

DESIGN SERVICES FOR CHOTO LANDINGS TOWNHOMES

12320 S NORTSHORE DR  
KNOX COUNTY, TN 37922  
APPLICATION SET



OWNER	ARCHITECT	MEP & STRUCTURAL ENGINEERS	CIVIL ENGINEER	CONTRACTOR
DOMINION GROUP 6305 KINGSTON PIKE KNOXVILLE, TN 37919	STUDIO A LLC 2330 FRANKFORT AVE LOUISVILLE, KY 40206 (502) 589-8007	GENESIS ENGINEERING GROUP, INC. 224 3RD AVENUE NORTH FRANKLIN, TN 37064 (615) 628-7270	WILL ROBINSON & ASSOCIATES 1248 NORTH SHOREWOOD LN. CARVILLE, TN 37714 (865)386-4200	TBD

Sheet Index				
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date
01 General				
G000	COVER SHEET	08/25/2023		
G001	GENERAL REQUIREMENTS	08/25/2023		
03 CIVIL				
L100	LANDSCAPE PLAN	08/25/2023		
PL01	CONCEPT DEMOLITION DRAWING	08/24/2023		
PL02	CONCEPT LAYOUT DRAWING	08/24/2023		
PL03	CONCEPT GRADING DRAWING	08/24/2023		
05 Architectural				
A041	ACCESSIBILITY SITE PLAN	08/25/2023		
A101	BUILDING TYPE A - 1ST AND 2ND FLOOR PLANS	08/25/2023		
A102	BUILDING TYPE A - ROOF PLAN	08/25/2023		
A103	BUILDING TYPE B - 1ST AND 2ND FLOOR PLANS	08/25/2023		
A104	BUILDING TYPE B - ROOF PLAN	08/25/2023		
A111	CLUBHOUSE FLOOR PLAN	08/25/2023		
A112	CLUBHOUSE ROOF PLAN	08/25/2023		
A121	ENLARGED UNIT PLANS	08/25/2023		
A122	ENLARGED UNIT PLANS	08/25/2023		
A131	TRASH ENCLOSURE	08/25/2023		
A132	SITE STRUCTURES	08/25/2023		
A201	BUILDING TYPE A - EXTERIOR ELEVATIONS	08/25/2023		
A202	BUILDING TYPE B - EXTERIOR ELEVATIONS	08/25/2023		
A211	CLUBHOUSE - EXTERIOR ELEVATIONS	08/25/2023		

9-E-23-DP  
Revision 8-28-2023

CHOTO LANDING TOWNHOMES									
Address: Knox County, TN									
TOWNHOME TYPE A									
Unit Type	Total # of Units	GSF PER UNIT	GSF UNIT TOTAL	NRA PER UNIT	NRA UNIT TOTAL	Porch Area Per Unit	Unit Description		
3BR	2	1,476	2,952	1,285	2,570	-	3 bdr; 2 bath; 2-Story Townhome		
4BR	2	1,662	3,324	1,451	2,902	-	4 bdr; 2 bath; 2-Story Townhome		
TOTAL	4		6,276		5,472				
TOWNHOME TYPE B									
Unit Type	Total # of Units	GSF PER UNIT	GSF UNIT TOTAL	NRA PER UNIT	NRA UNIT TOTAL	Porch Area Per Unit	Unit Description		
3BR	2	1,476	2,952	1,285	2,570	-	3 bdr; 2 bath; 2-Story Townhome		
4BR	2	1,662	3,324	1,451	2,902	-	4 bdr; 2 bath; 2-Story Townhome		
TOTAL	4		6,276		5,472				
GSF: (GROSS SQUARE FOOTAGE) OUTSIDE FACE OF EXTERIOR WALL STUDS OF THE UNIT OR BUILDING. DOES NOT INCLUDE PATIOS OR BALCONIES.									
NRA: (NET RENTABLE AREA) PAINT-TO-PAINT AREA OF THE INTERIOR FACE OF THE PERMANENT WALL OF THE APARTMENT, INCLUDING ALL INTERIOR WALL PARTITIONS, EXCLUDING GARAGES.)									
NRA (Net Rentable Area)				Gross Square Footage - Residential Bldgs.					
1st Floor	2nd Floor	3rd Floor	Total	1st Floor	2nd Floor	3rd Floor	Total per BLDG.		
TOWNHOME TYPE A	2,892 NRA	2,480 NRA	00 NRA	5,472 NRA	3,380 GSF	2,895 GSF	00 GSF	6,276 GSF	
TOWNHOME TYPE B	2,892 NRA	2,480 NRA	00 NRA	5,472 NRA	3,380 GSF	2,895 GSF	00 GSF	6,276 GSF	
Total all Bldgs on Site				Total All Residential Bldgs on Site				87,864 GSF	
Total Dwelling Units				Gross Square Footage - Other Amenities					
Dwelling Units - Total				Building				Quantity	GSF
3BR				CLUBHOUSE				1	3,042 GSF
4BR									
28 UNITS									



### 3.2 Forward Reach.

FIG. 308.2.1  
UNOBSTRUCTED FORWARD REACH

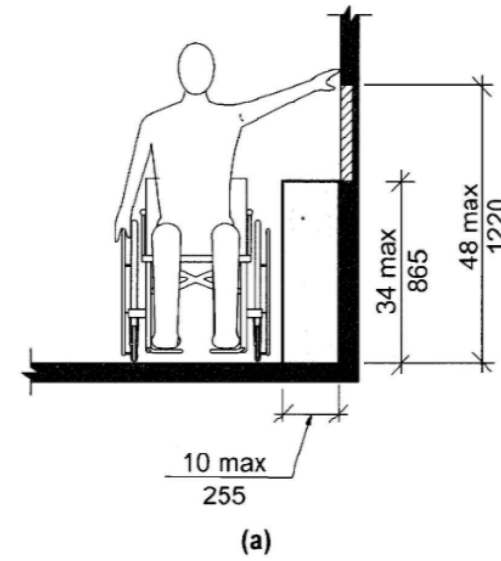
element, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the floor.

(a)

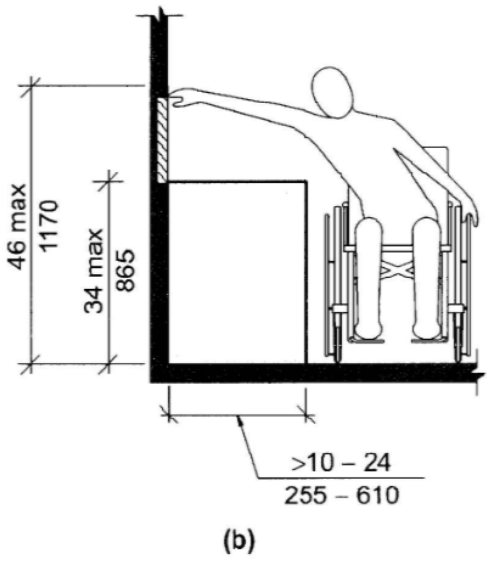
(b)

**FIG. 308.2.2**  
**OBSTRUCTED HIGH FORWARD REACH**

**308.3.1 Unobstructed.** Where a clear floor space complying with Section 305 allows a parallel approach to an element and the edge of the clear floor space is 10 inches (255 mm) maximum from the



**FIG. 308.3.2**  
**OBSTRUCTED HIGH SIDE REACH**



(b)

18" CLEAR OF VANITY COUNTERTOP

1'-6" CLR.

1'-6" CLR.

ALL TOILETS SHALL BE INSTALLED 18" CLEAR EA. SIDE OF TOILET

FIXTURES AGAINST RATED WALLS: DRYWALL MUST BE INSTALLED BEHIND FIXTURES ON RATED WALLS. MUST COMPLY WITH U/I ASSEMBLIES

The diagram illustrates a bathroom stall layout. At the top left, a vanity countertop is shown with a 18-inch clearance below it. To the right of the vanity is a toilet. Two dimensions of 1'-6" CLR. are indicated: one for the clearance between the vanity and the toilet, and another for the clearance between the toilet and the right wall. On the right wall, there is a bathtub. A note points to the wall behind the toilet and bathtub, stating that fixtures against rated walls require drywall installation behind them, compliant with U/I assemblies. Another note points to the side of the toilet, stating that all toilets must have an 18-inch clearance on each side.

4"

CLEAR

Scale



Planting Notes:

- Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
- Contractor to provide allowance for soil ammendments, percolation tests, soil tests, mulch and irrigation.
- Contractor to complete work within schedule established by owner.
- Contractor to provide one year warranty for all plant material from date of substantial completion.
- Contractor to provide interim maintenance (watering, pruning, fertilizing, guying, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, application of insecticides/herbicides, and general landscape clean-up) until substantial completion notice is provided by the owner or landscape architect.
- The contractor shall locate and verify all existing utilities prior to planting and report any conflicts to the landscape architect. Perform work in compliance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide for permits required by local authorities.
- All plant material to be specimen quality as established by the American Association of Nurserymen, horticultural standards, latest edition. quality of the plant material to be judged by the landscape architect. Inferior plant material to be rejected.
- Plant material to be free of disease, weeds and insect pests. Damaged plant material shall be rejected.
- No planting shall take place until rough grade has been reviewed and approved by the landscape architect.
- Planting plans may need to be adjusted in the field. Contractor to coordinate layout of plant material with landscape architect for on site approval prior to installation.
- Test plant beds and plant pits for adequate drainage. Hardpan or moisture barriers shall be broken, or drain pipes to be installed to provide proper drainage of plant areas. Plant pits shall be excavated to the bottom of the pit. Fill each plant pit with water and observe the pit for 2 hours. If the water has not dissipated by 50% within 2 hours, notify landscape architect of such in writing before installing plants in the questionable area. Otherwise contractor shall be held liable for plants.
- Trees shall be installed 3" above finish grade in hardpan areas to provide good drainage unless otherwise directed.
- Groundcover and shrub mass beds shall be cultivated to a depth of 12 inches below grade to break through compacted or hardpan soil. Remove all stones, roots, and weeds. Add specified soil ammendments and fertilizer. Install plants, edge bed area, mulch and water thoroughly.
- Set all plants plumb and turned so that the most attractive side is viewed.
- Plants shall be measured to their main structure, not tip to tip of branches.
- Tree pit and shrub pit to be twice the size of the root mass. Fill with plant mix.
- Broken root balls for trees shall be rejected. Contractor to check root balls and expose rootflares to check for root girdling. Do not assume the rootflare is exposed upon purchase from the nursery.
- Any plant materials shipped to site in uncovered vehicles/ trailer shall be rejected regardless of season.
- All tree scars over 1 -1/2" shall be rejected and tree to be replaced.
- All shrubs to be dense and full. All trees to have a symmetrical growth habit (360 degrees) unless uncharacteristic to plant type or otherwise noted on plans.
- Remove all excess growth of trees and shrubs as directed by landscape architect. Do not cut central leader.
- If rootball is wrapped in non-biodegradeable burlap, remove entire wrap after placed in pit.

Irrigation Notes:

- All irrigation to be drip irrigation unless otherwise noted on plans and to be Rainbird, Hunter or Toro product or approved equal.
- Drip tubes to be staked a minimum of 18-24" on center to prevent exposure under mulch.
- Irrigation around trees to be zone separately from shrubs and groundcover so the tree zones can eventually be phased out as they mature and become established.
- Irrigation lids in mulch areas to be black and green in lawn areas unless otherwise noted.
- Irrigation system to include a rain sensor.
- Contractor to record as-built conditions of irrigation and provide owner with operation manual, location of zones and control box location.

PLANTING LEGEND:

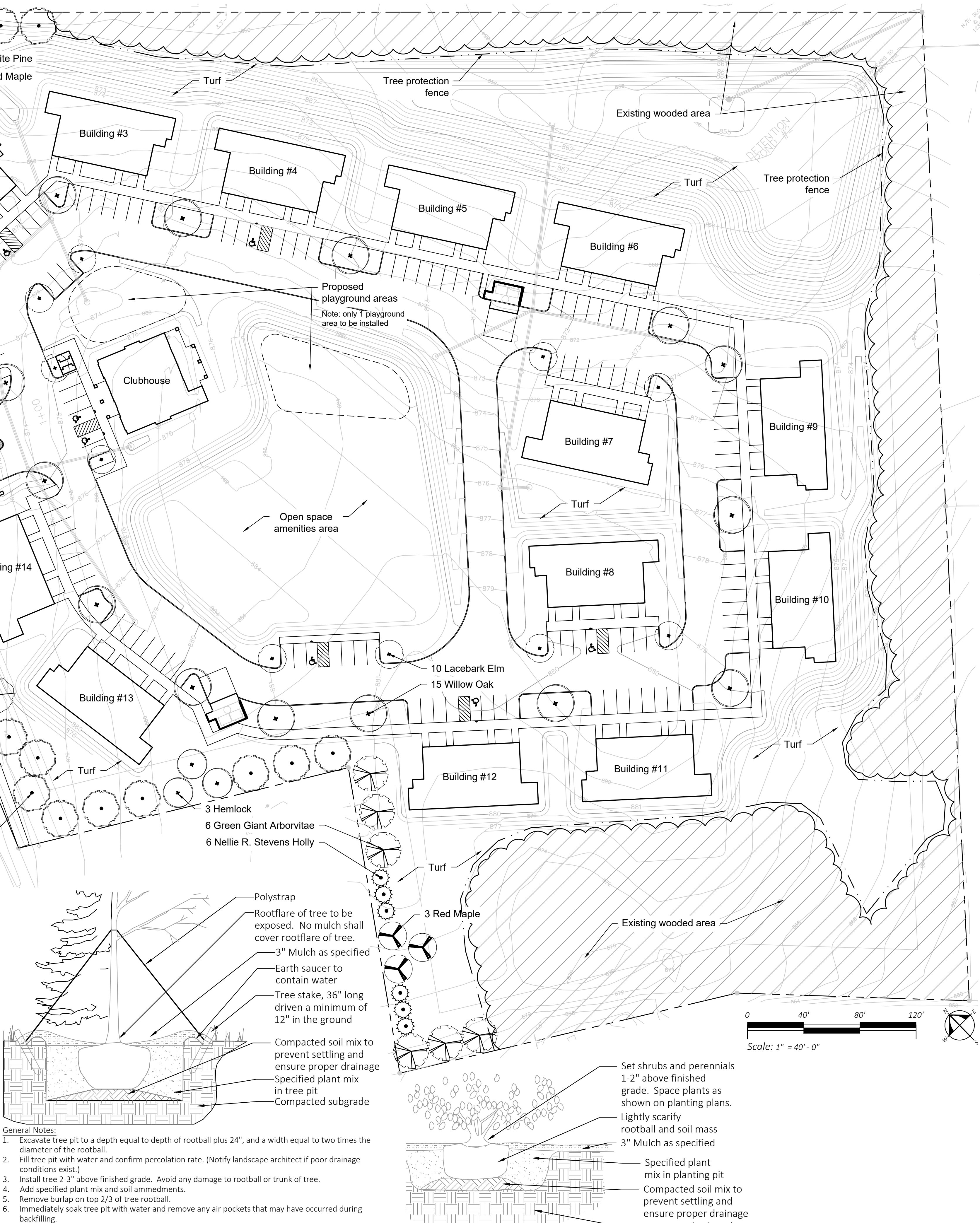
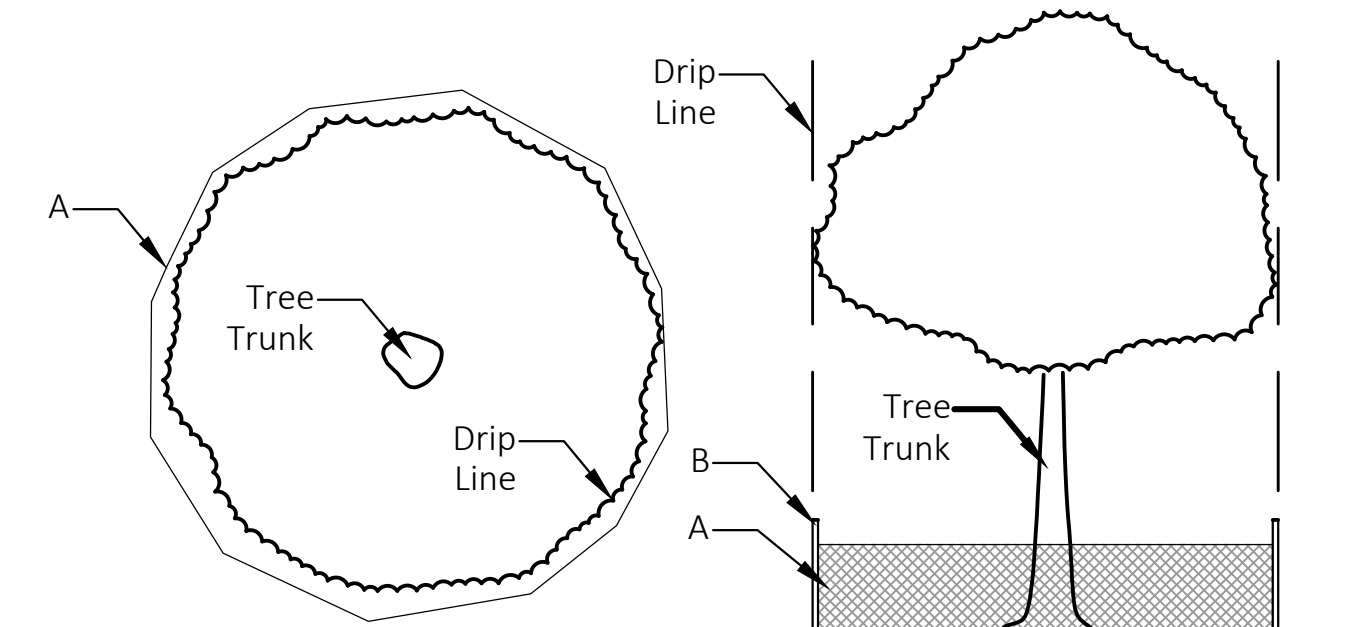
Qty	Botanical Name	Common Name	Size	Notes
Deciduous Trees				
6	Acer rubrum 'October Glory'	October Glory Red Maple	2" cal.	central leader, full and dense
3	Cercis canadensis	Redbud	2" cal.	central leader, full and dense
15	Quercus phellos	Willow Oak	2" cal.	central leader, full and dense
10	Ulmus parvifolia	Lacebark Elm	2" cal.	central leader, full and dense
Evergreen Trees				
2	Cryptomeria japonica 'Yoshino'	Japanese Cedar	8' hgt.	FTG, central leader, full and dense
9	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	8' hgt.	FTG, central leader, full and dense
8	Magnolia grandiflora	Southern Magnolia	8' hgt.	FTG, central leader, full and dense
15	Pinus strobus	White Pine	8' hgt.	FTG, central leader, full and dense
9	Thuja	Green Giant Arborvitae	8' hgt.	FTG, central leader, full and dense
3	Tsuga canadensis	Canadian Hemlock	8' hgt.	FTG, central leader, full and dense
Deciduous Shrubs				
12	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	3 gallon	5' oc, full and dense
Perennials & Groundcover				
112	Liriope spicata	Creeping Lilyturf	4" pot	18" oc, full and dense

Tree Protection Notes

- Tree protection fencing shall be installed around trees to remain. Use 4 foot height, orange, plastic construction fencing fastened to metal post. Space post 8' on center. Install fencing minimum of one foot outside of drip line.
- Contractor responsible for maintaining tree protection fencing throughout the construction process. Tree protection fencing shall remain undisturbed. Do not backfill, grade, or store any material or equipment within protected area.
- Silt fencing, where applicable, shall be outside of tree fencing protection.
- Where trees are to be removed, such trees shall be flagged and shall be felled away from, rather than into areas with existing trees to be preserved.

