



LEGEND:

PROPOSED

SPOT ELEVATION

STRUCTURE

PROPERTY LINE

WATER METER

CONCRETE PAVEMENT

EXISTING

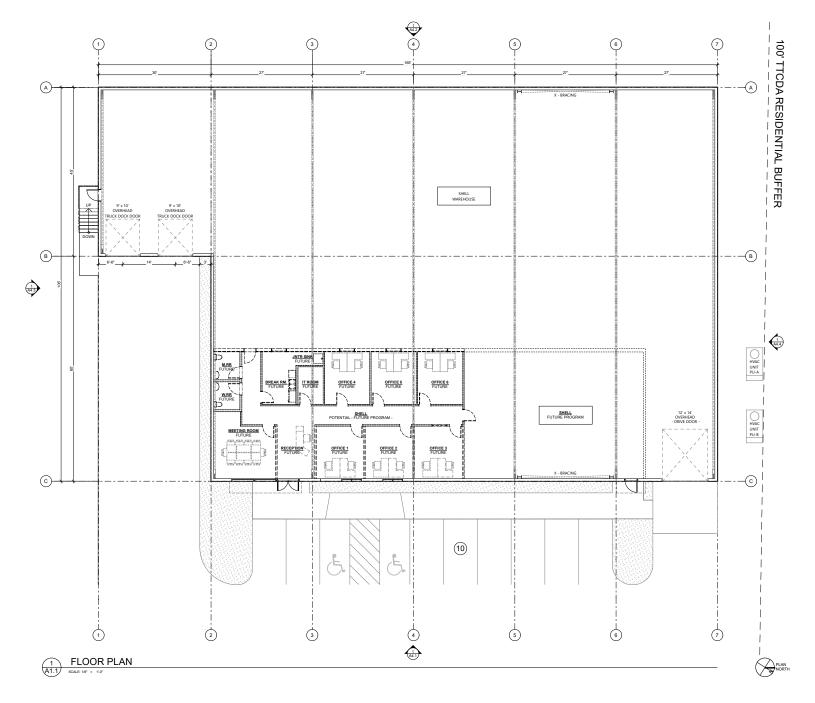


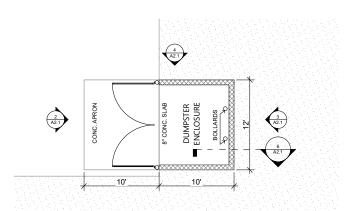
DATE: 13 JUN 2023 PROJECT NO.: 23052 PROJ. MGR.: G.B.

PL02

CONCEPT GRADING PLAN

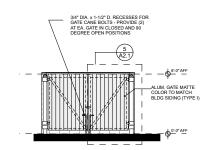






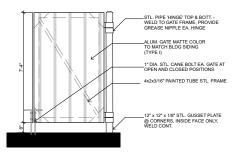
DUMPSTER ENCLOSURE - PLAN





2 DUMPSTER ENCLOSURE - FRONT ELEVATION

804E 147 = 1-07

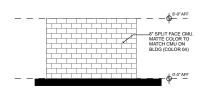


GEORGE ARMOUR EWART ARCHITECT 404 Bearden Park Circle Knoxville, TN 37919 865.602.7742 Fax 865.602.7742 www.georgeowart.com

RSHII

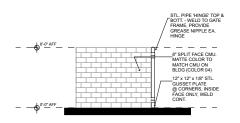
CORRIDOR PAI LOT 14, DATA

5 GATE DETAIL
A2.1) SCALE: 1/2" = 1"-0"

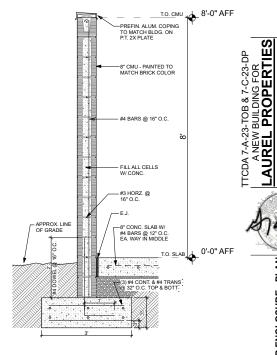


3 DUMPSTER ENCLOSURE - REAR ELEVATION

BOALE 187" = 170"



4 DUMPSTER ENCLOSURE - SIDE ELEVATIONS
87.4E 114" = 114"



6 WALL SECTION - DETAIL
A2.1/ SCALE: 1" = 1'-0"

DUMPSTER ENCLOSURE - 120 SQFT

GATE COLOR: MATTE COLOR 01 - TO MATCH TYPE I SIDING - TO BE APPROVED BY CLIENTS.

