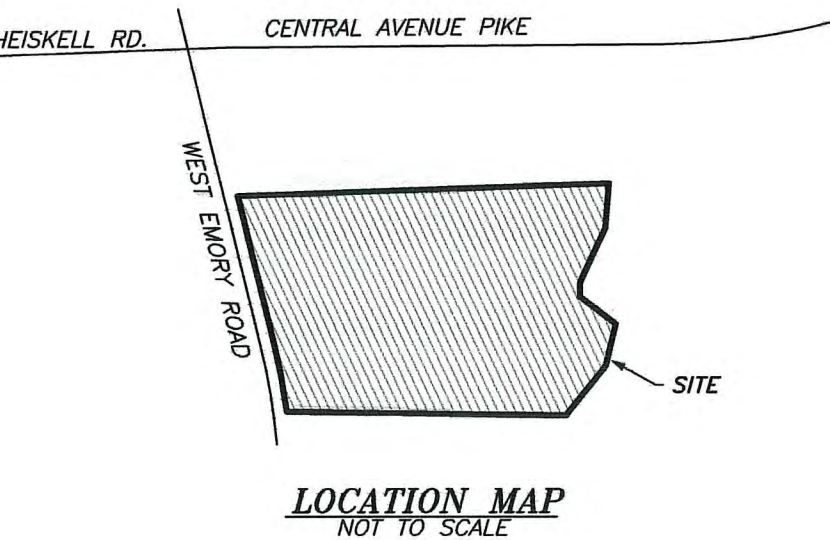


Vintage Emory Road Site									
2/25/2015									
Site Data									
BUILDING 1									
		TOTAL	HTD SF/	HEATED	BALC-STOR/GROSS	TOTAL	HUD SF/	HUD SF	
		# UNITS	UNIT	TOTAL	SF/UNIT	SF/UNIT	GROSS SF	UNIT	TOTAL
A1 UNIT	1 BED, 1 BATH	6	728	4368	95	823	4938	692	4152
A1SR UNIT	1 BED, 1 BATH, SUN	6	823	4938	0	823	4938	783	4608
B1 UNIT	2 BED, 2 BATH	6	1029	6174	101	1130	6780	979	5874
B1SR UNIT	2 BED, 2 BATH, SUN	6	1130	6780	0	1130	6780	1080	6480
B1SRG UNIT	2 BED, 2 BATH, SUN	0	1130	0	0	1130	0	1080	0
B2SRUNIT	2 BED, 2 BATH	0	1184	0	0	1184	0	1136	0
B3SR UNIT	2 BED, 2 BATH, SUN	0	1184	0	0	1184	0	1136	0
C1 UNIT	3 BED, 2 BATH	0	1261	0	101	1362	0	1203	0
C1SR UNIT	3 BED, 2 BATH, SUN	0	1362	0	0	1362	0	1304	0
TOTAL UNITS		24		22260			23436		21204
BUILDING 2									
		TOTAL	HTD SF/	HEATED	BALC-STOR/GROSS	TOTAL	HUD SF/	HUD SF	
		# UNITS	UNIT	TOTAL	SF/UNIT	SF/UNIT	GROSS SF	UNIT	TOTAL
A1 UNIT	1 BED, 1 BATH	0	728	0	95	823	6584	692	0
A1SR UNIT	1 BED, 1 BATH, SUN	0	823	0	0	823	0	783	0
B1 UNIT	2 BED, 2 BATH	0	1029	0	101	1130	0	979	0
B1SR UNIT	2 BED, 2 BATH, SUN	4	1130	4520	0	1130	4520	1080	4320
B1SRG UNIT	2 BED, 2 BATH, SUN	2	1130	2260	0	1130	2260	1080	2160
B2SRUNIT	2 BED, 2 BATH	2	1184	2368	0	1184	2368	1136	2272
B3SR UNIT	2 BED, 2 BATH, SUN	2	1184	2368	0	1184	2368	1136	2272
C1 UNIT	3 BED, 2 BATH	6	1261	7566	101	1362	8172	1203	7218
C1SR UNIT	3 BED, 2 BATH, SUN	6	1362	8172	0	1362	8172	1304	7824
TOTAL UNITS		22		27254			27860		26066
BUILDING 3									
		TOTAL	HTD SF/	HEATED	BALC-STOR/GROSS	TOTAL	HUD SF/	HUD SF	
		# UNITS	UNIT	TOTAL	SF/UNIT	SF/UNIT	GROSS SF	UNIT	TOTAL
A1 UNIT	1 BED, 1 BATH	8	728	5824	95	823	6584	692	5536
A1SR UNIT	1 BED, 1 BATH, SUN	6	823	4938	0	823	4938	783	4608
B1 UNIT	2 BED, 2 BATH	6	1029	6174	101	1130	6780	979	5874
B1SR UNIT	2 BED, 2 BATH, SUN	8	1130	9040	0	1130	9040	1080	8640
B1SRG UNIT	2 BED, 2 BATH, SUN	0	1130	0	0	1130	0	1080	0
B2SRUNIT	2 BED, 2 BATH	0	1184	0	0	1184	0	1136	0
B3SR UNIT	2 BED, 2 BATH, SUN	0	1184	0	0	1184	0	1136	0
C1 UNIT	3 BED, 2 BATH	0	1261	0	101	1362	0	1203	0
C1SR UNIT	3 BED, 2 BATH, SUN	0	1362	0	0	1362	0	1304	0
TOTAL UNITS		28		25976			27342		24748
BUILDING 4									
		TOTAL	HTD SF/	HEATED	BALC-STOR/GROSS	TOTAL	HUD SF/	HUD SF	
		# UNITS	UNIT	TOTAL	SF/UNIT	SF/UNIT	GROSS SF	UNIT	TOTAL
A1 UNIT	1 BED, 1 BATH	0	728	0	95	823	6584	692	5536
A1SR UNIT	1 BED, 1 BATH, SUN	0	823	0	0	823	0	783	0
B1 UNIT	2 BED, 2 BATH	0	1029	0	101	1130	0	979	0
B1SR UNIT	2 BED, 2 BATH, SUN	4	1130	4520	0	1130	4520	1080	4320
B1SRG UNIT	2 BED, 2 BATH, SUN	2	1130	2260	0	1130	2260	1080	2160
B2SRUNIT	2 BED, 2 BATH	2	1184	2368	0	1184	2368	1136	2272
B3SR UNIT	2 BED, 2 BATH, SUN	2	1184	2368	0	1184	2368	1136	2272
C1 UNIT	3 BED, 2 BATH	6	1261	7566	101	1362	8172	1203	7218
C1SR UNIT	3 BED, 2 BATH, SUN	6	1362	8172	0	1362	8172	1304	7824
TOTAL UNITS		22		27254			27860		26066
BUILDING 5									
		TOTAL	HTD SF/	HEATED	BALC-STOR/GROSS	TOTAL	HUD SF/	HUD SF	
		# UNITS	UNIT	TOTAL	SF/UNIT	SF/UNIT	GROSS SF	UNIT	TOTAL
A1 UNIT	1 BED, 1 BATH	8	728	5824	95	823	6584	692	5536
A1SR UNIT	1 BED, 1 BATH, SUN	6	823	4938	0	823	4938	783	4608
B1 UNIT	2 BED, 2 BATH	6	1029	6174	101	1130	6780	979	5874
B1SR UNIT	2 BED, 2 BATH, SUN	8	1130	9040	0	1130	9040	1080	8640
B1SRG UNIT	2 BED, 2 BATH, SUN	0	1130	0	0	1130	0	1080	0
B2SRUNIT	2 BED, 2 BATH	0	1184	0	0	1184	0	1136	0
B3SR UNIT	2 BED, 2 BATH, SUN	0	1184	0	0	1184	0	1136	0
C1 UNIT	3 BED, 2 BATH	0	1261	0	101	1362	0	1203	0
C1SR UNIT	3 BED, 2 BATH, SUN	0	1362	0	0	1362	0	1304	0
TOTAL UNITS		28		25976			27342		24748
BUILDING 6									
		TOTAL	HTD SF/	HEATED	BALC-STOR/GROSS	TOTAL	HUD SF/	HUD SF	
		# UNITS	UNIT	TOTAL	SF/UNIT	SF/UNIT	GROSS SF	UNIT	TOTAL
A1 UNIT	1 BED, 1 BATH	8	728	5824	95	823	6584	692	5536
A1SR UNIT	1 BED, 1 BATH, SUN	6	823	4938	0	823	4938	783	4608
B1 UNIT	2 BED, 2 BATH	6	1029	6174	101	1130	6780	979	5874
B1SR UNIT	2 BED, 2 BATH, SUN	8	1130	9040	0	1130	9040	1080	8640
B1SRG UNIT	2 BED, 2 BATH, SUN	0	1130	0	0	1130	0	1080	0
B2SRUNIT	2 BED, 2 BATH	0	1184	0	0	1184	0	1136	0
B3SR UNIT	2 BED, 2 BATH, SUN	0	1184	0	0	1184	0	1136	0
C1 UNIT	3 BED, 2 BATH	0	1261	0	101	1362	0	1203	0
C1SR UNIT	3 BED, 2 BATH, SUN	0	1362	0	0	1362	0	1304	0
TOTAL UNITS		28		25976			27342		24748
BUILDING 7									
		TOTAL	HTD SF/	HEATED	BALC-STOR/GROSS	TOTAL	HUD SF/	HUD SF	
		# UNITS	UNIT	TOTAL	SF/UNIT	SF/UNIT	GROSS SF	UNIT	TOTAL
A1 UNIT	1 BED, 1 BATH	8	728	5824	95	823	6584	692	5536
A1SR UNIT	1 BED, 1 BATH, SUN	6	823	4938	0	823	4938	783	4608
B1 UNIT	2 BED, 2 BATH	6	1029	6174	101	1130	6780	979	5874
B1SR UNIT	2 BED, 2 BATH, SUN	8	1130	9040	0	1130	9040	1080	8640
B1SRG UNIT	2 BED, 2 BATH, SUN	0	1130	0	0	1130	0	1080	0
B2SRUNIT	2 BED, 2 BATH	0	1184	0	0	1184	0	1136	0
B3SR UNIT	2 BED, 2 BATH, SUN	0	1184	0	0	1184	0	1136	0
C1 UNIT	3 BED, 2 BATH	0	1261	0	101	1362	0	1203	0
C1SR UNIT	3 BED, 2 BATH, SUN	0	1362	0	0	1362	0	1304	0
TOTAL UNITS		28		25976			27342		24748
BUILDING 8									
		TOTAL	HTD SF/	HEATED	BALC-STOR/GROSS	TOTAL	HUD SF/	HUD SF	
		# UNITS	UNIT	TOTAL	SF/UNIT	SF/UNIT	GROSS SF	UNIT	TOTAL
A1 UNIT	1 BED, 1 BATH	6	728	4368	95	823	4938	692	4152
A1SR UNIT	1 BED, 1 BATH, SUN	6	823	4938	0	823	4938	783	4608
B1 UNIT	2 BED, 2 BATH	12	1029	12348	101	1130	13560	979	11748
B1SR UNIT	2 BED, 2 BATH, SUN	12	1130	13560	0	1130	13560	1080	12960
B1SRG UNIT	2 BED, 2 BATH, SUN	0	1130	0	0	1130	0	1080	0
B2SRUNIT	2 BED, 2 BATH	0	1184	0	0	1184	0	1136	0
B3SR UNIT	2 BED, 2 BATH, SUN	0	1184	0	0	1184	0	1136	0
C1 UNIT	3 BED, 2 BATH	0	1261	0	101	1362	0	1203	0
C1SR UNIT	3 BED, 2 BATH, SUN	0	1362	0	0	1362	0	1304	0
TOTAL UNITS		36		35214			36096		33538
BUILDINGS L1-L2									
		TOTAL	HTD SF/	HEATED	BALC-STOR/GROSS	TOTAL	HUD SF/	HUD SF	
		# UNITS	UNIT	TOTAL	SF/UNIT	SF/UNIT	GROSS SF	UNIT	TOTAL
L2 UNIT	2 BED, 2 BATH	4	1057	4228	104	1147	4588	1005	4020
TOTAL UNITS		4		4228			4588		4020
Total Project									
		TOTAL	HTD SF/	HEATED	BALC-STOR/GROSS	TOTAL	HUD SF/	HUD SF	
		# UNITS	UNIT	TOTAL	SF/UNIT	SF/UNIT	GROSS SF	UNIT	TOTAL
A1 UNIT	1 BED, 1 BATH	44	728	32032	95	823	36212	692	30448
A1SR UNIT	1 BED, 1 BATH, SUN	36	823	29628	0	823	29628	783	28188
B1 UNIT	2 BED, 2 BATH	42	1029	43218	101	1130	47460	979	41118
B1SR UNIT	2 BED, 2 BATH, SUN	58	1130	65540	0	1130	65540	1080	62640
B1SRG UNIT	2 BED, 2 BATH, SUN	4	1130	4520	0	1130	4520	1080	4320
B2SRUNIT	2 BED, 2 BATH	4	1184	4736	0	1184	4736	1136	4544
B3SR UNIT	2 BED, 2 BATH, SUN	4	1184	4736	0	1184	4736	1136	4544
C1 UNIT	3 BED, 2 BATH	12	1261	15132	101	1362	16344	1203	14436
C1SR UNIT	3 BED, 2 BATH, SUN	12	1362	16344	0	1362	16344	1304	15648
L2 UNIT	2 BED, 2 BATH	4	1057	4228	104	1147	4588	1005	4020
TOTAL UNITS		220		220114			230108		209906
PARKING:									
Internal Attached to units:			12						
Internal Attached to Brezeway:			4						
External Entry Only:			8 (Loft Buildings Only)						
TOTAL GARAGES:			24						
OPEN SURFACE PARKING:			349						
GARAGE DRIVEWAY PKG:			12						
TOTAL PARKING PROVIDED:			385		1.75 Sp/Unit				
LAND AREA OF SITE:			732469 SF		16.82 ACRES				



REQUIRED PARKING:
 1.5 PER DU FOR FIRST 20 UNITS: 30
 1.5 PER 2/3 BR DU AFTER FIRST 20: 180
 1 PER 1 BR DU AFTER FIRST 20: 60
 REQUIRED TOTAL: 30+180+60=270 SPACES
 REQUIRED H/C PARKING FOR 300-400 SPACES: 8
 REQUIRED VAN ACCESSIBLE SPACES: 1

PROVIDED PARKING:
 OPEN SPACES: 323
 H/C SPACES: 12
 VAN ACCESSIBLE H/C SPACES: 3
 GARAGES (INTERNAL PARKING): 25
 GARAGE DRIVEWAY PARKING: 12
 TOTAL PROVIDED: 375 SPACES 1.70 PER DU

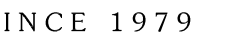


VINTAGE AT EMORY ROAD

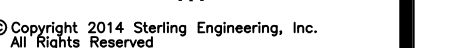
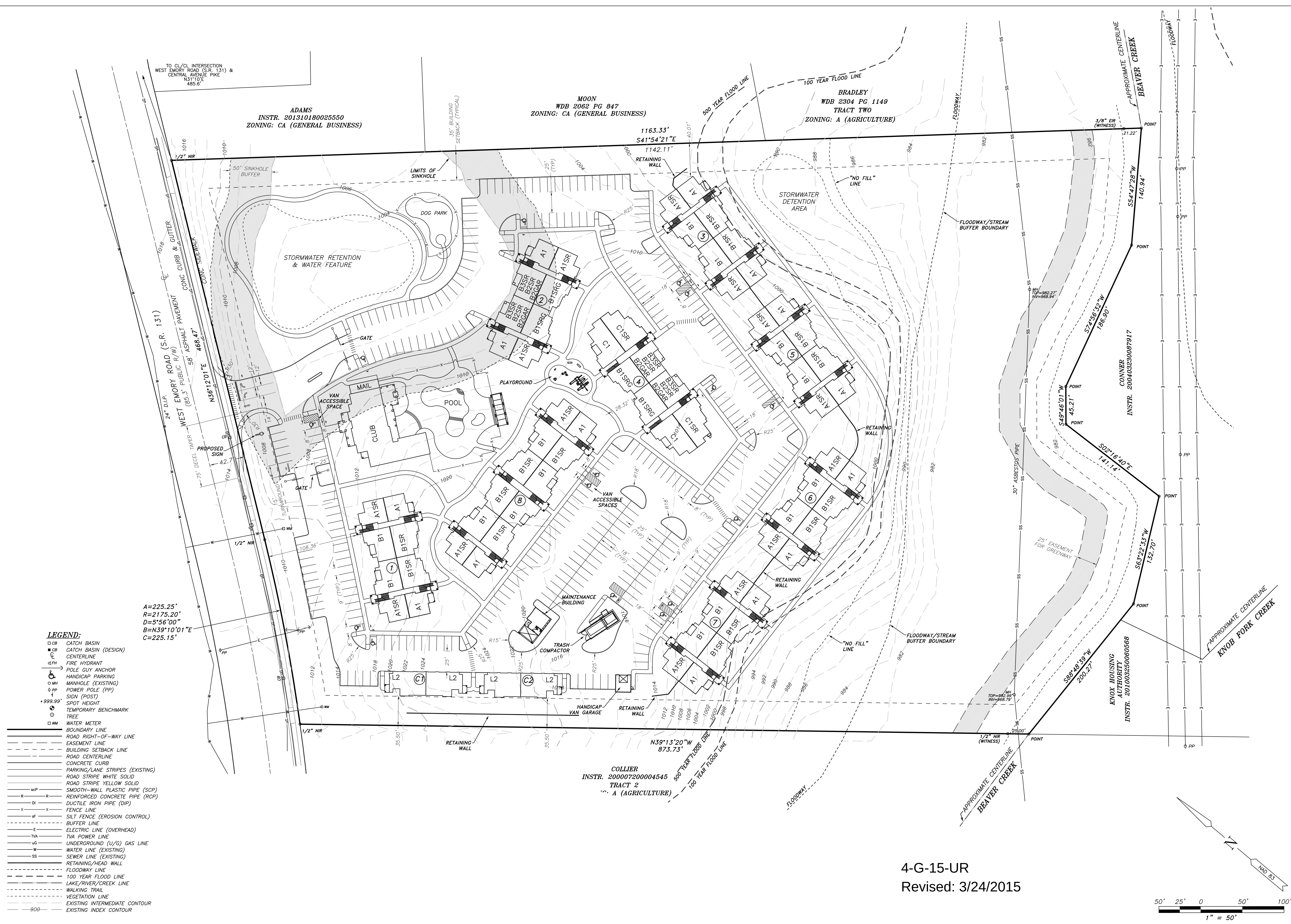
TDK CONSTRUCTION COMPANY, INC.

