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Special Use Plans for ORNL Federal Credit Union

New ITM Canopy & Building Renovation

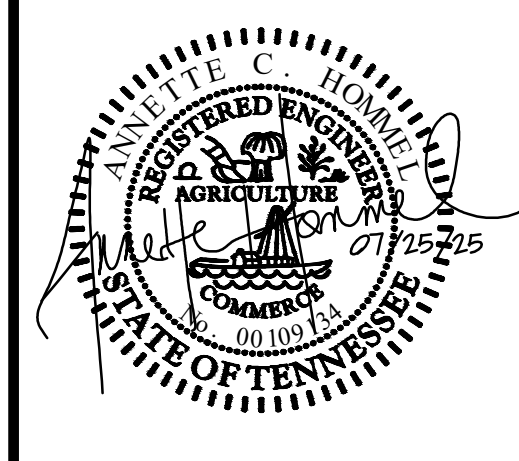
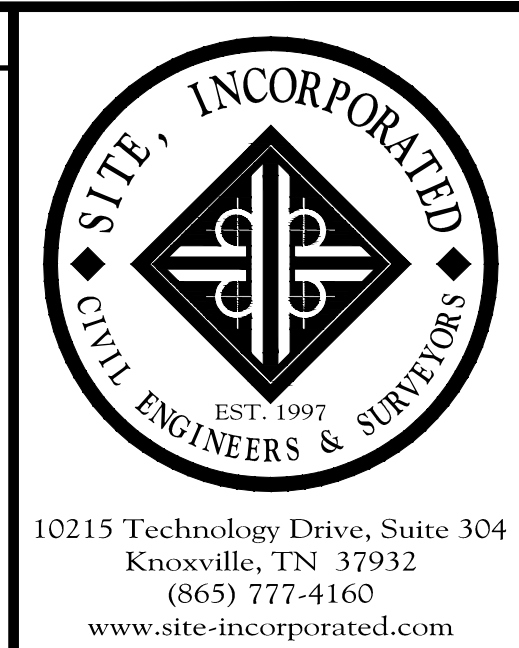
3634 E Magnolia Avenue Knoxville, Tennessee 37914

Owner: ORNL Federal Credit Union
PO Box 365
Oak Ridge, Tennessee 37830
(865) 425-2709

SHEET INDEX			
#	Sheet Title	Date	Revision #
C0.0	Cover Sheet	07/25/2025	
C1.0	ALTA Land Survey	03/18/2025	
C2.0	Site Demolition Plan	07/25/2025	
C3.0	Site Grading and Drainage Plan	07/25/2025	
C4.0	Site Layout Plan	07/25/2025	
L101	Landscape Plan	07/25/2025	
A101	First Floor Plan	06/02/2025	
A102	ITM Canopy Plans & Elevations	06/02/2025	
A201	Building Elevations	06/02/2025	
A202	Building Elevations	06/02/2025	

8-F-25-SU
Updated 7.28.2025

MPC Case File #8-F-25-SU



Cover Sheet - Special Use

New ITM Canopy & Bldg Renovation

ORNL Federal Credit Union
3634 E Magnolia Avenue
Knoxville, Tennessee 37914

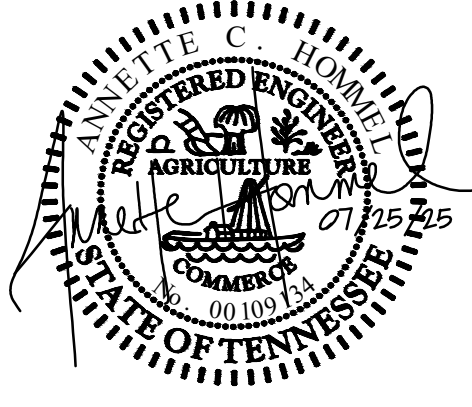
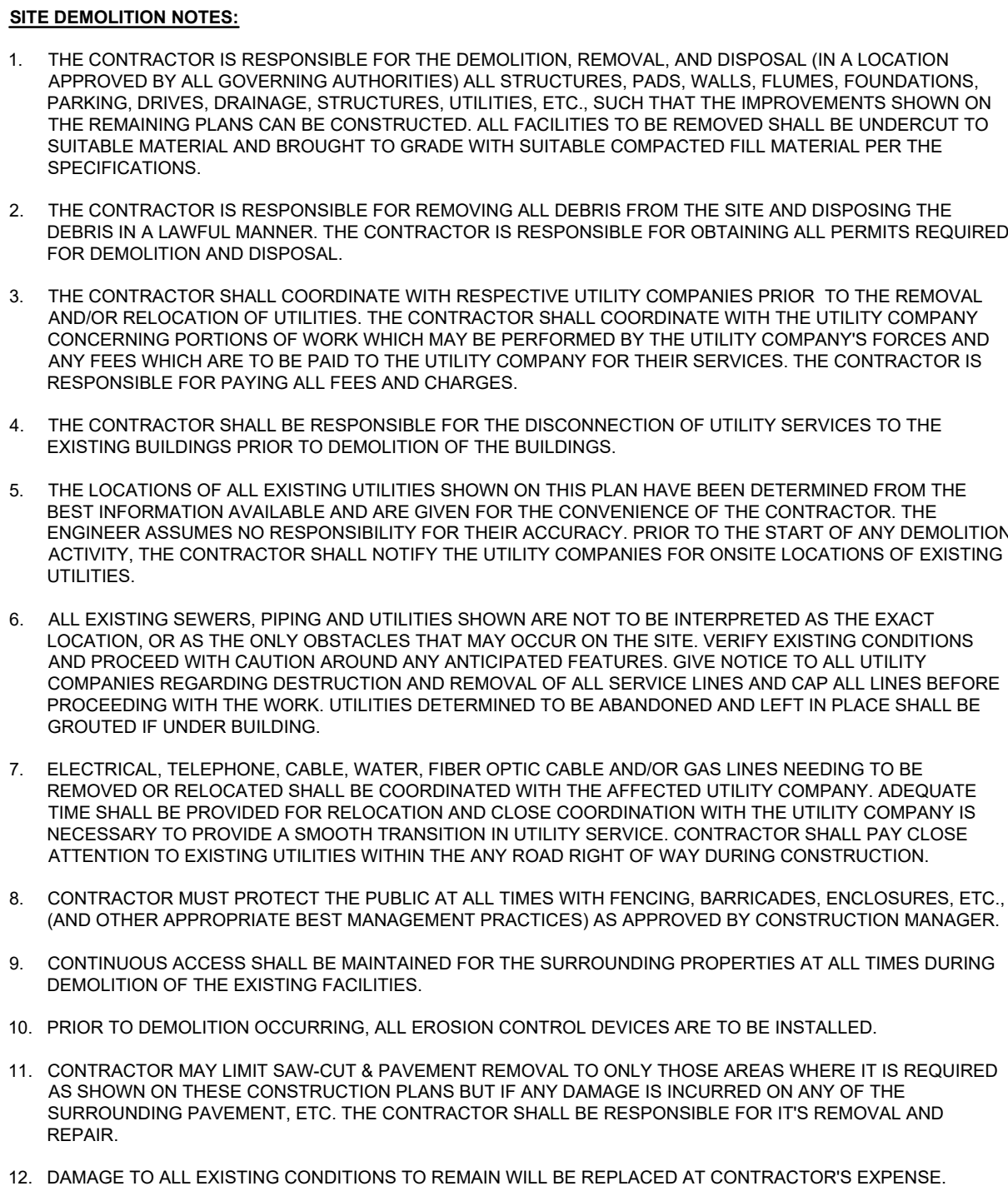
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ORIGINAL ISSUE: 06/23/2025
SITE PROJECT #: 2120
FILE: Cover