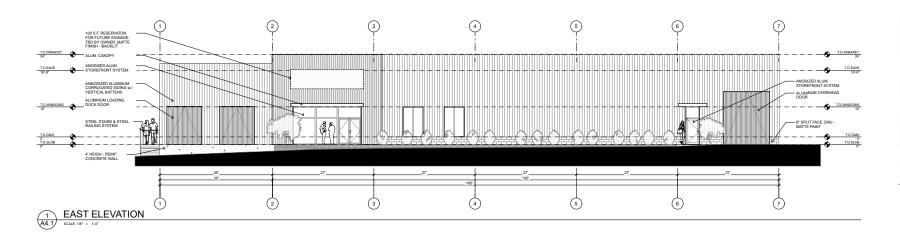
CMU COLOR: MATTE COLOR 04- TO MATCH CMU PAINT ON BLDG - TO BE APPROVED BY CLIENTS

DATE: 21 JUN 2023
PROJECT NO.: 23052
PROJECT MGR.: G.B.

DUMPSTER ENCLOSURE - PLAN & DETAILS

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A4.1





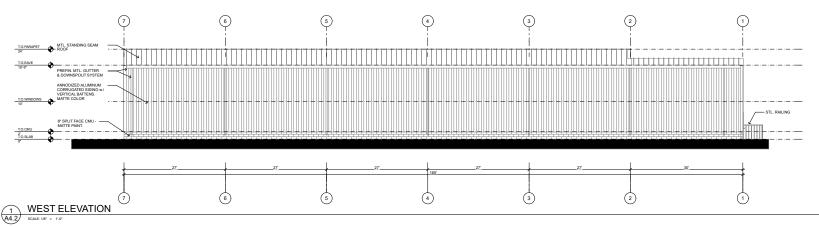
EAST VIEW

EAST VIEW WITH A SUGGESTIVE* SIGNAGE & SUGGESTIVE TREES & PLANTS

NOTES: THIS IS A SHELL BUILDING. THE SHOWN SIGNAGE IN 3D IS ONLY SUGGESTIVE. FUTURE TENANTS / OWNERS WILL DESIGN A SIGNAGE THAT COMMUNICATES THEIR BUSINESS BRAND. THE BLDG. SIGNAGES ARE TO BE PROVIDED BY THE OWNERS / TENANTS AND THE BLDG. SIGNAGES' SHOP DRAWINGS ARE TO BE PROVIDED BY THE SIGNAGE CONTRACTOR. THE TREES AND PLANTS SHOWN IN 3D ARE ONLY SUGGESTIVE. REFER TO THE LANDSCAPE PLAN (L100) FOR TREES AND PLANTS TYPES

- [1] METAL SIDING TYPE I: VERTICAL BOARD AND BATTEN MATTE COLOR 01 TO BE APPROVED BY CLIENTS.
- 2 METAL SIDING TYPE II: VERTICAL BOARD AND BATTEN PANELS MATTE COLOR 02 TO BE APPROVED BY CLIENTS.
- 3 CANOPY SYSTEM: MATTE COLOR 03 TO BE APPROVED BY CLIENTS.
- 4 CMU: MATTE COLOR 04 TO BE APPROVED BY CLIENTS.







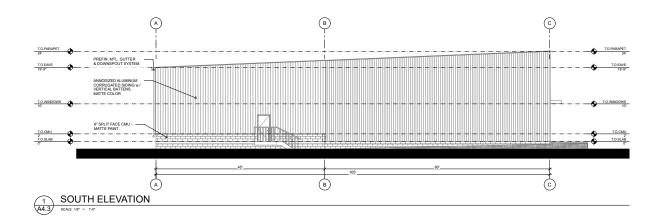
2 SOUTH WESTERN VIEW

NOTE: THE TREES AND PLANTS SHOWN IN 3D ARE ONLY SUGGESTIVE. REFER TO THE LANDSCAPE PLAN (L100) FOR TREES AND PLANTS TYPES

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- 2 METAL SIDING TYPE II: VERTICAL BOARD AND BATTEN PANELS MATTE COLOR 02 TO BE APPROVED BY CLIENTS.
- 3 CANOPY SYSTEM: MATTE COLOR 03 TO BE APPROVED BY CLIENTS.
- 4 CMU: MATTE COLOR 04 TO BE APPROVED BY CLIENTS.

