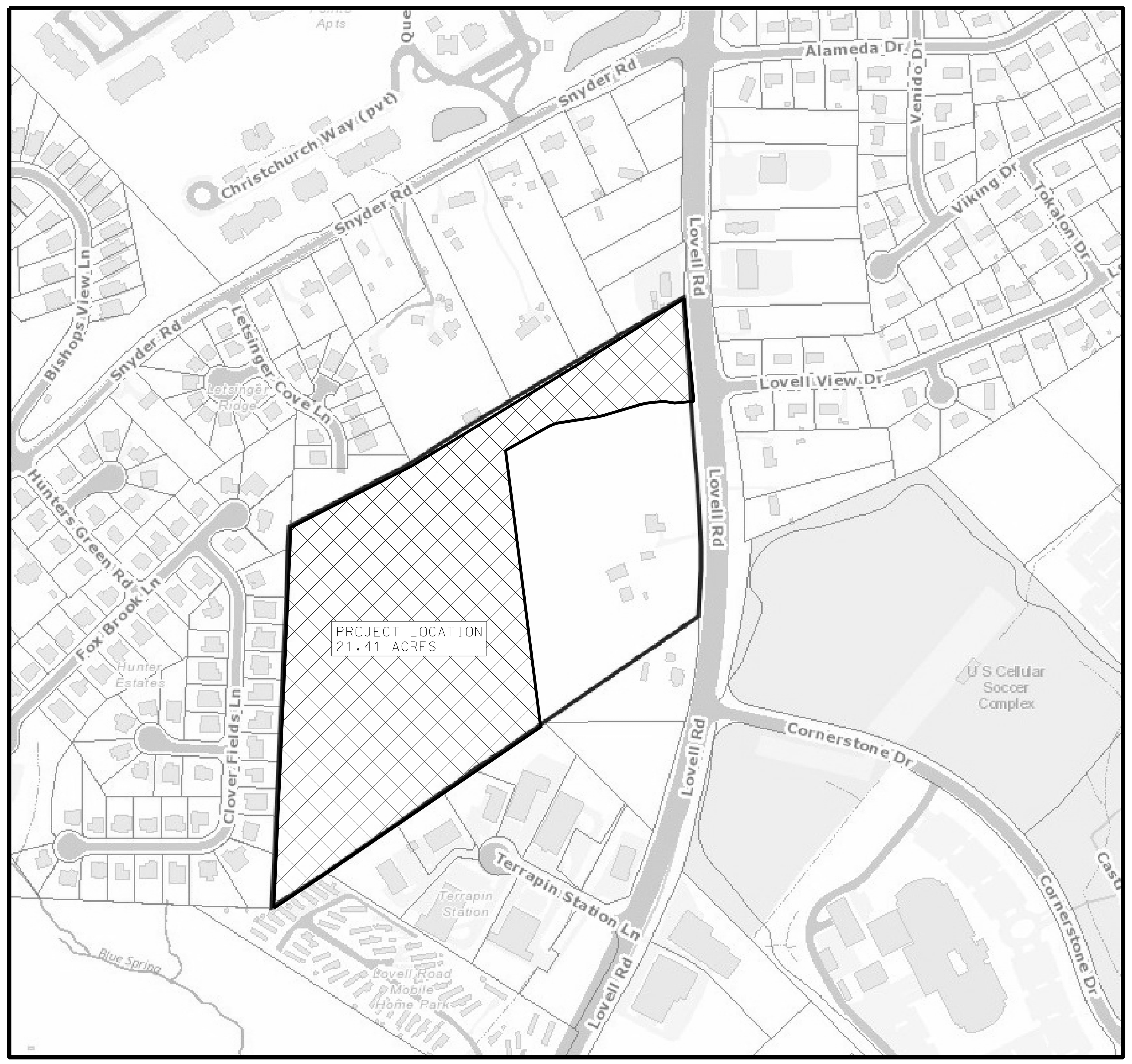
DEVELOPMENT PLAN FOR

ICON APARTMENT HOMES AT LOVELL ROAD

MPC FILE NO 6-D-22-UR

TTCDA FILE NO 6-B-22-TOB



LOCATION MAP
(NOT TO SCALE)

PARENT PARCEL ID: 118-049 AREA: 31.80 ACRES DISTRICT: 6
SUBPARCEL COVERED BY THIS UOR/TTCDA: 21.41 ACRES
KGIS ADDRESS: 1033 LOVELL ROAD, KNOXVILLE, TN 37932
GOVERNED BY KNOX COUNTY TENNESSEE
(NOT WITHIN LIMITS OF CITY OF KNOXVILLE OR TOWN OF FARRAGUT)
PRINTED: 05-23-2022

THESE PLANS SUPERSEDE ALL VERSIONS DATED PRIOR TO 05-23-2022

CONTENTS

SCALE	TITLE
--	C0.0 COVER
100	C1.1 PROJECT OVERVIEW
50	C3.1 LAYOUT EAST
50	C3.2 LAYOUT WEST
--	C3.8 ADDRESSING
50	C4.1 GRADING EAST
50	C4.2 GRADING WEST
100	C9.1 ROADWAY PROFILES
	A-1 BUILDING A ELEVATIONS
	A-2 BUILDING B ELEVATIONS
	A-3 BUILDING B ELEVATIONS
	A-4 BUILDING C ELEVATIONS
	A-5 BUILDING C ELEVATIONS
	A-6 BUILDING A FLOOR PLANS
	A-7 BUILDING B FLOOR PLANS
	A-8 BUILDING C FLOOR PLANS
	A-9 CLUBHOUSE ELEVATIONS
	A-10 CLUBHOUSE PLANS
	A-11 MAINTENANCE ELEVATIONS AND PLANS
	A-12 TRASH ENCLOSURE ELEVATIONS AND PLANS
	A-13 BUILDING A RENDERED ELEVATION
	A-14 BUILDING B RENDERED ELEVATION
	A-15 BUILDING C RENDERED ELEVATION
	A-16 CLUBHOUSE RENDERED ELEVATION
	A-17 CLUBHOUSE RENDERED ELEVATION
	A-18 MAINTENANCE RENDERED ELEVATION
	LP001 LANDSCAPE NOTES
	LP100 OVERALL LANDSCAPE PLAN
	LP101 LANDSCAPE PLAN
	LP102 LANDSCAPE PLAN
	LP103 LANDSCAPE PLAN
	LP104 LANDSCAPE PLAN
	LP105 LANDSCAPE PLAN
	LP106 LANDSCAPE PLAN - ILLUSTRATION
	LP501 LANDSCAPE DETAILS
	LP502 ENTRANCE SIGN
	E-100 ELECTRICAL SITE PLAN
	E-101 PHOTOMETRIC SITE PLAN
	E-102 ELECTRICAL DETAILS
	E-103 FIXTURE SPECIFICATIONS

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NOT FOR CONSTRUCTION

BRAXTON DEVELOPMENT II, LLC
PO BOX 11890
BOZEMAN, MT 59719
409.582.8100

PREPARED BY:

SEC
SILVUS ENGINEERING CONSULTING
1815 NANTASKET ROAD
KNOXVILLE, TN 37922
NATHAN SILVUS, P.E.
(865) 414-0524

SITE STATISTICS

BUILDING UNIT MIX AND AREA DATA								
BLDG	1-BR UNITS	2-BR UNITS	3-BR UNITS	TOTAL UNITS	BLDG AREA	FLOOR AREA	BLDG STORIES	BLDG HEIGHT
A	7	16	5	28	12325	34578	3-4	52.5'
B	7	16	5	28	12325	34578	3-4	52.5'
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C03	2	1	--	3	2948	2811	2	31.5'
C04	2	1	--	3	2948	2811	2	31.5'
C05	2	1	--	3	2948	2811	2	31.5'
CH	--	--	--	--	6550	13100	2	38.5'
MNT	--	--	--	--	2515	2515	1	26.5'
TOT	85	179	51	315	150315	384267		

TOTAL UNITS: 315
TOTAL AREA: 21.41 AC
DENSITY: 14.8 DU/AC

PARKING SUMMARY

MPC/ZONING REQUIREMENT

QTY	TYPE	REQUIRED
85	1-BEDROOM	95
179	2-BEDROOM	269
51	3-BEDROOM	77
	TOTAL REQUIRED	441

PARKING PROVIDED
546 SPACES
35 GARAGES
22 T-U GARAGES
22 T-U D/W STALLS
TOTAL: 625 VEHICLES*
RATIO: 1.98 VEH/UNIT

ADD'L OFFICE PARKING: 19

TOT PARKING INCLUDING OFFICE = 644

ADA COUNT: 26 STALLS

TTCDA SPATIAL GUIDELINES*		
METRIC	TTCDA MAX	PROPOSED
GAC	25.0%	5.15%
FAR	30.0%	10.3%
IAR	70.0%	62.0%**

* ONLY COVERS THE 2.92 ACRES ZONED OB/TO
** ASSUMES AMENITIES AREA IS 90% IMPERVIOUS

UOR/TTCDA SITE STATISTICS NOTES

1. THE TOTAL SIZE OF THE PARENT TRACT IS 31.80 ACRES. THE PORTION BEING SUBDIVIDED FROM THE PARENT TRACT FOR THIS PROPOSED PROJECT INCLUDES 21.41 ACRES. THESE USE ON REVIEW AND TTCDA APPLICATIONS ONLY ADDRESS THE 21.41 ACRES.
2. OF THE 21.41 ACRES, 18.49 ACRES IS ZONED OB AND 2.92 ACRES IS ZONED OB/TO.
3. THE PROPOSED USE FOR THE SITE IS AN APARTMENT COMMUNITY WITH 315 DWELLINGS. THE LEASING OFFICE AND PRIMARY AMENITIES AREA IS LOCATED WITHIN THE 2.92 ACRES THAT IS ZONED OB/TO.
4. ALL OF THE RESIDENTIAL BUILDINGS, GARAGES, AND SECONDARY AMENITIES ARE LOCATED WITHIN THE 18.49 ACRES THAT IS ZONED OB (NOT WITHIN THE TECHNOLOGY OVERLAY).
5. FOR THE PURPOSE OF CALCULATING DENSITY, ALL OF THE 21.41 ACRES IS USED. THE PROPOSED USE INCLUDES 315 DWELLINGS, WHICH OVER 21.41 ACRES RESULTS IN DENSITY OF 14.8 DU/AC. ANY LANDS DEDICATED FOR LOVELL ROAD RIGHT OF WAY EXPANSION ARE NOT DEDUCTED IN THIS CALCULATION.
6. THE TTCDA SPATIAL GUIDELINES FOR GROUND AREA COVERAGE, FLOOR AREA RATIO, AND IMPERVIOUS AREA RATIO ARE MEASURED BY ONLY CONSIDERING THE STRUCTURE AND IMPERVIOUS SURFACES PROPOSED WITHIN THE 2.92 ACRES THAT IS ZONED OB/TO. THE ONLY PROPOSED STRUCTURE THAT IS WITHIN THE OB/TO ZONE IS THE CLUBHOUSE/LEASING OFFICE.
7. NONE OF THE 2.92 ACRES THAT IS ZONED OB/TO IS WITHIN THE HILLSIDE AND RIDGETOP PROTECTION AREA ILLUSTRATED ON MAP 3 IN THE TTCDA DESIGN GUIDELINES.

HUNTER ESTATES ADJOINING PROPERTIES (ALL ZONDE PR)

1.	LEONARD LESTER AND AMY	828 CLOVER FIELDS LN	118PB027
2.	STANDIFER WILLIAM AND MELISSA	832 CLOVER FIELDS LN	118PB026
3.	SAUNDERS PHILLIP AND LINDA	836 CLOVER FIELDS LN	118PB025
4.	DOERFLER STEVEN AND DEBRA	840 CLOVER FIELDS LN	118PB024
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11.	BRUNNER JACK AND PEGGY	936 CLOVER FIELDS LN	118PB017
12.	COLAIZZI ANTHONY AND AUDRA	11104 FOX BROOK LN	118PB015

** THIS IS NOT A SURVEY **
DO NOT REFERENCE THIS DOCUMENT IN ANY REAL ESTATE DOCUMENTS. ONLY A LICENSED SURVEYOR CAN CREATE A SURVEY FOR REAL ESTATE TRANSFER OR RECORDING PURPOSES.

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. FURTHER I CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION
REGISTERED ENGINEER: NATHAN W. SILVUS, PE
TENNESSEE CERTIFICATE NUMBER: 107368

NATHAN W. SILVUS
05-23-2022

NO.	REVISIONS:	BY	DATE

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PARCEL ID: 118-049 DISTRICT: 6 AREA: 32.67 ACRES

OWNER:
BRAXTON DEVELOPMENT II LLC
PO BOX 11890
BOZEMAN, MT 59719
409.582.8100

ENGINEER:
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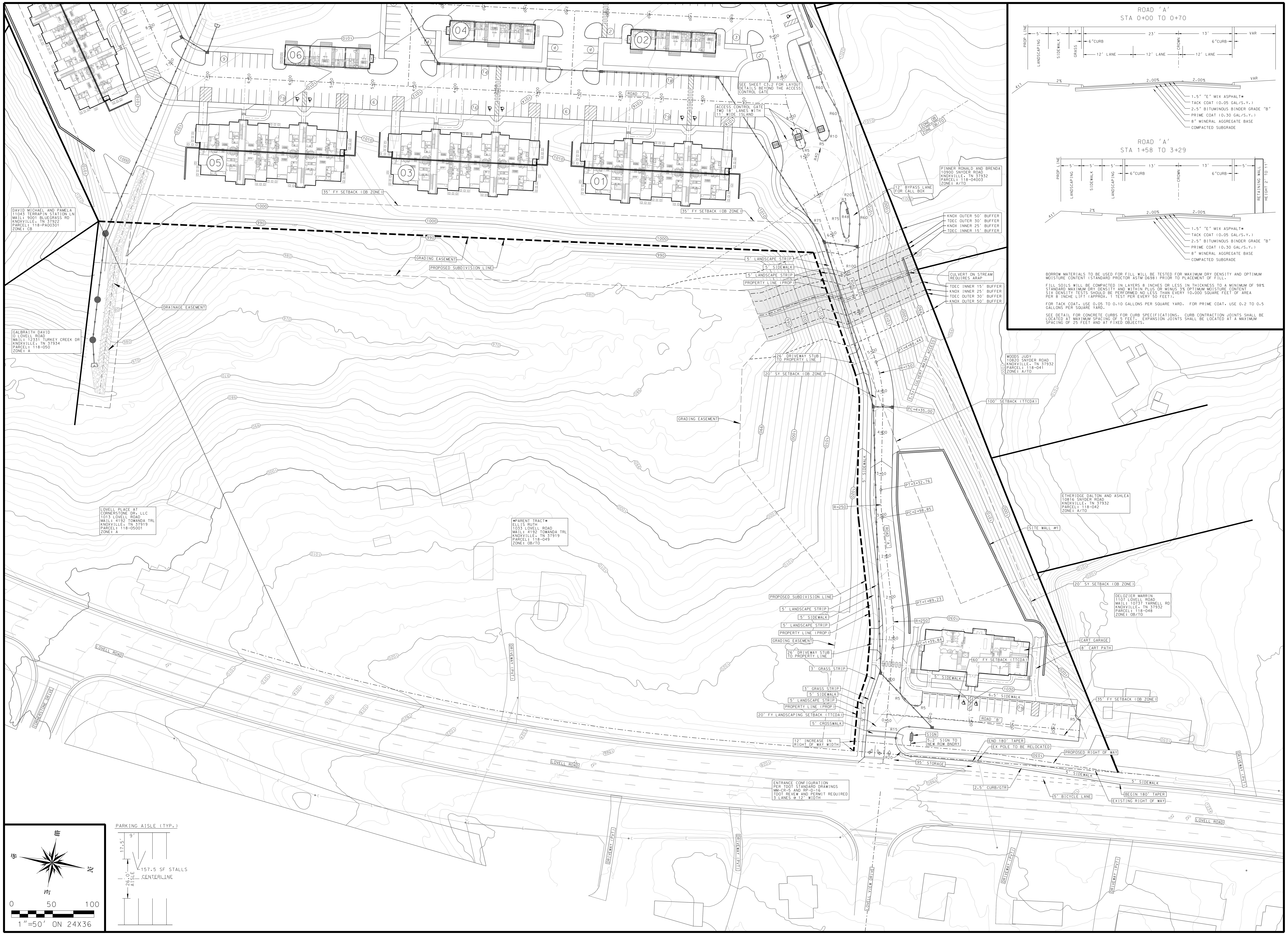
SHEET:
C1.1
PROJECT OVERVIEW



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C3.1

LAYOUT
EAST

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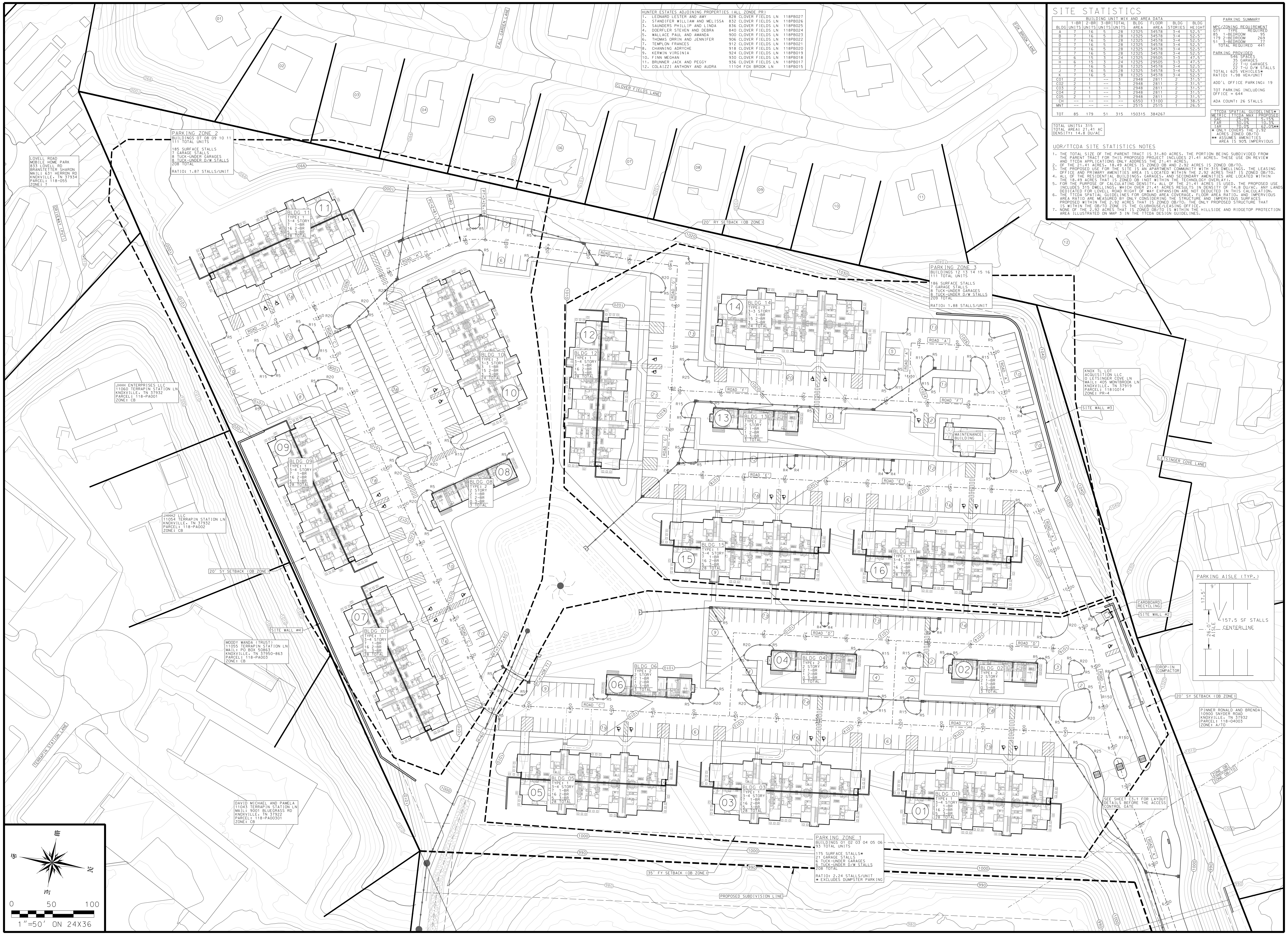

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OWNER:

BRAXTON DEVELOPMENT II LLC
PO BOX 11890
BOZEMAN, MT 59719
409.582.8100

ENGINEER:

SEC
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NATHAN SILVUS, P.E.
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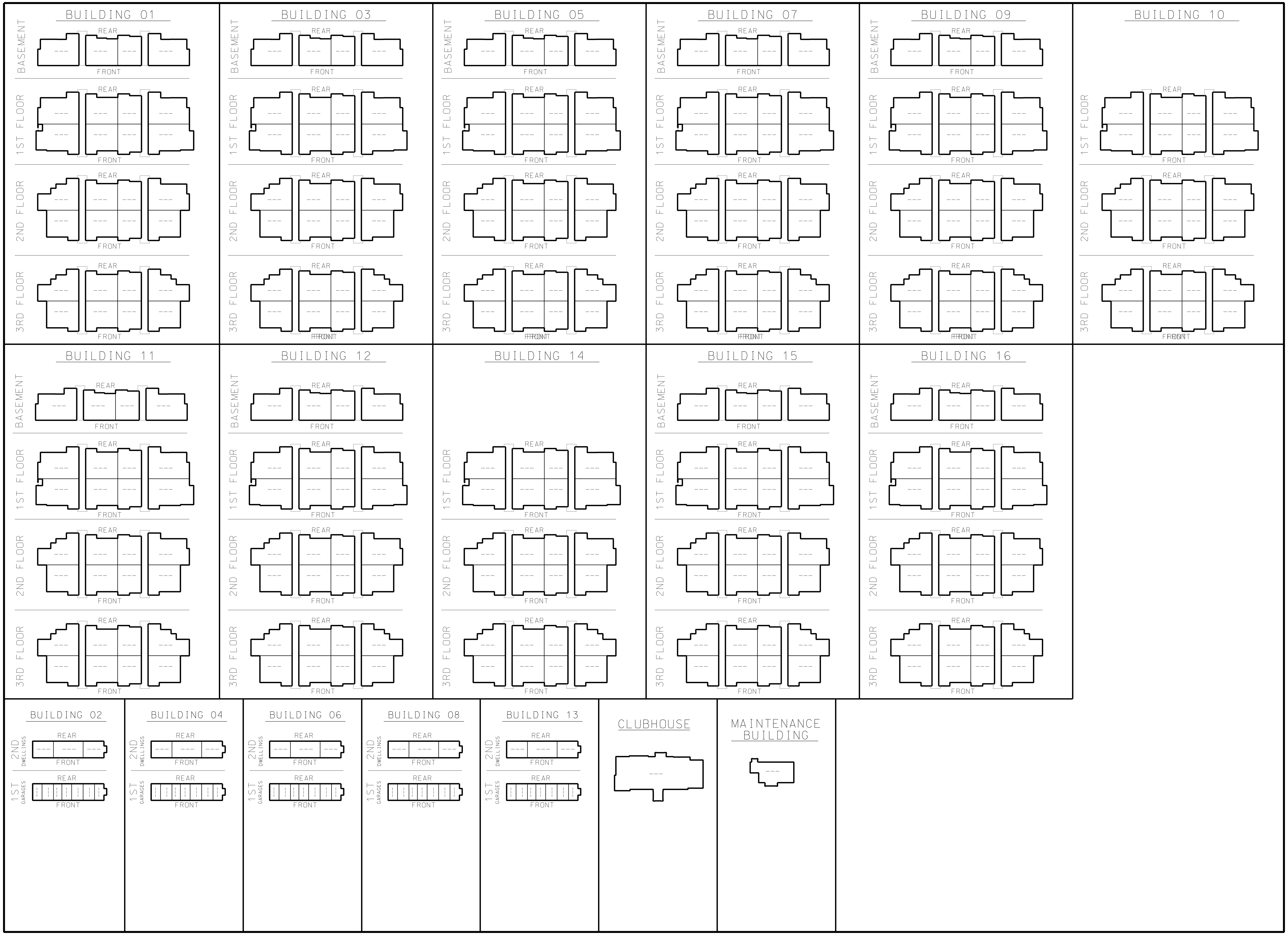
DATE: 05-23-2022

SHEET:

C3.2

LAYOUT WEST



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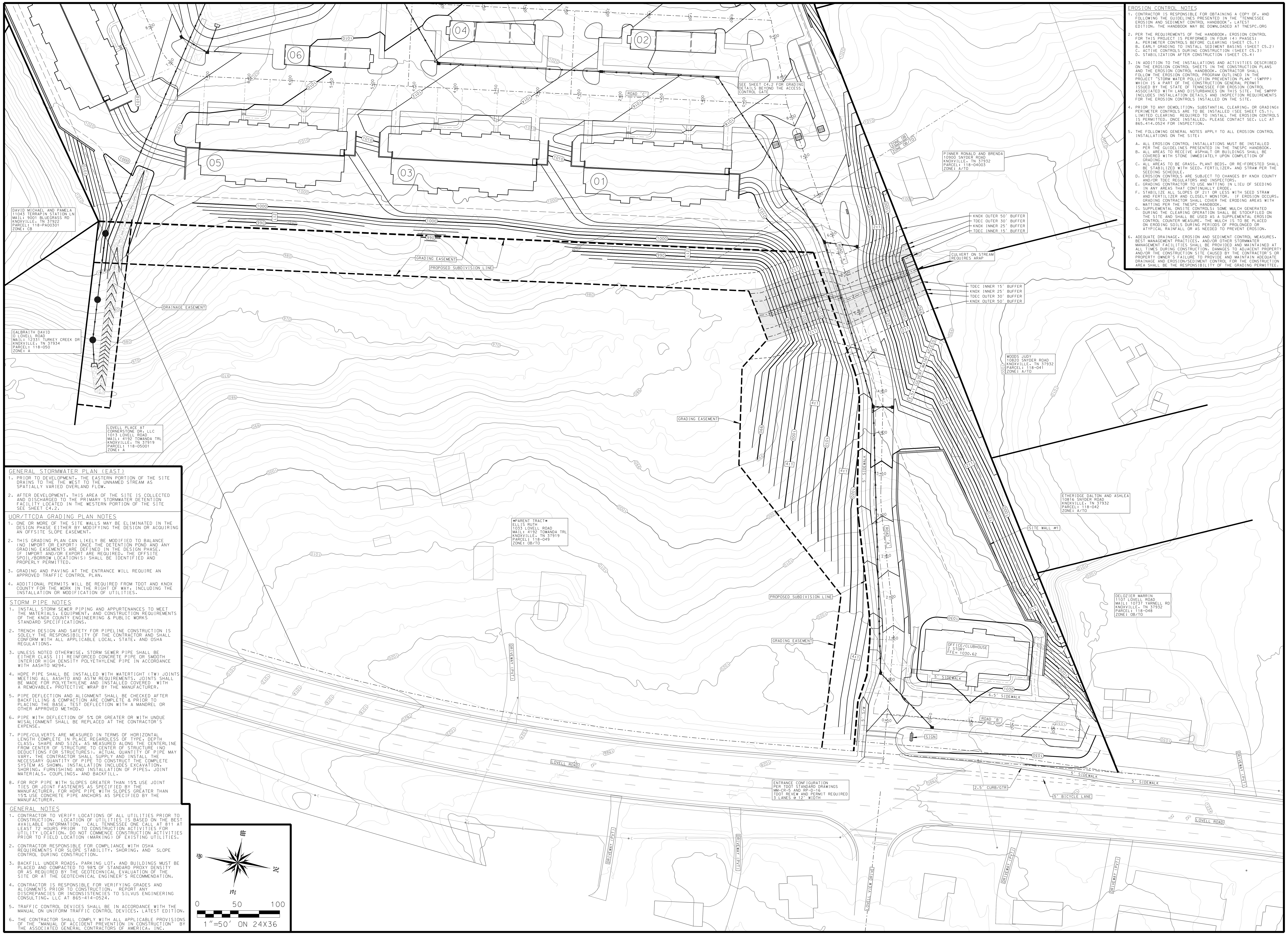
SHEET:
C3.8
ADDRESSING



EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF, AND FOLLOWING THE GUIDELINES PRESENTED IN THE "TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK", LATEST EDITION. THE HANDBOOK MAY BE DOWNLOADED AT TNESPC.ORG

2. PER THE REQUIREMENTS OF THE HANDBOOK, EROSION CONTROL FOR THIS PROJECT IS PERFORMED IN FOUR (4) PHASES:
   A. PERIMETER CONTROLS BEFORE CLEARING (SHEET C5.1)
   B. EARLY GRADING TO INSTALL SEDIMENT BASINS (SHEET C5.2)
   C. ACTIVE CONTROLS DURING CONSTRUCTION (SHEET C5.3)
   D. STABILIZATION AFTER CONSTRUCTION (SHEET C5.4)

3. IN ADDITION TO THE INSTALLATIONS AND ACTIVITIES DESCRIBED ON THE EROSION CONTROL SHEETS IN THE CONSTRUCTION PLANS AND THE EROSION CONTROL HANDBOOK, CONTRACTOR SHALL FOLLOW THE EROSION CONTROL PROGRAM OUTLINED IN THE PROJECT "STORM WATER POLLUTION PREVENTION PLAN" (SWPPP) WHICH IS A PART OF THE CONSTRUCTION GENERAL PERMIT ISSUED BY THE STATE OF TENNESSEE FOR EROSION CONTROL ASSOCIATED WITH LAND DISTURBANCES ON THIS SITE. THE SWPPP INCLUDES INSTALLATION DETAILS AND INSPECTION REQUIREMENTS FOR THE EROSION CONTROLS INSTALLED ON THE SITE.

4. PRIOR TO ANY DEMOLITION, SUBSTANTIAL CLEARING, OR GRADING; PERIMETER CONTROLS ARE TO BE INSTALLED (SEE SHEET C5.1). LIMITED CLEARING REQUIRED TO INSTALL THE EROSION CONTROLS IS PERMITTED. ONCE INSTALLED, PLEASE CONTACT SEC, LLC AT 865.414.0524 FOR INSPECTION.

5. THE FOLLOWING GENERAL NOTES APPLY TO ALL EROSION CONTROL INSTALLATIONS ON THE SITE:
   A. ALL EROSION CONTROL INSTALLATIONS MUST BE INSTALLED PER THE GUIDELINES PRESENTED IN THE TNESPC HANDBOOK.
   B. ALL AREAS TO RECEIVE ASPHALT OR BUILDINGS SHALL BE COVERED WITH STONE IMMEDIATELY UPON COMPLETION OF GRADING.
   C. ALL AREAS TO BE GRASS, PLANT BEDS, OR RE-FORESTED SHALL BE STABILIZED WITH SEED, FERTILIZER, AND STRAW PER THE SEEDING SCHEDULE.
   D. EROSION CONTROLS ARE SUBJECT TO CHANGES BY KNOX COUNTY AND/OR TDEC REGULATORS AND INSPECTORS.
   E. GRADING CONTRACTOR TO USE MATTING IN LIEU OF SEEDING IN ANY AREAS THAT CONTINUALLY ERODE.
   F. STABILIZE ALL SLOPES OF 2:1 OR LESS WITH SEED STRAW AND FERTILIZER AND CLOSELY MONITOR. IF EROSION OCCURS, GRADING CONTRACTOR SHALL COVER THE ERODING AREAS WITH MATTING PER THE TNESPC HANDBOOK.
   G. SUPPLEMENTAL ONSITE CONTROLS: SOME MULCH GENERATED DURING THE CLEARING OPERATION SHALL BE STOCKPILED ON THE SITE AND SHALL BE USED AS A SUPPLEMENTAL EROSION CONTROL COUNTER MEASURE. THE MULCH IS TO BE PLACED ON ERODING SOILS DURING PERIODS OF PROLONGED OR ATYPICAL RAINFALL OR AS NEEDED TO PREVENT EROSION.

6. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE GRADING PERMITTEE.

GENERAL STORMWATER PLAN (EAST)

1. PRIOR TO DEVELOPMENT, THE EASTERN PORTION OF THE SITE DRAINS TO THE THE WEST TO THE UNNAMED STREAM AS SPATIALLY VARIED OVERLAND FLOW.

2. AFTER DEVELOPMENT, THIS AREA OF THE SITE IS COLLECTED AND DISCHARGED TO THE PRIMARY STORMWATER DETENTION FACILITY LOCATED IN THE WESTERN PORTION OF THE SITE SEE SHEET C4.2.

UOR/TTCDA GRADING PLAN NOTES

1. ONE OR MORE OF THE SITE WALLS MAY BE ELIMINATED IN THE DESIGN PHASE EITHER BY MODIFYING THE DESIGN OR ACQUIRING AN OFFSITE SLOPE EASEMENT.

2. THIS GRADING PLAN CAN LIKELY BE MODIFIED TO BALANCE (NO IMPORT OR EXPORT) ONCE THE DETENTION POND AND ANY GRADING EASEMENTS ARE DEFINED IN THE DESIGN PHASE. IF IMPORT AND/OR EXPORT ARE REQUIRED, THE OFFSITE SPOIL/BORROW LOCATION(S) SHALL BE IDENTIFIED AND PROPERLY PERMITTED.

3. GRADING AND PAVING AT THE ENTRANCE WILL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN.

4. ADDITIONAL PERMITS WILL BE REQUIRED FROM TDOT AND KNOX COUNTY FOR THE WORK IN THE RIGHT OF WAY, INCLUDING THE INSTALLATION OR MODIFICATION OF UTILITIES.

STORM PIPE NOTES

1. INSTALL STORM SEWER PIPING AND APPURTENANCES TO MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF THE KNOX COUNTY ENGINEERING & PUBLIC WORKS STANDARD SPECIFICATIONS.

2. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.

3. UNLESS NOTED OTHERWISE, STORM SEWER PIPE SHALL BE EITHER CLASS III REINFORCED CONCRETE PIPE OR SMOOTH INTERIOR HIGH DENSITY POLYETHYLENE PIPE IN ACCORDANCE WITH AASHTO M294.

4. HDPE PIPE SHALL BE INSTALLED WITH WATERTIGHT (TW) JOINTS MEETING ALL AASHTO AND ASTM REQUIREMENTS. JOINTS SHALL BE MADE FOR POLYETHYLENE AND INSTALLED COVERED WITH A REMOVABLE, PROTECTIVE WRAP BY THE MANUFACTURER.

5. PIPE DEFLECTION AND ALIGNMENT SHALL BE CHECKED AFTER BACKFILLING & COMPACTION ARE COMPLETE & PRIOR TO PLACING THE BASE. TEST DEFLECTION WITH A MANDREL OR OTHER APPROVED METHOD.

6. PIPE WITH DEFLECTION OF 5% OR GREATER OR WITH UNDUE MISALIGNMENT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

7. PIPE/CULVERTS ARE MEASURED IN TERMS OF HORIZONTAL LENGTH COMPLETE IN PLACE REGARDLESS OF TYPE, DEPTH CLASS, SHAPE AND SIZE, AS MEASURED ALONG THE CENTERLINE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE (NO DEDUCTIONS FOR STRUCTURES). ACTUAL QUANTITY OF PIPE MAY VARY. THE CONTRACTOR SHALL SUPPLY AND INSTALL THE NECESSARY QUANTITY OF PIPE TO CONSTRUCT THE COMPLETE SYSTEM AS SHOWN. INSTALLATION INCLUDES EXCAVATION, SHORING, FURNISHING AND INSTALLATION OF PIPES, JOINT MATERIALS, COUPLINGS, AND BACKFILL.

8. FOR RCP PIPE WITH SLOPES GREATER THAN 15% USE JOINT TIES OR JOINT FASTENERS AS SPECIFIED BY THE MANUFACTURER. FOR HDPE PIPE WITH SLOPES GREATER THAN 15% USE CONCRETE PIPE ANCHORS AS SPECIFIED BY THE MANUFACTURER.

GENERAL NOTES

1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE ONE CALL AT 811 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITY LOCATION. DO NOT COMMENCE CONSTRUCTION ACTIVITIES PRIOR TO FIELD LOCATION (MARKING) OF EXISTING UTILITIES.

2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.

3. BACKFILL UNDER ROADS, PARKING LOT, AND BUILDINGS MUST BE PLACED AND COMPACTED TO 98% OF STANDARD PROXY DENSITY OR AS REQUIRED BY THE GEOTECHNICAL EVALUATION OF THE SITE OR AT THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.

4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SILVUS ENGINEERING CONSULTING, LLC AT 865-414-0524.

5. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

6. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.