A = 4 foot height, orange, plastic construction fencing fastened to metal post.  
B = Metal post.

Tree Protection Detail



Choto  
Landing

12320 South  
Northshore Dr.

Knoxville  
Tennessee 37922

9-E-23-DP

Submittal Record

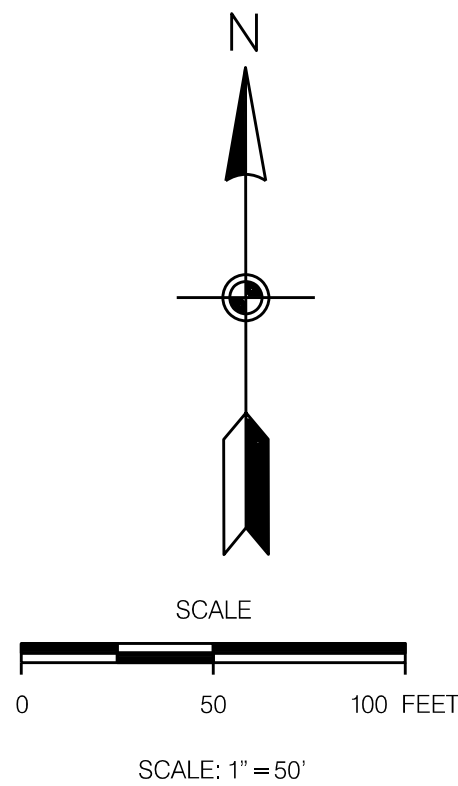
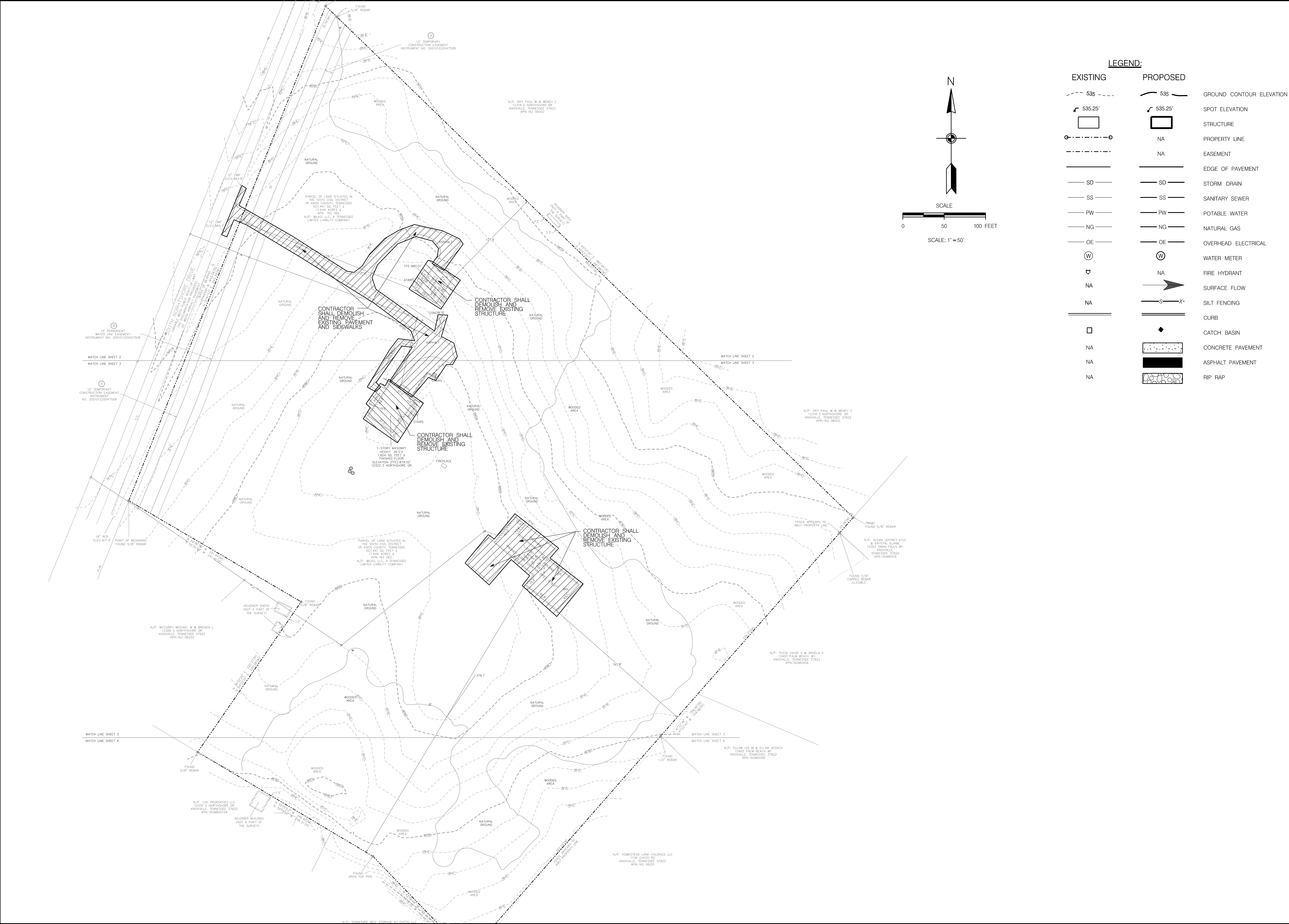
Preliminary Plans  
Not for Construction

July 31, 2023

Landscape Plan

L100





LEGEND:		
EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
	NA	PROPERTY LINE
	NA	EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
	NA	FIRE HYDRANT
NA		SURFACE FLOW
NA		SILT FENCING
		CURB
NA		CATCH BASIN
NA		CONCRETE PAVEMENT
NA		ASPHALT PAVEMENT
NA		RIP RAP

WILL ROBINSON  
& ASSOCIATES

1248 North Shorewood Lane  
Caryville, TN 37714  
(865) 386-4200

Site Plan for:  
**Choto Landing**  
S. Northshore Drive  
Knox County, Tennessee  
9-E-23-DP

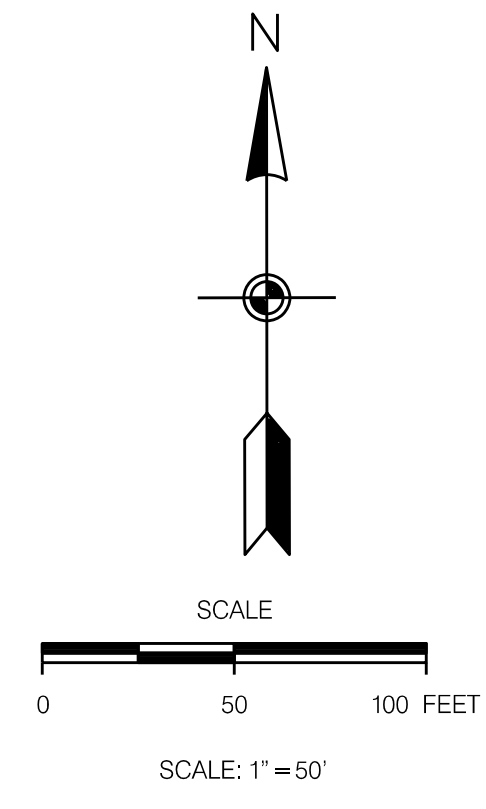
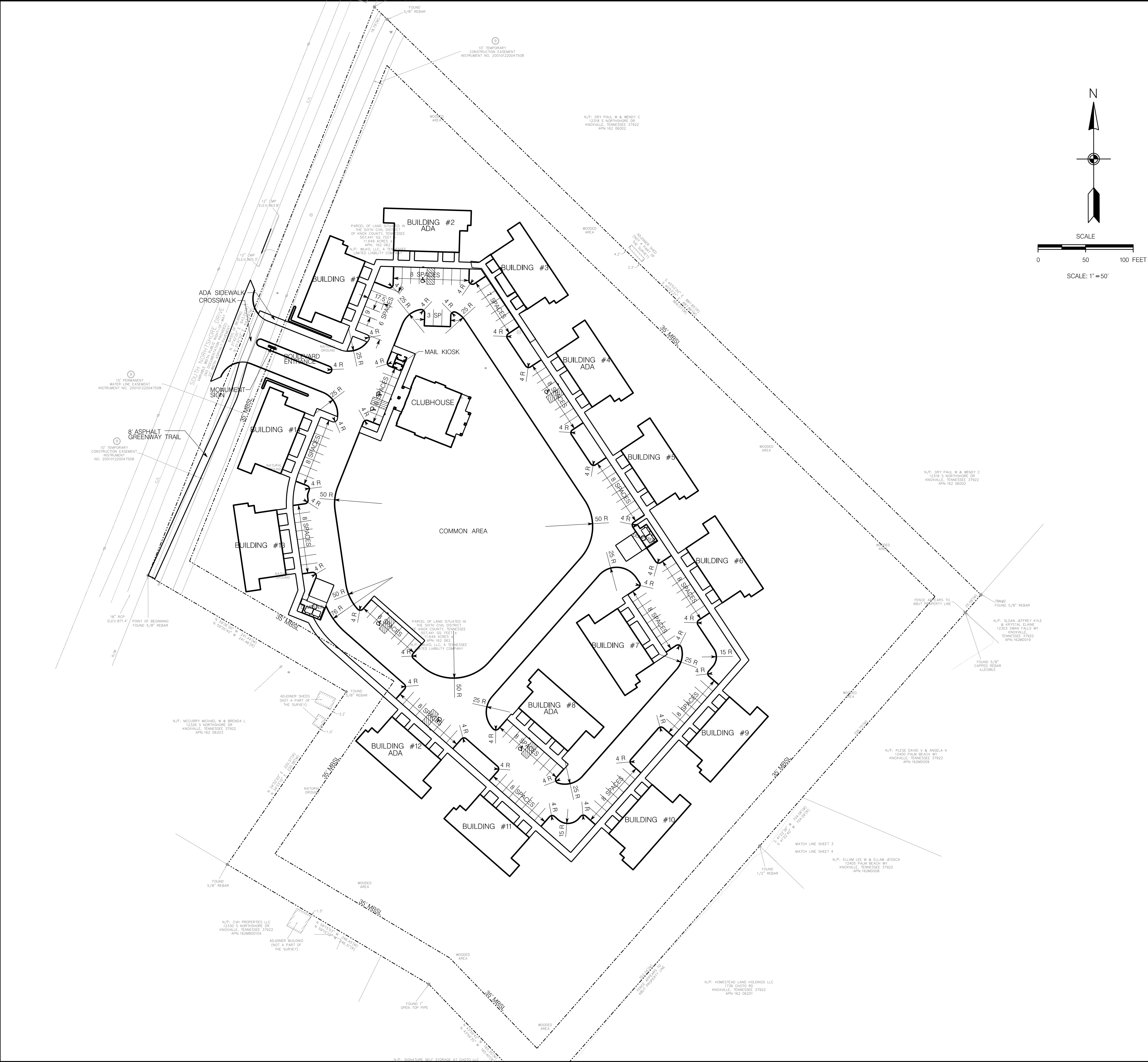
REVISIONS:  
08-24-2023 PLANNING COMMENTS

DRAWN: WNR  
CHECKED: WNR  
DATE: 07-31-2023  
FILE NAME:  
PROJECT NO:

PL01

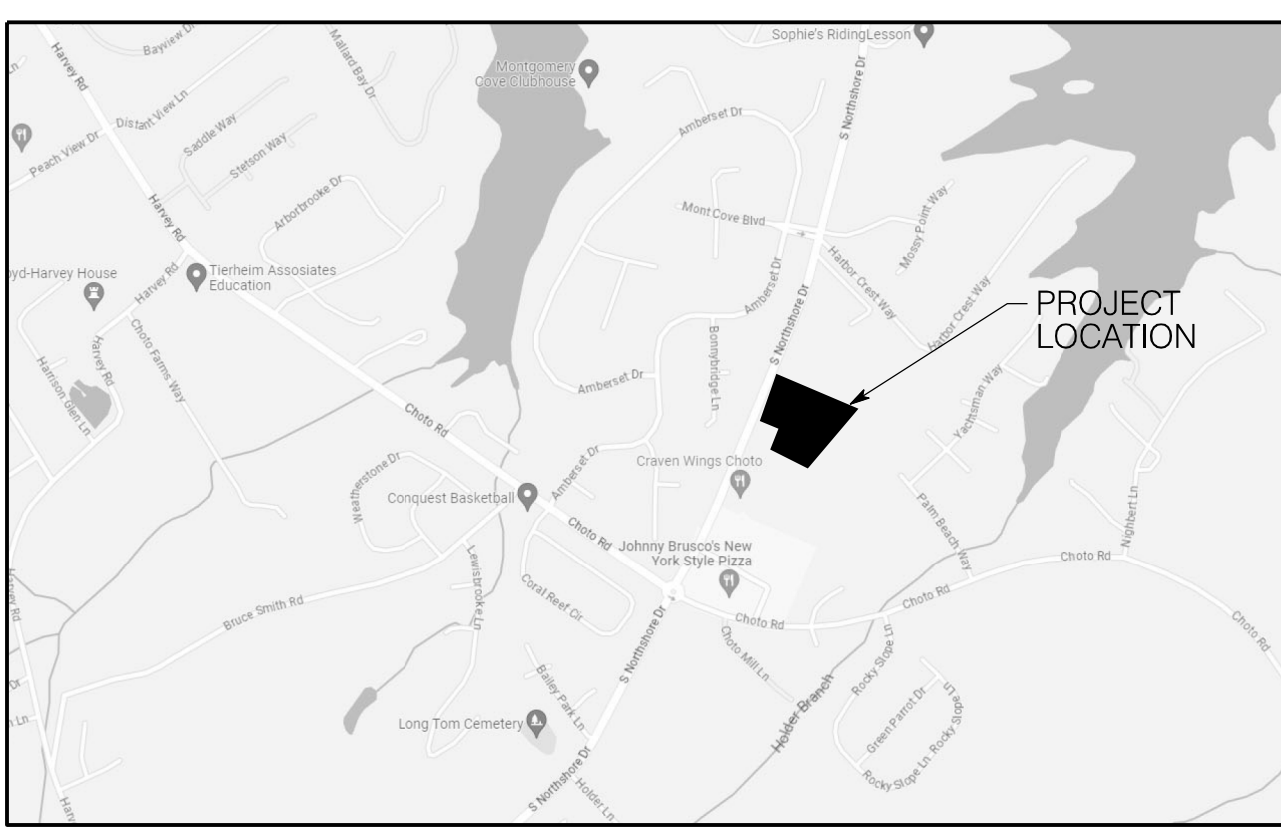
CONCEPT DEMOLITION  
DRAWING





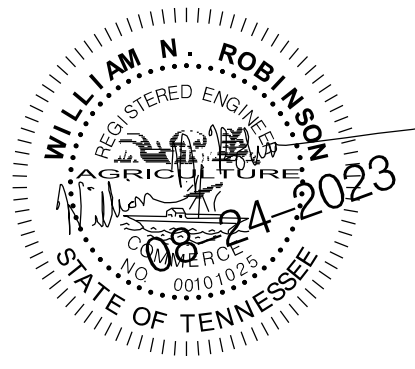
LEGEND:		
EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
		FIRE HYDRANT
		SURFACE FLOW
		SILT FENCING
		CURB
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		RIP RAP

PROJECT DATA  
USE: MULTIFAMILY HOUSING  
ZONING: PR <5 DUAC  
BUILDING UNITS: 56 UNITS IN 14 BUILDINGS + CLUBHOUSE  
PARCEL: 162 062  
PARKING SUMMARY:  
COUNTY REQUIREMENT: 1.5 SPACES PER UNIT FOR THE FIRST 20 UNITS + 1.5 SPACES PER UNIT FOR UNITS OVER THE FIRST 20 FOR 2 OR MORE BEDROOMS.  
UNITS: 56 UNITS (28 3 BEDROOM, 28 4 BEDROOM)  
REQUIRED PARKING CALCULATION: 1.5 X 56 = 84 SPACES  
PARKING: PROVIDED: 126 SPACES  
SETBACKS:  
FRONT: MINIMUM 20' (APPLIED FRONT SETBACK DETERMINED BY PLANNING COMMISSION)  
SIDE: MINIMUM 5' (APPLIED SIDE SETBACK DETERMINED BY PLANNING COMMISSION)  
REAR: MINIMUM 15' (APPLIED REAR SETBACK DETERMINED BY PLANNING COMMISSION)  
PERIPHERAL SETBACK OF 35' APPLIED TO ALL PROPERTY LINES ON THIS PROJECT - CAN BE REDUCED BY PLANNING COMMISSION  
PARCEL AREA: 11.65 AC  
PARKING AND CIRCULATION AREA: 72,301 SF (1.66 ACRE)  
SIDEWALK AREA: 13,188 SF (0.30 ACRE)  
BUILDING FOOTPRINT AREA (GROUND FLOOR): 50,891 SF (1.17 ACRE)  
TOTAL BUILDING AREA (ALL STORIES): 91,687 SF (2.10 ACRE)  
TOTAL IMPERVIOUS AREA: 72,301 + 13,188 + 50,891 = 136,380 SF (3.13 ACRE)  
FLOOR AREA RATIO: 10.0%  
IMPERVIOUS AREA RATIO: 26.9%  
GROSS AREA COVERAGE: 18.0%