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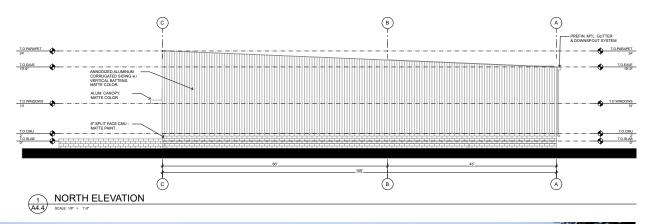


SOUTH EASTERN VIEW

NOTES: THIS IS A SHELL BUILDING. THE SHOWN SIGNAGE IN 3D IS ONLY SUGGESTIVE. FUTURE TENANTS / OWNERS WILL DESIGN A SIGNAGE THAT COMMUNICATES THEIR BUSINESS BRAND. THE BLDG. SIGNAGES ARE TO BE PROVIDED BY THE OWNERS / TENANTS AND THE BLDG. SIGNAGES' SHOP DRAWINGS ARE TO BE PROVIDED BY THE SIGNAGE CONTRACTOR. THE TREES AND PLANTS SHOWN IN 3D ARE ONLY SUGGESTIVE. REFER TO THE LANDSCAPE PLAN (L100) FOR TREES AND PLANTS TYPES

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A4.4

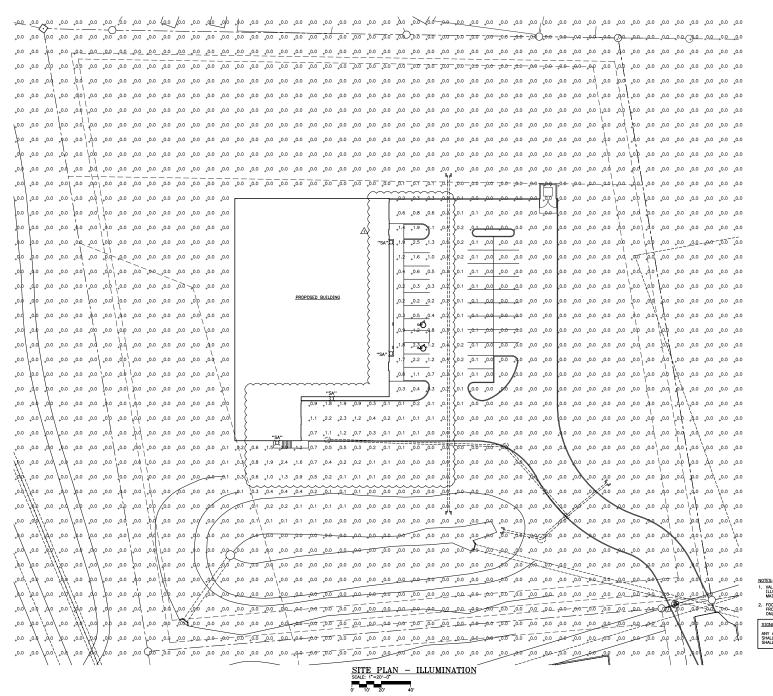




NORTH EASTERN VIEW

NOTE: THE TREES AND PLANTS SHOWN IN 3D ARE ONLY SUGGESTIVE. REFER TO THE LANDSCAPE PLAN (L100) FOR TREES AND PLANTS TYPES

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- 2 METAL SIDING TYPE II: VERTICAL BOARD AND BATTEN PANELS MATTE COLOR 02 TO BE APPROVED BY CLIENTS.
- 3 CANOPY SYSTEM: MATTE COLOR 03 TO BE APPROVED BY CLIENTS.
- 4 CMU: MATTE COLOR 04 TO BE APPROVED BY CLIENTS.







TTCDA: 7-C-23-DP / 7-A-23-TOB
ANEW BUILDING FOR
LAUREL PROPERTIES
PARTNERSHIP
CORRIDOR PARK BLVD.
LOT 14, DATA LANE,
KNOX COUNTY, TN.
AREA: 3.6 ACRES

NOTES:

1. VALUES INDICATE COMPUTER CALCULATED MAINTAINED ILLUMINATION LEVELS IN FOOTCAMBLES, USING A TOTAL MAINTAINENEE FACTOR UTILIZED OF 0.81.

. FOOTCANDLE LEVELS SHOWN INDICATE CONTRIBUTIONS FROM NEW LUMINAIRES ILLUSTRATED ON THIS DRAWING ONLY.

SIGNAGE NOTE:

NY AND ALL EXTERIOR SIGNAGE FOR THE DEVELOPMENT HALL COMPLY WITH TTCDA SIGNAGE REQUIREMENTS AND HALL BE APPROVED AT A LATER DATE.