NO.	REVISIONS:	BY	DATE

PROJECT:

ICON APARTMENT HOMES AT LOVELL ROAD

1033 LOVELL ROAD, KNOXVILLE, TN 37932
PARCEL ID: 118-049 DISTRICT: 6 AREA: 32.67 ACRES

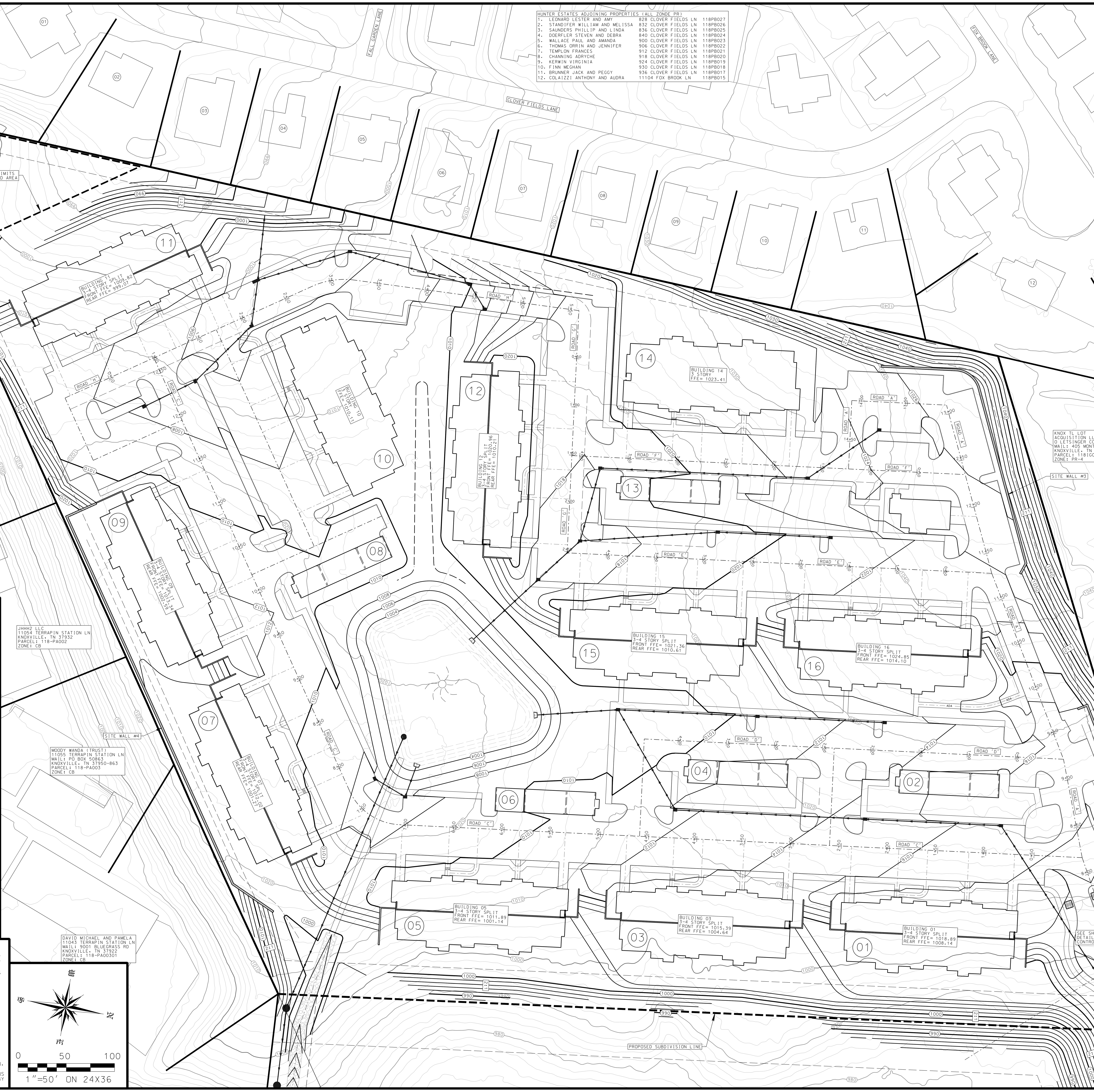
OWNER:
BRAXTON DEVELOPMENT II LLC
PO BOX 11890
BOZEMAN, MT 59719
409.582.8100

ENGINEER:
SEC
SILVUS ENGINEERING CONSULTING
NATHAN SILVUS, P.E.
1815 NANTASKET ROAD
KNOXVILLE, TN 37922
865.414.0524

DRAFT
PLANNING USE ONLY
TTCDA FILE: 6-B-22-TOB
MPC FILE: 6-D-22-UR

DATE: 05-23-2022

SHEET:
C4.1
GRADING EAST



HUNTER ESTATES ADJOINING PROPERTIES (ALL ZONDE PR)

1.	LEONARD LESTER AND AMY	828 CLOVER FIELDS LN	118PB027
2.	STANDIFER WILLIAM AND MELISSA	832 CLOVER FIELDS LN	118PB026
3.	SAUNDERS PHILLIP AND LINDA	836 CLOVER FIELDS LN	118PB025
4.	DOERFLER STEVEN AND DEBRA	840 CLOVER FIELDS LN	118PB024
5.	WALLACE PAUL AND AMANDA	900 CLOVER FIELDS LN	118PB023
6.	THOMAS ORRIN AND JENNIFER	906 CLOVER FIELDS LN	118PB022
7.	TEMPLON FRANCES	912 CLOVER FIELDS LN	118PB021
8.	CHANNING ADRYCHE	918 CLOVER FIELDS LN	118PB020
9.	KERWIN VIRGINIA	924 CLOVER FIELDS LN	118PB019
10.	FINN MEGHAN	930 CLOVER FIELDS LN	118PB018
11.	BRUNNER JACK AND PEGGY	936 CLOVER FIELDS LN	118PB017
12.	COLAIZZI ANTHONY AND AUDRA	11104 FOX BROOK LN	118PB015

GENERAL STORMWATER PLAN (WEST)

1. PRIOR TO DEVELOPMENT, THE WESTERN PORTION OF THE SITE DRAINS IN TWO DIRECTIONS.
2. ABOUT 60% OF THE SITE DISCHARGES TO THE SOUTHWEST WHERE IS ENTERS THE HUNTER ESTATES SUBDIVISION BETWEEN LOTS 2 AND 3. IT IS COLLECTED IN A CULVERT LOCATED ON LOT 2 AND CONVEYED THROUGH THE SUBDIVISION.
3. THE REMAINING 40% OF THE SITE DISCHARGES TO THE UNNANMED STREAM TRAVERSING THE PARENT TRACT AS SPATIALLY VARIED OVERLAND FLOW.
4. AFTER DEVELOPMENT, THE TOTAL AREA DISCHARGING TO THE HUNTER ESTATES SUBDIVISION IS SIGNIFICANTLY REDUCED. THE REDUCTION IN DRAINAGE AREA IS ENOUGH TO OFFSET THE CHANGE IN LAND USE SUCH THAT NO INCREASES IN PEAK DISCHARGE LEAVING THE SITE ARE ANTICIPATED (PENDING DETAILED ANALYSIS). DISCHARGE WILL BE PASSED THROUGH A WATER QUALITY UNIT SIZED TO REMOVE 80% OF TSS.
5. THE PRIMARY DETENTION POND WILL BE OVERSIZED SUCH THAT THE TOTAL DISCHARGE LEAVING THE PARENT TRACT (TO THE SOUTH) FROM THE 21.41 ACRES USED FOR THE APARTMENT COMMUNITY IS ATTENUATED PER THE REQUIREMENTS OF THE KNOX COUNTY STORMWATER ORDINANCE. THE POND DISCHARGE WILL BE PASSED THROUGH A WATER QUALITY UNIT SIZED TO REMOVE 80% OF TSS.

UOR/TTCDA GRADING PLAN NOTES

1. ONE OR MORE OF THE SITE WALLS MAY BE ELIMINATED IN THE DESIGN PHASE EITHER BY MODIFYING THE DESIGN OR ACQUIRING AN OFFSITE SLOPE EASEMENT.
2. THIS GRADING PLAN CAN LIKELY BE MODIFIED TO BALANCE (NO IMPORT OR EXPORT) ONCE THE DETENTION POND AND ANY GRADING EASEMENTS ARE DEFINED IN THE DESIGN PHASE. IF IMPORT AND/OR EXPORT ARE REQUIRED, THE OFFSITE SPOIL/BORROW LOCATION(S) SHALL BE IDENTIFIED AND PROPERLY PERMITTED.
3. GRADING AND PAVING AT THE ENTRANCE WILL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN.
4. ADDITIONAL PERMITS WILL BE REQUIRED FROM TDOT AND KNOX COUNTY FOR THE WORK IN THE RIGHT OF WAY, INCLUDING THE INSTALLATION OR MODIFICATION OF UTILITIES.

STORM PIPE NOTES

1. INSTALL STORM SEWER PIPING AND APPURTENANCES TO MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF THE KNOX COUNTY ENGINEERING & PUBLIC WORKS STANDARD SPECIFICATIONS.
2. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
3. UNLESS NOTED OTHERWISE, STORM SEWER PIPE SHALL BE EITHER CLASS III REINFORCED CONCRETE PIPE OR SMOOTH INTERIOR HIGH DENSITY POLYETHYLENE PIPE IN ACCORDANCE WITH AASHTO M294.
4. HDPE PIPE SHALL BE INSTALLED WITH WATERTIGHT (TW) JOINTS MEETING ALL AASHTO AND ASTM REQUIREMENTS. JOINTS SHALL BE MADE FOR POLYETHYLENE AND INSTALLED COVERED WITH A REMOVABLE, PROTECTIVE WRAP BY THE MANUFACTURER.
5. PIPE DEFLECTION AND ALIGNMENT SHALL BE CHECKED AFTER BACKFILLING & COMPACTION ARE COMPLETE & PRIOR TO PLACING THE BASE. TEST DEFLECTION WITH A MANDREL OR OTHER APPROVED METHOD.
6. PIPE WITH DEFLECTION OF 5% OR GREATER OR WITH UNDUE MISALIGNMENT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
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GENERAL NOTES

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4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SILVUS ENGINEERING CONSULTING, LLC AT 865-414-0524.
5. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
6. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF, AND FOLLOWING THE GUIDELINES PRESENTED IN THE "TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK", LATEST EDITION. THE HANDBOOK MAY BE DOWNLOADED AT TNESPC.ORG
2. PER THE REQUIREMENTS OF THE HANDBOOK, EROSION CONTROL FOR THIS PROJECT IS PERFORMED IN FOUR (4) PHASES:
   A. PERIMETER CONTROLS BEFORE CLEARING (SHEET C5.1)
   B. EARLY GRADING TO INSTALL SEDIMENT BASINS (SHEET C5.2)
   C. ACTIVE CONTROLS DURING CONSTRUCTION (SHEET C5.3)
   D. STABILIZATION AFTER CONSTRUCTION (SHEET C5.4)
3. IN ADDITION TO THE INSTALLATIONS AND ACTIVITIES DESCRIBED ON THE EROSION CONTROL SHEETS IN THE CONSTRUCTION PLANS AND THE EROSION CONTROL HANDBOOK, CONTRACTOR SHALL FOLLOW THE EROSION CONTROL PROGRAM OUTLINED IN THE PROJECT "STORM WATER POLLUTION PREVENTION PLAN" (SWPPP) WHICH IS A PART OF THE CONSTRUCTION GENERAL PERMIT ISSUED BY THE STATE OF TENNESSEE FOR EROSION CONTROL ASSOCIATED WITH LAND DISTURBANCES ON THIS SITE. THE SWPPP INCLUDES INSTALLATION DETAILS AND INSPECTION REQUIREMENTS FOR THE EROSION CONTROLS INSTALLED ON THE SITE.
4. PRIOR TO ANY DEMOLITION, SUBSTANTIAL CLEARING, OR GRADING; PERIMETER CONTROLS ARE TO BE INSTALLED (SEE SHEET C5.1). LIMITED CLEARING REQUIRED TO INSTALL THE EROSION CONTROLS IS PERMITTED. ONCE INSTALLED, PLEASE CONTACT SEC, LLC AT 865.414.0524 FOR INSPECTION.
5. THE FOLLOWING GENERAL NOTES APPLY TO ALL EROSION CONTROL INSTALLATIONS ON THE SITE:
   A. ALL EROSION CONTROL INSTALLATIONS MUST BE INSTALLED PER THE GUIDELINES PRESENTED IN THE TNESPC HANDBOOK.
   B. ALL AREAS TO RECEIVE ASPHALT OR BUILDINGS SHALL BE COVERED WITH STONE IMMEDIATELY UPON COMPLETION OF GRADING.
   C. ALL AREAS TO BE GRASS, PLANT BEDS, OR RE-FORESTED SHALL BE STABILIZED WITH SEED, FERTILIZER, AND STRAW PER THE SEEDING SCHEDULE.
   D. EROSION CONTROLS ARE SUBJECT TO CHANGES BY KNOX COUNTY AND/OR TDEC REGULATORS AND INSPECTORS.
   E. GRADING CONTRACTOR TO USE MATTING IN LIEU OF SEEDING IN ANY AREAS THAT CONTINUALLY ERODE.
   F. STABILIZE ALL SLOPES OF 2:1 OR LESS WITH SEED STRAW AND FERTILIZER AND CLOSELY MONITOR. IF EROSION OCCURS, GRADING CONTRACTOR SHALL COVER THE ERODING AREAS WITH MATTING PER THE TNESPC HANDBOOK.
   G. SUPPLEMENTAL ONSITE CONTROLS: SOME MULCH GENERATED DURING THE CLEARING OPERATION SHALL BE STOCKPILED ON THE SITE AND SHALL BE USED AS A SUPPLEMENTAL EROSION CONTROL COUNTER MEASURE. THE MULCH IS TO BE PLACED ON ERODING SOILS DURING PERIODS OF PROLONGED OR ATYPICAL RAINFALL OR AS NEEDED TO PREVENT EROSION.
6. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE GRADING PERMITTEE.

NO.	REVISIONS:	BY	DATE

PROJECT:

ICON APARTMENT HOMES AT LOVELL ROAD

1033 LOVELL ROAD, KNOXVILLE, TN 37932
PARCEL ID: 118-049 DISTRICT: 6 AREA: 32.67 ACRES

OWNER:

BRAXTON DEVELOPMENT II LLC
PO BOX 11890
BOZEMAN, MT 59719
409.582.8100

ENGINEER:

SEC
SILVUS ENGINEERING CONSULTING
NATHAN SILVUS, P.E.
1815 NANTASKET ROAD
KNOXVILLE, TN 37922
865.414.0524

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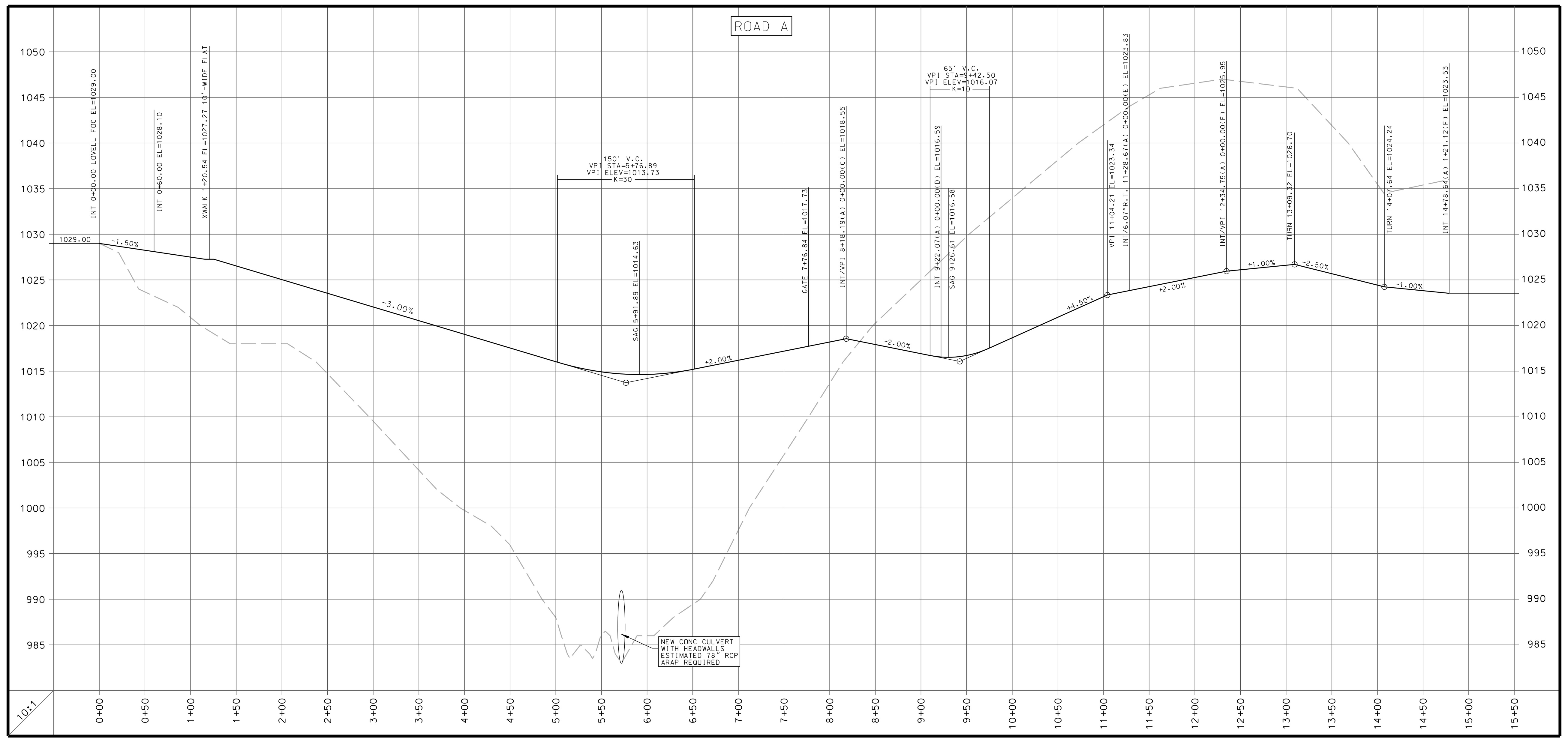
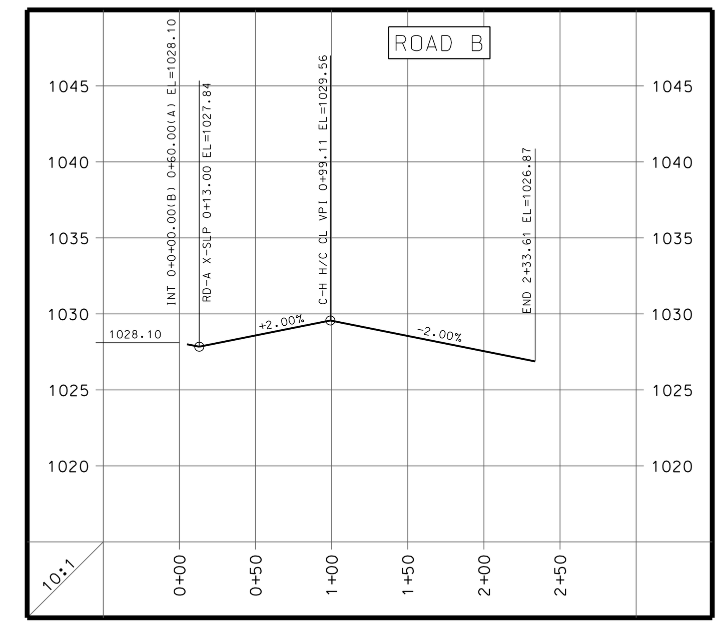
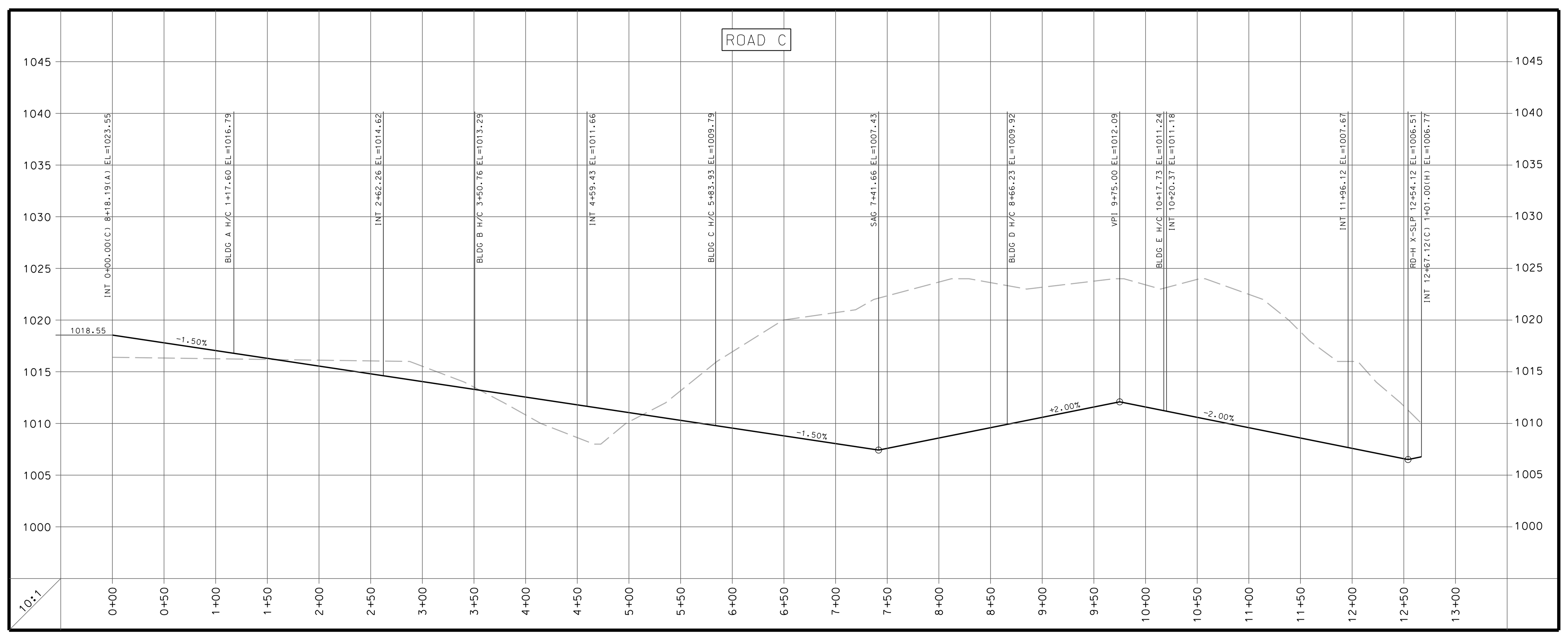
TTCDA FILE: 6-B-22-TOB
MPC FILE: 6-D-22-UR

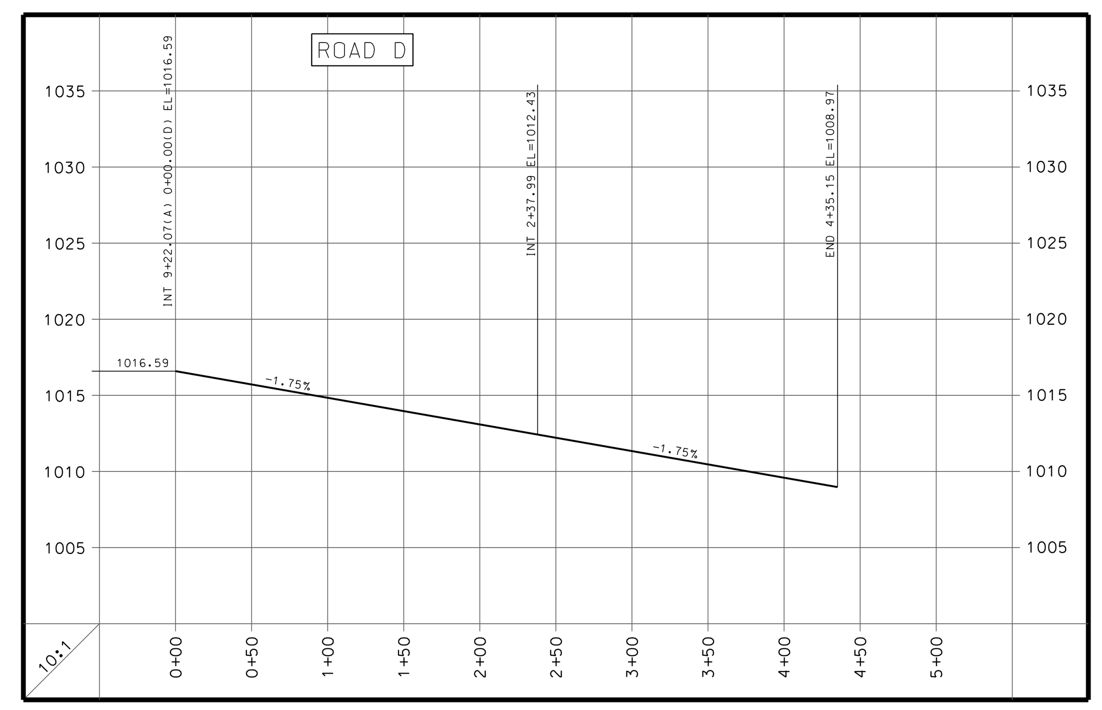
DATE: 05-23-2022

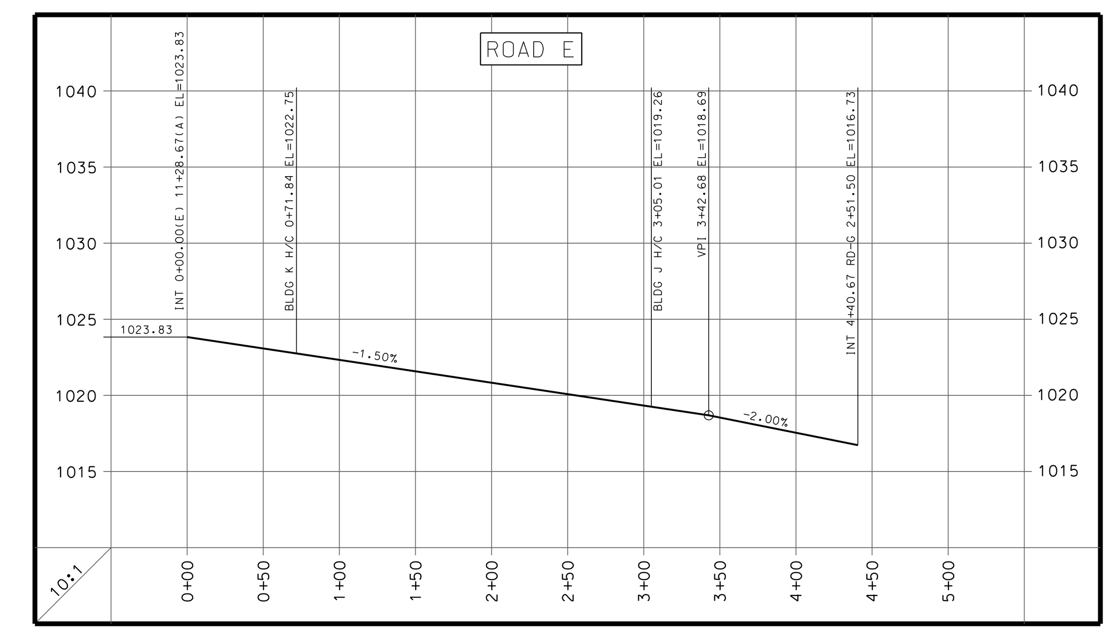
SHEET: **C4.2**
GRADING WEST

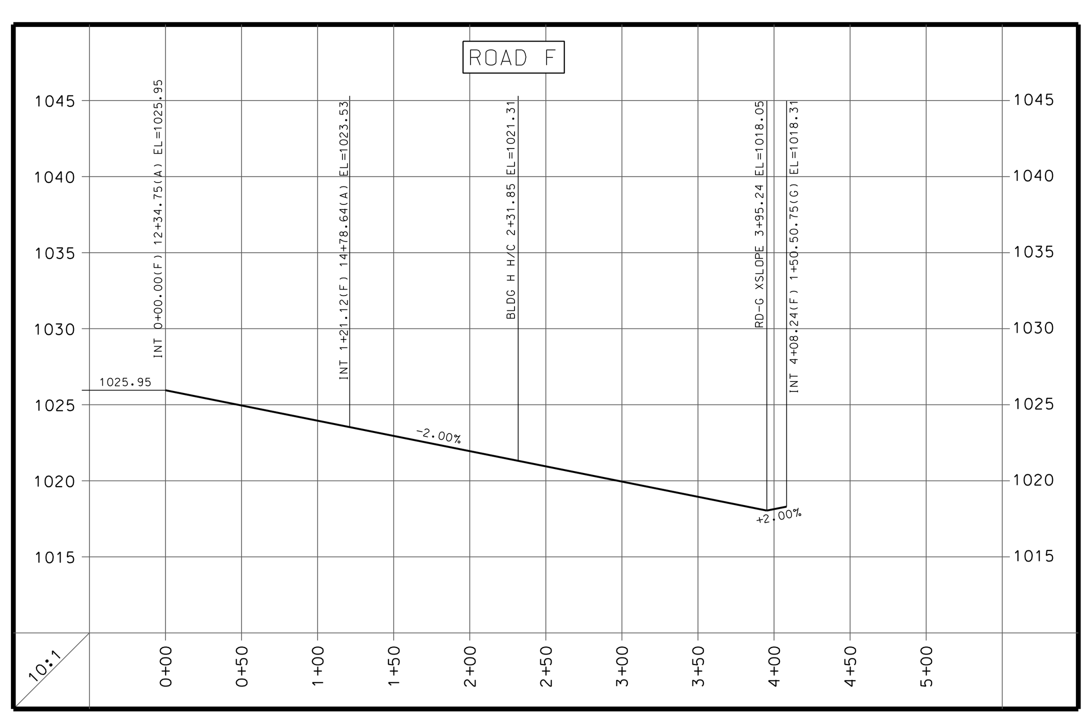


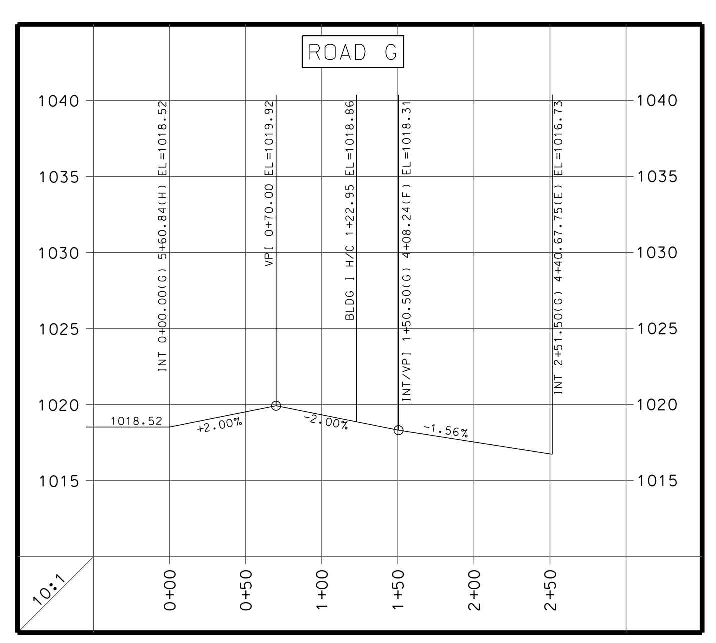


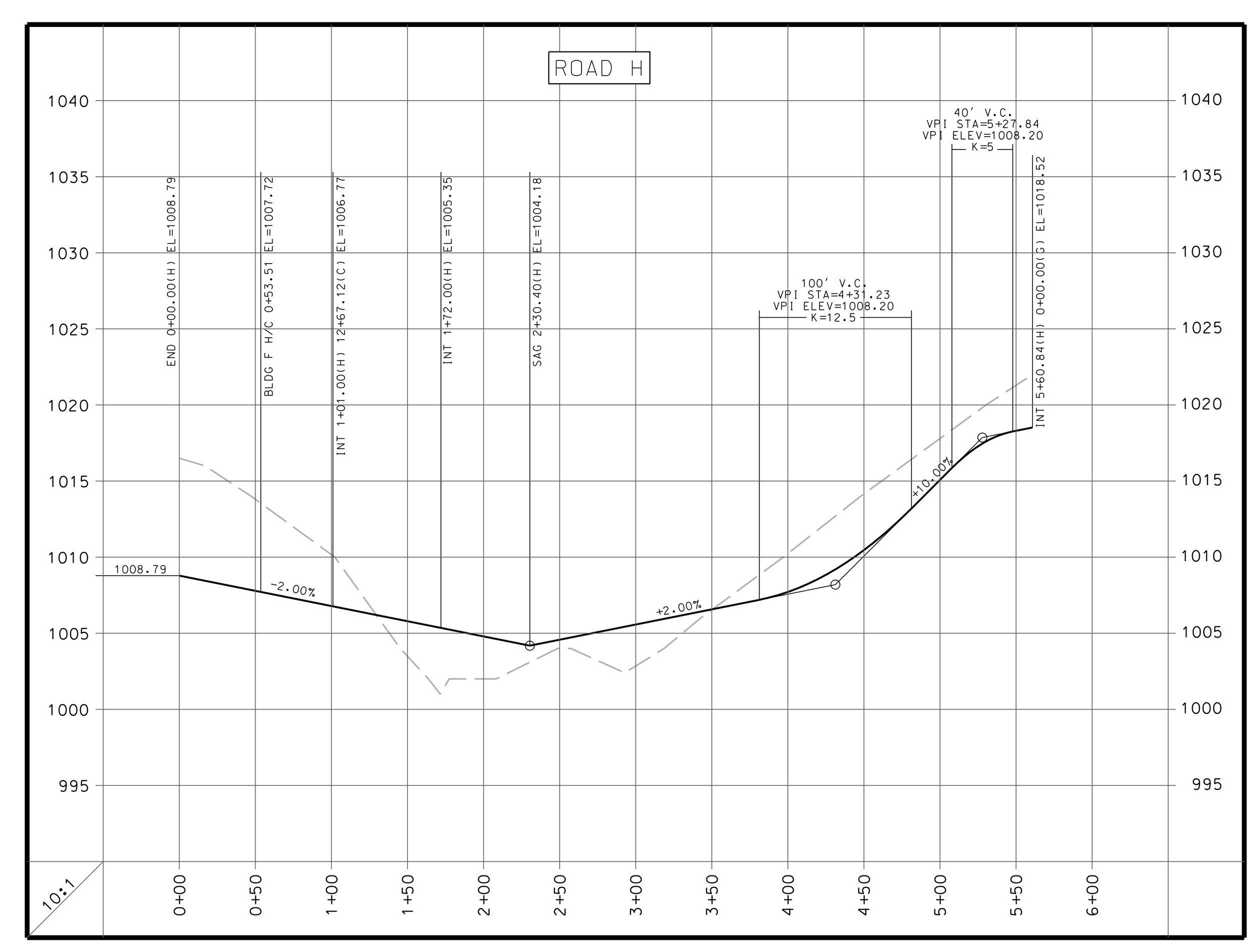












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MPC FILE: 6-D-22-UR

DATE:
05-23-2022

SHEET:

C9.1

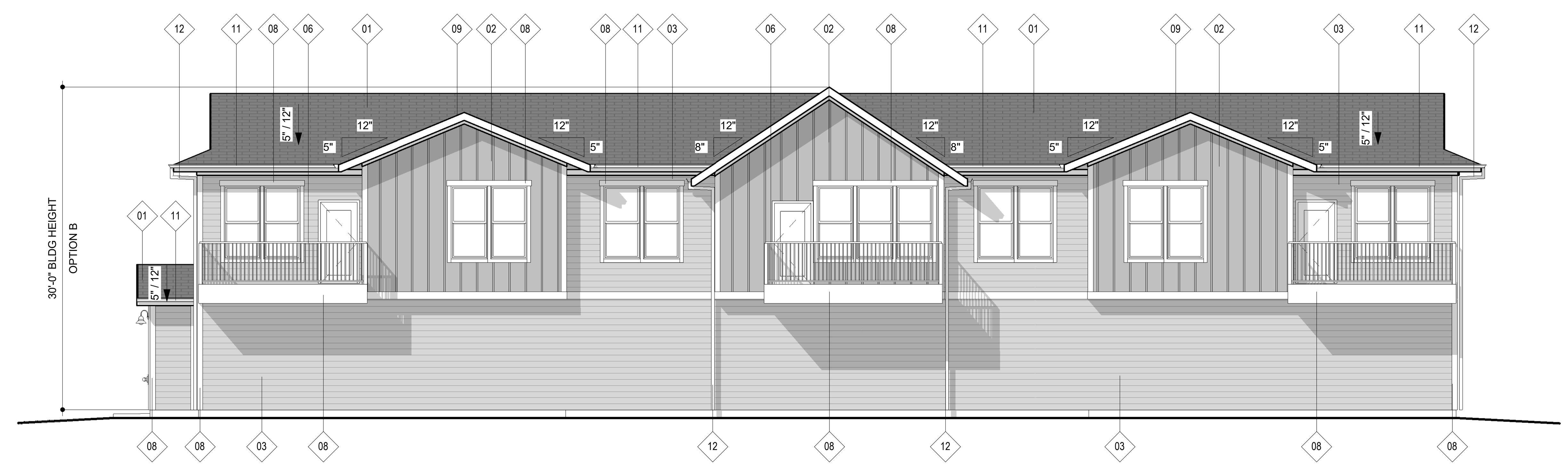
ROAD PROFILES

MATERIAL LEGEND

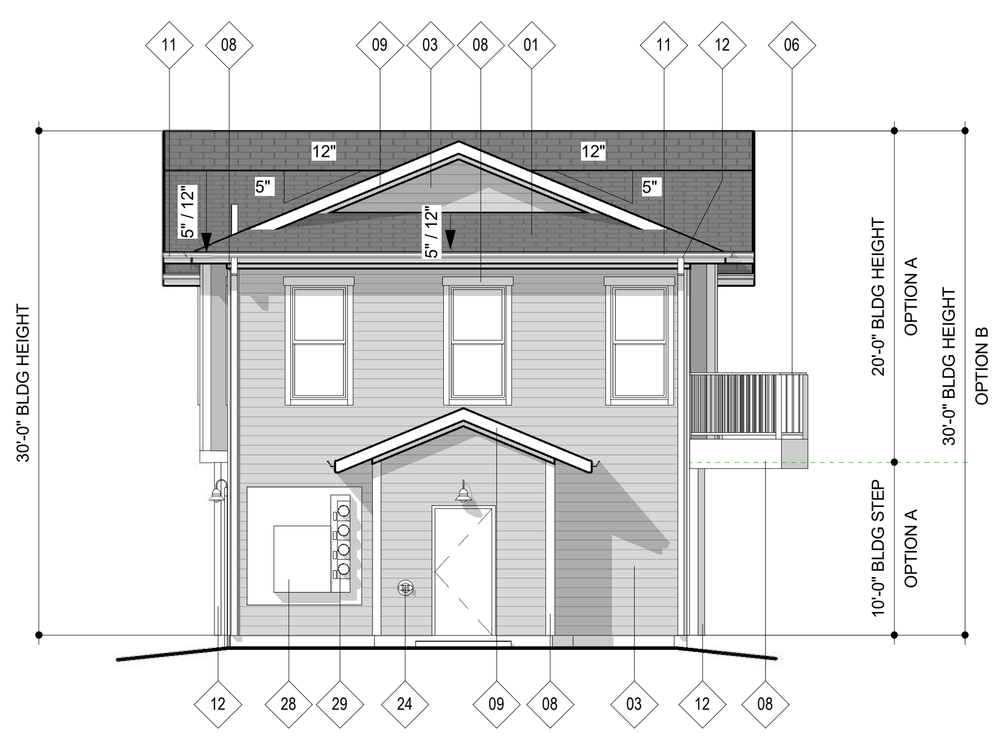
	7" CEMENTITIOUS SIDING (SW 7019 GAUNTLET GRAY)
	BOARD AND BATTEN (SW 7047 PORPOISE)
	ASPHALT ROOF ARCHITECTURAL SHINGLES (OWENS CORNING, ESTATE GRAY)

KEYNOTES

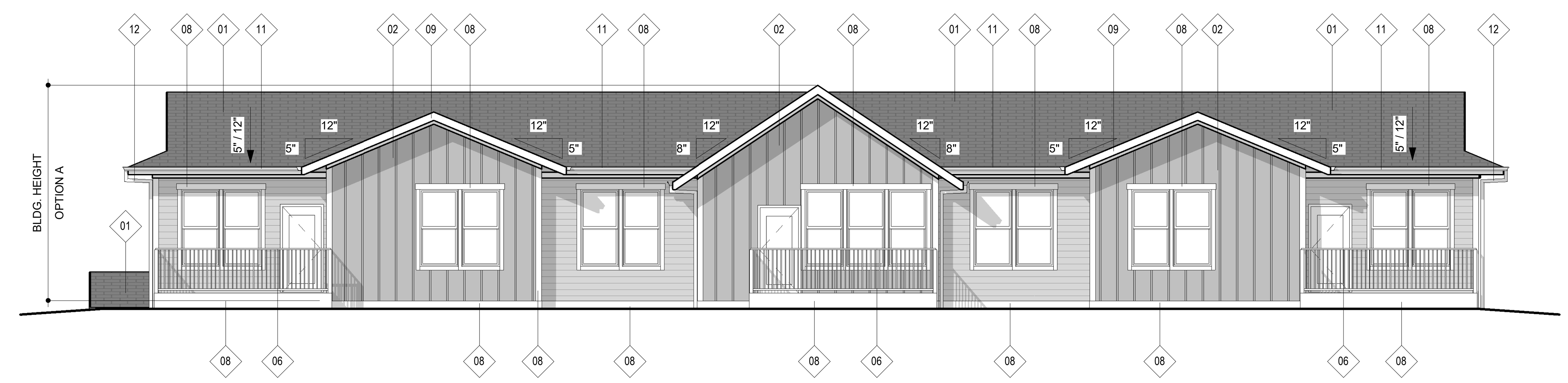
NO.	NOTE
01	COMPOSITE ASPHALT ROOF SHINGLES - OWENS CORNING, ESTATE GRAY
02	CEMENTITIOUS BOARD & BATTEN - SHERWIN WILLIAMS SW7047 PORPOISE
03	CEMENTITIOUS LAP SIDING; 7" EXPOSURE - SHERWIN WILLIAMS SW7019 GAUNTLET GRAY
06	DECORATIVE VINYL RAILING
07	DECORATIVE FAUX SHUTTER
08	CEMENTITIOUS TRIM - SHERWIN WILLIAMS SW7516 KESTREL WHITE
09	CEMENTITIOUS FASCIA BOARD - SHERWIN WILLIAMS SW7516 KESTREL WHITE
11	PRE-MANUFACTURED METAL GUTTER - SHERWIN WILLIAMS SW7516 KESTREL WHITE
12	PRE-MANUFACTURED METAL DOWNSPOUT - SHERWIN WILLIAMS SW7516 KESTREL WHITE
18	OVERHEAD GARAGE DOOR
24	FIRE-DEPARTMENT CONNECTION
28	ELECTRICAL PANEL
29	ELECTRICAL METERS