WILL ROBINSON  
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Caryville, TN 37714  
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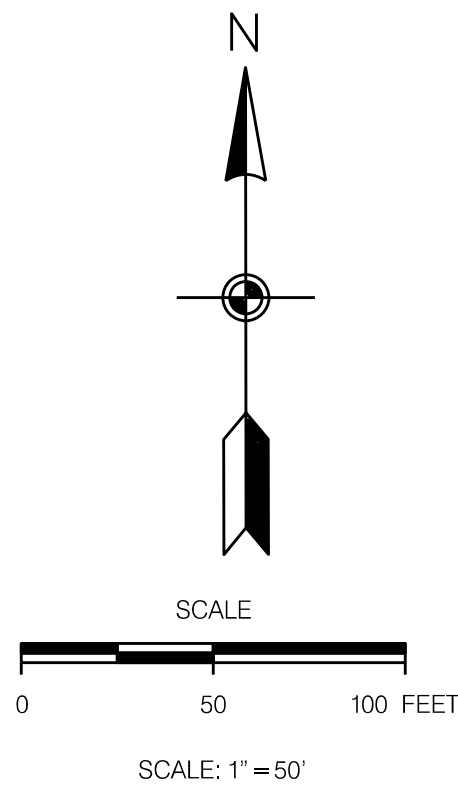
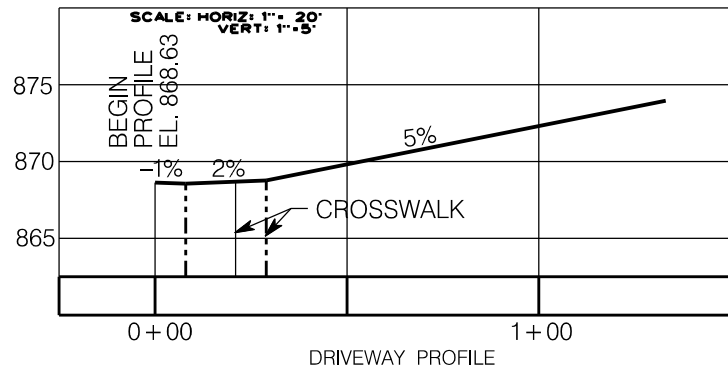
Site Plan for:  
**Choto Landing**  
S. Northshore Drive  
Knox County, Tennessee  
9-E-23-DP

REVISIONS:  
08-24-2023 PLANNING COMMENTS

DRAWN: WNR  
CHECKED: WNR  
DATE: 07-31-2023  
FILE NAME:  
PROJECT NO:

PL02  
CONCEPT LAYOUT  
DRAWING

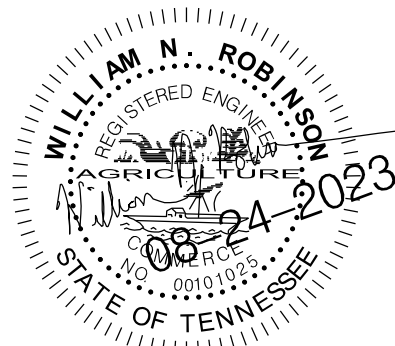




LEGEND:		
EXISTING	PROPOSED	
		535
		535.25'
		535.25'
		NA
		NA
		SD
		SS
		PW
		NG
		OE
		(W)
		(W)
		NA
		NA
		NA
		NA
		NA
		NA
		NA
		NA

WILL ROBINSON  
& ASSOCIATES

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Caryville, TN 37714  
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Site Plan for:  
**Choto Landing**  
S. Northshore Drive  
Knox County, Tennessee  
9-E-23-DP

REVISIONS:  
08-24-2023 PLANNING COMMENTS

DRAWN: WNR  
CHECKED: WNR  
DATE: 07-31-2023  
FILE NAME:  
PROJECT NO:

PL03

CONCEPT GRADING  
DRAWING



Scale 1" = 40'-0"

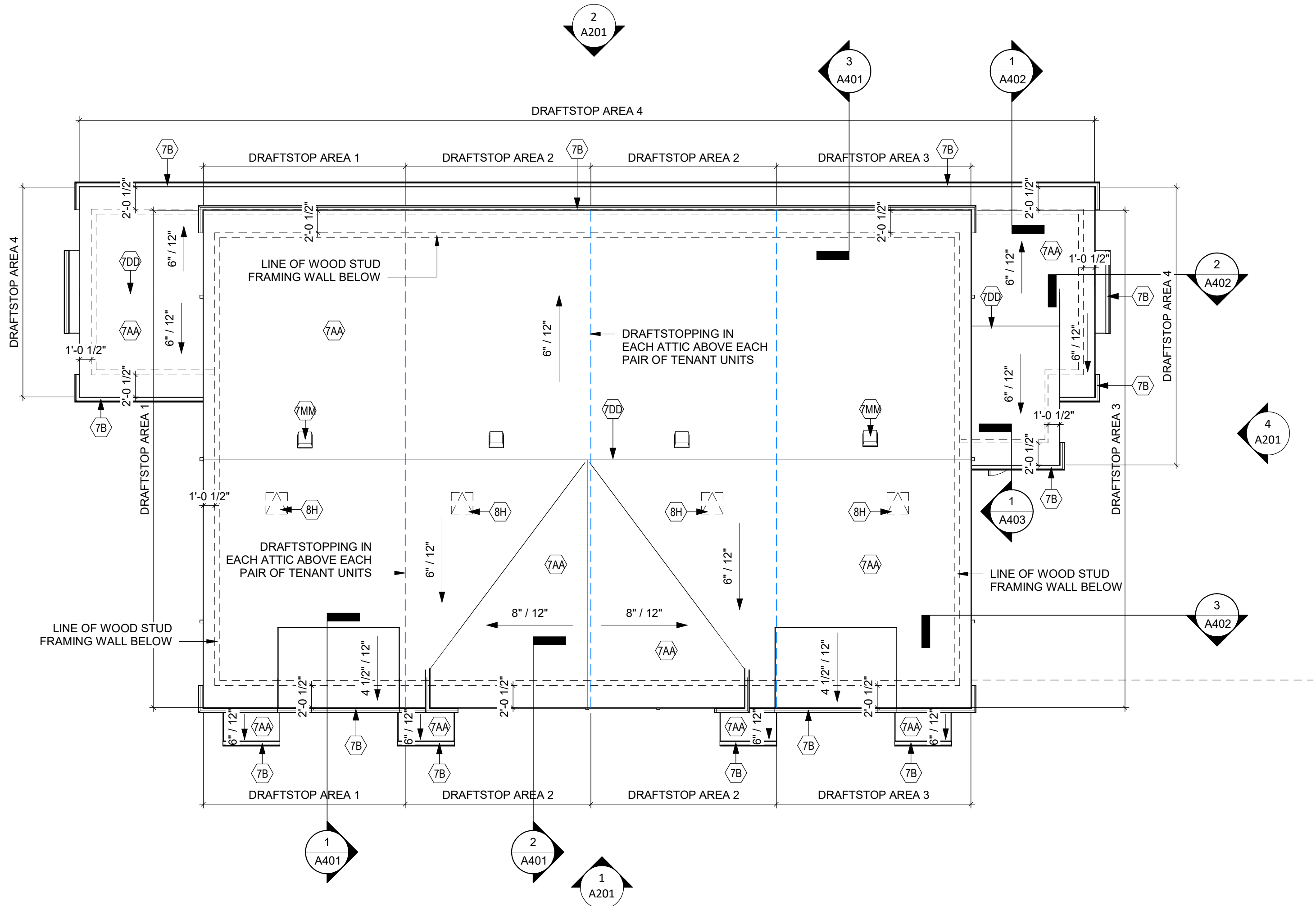


**NOTES:**  
1. REFER TO A041 FOR ACCESSIBLE UNIT LOCATIONS  
2. FIRE RISER ROOMS/SPR LOCATIONS TO BE BASED ON SITE REQUIREMENTS. SEE CIVIL SHEETS FOR LOCATIONS OF FIRE RISER ROOMS.



TYPE A -AREA 1 ATTIC VENTILATION CALCULATION		
(PER FHA 1/150 RATIO)		
858 SF (ROOF AREA) / 150	=	6 SQ. FT.
6 SF X 144	=	824 SQ. IN.
INTAKE & EXHAUST VENTILATION (PER 60/40 RATIO)		
INTAKE	824 X 0.50 =	412 SQ. IN.
EXHAUST	824 X 0.50 =	412 SQ. IN.
TYPE A -AREA 2 ATTIC VENTILATION CALCULATION		
(PER FHA 1/150 RATIO)		
789 SF (ROOF AREA) / 150	=	5 SQ. FT.
5 SF X 144	=	758 SQ. IN.
INTAKE & EXHAUST VENTILATION (PER 60/40 RATIO)		
INTAKE	758 X 0.50 =	379 SQ. IN.
EXHAUST	758 X 0.50 =	379 SQ. IN.
TYPE A -AREA 3 ATTIC VENTILATION CALCULATION		
(PER FHA 1/150 RATIO)		
828 SF (ROOF AREA) / 150	=	6 SQ. FT.
6 SF X 144	=	795 SQ. IN.
INTAKE & EXHAUST VENTILATION (PER 60/40 RATIO)		
INTAKE	795 X 0.50 =	397 SQ. IN.
EXHAUST	795 X 0.50 =	397 SQ. IN.
TYPE A -AREA 4 ATTIC VENTILATION CALCULATION		
(PER FHA 1/150 RATIO)		
644 SF (ROOF AREA) / 150	=	4 SQ. FT.
4 SF X 144	=	618 SQ. IN.
INTAKE & EXHAUST VENTILATION (PER 60/40 RATIO)		
INTAKE	618 X 0.50 =	309 SQ. IN.
EXHAUST	618 X 0.50 =	309 SQ. IN.

Key Value	Keynote Text
7AA	ASPHALT COMPOSITE SEAL TAB-TYPE SHINGLES WITH 30-YEAR PRODUCT WARRANTY MIN OVER SYNTHETIC UNDERLAYMENT OVER EXTERIOR GRADE ROOF SHEATHING w/ CLIPS - REFER TO STRUCTURAL DRAWINGS
7B	6" WIDE PRE-FINISHED K-STYLE METAL GUTTER, COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT.
7DD	RIDGE VENT
7MM	SLANT BACK ROOF LOUVER (MINIMUM OF 50 SQ. IN. OF FREE VENTILATION AREA PER UNIT) - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT. PROVIDE ONE (01) SQ. FT. OF FREE VENTILATION PER EVERY 160 SQ. FT. OF ATTIC FLOOR SPACE. G.C TO INSTALL VENT BOX PER MFR'S RECOMMENDATIONS.
8H	24" X 30" RATED EXTERIOR ACCESS PANEL, PAINT TO MATCH CEILING COLOR.



2 ROOF PLAN - BUILDING TYPE A  
A102 1/8" = 1'-0"



Consultants

Project Name

Choto Landing  
Townhomes

9-E23-DP

12320 S Northshore Drive  
Knox County, TN 37922

Client

Dominion  
Development  
Group

6305 Kingston Pike, Knoxville, TN  
37819

Seal

Issue Date

NOT FOR  
CONSTRUCTION

Revisions

No.	Description	Date

BUILDING TYPE  
A - ROOF PLAN

Project number 23DO01  
Date 08/25/2023

A102

Scale 1/8" = 1'-0"



Consultants

Project Name  
**Choto Landing  
Townhomes**  
9-E23-DP

12320 S Northshore Drive  
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**Dominion  
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Issue Date

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CONSTRUCTION**

Revisions

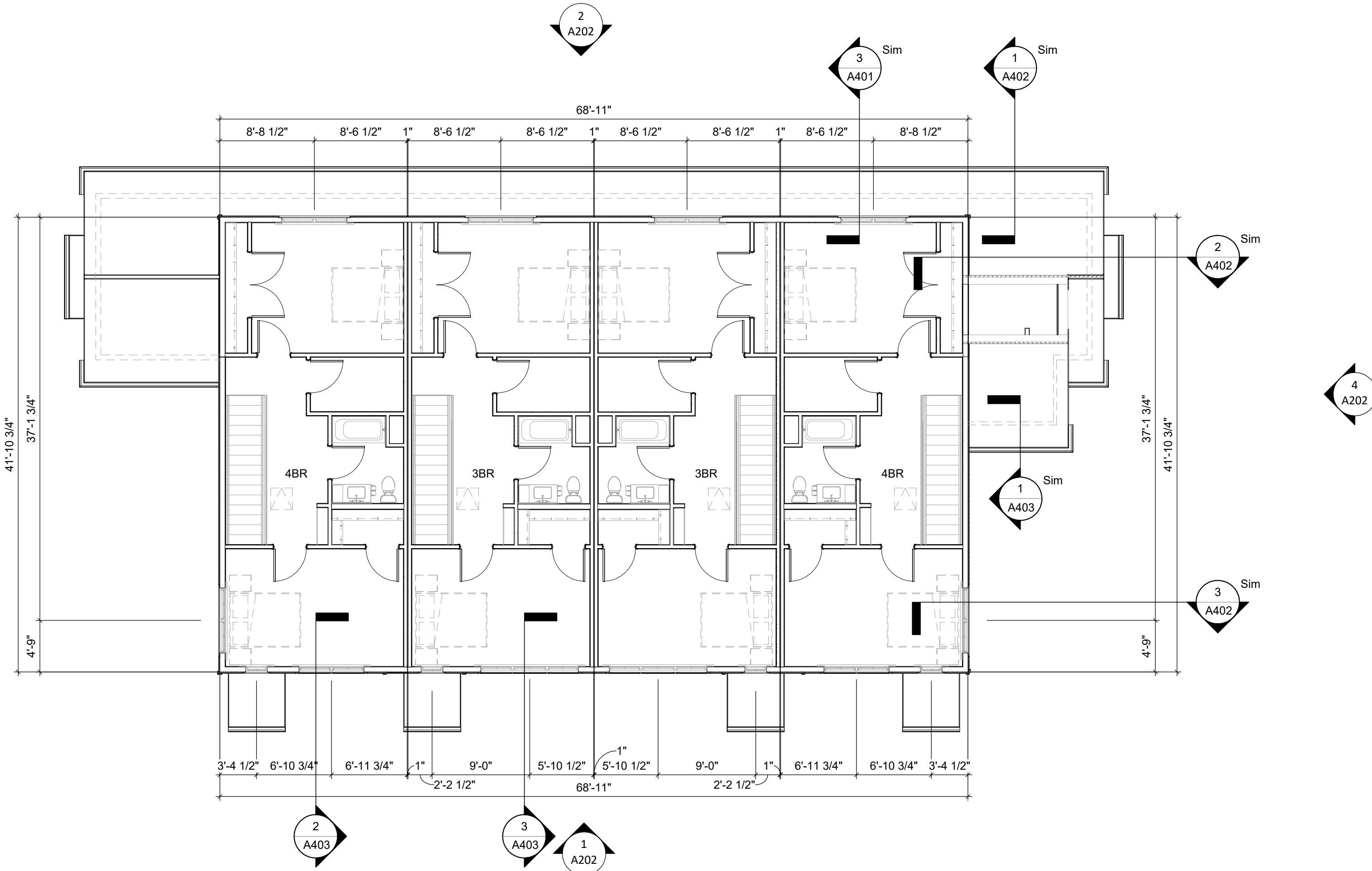
No.	Description	Date

**BUILDING TYPE  
B - 1ST AND  
2ND FLOOR  
PLANS**

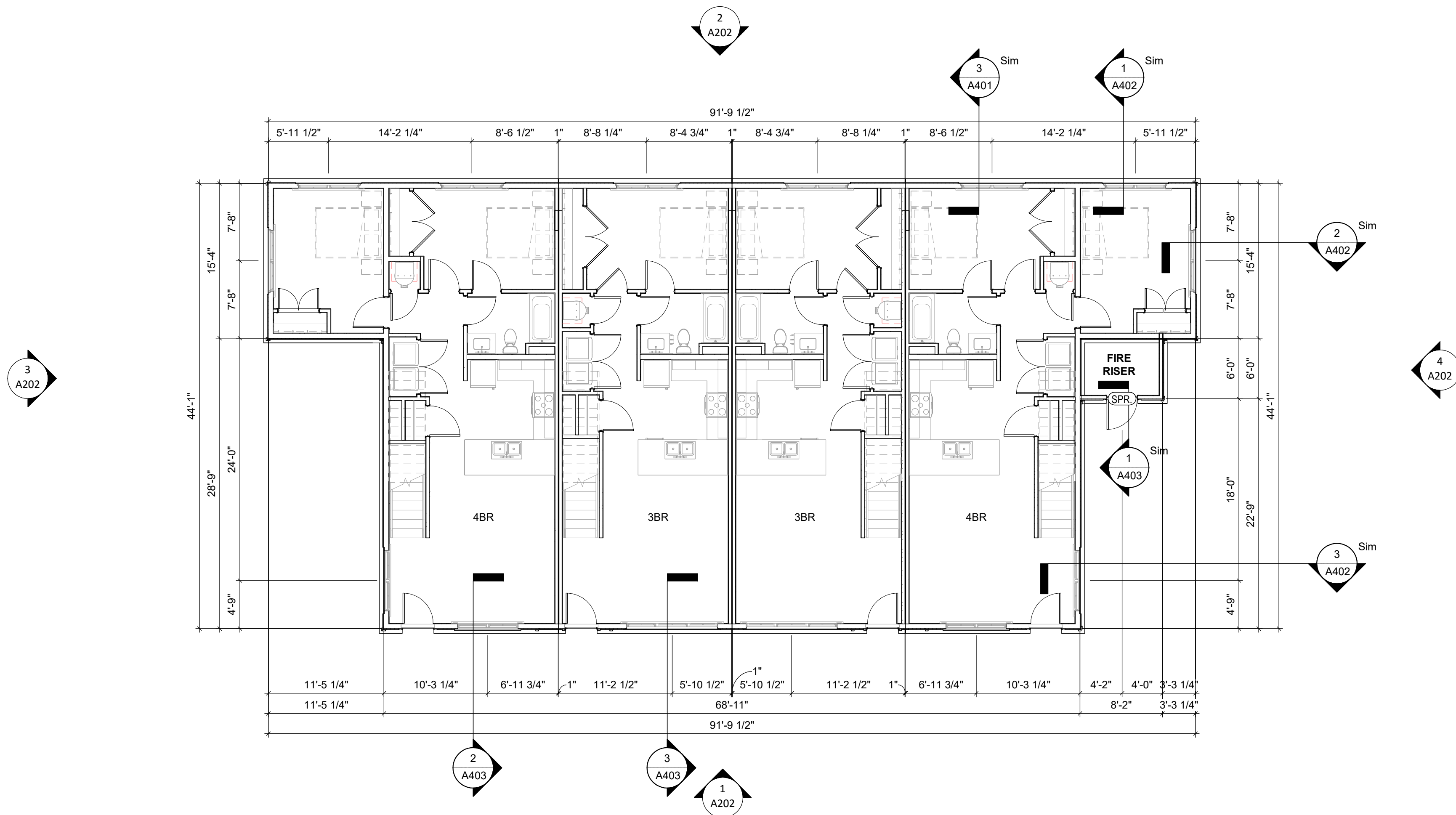
Project number 23DO01  
Date 08/25/2023

**A103**

Scale As indicated



**2 2ND FLOOR PLAN - BUILDING TYPE B**  
A103 1/8" = 1'-0"



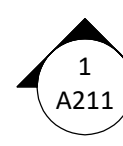
**1 1ST FLOOR PLAN - BUILDING TYPE B**  
A103 1/8" = 1'-0"

**NOTES:**  
1. REFER TO A041 FOR  
ACCESSIBLE UNIT LOCATIONS  
2. FIRE RISER ROOMS/SPR  
LOCATIONS TO BE BASED ON  
SITE REQUIREMENTS. SEE CIVIL  
SHEETS FOR LOCATIONS OF  
FIRE RISER ROOMS.