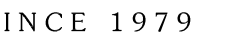


3/24/15 Revisions per MPC/Knox County



1020 WILLIAM BLOUNT DRIVE
MARYVILLE, TENNESSEE
37802-8401
P.O. BOX 4878
MARYVILLE, TENNESSEE
37802-4878
PHONE: VOL-984-3905
FAX: VOL-981-2815
www.sterling.us.com

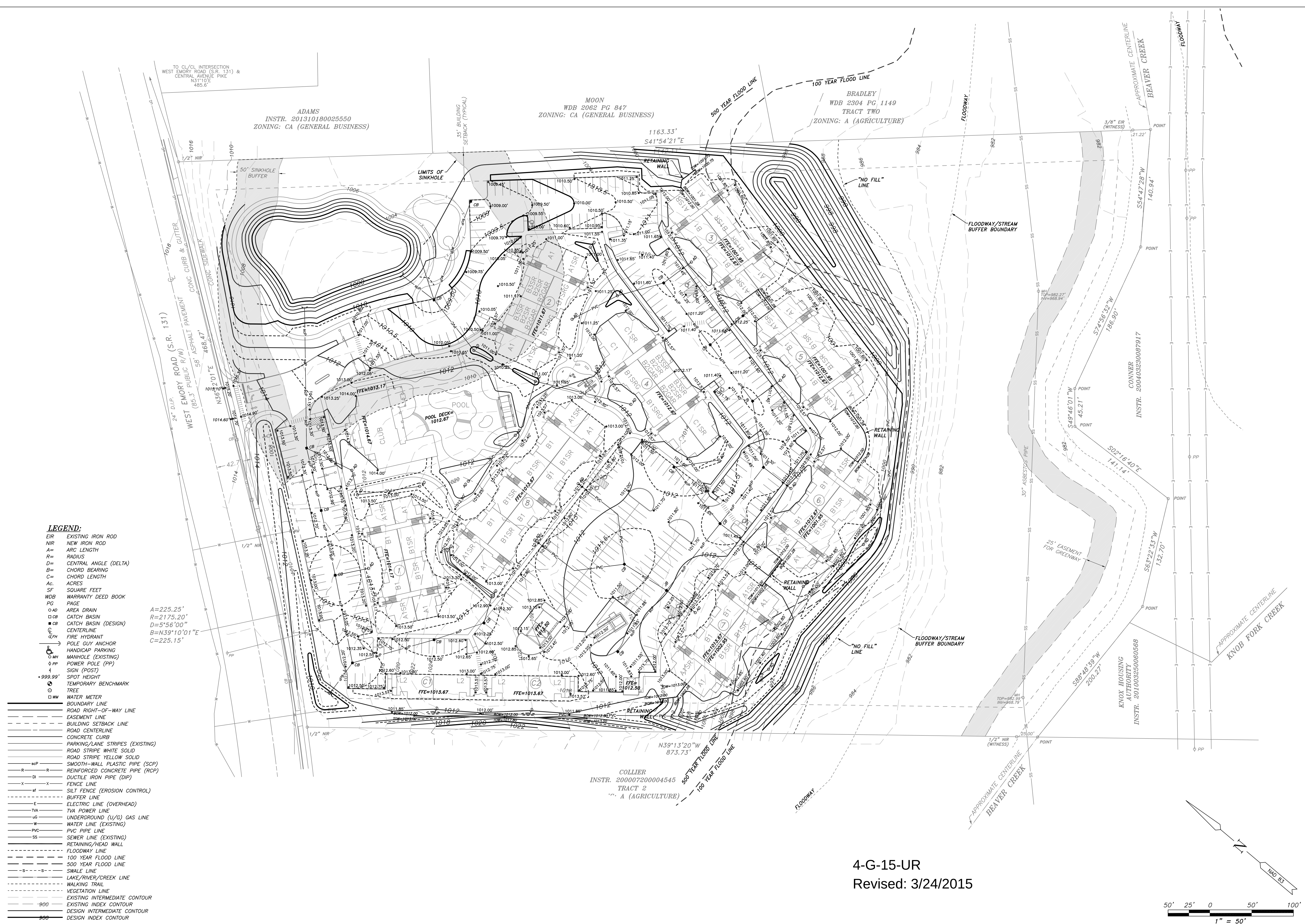
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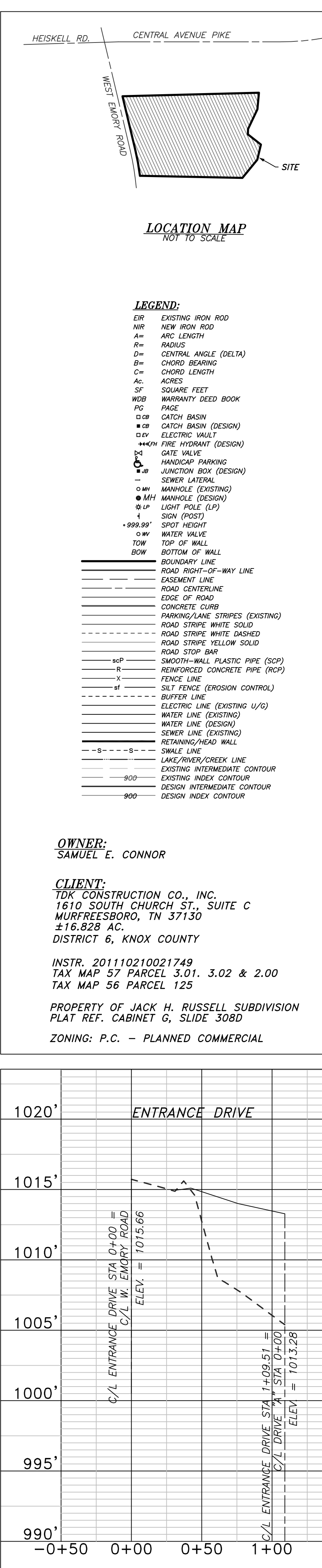


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37802-8401
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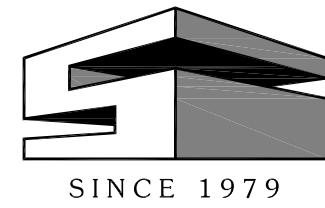
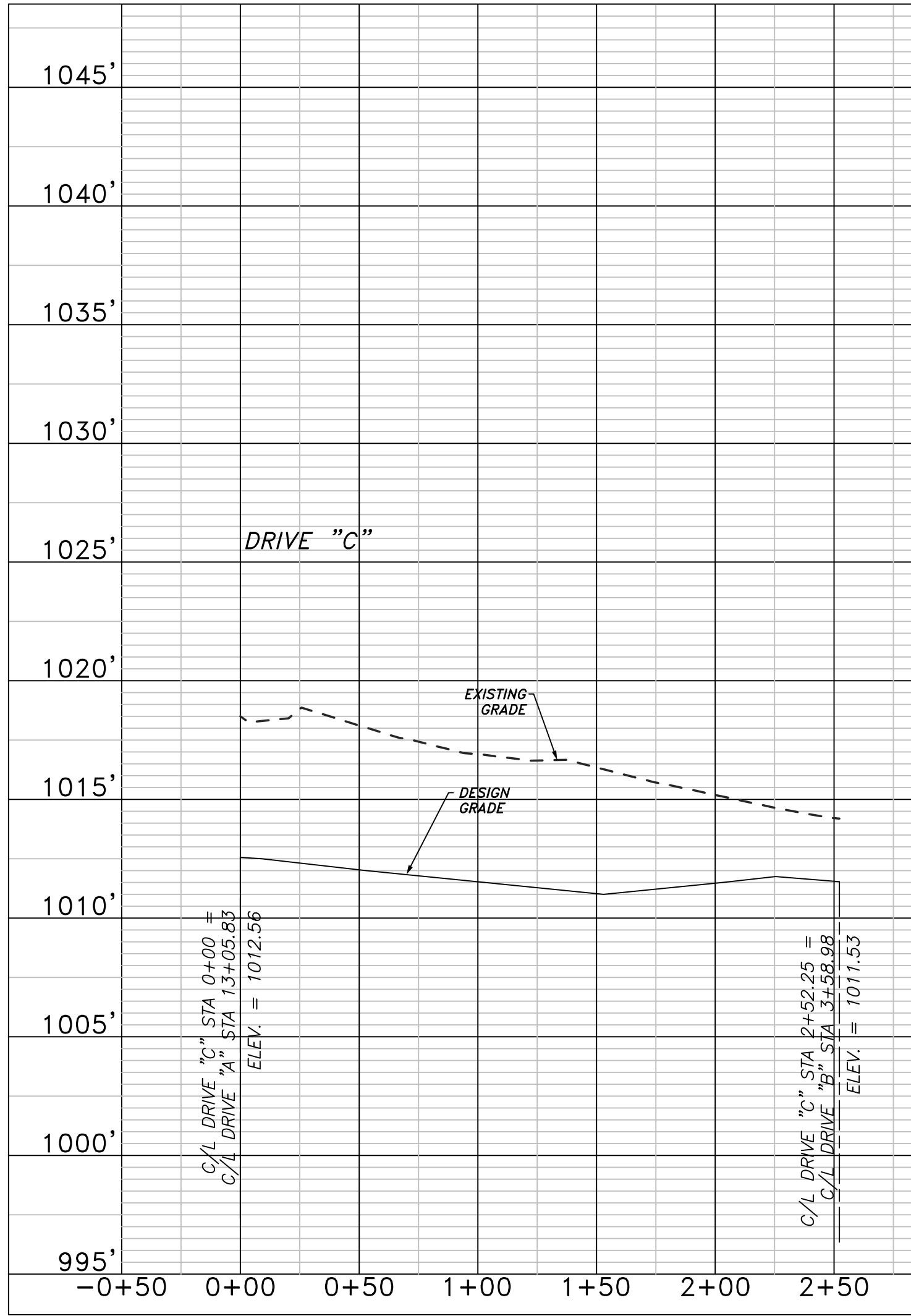
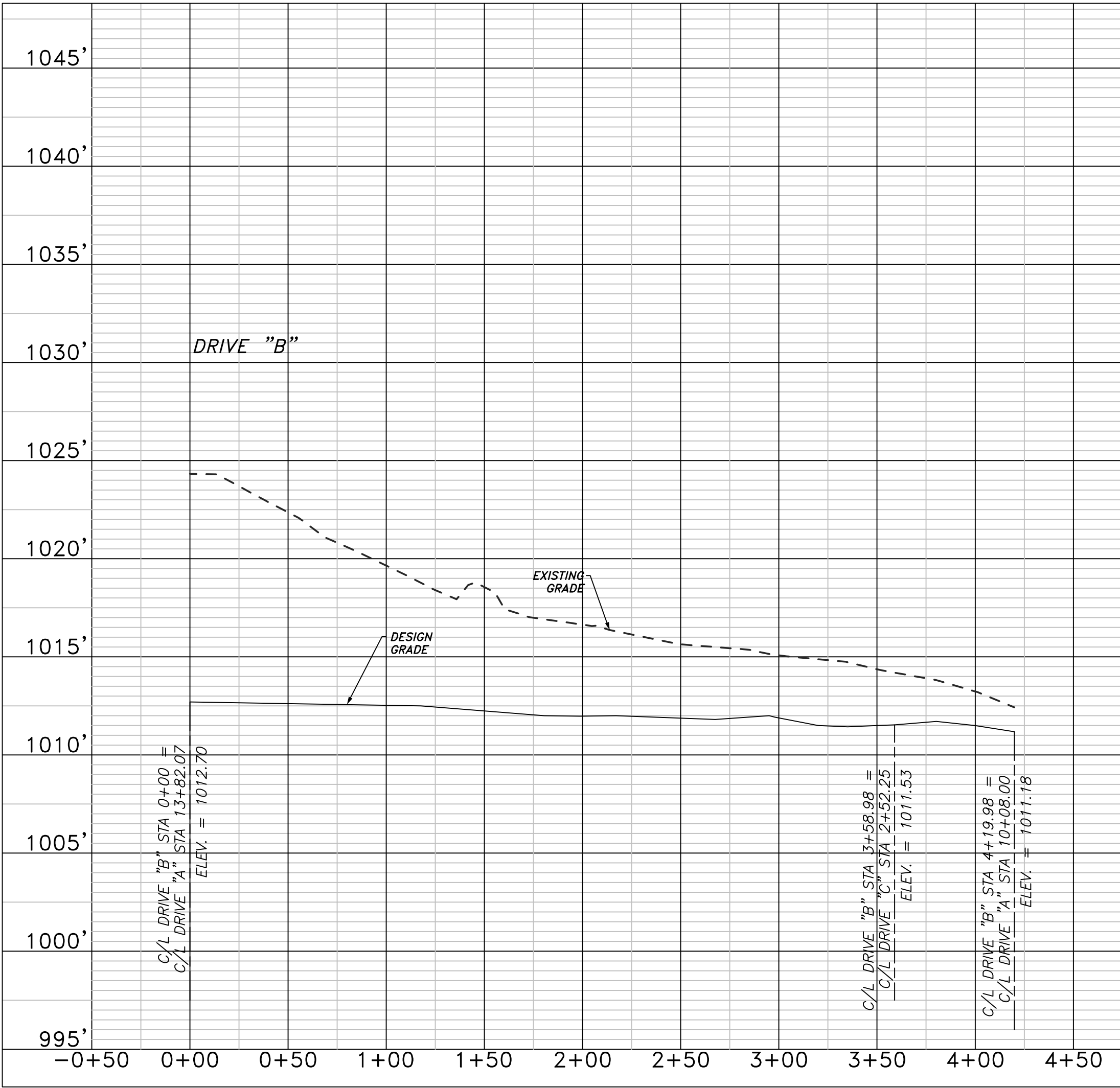
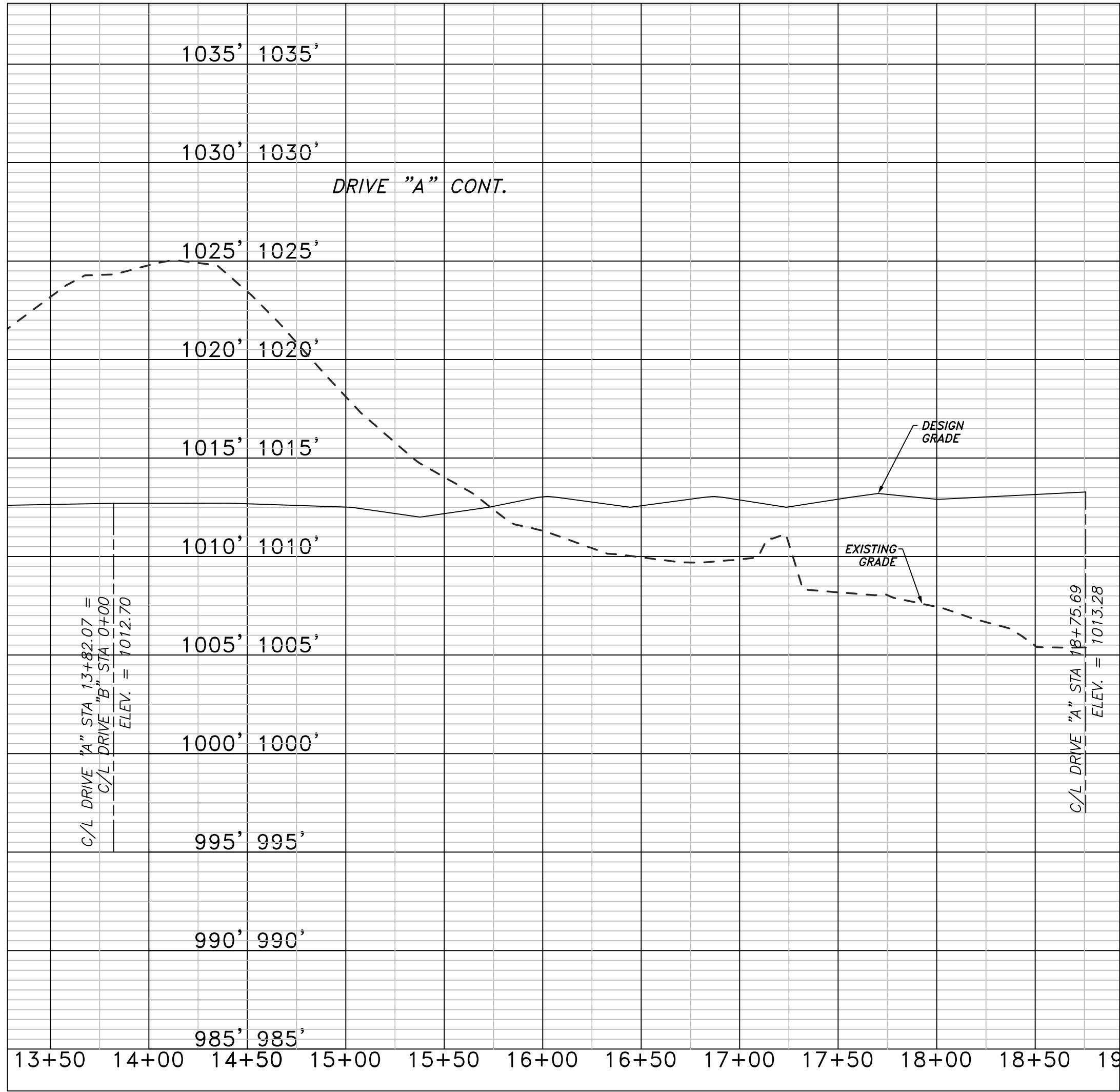
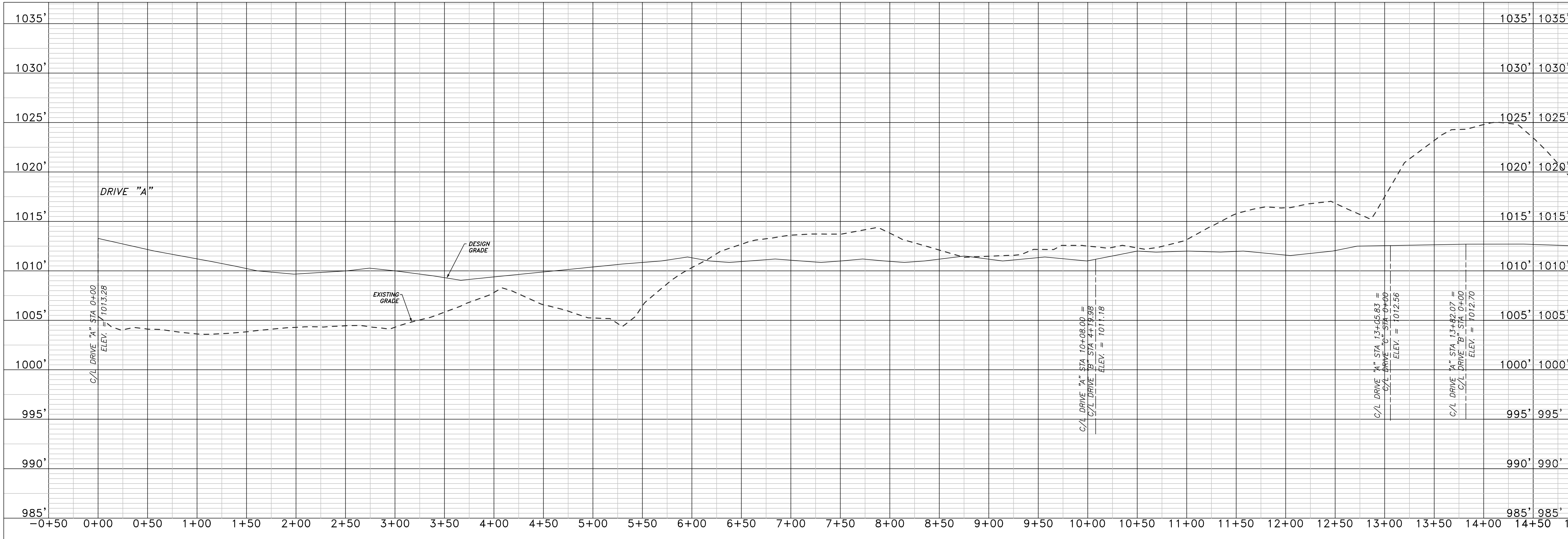
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DESIGNED:	RDR
DRAWN:	SDJ
CHECKED:	
DATE:	3/24/15
SCALE:	1" = 50'
DRAWING:	6055-Preliminary Grading-Drainage
PROJECT NO:	SEI#6055