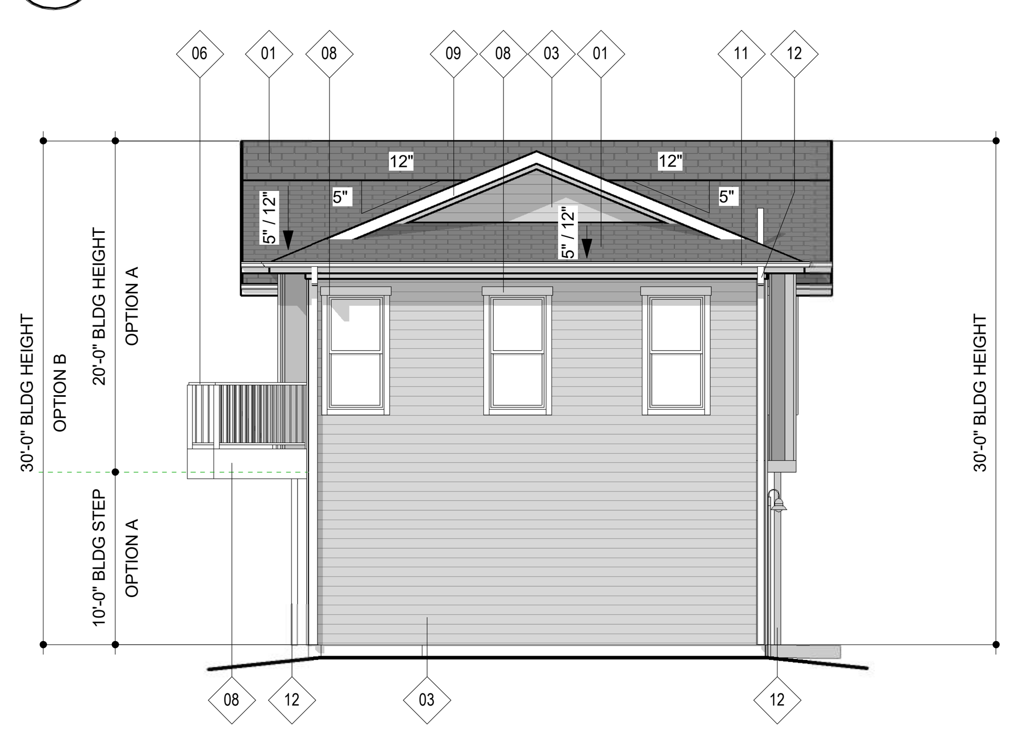
3 REAR ELEVATION - BUILDING TYPE A - OPTION B
1/8" = 1'-0"



5 RIGHT ELEVATION - BUILDING TYPE A
1/8" = 1'-0"



2 REAR ELEVATION - BUILDING TYPE A - OPTION A
1/8" = 1'-0"



4 LEFT ELEVATION - BUILDING TYPE A
1/8" = 1'-0"

1 FRONT ELEVATION - BUILDING TYPE A
1/8" = 1'-0"

NORRIS DESIGN
Planning | Landscape Architecture | Branding
244 North College Avenue #130
Fort Collins, Colorado 80524
P 970.409.3414
www.norris-design.com

ICON APARTMENT HOMES AT LOVELL ROAD

1033 LOVELL ROAD
KNOCKSVILLE, TN

OWNER:
KNOXVILLE APARTMENT
GROUP II LLC
1735 SOUTH 19TH AVE
SUITE B
BOZEMAN, MT 59718
OFFICE: 406.582.8100
FAX: 406.582.8108

KEPHART
community ▪ planning ▪ architecture
2555 WALNUT STREET
DENVER, COLORADO 80205
www.kephart.com

DATE:
04.22.2022

REVISIONS

NO.	DATE

SHEET NUMBER
BLDG A - ELEVATIONS

DRAWING NUMBER
A-1

MATERIAL LEGEND	
	7" CEMENTITIOUS SIDING (SW 7019 GAUNTLET GRAY)
	BOARD AND BATTEN (SW 7047 PORPOISE)
	MANUFACTURED STONE VENEER (BORAL ECHO RIDGE COBBLESTONE)
	ASPHALT ROOF ARCHITECTUAL SHINGLES (OWENS CORNING, ESTATE GRAY)

KEYNOTES

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13	CEMENTITIOUS PANEL - SHERWIN WILLIAMS SW7516 KESTREL WHITE
16	ADHERED MASONARY VENEER
18	OVERHEAD GARAGE DOOR
24	FIRE-DEPARTMENT CONNECTION
28	ELECTRICAL PANEL
29	ELECTRICAL METERS

2 REAR ELEVATION - BUILDING TYPE B

1/8" = 1'-0"

1 FRONT ELEVATION - BUILDING TYPE B

1/8" = 1'-0"

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KEPHART
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DENVER, COLORADO 80205
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REVISIONS

NO.	DATE

SHEET NUMBER

BLDG B - ELEVATIONS

DRAWING NUMBER

A-2

MATERIAL LEGEND
7" CEMENTITIOUS SIDING (SW 7019 GAUNTLET GRAY)
BOARD AND BATTEN (SW 7047 PORPOISE)
MANUFACTURED STONE VENEER (BORAL ECHO RIDGE COBBLESTONE)
ASPHALT ROOF ARCHITECTUAL SHINGLES (OWENS CORNING, ESTATE GRAY)

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2 RIGHT ELEVATION - BUILDING TYPE B
1/8" = 1'-0"

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1/8" = 1'-0"

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NO.	DATE

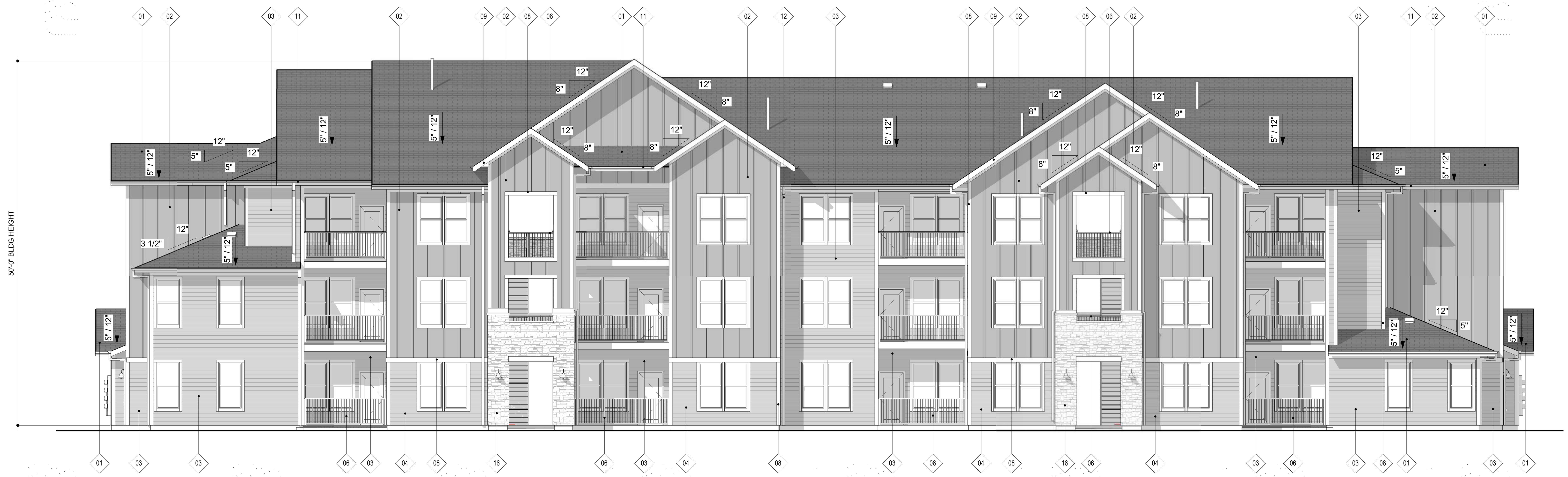
SHEET NUMBER
BLDG B - ELEVATIONS

DRAWING NUMBER
A-3

MATERIAL LEGEND	
	7" CEMENTITIOUS SIDING (SW 7019 GAUNTLET GRAY)
	BOARD AND BATTEN (SW 7047 PORPOISE)
	MANUFACTURED STONE VENEER (BORAL ECHO RIDGE COBBLESTONE)
	ASPHALT ROOF ARCHITECTUAL SHINGLES (OWENS CORNING, ESTATE GRAY)

KEYNOTES

NO.	NOTE
01	COMPOSITE ASPHALT ROOF SHINGLES - OWENS CORNING, ESTATE GRAY
02	CEMENTITIOUS BOARD & BATTEN - SHERWIN WILLIAMS SW7047 PORPOISE
03	CEMENTITIOUS LAP SIDING; 7" EXPOSURE - SHERWIN WILLIAMS SW7019 GAUNTLET GRAY
06	DECORATIVE VINYL RAILING
08	CEMENTITIOUS TRIM - SHERWIN WILLIAMS SW7516 KESTREL WHITE
09	CEMENTITIOUS FASCIA BOARD - SHERWIN WILLIAMS SW7516 KESTREL WHITE
11	PRE-MANUFACTURED METAL GUTTER - SHERWIN WILLIAMS SW7516 KESTREL WHITE
12	PRE-MANUFACTURED METAL DOWNSPOUT - SHERWIN WILLIAMS SW7516 KESTREL WHITE
13	CEMENTITIOUS PANEL - SHERWIN WILLIAMS SW7516 KESTREL WHITE
16	ADHERED MASONARY VENEER
18	OVERHEAD GARAGE DOOR
24	FIRE-DEPARTMENT CONNECTION
28	ELECTRICAL PANEL
29	ELECTRICAL METERS



2 REAR ELEVATION - BUILDING TYPE C

1/8" = 1'-0"

1 FRONT ELEVATION - BUILDING TYPE C

1/8" = 1'-0"

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FAX: 406.582.8108

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SHEET NUMBER
BLDG C - ELEVATIONS

DRAWING NUMBER
A-4

MATERIAL LEGEND	
	7" CEMENTITIOUS SIDING (SW 7019 GAUNTLET GRAY)
	BOARD AND BATTEN (SW 7047 PORPOISE)
	MANUFACTURED STONE VENEER (BORAL ECHO RIDGE COBBLESTONE)
	ASPHALT ROOF ARCHITECTUAL SHINGLES (OWENS CORNING, ESTATE GRAY)

KEYNOTES

NO.	NOTE
01	COMPOSITE ASPHALT ROOF SHINGLES - OWENS CORNING, ESTATE GRAY
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06	DECORATIVE VINYL RAILING
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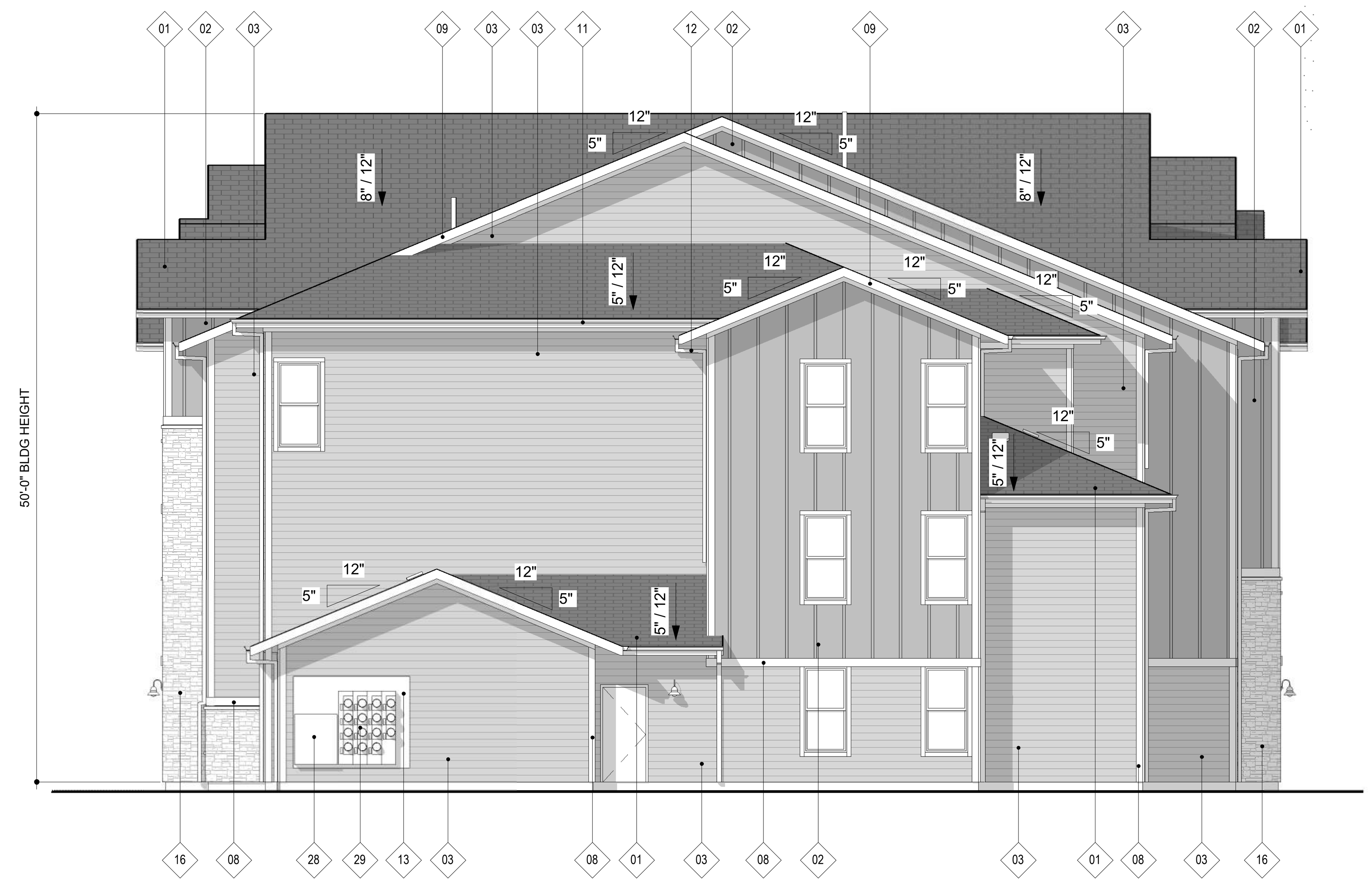
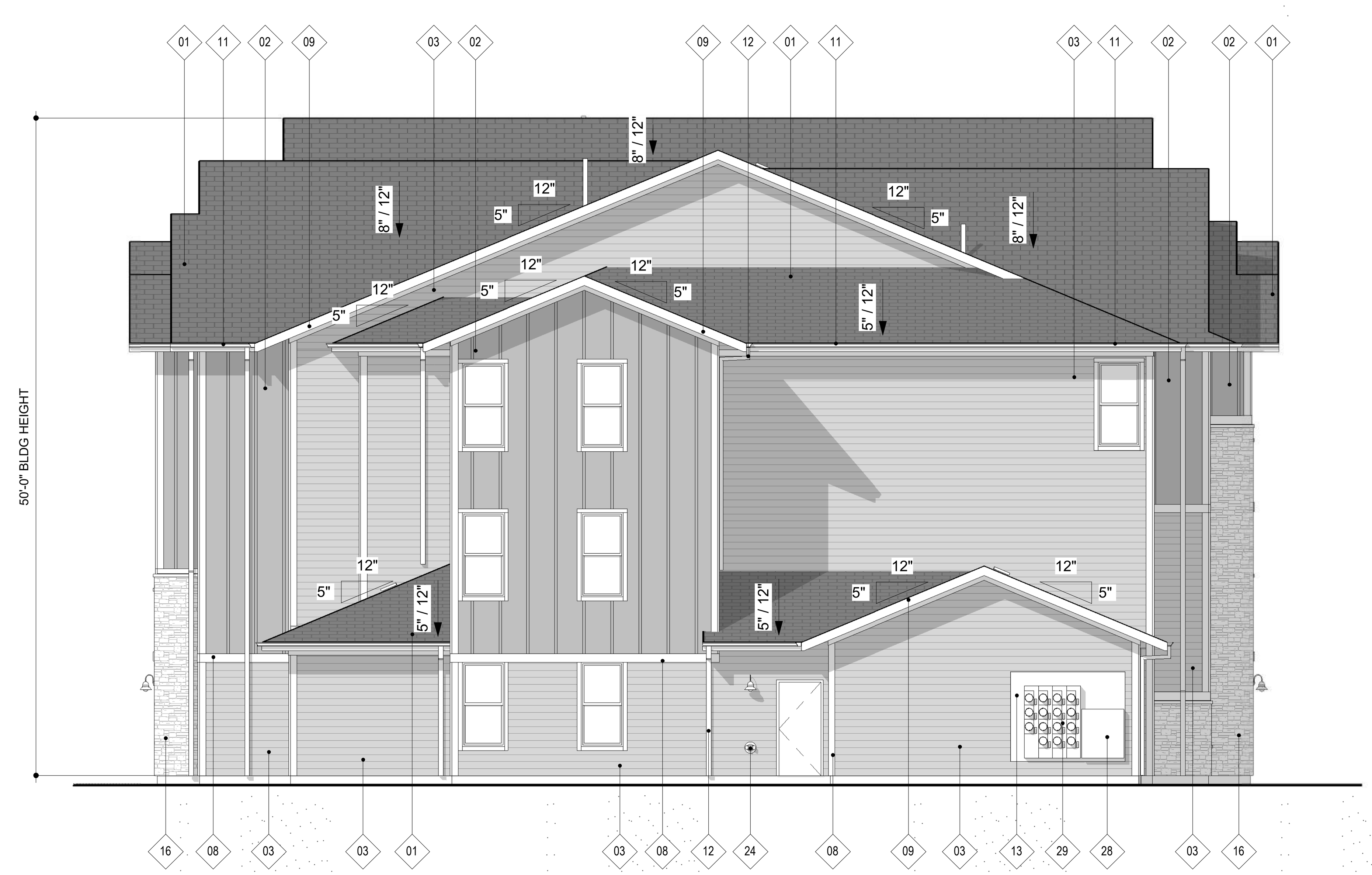
11	PRE-MANUFACTURED METAL GUTTER - SHERWIN WILLIAMS SW7516 KESTREL WHITE
12	PRE-MANUFACTURED METAL DOWNSPOUT - SHERWIN WILLIAMS SW7516 KESTREL WHITE
13	CEMENTITIOUS PANEL - SHERWIN WILLIAMS SW7516 KESTREL WHITE
16	ADHERED MASONARY VENEER
18	OVERHEAD GARAGE DOOR
24	FIRE-DEPARTMENT CONNECTION
28	ELECTRICAL PANEL
29	ELECTRICAL METERS



2 RIGHT ELEVATION - BUILDING TYPE C
1/8" = 1'-0"



1 LEFT ELEVATION - BUILDING TYPE C
1/8" = 1'-0"

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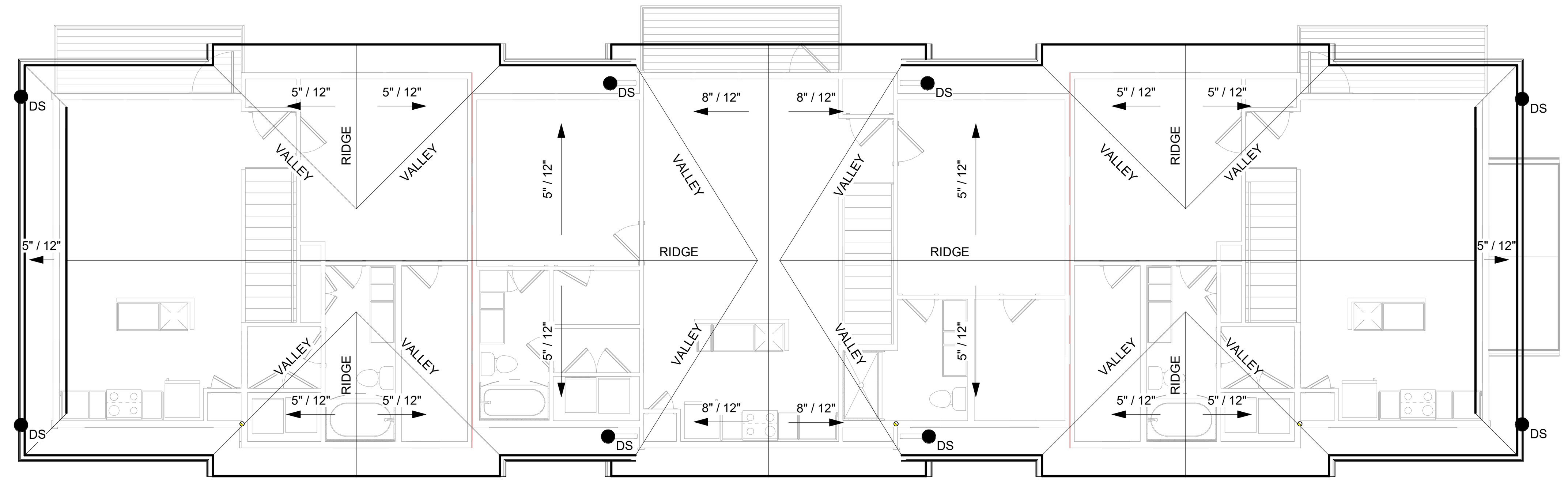
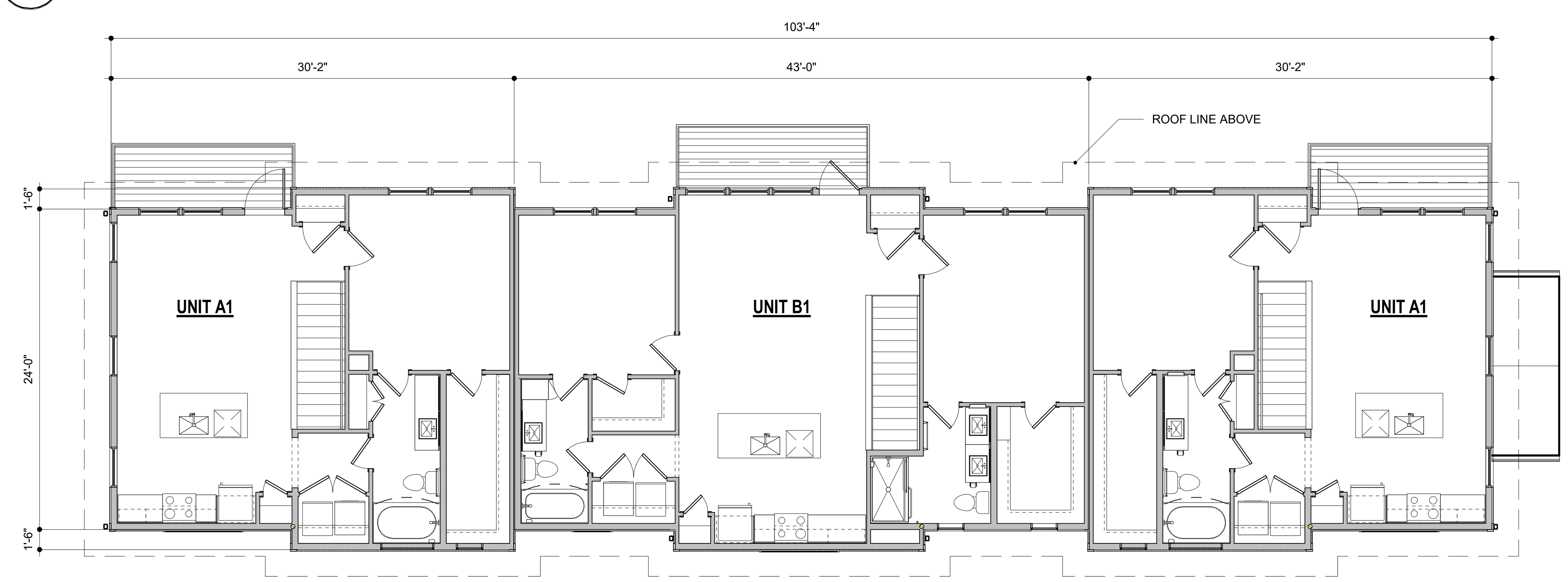
NO.	DATE

SHEET NUMBER
BLDG C - ELEVATIONS

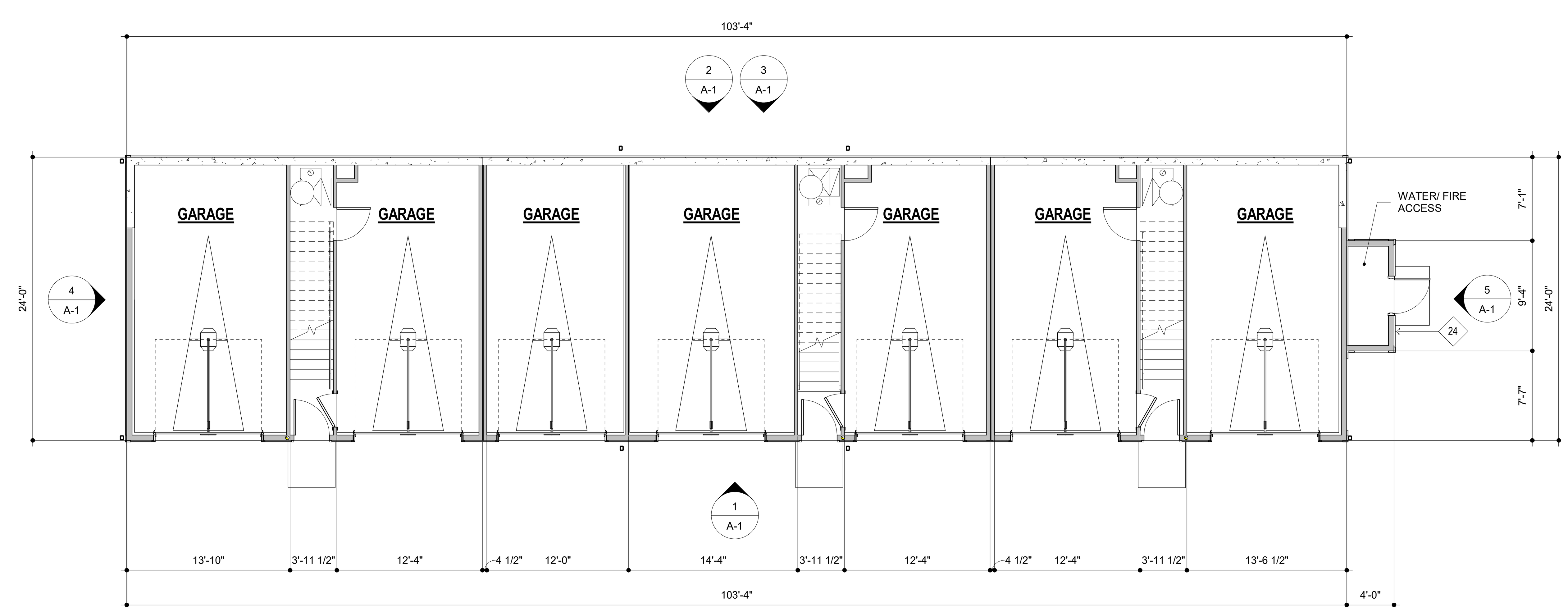
DRAWING NUMBER
A-5



3 ROOF - BUILDING TYPE A
1/8" = 1'-0"



2 LEVEL 2- BUILDING TYPE A
1/8" = 1'-0"



1 LEVEL 1- BUILDING TYPE A
1/8" = 1'-0"

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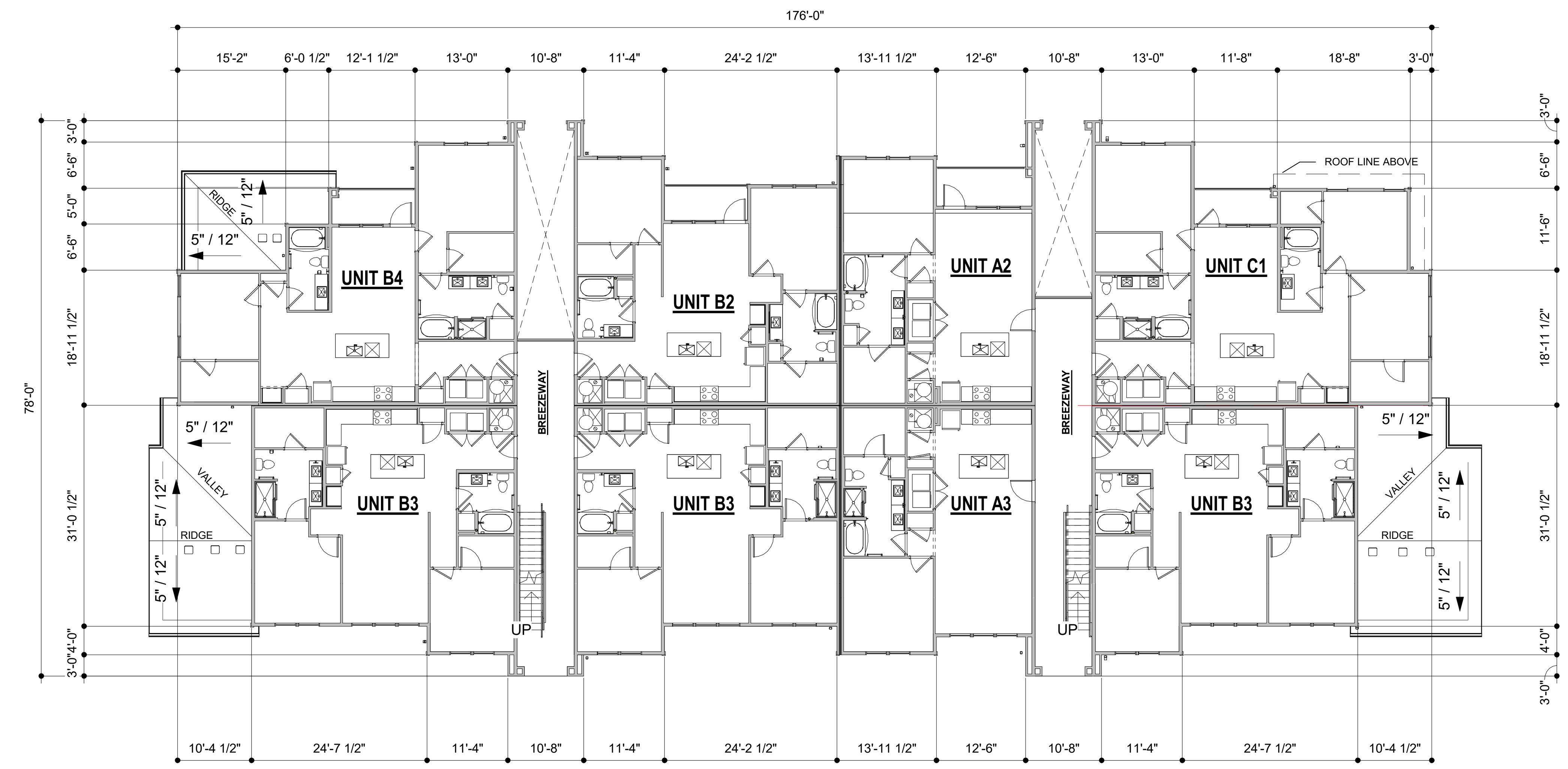
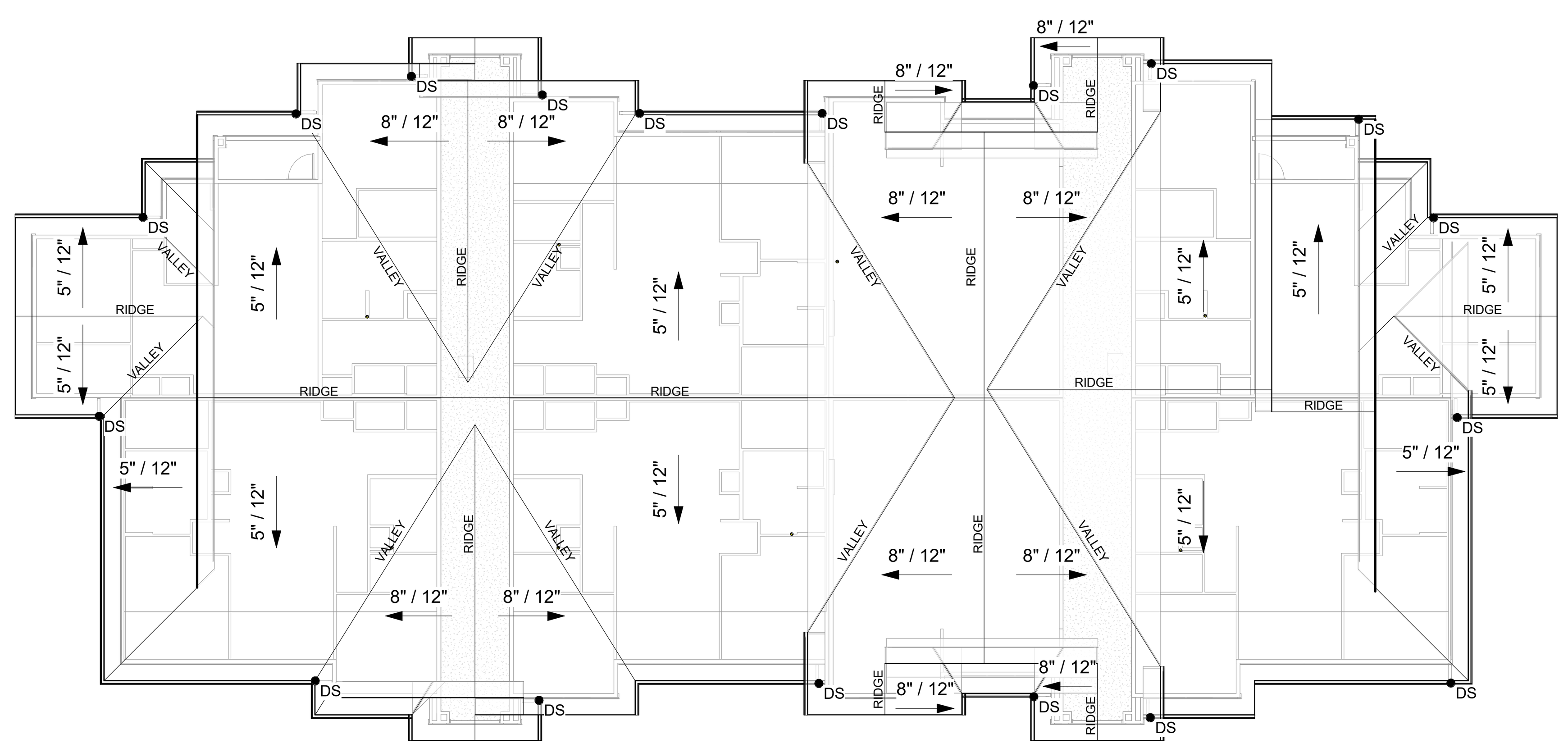
SHEET NUMBER
BLDG A - FLR PLANS

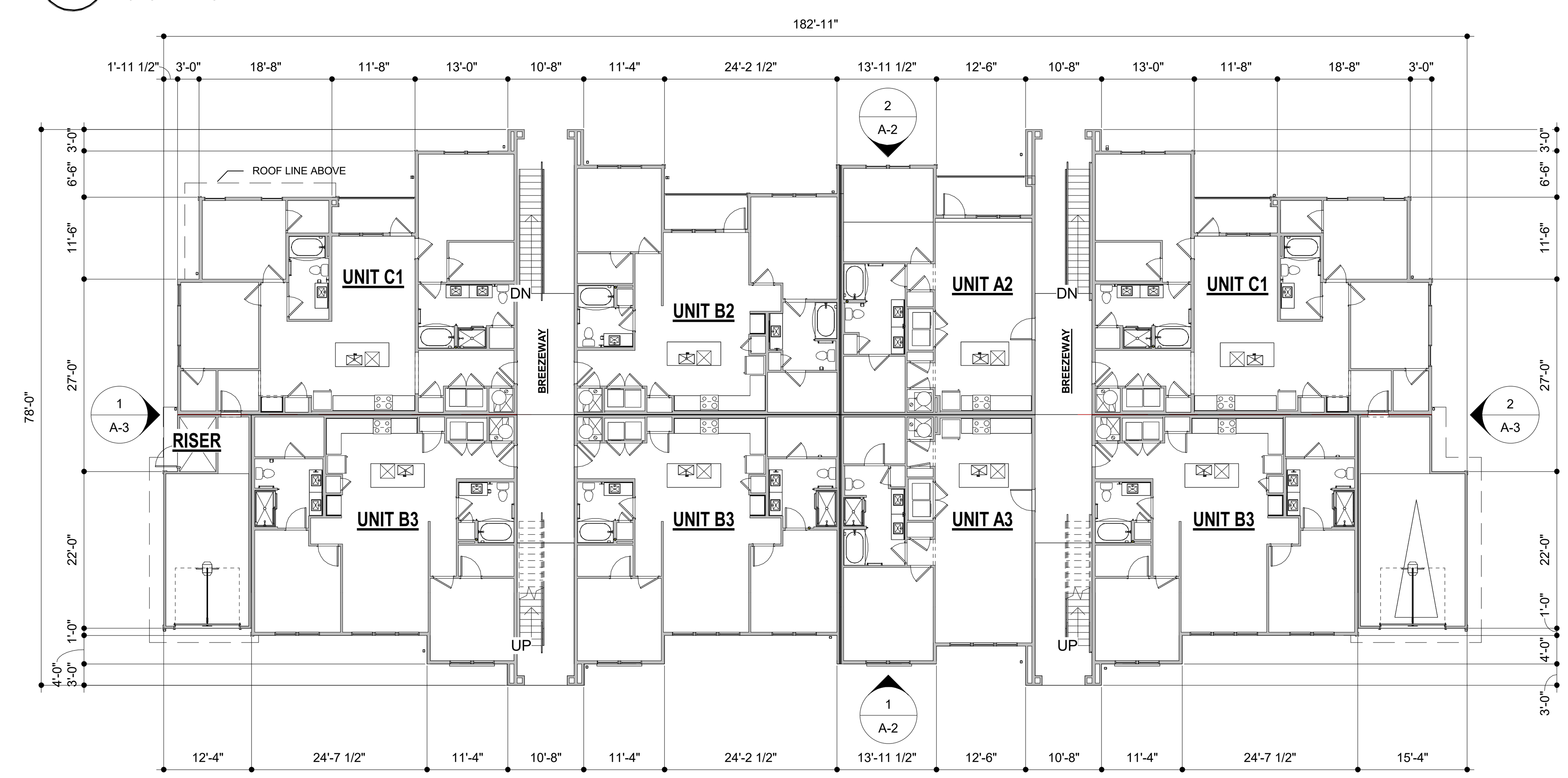
DRAWING NUMBER
A-6



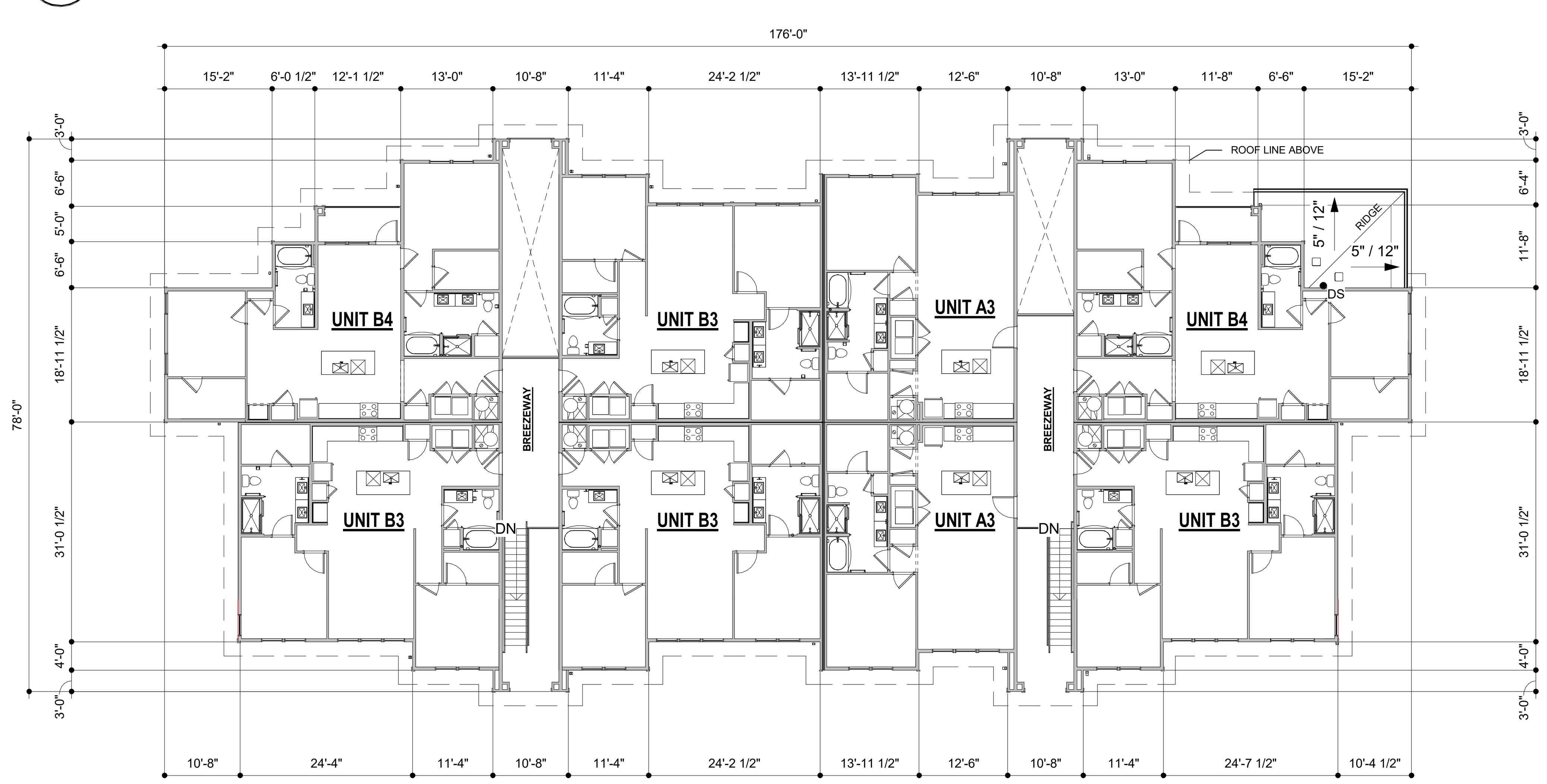
3 LEVEL 2- BUILDING TYPE B
1/16" = 1'-0"