A111	1/4" = 1'-0"
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Scale	$1/4" = 1'-0"$
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Key Value	Keynote Text
7AA	ASPHALT COMPOSITE SEAL TAB-TYPE SINGLES WITH 30-YEAR PRODUCT WARRANTY MIN OVER SYNTHETIC UNDERLAYMENT OVER EXTERIOR WOOD ROOF SHEATHING. DO NOT REFER TO STRUCTURAL DRAWINGS
7B	7B DESIGNER FINISHED GUTTER, COLOR TO BE SELECTED BY OWNER. PROVIDE 6" MINIMUM DESIGN ARCHITECT.
7DD	RIDGE VENT
7DM	7DM ROOF ROOF LOUVER (MINIMUM OF 50 SQ. IN. OF FREE VENTILATION AREA PER UNIT) - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT. PROVIDE ONE (1) SQ. FT OF FREE VENTILATION PER 150 SQ. FT. OF CEILING AREA SPACE. G.C TO INSTALL VENT BOX PER MFR'S RECOMMENDATIONS.
8H	24" X 30" RATED EXTERIOR ACCESS PANES. PAINT TO MATCH CEILING COLOR.



12320 S Northshore Drive  
Knox County, TN 37922

Client

Dominion  
Development  
Group

6305 Kingston Pike, Knoxville, TN  
37919

Seal

Issue Date

**NOT FOR  
CONSTRUCTION**

[illegible]CLUBHOUSE  
ROOF PLAN

Project number	23DO01
Date	08/25/2023

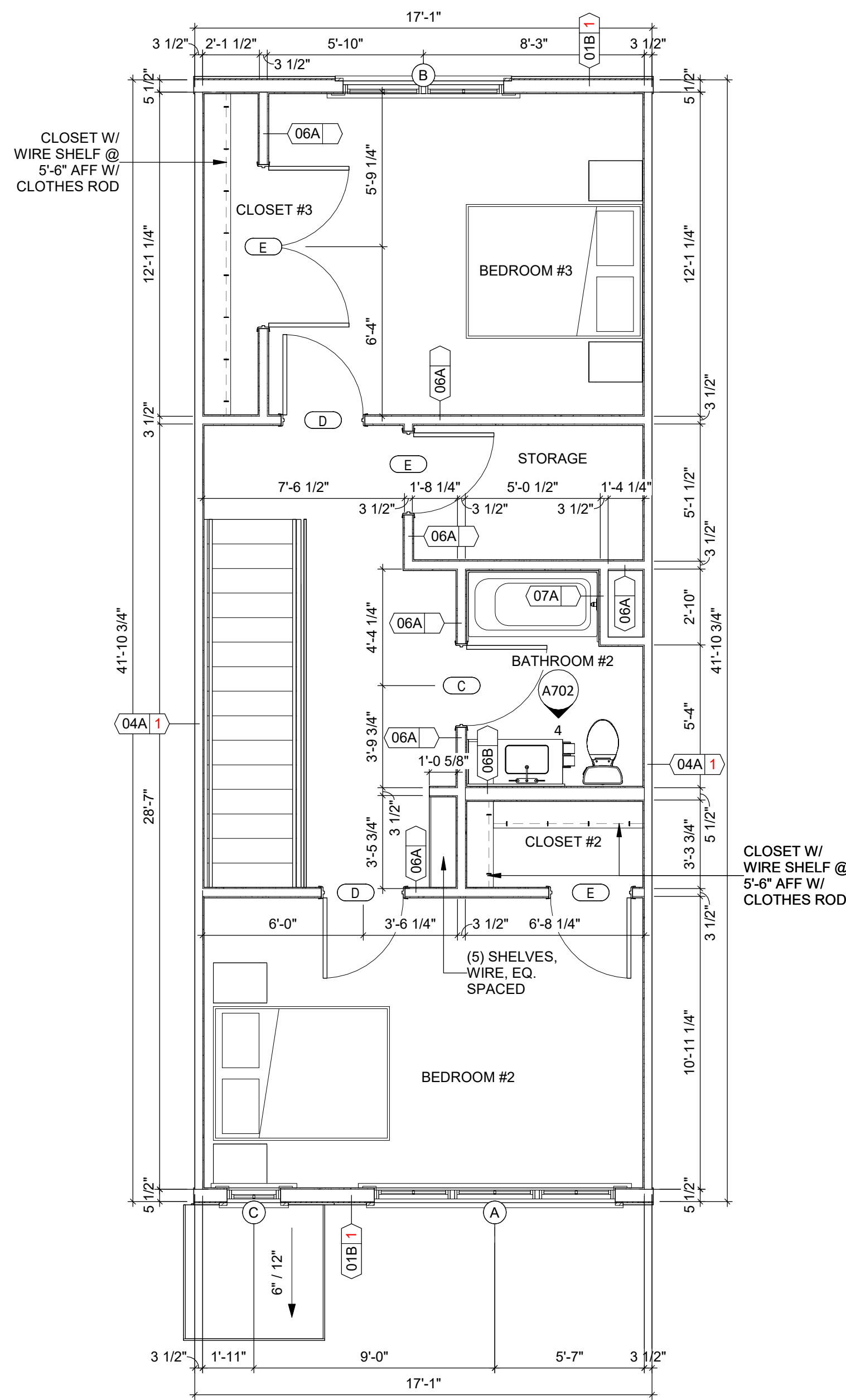
A112

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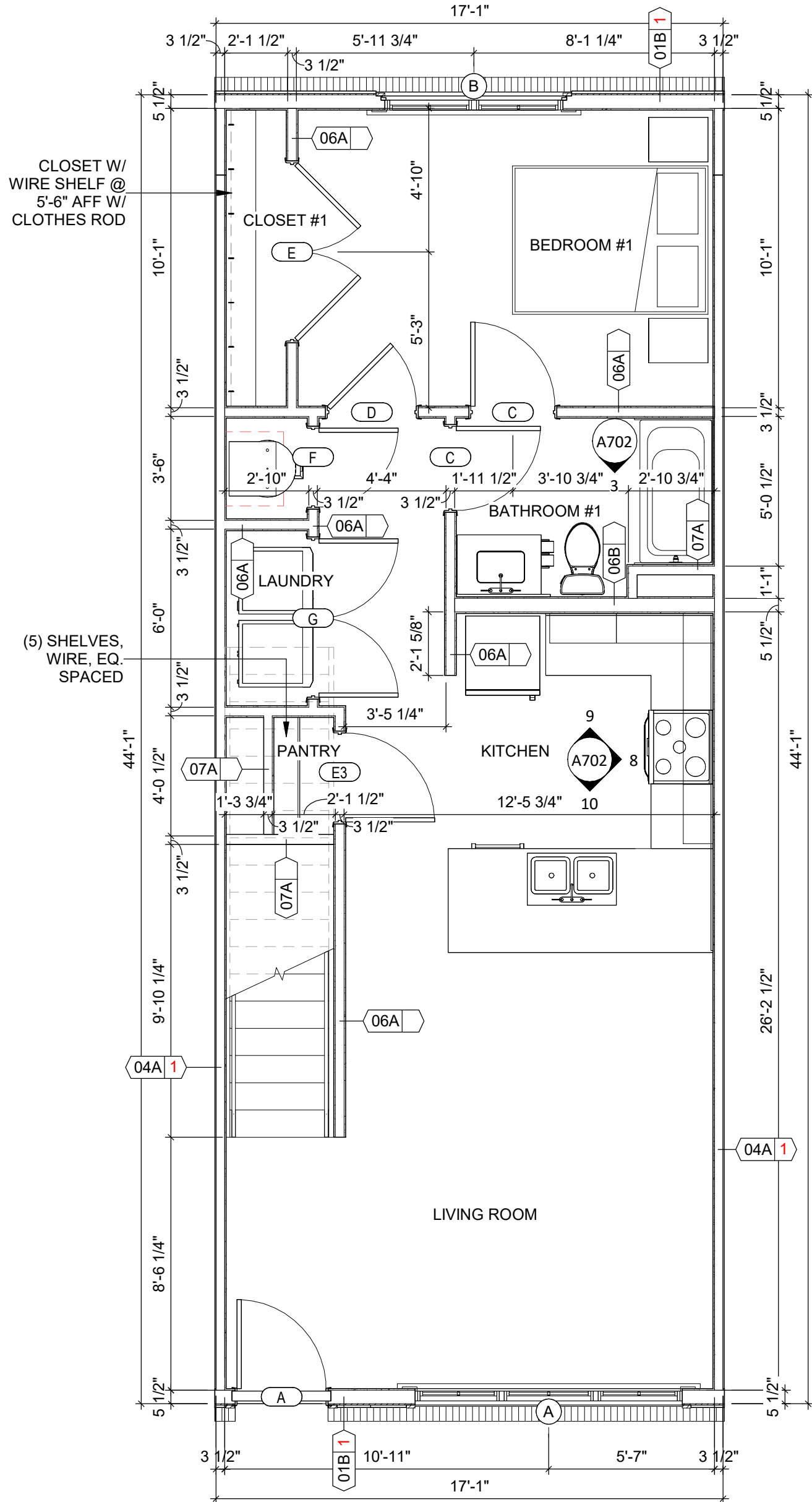
Scale  $1/4" = 1'-0"$

\\sdsdesk1\docs\123\DO01-Cheto Landing Townhomes-Arch-R24.rvt

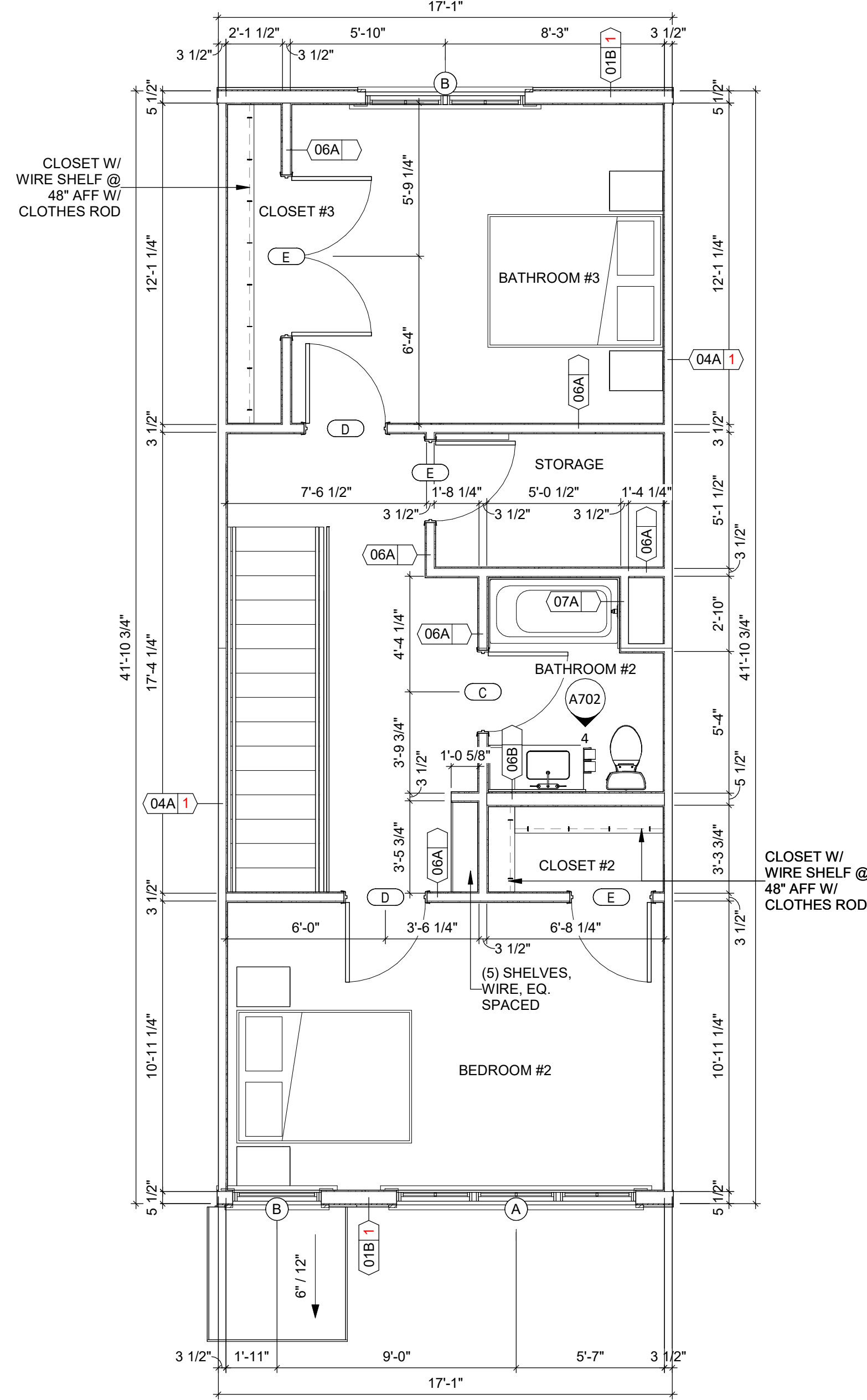




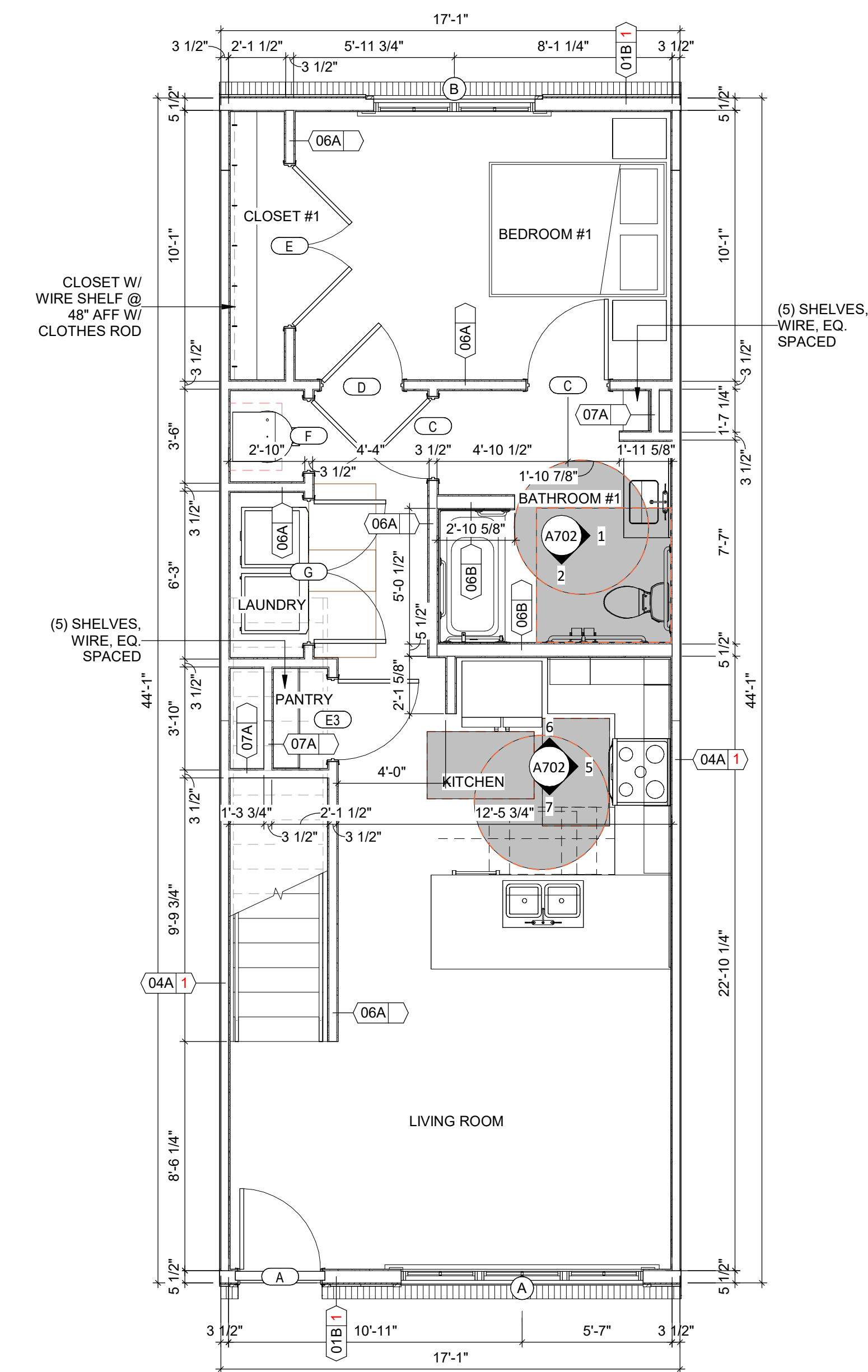
2 ENLARGED PLAN - UNIT 3BR 2ND FLOOR  
A121 1/4" = 1'-0"