C0.0



NOTE: DATA COLLECTION AND DRAFTING SERVICES PROVIDED
BY SMOKY MOUNTAIN LAND SURVEYING CO., INC.
SMLS DWG NO. 250025-BT



New ITM Canopy
ORNL Federal Credit Union
3634 E Magnolia Avenue
Knoxville, Tennessee 37914

[illegible]

FILE: ESCP

C2.0



This figure is a detailed civil engineering site plan for a residential development, showing storm water pipes and structures. The plan includes a north arrow pointing towards the upper right corner.

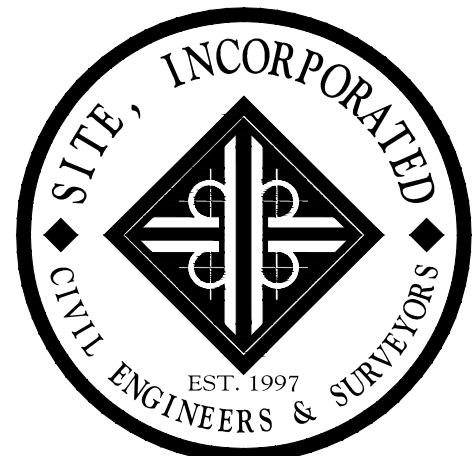
The plan features several key elements:

- Storm Water Pipes and Structures:** A network of pipes (A0-A2) and manholes (EX MH) are shown, with elevations and flow directions indicated. Pipe materials include HDPE-WT and HDPE-WT.
- Streets:** E Magnolia Ave, Lakeside St, and Linden Ave are shown, along with their respective Right-of-Way (R.O.W.) lines.
- Property Lines:** Dashed lines indicate the boundaries of the lots.
- Topography:** Contour lines show the existing ground surface elevations.
- Proposed Features:** A 1-story brick and stone bank (FFE:943.6) and a proposed storm water detention basin are shown.

The plan also includes various notes and schedules:

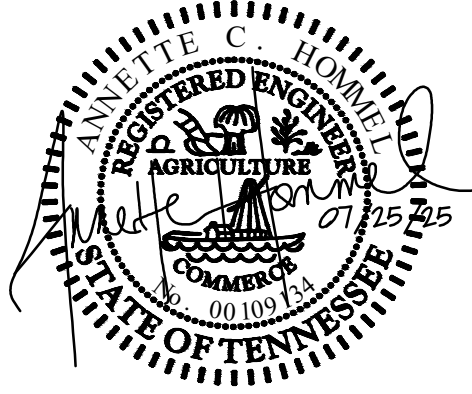
- STORM WATER PIPES AND STRUCTURES:** Details pipe materials, sizes, slopes, and installation requirements.
- LEGEND:** Defines symbols for property lines, existing contours, proposed contours, storm pipes, and junction boxes.
- PERMANENT GRASSING SCHEDULE:** Specifies grass seed types (Tall Fescue Blend), fertilizers, and mulch requirements.
- STRIPPING AND COMPACTION SCHEDULE:** Details topsoil stripping depths and compaction percentages for different areas.
- GRAPHIC SCALE:** Shows distances in feet (1 inch = 20 ft).

The plan is signed by Robert B. Lockwood, Professional Engineer, No. 18330417000000, State of Tennessee.



10215 Technology Drive, Suite 304
Knoxville, TN 37932

www.site-incorporated.com



Site Grading and Drainage Plan - Special Use

New ITM Canopy
ORNL Federal Credit Union
3634 E Magnolia Avenue
Knoxville, Tennessee 37914

REVISIONS

[illegible]