SITE PLAN - ILLUMINATION

ES.1

Γ									LIC	HTING FIXTU	JRE SO	CHEDU	LE			
	RESIGNATION		TVERED LUMENS	OR TEMPERATURE	ALUMINUM		CR	DLE IPTI RIAI APE,		DESCRIPTION: SHELDING. TYPE MATERIALS, FINISH, MOUNTING		MANUFACTURER* PRODUCT ITEM	5	*EQ PRO PERM	DUCT	REMARKS
4	ES.	^¥~	~ <u>₽</u> ~	₩,	ş	STEEL	wo)	ş	PEIG PINIS		COMPANY	POLE CATALOG NO.	LUMINAIRE CATALOG NO.	YES	NO	
	S	30	3000	4000					18 FT.	BUILDING MOUNTED WALL PACK, FULL CUT-OFF	LITHONIA	4	ARC1 LED P3 40K MVOLT	}•		DARK BRONZE FINISH
Ť	*	UNLES	S NOT	ED, EC	IÚAL VALE	NC.	000	UCT F SI	TO TH	AT SPECIFIED WILL BE ACCEPTED.	THE DESIGN PRO	FESSIONAL SHAL	L HAVE SOLE JUD	GEME	NT	

			RC1 I	LED al Wall Lu	minaire	ARC1 Archive 40K M	VOLT	ctive allement
Specifical Depth (D1): Depth (D2): Height: Width: Weight: (without opti	6.5° 4.75° 5° 11°			<u></u>	00	luminaires provio visually comforta the high energy i quidk financial pe ARC1 delivers up non-pixelated lig comfortable envi ARC1, with its int	nting ARC LED wal le both architectur ble illumination wi lavings and low ini yback. I to 3,000 lumens in th source, creating ronment. The com egrated emergien i deal for over-the	al styling rife provi tial costs with a sol g a visual spact size cy batter
ARC LE	Family Over		00000000	20	1 8	Appointment of the second	22	6
ARCILE			-	1,580	2,000	1,000	-	-
MIZUE	- CK		8W	1,580	2,000	3,800	4,000	6,500
					E	XAMPLE: ARC1 I	LED P2 40K MVC	LT PE D
Same ARCI LED	P1 1,500 jumes P2 2,000 jumes P3 3,000 jumes	SEK 3000 40K 4100 50K 5000	K 9900,7 K 3421	PE Bu DMG 8: SP960V 6/ RIO Fic	ergrocy bettery backup, too type photosoli for di BY dismaning wires pulle wirestal control on the visurge protection of adjurnible light a man	CEC compliant (FFA, GPC, min) / esk-to-duwn operation to orbide finance (for use-with separately) ¹	DEED P2 40K MVC TINES DEED Cust brance DRUD Shot DRUD Shot DRUD Shot DRUD Vibrie DSSSSD Sandstore DBSSSD Sandstore	nun rosse sal alaminum
Series	P1 1,500 umers P2 2,000 Lumers	38K 3000 40K 4300 58K 5000	K 9900,7 K 3421	EAWN Em PE Bu DMG E- SP96RV GF RIO FIE	ergoncy bettery backup, too type plotoself for di IIV dismining wires palle extensal control, ordered if surge protection if adjustment was for now plot employ	CEL compliant (MA, 0°C min); do to dissuit operation contrible finant operation reputativ(s); (design	DOSED Cust brance SELDS Select Select SELDS Select Select SELDS Select Select SELDS Select	sun sonse si si aluminum sone





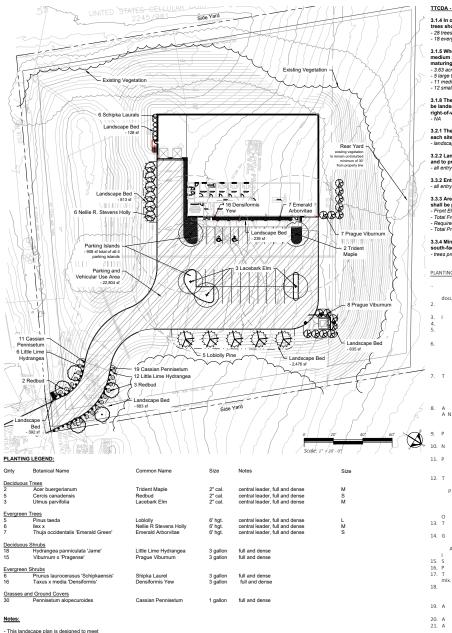
TTCDA: 7-C-23-DP / 7-A-23-TOB ANEW BUILDING FOR ANEW BUILDING FOR PARTNERSHIP CORRIDOR PARK BLVD. LOT 11, DATA LANE, KNOX COUNTY, TN. AREA: 3.6 ACRES

SITE ELECTRICAL DETAILS

DATE: 30 MAY 2023
PROJECT NO.: 23052
PROJ. MGR.: G.B.