1 ENLARGED PLAN - UNIT 3BR 1ST FLOOR  
A121 1/4" = 1'-0"



3 ENLARGED PLAN - UNIT 3BR ADA 2ND FLOOR  
A121 1/4" = 1'-0"



4 ENLARGED PLAN - UNIT 3BR ADA 1ST FLOOR  
A121 1/4" = 1'-0"

Consultants

Project Name

Choto Landing  
Townhomes

9-E23-DP

12320 S Northshore Drive  
Knox County, TN 37922

Client

Dominion  
Development  
Group

6305 Kingston Pike, Knoxville, TN  
37819

Seal

Issue Date

NOT FOR  
CONSTRUCTION

Revisions

No.	Description	Date

ENLARGED  
UNIT PLANS

Project number 23DO01  
Date 08/25/2023

A121

Scale 1/4" = 1'-0"





ect Name

-E23-DP

nt

Kingston Pike, Knoxville, TN  
37010

Issue Date

**NOT FOR  
CONSTRUCTION**

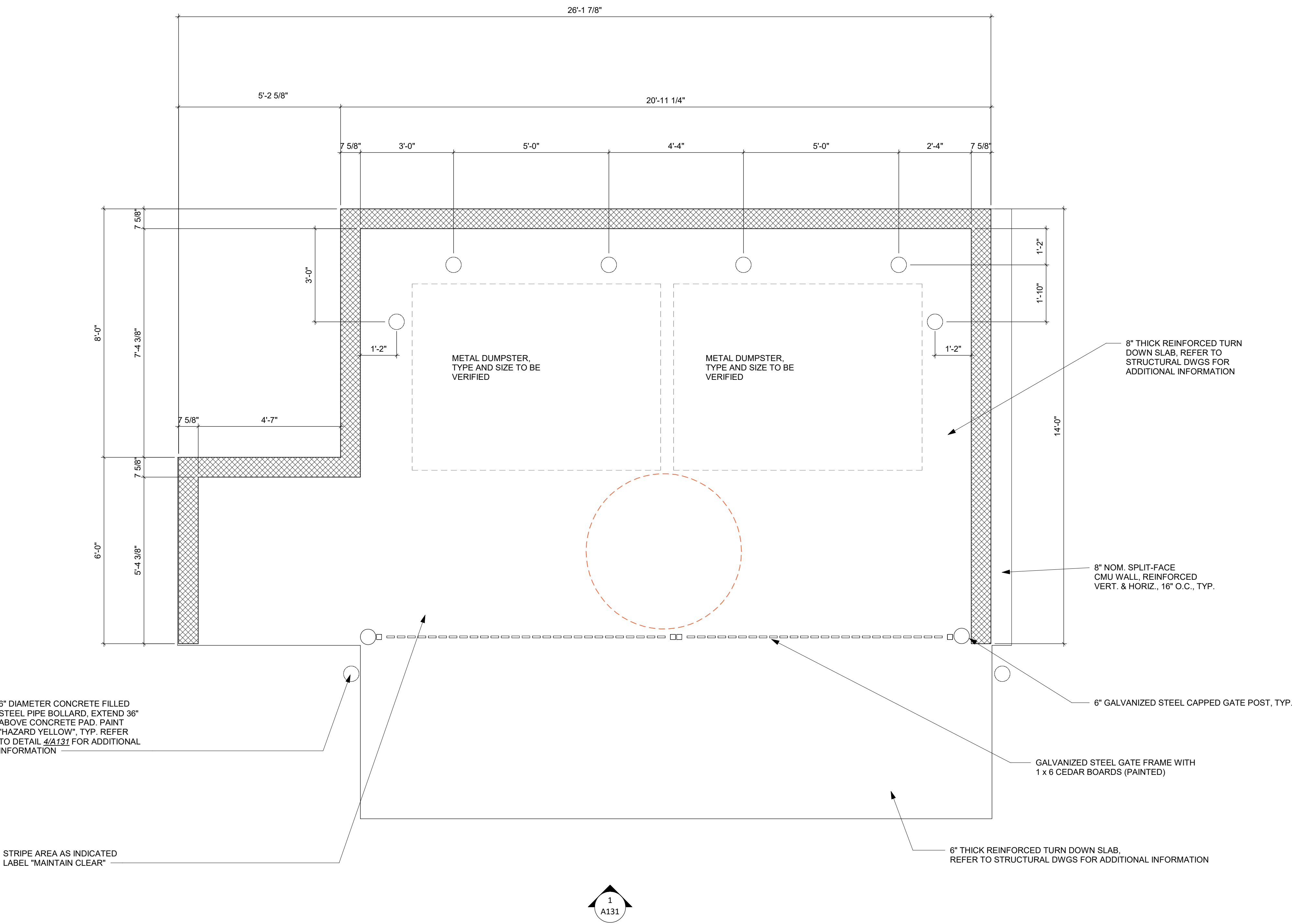
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A122

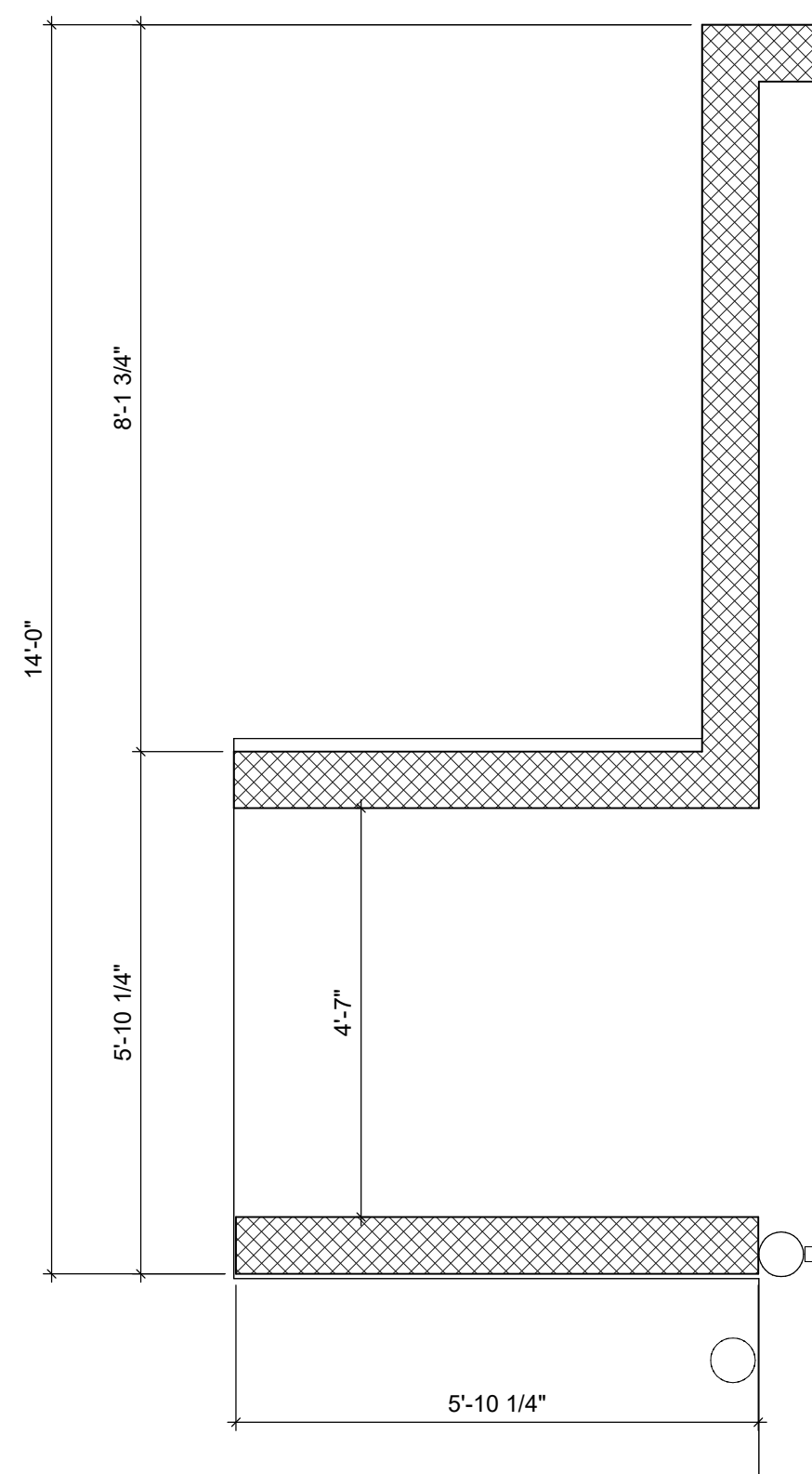
$$1/4" = 1'-0"$$



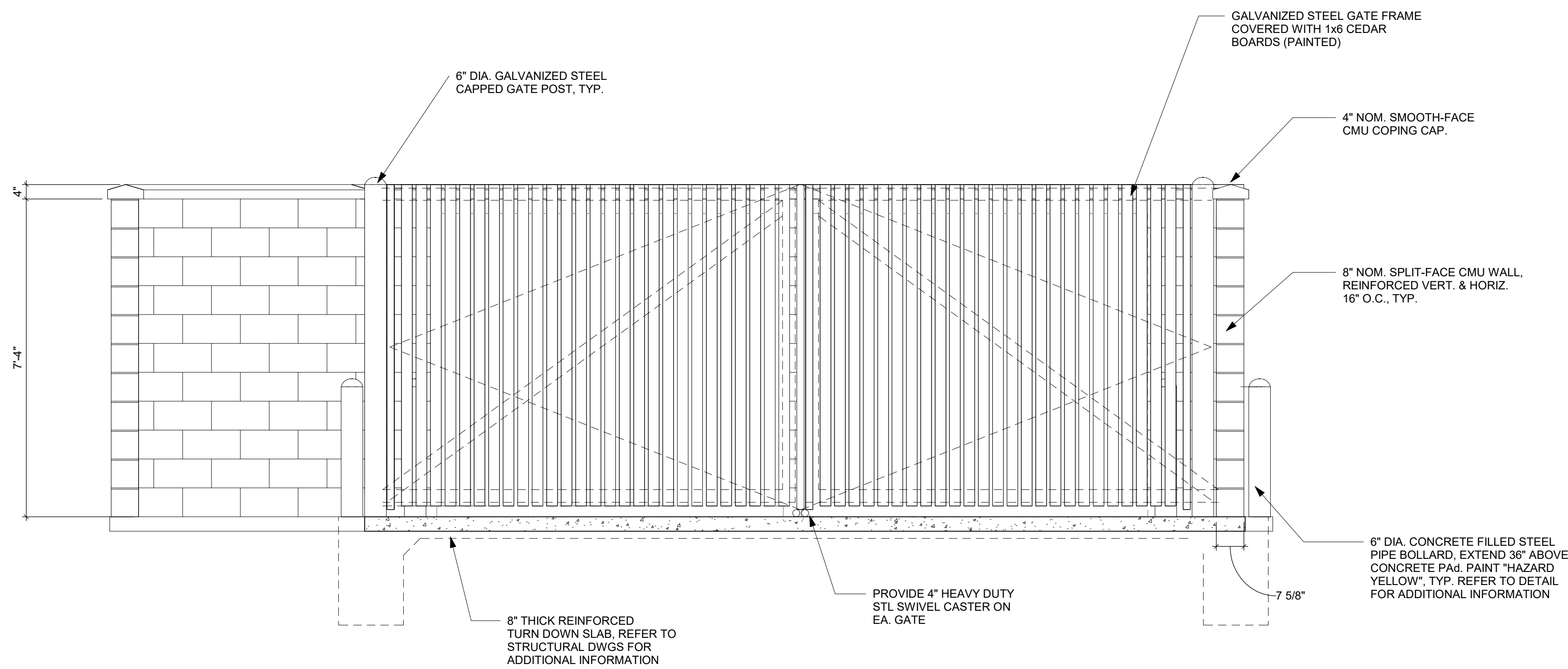
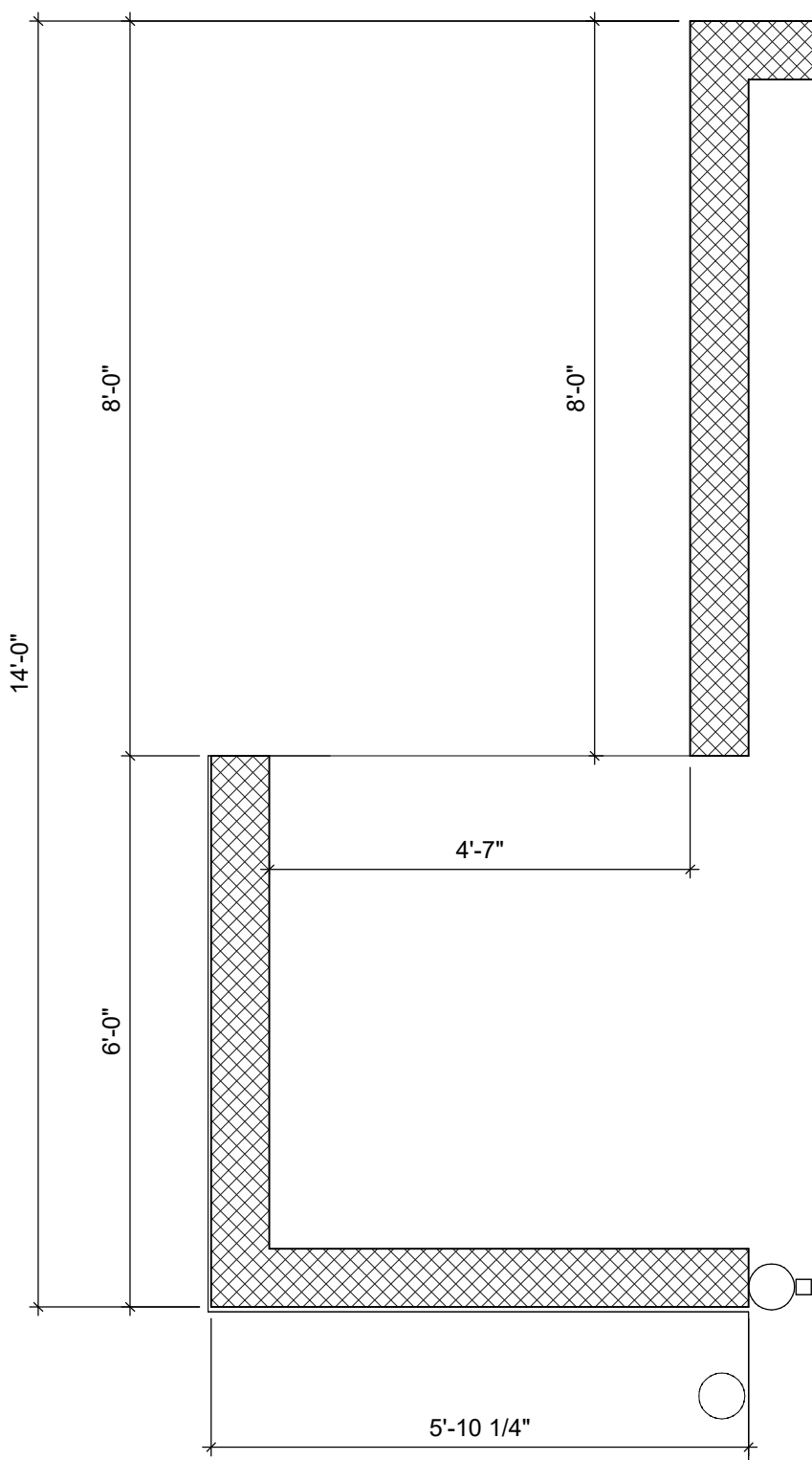

No.	Description	Date



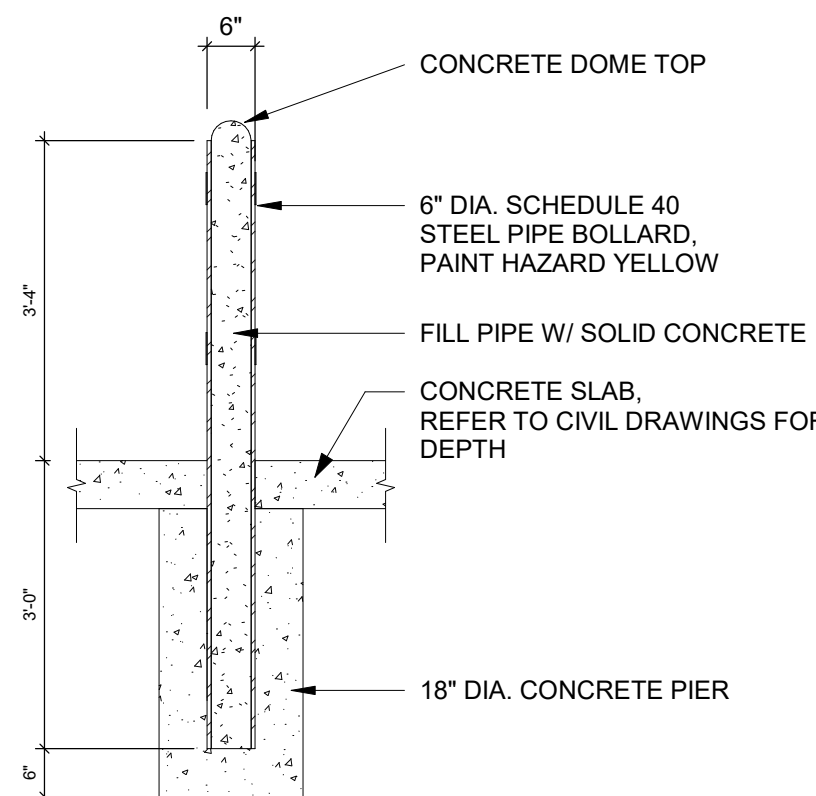
**3 Enlarged Plan- Level 01 - Trash Enclosure**  
A131 1/2" = 1'-0"



