

6/30/2023 4:56:09 PM

**BRINSHORE DEVELOPMENT/ KCDC**  
**WESTERN HEIGHTS**  
 PHASE 1  
 100% DESIGN DEVELOPMENT SET

KCDC - Western Heights													
Rentable Residential Data	Unit Group	Unit Type	Unit Type Net SF	BUILDING 1A	BUILDING 1B	BUILDING 2A	BUILDING 3A	Unit Type Total	Unit Group Total	Unit Type %	Unit Group %	Total Net Unit SF	
	1 BEDROOM	A1	636	9	10	1	0	20	21	26%	28%	12,720	
		A1a - Type A	636	1	0	0	0	1					636
	2 BEDROOM	B1	839	4	4	0	4	12	36	16%	47%	10,068	
		B1a - Type A	839	1	1	0	1	3					2,517
		B2	875	0	0	10	10	20					17,500
		B3	883	0	0	0	1	1					883
	3 BEDROOM	C1	1216	5	5	4	0	14	15	18%	20%	17,024	
		C1a - Type A	1216	0	0	1	0	1					1,216
	4 BEDROOM	D1	1300	0	0	1	0	1	2	1%	3%	1,300	
		D1a - Type A	1300	0	0	1	0	1					1,300
	5 BEDROOM	E1	1913	0	0	0	1	1	2	1%	3%	1,913	
		E1a - Type A	1913	0	0	0	1	1					1,913
Rentable Totals and Averages	Unit Total Per Building		20 Building 1A Total	20 Building 1B Total	18 Building 2A Total	18 Building 3A Total		76 Total Units	100%	100%	68,990 project net residential sf		
	Net Residential SF Per Building		16,635 SF	16,635 SF	18,066 SF	17,654 SF						907.8 avg net residential sf	

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 Nashville, TN 37208  
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 Evanston, IL 60201  
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 Jim Hatfield - jhatfield@kcdc.org

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 Knoxville, TN 37920  
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 800 S. Gay St, Ste. 1750  
 Knoxville, TN 37929  
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**Mechanical, Plumbing, and Electrical Engineers:**  
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 e: jkenny@hodgsondouglass.com



No: Date: Revision:

Client Contact: Anna Libby  
 (647) 582-9400

SGS Contact: Hunter Gee  
 SGS Project Number: 23002.00

Smith Gee Studio, LLC  
 602 Taylor Street, Suite 201  
 Nashville, TN 37208



**WESTERN HEIGHTS**  
**PHASE 1**

**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

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Drawing:  
 COVER

06/30/2023  
 100% DESIGN DEVELOPMENT SET

**AG00**

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No: Date: Revision::

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SGS Contact: Hunter Gee SCS Project Number: 23002.00

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BRINSHORE



WESTERN HEIGHTS PHASE 1

PRELIMINARY NOT FOR CONSTRUCTION

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06/30/2023 100% DESIGN DEVELOPMENT SET

AG01



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APPLICABLE CODES	
KNOXVILLE, TENNESSEE 2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL FIRE CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE 2018 INTERNATIONAL PLUMBING CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL FUEL GAS CODE 2018 PROPERTY MAINTENANCE CODE 2017 NATIONAL ELECTRICAL CODE 2009 ICC/ANSI A-117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES ALL ADOPTED CODES TO BE APPLIED WITH LOCAL AMENDMENTS	
BUILDING DATA	
CONSTRUCTION TYPE: GROUP R-2 TYPE VB (SPRINKLERED)  NOTE: NFPA 13 SPRINKLER SYSTEM PROVIDED  USE AND OCCUPANCY CLASSIFICATION: GROUP R-2 (RESIDENTIAL)  DENSITY: 76 DWELLING UNITS 156 BEDROOMS  BUILDING HEIGHT: ALLOWED PER IBC: 60'-0" MAX ALLOWED PER ZONING (RN-6): 45'-0" MAX  TOTAL SQUARE FOOTAGES: (PER 2018 IBC) BUILDING '1A' (R2): FIRST FLOOR- 3,796 SF SECOND FLOOR- 7,752 SF THIRD FLOOR- 7,752 SF TOTAL AREA - 19,331 SF BUILDING '1B' (R2): FIRST FLOOR- 3,796 SF SECOND FLOOR- 7,752 SF THIRD FLOOR- 7,752 SF TOTAL AREA - 19,300 SF BUILDING '2A' (R2): FIRST FLOOR- 4,067 SF SECOND FLOOR- 8,338 SF THIRD FLOOR- 8,313 SF TOTAL AREA - 20,718 SF BUILDING '3A' (R2): FIRST FLOOR- 3,964 SF SECOND FLOOR- 8,152 SF THIRD FLOOR- 8,152 SF TOTAL AREA - 21,150 SF CLUBHOUSE: FIRST FLOOR- 2,732 SF SECOND FLOOR- 2,681 SF TOTAL AREA - 5,413 SF  FIRE RATINGS - GROUP R-2 (PER 2018 IBC) PER TYPE VB CONSTRUCTION THE FOLLOWING FIRE RATINGS ARE REQUIRED: COLUMNS/BEAMS/ORDERS/TRUSSES 0 HOUR EXTERIOR BEARING WALLS 0 HOUR EXTERIOR NON-BEARING WALLS (TABLE 602) < 5' SEPARATION DISTANCE 1 HOUR > 5' < 10' SEPARATION DISTANCE 1 HOUR > 10' < 30' SEPARATION DISTANCE 1 HOUR > 30' SEPARATION DISTANCE 0 HOUR INTERIOR BEARING WALLS 0 HOUR INTERIOR NON-BEARING WALLS AND PARTITIONS 0 HOUR FLOOR & FLOOR/CEILING ASSEMBLIES 0 HOUR ROOF & ROOF/CEILING ASSEMBLIES 0 HOUR R2 UNIT TENANT SEPARATION 0.5 HOUR CORRIDOR WALLS 1 HOUR SHAFTS CONNECTING 3 STORIES 1 HOUR SHAFTS CONNECTING 4 STORIES OR GREATER 2 HOUR  UNIT ACCESSIBILITY TYPE A UNITS REQUIREMENTS: 5% OF UNITS REQUIRED TO BE MOBILITY (M) ANSI TYPE A AND AN ADDITIONAL 2% REQUIRED TO BE SENSORY (S) ACCESSIBLE, PER HUD REQUIREMENTS. TYPE B UNITS REQUIREMENTS: ALL OTHER UNITS SHALL BE TYPE B UNITS TOTAL UNITS PROPOSED: 76 REQUIRED MOBILITY (M) ANSI TYPE A UNITS: 4 REQUIRED SENSORY (S) ACCESSIBLE UNITS: 2  ONE BEDROOM UNITS: 1 (M), TWO BEDROOM UNITS: 1 (M), 1 (M,S) THREE BEDROOM UNITS: 1 (M), FOUR BEDROOM UNITS: 1 (M), FIVE BEDROOM UNITS: 1 (M,S) TOTAL MOBILITY UNITS: 4 TOTAL SENSORY UNITS: 2  MINIMUM THERMAL INSULATION VALUES: ROOF INSULATION ENTIRELY ABOVE DECK: R-30 CONTINUOUS ATTIC AND OTHER: R-38  WALLS MASS: R-11.4 CONTINUOUS WOOD FRAMED: R-20 WALLS BELOW GRADE: R-7.5 CONTINUOUS  FLOORS MASS: R-10.4 CONTINUOUS JOIST FRAMING: R-30 SLAB ON GRADE (UNHEATED): R-10 FOR 24" BELOW  DOORS SWINGING: U-0.61 NON-SWINGING: R-4.75 ENTRANCE DOORS: U-0.77  WINDOWS FIXED: U-0.38, SHGC-0.36 OPERABLE: U-0.45, SHGC-0.36	



No: Date: Revision:

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SGS Contact: Hunter Gee  
SGS Project Number: 23002.00

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WESTERN HEIGHTS  
PHASE 1



1800 VERMONT AVENUE  
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PRELIMINARY NOT FOR  
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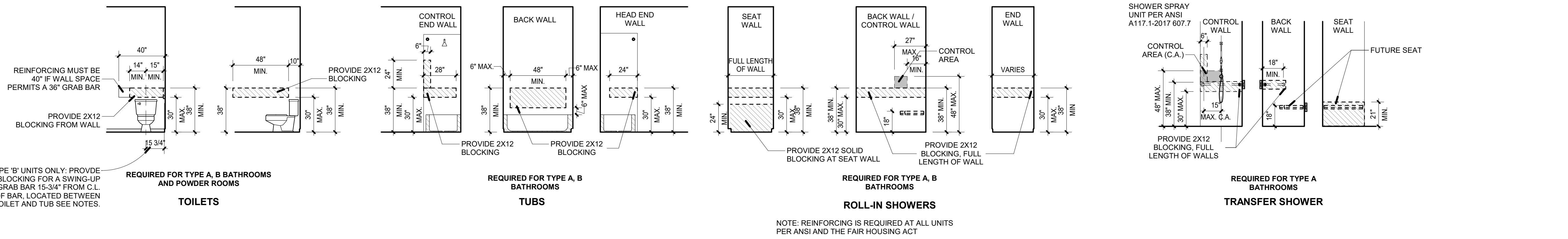
Drawing:  
CODE ANALYSIS

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

AG03

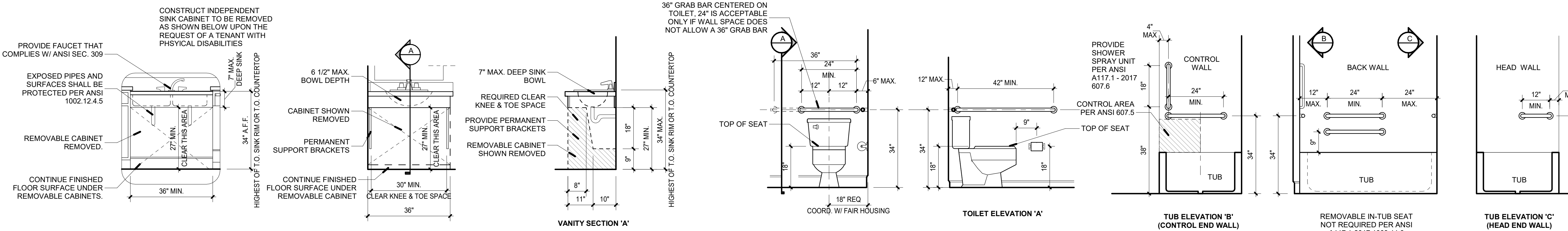






**1 REQUIRED WALL BLOCKING FOR GRAB BARS AT BATHROOMS AND POWDER ROOMS**

NOT TO SCALE

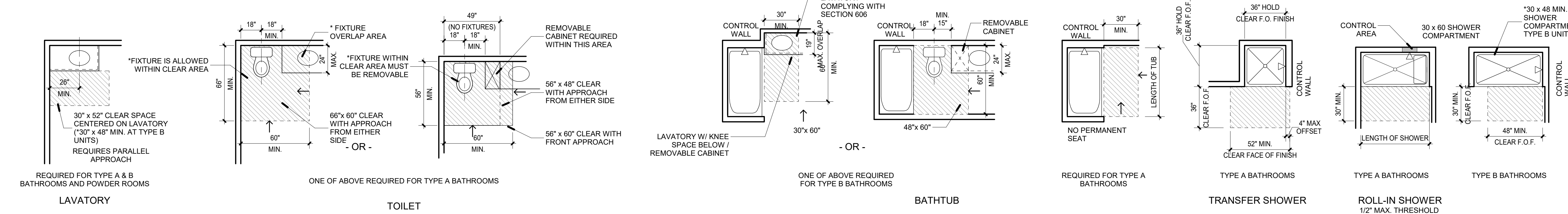


**2 ANSI - TYPE 'A' SINK**

NOT TO SCALE

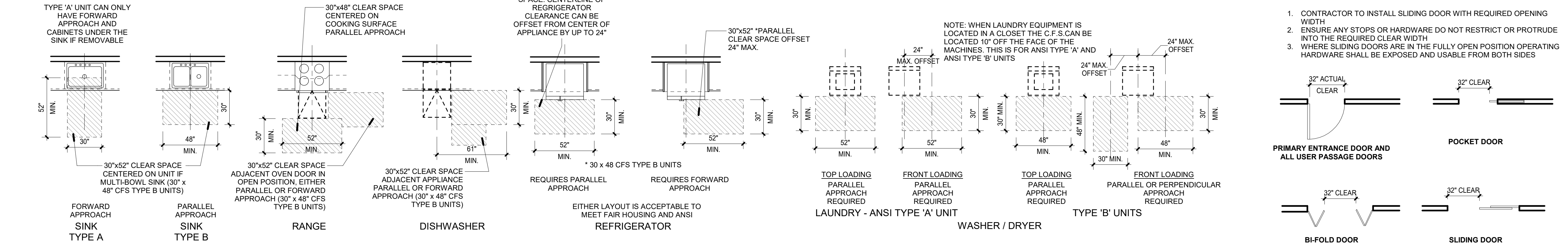
**3 GRAB BARS AT ANSI TYPE 'A' BATHROOMS**

NOT TO SCALE



**4 CLEARANCE AT BATHROOMS AND POWDER ROOM FIXTURES**

NOT TO SCALE

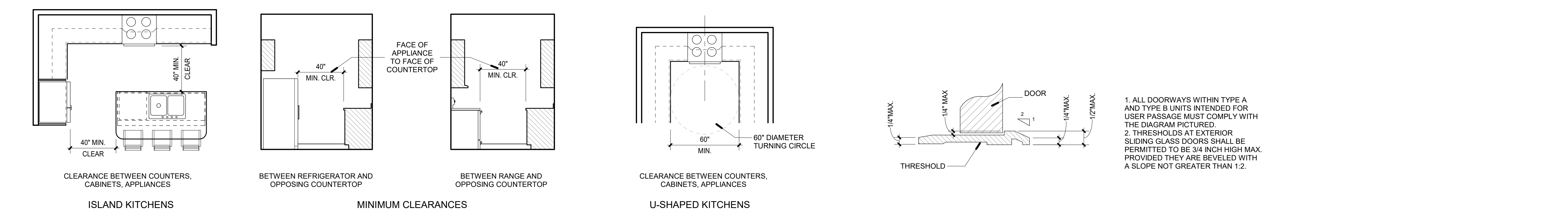


**5 CLEARANCE AT KITCHEN AND LAUNDRY EQUIPMENT**

NOT TO SCALE

**6 UNIT DOOR CLEARANCES**

NOT TO SCALE



**7 CLEARANCE AT KITCHENS**

NOT TO SCALE

**8 DOOR THRESHOLD**

NOT TO SCALE

**UNIT ACCESSIBILITY NOTES**

NOTE: ALL DIMENSIONS GIVEN ARE CLEAR FINISH SPACES. DIMENSIONS & NOTES NOTED AS "CLEAR" ARE MEASURED FROM OUTERMOST FINISHED FACE, INCLUDING BUT NOT LIMITED TO TRIM, TILE, FACE OF COUNTERTOP, ETC.

**ACCESSIBLE UNITS**

- ALL DWELLING UNITS ON THIS PROJECT ARE REQUIRED TO MEET BOTH ANSI A117.1 2009, TYPE B, AND FEDERAL FAIR HOUSING GUIDELINES, UNLESS NOTED OTHERWISE.
- DWELLING UNITS, AS NOTED, ARE REQUIRED TO MEET ANSI TYPE A. ADDITIONAL INFORMATION FOR THESE UNITS CAN BE FOUND ON SHEETS A110 SHEET SERIES.

**ACCESSIBLE DOORS:**

- ALL UNIT ENTRY DOORS ARE TO BE ACCESSIBLE PROVIDING 32" CLEAR OPENING AND LEVER HARDWARE.
- ALL OTHER PASSAGE DOORS, ALL DOORS LEADING TO ROOMS, AND USABLE CLOSETS DEEPER THAN 24" IN CLEAR DEPTH WITHIN DWELLING UNITS ARE TO BE USABLE AT 32" MIN.
- DOOR LOCKS AND DOOR HARDWARE SHALL BE LOCATED AT ALL DOORS AT A HEIGHT NOT HIGHER THAN 48" A.F.F. LEVER DOOR HARDWARE IS REQUIRED AT BOTH SIDES OF ALL USER PASSAGE DOORS IN TYPE A UNITS AND BOTH SIDES OF ENTRY DOOR IN TYPE B UNITS. DOOR LOCKS IN TYPE A UNITS TO BE PUSH BUTTON TYPE.
- CHANGES IN LEVEL ON AN ACCESSIBLE ROUTE WITHIN THE DWELLING UNIT THAT ARE BETWEEN 1/4" AND 1/2" ARE TO BE BEVELED WITH A SLOPE NOT GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 1/2" ARE TO BE RAMMED. SEE 11A0609.
- USABLE DOORS SHALL NOT SWING INTO CLEAR FLOOR SPACE REQUIRED FOR FIXTURES, UNLESS THE ROOM IS FOR INDIVIDUAL USE AND A 30" x 52" CLEAR FLOOR SPACE AT TYPE A UNITS, OR 30" x 48" AT TYPE B IS PROVIDED BEYOND THE ARC OF THE DOOR SWING.

**SWITCHES, OUTLETS AND CONTROLS:**

- ALL OUTLETS, CONTROLS, & SWITCHES ARE TO BE MOUNTED AT 15" MINIMUM AND 48" MAXIMUM ABOVE FINISHED FLOOR WITH EXCEPTION OF OUTLETS, CONTROLS AND SWITCHES LOCATED ABOVE COUNTERTOPS TO BE MOUNTED AT 48" MAXIMUM ABOVE FINISH FLOOR.

**BATHROOMS & POWDER ROOMS (TYPE B UNITS):**

- DWELLING UNITS SHALL COMPLY WITH ONE OF THE FOLLOWING SPECIFICATIONS, UNLESS NOTED OTHERWISE.
  - ALL FIXTURES IN ALL BATHROOMS IN UNIT MUST BE ACCESSIBLE PER ANSI OPTION A REQUIREMENTS.
  - ONE OF EACH TYPE OF FIXTURE IN ONE BATHROOM MUST BE ACCESSIBLE PER ANSI OPTION B REQUIREMENTS. OTHER BATHROOMS ARE EXEMPT ONLY FROM MANEUVERING AND CLEAR FLOOR SPACE REQUIREMENTS AT FIXTURES.
  - ALL FIXTURES IN POWDER ROOMS TO MEET ACCESSIBILITY REQUIREMENTS INDICATED ON AGES.
- WALL DIMENSIONS AND FIXTURE LOCATIONS MUST BE HELD SO THAT THE MINIMUM FINISH CLEARANCES ARE PROVIDED AS SHOWN ON DETAILS.

**GRAB BARS**

- GRAB BARS ARE NOT REQUIRED TO BE INSTALLED PROVIDED STRUCTURAL REINFORCING IS PROVIDED AS NOTED BELOW.
  - PROVIDE REINFORCING FOR GRAB BARS AT TUBS, SHOWERS, AND WATER CLOSETS AS INDICATED IN DIAGRAMS. COORDINATE EXACT DIMENSIONS OF GRAB BARS WITH REINFORCING REQUIREMENTS BEFORE INSTALLING. REINFORCING WIDTH OF REINFORCED AREAS SHOWN ON DRAWINGS REFLECT MINIMUM SIZE OF GRAB BARS, AND DO NOT INCLUDE EXTENSIONS. PROVIDE REINFORCING MINIMUM ABOVE & BELOW GRAB BAR CENTERLINES AND NOT LESS THAN 2" BEYOND CENTER OF MOUNTING FLANGE TO NEXT STUD.
  - PROVIDE BLOCKING IN LINE OF STUD PLANE FOR WALLS NOTED AS REQUIRING REINFORCING FOR FUTURE GRAB BARS.
  - TYPE 'B' UNITS ONLY: WHEN WATER CLOSETS ARE NOT LOCATED ADJACENT TO A SIDE WALL, ALLOW SPACE & 2X12 REINFORCING FOR EITHER A FLOOR MOUNTED GRAB BAR OR A FOLD-DOWN GRAB BAR MOUNTED BEHIND THE WATER CLOSET. PROVIDE AN 18" SPACE FOR INSTALLATION OF GRAB BARS BETWEEN CENTER LINE OF TOILET & ADJACENT FIXTURE. MOUNT GRAB BAR 15-3/4" FROM C.L. OF TOILET TO C.L. OF BAR. FOLD-DOWN GRAB BARS ARE TO BE MOUNTED 33" MIN AND 36" MAXIMUM A.F.F. WHEN IN THE FOLD-DOWN POSITION. COORDINATE INSTALLATION OF REINFORCING FOR FOLD-DOWN GRAB BARS WITH MANUFACTURER.

**LAVATORY**

- HEIGHT AT FRONT OF LAVATORY TO BE 34" MAXIMUM FROM FINISHED FLOOR AT ANSI TYPE A UNITS.
- VANITY TOPS SHALL BE 34" MAXIMUM ABOVE FINISH FLOOR AT ANSI TYPE A UNIT BATHROOMS AND TYPE B BATHROOMS DESIGNED TO COMPLY WITH OPTION B OF ANSI A117.1.
- THERE SHALL BE NO ABRASIVE SURFACES UNDER LAVATORIES.
- INSULATE, COVER, OR CONFIGURE LAVATORY DRAIN & HOT WATER PIPING TO PREVENT SKIN CONTACT. EXTEND FLOORING TO BACK WALL UNDER LAVATORY COUNTERTOP AND PROVIDE A CONTINUOUS BASE AROUND FLOOR, COUNTERTOP & FRONT SUPPORT WITH ANGLES AT EACH END. (ANSI TYPE A UNITS ONLY).
- SINK BOWL DEPTH 6-1/2" MAXIMUM (ANSI TYPE A UNITS ONLY). APPROACH AND CLEARANCES REQUIRED AS INDICATED ON DIAGRAMS.

**TOILETS**

- LOCATE AS INDICATED ON DIAGRAMS.
- SEAT HEIGHT SHALL BE 17" MINIMUM TO 19" MAXIMUM MEASURED FROM FINISH FLOOR TO TOP OF SEAT FOR ANSI TYPE A.

**BATHTUB**

- PROVIDE A SHOWER SPRAY UNIT WITH A 59" MINIMUM LONG HOSE TO BE USED AS A FIXED HEAD & AS A HAND HELD SHOWER HEAD. (ANSI TYPE A UNITS ONLY).

**SHOWERS**

- A CURB NO HIGHER THAN 1/2" WITH A 1 TO 2 SLOPE IS REQUIRED. (ROLL IN SHOWERS IN ANSI ACCESSIBLE & TYPE A UNITS ONLY).
- PROVIDE A SHOWER SPRAY UNIT WITH A 59" MINIMUM LONG HOSE TO BE USED AS A FIXED HEAD & AS A HAND HELD SHOWER HEAD. (ANSI TYPE A UNITS ONLY).

**MANEUVERING CLEAR FLOOR SPACE**

- PROVIDE MANEUVERING CLEAR FLOOR SPACE OF 30" x 52" INSIDE ROOM CLEAR OF DOOR SWING IN ALL TYPE A BATHROOMS & POWDER ROOMS, & 30" x 48" IN ALL TYPE B BATHROOMS.
- PROVIDE CLEAR FLOOR SPACE IN FRONT OF BATHROOM FIXTURES AS INDICATED ON DIAGRAMS FOR TYPE A POWDER ROOMS.

**MIRRORS**

- INSTALL BOTTOM OF REFLECTIVE MIRROR SURFACE ABOVE LAVATORY AT MAXIMUM 40" ABOVE FINISHED FLOOR. (ANSI TYPE A UNITS ONLY).

**FAUCETS**

- FAUCETS SHALL BE OPERABLE WITH ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 LB. MAXIMUM.

**LAUNDRY:**

- A CLEAR FLOOR SPACE SHOWN AT 5/AG06c POSITIONED FOR PARALLEL APPROACH & CENTERED ON APPLIANCE SHALL BE PROVIDED AT EACH WASHING MACHINE & CLOTHES DRYER IN ANSI TYPE A AND TYPE B UNITS. CLEAR FLOOR SPACE MAY BE OFFSET 24" MAX. FROM CENTERLINE OF DOOR FOR FRONT LOADING MACHINES.

**KITCHENS:**

- THE GUIDELINES REQUIRE A CLEARANCE OF AT LEAST 40 INCHES BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, AND WALLS. (HANDLES ARE NOT INCLUDED).
- CLEAR FLOOR SPACE OF 30" x 48" FOR TYPE B AND 30" x 52" FOR TYPE A IS REQUIRED WITHIN ALL KITCHENS TO ALLOW PARALLEL OR PERPENDICULAR APPROACH TO APPLIANCES AND FIXTURES.

**CLOSET SHELVEING:**

- WALK-IN CLOSETS: AT LEAST ONE (1) CLOTHES ROD MOUNTED NOT HIGHER THAN 48" A.F.F. MUST BE PROVIDED AT ALL WALK-IN CLOSETS.
- CLOSETS 24" OR LESS IN DEPTH: PROVIDE SPACE AND/OR BRACKETS FOR RELOCATION OF RODS HIGHER THAN 48" A.F.F.
- REFER TO UNIT PLAN SHEETS FOR ADDITIONAL CLOSET SHELF AND ROD MOUNTING HEIGHTS.



No: Date: Revision:

Client Contact: Anna Libby (847) 562-9400

SGS Contact: Hunter Gee SGS Project Number: 23002.00

Smith Gee Studio, LLC 602 Taylor Street, Suite 201 Nashville, TN 37208



**WESTERN HEIGHTS PHASE 1**  
1800 VERMONT AVENUE KNOXVILLE, TN 37921

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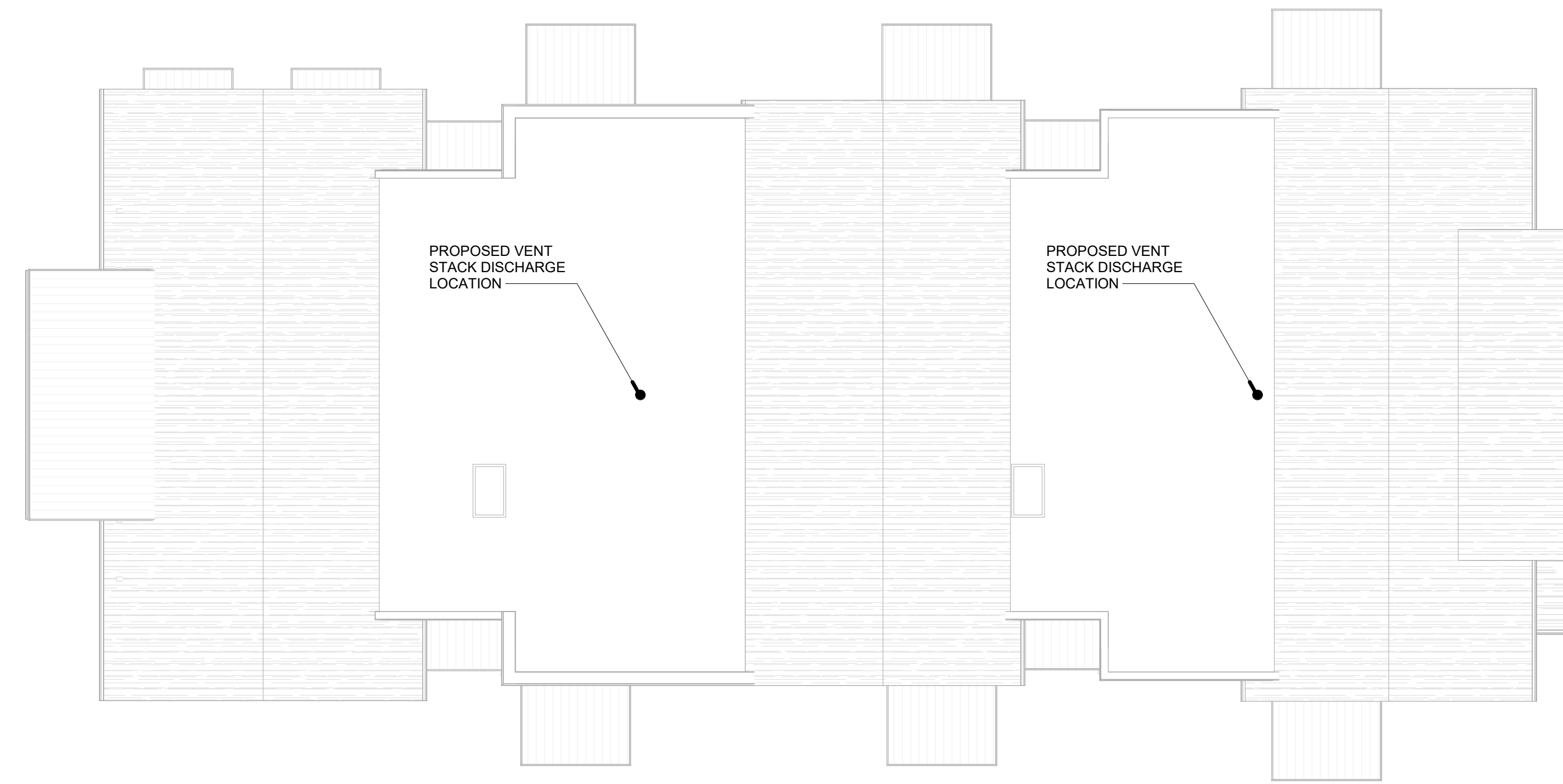
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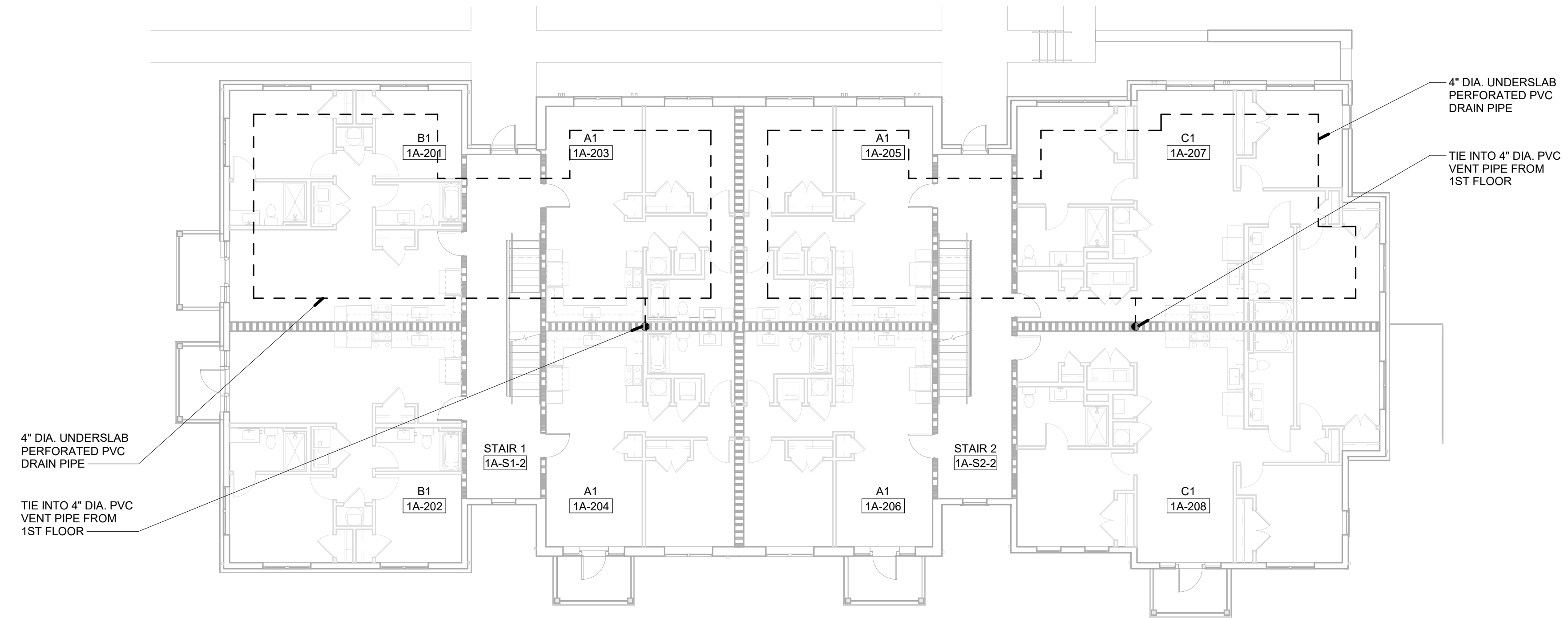
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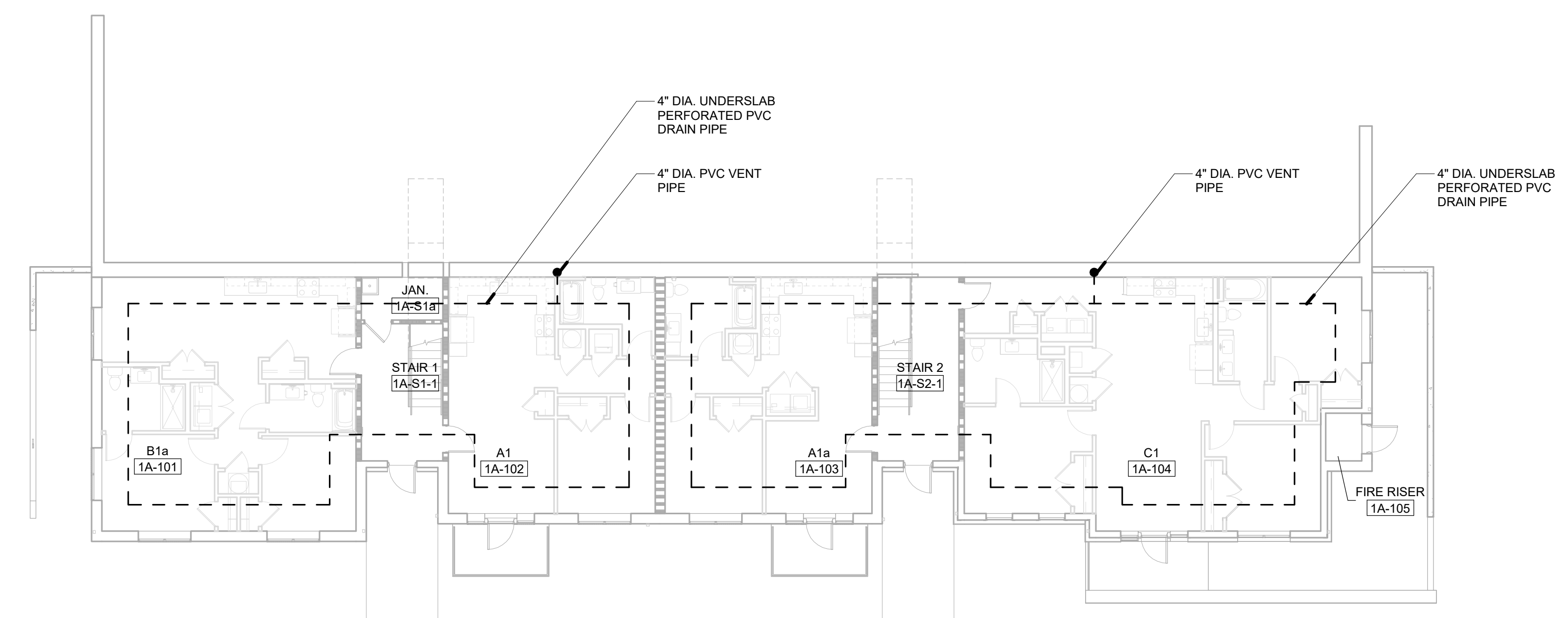
06/30/2023



**1 BUILDING 1A - ROOF RADON MITIGATION DIAGRAM**  
3/32" = 1'-0"



**2 BUILDING 1A - 2ND FLOOR RADON MITIGATION DIAGRAM**  
3/32" = 1'-0"



**3 BUILDING 1A - 1ST FLOOR RADON MITIGATION DIAGRAM**  
3/32" = 1'-0"

No: Date: Revision::

Client Contact: Anna Libby  
(847) 562-9400

SGS Contact: Hunter Gee  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS  
PHASE 1**

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

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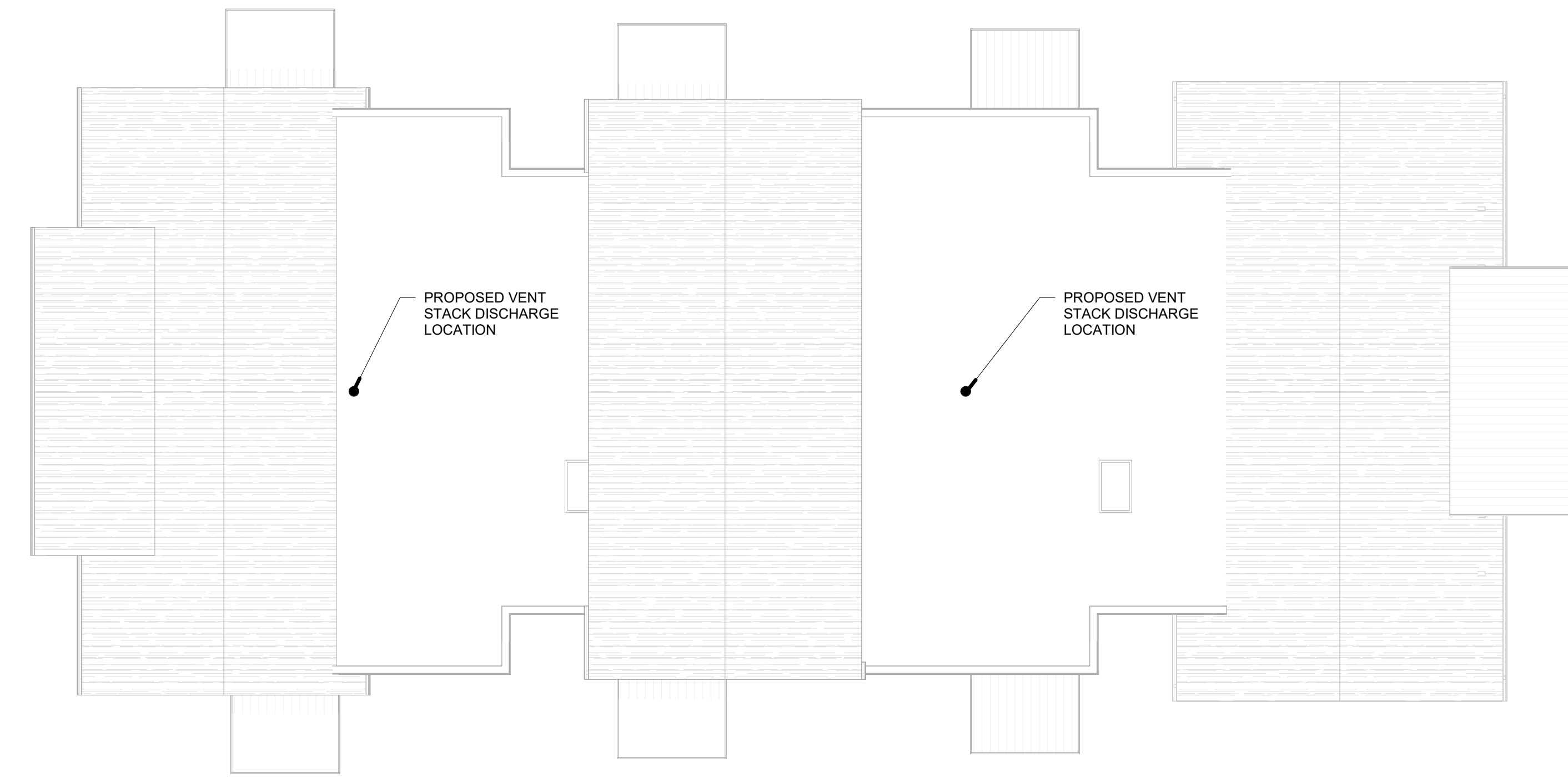
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PLANS - BUILDING 1A

06/30/2023  
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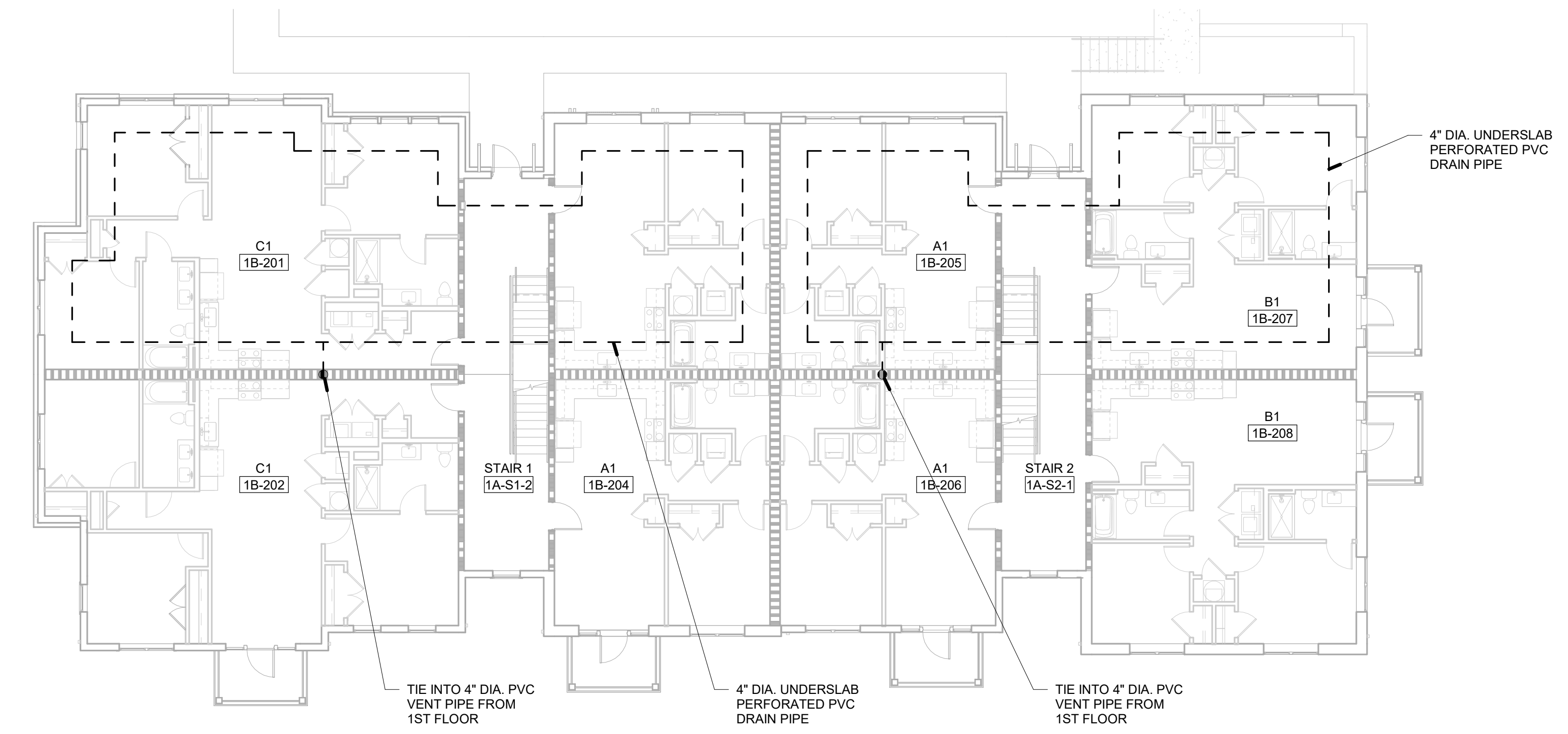
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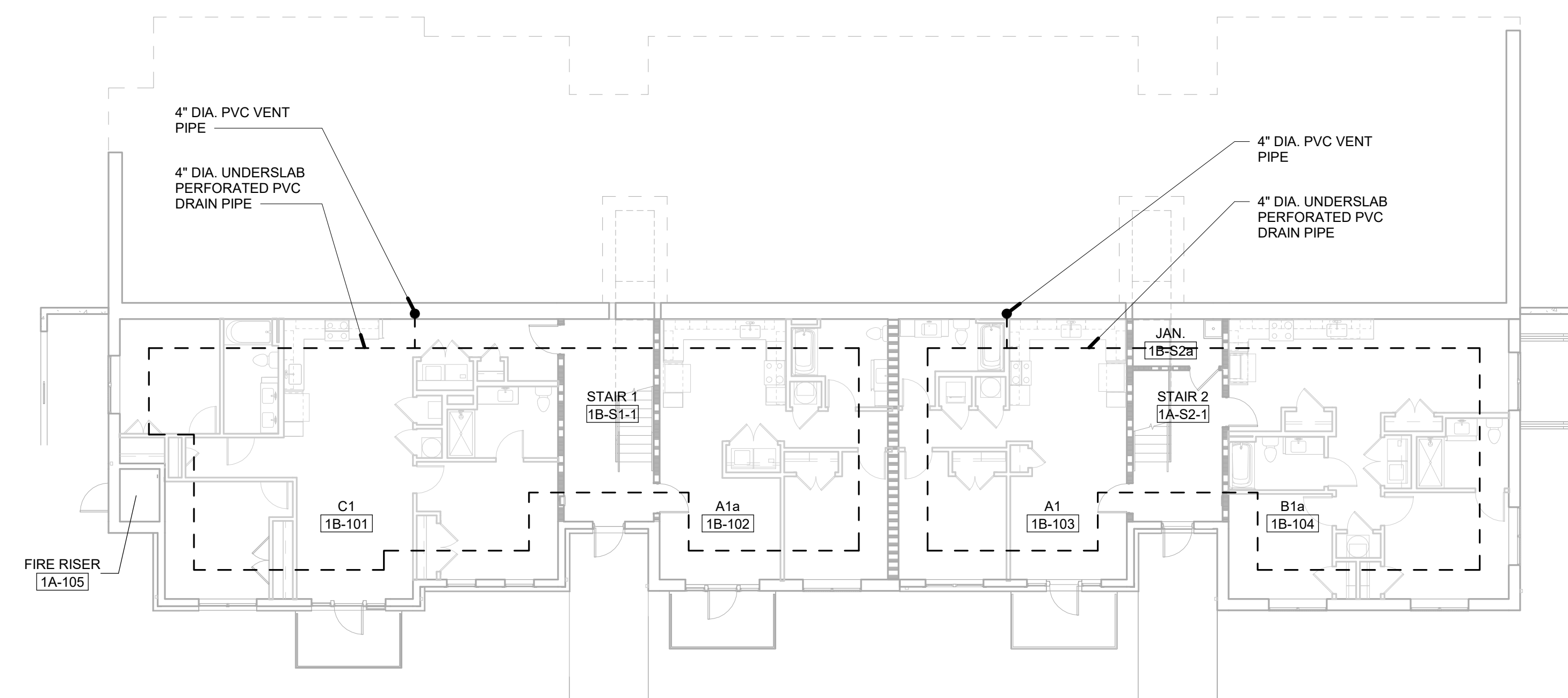




1 BUILDING 1B - ROOF RADON MITIGATION DIAGRAM  
3/32" = 1'-0"



2 BUILDING 1B - 2ND FLOOR RADON MITIGATION DIAGRAM  
3/32" = 1'-0"



3 BUILDING 1B - 1ST FLOOR RADON MITIGATION DIAGRAM  
3/32" = 1'-0"

No: Date: Revision:

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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Nashville, TN 37208



WESTERN HEIGHTS  
PHASE 1

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

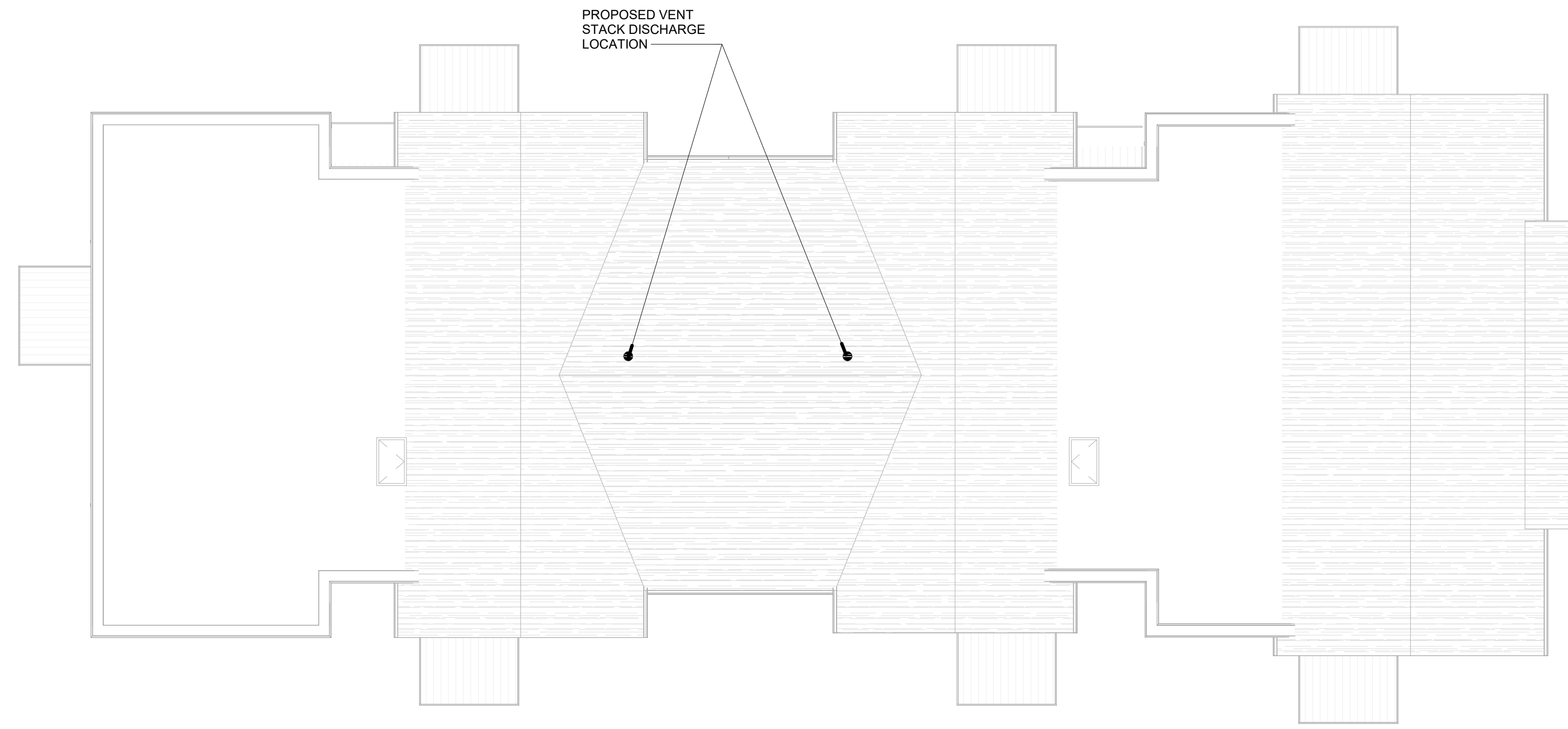
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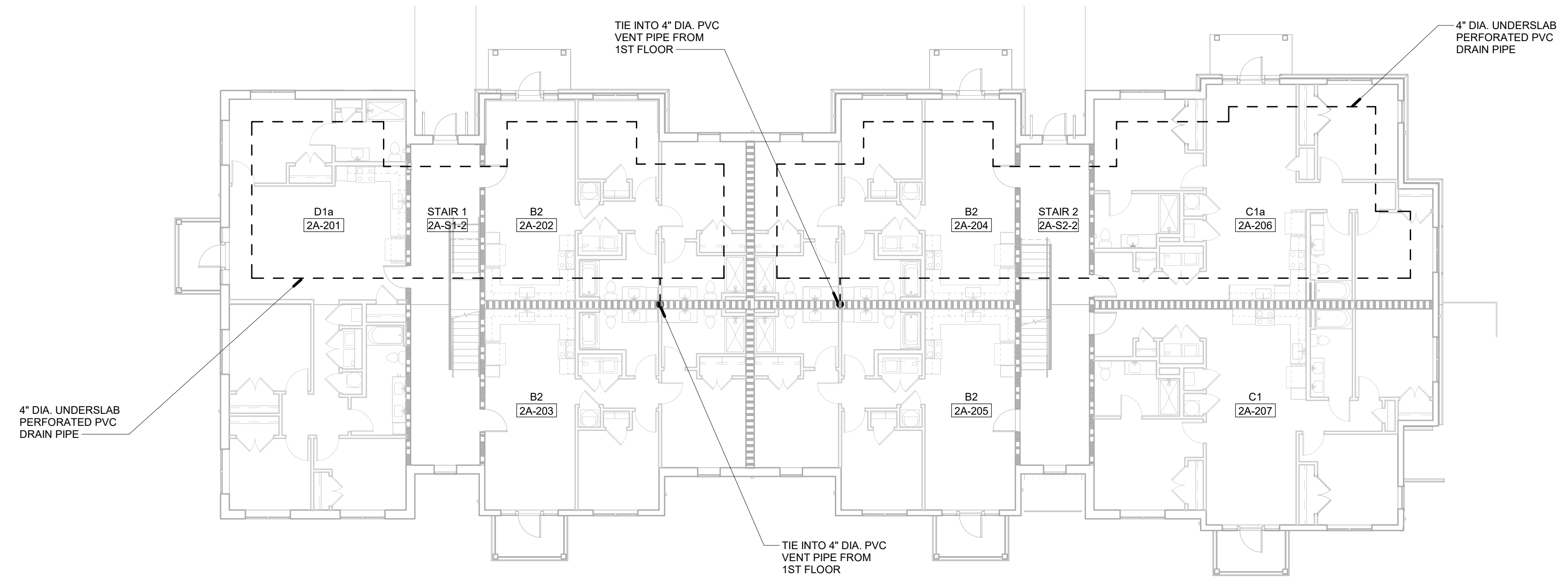
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RADON MITIGATION  
PLANS - BUILDING 1B

06/30/2023  
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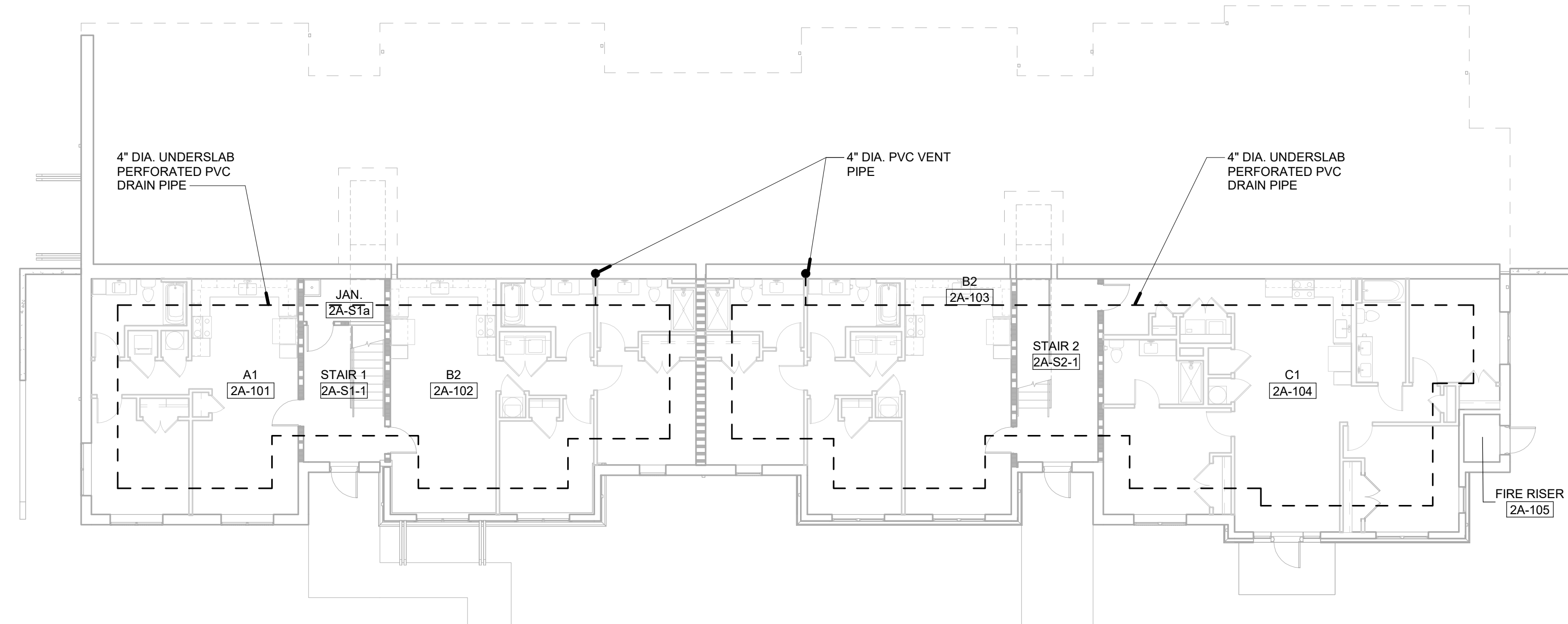
AG09b



1 BUILDING 2A - ROOF RADON MITIGATION DIAGRAM  
3/32" = 1'-0"



2 BUILDING 2A - 2ND FLOOR RADON MITIGATION DIAGRAM  
3/32" = 1'-0"



3 BUILDING 2A - 1ST FLOOR RADON MITIGATION DIAGRAM  
3/32" = 1'-0"

No: Date: Revision:

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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WESTERN HEIGHTS  
PHASE 1

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

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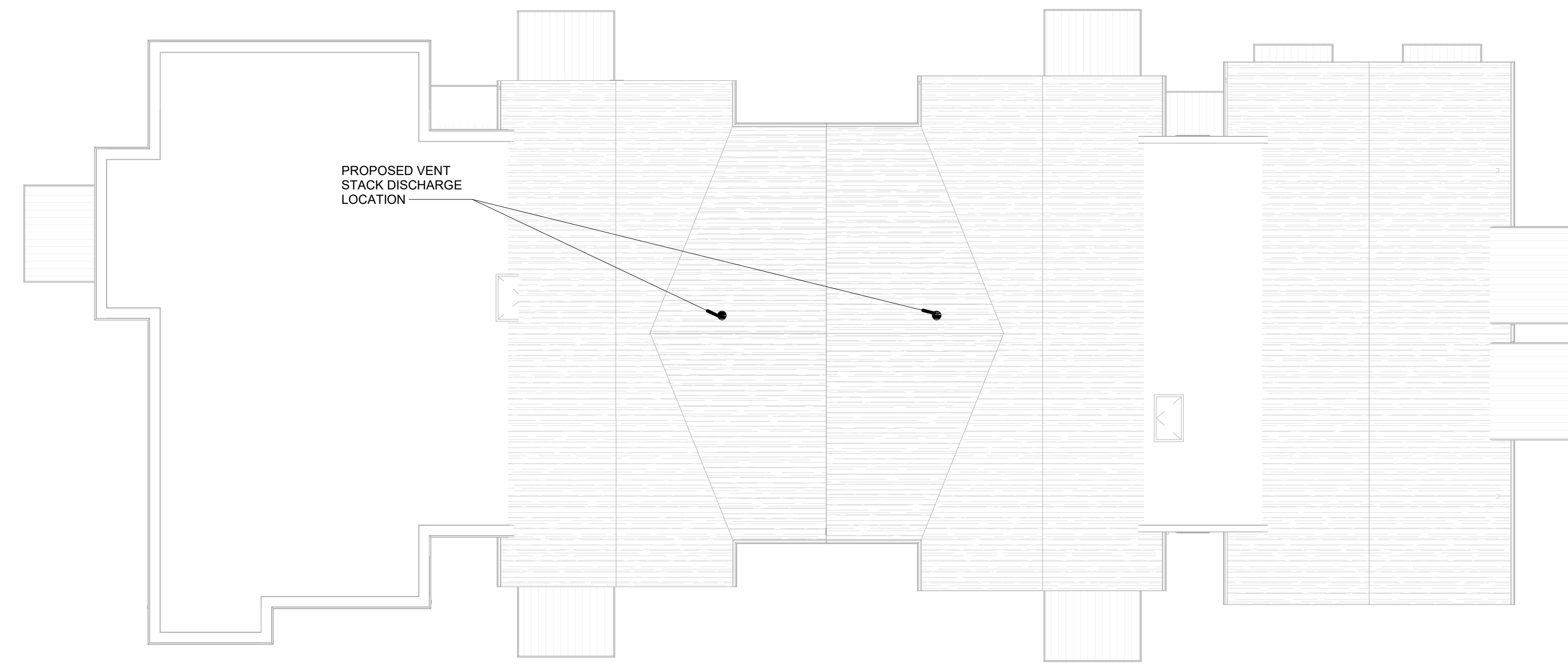
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Drawing:  
RADON MITIGATION  
PLANS - BUILDING 2A

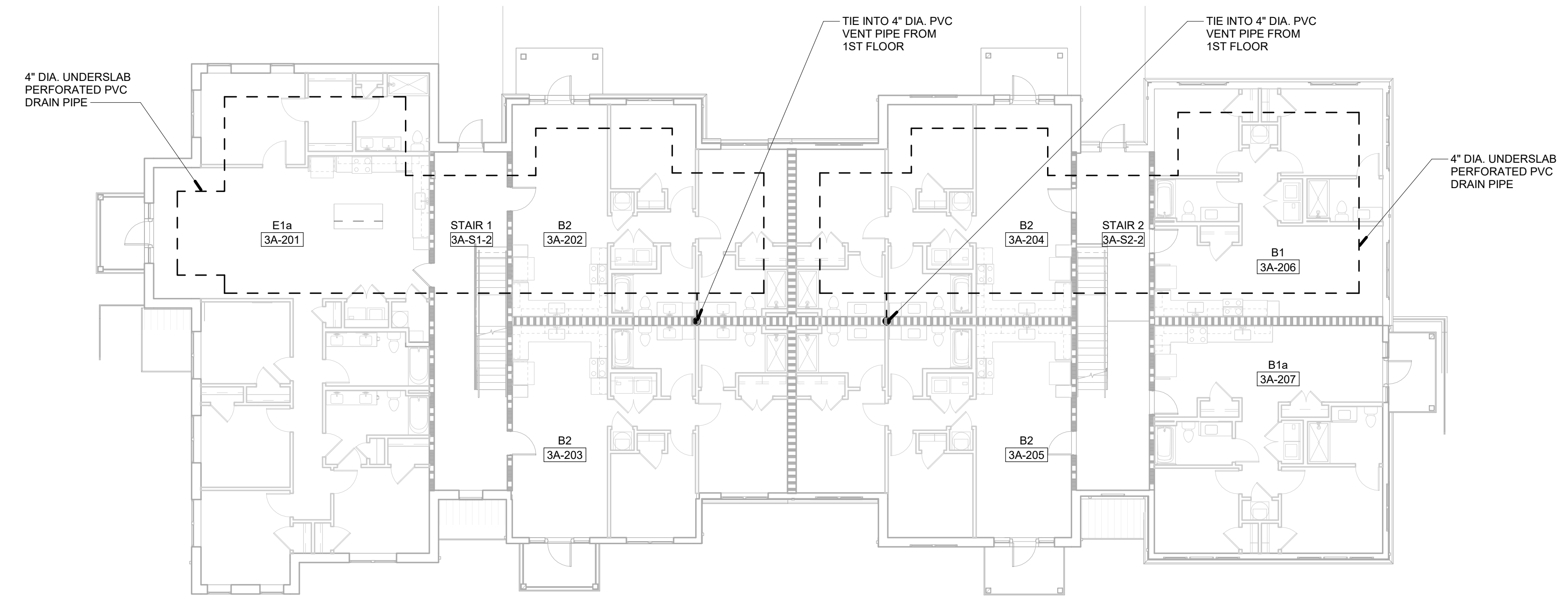
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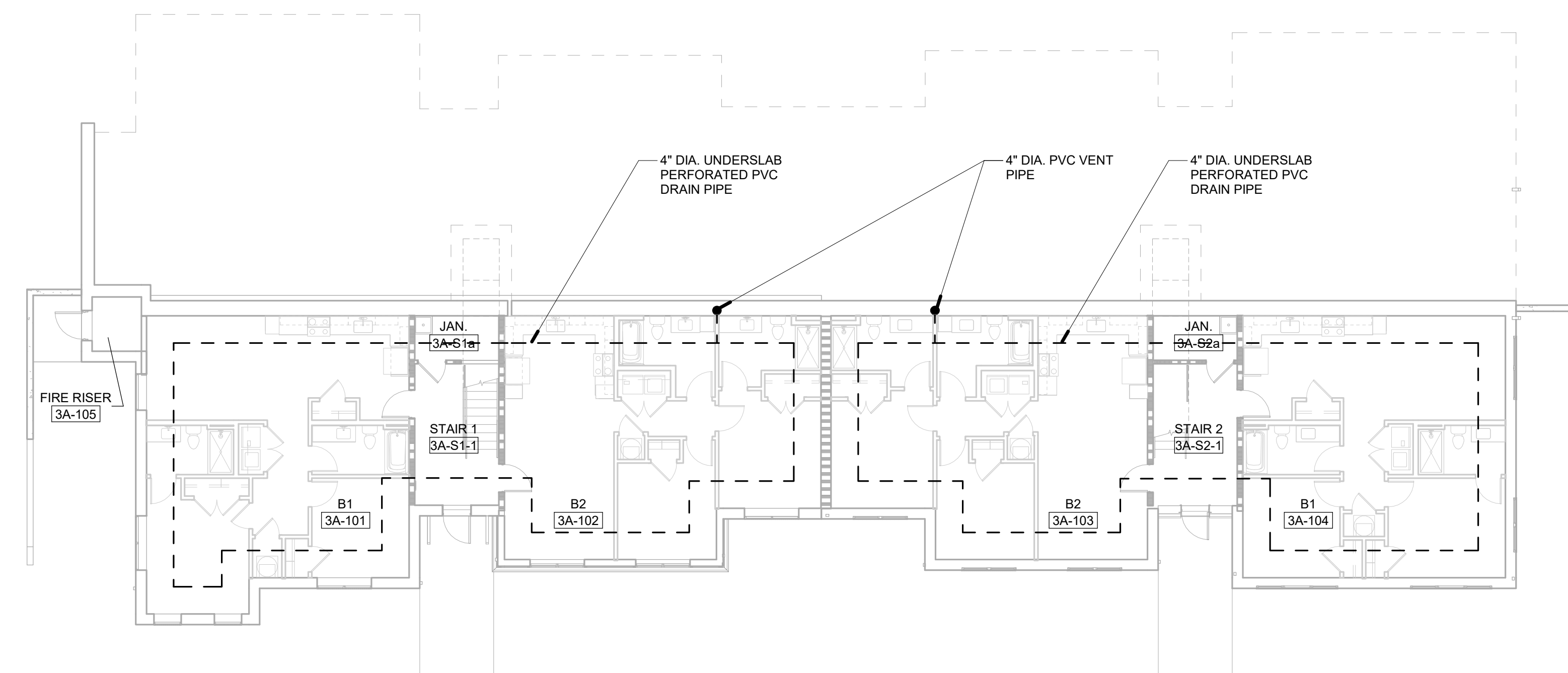
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1 BUILDING 3A - ROOF RADON MITIGATION DIAGRAM  
3/32" = 1'-0"



2 BUILDING 3A - 2ND FLOOR RADON MITIGATION DIAGRAM  
3/32" = 1'-0"



3 BUILDING 3A - 1ST FLOOR RADON MITIGATION DIAGRAM  
3/32" = 1'-0"

No: Date: Revision::

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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WESTERN HEIGHTS  
PHASE 1  
1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

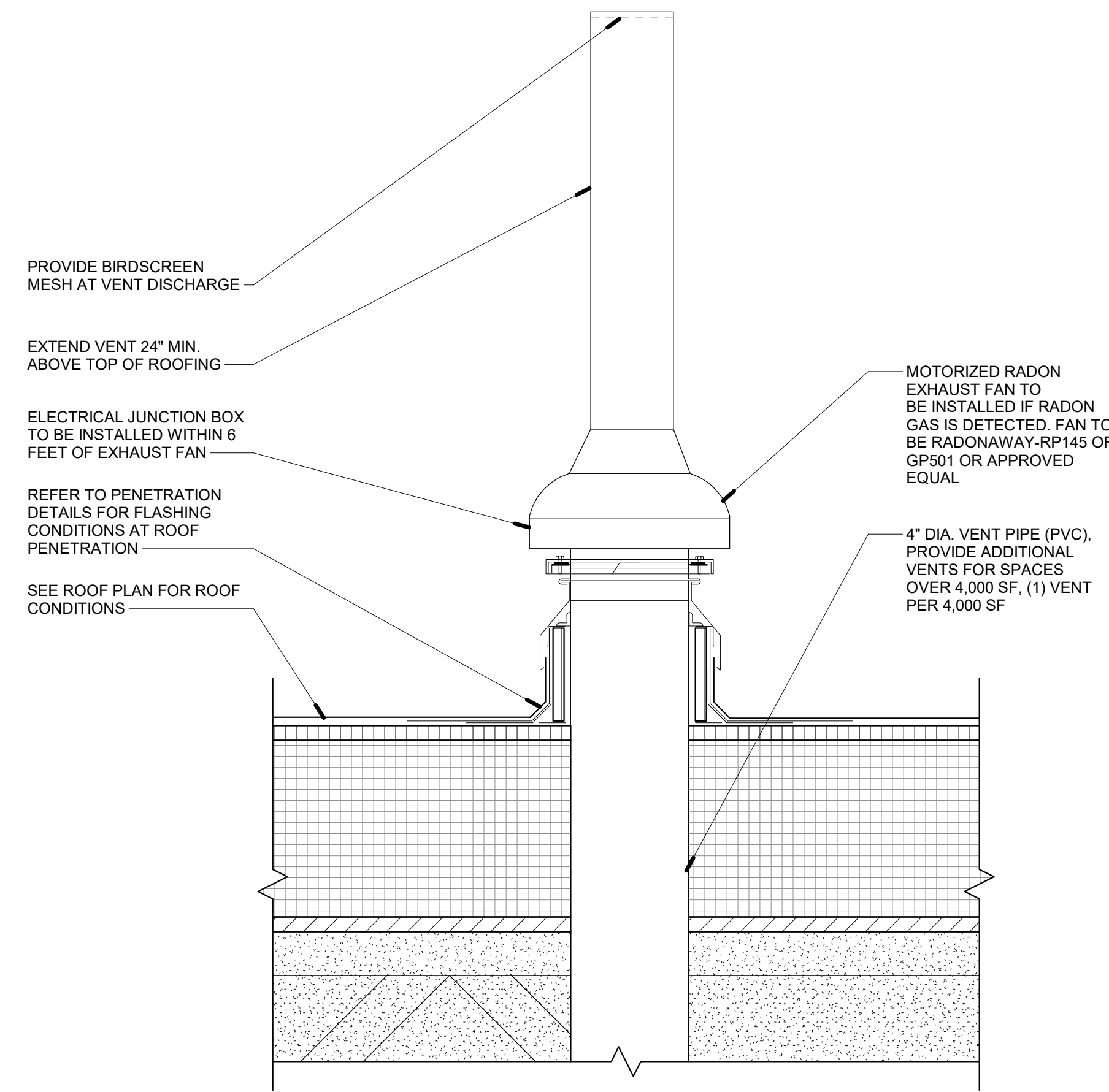
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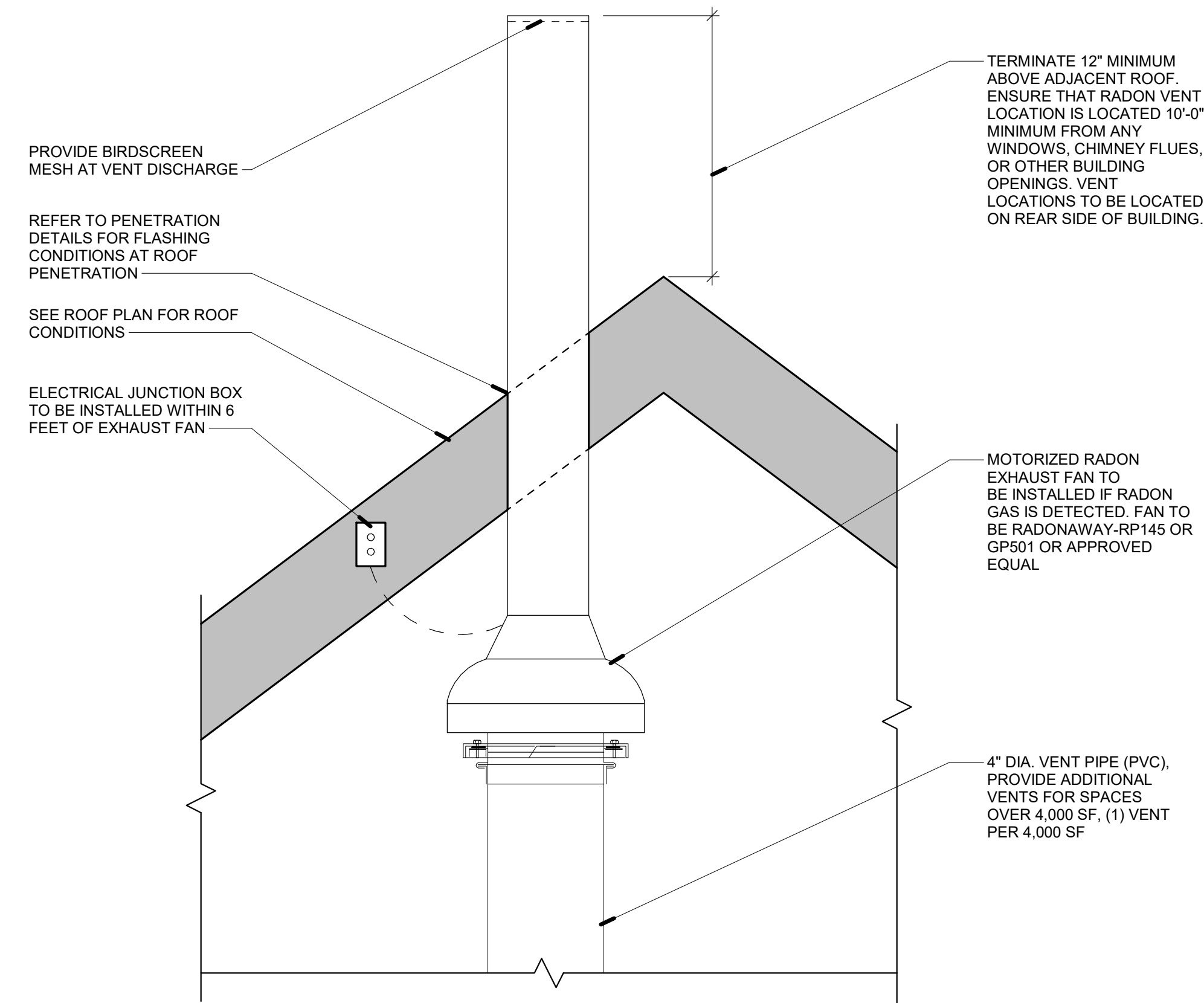
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RADON MITIGATION  
PLANS - BUILDING 3A