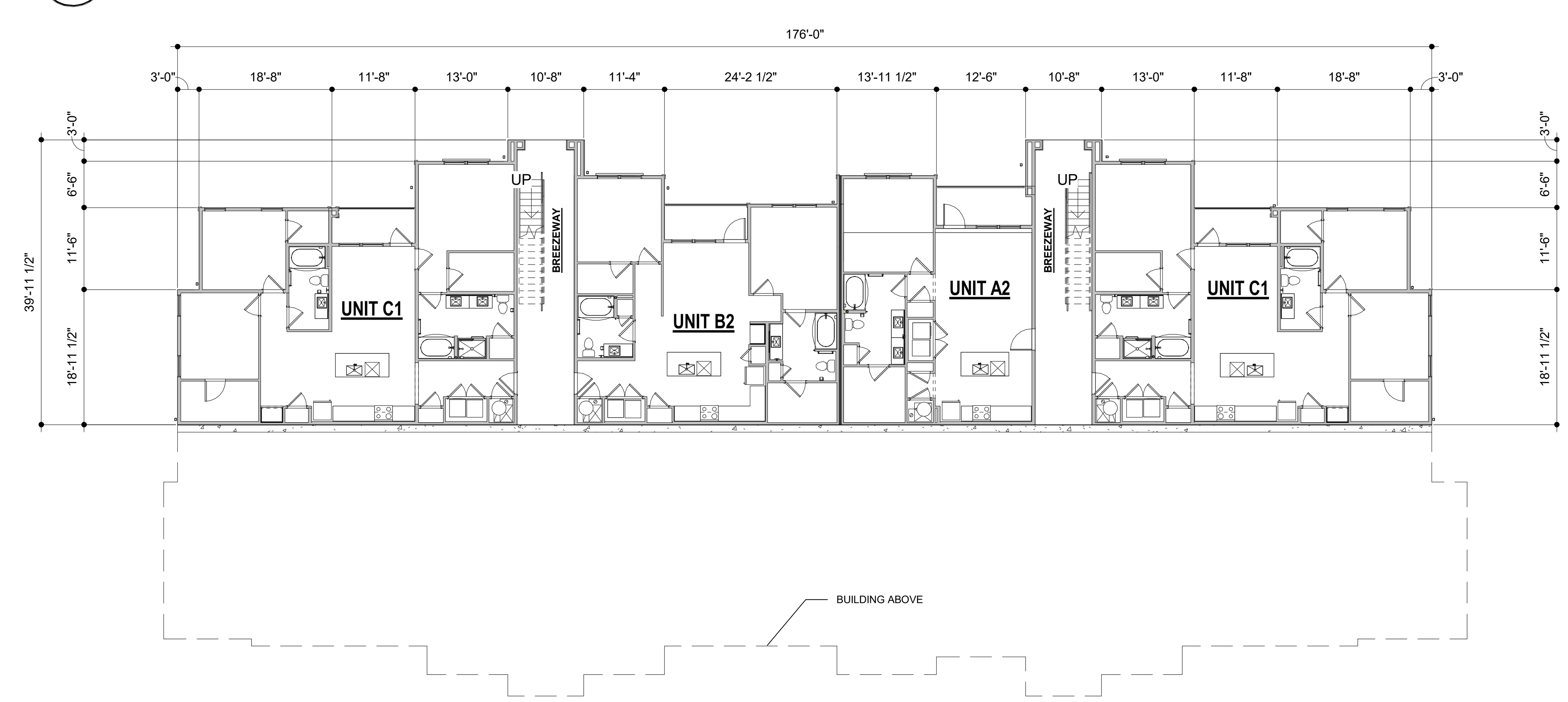
5 ROOF LEVEL - BUILDING TYPE B
1/16" = 1'-0"



2 LEVEL 1- BUILDING TYPE B
1/16" = 1'-0"



4 LEVEL 3 - BUILDING TYPE B
1/16" = 1'-0"



1 BASEMENT - BUILDING TYPE B
1/16" = 1'-0"

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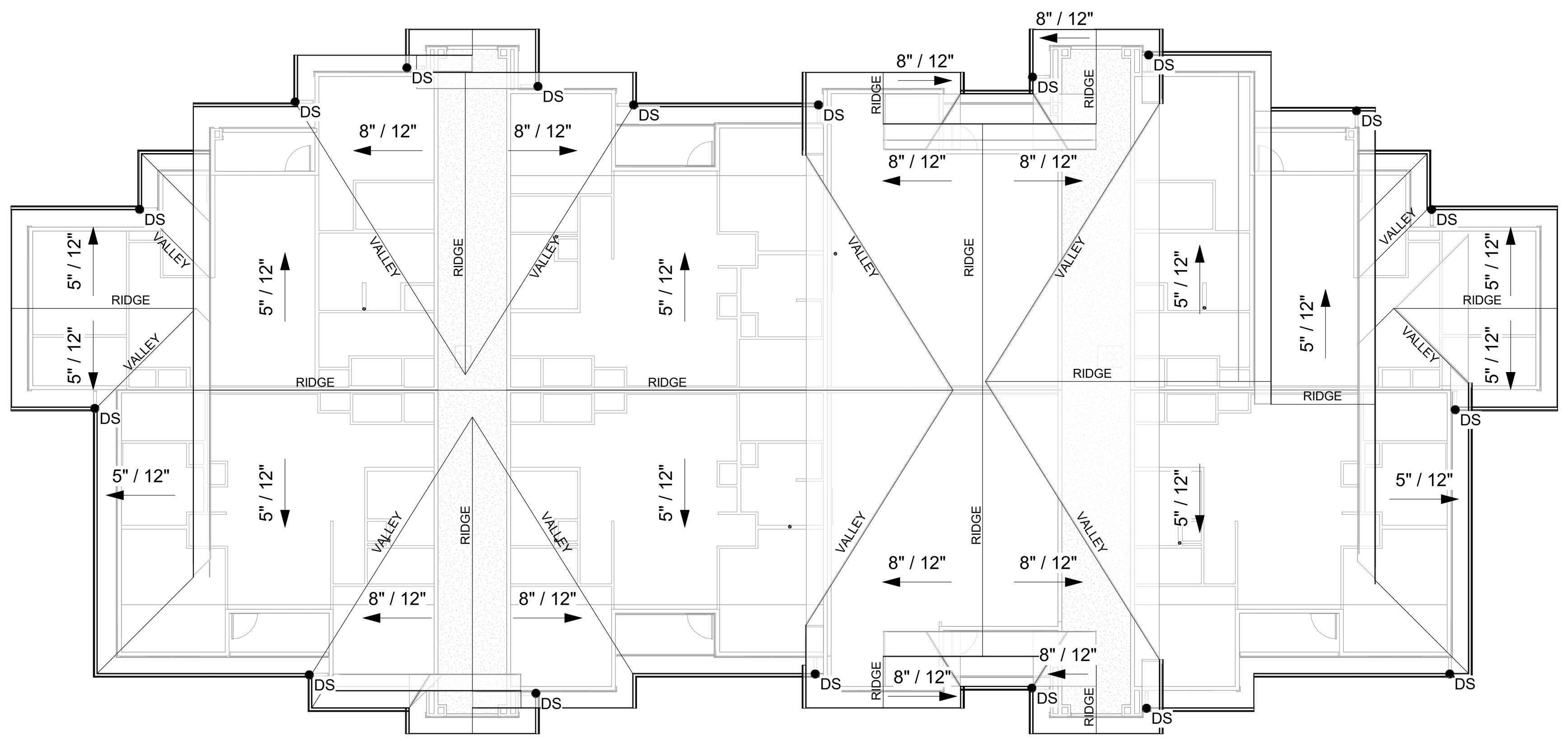
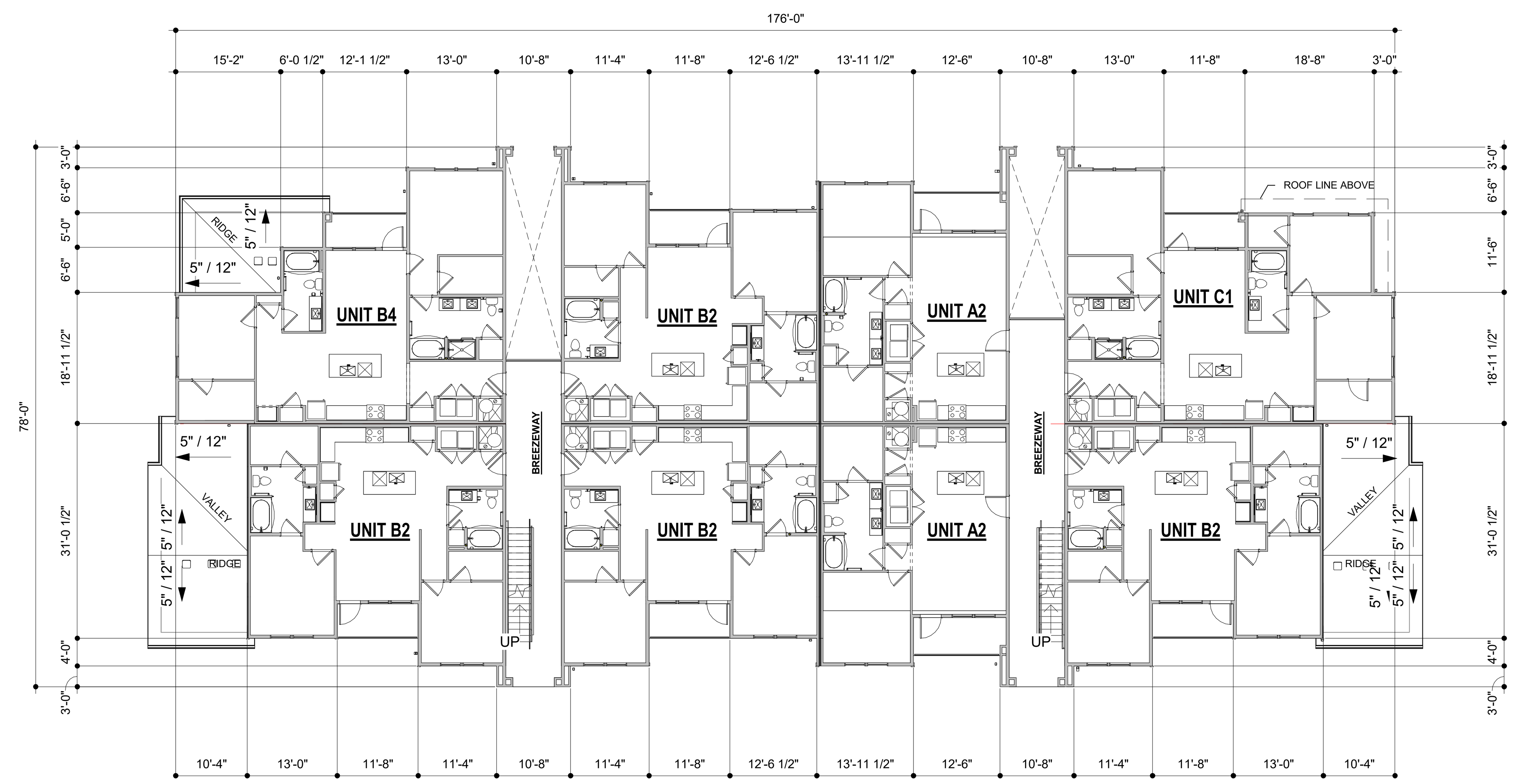
SHEET NUMBER
BLDG B - FLR PLANS

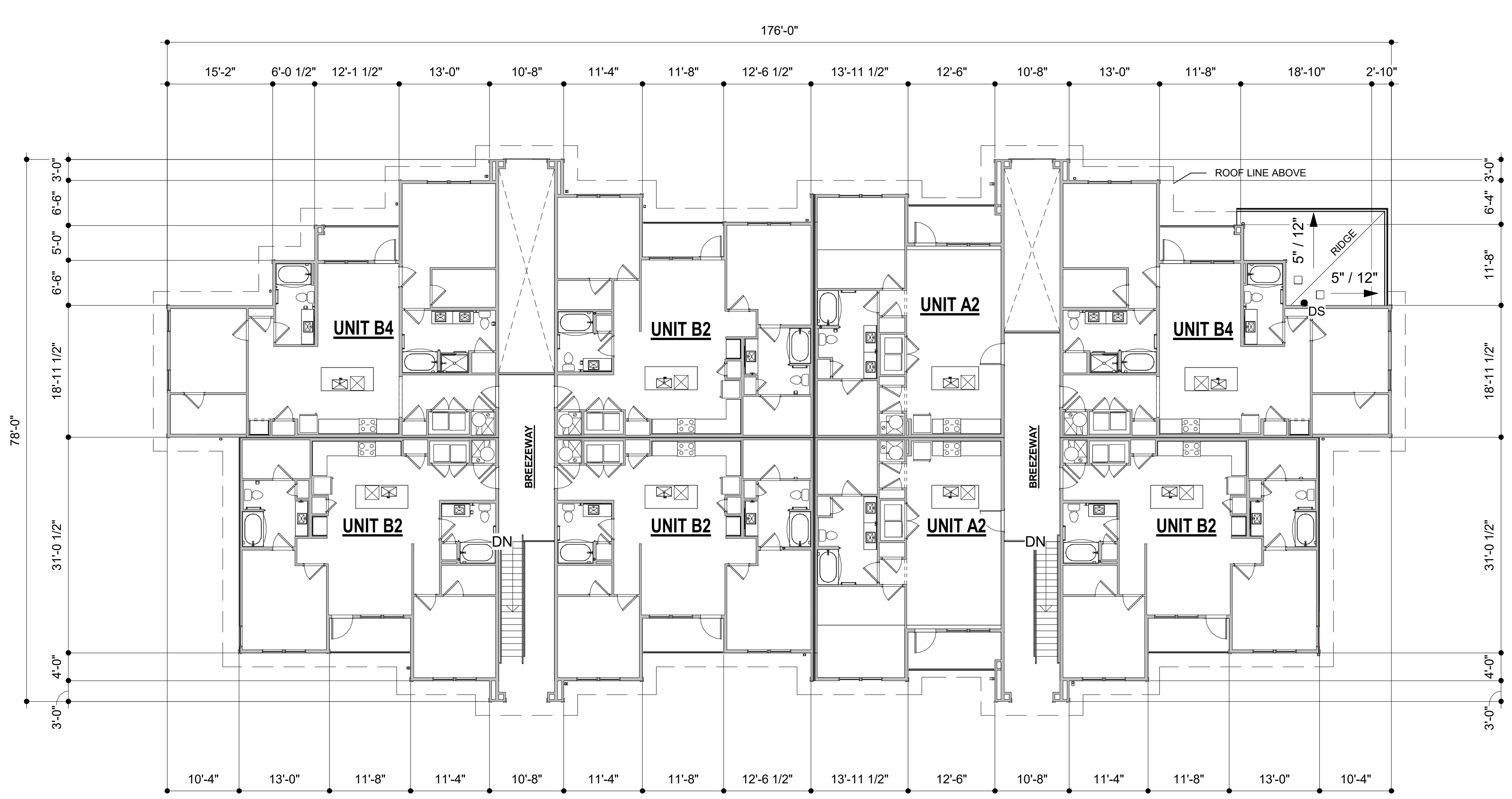
DRAWING NUMBER
A-7



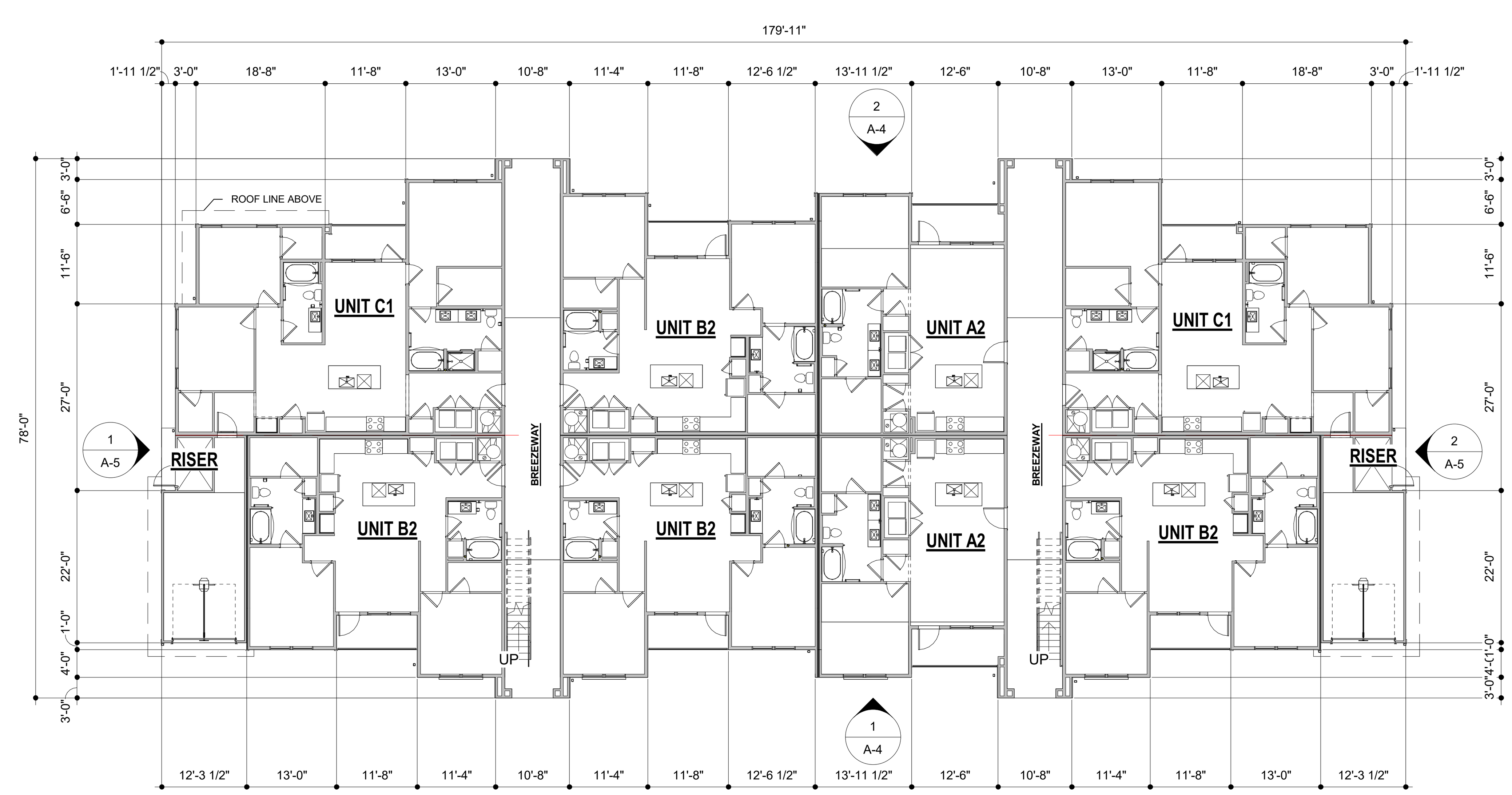
4 ROOF LEVEL - BUILDING TYPE C
1/16" = 1'-0"



2 LEVEL 2- BUILDING TYPE C
1/16" = 1'-0"



3 LEVEL 3 - BUILDING TYPE C
1/16" = 1'-0"



1 LEVEL 1- BUILDING TYPE C
1/16" = 1'-0"

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SHEET NUMBER
BLDG C - FLR PLANS

DRAWING NUMBER
A-8

MATERIAL LEGEND	
	7" CEMENTITIOUS SIDING (SW 7019 GAUNTLET GRAY)
	BOARD AND BATTEN (SW 7047 PORPOISE)
	MANUFACTURED STONE VENEER (BORAL ECHO RIDGE COBBLESTONE)
	ASPHALT ROOF SHINGLES (OWENS CORNING, ESTATE GRAY)

KEYNOTES

NO.	NOTE
01	COMPOSITE ASPHALT ROOF SHINGLES - OWENS CORNING, ESTATE GRAY
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06	DECORATIVE VINYL RAILING
08	CEMENTITIOUS TRIM - SHERWIN WILLIAMS SW7516 KESTREL WHITE
10	CEMENTITIOUS FRIEZE BOARD - SHERWIN WILLIAMS SW7516 KESTREL WHITE
11	PRE-MANUFACTURED METAL GUTTER - SHERWIN WILLIAMS SW7516 KESTREL WHITE
12	PRE-MANUFACTURED METAL DOWNSPOUT - SHERWIN WILLIAMS SW7516 KESTREL WHITE
14	DECORATIVE METAL AWNING - POWDERCOAT
15	ALUMINUM STOREFRONT
16	ADHERED MASONARY VENEER
18	OVERHEAD GARAGE DOOR
24	FIRE-DEPARTMENT CONNECTION
28	ELECTRICAL PANEL
29	ELECTRICAL METERS
30	GAS METER

4 CLUBHOUSE - WEST ELEVATION
1/8" = 1'-0"

2 CLUBHOUSE - SOUTH ELEVATION
1/8" = 1'-0"

3 CLUBHOUSE - EAST ELEVATION
1/8" = 1'-0"

1 CLUBHOUSE - NORTH ELEVATION
1/8" = 1'-0"

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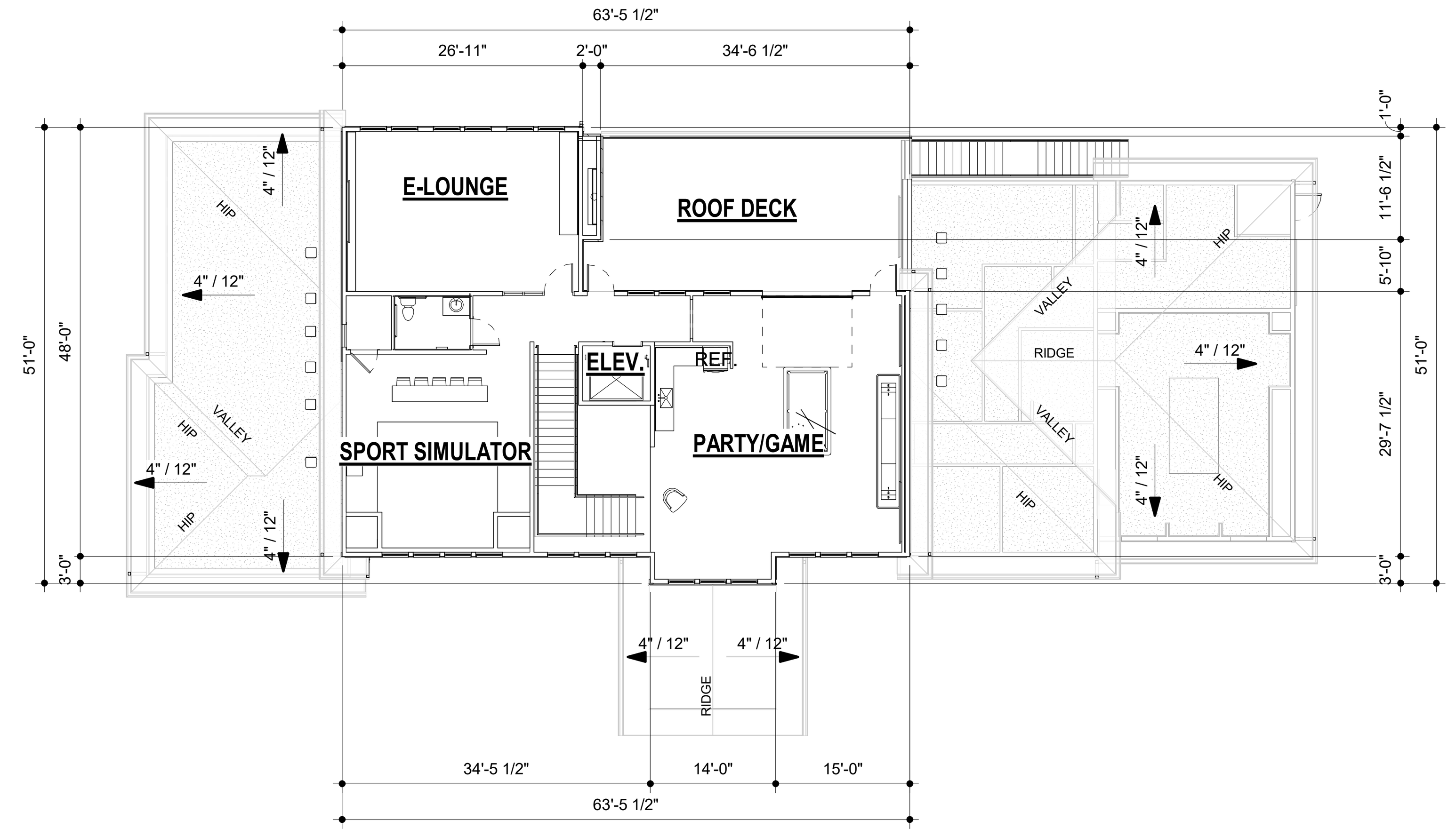
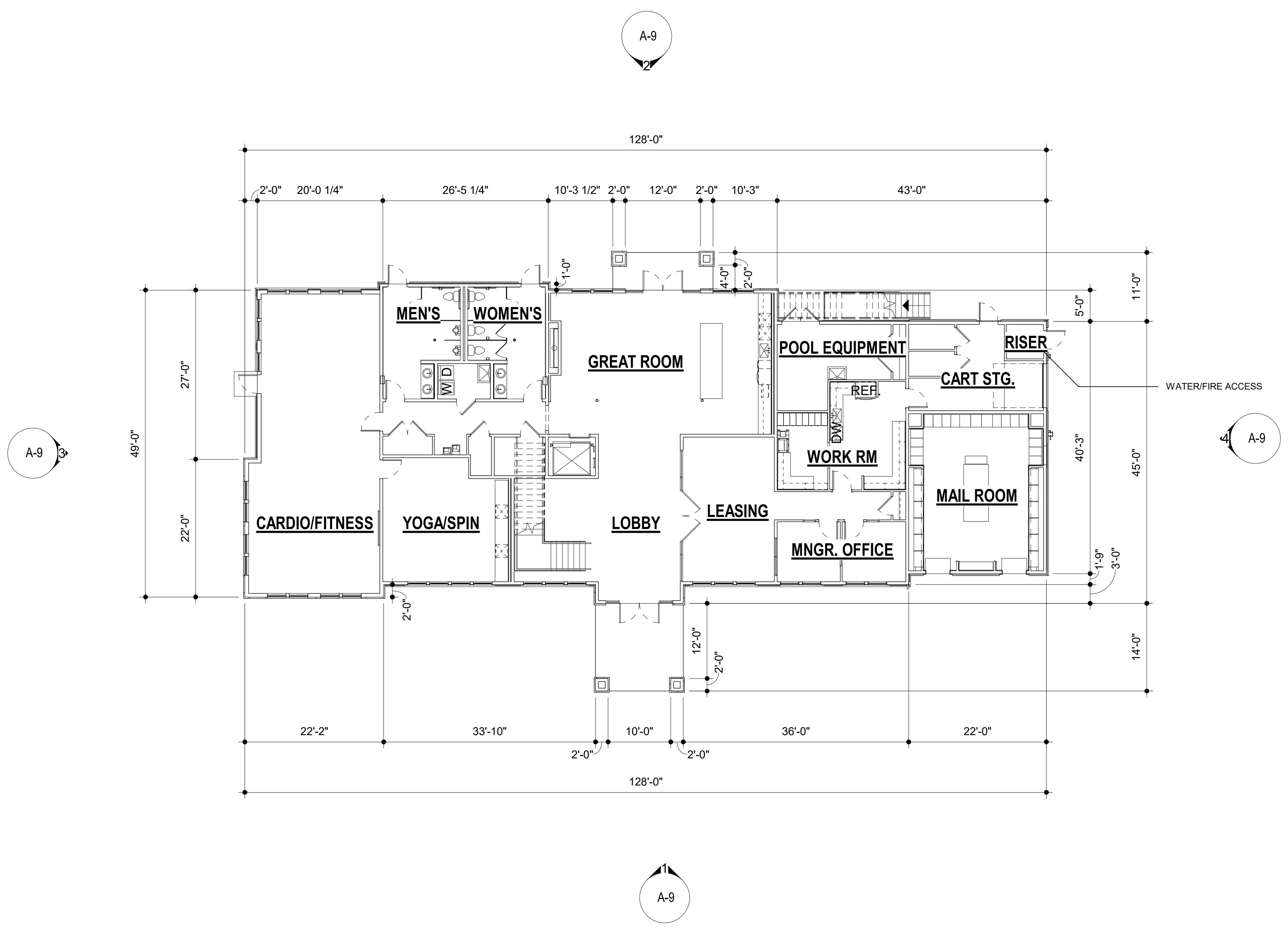
SHEET NUMBER
CLUBHOUSE - ELEVATIONS

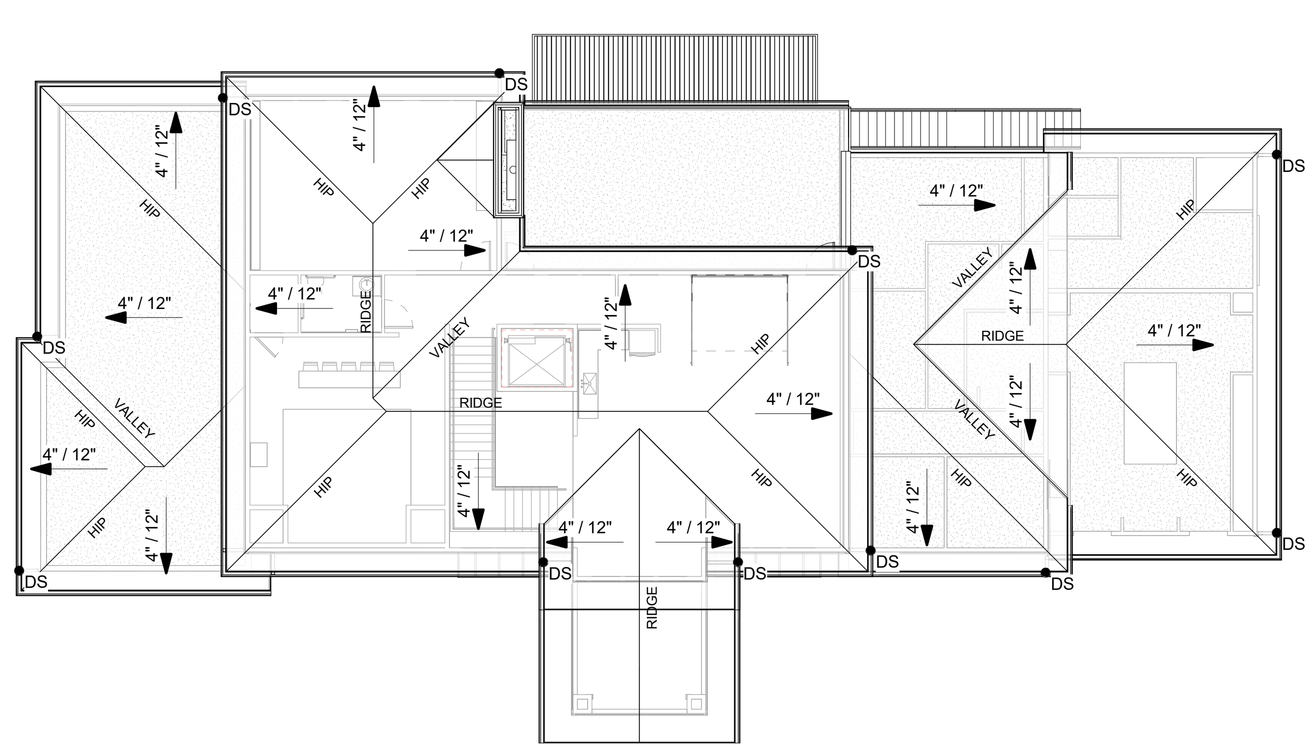
DRAWING NUMBER
A-9



2 CLUBHOUSE SECOND FLOOR
1/16" = 1'-0"



1 CLUBHOUSE FIRST FLOOR
1/16" = 1'-0"



3 CLUBHOUSE ROOF PLAN
1/16" = 1'-0"

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SHEET NUMBER
CLUBHOUSE - PLANS

DRAWING NUMBER
A-10

4/21/2022 11:21:26 PM C:\Revit\Local Files\221054-Lovell Road Clubhouse_ScottKSMBSG.rvt

MATERIAL LEGEND	
	7" CEMENTITIOUS SIDING (SW 7019 GAUNTLET GRAY)
	BOARD AND BATTEN (SW 7047 PORPOISE)
	MANUFACTURED STONE VENEER (BORAL ECHO RIDGE COBBLESTONE)
	ASPHALT ROOF SHINGLES (OWENS CORNING, ESTATE GRAY)

KEYNOTES

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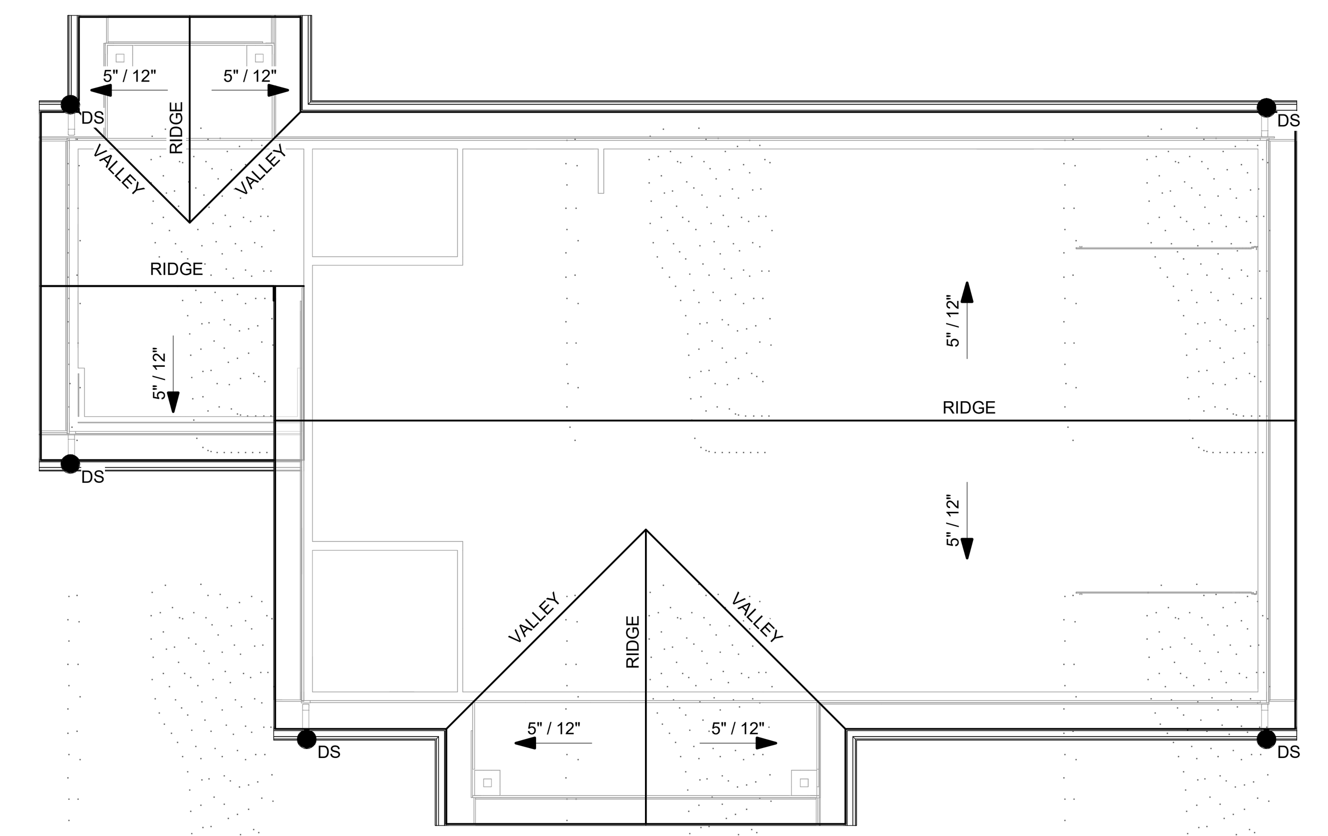
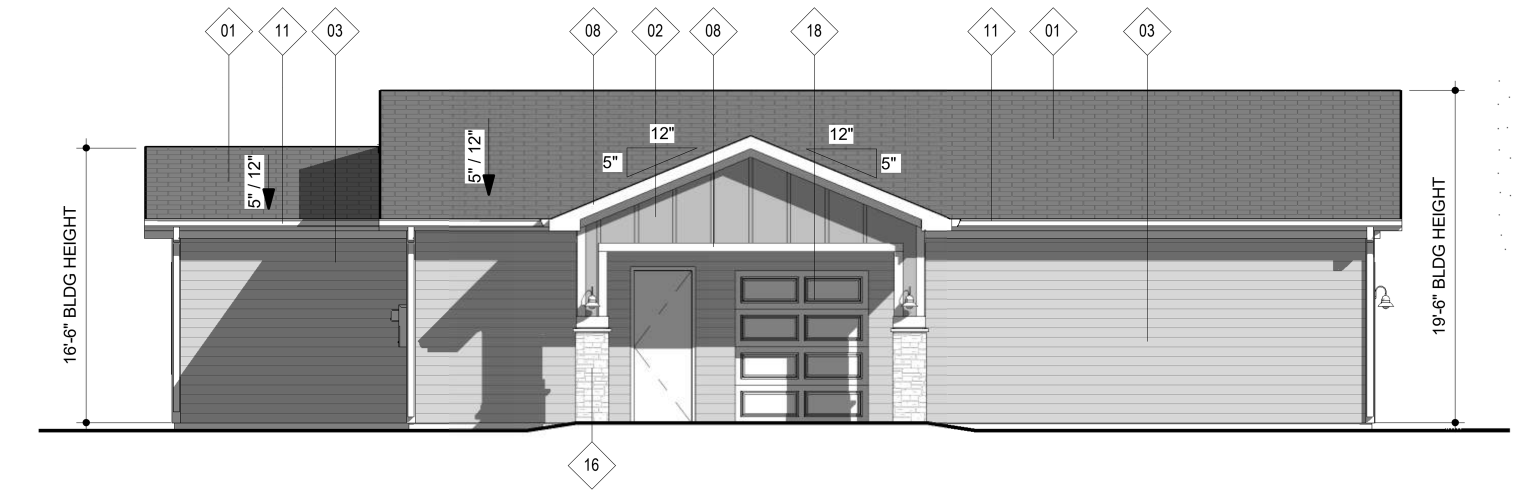
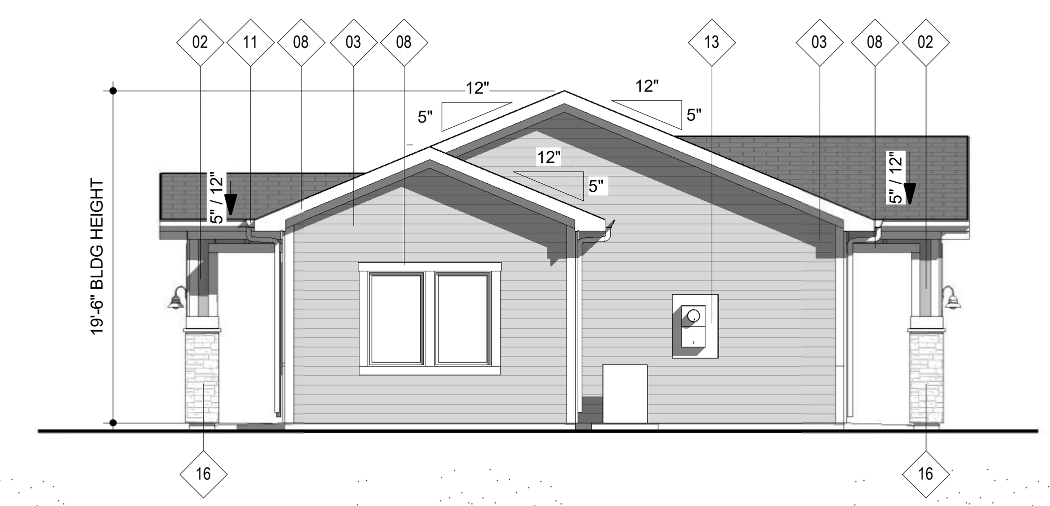
13	CEMENTITIOUS PANEL - SHERWIN WILLIAMS SW7516 KESTREL WHITE
16	ADHERED MASONARY VENEER
18	OVERHEAD GARAGE DOOR