ORIGINAL ISSUE: 06/23/2025

SITE PROJECT#: 2120

FILE: Grading

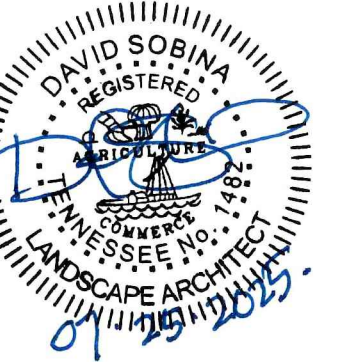
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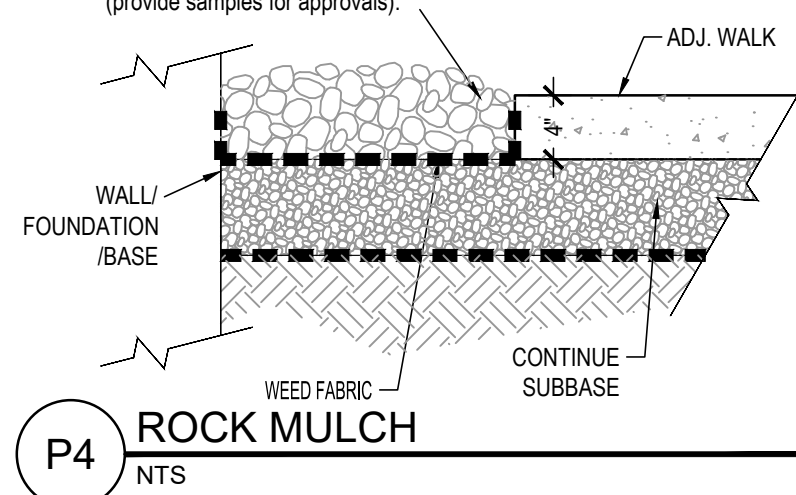
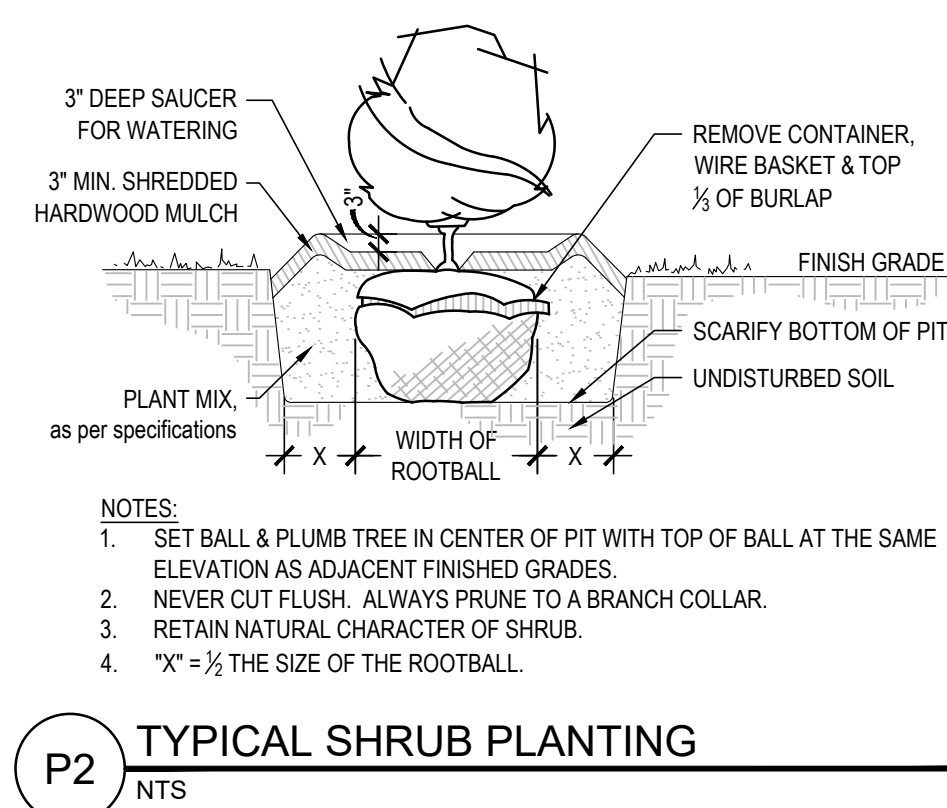
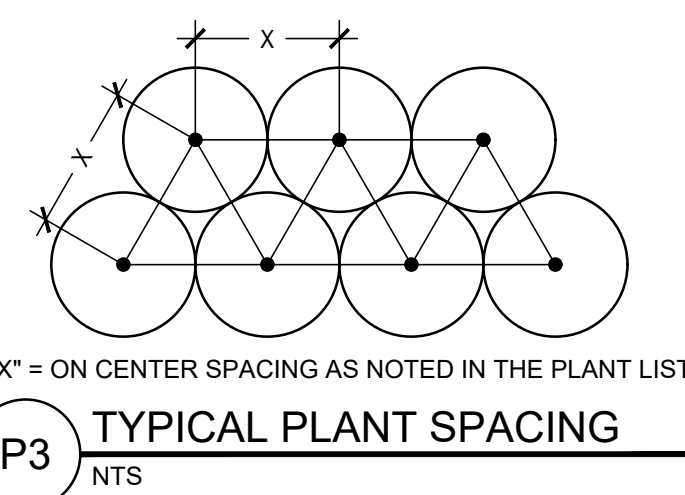
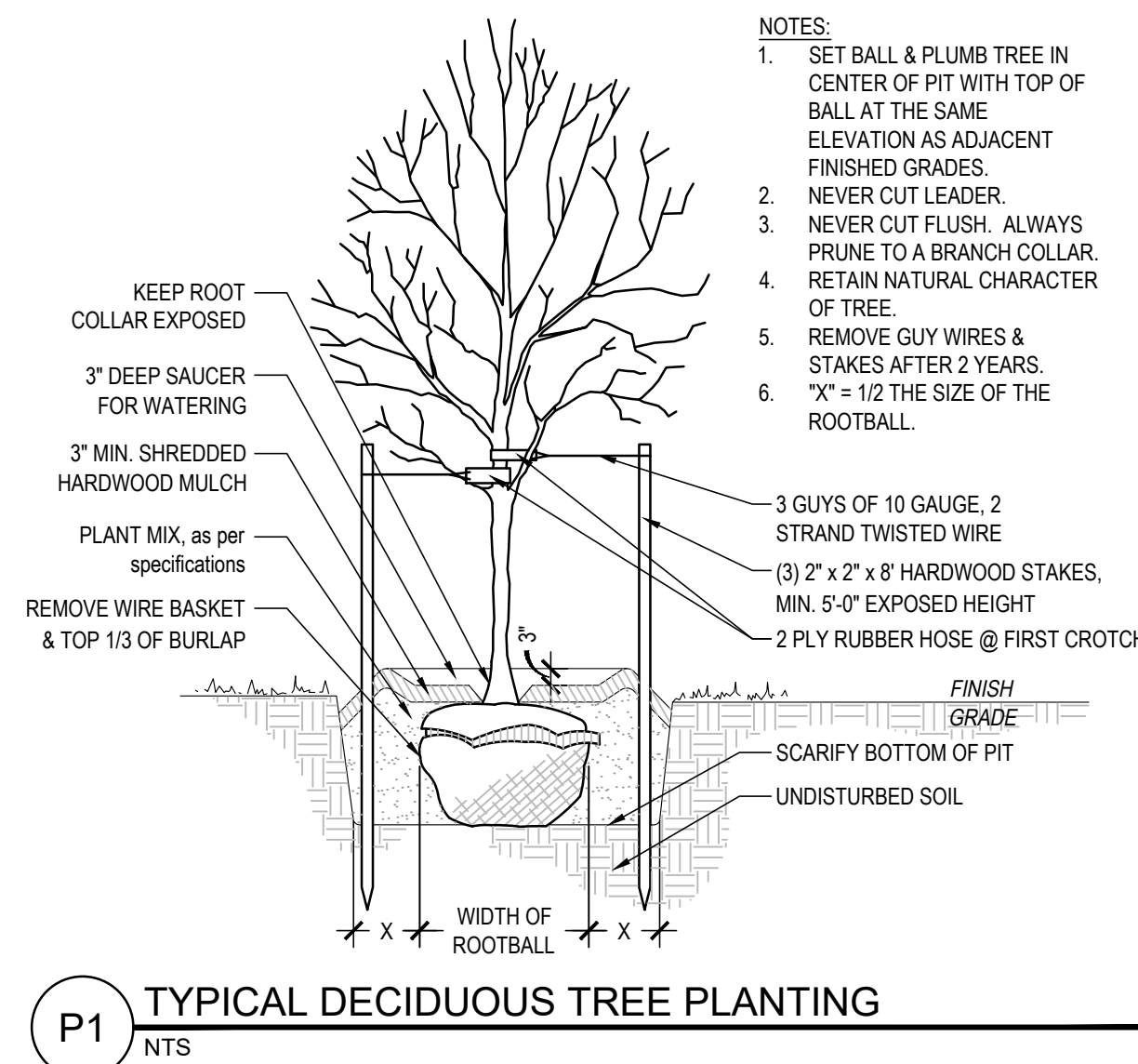
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DDENDUMS