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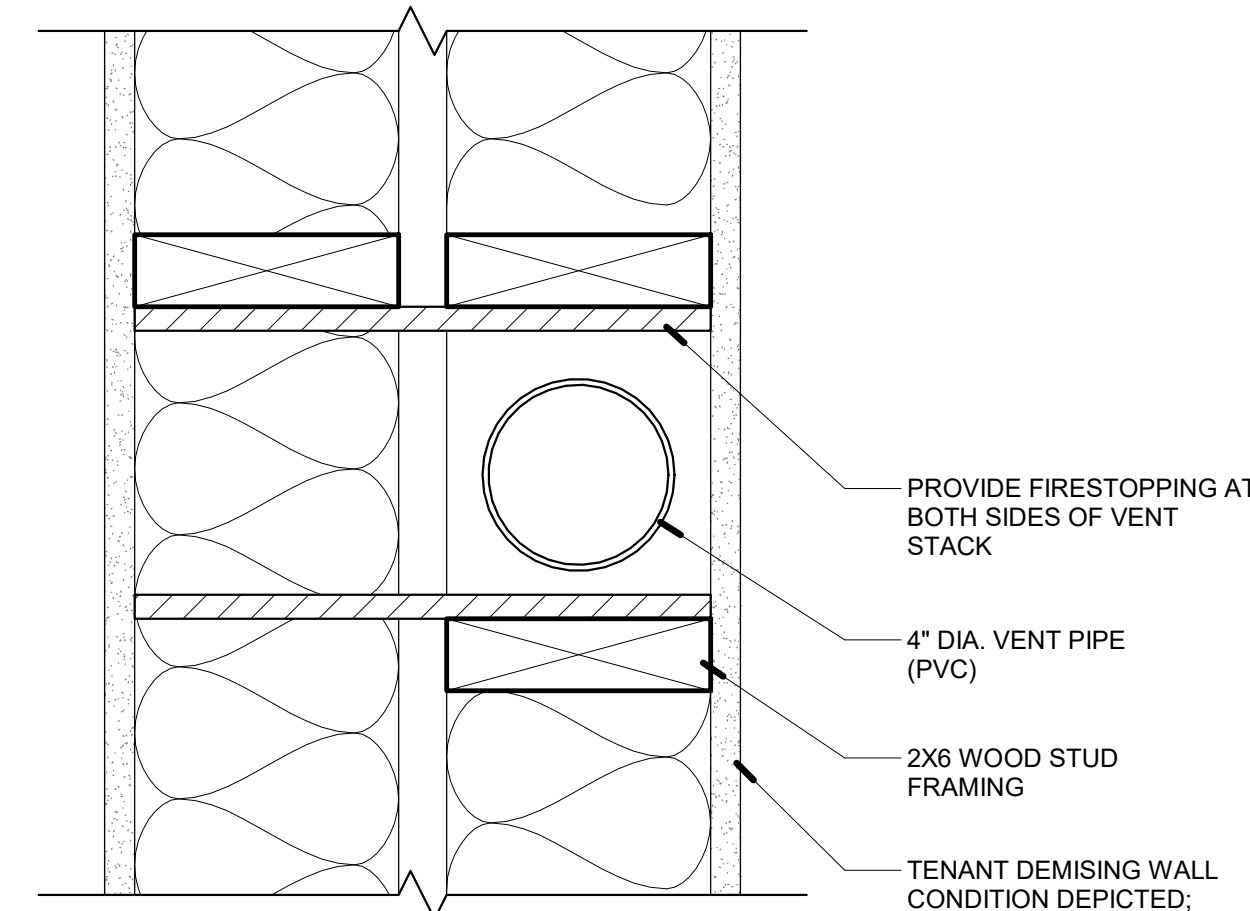
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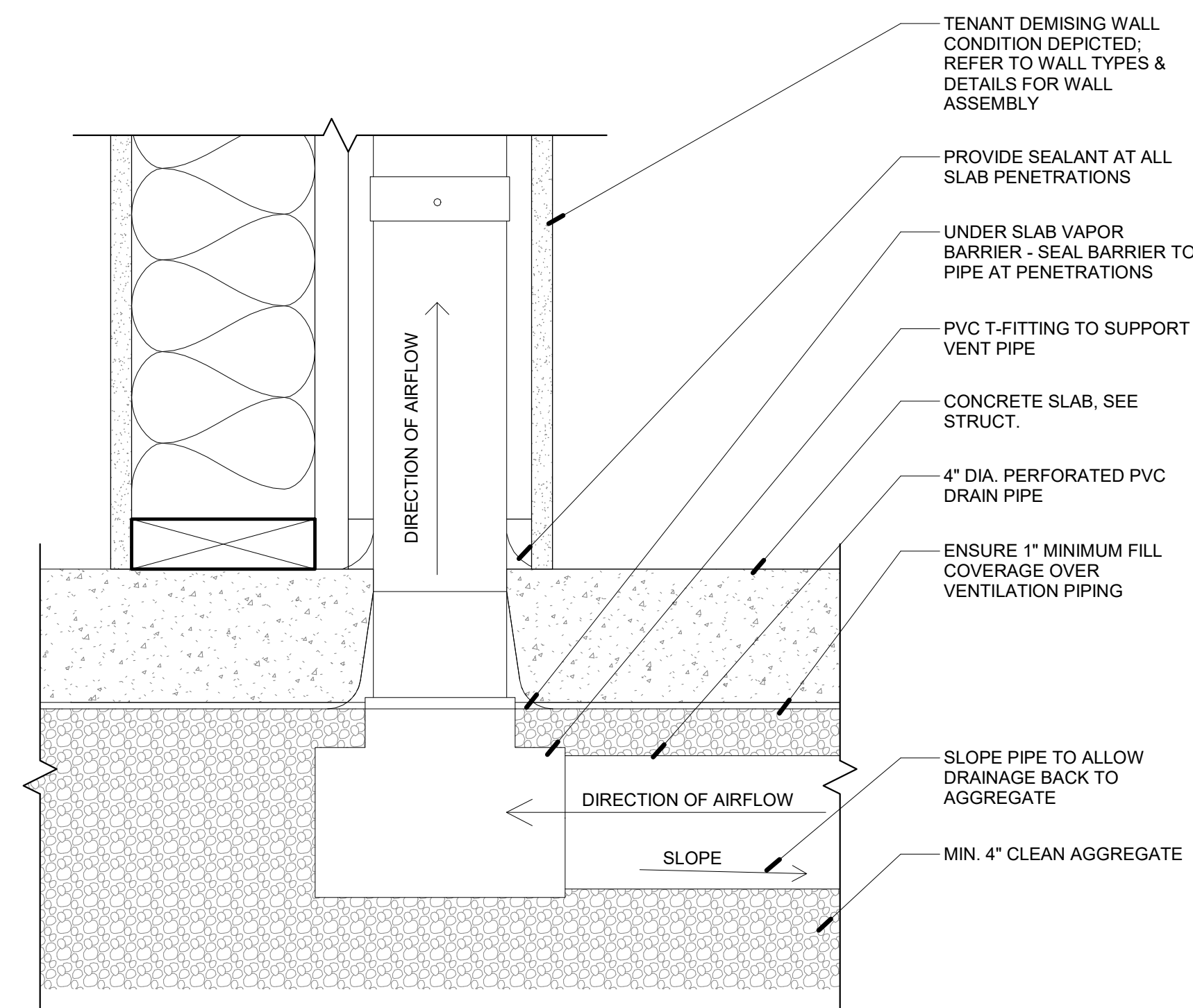
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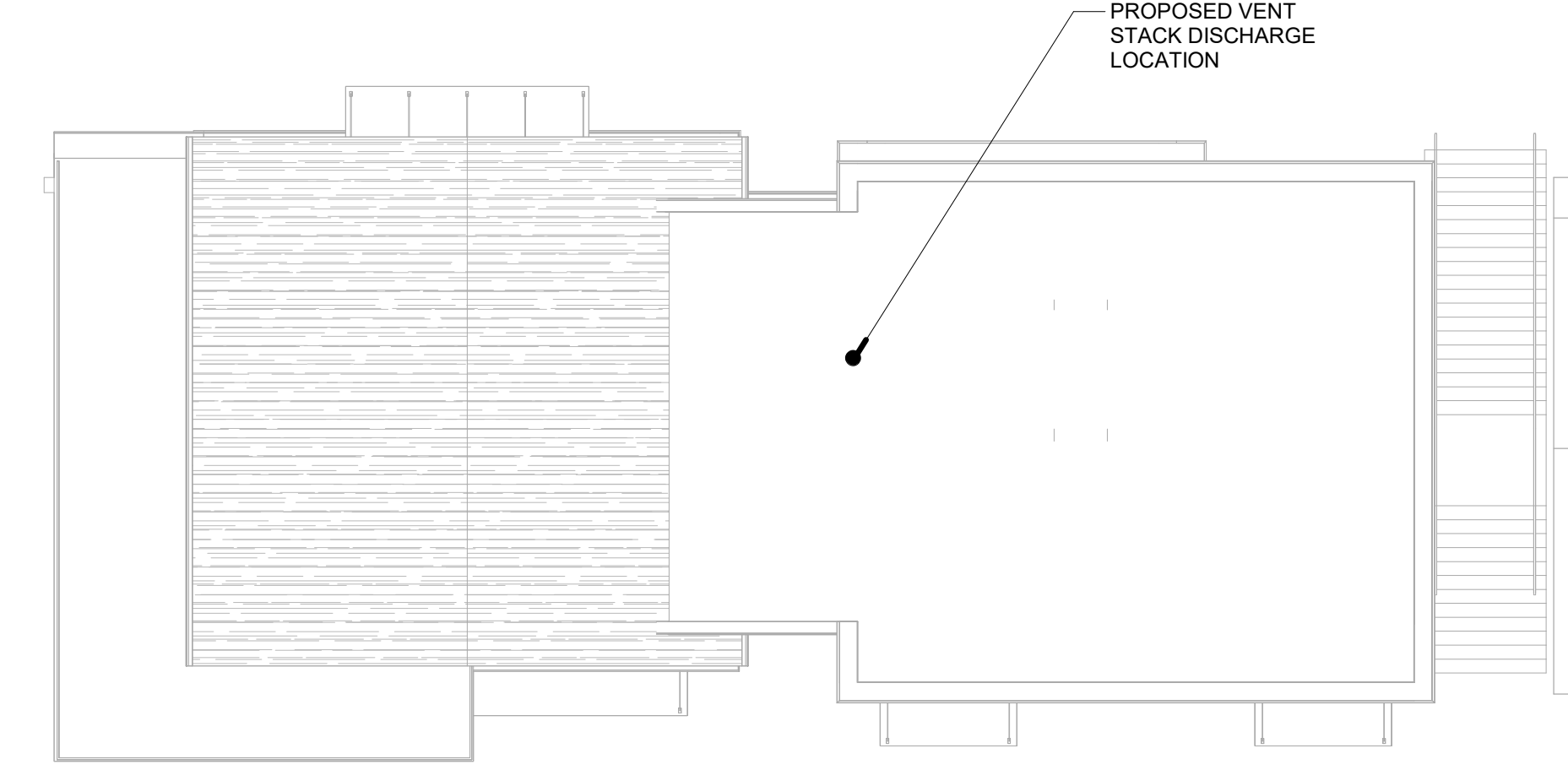
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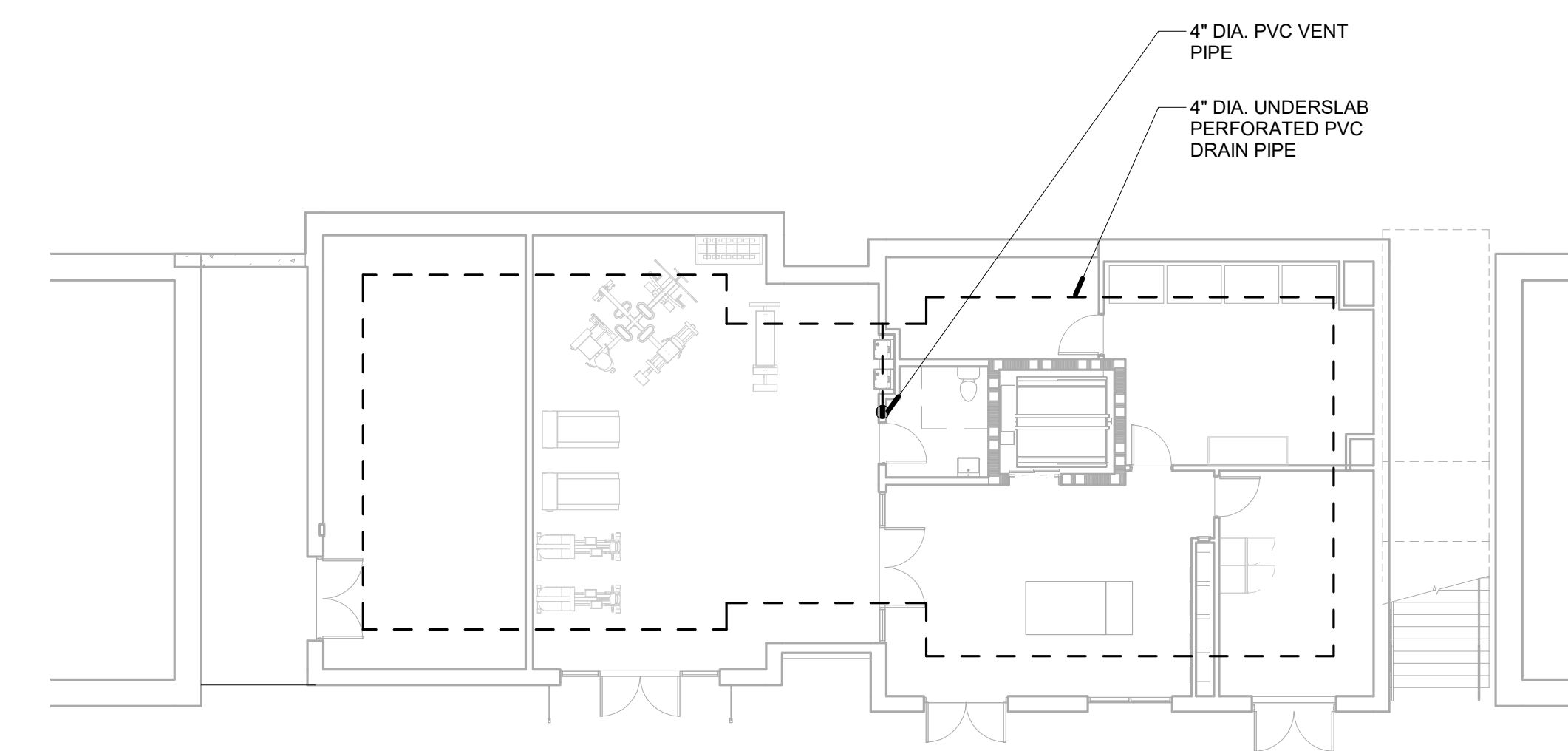
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SECTION DETAIL  
UNDERSLAB TRANSITION



1 CLUBHOUSE - ROOF RADON MITIGATION DIAGRAM  
3/32" = 1'-0"



2 CLUBHOUSE - 1ST FLOOR RADON MITIGATION DIAGRAM  
3/32" = 1'-0"

3 TYPICAL RADON DETAILS  
NOT TO SCALE

Client Contact: ANNA LIBBY  
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SGS Project Number: 23002.00

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**WESTERN HEIGHTS  
PHASE 1**

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

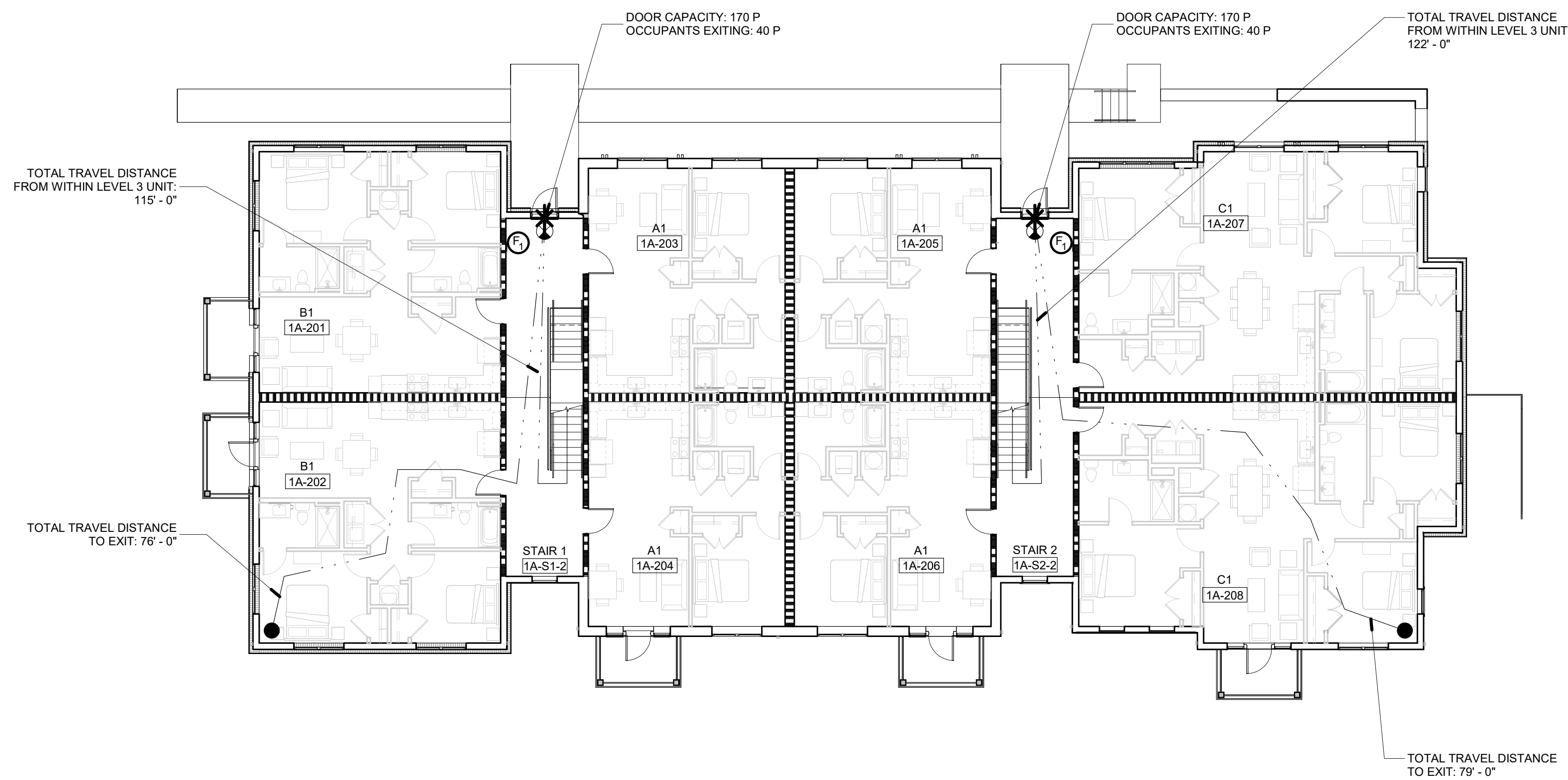
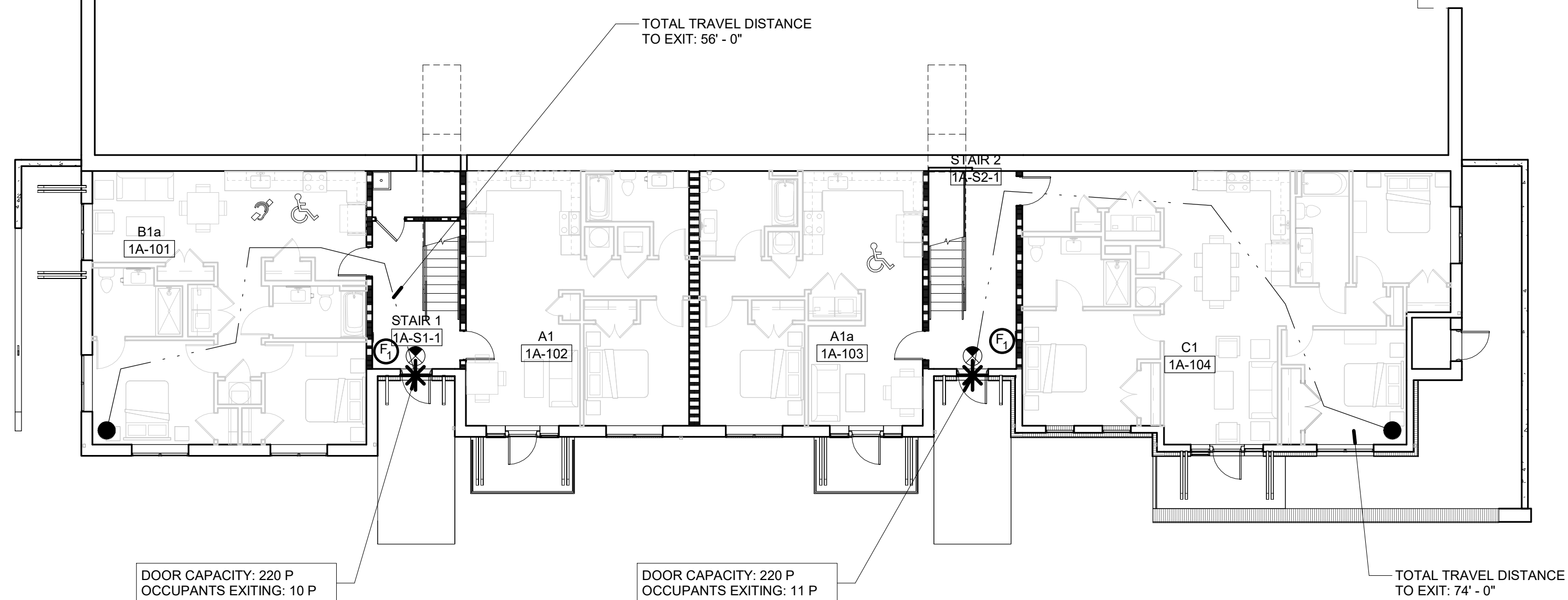
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Drawing:  
RADON MITIGATION  
PLANS - CLUBHOUSE

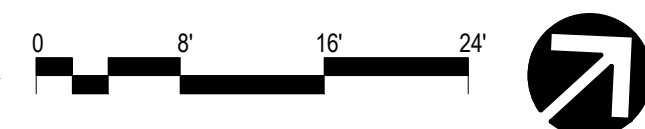
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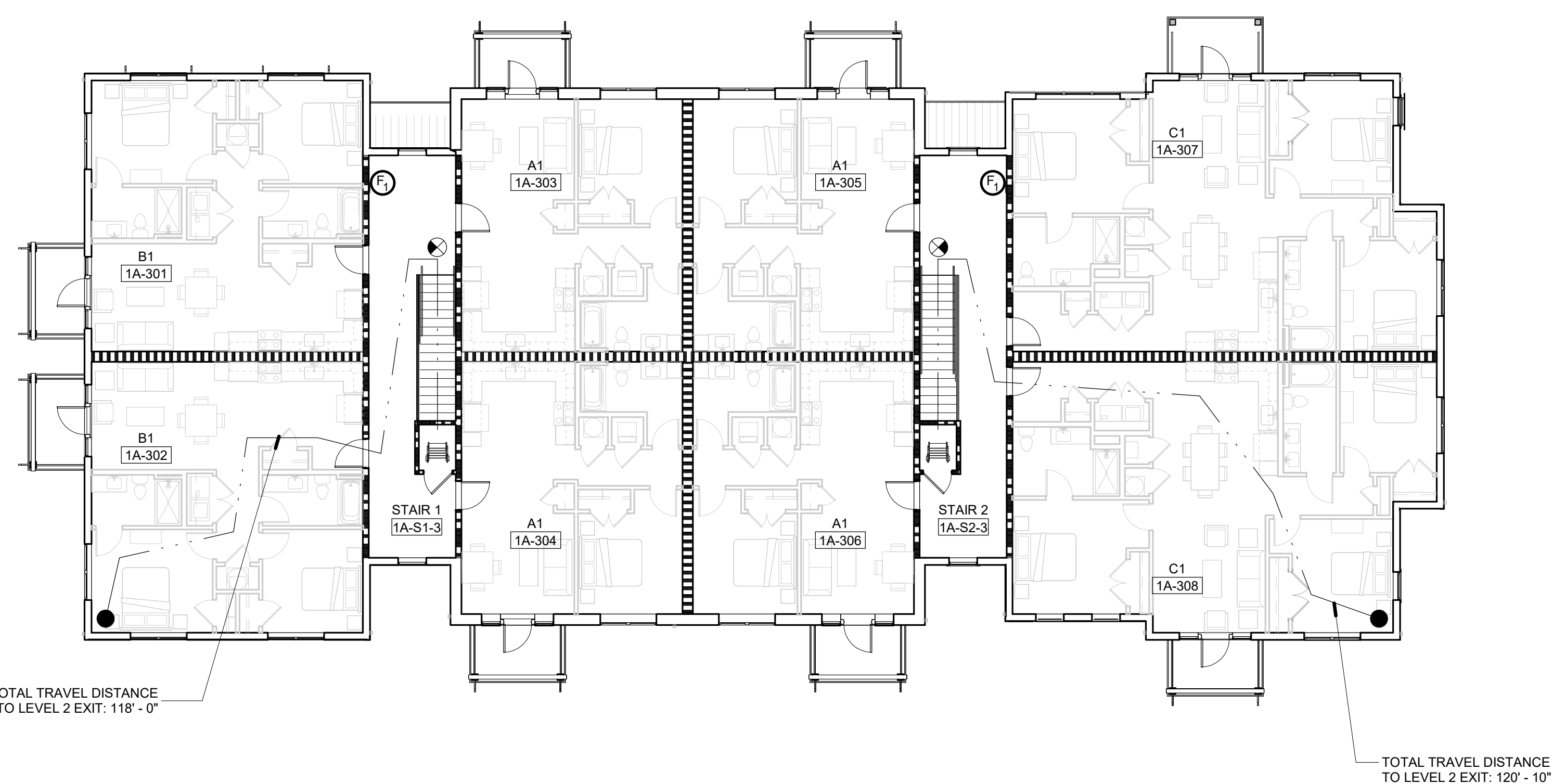
**1 BUILDING 1A - 1ST FLOOR LIFE SAFETY DIAGRAM**

3/32" = 1'-0"



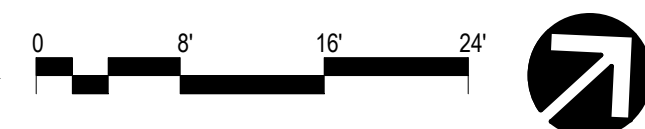
**2 BUILDING 1A - 2ND FLOOR LIFE SAFETY DIAGRAM**

3/32" = 1'-0"



**3 BUILDING 1A - 3RD FLOOR LIFE SAFETY DIAGRAM**

3/32" = 1'-0"



EGRESS DATA		LIFE SAFETY LEGEND	
<b>OCCUPANT LOADS (FULLY SPRINKLERED, NFPA 13):</b> BUILDING 1A (R2): FIRST FLOOR - 22 P SECOND FLOOR - 40 P THIRD FLOOR - 40 P TOTAL - 102 P		1-HOUR RATED WALL 0.5-HOUR RATED WALL	
<b>TRAVEL DISTANCE:</b> COMMON PATH ALLOWED TO EXIT: 125' MAX. DEAD END CORRIDOR DISTANCE: 50'-0" MAX. <b>EGRESS PASSAGEWAY WIDTH:</b> GREATER OF 44" OR 0.15' X OCCUPANT LOAD: 44" MIN. <b>STAIR EGRESS WIDTH:</b> GREATER OF 48" OR 0.20' X OCCUPANT LOAD: 48" MIN. <b>EGRESS DOOR WIDTH:</b> 32" MINIMUM CLEAR DOUBLE DOORS MUST MEET EGRESS REQUIREMENTS IN ONE LEAF DOOR CAPACITY: 0.15' X CLEAR WIDTH		● POINT OF FARTHEST TRAVEL DISTANCE ✱ POINT OF EXIT DISCHARGE ♿ HEARING COMMUNICATION UNIT ♿ ANSI TYPE 'A' UNIT ⊗ EGRESS SIGNAGE	
<b>FIRE EXTINGUISHERS:</b> PROVIDE SPECIFIED FIRE EXTINGUISHERS IN SEMI RECESSED CABINETS AS INDICATED ON PLANS. NOTES: 1. EXTINGUISHER CABINET LAYOUTS ARE BASED ON 2A20 BC FIRE EXTINGUISHER RATINGS. 2. PROVIDE SLB EXTINGUISHER UNDER KITCHEN COUNTER FOR EACH UNIT, TYPICAL.			

No: Date: Revision::

Client Contact: Anna Libby  
(847) 562-9400

SGS Contact: Hunter Gee  
SGS Project Number: 23002.00

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802 Taylor Street, Suite 201  
Nashville, TN 37208

BRINSHORE



**WESTERN HEIGHTS  
PHASE 1**

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

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**Drawing:  
LIFE SAFETY  
DIAGRAMS - BUILDING  
1A**

06/30/2023

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SET

**AG10a**

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No: Date: Revision::

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(847) 562-9400



SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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802 Taylor Street, Suite 201  
Nashville, TN 37208

# WESTERN HEIGHTS PHASE 1

1800 VERMONT AVENUE  
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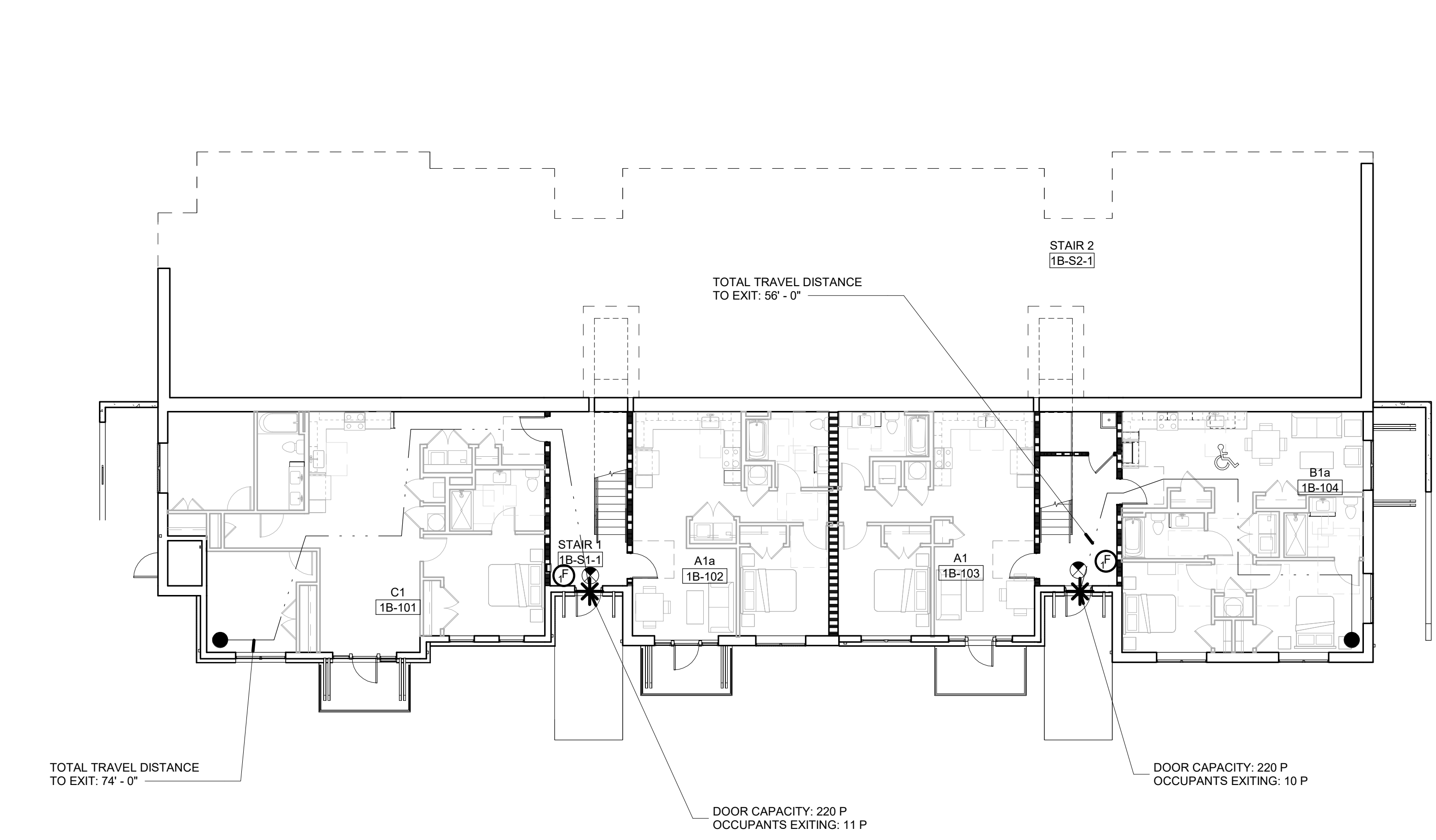
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Drawing:  
**LIFE SAFETY  
DIAGRAMS - BUILDING  
1B**

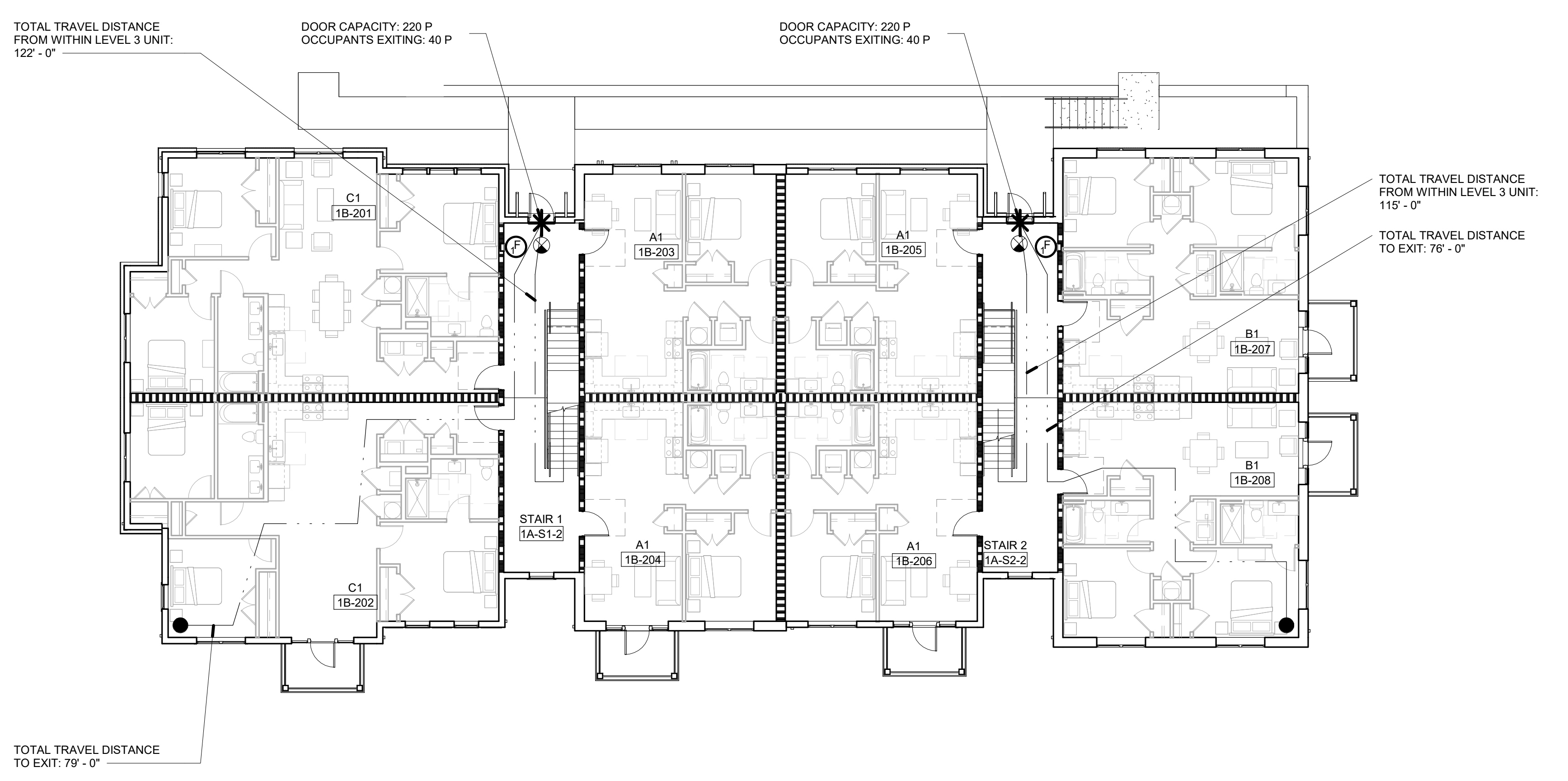
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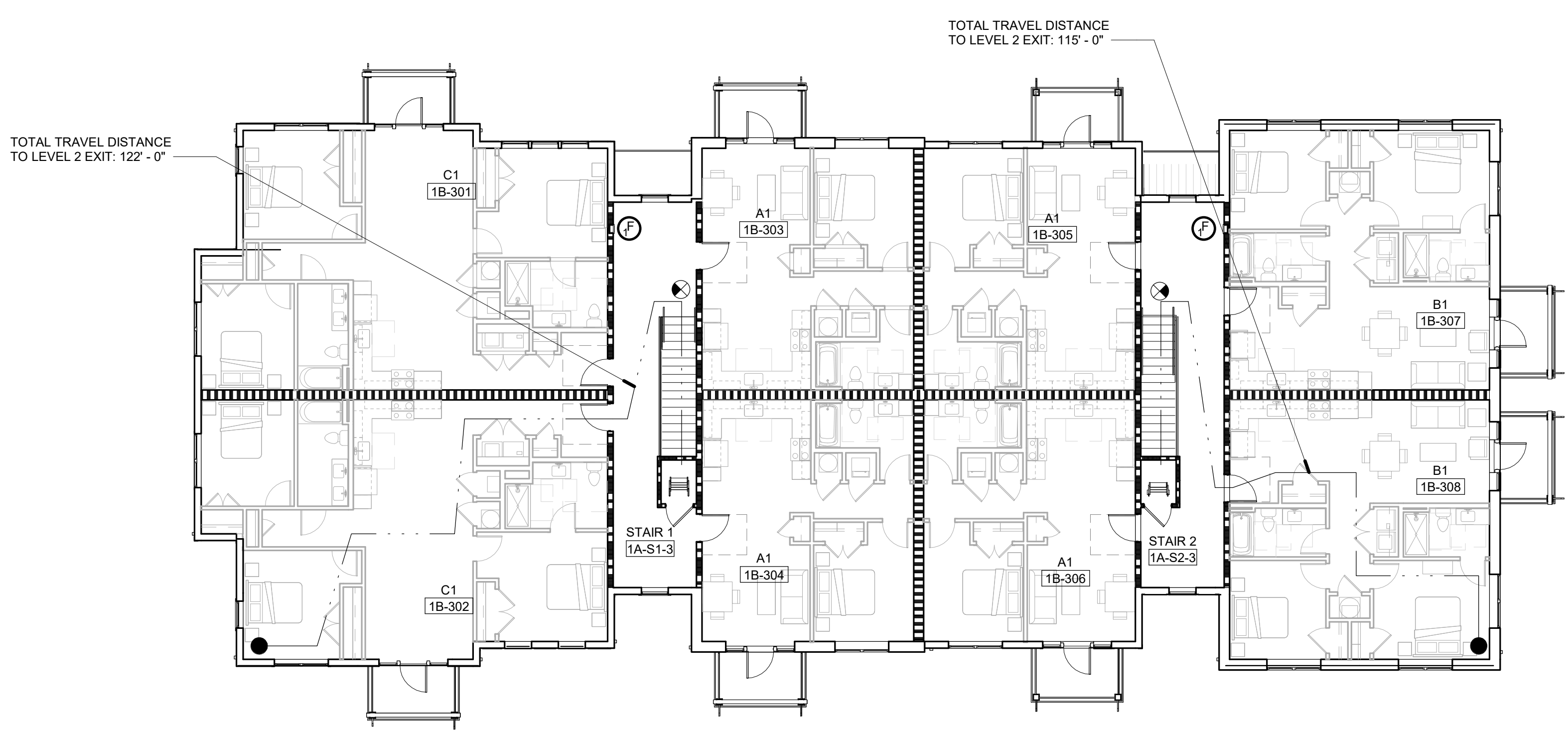
# AG10b



**1 BUILDING 1B - 1ST FLOOR LIFE SAFETY DIAGRAM**  
3/32" = 1'-0"



**2 BUILDING 1B - 2ND FLOOR LIFE SAFETY DIAGRAM**  
3/32" = 1'-0"



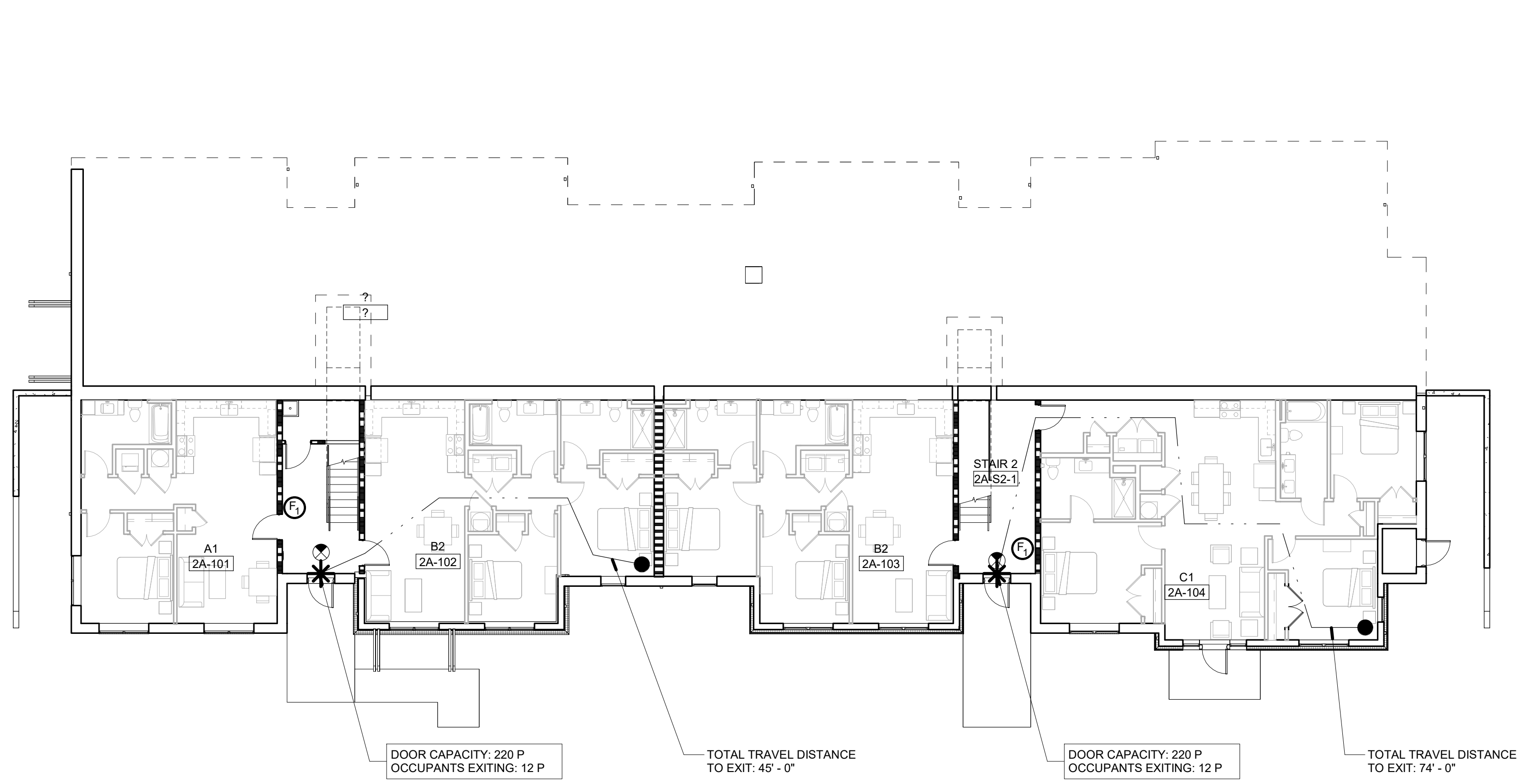
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3/32" = 1'-0"



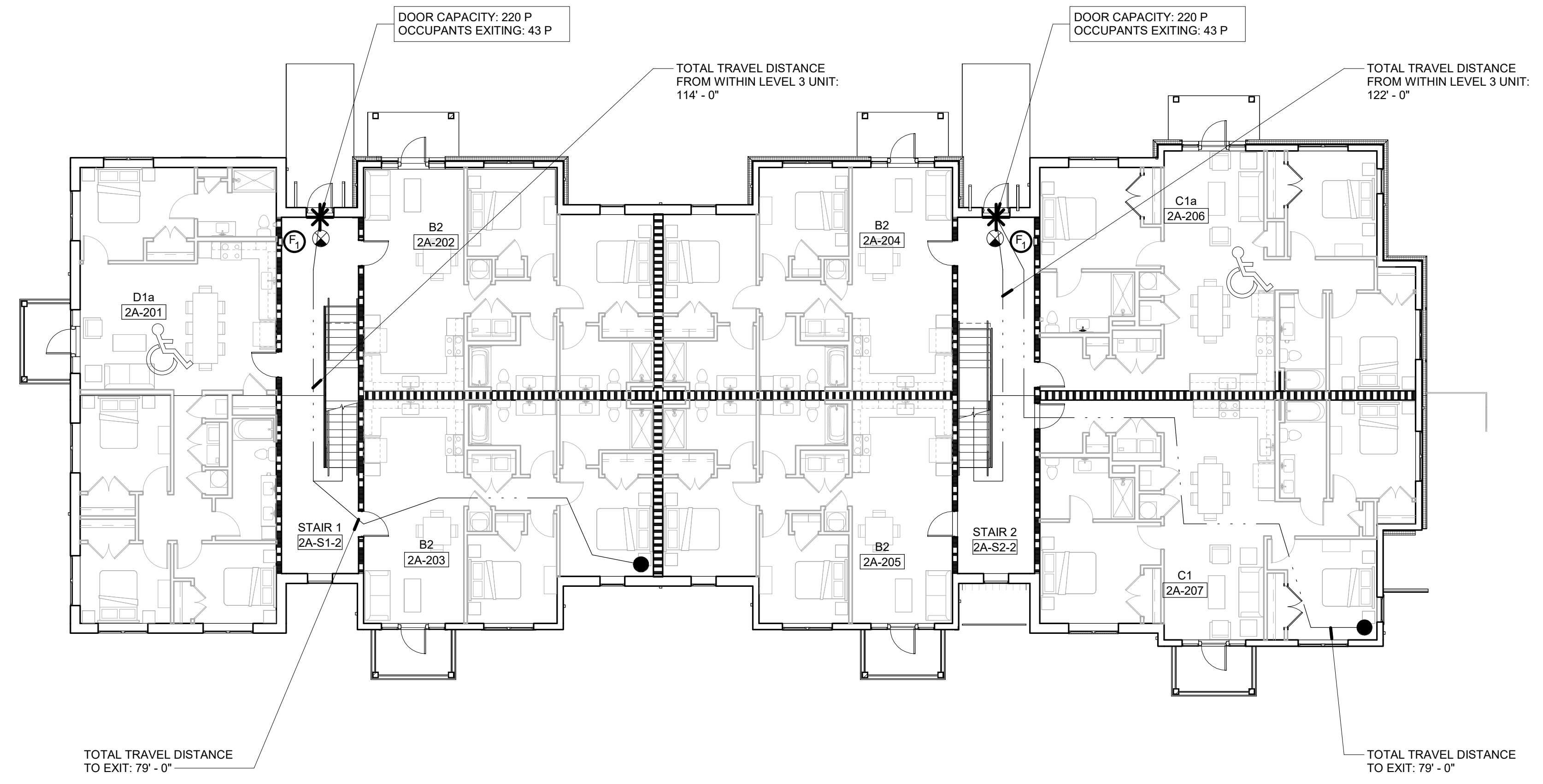
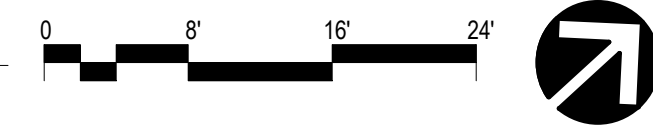
EGRESS DATA	
<b>OCCUPANT LOADS:</b>	
BUILDING 1A (R2):	
FIRST FLOOR -	22 P
SECOND FLOOR -	40 P
THIRD FLOOR -	40 P
TOTAL -	102 P
<b>TRAVEL DISTANCE:</b>	
COMMON PATH ALLOWED TO EXIT:	125' MAX.
DEAD END CORRIDOR DISTANCE:	50'-0" MAX.
<b>EGRESS PASSAGEWAY WIDTH:</b>	
GREATER OF 44" OR 0.15" X OCCUPANT LOAD:	44" MIN.
<b>STAIR EGRESS WIDTH:</b>	
GREATER OF 48" OR 0.20" X OCCUPANT LOAD:	48" MIN.
<b>EGRESS DOOR WIDTH:</b>	
32" MINIMUM CLEAR	
DOUBLE DOORS MUST MEET EGRESS REQUIREMENTS IN ONE LEAF	
DOOR CAPACITY: 0.15" X CLEAR WIDTH	

LIFE SAFETY LEGEND	
	1-HOUR RATED WALL
	0.5-HOUR RATED WALL
	POINT OF FARTHEST TRAVEL DISTANCE
	POINT OF EXIT DISCHARGE
	HEARING COMMUNICATION UNIT
	ANSI TYPE 'A' UNIT
	EGRESS SIGNAGE
<b>FIRE EXTINGUISHERS:</b>	
	PROVIDE SPECIFIED FIRE EXTINGUISHERS IN SEMI RECESSED CABINETS AS INDICATED ON PLANS.
<b>NOTES:</b>	
1.	EXTINGUISHER CABINET LAYOUTS ARE BASED ON 2A20 BC FIRE EXTINGUISHER RATINGS.
2.	PROVIDE SLB EXTINGUISHER UNDER KITCHEN COUNTER FOR EACH UNIT, TYPICAL.

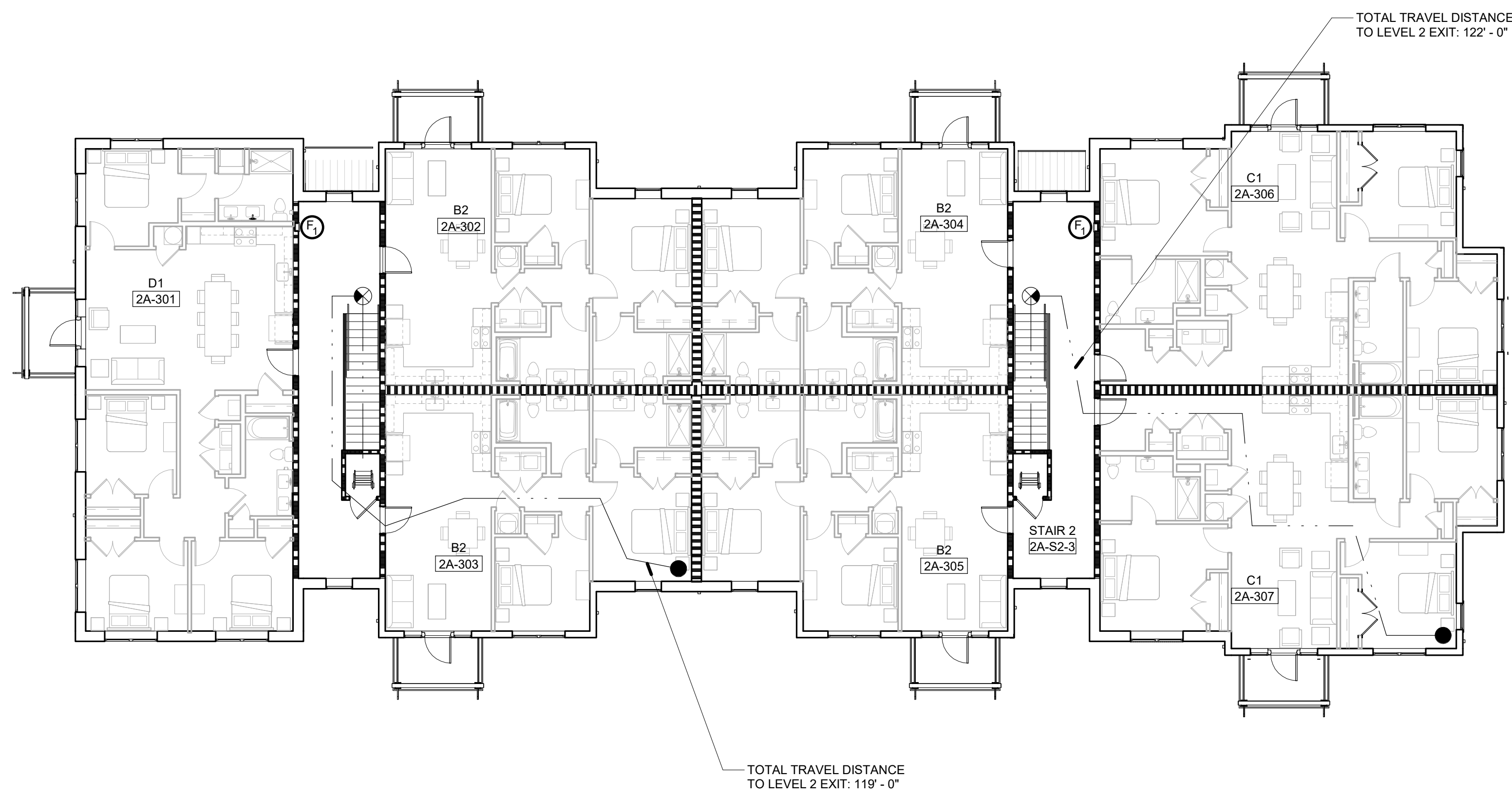
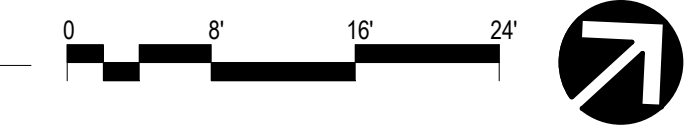
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**1 BUILDING 2A - 1ST FLOOR LIFE SAFETY DIAGRAM**  
3/32" = 1'-0"



**2 BUILDING 2A - 2ND FLOOR LIFE SAFETY DIAGRAM**  
3/32" = 1'-0"



**3 BUILDING 2A - 3RD FLOOR LIFE SAFETY DIAGRAM**  
3/32" = 1'-0"



EGRESS DATA		LIFE SAFETY LEGEND	
<b>OCCUPANT LOADS:</b>		1-HOUR RATED WALL	● POINT OF FARTHEST TRAVEL DISTANCE
BUILDING 2A (R2):		0.5-HOUR RATED WALL	* POINT OF EXIT DISCHARGE
FIRST FLOOR -	24 P		♯ HEARING COMMUNICATION UNIT
SECOND FLOOR -	43 P		♿ ANSI TYPE 'A' UNIT
THIRD FLOOR -	43 P		⊗ EGRESS SIGNAGE
TOTAL -	110 P		
<b>TRAVEL DISTANCE:</b>		<b>FIRE EXTINGUISHERS:</b>	
COMMON PATH ALLOWED TO EXIT:	125' MAX.	① PROVIDE SPECIFIED FIRE EXTINGUISHERS IN SEMI RECESSED CABINETS AS INDICATED ON PLANS.	
DEAD END CORRIDOR DISTANCE:	50'-0" MAX.	NOTES:	
EGRESS PASSAGEWAY WIDTH:		1. EXTINGUISHER CABINET LAYOUTS ARE BASED ON 2A20 BC	
GREATER OF 44" OR 0.15" X OCCUPANT LOAD:	44" MIN.	2. PROVIDE SLB EXTINGUISHER UNDER KITCHEN COUNTER FOR EACH UNIT, TYPICAL.	
<b>STAIR EGRESS WIDTH:</b>			
GREATER OF 48" OR 0.20" X OCCUPANT LOAD:	48" MIN.		
<b>EGRESS DOOR WIDTH:</b>			
32" MINIMUM CLEAR			
DOUBLE DOORS MUST MEET EGRESS REQUIREMENTS IN ONE LEAF			
DOOR CAPACITY: 0.15" X CLEAR WIDTH			

No: Date: Revision:

Client Contact: ANNA LIBBY  
(647) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS  
PHASE 1**

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

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CONSTRUCTION**

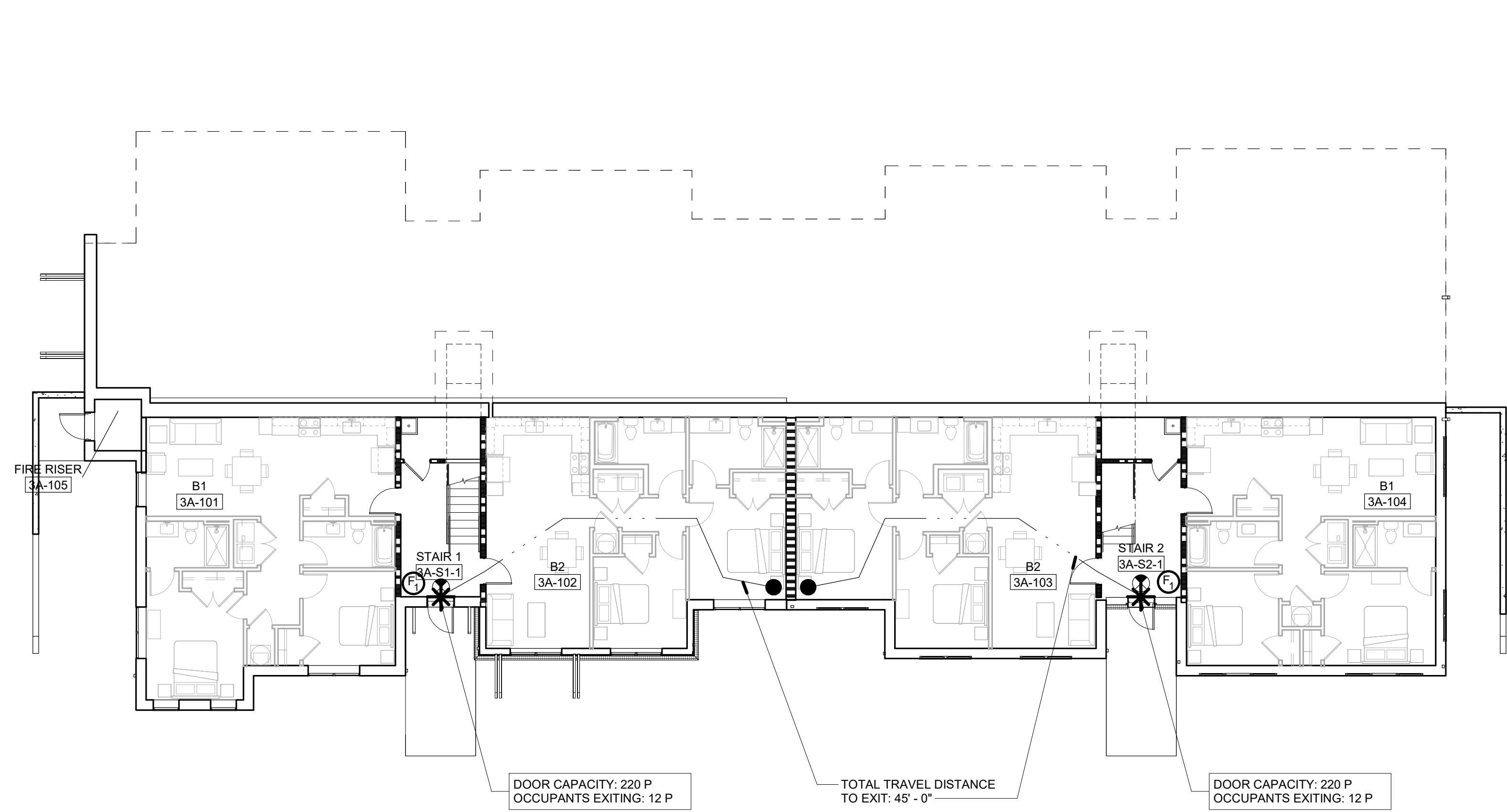
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Drawing:  
**LIFE SAFETY  
DIAGRAMS - BUILDING  
2A**

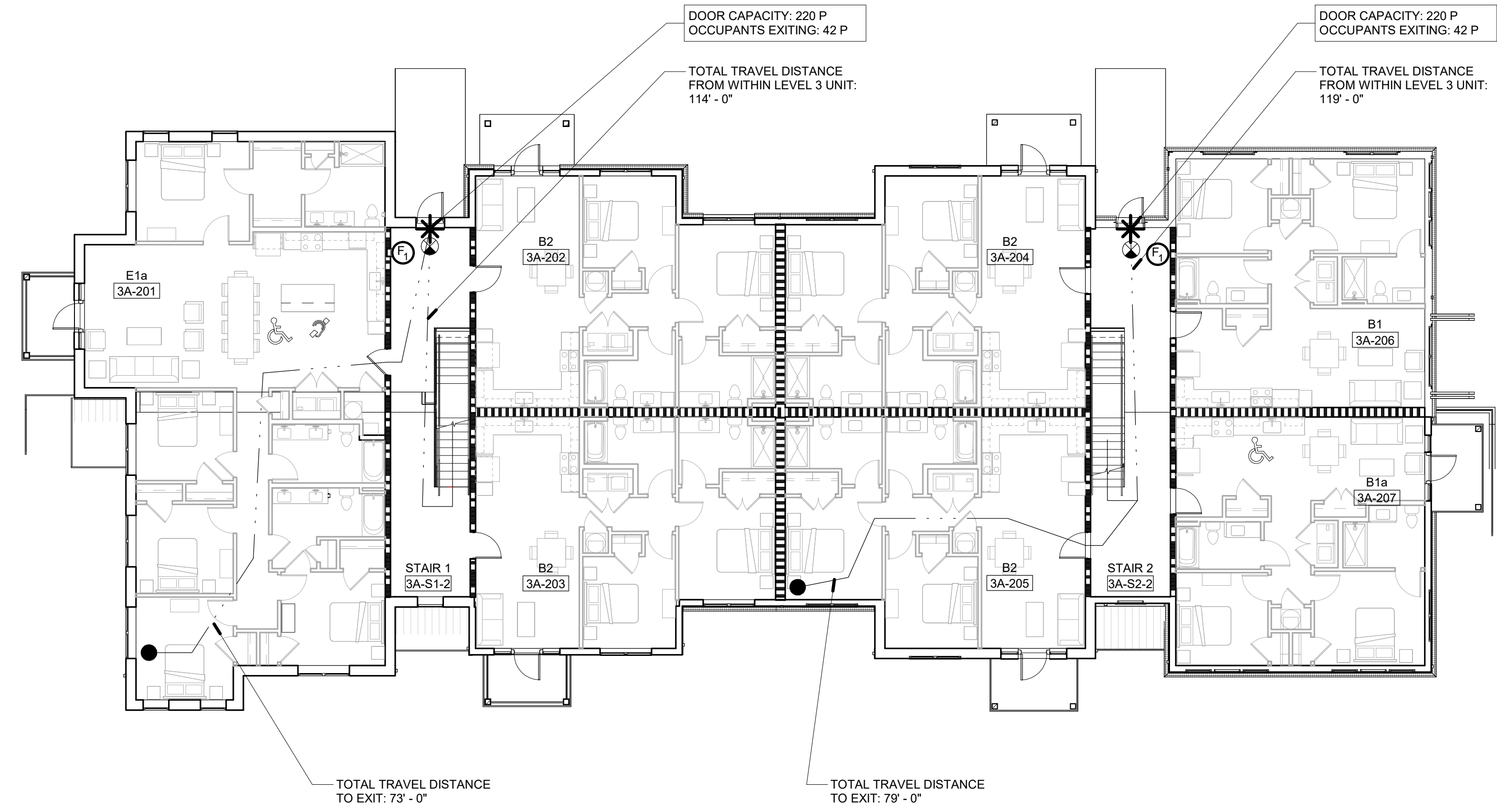
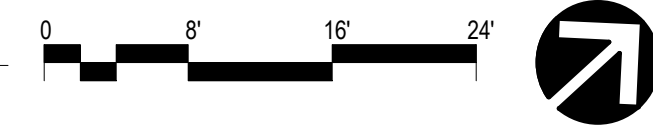
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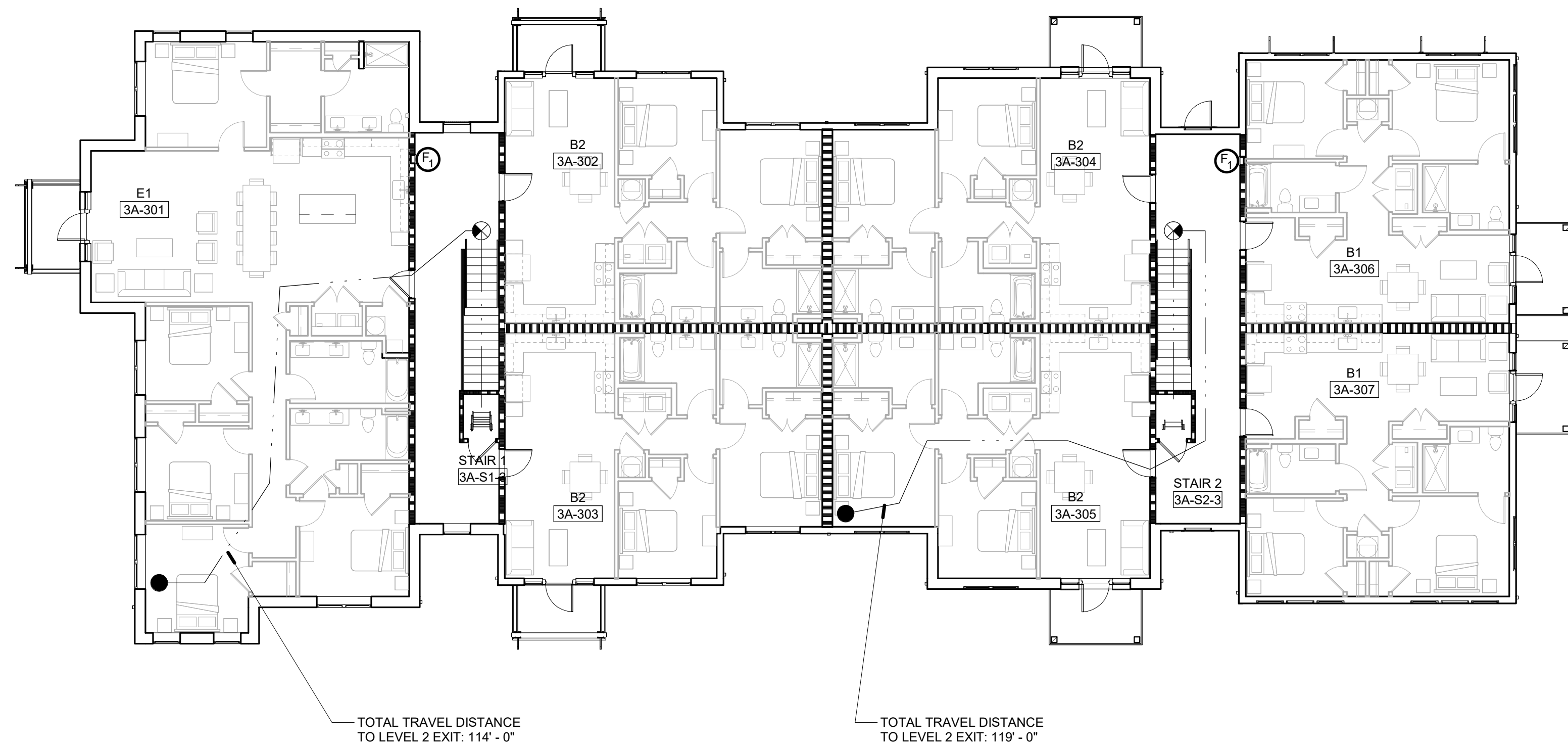
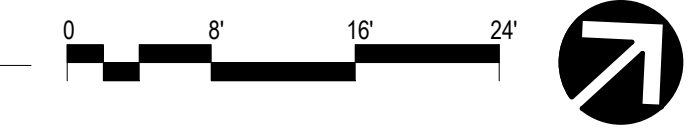
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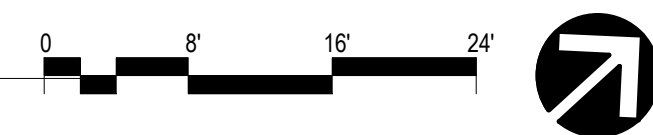
**1 BUILDING 3A - 1ST FLOOR LIFE SAFETY DIAGRAM**  
3/32" = 1'-0"



**2 BUILDING 3A - 2ND FLOOR LIFE SAFETY DIAGRAM**  
3/32" = 1'-0"



**3 BUILDING 3A - 3RD FLOOR LIFE SAFETY DIAGRAM**  
3/32" = 1'-0"



EGRESS DATA		LIFE SAFETY LEGEND	
<b>OCCUPANT LOADS:</b>		1-HOUR RATED WALL	● POINT OF FARTHEST TRAVEL DISTANCE
BUILDING 3A (R2):		0.5-HOUR RATED WALL	* POINT OF EXIT DISCHARGE
FIRST FLOOR -	23 P		♿ HEARING COMMUNICATION UNIT
SECOND FLOOR -	42 P		♿ ANSI TYPE 'A' UNIT
THIRD FLOOR -	42 P		⊗ EGRESS SIGNAGE
TOTAL -	107 P		
<b>TRAVEL DISTANCE:</b>		<b>FIRE EXTINGUISHERS:</b>	
COMMON PATH ALLOWED TO EXIT:	125' MAX.	① PROVIDE SPECIFIED FIRE EXTINGUISHERS IN SEMI RECESSED CABINETS AS INDICATED ON PLANS.	
DEAD END CORRIDOR DISTANCE:	50'-0" MAX.	NOTES:	
<b>EGRESS PASSAGEWAY WIDTH:</b>		1. EXTINGUISHER CABINET LAYOUTS ARE BASED ON 2A20 BC FIRE EXTINGUISHER RATINGS.	
GREATER OF 44" OR 0.15" X OCCUPANT LOAD:	44" MIN.	2. PROVIDE SLB EXTINGUISHER UNDER KITCHEN COUNTER FOR EACH UNIT, TYPICAL.	
<b>STAIR EGRESS WIDTH:</b>			
GREATER OF 48" OR 0.20" X OCCUPANT LOAD:	48" MIN.		
<b>EGRESS DOOR WIDTH:</b>			
32" MINIMUM CLEAR			
DOUBLE DOORS MUST MEET EGRESS REQUIREMENTS IN ONE LEAF			
DOOR CAPACITY: 0.15" X CLEAR WIDTH			

No: Date: Revision:

Client Contact: ANNA LIBBY  
(647) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS  
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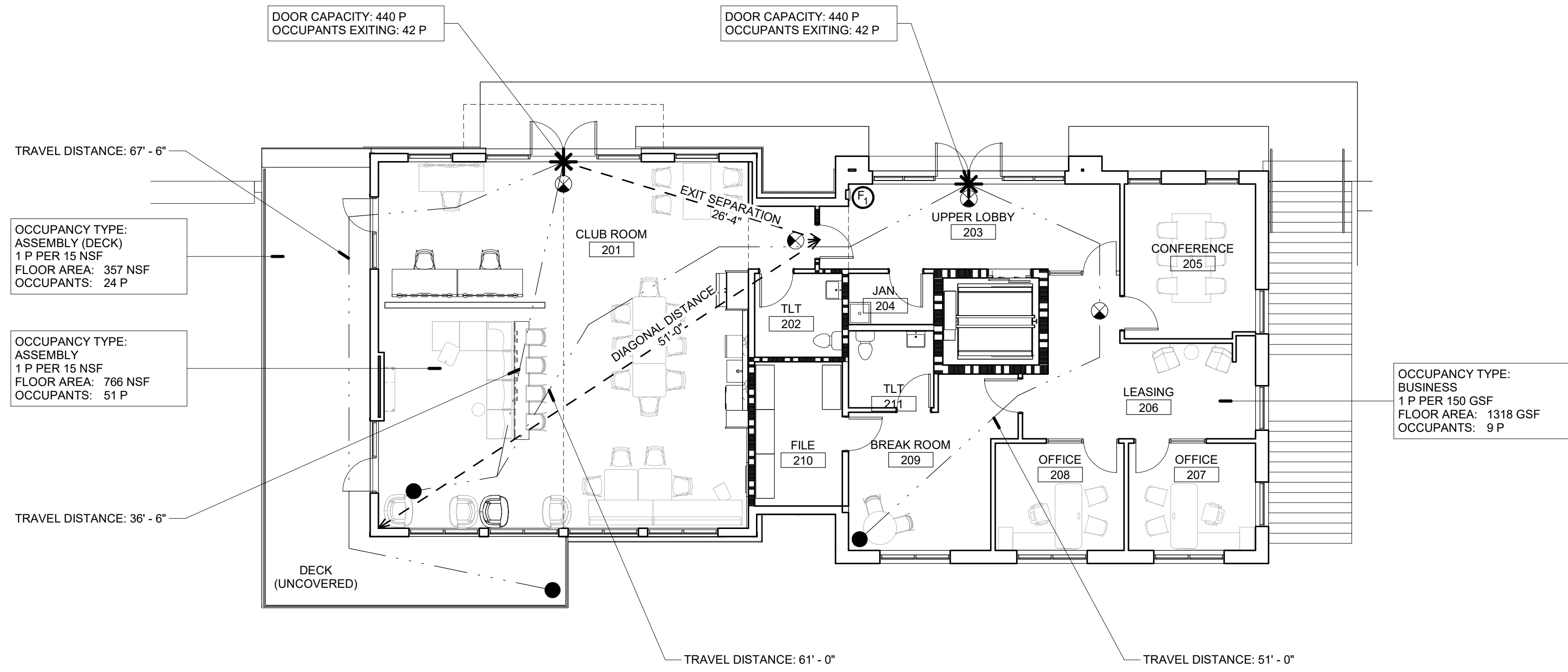
**Drawing:**  
LIFE SAFETY  
DIAGRAMS - BUILDING  
3A

06/30/2023

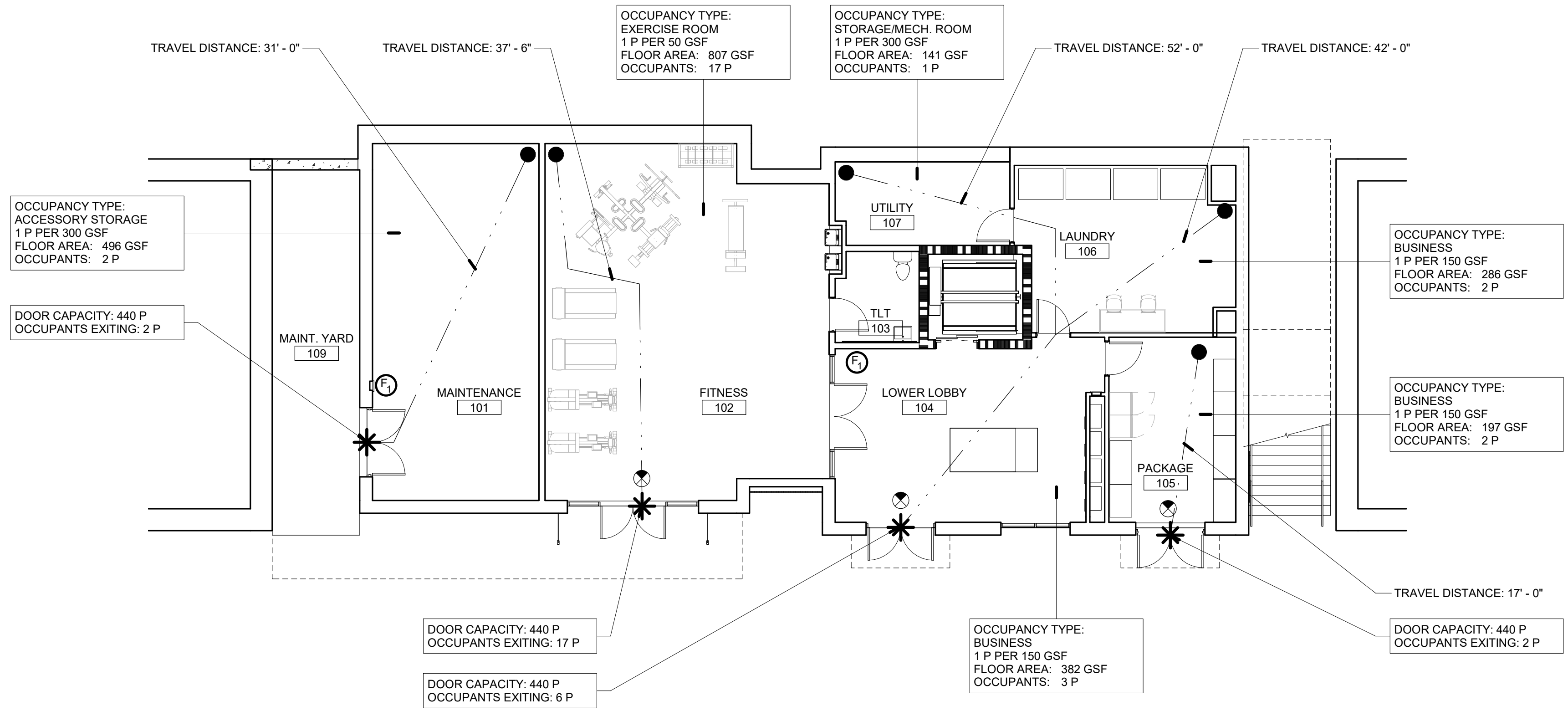
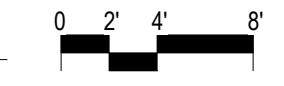
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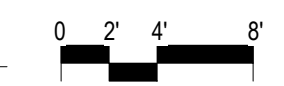




**2 CLUBHOUSE - 2ND FLOOR PLAN**  
1/8" = 1'-0"



**1 CLUBHOUSE - 1ST FLOOR PLAN**  
1/8" = 1'-0"



EGRESS DATA		LIFE SAFETY LEGEND	
<b>OCCUPANT LOADS:</b>		1-HOUR RATED WALL	POINT OF FARTHEST TRAVEL DISTANCE
CLUBHOUSE (B):		0.5-HOUR RATED WALL	POINT OF EXIT DISCHARGE
FIRST FLOOR -	27 P		HEARING/VISUAL IMPAIRED UNIT
SECOND FLOOR -	84 P		ANSI TYPE 'A' UNIT
TOTAL -	111 P		TWO-WAY COMMUNICATION
<b>TRAVEL DISTANCE:</b>		<b>FIRE EXTINGUISHERS:</b>	EGRESS SIGNAGE
MAXIMUM COMMON PATH OF TRAVEL:	75' MAX.	PROVIDE SPECIFIED FIRE EXTINGUISHERS IN SEMI RECESSED CABINETS AS INDICATED ON PLANS.	
TOTAL ALLOWED TO EXIT:	250' MAX.	NOTES:	
<b>DEAD END CORRIDOR DISTANCE:</b>	50'-0" MAX.	1. EXTINGUISHER CABINET LAYOUTS ARE BASED ON 2A20 BC FIRE EXTINGUISHER RATINGS.	
<b>EGRESS PASSAGEWAY WIDTH:</b>		2. PROVIDE 5LB EXTINGUISHER UNDER KITCHEN COUNTER FOR EACH UNIT, TYPICAL.	
GREATER OF 44" OR 0.15' X OCCUPANT LOAD:	44" MIN.		
<b>STAIR EGRESS WIDTH:</b>			
GREATER OF 48" OR 0.20' X OCCUPANT LOAD:	48" MIN.		
<b>EGRESS DOOR WIDTH:</b>			
32" MINIMUM CLEAR			
DOUBLE DOORS MUST MEET EGRESS REQUIREMENTS IN ONE LEAF			
DOOR CAPACITY: 0.15' X CLEAR WIDTH			

Client Contact: ANNA LIBBY (847) 562-9400

SGS Contact: HUNTER GEE  
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Drawing:  
**LIFE SAFETY  
DIAGRAMS -  
CLUBHOUSE**

06/30/2023

100% DESIGN DEVELOPMENT  
SET

**AG10e**

## GENERAL NOTES

- EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- EXISTING SITE INFORMATION / TOPOGRAPHIC SURVEY WAS PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC, DATED 03/30/2023.
- THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES (INCLUDING THOSE LABELED PER RECORD DATA) PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS. INFORM ENGINEER OF ANY CONFLICTS DETERMINAL TO THE DESIGN INTENT.
- 48 HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES: TENNESSEE 811, AND ALL OTHER AGENCIES THAT MAY HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER'S REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
- ANY WORK PERFORMED IN THE LOCAL RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE APPLICABLE LOCAL REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR THE WORK, SCHEDULE NECESSARY INSPECTIONS, AND PROVIDE THE NECESSARY TRAFFIC CONTROL MEASURES AND DEVICES, ETC., FOR WORK PERFORMED IN THE RIGHT OF WAYS.
- THE CONTRACTOR IS TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE TENNESSEE EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNERS REPRESENTATIVE WITH WRITTEN REPORTS. OWNER WILL OBTAIN NPDES PERMIT.
- CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL, PRACTICES REQUIRED BY THE CITY OF KNOXVILLE AND THE TENNESSEE EPA.
- ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH SPECIFICATIONS. IF NO SPECIFICATIONS ARE SUPPLIED, USE TDEC SPECIFICATIONS.
- ITEM NUMBERS REFER TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND ALL CONSTRUCTION WORK SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF THE CITY OF KNOXVILLE. WHEN IN CONFLICT, THE CITY OF KNOXVILLE REQUIREMENTS SHALL PREVAIL.
- ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
- BEFORE INSTALLATION OF STORM OR SANITARY SEWER, OR OTHER UTILITY, THE CONTRACTOR SHALL VERIFY ALL CROSSINGS, BY EXCAVATION WHERE NECESSARY, AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
- ADJUST/RECONSTRUCT ALL EXISTING CASTINGS, CLEANOUTS, ETC. WITHIN PROJECT AREA TO GRADE AS REQUIRED.
- CONTRACTOR TO REMOVE & REPLACE PAVEMENT AS SPECIFIED.

