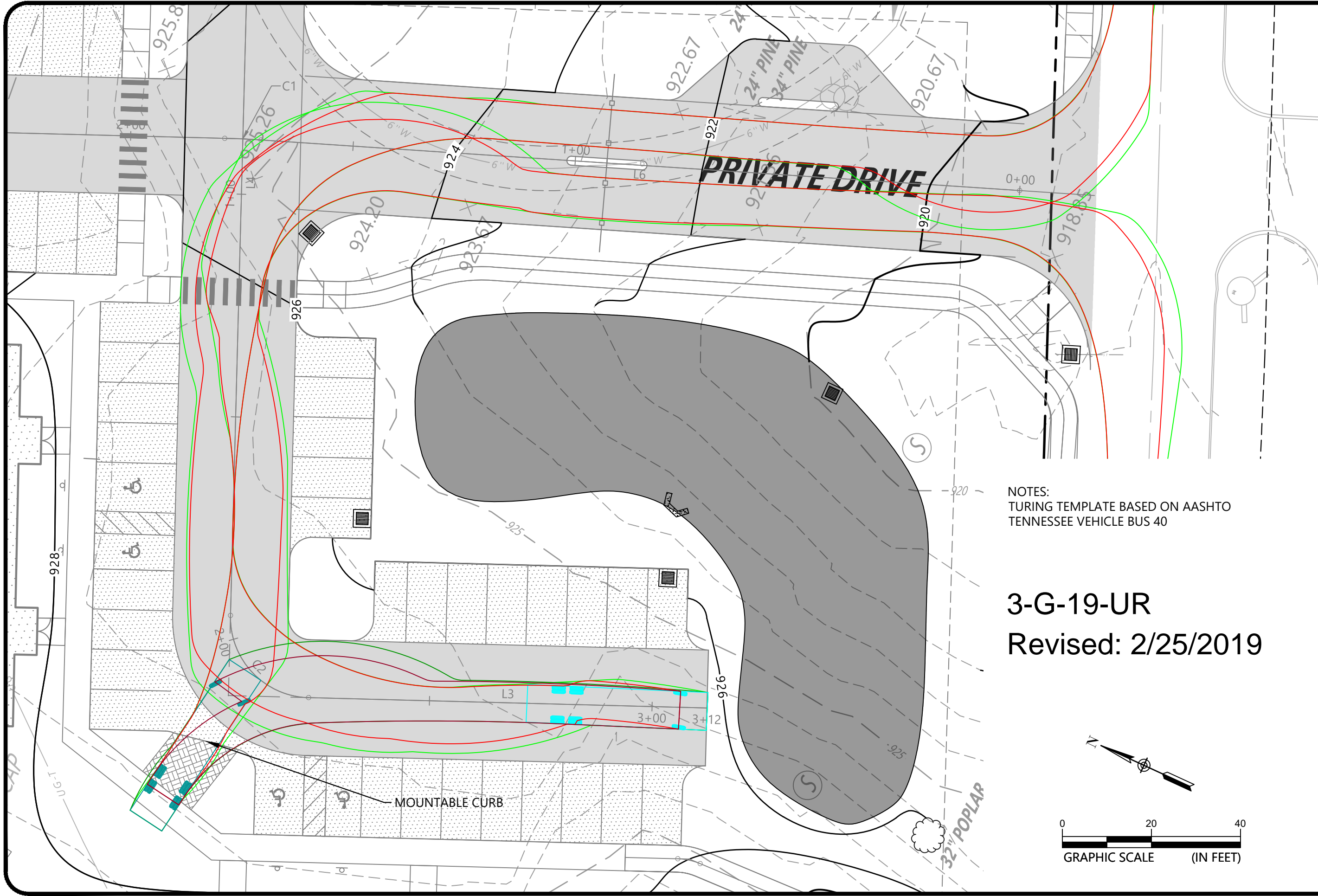
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PROJECT # 17007

A5

LEASING OFFICE
PLAN & ELEVATIONS

Drawing path: q:\civil_3d_projects\5143-17-006_brendon_park_apts\DWG\construction\5143-17-006_GRA.dwg



NOTES:
TURNING TEMPLATE BASED ON AASHTO
TENNESSEE VEHICLE BUS 40

3-G-19-UR
Revised: 2/25/2019



ACCESS TURNING TEMPLATE

BRENDON PARK APARTMENTS
0 TEN MILE RD
KNOXVILLE, KNOX , TENNESSEE

SCALE:

1" = 20'

DATE:

2/21/19

PROJECT NUMBER

5143-17-006

FIGURE NO.

UOR