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LANDSCAPE PLAN

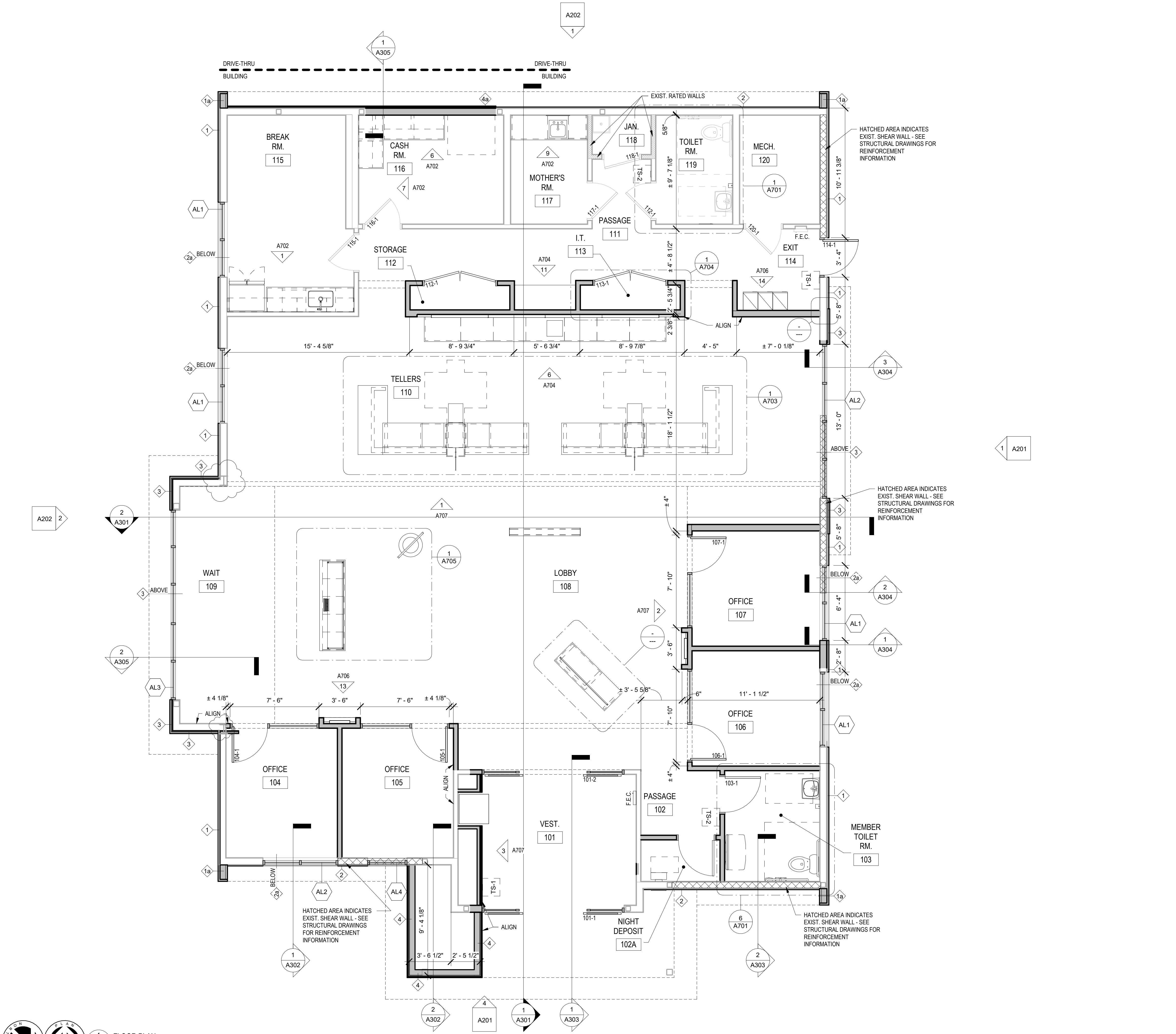
1"=20

LANDSCAPE NOTES:

1. PLANTING SHALL BE IN ACCORDANCE WITH THE RECOMMENDED PRACTICE OF THE AMERICAN SOCIETY OF NURSERYMEN.
2. PLANTS SHALL MAINTAINED AND GUARANTEED FOR ONE CONTINUOUS PLANTING SEASON, FROM THE TIME OF INSTALLATION.
3. FOR ANY LANDSCAPE AREA DESIGNATED TO REMAIN, WHETHER ON OR OFF-SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION MATERIALS, ETC.
4. CLEAN UP OF DEBRIS AND RESTORATION SHALL INCLUDE AREAS WITHIN AND BEYOND THE PROPERTY LINES, INCLUDING BUT NOT LIMITED TO RIGHT-OF-WAYS, CURBS AND GUTTERS, ETC.
5. SCARIFY ALL AREAS PRIOR TO TOPSOIL PLACEMENT.
6. TOPSOIL SHALL NOT BE PLACED OR WORKED WHILE FROZEN OR WET.
7. PLACE TOPSOIL UNIFORMLY TO PREVENT UNEVEN SETTLEMENT.
8. DEPTH OF TOPSOIL IS TO BE:
 - 8.1. A MINIMUM OF TEN (10) INCHES IN PLANTING BEDS
 - 8.2. A MINIMUM OF FOUR (4) INCHES IN LAWN AREAS.
9. FINISHED GRADES SHALL BE INSTALLED AS FOLLOWS:
 - 9.1. ISLANDS: SHALL BE INSTALLED ONE (1) INCH LOWER THAN THE TOP OF THE SURROUNDING CURBS AND SIDEWALKS.
 - 9.2. SLAB ON GRADE STRUCTURES: SHALL BE FOUR (4) INCHES BELOW FINISHED FLOOR (1" TO TOP OF MULCH)
10. PLANTING BEDS ARE DEFINED AS ANY AREA WITHIN THE PROJECT THAT IS NOT A HARD SURFACE, STRUCTURE, OR GRAPHICALLY SHOWN TO BE SODDED OR SEEDED.
11. PROVIDE A WEED MAT FOR ALL PLANTING AREAS.
12. COORDINATE INSTALLATION OF TREES AND SHRUBS WITH UNDERGROUND UTILITIES. LOT LINES, UNDERGROUND STORM SYSTEM, ETC.
13. ALL TREES SHALL BE PLANTED AND MAINTAINED TO GROW UPRIGHT AND PLUMB.
14. FREE STANDING CANOPY TREES (as shown) SHALL HAVE A MULCH RING OF FIVE (5) FEET IN DIAMETER (MAX.).
15. MULCH PLANTING BEDS A MINIMUM OF THREE (3) INCHES DEEP WITH ORGANIC MULCH FREE OF DELETERIOUS MATERIALS AND SUITABLE FOR TOP DRESSING OF TREES, SHRUBS, AND OTHER PLANT MATERIALS. MULCH MATERIAL SHALL BE AGED SHREDDED HARDWOOD OR GROUND SHREDDED BARK.
16. SEE EROSION & SEDIMENTATION CONTROL DETAILS FOR TEMPORARY SEEDING REQUIREMENTS.
17. SEE EROSION & SEDIMENTATION CONTROL PLANS FOR TYPE AND LOCATION OF EROSION CONTROL BLANKETS AND OTHER EROSION CONTROL MEASURES.