## DEMOLITION NOTES

- ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED UNLESS NOTED OTHERWISE. WITHIN THIS CONSTRUCTION SET AND/OR PROJECT SPECIFICATIONS, THIS INCLUDES FOUNDATION SLABS, WALLS AND FOOTINGS. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIALS AND COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
- CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD BY THE CONTRACTOR.
- NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
- TREE PROTECTION FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE STANDARDS OR - IN ACCORDANCE WITH THE DETAILED DRAWINGS. DO NOT OPERATE OR STORE EQUIPMENT NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF THE TREES SHOWN TO REMAIN.
- PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
- ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO THE APPROPRIATE UTILITY COMPANY STANDARDS AND AT THE CONTRACTOR'S EXPENSE.
- ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY / AGENCY. UTILITY CONTACTS ARE LISTED ON THE COVER SHEET.
- THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR OBTAINS PRIOR WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
- EROSION & SEDIMENT CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE PROPERLY INSTALLED AND FUNCTION PROPERLY PRIOR TO INITIALIZATION OF DEMOLITION ACTIVITIES.
- ASBESTOS OR HAZARDOUS MATERIALS ARE NOT EXPECTED, IF FOUND ON SITE, SUCH MATERIALS SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
- CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OSHA REGULATIONS DURING ALL DEMOLITION ACTIVITIES.
- CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN. ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC.. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
- PROVIDE NEAT, STRAIGHT, FULL DEPTH, SAW CUTS OF EXISTING PAVEMENT WHERE INDICATED ALONG LIMITS OF PAVEMENT DEMOLITION.
- ALL UTILITY AND STRUCTURE REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED AND PROPERLY DOCUMENTED BY A CERTIFIED PROFESSIONAL, WHEN APPLICABLE, WITH THE APPROPRIATE UTILITY COMPANY, MUNICIPALITY AND/OR AGENCY. DEMOLITION OF REGULATED ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO WELLS, ASBESTOS, UNDER GROUND STORAGE TANKS, SEPTIC TANKS AND ELECTRIC TRANSFORMERS. DEMOLITION CONTRACTOR SHALL REFER TO ANY ENVIRONMENTAL STUDIES FOR DEMOLITION RECOMMENDATIONS AND GUIDANCE. AVAILABLE ENVIRONMENTAL STUDIES MAY INCLUDE, BUT ARE NOT LIMITED TO PHASE I ESA, PHASE II, WETLAND AND STREAM DELINEATION AND ASBESTOS SURVEY. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST.
- ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE AREA TO BE DEMOLISHED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE IF THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS OF THE REPORT OF GEOTECHNICAL INVESTIGATION. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE AREAS TO RECEIVE LANDSCAPING.
- THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION ACTIVITIES.

## LAYOUT NOTES

- THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES, INCLUDING IRRIGATION SLEEVING, PRIOR TO INSTALLATION OF PAVED SURFACES.
- THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN IN ACCORDANCE WITH THE SPECIFICATIONS.
- SITE WORK CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH TO ALL SURFACES.
- ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN, WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
- SITE DIMENSIONS SHOWN ARE TO THE FACE OF CURB, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- COORDINATES FOR ARE BUILDING COLLUMNS, EXTERIOR BUILDING WALL, CENTER OF DRIVEWAYS, CENTER OF SANITARY SEWER MANHOLES, AND CENTER OF STRUCTURE PLACED SIX INCHES INSIDE FACE OF CURB FOR DRAIN INLETS, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT / RECORD DRAWINGS ON-SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
- REFER TO THE ARCHITECTURAL, PLUMBING & ELECTRICAL DRAWINGS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS AND PRECISE BUILDING DIMENSIONS.
- THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH KNOX COUNTY. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS PAVEMENT, ADDITION / DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, LANDSCAPING, ETC.
- ALL TURNING RADII TO BE 4' UNLESS OTHERWISE NOTED.
- SIDEWALKS AND CURB RAMPS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED FOLLOWING ADA AND PROWAG GUIDELINES.
- THE CONTRACTOR SHALL COMPLY WITH THE MUTCD, LATEST EDITION FOR ALL TRAFFIC CONTROL.
- A MINIMUM OF TWO (2) DAYS PUBLIC NOTICE SHALL BE GIVEN IN ADVANCE BEFORE ANY ROAD OR LANE CLOSURES ARE TO PROCEED.
- ADVANCED WARNING SIGNS SHALL NOT BE DISPLAYED MORE THAN FORTY-EIGHT (48) HOURS BEFORE PHYSICAL CONSTRUCTION BEGINS. SIGNS MAY BE ERRECTED UP TO ONE WEEK BEFORE NEEDED, IF THE SIGN FACE IS FULLY COVERED.

## GRADING NOTES

- ALL PROPOSED GRADES SHOWN ARE FINAL GRADES, TOP OF GROUND LEVEL, OR TOP OF PAVEMENT, OR GRATE ELEVATION AT THE DRAWDOWN POINT, UNLESS INDICATED OTHERWISE.
- REFER TO AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT BY GEOSERVICES, LLC, TITLED REPORT OF GEOTECHNICAL EXPLORATION VERMONT AVENUE MULTI-FAMILY DEVELOPMENT AND DATED APRIL 18, 2023. THE CONTRACTOR SHALL ENGAGE A GEOTECHNICAL ENGINEER TO MONITOR EARTHWORK ACTIVITIES AND ADHERE TO THEIR RECOMMENDATIONS DURING CONSTRUCTION.
- ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.
- CONTRACTOR SHALL STRICTLY ADHERE TO THE EROSION & SEDIMENT CONTROL PLAN PREPARED FOR THIS PROJECT.
- EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING AND STOCKPILING TOPSOIL, MASS GRADING, EXCAVATION, FILLING, UNDER CUT AND REPLACEMENT, IF REQUIRED, AND COMPACTION.
- CONTRACTOR TO REFILL UNDERCUT AREAS WITH SUITABLE MATERIAL AND COMPACT AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- PLACE TOPSOIL OVER THE SUBGRADE OF UNPAVED, DISTURBED AREAS TO A DEPTH INDICATED ON THE LANDSCAPE PLANS (6" MINIMUM).
- PAVEMENT SLOPES ACROSS ACCESSIBLE PARKING STALLS AND ADJOINING ACCESS AISLES SHALL BE MAXIMUM 2% AND SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
- ALL SLOPES IN NON-PAVED AREAS SHALL BE 2:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
- ALL AREAS NOT PAVED SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLAN, UNLESS NOTED OTHERWISE.
- COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF SAID SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
- ALL EXCESS SOIL MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE EARTHWORK BY IMPORTING OR EXPORTING AS NECESSARY TO ACHIEVE DESIGN GRADES AND SPECIFICATIONS.
- TOPSOIL VOLUMES ESTIMATED AS PART OF THIS PROJECT ASSUME THAT A MINIMUM OF 12 INCHES OF SOIL AND TOPSOIL WILL BE STRIPPED FROM THE SITE. THE ACTUAL VOLUME WILL BE BASED ON EQUIPMENT USED AND THE CONTRACTOR'S MEANS AND METHODS. CEC AND THE OWNER ARE NOT RESPONSIBLE FOR THE CONTRACTOR'S INTERPRETATION OF TOPSOIL THICKNESS AND RESULTING INCREASED VOLUMES. NO ADDITIONAL COSTS WILL BE PAID TO THE CONTRACTOR FOR AN INCREASE IN THE VOLUME OF TOPSOIL STRIPPED AND STOCKPILED.

## STORM DRAINAGE NOTES

- DISTANCES SHOWN ON PIPING ARE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INSTALLATION, INSPECTION, TESTING AND FINAL ACCEPTANCE OF ALL NEW STORMWATER MANAGEMENT FACILITIES CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE REGULATING AGENCIES CONCERNING INSTALLATION, INSPECTION AND APPROVAL OF THE STORM DRAINAGE SYSTEM CONSTRUCTION.
- ALL STORMWATER MANAGEMENT FACILITIES, INCLUDING COLLECTION AND CONVEYANCE STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
- ANY FIELD TILE CUT IN EXCAVATION, WHICH DRAINS AN OFFSITE AREA, MUST BE TIED INTO THE STORM DRAINAGE SYSTEM.
- FOR EXACT LOCATION OF DOWN SPOUTS & ROOF DRAINS, CONTRACTOR IS TO COORDINATE WITH ARCHITECTURAL AND PLUMBING DRAWINGS.
- ALL PROPOSED STORM SEWERS, SURFACE OR OTHER DRAINAGE FACILITIES ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER.
- THE CONTRACTOR IS TO CONSTRUCT CURBS, CATCH BASINS, DOWNSPOUTS, PIPING AND CONNECTION ETC. AS REQUIRED TO CONVEY THE ROOF AND PAVED SURFACE DRAINAGE AWAY FROM THE BUILDING AND TO LOW END OF SITE.
- ALL STORM STRUCTURES ARE TDOT TYPES UNLESS OTHERWISE INDICATED.
- STORM PIPE MATERIAL OPTIONS ARE AS INDICATED IN THE DRAINAGE PLAN.
- ALL PIPES UNDER PAVEMENT SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE.
- STORM DRAIN LATERALS TO BE 6" SCHEDULE 40 PVC UNLESS NOTED OTHERWISE.
- ALL STORMWATER CONSTRUCTION SHALL FOLLOW THE LATEST VERSION OF KNOX COUNTY STORMWATER RULES AND REGULATIONS.
- NO SITE GRADING CAN COMMENCE UNTIL A GRADING PERMIT HAS BEEN ISSUED EXCEPT FOR SITE WORK NECESSARY TO INSTALL EROSION CONTROL DEVICES.
- ALL STORMWATER STRUCTURES (DETENTION POND, CATCH BASINS, PIPES, ETC.) WILL REQUIRE AS-BUILTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE AS-BUILT DRAWINGS.

## UTILITY NOTES

- ALL PROPOSED UTILITY LINES AND EXTENSIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH KNOXVILLE UTILITY BOARD (KUB) SPECIFICATIONS. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE APPROPRIATE AGENCY.
- THE CONTRACTOR IS PARTICULARLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON IS BASED ON GIS INFORMATION. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. SHOULD UNCHARTERED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- MAINTAIN MINIMUM 10-FOOT HORIZONTAL AND 18-INCH MINIMUM VERTICAL SEPARATION BETWEEN SANITARY SEWER, STORM SEWER AND WATER SUPPLY LINE, UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO PAVEMENT CONSTRUCTION.
- ALL TRENCH SPOILS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
- DISTANCES SHOWN FOR BOTH SANITARY AND STORM SEWER PIPES ARE MEASURED FROM CENTER OF STRUCTURE. CONTRACTOR RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH. COORDINATES FOR STORM & SANITARY STRUCTURES ARE SHOWN TO THE CENTER STRUCTURE, UNLESS OTHERWISE NOTED.
- ROOF DRAINS, FOUNDATION DRAINS AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEMS ARE PROHIBITED.
- ADJUST ALL EXISTING UTILITY SURFACE FEATURES INCLUDING BUT NOT LIMITED TO CASTINGS, VALVE BOXES, PEDESTALS, CLEANOUTS, ETC. TO MATCH PROPOSED FINISHED GRADES, UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS OF ALL IMPROVEMENTS. INCLUDE AT LEAST TWO DIMENSIONS TO EACH VALVE AND MANHOLE FROM KNOWN SITE FEATURES. DRAWINGS SHALL INCLUDE HORIZONTAL AND VERTICAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES ENCOUNTERED.
- MECHANICAL/ELECTRICAL CONTRACTORS SHALL BRING ALL UTILITIES 5' OUTSIDE BUILDING WALL.
- ALL WATERLINE CROSSINGS SHALL MAINTAIN A VERTICAL SEPARATION OF 18" MINIMUM. SANITARY SEWER SHALL BE LOCATED 18" BELOW WATER MAIN AT ALL CROSSINGS. WATER MAIN SHALL BE LOCATED A MINIMUM OF 10' HORIZONTALLY FROM ANY SANITARY SEWER OR STORM SEWER. ALL MEASUREMENTS SHALL BE TAKEN FROM OUTSIDE OF SEWER PIPE TO THE OUTSIDE OF WATER MAIN PIPE. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE LOCATED AT ALL CROSSINGS TO ENABLE BOTH JOINTS TO BE LOCATED AS FAR FROM SEWER AS POSSIBLE.

## EROSION AND SEDIMENT CONTROL NOTES

- A SPECIFIC INDIVIDUAL SHALL BE DESIGNATED TO BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS ON PROJECT SITE. THIS INDIVIDUAL MUST HAVE COMPLETED THE FUNDAMENTALS OF EROSION PREVENTION AND SEDIMENT CONTROL COURSE OR AN EQUIVALENT COURSE.
- REFER TO THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK FOR DESIGN CRITERIA AND GUIDELINES FOR EROSION CONTROL MEASURES.
- CLEARING AND GRUBBING MUST BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION.
- CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF CLEARED SURFACE AREA.
- CONSTRUCTION STAGING AND PHASING IS CRITICAL TO REDUCING SEDIMENT RUNOFF FROM SITE.
- EROSION CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN, AND MUST BE PROPERLY CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- ALL EROSION CONTROL MEASURES SHALL BE CHECKED TWICE WEEKLY AND AFTER EACH RAINFALL. CHECK DAILY DURING PROLONGED RAINFALL.
- CONSTRUCTION DEBRIS MUST BE KEPT FROM ENTERING THE STORM MANAGEMENT SYSTEM.
- STOCKPILED SOIL SHALL BE PROTECTED AND LOCATED FAR ENOUGH FROM STREAMS AND DRAINAGEWAYS SO THAT RUNOFF CANNOT CARRY SEDIMENT DOWNSTREAM.
- VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 10 CALENDAR DAYS PRIOR TO GRADING.
- TEMPORARY SOIL STABILIZATION WITH APPROPRIATE ANNUAL VEGETATION IS REQUIRED WHEN GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND ON SOIL STOCKPILES.
- PERMANENT SOIL STABILIZATION WITH PERENNIAL VEGETATION IS REQUIRED WHEN GRADING OPERATIONS ARE COMPLETE AND/OR CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. CONTRACTOR SHALL INSPECT THE SITE PERIODICALLY TO REPAIR AND RE-ESTABLISH VEGETATION TO DAMAGED AREAS.
- STAKED AND ENTRENCHED SILT FENCE MUST BE INSTALLED ALONG THE BASE OF ALL FILLS AND CUTS, ON THE DOWNHILL SIDES OF STOCKPILED SOIL, AND ALONG STREAM BANKS IN CLEARED AREAS TO PREVENT EROSION INTO STREAMS. SILT FENCE MAY BE REMOVED AT THE BEGINNING OF THE WORK DAY, BUT MUST BE REPLACED AT THE END OF THE WORK DAY OR PRIOR TO FORECASTING RAIN EVENTS.
- WHERE APPROPRIATE, SURFACE WATER FLOWING TOWARD CONSTRUCTION AREA SHALL BE DIVERTED AROUND THE CONSTRUCTION AREA USING DIKES, TO REDUCE EROSION POTENTIAL.
- ALL ROCK SHALL BE CLEAN, HARD ROCK CONTAINING NO SAND, DUST, OR ORGANIC MATERIAL.
- CONTRACTOR SHALL MAINTAIN SILT FENCES AND OTHER EROSION CONTROL DEVICES FOR THE DURATION OF THE PROJECT, TO ENSURE EFFECTIVENESS, UNTIL ACCEPTED BY THE OWNER, AT NO ADDITIONAL EXPENSE TO THE OWNER. IF CONSTRUCTION ACTIVITIES CEASE DUE TO WEATHER RELATED CAUSES, THEN THE CONTRACTOR WILL ENSURE THAT THE SITE IS PROPERLY STABILIZED AND ALL EROSION CONTROL DEVICES ARE MAINTAINED AND FUNCTIONAL DURING THOSE PERIODS OF INACTIVITY.
- CONSTRUCTION EXIT - CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION EXIT PRIOR TO ANY EARTHWORK OPERATIONS. CONSTRUCTION EXIT SHALL BE LOCATED AS SHOWN. CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD TO PUBLIC RIGHTS-OF-WAYS. ALL MATERIAL SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES OR SITE ONTO ADJACENT ROADWAYS SHALL BE REMOVED IMMEDIATELY FROM THE ROADWAY.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING OUT AND PROPER DISPOSAL OF ALL DEBRIS WITHIN THE STORM DRAINAGE STRUCTURES, INCLUDING SILT FROM FLUMES, PIPES, ECT., PRIOR TO COMPLETION OF THE PROJECT.
- MEASURES SHOWN FOR SEDIMENT AND EROSION CONTROL REPRESENT THE MINIMUM ANTICIPATED. ADDITIONAL PROTECTION SHALL BE PROVIDED AS NECESSARY THAT WILL PREVENT SEDIMENT FROM LEAVING THE SITE DUE TO UNFORESEEN CONDITIONS OR ACCIDENTS.
- THE GRADING CONTRACTOR AND BUILDING CONTRACTOR WILL REFRAIN FROM DOING ANY WORK OUTSIDE OF THE DELINEATED LIMITS OF DISTURBANCE.
- ROADS SHALL BE STABILIZED BY APPLYING STONE ONCE SUBGRADE ELEVATION IS ACHIEVED.
- ALL SILT FENCE IS TO BE TYPE A EXCEPT WHERE SPECIFIED DIFFERENTLY.
- EROSION CONTROL MATTING TO BE JUTE MESH (OR APPROVED EQUAL) AND INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.



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No: Date: Revision::

Client Contact: JAMES HATFIELD  
865-403-1169

BRINSHORE



SGS Contact: Julia Grissett  
602 Taylor Street, Suite 201  
Nashville, TN 37208  
SGS Project Number: 55512.12

WESTERN HEIGHTS  
PHASE 1  
Building Name  
Project Address

PRELIMINARY NOT FOR CONSTRUCTION

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Drawing:

GENERAL NOTES

Project Issue Date: 06.30.2023  
Project Status: Design Development

C001



LEGEND

- EXISTING PROPERTY LINE
- - - EXISTING EASEMENT
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING INDEX (MAJOR) CONTOUR
- - - EXISTING INTERMEDIATE (MINOR) CONTOUR
- - - EXISTING FENCE LINE
- - - EXISTING ROADWAY CENTERLINE
- - - EXISTING CURB
- - - EXISTING EDGE OF PAVEMENT
- - - EXISTING ASPHALT PAVEMENT
- ST EXISTING STORM PIPE
- W EXISTING WATER LINE
- SAN EXISTING SANITARY SEWER LINE
- G EXISTING GAS LINE
- OH-E EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD WIRE
- SAN EXISTING SANITARY SEWER LINE
- W EXISTING WATER LINE
- EXISTING STORM STRUCTURE
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING WATER BOX
- ▨ PAVEMENT TO BE REMOVED FULL DEPTH
- ▨ CONCRETE SIDEWALK TO BE REMOVED

PROPERTY INFORMATION

ZONING: RN-4 (GENERAL RESIDENTIAL NEIGHBORHOOD ZONING DISTRICT)

DISTRICT: 6

WARD: 20

BLOCK NUMBER(S): 20062, 20042

CONTROL MAP: 94

PARCEL: 1, 12

PARCEL ID: 0948B001, 094AE012

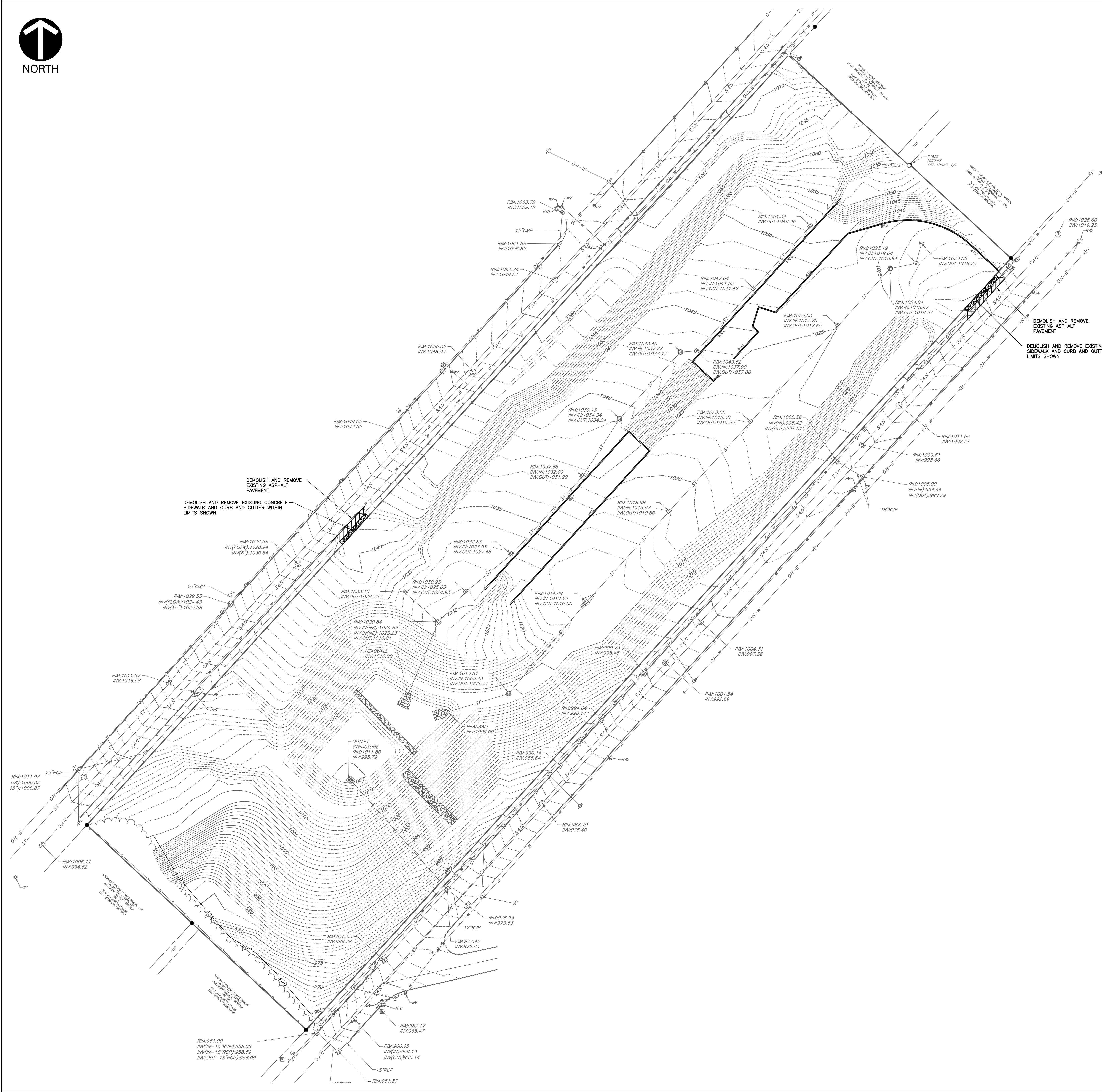
PROPERTY NOTES

TOTAL LOT AREA: 7.851 ACRES

MAXIMUM IMPERVIOUS COVERAGE : 60%

NOTES

1. EXISTING PROPERTY DATA IS A TOPOGRAPHIC SURVEY COMPLETED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED 03/20/2023 AND PROPOSED IMPROVEMENTS INCLUDED IN THE WESTERN HEIGHTS PHASE 1 INFRASTRUCTURE PACKAGE DATED 05/25/2023. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION AND NOTIFYING THE ENGINEER OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THESE PLANS PRIOR TO THE START OF WORK.
2. SEE SHEET C001 FOR GENERAL NOTES
3. THE PROPERTY DESCRIBED ON THIS SURVEY IS WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED IN COMMUNITY PANEL NO 4709302270 BEARING AN EFFECTIVE DATE OF 8/5/2013
4. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.



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SGS Contact: Julia Grissett  
 SGS Project Number: 55512.12

Smith Gee Studio, LLC  
 602 Taylor Street, Suite 201  
 Nashville, TN 37208

**WESTERN HEIGHTS PHASE 1**  
 Building Name  
 Project Address

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Drawing: EXISTING CONDITIONS AND DEMOLITION PLAN

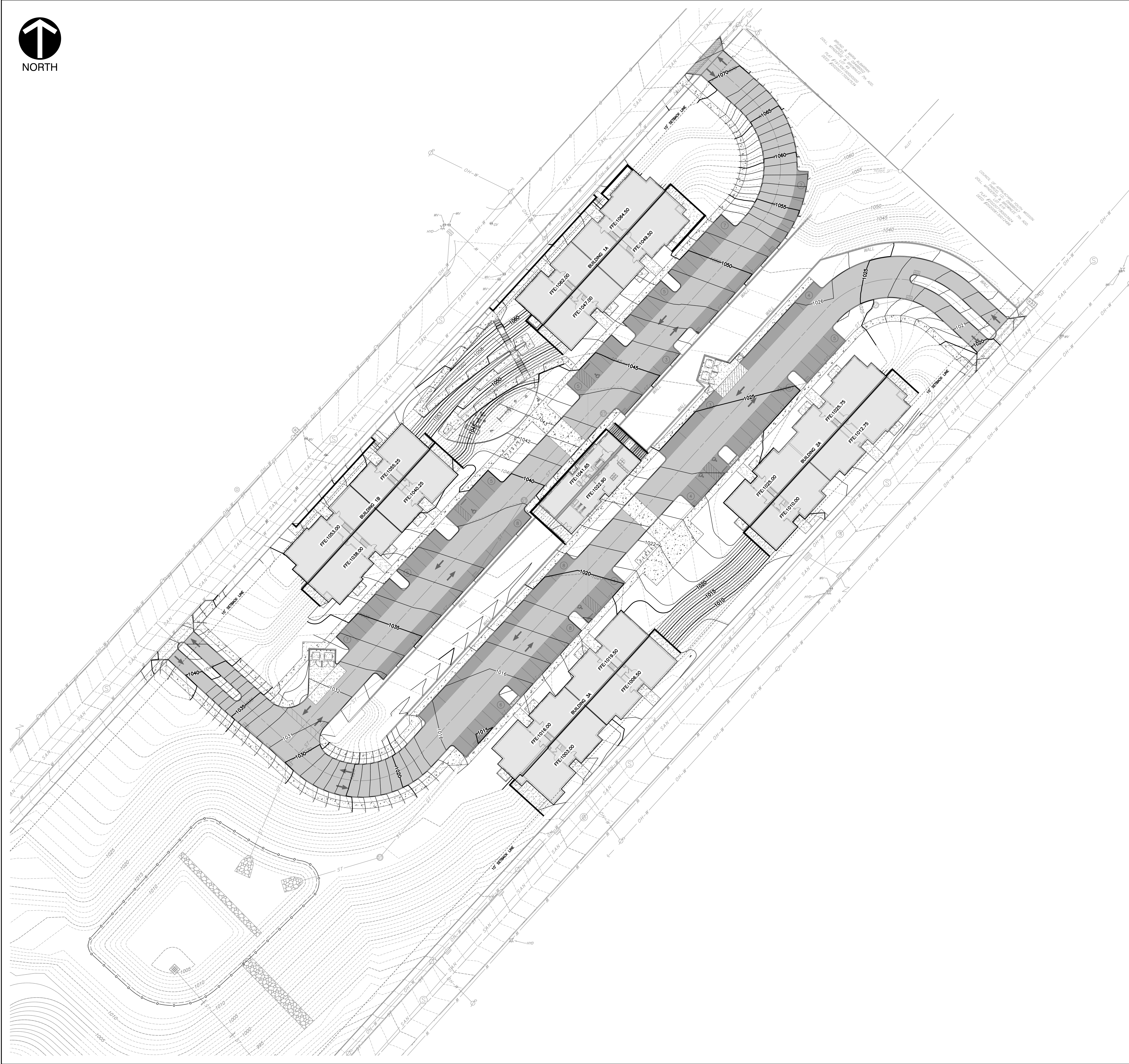
Project Issue Date: 06.30.2023  
 Project Status: Design Development



**C100**

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**LEGEND**

	EXISTING PROPERTY LINE
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	EXISTING RIGHT-OF-WAY
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	PROPOSED EXTRUDED CURB
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	PROPOSED CONCRETE SIDEWALK
	PROPOSED HEAVY DUTY CONCRETE
	PROPOSED ASPHALT
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED STRIPING
	PROPOSED CROSSWALK
	PROPOSED PARKING COUNT
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED INDEX (MAJOR) CONTOUR
	PROPOSED INTERMEDIATE (MINOR) CONTOUR
	PROPOSED SLOPE LABEL
	PROPOSED SPOT ELEVATION
	TOP OF WALL ELEVATION
	BOTTOM OF WALL ELEVATION
	TOP OF CURB ELEVATION
	BOTTOM OF CURB ELEVATION

**SHEET KEY**

DESCRIPTION	DETAIL
A SIDEWALK MAX CROSS SLOPE 2%	000 C800
B ACCESSIBLE CURB RAMP MAX SLOPE 1:12	000 C800
C ACCESSIBLE LANDING MAX SLOPE 2%	000 C800
D ACCESSIBLE SPACE MAX SLOPE 2%	000 C800
E SLOPE TO DRAIN AWAY FROM BUILDING (TYP.)	000 C800
F TIE TO EXISTING PAVEMENT. CONTRACTOR TO PROVIDE SMOOTH TRANSITION.	000 C800
G SINKHOLE	000 C800
H EMERGENCY SPILLWAY	000 C800

**PROPERTY INFORMATION**

ZONING: RN-4 (GENERAL RESIDENTIAL NEIGHBORHOOD ZONING DISTRICT)

DISTRICT: 6

WARD: 20

BLOCK NUMBER(S): 20062, 20042

CONTROL MAP: 94

PARCEL: 1, 12

PARCEL ID: 094BB001, 094AE012

**PROPERTY NOTES**

TOTAL LOT AREA: 7.851 ACRES

MAXIMUM IMPERVIOUS COVERAGE : 60%

- NOTES**
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SGS Project Number: 55512.12

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BRINSHORE



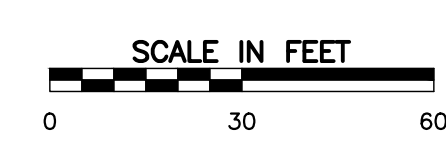
**WESTERN HEIGHTS PHASE 1**  
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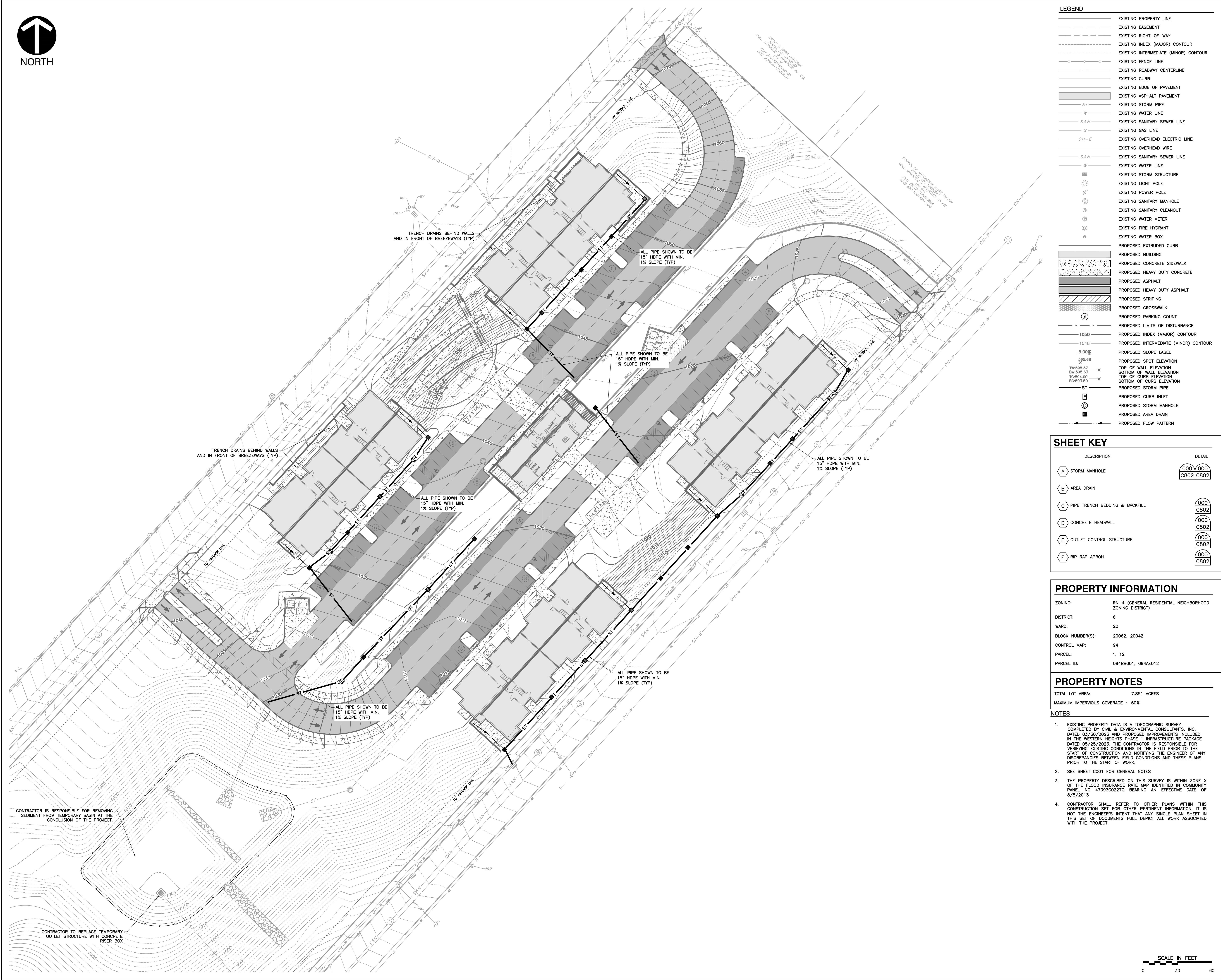
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Drawing: **SITE GRADING PLAN**  
 Project Issue Date: 06.30.2023  
 Project Status: Design Development

**C300**



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**LEGEND**

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	BOTTOM OF WALL ELEVATION
	TOP OF CURB ELEVATION
	BOTTOM OF CURB ELEVATION
	PROPOSED STORM PIPE
	PROPOSED CURB INLET
	PROPOSED STORM MANHOLE
	PROPOSED AREA DRAIN
	PROPOSED FLOW PATTERN

**SHEET KEY**

DESCRIPTION	DETAIL

**PROPERTY INFORMATION**

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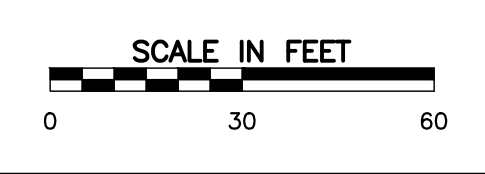
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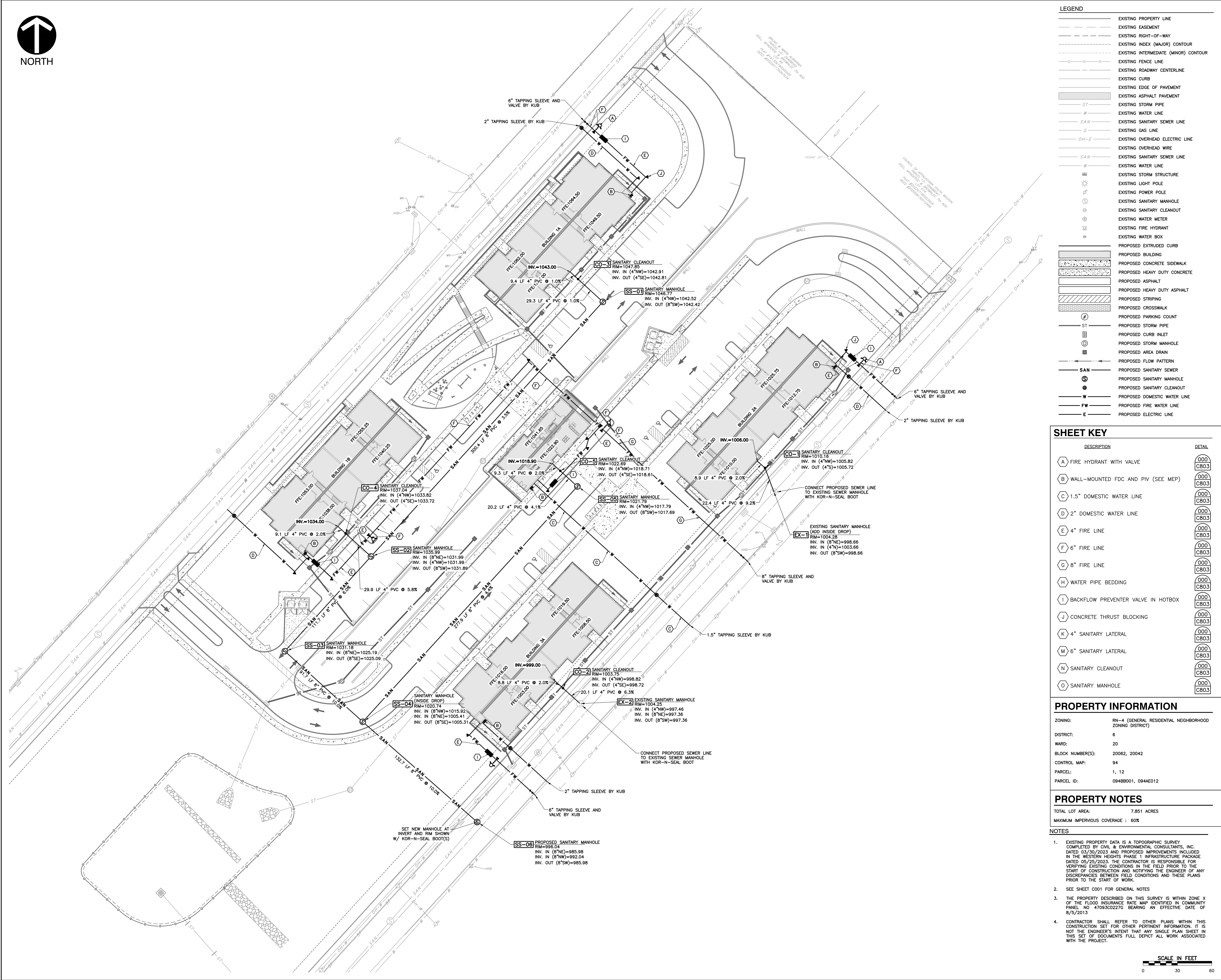
Drawing: **SITE DRAINAGE PLAN**

Project Issue Date: 06.30.2023  
 Project Status: Design Development

**C400**



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**LEGEND**

---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT
---	EXISTING RIGHT-OF-WAY
---	EXISTING INDEX (MAJOR) CONTOUR
---	EXISTING INTERMEDIATE (MINOR) CONTOUR
---	EXISTING FENCE LINE
---	EXISTING ROADWAY CENTERLINE
---	EXISTING CURB
---	EXISTING EDGE OF PAVEMENT
---	EXISTING ASPHALT PAVEMENT
ST	EXISTING STORM PIPE
W	EXISTING WATER LINE
SAN	EXISTING SANITARY SEWER LINE
G	EXISTING GAS LINE
DH-E	EXISTING OVERHEAD ELECTRIC LINE
---	EXISTING OVERHEAD WIRE
SAN	EXISTING SANITARY SEWER LINE
W	EXISTING WATER LINE
---	EXISTING STORM STRUCTURE
---	EXISTING LIGHT POLE
---	EXISTING POWER POLE
---	EXISTING SANITARY MANHOLE
---	EXISTING SANITARY CLEANOUT
---	EXISTING WATER METER
---	EXISTING FIRE HYDRANT
---	EXISTING WATER BOX
---	PROPOSED EXTRUDED CURB
---	PROPOSED BUILDING
---	PROPOSED CONCRETE SIDEWALK
---	PROPOSED HEAVY DUTY CONCRETE
---	PROPOSED ASPHALT
---	PROPOSED HEAVY DUTY ASPHALT
---	PROPOSED STRIPING
---	PROPOSED CROSSWALK
---	PROPOSED PARKING COUNT
ST	PROPOSED STORM PIPE
---	PROPOSED CURB INLET
---	PROPOSED STORM MANHOLE
---	PROPOSED AREA DRAIN
---	PROPOSED FLOW PATTERN
SAN	PROPOSED SANITARY SEWER
---	PROPOSED SANITARY MANHOLE
---	PROPOSED SANITARY CLEANOUT
---	PROPOSED DOMESTIC WATER LINE
---	PROPOSED FIRE WATER LINE
---	PROPOSED ELECTRIC LINE

**SHEET KEY**

DESCRIPTION	DETAIL
A FIRE HYDRANT WITH VALVE	(C803)
B WALL-MOUNTED FDC AND PIV (SEE MEP)	(C803)
C 1.5" DOMESTIC WATER LINE	(C803)
D 2" DOMESTIC WATER LINE	(C803)
E 4" FIRE LINE	(C803)
F 6" FIRE LINE	(C803)
G 8" FIRE LINE	(C803)
H WATER PIPE BEDDING	(C803)
I BACKFLOW PREVENTER VALVE IN HOTBOX	(C803)
J CONCRETE THRUST BLOCKING	(C803)
K 4" SANITARY LATERAL	(C803)
M 6" SANITARY LATERAL	(C803)
N SANITARY CLEANOUT	(C803)
O SANITARY MANHOLE	(C803)

**PROPERTY INFORMATION**

ZONING:	RN-4 (GENERAL RESIDENTIAL NEIGHBORHOOD ZONING DISTRICT)
DISTRICT:	6
WARD:	20
BLOCK NUMBER(S):	20062, 20042
CONTROL MAP:	94
PARCEL:	1, 12
PARCEL ID:	0948B001, 094AE012

**PROPERTY NOTES**

TOTAL LOT AREA: 7.851 ACRES  
 MAXIMUM IMPERVIOUS COVERAGE : 60%

**NOTES**

- EXISTING PROPERTY DATA IS A TOPOGRAPHIC SURVEY COMPLETED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED 03/30/2023 AND PROPOSED IMPROVEMENTS INCLUDED IN THE WESTERN HEIGHTS PHASE 1 INFRASTRUCTURE PACKAGE DATED 05/25/2023. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION AND NOTIFYING THE ENGINEER OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THESE PLANS PRIOR TO THE START OF WORK.
- SEE SHEET C001 FOR GENERAL NOTES
- THE PROPERTY DESCRIBED ON THIS SURVEY IS WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED IN COMMUNITY PANEL NO 47093C02270 BEARING AN EFFECTIVE DATE OF 8/5/2013
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.

SCALE IN FEET  
 0 30 60



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 SGS Project Number: 55512.12

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BRINSHORE



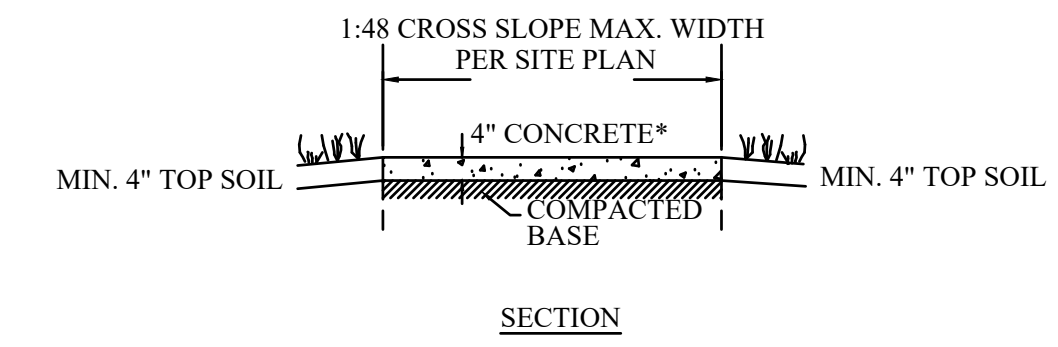
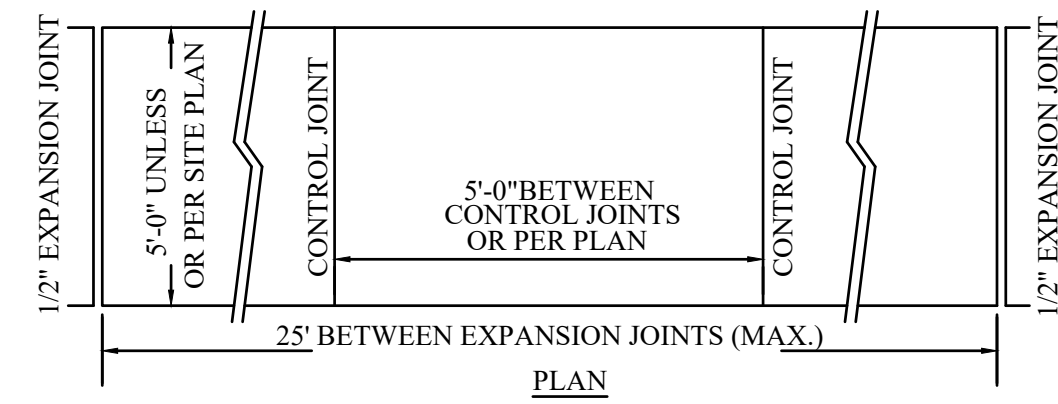
**WESTERN HEIGHTS PHASE 1**  
 Building Name  
 Project Address

**PRELIMINARY NOT FOR CONSTRUCTION**

**SITE UTILITY PLAN**  
 Project Issue Date: 06.30.2023  
 Project Status: Design Development

**C500**

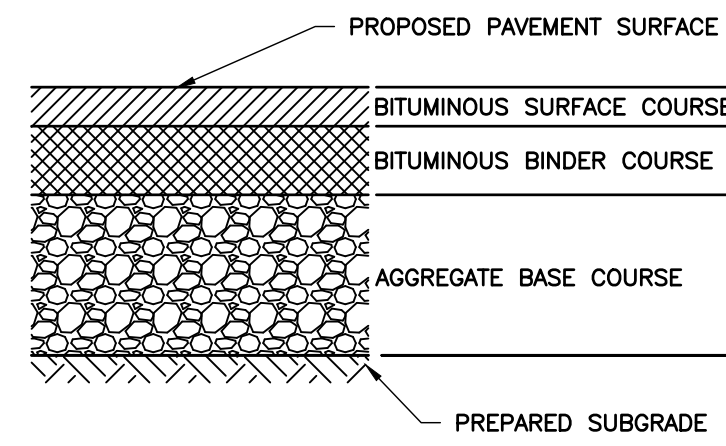
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\* 4" OF 4000 P.S.I. CONCRETE WITH FIBER REINFORCEMENT ON COMPACTED BASE MATERIAL. PROVIDE 1" DEEP SCORED OR SAWCUT CONTROL JOINTS AS SHOWN ON SITE PLAN OR AT INTERVALS NOT TO EXCEED THE WIDTH OF THE WALK. PROVIDE 1/2" EXPANSION JOINTS EVERY 25' MAXIMUM AND WHERE SIDEWALK ABUTS ALL FIXED OBJECTS INCLUDING CONCRETE PAVEMENT, CURBS, AND VERTICAL SURFACES SUCH AS WALLS AND COLUMNS MEDIUM BROOM FINISH TO BE APPLIED IN TRANSVERSE DIRECTION EXPANSION JOINTS SHALL BE SEALED WITH A BACKER ROD AND SILICON JOINT SEALER. 10 FT SIDEWALK SHALL HAVE CONTROL JOINT IN CENTER AND BE CONSTRUCTED OF 5'X5' PANELS

ACCESSIBLE ROUTE REQUIREMENTS: THE CROSS SLOPE OF THE WALK SHALL NOT EXCEED 1:100. THE RUNNING SLOPE OF THE WALK SHALL NOT EXCEED 1:20. A MINIMUM HORIZONTAL CLEARANCE OF 42 INCHES SHALL BE PROVIDED.

**DETAIL 200  
CONCRETE SIDEWALK**  
N.T.S.

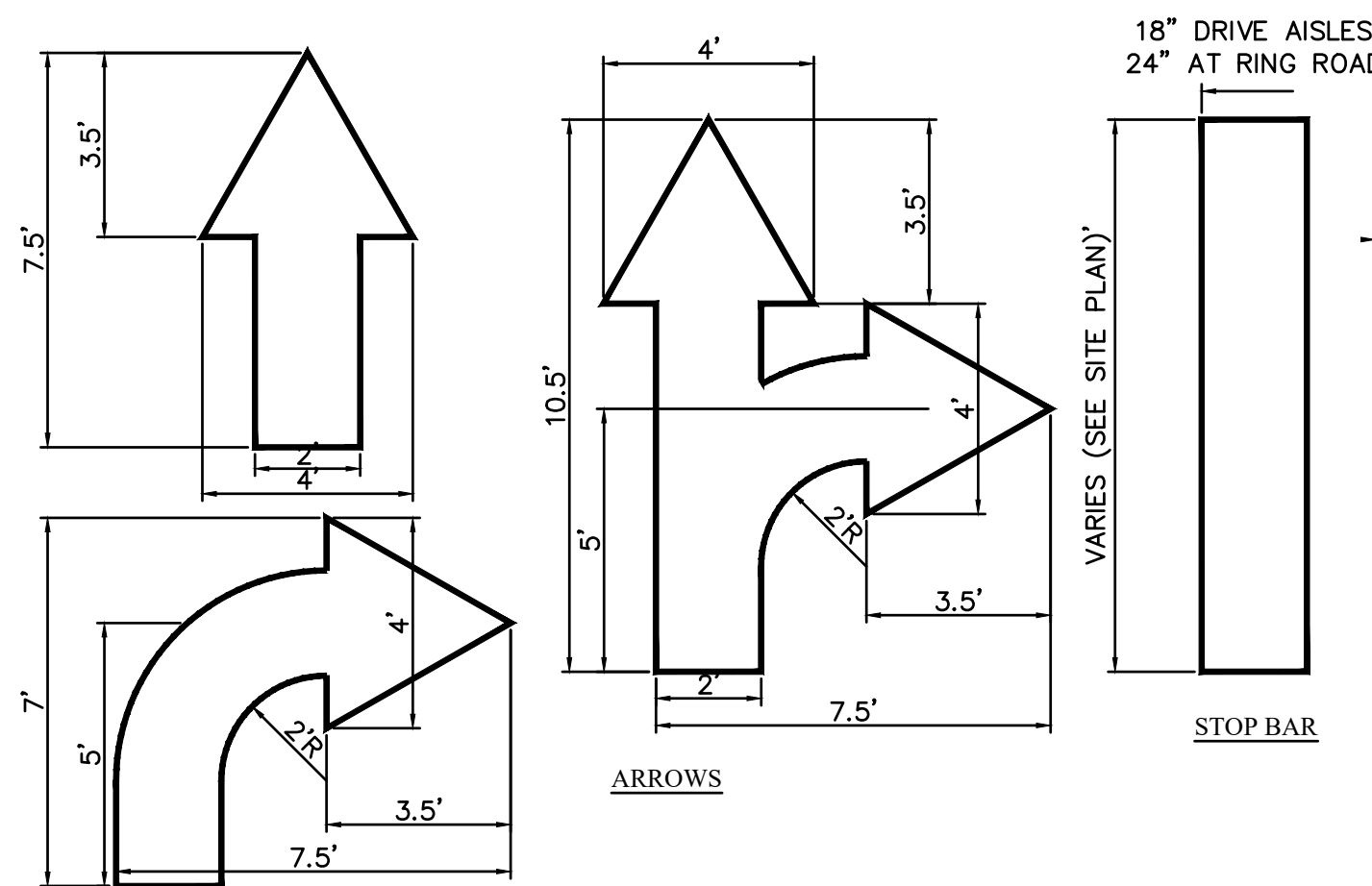


**NOTES:**

1. THE PAVEMENT SUBGRADE SHALL BE PREPARED AS FOLLOWS:
  - A. APPROVED FILL FOR THE SUBGRADE SHALL BE PLACED WHERE REQUIRED IN MAXIMUM 10" THICK, LOOSE LIFTS AND COMPACTED TO AT LEAST 95% OF ITS MODIFIED PROCTOR MAXIMUM DRY DENSITY PER ASTM D-1557.
  - B. THE SUBGRADE SHALL BE PROFFROLLED WITH A MINIMUM 10 TON ROLLER. ANY SOFT AND YIELDING AREAS SHALL BE OVEREXCAVATED TO A FIRM AND COMPETENT MATERIAL AND BACKFILLED AS DESCRIBED ABOVE.
  - C. AFTER PROFFROLLING, THE SUBGRADE SHALL BE GRADED AND SHAPED AS REQUIRED TO CONSTRUCT THE PAVEMENT AREAS IN CONFORMANCE WITH THE GRADES, LINES AND THICKNESSES SHOWN ON THE DRAWINGS. THE SUBGRADE SHALL PROVIDE A FIRM AND UNYIELDING FOUNDATION WITH NO SUDDEN, SHARP OR ABRUPT CHANGES OR BREAKS IN GRADES. NO STANDING WATER OR EXCESS MOISTURE SHALL BE PRESENT. ALL SOFT AND YIELDING AREAS SHALL BE OVEREXCAVATED TO A FIRM AND COMPETENT MATERIAL, AND BACKFILLED AS DESCRIBED IN SPECIFICATIONS.
2. PLACE & COMPACT AGGREGATE BASE COURSE IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS.
3. THE BITUMINOUS COURSES SHALL BE COMPACTED TO MINIMUM DENSITY ACCORDING TO ASTM D 2041, AS INDICATED IN TECHNICAL SPECIFICATIONS. STATE DEPARTMENT OF TRANSPORTATION PAVEMENT DESIGN MIXES ARE TO BE MODIFIED TO PROVIDE THE BITUMINOUS COURSE CHARACTERISTICS INDICATED IN THE TECHNICAL SPECIFICATIONS.
4. THE FINAL ASPHALT PAVEMENT SECTION DESIGN IS CONTINGENT UPON THE RECOMMENDATION OF THE FINAL GEOTECHNICAL REPORT.
5. STABILIZE GROUND WHEREVER THE EXPOSED SUBGRADE SHOWS SIGNS OF MINOR RUTTING OR DEFLECTION IN ACCORDANCE WITH RECOMMENDATION OF THE GEOTECHNICAL ENGINEER.
6. TYPICAL BUTT JOINT AT PAVEMENT RESTORATION LOCATIONS, WHERE APPLICABLE: APPLY BITUMINOUS TACK COAT TO EX. VERTICAL PAVEMENT SAWCUT FACES PRIOR TO ASPHALT RESTORATION PAVING. APPLY 4" W. BITUMINOUS SEALANT AT SURFACE JOINT.
7. BITUMINOUS BINDER COURSE SHALL MEET THE SAME TECHNICAL SPECIFICATION AS THE BITUMINOUS SURFACE COURSE.

**DETAIL 201  
ASPHALT PAVEMENT SECTION**  
N.T.S.

ITEM	MATERIAL REFERENCE	HEAVY DUTY PAVEMENT SECTION DEPTH	LIGHT DUTY PAVEMENT SECTION DEPTH
BITUMINOUS SURFACE COURSE	PER TDOT REQUIREMENTS	1.5"	1.5"
BITUMINOUS BINDER COURSE	PER TDOT REQUIREMENTS	3.0"	2.0"
AGGREGATE BASE COURSE	PER TDOT REQUIREMENTS	8.0"	6.0"



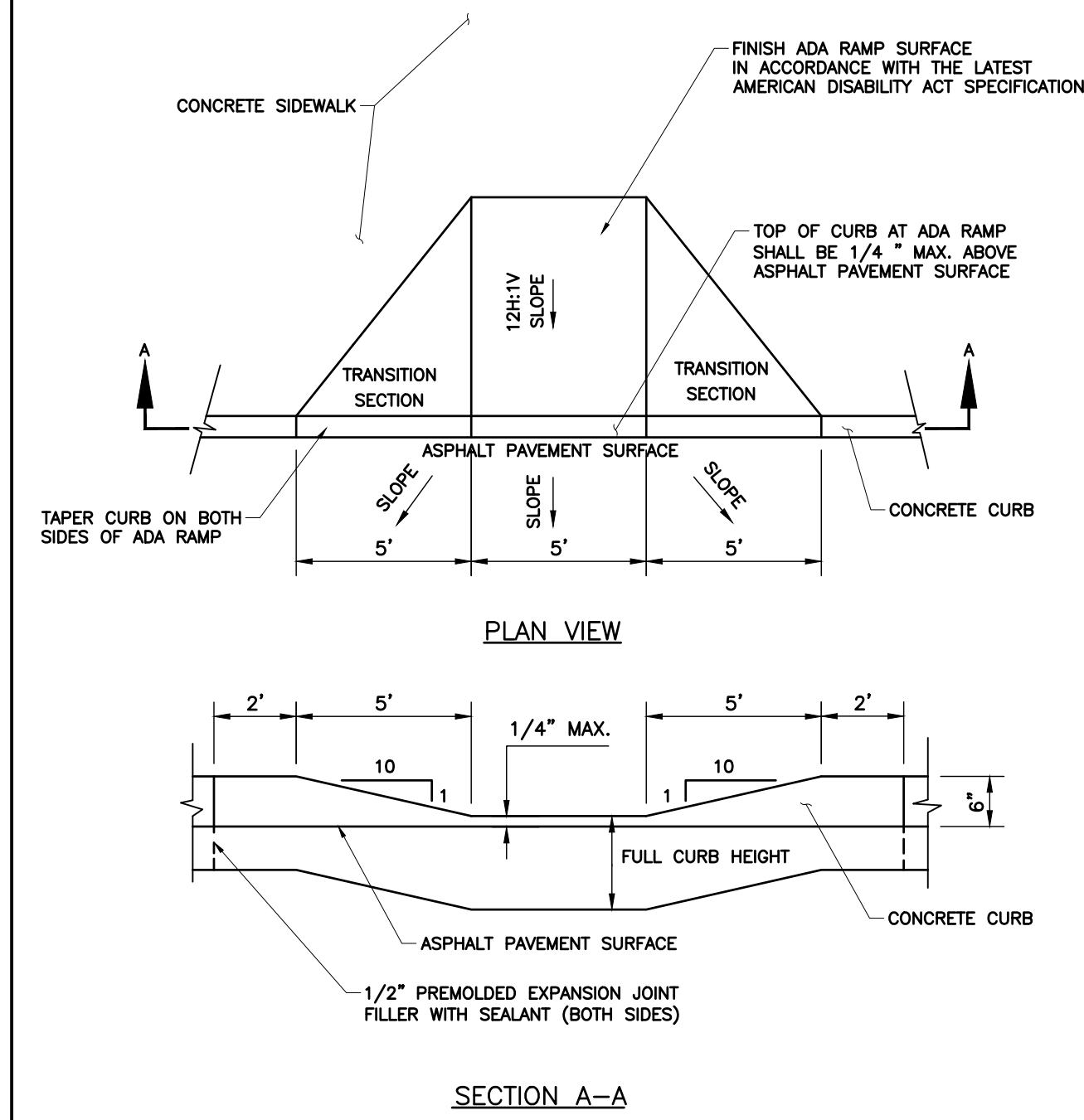
**GENERAL NOTES**

1. ALL TRAFFIC FLOW ARROWS, STOP BARS, AND TEXT TO BE SOLID WHITE RETROREFLECTIVE TRAFFIC PAINT OR THERMOPLASTIC AS PER DIMENSIONS AND AS SPECIFIED ON PROJECT PLANS.
2. STRIPING SHALL HAVE TWO COATS OF PAINT, WATERBOURNE OR SOLVENT BOURNE. USING COLORS AS SPECIFIED HEREIN. WATERBOURNE PAINTS SHALL CONFORM TO FS TT-P-1952. SOLVENT BOURNE PAINTS SHALL CONFORM TO FS A-A-2886 OR AASHTO M248. IF SEAL COAT IS USED, IT SHALL BE COMPATIBLE WITH STRIPING COMPOUND.
3. PAINT COLOR SHALL FOLLOW THE FEDERAL STANDARD 595B AND BE WHITE-COLOR 37925.
4. RETROREFLECTORIZED TRAFFIC PAINT SHALL UTILIZE GLASS BEADS IN ACCORDANCE WITH AASHTO M 247, TYPE I APPLIED AT A MINIMUM RATE OF 5.5 POUNDS OF BEADS PER GALLON OF PAINT. ONLY THE SECOND COAT OF PAINT SHALL BE RETROREFLECTIVE.

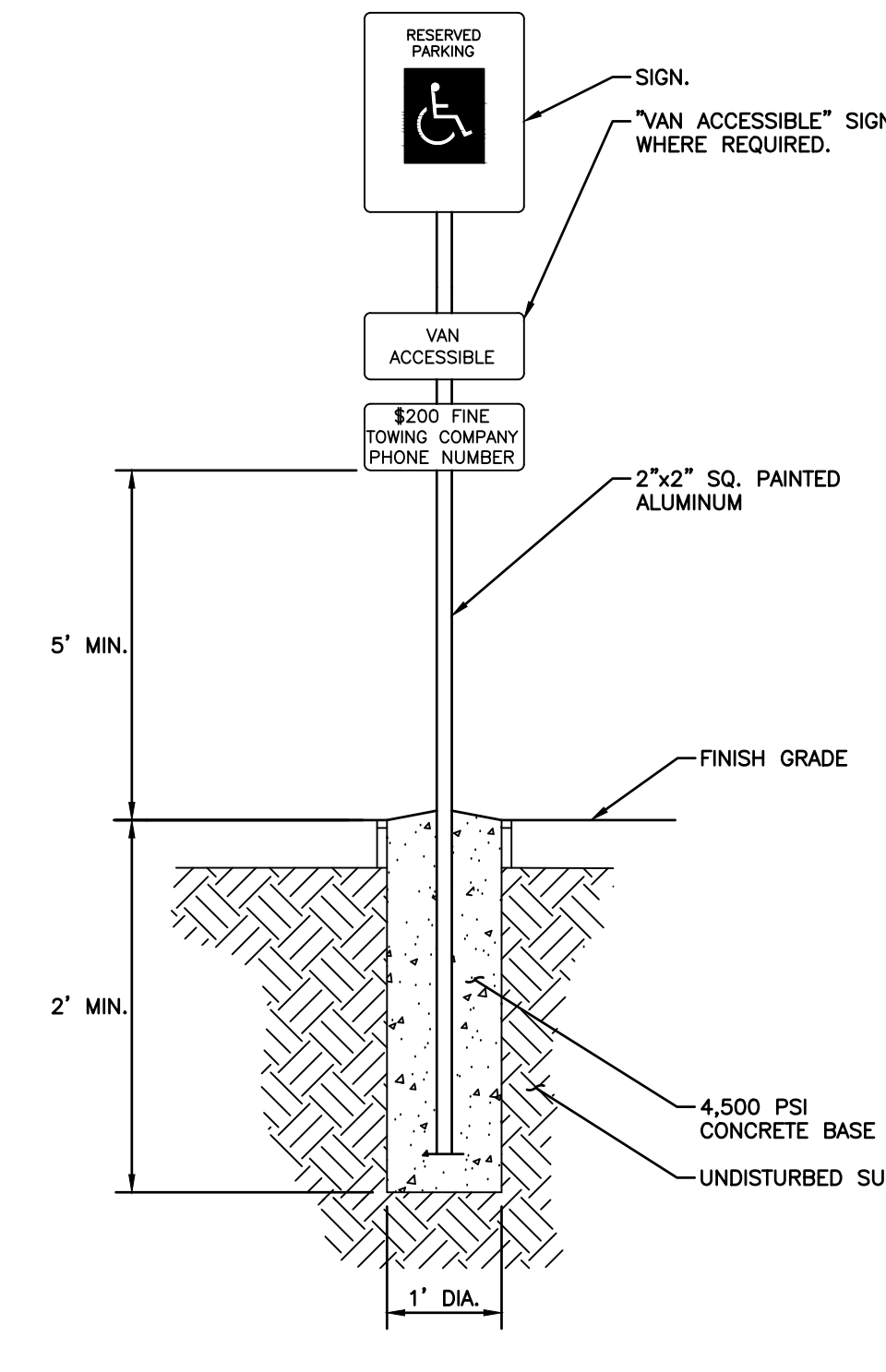
**DETAIL 202  
TRAFFIC MARKINGS**  
N.T.S.

1. All slopes are maximum allowable. The least possible slope that will still drain properly should be used. Adjust curb ramp length or grade of approach sidewalks as directed.
2. The minimum sidewalk width is 5'. Where the sidewalk is adjacent to the back of curb, a 6' sidewalk width is encouraged. Where a 5' sidewalk can not be provided due to site constraints, a minimum 3' sidewalk with 5' x 5' passing areas at intervals not to exceed 200' is required.
3. Landings shall be 5' x 5' minimum with a 1:52 (16:1) design slope and 2.082 (16:8) max slope in any direction.
4. Maneuvering space at the bottom of curb ramps shall be a minimum of 4' x 4' wholly contained within the crosswalk and wholly outside the parallel vehicular travel path.
5. Allowable cross slope on sidewalk and curb ramp surfaces shall have a 1:52 (16:1) design slope and 2.082 (16:8) max slope.
6. Curb ramps with returned curbs may be used only where pedestrians would not normally walk across the ramp, either because the adjacent surface is planting or other non-walking surface or because the side approach is substantially obstructed. Otherwise, provide flared sides.
7. To serve as a pedestrian refuge area, the median should be a minimum of 5' wide. Medians should be designed to provide accessible passage over or through them.
8. Small channelization islands, which do not provide a minimum 5' x 5' landing at the top of curb ramps, shall be cut through level with the surface of the street.
9. Crosswalk dimensions, crosswalk markings and stop bar locations shall be as shown elsewhere in the plans. At intersections where crosswalk markings are not required, curb ramps shall be aligned with theoretical crosswalks, or as directed by the Engineer.
10. Handrails are not required on curb ramps. Provide curb ramps wherever an accessible route crosses (penetrates) a curb.
11. Separate curb ramp and landings from adjacent sidewalk and any other elements with precast or board joint of 3/8" unless otherwise directed by the Engineer.
12. Provide a smooth transition where the curb ramps connect to the street.
13. Flare slope shall not exceed 10% measured along curb line.
14. Sloped portion of curb ramps are required to have a non-slip surface.

**DETAIL 204  
ACCESSIBLE ROUTE GENERAL NOTES**  
N.T.S.



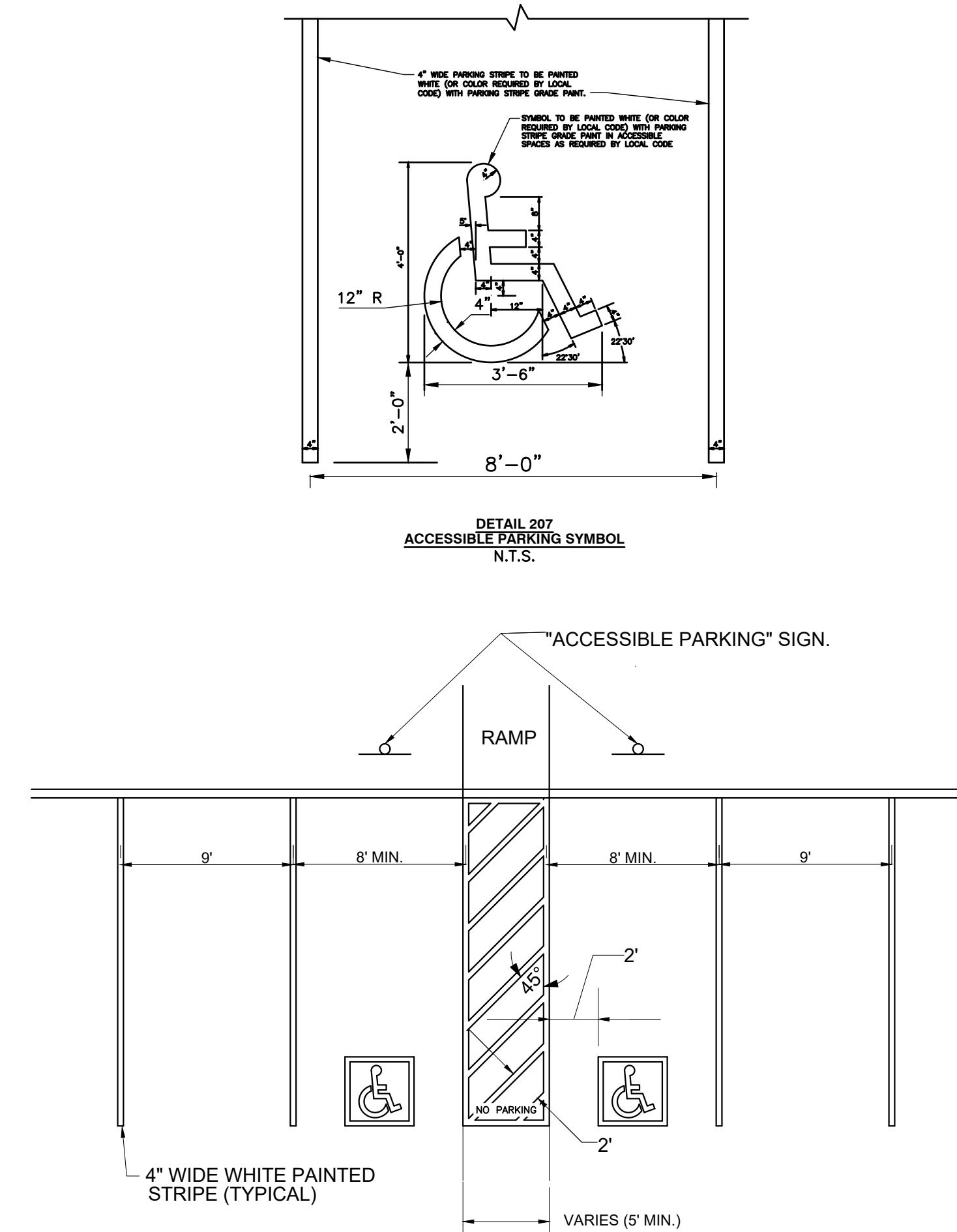
**DETAIL 205  
ACCESSIBLE RAMP TYPE III**  
N.T.S.