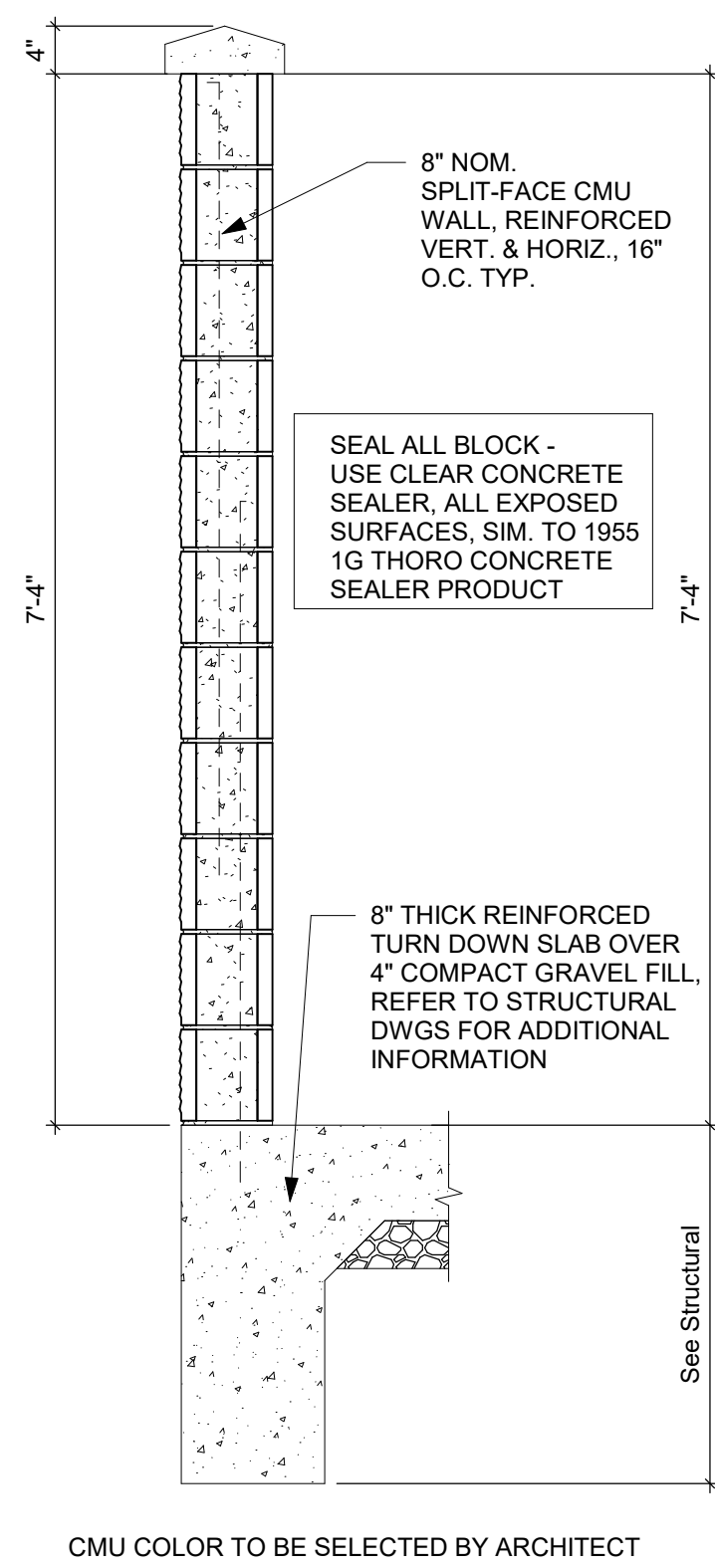
**2 Enlarged Plan - Trash Enclosure - Alt. Entrances**  
A131 1/2" = 1'-0"



**1 Elevation - Trash Enclosure**  
A131 1/2" = 1'-0"

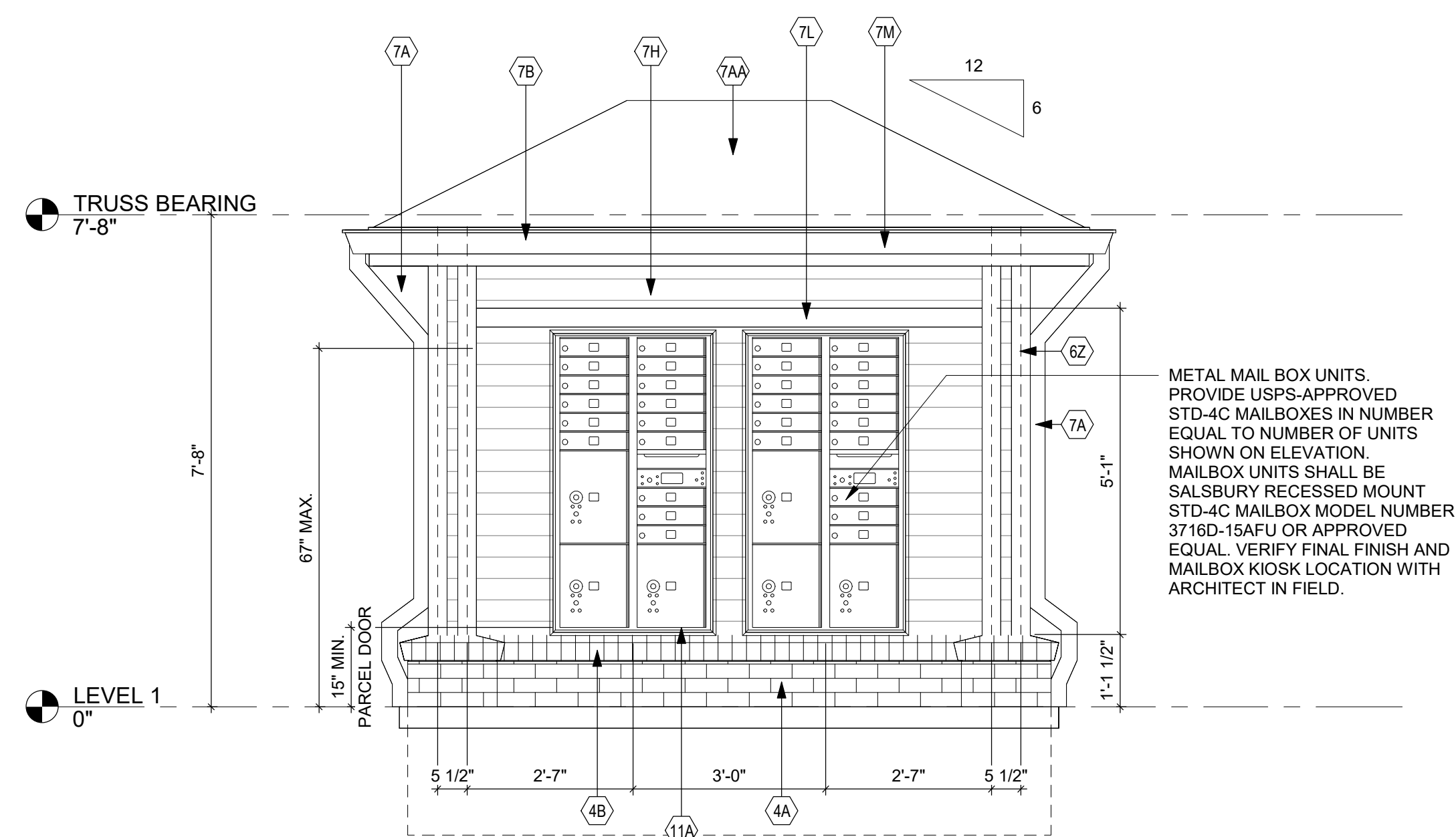


**4 Section - Bollard**  
A131 1/2" = 1'-0"

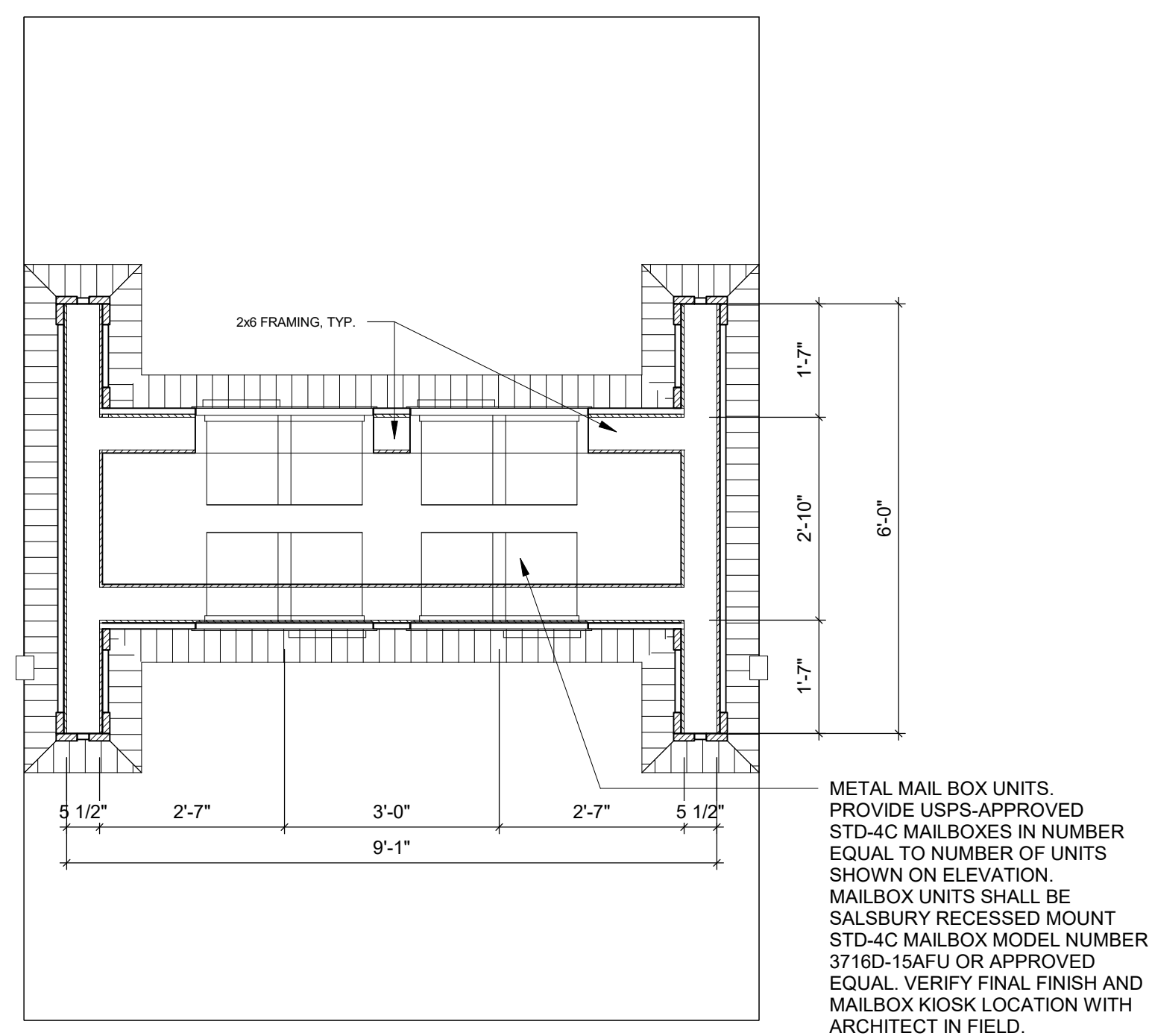


**5 Section - Trash Enclosure**  
A131 3/4" = 1'-0"

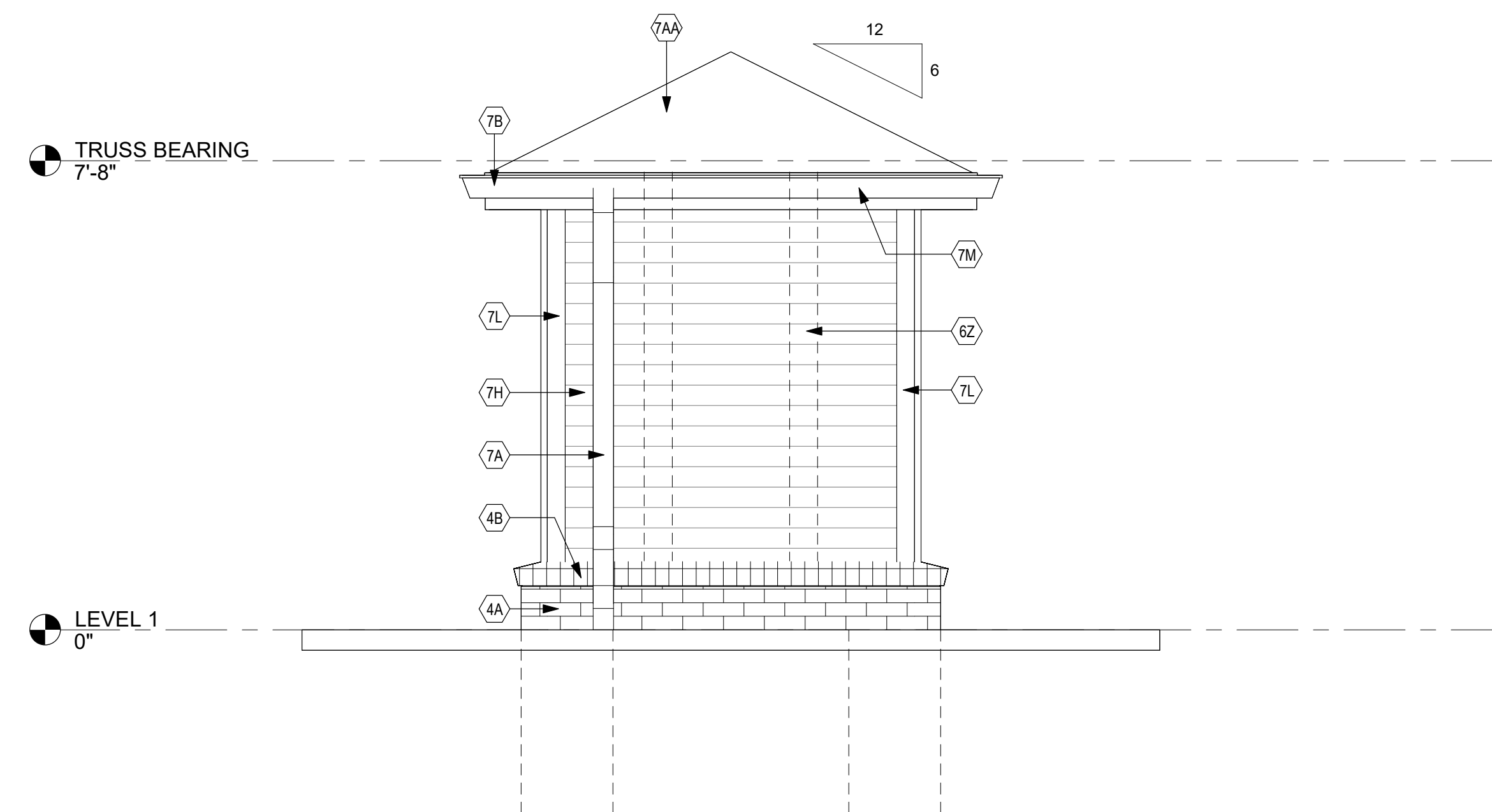




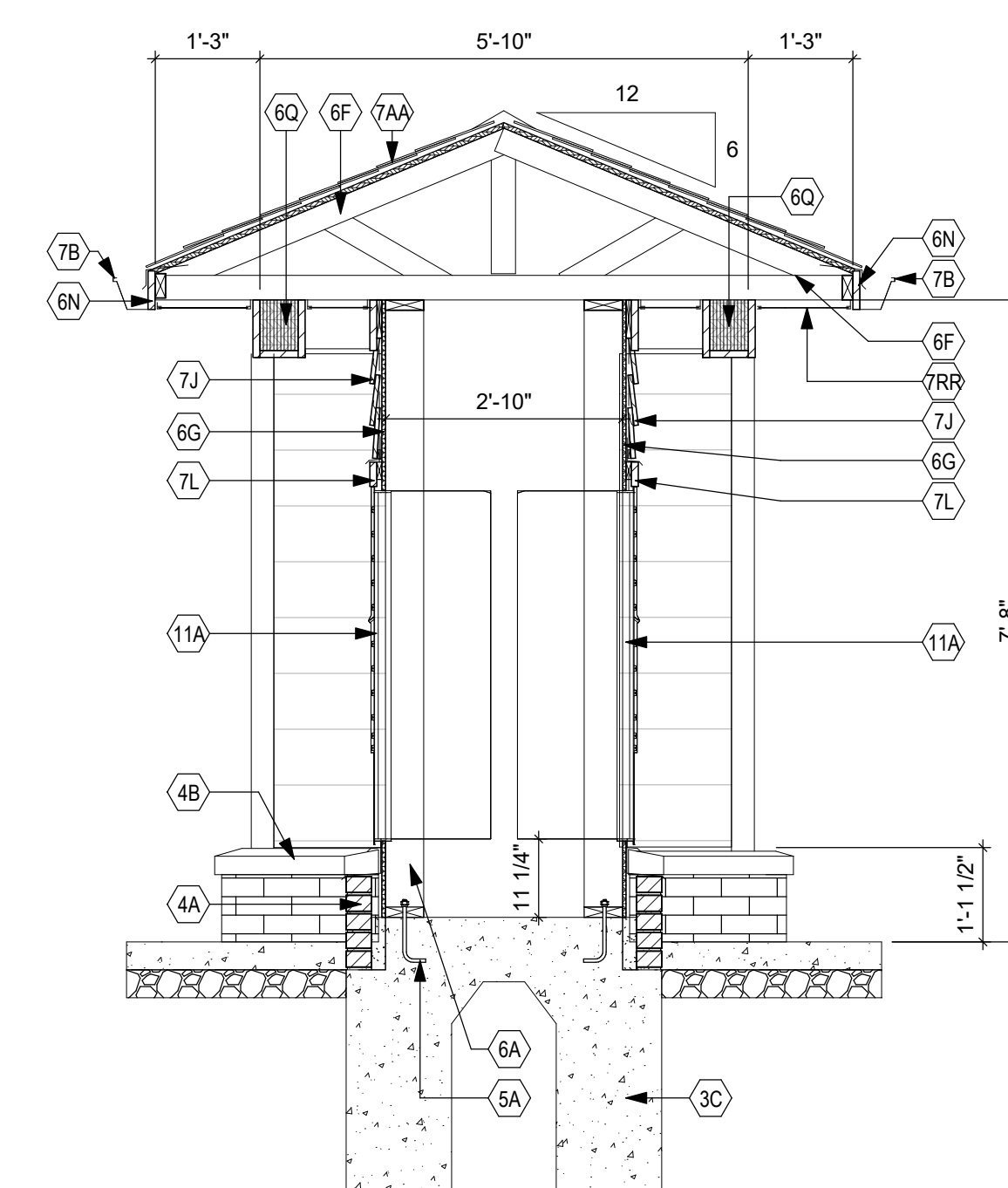
1	MAILBOX KIOSK - ELEVATION - FRONT/BACK
A132	1/2" = 1'-0"