[illegible]

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STERLING
ENGINEERING, INC.

**CIVIL ENGINEERING
CONSULTING
LAND SURVEYING
LAND PLANNING**

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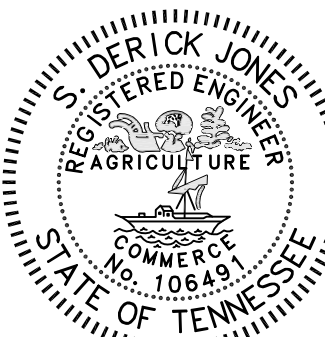
PRELIMINARY DRIVEWAY PROFILES FOR

**VINTAGE
AT EMORY ROAD**
TDK CONSTRUCTION CO., INC.

KNOX COUNTY, TN

REVISIONS

DATE BY

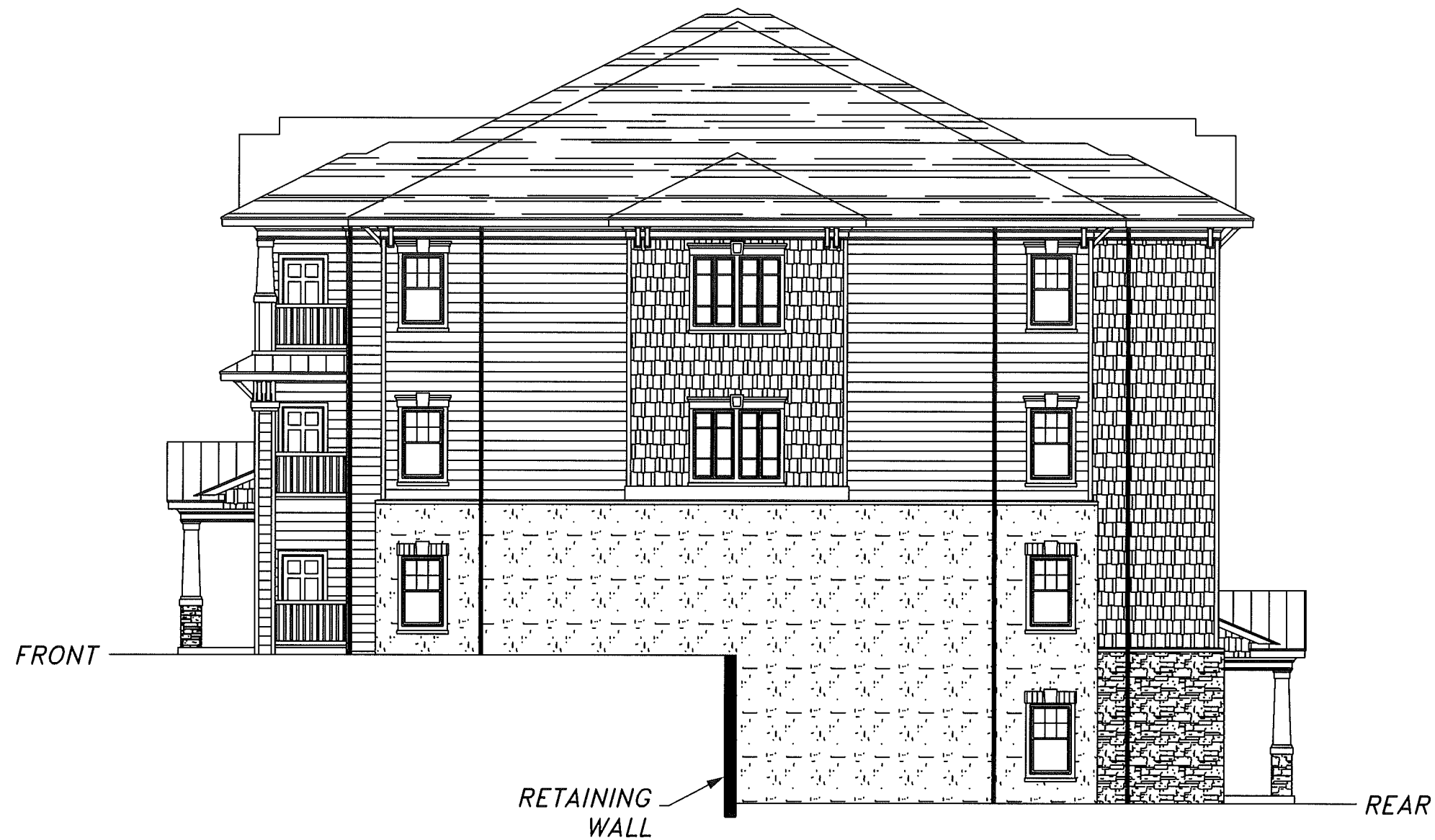


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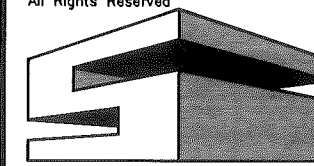
SHEET

DP-4.2

DESIGNED: **RDR**
DRAWN: **CLS**
CHECKED: **SDJ**
DATE: **3/06/15**
SCALE: **1" = 50'**
DRAWING: **6055-CR1**
PROJECT NO.: **SEI#6055**



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CIVIL ENGINEERING

ARCHITECTURE

LAND SURVEYING

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1020 WILLIAM BLOUNT DRIVE
MARYVILLE, TENNESSEE
37802-8401

PHONE: VOL-984-3905

FAX: VOL-981-2815

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TYPICAL CROSS SECTION

**VINTAGE AT EMORY
BUILDINGS 3, 5, 6 & 7**

TDK DEVELOPMENT KNOX COUNTY, TN

SHEET **S.1**

DESIGNED: **RDR**

DRAWN: **RDR**

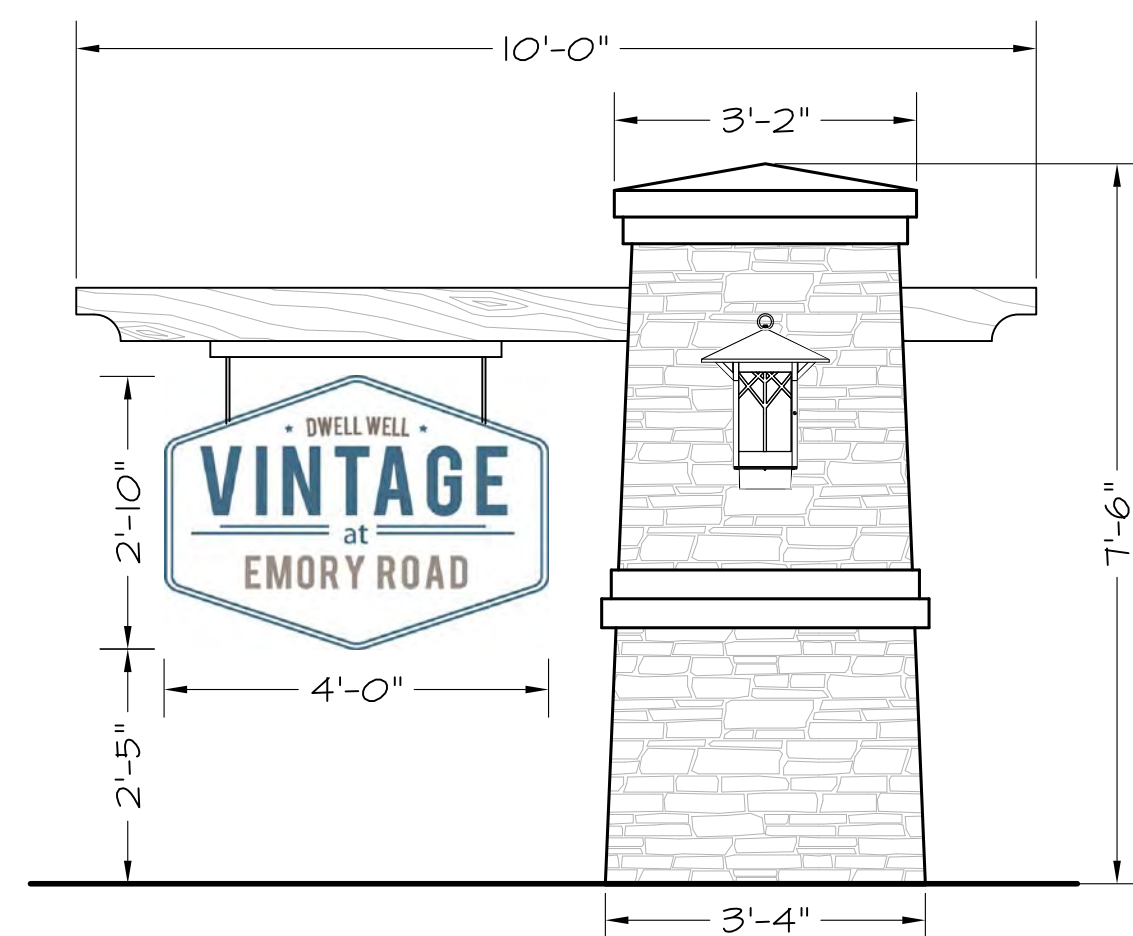
CHECKED: **SDJ**

DATE: **3/20/15**

SCALE: **1" = 20'**

DRAWING:
6055-Section

PROJECT NO:
SEI#6055

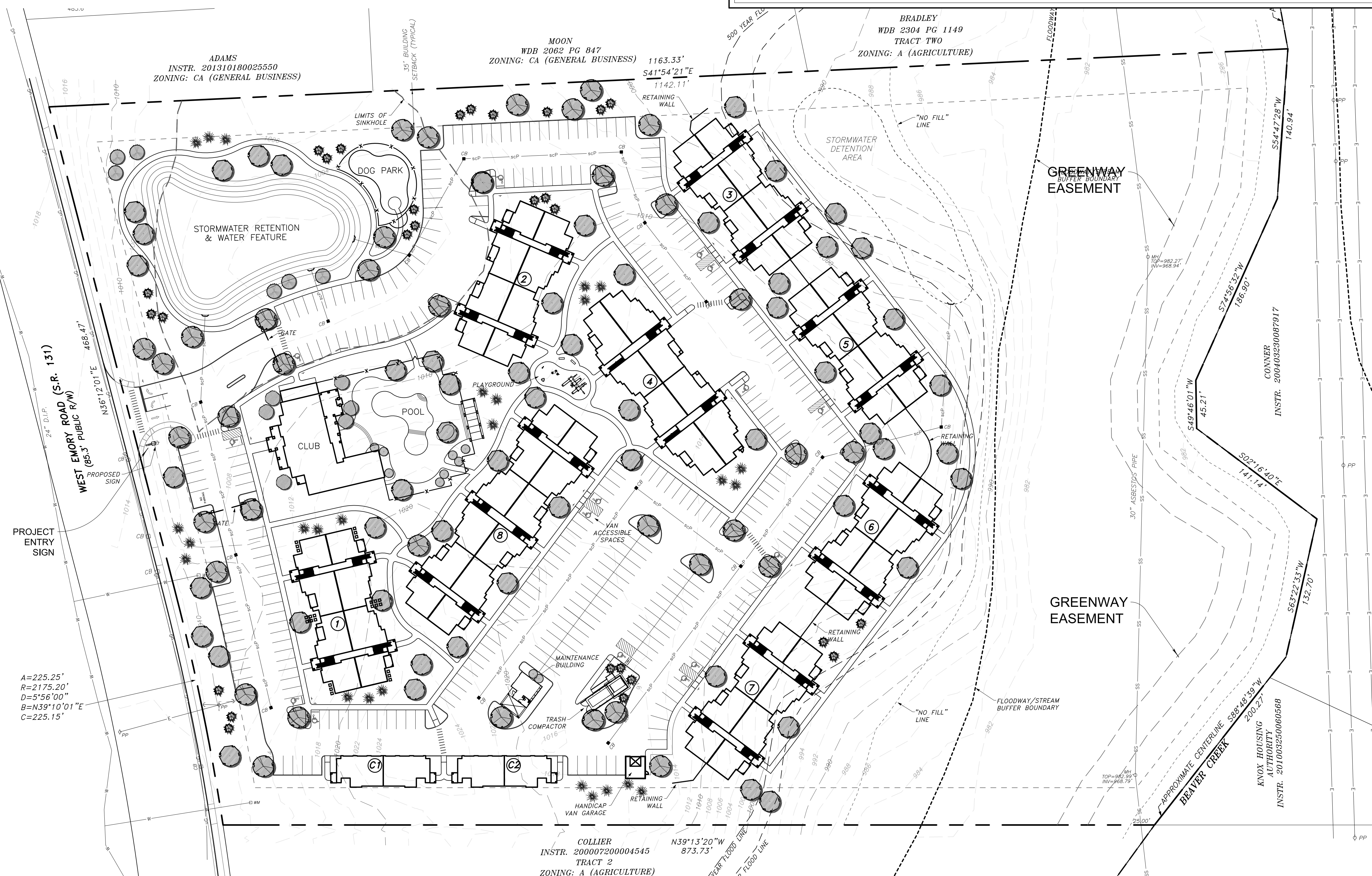


CONCEPTUAL PROJECT SIGN ELEVATION

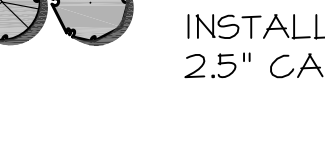
SCALE: 1/2" = 1'-0"