⚠TICDA COMMENTS 6/19/23





minimum TTCDA landscape requirements only

TTCDA - LANDSCAPE REQUIREMENT NOTES:

3.1.4 In order to provide year-round greenery, at least 25% of newly planted or conserved trees should be evergreen.

- 28 trees proposed - 18 evergreen = 64%

3.1.5 When planting trees on a development site, a roughly equal combination of large, medium and small trees (see Appendix B) should be planted, with at least 10 large

maturing trees per acre of yard space.
- 3.63 acres - 0.92 acres (parking and building) = 2.71 * 10 = 28 trees

- 5 large trees proposed - 11 medium trees proposed

- 12 small trees propo

3.1.8 The required front yard for a 1-, 2- or 3-story building with no parking in front shall be landscaped. A minimum 20-foot landscaped vard shall be placed between the right-of-way and a parking area in front of a building.

3.2.1 The arrival areas should be landscaped to make an introductory statement about

- landscape provided at driveway entrance and front of building

3.2.2 Landscaping should be used to accentuate entryways to the site and the building(s) and to provide areas of shade — all entry areas landscaped, shade provided where adequate room for tree growth is available

3.3.2 Entrances into buildings should be accented by plantings.

3.3.3 Areas around buildings equal to 50% of the area of each front and side elevation shall be planted with ornamental trees, shrubbery and bedding plants (see Appendix B).

-Front Elevation = 3,963 Side Elevation = 2,729 Side Elevation = 2,729

- Total Front and Side Elevations = 9,421

- Required Square Footage of Landscape = 4,711
- Total Proposed Perimeter Landscape = 5,150 square feet

3.3.4 Minimize shading of south-facing facades in winter; maximize shading of south-facing facades in summer.

- trees proposed near south facade

PLANTING NOTES:

documents

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3.3.5 Landscaping should buffer the building from the microclimate of the parking area. trees proposed around parking and drive aisles

3.3.6 Landscaping should be used to screen mechanical equipment or other unsightly

exterior building elements.
- evergreen shrubs proposed

3.4.1 Parking areas should be screened from public rights-of-way by landscaped berms, low level shrubbery or a combination of the two.

3.4.2 If surface parking is necessary, existing trees both upslope and downslope should be conserved for environmental and aesthetic purposes. In cases where existing vegetation cannot be saved, or does not exist, medium and large maturing canopy trees should be planted between parking areas.

- trees proposed near all parking areas

3.4.3 Trees shall be required at the rate of one (1) medium or large maturing canopy tree for every ten parking spaces provided.

- 10 parking space proposed, 1 trees required, 5 medium trees proposed

3.4.4 In addition to the planting of required canopy trees, planting areas for ornamental trees, shrubbery and bedding plants shall be no less than five (5) percent of the surface area devoted to parking.

- Total Parking Lot and Vehicular Use Area = 22.804 square feet

Total Landscape Bed Area = 5,150 square feet

3.4.5 Medium and large maturing canopy and ornamental trees may be chosen from the recommended species list in Appendix B.

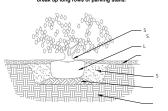
3.3.6 Mature trees that are preserved within eight feet of the parking area may be used to 3.3.6 matter ties that are preselved within legan text or the parantal after may be used at satisfy up to 65% of the required number of canopy trees, as described in (a) above the other parantal properties of the parantal properties of the parantal properties of the other parantal properties of the parantal proper

- N/A, no trees preserved

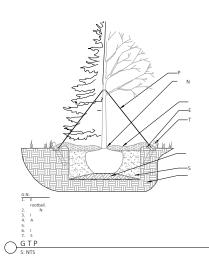
3.3.7 Required canopy trees shall be located within the parking areas as terminal islands, interior islands, interior wells, medians, traffic delineators, between rows of parking spaces, or in planting areas adjacent to buildings in a manner such that no parking space is located more than sixty (60) feet from the trunk of a large canopy tree.

- trees proposed within 60' of all parking spaces

3.3.8 Interior islands at the rate of one for every 200 feet of parking shall be installed to break up long rows of parking stalls.



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TTCDA 7-C-23-DP / 7-A-23-

CORRIDOR PARK BLVD.
LOT 14, DATA LANE,
KNOX COUNTY, TN.
AREA: 3.6 ACRES UREL PRO PARTNEF



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Plan Landscape

TTCDA # 7-A-23-TOB

DATE: June 02 2023 PROJECT NO : 23052 PROJECT MGR.: G.B. REV #1: PR Comments, 06.13.23

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