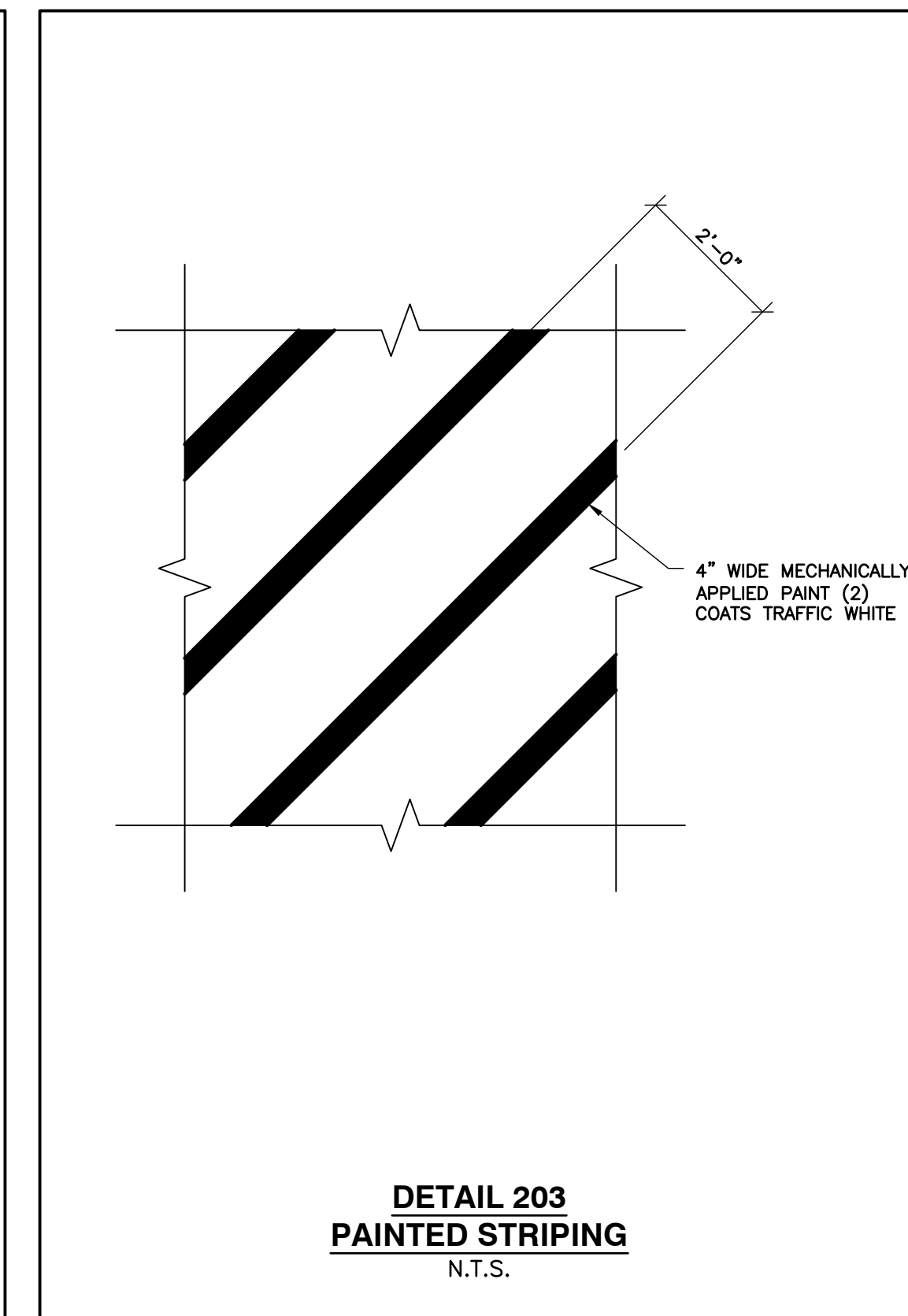
**NOTES:**

1. PARKING SPACES SIGNED AS ACCESSIBLE PARKING SPACES MUST BE SUPPLEMENTED WITH PAVEMENT MARKINGS.
2. SIGN SHALL INCLUDE TEXT "MINIMUM FINE \$200"

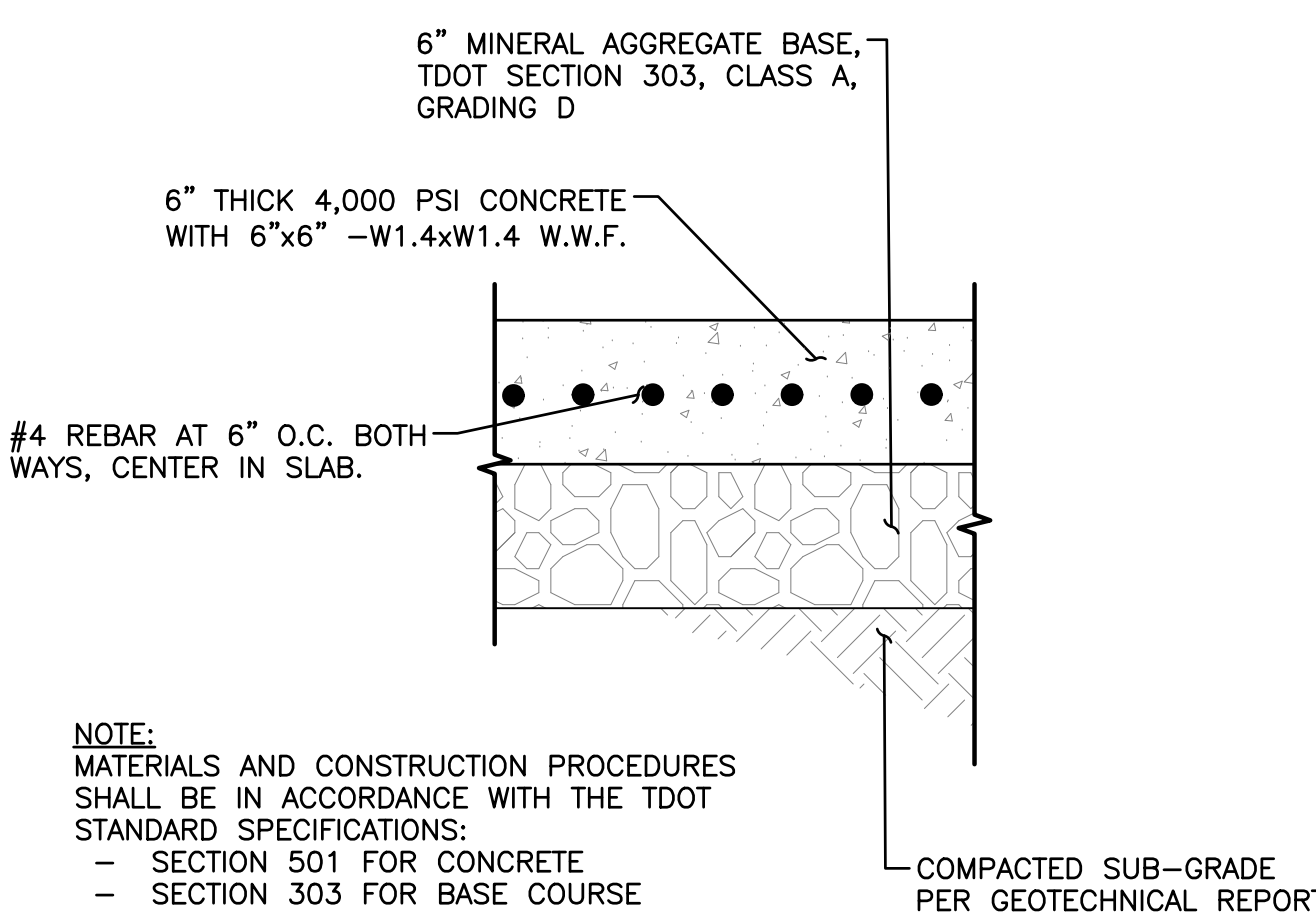
**DETAIL 206  
ACCESSIBLE SIGN**  
N.T.S.



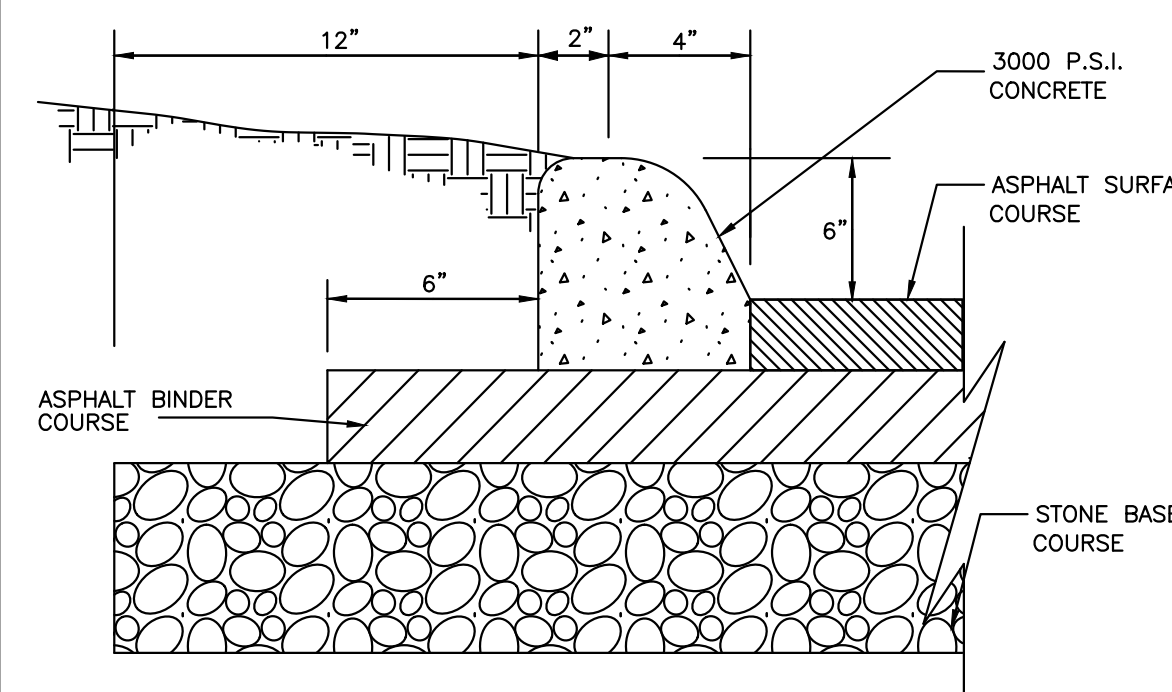
**DETAIL 207  
ADA PARKING**  
N.T.S.



**DETAIL 203  
PAINTED STRIPING**  
N.T.S.



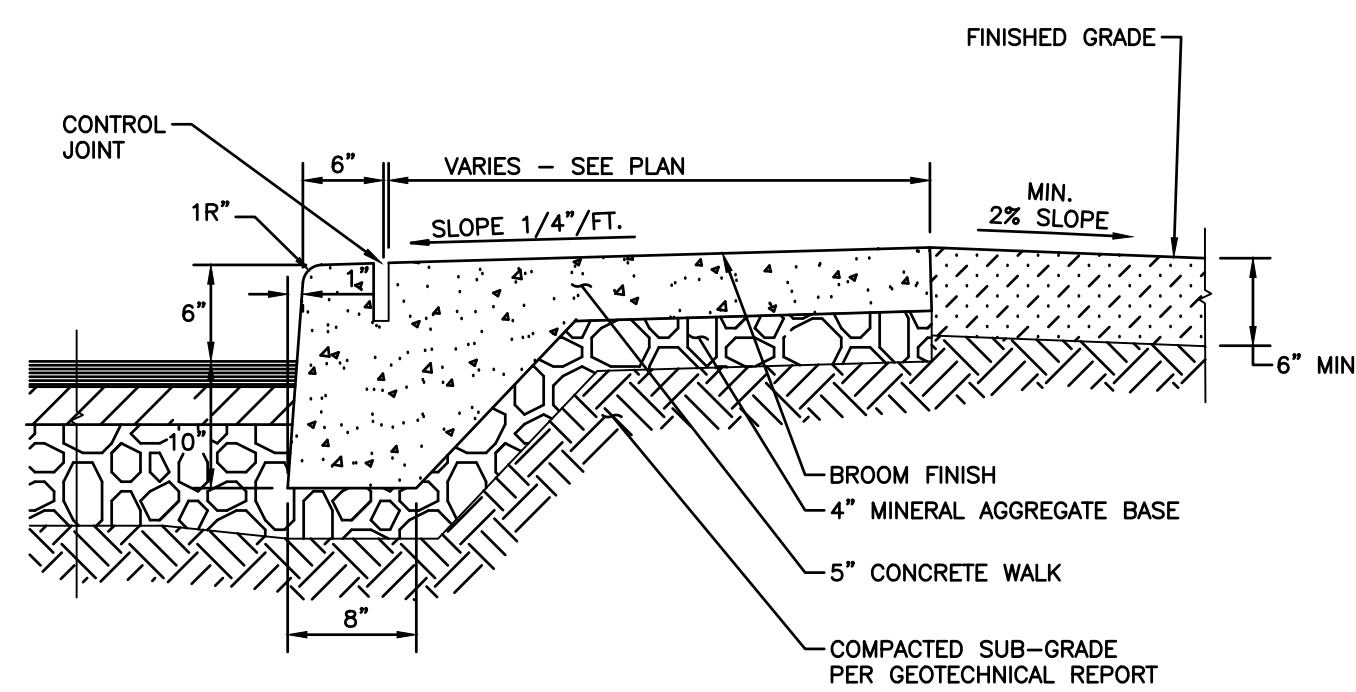
**DETAIL 209  
HEAVY DUTY CONCRETE APRON SECTION**  
N.T.S.



**NOTES:**

1. PREFORMED 1/2" EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 20' MAX. CENTERS, WITH 1/4" CONTRACTION JOINTS EQUALLY SPACED AT 5' MAX. CENTERS BETWEEN EXPANSION JOINTS.
2. EXPANSION JOINT MATERIAL REQUIRED FOR GRASS MEDIANS.
3. EXACT CURB DIMENSIONS MAY BE ALTERED SLIGHTLY TO FIT STANDARD EXTRUDED CURB MACHINES, BUT SUCH VARIANCES MUST BE APPROVED BY THE ENGINEER.

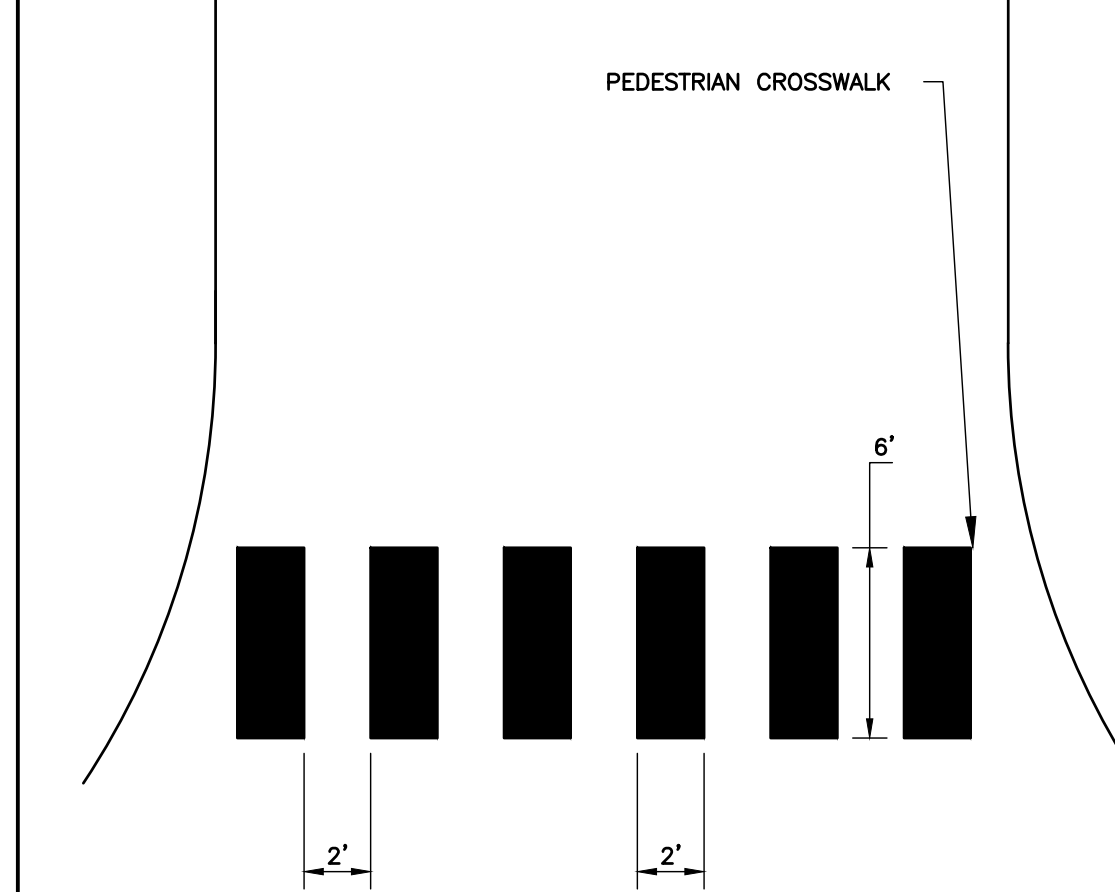
**DETAIL 210  
TYPICAL EXTRUDED CURB DETAIL**  
N.T.S.



**NOTE:**

1. PROVIDE CONTROL JOINTS SPACED EVERY 5 FT. AND EXPANSION JOINTS EVERY 25 FT.

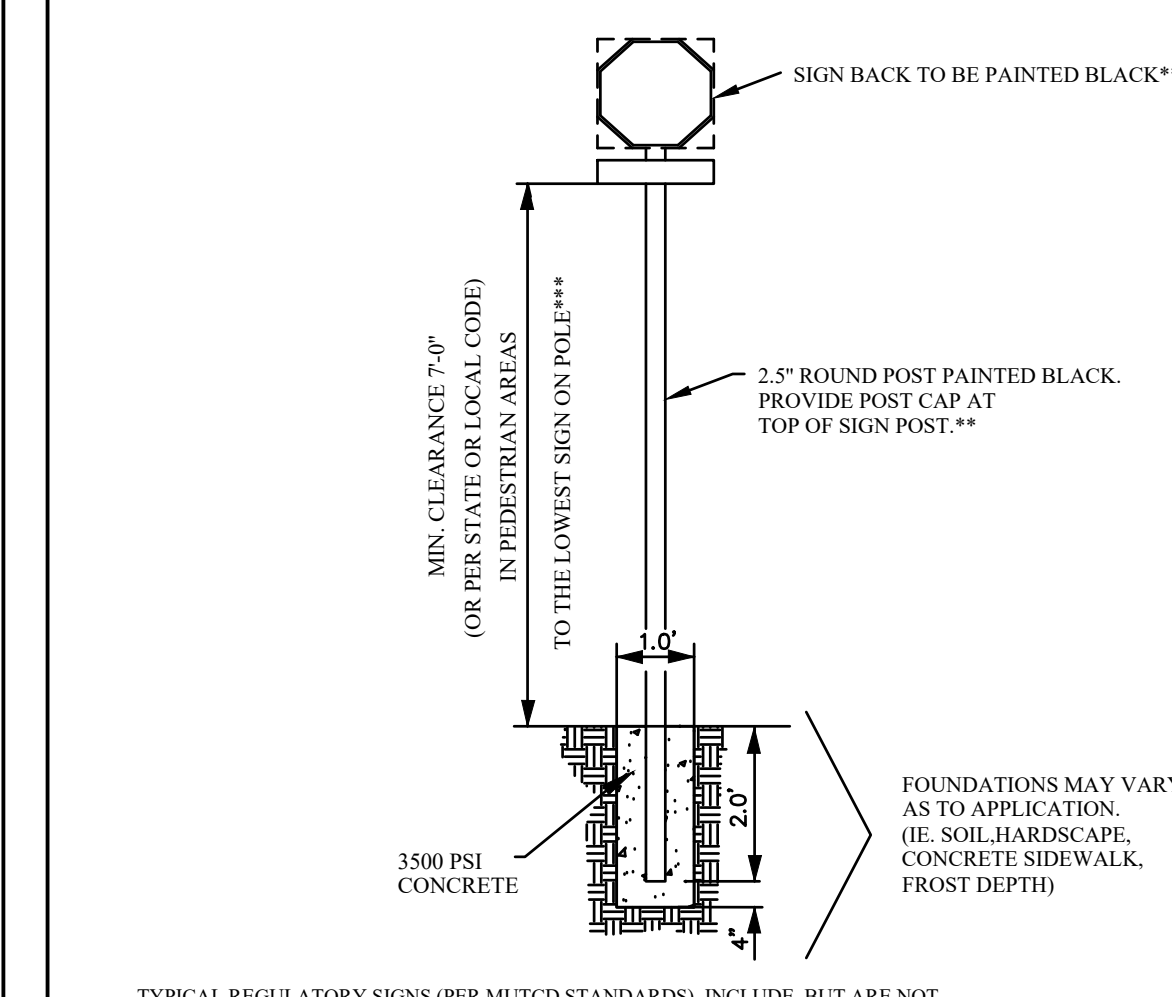
**DETAIL 211  
INTEGRAL CURB AND SIDEWALK**  
N.T.S.



**NOTE:**

PEDESTRIAN CROSSWALK, SOLID WHITE MARKINGS PAINTED ON ASPHALT (TYPICAL).

**DETAIL 212  
PEDESTRIAN CROSSWALK DETAIL**  
N.T.S.



**TYPICAL REGULATORY SIGNS (PER MUTCD STANDARDS), INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:**

- (1) STOP SIGN (TYP. 36" X 36")
- (2) YIELD SIGN (TYP. 24" X 24")
- (3) SPEED LIMIT SIGN (TYP. 16" X 24")
- (4) PEDESTRIAN CROSSWALK (SEE DETAIL RD-3.3)
- (5) SPEED HUMP AHEAD SIGN (SEE DETAIL RD-3.3)
- (6) DIRECTIONAL SIGN

\* ALL SIGNS ARE TO BE AFFIXED TO POST WITH RUST RESISTANT HARDWARE.  
\*\* SATIN FINISH ACRYLIC POLYURETHANE ENAMEL CO. TO CONFORM TO ARCHITECTURAL DESIGN CRITERIA FOR A SPECIFIC PROJECT OR PROPERTY.  
\*\*\* NOTE: IN NON-PEDESTRIAN AREAS ADJUST SIGN HEIGHT FOR CLEAR VISIBILITY BASED UPON SITE SPECIFIC CONDITIONS.

**DETAIL 213  
INTERIOR REGULATORY SIGNS**  
N.T.S.



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SGS Contact: Julia Grissett  
SGS Project Number: 55512.12

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208

BRINSHORE



WESTERN HEIGHTS  
PHASE 1

Building Name  
Project Address

PRELIMINARY NOT FOR  
CONSTRUCTION

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Drawing: CONSTRUCTION  
DETAILS SHEET 1 OF 4

Project Issue Date: 06.30.2023  
Project Status: Design Development

C800





**DETAIL 401**  
**TYPE B CAST IRON FRAME, GRATE AND INLET**  
N.T.S.

**REVISIONS**

NO.	DATE	BY	DESCRIPTION
1			
2			

**NOTES:**

- Raised letters for castings shall have a minimum height of 1/16".
- All castings shall conform to ASTM A818 Class 30.
- Environmental statement on curb inlet shall be as noted or equivalent.
- Castings shall be treated with two coats of bituminous paint.
- For cleanliness all corners are shown on this drawing by straight lines with the exception of the 1" radius at the top of face of curb. All these corners shall be made with 1/2" x 1/2" x 1/2" fillets on 3/4" radius fillets for ease in making.

CITY OF KNOXVILLE  
DEPARTMENT OF ENGINEERING  
STANDARD DETAIL FOR  
TYPE B  
CAST IRON FRAME,  
GRATE AND INLET  
FOR CURBS AND  
FOR TRUCK CATCH BASINS,  
Nos. 10, 12, 14, 16 AND 17  
CDK-10

**DETAIL 403**  
**STANDARD PRECAST NO.3 MANHOLE**  
N.T.S.

**REVISIONS**

NO.	DATE	BY	DESCRIPTION
1			
2			

**MANHOLE DIMENSIONS**

MANHOLE DIA. (INCHES)	MANHOLE WALL THICKNESS (INCHES)	MANHOLE RIBS (INCHES)	MANHOLE RIB SPACING (INCHES)	MANHOLE RIB HEIGHT (INCHES)	MANHOLE RIB WIDTH (INCHES)	MANHOLE RIB SPACING (INCHES)	MANHOLE RIB HEIGHT (INCHES)	MANHOLE RIB WIDTH (INCHES)
18	2	3	6	2	2	6	2	2
24	2	3	6	2	2	6	2	2
30	2	3	6	2	2	6	2	2
36	2	3	6	2	2	6	2	2
42	2	3	6	2	2	6	2	2
48	2	3	6	2	2	6	2	2
54	2	3	6	2	2	6	2	2
60	2	3	6	2	2	6	2	2
66	2	3	6	2	2	6	2	2
72	2	3	6	2	2	6	2	2
78	2	3	6	2	2	6	2	2

**MANHOLE MINIMUM DEPTH NOTES**

- THE MANHOLE SHALL CONFORM TO THE STANDARD DRAWING UNLESS OTHERWISE NOTED ON THE DRAWING. THE MINIMUM DEPTH SHALL BE AS NOTED OR EQUIVALENT.
- THE PRECAST CONCRETE MANHOLE SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS SET OUT IN THE STANDARD DRAWING.
- THE FOLLOWING MATERIAL REQUIREMENTS ARE REQUIRED FOR MANHOLES: CONCRETE: 4,000 POUNDS PER SQUARE FOOT AT 28 DAYS. REINFORCING STEEL: ASTM A615, GRADE 60, PER SQUARE FOOT ALL REINFORCING TO BE METAL LATH AS DETAIL (D) ON THIS DRAWING. THE COVER OF CASTINGS FOR CURBS AND SIDEWALKS AND OF MANHOLE COVERS SHALL BE INCLUDED IN THE LIST PRICE SET FOR MANHOLES.
- ALTERNATE JOINT DETAILS MAY BE ACCEPTABLE. SEE STANDARD DRAWING FOR JOINT DETAILS.
- PAVEMENT FOR PRECAST CONCRETE CIRCULAR MANHOLES SHALL BE MADE UNDER THE MANHOLE.
- MANHOLE COVERS SHALL BE 4" DEEP.
- PAVEMENT FOR MANHOLES DEEPER THAN 4" SHALL BE MADE UNDER THE MANHOLE.

CITY OF KNOXVILLE  
DEPARTMENT OF ENGINEERING  
STANDARD DETAIL FOR  
PRECAST NO. 3  
MANHOLE  
AUG 1992 CDK-2

**DETAIL 403**  
**RIP RAP APRON**  
N.T.S.

**NOTES:**

- MIN. APRON WIDTH = 3'.
- Hc = HEIGHT OF CULVERT.
- Wc = WIDTH OF CULVERT.
- LA = LENGTH OF RIP-RAP APRON.
- WA = WIDTH OF RIP-RAP APRON AT END.
- D50 = MEDIAN RIP-RAP SIZE.
- Dmax = MAXIMUM SIZE OF RIP-RAP = 1.5 D50.
- DA = DEPTH OF RIP-RAP APRON = 1.5 Dmax.
- SEPARATOR = GEOTEXTILE UNDERLAYMENT OR GRAVEL FILTER BLANKET.

CITY OF KNOXVILLE  
DEPARTMENT OF ENGINEERING  
STANDARD DETAIL FOR  
RIP-RAP APRON  
AUG 1992 CDK-2

**DETAIL 404**  
**STORM PIPE BEDDING AND BACKFILL**  
N.T.S.

**REVISIONS**

NO.	DATE	BY	DESCRIPTION
1			
2			

**NOTES:**

- ALL SECTIONS NOTED BELOW REFER TO THE CITY OF KNOXVILLE STANDARD SPECIFICATIONS UNLESS OTHERWISE SPECIFIED.
- ASPHALTIC CONCRETE SURFACE, GRADING 0, SECTION 13.0, MATCH EXISTING DEPTH OR MINIMUM THICKNESS OF ONE AND ONE-HALF (1.5) INCHES.
- CONCRETE SURFACE, GRADING 0, SECTION 13.0, MATCH EXISTING DEPTH OR MINIMUM THICKNESS OF ONE AND ONE-HALF (1.5) INCHES.
- CONCRETE SIDEWALKS, DRIVEWAYS, AND MEDIAN STRIP, SECTION 13.0.
- LIMITS OF REMOVAL SHALL BE FROM THE NEAREST EXPANSION OR CONTRACTION JOINT.
- COMPACTED BACKFILL SHALL BE IN ACCORDANCE WITH SECTION 03.0, ROADWAY, SHOULDER, SIDEWALK, OR DRIVEWAY, OR WITHIN THE 15' FEET OF PIPE ROWWAY, UNDER CURB. THE MINERAL AGGREGATE SHALL MEET THE REQUIREMENTS OF SECTION 03.0 (MINERAL AGGREGATE BASE).
- EXISTING CONCRETE STREETS THAT HAVE BEEN OVERLIFT WITH ASPHALT SHALL BE SHALLOWLY REPAIRED AND REFINISHED OVER THE CONCRETE. THE TOTAL DEPTH SHALL BE 1/2" IN THE CONCRETE THICKNESS PLUS THE ASPHALT OVERLAY THICKNESS.

CITY OF KNOXVILLE  
DEPARTMENT OF ENGINEERING  
STANDARD DETAIL FOR  
STORM PIPE BEDDING  
AND BACKFILL  
CDK-4

**DETAIL 405**  
**TRAFFIC BEARING MANHOLE**  
N.T.S.

**REVISIONS**

NO.	DATE	BY	DESCRIPTION
1			
2			

**NOTES:**

- Raised letters for castings shall have a minimum height of 1/16".
- All castings shall conform to ASTM A818 Class 30.
- Environmental statement on manhole cover shall be as noted or equivalent.
- Castings shall be treated with two coats of bituminous paint.
- Type B manhole cover shall not be placed in sidewalks or driveways.

CITY OF KNOXVILLE  
DEPARTMENT OF ENGINEERING  
STANDARD DETAIL FOR  
TRAFFIC BEARING  
MANHOLE FRAME AND COVERS  
CDK-2

**DETAIL 407**  
**CONCRETE HEADWALL**  
N.T.S.

**NOTES:**

- INSTALL FILTER RING AROUND LOW FLOW ORIFICE.

CITY OF KNOXVILLE  
DEPARTMENT OF ENGINEERING  
STANDARD DETAIL FOR  
CONCRETE HEADWALL  
CDK-7

**DETAIL 409**  
**LOW FLOW ORIFICE FILTER RING**  
N.T.S.

**Figure 7.30-1 Filter Ring Detail (Source: TDOT Standard Drawing)**

**NOTES:**

- INSTALL FILTER RING AROUND LOW FLOW ORIFICE.

CITY OF KNOXVILLE  
DEPARTMENT OF ENGINEERING  
STANDARD DETAIL FOR  
LOW FLOW ORIFICE FILTER RING  
CDK-9

**DETAIL 410**  
**EMERGENCY SPILLWAY**  
N.T.S.

**NOTES:**

- EROSION CONTROL MATTING SHALL BE AS SPECIFIED ON SHEET C903.
- CHANNEL LINING TO BE APPROVED BY ENGINEER PRIOR TO INSTALLATION.

CITY OF KNOXVILLE  
DEPARTMENT OF ENGINEERING  
STANDARD DETAIL FOR  
EMERGENCY SPILLWAY  
CDK-10

**sgs**

**Civil & Environmental Consultants, Inc.**

2704 CHEROKEE FARM WAY - KNOXVILLE, TN - 37920  
865-977-9997 - 800-365-2324  
www.ccec.com

No: Date: Revision:

Client Contact: JAMES HATFIELD  
865-403-1169

SGS Contact: Julia Grissett  
SGS Project Number: 55512.12

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208

**BRINSHORE**

**KCDC**  
Knoxville's Community Development Corporation

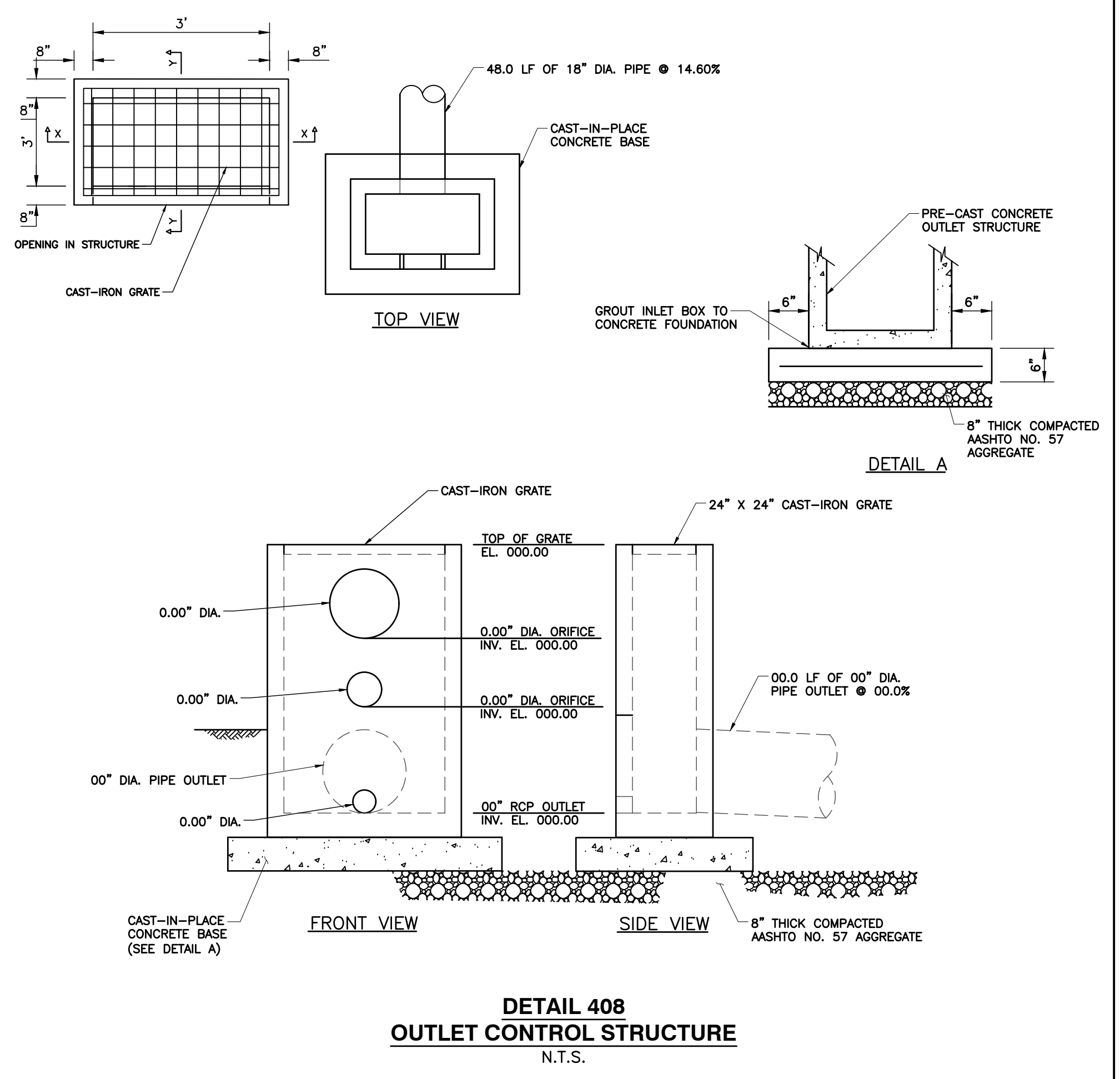
**WESTERN HEIGHTS PHASE 1**  
Building Name  
Project Address

**PRELIMINARY NOT FOR CONSTRUCTION**

Drawing: CONSTRUCTION DETAILS SHEET 3 OF 4

Project Issue Date: 06.30.2023  
Project Status: Design Development

**C802**



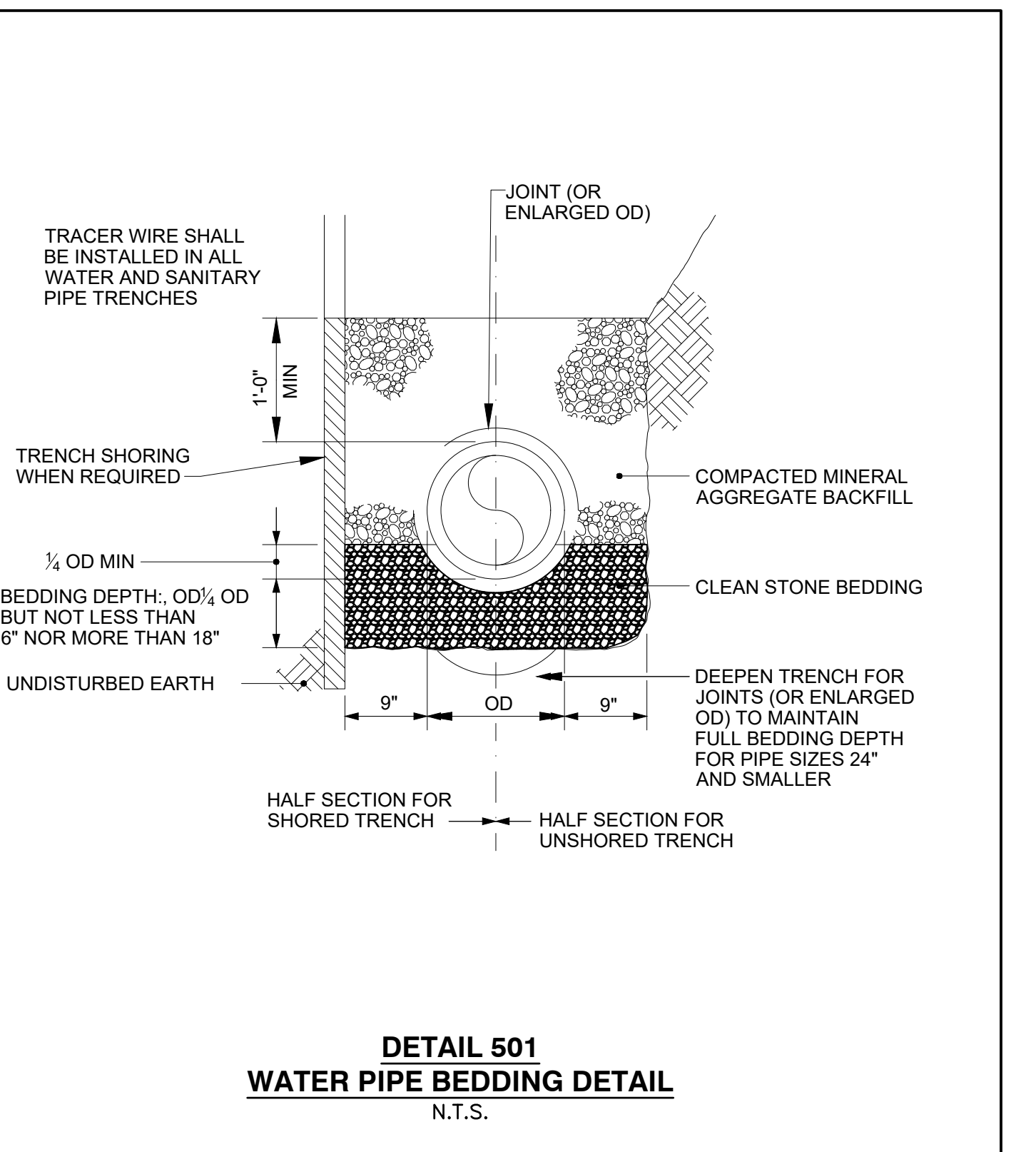
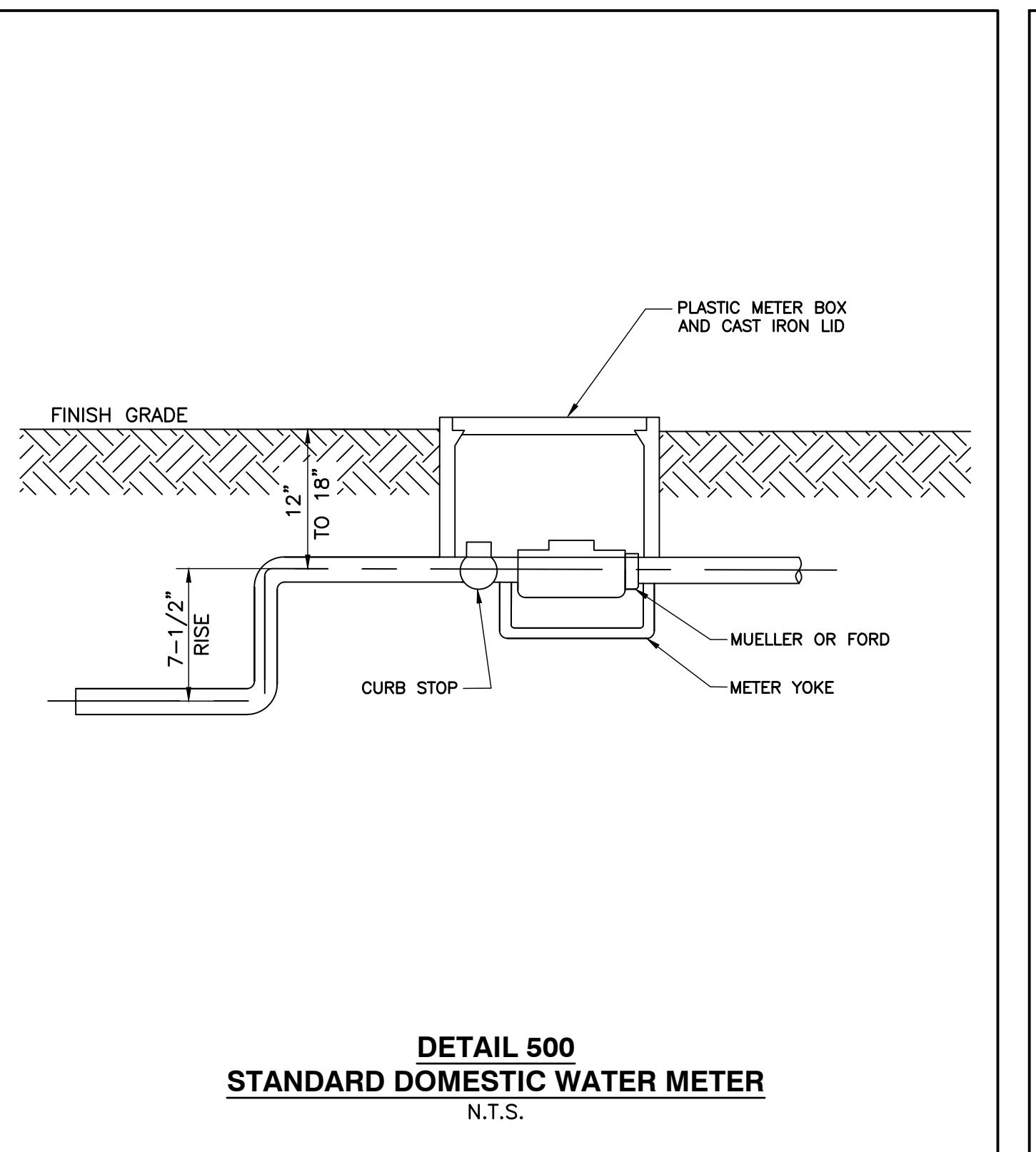
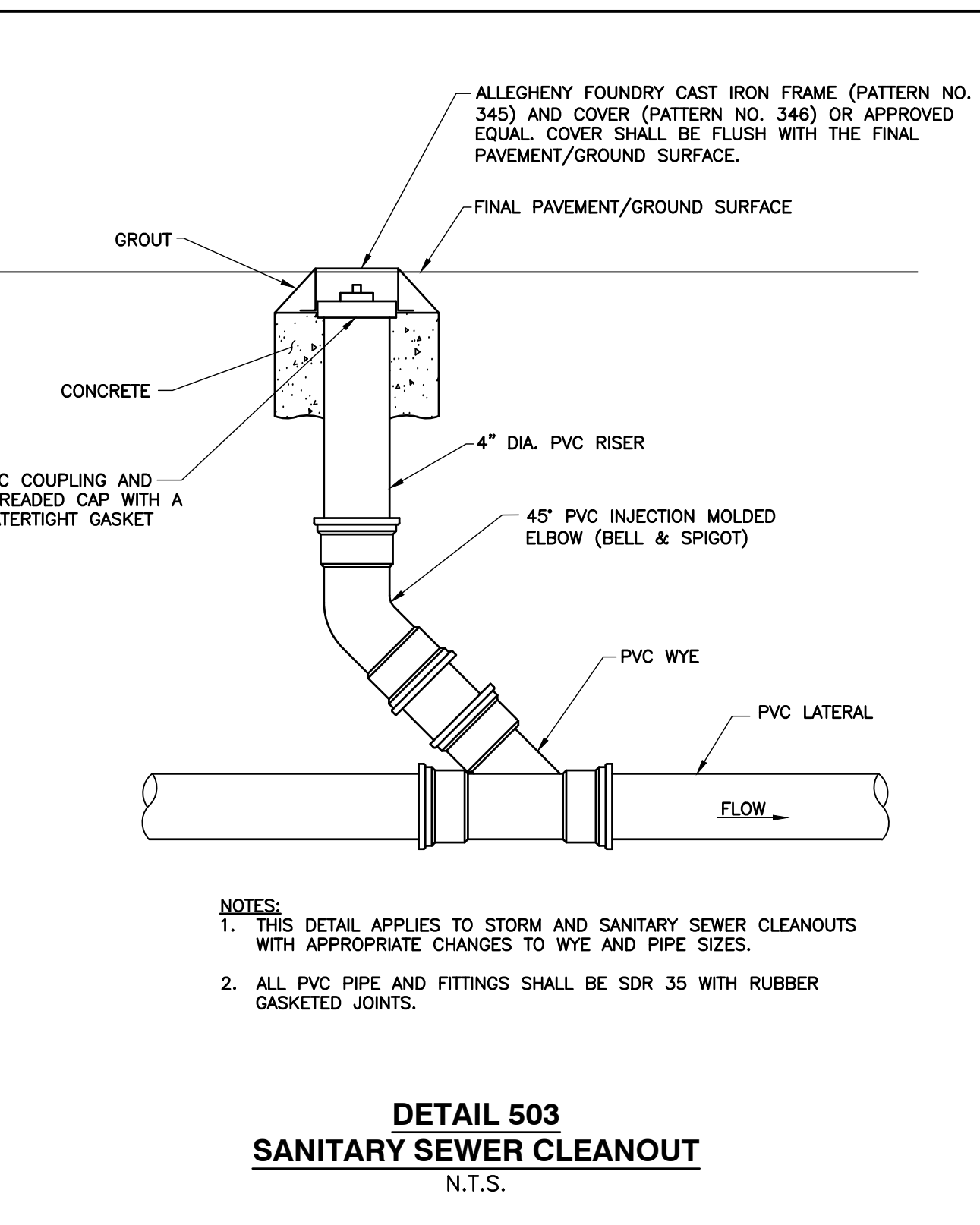
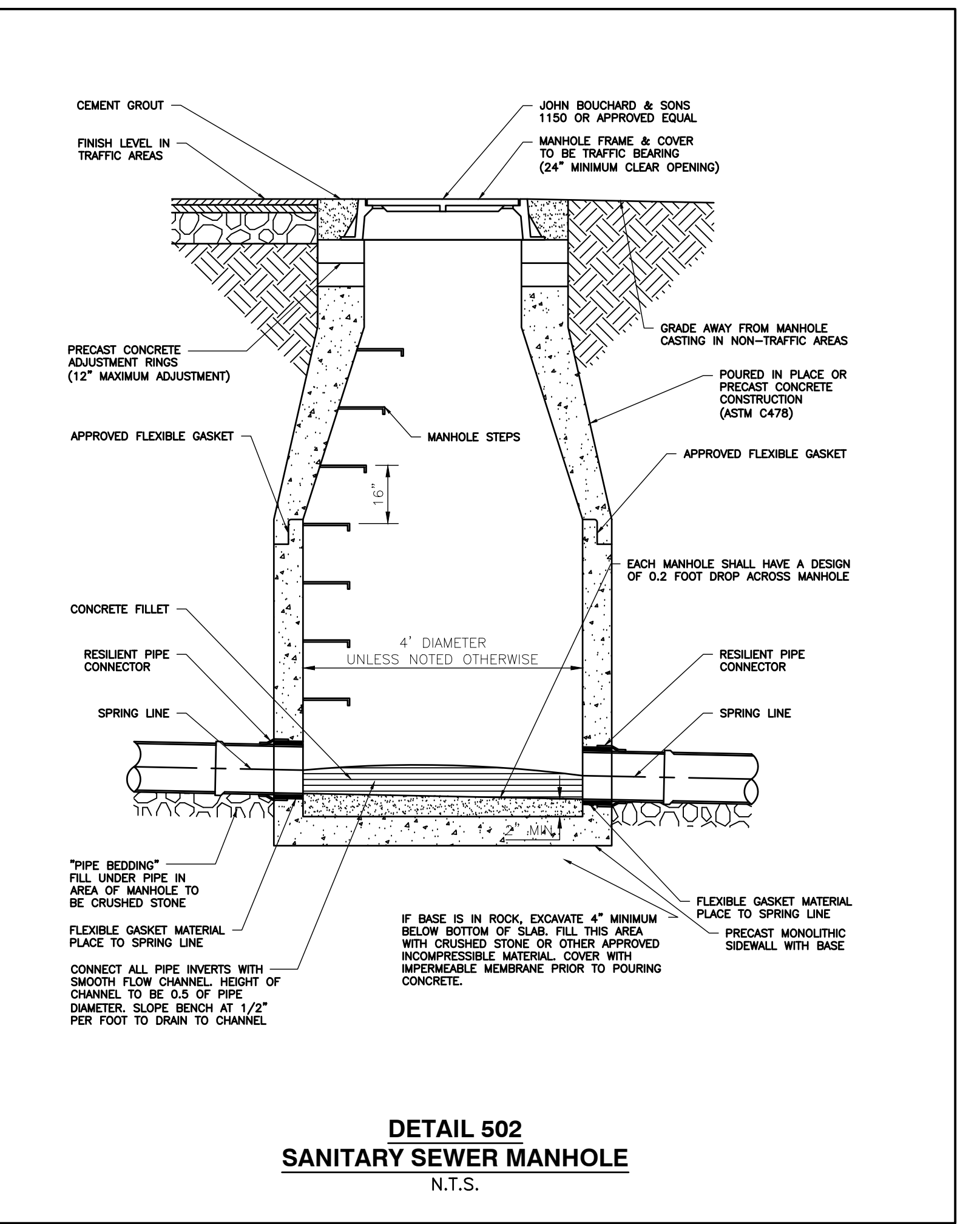
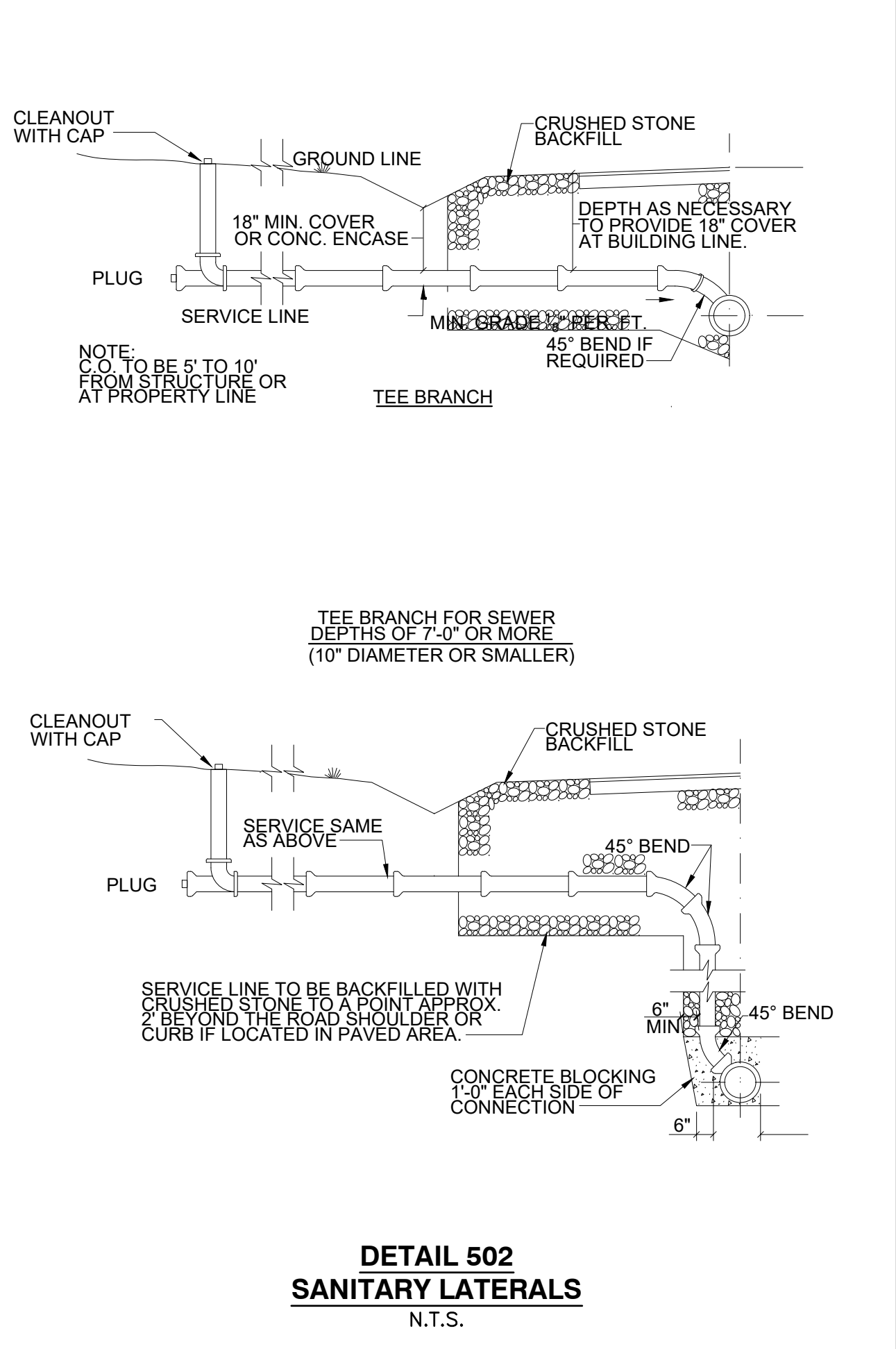
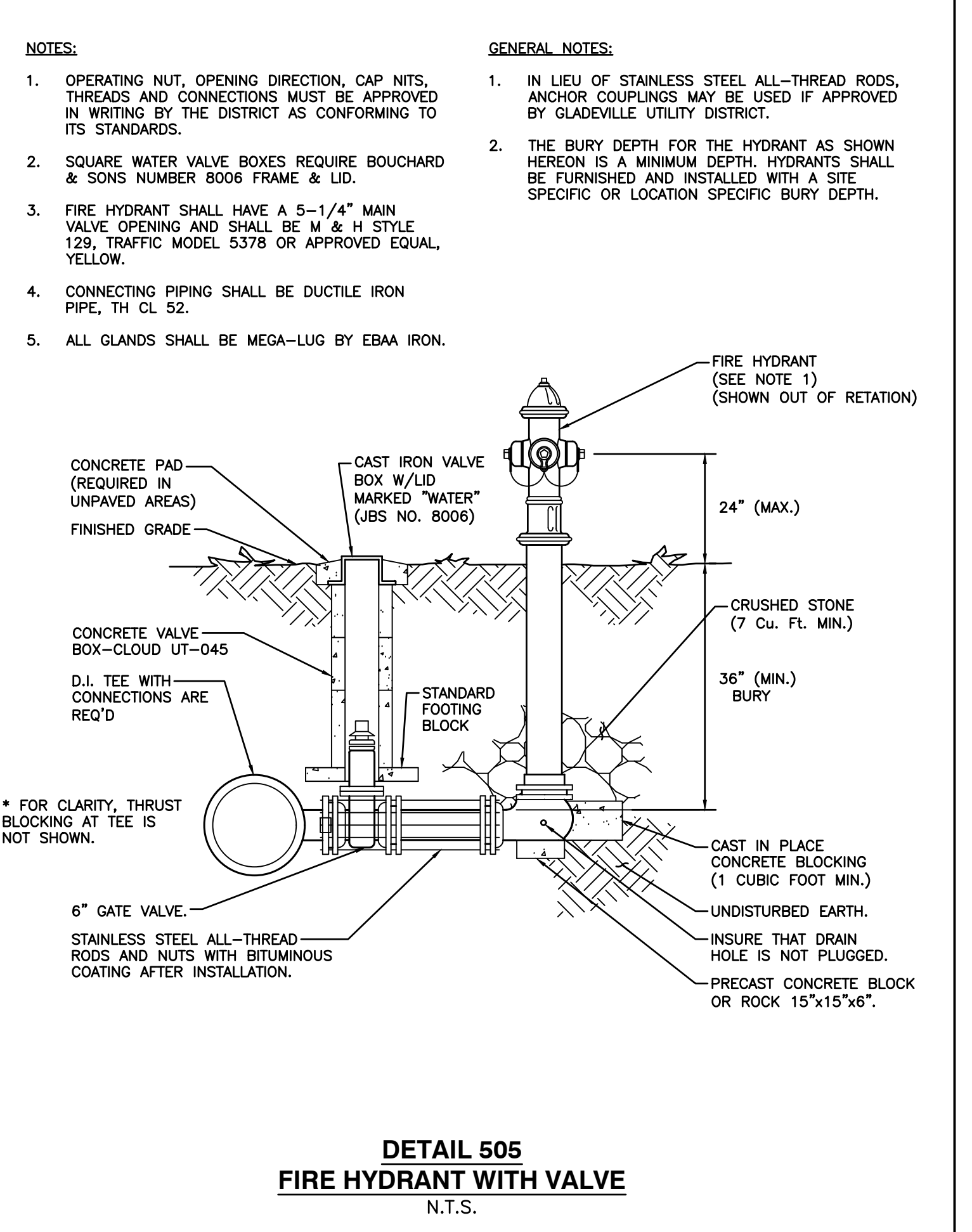
**TABLE OF DIMENSIONS FOR CONCRETE BLOCKING**

SIZE OF TAPPING BELLIES TEES & PLUGS	90° BENDS				45° BENDS				22.5° BENDS				11.25° BENDS				
	H <sub>1</sub>	H <sub>2</sub>	V	D	H <sub>1</sub>	H <sub>2</sub>	V	D	H <sub>1</sub>	H <sub>2</sub>	V	D	H <sub>1</sub>	H <sub>2</sub>	V	D	
2" x 2-1/4"	18"	10"	12"	18"	18"	10"	12"	18"	18"	10"	12"	18"	18"	10"	12"	18"	18"
3" x 4"	24"	12"	12"	24"	24"	12"	12"	24"	24"	12"	12"	24"	24"	12"	12"	24"	24"
6"	24"	16"	18"	30"	30"	18"	18"	30"	30"	18"	18"	30"	30"	18"	18"	30"	30"
8"	36"	18"	18"	50"	30"	18"	24"	30"	30"	11"	18"	3.95	24"	11"	18"	3.40	24"
10"	48"	24"	18"	7.15	54"	30"	12"	18"	10.25	24"	18"	21"	18"	4.60	24"	18"	21"
12"	54"	30"	24"	13.4	54"	36"	20"	24"	18.15	42"	18"	24"	9.60	24"	18"	24"	6.80
16"	66"	34"	36"	22.5	66"	48"	24"	24"	28.0	48"	30"	36"	24"	17.0	24"	30"	27"
24"	84"	48"	48"	30"	75.6	66"	30"	126	60"	36"	42"	36"	48.0	36"	30"	22.7	36"

TABLE IS BASED ON 225 P.S.I. OR 150 P.S.I. WORKING PRESSURE PLUS 50% WATER HAMMER.

NOTE:  
1. CONCRETE USED FOR BLOCKING SHALL BE 3,500#/CU. IN.  
2. EARTH PRESSURES ARE FIGURED AT 4,000# PER SQ. FT. BEARING AREA OF BLOCKERS SHALL BE INCREASED WHEN POURED AGAINST SAND, LOOSE FILL, WET EARTH, CINDERS, ECT.

**DETAIL 504**  
**CONCRETE THRUST BLOCKING**  
N.T.S.



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SGS Contact: Julia Grissett  
SGS Project Number: 55512.12

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208



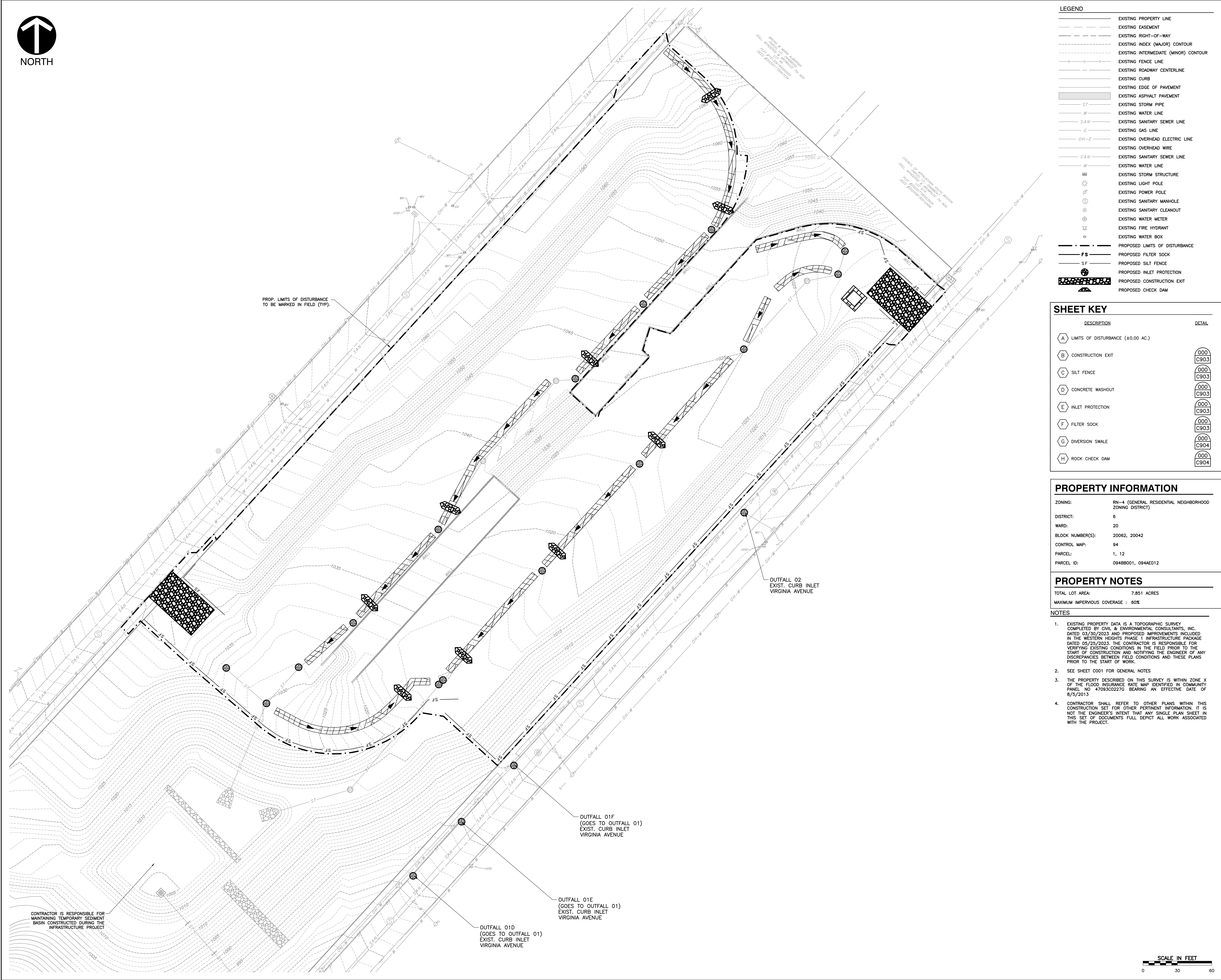
**WESTERN HEIGHTS PHASE 1**  
Building Name  
Project Address

**PRELIMINARY NOT FOR CONSTRUCTION**

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Drawing: **CONSTRUCTION DETAILS SHEET 4 OF 4**  
Project Issue Date: 06.30.2023  
Project Status: Design Development

**C803**



**LEGEND**

	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EXISTING INDEX (MAJOR) CONTOUR
	EXISTING INTERMEDIATE (MINOR) CONTOUR
	EXISTING FENCE LINE
	EXISTING ROADWAY CENTERLINE
	EXISTING CURB
	EXISTING EDGE OF PAVEMENT
	EXISTING ASPHALT PAVEMENT
	EXISTING STORM PIPE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING OVERHEAD WIRE
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING STORM STRUCTURE
	EXISTING LIGHT POLE
	EXISTING POWER POLE
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY CLEANOUT
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING WATER BOX
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED FILTER SOCK
	PROPOSED SILT FENCE
	PROPOSED INLET PROTECTION
	PROPOSED CONSTRUCTION EXIT
	PROPOSED CHECK DAM

**SHEET KEY**

DESCRIPTION	DETAIL
A LIMITS OF DISTURBANCE (±0.00 AC.)	
B CONSTRUCTION EXIT	
C SILT FENCE	
D CONCRETE WASHOUT	
E INLET PROTECTION	
F FILTER SOCK	
G DIVERSION SWALE	
H ROCK CHECK DAM	

**PROPERTY INFORMATION**

ZONING: RN-4 (GENERAL RESIDENTIAL NEIGHBORHOOD ZONING DISTRICT)

DISTRICT: 6

WARD: 20

BLOCK NUMBER(S): 20062, 20042

CONTROL MAP: 94

PARCEL: 1, 12

PARCEL ID: 0948B001, 094AE012

**PROPERTY NOTES**

TOTAL LOT AREA: 7.851 ACRES

MAXIMUM IMPERVIOUS COVERAGE : 60%

- NOTES**
- EXISTING PROPERTY DATA IS A TOPOGRAPHIC SURVEY COMPLETED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED 03/30/2023 AND PROPOSED IMPROVEMENTS INCLUDED IN THE WESTERN HEIGHTS PHASE 1 INFRASTRUCTURE PACKAGE DATED 05/25/2023. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION AND NOTIFYING THE ENGINEER OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THESE PLANS PRIOR TO THE START OF WORK.
  - SEE SHEET C001 FOR GENERAL NOTES
  - THE PROPERTY DESCRIBED ON THIS SURVEY IS WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED IN COMMUNITY PANEL NO 470930227G BEARING AN EFFECTIVE DATE OF 8/5/2013
  - CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.



**Civil & Environmental Consultants, Inc.**  
 2704 CHEROKEE FARM WAY · KNOXVILLE, TN · 37920  
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No: Date: Revision::

Client Contact: JAMES HATFIELD  
 865-403-1169

SGS Contact: Julia Grissett  
 SGS Project Number: 55512.12

Smith Gee Studio, LLC  
 602 Taylor Street, Suite 201  
 Nashville, TN 37208



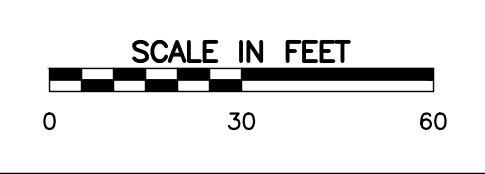
**WESTERN HEIGHTS PHASE 1**  
 Building Name  
 Project Address

**PRELIMINARY NOT FOR CONSTRUCTION**

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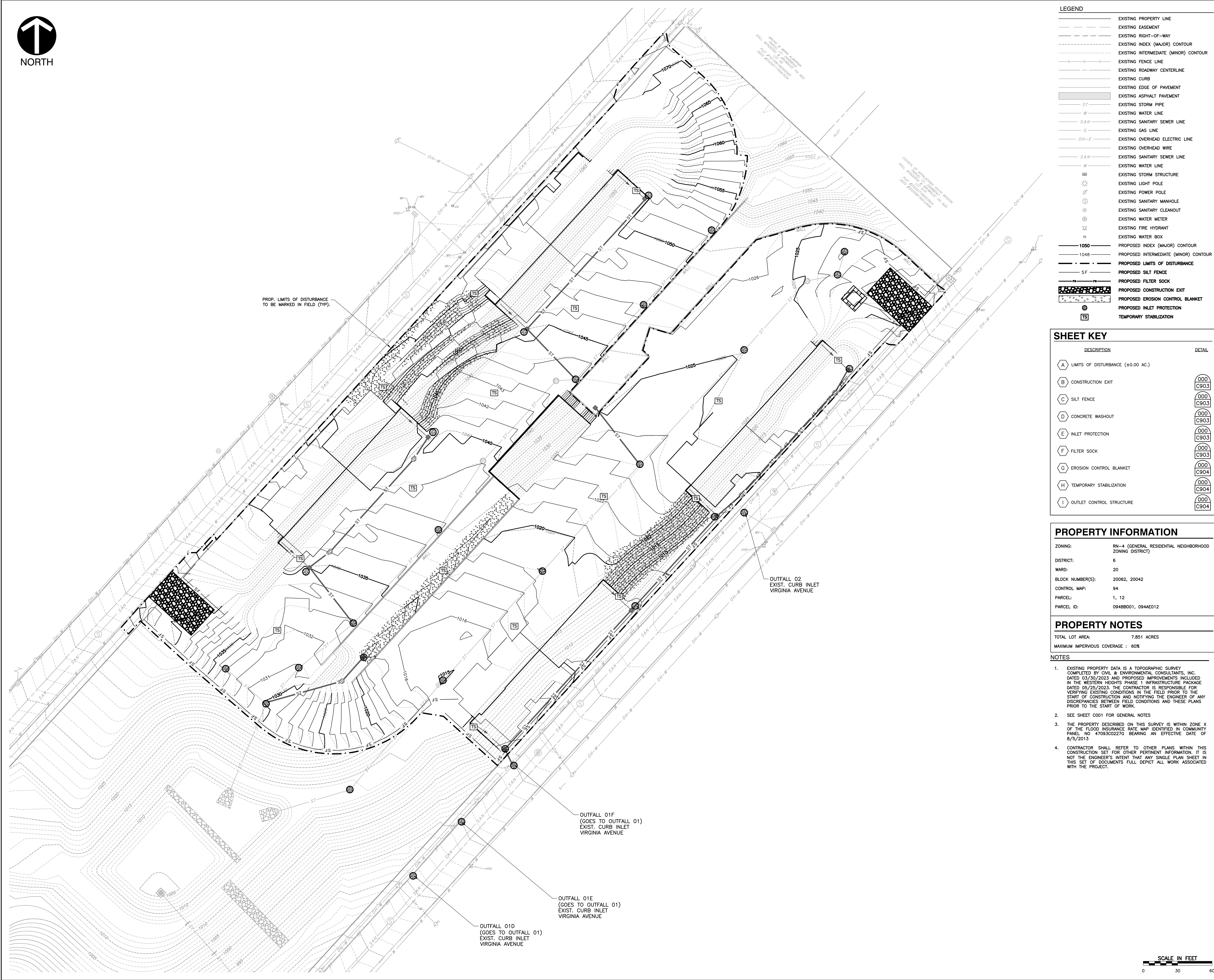
Drawing: INITIAL EPSC PLAN  
 Project Issue Date: 06.30.2023  
 Project Status: Design Development

**C900**



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CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TEMPORARY SEDIMENT BASIN CONSTRUCTED DURING THE INFRASTRUCTURE PROJECT



**LEGEND**

	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EXISTING INDEX (MAJOR) CONTOUR
	EXISTING INTERMEDIATE (MINOR) CONTOUR
	EXISTING FENCE LINE
	EXISTING ROADWAY CENTERLINE
	EXISTING CURB
	EXISTING EDGE OF PAVEMENT
	EXISTING ASPHALT PAVEMENT
	EXISTING STORM PIPE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING OVERHEAD WIRE
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING STORM STRUCTURE
	EXISTING LIGHT POLE
	EXISTING POWER POLE
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY CLEANOUT
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING WATER BOX
	PROPOSED INDEX (MAJOR) CONTOUR
	PROPOSED INTERMEDIATE (MINOR) CONTOUR
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED SILT FENCE
	PROPOSED FILTER SOCK
	PROPOSED CONSTRUCTION EXIT
	PROPOSED EROSION CONTROL BLANKET
	PROPOSED INLET PROTECTION
	TEMPORARY STABILIZATION

**SHEET KEY**

DESCRIPTION	DETAIL
A LIMITS OF DISTURBANCE (±0.00 AC.)	
B CONSTRUCTION EXIT	
C SILT FENCE	
D CONCRETE WASHOUT	
E INLET PROTECTION	
F FILTER SOCK	
G EROSION CONTROL BLANKET	
H TEMPORARY STABILIZATION	
I OUTLET CONTROL STRUCTURE	

**PROPERTY INFORMATION**

ZONING: RH-4 (GENERAL RESIDENTIAL NEIGHBORHOOD ZONING DISTRICT)

DISTRICT: 6

WARD: 20

BLOCK NUMBER(S): 20062, 20042

CONTROL MAP: 94

PARCEL: 1, 12

PARCEL ID: 0948B001, 0944E012

**PROPERTY NOTES**

TOTAL LOT AREA: 7.851 ACRES

MAXIMUM IMPERVIOUS COVERAGE : 60%

- NOTES**
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  - SEE SHEET C001 FOR GENERAL NOTES
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No: Date: Revision::

Client Contact: JAMES HATFIELD  
 865-403-1169

SGS Contact: Julia Grissett  
 SGS Project Number: 55512.12

Smith Gee Studio, LLC  
 602 Taylor Street, Suite 201  
 Nashville, TN 37208



**WESTERN HEIGHTS PHASE 1**  
 Building Name  
 Project Address

**PRELIMINARY NOT FOR CONSTRUCTION**

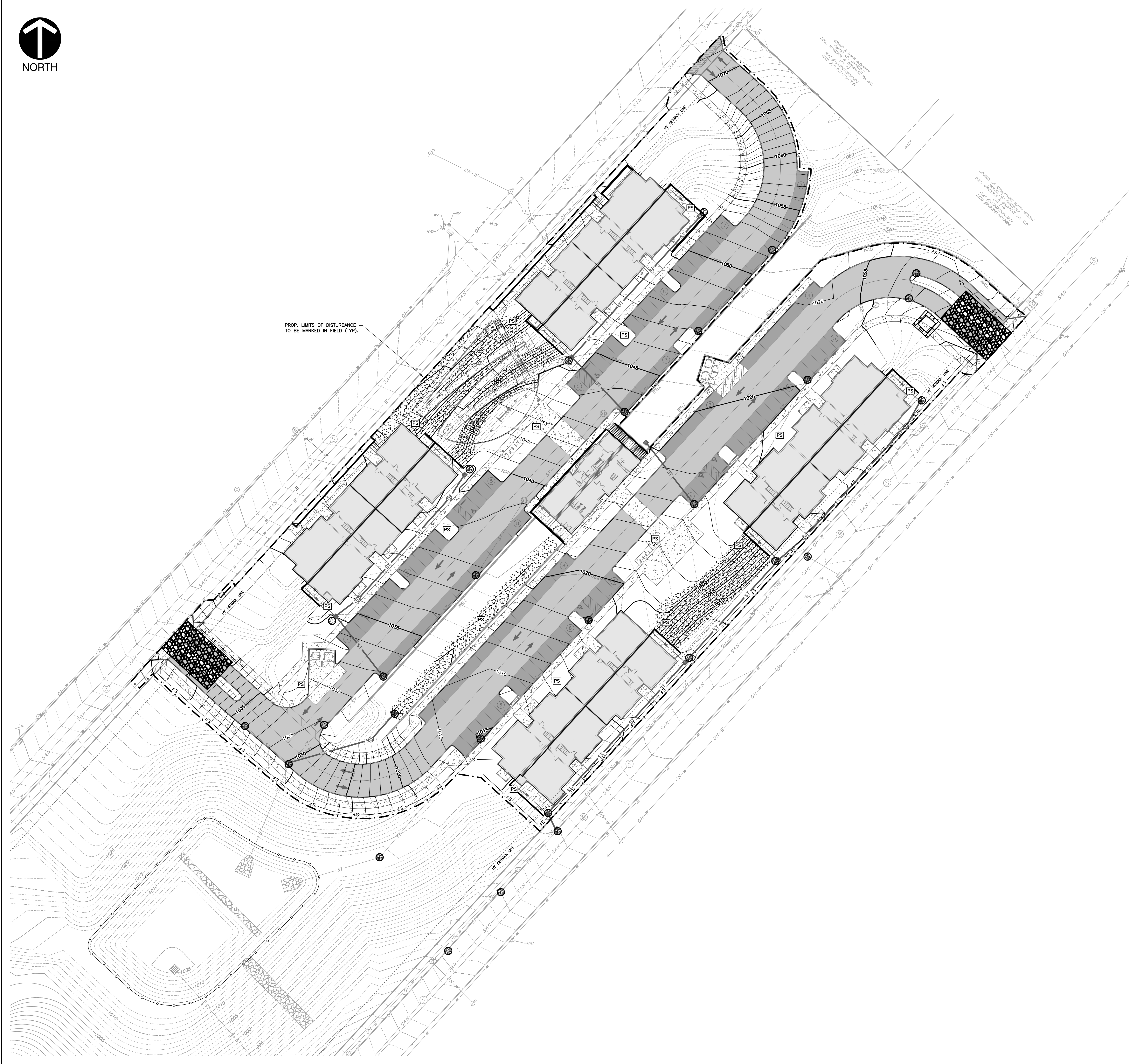
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Drawing: INTERMEDIATE EPSC PLAN  
 Project Issue Date: 06.30.2023  
 Project Status: Design Development

**C901**



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**LEGEND**

	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EXISTING INDEX (MAJOR) CONTOUR
	EXISTING INTERMEDIATE (MINOR) CONTOUR
	EXISTING FENCE LINE
	EXISTING ROADWAY CENTERLINE
	EXISTING CURB
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	EXISTING SANITARY MANHOLE
	EXISTING SANITARY CLEANOUT
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING WATER BOX
	PROPOSED INDEX (MAJOR) CONTOUR
	PROPOSED INTERMEDIATE (MINOR) CONTOUR
	PROPOSED DRIVEWAY DISTURBANCE
	PROPOSED SIDEWALK
	PROPOSED CURB CONCRETE
	PROPOSED CONSTRUCTION EXIT
	PROPOSED EROSION CONTROL BLANKET
	PROPOSED SHEET PILING
	TEMPORARY STABILIZATION
	PERMANENT STABILIZATION
	PROPOSED PERMANENT STABILIZATION

**SHEET KEY**

DESCRIPTION	DETAIL

**PROPERTY INFORMATION**

ZONING:	RN-4 (GENERAL RESIDENTIAL NEIGHBORHOOD ZONING DISTRICT)
DISTRICT:	6
WARD:	20
BLOCK NUMBER(S):	20062, 20042
CONTROL MAP:	94
PARCEL:	1, 12
PARCEL ID:	0948B001, 0944E012

**PROPERTY NOTES**

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MAXIMUM IMPERVIOUS COVERAGE :	60%

- NOTES**
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  - SEE SHEET C001 FOR GENERAL NOTES
  - THE PROPERTY DESCRIBED ON THIS SURVEY IS WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED IN COMMUNITY PANEL NO 47093C0227G BEARING AN EFFECTIVE DATE OF 8/5/2013
  - CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.