PLANT LIST:

species	QTY	SYM	Botanical Name	Common Name	Size	Type	Comment	On-Center Spacing inches	feet
6	#	TREES							
50.0%	3	CC	Cercis canadensis	Eastern Redbud	2.5' cal.	B&B			as shown
50.0%	3	CK	Conarus kousa	Kousa Dogwood	6-7' ht.	B&B	clump		as shown
124	#	SHRUBS							
8.1%	10	FMA	Fothergillia x 'Mount Airy'	Mount Airy Fothergillia	#3	cont.	18" min.	48 in.	4 ft.
12.9%	16	HPW	Hydrangea paniculata 'White Diamonds'	White Diamonds Hydrangea	#1	cont.	30"	42 in.	3.5 ft.
16.9%	21	HCA	Hypericum calycinum	Aeronsbeard St. Johnswort	#1	cont.	30"	30 in.	2.5 ft.
9.7%	12	IGS	Ilex glabra 'Shamrock'	Shamrock Inkberry	#5	cont.	30"	48 in.	4 ft.
8.9%	11	IVN	Ilex vomitoria 'NaNa'	Dwarf Yaupon	#3	cont.	20"	48 in.	4 ft.
7.3%	9	IVS	Ilex virginica 'Sprich'	Little Henry Dwarf Sweetspire	#5	cont.	18" min.	48 in.	4 ft.
6.5%	10	JCM	Juniperus chinensis 'Mint Julep'	Mint Julep Juniper	#5	cont.	30"	36 in.	3 ft.
12.1%	15	JCP	Juniperus chinensis pfitzeriana 'Kallay'	Kallay Juniper	#5	cont.	18" min.	48 in.	4 ft.
7.3%	9	POG	Physocarpus opulifolius 'SMPOT'WG' PP2887	Tiny Wine Gold Ninebark	#3	cont.	18" min.	42 in.	3.5 ft.
10.5%	13	SBG	Spiraea x bumalda 'Gold Flame'	Gold Flame Spiraea	#5	Cont.	30"	30 in.	2.5 ft.
LOW SHRUBS / GROUND COVER									
12 flats	600	PTG	Pachysandra terminalis 'Green Carpet'	Pachysandra	2 1/4"	pp.	flat(50)	8 in.	0.7 ft.
PERENNIALS / GRASSES									
145	LMB		Liriope muscari 'Big Blue'	Big Blue Liriope	#1	cont.		18 in.	1.5 ft.
130	LMG		Liriope muscari 'Big Band'	Gold Band Liriope	#1	cont.		18 in.	1.5 ft.



GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- ALL INTERIOR PARTITIONS ARE WALL TYPE "X" UNLESS NOTED OTHERWISE.
- JOINTS IN DRYWALL PARTITIONS SHALL BE TAPED OVER THE FULL HEIGHT OF THE PARTITION.
- STUD PARTITIONS TO HAVE DOUBLE STUDS AT ALL DOOR JAMB OPENINGS AND TRIPLE STUDS @ CORNERS.
- PROVIDE ACOUSTIC SEALANT AT ALL PARTITIONS WHICH CONTAIN SOUND ATTENUATION BLANKET. SET BOTTOM PLATE IN TWO CONTINUOUS BEADS OF SEALANT.
- DIMENSIONS ARE TAKEN AS FOLLOWS (I.U.O.):
 - INTERIOR PARTITIONS (INCLUDING BULKHEADS) - FACE OF STUD.
 - EXTERIOR WALLS - FACE OF STUD AND FACE OF BRICK.
 - WALL & PARTITION TYPES - FULL ACTUAL THICKNESS.
 - DOORS & BORROWED LIGHTS - DOOR OR GLASS DIMENSION.
- CONTRACTOR SHALL PROVIDE WOOD BLOCKING FOR ALL WALL-MOUNTED ITEMS.
- CONFIRM FINAL LOCATIONS OF FIRE EXTINGUISHERS IN FIELD WITH OWNER AND LOCAL FIRE DEPARTMENT.
- GYPSUM WALLBOARD WITHIN 2 FEET OF WATER CLOSETS & MOP BASINS SHALL BE MOISTURE RESISTANT AND INSTALLED TO A MIN. HEIGHT OF 4 FEET ABOVE THE FLOOR. MOISTURE RESISTANT G.W.B. SHALL BE INSTALLED AT ALL LOCATIONS WHERE WALL TILE IS SCHEDULED FOR INSTALLATION. SEE WALL TYPES & INTERIOR FINISHES FOR FURTHER COORDINATION.

BANK EQUIPMENT NOTES

NOTE:
COORDINATE AND/OR VERIFY THE FOLLOWING WITH BANK EQUIPMENT SUPPLIER AND PROVIDE SUPPORT ASSEMBLIES AS DIRECTED BY SHOP DRAWINGS FROM BANK EQUIPMENT SUPPLIER (B.E.S.).

- SIZE, LOCATION AND INSTALLATION SUPPORT REQUIREMENTS FOR ALL EQUIPMENT SUPPLIED BY B.E.S.
- WIRING AND CONDUIT SIZE AND LOCATION FOR ALL EQUIPMENT SUPPLIED BY B.E.S.
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SECURITY SYSTEM NOTES

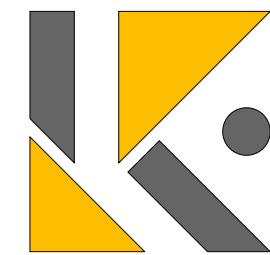
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- WIRING AND CONDUIT SIZE AND LOCATION FOR ALL EQUIPMENT SUPPLIED BY S.E.S.

EXTERIOR WALL TYPES

(SEE STRUCTURAL DWGS FOR SHEAR WALL INFORMATION)