PRELIMINARY PLANT MATERIAL SCHEDULE

COMMON NAME	BOTANICAL NAME	COMMON NAME	BOTANICAL NAME
DECIDUOUS SHADE TREES		SHRUBS/ORNAMENTAL GRASSES/GROUND COVER	
PRINCETON ELM	ULMUS AMERICANA 'PRINCETON'	LOROPETALUM	LOROPETALUM CHINENSIS
NUTTALL OAK	QUERCUS NUTTALLI	NANDINA	NANDINA DOMESTICA
SHUMARD OAK	QUERCUS SHUMARDII	DENSIFORMIS YEIN	TAXUS MEDIA
SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	GREEN VELVET BOXWOOD	BUXUS 'GREEN VELVET'
OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	VIRGINICA SWEETSPIRE	ITEA VIRGINICA 'HENRY'S GARNET'
BALD CYPRESS	TAXODIUM DISTICHUM	ENCORE AZALEA	RHODODENDRON HYBRID SPP
CHINESE PISTACHE	PISTAGIA CHINENSIS	GREY OWL JUNIPER	JUNIPERUS VIRGINIANA 'GREY OWL'
		DWARF BURFORD HOLLY	ILEX CORNUTA BURFORDII NANA
		ADAGIO MAIDEN GRASS	MISCANTHUS SINENSIS 'ADAGIO'
EVERGREEN TREES		FOERSTER'S FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'
AUSTRIAN PINE	PINUS NIGRA	KALEIDOSCOPE ABELIA	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'
COLORADO BLUE SPRUCE	PICEA PUNGENS	ANTHONY WATERER SPIRAEA	SPIRAEA JAPONICA 'ANTHONY WATERER'
NORWAY SPRUCE	PICEA ABIES	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'
NELLIE R. STEVENS HOLLY	ILEX X 'NELLIE R. STEVENS'	DWARF YAUFON HOLLY	ILEX VOMITORIA 'NANA'
OAKLEAF HOLLY	ILEX X CONAF	GOLDMOUND SPIRAEA	SPIRAEA JAPONICA 'GOLDMOUND'
MAGNOLIA	MAGNOLIA SPP.	CRIMSON PIGMY BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA NANA'
LOBLOLLY PINE	PINUS TAEDA	HAMELN FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HAMELN'
LEYLAND CYPRESS	CUPRESSOCYPARIS X LEYLANDII	ROSA OUT ROSE	ROSA SP. 'RADRAZZ'
		BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTURM'
ORNAMENTAL TREES		MAY NIGHT SALVIA	SALVIA MEMOROSA 'MAY NIGHT'
OKLAHOMA REDBUD	CERCIS CANADENSIS	HAPPY RETURNS DAYLILY	HEMEROCALIS SPP. 'HAPPY RETURNS'
CRABAPPLE	MALUS SPP.	ROYAL PURPLE LIRIOPE	LIRIOPE MUSCARI 'ROYAL PURPLE'
SERVICEBERRY	AMELANCHIER X GRANDIFLORA		
GRAPEMYRTLE	LAGERSTROEMIA INDICA		



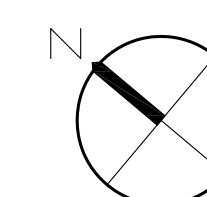
LEGEND

- 
- Diagram illustrating three types of trees and their minimum size requirements for installation:
- DECIDUOUS SHADE TREE**
INSTALLED AT A MIN. SIZE OF
2.5" CALIPER (14'-16' HT.)
 - EVERGREEN TREE**
INSTALLED AT MIN. 2" CALIPER
(6'-8' HEIGHT)
 - ORNAMENTAL/FLOWERING TREE**
INSTALLED AT A MIN. SIZE OF
1.5" CALIPER (7'-8' HEIGHT)

LANDSCAPE PLANS ARE PRELIMINARY
IN NATURE. FINAL PLANS WILL COMPLY
WITH ALL KNOX COUNTY AND CITY OF
KNOXVILLE LANDSCAPE REQUIREMENTS

4-G-15-UR

Revised: 3/24/2015



0 25 50
Scale: 1"=50'

ALABACK DESIGN
ASSOCIATE
LANDSCAPE ARCHITECT
3202 E. 21st ST.
SUITE 100
TULSA, OK 74114
918-742-1463
FAX 918-742-1479
dan_alaback@
alabackdesign.com

SITE DEVELOPMENT PLAN FOR

VINTAGE
AT EMORY ROAD

TTDK CONSTRUCTION COMPANY, INC.

KNOX COUNTY, TN



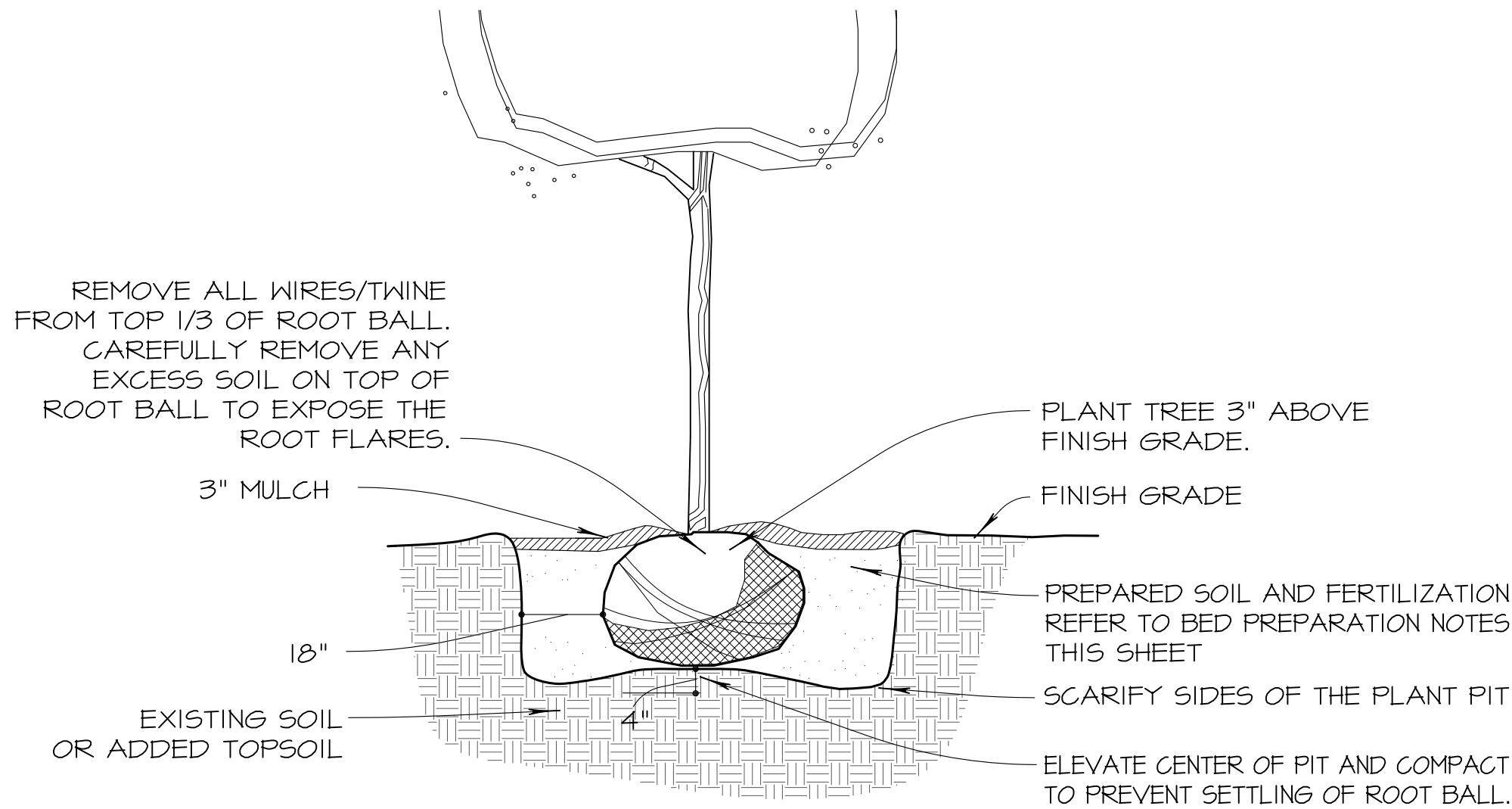
SHEET

LS-1

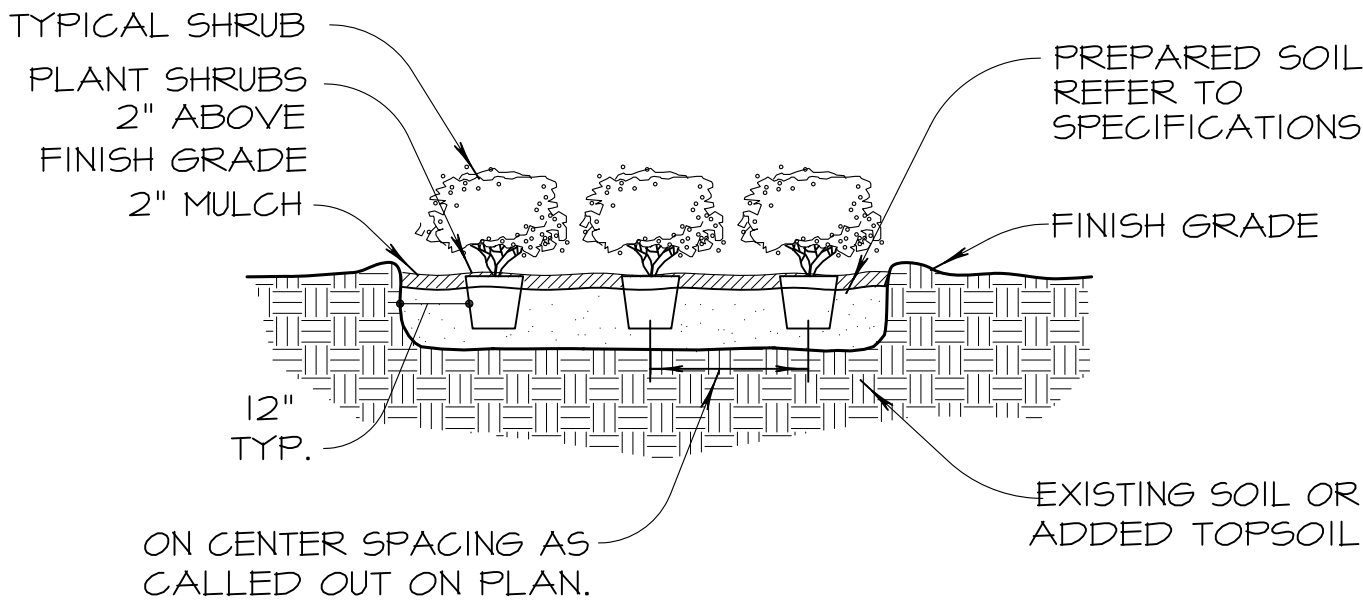
DESIGNED:	BBD
DRAWN:	BBD
CHECKED:	
DATE:	2/24/15
SCALE:	1" = 50'
DRAWING:	Species Specific Landscape Plan
PROJECT NO:	SE #6055



Know what's below.
Call before you dig.



TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

TREE PRESERVATION NOTES

REFER TO LANDCAPE PLAN FOR IDENTIFICATION OF TREES TO REMAIN AND FENCING LIMITS. OWNER'S REPRESENTATIVE WILL INSPECT AND APPROVE TREE PROTECTION BEFORE WORK BEGINS. EXISTING TREES TO BE PRESERVED WITHIN THE PROJECT LIMITS SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION OPERATION BY TREE PRESERVATION FENCING AS SHOWN. THE TREE PRESERVATION FENCE SHALL BE PLACED BEFORE ANY EXCAVATING OR GRADING BEGINS AND SHALL BE MAINTAINED IN GOOD CONDITION FOR THE DURATION OF THE CONSTRUCTION WORK UNLESS OTHERWISE DIRECTED. CONTRACTOR SHALL MAKE EVERY EFFORT TO PRESERVE AND PROTECT EXISTING TREES WITHIN THE LIMITS OF CONSTRUCTION.

FENCING TO BE 4 'TALL CHAIN LINK FENCE. 6" T' POST SHALL BE INSTALLED EIGHT (8') FEET O.C. MAXIMUM. TWENTY FOUR (24") INCHES DEEP. NO TOP OR BOTTOM RAILS ARE REQUIRED. POST SHALL BE INSTALLED PLUMB.

DO NOT STORE ANY EQUIPMENT, MATERIALS OR VEHICLES UNDER THE TREE CANOPIES.

DO NOT TRENCH UTILITIES THROUGH DRIPLINES WITHOUT OWNERS REPRESENTATIVE'S APPROVAL.

ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED ARBORIST. ROOTS EXPOSED AND/OR DAMAGED DURING GRADING OPERATIONS SHALL BE CUT OFF CLEANLY INSIDE THE EXPOSED OR DAMAGED AREA, AND HAVE TOPSOIL AND MULCH PLACED OVER THE EXPOSED ROOT AREA IMMEDIATELY.

ANY TREES DESIGNATED TO REMAIN SHALL BE PROTECTED AS DESCRIBED HEREIN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THESE REQUIREMENTS AS STATED.

NO TRASH OR WARMING FIRES SHALL BE PLACED WITHIN TWENTY FIVE (25') FEET OF THE TREE CANOPY.

NO SOIL SHALL BE SPREAD, SPOILED OR OTHERWISE DISPOSED OF UNDER ANY TREE WITHIN THE DRIPLINE, UNLESS OTHERWISE DESIGNATED OR APPROVED.

GENERAL NOTES

CALL TENNESSEE ONE-CALL AT 1-800-351-1111 FOR INFORMATION ON THE LOCATION OF ALL UNDERGROUND UTILITIES.

CONTACT PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (BOTH OVERHEAD AND BURIED) WHICH MAY OCCUR DUE TO HIS ACTION OR LACK OF ACTION ON THE PROJECT SITE DURING LANDSCAPE OR IRRIGATION INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE OF LOCAL UTILITIES AND THE OWNER IN LOCATING THE UTILITIES PRIOR TO PERFORMING TRENCHING OPERATIONS IN ANY AREA.

PLANT TREES TWO (2) INCHES ABOVE FINISHED GRADE. CUT TWINE FROM AROUND THE TRUNK AND REMOVE COMPLETELY THE WIRE BASKET AND BURLAP FROM THE ROOT BALL. PLANT SHRUBS ONE (1) INCH ABOVE FINISHED GRADE. CROWN ISLANDS 4" ABOVE TOP OF CURB OR AS DIRECTED ON DRAWING. ALL PLANTING BEDS SHALL HAVE POSITIVE DRAINAGE OUT OF THE PLANTING BEDS. ADJUST TREE/SHRUB BED LOCATIONS FOR FINAL GRADES / DRAINAGE SWALES/UTILITIES.

IF LOCATIONS OF SITE ELEMENTS ARE NOT AS SHOWN, ADJUST PLANTINGS ACCORDINGLY (LIGHT POLES, SIGNAGE, AIR CONDITIONER UNITS, TRANSFORMERS, METERS, ETC.).

BED PREPARATION

ALL SHRUB BED AREAS SHALL RECEIVE A THREE (3) INCH LAYER OF "BACK TO EARTH" SOIL CONDITIONER AND A ONE (1) INCH LAYER OF STERILIZED COW MANURE. THESE PRODUCTS SHALL BE INCORPORATED INTO THE EXISTING SOIL TO A DEPTH OF EIGHT (8) INCHES. ROTO-TILL AMENDMENTS AND TOPSOIL UNTIL A SMOOTH EVEN MIXTURE IS ACHIEVED.

PROVIDE BIOPLEX 5-IN-1 COMPLETE PLANTING GRANULES AS MANUFACTURED BY ADVANCED GROWING SOLUTIONS TO ALL PLANTING BEDS. APPLY AT A RATE OF 2.0 POUNDS PER 100 SQUARE FEET. ROTO-TILL INTO THE TOP 3"-4" OF PLANTING

EACH TREE LOCATED OUTSIDE A PLANTING BED SHALL RECEIVE THREE (3) CUBIC FEET OF BACK TO EARTH SOIL CONDITIONER MULCH AND ONE (1) CUBIC FOOT OF AGED, STERILIZED COW MANURE. MIX WITH THE TOPOIL AND USE AS A BACKFILL. APPLY BIOPLEX 5-IN-1 COMPLETE PLANTING GRANULES AT A RATE OF 8 OUNCES PER EACH 1" CALIPER. INCORPORATE 5-IN-1 INTO THE TOP 3"-4" OF SOIL BACKFILL.

MULCH

MULCH ALL PLANTING BEDS AND TREE WELLS WITH SHREDDED HARDWOOD MULCH TO A DEPTH OF THREE (3) INCHES.