PROP. LIMITS OF DISTURBANCE TO BE MARKED IN FIELD (TYP.)



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**WESTERN HEIGHTS PHASE 1**  
 Building Name  
 Project Address



**PRELIMINARY NOT FOR CONSTRUCTION**

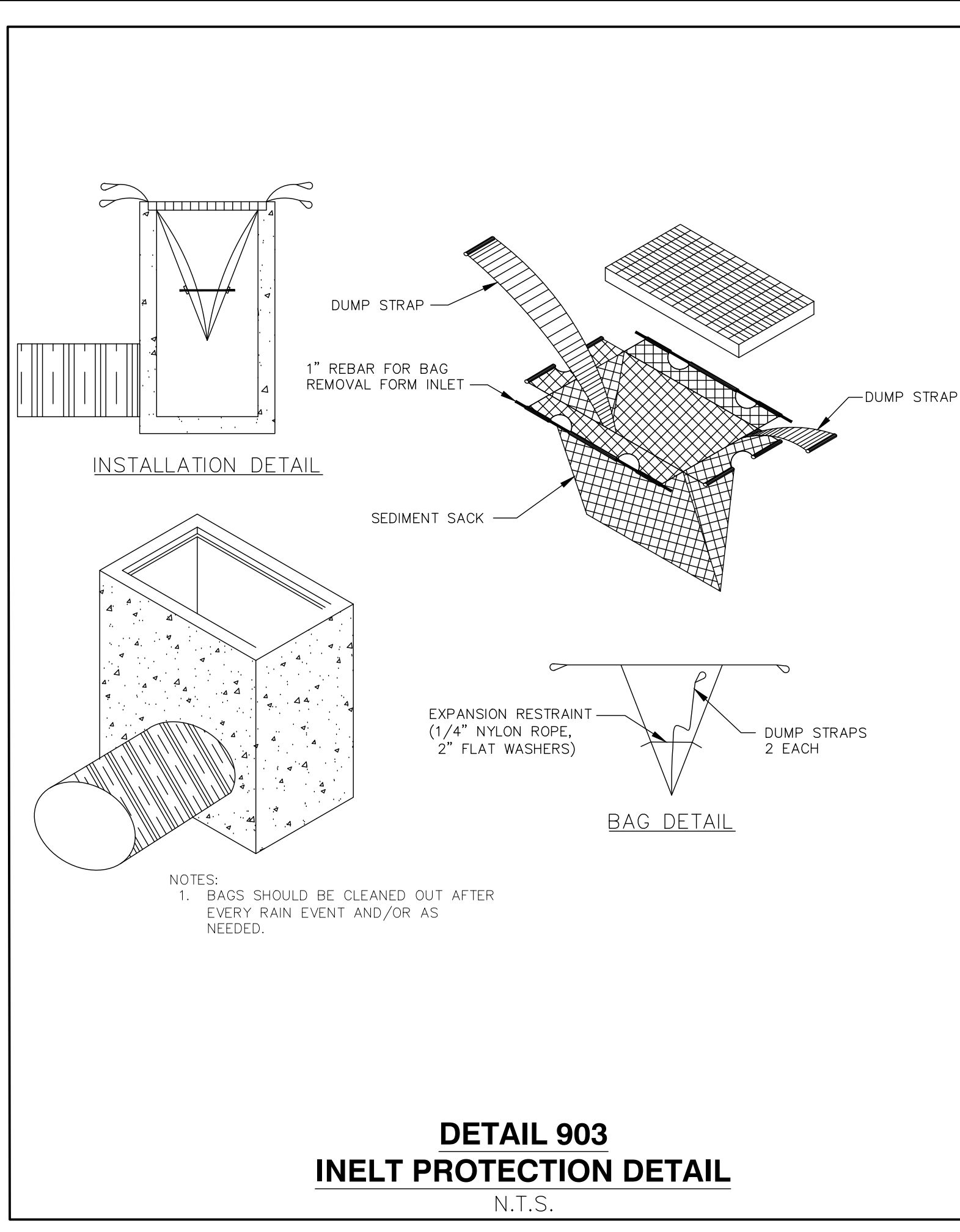
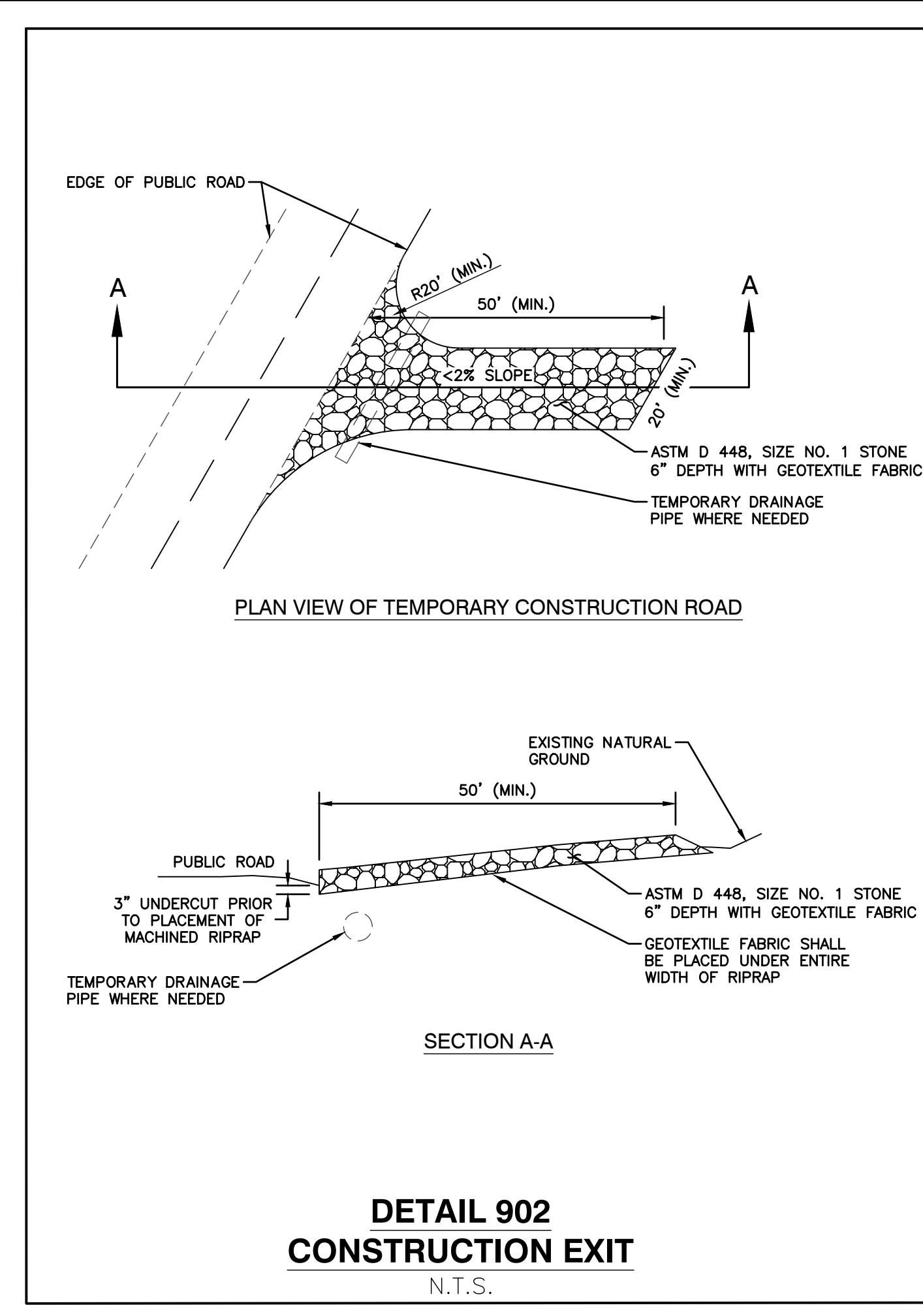
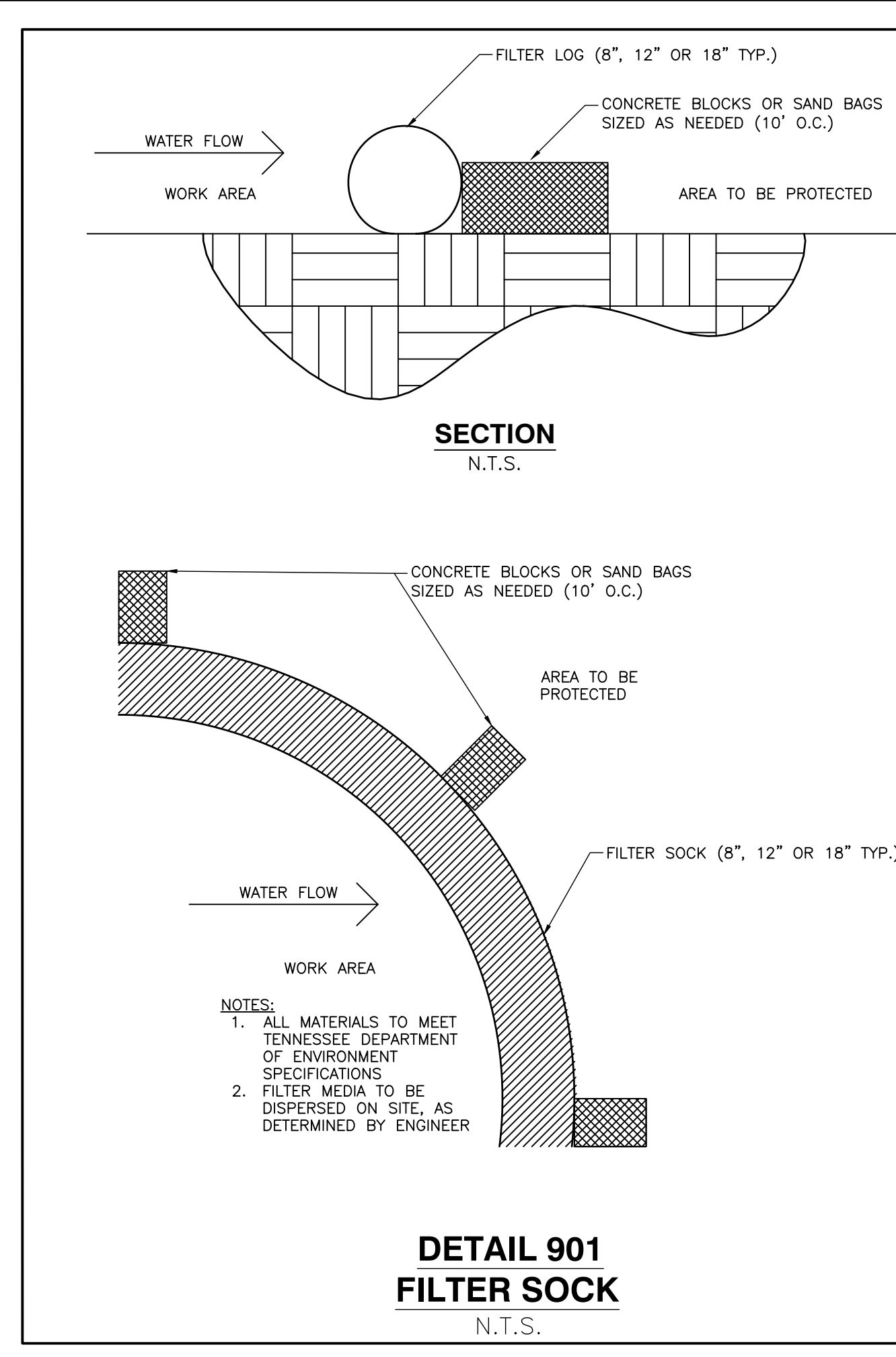
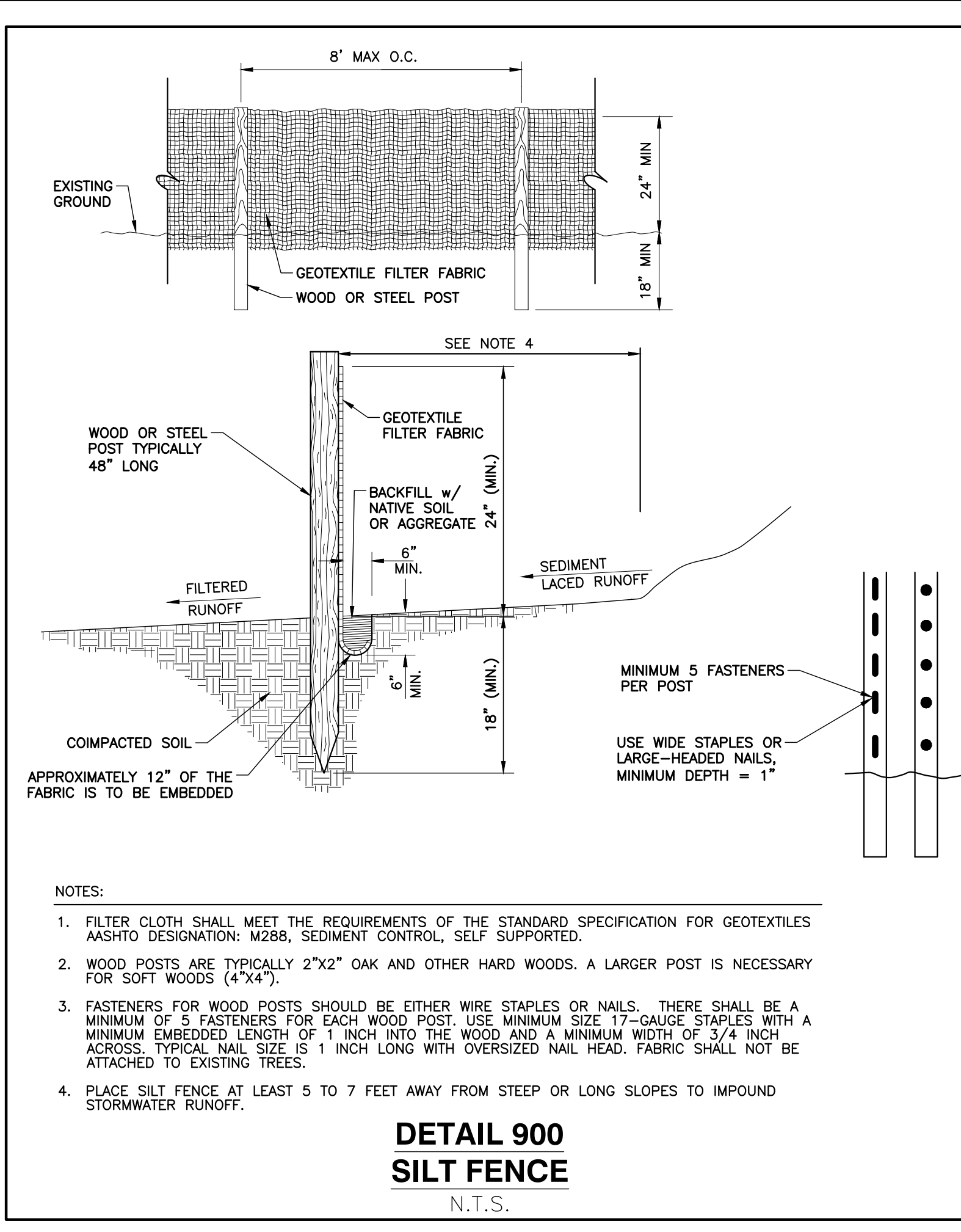
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Drawing:  
 FINAL EPSC PLAN  
 Project Issue Date: 06.30.2023  
 Project Status: Design Development

**C902**



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**PERMANENT SEEDING MIXTURES**

SEEDING DATES	GRASS SEED	PERCENTAGES
FEBRUARY 1 TO JULY 1	KENTUCKY 31 FESCUE	88%
	ENGLISH RYE	12%
JUNE 1 TO AUGUST 15	KENTUCKY 31 FESCUE	60%
	ENGLISH RYE	25%
AUGUST 1 TO DECEMBER 1	GERMAN MILLET	15%
	KENTUCKY 31 FESCUE	70%
DECEMBER 1 TO FEBRUARY 1	ENGLISH RYE	20%
	WHITE CLOVER	10%
DECEMBER 1 TO FEBRUARY 1	KENTUCKY 31 FESCUE	83%
	ENGLISH RYE	17%

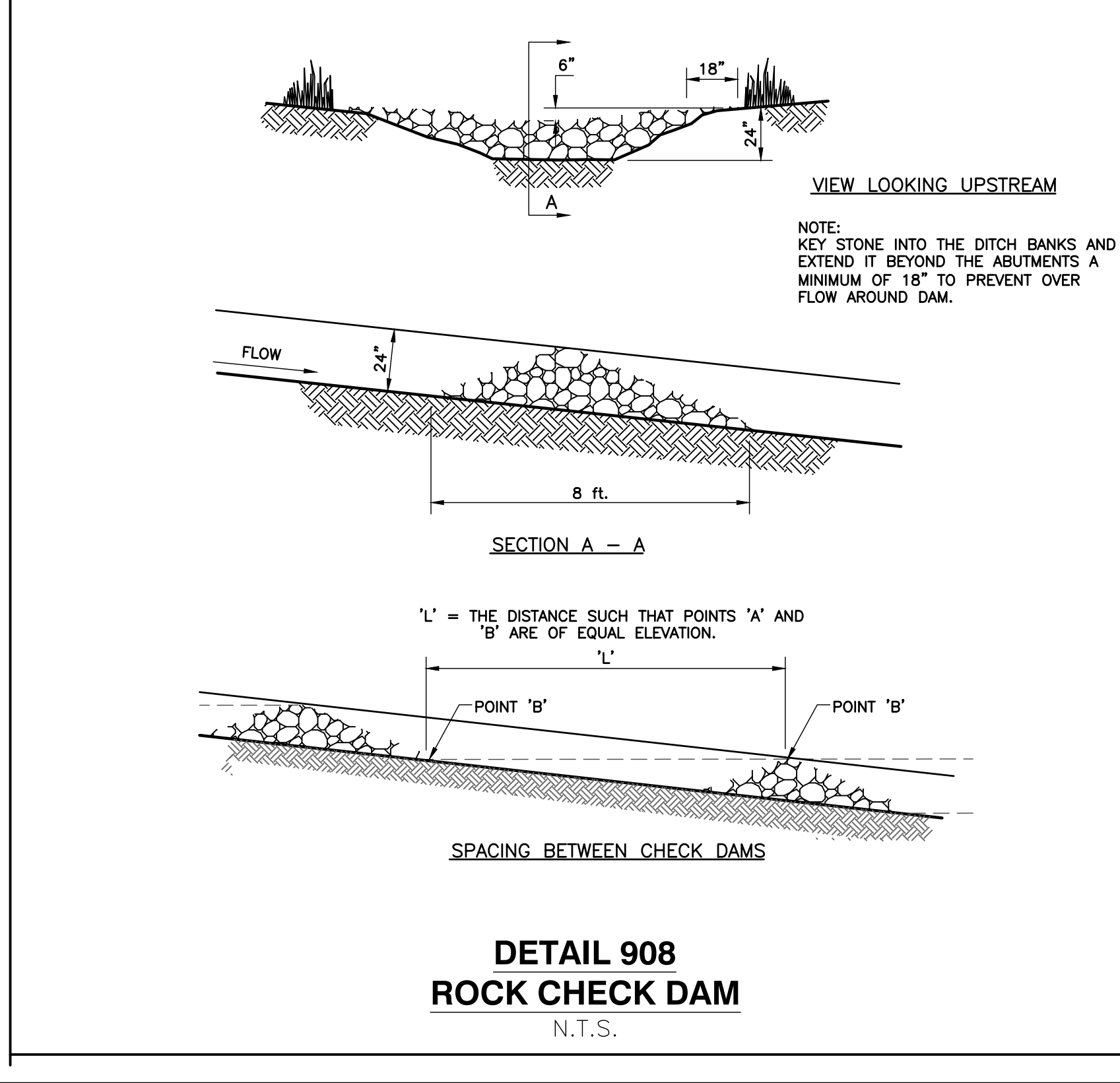
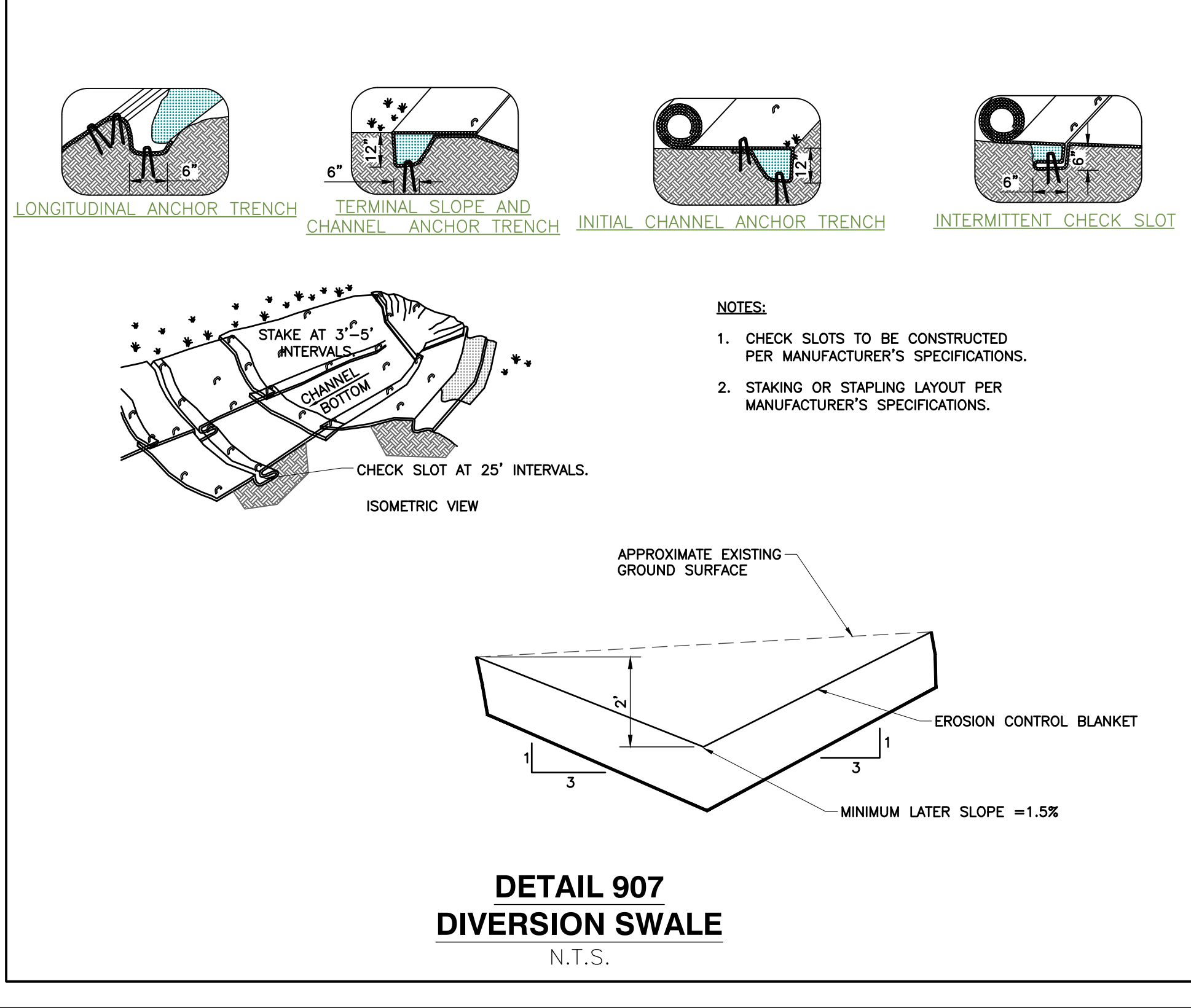
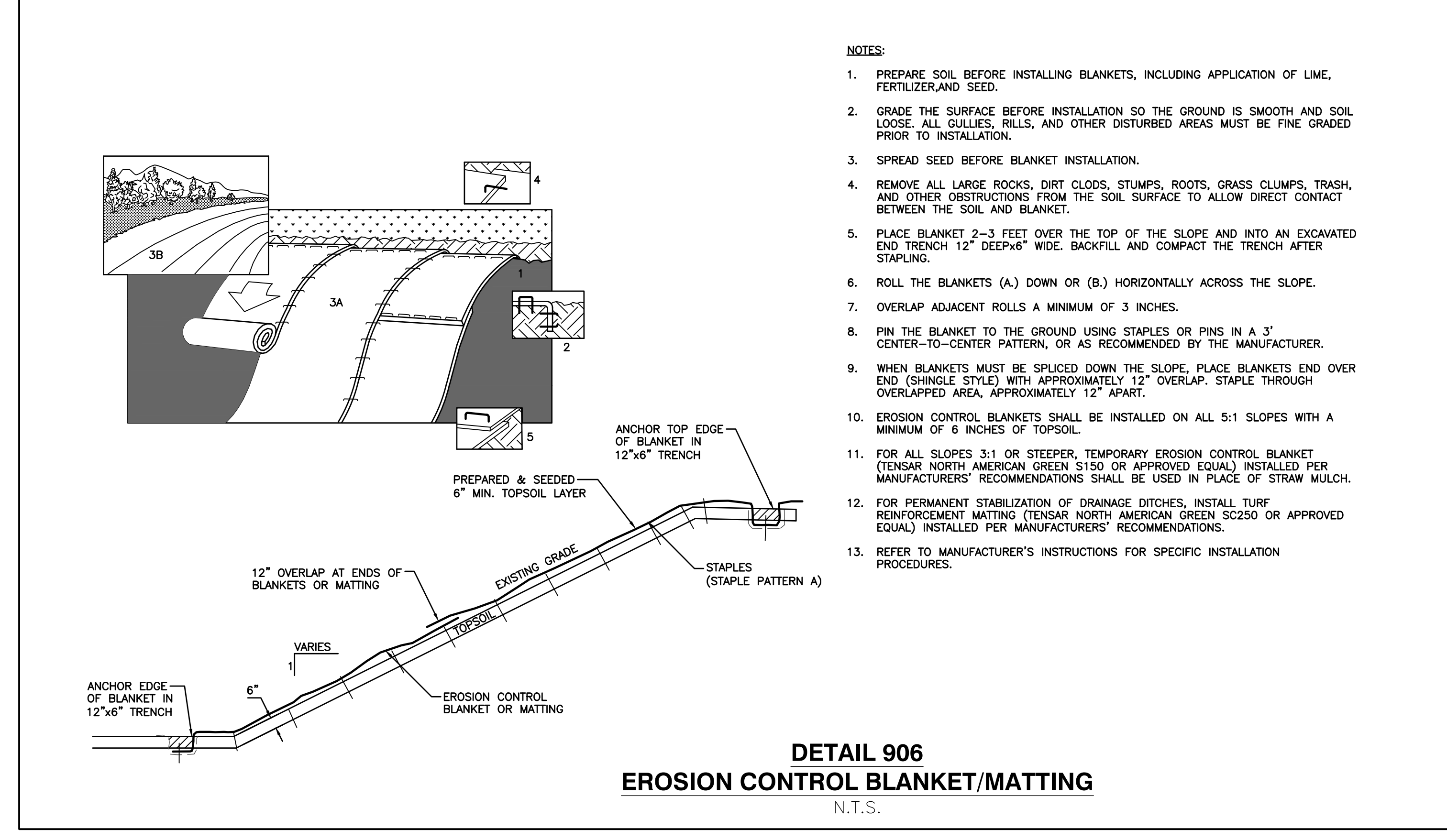
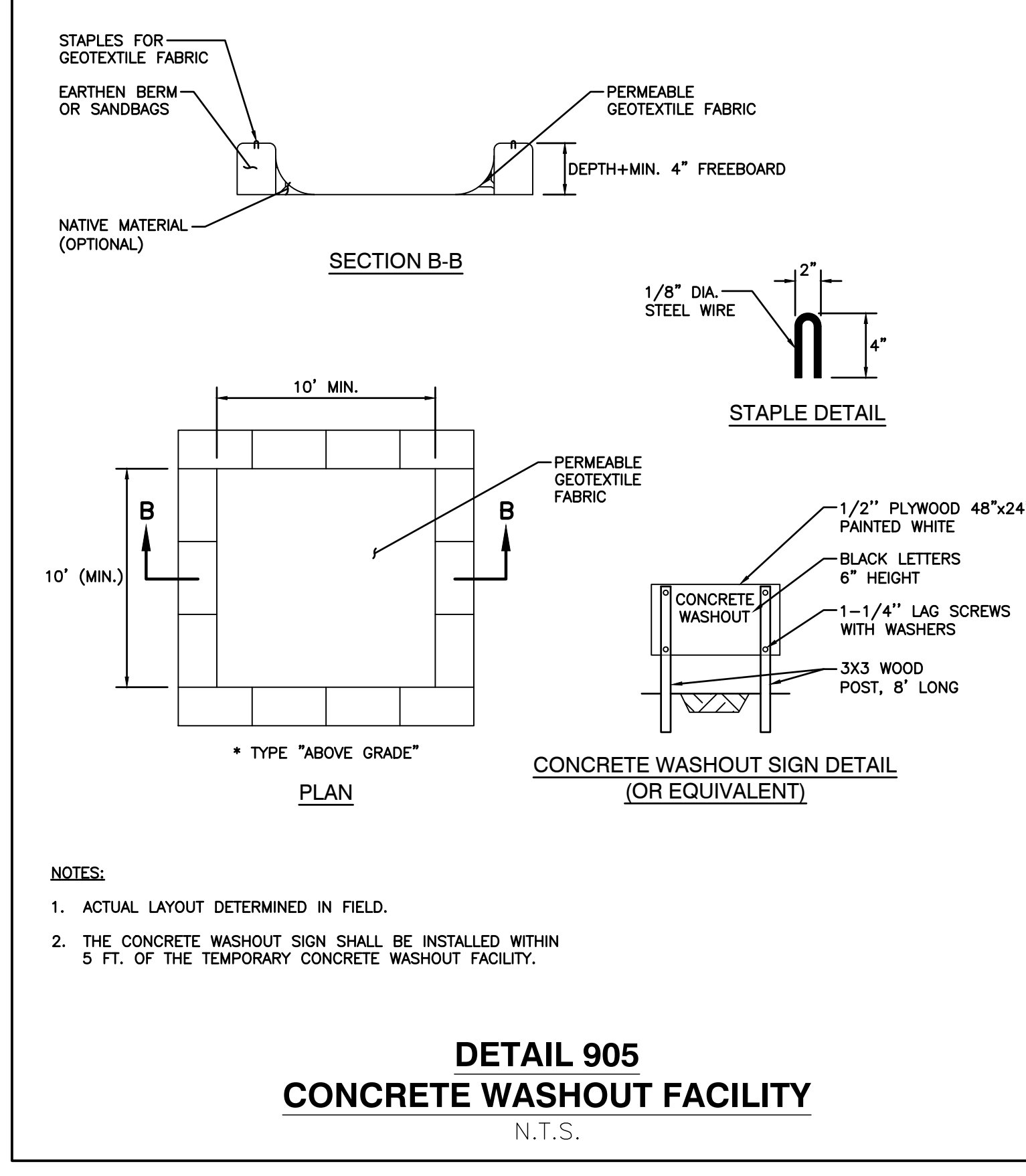
SOURCE: TDOT STANDARDS SPECIFICATIONS

**TEMPORARY SEEDING MIXTURES**

SEEDING DATES	GRASS SEED	PERCENTAGES
JANUARY 1 TO MAY 1	ITALIAN RYE	50%
	SUMMER OATS	50%
MAY 1 TO JULY 15	SUDAN-SORGHUM	100%
	STARR MILLET	100%
JULY 15 TO JANUARY 1	BALBOA RYE	67%
	ITALIAN RYE	33%

SOURCE: TDOT STANDARDS SPECIFICATIONS

**DETAIL 904 SEEDING SCHEDULE**  
N.T.S.



- EROSION AND SEDIMENT CONTROL NOTES:**
- A SPECIFIC INDIVIDUAL SHALL BE DESIGNATED TO BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS ON PROJECT SITE. THIS INDIVIDUAL MUST HAVE COMPLETED THE "FUNDAMENTALS OF EROSION PREVENTION AND SEDIMENT CONTROL" COURSE OR AN EQUIVALENT COURSE.
  - REFER TO THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK FOR DESIGN CRITERIA AND GUIDELINES FOR EROSION CONTROL MEASURES.
  - CLEARING AND GRUBBING MUST BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION.
  - CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF CLEARED SURFACE AREA.
  - CONSTRUCTION STAGING AND PHASING IS CRITICAL TO REDUCING SEDIMENT RUNOFF FROM SITE.
  - EROSION CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN, AND MUST BE PROPERLY CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
  - ALL EROSION CONTROL MEASURES SHALL BE CHECKED TWICE WEEKLY AND AFTER EACH RAINFALL. CHECK DAILY DURING PROLONGED RAINFALL.
  - CONSTRUCTION DEBRIS MUST BE KEPT FROM ENTERING THE STORM MANAGEMENT SYSTEM.
  - STOCKPILED SOIL SHALL BE PROTECTED AND LOCATED FAR ENOUGH FROM STREAMS AND DRAINAGEWAYS SO THAT RUNOFF CANNOT CARRY SEDIMENT DOWNSTREAM.
  - VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 10 CALENDAR DAYS PRIOR TO GRADING.
  - TEMPORARY SOIL STABILIZATION WITH APPROPRIATE ANNUAL VEGETATION IS REQUIRED WHEN GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND ON SOIL STOCKPILES.
  - PERMANENT SOIL STABILIZATION WITH PERENNIAL VEGETATION IS REQUIRED WHEN GRADING OPERATIONS ARE COMPLETE AND/OR CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. CONTRACTOR SHALL INSPECT THE SITE PERIODICALLY TO REPAIR AND RE-ESTABLISH VEGETATION TO DAMAGED AREAS.
  - STAKED AND ENTRENCHED SILT FENCE MUST BE INSTALLED ALONG THE BASE OF ALL FILLS AND CUTS, ON THE DOWNHILL SIDES OF STOCKPILED SOIL, AND ALONG STREAM BANKS IN CLEARED AREAS TO PREVENT EROSION INTO STREAMS. SILT FENCE MAY BE REMOVED AT THE BEGINNING OF THE WORK DAY, BUT MUST BE REPLACED AT THE END OF THE WORK DAY OR PRIOR TO FORECASTING RAIN EVENTS.
  - WHERE APPROPRIATE, SURFACE WATER FLOWING TOWARD CONSTRUCTION AREA SHALL BE DIVERTED AROUND THE CONSTRUCTION AREA USING DIKES, TO REDUCE EROSION POTENTIAL.
  - ALL ROCK SHALL BE CLEAN, HARD ROCK CONTAINING NO SAND, DUST, OR ORGANIC MATERIAL.
  - CONTRACTOR SHALL MAINTAIN SILT FENCES AND OTHER EROSION CONTROL DEVICES FOR THE DURATION OF THE PROJECT, TO ENSURE EFFECTIVENESS, UNTIL ACCEPTED BY THE OWNER, AT NO ADDITIONAL EXPENSE TO THE OWNER. IF CONSTRUCTION ACTIVITIES CEASE DUE TO WEATHER RELATED CAUSES, THEN THE CONTRACTOR WILL ENSURE THAT THE SITE IS PROPERLY STABILIZED AND ALL EROSION CONTROL DEVICES ARE MAINTAINED AND FUNCTIONAL DURING THOSE PERIODS OF INACTIVITY.
  - CONSTRUCTION EXIT - CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION EXIT PRIOR TO ANY EARTHWORK OPERATIONS. CONSTRUCTION EXIT SHALL BE LOCATED AS SHOWN. CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD TO ADJACENT RIGHTS-OF-WAYS. ALL MATERIAL SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES OR SITE ONTO ADJACENT ROADWAYS SHALL BE REMOVED IMMEDIATELY FROM THE ROADWAY.
  - CONTRACTOR IS RESPONSIBLE FOR CLEANING OUT AND PROPER DISPOSAL OF ALL DEBRIS WITHIN THE STORM DRAINAGE STRUCTURES, INCLUDING SILT FROM FLUMES, PIPES, ECT., PRIOR TO COMPLETION OF THE PROJECT.
  - MEASURES SHOWN FOR SEDIMENT AND EROSION CONTROL REPRESENT THE MINIMUM ANTICIPATED. ADDITIONAL PROTECTION SHALL BE PROVIDED AS NECESSARY THAT WILL PREVENT SEDIMENT FROM LEAVING THE SITE DUE TO UNFORESEEN CONDITIONS OR ACCIDENTS.
  - THE GRADING CONTRACTOR AND BUILDING CONTRACTOR WILL REFRAIN FROM DOING ANY WORK OUTSIDE OF THE DELINEATED LIMITS OF DISTURBANCE.
  - ROADS SHALL BE STABILIZED BY APPLYING STONE ONCE SUBGRADE ELEVATION IS ACHIEVED.
  - ALL SILT FENCE IS TO BE TYPE A EXCEPT WHERE SPECIFIED DIFFERENTLY.
  - EROSION CONTROL MATTING TO BE JUTE MESH(OR APPROVED EQUAL) AND INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
  - SPILLS TO BE REPORTED PER KNOX COUNTY SPILL REPORTING GUIDELINES.

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No: Date: Revision:

Client Contact: JAMES HATFIELD  
865-403-1169



SGS Contact: Julia Grissett  
SGS Project Number: 55512.12

**WESTERN HEIGHTS PHASE 1**  
Building Name  
Project Address

Smith Gee Studio, LLC  
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Nashville, TN 37208

**PRELIMINARY NOT FOR CONSTRUCTION**

Drawing: EPSC DETAILS

Project Issue Date: 06.30.2023  
Project Status: Design Development

**C903**

**ABBREVIATIONS**

+ X.XX	PROPOSED SPOT GRADE
+ TW	TOP OF WALL
+ BW	BOTTOM OF WALL
+ TS	TOP OF STEP
+ BS	BOTTOM OF STEP
+ TC	TOP OF CURB
+ BC	BOTTOM OF CURB
TD	TOP OF DRAIN
FFE	FINISH FLOOR ELEVATION
LA	LANDSCAPE AREA
REF	REFERENCE
SPEC	SPECIFICATIONS

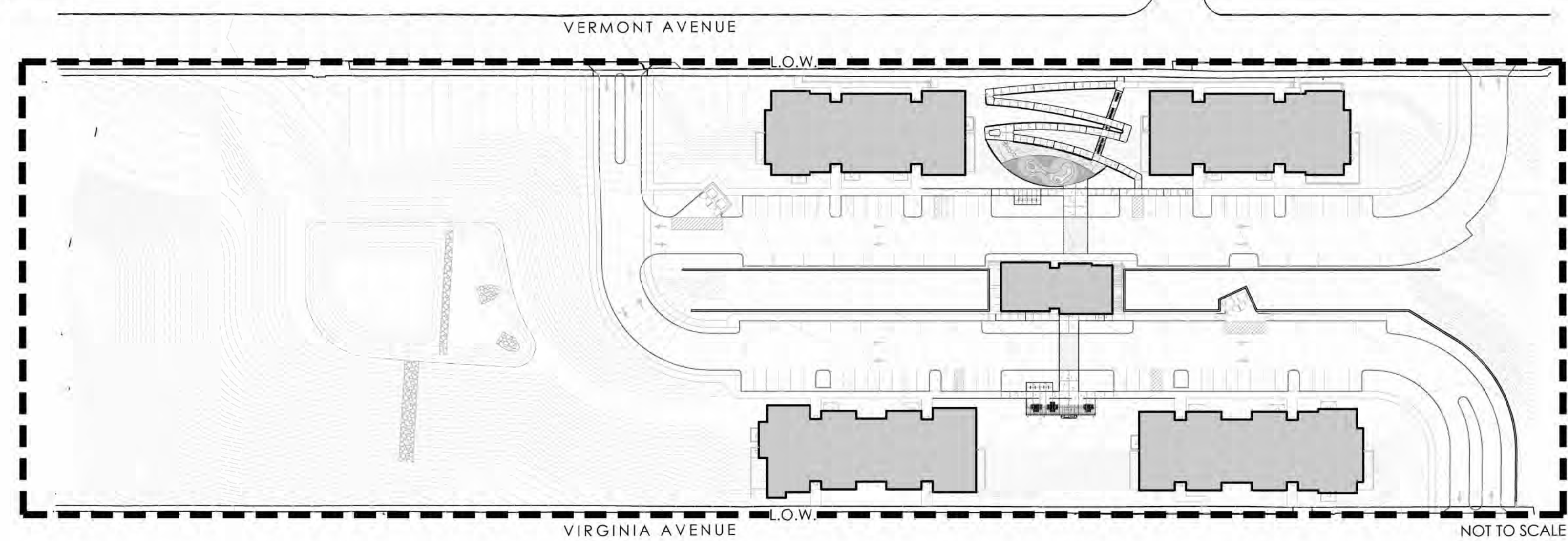
**SYMBOLS LEGEND**

	LX.XX	MATCHLINE
	LX.XX	CENTERLINE
	L.O.W.	LIMIT OF WORK
	CALLOUT	CALLOUT
	POB	POINT OF BEGINNING
	X LX.XX	PLAN ENLARGEMENT
	X LX.XX	SECTION
	X LX.XX	ELEVATION
	A	ALIGN

**LAYOUT NOTES**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS, GIVING NOTICES, AND PAYING FEES. THE CONTRACTOR SHALL COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING CODES AND ORDINANCES RELATING TO THIS CONSTRUCTION PROJECT.
2. IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. WHERE PLAN DETAILS DIFFER FROM CITY STANDARDS, THE LATTER SHALL BE SUBSTITUTED IF APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
4. WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES
5. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WORK.
6. PROVIDE VERTICAL EXPANSION JOINTS WHERE ALL PAVEMENT ABUTS WALLS OR OTHER VERTICAL SURFACES (TYP.).
7. PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT AND STAKED FOR REVIEW BY LANDSCAPE ARCHITECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR ANY DEMOLITION, ADJUSTMENTS OR RECONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION ACTIVITIES.
8. CONTRACTOR TO LAYOUT ALL **PROPOSED WALKS, STEPS, PAVERS, WALLS, FENCING, HANDRAILS AND LIGHTING** AND RECEIVE LANDSCAPE ARCHITECTS APPROVAL PRIOR TO CONSTRUCTION.

**KEY MAP**



**GENERAL NOTES**

1. THIS PLAN IS FOR THE PURPOSE OF HORIZONTAL CONTROL (STAKING) OF CONSTRUCTION FEATURES NOT LOCATED BY THE CIVIL ENGINEERING AND ARCHITECTURAL DRAWINGS; AND FOR THE CONSTRUCTION REFERENCE OF SITE FEATURES.
2. EXISTING DRAWINGS & SITE VISITATION: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE, EXAMINE THE EXISTING CONDITIONS OF THE NEW CONSTRUCTION & DETERMINE TO THEIR SATISFACTION THE METHODS & PROCEDURE, REMOVAL & STORAGE OF MATERIALS, SEQUENCING OF OPERATIONS AND CONDITIONS WHICH AFFECT ITS WORK & PROBLEMS ATTENDANT HERETO.
3. THE CONTRACTOR BARES ALL RESPONSIBILITY FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, WALKS AND CURBS IN THE FIELD PRIOR TO CONSTRUCTION, ANY DAMAGE TO BEFORE MENTIONED INFRASTRUCTURE THAT ARE TO REMAIN SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER. HDLA ASSUMES NO RESPONSIBILITY FOR ANY NOT SHOWN ON PLANS.
4. ALL PROPOSED AND FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNERS SURVEY AND/OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
8. EASEMENTS, BUILDING SETBACKS, CURB AND GUTTER AND UNDERGROUND UTILITIES HAVE BEEN SUPPLIED TO HDLA BY THE PROJECT CIVIL ENGINEER. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
9. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION THROUGH SUBSTANTIAL COMPLETION - INCLUDING BUT NOT LIMITED TO HARDSCAPE, PLANTING, AND IRRIGATION.
10. COORDINATION: CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH OTHER SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH CONSTRUCTION OPERATIONS PER DESIGN.
11. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED BY HODGSON AND DOUGLAS ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTORS ARE TO BID THEIR OWN QUANTITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
12. NO SUBSTITUTIONS OF ANY MATERIALS SHALL BE ALLOWED WITHOUT WRITTEN CONSENT OF LANDSCAPE ARCHITECT.
13. MOCKUPS ARE REQUIRED FOR THIS PROJECT. REFER TO MOCK-UPS SECTION ON L0.01
14. CONTRACTOR TO REFERENCE SPECIFICATIONS FOR SPECIFIED TOPSOIL DEPTH AND MIX PROVIDED FOR ALL PROPOSED PLANTING AREAS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.

**MATERIAL NOTES**

**PAVING NOTES:**

1. STRUCTURAL: REFER TO GEOTECHNICAL REPORT BY <insert name>, (DATED xx/xx/xx) FOR ALL PEDESTRIAN PAVING THICKNESS, REINFORCEMENT, AND PREPARATION OF SUBBASE AND SUBGRADE MATERIALS
2. COORDINATION: REFER TO CIVIL PLANS FOR ALL VEHICULAR PAVING DETAILS. VEHICULAR PAVING SHOWN IN LANDSCAPE PACKAGE IS ONLY FOR AESTHETIC AND JOINTING PURPOSES
3. COORDINATION: WHERE SIDEWALK ABUTS CURB REFER TO CIVIL ENGINEER'S PLANS FOR INTEGRAL WALK/CURB DETAIL
4. COORDINATION: COORDINATE INSTALLATION OF SLEEVES, VAULT COVERS, ETC. W/ OTHER TRADES PRIOR TO POURING PAVING
5. COORDINATION: VERIFY LAYOUT OF PAVING LIMITS WITH OWNER PRIOR TO BEGINNING WORK
6. ADA DESIGN REQUIREMENTS: JOINTING & FINISHING TO MEET ADA REQUIREMENTS FOR SLIP RESISTANCE & JOINT WIDTH (3/16" MAX.) - 0.6 SLIP RESISTANCE COEFFICIENT
7. DESIGN: ALL WALKS, HEADERS, & WALLS SHALL HAVE SMOOTH, TANGENT, CONTINUOUS CURVES UNLESS NOTED OTHERWISE
8. DESIGN: PAVING PATTERN TO BE CONTINUOUS BELOW ALL POTTERY, FIRE PITS, AND FURNITURE (TYPICAL)
9. DESIGN: MINIMUM PAVER SIZE TO BE 1/2 OF SPECIFIED PAVER SIZE. NO SLIVERS WILL BE ACCEPTED
10. DESIGN: CONCRETE PAVING JOINTS INCLUDE THREE JOINT TYPES - CONSTRUCTION, DOWELED CONSTRUCTION, AND EXPANSION - SEE CONSTRUCTION DETAILS IN L4.00 SERIES. PROVIDE DOWELED CONSTRUCTION JOINTS BETWEEN DIFFERENT PAVING COLOR TYPES, CHANGES IN DIRECTION, END OF POUR OPERATIONS, OR WHERE SPECIFICALLY INDICATED ON PLANS.
11. MOCK-UP SUBMITTAL: CONTRACTOR SHALL MOCK-UP 4x4' SAMPLES OF ALL PAVING ON SITE AT LOCATION DETERMINED BY OWNER TO SHOW FINISH, COLOR, JOINTING, & INTERSECTION OF PATTERNS AS REQUESTED BY OWNER. ALL SAMPLES SHALL BE APPROVED BY OWNER
12. MOCK-UP SUBMITTAL: PAVING WORK TO MATCH OWNER APPROVED PAVING MOCK-UPS. WORK NOT MATCHING MAY BE REJECTED BY OWNER

**WALL NOTES:**

1. COORDINATION: REFER TO CIVIL ENGINEER'S GRADING PLAN FOR WALL HEIGHTS
2. COORDINATION: ALL FOOTING POURS (WALLS, FENCE, ETC) ARE TO BE REVIEWED AND COORDINATED WITH ADJACENT UTILITY LOCATIONS, TREE LOCATIONS, AND WHERE WALL FOOTINGS ARE ADJACENT EACH OTHER (MONOLITHIC POURS BETWEEN ADJACENT WALLS)
3. DESIGN: KEEP WALLS VERTICALLY PLUMB UNLESS OTHERWISE NOTED
4. DESIGN: TOP OF WALLS TO BE CONSISTENT ELEVATION (NOT SLOPED) UNLESS OTHERWISE NOTED, OVERALL WALL HEIGHTS MAY VARY SLIGHTLY BASED ON GRADING
5. SUBMITTAL: CONTRACTOR SHALL SUBMIT SAMPLES OF ALL WALLS TO SHOW MATERIALS, FINISH, COLOR, AND JOINTING. ALL SAMPLES SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE BEFORE CONSTRUCTION
6. SUBMITTAL: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WITH WALL LOCATION PLAN AND WALL DETAILS SHOWING DIMENSIONS, MATERIALS, AND STRUCTURAL INFORMATION - FOR REVIEW AND APPROVAL BY OWNER'S AUTHORIZED REPRESENTATIVE BEFORE CONSTRUCTION

**FENCE NOTES:**

1. COORDINATION: ALL FOOTING POURS (WALLS, FENCE, ETC) ARE TO BE REVIEWED AND COORDINATED WITH ADJACENT UTILITY LOCATIONS, TREE LOCATIONS, AND ADJACENT WALL FOOTINGS
2. DESIGN: HOLD TOPS OF FENCES LEVEL UNLESS NOTED OTHERWISE
3. DESIGN: CONTRACTOR TO PROVIDE OR APPLY FACTORY PRIMED SURFACE, 2 COATS EXTERIOR GRADE PAINT FOR ALL PAINTED STEEL
4. SUBMITTAL: CONTRACTOR SHALL SUBMIT FENCE/GATE/TRELLIS COLOR AND FINISH SAMPLE FOR REVIEW AND APPROVAL PRIOR TO APPLICATION
7. SUBMITTAL: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WITH FENCE / GATE LOCATION PLAN AND DETAILS SHOWING DIMENSIONS, MATERIALS, AND STRUCTURAL INFORMATION - FOR REVIEW AND APPROVAL BY OWNER'S AUTHORIZED REPRESENTATIVE BEFORE CONSTRUCTION

**UTILITY NOTES:**

1. COORDINATION: BEFORE INSTALLING ALL UNDERGROUND HARDSCAPE FEATURES (i.e. FENCE FOOTINGS, WALL FOOTINGS, AND SERVICE LINES) VERIFY ALL LOCATIONS OF EXISTING UTILITIES AND INSTALLED UTILITIES. COORDINATE CIVIL, STRUCTURAL, ELECTRICAL, ARCHITECTURAL, AND MECHANICAL PLANS WITH THIS LANDSCAPE PACKAGE
2. COORDINATION: CIVIL STRUCTURES (i.e. CATCH BASINS, MANHOLES, LIFT STATIONS) ARE SHOWN FOR COORDINATION ONLY
3. COORDINATION: REFER TO CIVIL PLANS FOR GRADING AND DRAINAGE STRUCTURES BEFORE INSTALLATION OF WALKS, FOOTINGS, PLANTING, AND OTHER ITEMS
4. COORDINATION: ALL JUNCTION & VALVE BOXES SHALL BE IN PLANTING AREAS AS APPROVED BY OWNER. STAKE LOCATIONS BEFORE INSTALLATION FOR APPROVAL BY OWNER

**MATERIAL NOTES**

**GENERAL STEEL NOTES:**

1. NOTES APPLY TO ALL STEEL FENCE, HANDRAILS, GUARDRAILS, AND GATE NOTES
2. COLOR, FINISH, ETC. - REFER TO L0.01 MATERIALS LEGEND
3. ALL WELDS SHALL BE CONTINUOUS 1/8" FILLET WELDS. GRIND ALL WELDS SMOOTH. REMOVE ALL SPATTER AND SLAG
4. SHOP FABRICATE AND SHOP PAINT. PAINT ALL EXPOSED SURFACES TWO COATS RUST INHIBITIVE PRIMER, TWO COATS PAINT. REFER TO MATERIALS LEGEND FOR COLOR AND FINISH
5. TEST FOOTING PITS FOR PERCOLATION PRIOR TO POURING. IF STANDING WATER, PROVIDE GRAVEL BELOW POST
6. COORDINATION  
-FENCE AND GATE FOOTING POURS ARE TO BE REVIEWED AND COORDINATED WITH ADJACENT FLATWORK, UTILITY LOCATIONS, TREE LOCATIONS, BUILDING WALLS, AND ADJACENT WALL FOOTINGS  
-CONCEAL CONDUIT, WIRE AND ALL HARDWARE FOR PROXIMITY CARD READERS AND LIGHT FIXTURES. NO CONDUIT OR WIRE SHALL BE VISIBLE & ACCESSIBLE. REFER TO ELECTRICAL ENGINEER'S PLANS FOR PROPOSED POWER AND LIGHTING ELEMENTS
7. SUBMITTAL  
-CONTRACTOR TO SUBMIT COMPLETE SHOP DRAWINGS OF FENCE AND GATE LAYOUT AND HARDWARE FOR OWNER'S REVIEW AND APPROVAL PRIOR TO FABRICATION  
-CONTRACTOR TO SUBMIT SAMPLE OF PAINTED, FINISHED STEEL AND MESH
8. GUARDRAIL NOT NEEDED WHERE GRADES ARE LESS THAN 30" IN HEIGHT.  
A. SUBMITTAL - CONTRACTOR TO SUBMIT COMPLETE SHOP DRAWINGS FOR OWNER'S REVIEW AND APPROVAL PRIOR TO FABRICATION

**GENERAL OUTDOOR KITCHEN AND GRILL NOTES:**

1. GRILL MANUFACTURER, COUNTER TOP, COLOR, FINISH, ETC. - REFER TO L0.01
2. COUNTERTOP - REFER TO COUNTERTOP MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS FOR INSTALLATION OF COUNTERTOP
3. COUNTERTOP - PROVIDE SEAMS IN THE COUNTERTOP WHERE RECOMMENDED BY THE MANUFACTURER. USE MANUFACTURER APPROVED EXTERIOR RATED EPOXY (MASTIDEX OR EQUAL) WITH COLOR TO MATCH COUNTERTOP
4. GRILL - ALLOW MINIMUM REQUIRED CLEARANCE AT COUNTERTOP AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS. COORDINATE BBQ INSTALLATION WITH COUNTERTOP MANUFACTURER'S SPECIFICATIONS.
5. GRILL - PROVIDE AN INTEGRATED ELECTRICAL TIMER FOR THE STARTER WITH AN AUTOMATIC SHUT-OFF. ALL GRILL TIMER OR SHUT OFF DEVICES TO BE ADA ACCESSIBLE WITHOUT REQUIRING PINCHING TO OPERATE.
6. OPENINGS WITHIN COUNTER - CONTINUE CONCRETE PAVING (MATCH ADJACENT) WITHIN OPENINGS FOR ADA PREP AREA.
7. COORDINATION:  
-REFER TO ELECTRICAL ENGINEER'S PLANS FOR POWER REQUIREMENTS AT GRILL, GFCI OUTLET  
-REFER TO MECHANICAL ENGINEER'S PLANS FOR PROPANE REQUIREMENTS  
-CONCEAL WIRE AND ALL HARDWARE FOR LIGHT FIXTURES. NO TRANSFORMERS, HARDWARE, CONDUIT OR WIRE SHALL BE VISIBLE AND ACCESSIBLE
8. SUBMITTAL:  
-CONTRACTOR SHALL PROVIDE SAMPLES OF COUNTERTOP, GROUT COLOR, AND DETAILED SHOP DRAWINGS OF COUNTERTOP FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.  
-CONTRACTOR SHALL PROVIDE CUTSHEETS OF CABINETRY, GRILL, COUNTERTOP, ETC.



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No: Date: Revision:

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SGS Contact: Contact Name  
SGS Project Number: 5551212

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BRINSHORE



WESTERN HEIGHTS  
PHASE 1

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**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

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Drawing: GENERAL NOTES AND LEGEND

06/30/2023

100% DESIGN DEVELOPMENT

L0.00



## MOCK-UPS

CONTRACTOR SHALL PREPARE/ PROVIDE 4x4 SQUARE MOCK-UP'S FOR REVIEW BY LANDSCAPE ARCHITECT FOR THE FOLLOWING ITEMS:  
-CONCRETE TO INCLUDE COLOR, FINISH, SAWCUT, AND EXPANSION JOINTS  
-PAVERS TO INCLUDE COLOR, FINISH, PATTERN, SAND SWEEP JOINTS

- (P-2) DECOMPOSED GRANITE
- (P-1) CONCRETE PAVER
- (C-1) CONCRETE PAVING

## ENG. SHOP DWGS AND SUBMITTALS

CONTRACTOR SHALL PREPARE/ PROVIDE SHOP DRAWINGS AND/OR PRODUCT CUT SHEETS FOR REVIEW BY LANDSCAPE ARCHITECT FOR THE FOLLOWING ITEMS:

- JOINTING PATTERN FOR (C-3) CONCRETE WALLS
- (M-2) STEEL HANDRAIL

## SAMPLES

CONTRACTOR SHALL PREPARE/ PROVIDE SAMPLES FOR REVIEW BY LANDSCAPE ARCHITECT FOR THE FOLLOWING ITEMS:

- (S-1) LANDSCAPE STONE
- (S-2) BRICK VENEER
- (S-3) COUNTERTOP
- (X-1) PLAYGROUND SURFACING
- (X-2) PLAYGROUND TURF

## COORDINATION ITEMS

CONTRACTOR TO REVIEW PROPOSED HARDSCAPE ITEMS IN LEGEND AND IDENTIFY WHICH ITEMS OVERLAP IN SCOPE BETWEEN THESE PLANS AND OTHER DISCIPLINES. IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE PLANS IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

- ELECTRIC SERVICE TO FIGHT FIXTURES
- DRAIN ROUTING

## MATERIAL LEGEND

### CONCRETE

**(C-1) CONCRETE PAVING**  
COLOR: STANDARD GRAY  
FINISH: LIGHT BROOM  
NOTE: EXPANSION JOINTING: 30' O.C. MAX. (TYP.); REF. PLANS, 3/8" FIBERBOARD EXPANSION JOINT; CAULK TO MATCH CONCRETE (TYP.); CONTROL JOINTING; REF. LAYOUT PLANS; SAWCUT 1/4 DEPTH OF CONCRETE (TYP.); SIZE: 4" THICK (PEDESTRIAN)

**(C-2) CONCRETE STAIRS**  
COLOR: STANDARD GRAY  
FINISH: MATCH ADJACENT CONCRETE  
EXPANSION JOINTING: 30' O.C. MAX. (TYP.); REF. PLANS, 3/8" FIBERBOARD EXP. JOINT, CAULK TO MATCH CONCRETE (SUBMIT SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT).  
CONTROL JOINTING; REF. PLANS FOR LAYOUT; SAWCUT 1/3 DEPTH OF CONCRETE.  
NOTE: REFER TO GRADING PLANS FOR EXACT NUMBER OF RISERS

**(C-3) CONCRETE WALL**  
COLOR: NATURAL GRAY  
FINISH: ARCHITECTURAL CONCRETE, WITH INTERNAL VIBRATION  
EXPANSION JOINTING: 30' O.C. MAX. (TYP.);  
REF. PLANS, 3/8" FIBER BOARD EXPANSION JOINT, CAULK TO MATCH CONCRETE (TYP.)  
CONTROL JOINT; REF. LAYOUT PLANS; SAWCUT 1/4" DEPTH OF CONCRETE (TYP.)

**(C-4) STAMPED CONCRETE**  
COLOR: DAVIS COLORS BRICK RED 140  
FINISH: RUNNING BOND USED BRICK, FM-S100 S/O  
EXPANSION JOINTING: 30' O.C. MAX. (TYP.);  
REF. PLANS, 3/8" FIBER BOARD EXPANSION JOINT, CAULK TO MATCH CONCRETE (TYP.)  
CONTROL JOINT; REF. LAYOUT PLANS; SAWCUT 1/4" DEPTH OF CONCRETE (TYP.)

### STONE

**(S-1) LANDSCAPE STONE**  
TYPE: MEXICAN BEACH PEBBLES  
COLOR: GRAY  
SIZE: 2" - 4"  
SUPPLIER: THE ROCK PLACE

**(S-2) BRICK VENEER**  
MANUFACTURER: MATCH ARCHITECTURE  
MODEL: MATCH ARCHITECTURE  
COLOR: MATCH ARCHITECTURE

**(S-3) COUNTERTOP**  
MATERIAL: VICOSTONE  
SIZE: REF. DETAILS  
COLOR: CONCRETE BQ8860  
FINISH: HONED  
SUPPLIER: TRITONSTONE OR APPROVED EQUAL;  
SUBMIT SAMPLE OF PROPOSED STONE FOR APPROVAL

### METAL

**(M-1) STEEL EDGING**  
MANUFACTURER: PERMALOC  
MODEL: CLEARLINE  
SIZE: 3/16" x 5.5"  
COLOR: BLACK  
INSTALLATION: REF. DETAILS

**(M-2) STEEL HANDRAIL**  
MANUFACTURER: LOCAL FABRICATOR  
FSIZE: REF. DETAILS  
COLOR: BLACK  
INSTALLATION: REF. DETAIL

**(M-3) ALUMINUM GUARDRAIL**  
MANUFACTURER: AMERISTAR  
MODEL: TECHNO II - MAJESTIC 2 RAIL  
MATERIAL: ALUMINUM  
HEIGHT: 48"  
COLOR: BLACK  
INSTALLATION: REF. DETAIL

### DRAINS

**(D-1) AREA DRAIN**  
MANUFACTURER: NYLOPLAST  
MODEL: 12" DOME  
COLOR: BLACK  
INSTALLATION: REF. MANUFACTURER'S SPECS  
NOTE: REF. CIVIL ENGINEER DRAWINGS FOR ALL UNDERGROUND PIPE SIZES, ROUTING & SLOPES

### AMENITIES

**(A-1) TABLE**  
MANUFACTURER: FORMS+SURFACES  
MODEL: APEX TABLE ENSEMBLE  
MATERIAL: RECYCLED TEAK  
COLOR: ALUMINUM TEXTURE  
SIZE: 48" SQUARE  
PART NUMBERS: STAFK-08A/C  
INSTALLED: PER MANUFACTURERS RECOMMENDATION

**(A-2) BIKE RACK**  
MANUFACTURER: FORMS + SURFACES  
MODEL: ELEVEN BIKE RACK  
SIZE: 3.25"W x 24.75" x 34.5"H  
COLOR: BALCK TEXTURE  
INSTALLED: PER MANUFACTURERS RECOMMENDATION

**(A-3) GRILL**  
MANUFACTURER: BLAZE GRILLS  
MODEL: BLAZE 32 INCH 4-BURNER PROPANE GAS GRILL  
SKU: BLZ-4L2EMG-LP  
INSTALLED: PER MANUFACTURERS RECOMMENDATION  
NOTE: COORDINATE GAS SERVICE WITH MEP ENGINEER

**(A-4) DRINKING FOUNTAIN**  
MANUFACTURER: ELKAY  
MODEL: L444008 FREESTANDING TUBULAR ADA DRINKING FOUNTAIN WITH PET BOWL  
COLOR: BLACK  
INSTALLED: PER MANUFACTURERS RECOMMENDATION

**(A-5) OVERHEAD STRUCTURE**  
MANUFACTURER: POLIGON  
MODEL: 08115 - SINGLE COLUMN LINE FLAT SUSPENDED LANTILLA  
COLOR: BLACK  
INSTALLED: PER MANUFACTURERS RECOMMENDATION

### LIGHTING

NOTE: REFER TO ELECTRICAL ENGINEER'S PLANS FOR TECHNICAL INFORMATION, POWER, CALCULATIONS, ETC.