- TYPE 1 - METAL BATTEN SIDING - SEE SECTIONS:**
2" METAL BATTEN SIDING, WEATHER BARRIER, EXISTING 5/8" EXTERIOR SHEATHING, EXISTING 6" METAL STUDS, EXIST. 6" R-19 MIN. FIBERGLASS BATT INSULATION, EXISTING 5/8" GYPSUM WALLBOARD (PATCHED, TAPED, SANDED & PREPARED FOR FINISH).
- TYPE 1a - METAL BATTEN SIDING - SEE SECTIONS:**
2" METAL BATTEN SIDING (EA. SIDE), WEATHER BARRIER (EA. SIDE), 2X6 WD. STUDS @ 16" O.C. MAX. WRAP SIDING AROUND WALL END TO ALIGN WITH ROOF OVERHANG ABOVE
- TYPE 2 - 6" ALUM. SIDING - SEE SECTIONS:**
6" ALUMINUM SIDING AS SCHEDULED, WEATHER BARRIER, EXISTING 5/8" EXTERIOR SHEATHING, EXISTING 6" METAL STUDS, EXIST. 6" R-19 MIN. FIBERGLASS BATT INSULATION, EXISTING 5/8" GYPSUM WALLBOARD (PATCHED, TAPED, SANDED & PREPARED FOR FINISH).
- TYPE 2a - 12" ALUM. SIDING - SEE SECTIONS:**
6" ALUMINUM SIDING AS SCHEDULED, WEATHER BARRIER, EXISTING 5/8" EXTERIOR SHEATHING, EXISTING 6" METAL STUDS, EXIST. 6" R-19 MIN. FIBERGLASS BATT INSULATION, EXISTING 5/8" GYPSUM WALLBOARD (PATCHED, TAPED, SANDED & PREPARED FOR FINISH).
- TYPE 3 - ADHERED CULTURED STONE VENEER - SEE SECTIONS:**
(1 1/2" NOM.) CULTURED STONE VENEER, 1/2" MORTAR SETTING BED, 1/2" MORTAR SCRATCH COAT, 3/8" LATH DRAINAGE MAT, WEATHER BARRIER, EXISTING 5/8" EXTERIOR SHEATHING, EXISTING 6" METAL STUDS, EXIST. 6" R-19 MIN. FIBERGLASS BATT INSULATION, EXISTING 5/8" GYPSUM WALLBOARD (PATCHED, TAPED, SANDED & PREPARED FOR FINISH).
- TYPE 4 - ALUMINUM COMPOSITE PANEL - SEE SECTIONS:**
(1 3/4" NOM.) ALUMINUM COMPOSITE PANEL SYSTEM AS SCHEDULED, WEATHER BARRIER, 1/2" EXTERIOR SHEATHING, 2X6" WD STUDS @ 16" O.C. MAX.
- TYPE 4a - ALUMINUM COMPOSITE PANEL - SEE SECTIONS:**
(1 3/4" NOM.) ALUMINUM COMPOSITE PANEL SYSTEM AS SCHEDULED, WEATHER BARRIER, EXISTING 5/8" EXTERIOR SHEATHING (WHERE APPLICABLE), EXISTING 6" METAL STUDS, EXIST. 6" R-19 MIN. FIBERGLASS BATT INSULATION, EXISTING 5/8" GYPSUM WALLBOARD (PATCHED, TAPED, SANDED & PREPARED FOR FINISH).



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ADDENDUMS

No.	Date	Name
1	Date 1	Revision 1



Project



EAST-KNOXVILLE RENOVATION

3634 E MAGNOLIA AVENUE
KNOXVILLE, TN 37914

Title
FLOOR PLAN

Date

06/06/25

Project Number

25002

Drawn By

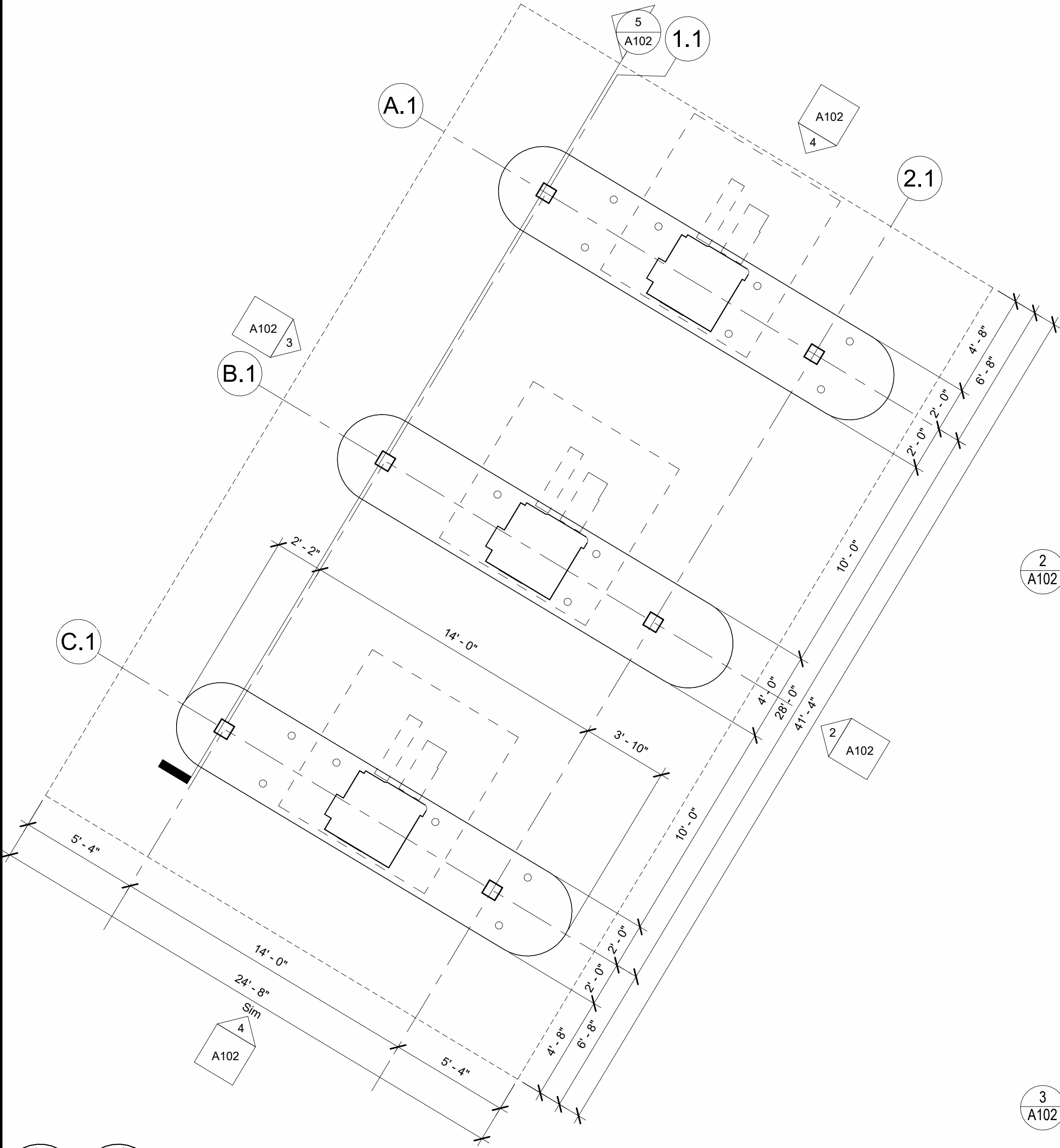
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Sheet Number