LAWN

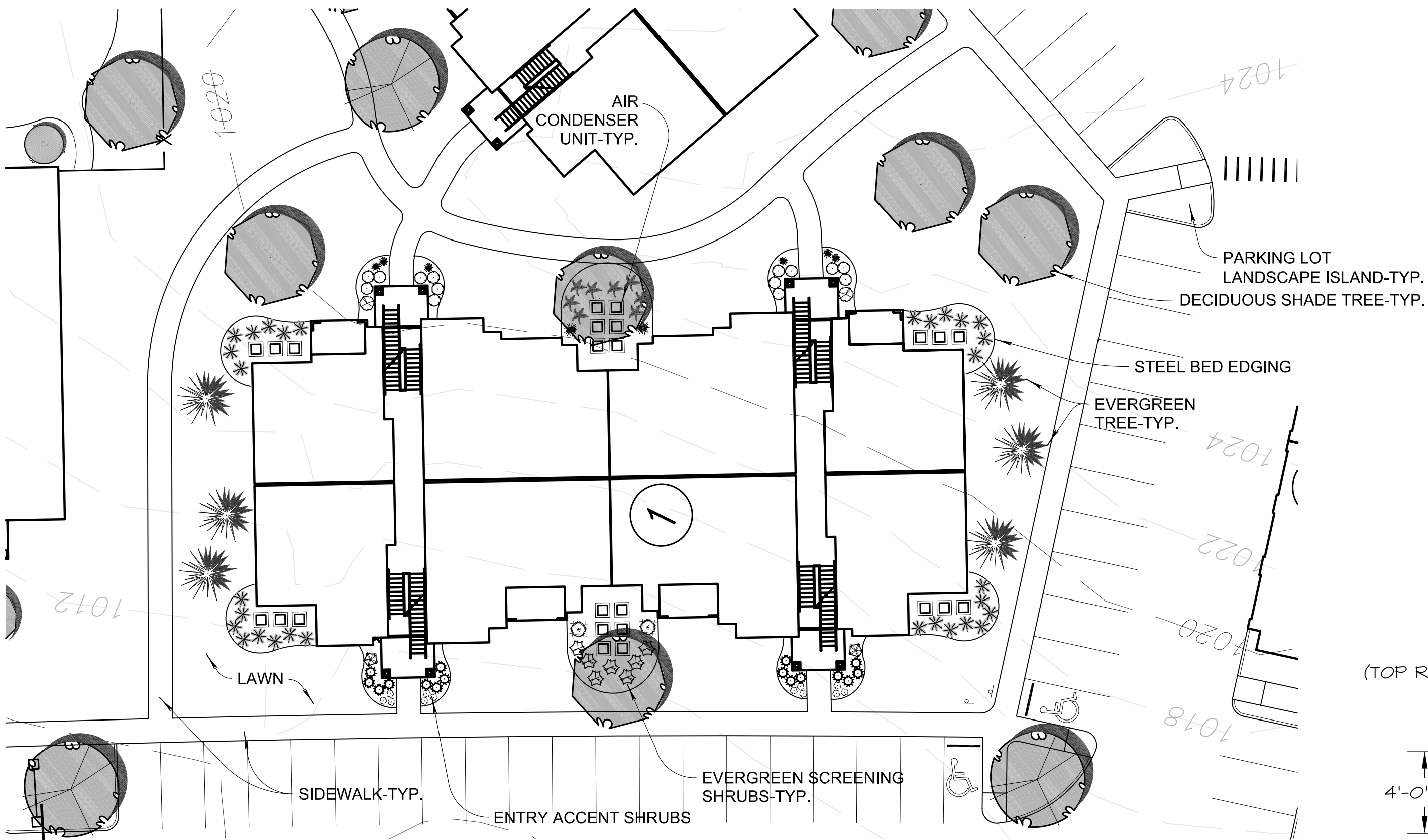
SOD AREAS WITHIN ALL CURB LINES AS INDICATED ON THE PLANS WITH SOLID SLAB U-3 BERMUDA GRASS SOD WATER AND ROLL IN ACCORDANCE WITH STANDARD NURSERY PRACTICE.

FOR SOD APPLY FERTILIZER ACCORDING TO TIME OF INSTALLATION: MAY 1 - AUGUST 1 APPLY A 16-8-8 FERTILIZER AT A RATE OF 1 POUND OF ACTUAL NITROGEN PER 1,000 SQUARE FEET TO ALL LAWN AREAS.

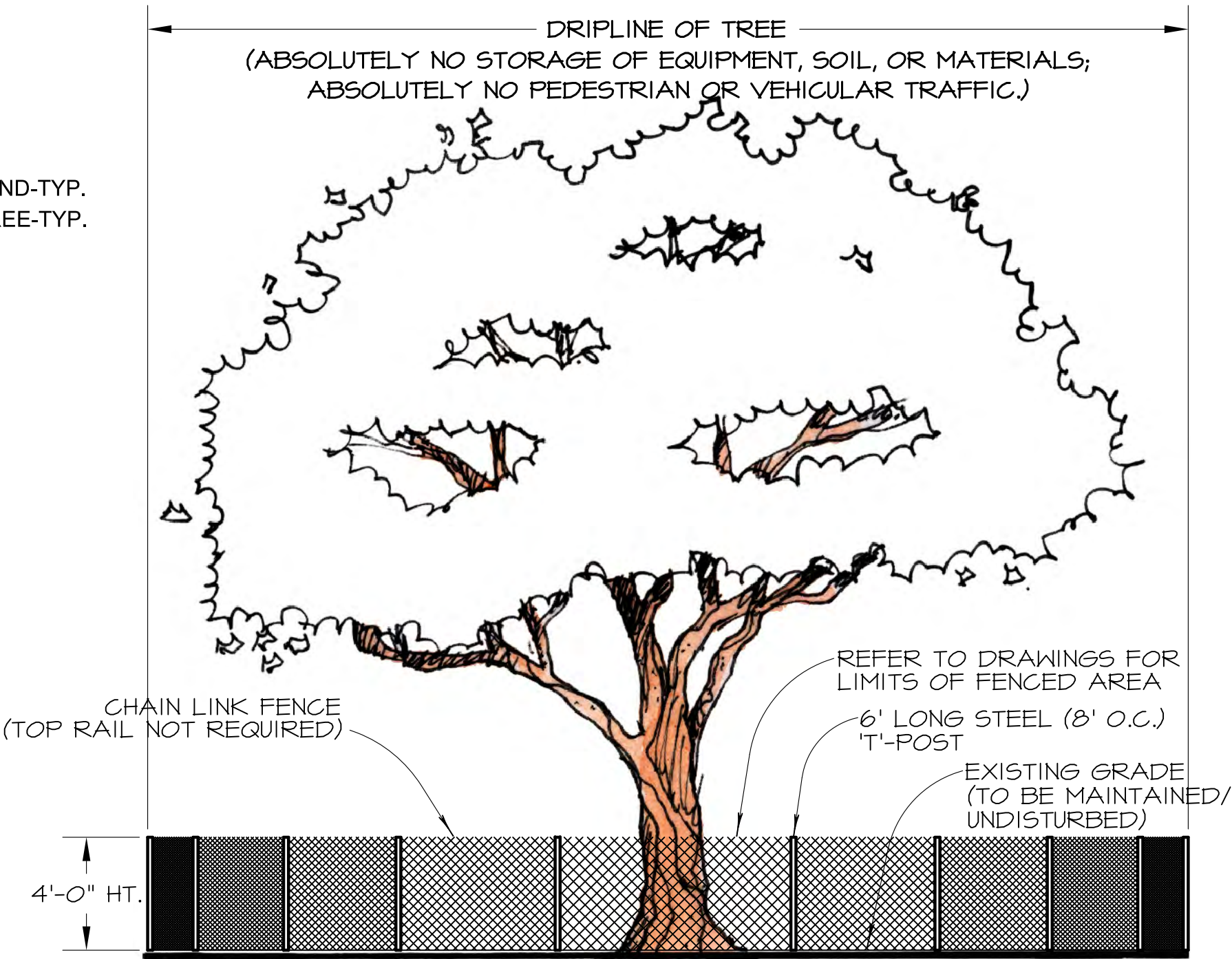
SEPTEMBER 1 - APRIL 30 APPLY 10-20-10 FERTILIZER AT A RATE OF 1/2 POUND OF NITROGEN PER 1,000 SQUARE FEET OF LAWN AREA FERTILIZER SHALL BE APPLIED PRIOR TO SODDING.

IRRIGATION

ALL AREAS OF THE SITE ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.

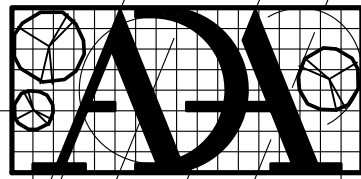
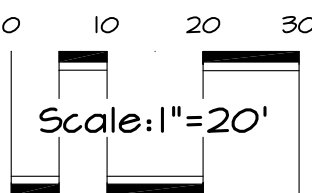
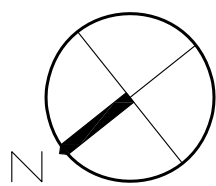


TYPICAL BUILDING UNIT PLANTING
SCALE: 1" = 20'-0"



TREE PRESERVATION DETAIL
NOT TO SCALE

4-G-15-UR
Revised: 3/24/2015



ALABACK DESIGN
ASSOCIATES
LANDSCAPE ARCHITECTS
3202 E. 21st ST.
SUITE 100
TULSA, OK 74114
918-742-1463
FAX 918-742-1479
dan_alaback@alabackdesign.com

SITE DEVELOPMENT PLAN FOR
VINTAGE
AT EMORY ROAD
TDK CONSTRUCTION COMPANY, INC.

DATE	BY	REVISIONS



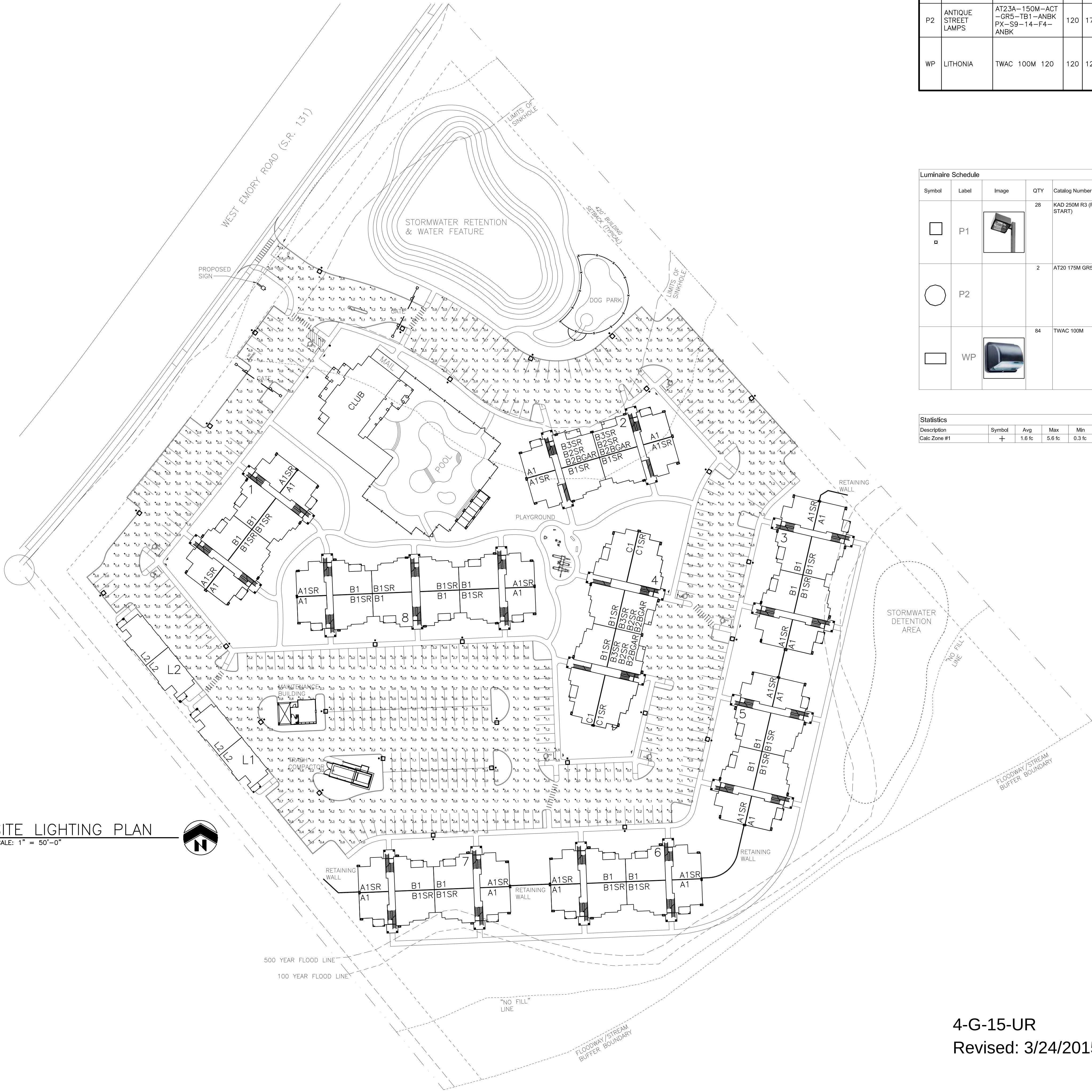
SHEET
LS-2

DESIGNED: BBD
DRAWN: BBD
CHECKED: BBD
DATE: 2/24/15
SCALE: 1" = 50'
DRAWING: Species Specific Landscape Plan
PROJECT NO: SEI#6055

KNOX COUNTY, TN

N:\EDA\2015 Project Files\15008 Vintage Emory Road Apts Knoxvill TN\Drawings\Working Drawings\SL1 Site Lighting Plan\ShSL1.dwg, 3/24/2015 11:57:15 AM, AColby

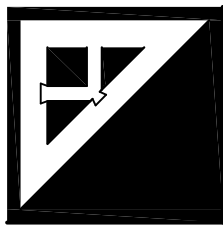
1 SITE LIGHTING PLAN
SCALE: 1" = 50'-0"



LIGHT FIXTURE SCHEDULE									
FIXT. TYPE	MANUFACTURER	CATALOG NO.	VOLTS	WATTS	#	LAMP(S)	FINISH	MOUNT	REMARKS
P1	LITHONIA	KC1 250M 20C R3 4C SWCA	120	300	1	250W, PMH	DARK BRONZE	20' POLE	SITE LIGHTING
P2	ANTIQUE STREET LAMPS	AT23A-150M-ACT -GR5-TB1-ANBK PX-S9-14-F4-ANBK	120	175	1	150W, PMH	BLACK	14' POLE DIRECT BURIED	SITE LIGHTING ACORN GLOBE
WP	LITHONIA	TWAC 100M 120	120	125	1	100W, PMH	DARK BRONZE	WALL SURFACE	AREA LIGHTER, +3'-6" ABOVE 2nd FL. CUTOFF, (INTEGRAL SHIELDING)

Luminaire Schedule										
Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	P1		28	KAD 250M R3 (PULSE START)	Area Luminaire, 250W MH, R3 Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE (1) 250-WATT CLEAR B128 PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION	1	22500	0.72	288
	P2		2	AT20 175M GR5	ACORN LUMINAIRE WITH TYPE V GLASS REFRACTOR.	CLEAR 175-WATT METAL HALIDE, VERTICAL BASE DOWN POSITION.	1	12900	0.72	175
	WP		84	TWAC 100M	SPECIFICATION BUILDING MOUNTED LUMINAIRE, 100W MH, W/CLEAR LAMP.	ONE 100-WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POSITION.	1	8500	0.72	140

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.6 fc	5.6 fc	0.3 fc	18.7:1	5.3:1



Parker Associates Tulsa, LLC
2202 E. 49th Street, Suite 200
Tulsa, Oklahoma 74105
918-742-2485
Jim E. Parker - Architect of Record
Tennessee License #17971



CONSTRUCTION COMPANY, INC.
1610 SOUTH CHURCH STREET
MURFREESBORO, TENNESSEE

NOT FOR

THIS DOCUMENT IS
PRELIMINARY
IN NATURE AND IS
NOT A FINAL, SIGNED AND
SEALED DOCUMENT.

CONSTRUCTION



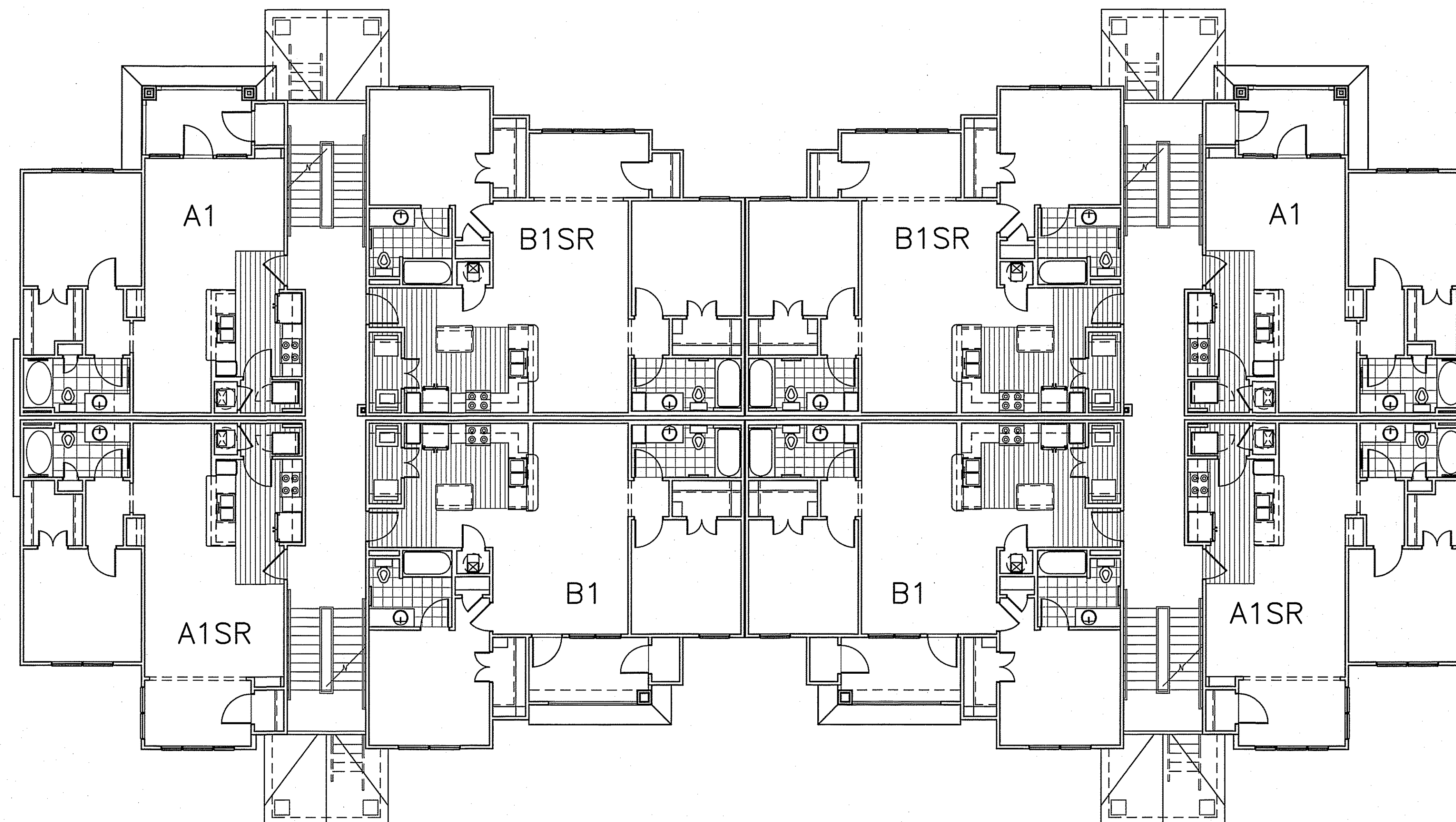
Consulting Engineering
Mechanical • Electrical • Energy