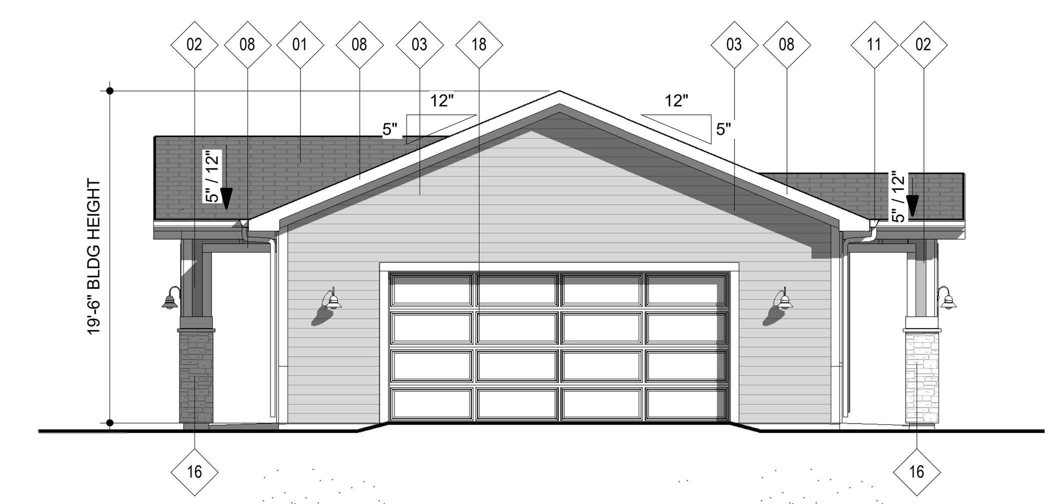
6 MAINTENANCE ROOF PLAN
1/8" = 1'-0"



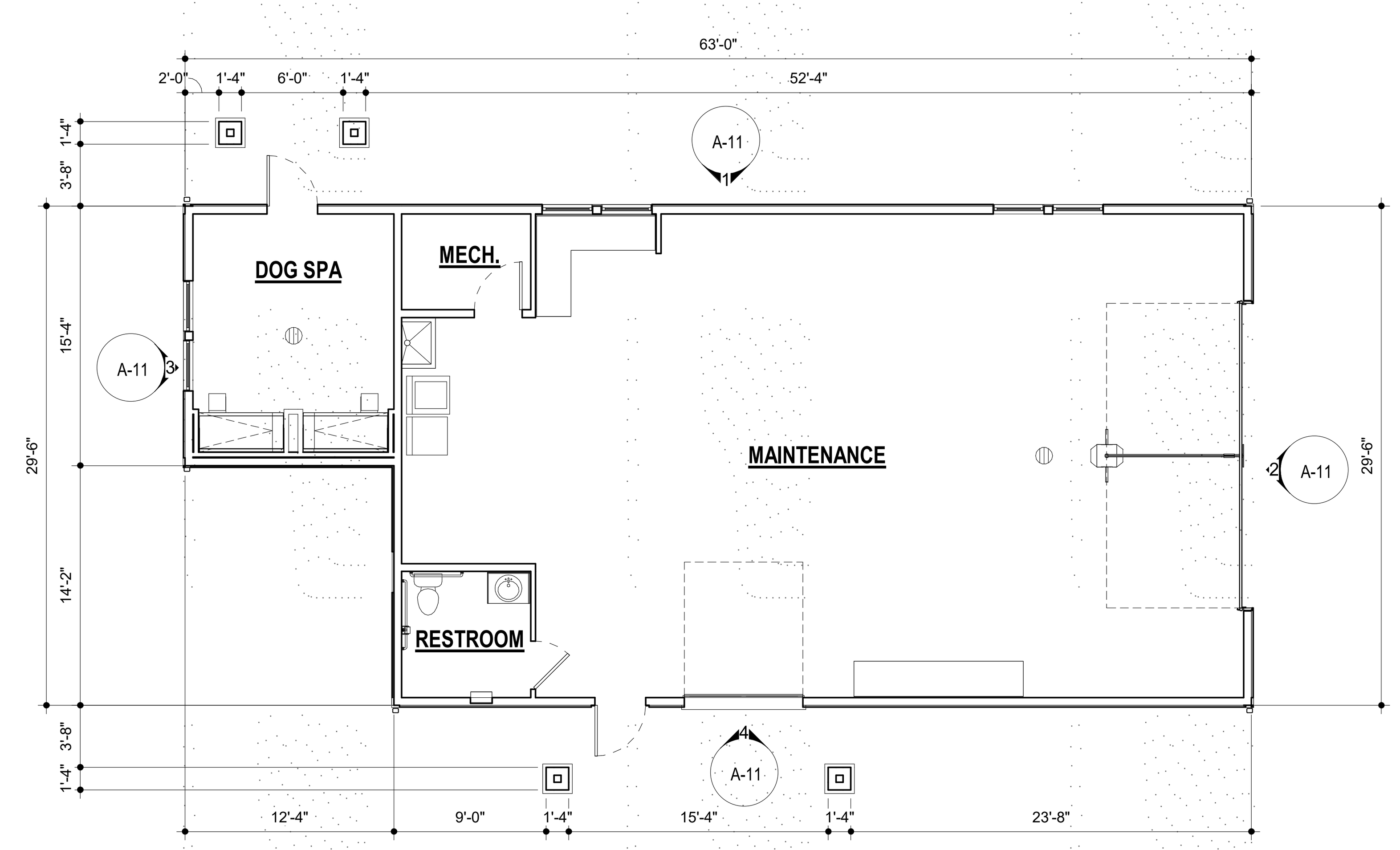
4 REAR ELEVATION - MAINTENANCE
1/8" = 1'-0"



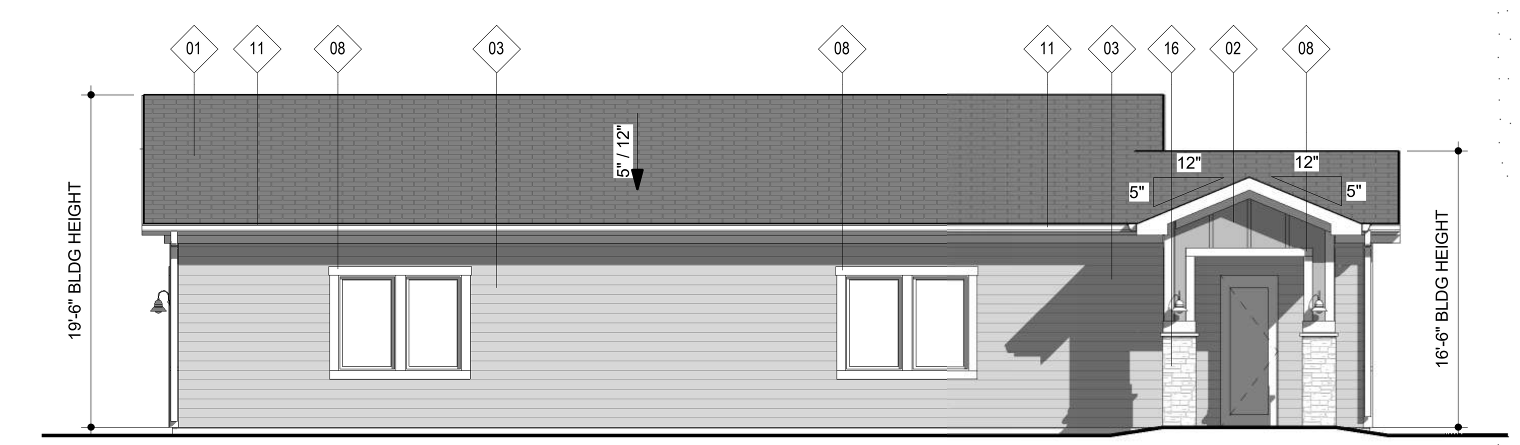
3 RIGHT ELEVATION - MAINTENANCE
1/8" = 1'-0"



2 LEFT ELEVATION - MAINTENANCE
1/8" = 1'-0"



5 MAINTENANCE FIRST FLOOR
1/8" = 1'-0"



1 FRONT ELEVATION - MAINTENANCE
1/8" = 1'-0"

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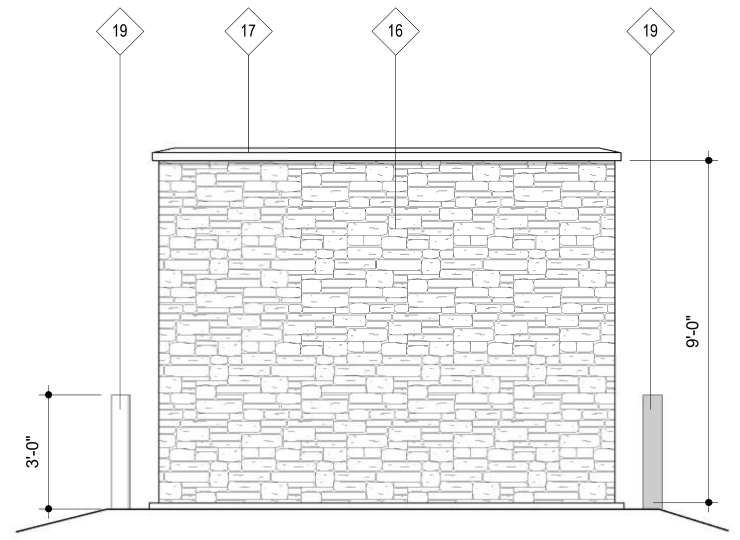
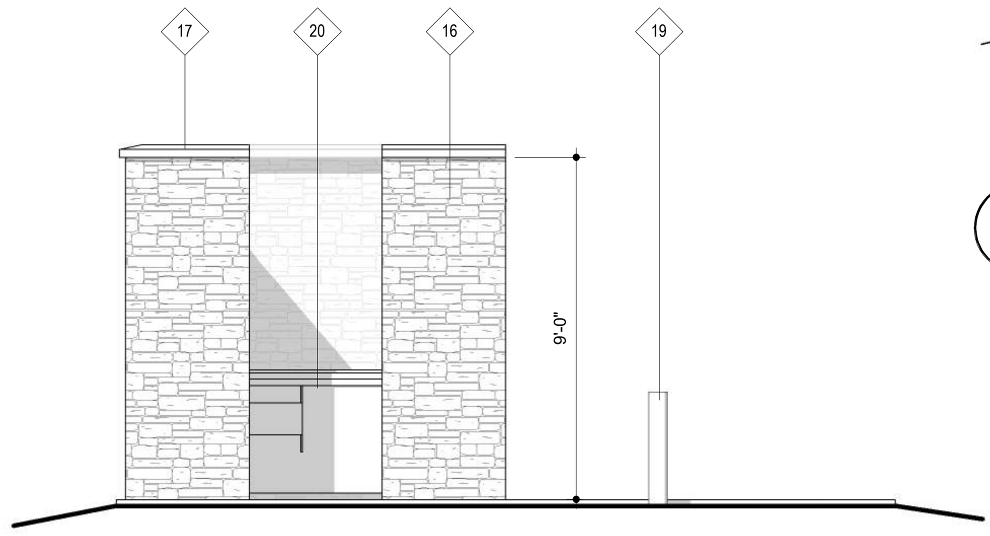
SHEET NUMBER
MAINTENANCE - ELEVATIONS & PLANS

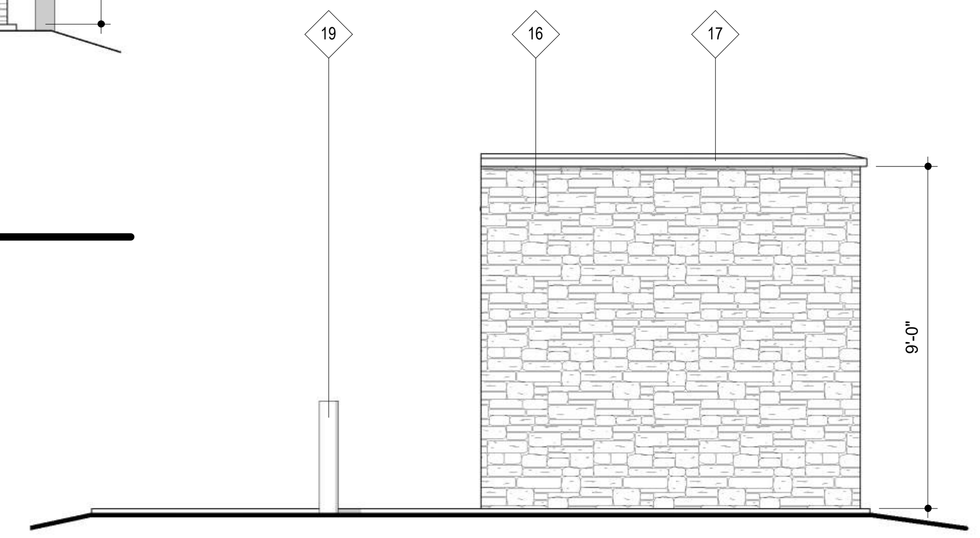
DRAWING NUMBER
A-11



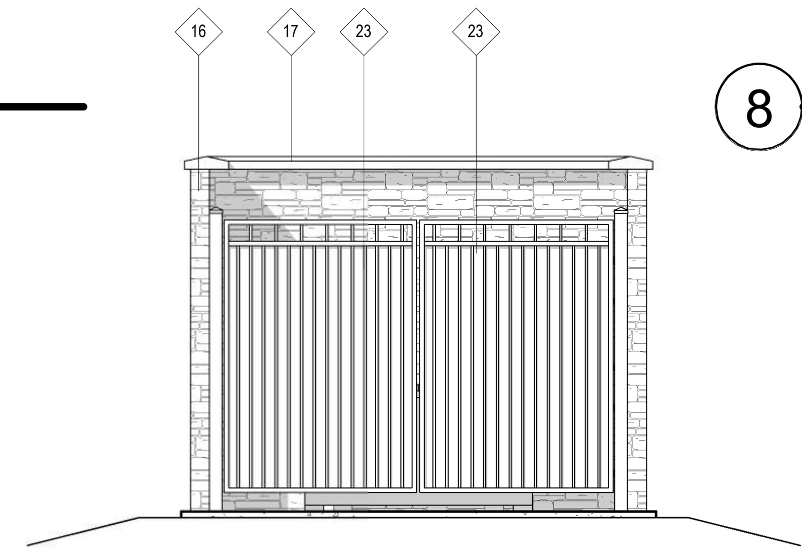
10 REAR - RECYCLING
1/4" = 1'-0"



9 LEFT - RECYCLING
1/4" = 1'-0"



8 RIGHT - RECYCLING
1/4" = 1'-0"

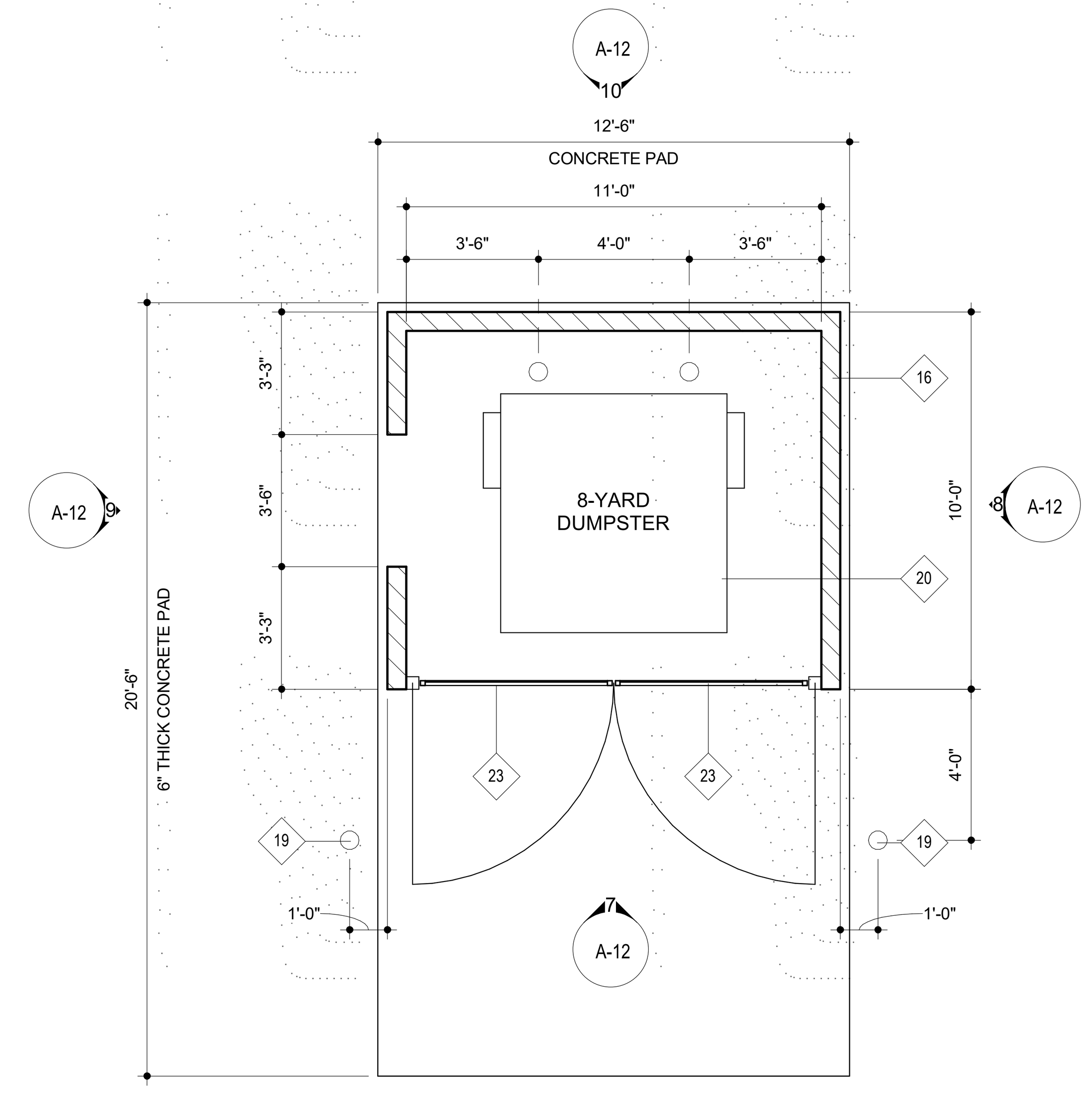


7 FRONT - RECYCLING
1/4" = 1'-0"

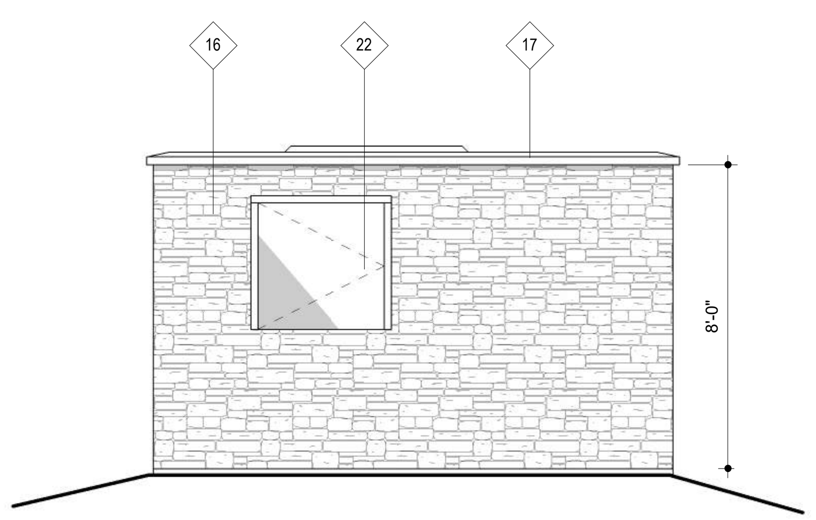
MATERIAL LEGEND	
	STONE CAP
	MANUFACTURED STONE VENEER (BORAL ECHO RIDGE COBBLESTONE)

KEYNOTES

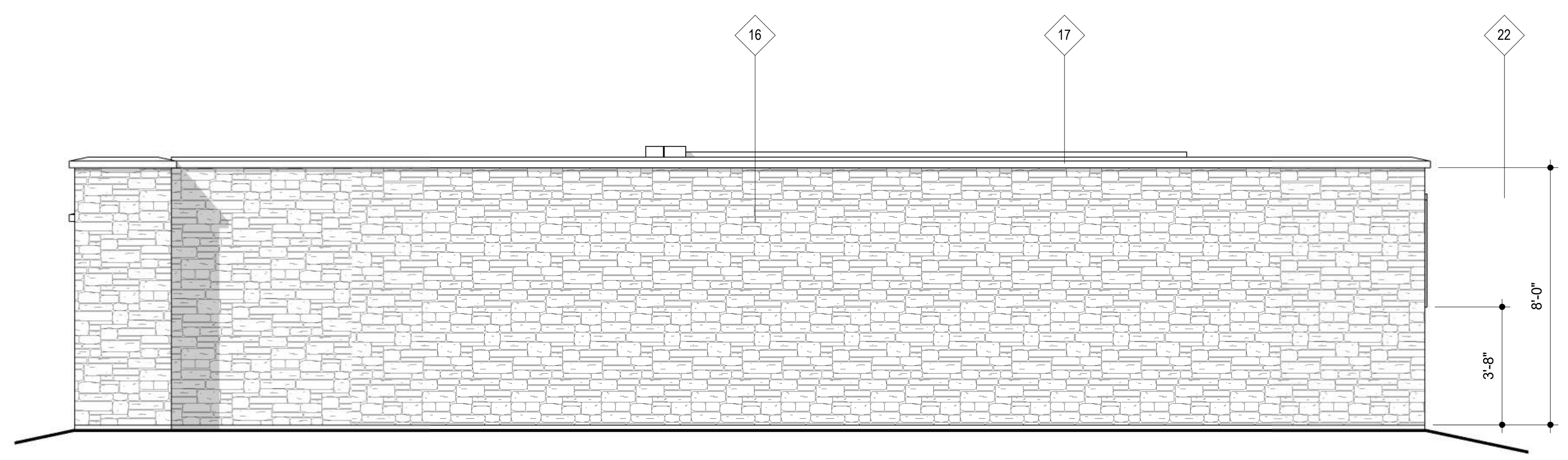
NO.	NOTE
16	ADHERED MASONARY VENEER
17	ADHERED MASONARY CAP
19	9" BOLLARD
20	DUMPSTER
21	COMPACTOR - RJ250SC 44" FEED HT, 34 CU YD
22	METAL ACCESS PANEL; 44" AFF
23	METAL TRASH ENCLOSURE GATE WITH HEAVY DUTY HINGES. PROVIDE CANE BOLT/ LATCH



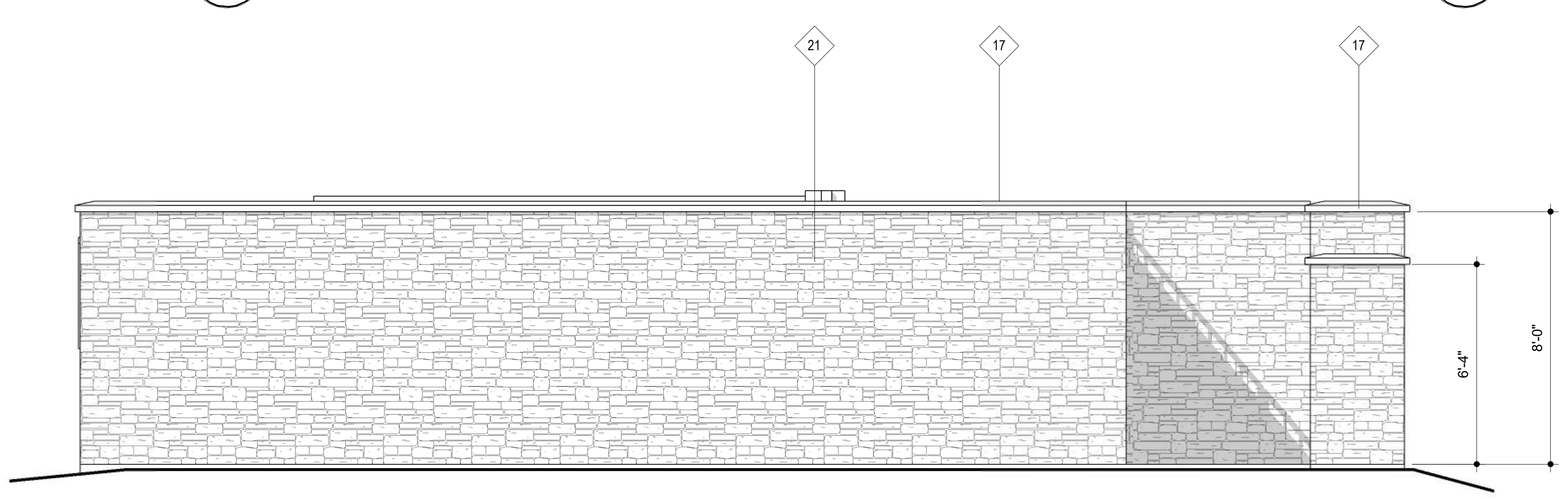
6 RECYCLING ENCLOSURE - FLOOR PLAN
1/4" = 1'-0"



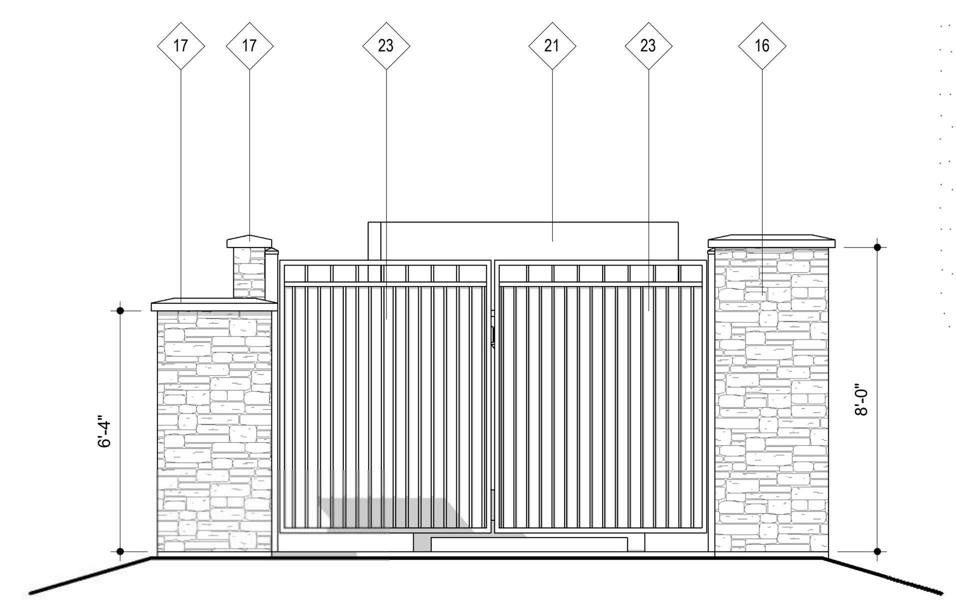
5 REAR - TRASH
1/4" = 1'-0"



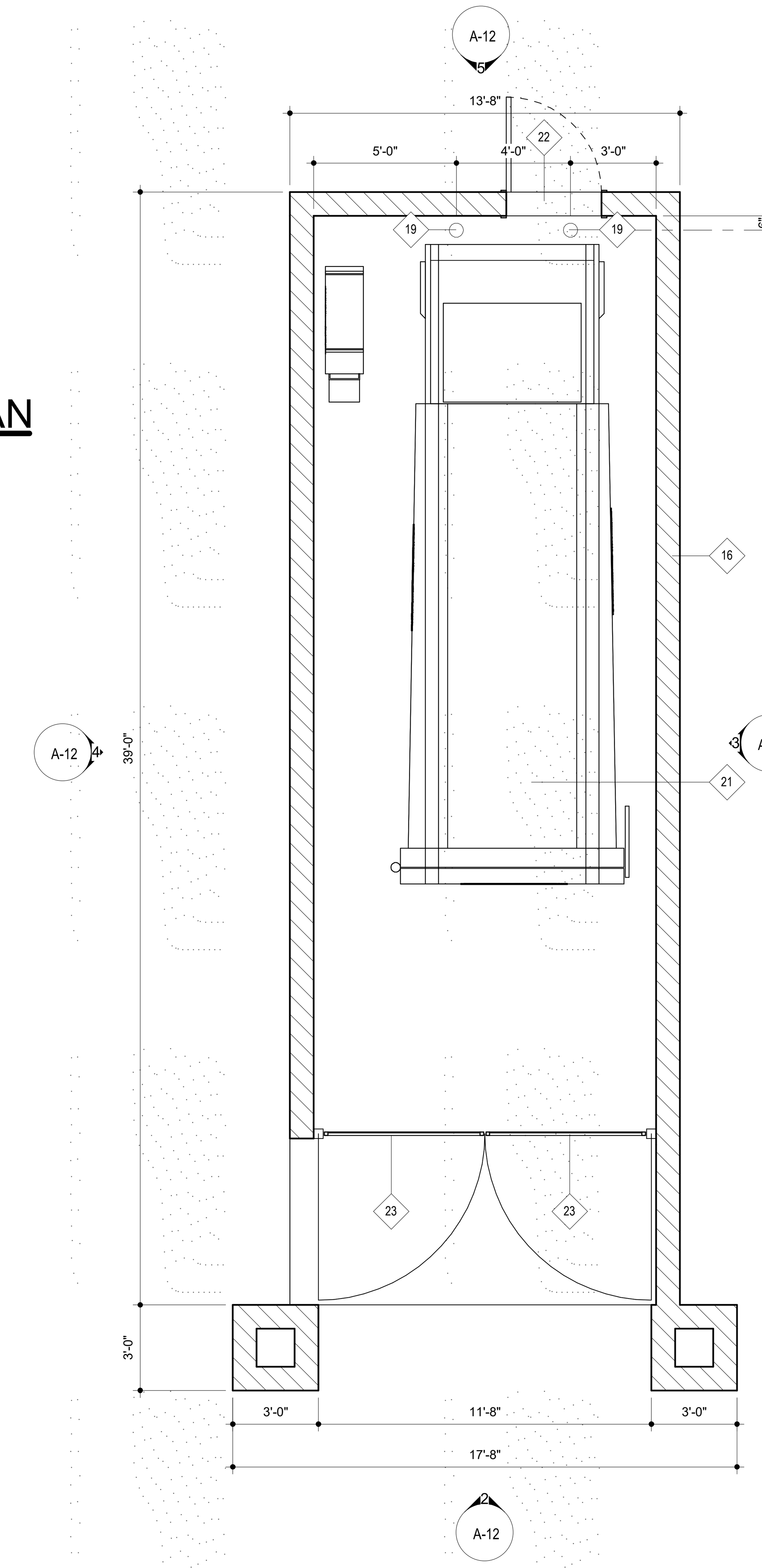
3 RIGHT - TRASH
1/4" = 1'-0"



4 LEFT- TRASH
1/4" = 1'-0"



2 FRONT - TRASH
1/4" = 1'-0"



1 TRASH ENCLOSURE - FLOOR PLAN
1/4" = 1'-0"

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ICON APARTMENT HOMES AT LOVELL ROAD

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KNOCKSVILLE, TN

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KNOXVILLE APARTMENT
GROUP II LLC
1735 SOUTH 19TH AVE
SUITE B
BOZEMAN, MT 59718
OFFICE: 406.582.8100
FAX: 406.582.8108

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SHEET NUMBER
TRASH ENCLOSURE - ELEVATIONS & PLANS

DRAWING NUMBER
A-12

TRIM KESTREL WHITE SW 7516	LAP SIDING GAUNTLEY GRAY SW 7019	BOARD & BATTEN PORPOISE SW 7047	STONE VENEER BORAL ECHO RIDGE COBBLESTONE	ASPHALT SHINGLES OWENS CORNING ESTATE GRAY

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SHEET NUMBER
BLDG A - RENDER

DRAWING NUMBER
A-13

TRIM	LAP SIDING	BOARD & BATTEN	STONE VENEER	ASPHALT SHINGLES
KESTREL WHITE	GAUNTLEY GRAY	PORPOISE	BORAL ECHO RIDGE COBBLESTONE	OWENS CORNING
SW 7516	SW 7019	SW 7047		ESTATE GRAY

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SHEET NUMBER
BLDG B - RENDER

DRAWING NUMBER
A-14

TRIM	LAP SIDING	BOARD & BATTEN	STONE VENEER	ASPHALT SHINGLES
KESTREL WHITE SW 7516	GAUNTLEY GRAY SW 7019	PORPOISE SW 7047	BORAL ECHO RIDGE COBBLESTONE	OWENS CORNING ESTATE GRAY

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SHEET NUMBER
BLDG C - RENDER

DRAWING NUMBER
A-15

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TRIM KESTREL WHITE SW 7516	LAP SIDING GAUNTLEY GRAY SW 7019	BOARD & BATTEN PORPOISE SW 7047	STONE VENEER BORAL ECHO RIDGE COBBLESTONE	ASPHALT SHINGLES OWENS CORNING ESTATE GRAY

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NO.	DATE

SHEET NUMBER
CLUBHOUSE - RENDER

DRAWING NUMBER
A-16

TRIM	LAP SIDING	BOARD & BATTEN	STONE VENEER	ASPHALT SHINGLES
KESTREL WHITE SW 7516	GAUNTLEY GRAY SW 7019	PORPOISE SW 7047	BORAL ECHO RIDGE COBBLESTONE	OWENS CORNING ESTATE GRAY

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SHEET NUMBER
CLUBHOUSE - RENDER

DRAWING NUMBER
A-17

TRIM	LAP SIDING	BOARD & BATTEN	STONE VENEER	ASPHALT SHINGLES
KESTREL WHITE	GAUNTLEY GRAY	PORPOISE	BORAL ECHO RIDGE COBBLESTONE	OWENS CORNING
SW 7516	SW 7019	SW 7047		ESTATE GRAY

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SHEET NUMBER
MAINTENANCE - RENDER

DRAWING NUMBER
A-18

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GENERAL LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
10. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 3 cu.yrds/1,000sf OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
11. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
12. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
13. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
14. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
15. SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
16. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
17. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
18. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
19. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
20. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
21. PLANTERS SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX AND IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVING PRIOR TO PLACEMENT OF PAVEMENT. MEXICAN BEACH PEBBLE ONLY TO BE USED AS LANDSCAPE MULCH IN PLANTERS. REFERENCE SGN+A LANDSCAPE PLANS FOR MULCH TYPE FOR ALL OTHER LANDSCAPE BEDS.
22. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
23. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY OF KNOXVILLE AND KNOX COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
24. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AC BR	ACER RUBRUM 'BRANDYWINE'	BRANDYWINE RED MAPLE	B & B	2" CAL.
LA IN	LAGERSTROEMIA INDICA	CRAPE MYRTLE	B & B	2" CAL.
MA LI	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	B & B	2" CAL.
PO TR	POPULUS TREMULOIDES	QUAKING ASPEN	B & B	2"CAL
QO NU	QUERCUS NUTTALLII	NUTTALL OAK	B & B	2" CAL.

EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AB FR	ABIES FRASERI	FRASER FIR	B & B	2" CAL.
TH OC	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	B & B	2" CAL.

ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
BE NI	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	B & B	6` CLUMP

SOD/SEED	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TURF	TURF SOD	TEXAS HYBRID SOD	SOD	

DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
CVI	CONVOY VIBURNUM	VIBURNUM X 'CONOY'		#5 CONT.
RTD	RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEYI'		#5 CONT.
OSP	OGON SPIREA	SPIRAEA THUNBERGII 'OGON'		#5 CONT.
ZLA	ZABEL LAUREL	PRUNUS LAUROCERASUS 'ZABELIANA'		#5 CONT.
ROK	ROSA 'KNOCK OUT'	KNOCK OUT ROSE		#5 CONT.

EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
BBH	BLUE BOY/GIRL HOLLY	ILEX X MESERVEAE 'BLUE BOY/BLUE GIRL'		#5 CONT.
BPJ	BLUE PACIFIC JUNIPER	JUNIPERUS CONFERTA 'BLUE PACIFIC'		#5 CONT.
BRJ	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONII'		#5 CONT.
CH	CARISSA HOLLY	ILEX CORNUTA 'CARISSA'		#5 CONT.
GSY	DARK GREEN SPREADER YEW	TAXUS X MEDIA 'DARK GREEN SPREADER'		#5 CONT.
DYH	DWARF YAUPON HOLLY	ILEX VOMITORIA 'NANA'		#5 CONT.
GMO	GOLD MOP	CHAMAECYPARIS PISIFERA 'FILIFERA AUREA'		#5 CONT.
GGB	GREEN GEM BOXWOOD	BUXUS X 'GREEN GEM'		#5 CONT.
GOJ	GREY OWL JUNIPER	JUNIPERUS 'GREY OWL'		#5 CONT.
LOR	LOROPETALUM	LOROPETALUM CHINENSIS 'RUBY'		#5 CONT.
NIN	NIGRA INKBERRY	ILEX GLABRA 'NIGRA'		#5 CONT.
SKR	SKYROCKET JUNIPER	JUNIPERUS VIRGINIANA 'SKYROCKET'		#5 CONT.

ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
PMG	PINK MUHLY GRASS	MISCANTHUS SINENSUS 'GRACILLIMUS'		#1 CONT.
PDG	PRAIRIE DROPSEED GRASS	SPOROBOLUS HETEROLEPIS		#1 CONT.
SSG	SHENANDOAH SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'		#1 CONT.
ZG	ZEBRA GRASS	MISCANTHUS SINENSIS 'ZEBRINUS'		#1 CONT.

GROUND COVER	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
BBL	BIG BLUE LIRIOPE	LIRIOPE MUSCARI		#1 CONT.
VLI	VARIEGATED LIRIOPE	LIRIOPE MUSCARI 'VARIEGATA'		#1 CONT.
VSF	VARIEGATED SWEET FLAG	ACORUS GRAMINEUS 'OBOROZUKI'		#1 CONT.
HC	HEMEROCALLIS	DAYLILIES		#1 CONT.

TTCDA LANDSCAPING REQUIREMENTS

TTCDA Requirement Description	Acre	Trees Required	Trees Provided	Evergreens Required	Evergreens Provided
10 Large Trees Per acre of Yard Space 25% Evergreen Shall Be Evergreen	33	327	348	82	82

TTCDA PARKING LOT PLANTING REQUIREMENTS

TTCDA Requirement Description	Parking Spaces	Trees Required	Trees Provided
(1) Medium/Large tree for every 10	546	55	56

TTCDA PARKING LOT SURFACE AREA REQUIREMENTS

TTCDA Requirement Description	Area (sf)	Landscape Area Required (sf)	Landscape Area Provided
5% of Parking Lot Surface Area to be Devoted to Parking Lot Planting	264,763	13238	21199

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KNOXVILLE, TN

OWNER:
BLACKRIDGE COMPANIES, LLC

1735 SOUTH 19TH AVE, SUITE B
BOZEMAN, MT59718
409-582-8100

PLANNING COMMISSION CASE NUMBER:
6-D-22-UR

TTCDA CASE NUMBER:
6-B-22-TOB

NOT FOR CONSTRUCTION

DATE:
05/23/22 TTCDA

SHEET TITLE:
LANDSCAPE NOTES

LP001

CHECKED BY: JS
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ICON APARTMENT HOMES AT LOVELL ROAD

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KNOXVILLE, TN

NORTH

0 50 100 200

SCALE 1" = 100'

OWNER:

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1735 SOUTH 19TH AVE, SUITE B
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PLANNING COMMISSION
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TTCDA CASE NUMBER:
6-B-22-TOB

NOT FOR
CONSTRUCTION

DATE:
05/23/22 TTCDA

SHEET TITLE:
OVERALL
LANDSCAPE PLAN

LP100

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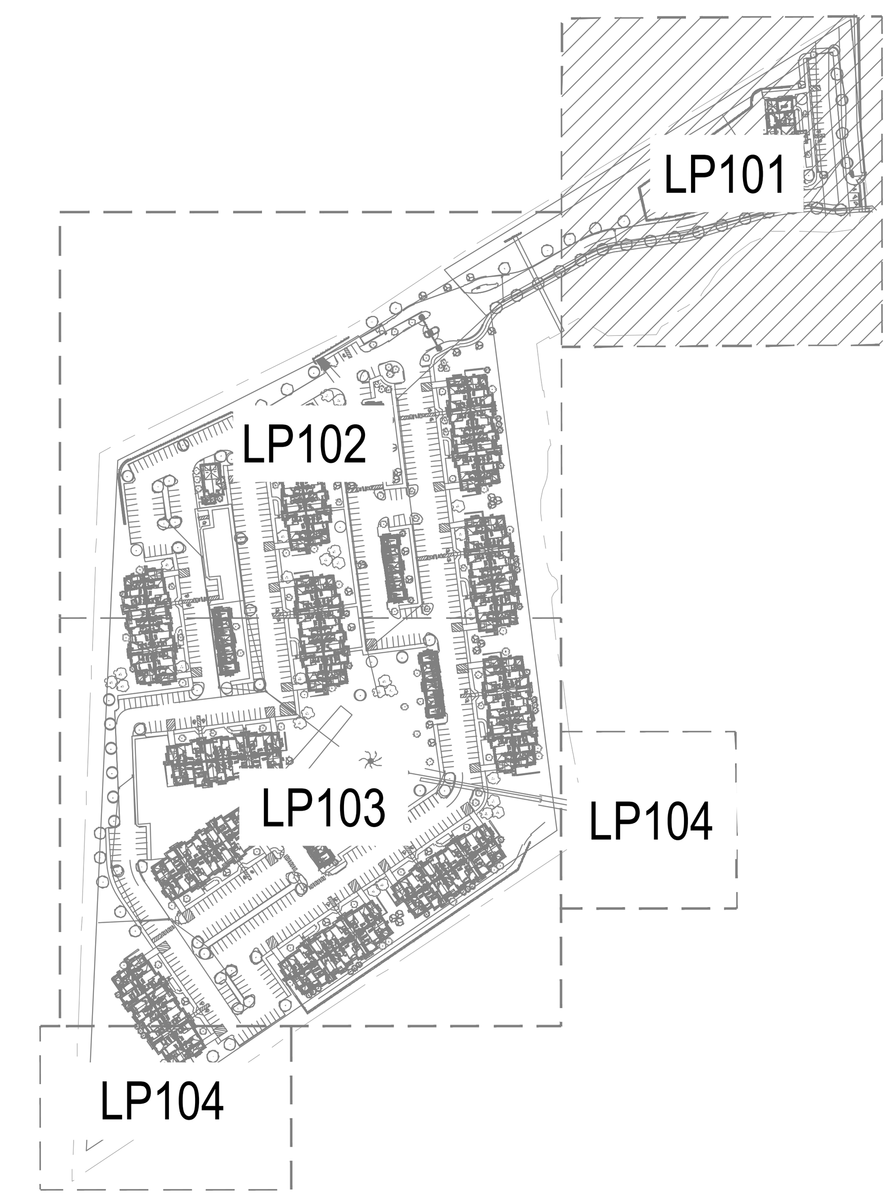
KEY MAP



LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- SHRUB AREA
- COBBLE MULCH
- SOD
- NATIVE SEED

PLANT SCHEDULE (TOTAL FOR ALL SHEETS)		
DECIDUOUS TREES	COMMON NAME	QTY
AC BR	BRANDYWINE RED MAPLE	38
LA IN	CRAPE MYRTLE	28
MA LI	LITTLE GEM DWARF SOUTHERN MAGNOLIA	46
QO NU	NUTTALL OAK	54
UL EM	ALLEE LACEBARK ELM	68
EVERGREEN TREES	COMMON NAME	QTY
AB FR	FRASER FIR	52
TH OC	AMERICAN ARBORVITAE	30
ORNAMENTAL TREES	COMMON NAME	QTY
BE NI	HERITAGE RIVER BIRCH	41

NORTH

0 15 30 60

SCALE 1" = 30'

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TTCDA CASE NUMBER:
6-B-22-TOB

NOT FOR CONSTRUCTION

DATE:
05/23/22 TTCDA

SHEET TITLE:
LANDSCAPE PLAN

L101

CHECKED BY: JS
DRAWN BY: AL

PLANT SCHEDULE (TOTAL FOR ALL SHEETS)

DECIDUOUS TREES	COMMON NAME	QTY
AC BR	BRANDYWINE RED MAPLE	38
LA IN	CRAPE MYRTLE	28
MA LI	LITTLE GEM DWARF SOUTHERN MAGNOLIA	46
QO NU	NUTTALL OAK	54
UL EM	ALLEE LACEBARK ELM	68
EVERGREEN TREES	**COMMON NAME**	**QTY**
AB FR	FRASER FIR	52
TH OC	AMERICAN ARBORVITAE	30
ORNAMENTAL TREES	**COMMON NAME**	**QTY**
BE NI	HERITAGE RIVER BIRCH	41

SEE LP101

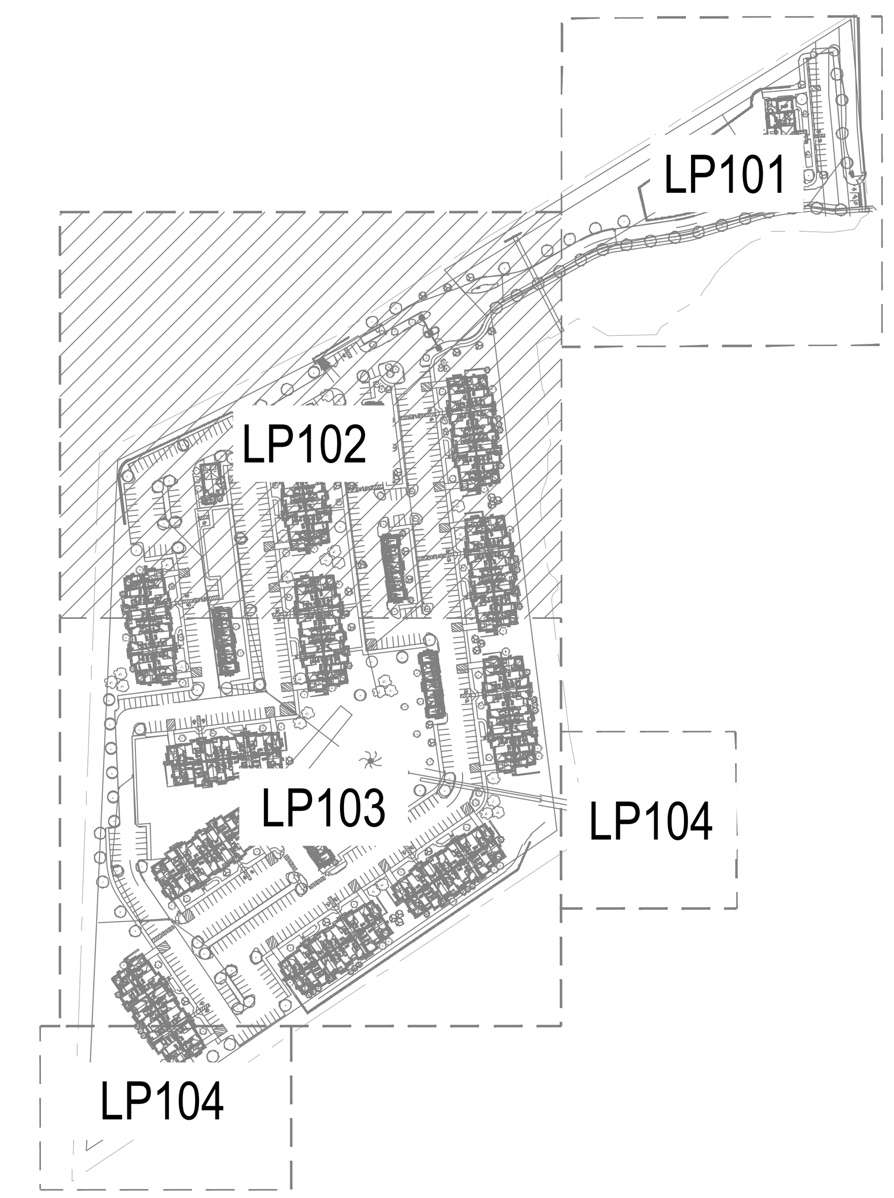
SEE LP103

NORTH

0 15 30 60

SCALE 1" = 30'

KEY MAP



LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- SHRUB AREA
- COBBLE MULCH
- SOD
- NATIVE SEED

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TTCDA CASE NUMBER:
6-B-22-TOB

NOT FOR CONSTRUCTION

DATE:
05/23/22 TTCDA

SHEET TITLE:
LANDSCAPE PLAN

LP102

CHECKED BY: JS
DRAWN BY: AL

PLANT SCHEDULE (TOTAL FOR ALL SHEETS)

DECIDUOUS TREES	COMMON NAME	QTY
AC BR	BRANDYWINE RED MAPLE	38
LA IN	CRAPE MYRTLE	28
MA LI	LITTLE GEM DWARF SOUTHERN MAGNOLIA	46
QO NU	NUTTALL OAK	54
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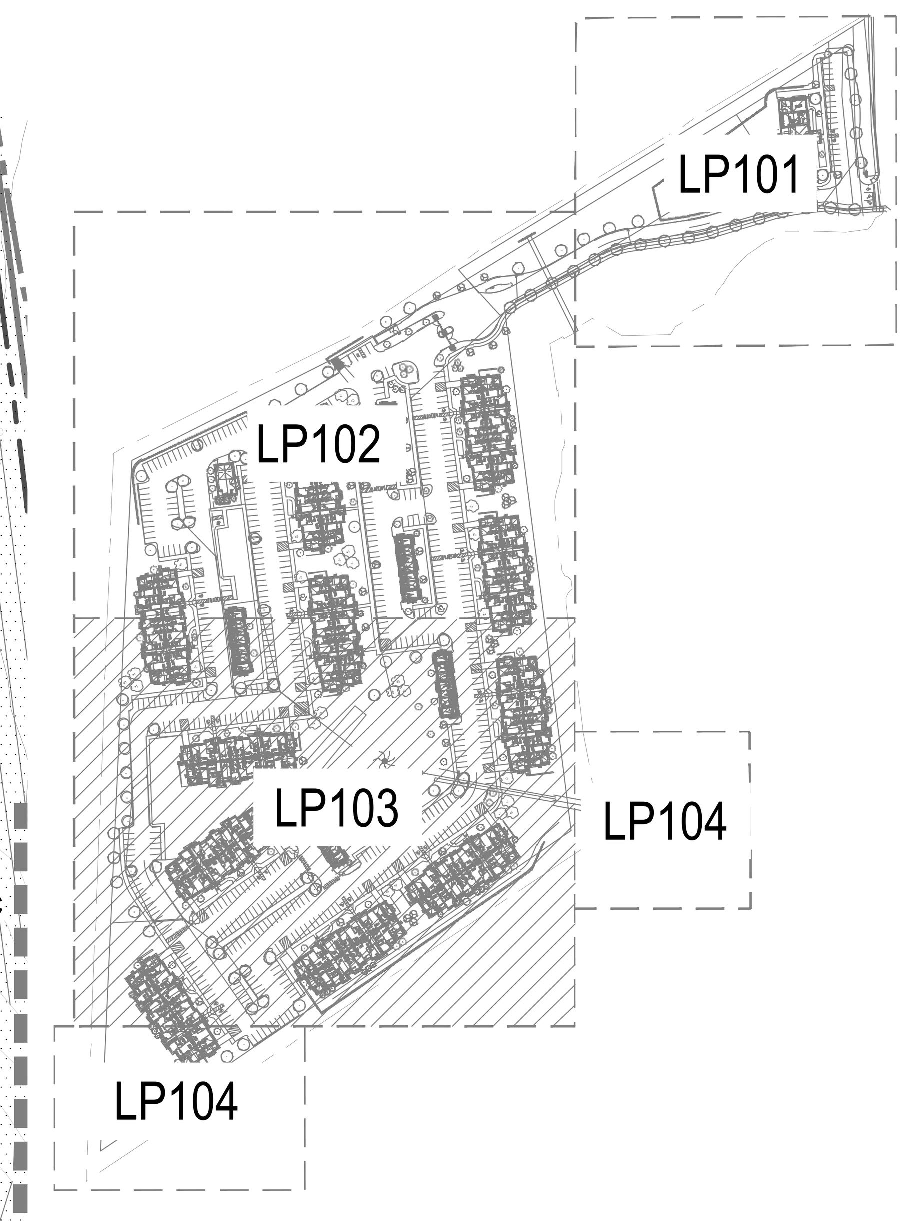
BE NI	HERITAGE RIVER BIRCH	41

KEY MAP



LEGEND

DECIDUOUS TREES

EVERGREEN TREES

SHRUB AREA

COBBLE MULCH

SOD

NATIVE SEED

NORTH

0 15 30 60

SCALE 1" = 30'

CHECKED BY: JS
DRAWN BY: AL

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ICON APARTMENT HOMES AT LOVELL ROAD

1033 LOVELL ROAD
KNOXVILLE, TN

OWNER:
BLACKRIDGE COMPANIES, LLC
1735 SOUTH 19TH AVE, SUITE B
BOZEMAN, MT59718
409-582-8100

PLANNING COMMISSION CASE NUMBER:
6-D-22-UR

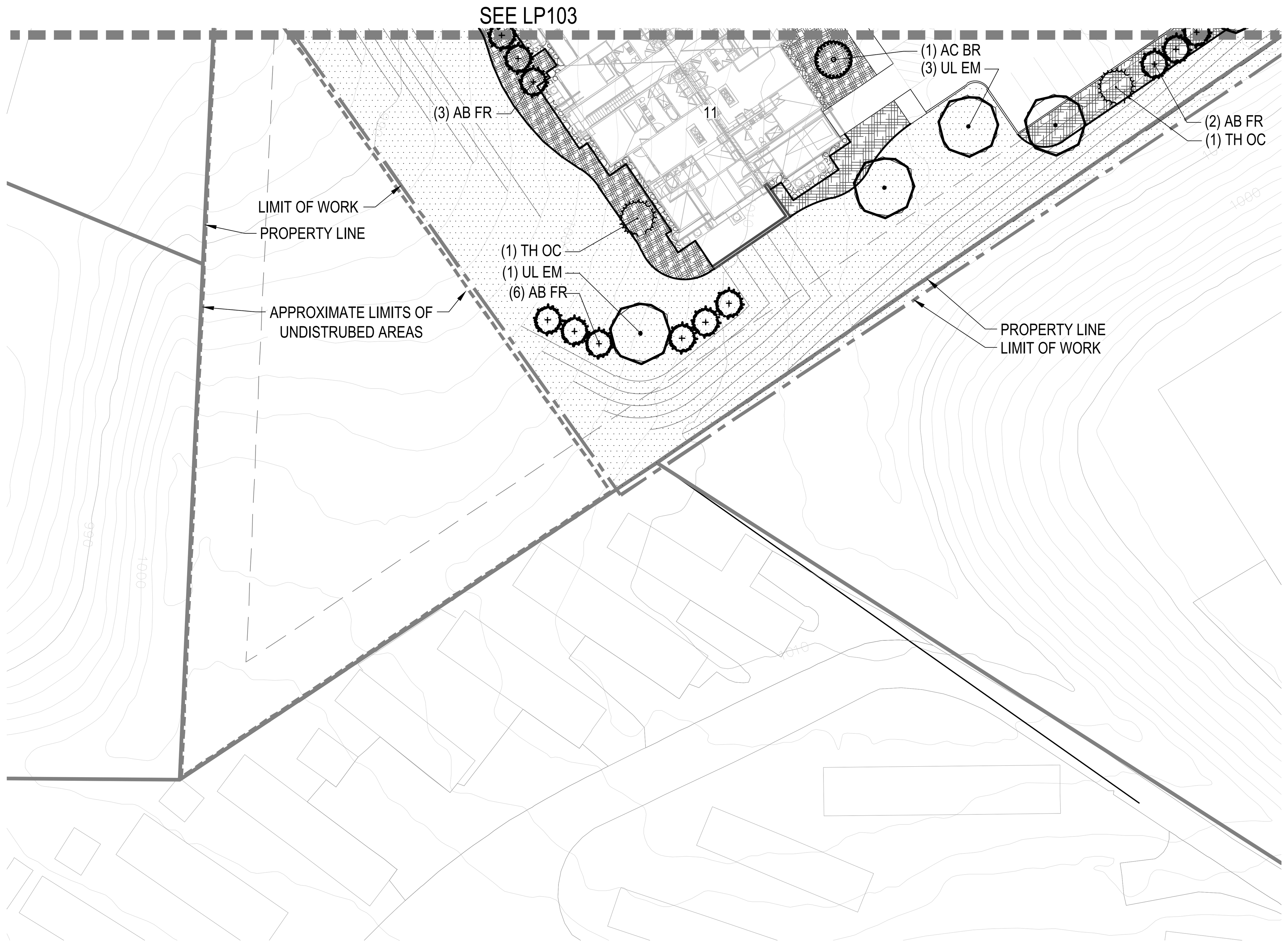
TTCDA CASE NUMBER:
6-B-22-TOB

NOT FOR CONSTRUCTION

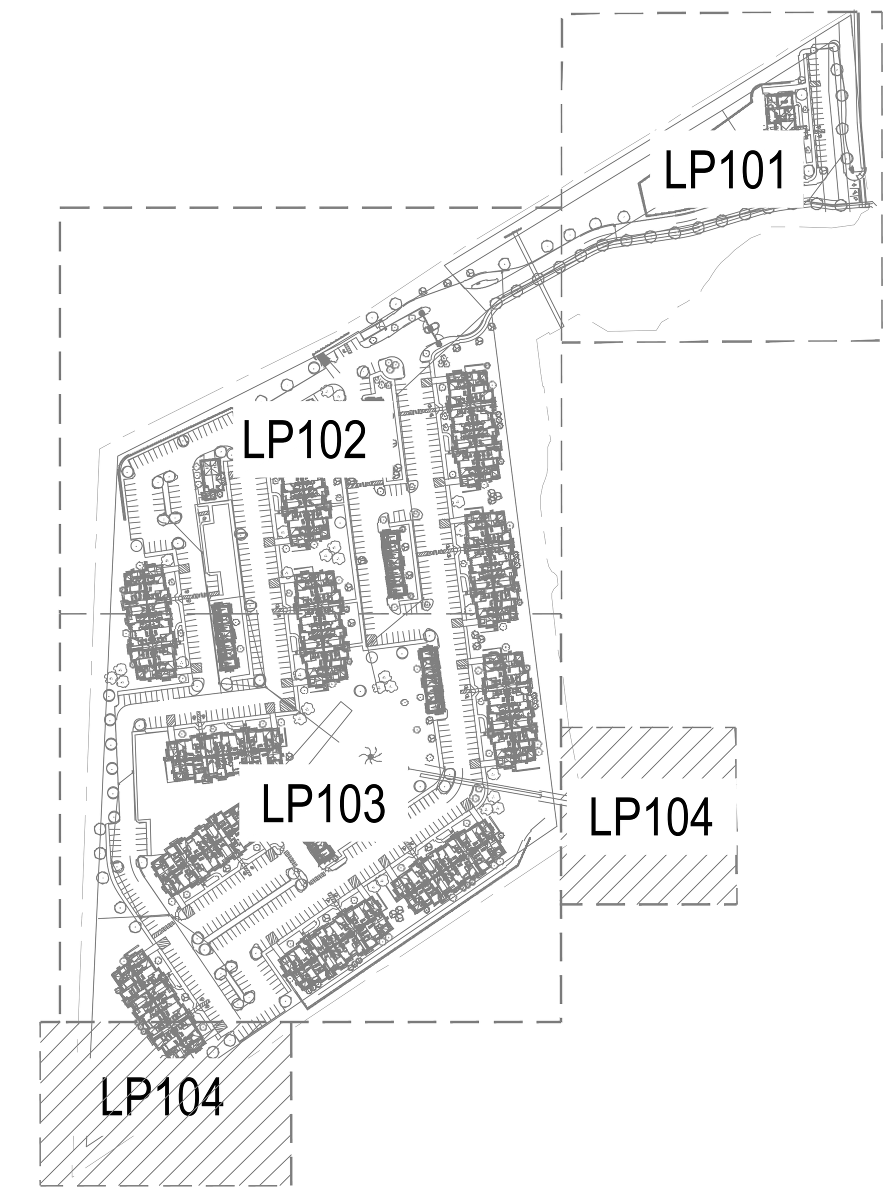
DATE:
05/23/22 TTCDA

SHEET TITLE:
LANDSCAPE PLAN

L103



KEY MAP



LEGEND

DECIDUOUS TREES

EVERGREEN TREES

SHRUB AREA

COBBLE MULCH

SOD

NATIVE SEED

PLANT SCHEDULE (TOTAL FOR ALL SHEETS)		
DECIDUOUS TREES	COMMON NAME	QTY
AC BR	BRANDYWINE RED MAPLE	38
LA IN	CRAPE MYRTLE	28
MA LI	LITTLE GEM DWARF SOUTHERN MAGNOLIA	46
QO NU	NUTTALL OAK	54
UL EM	ALLEE LACEBARK ELM	68
EVERGREEN TREES	COMMON NAME	QTY
AB FR	FRASER FIR	52
TH OC	AMERICAN ARBORVITAE	30
ORNAMENTAL TREES	COMMON NAME	QTY
BE NI	HERITAGE RIVER BIRCH	41

NORTH

0 15 30 60
SCALE 1" = 30'

CHECKED BY: JS
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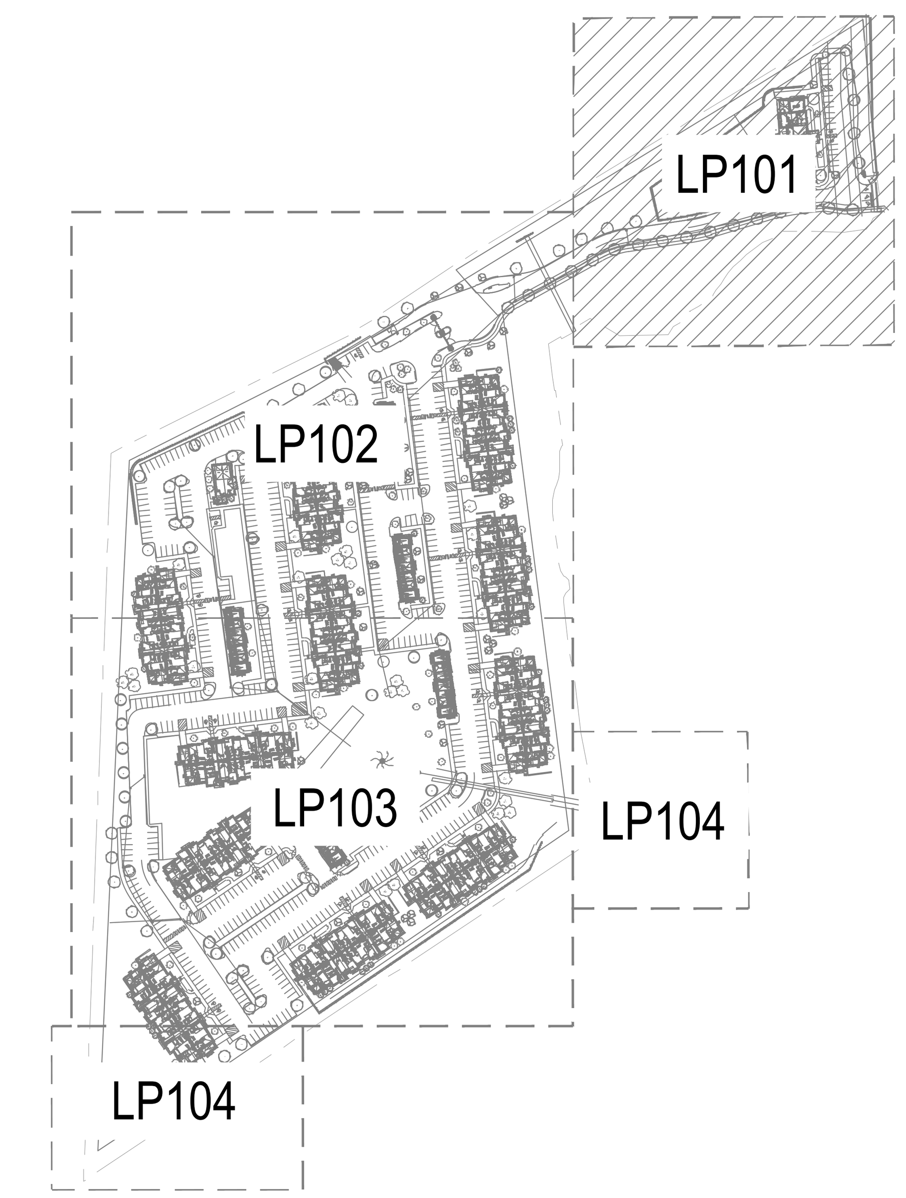
DATE:
05/23/22 TTCDA

SHEET TITLE:
LANDSCAPE
PLAN

L104

KEY MAP



1. Pool step access on axis with entry
2. Raised spa with transfer wall
3. Linear fire feature
4. Sun shelf with lounge seating
5. Outdoor cabanas
6. Chaise lounge chairs
7. Artificial turf
8. Outdoor kitchen with grills and pizza oven
9. Outdoor dining seating
10. Ping pong table
11. Cornhole
12. Hammocks
13. Festoon lighting
14. Retaining wall, see civil
15. Clubhouse

OPEN SPACE 1

PLANT SCHEDULE (TOTAL FOR ALL SHEETS)

DECIDUOUS TREES	COMMON NAME	QTY
AC BR	BRANDYWINE RED MAPLE	38
LA IN	CRAPE MYRTLE	28
MA LI	LITTLE GEM DWARF SOUTHERN MAGNOLIA	46
QO NU	NUTTALL OAK	54
UL EM	ALLEE LACEBARK ELM	68
EVERGREEN TREES	COMMON NAME	QTY
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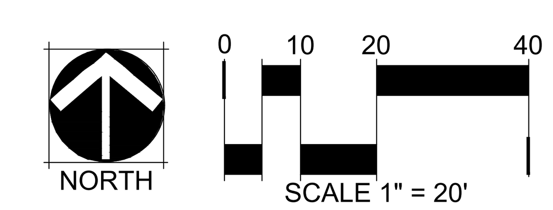

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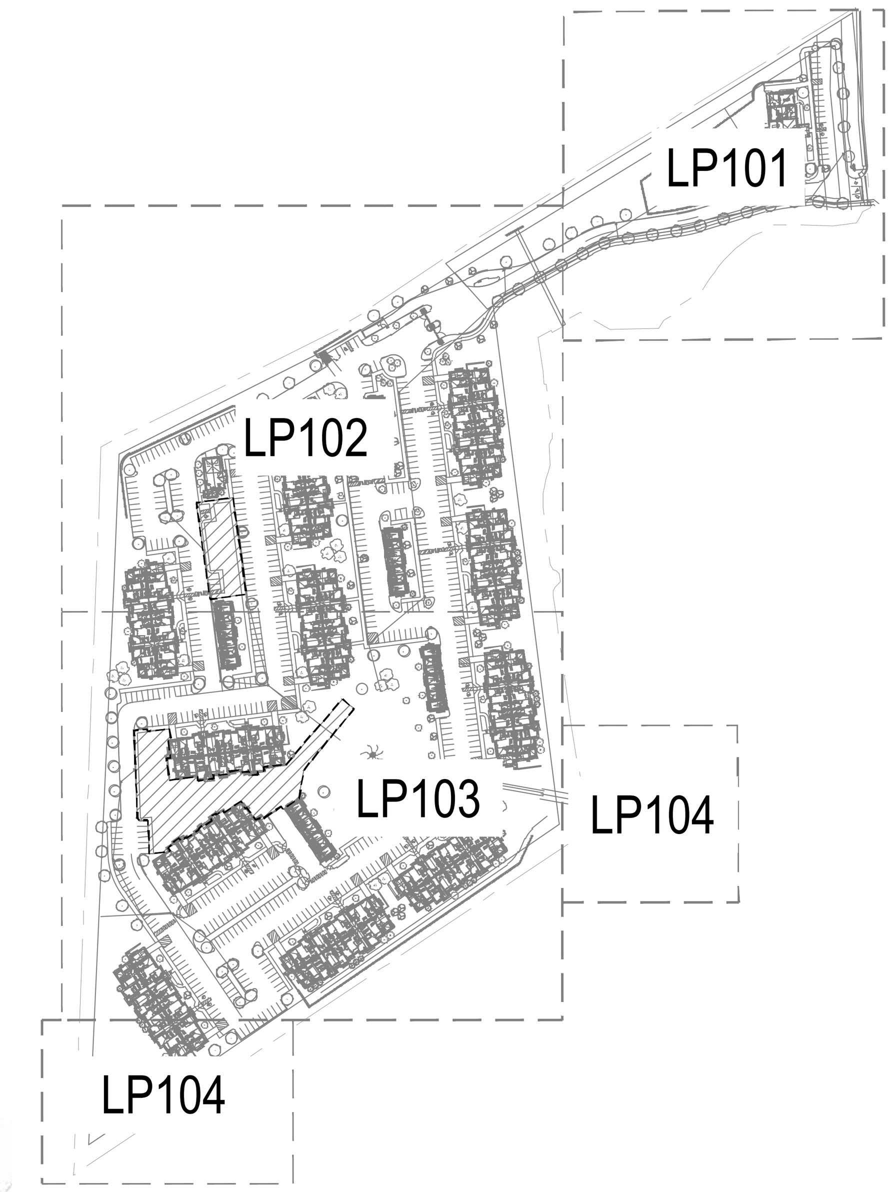
DATE:
05/23/22 TTCDA

SHEET TITLE:
LANDSCAPE PLAN
OPEN SPACE 1

L105

CHECKED BY: JS
DRAWN BY: AL

KEY MAP



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KNOXVILLE, TN

PLANT SCHEDULE (TOTAL FOR ALL SHEETS)		
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1. Maintenance building
2. Artificial turf with dog park
3. Shade structure with bench
4. Seat wall
5. Trash/pet waste station

OPEN SPACE 2

1. Outdoor kitchen with grills and pizza oven
2. Outdoor dining
3. Linear fire feature
4. Hammocks
5. Artificial turf
6. Bench

OPEN SPACE 3

NORTH

0 15 30 60
SCALE 1" = 30'

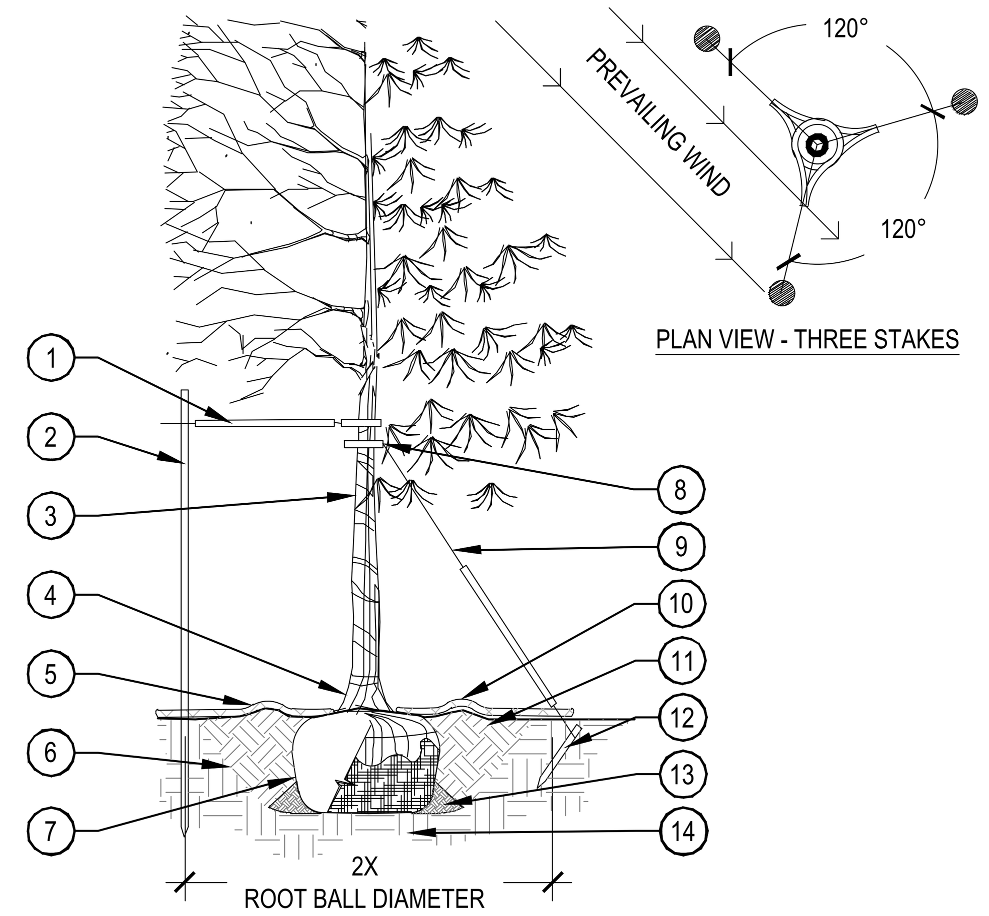
SHEET TITLE:
LANDSCAPE PLAN
OPEN SPACE 2 & 3

LP106

CHECKED BY: JS
DRAWN BY: AL

PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

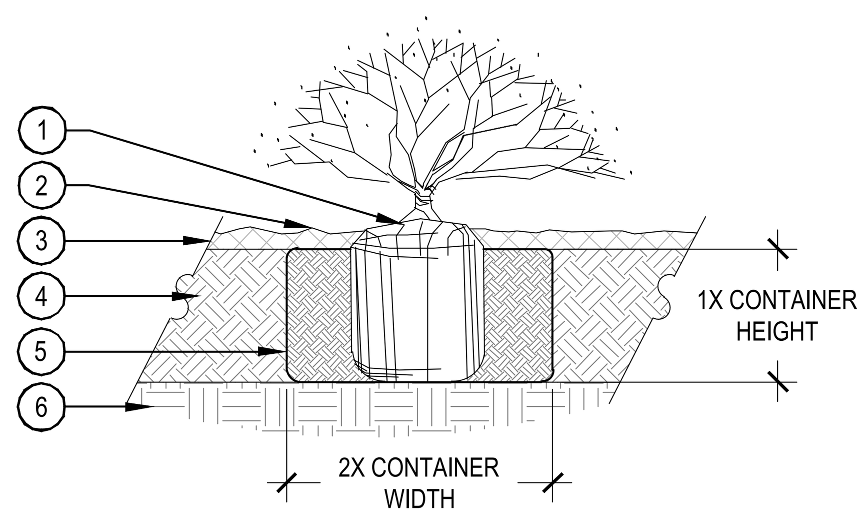
STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
   a. 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
   b. 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
   c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



1. PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
2. 6'-0"UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
4. PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
5. 2'-0" RADIUS MULCH RING, CENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE
7. ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE,TWIST WIRE ONLY TO KEEP FROM SLIPPING
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
12. 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

1 TREE PLANTING DETAIL

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

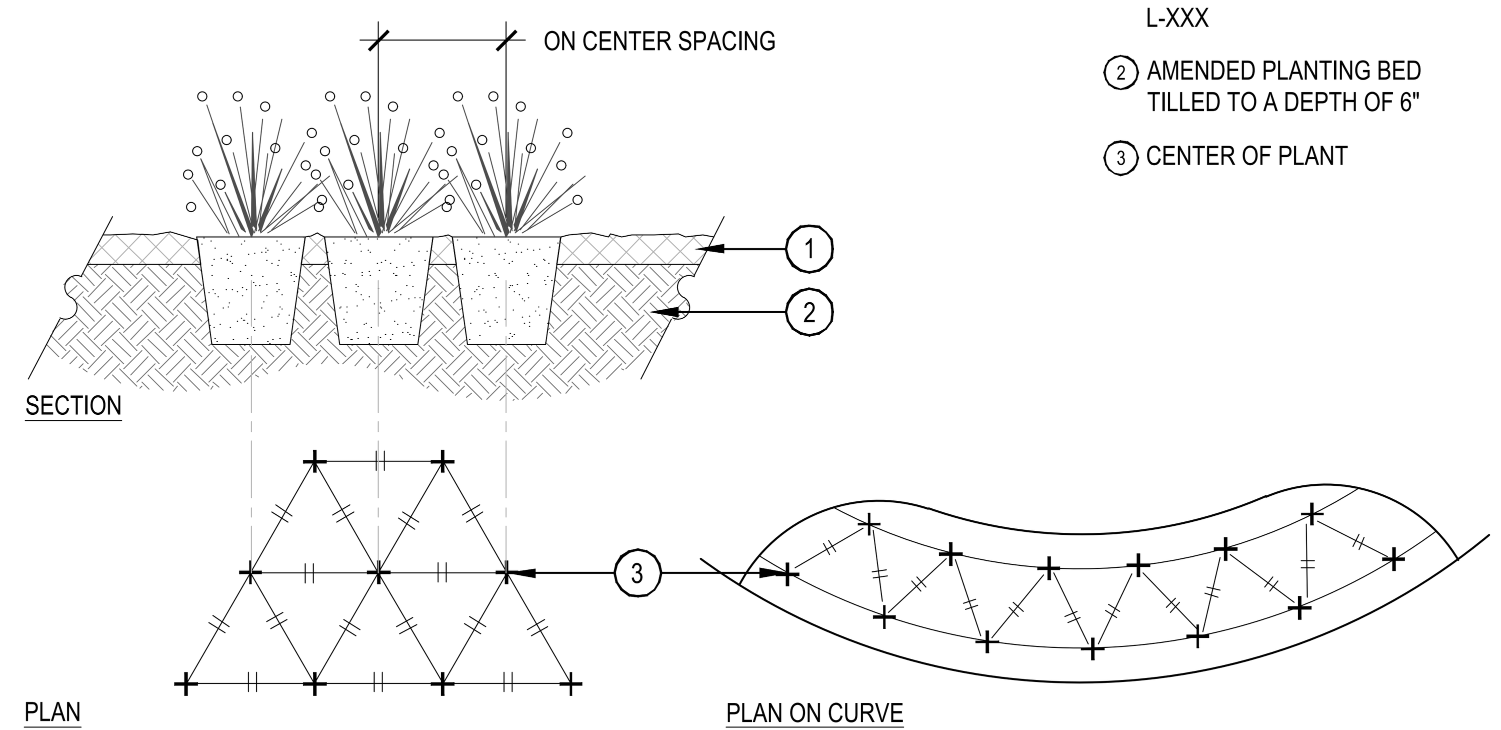


1. SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
2. FINISH GRADE (TOP OF MULCH)
3. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
4. TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
5. BACKFILLED AMENDED SOIL
6. UNDISTURBED SOIL

NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

2 SHRUB PLANTING

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



1. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT

NOTES:
1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

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SHEET TITLE:
LANDSCAPE DETAILS

LP501

CHECKED BY: JS
DRAWN BY: AL

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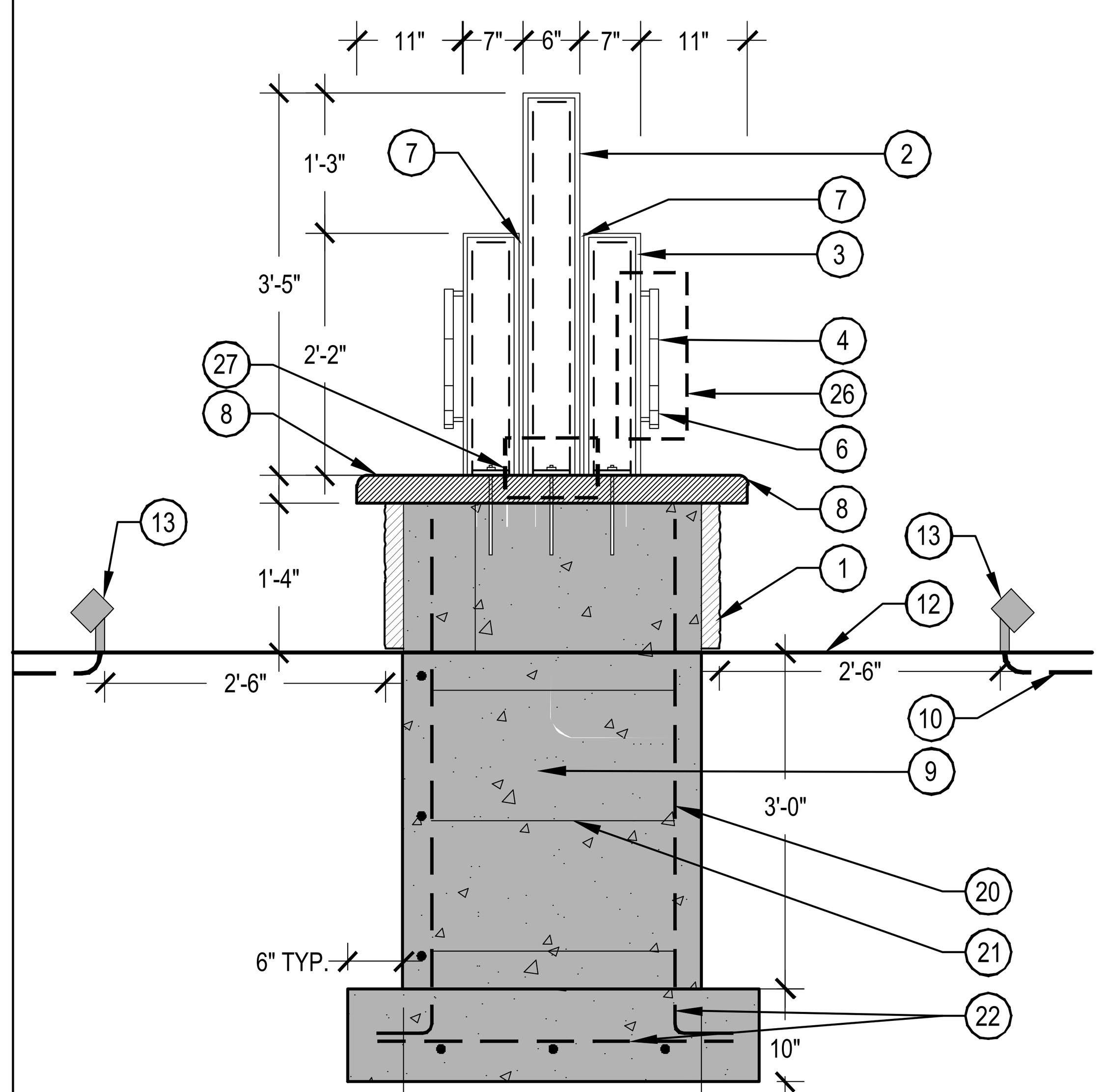
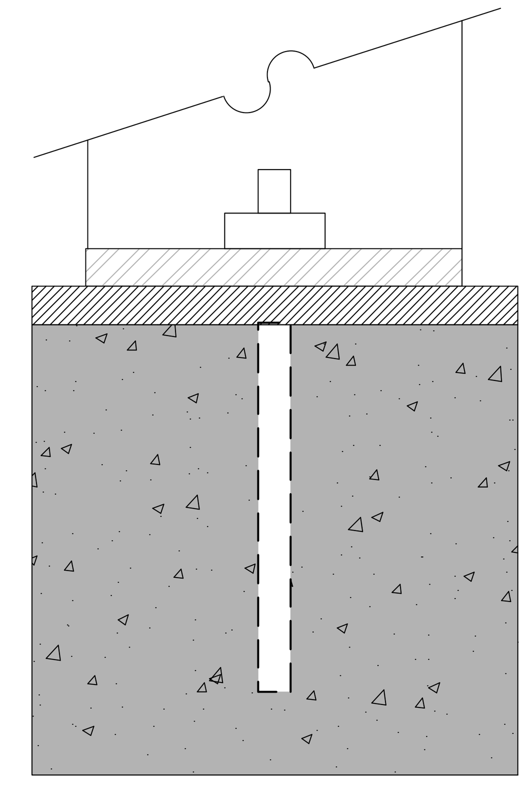
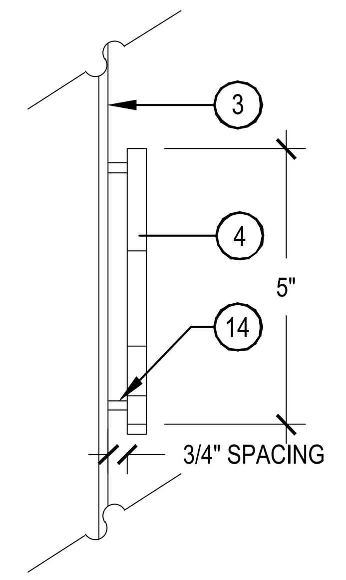


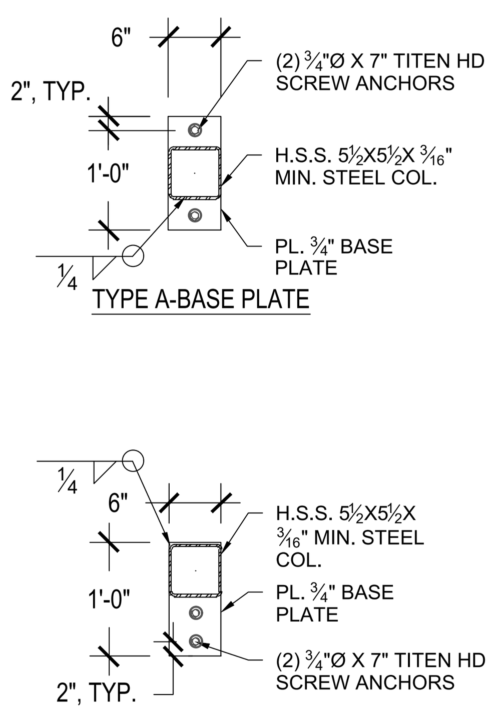
SIDE SECTION A



METAL BOX FORM ATTACHMENT ENLARGEMENT
(SIDE VIEW)
SCALE: 6" =1'-0"



LETTER WELD ENLARGEMENT
SCALE: 1-1/2" =1'-0"

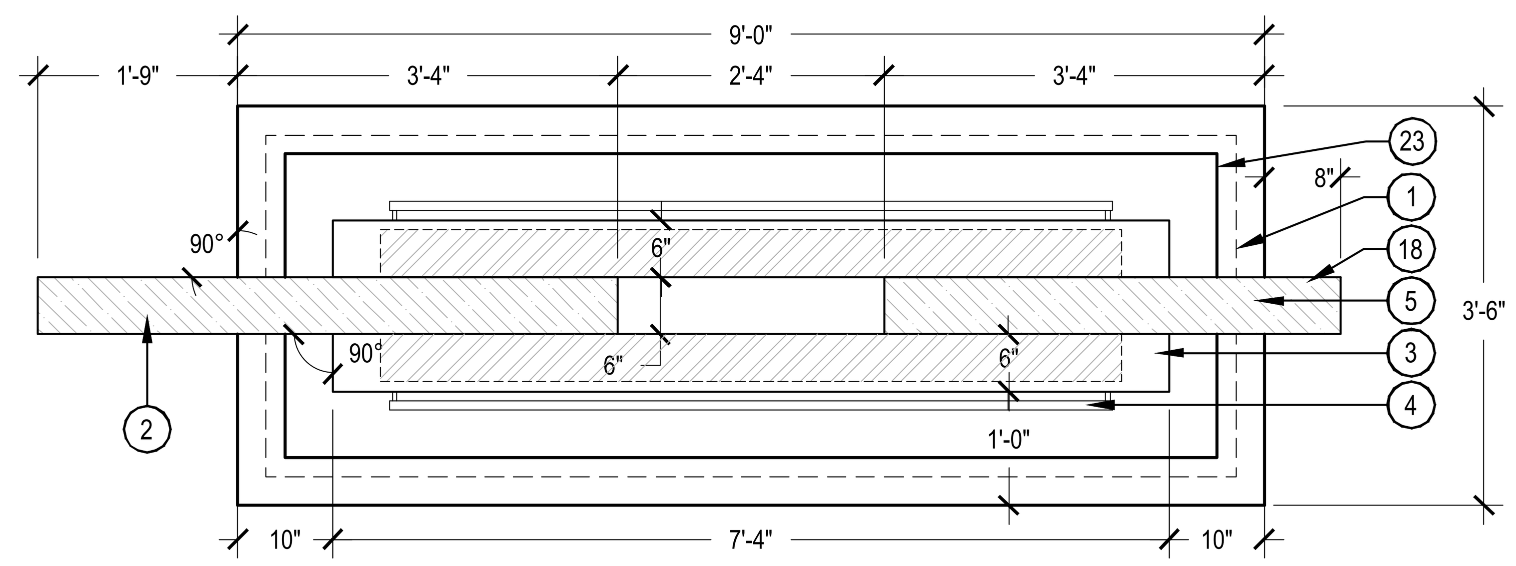


TYPE A-BASE PLATE

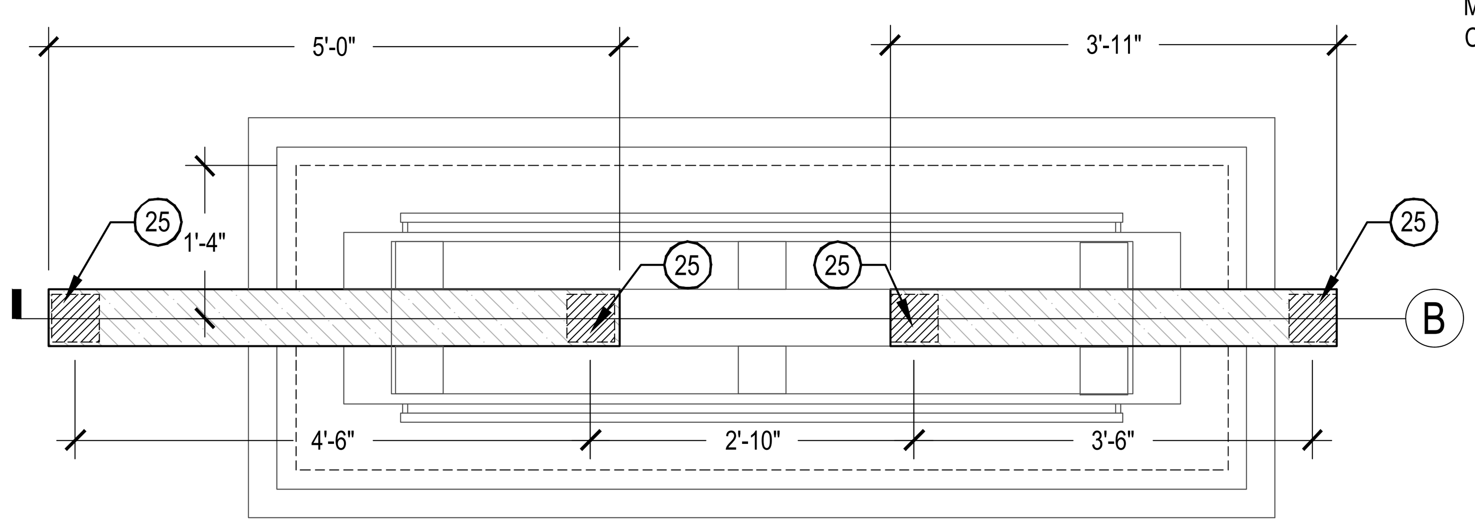
TYPE B-BASE PLATE

1. STONE VENEER, COLOR: MATCH ARCHITECTURE
2. 3'-5"x6"x3/16" THICK CORTEN STEEL BOX FORM, PROVIDE RUST ACCELERATOR TREATMENT SURFACE TREATMENT TO CORTEN TO ACCELERATE FINISH. APPLY NON-CORROSION SEALANT TO INTERIOR PRIOR OF BOX FORM PRIOR TO INSTALLATION. SUBMIT PHYSICAL SAMPLE OF CORTEN FOR REVIEW PRIOR TO FABRICATION
3. 2'-2"x7"x$\frac{3}{16}$" THICK UNFINISHED STEEL BOX FORM. FINISH EXTERIOR WITH PREMIUM UV RESISTANT/NON-OXIDIZING CLEAR COAT AFTER INSTALLATION. ALL FACING SIDES WELDED SHUT. CONTRACTOR TO SUBMIT HARD SAMPLE WITH CLEAR COAT FOR REVIEW.
4. 1/4" THICK, 5-1/2" HEIGHT, BRUSHED ALUMINUM LETTERING, SET 3/4" OFF FROM FACE OF FORM. SUBMIT ONE FULL SIZE LETTER, HARD SAMPLE FOR REVIEW PRIOR TO FABRICATION. RE: LETTERING LAYOUT ENLARGEMENT DETAIL 1/L-6.06 FOR COORDINATION
5. $\frac{1}{2}$" THICK BRUSHED ALUMINUM DECORATIVE BAND, SET $\frac{3}{4}$" FROM FACE OF FORM. FORM SHOULD BE SMOOTH, DEBURRED AND FREE FROM IMPERFECTIONS, KINKS OR IRREGULARITIES
6. $\frac{1}{4}$" THICK 2-1/2" HEIGHT BRUSHED ALUMINUM LETTERING, SET $\frac{3}{4}$" OFF FROM FACE OF FORM. SUBMIT ONE FULL SIZE LETTER, HARD SAMPLE FOR REVIEW PRIOR TO FABRICATION. RE: LETTERING LAYOUT ENLARGEMENT FOR COORDINATION
7. INSTALL $\frac{1}{2}$" RUBBER SPACERS BETWEEN METAL BOX FORMS TO PREVENT TWO METALS FROM TOUCHING. APPLY ON ONE FACING SIDE WITH CLEAR COMMERCIAL ADHESIVE
8. 3" PRECAST CONCRETE CAP, DAVIS COLOR: SILVERSMOKE RE: MATERIALS SCHEDULE, PROVIDE 1" CHAMFER AT TOP EDGE
9. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR STRUCTURAL ENGINEERING ASSOCIATED WITH THIS DETAIL. THIS MUST BE PREPARED BY A LOCALLY LICENSED ENGINEER AS REQUIRED FOR PERMITS AND MUST COMPLY WITH ALL CODES AND REGULATIONS
10. ELECTRICAL PVC CONDUIT BOTH SIDES FOR UPLIGHT, RE: ELECTRICAL
11. PVC CONDUIT TO BE RECESSED WITHIN THE STRUCTURAL FORM, RE: ELECTRICAL FOR LAYOUT, AND POWER SUPPLY.
12. FINISH GRADE
13. LED UPLIGHT ON TWO SIDES. RE: ELECTRICAL FOR SPACING AND DETAIL
14. SPACE LETTER 3/4" FROM FACE OF UNFINISHED STEEL BACKPLATE. CONTRACTOR TO WELD 1/4" THICK STAINLESS STEEL DOWELS TO UNFINISHED 1/4" THICK STEEL BACK PLATE. NO LESS THAT 4 DOWEL ATTACHMENT POINTS PER LETTER. USE LOW WELD TEMPERATURE TO PREVENT DISCOLORATION OF STEEL
15. 1/4" MACHINE SCREW, NON-CORROSIVE RUBBER SPACER AND BOLTS.
16. 1/4" COUNTERSINK BOLT INTO PREDRILLED HOLE WITH HEAVY DUTY EPOXY
17. LETTERING TO BE: FRANKLIN GOTHIC MEDIUM CONDENSED. FINAL ARTWORK, LETTERING AND LAYOUT TO BE APPROVED BY OWNER PRIOR TO FABRICATION, RE: DETAIL 2/L6.8 FOR LETTERING LAYOUT DETAIL
18. HSS 5 1/2 X 5 1/2 X 3/16 WITH MATCHING HORIZONTAL BEAMS AT EACH COLUMN SET, WELDED WITH 3/16" FILLET WELD ALL AROUND (GRIND SMOOTH) (OR HSS6X6X3/16) TUBE STEEL COLUMNS (EQ. SPACED) WITH BASE PLATE TYPE AND ORIENTATION AS SHOWN.
19. L 2X2 (OR COLD FORM TRACK) FINISH SUPPORT ANGLE WITH 1/4" DIA. X 3/4" 'TITEN 2' CONCRETE SCREWS @ 12" O.C. INTO CONCRETE CAP
20. #4 L DOWELS AT 16:" O.C. MAX. O.C. EACH FACE OF WALL
21. #4 CROSS TIES AT 16 O.C. (EACH DOWEL)
22. #4 12" O.C. EACH WAY BOTTOM OF FOOTING (3" CLEAR COVER)
23. CONCRETE FORM
24. TYPE A-BASE PLATE (SEE THIS SHEET)
25. TYPE B-BASE PLATE (SEE THIS SHEET)
26. RE: LETTER WELD ENLARGEMENT (THIS DETAIL)
27. RE: METAL BOX FORM ATTACHMENT ENLARGEMENT (THIS DETAIL)
28. BOX FRAME SUPPORT LAYOUT OCCURS ON (2 SIDES)
29. 6" X 6" FAIR HOUSING EMBLEM - PIN MOUNTED; ARTWORK SHOWN FOR LOCATION ONLY, REFER TO SIGN FABRICATOR TO PROVIDE SHOP DRAWINGS OF FINAL DESIGN

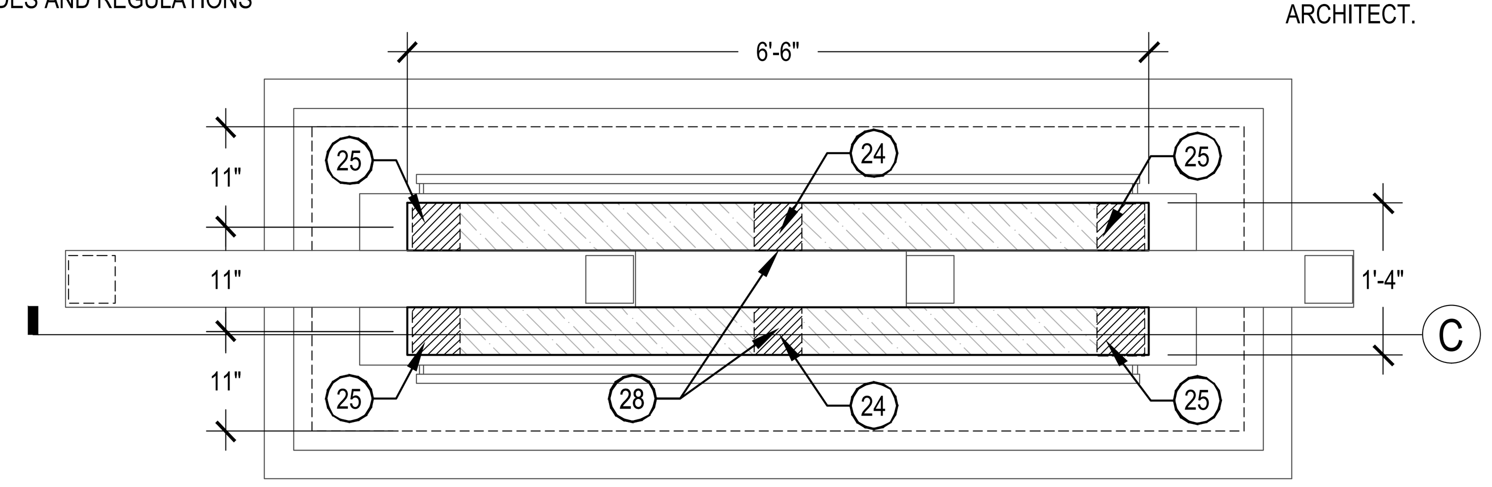
NOTES:
1. REFER TO THE GEOTECHNICAL REPORT FOR SPECIFIC CONDITIONS RELATED TO THE FOOTING DESIGN OF THIS DETAIL.
2. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE AND PRICING PURPOSES AT THE DIRECTION OF THE OWNER. THIS STRUCTURAL FOOTING AND REINFORCEMENT HAS NOT BEEN ENGINEERED AND WILL REQUIRE STAMPED PLANS PREPARED BY A LOCALLY LICENSED ENGINEER. NORRIS DESIGN IS NOT RESPONSIBLE FOR THE PERFORMANCE OR INTEGRITY OF THIS STRUCTURAL FOOTING DETAIL.
3. SIGN CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.



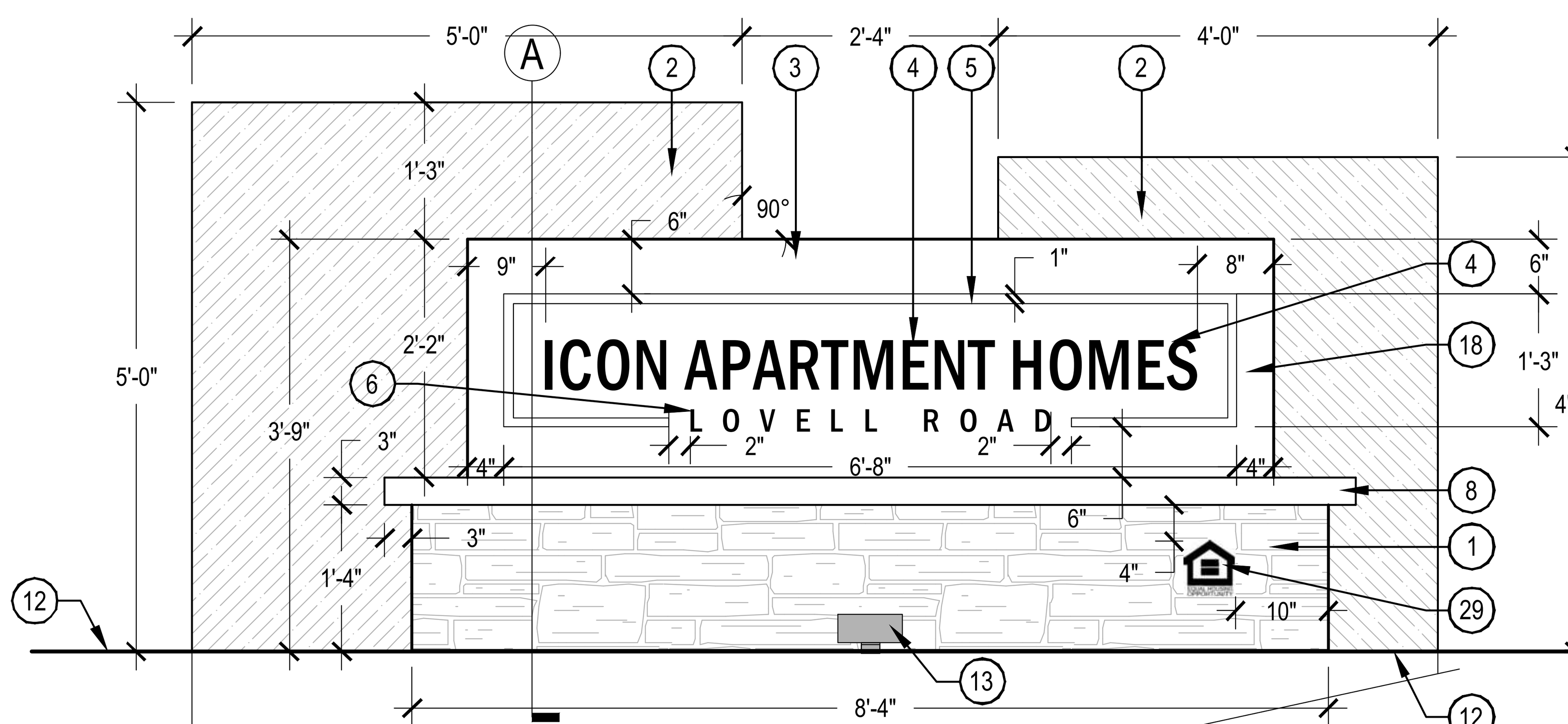
PLAN



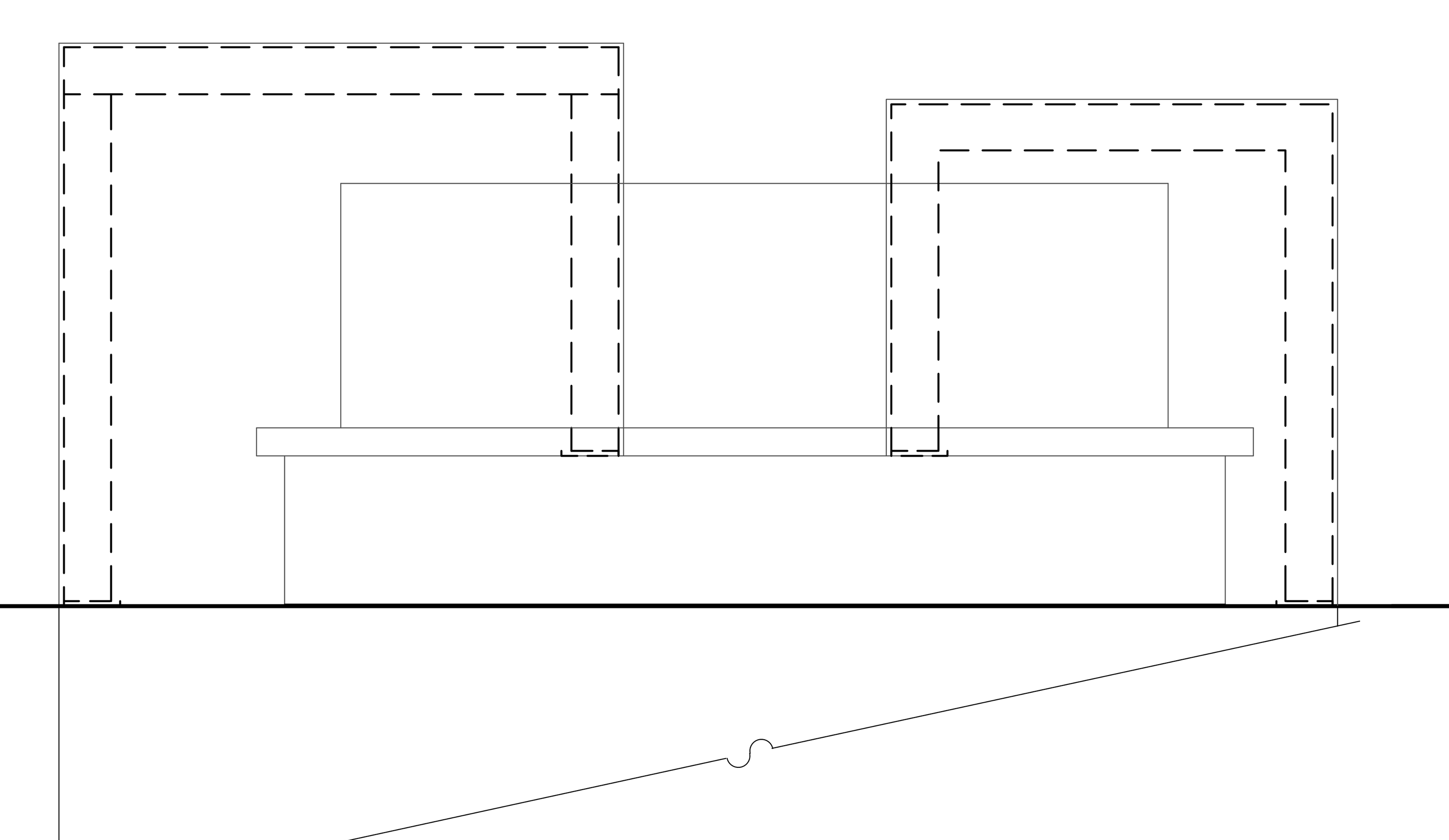
BOX FRAME POST SUPPORT - PLAN VIEW B



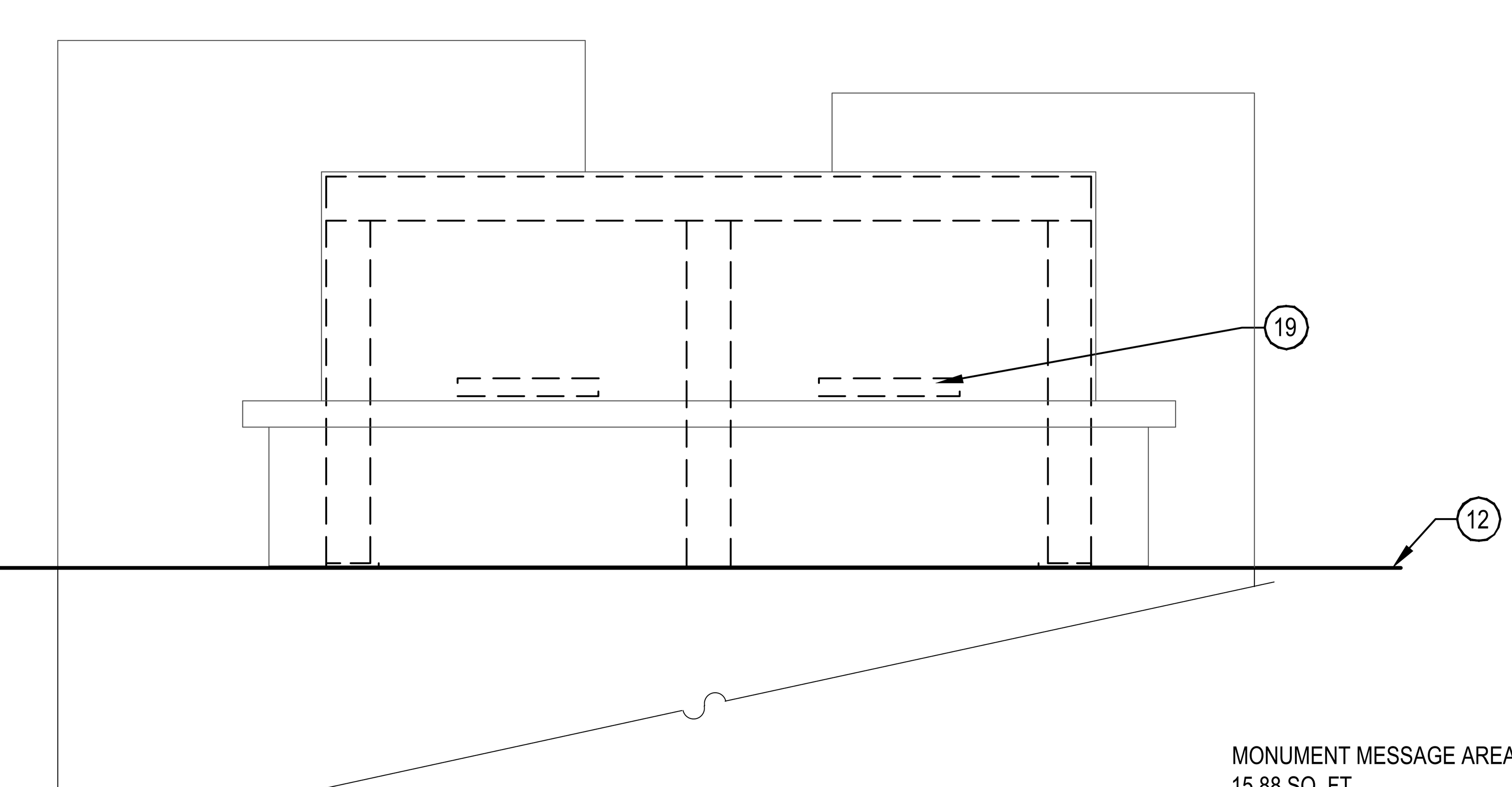
BOX FRAME POST SUPPORT - PLAN VIEW C



FRONT ELEVATION



BOX FRAME POST SUPPORT - SECTION B



BOX FRAME POST SUPPORT - SECTION C

MONUMENT MESSAGE AREA:
15.88 SQ. FT

OVERALL SIGN AREA:
51.75 SQ. FT.

1 PRIMARY MONUMENTATION

SCALE: 3/4" = 1'-0"

CHECKED BY: JS
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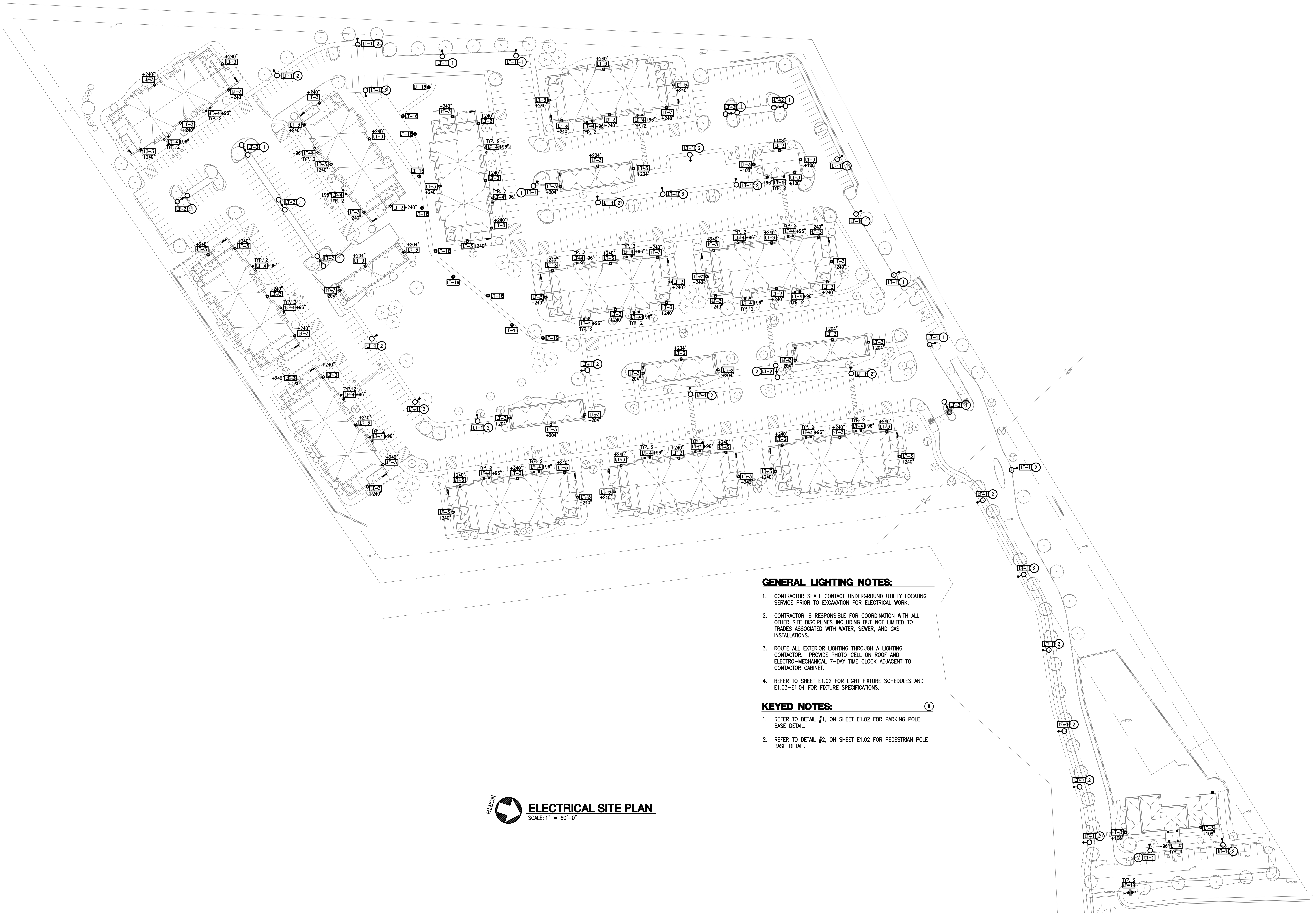
SHEET TITLE:
MONUMENT DETAIL

LP502



NORTH

ELECTRICAL SITE PLAN
SCALE: 1" = 60'-0"

GENERAL LIGHTING NOTES:

1. CONTRACTOR SHALL CONTACT UNDERGROUND UTILITY LOCATING SERVICE PRIOR TO EXCAVATION FOR ELECTRICAL WORK.
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL OTHER SITE DISCIPLINES INCLUDING BUT NOT LIMITED TO TRADES ASSOCIATED WITH WATER, SEWER, AND GAS INSTALLATIONS.
3. ROUTE ALL EXTERIOR LIGHTING THROUGH A LIGHTING CONTACTOR. PROVIDE PHOTO-CELL ON ROOF AND ELECTRO-MECHANICAL 7-DAY TIME CLOCK ADJACENT TO CONTACTOR CABINET.
4. REFER TO SHEET E1.02 FOR LIGHT FIXTURE SCHEDULES AND E1.03-E1.04 FOR FIXTURE SPECIFICATIONS.

KEYED NOTES:

1. REFER TO DETAIL #1, ON SHEET E1.02 FOR PARKING POLE BASE DETAIL.
2. REFER TO DETAIL #2, ON SHEET E1.02 FOR PEDESTRIAN POLE BASE DETAIL.