3	MAIL KIOSK - PLAN
A132	1/2" = 1'-0"



2	MAILBOX KIOSK - ELEVATION - SIDE
A132	1/2" = 1'-0"



4	MAILBOX KIOSK SECTION
A132	1/2" = 1'-0"

Key Value	Keynote Text
3C	CONCRETE FOOTING, REFER TO STRUCTURAL DRAWING FOR ADDITIONAL INFORMATION.
4A	FACE BRICK (RUNNING BOND PATTERN) WITH ADJUSTABLE MASONRY ANCHORS AT 18" O.C. VERTICALLY AND HORIZONTALLY. PROVIDE MASONRY CONTROL JOINTS AT CORNER INSIDE AND OUTSIDE CORNERS AND EVERY 25FT MIN. OF STRAIGHT RUNS.
4B	ROWLOCK COURSE FACE BRICK LEDGE, SLOPE AT 15 DEGREE ANGLE. PROVIDE SOLID BRICKS AT ENDS.
5A	PRECAST TREAD STAIR W/ 16" METAL RISERS, SEE FABRICATION DETAIL SHEET.
6A	2X6 WOOD STUD FRAMING @ 5' O.C. REFER TO STRUCTURAL.
6B	HUB WEN WOOD ROOF TRUSSES, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
6G	OPEN ZIP SYSTEM FLASHING, TAP- E ALL JOINTS PER ZIP SYSTEM USING ZIP SYSTEM FLASHING TAPE. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
6N	1X6 FIBER-CEMENT ASH BOARD OVER 2X WOOD BLOCKING.
6Z	WOOD BEAM, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
7A	LINE OF STUD WALL FRAMING (SHOWN DASHED)
7A	5/4"X PRE-FINISHED METAL DOWNSPOUT, COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT - ROUTE TO STORM PIPING, SEE CIVIL DRAWINGS
7AA	ASPHALT COMPOSITE SLE, TAB-TYPE SHINGLES WITH 30-YEAR PRODUCT WARRANTY MIN OVER SYNTHETIC UNDERLAYMENT OVER EXTERIOR GRADE ROOF SHEATHING W/ CLIPS - REFER TO STRUCTURAL DRAWINGS
7B	6" WIDE PRE-FINISHED K-STYLE METAL GUTTER, COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT.
7J	4" NOMINAL FIBER-CEMENT LAP SIDING BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT.
7J	8" NOMINAL FIBER-CEMENT LAP SIDING BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT
7L	4" NOMINAL CEDAR FINISHED FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT.
7L	6" NOMINAL CEDAR FINISHED FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT
7RR	4" NOMINAL FIBER-CEMENT TRIM BOARD - PROVIDE BLOCKING AS NECESSARY
11A	METAL MAILBOX UNIT, REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. INSTALL PER MFR. RECOMMENDATIONS.



## consultants

Project Name

## Choto Landing Townhomes

-E23-DP

320 S Northshore Drive  
Inox County, TN 37922

lient

Dominion  
Development  
Group

305 Kingston Pike, Knoxville, TN  
37919

deal

Issue Date

NOT FOR  
CONSTRUCTION

[illegible]

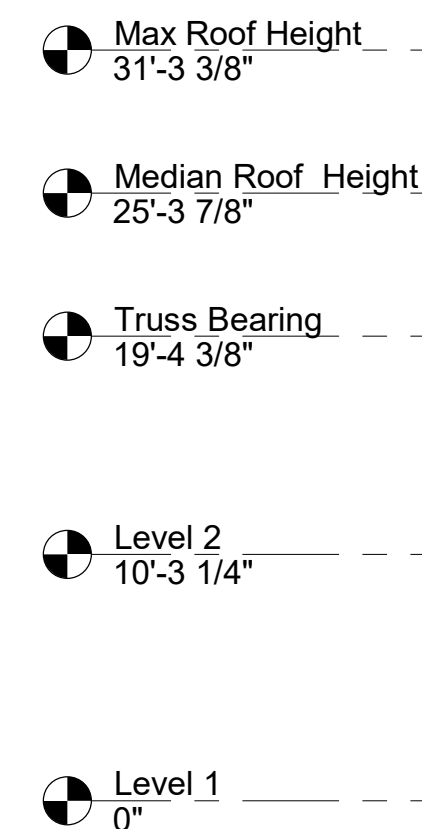
## SITE STRUCTURES

Project number	23DO01
Date	08/25/2023

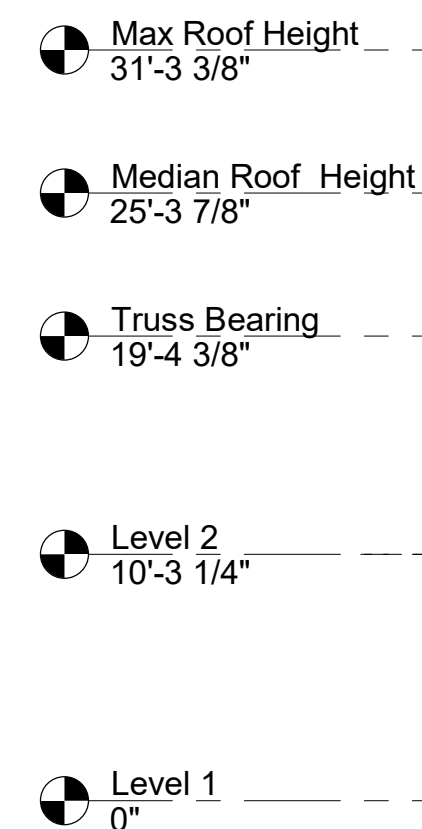
A132

Scale	1/2" = 1'-0"
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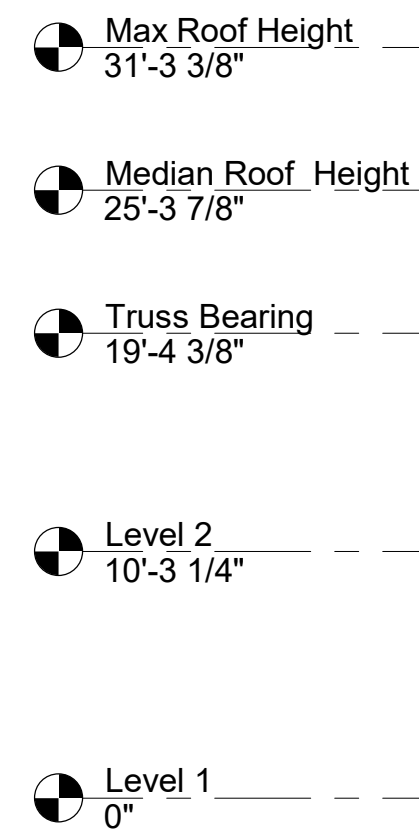




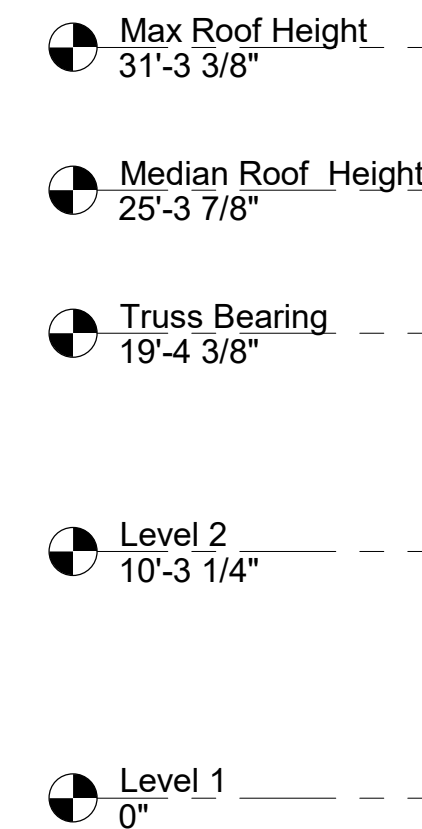
A201	1/8" = 1'-0"
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2	Lleva
A201	1/8" = 1'-0"



A201	1/8" = 1'-0"
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4	Lieva
A201	1/8" = 1'-0"

Key Value	Keynote Text
4A	FACE BRICK (RUNNING BOND PATTERN) WITH ADJUSTABLE MASONRY JOINTS AT 16" O.C. VERTICALLY AND HORIZONTALLY. PROVIDE MASONRY CONTROL JOINTS AT 16" FROM INSIDE AND OUTSIDE SURFACES AND EVERY 25FT MIN. OF STRAIGHT RUNS.
4B	ROWLOCK COURSE FACE BRICK LEGGE. SLOPE AT 15 DEGREE ANGLE. PROVIDE SOLID BRICKS AT ENDS.
6XX	DECORATIVE BRICKET - 6X6 TREATED WD POSTS, WRAP W/ FIBER-CEMENT TRIM BOARDS
7AA	ASPHA COMPOSITE 30 YEAR PRODUCT WARRANTY MIN OVER SYNTHETIC UNDERLAYMENT OVER INTERIOR GRADE PER ARCHITECT. W/ CLIPS REFER TO STRUCTURAL DRAWINGS
7B	6" WIDE PRE-FINISHED K-SYLE METAL SUBTER COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT.
7CC	SMOOTH FINISHED 5/8" THICK FIBER-CEMENT PANELS (COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT). TRIM FINISH TO BE SELECTED BY ARCHITECT.
7DD	RIDGE VENT
7J	8" NOMINAL FIBER-CEMENT LAP SIDING
7K	BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT
7L	12" NOMINAL BOARD & BATTEN FIBER-CEMENT SIDING W/ 1" TRIM - SIDING TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT.
7L	4" NOMINAL CEDAR FINISHED FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT
7MM	SLANT BACK ROOF LOUVER (MINIMUM OF 50 SQ. IN. OF FREE VENTILATION AREA PER UNIT) COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT. PROVIDE ONE (1) SQ. FT. OF FREE VENTILATION PER EVERY 50 SQ. FT. OF ATTACHED AREA. G/C TO INSTALL VENT BOX PER MFR'S RECOMMENDATIONS
7VV	8" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT
8A	SINGLE HUNG VINYL WINDOW (1/2" WITH INSULATED GLAZING) REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURER'S INSTRUCTIONS.



## Consultants

Project Name

Choto Landing  
Townhomes

9-E23-DP

12320 S Northshore Drive  
Knox County, TN 37922

Client

Dominion  
Development  
Group

6305 Kingston Pike, Knoxville, TN  
37919

Seal

Issue Date

**NOT FOR  
CONSTRUCTION**

[illegible]

BUILDING TYPE  
A - EXTERIOR  
ELEVATIONS

Project number	23DO01
Date	08/25/2023

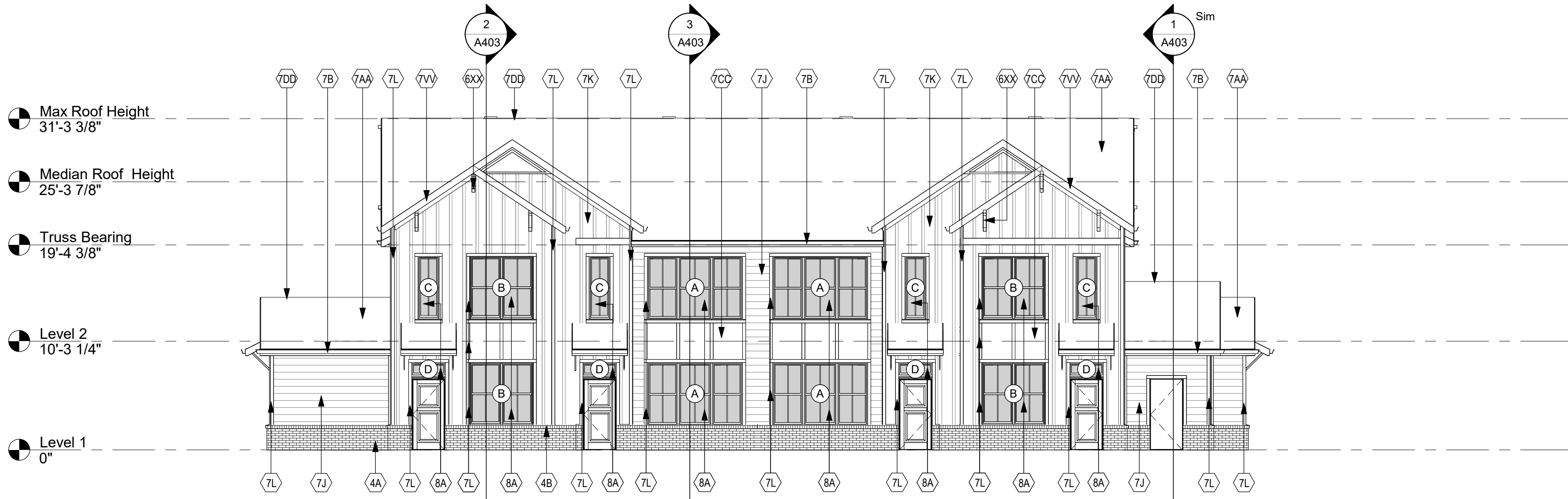
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Scale	1/8" = 1'-0"
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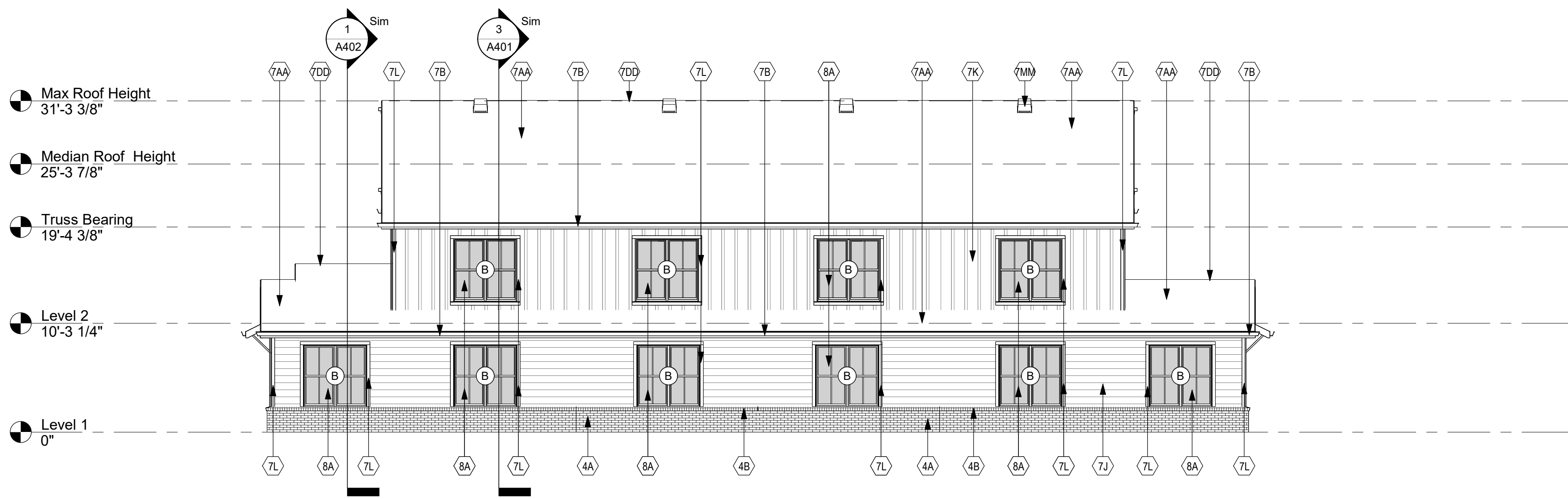