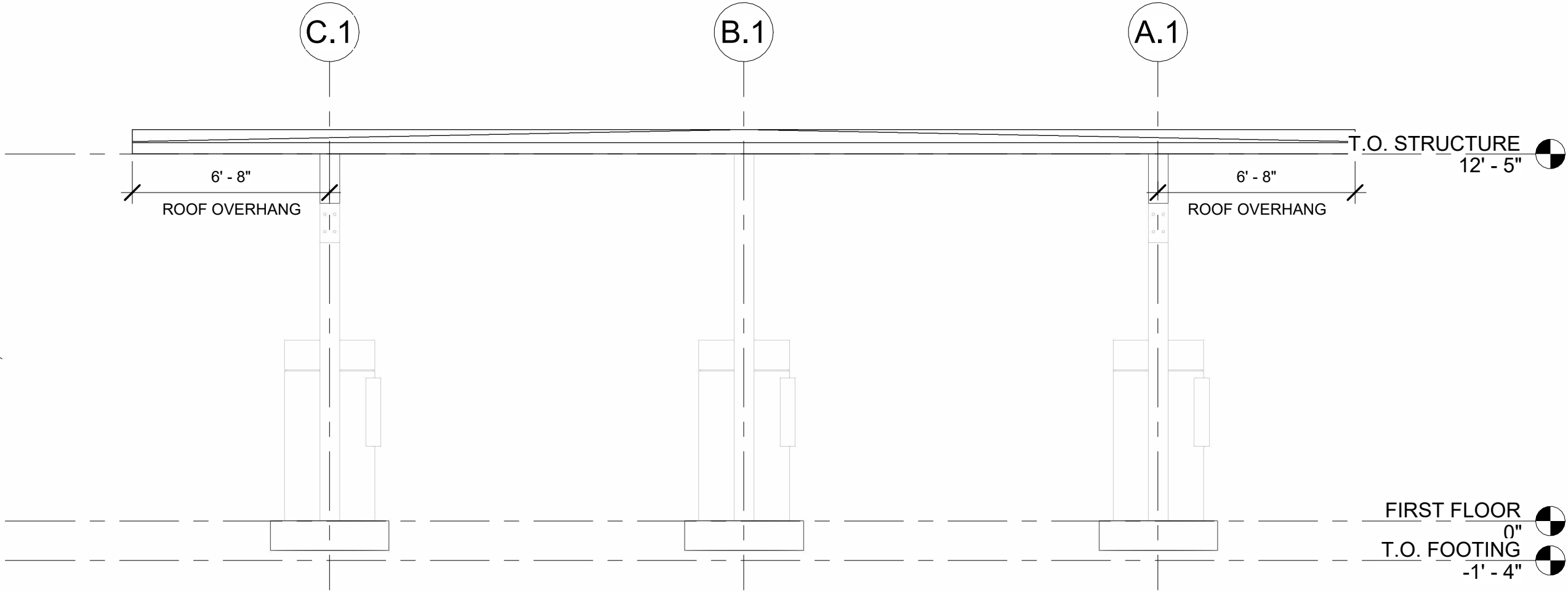
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LANDSCAPE ARCHITECTURE • SPACE PLANNING

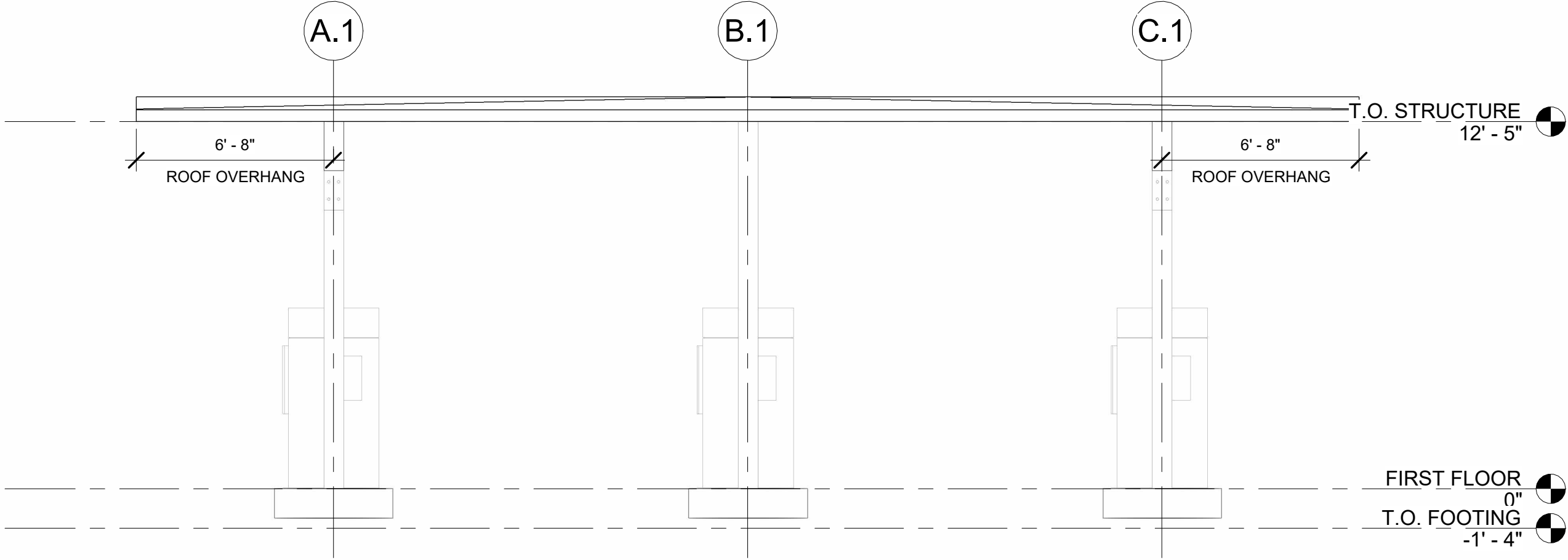
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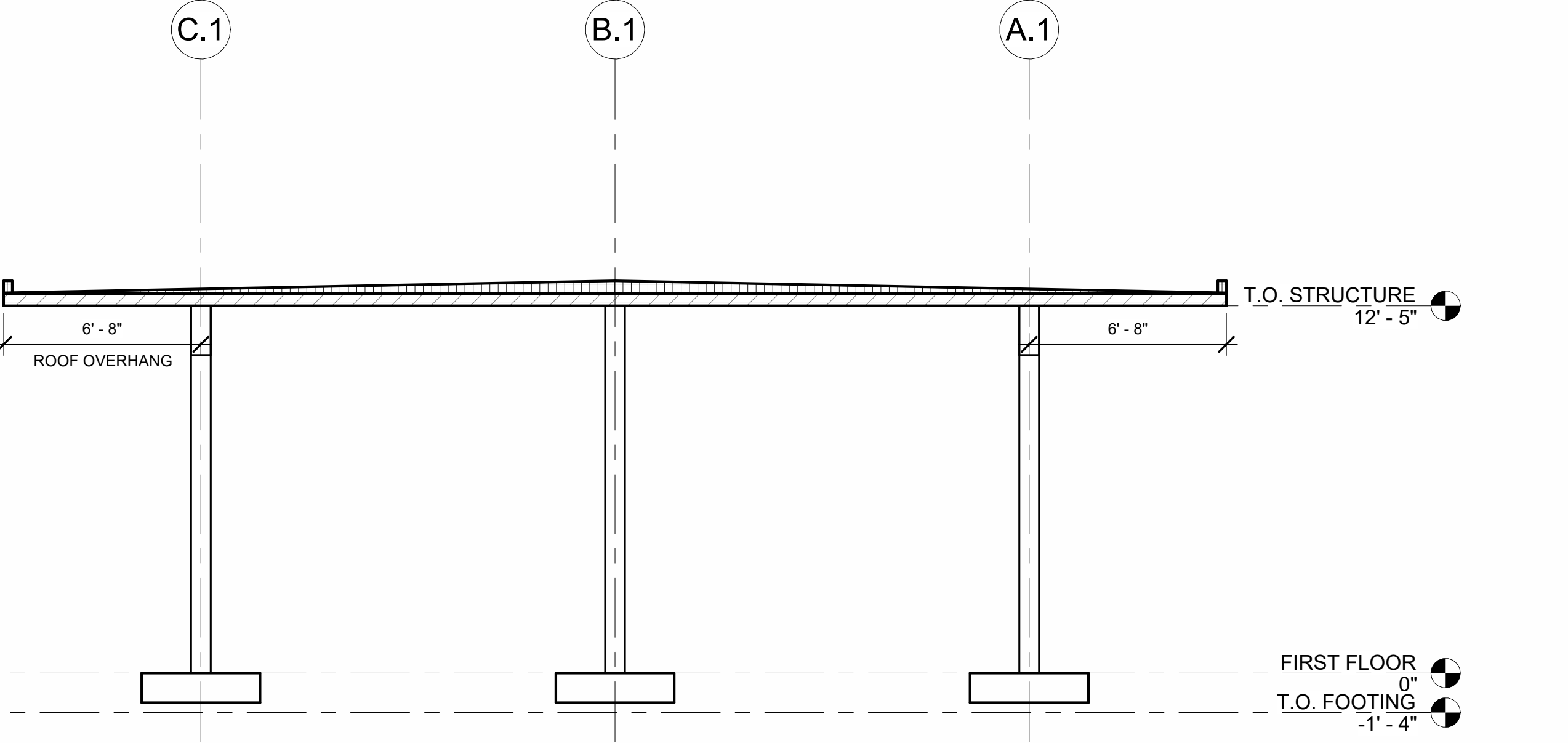
1 DRIVE-THRU FLOOR PLAN
A102 1/4" = 1'-0"