**NOTE: LIGHTING IS SHOWN FOR AESTHETIC AND LOCATION COORDINATION ONLY**

**(L-1) STREET LIGHT**  
MANUFACTURER: SGNIFY  
SERIES: PUREFORM LED AREA MEDIUM P26  
LUMINAIRE: TBD BY ELECTRICAL  
COLOR: BLACK  
COLOR TEMPERATURE: 3000K  
HEIGHT: REFERENCE ELECTRICAL

**(L-2) BOLLARD LIGHT**  
MANUFACTURER: FORMS + SURFACES  
MODEL: APTOS BOLLARD  
COLOR: BLACK  
COLOR TEMPERATURE: 3000K  
NOTE: INSTALL PER MANUFACTURERS RECOMMENDATION

**(L-3) PEDESTRIAN POLE LIGHT**  
MANUFACTURER: FORMS + SURFACES  
MODEL: 300VRS PEDESTRIAN LIGHT  
COLOR: BLACK  
COLOR TEMPERATURE: 3000K  
NOTE: INSTALL PER MANUFACTURERS RECOMMENDATION

### PLAYGROUND

**(X-1a) PLAYGROUND SURFACING**  
MANUFACTURER: SURFACE AMERICA  
MODEL: PLAYBOUND POURED-IN-PLACE PLAYGROUND SURFACING  
COLOR: LIGHT GRAY  
INSTALLED: PER MANUFACTURERS RECOMMENDATION

**(X-1b) PLAYGROUND SURFACING**  
MANUFACTURER: SURFACE AMERICA  
MODEL: PLAYBOUND POURED-IN-PLACE PLAYGROUND SURFACING  
COLOR: LIGHT GRAY  
INSTALLED: PER MANUFACTURERS RECOMMENDATION

**(X-1c) PLAYGROUND SURFACING**  
MANUFACTURER: SURFACE AMERICA  
MODEL: PLAYBOUND POURED-IN-PLACE PLAYGROUND SURFACING  
COLOR: LIGHT GRAY  
INSTALLED: PER MANUFACTURERS RECOMMENDATION

**(X-1d) PLAYGROUND SURFACING**  
MANUFACTURER: SURFACE AMERICA  
MODEL: PLAYBOUND POURED-IN-PLACE PLAYGROUND SURFACING  
COLOR: LIGHT GRAY  
INSTALLED: PER MANUFACTURERS RECOMMENDATION

**(X-2) PLAYGROUND TURF**  
MANUFACTURER: SYNLAWN  
MODEL: PLAY PLATINUM  
INSTALLED: PER MANUFACTURERS RECOMMENDATION

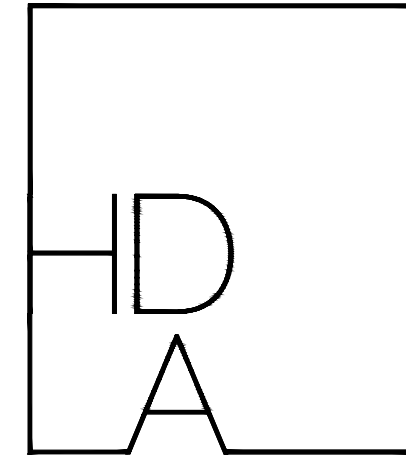
**(X-3) SWING**  
MANUFACTURER: LANDSCAPE STRUCTURES  
MODEL: OODLE SWING  
INSTALLED: PER MANUFACTURERS RECOMMENDATION

**(X-4) HILLSIDE SLIDE**  
MANUFACTURER: LANDSCAPE STRUCTURES  
MODEL: SLIDEWINDER  
INSTALLED: PER MANUFACTURERS RECOMMENDATION

**(X-5) ROPE CLIMBER**  
MANUFACTURER: LANDSCAPE STRUCTURES  
MODEL: ROPE FULL  
INSTALLED: PER MANUFACTURERS RECOMMENDATION

**(X-6) SINGLE HILL LOOP**  
MANUFACTURER: LANDSCAPE STRUCTURES  
MODEL: SINGLE HILL LOOP  
INSTALLED: PER MANUFACTURERS RECOMMENDATION

**(X-7) HILLSIDE CLIMBER**  
MANUFACTURER: LANDSCAPE STRUCTURES  
MODEL: CLIMBING SPHERE  
INSTALLED: PER MANUFACTURERS RECOMMENDATION



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SGS Contact: Contact Name  
SGS Project Number: 55512.12

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BRINSHORE



WESTERN HEIGHTS  
PHASE 1

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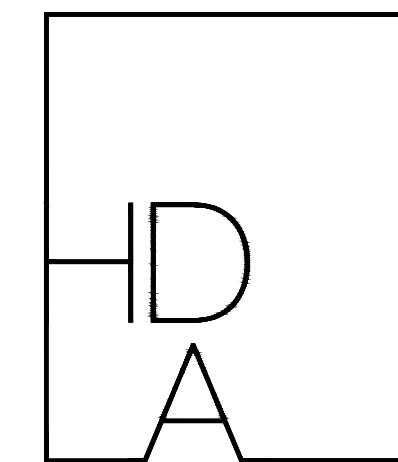
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MATERIALS  
NOTES AND  
LEGEND

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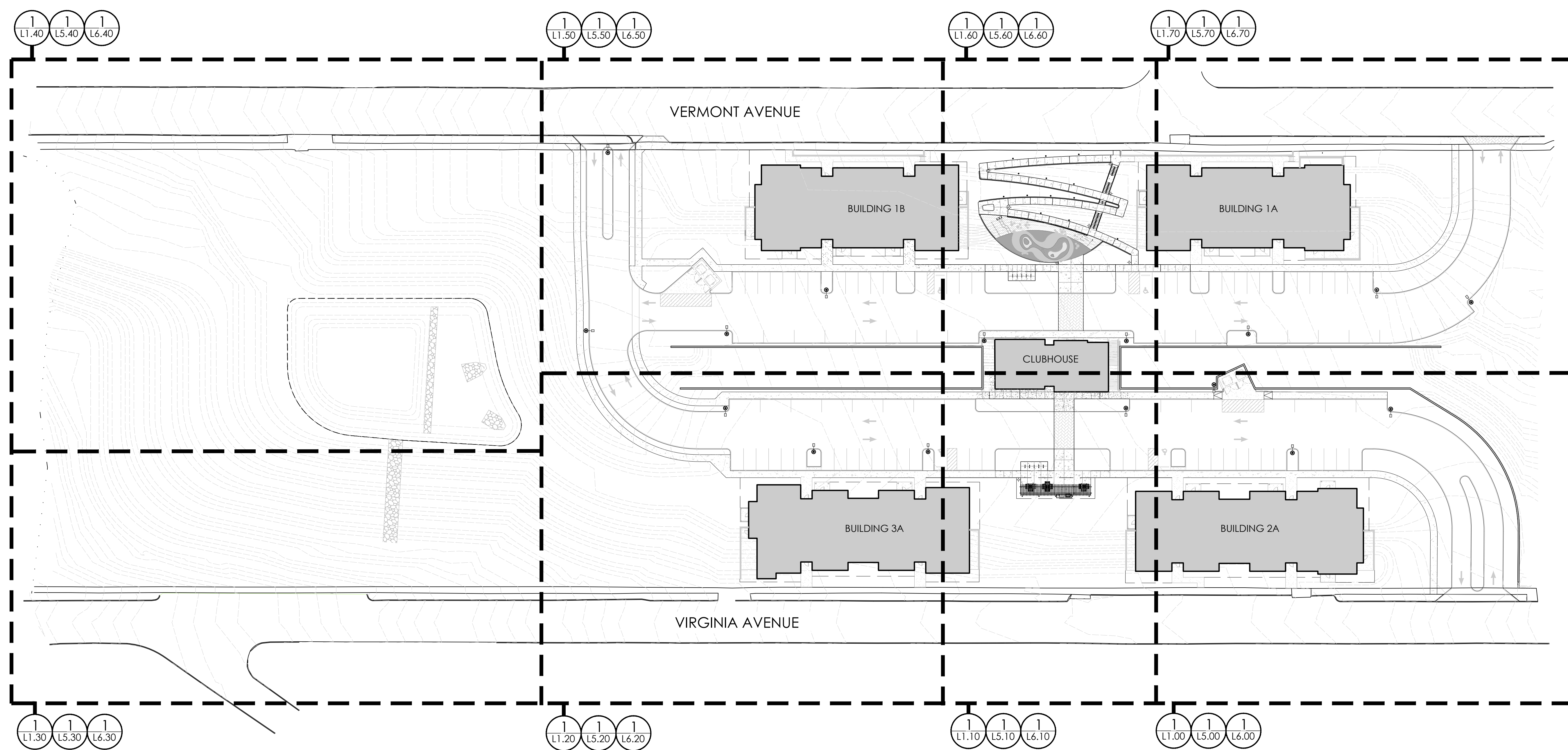
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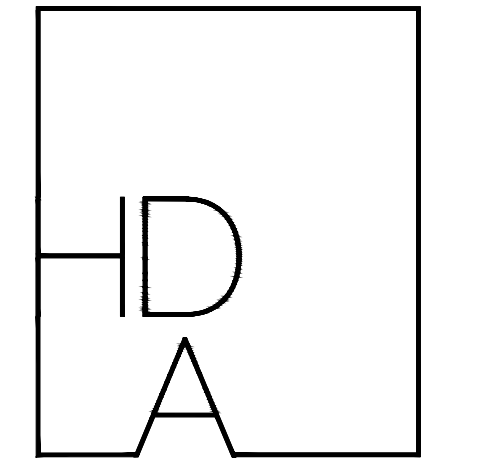
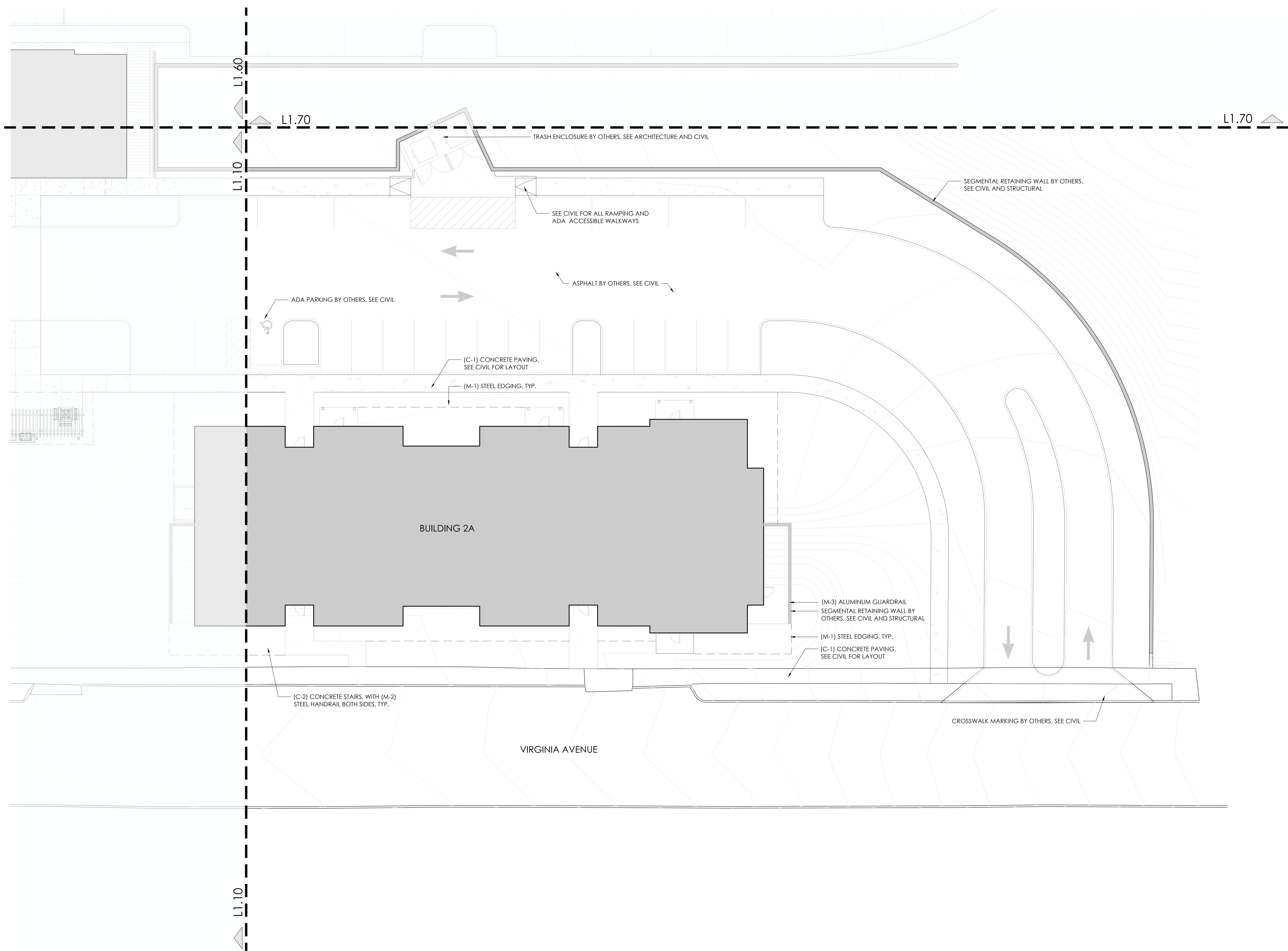
Drawing:  
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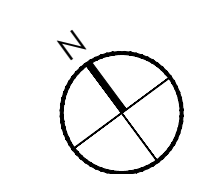
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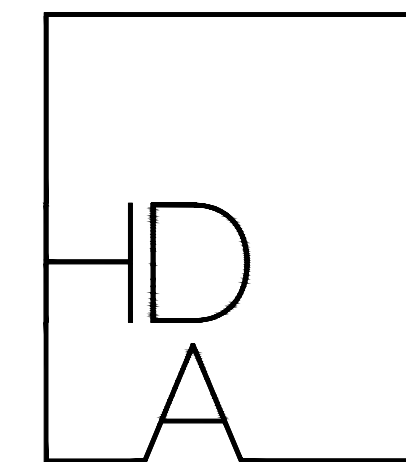
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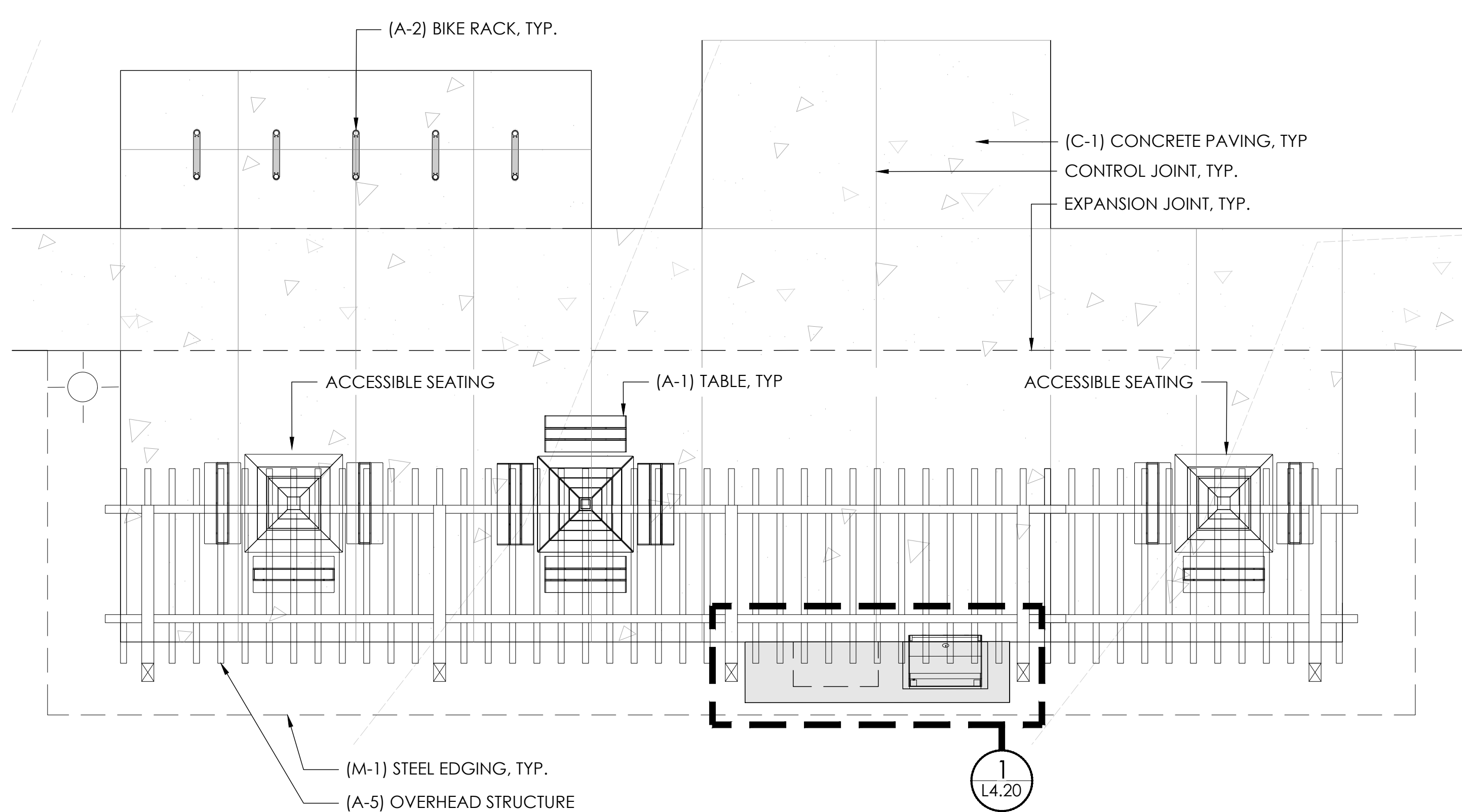
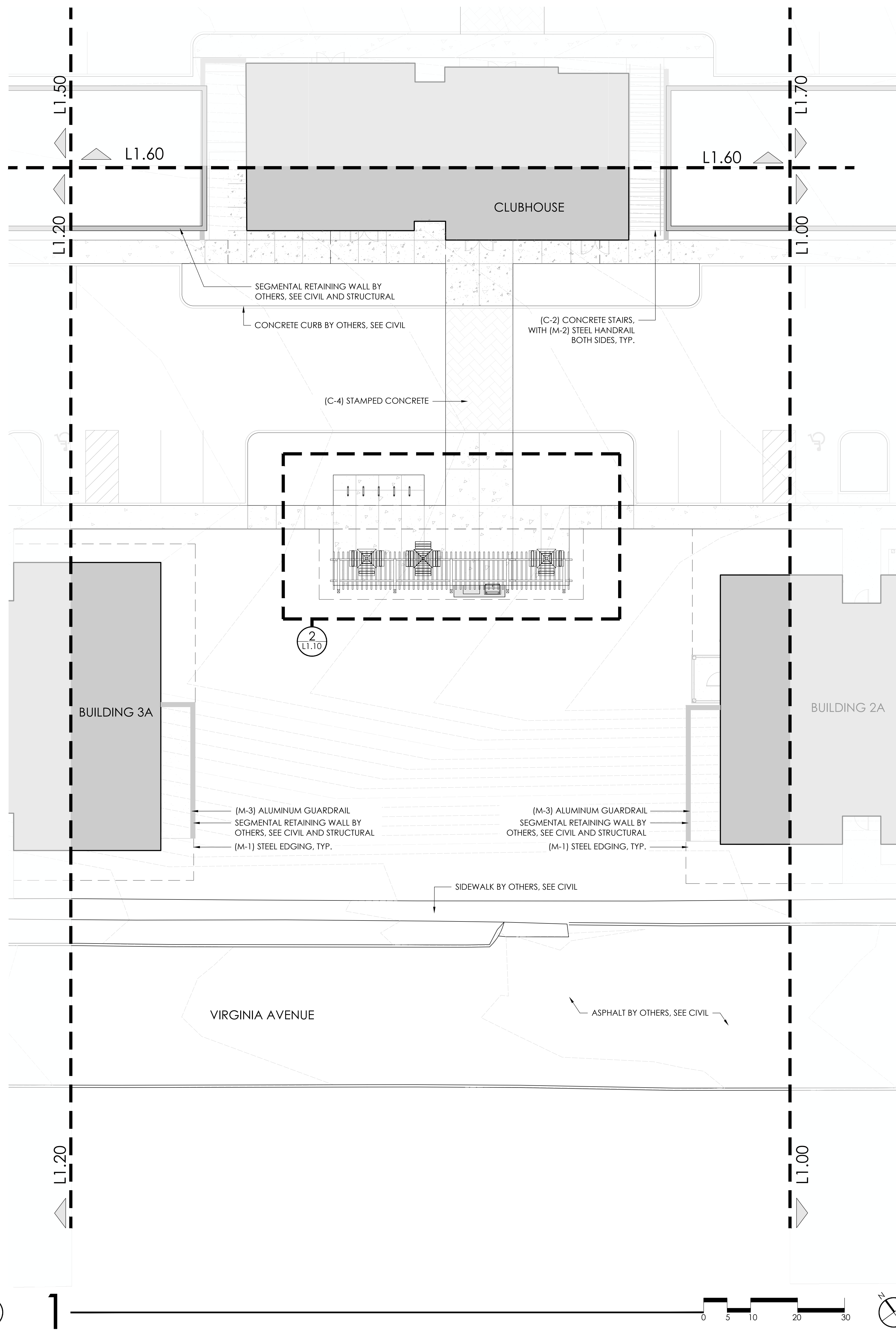
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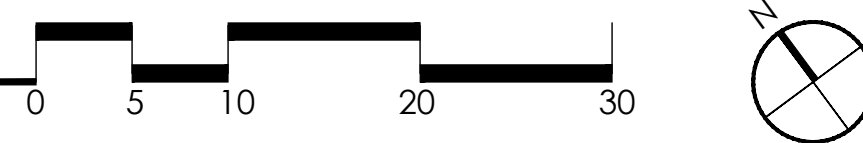
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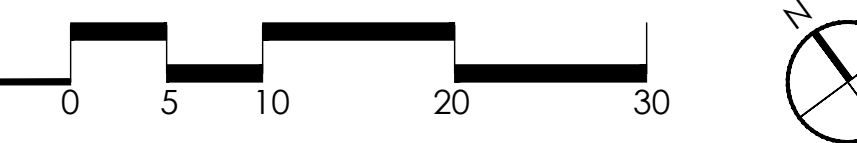
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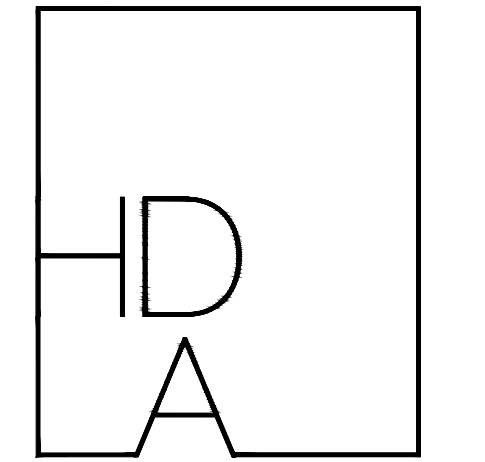
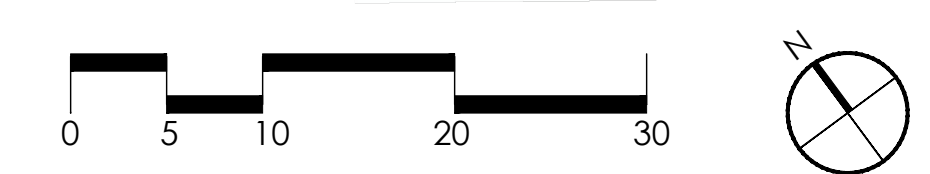
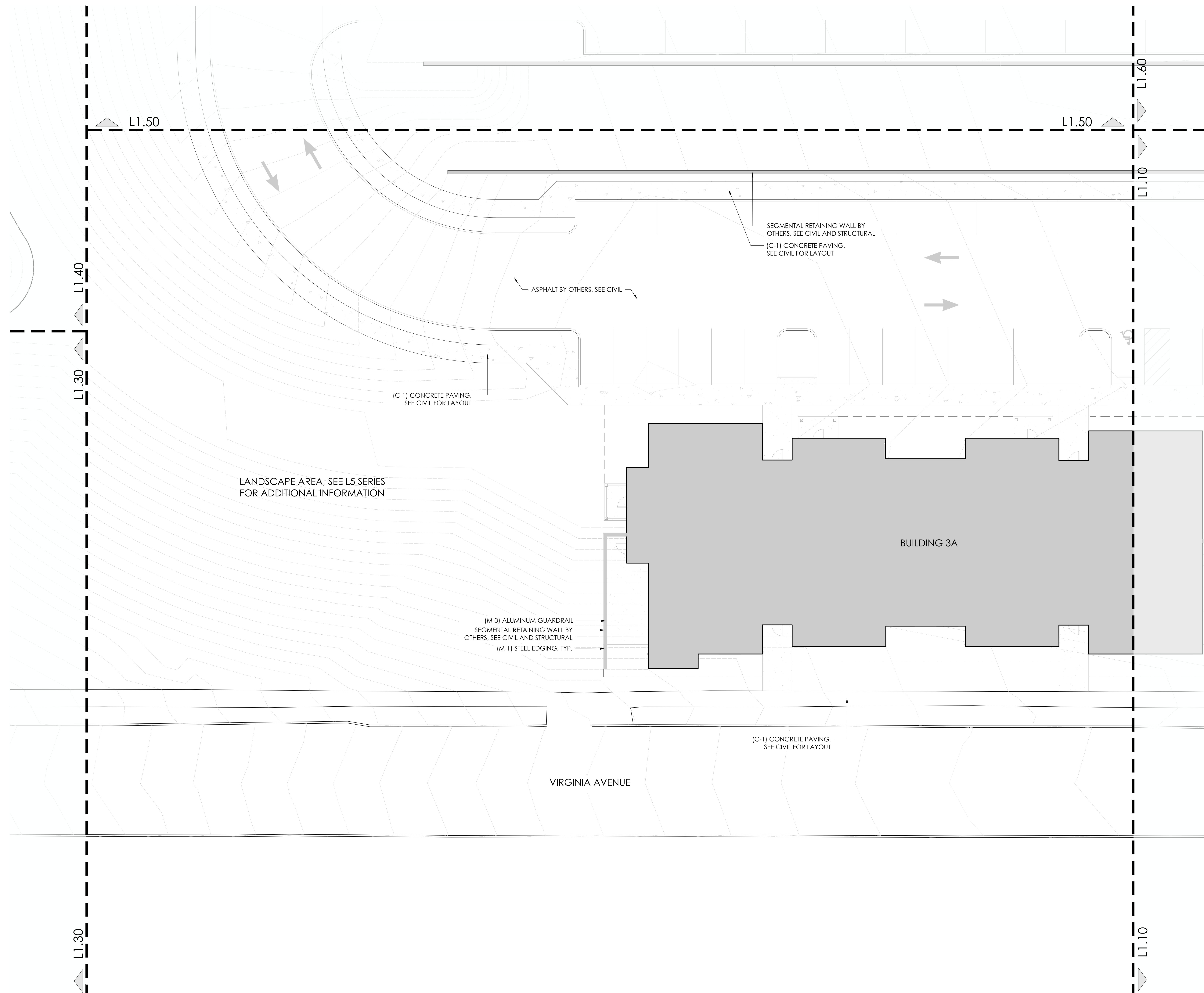


# 2



# 1





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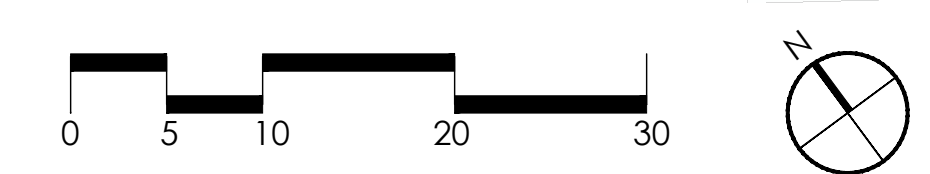
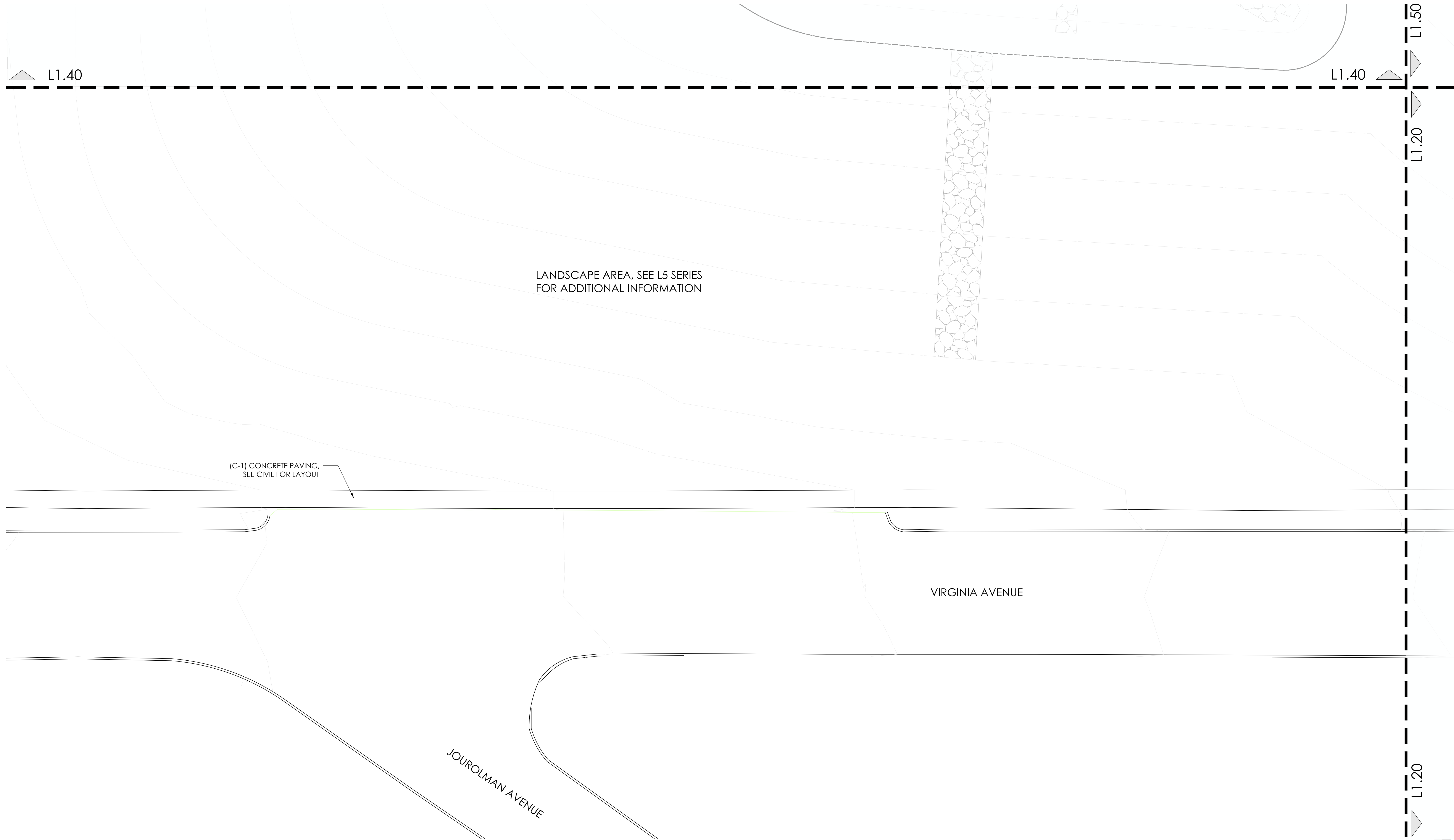
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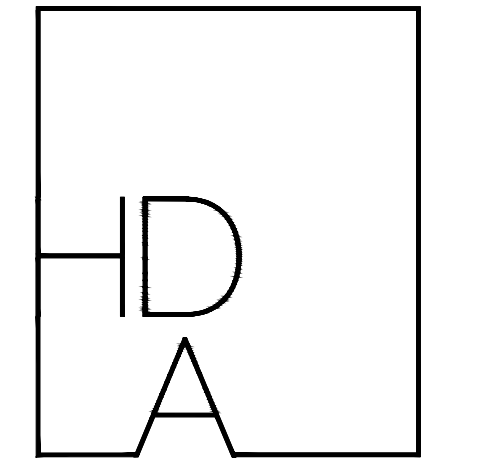
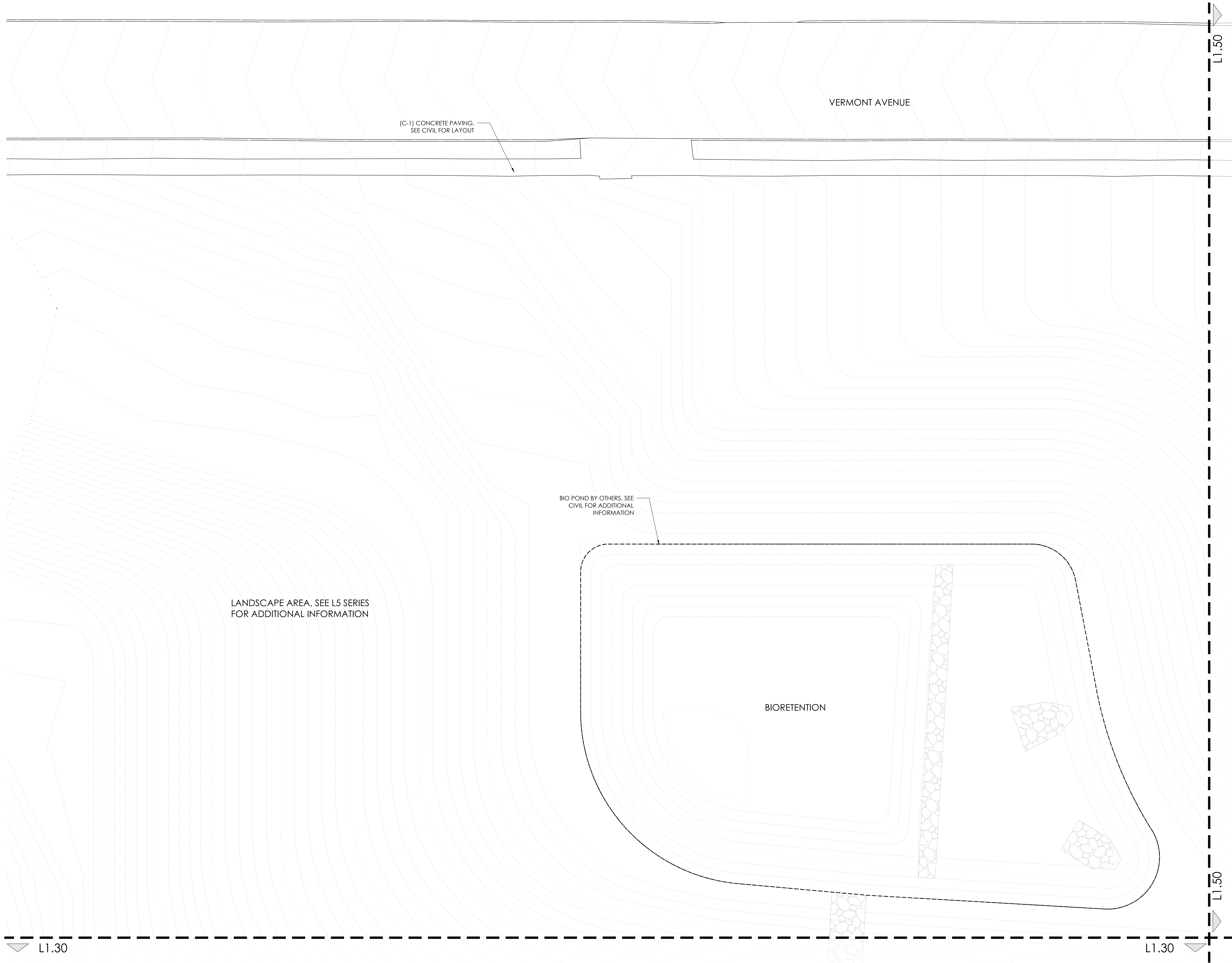
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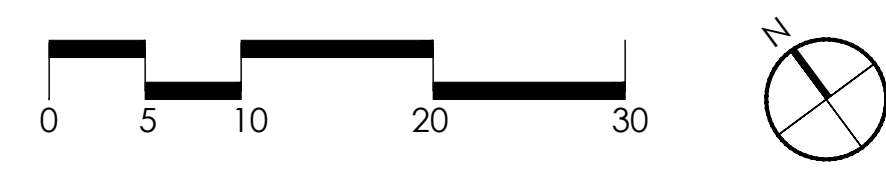
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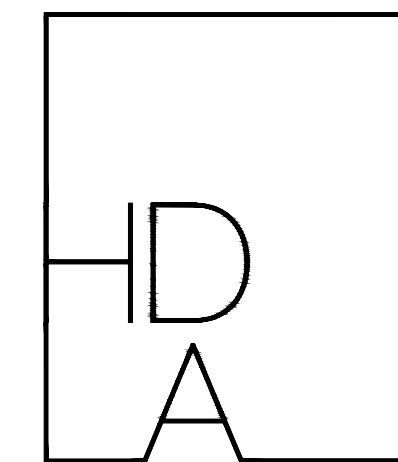
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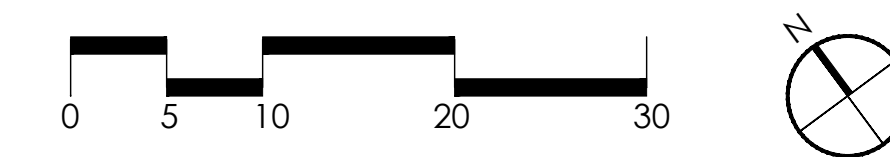
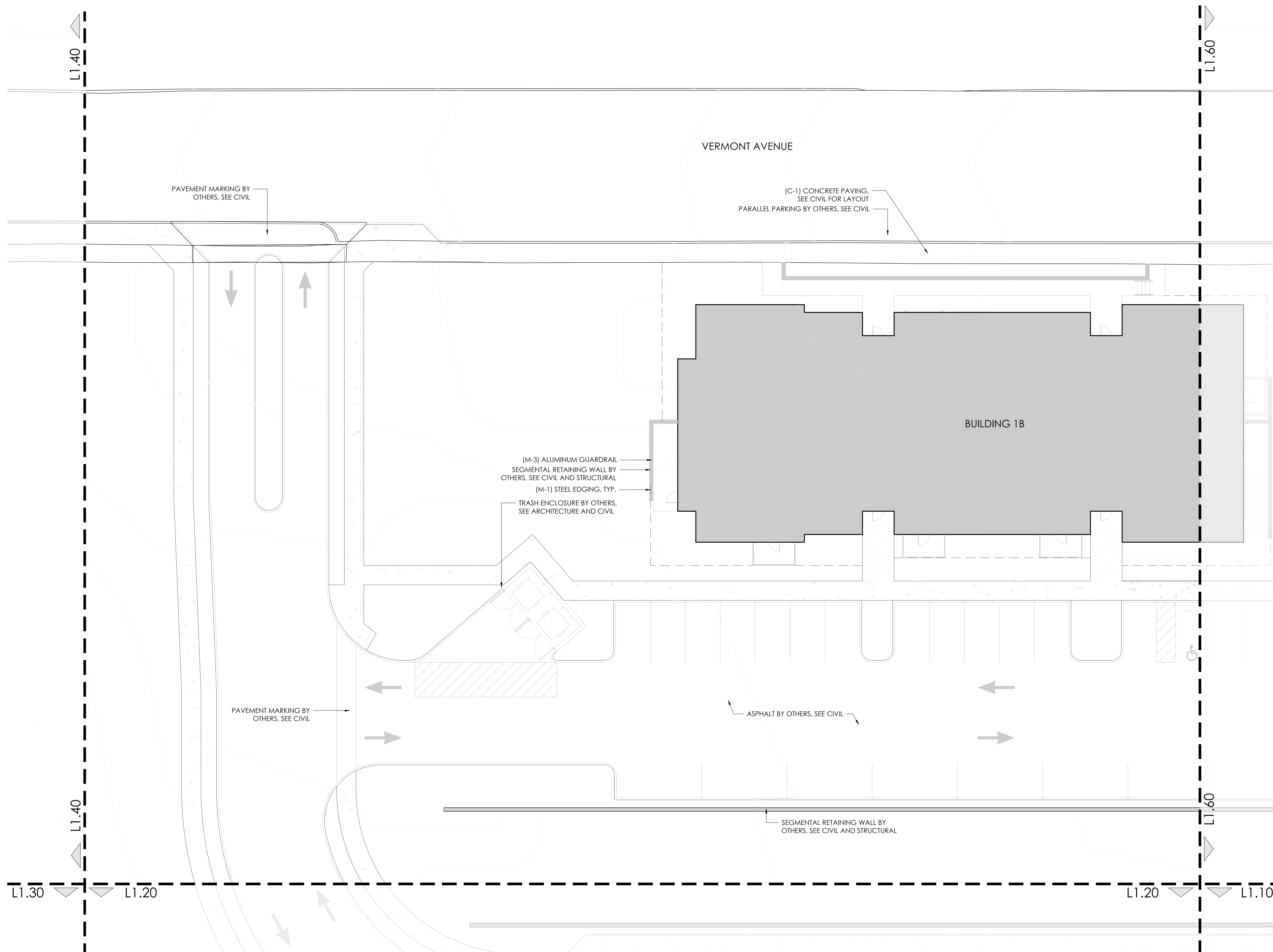
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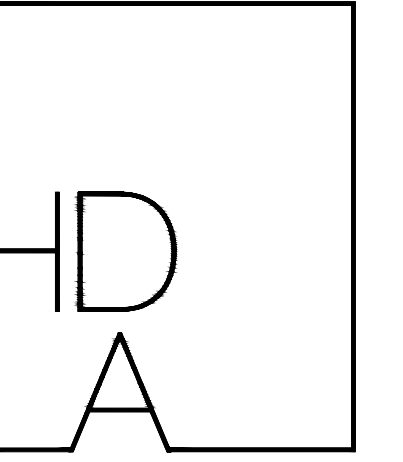
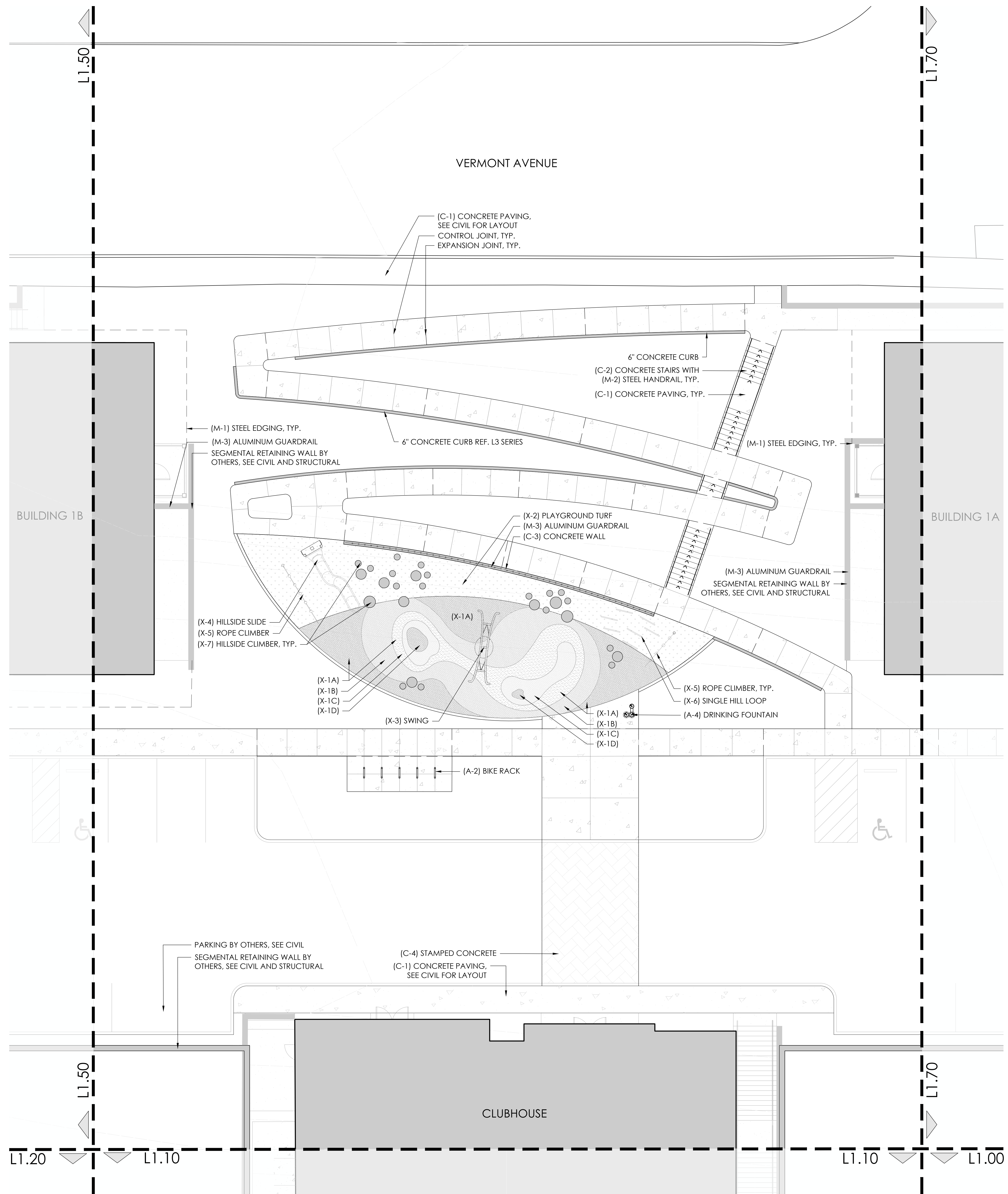
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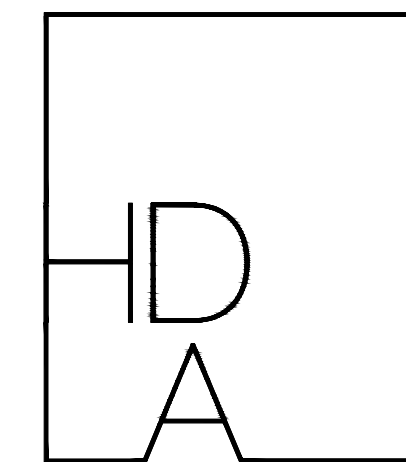
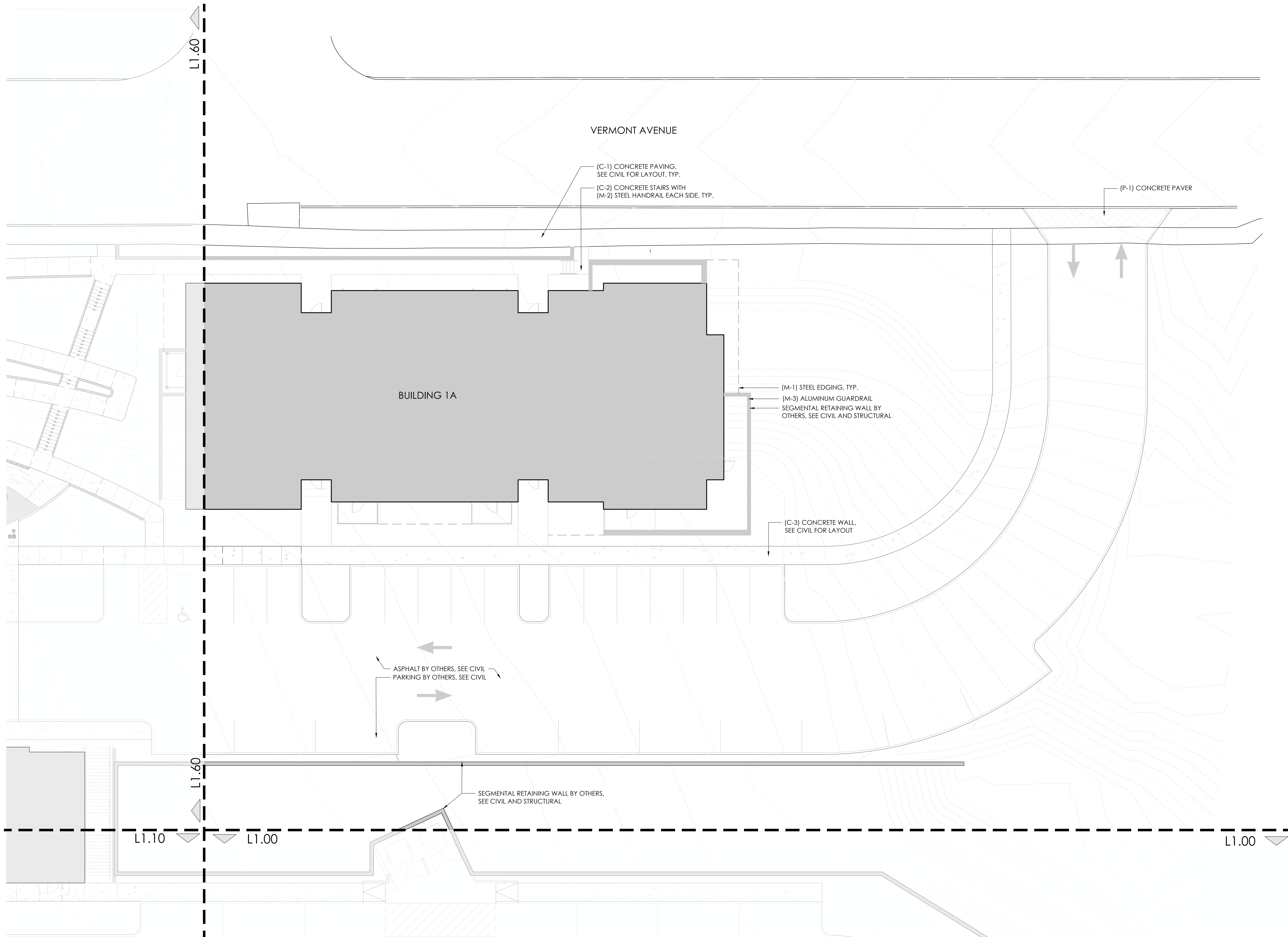
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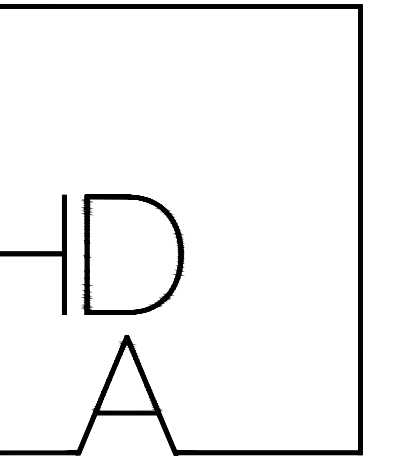
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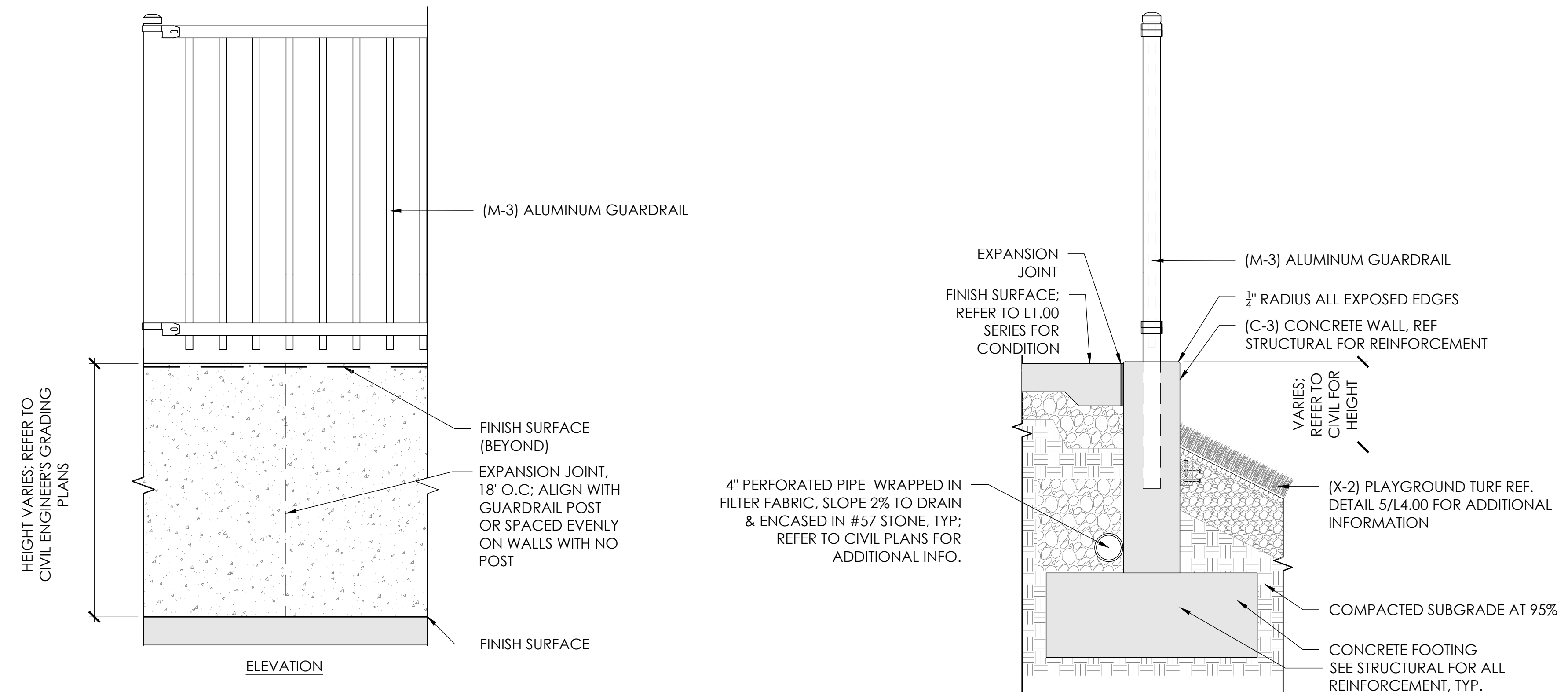
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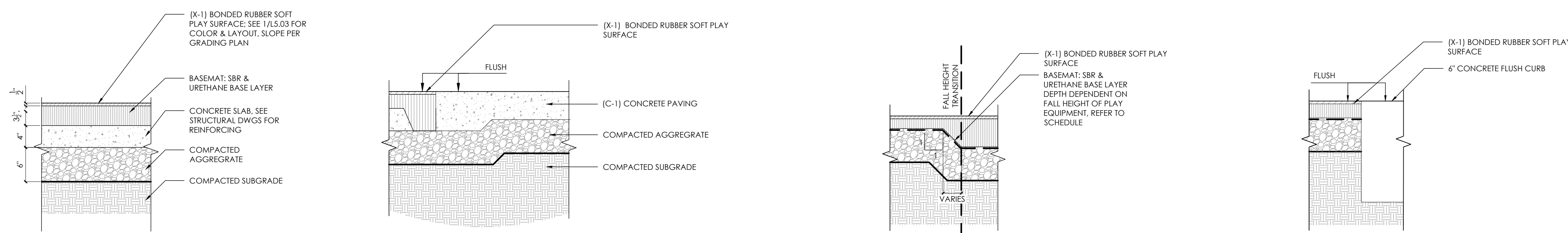
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### 9 CONCRETE RETAINING WALL AT PLAYGROUND

- NOTES:
1. FOR GUARDRAIL APPLICATIONS, REFER TO (M-3) ALUMINUM GUARDRAIL REFER TO (C-3) CONCRETE WALL FINISH SURFACE ON ALL CONCRETE WALLS.
  2. CONTRACTOR TO MOCK UP 4'X4' WALL SECTIONS FOR OWNERS REVIEW AND APPROVAL BEFORE CONSTRUCTION IS TO BEGIN ON THE WALLS.
  3. OWNER TO SELECT FROM MOCK-UP PANELS, BEFORE CONTRACTOR IS TO PROCEED.

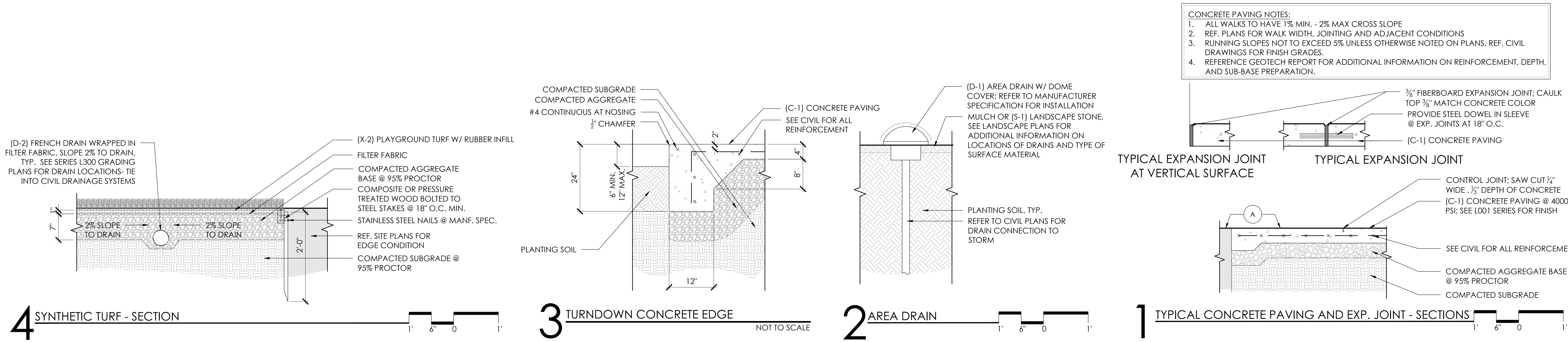


### 8 PLAYGROUND SURFACING NOT TO SCALE

### 7 PLAYGROUND SURFACING AT CONCRETE NOT TO SCALE

### 6 PLAYGROUND SURFACING FALL ZONE NOT TO SCALE

### 5 PLAYGROUND SURFACING FLUSH CURB NOT TO SCALE



- CONCRETE PAVING NOTES:
1. ALL WALKS TO HAVE 1% MIN. - 2% MAX CROSS SLOPE
  2. REF. PLANS FOR WALK WIDTH, JOINTING AND ADJACENT CONDITIONS
  3. RUNNING SLOPES NOT TO EXCEED 5% UNLESS OTHERWISE NOTED ON PLANS. REF. CIVIL DRAWINGS FOR FINISH GRADES.
  4. REFERENCE GEOTECH REPORT FOR ADDITIONAL INFORMATION ON REINFORCEMENT, DEPTH, AND SUB-BASE PREPARATION.

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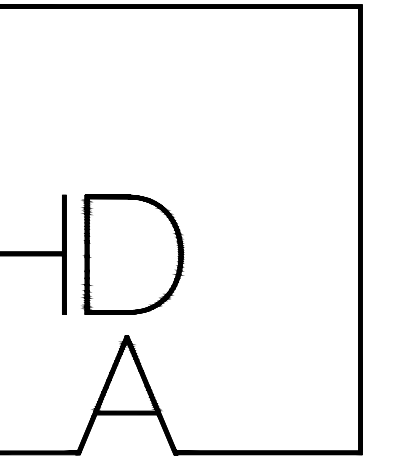
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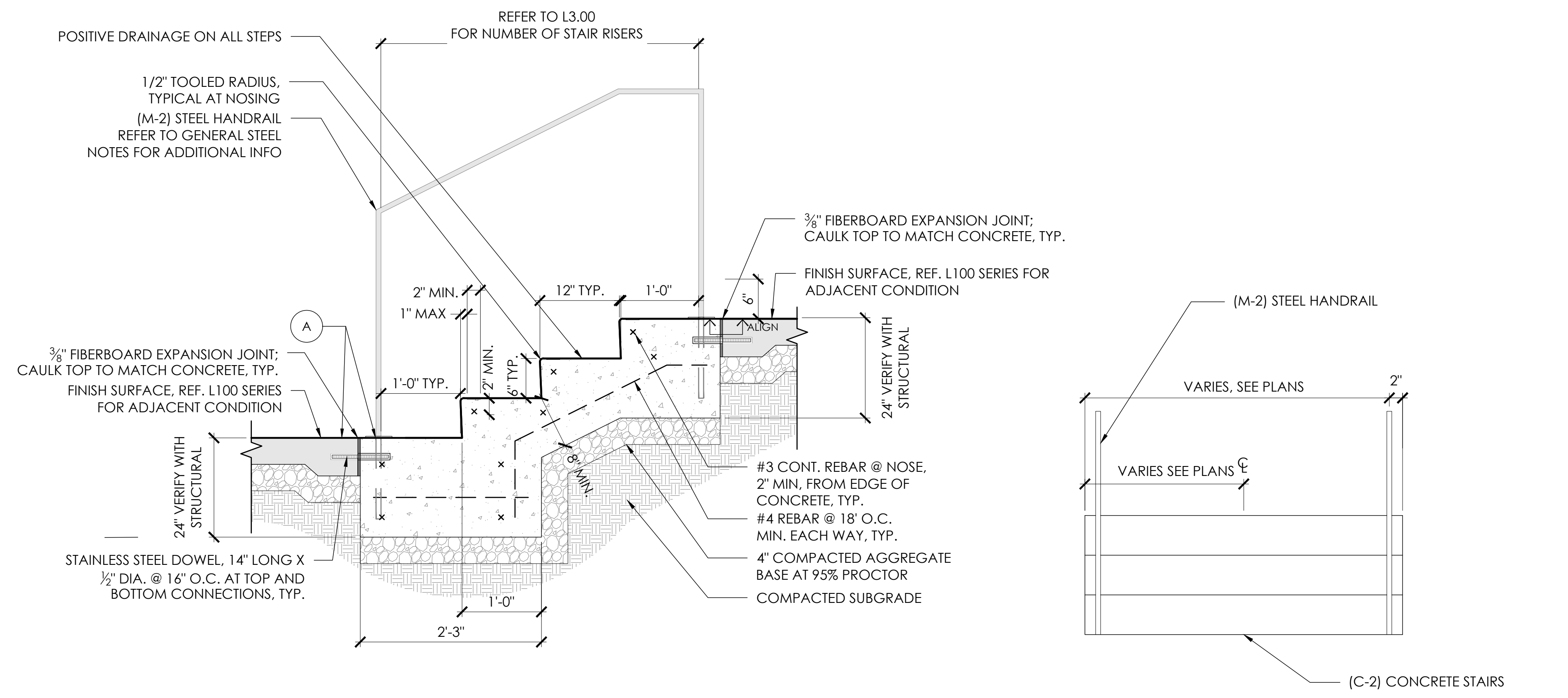
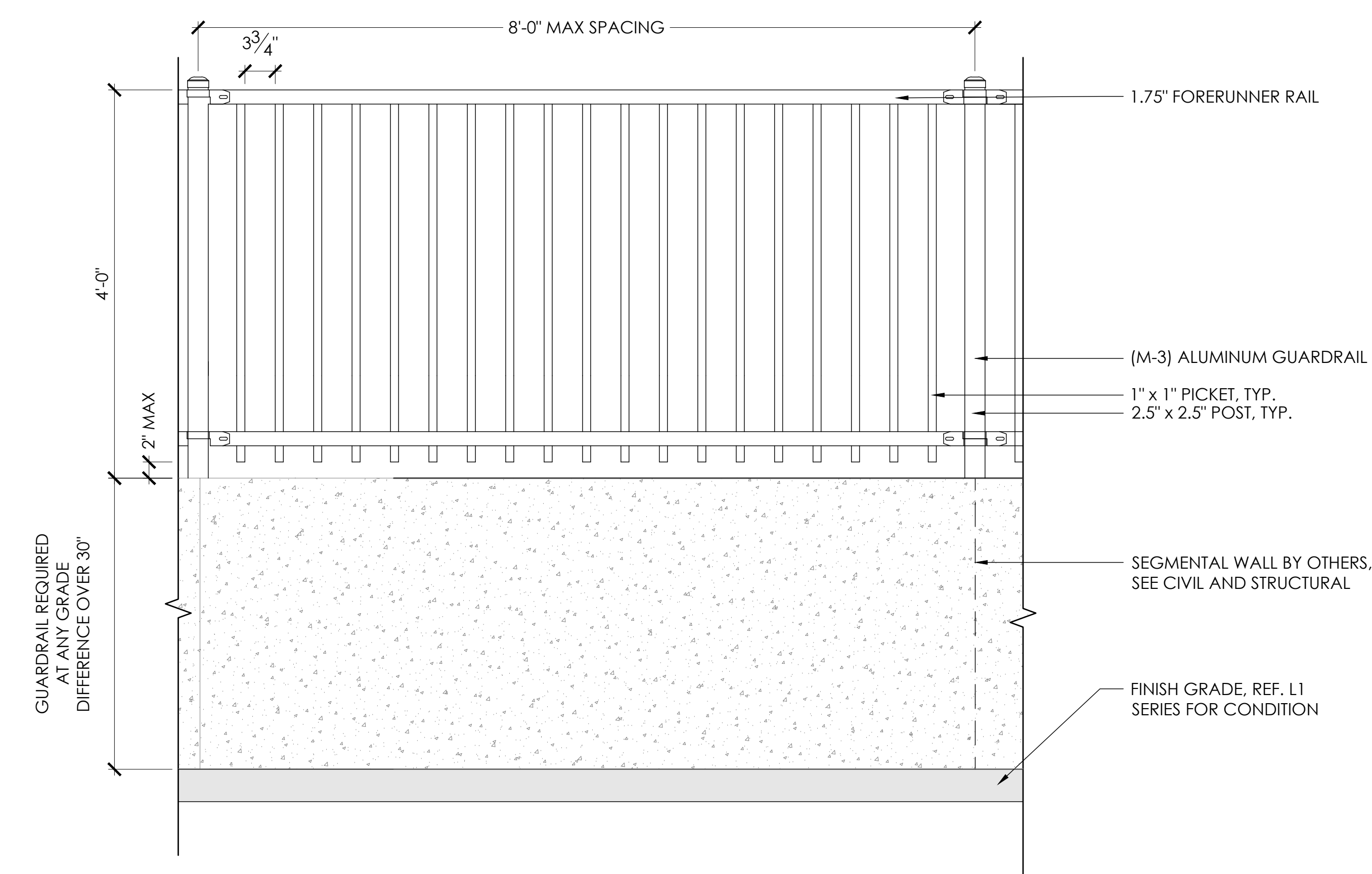
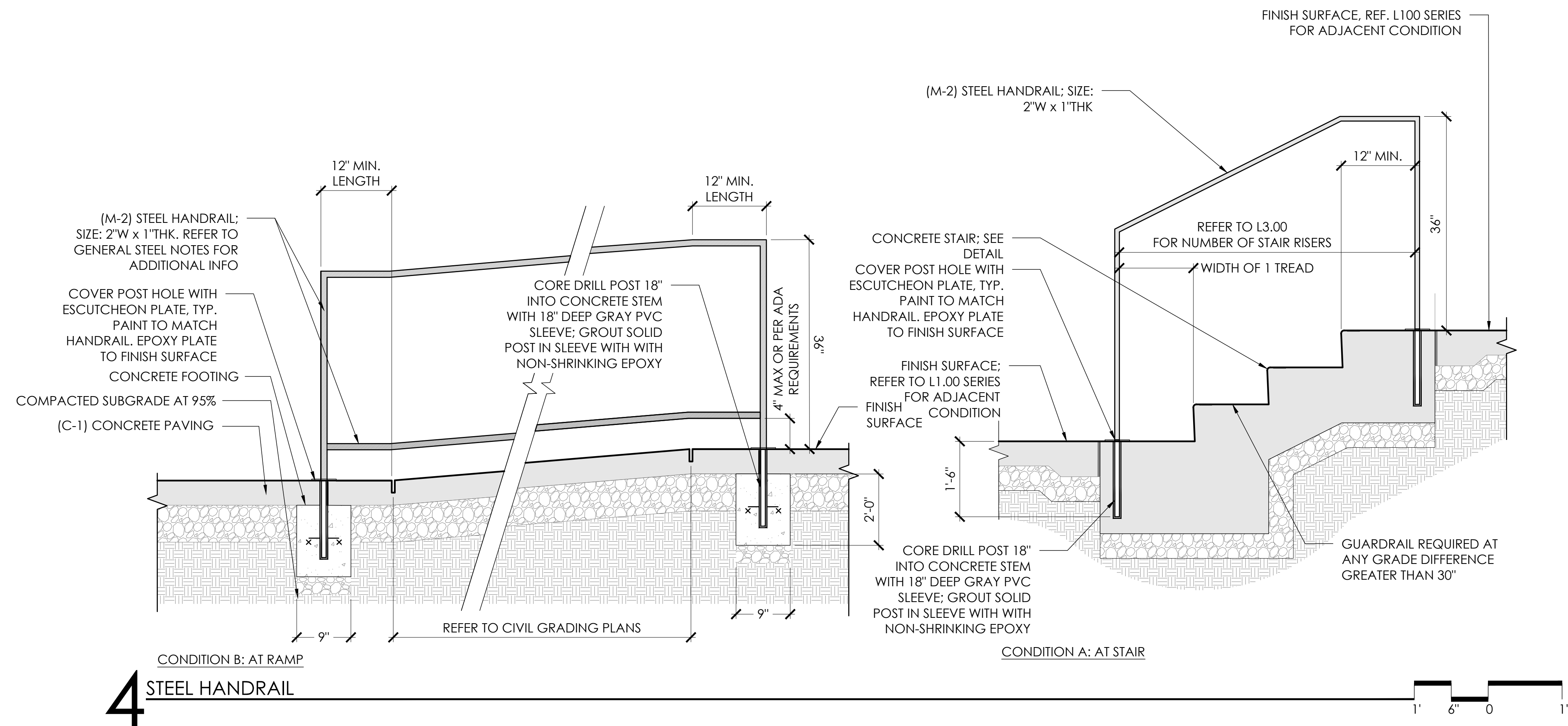
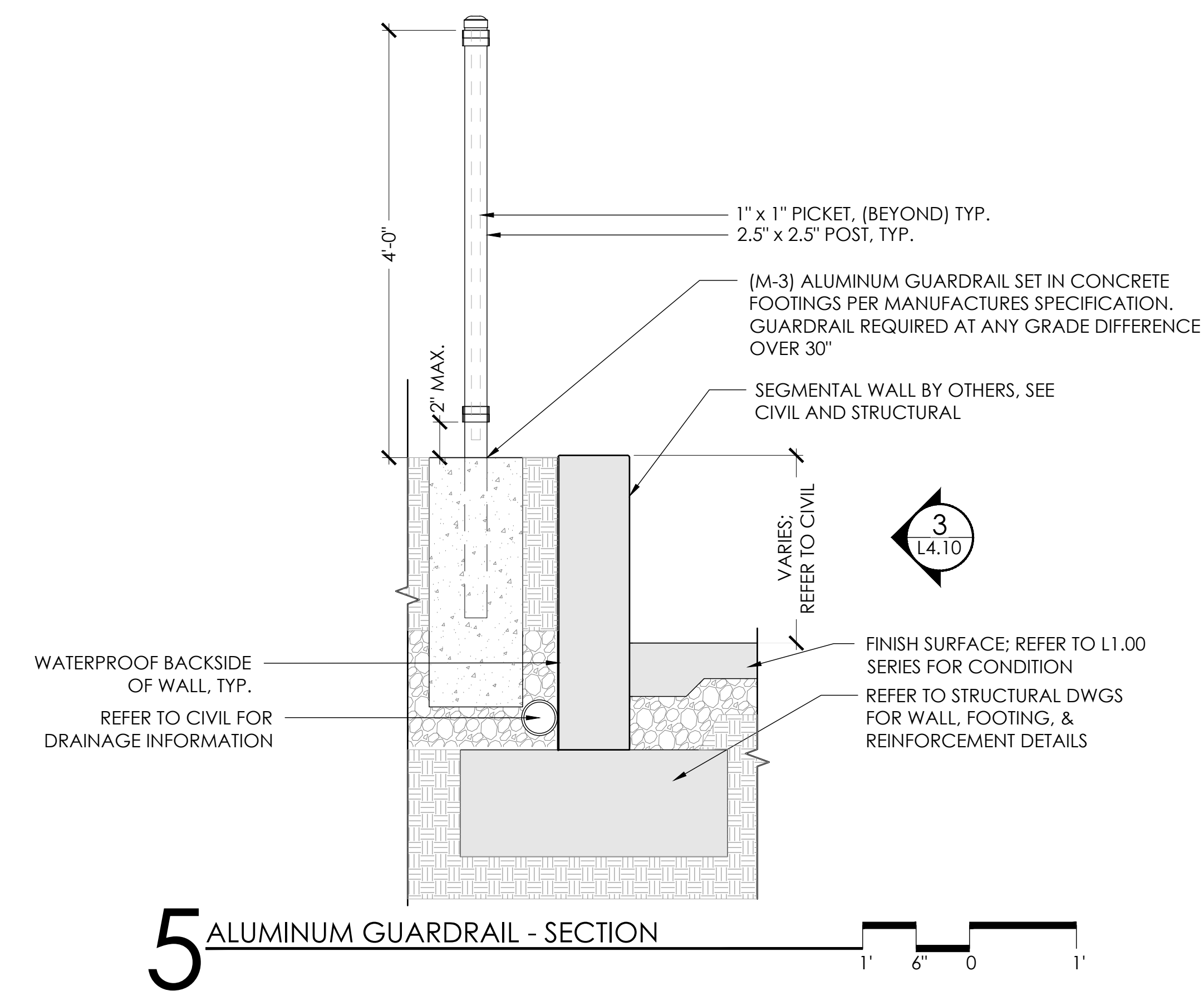
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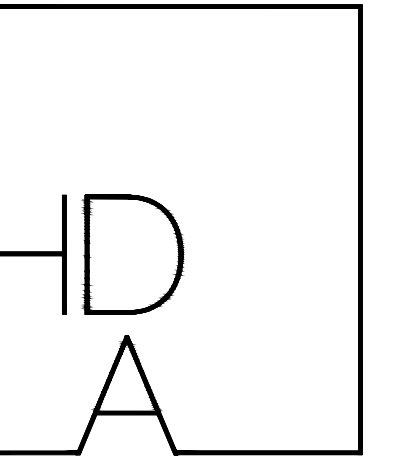
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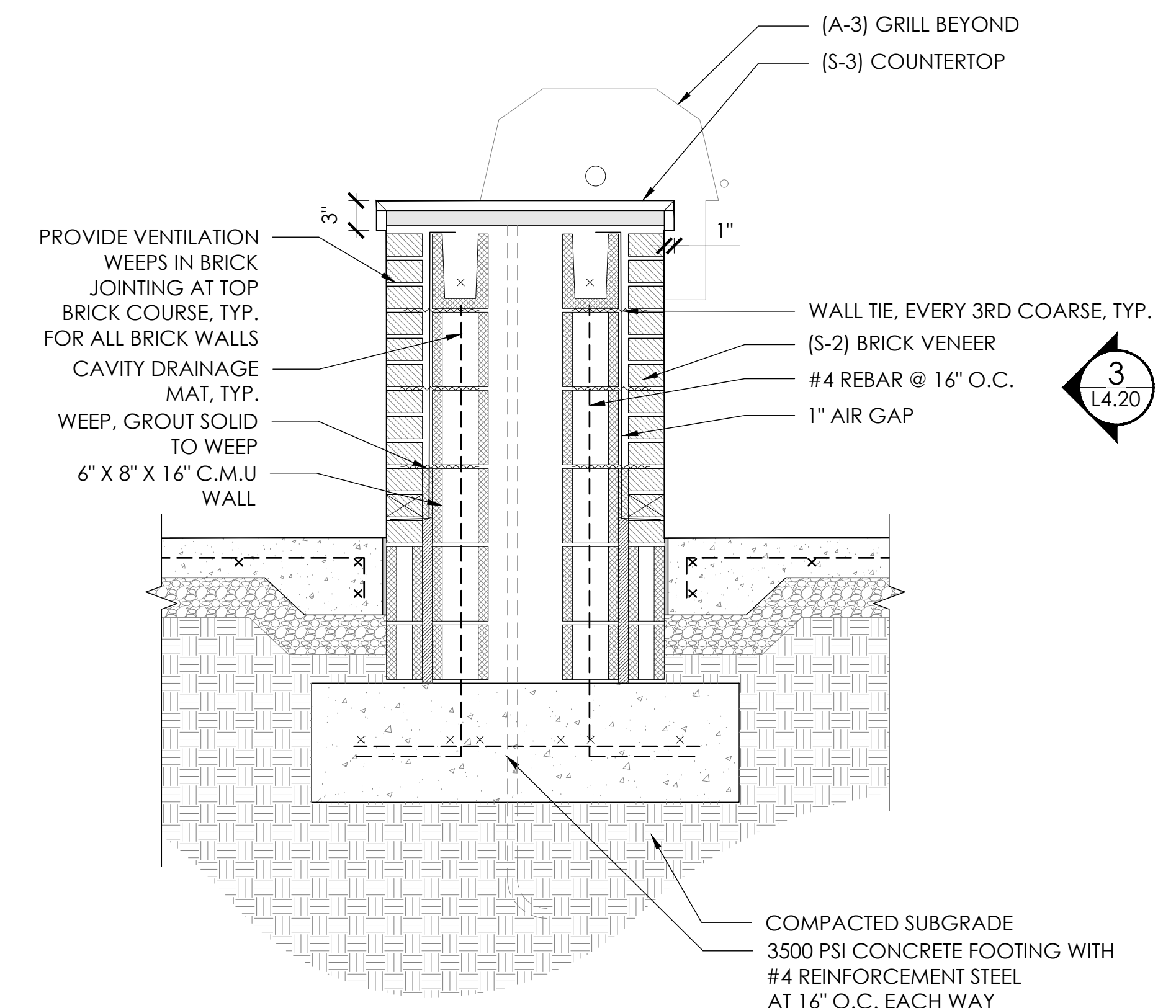
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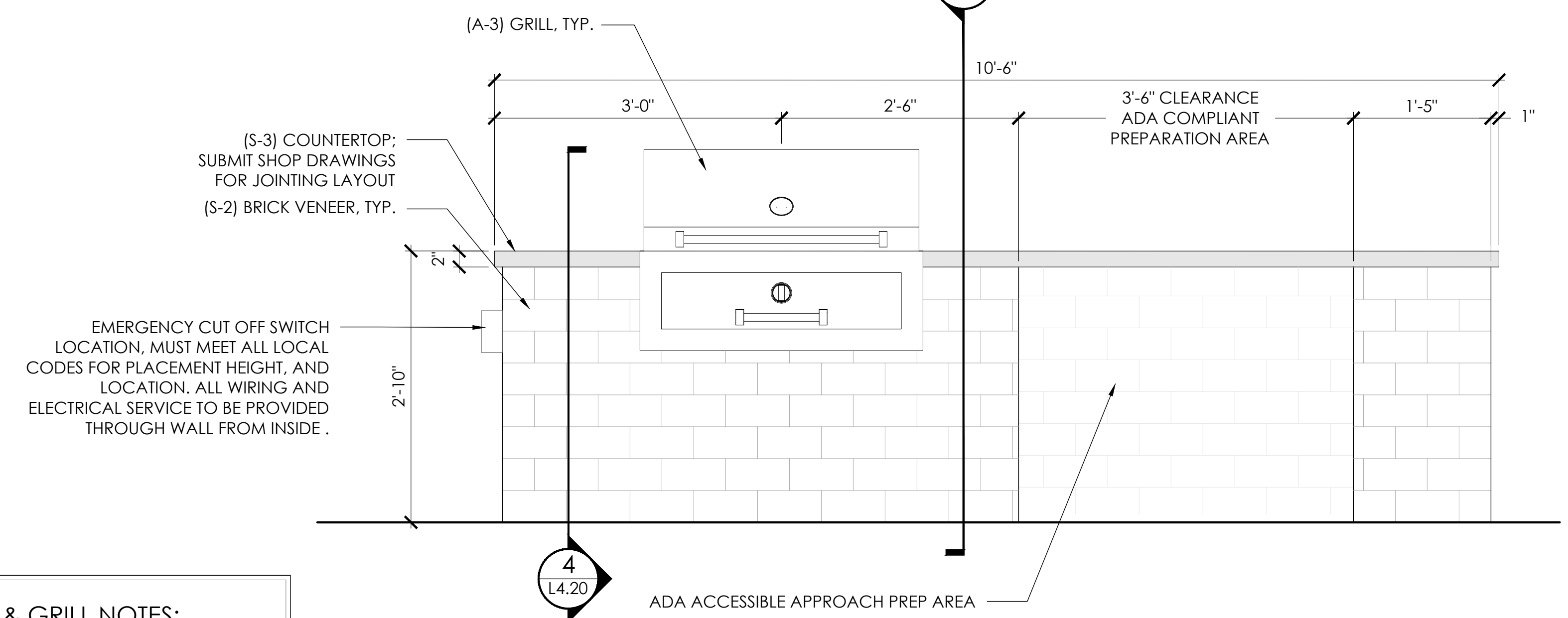


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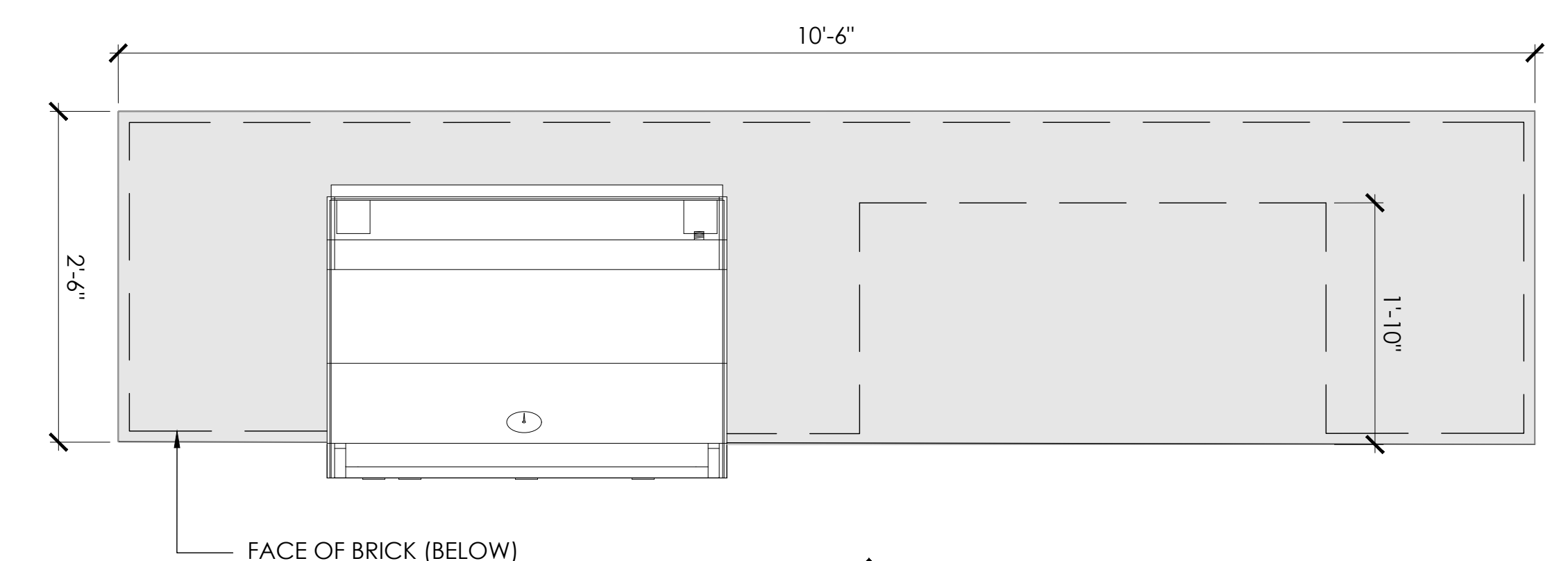
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**3** OUTDOOR KITCHEN - SECTION



**2** OUTDOOR KITCHEN - ELEVATION



**1** OUTDOOR KITCHEN - PLAN

- GENERAL OUTDOOR KITCHEN & GRILL NOTES:**
- GRILL MANUFACTURER, COUNTER TOP, COLOR, FINISH, ETC. - REFER TO L0.01
  - COUNTERTOP - REFER TO COUNTERTOP MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS FOR INSTALLATION OF COUNTERTOP
  - COUNTERTOP - PROVIDE SEAMS IN THE COUNTERTOP WHERE RECOMMENDED BY THE MANUFACTURER. USE MANUFACTURER APPROVED EXTERIOR RATED EPOXY (MASTIDEK OR EQUAL) WITH COLOR TO MATCH COUNTERTOP
  - GRILL - ALLOW MINIMUM REQUIRED CLEARANCE AT COUNTERTOP AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS. COORDINATE BBQ INSTALLATION WITH COUNTERTOP MANUFACTURER'S SPECIFICATIONS.
  - GRILL - PROVIDE AN INTEGRATED ELECTRICAL TIMER FOR THE STARTER WITH AN AUTOMATIC SHUT-OFF. ALL GRILL TIMER OR SHUT OFF DEVICES TO BE ADA ACCESSIBLE WITHOUT REQUIRING PINCHING TO OPERATE.
  - OPENINGS WITHIN COUNTER - CONTINUE CONCRETE PAVING (MATCH ADJACENT) WITHIN OPENINGS FOR ADA PREP AREA.
  - COORDINATION:
    - REFER TO ELECTRICAL ENGINEER'S PLANS FOR POWER REQUIREMENTS AT GRILL, GFCI OUTLET
    - REFER TO MECHANICAL ENGINEER'S PLANS FOR PROPANE REQUIREMENTS
    - CONCEAL WIRE AND ALL HARDWARE FOR LIGHT FIXTURES. NO TRANSFORMERS, HARDWARE, CONDUIT OR WIRE SHALL BE VISIBLE AND ACCESSIBLE
  - SUBMITTAL:
    - CONTRACTOR SHALL PROVIDE SAMPLES OF COUNTERTOP, GROUT COLOR, AND DETAILED SHOP DRAWINGS OF COUNTERTOP FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
    - CONTRACTOR SHALL PROVIDE CUTSHEETS OF CABINETRY, GRILL, COUNTERTOP, ETC.