CHECKED BY: JS
DRAWN BY: AL

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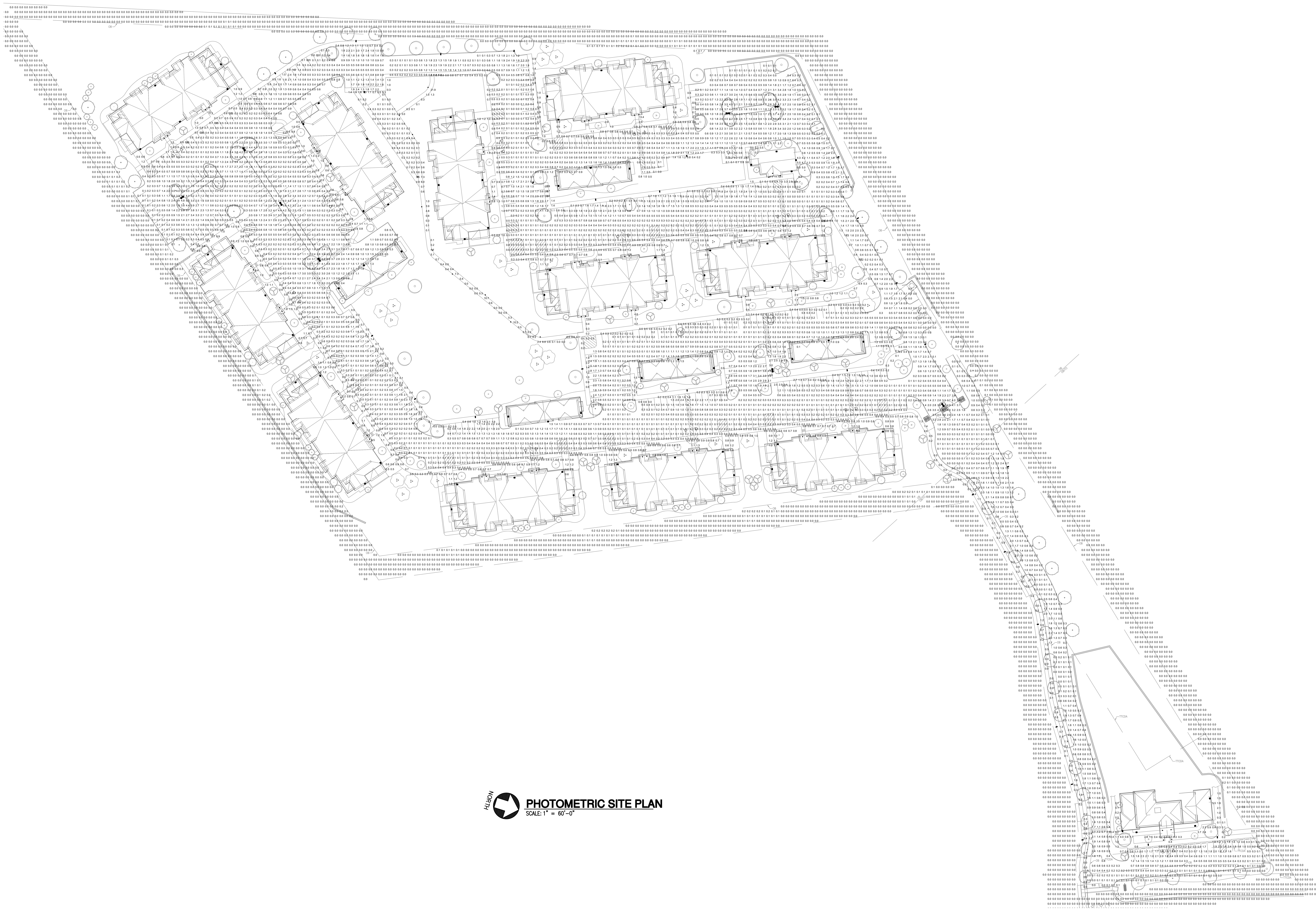
NOT FOR CONSTRUCTION

DATE:
04/25/22 TTCDA

SHEET TITLE:
ELECTRICAL SITE PLAN

E-100



PHOTOMETRIC SITE PLAN

SCALE: 1" = 60'-0"

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ICON APARTMENT HOMES AT LOVELL ROAD

1033 LOVELL ROAD
KNOXVILLE, TN

OWNER:

BLACKRIDGE COMPANIES, LLC

1735 SOUTH 19TH AVE, SUITE B
BOZEMAN, MT59718
409-582-8100

NOT FOR CONSTRUCTION

DATE:

04/25/22 TTCDA

SHEET TITLE:

PHOTOMETRIC SITE PLAN

E-101

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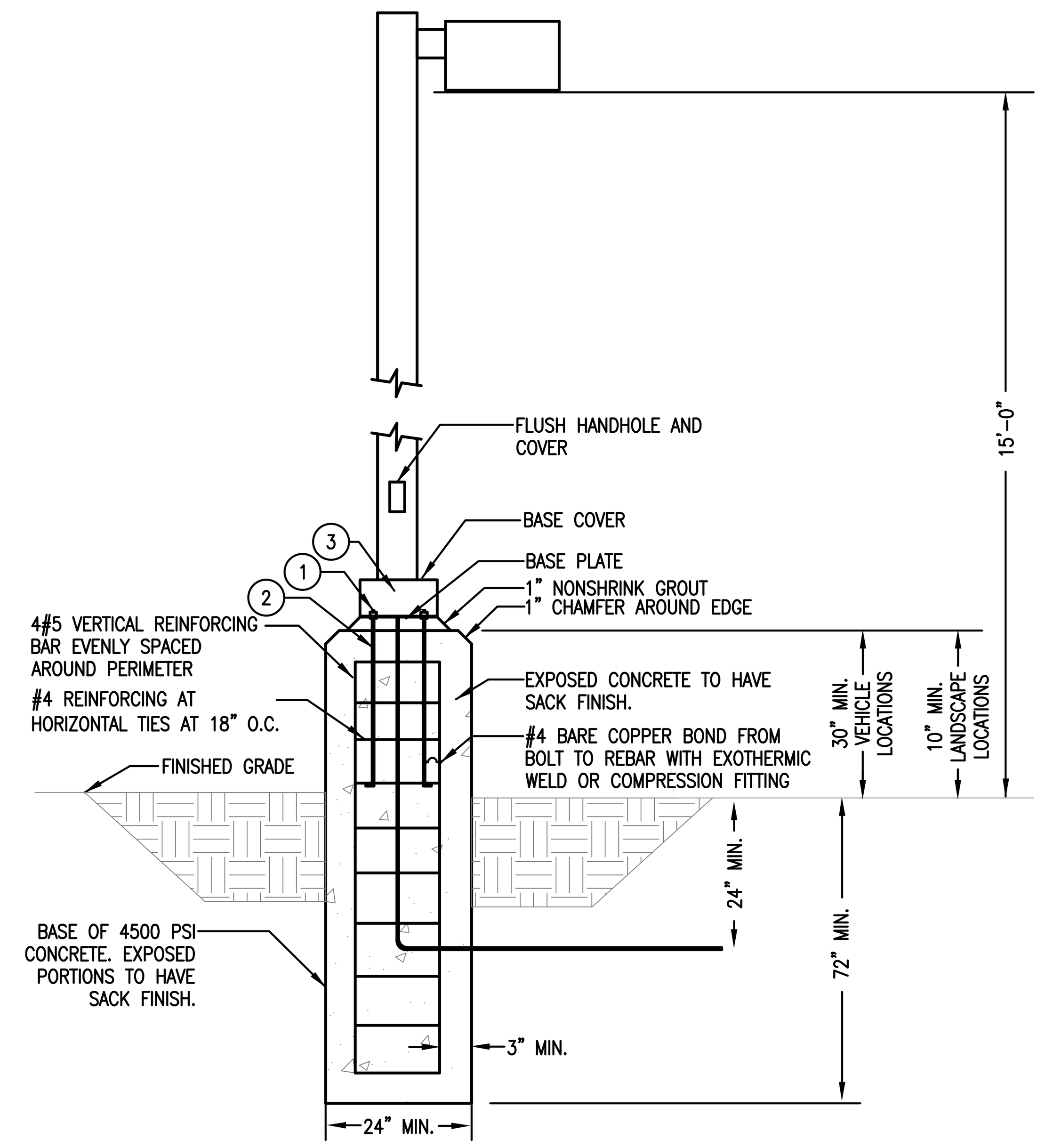
DRAWN BY: AL



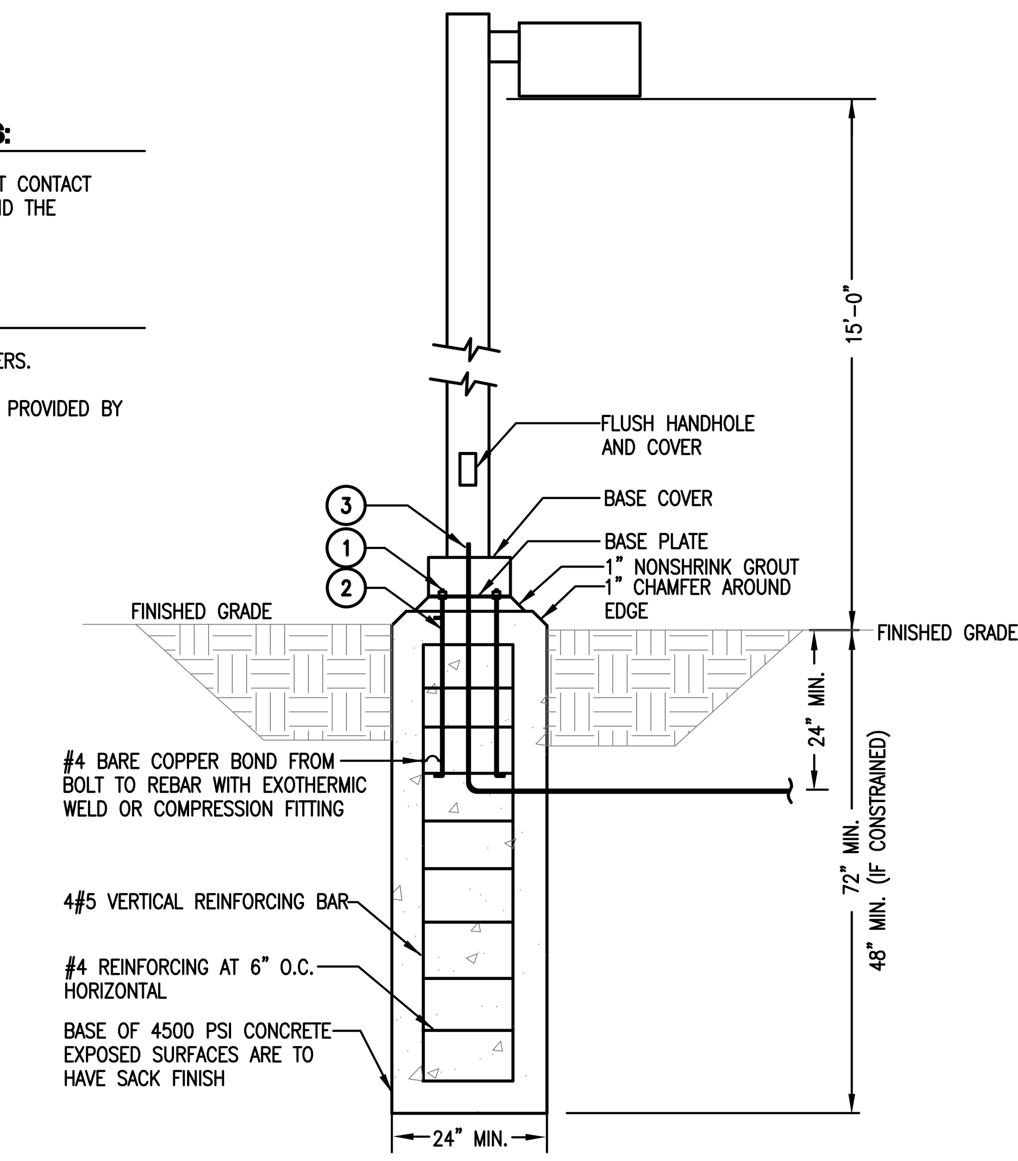
1 **POLE BASE DETAIL**
SCALE: N.T.S.

POLE BASE DETAIL GENERAL NOTES:

1. WHERE CONCRETE SLAB OR PAVING IS IN DIRECT CONTACT WITH POLE BASE, THE BASE IS CONSTRAINED AND THE FOOTING EMBED MAY BE REDUCED AS NOTED.

POLE BASE DETAIL KEYED NOTES:

1. PROVIDE GALVANIZED LOCKNUTS AND LOCKWASHERS.
2. PROVIDE ANCHOR BOLTS TO MATCH PATTERN AS PROVIDED BY MANUFACTURER.
3. STUB 3/4"C–6" ABOVE POLE BASE.



2 **POLE BASE DETAIL**
SCALE: N.T.S.

LUMINAIRE SCHEDULE

LUMINAIRE	MANUFACTURER	CATALOG NUMBER	LAMPS	WATTS	VOLTS	MOUNTING	COMMENTS
LT-1	COOPER LIGHTING	EMM-E02-LED-E1-SL3-HSS	LED	52	120	POLE	POLE MOUNTED SITE LIGHT
LT-2	COOPER LIGHTING	EMM-E02-LED-E1-T3 DOUBLE HEAD	LED	104	120	POLE	POLE MOUNTED SITE LIGHT
LT-3	INDUSTRIAL LIGHTING PRODUCTS	WPCS-28WLED-UNIV-40-T3	LED	29.2	120	WALL	WALL MOUNTED AREA LIGHT
LT-4	MAVIS	EW4405BK	LED	16	120	WALL	WALL MOUNTED ENTRY SCONCE
LT-16	HADCO	RF6 A K5 12L W E	LED	20.2	120	BOLLARD	SITE AREA BOLLARD
LT-18	MORRIS	71552A	LED	15	120	PINION	KNUCKLE MOUNT FIXTURE

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ELECTRICAL DETAILS

E-102

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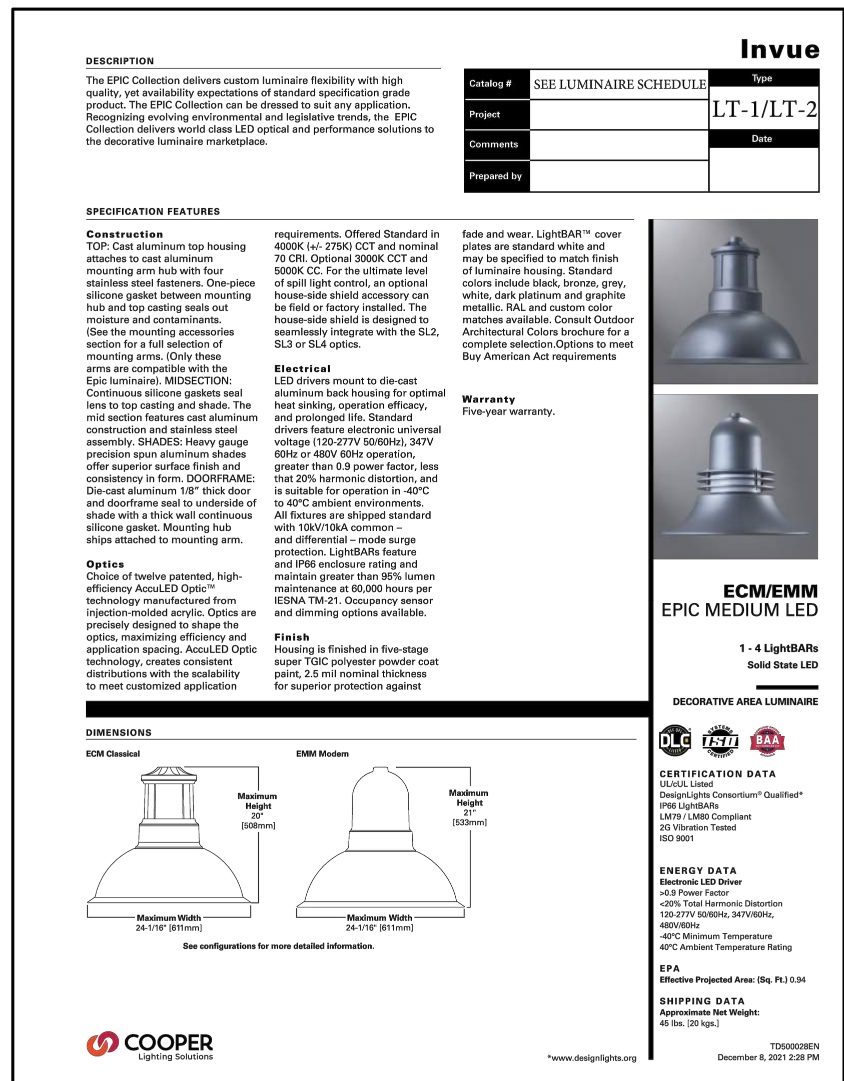

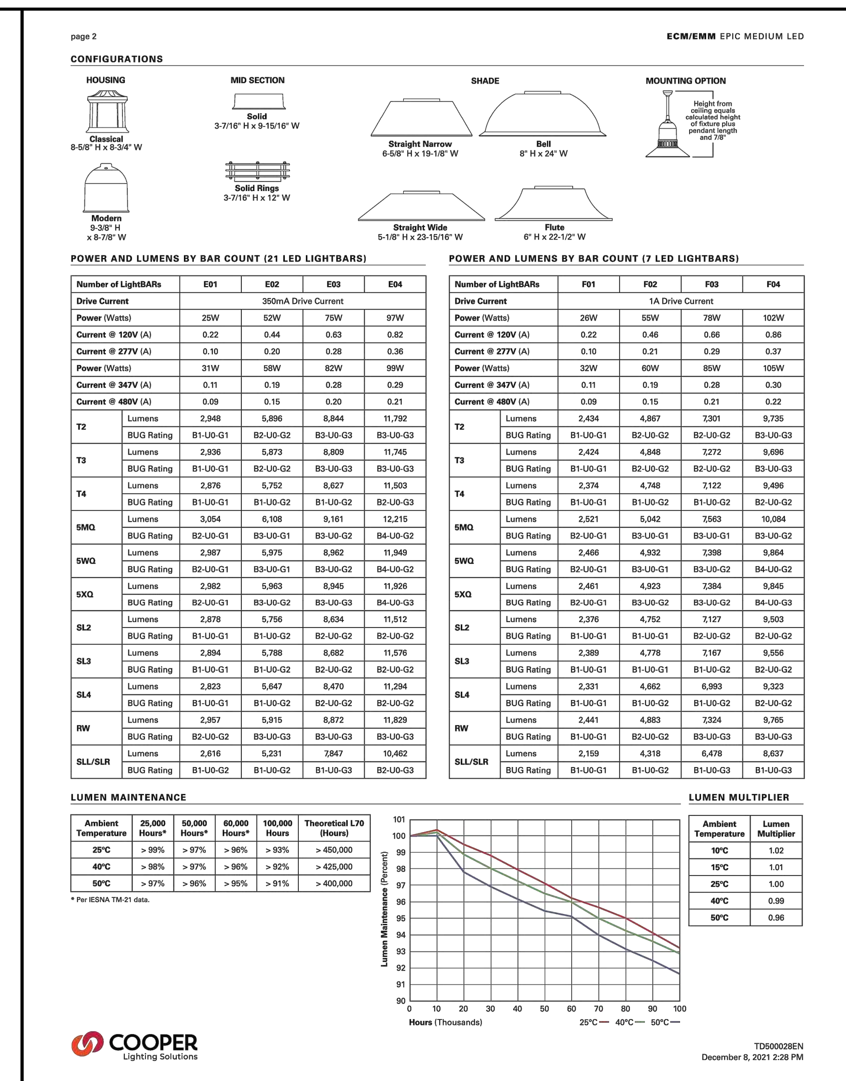

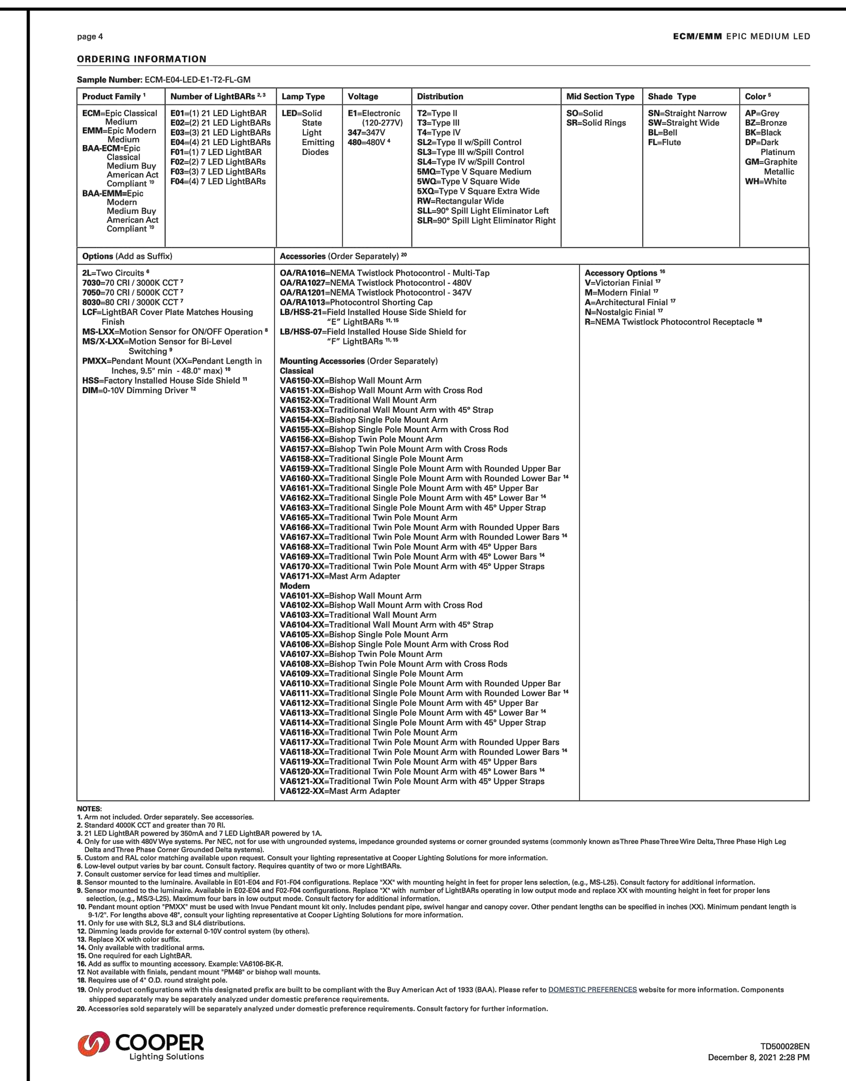

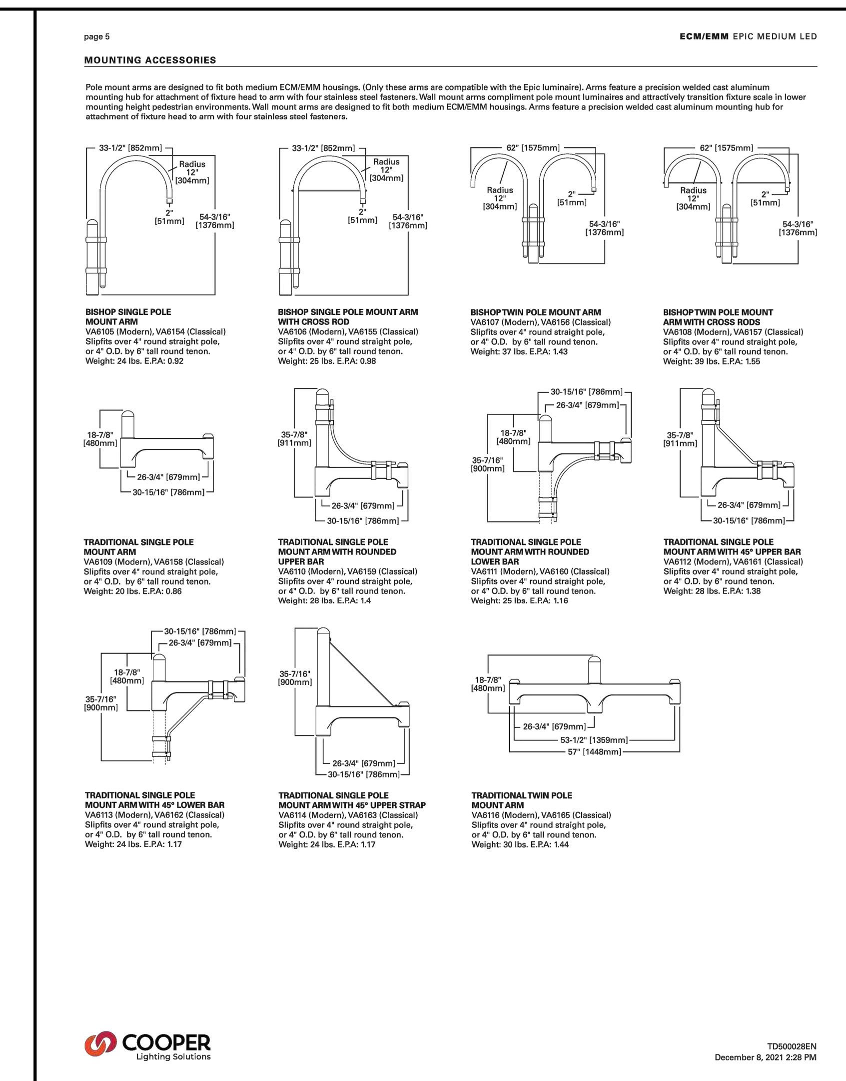

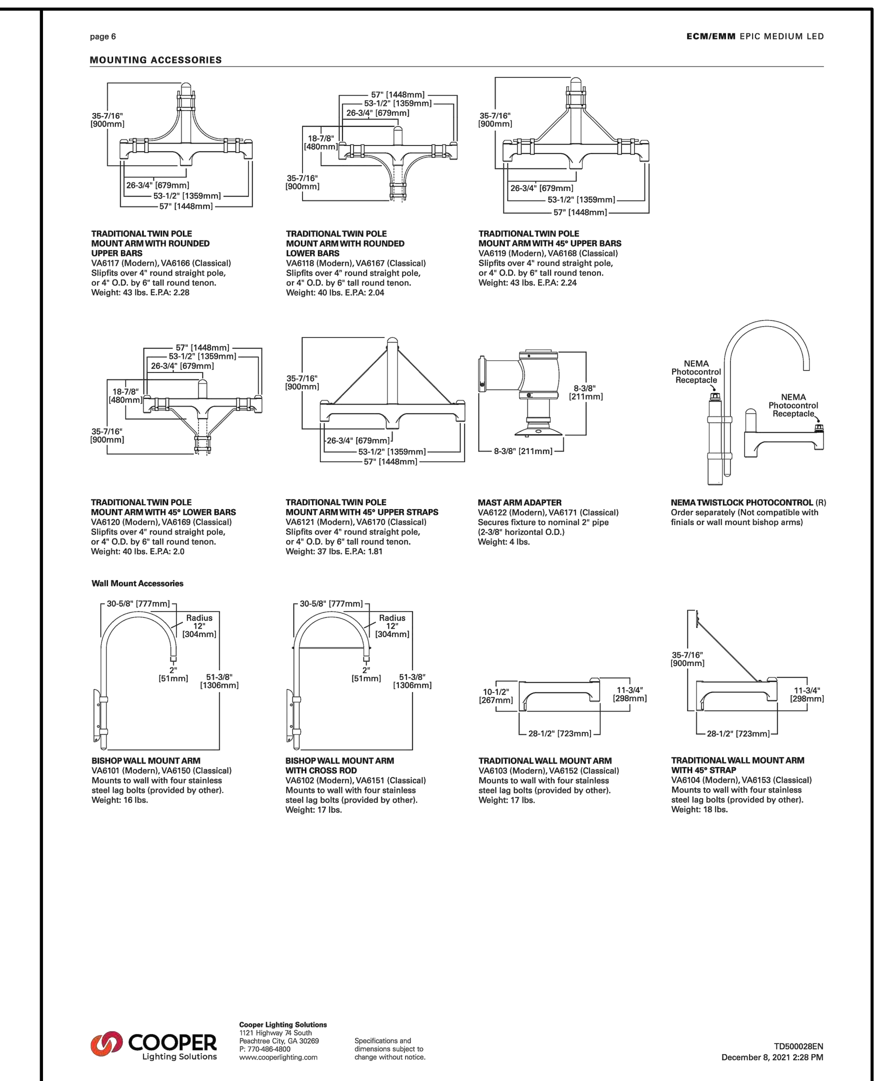

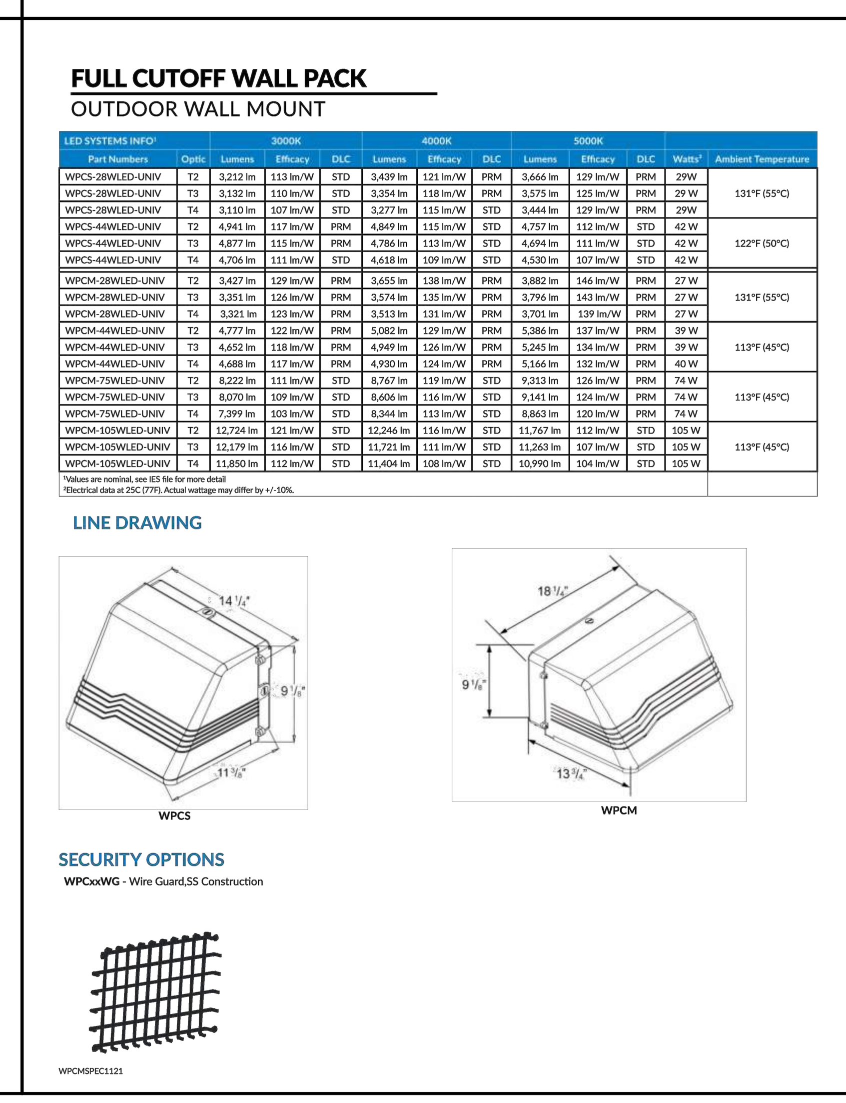

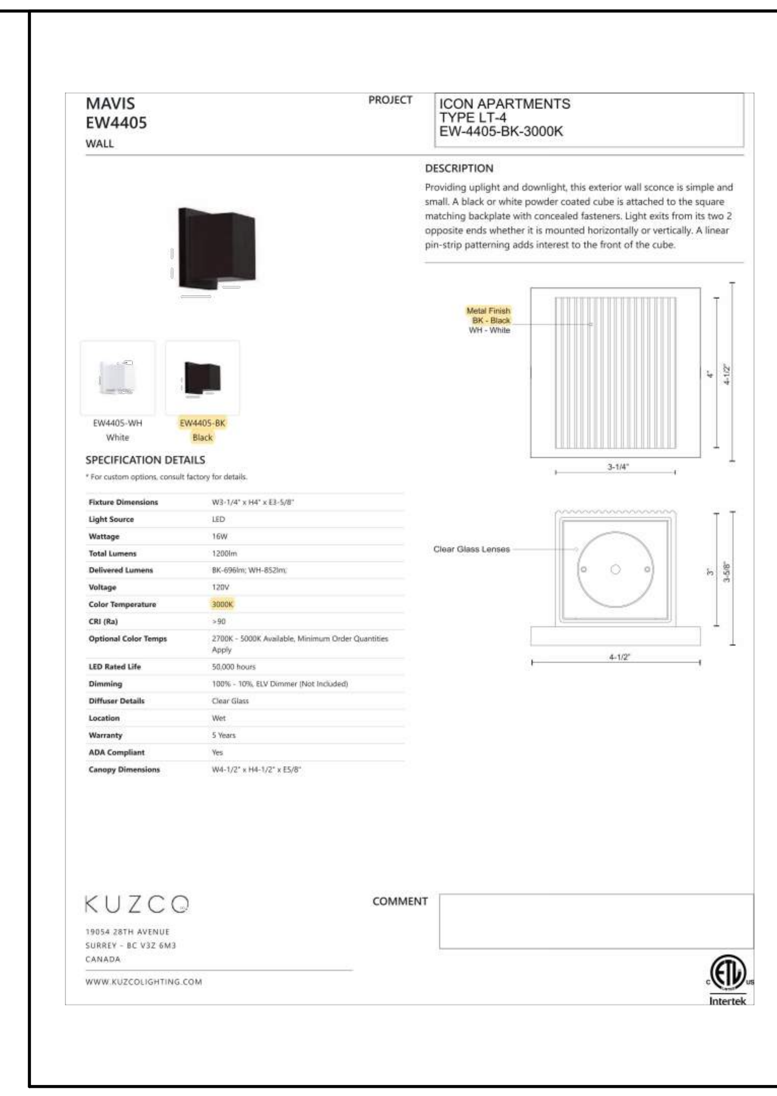

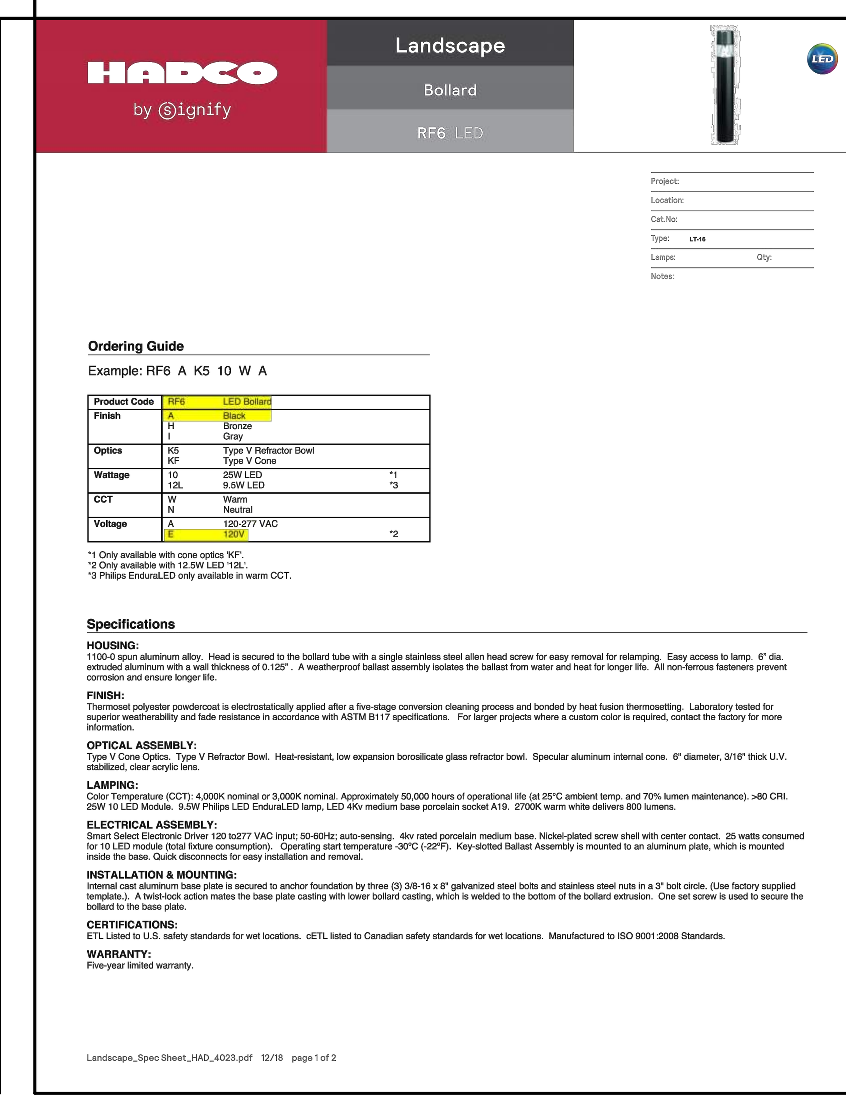

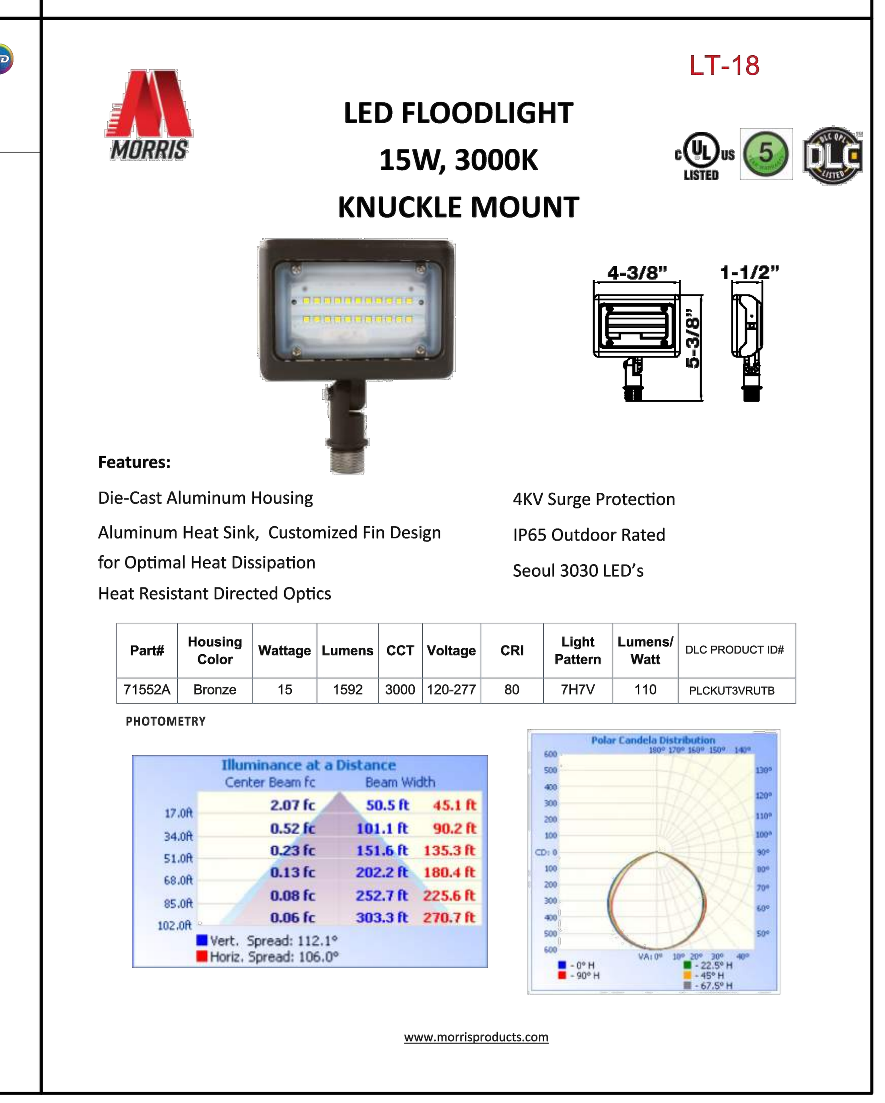

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FIXTURE SPECIFICATIONS

E-103

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