No.	Description	Date

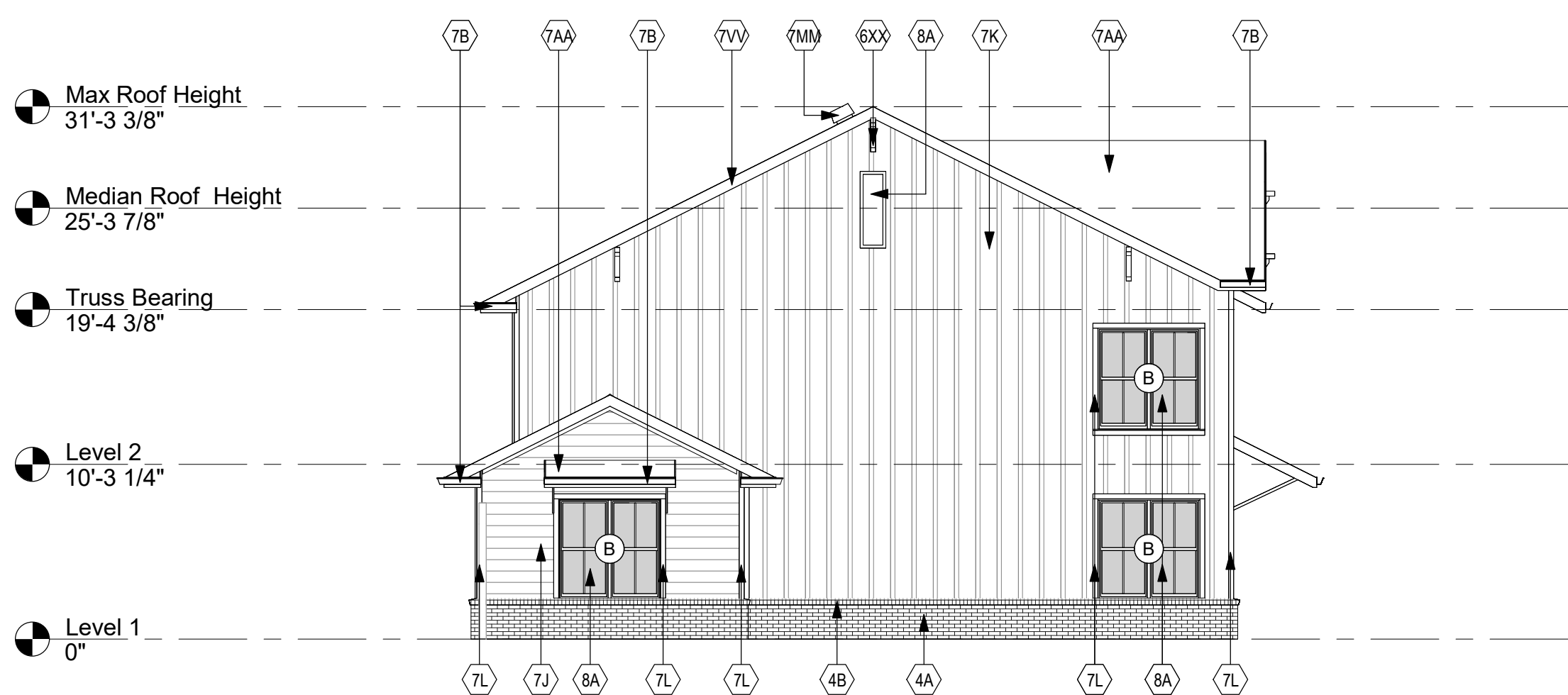
Key Value	Keynote Text
4A	FACE BRICK (RUNNING BOND PATTERN) WITH ADJUSTABLE MASONRY ANCHORS AT 16" O.C. VERTICALLY AND HORIZONTALLY. PROVIDE MASONRY CONTROL JOINTS AT 16" FROM INSIDE AND OUTSIDE CORNERS AND EVERY 25FT MIN. OF STRAIGHT RUNS.
4B	ROWLOCK COURSE FACE BRICK LEDGE. SLOPE AT 15 DEGREE ANGLE. PROVIDE SOLID BRICKS AT ENDS.
6XX	DECORATIVE BRACKET - 6x8 TREATED WD POSTS. WRAP W/ FIBER CEMENT TRIM BOARDS
7AA	ASPHALT COMPOSITE SEAL TAB-TYPE SHINGLES WITH 30-YEAR PRODUCT WARRANTY MIN OVER SYNTHETIC UNDERLAYMENT OVER EXTERIOR GRADE ROOF SHEATHING W/ CLIPS - REFER TO STRUCTURAL DRAWINGS
7B	6" WIDE PRE-FINISHED K-STYLE METAL GUTTER. COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT
7CC	SMOOTH FINISHED 5/16" THICK FIBER-CEMENT PANELS (COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT). TRIM FINISH TO BE SELECTED BY ARCHITECT.
7DD	RIDGE VENT
7J	8" NOMINAL FIBER-CEMENT LAP SIDING BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT
7K	12" NOMINAL BOARD & BATTEN FIBER-CEMENT SIDING w/ 1" TRIM - COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT
7L	4" NOMINAL CEDAR FINISHED FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT
7MM	SLANT BACK ROOF LOUVER (MINIMUM OF 50 SQ. IN OF FREE VENTILATION AREA PER UNIT) - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT. PROVIDE ONE (01) SQ. FT OF FREE VENTILATION PER EVERY 150 SQ. FT OF ATTIC FLOOR SPACE. G.C TO INSTALL VENT BOX PER MFR'S RECOMMENDATIONS.
7VV	6" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER/ DESIGN ARCHITECT
8A	SINGLE HUNG VINYL WINDOW UNIT WITH INSULATED GLAZING. REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION. INSTALL PER MANUFACTURER'S INSTRUCTIONS.



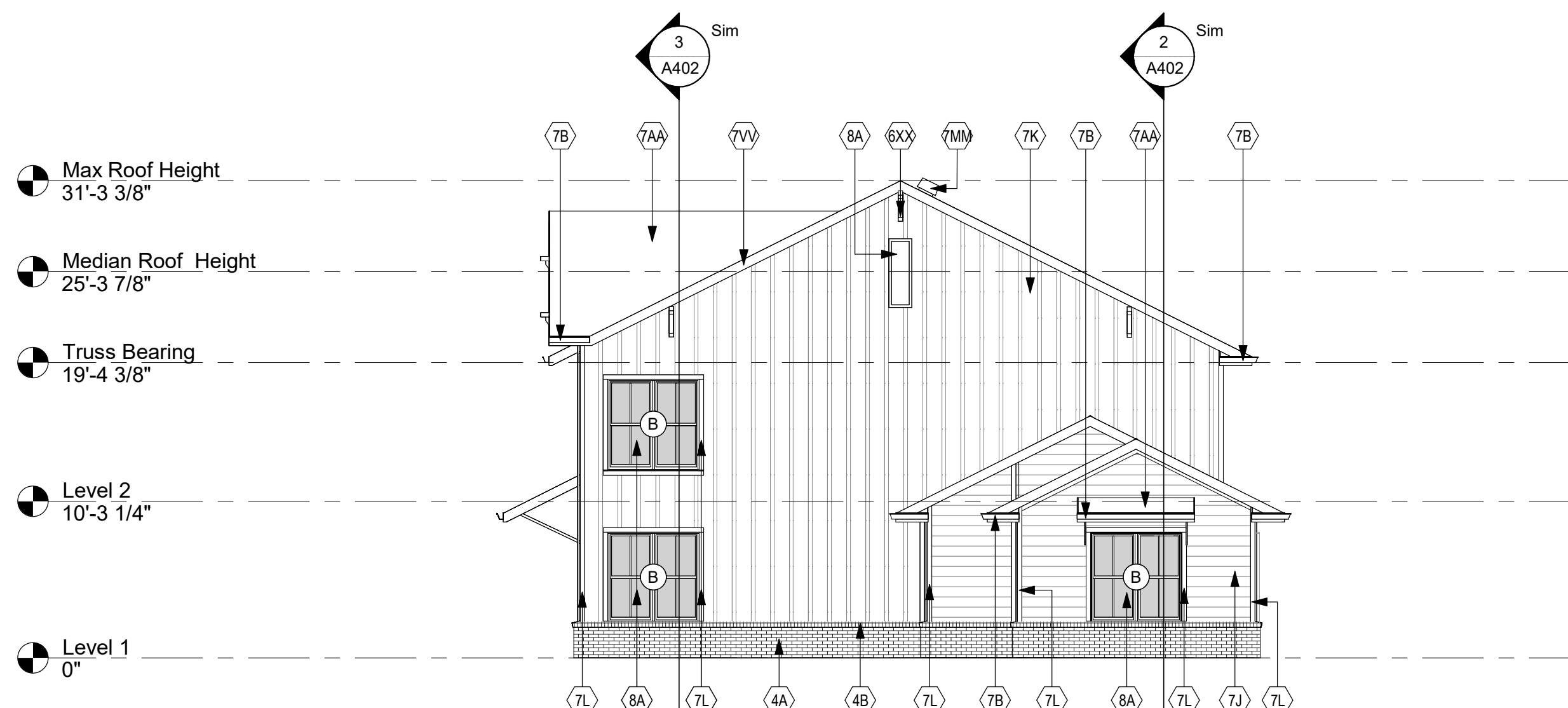
**1 Elevation - Type B - Front**  
A202 1/8" = 1'-0"



**2 Elevation - Type B - Rear**  
A202 1/8" = 1'-0"

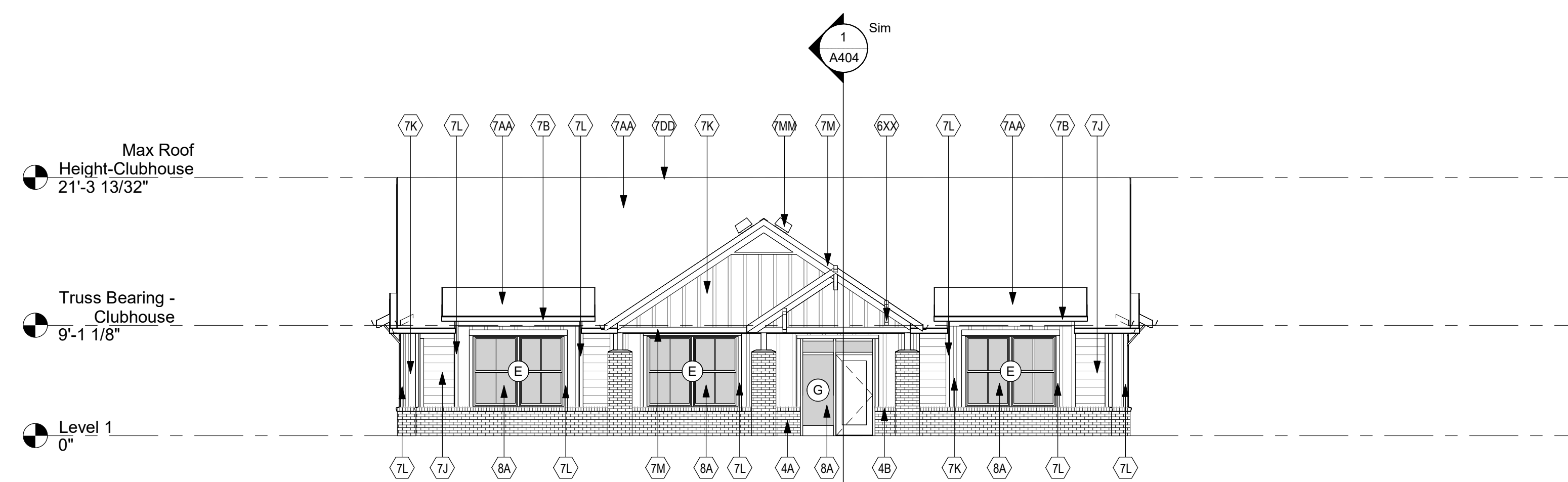


**3 Elevation - Type B - Left**  
A202 1/8" = 1'-0"

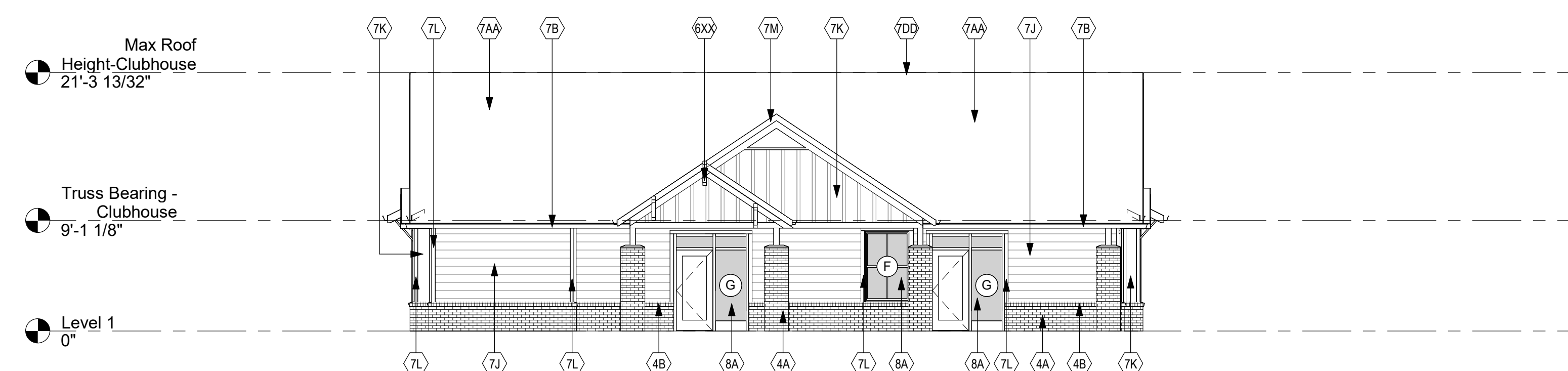


**4 Elevation - Type B - Right**  
A202 1/8" = 1'-0"

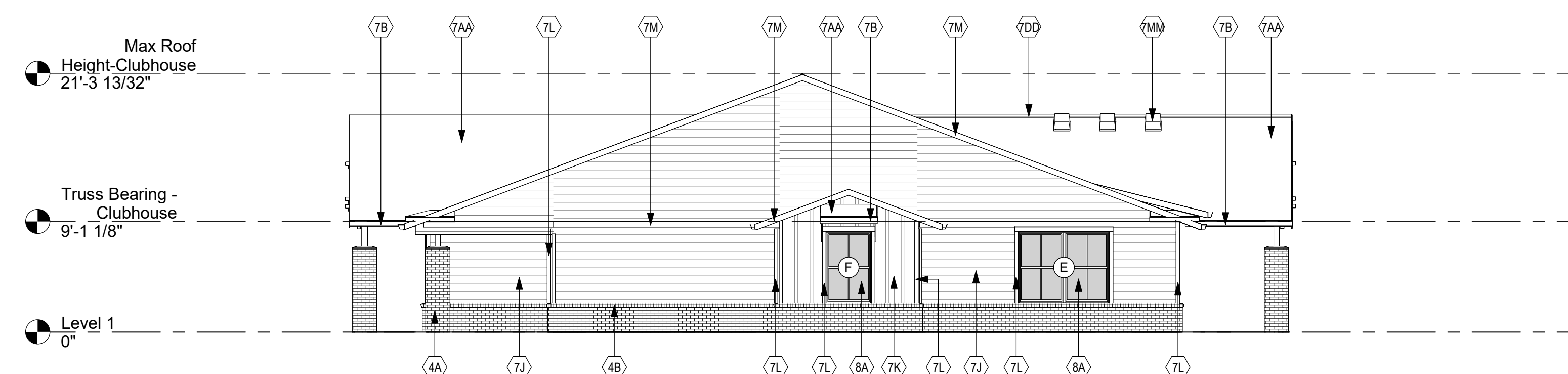




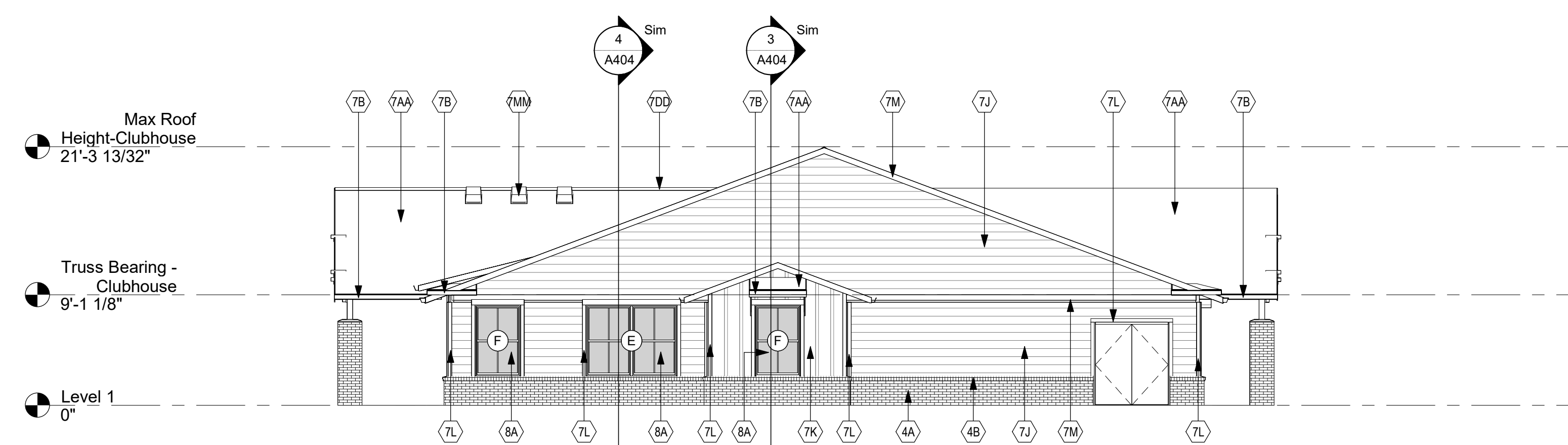
1	Elevation - Clubhouse - Front
A211	1/8" = 1'-0"



2	Elevation - Clubhouse - Rear
A211	1/8" = 1'-0"



3	Elevation - Clubhouse - Left
A211	1/8" = 1'-0"



4	Elevation - Clubhouse - Right
A211	1/8" = 1'-0"

Key Value	Keynote Text
4A	FACE BRICK (RUNNING BOND PATTERN) WITH AN ESTABLISHED MASONRY JOINTS AT 16" O.C. VERTICALLY AND HORIZONTALLY. PROVIDE MASONRY CONTROL JOINTS AT 8' ON INSIDE AND OUTSIDE CORNERS AND EVERY 25FT MIN. OF STRAIGHT RUNS.
4B	ROWLOCK COURSE FACE BRICK LEDGE, 1/2" WIDE AT 15 DEGREE CHARGE. PROVIDE SOLID BRICKS AT ENDS.
6XX	DECORATIVE BRICKEND - 6x6 TREATED W/D POSTS, WRAP W/ FIBER CEMENT TRIM BOARDS
7AA	ASPHALT COMPOSITE SEAL, TAB-TYPE SINGLES WITH 3/4" CHARGE. PROVIDE 1/2" UNDERLAYMENT OVER EXTERIOR GRADE. PROVIDE SHEATHING OVER GUTTER. REFER TO STRUCTURAL DRAWINGS
7B	6" WIDE PRE-FINISHED K-STYLE METAL GUTTER. COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT
7DD	RIDGE VENT
7J	8" NOMINAL FIBER-CEMENT LAP SIDING BOARDS - COLOR TO BE SELECTED BY INTERIOR DESIGNER
7K	12" NOMINAL BOARD & BATTEN FIBER-CEMENT SIDING w/ 1" TRIM - COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT
7L	4" NOMINAL CEMENT FINISHED FIBER-CEMENT TRIM BOARD - COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT
7M	6" NOMINAL CEMENT FINISHED FIBER-CEMENT TRIM BOARD - COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT
7MM	IN-LANE ROOF LOUVER (MINIMUM OF 50 SQ. IN. OF FREE VENTILATION AREA PER UNIT) - COLOR TO BE SELECTED BY INTERIOR DESIGNER/DESIGN ARCHITECT. PROVIDE ONE (1) SQ. FT. OF FILL VENTILATION PER EVERY 150 SQ. FT. OF ATTIC ROOF SPACE. G-TO INSTALL VENT BOX PER MFR'S RECOMMENDATIONS.
8A	6" HUNG VINYL WINDOW UNIT WITH INSULATED GLAZING, REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION. INSTALL MANUFACTURER'S INSTRUCTIONS.

Project Name

## Choto Landing Townhomes

9-E23-DP

12320 S Northshore Drive  
Knox County, TN 37922

Client

Dominion  
Development  
Group

6305 Kingston Pike, Knoxville, TN  
37919

Seal

Issue Date

**NOT FOR  
CONSTRUCTION**

[illegible]

## CLUBHOUSE - EXTERIOR ELEVATIONS

Project number	23DO01
Date	08/25/2023

A211

Scale  $1/8" = 1'-0"$



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