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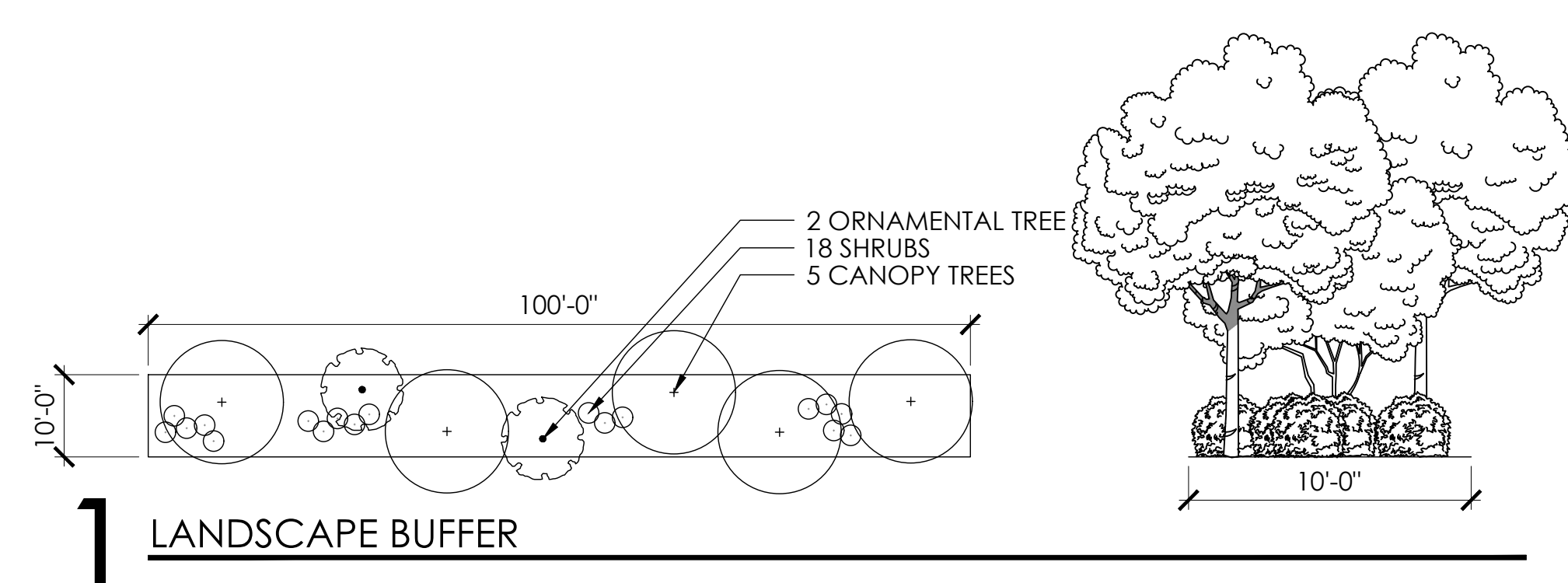
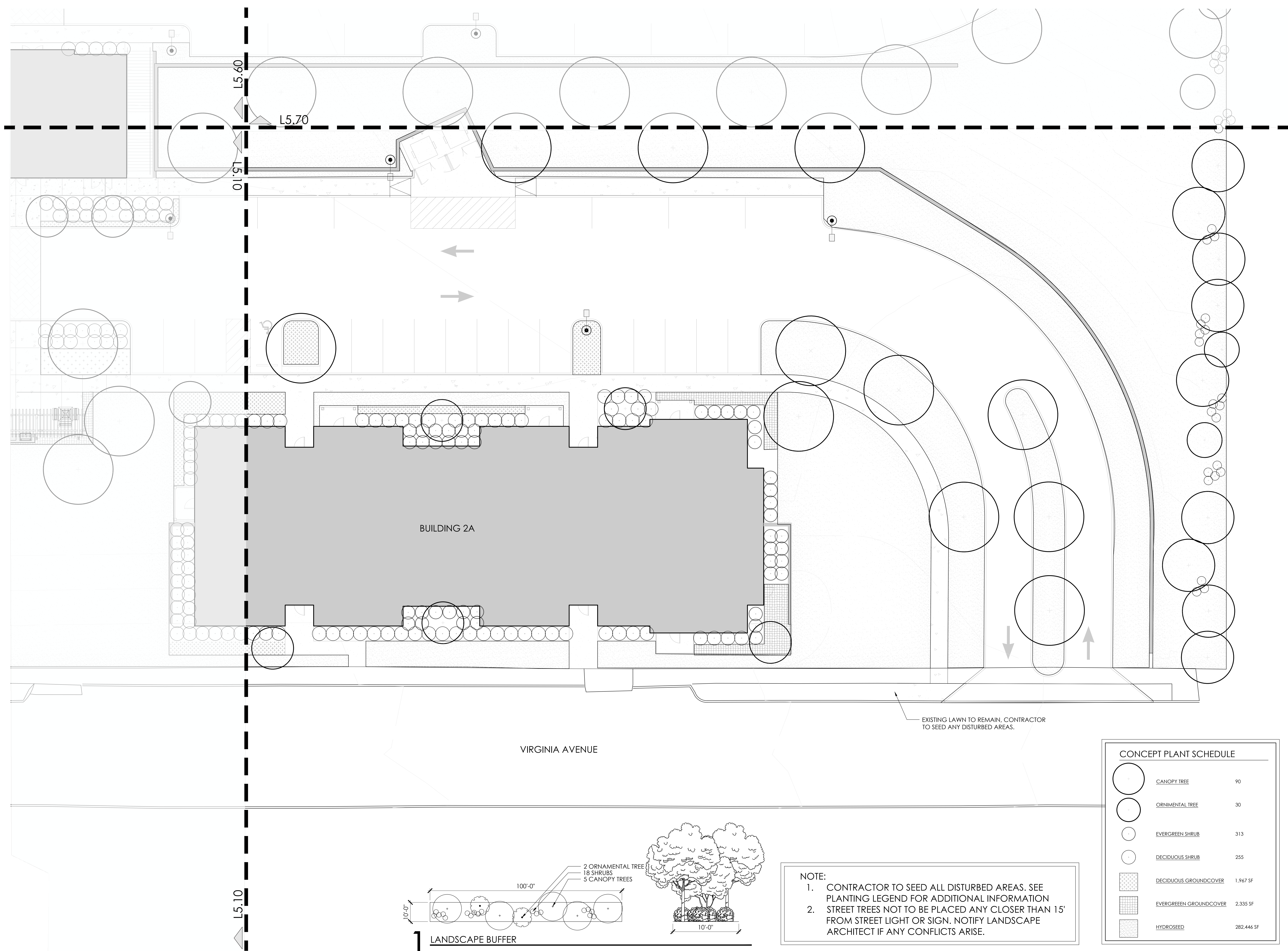
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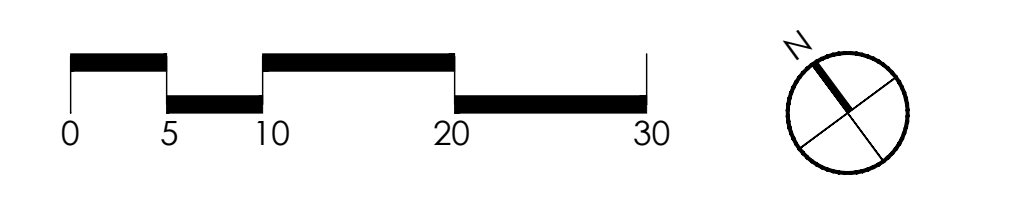
L4.20



**NOTE:**

- CONTRACTOR TO SEED ALL DISTURBED AREAS. SEE PLANTING LEGEND FOR ADDITIONAL INFORMATION
- STREET TREES NOT TO BE PLACED ANY CLOSER THAN 15' FROM STREET LIGHT OR SIGN. NOTIFY LANDSCAPE ARCHITECT IF ANY CONFLICTS ARISE.

CONCEPT PLANT SCHEDULE		
	CANOPY TREE	90
	ORNAMENTAL TREE	30
	EVERGREEN SHRUB	313
	DECIDUOUS SHRUB	255
	DECIDUOUS GROUNDCOVER	1,967 SF
	EVERGREEN GROUNDCOVER	2,335 SF
	HYDROSEED	282,446 SF



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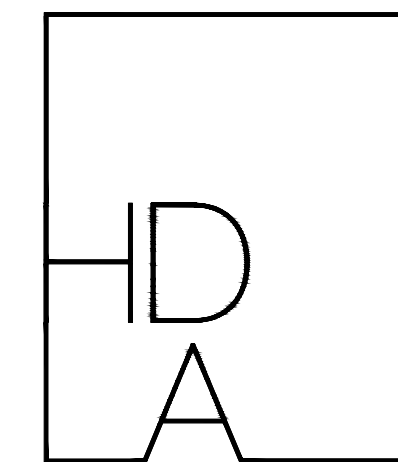
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**L5.00**



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# WESTERN HEIGHTS PHASE 1

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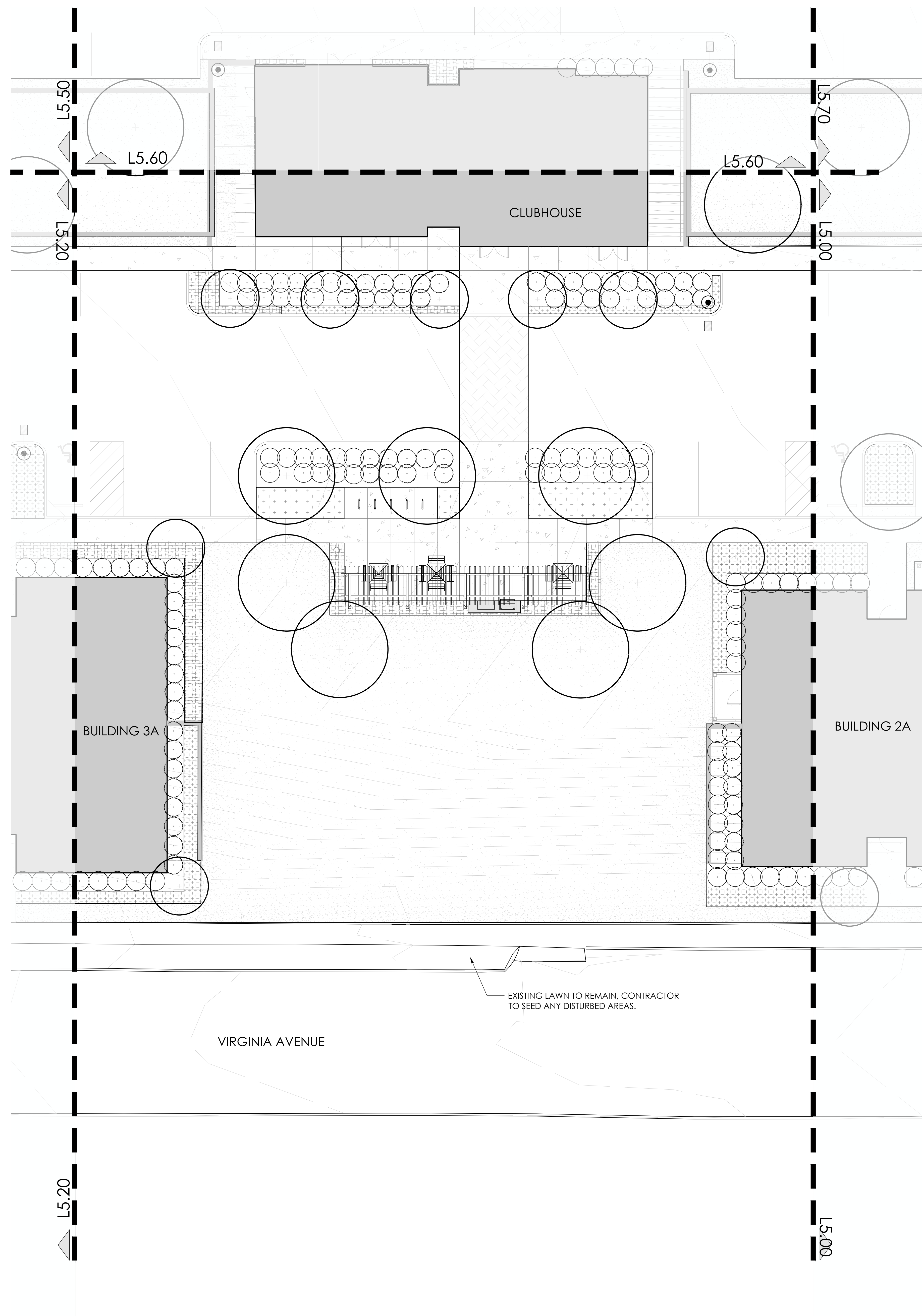
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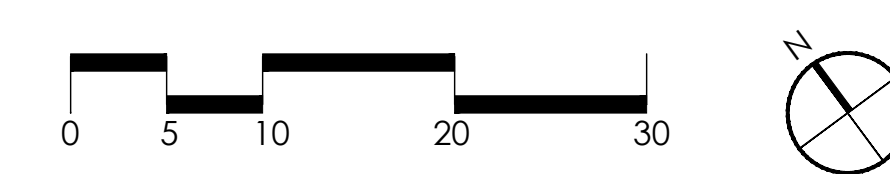
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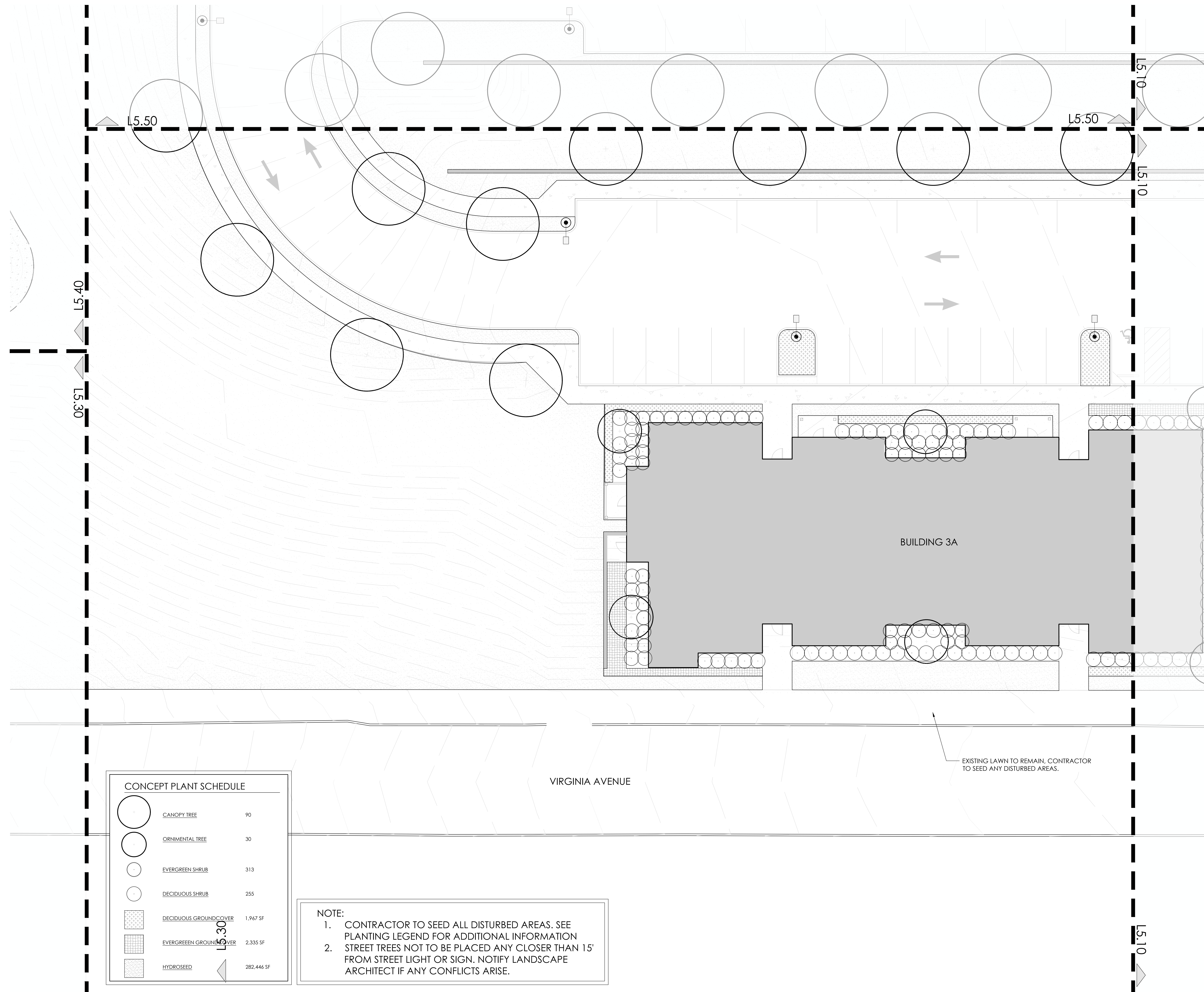
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	DECIDUOUS SHRUB	255
	DECIDUOUS GROUNDCOVER	1,967 SF
	EVERGREEN GROUNDCOVER	2,335 SF
	HYDROSEED	282,446 SF

NOTE:  
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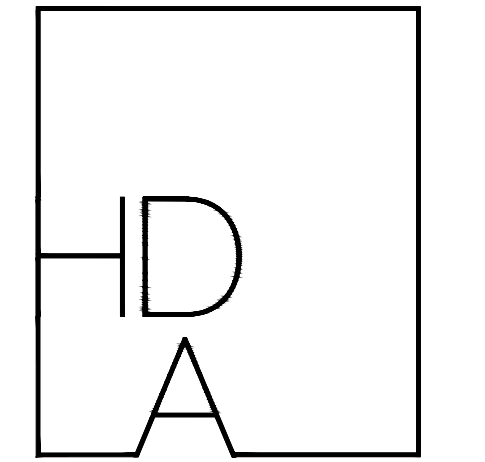




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SGS Project Number: 55512.12

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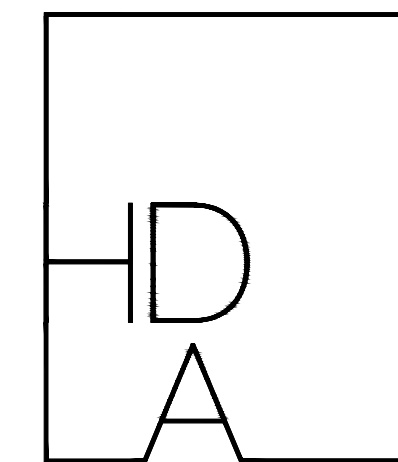
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**L5.20**



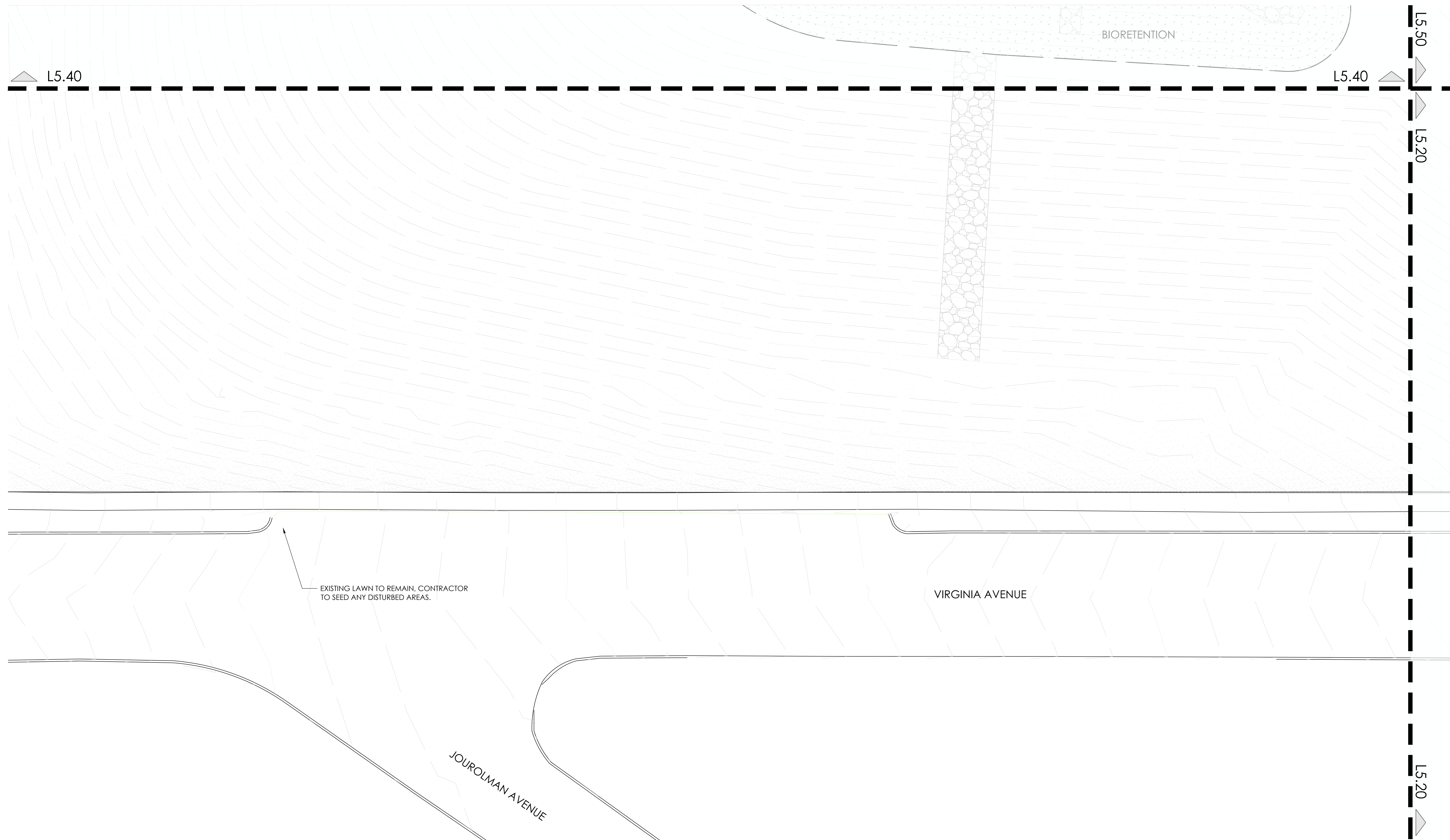


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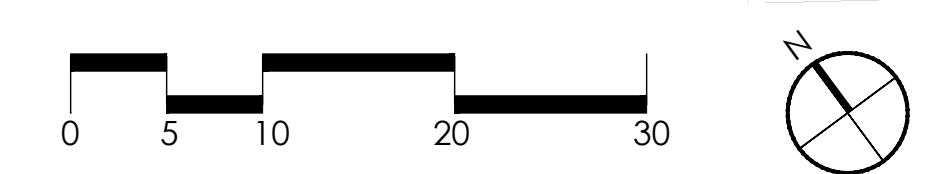


EXISTING LAWN TO REMAIN, CONTRACTOR TO SEED ANY DISTURBED AREAS.

VIRGINIA AVENUE

JOUROULMAN AVENUE

BIORETENTION



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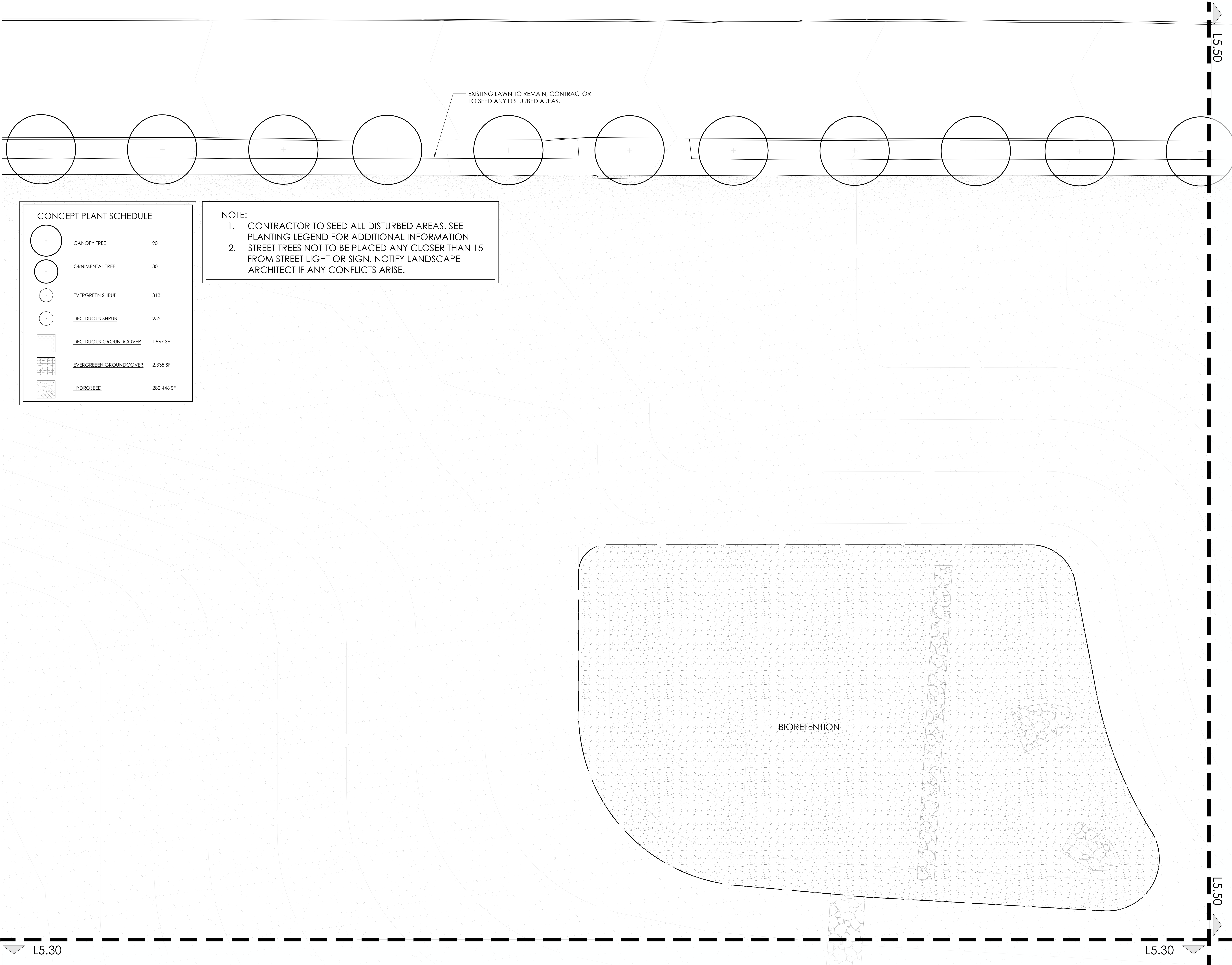
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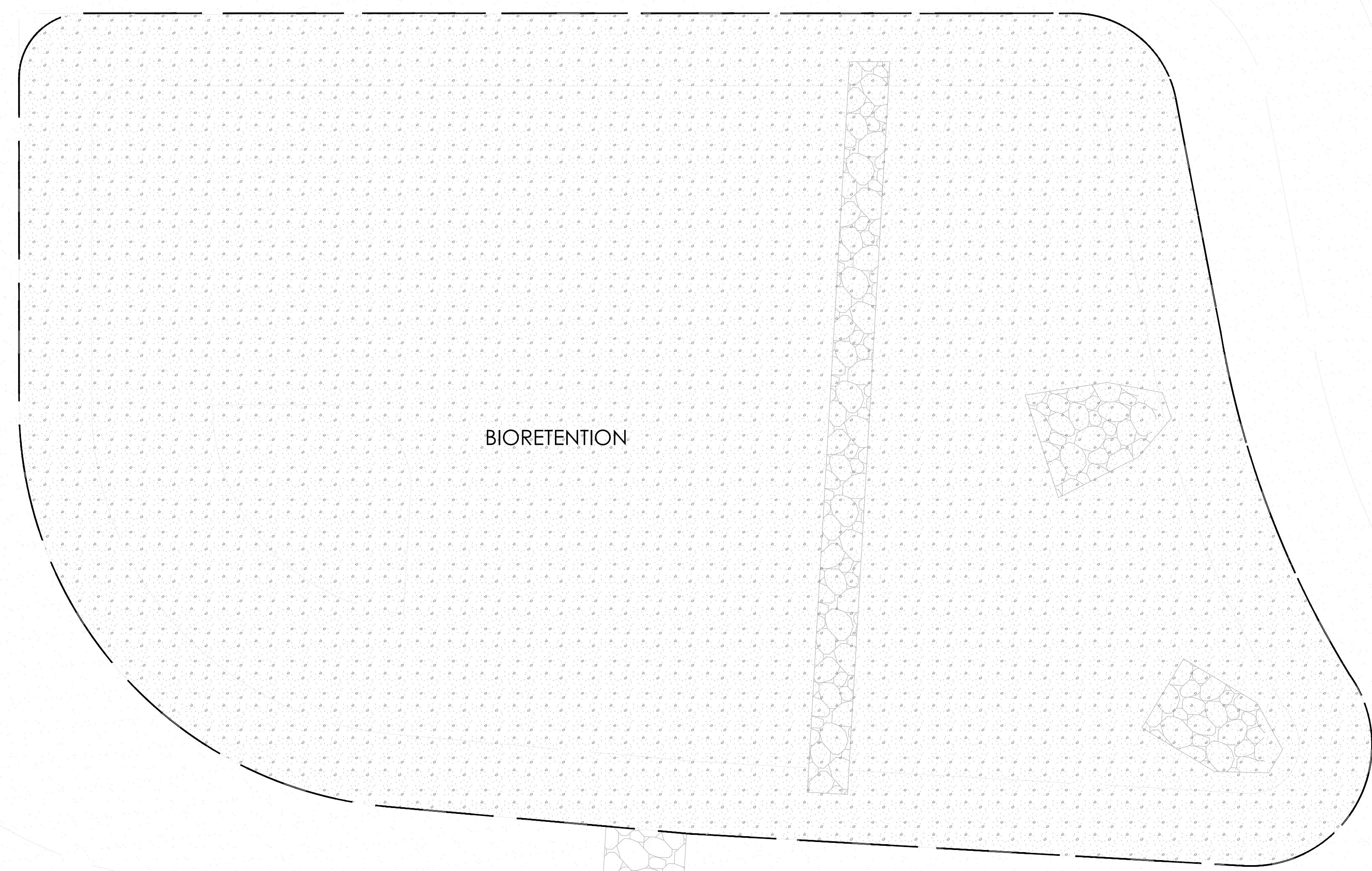
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BIORETENTION

L5.50  
 L5.30  
 L5.50



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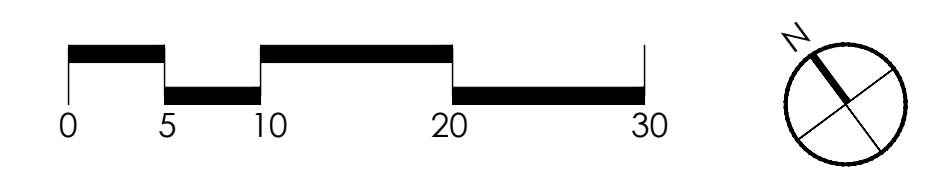
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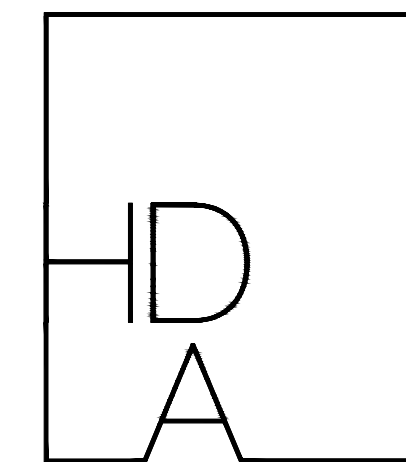
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L5.30

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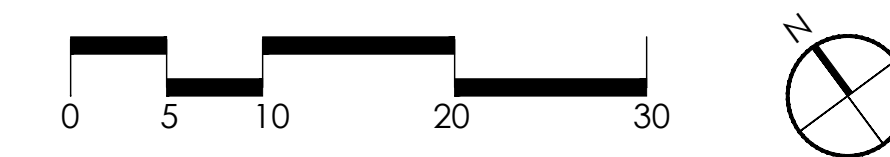
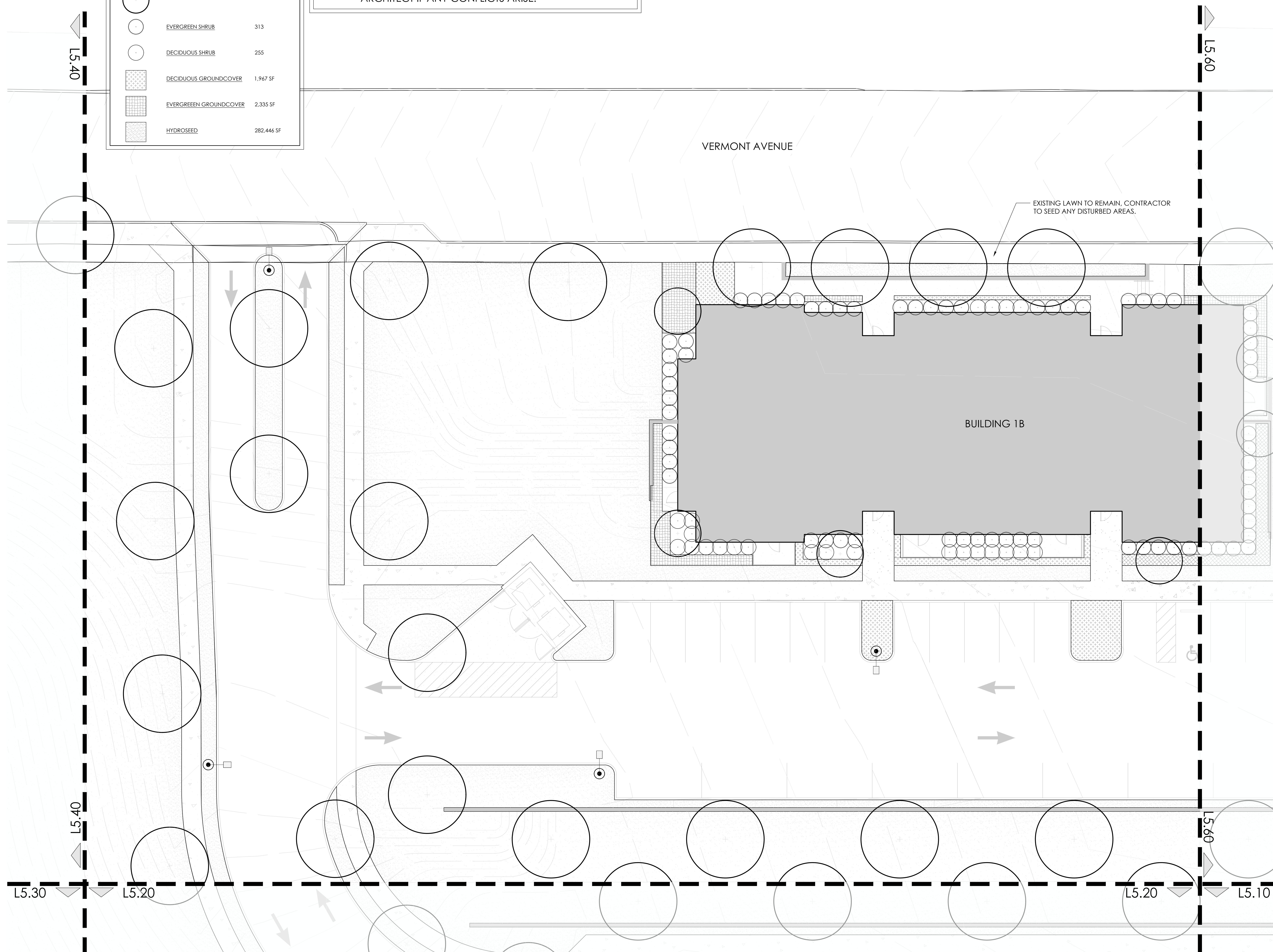
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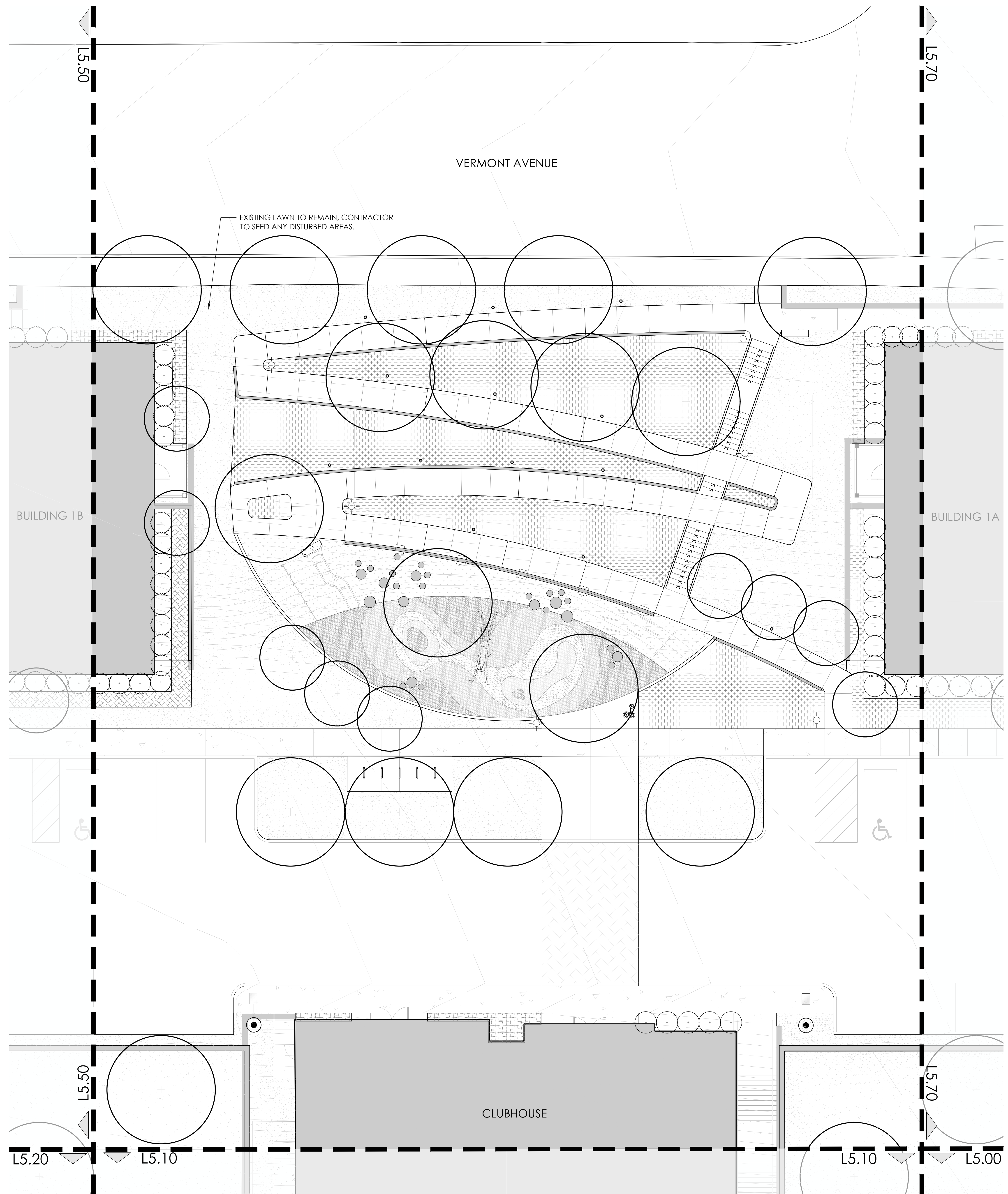
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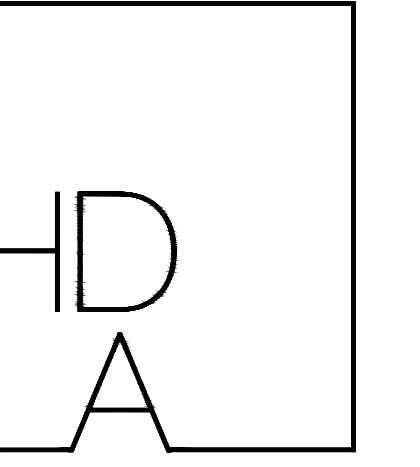
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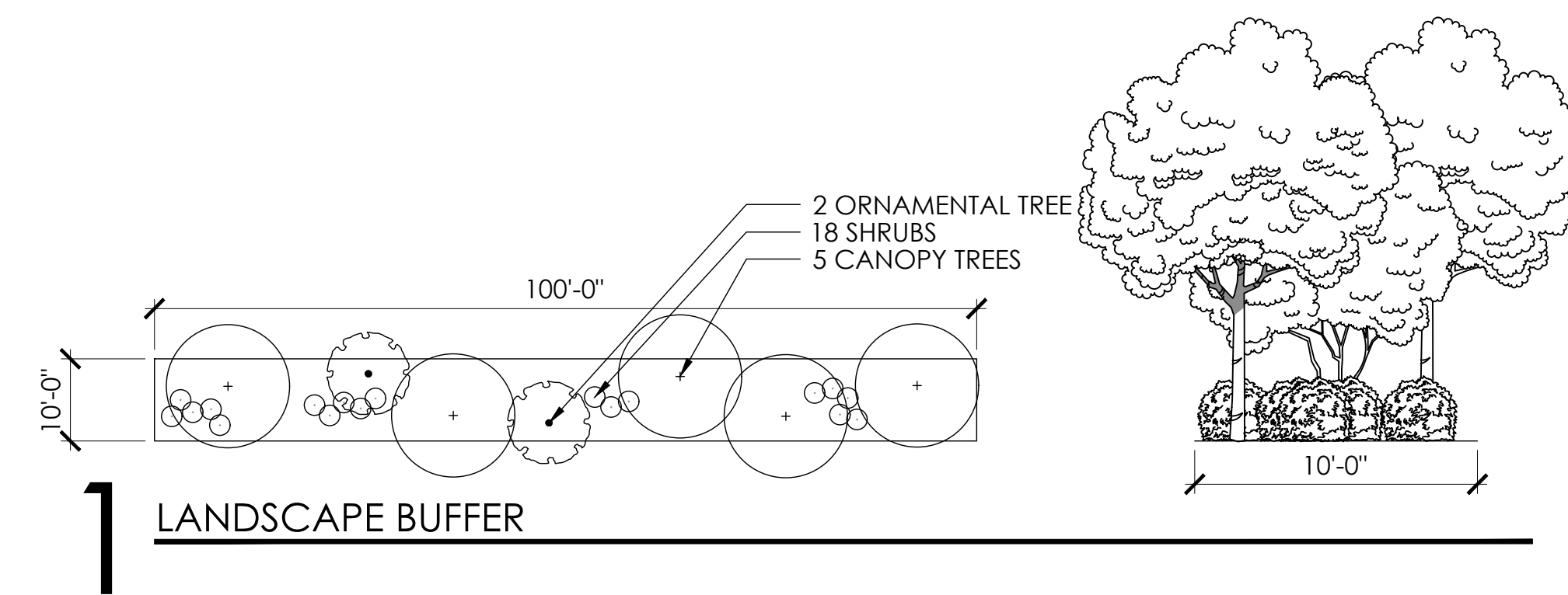
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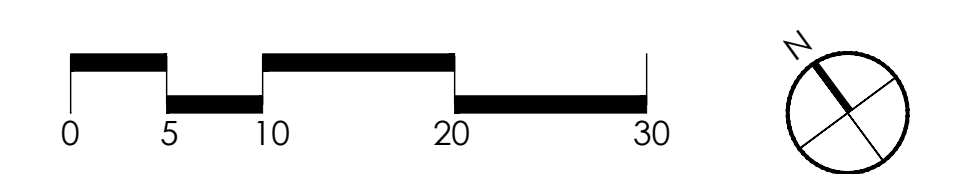
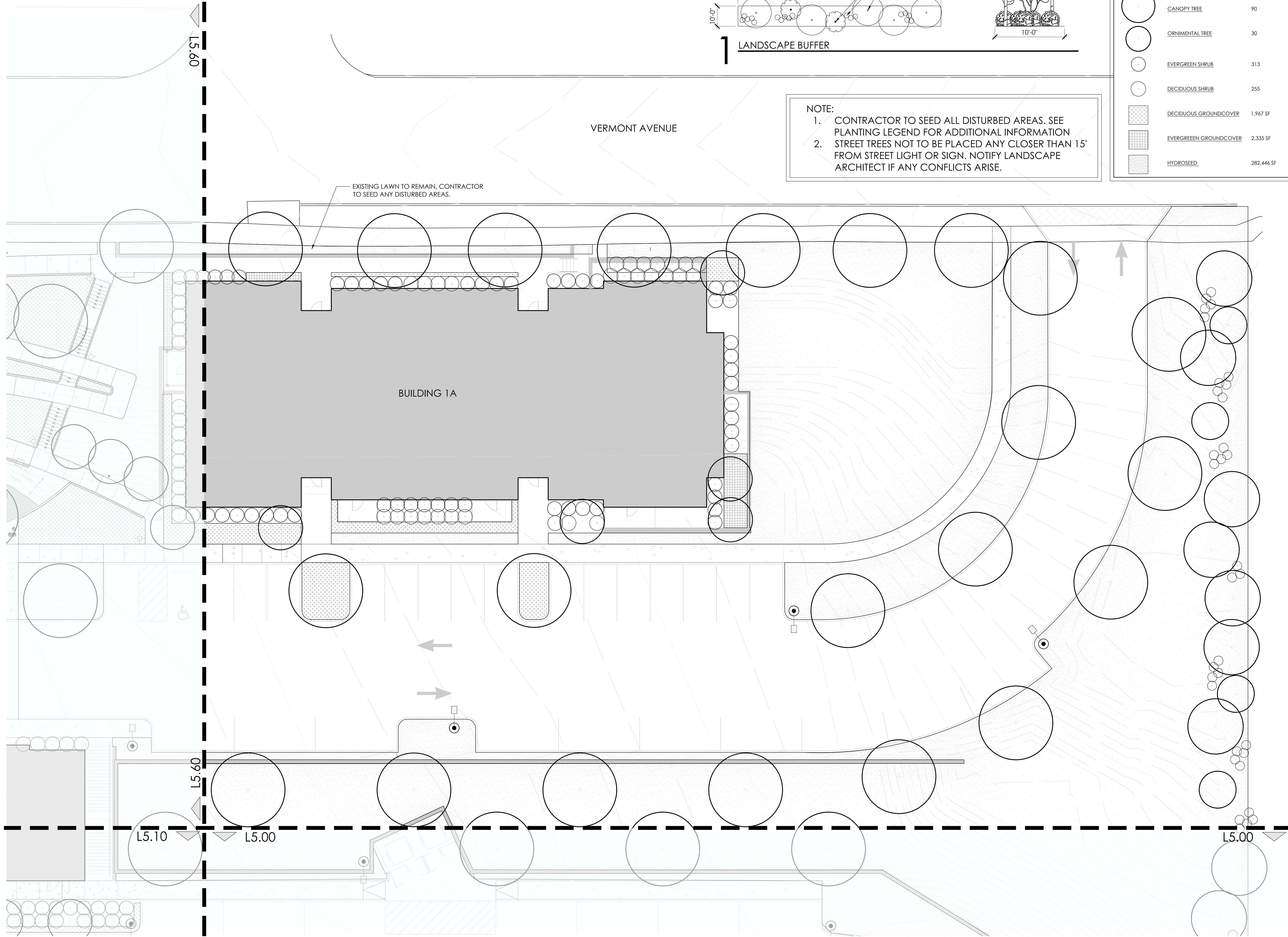
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**L5.60**



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**L5.70**

## LANDSCAPE NOTES

- ALL EXISTING TREES TO BE REMOVED PER DEMOLITION PLAN - SEE CIVIL PLANS. CONTRACTOR TO ACQUIRE TREE REMOVAL PERMIT PRIOR TO CONSTRUCTION.
- TREAT ALL GROUNDCOVER BEDS WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING. CONTRACTOR IS RESPONSIBLE FOR ALL WEEDING UNTIL FINAL ACCEPTANCE.
- ALL PLANT BEDS TO BE NEATLY LAID IN WITH 3" DEEP TRENCH EDGING BORDER.
- ALL GROUNDCOVER AND PLANT BEDS SHALL MEET LANDSCAPE ARCHITECT'S SPECIFICATIONS. FINAL GRADES FOR ALL PLANT BEDS SHALL BE 1" BELOW EDGE OF WALK OR CURBING SO THAT WHEN 3" OF MULCH IS ADDED THE MULCH WILL BE 2" ABOVE THE WALKS. TAPER MULCH DOWN TO EDGE OF WALK OR CURB.
- ALL AREAS WITHIN PLANT BEDS TO BE MULCHED WITH 3" DEEP LAYER OF DECOMPOSED SHREDDED PINE BARK OR DECORATIVE COBBLE.
- ALL TREES OF A SIMILAR SPECIES TO BE MATCHED IN SIZE AND UNIFORMITY.
- CONTRACTOR TO WARRANTY ALL PLANTINGS FOR A PERIOD OF ONE YEAR AFTER DATE OF FINAL ACCEPTANCE BY OWNER. WARRANTY TO INCLUDE ALL DEFECTS INCLUDING DEATH OR UNSATISFACTORY GROWTH; EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLIGENCE OR ABUSE BY OWNER, OR ABNORMAL WEATHER CONDITIONS UNUSUAL FOR WARRANTY PERIOD.
- CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF PLANTS UNTIL TIME OF FINAL ACCEPTANCE.
- PROVIDE TREES, SHRUBS, AND PLANTS OF QUALITY, SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PROVIDE HEALTHY, VIGOROUS STOCK, GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT. HEIGHT AND WIDTH SHOWN ARE MINIMUM SIZES.
- DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM A MINIMUM OF 6 SUPPLIERS TO LANDSCAPE ARCHITECT, TOGETHER WITH A PROPOSAL FOR USE OF EQUIVALENT MATERIAL PRIOR TO FINAL BID DATE.
- SUBMIT TYPEWRITTEN INSTRUCTIONS RECOMMENDING PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF LANDSCAPE WORK FOR ONE FULL YEAR; SUBMIT PRIOR TO EXPIRATION OF REQUIRED MAINTENANCE PERIOD.
- DELIVER PACKAGED MATERIALS IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED AT THE SITE.
- DELIVER TREES AND SHRUBS AFTER PREPARATIONS FOR PLANTING HAS BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, SET TREES AND SHRUBS IN SHADE. PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP, OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.
- DETERMINE LOCATION OF UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE AS REQUIRED. MAINTAIN GRADE STAKES SET BY OTHERS UNTIL REMOVAL IS MUTUALLY AGREED UPON BY PARTIES CONCERNED.
- PROVIDE 12" OF NEW TOPSOIL TO ALL PLANTING AREAS PER LANDSCAPE ARCHITECT'S SPECIFICATIONS. OBTAIN TOPSOIL FROM SOURCES LISTED IN SPECIFICATIONS.
- BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING. MAINTAIN TREES, SHRUBS, AND OTHER PLANTINGS BY PRUNING, WATERING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS, RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. MAINTAIN LAWN BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING, AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN. FREE OF ERODED OR BARE AREAS.
- WHERE INSPECTED LANDSCAPE WORK DOES NOT COMPLY WITH REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED BY LANDSCAPE ARCHITECT AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS PROMPTLY FROM PROJECT SITE.
- ANY AND ALL QUANTITIES INDICATED ON THE PLANT SCHEDULE AND PLAN ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATION AND THE LIABILITY WHICH PERTAINS TO THOSE QUOTATIONS. ANY DISCREPANCY SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
- LOCATIONS OF ALL PLANT BEDS AND TREES TO BE STAKED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- SCARIFY ALL TREE PITS BEFORE PLANTING. VERIFY THAT ALL TREE PITS ADEQUATELY DRAIN BEFORE PLANTING TREES.
- IF ROCK IS ENCOUNTERED, CONTRACTOR TO REMOVE ROCK AND PROVIDE DRAINAGE AWAY FROM EACH TREE PIT.
- SHRUBS AND GROUNDCOVER BEDS TO BE PLANTED IN A TRIANGULAR SPACING. SEE PLANTING SCHEDULE FOR DISTANCES.
- PROVIDE TREE RADII FOR THE LAYOUT OF ALL PLANT BEDS.
- REFER TO PROJECT MANUAL REGARDING TREE FERTILIZATION AND PRUNING.
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH FULLY AUTOMATED IRRIGATION SYSTEM. REFER TO L6.00 SERIES.
- DO NOT WILLFULLY PROCEED WITH PLANTING OPERATIONS AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO THE FAILURE TO GIVE SUCH NOTIFICATION PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
- TREE LOCATIONS SHOWN ON PLAN MAY REQUIRE ADJUSTMENT IN THE FIELD. WHENEVER FEASIBLE, TREES SHOULD BE PLANTED A MINIMUM OF TEN (10) FEET FROM ALL UNDERGROUND UTILITIES AND OUT OF DRAINAGE FLOW LINES AND THREE (3) FEET FROM SPRAY HEADS. SHOULD THIS NOT BE POSSIBLE, CONTACT THE LANDSCAPE ARCHITECT FOR A DECISION ON TREE PLACEMENT.
- INSTALL ROOT BARRIER IF CENTER OF TREE TRUNK IS WITHIN 5' OF ANY CURBS OR SIDEWALKS.
- DO NOT PLANT ON TOP OF TREE ROOTBALLS UNLESS DIRECTED BY LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL SUBMIT FOR APPROVAL, PHOTOS OF ALL BOXED TREES AND SHRUB, AND VINES. SEE SPECIFICATIONS FOR FURTHER DETAIL.
- LANDSCAPE ARCHITECT SHALL HAVE THE OPPORTUNITY TO INSPECT ALL PLANT MATERIALS AT THE JOB SITE PRIOR TO PLANTING.
- UPON COMPLETION OF PLANTING, THE CONTRACTOR SHALL ARRANGE FOR A SUBSTANTIAL COMPLETION INSPECTION BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL CORRECT ANY DISCREPANCIES FOUND PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF THE PROJECT.

## PLANTING SCHEDULE NOTES

## SOILS ANALYSIS NOTE

- TREES TO BE OF THE HIGHEST GRADE AND PURCHASED FROM THESE SELECTED VENDORS ONLY:
  - SELECT TREES
  - CRAWFORD, GA - (706)743-5124
  - BOLD SPRINGS NURSERY
  - HAWKINSVILLE, GA - (478)783-4975
  - SHADY GROVE PLANTATION AND NURSERY
  - ORANGEBURG, SC - (803)534-5683
  - WATKINS NURSERIES
  - MIDLOTHIAN, VA - (804)379-8733
  - HUNTER TREES NURSERY, LLC.
  - BIRMINGHAM, AL - (866)348-6837
  - HAWKERSMITH NURSERY
  - TULLAHOMA, TN - (931)455-5436
  - SOUTHEASTERN GROWERS, INC.
  - WATKINSVILLE, GA - (706)310-1151
  - PLANTATION TREE CO.
  - SELMA, AL - (334)875-9176
- IF TREES ARE NOT AVAILABLE AT THE INDICATED NURSERIES, CONTRACTOR TO SUBMIT ALTERNATIVE NURSERIES. ALL TREES OBTAINED AT LISTED NURSERIES MUST MEET ALL OF THE SPECIFICATIONS REQUIRED.

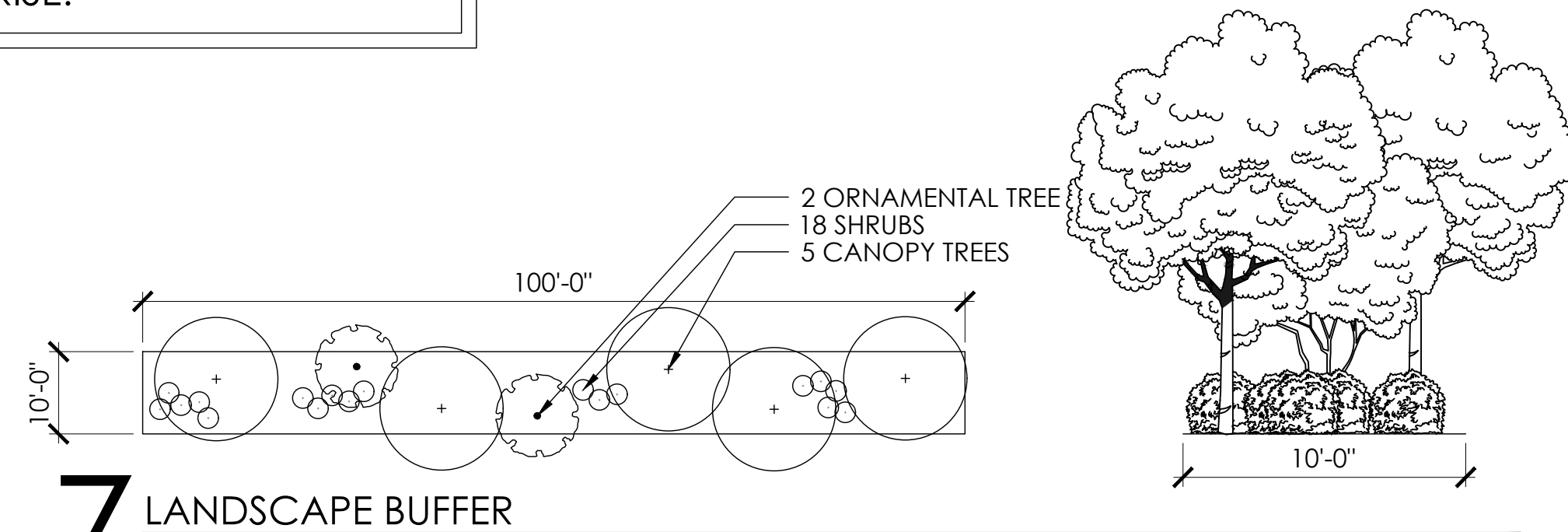
- PRIOR TO PLANTING, PERFORM AGRONOMIC SOIL TESTING AND SOIL AMENDMENTS PER RECOMMENDATION BY SOIL LABORATORIES. REFER TO NOTES BELOW AND SPECIFICATIONS. THE CONTRACTOR SHALL HAVE SOIL SAMPLES TAKEN FROM (3) AREAS WITHIN THE WHOLE SITE - TRINITY STREETScape, BUILDING COURTYARDS AND POOL AMENITY AREA.
- THE SAMPLES SHALL BE TESTED BY A LICENSED SOILS LABORATORY. FOR SOIL FERTILITY, AGRICULTURAL SUITABILITY, N-P-K, PH, EC, SOIL TEXTURE (SILT, CLAY, SAND) AND SOIL PREPARATION RECOMMENDATIONS. THE RESULTS AND RECOMMENDATIONS OF THE SOIL TESTING LABORATORY SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT. THE APPROVED RECOMMENDATIONS FOR AMENDMENTS AND BACKFILL SHALL BECOME PART OF THE LANDSCAPE PLANS AND INCORPORATED INTO THE LANDSCAPE PLANTING AREAS PRIOR TO INSTALLATION OF PLANT MATERIALS.

## IRRIGATION NOTES

- ALL WORK SHALL CONFORM TO ANY AND ALL APPLICABLE REGULATIONS AND CODES FOR THE LOCATION OF THE WORK. THE INSTALLER SHALL OBTAIN ANY NECESSARY LOCATES, PERMITS AND INSPECTIONS.
- ALL WORK SHALL BE CLOSELY COORDINATED WITH THAT OF OTHER TRADES. IN ORDER TO AVOID CONFLICTS, REFER TO LANDSCAPE AND UTILITIES PLANS WHEN TRENCHING TO AVOID TREES, SHRUBS AND UNDERGROUND UTILITIES.
- ALL MATERIAL AND LABOR REQUIRED TO PROVIDE A COMPLETE, OPERATIONAL AND FULLY GUARANTEED SYSTEM SHALL BE CONSIDERED PART OF THE WORK. WHETHER OR NOT THEY ARE SPECIFICALLY INDICATED IN THE DOCUMENTS.
- THE CONTRACTOR SHALL PREPARE A DESIGN HARD COPY DRAWINGS ON REPRODUCIBLE PAPER SHOWING ALL IRRIGATION INSTALLATION. A HARDCOPY OF THE ORIGINAL LANDSCAPE PLAN MAY BE OBTAINED FROM THE DESIGNER. THE DRAWING SHALL LOCATE ALL MAINLINE VALVES AND HEADS BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. PLEASE SHOW WIRE DIRECTION. PROVIDE DESIGN DRAWINGS FOR DESIGNER APPROVAL.
- ALL HEADS SHALL BE OF THE PROPER TYPE FOR THE AREAS WHERE LOCATED AND SHALL BE INSTALLED TO THE PROPER HEIGHT. ALL HEADS AND OTHER EQUIPMENT SHALL BE INSTALLED WITH ADEQUATE AND UNIFORM CLEARANCE FROM ALL HARD-SCAPING. TO MINIMIZE WATER OVER SPRAY ON IMPERVIOUS AREAS. ALL HEADS SHALL BE MOUNTED WITH POLY PIPE WITH BARBED ELBOWS.
- CONTRACTOR TO DESIGN SYSTEM BASED ON AVAILABLE WATER PRESSURE AT THE SITE.
- MAKE USE OF EXISTING POWER SUPPLY PROVIDED BY GENERAL CONTRACTOR.
- CONTROL WIRING SHALL BE ROUTED WITH THE MAINLINE WHEREVER POSSIBLE. LOW VOLT AGE WIRING SHALL BE UF-14 PVC JACKETED, SINGLE CONDUCTOR CABLE. USE RED WIRES FOR "HOT" AND WHITE FOR VALVE COMMON. WIRES SHALL BE INSTALLED WITH ADEQUATE SLACK AND SURGE/EXPANSION LOOPS, AND SHALL BE SPLICED ONLY IN VALVE BOXES, USING 3-1.4 DIRECT BURY CDBY> WIRE CONNECTORS.
- ALL PIPING AND WIRE PASSING UNDER PAVED AREAS SHALL BE SLEEVED WITH SCH 40 PVC PIPE. SIZED A MINIMUM OF TWO NOMINAL SIZES LARGER THAN CONTAINED PIPE. ALL SLEEVING SHALL BE PROVIDED.
- ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.
- PROVIDE A MINIMUM OF 8" OF COVER OVER LATERAL PIPING. PROVIDE A MINIMUM OF 12" OF COVER OVER MAINLINE PIPING.
- LATERAL LINES SHALL BE CLASS 200 PVC. SEE PLAN FOR SIZES. MAIN LINE PIPE SHALL BE CLASS 200 PVC. SEE PLAN FOR SIZES.
- FLUSH ALL LINES.
- CONDUCT AN INSPECTION OF THE SYSTEM IN OPERATION WITH THE DESIGNER.
- THE CONTRACTOR IS RESPONSIBLE FOR WINTERIZING THE SYSTEM THE FIRST YEAR OF INSTALLATION. DURING THE WINTERIZATION OF THE SYSTEM, THE CONTRACTOR WILL SHOW THE OWNER'S DESIGNATED REPRESENTATIVE THE PROPER PROCEDURES FOR WINTERIZING THE SYSTEM. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR RESTARTING THE SYSTEM IN THE SPRING OF THE FOLLOWING YEAR.
- CONTRACTOR TO GUARANTEE IRRIGATION SYSTEM, EQUIPMENT AND WORKMANSHIP FOR 1 YEAR FROM SUBSTANTIAL COMPLETION.
- ANY ADDITIONAL NEEDED SLEEVES WILL BE PROVIDED BY THE DESIGN BUILD CONTRACTOR.
- ALL TREES WITH BRANCHES OVERHANGING SIDEWALKS AND CIRCULATION TO BE PRUNED TO ENSURE MINIMUM 80" CLEAR ZONE TO COMPLY WITH ANSI 307.4
- CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION TO ALL DISTURBED / SEEDED AREAS UNTIL TURF HAS BEEN ESTABLISHED.

## NOTE:

- CONTRACTOR TO SEED ALL DISTURBED AREAS. SEE PLANTING LEGEND FOR ADDITIONAL INFORMATION
- STREET TREES NOT TO BE PLACED ANY CLOSER THAN 15' FROM STREET LIGHT OR SIGN. NOTIFY LANDSCAPE ARCHITECT IF ANY CONFLICTS ARISE.



## 7 LANDSCAPE BUFFER

## CONCEPT PLANT SCHEDULE

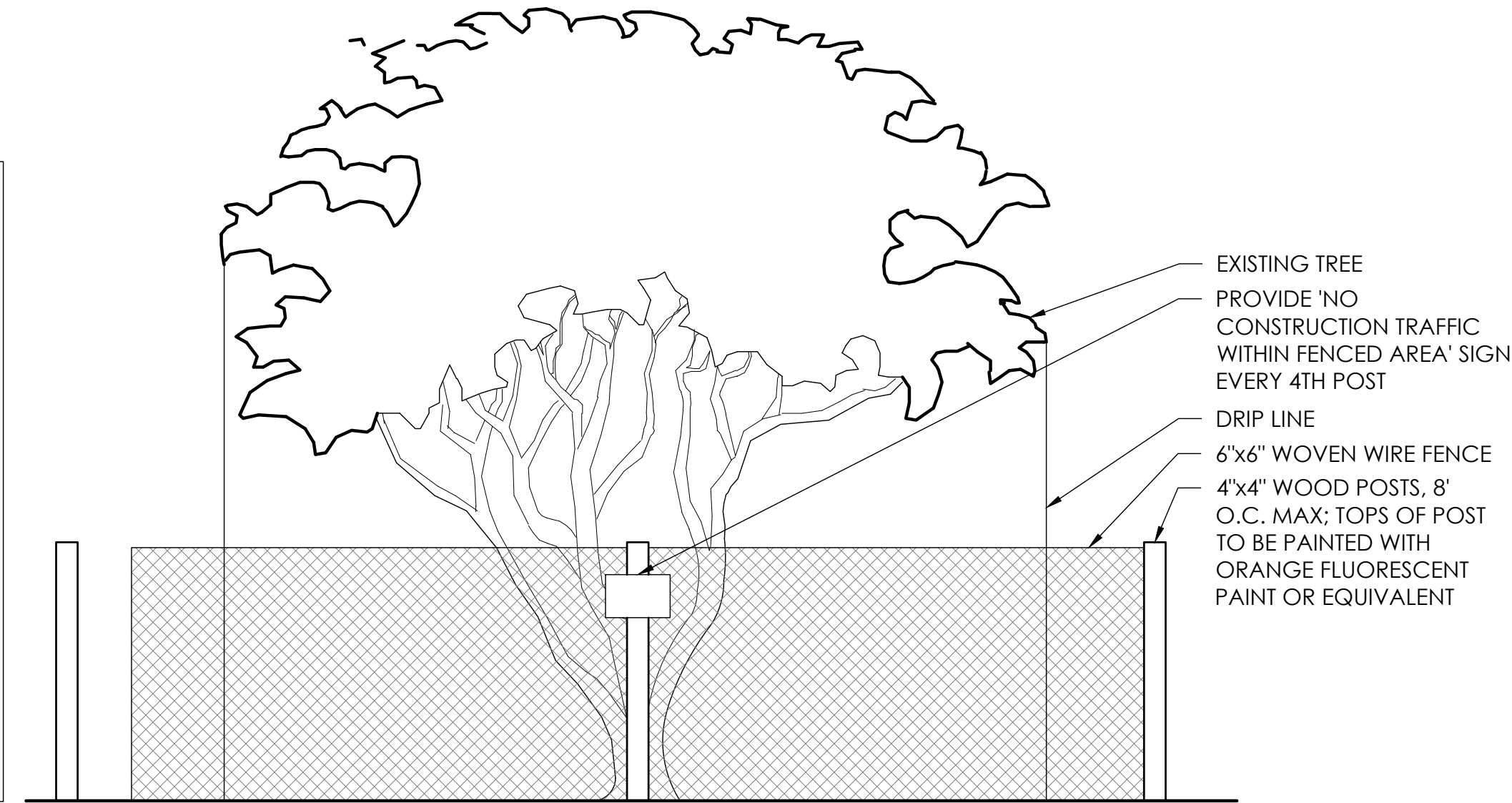
	CANOPY TREE	90
	ORNIMENTAL TREE	30
	EVERGREEN SHRUB	313
	DECIDUOUS SHRUB	255
	DECIDUOUS GROUNDCOVER	1,967 SF
	EVERGREEN GROUNDCOVER	2,335 SF
	HYDROSEED	282,446 SF

## NOTE:

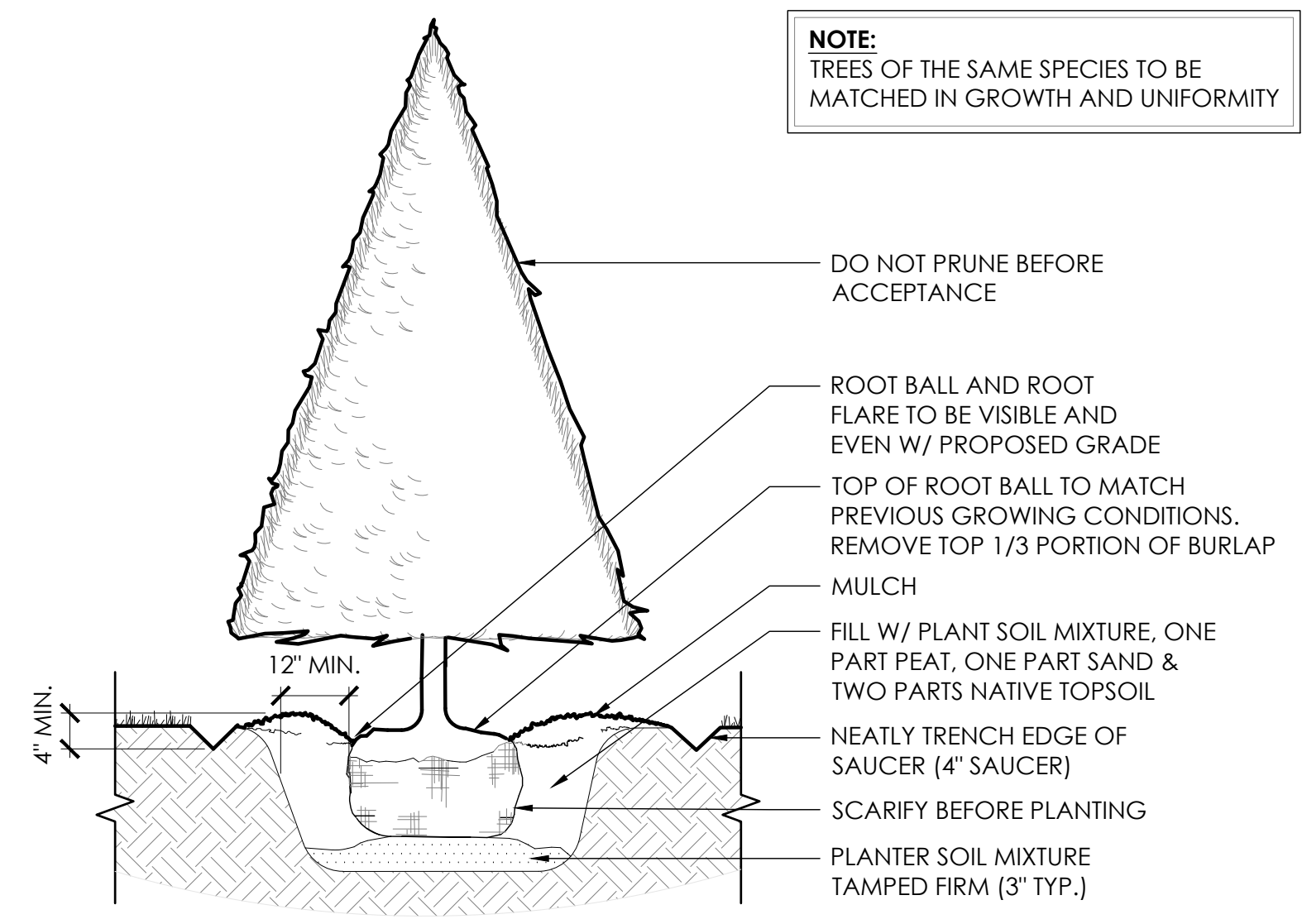
ALL LANDSCAPE AREAS TO BE IRRIGATED WITH A FULLY AUTOMATED IRRIGATION SYSTEM.