JOB NUMBER: 215017
DRAWN BY: JT/AC/DM/SN
DATE: 05/01/2015

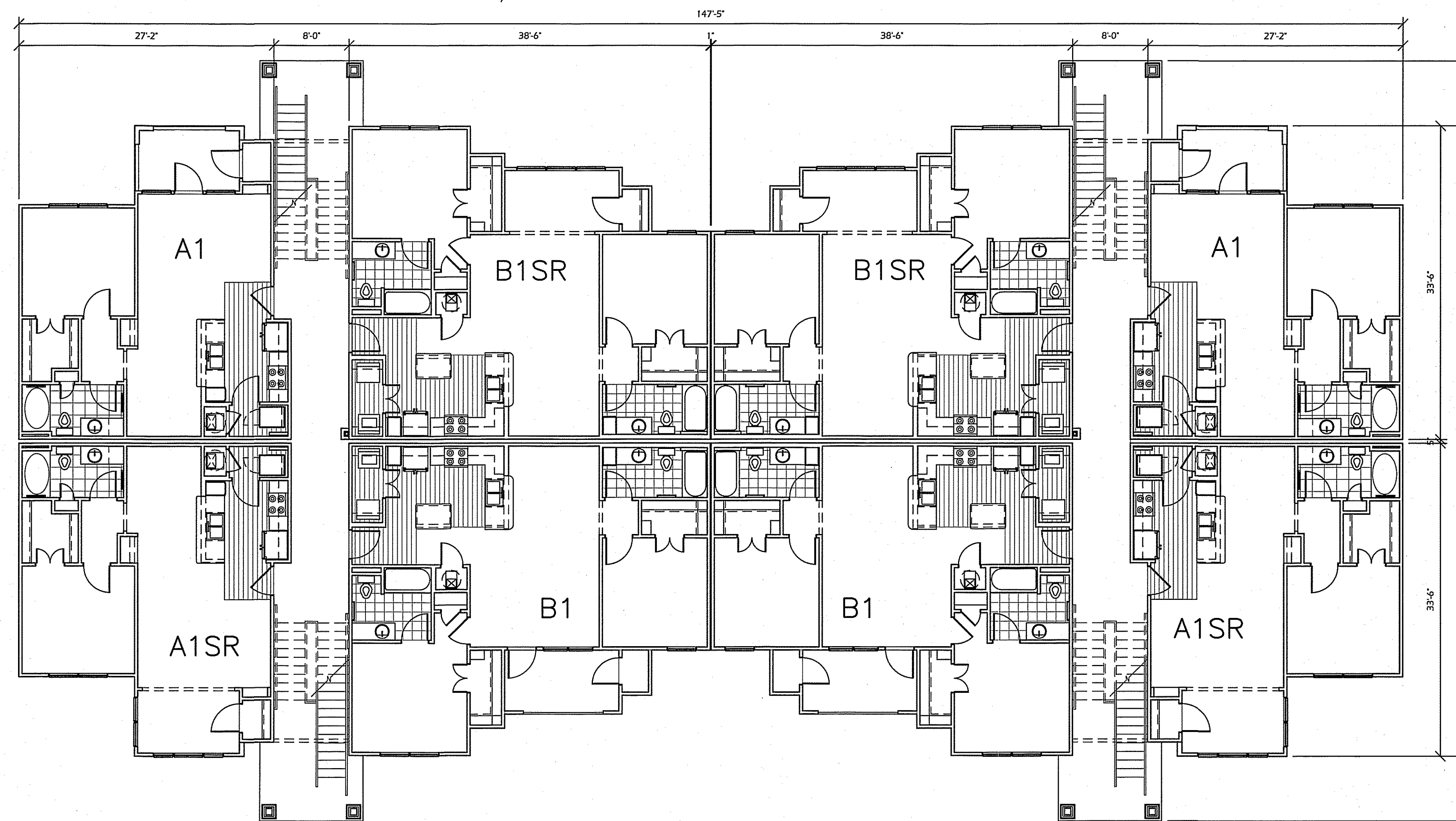
SHEET NUMBER SL1 OF 1

4-G-15-UR

Revised: 3/24/2015



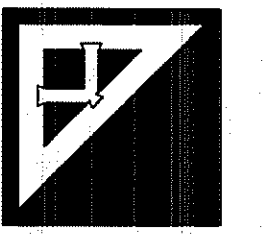
2 BUILDING #1 2nd & 3rd LEVELS PLAN
1/8" = 1'-0"



1 BUILDING #1 1ST LEVEL PLAN
1/8" = 1'-0"

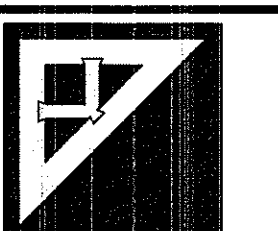


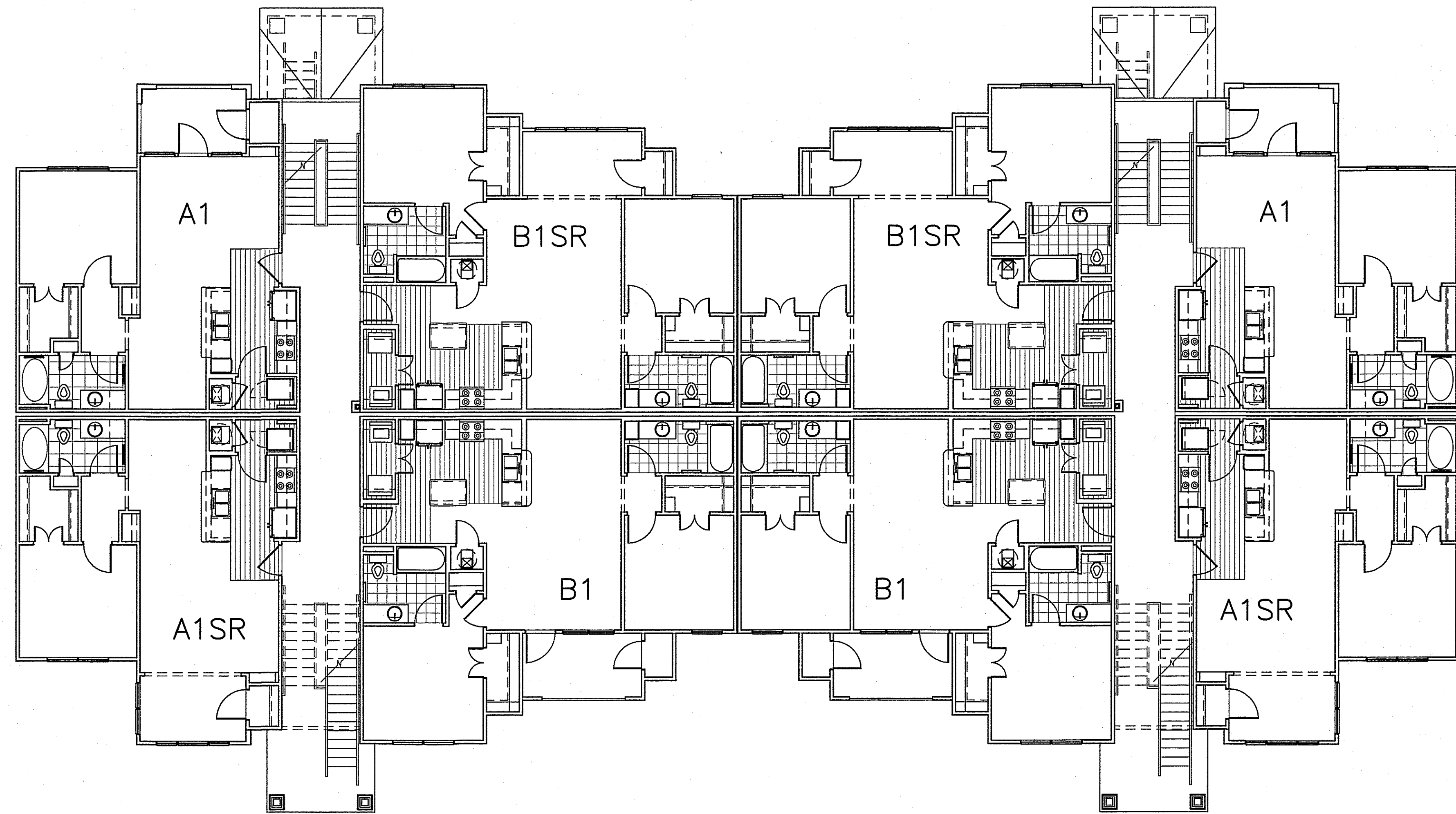
4-G-15-UR
Revised: 3/24/2015

	
 Parker Associates Tulsa, LLC 2202 E. 49th Street, Suite 200 Tulsa, Oklahoma 74105 918-742-2485 Jim E. Parker — Architect of Record	 TDK CONSTRUCTION COMPANY, INC. 1610 SOUTH CHURCH STREET MURFREESBORO, TENNESSEE
JOB NUMBER: 215017 DRAWN BY: JEP,BH,HA,WG DATE: 02/27/2015	
BUILDING #1 PLANS	
SHEET NUMBER AB1 OF 13	

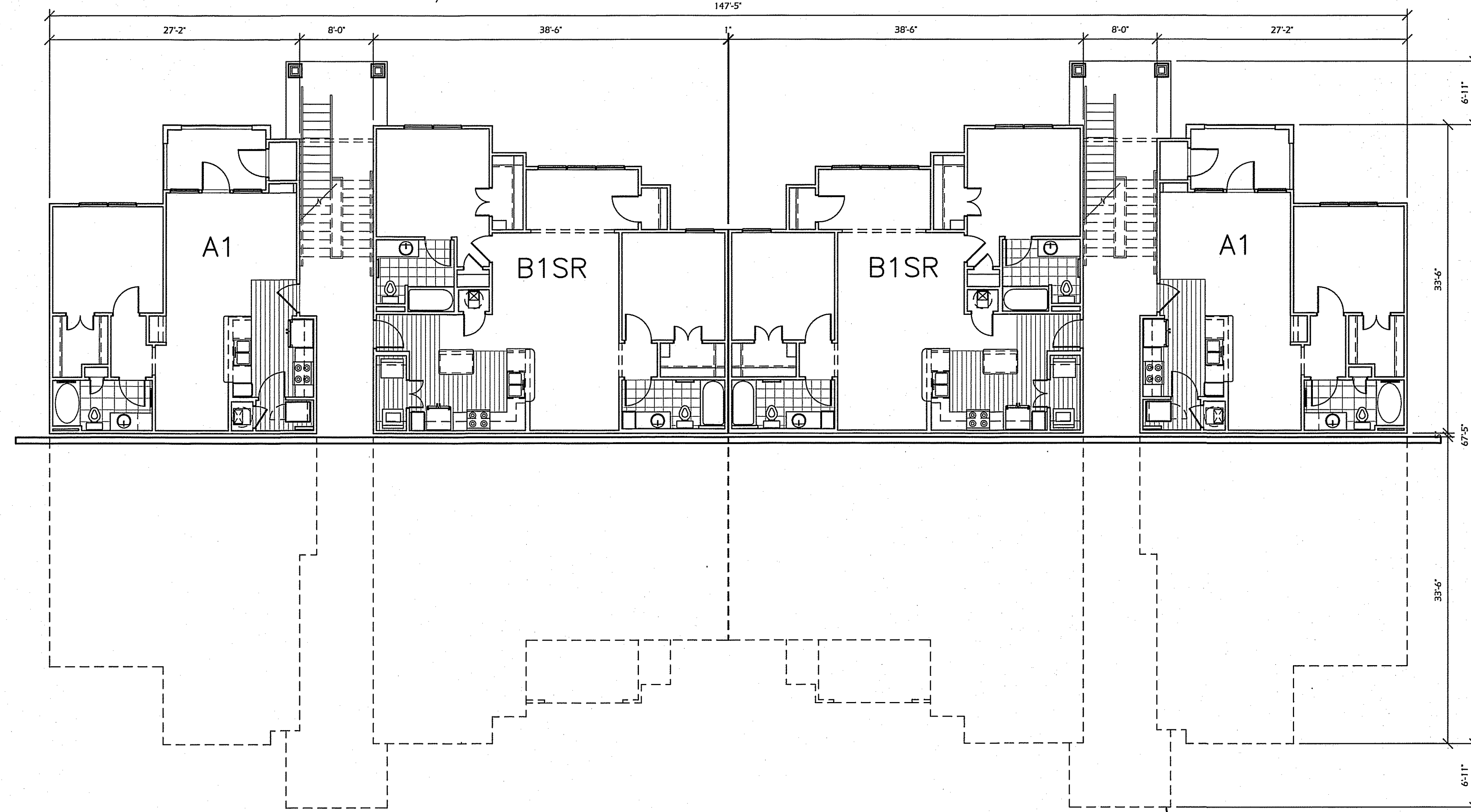


4-G-15-UR
Revised: 3/24/2015

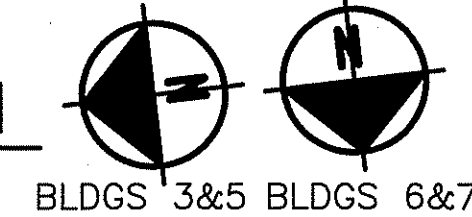
	
 Parker Associates Tulsa, LLC 2202 E. 49th Street, Suite 200 Tulsa, Oklahoma 74105 918-742-2465 Jim E. Parker - Architect of Record	 TDC CONSTRUCTION COMPANY, INC. 1610 SOUTH CHURCH STREET MURFREESBORO, TENNESSEE
JOB NUMBER: 215017 DRAWN BY: JEP,BH,HA,WG DATE: 02/27/2015	
BUILDING #1 ELEVATIONS	
SHEET NUMBER AB2 OF 13	



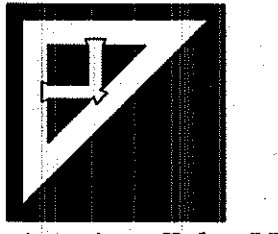
2 BUILDINGS 3,5,6&7 1st LEVEL PLAN
1/8" = 1'-0"

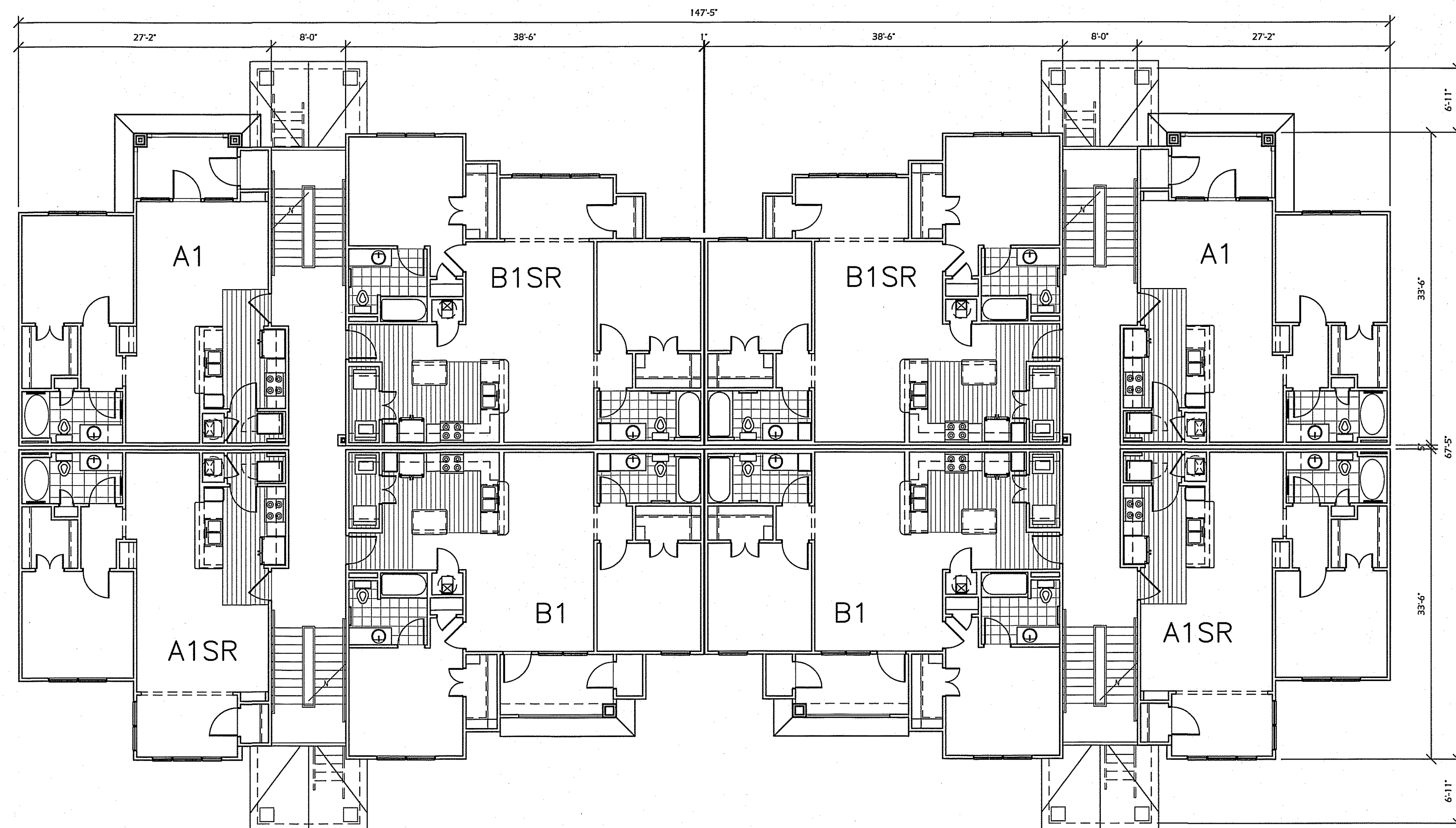


1 BUILDINGS 3,5,6&7 BASEMENT LEVEL PLAN
1/8" = 1'-0"

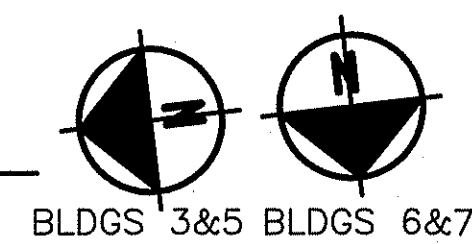


4-G-15-UR
Revised: 3/24/2015

	
 Parker Associates Tulsa, LLC 2202 E. 49th Street, Suite 200 Tulsa, Oklahoma 74105 918-742-2485 Jim E. Parker - Architect of Record	 CONSTRUCTION COMPANY, INC. 1610 SOUTH CHURCH STREET MURFREESBORO, TENNESSEE
JOB NUMBER: 215017 DRAWN BY: JEP,BH,HA,WG DATE: 02/27/2015	
BUILDINGS #3,5,6&7 BASEMENT & 1st LEVEL SHEET NUMBER AB6 OF 13	