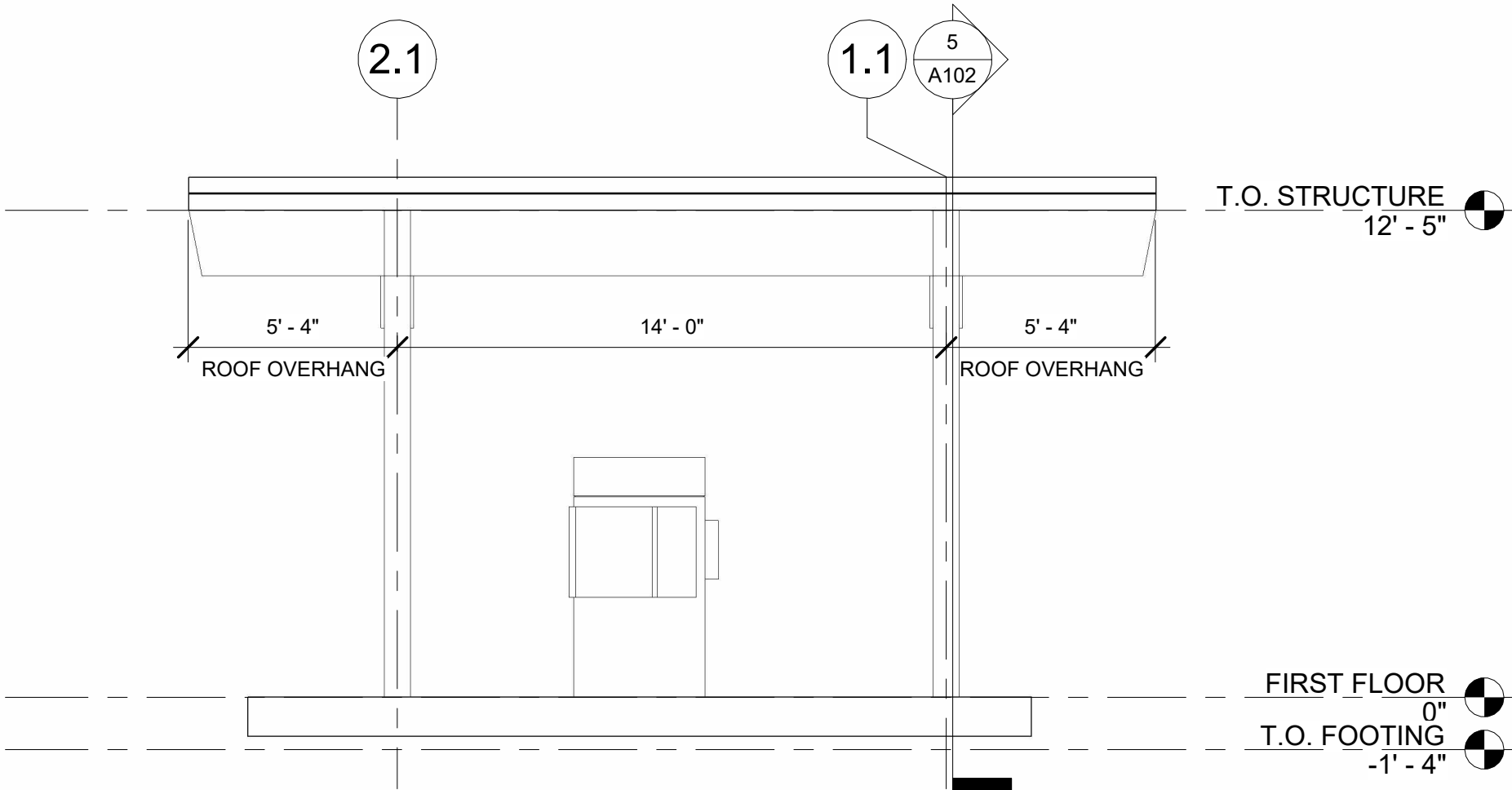
2 DRIVE-THRU ELEVATION - SOUTH EAST
A102 1/4" = 1'-0"



3 DRIVE-THRU ELEVATION - NORTH WEST
A102 1/4" = 1'-0"



5 DRIVE-THRU SECTION
A102 1/4" = 1'-0"



4 DRIVE-THRU ELEVATION - NORTH EAST
A102 1/4" = 1'-0"

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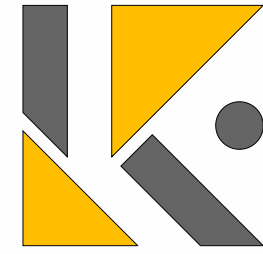
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ADDENDUMS

No.	Date	Name



Project



EAST-KNOXVILLE RENOVATION
3634 E MAGNOLIA AVENUE
KNOXVILLE, TN 37914
Title
DRIVE-THRU FLOOR PLAN

Date

06/06/25

Project Number

25002

Drawn By

MJW

Sheet Number

A102

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