1 BUILDINGS 3,5,6&7 2nd&3rd LEVEL PLAN
1/8" = 1'-0"



4-G-15-UR
Revised: 3/24/2015

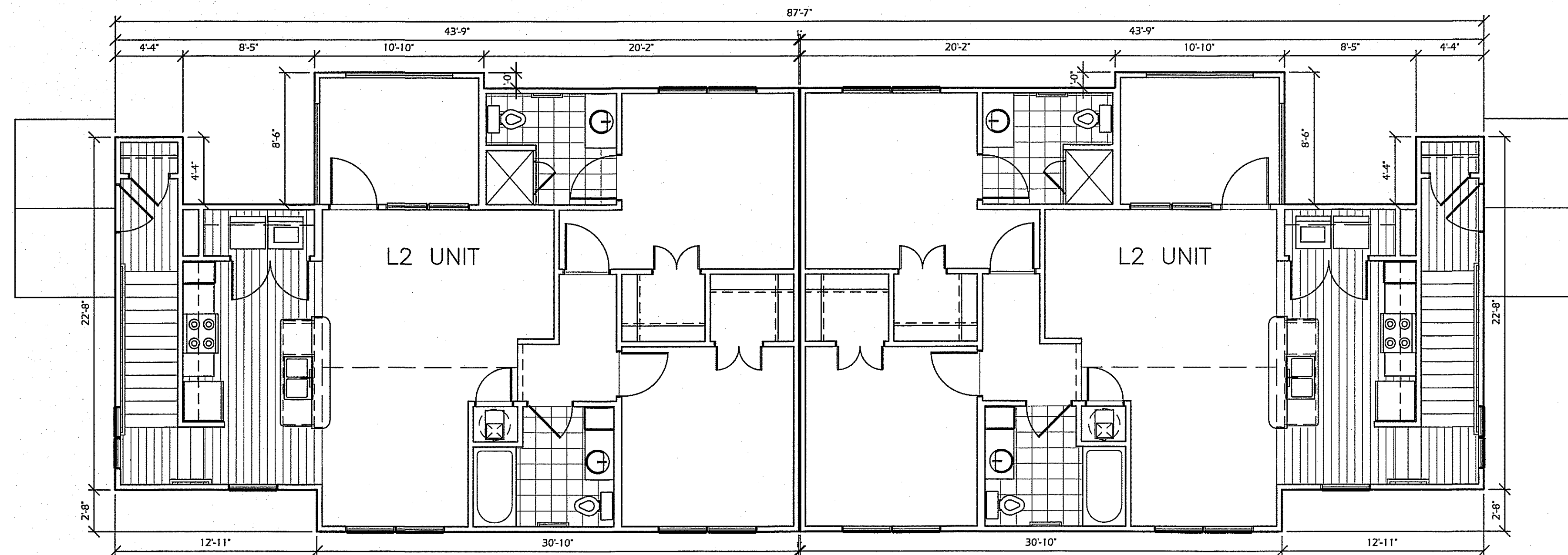
• DWELL WELL • VINTAGE at EMORY ROAD	
Parker Associates Tulsa, LLC 2202 E. 49th Street, Suite 200 Tulsa, Oklahoma 74105 918-742-2485 Jim E. Parker - Architect of Record	TDK CONSTRUCTION COMPANY, INC. 1610 SOUTH CHURCH STREET MUFRESBORO, TENNESSEE
JOB NUMBER: 215017 DRAWN BY: JEP,BH,HA,WG DATE: 02/27/2015	BUILDINGS #3,5,6&7 2nd&3rd LEVELS SHEET NUMBER AB7 OF 13



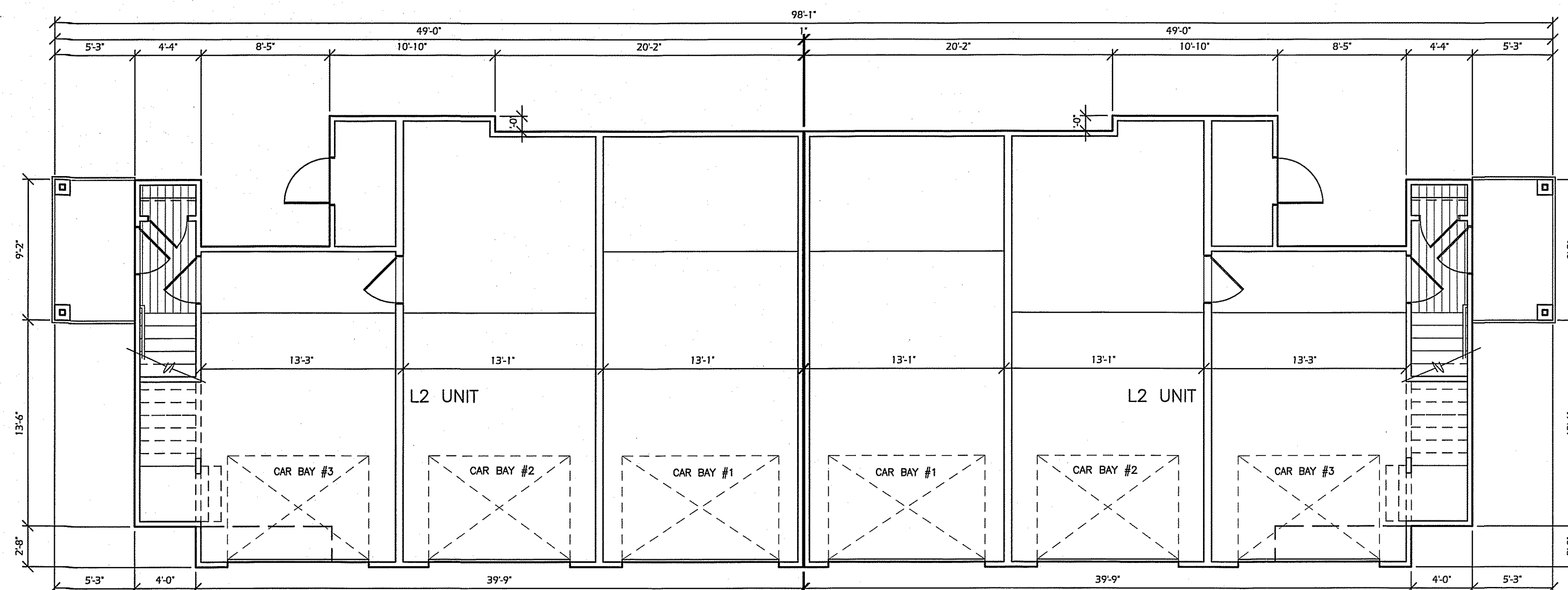
4-G-15-DT
Revised:3/24/2015



 Parker Associates Tulsa, LLC 2202 E. 49th Street, Suite 200 Tulsa, Oklahoma 74105 918-742-2485 Jim E. Parker - Architect of Record	 CONSTRUCTION COMPANY, INC. 1610 SOUTH CHURCH STREET MUFREESBORO, TENNESSEE
JOB NUMBER: 215017 DRAWN BY: JEP,BH,HA,WG DATE: 02/27/2015	
BUILDINGS #3,5,6&7 ELEVATIONS SHEET NUMBER AB8 OF 13	



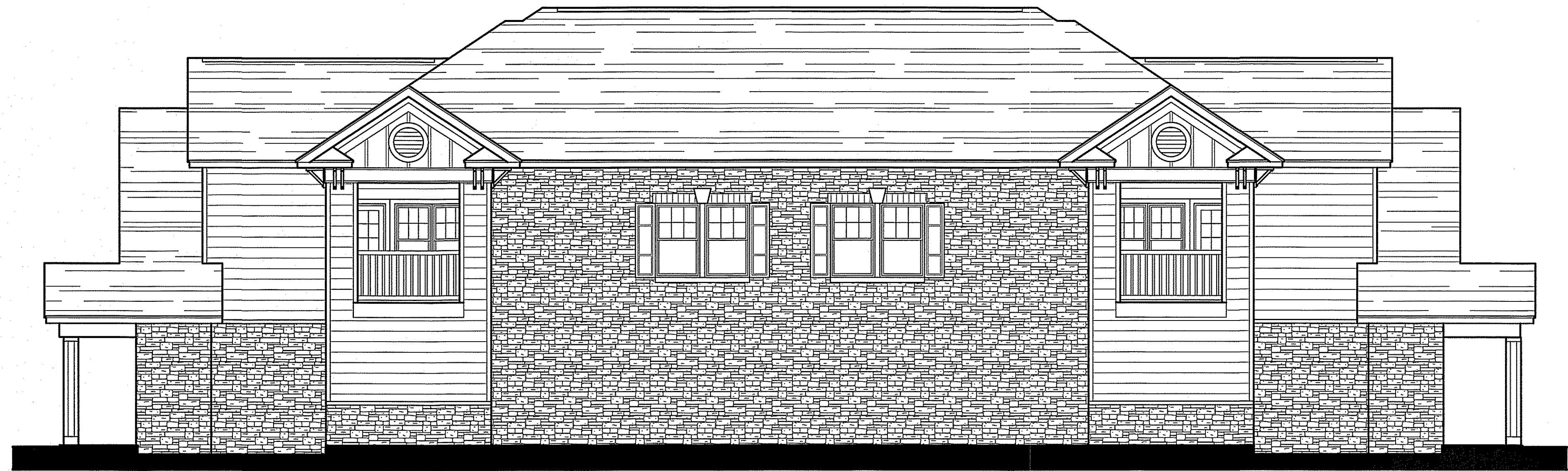
2 LOFT BUILDING PLAN LEVEL 2
 $\frac{3}{16}'' = 1'-0''$



1 LOFT BUILDING PLAN LEVEL 1
 $\frac{3}{16}'' = 1'-0''$

4-G-15-UR
 Revised: 3/24/2015

 Parker Associates Tulsa, LLC 2202 E. 49th Street, Suite 200 Tulsa, Oklahoma 74105 918-742-2485 Jim E. Parker - Architect of Record	 TDK CONSTRUCTION COMPANY, INC. 1610 SOUTH CHURCH STREET MURFREESBORO, TENNESSEE
	JOB NUMBER: 215017 DRAWN BY: JEP,BH,HA,WG DATE: 02/27/2015
	LOFT BUILDING ELEVATIONS SHEET NUMBER L1 OF 2



3 REAR ELEVATION - BLDGS L1 & L2
3/16" = 1'-0"



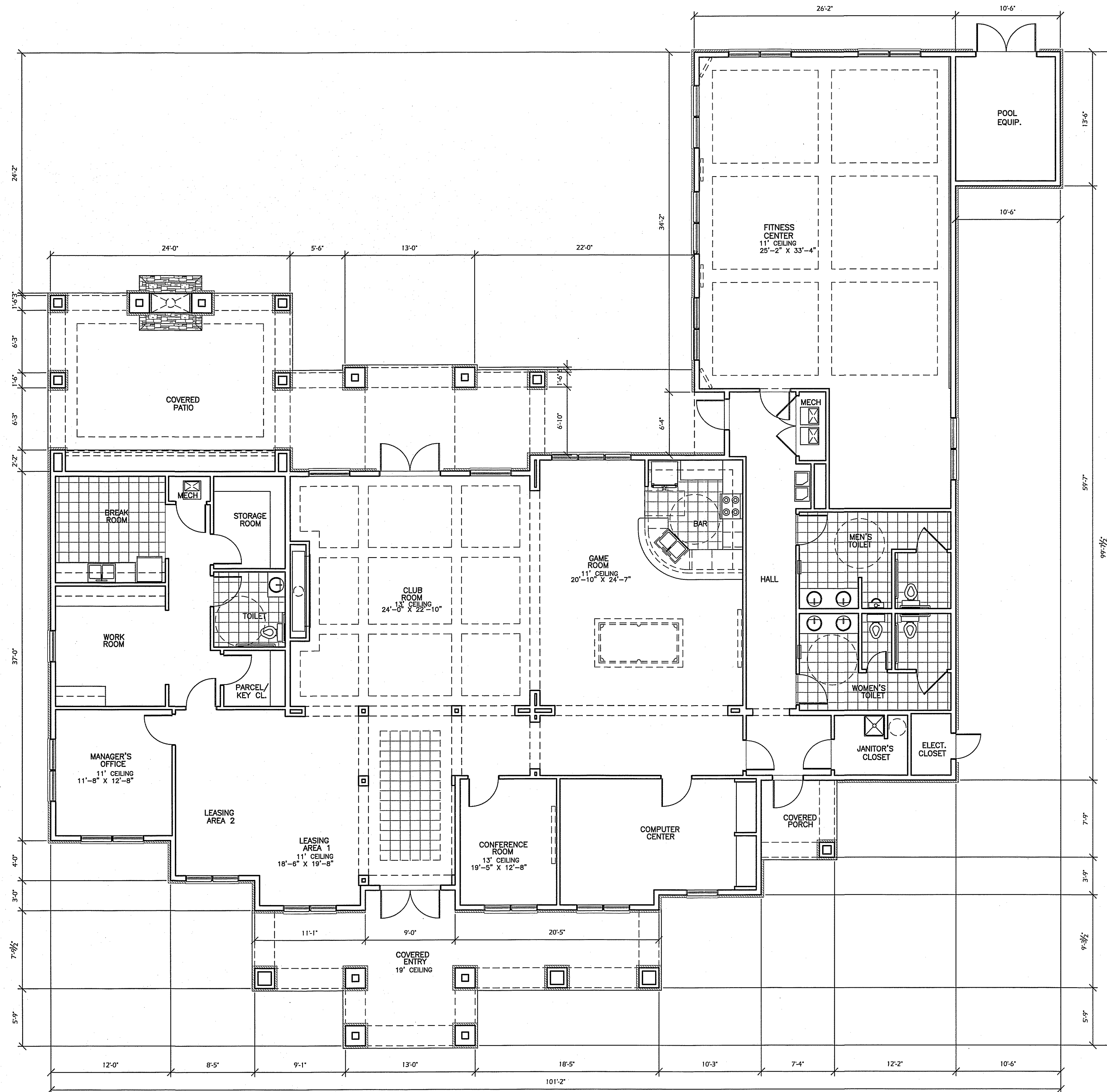
2 END ELEVATION - BLDGS L1 & L2
3/16" = 1'-0"



1 FRONT ELEVATION - BLDGS L1 & L2
3/16" = 1'-0"

4-G-15-UR
Revised: 3/24/2015

 Parker Associates Tulsa, LLC 2202 E. 49th Street, Suite 200 Tulsa, Oklahoma 74105 918-742-2455 Jim E. Parker - Architect of Record	 CONSTRUCTION COMPANY, INC. 1610 SOUTH CHURCH STREET MURFREESBORO, TENNESSEE JOB NUMBER: 215017 DRAWN BY: JEP,BH,HA,WG DATE: 02/27/2015
LOFT BUILDING ELEVATIONS SHEET NUMBER L2 OF 2	



4-G-15-UR
Revised: 3/24/2015

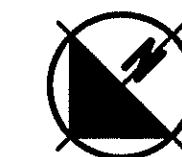
Parker Associates Tulsa, LLC
2202 E. 49th Street, Suite 200
Tulsa, Oklahoma 74105
918-742-2485
Jim E. Parker - Architect of Record

TDK
CONSTRUCTION COMPANY, INC.
1610 SOUTH CHURCH STREET
MUFRESBORO, TENNESSEE

JOB NUMBER: 215017
DRAWN BY: JEP,BH,HA,WG
DATE: 02/27/2015

CLUBHOUSE
PLAN
SHEET
NUMBER CA1 OF 3

1 CLUBHOUSE PLAN
1/4"=1'-0"





2 CLUBHOUSE SIDE ELEVATION
1/4"=1'-0"



1 CLUBHOUSE FRONT ELEVATION
1/4"=1'-0"

4-G-15-UR
Revised: 3/24/2015

 Parker Associates Tulsa, LLC 2202 E. 49th Street, Suite 200 Tulsa, Oklahoma 74105 918-742-2485 Jim E. Parker - Architect of Record	 CONSTRUCTION COMPANY, INC. 1610 SOUTH CHURCH STREET MUFRESBORO, TENNESSEE
JOB NUMBER: 215017 DRAWN BY: JEP,BH,HA,WG DATE: 02/27/2015	
CLUBHOUSE ELEVATIONS SHEET NUMBER CA2 OF 3	



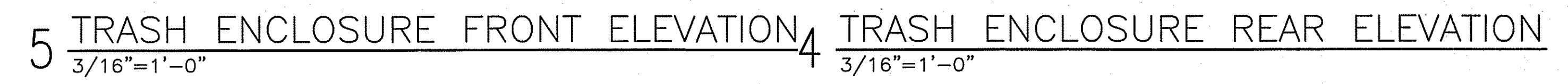
2 CLUBHOUSE SIDE ELEVATION
1/4"=1'-0"

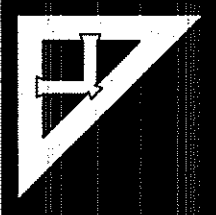


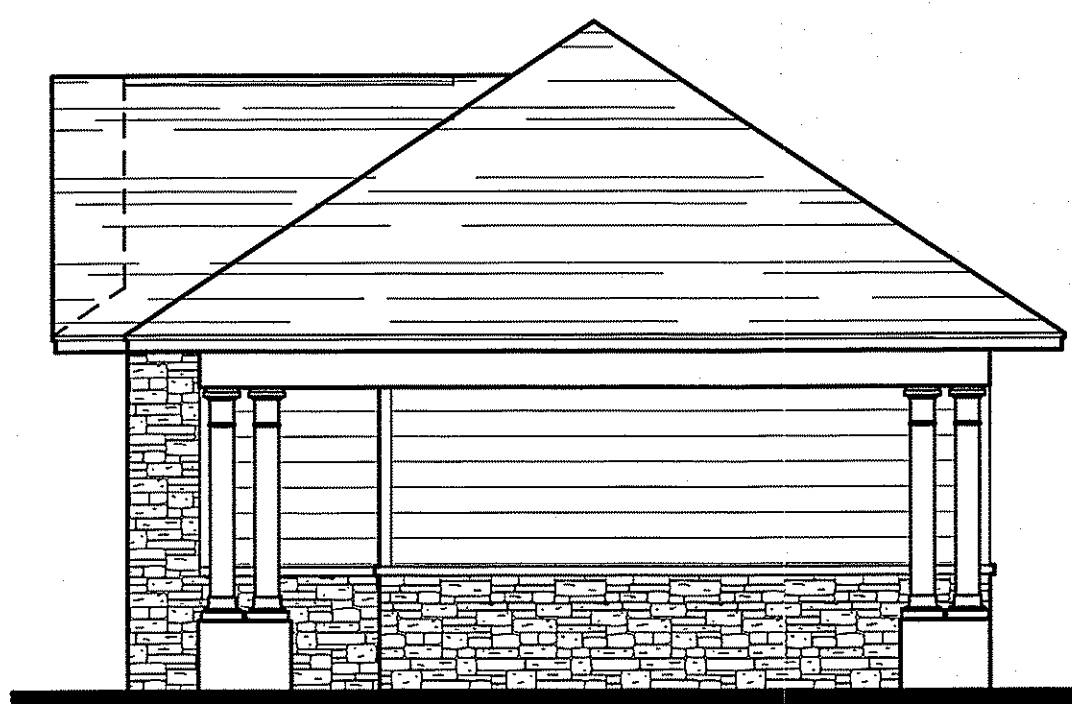
1 CLUBHOUSE REAR ELEVATION
1/4"=1'-0"

4-G-15-UR
Revised: 3/24/2015

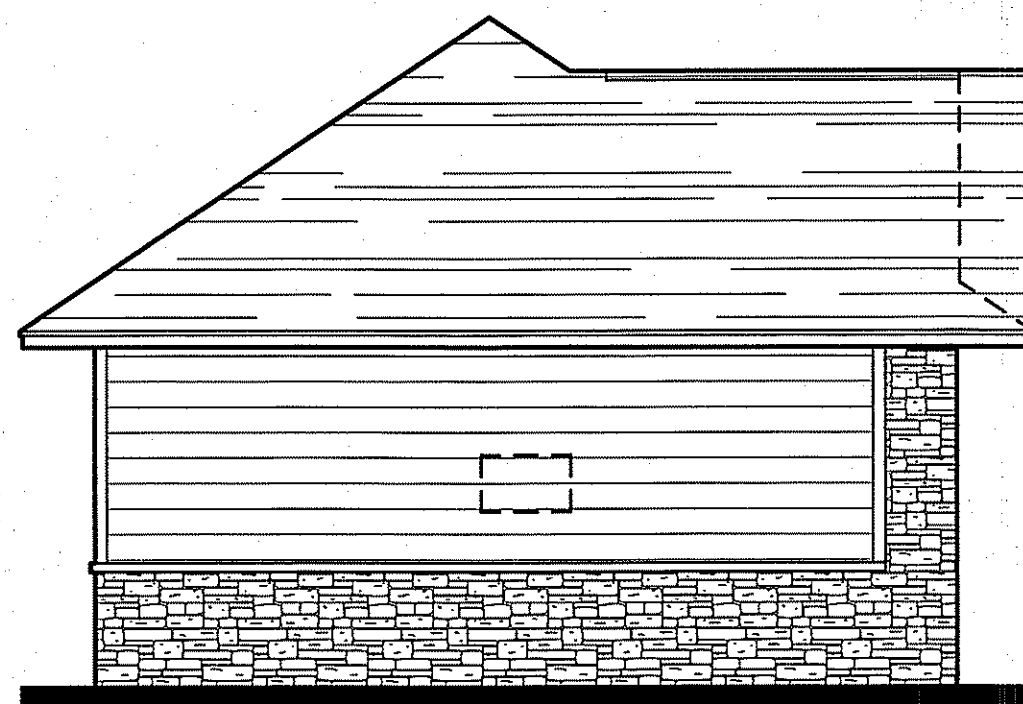
 Parker Associates Tulsa, LLC 2202 E. 49th Street, Suite 200 Tulsa, Oklahoma 74105 918-742-2485 Jim E. Parker - Architect of Record	 TDK CONSTRUCTION COMPANY, INC. 1610 SOUTH CHURCH STREET MUFRESBORO, TENNESSEE
JOB NUMBER: 215017 DRAWN BY: JEP,BH,HA,WG DATE: 02/27/2015	
CLUBHOUSE ELEVATIONS SHEET NUMBER CA3 OF 3	



											
 Parker Associates Tulsa, LLC 2202 E. 49th Street, Suite 200 Tulsa, Oklahoma 74105 918-742-2485 Jim E. Parker – Architect of Record	 CONSTRUCTION COMPANY, INC. 1610 SOUTH CHURCH STREET MUFRESBORO, TENNESSEE										
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-bottom: 1px solid black; padding-bottom: 5px;">JOB NUMBER:</td> <td style="width: 50%; border-bottom: 1px solid black; padding-bottom: 5px;">215017</td> </tr> <tr> <td style="border-bottom: 1px solid black; padding-bottom: 5px;">DRAWN BY:</td> <td style="border-bottom: 1px solid black; padding-bottom: 5px;">JEP,BH,HA,WG</td> </tr> <tr> <td style="border-bottom: 1px solid black; padding-bottom: 5px;">DATE:</td> <td style="border-bottom: 1px solid black; padding-bottom: 5px;">02/27/2015</td> </tr> <tr> <td style="border-bottom: 1px solid black; height: 20px;"></td> <td style="border-bottom: 1px solid black; height: 20px;"></td> </tr> <tr> <td style="border-bottom: 1px solid black; height: 20px;"></td> <td style="border-bottom: 1px solid black; height: 20px;"></td> </tr> </table>		JOB NUMBER:	215017	DRAWN BY:	JEP,BH,HA,WG	DATE:	02/27/2015				
JOB NUMBER:	215017										
DRAWN BY:	JEP,BH,HA,WG										
DATE:	02/27/2015										
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-bottom: 1px solid black; padding-bottom: 5px;">TRASH COMP. & MAIL</td> <td style="width: 50%; border-bottom: 1px solid black; padding-bottom: 5px;"></td> </tr> <tr> <td style="border-bottom: 1px solid black; padding-bottom: 5px;">KIOSK PLANS & ELEV.</td> <td style="border-bottom: 1px solid black; padding-bottom: 5px;"></td> </tr> <tr> <td style="border-bottom: 1px solid black; padding-bottom: 5px;">SHEET NUMBER</td> <td style="border-bottom: 1px solid black; padding-bottom: 5px;">SD1 OF 2</td> </tr> </table>		TRASH COMP. & MAIL		KIOSK PLANS & ELEV.		SHEET NUMBER	SD1 OF 2				
TRASH COMP. & MAIL											
KIOSK PLANS & ELEV.											
SHEET NUMBER	SD1 OF 2										



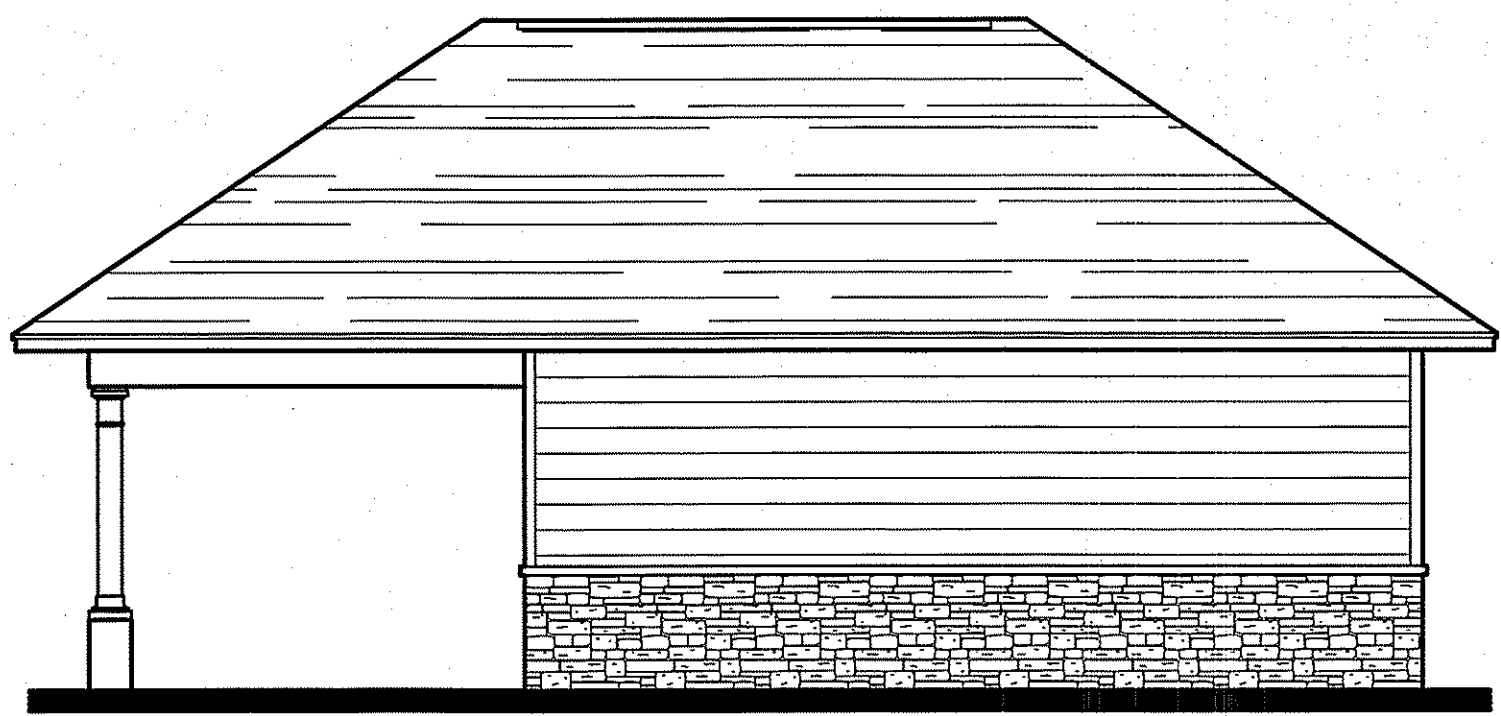
4 MAINTENANCE/CAR WASH SIDE ELEVATION
3/16"=1'-0"



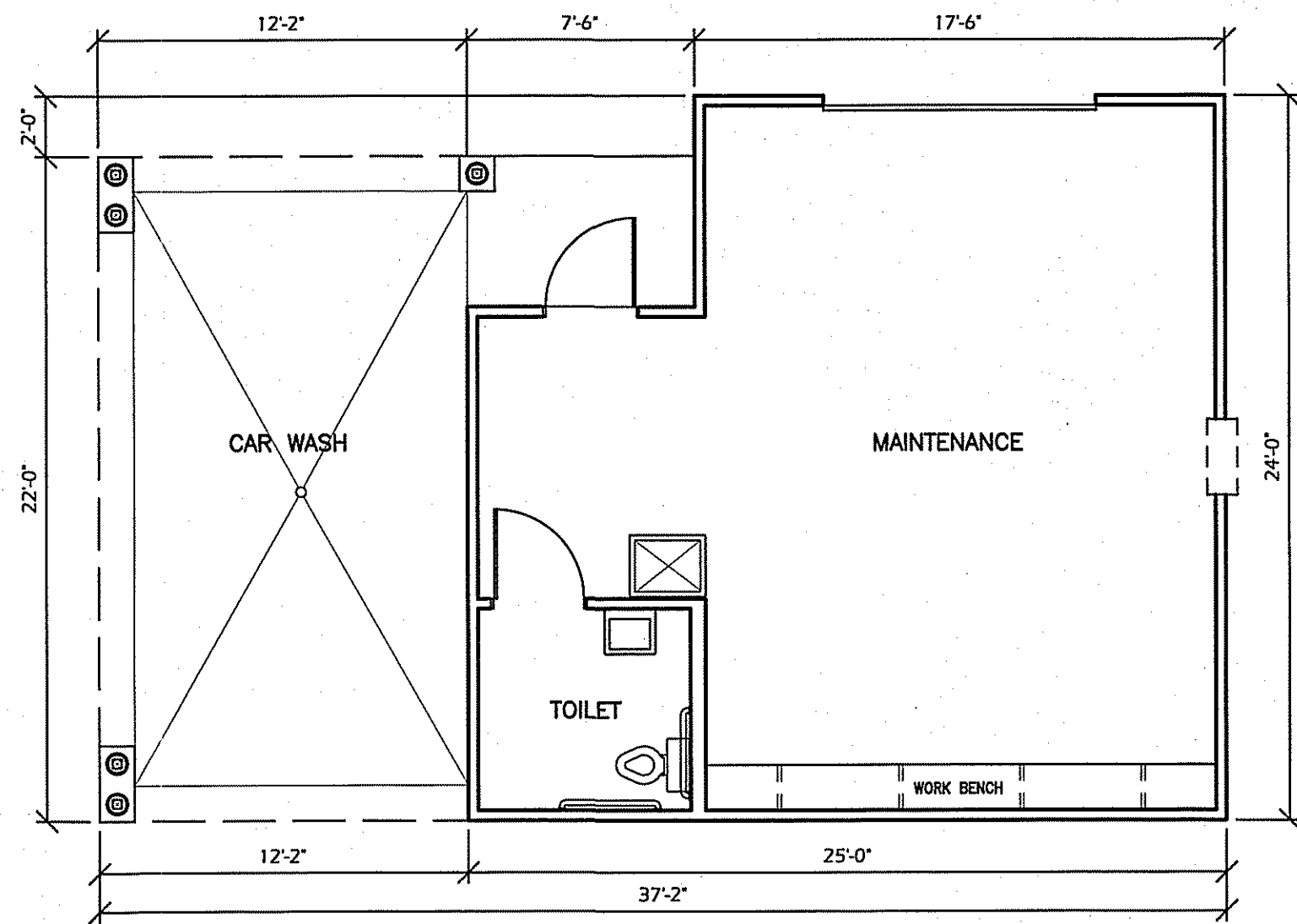
5 MAINTENANCE/CAR WASH SIDE ELEVATION
3/16"=1'-0"



2 MAINTENANCE/CAR WASH FRONT ELEVATION
3/16"=1'-0"



3 MAINTENANCE/CAR WASH BACK ELEVATION
3/16"=1'-0"



1 MAINTENANCE/CARWASH PLAN
3/16"=1'-0"



4-G-15-UR
Revised: 3/24/2015

 Parker Associates Tulsa, LLC 2202 E. 49th Street, Suite 200 Tulsa, Oklahoma 74105 918-742-2485 Jim E. Parker - Architect of Record	 TDK CONSTRUCTION COMPANY, INC. 1610 SOUTH CHURCH STREET MURFREESBORO, TENNESSEE
JOB NUMBER: 215017 DRAWN BY: JEP,BH,HA,WG DATE: 02/27/2015	
MAINTENANCE/CAR WASH PLAN SHEET NUMBER SD2 OF 2	