## NOTE:

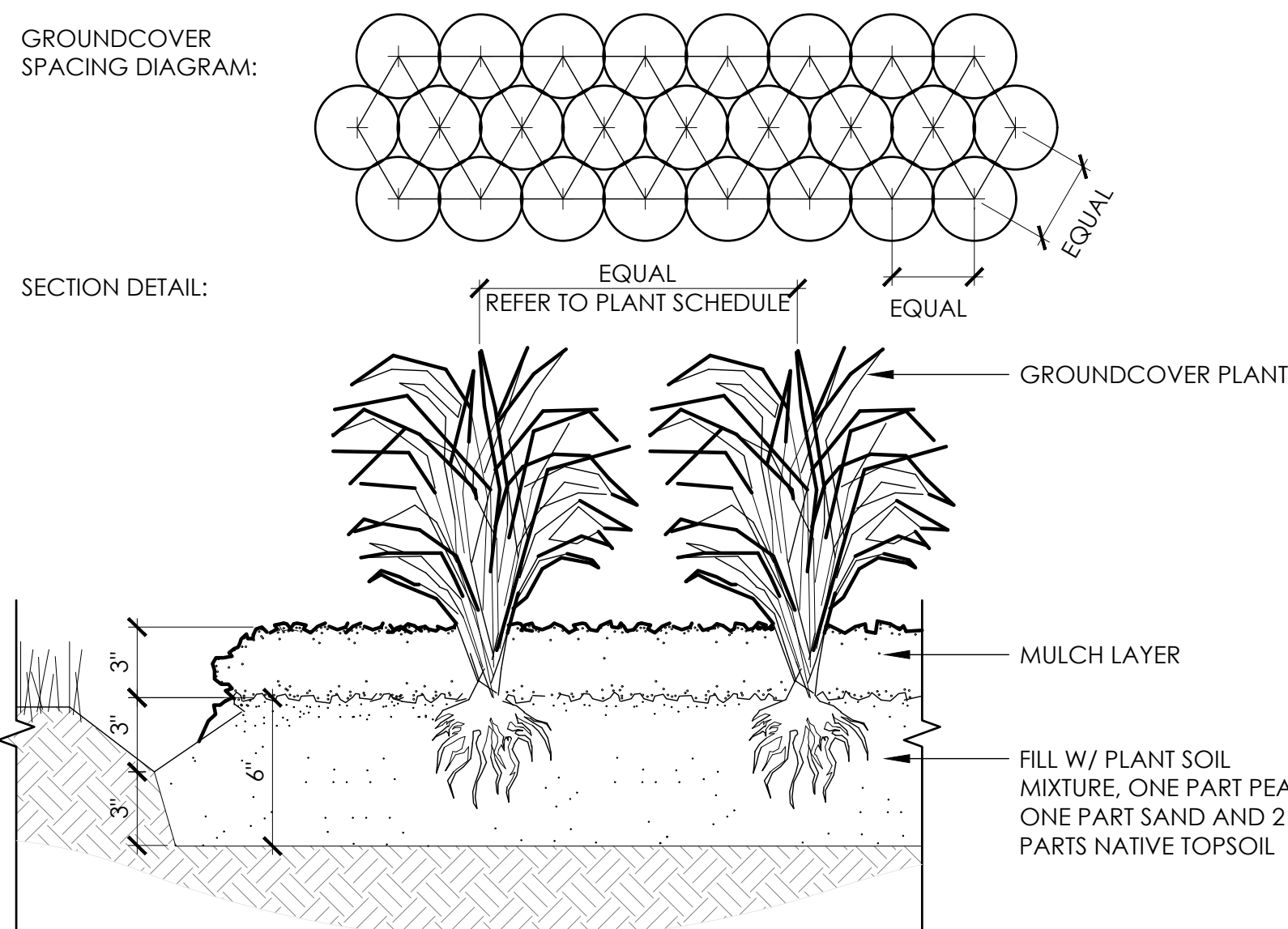
- TREE PROTECTION TO BE INSTALLED AT MINIMUM DISTANCE OF TWO TIMES THE RADIUS OF THE DRIP LINE
- ALL TREE PROTECTION FENCINGS SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT
- ANY REQUIRED EXCAVATION IN OR AROUND THE PROTECTION ZONE TO ACCOMMODATE UNDERGROUND SERVICES, FOOTINGS, ETC. SHALL BE INDICATED ON THE PLAN & SHALL BE EXCAVATED BY HAND. IN ADDITION, RELATED ROOT PRUNING SHALL BE ACCOMPLISHED VIA ANSI A-300-95 STANDARD SO AS TO MINIMIZE IMPACT ON THE GENERAL ROOT SYSTEM
- THE STORAGE OF BUILDING MATERIALS OR STOCKPILING SHALL NOT BE PERMITTED WITHIN THE LIMITS OF OR AGAINST THE PROTECTION BARRIERS
- TREES WITHIN THE PROTECTION BARRIERS MUST BE ADEQUATELY CARED FOR THROUGHOUT THE CONSTRUCTION PROCESS (I.E. THEY MUST BE WATERED SUFFICIENTLY, PARTICULARLY IF THE TREE'S ROOT SYSTEM HAS BEEN DISTURBED BY EXCAVATION.) FILL SHALL NOT BE PLACED UPON THE ROOT SYSTEM IN SUCH A MANNER AS TO ENDANGER THE HEALTH OR LIFE OF THE AFFECTED TREE



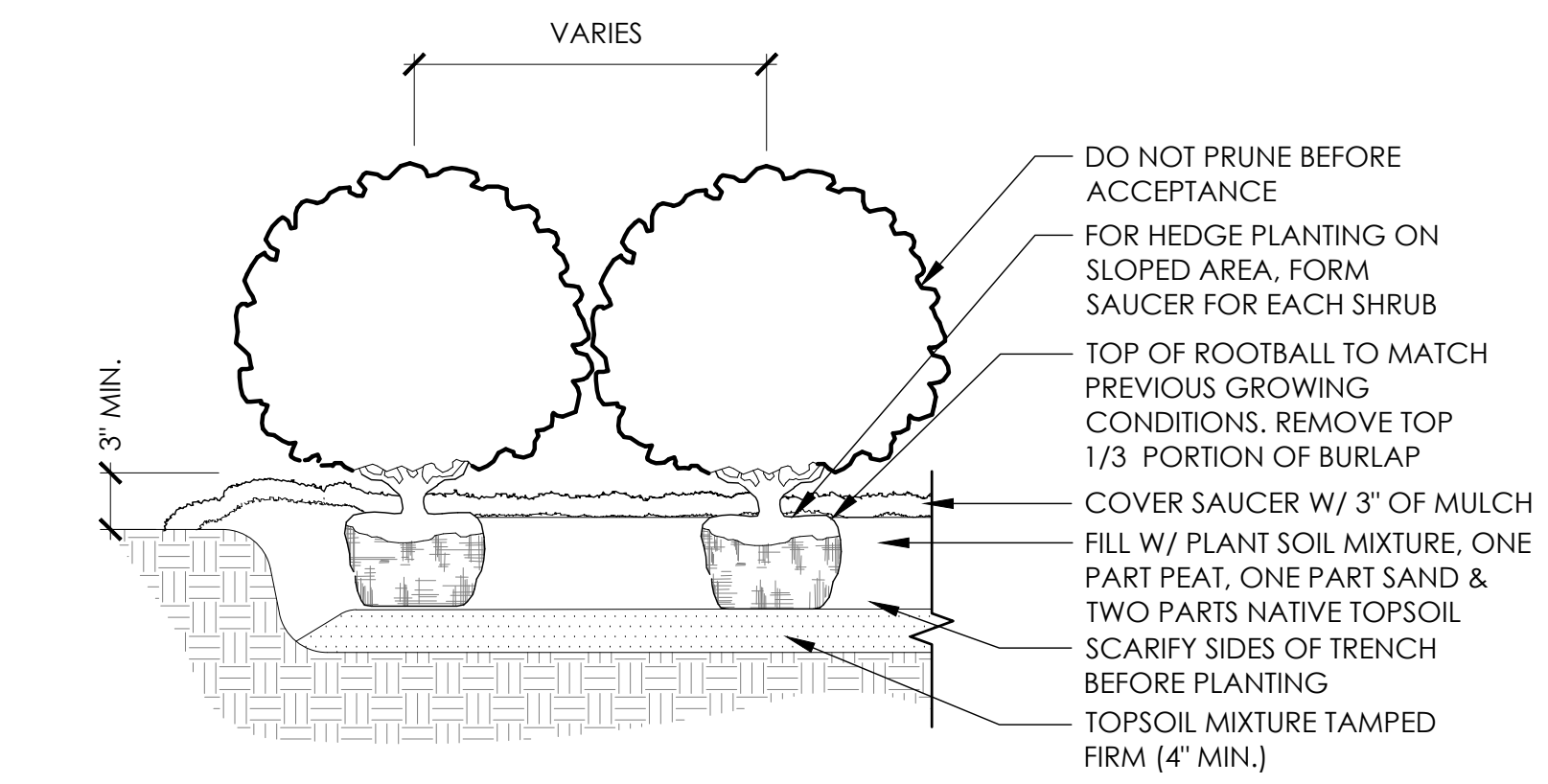
## 6 TREE PROTECTION



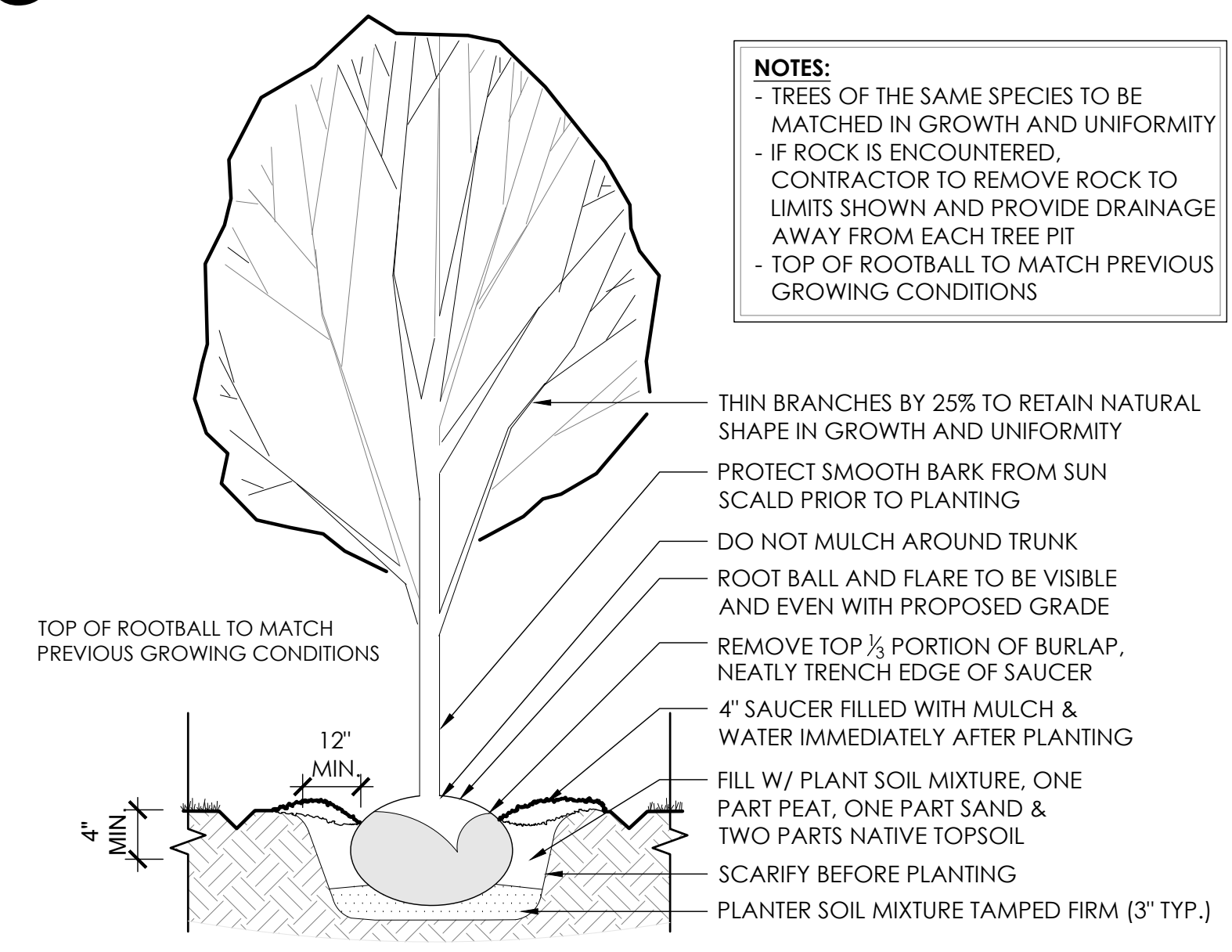
## 5 EVERGREEN TREE PLANTING



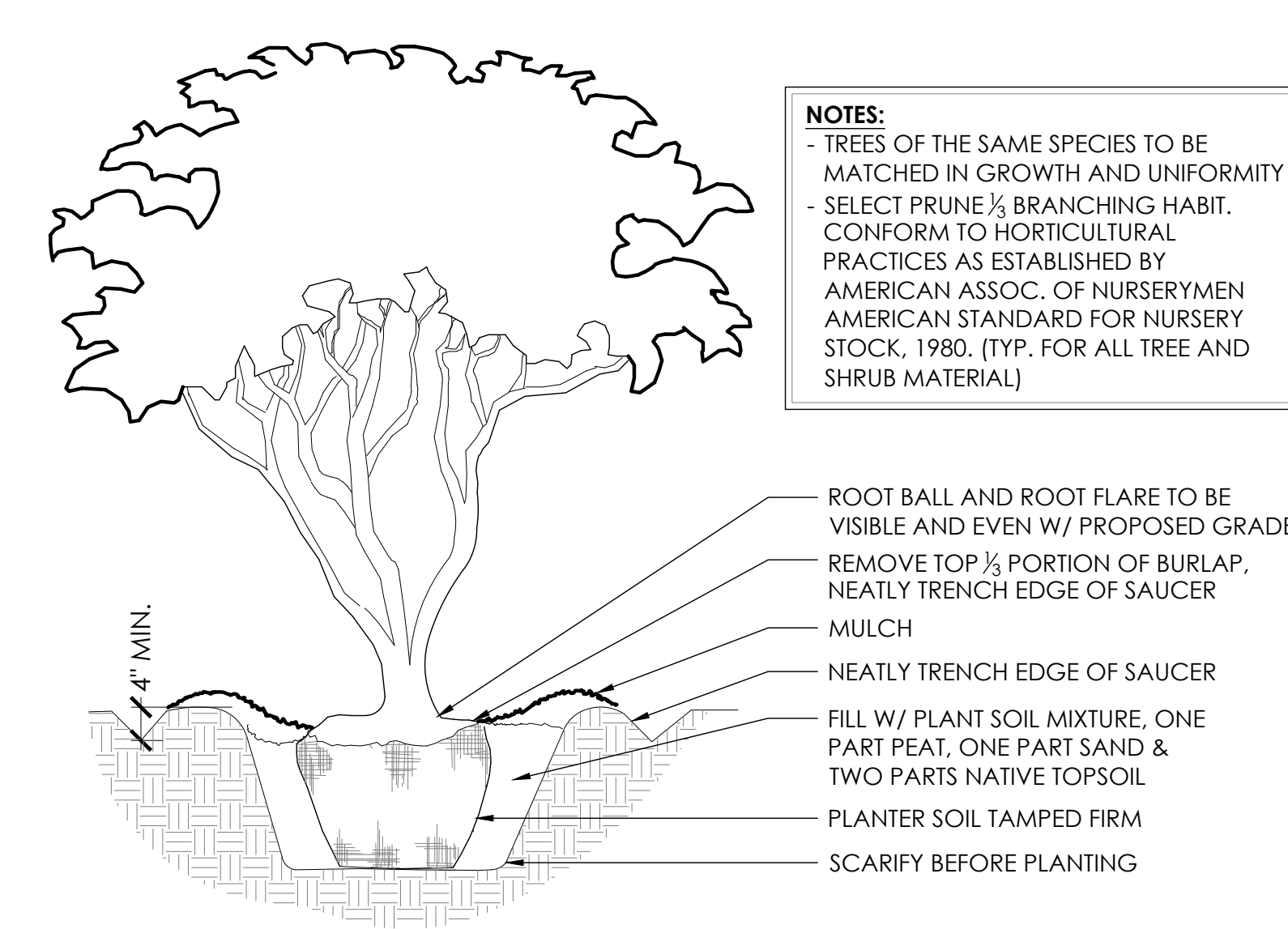
## 3 GROUNDCOVER PLANTING



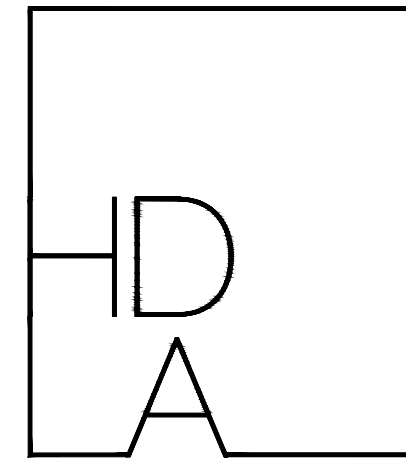
## 2 SHRUB PLANTING



## 1 TREE PLANTING



## 4 ORNAMENTAL TREE PLANTING



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SGS Contact: Contact Name  
SGS Project Number: 85512.12

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WESTERN HEIGHTS  
PHASE 1

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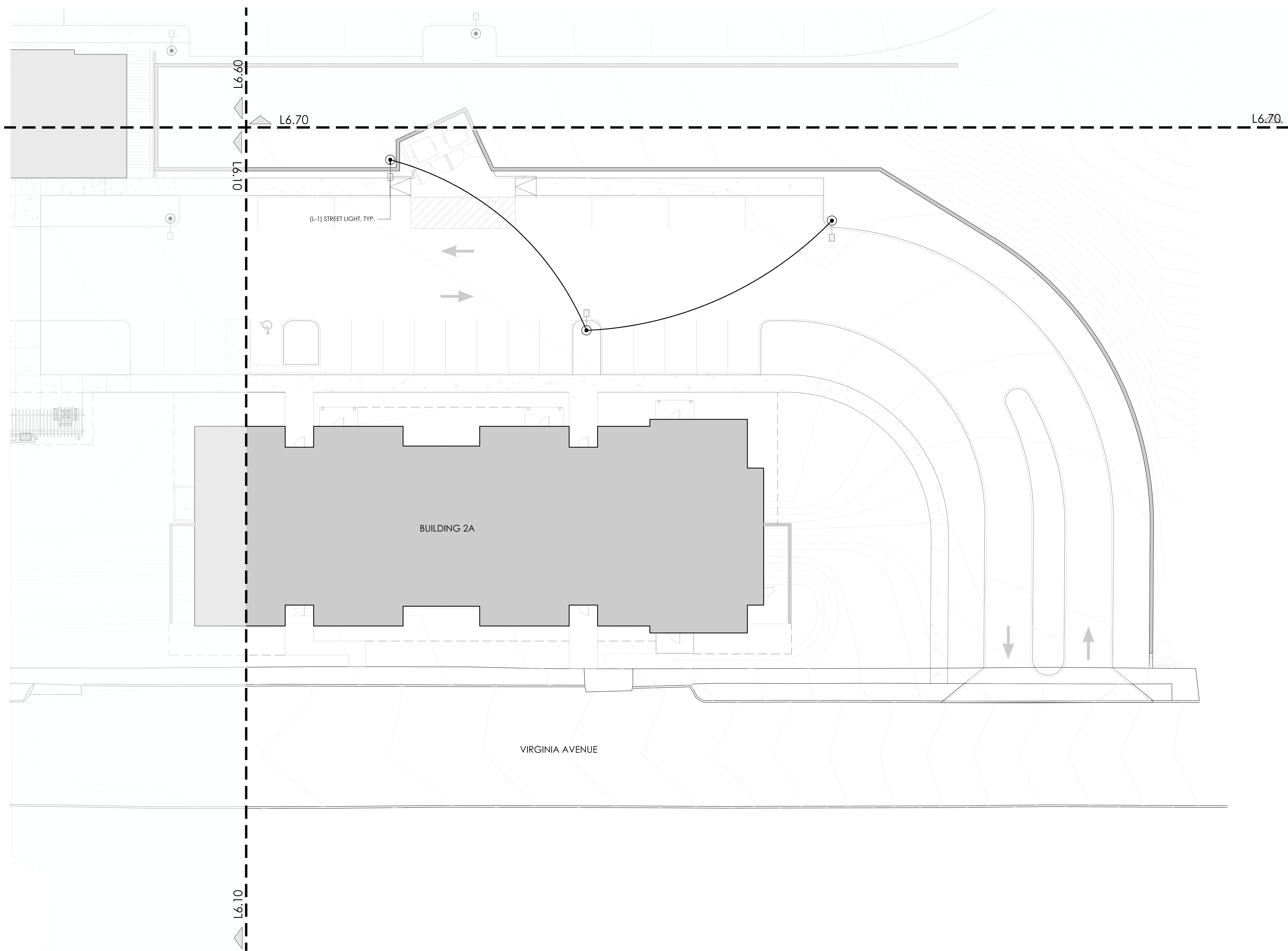
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Drawing:  
PLANTING PLAN

06/30/2023

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L5.80



(L-1) STREET LIGHT, TYP.

BUILDING 2A

VIRGINIA AVENUE

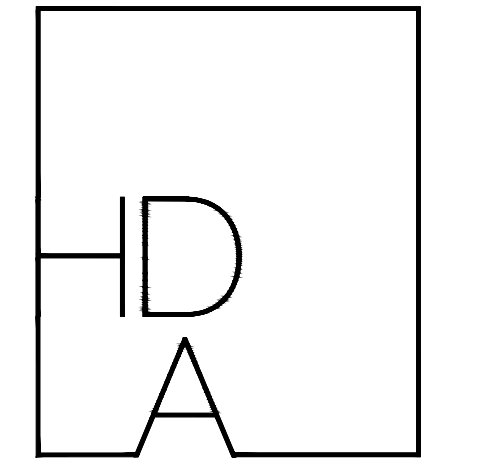
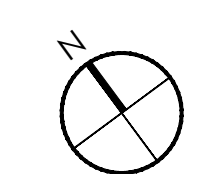
L6.60

L6.70

L6.97

L6.70

L6.10



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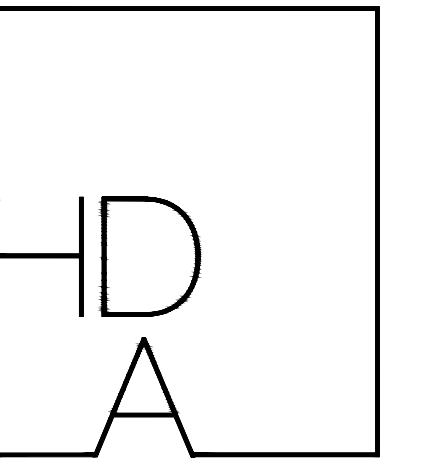
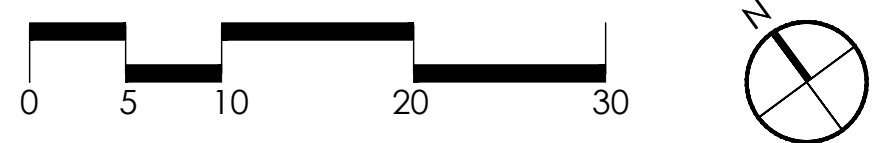
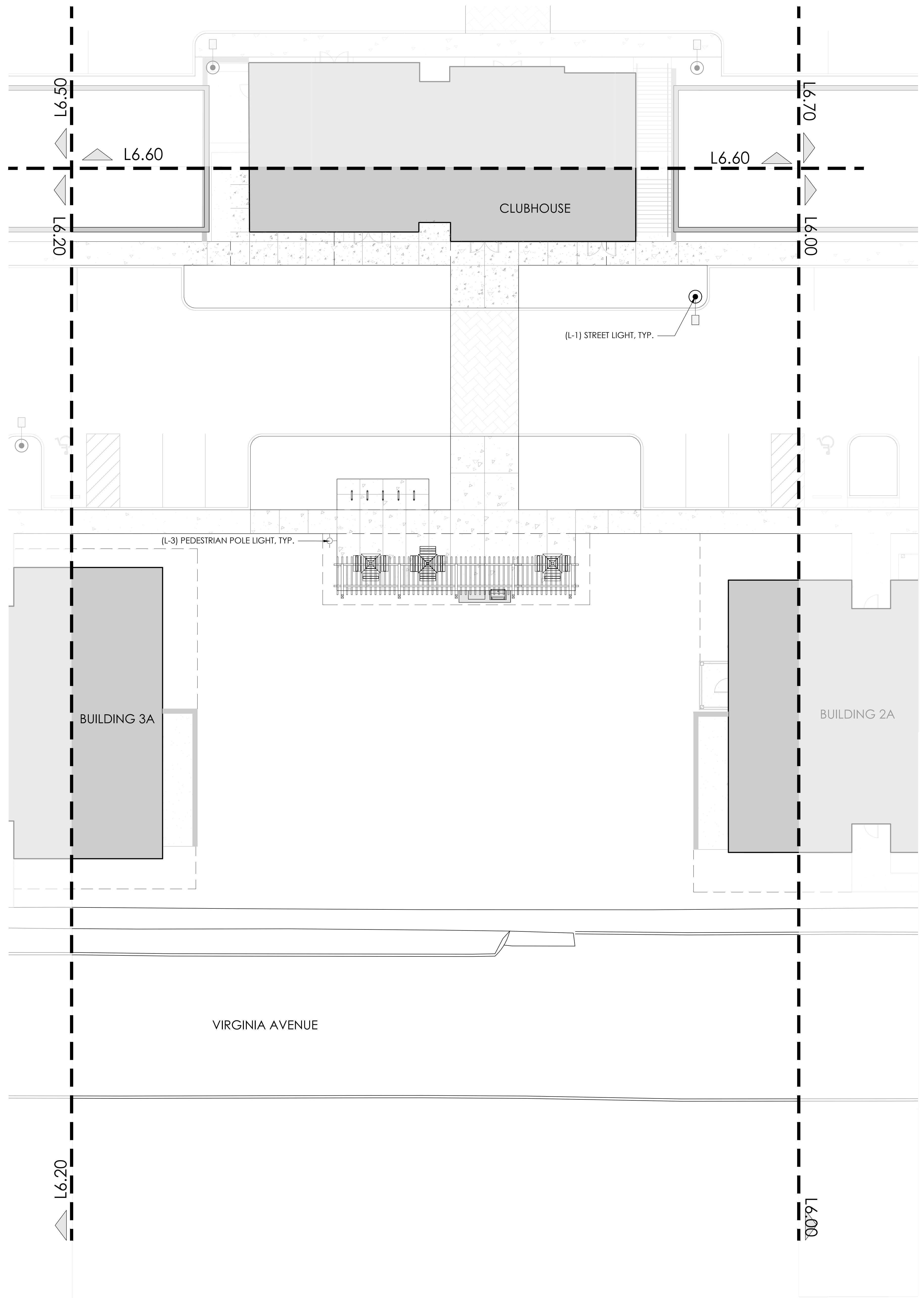
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**L6.00**



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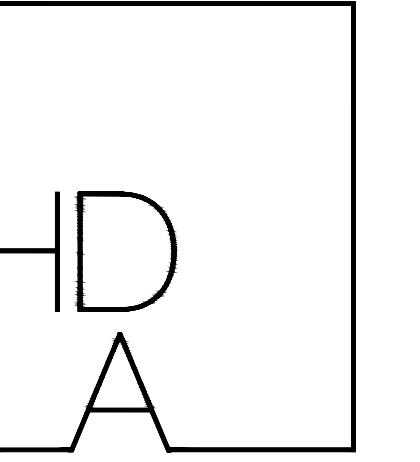
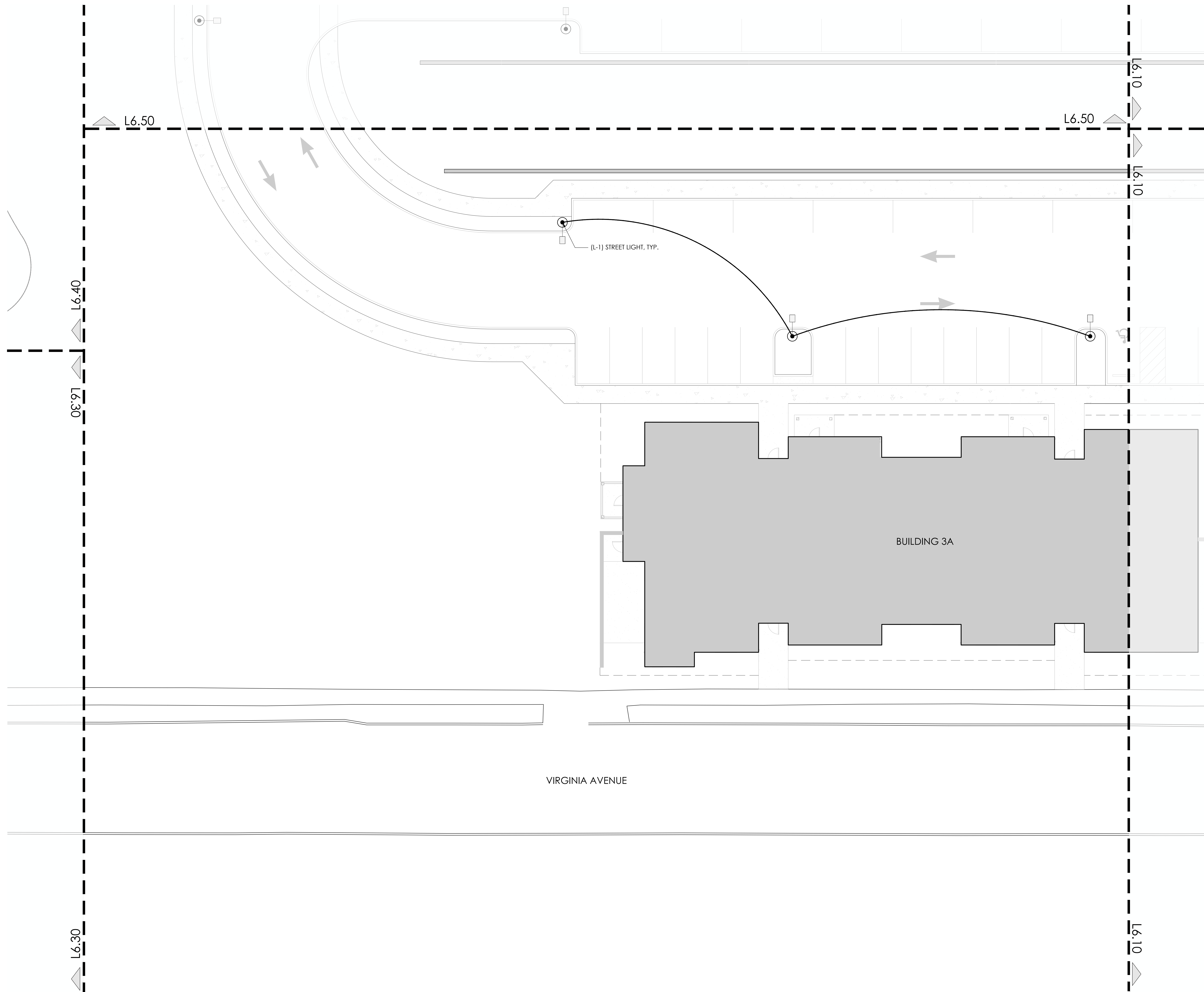
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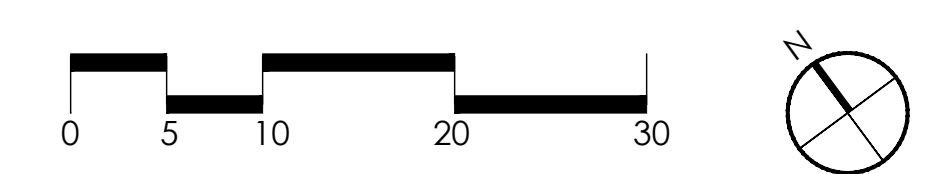
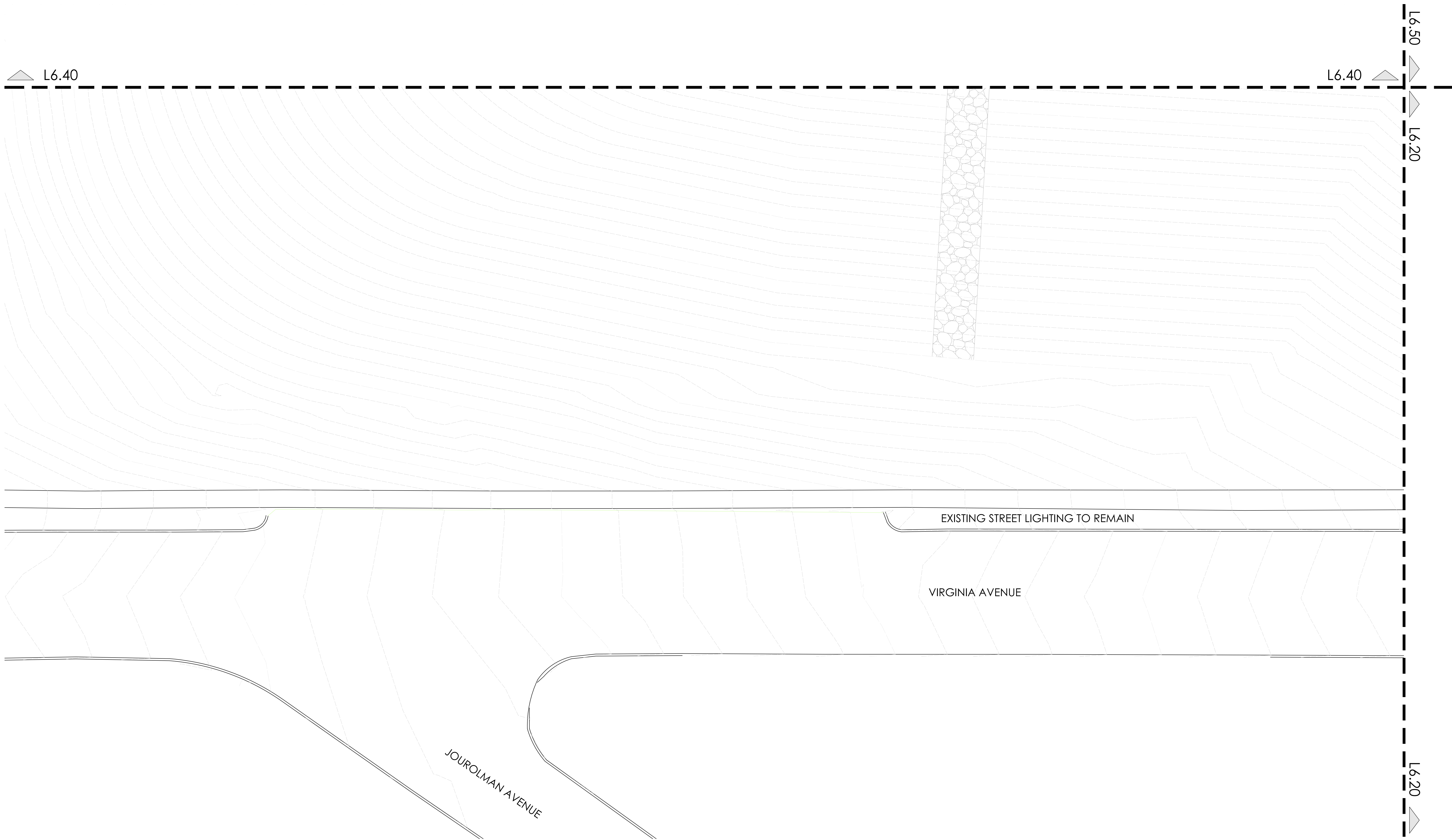
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**L6.20**



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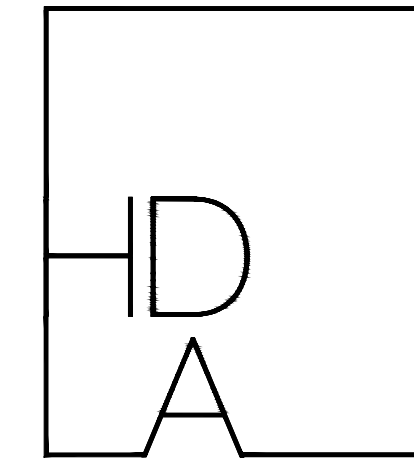
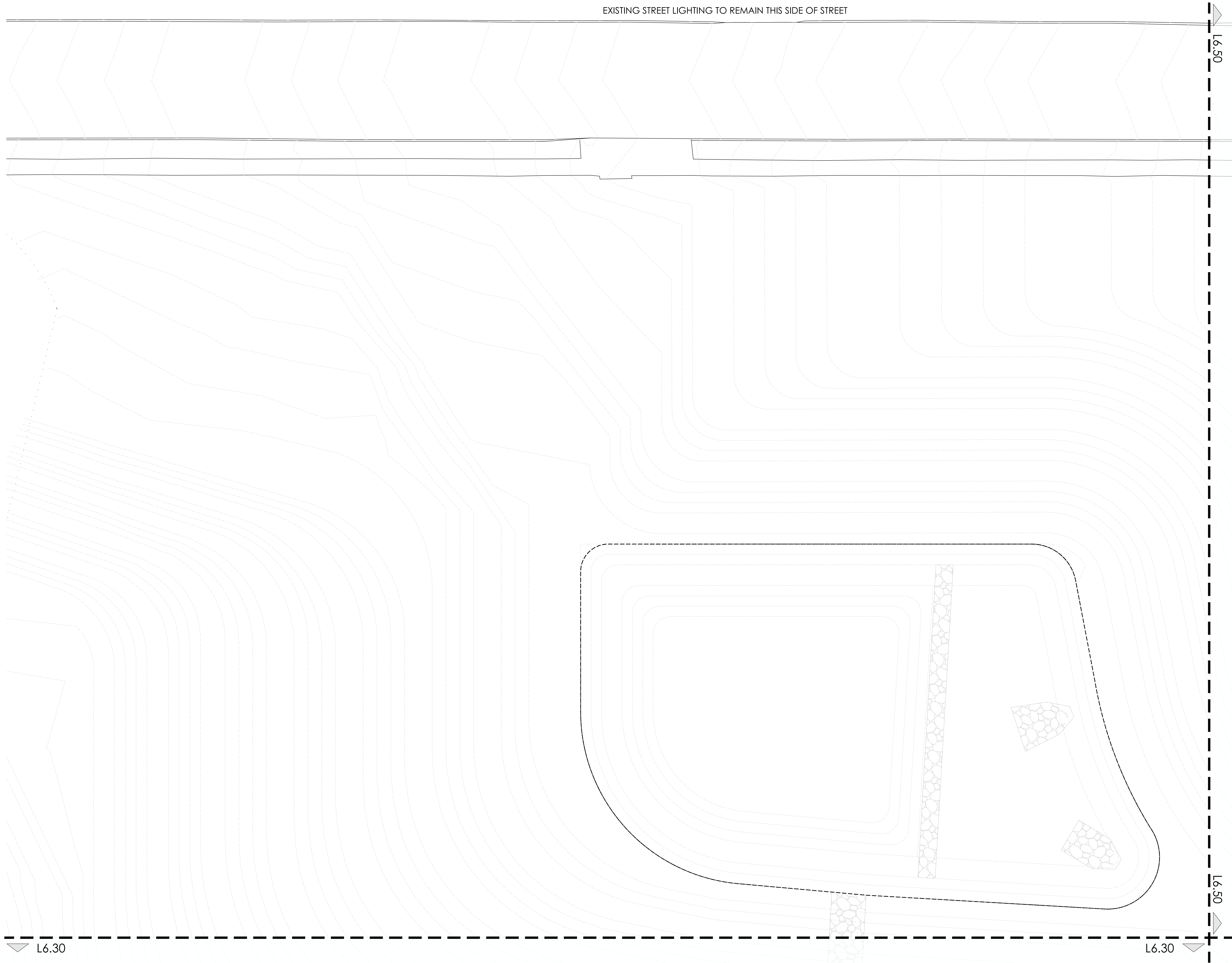
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**L6.30**

EXISTING STREET LIGHTING TO REMAIN THIS SIDE OF STREET



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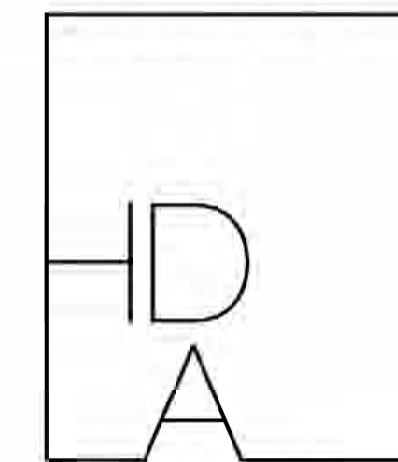
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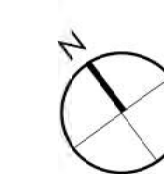
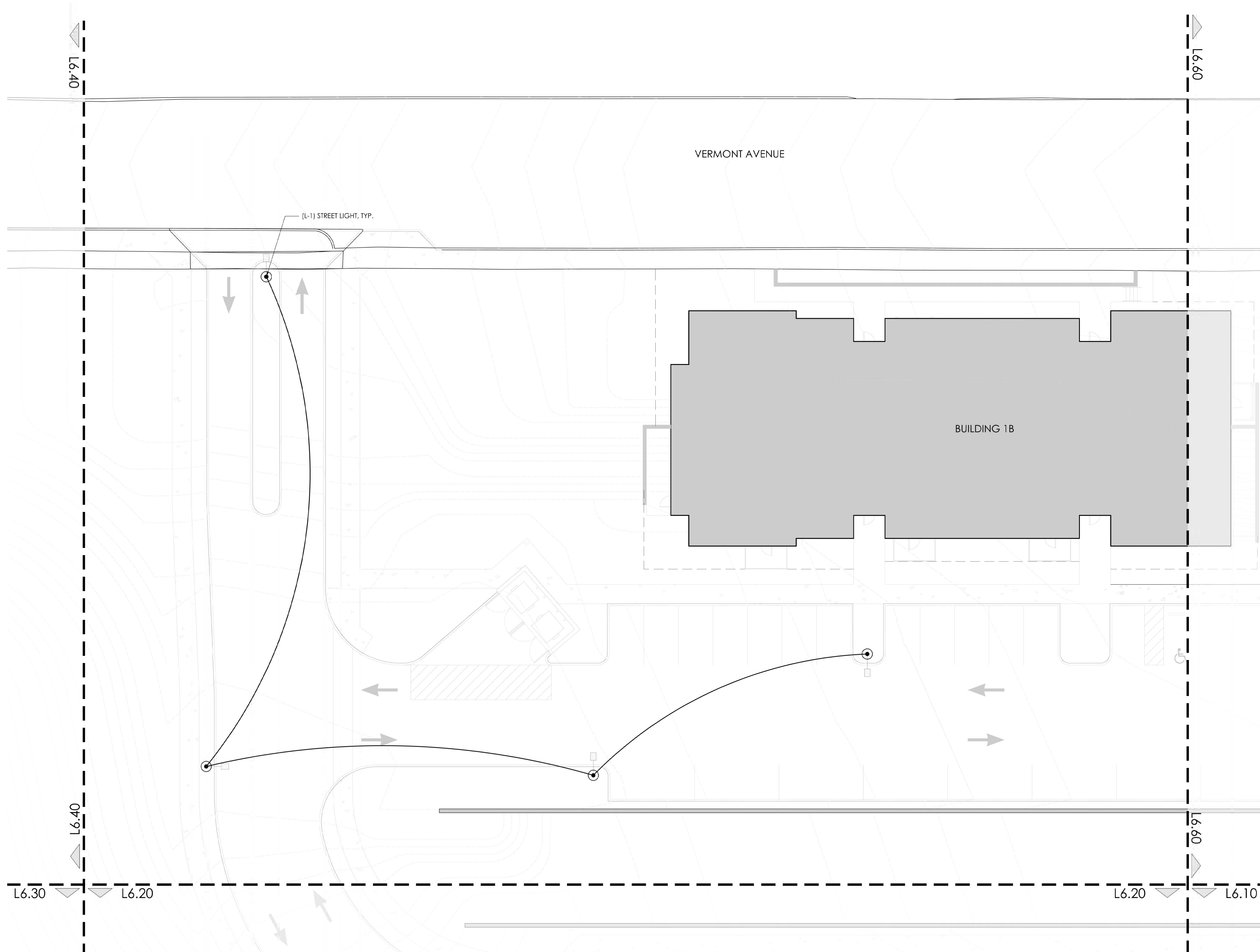
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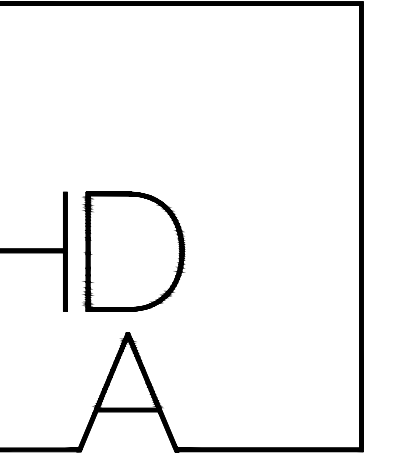
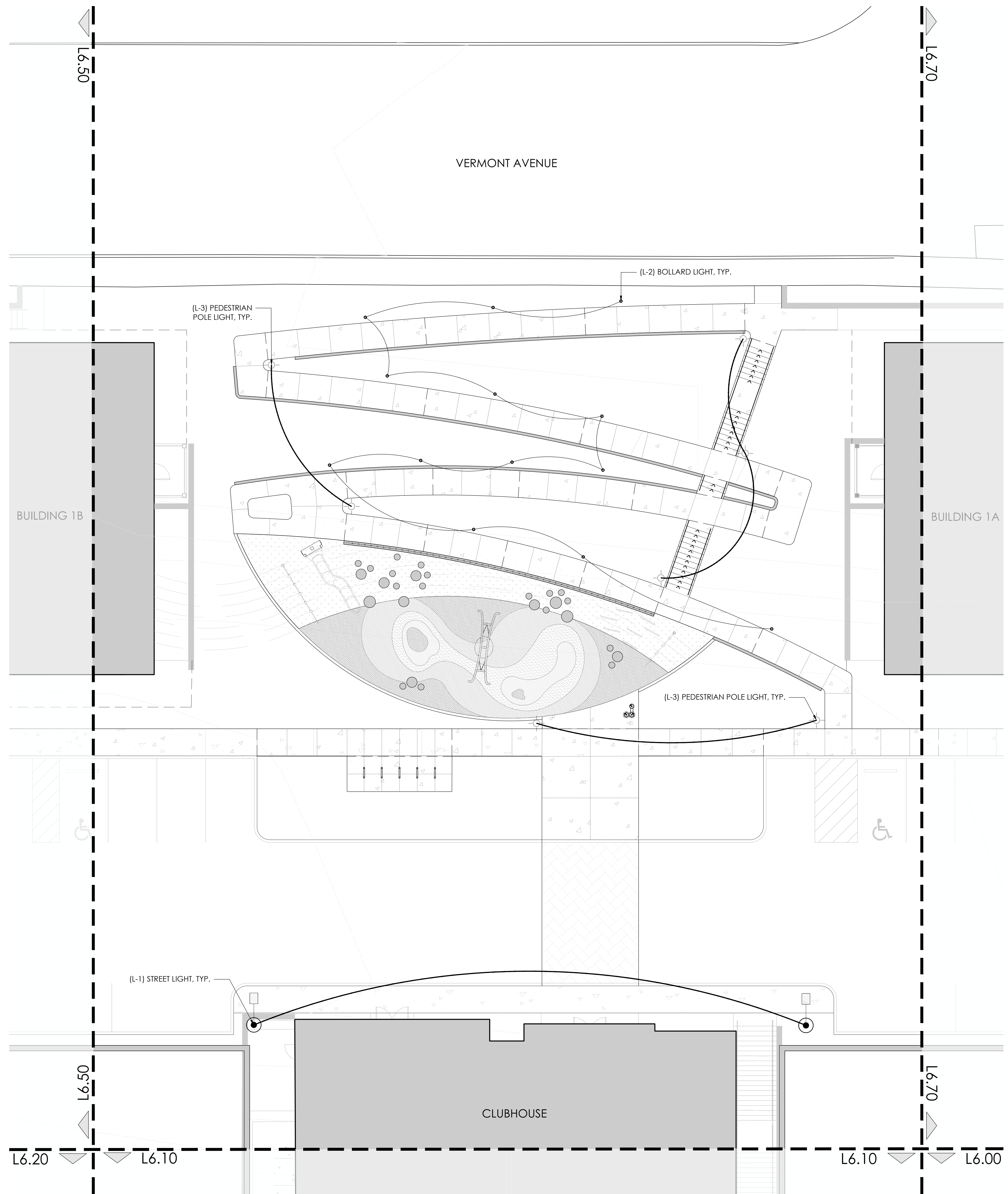
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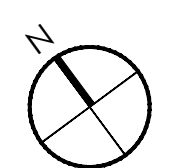
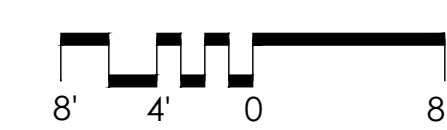
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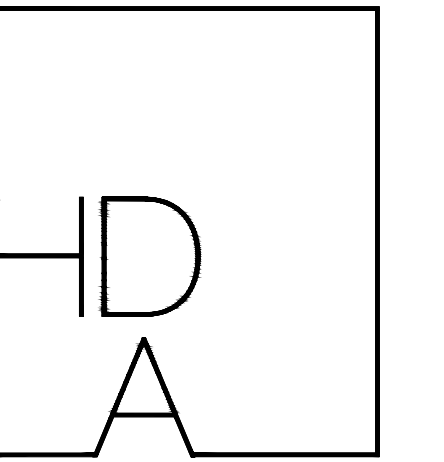
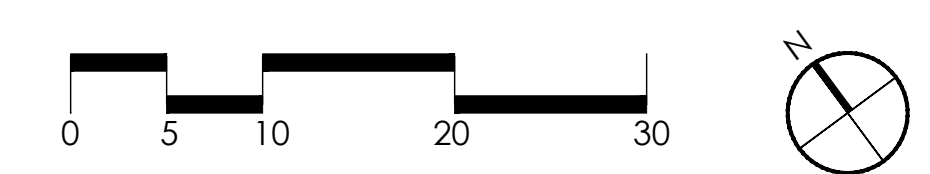
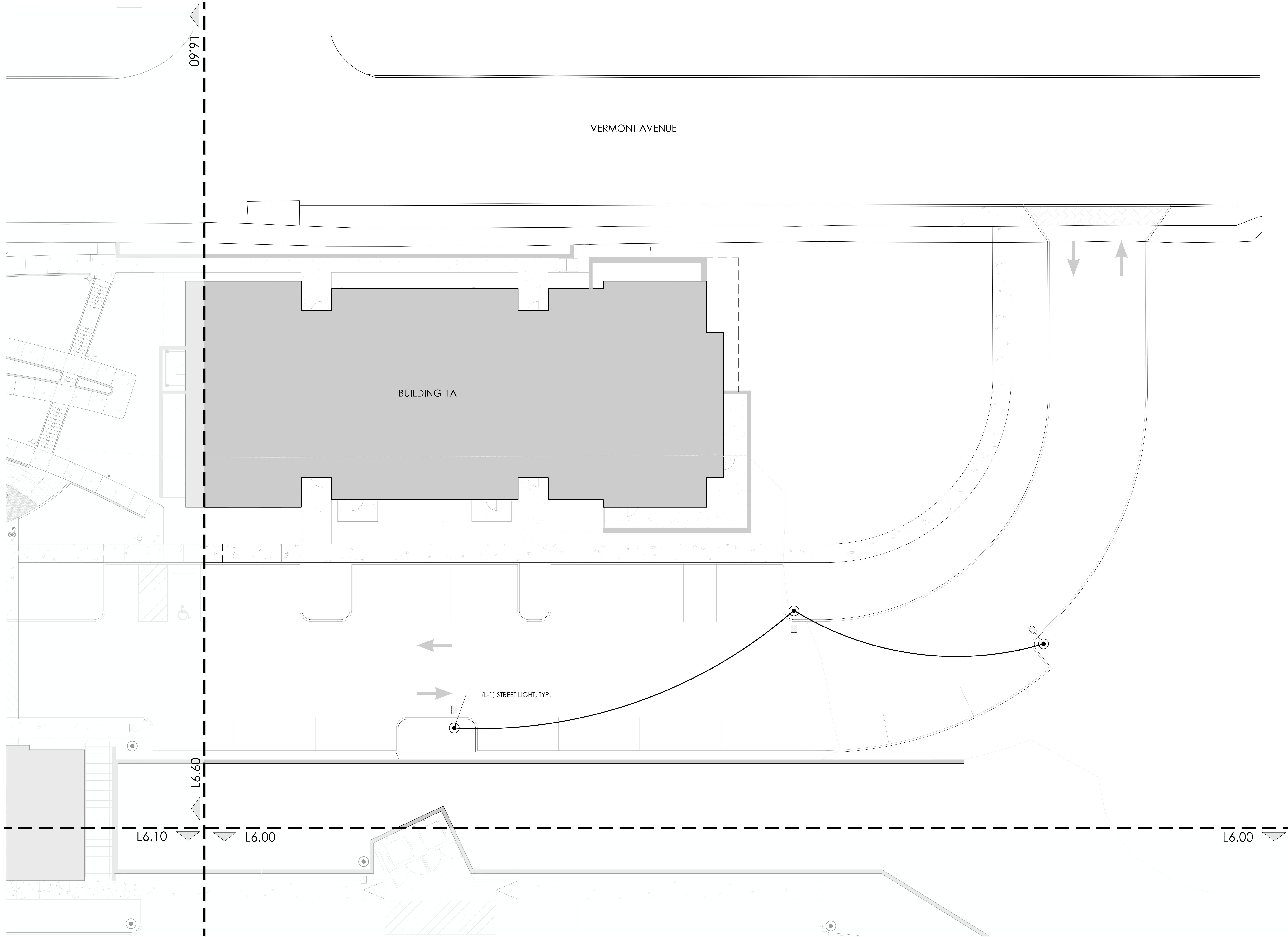
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Drawing:  
LIGHTING PLAN

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**L6.60**





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SGS Project Number: 55512.12

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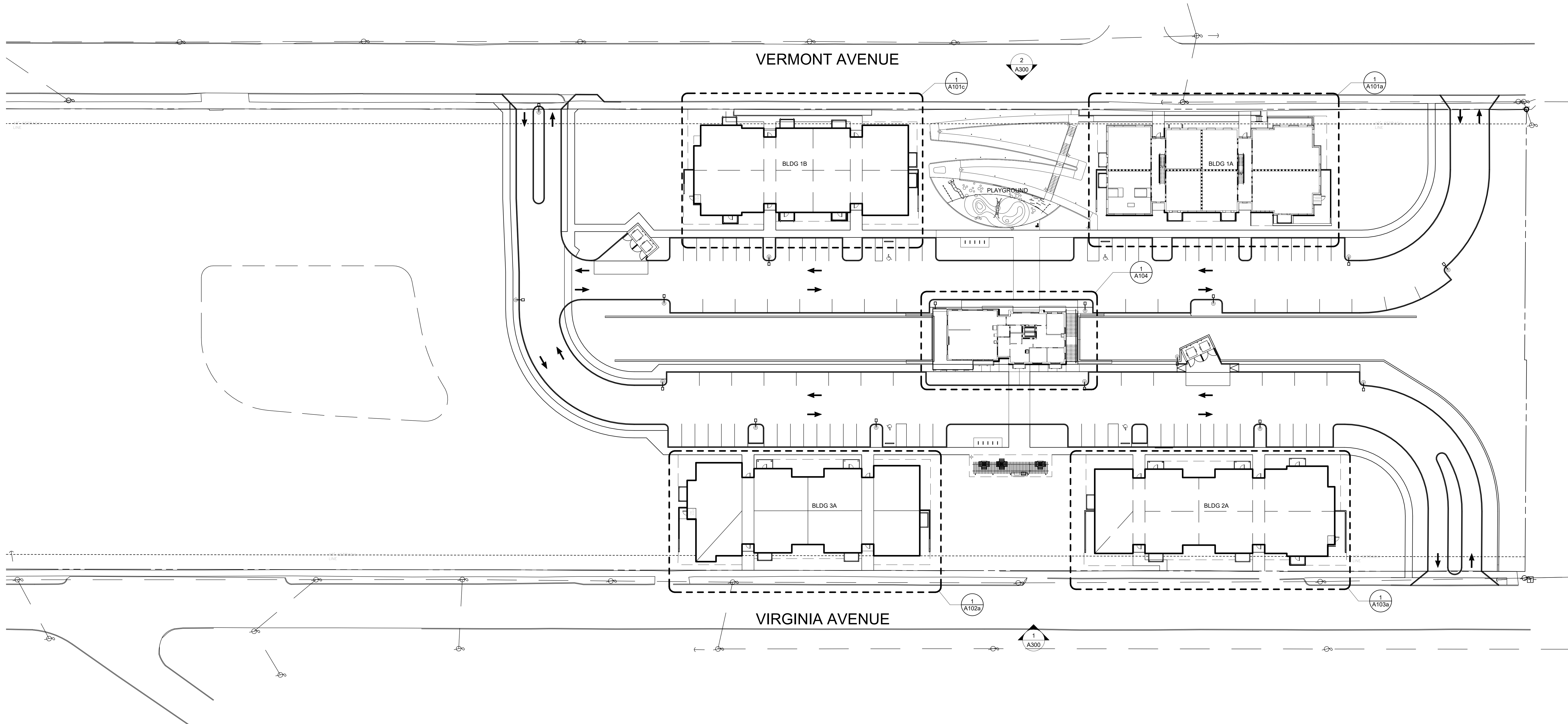
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Drawing:  
LIGHTING PLAN

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**L6.70**



No: Date: Revision::

Client Contact: Anna Libby  
(847) 562-9400

SGS Contact: Hunter Gee  
SGS Project Number: 23002.00

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Drawing:  
SITE PLAN

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

# A100

6/30/2023 4:57:48 PM

**1 ARCHITECTURAL SITE PLAN**  
1" = 30'-0"

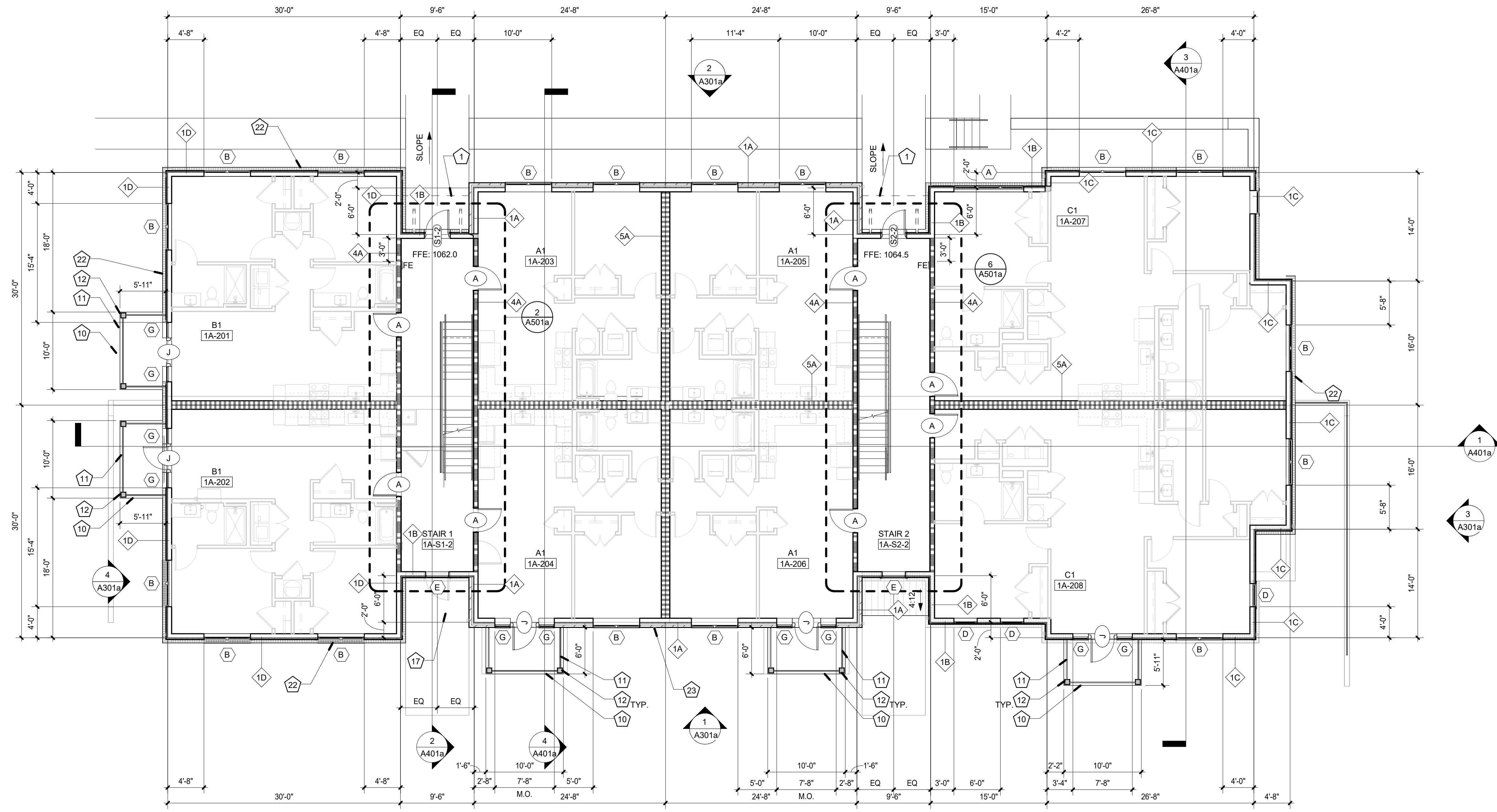




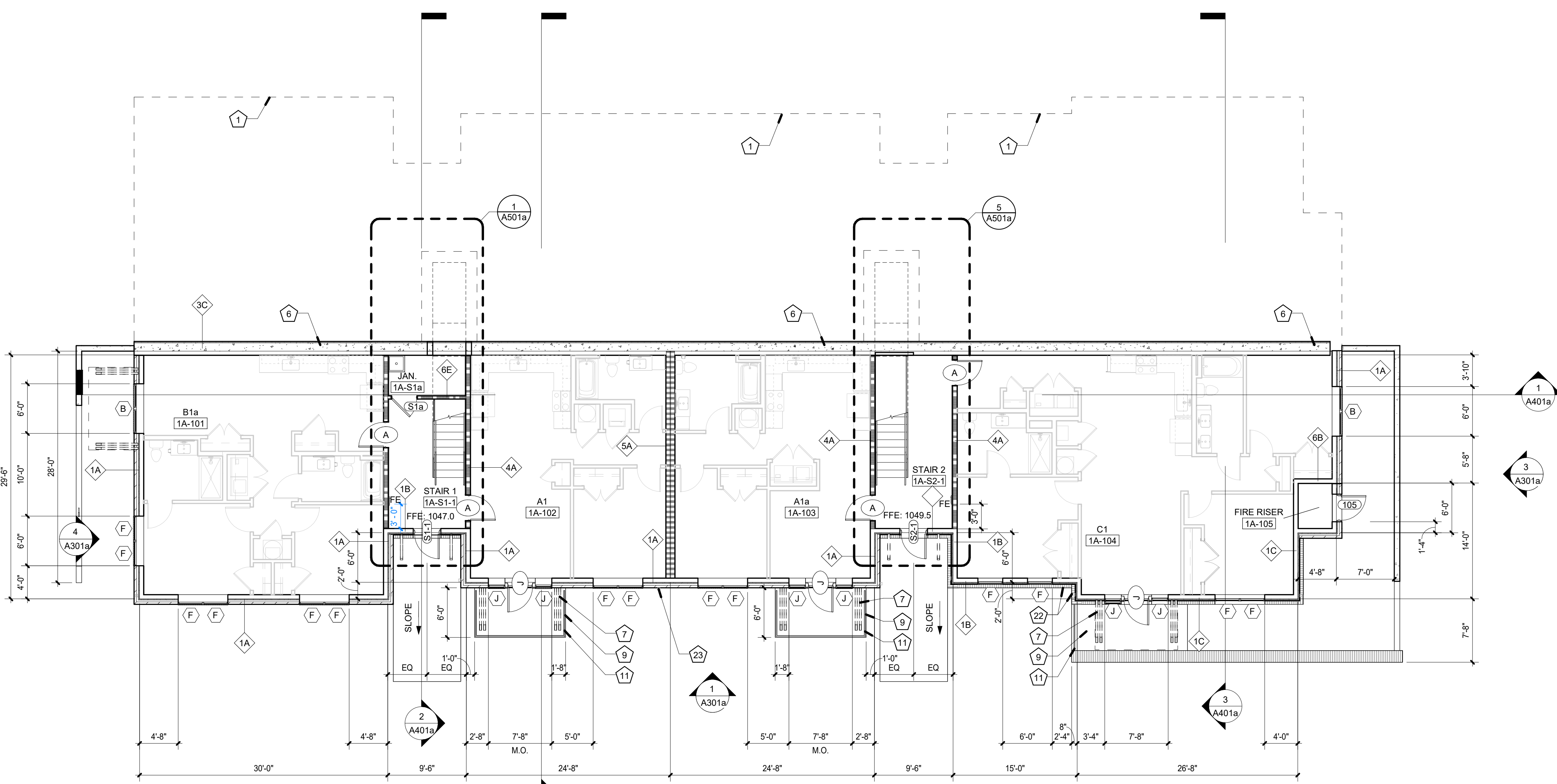
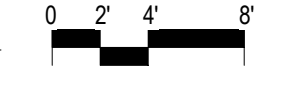
PLAN LEGEND	
	1-HOUR RATED WALL
	0.5-HOUR RATED WALL
	COMMON AREA DOOR TAG
	WINDOW TAG
	STOREFRONT TAG
	WALL TYPE TAG
	ROOM NAME TAG
	ROOM TAG
	UNIT TYPE TAG
	ANSI TYPE 'A' UNIT
	HEARING/VISUAL IMPAIRED UNIT

- PLAN GENERAL NOTES**
- ALL EXTERIOR DIMENSIONS ARE SHOWN FACE OF STUD, FACE OF CMU, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
  - ALL INTERIOR DIMENSIONS ARE SHOWN TO FACE OF STUD, FACE OF CMU, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
  - DIMENSIONS & NOTES NOTED AS "CLEAR" ARE MEASURED FROM OUTERMOST FINISHED FACE, INCLUDING BUT NOT LIMITED TO TRIM, TILE, FACE OF COUNTERTOP, ETC.
  - ELEVATIONS SHOWN IN ARCHITECTURAL ARE RELATIVE TO TOP OF SLAB ELEVATION 0'-0". ACTUAL BUILDING ELEVATION ABOVE MEAN SEA LEVEL VARIES - REFER TO CIVIL DRAWINGS FOR ACTUAL BUILDING ELEVATIONS, TYP.
  - REFER TO STRUCTURAL SLAB / FOUNDATION PLAN FOR CLARIFICATION OF SLAB, SLAB LEAVE-OUT AND CURB DIMENSIONS.
  - SEE A200 SHEET SERIES FOR WALL TYPES AND UL ASSEMBLIES.
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  - PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. PROVIDE POSITIVE DRAINAGE AWAY FROM EXTERIOR DOORS AND STOREFRONTS.
  - SEE A200 SHEET SERIES FOR DOOR AND WINDOW SCHEDULE AND DETAIL INFORMATION.
  - ALL INTERIOR PARTITIONS SHALL EXTEND TO AND BE SEALED AGAINST THE FLOOR/ROOF DECK ABOVE.
  - PROVIDE AIR TIGHT CONSTRUCTION SEAL AROUND ALL PENETRATIONS (I.E., BEAM, CONDUIT, ETC.) THROUGH RATED WALLS.

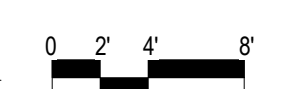
PLAN KEYNOTES	
1	LINE OF CONSTRUCTION ABOVE
2	ROOF ACCESS HATCH, 30" X 54" MIN OPENING
3	PAINTED METAL GUARDRAIL, 42" HEIGHT WITH VERTICAL PICKETS @ 4" MAX. O.C.
4	PAINTED METAL HANDRAIL, 36" HEIGHT
5	LINE OF CORRIDOR CONSTRUCTION BELOW
6	RETAINING WALL, SEE CIVIL & STRUCT.
7	KNEE BRACE FOR CANOPY SUPPORT ABOVE, SEE ELEVATIONS
8	VINYL WINDOW, SEE ELEVATIONS
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25	CONCRETE STEPS, SEE CIVIL
26	PAINTED METAL SITE GUARDRAIL, SEE LANDSCAPING
27	---
28	---
29	---
30	---



**2 BUILDING 1A - 2ND FLOOR PLAN**  
1/8" = 1'-0"



**1 BUILDING 1A - 1ST FLOOR PLAN**  
1/8" = 1'-0"



No: \_\_\_\_\_ Date: \_\_\_\_\_ Revision: \_\_\_\_\_

Client Contact: Anna Libby  
(847) 562-9400

SGS Contact: Hunter Gee  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208

BRINSHORE

**WESTERN HEIGHTS  
PHASE 1**

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921



**PRELIMINARY NOT FOR  
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Building:  
**BUILDING 1A - 1ST &  
2ND FLOOR PLANS**

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

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PLAN LEGEND	
	1-HOUR RATED WALL
	0.5-HOUR RATED WALL
	COMMON AREA DOOR TAG
	WINDOW TAG
	STOREFRONT TAG
	WALL TYPE TAG
	ROOM NAME TAG
	ROOM TAG
	UNIT TYPE TAG
	ANSI TYPE 'A' UNIT
	HEARING/VISUAL IMPAIRED UNIT

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No: Date: Revision:

Client Contact: Anna Libby  
(847) 562-9400



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26	...
27	...
28	...
29	...
30	...

SGS Contact: Hunter Gee  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208

**WESTERN HEIGHTS  
PHASE 1**  
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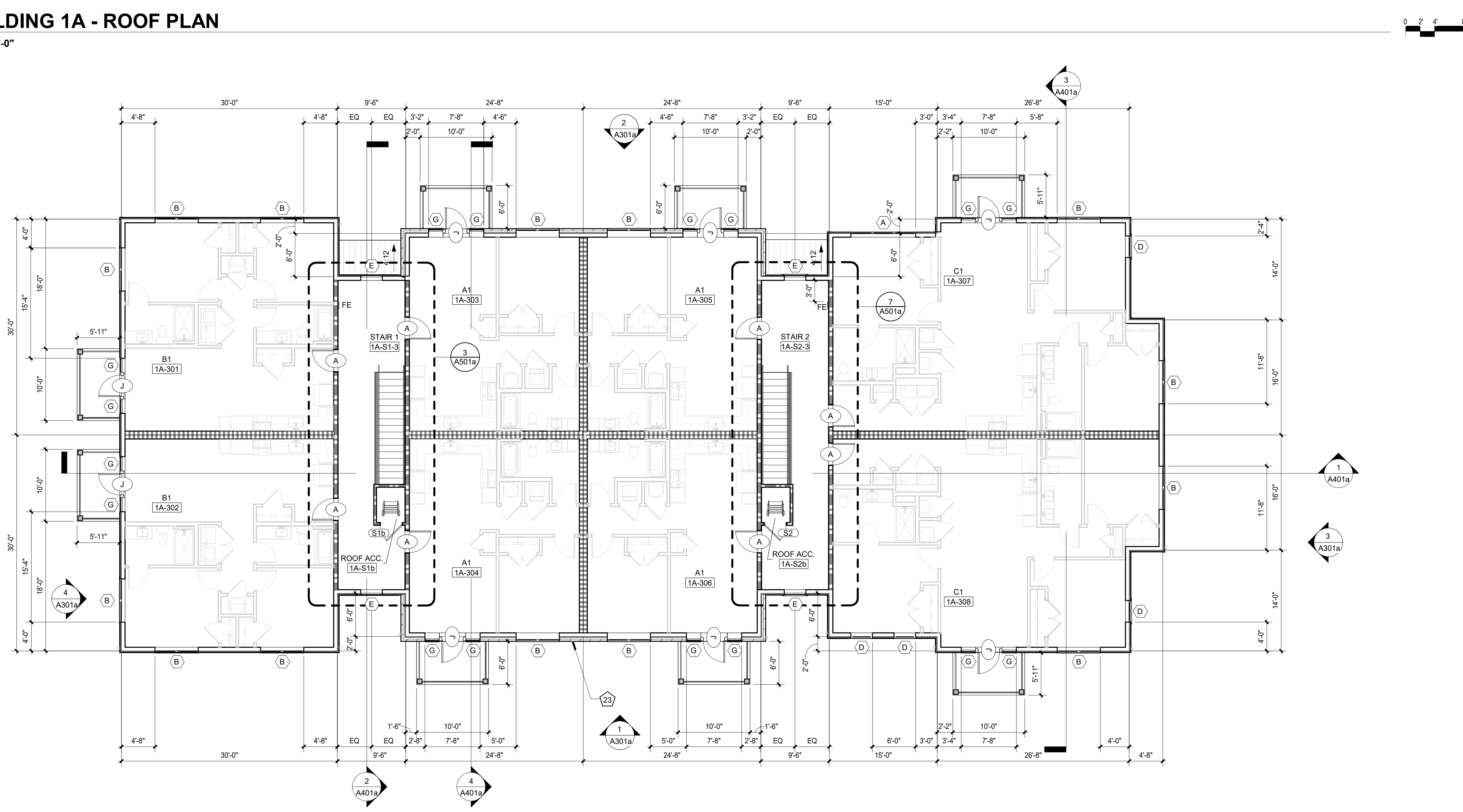
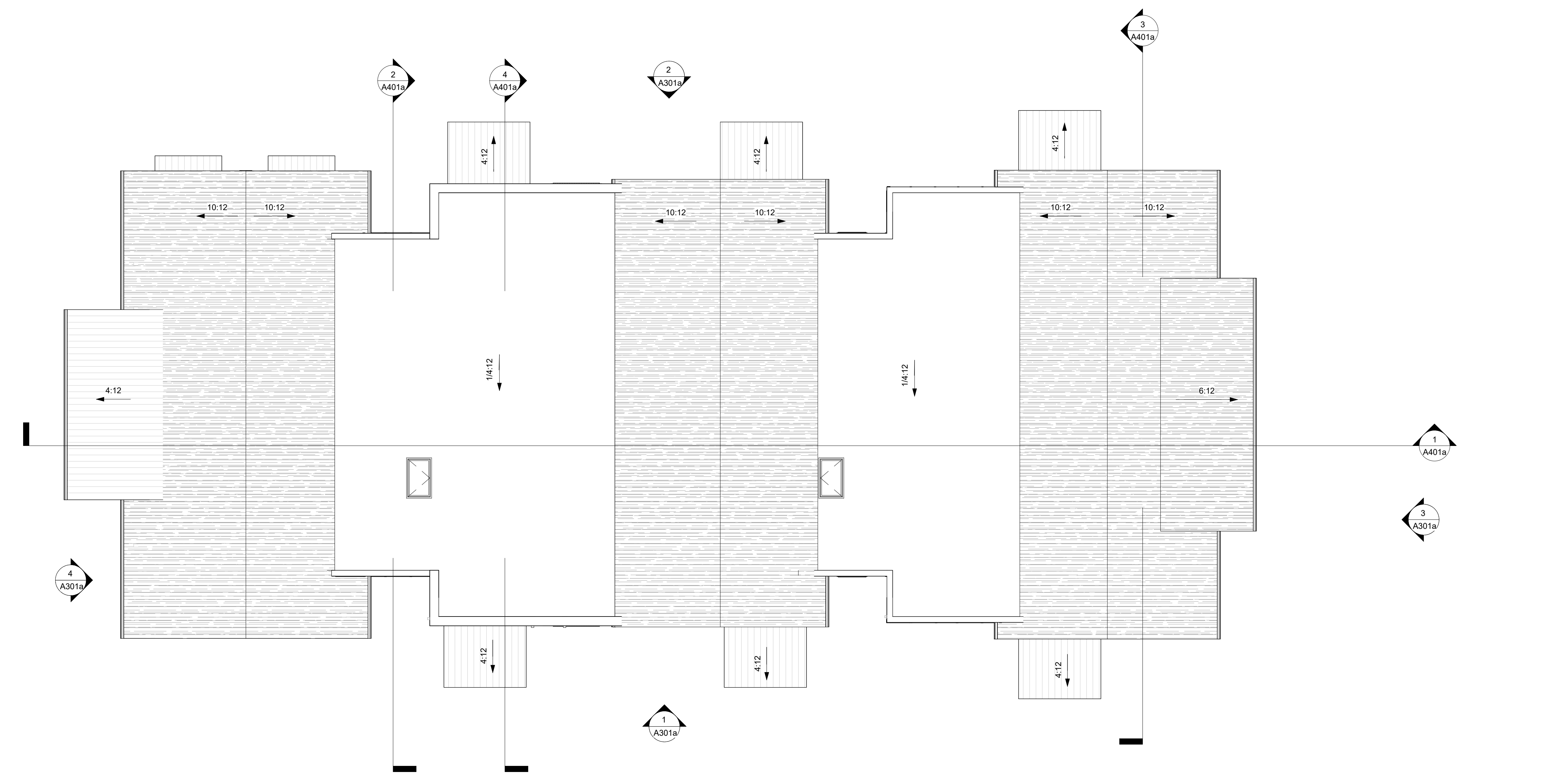
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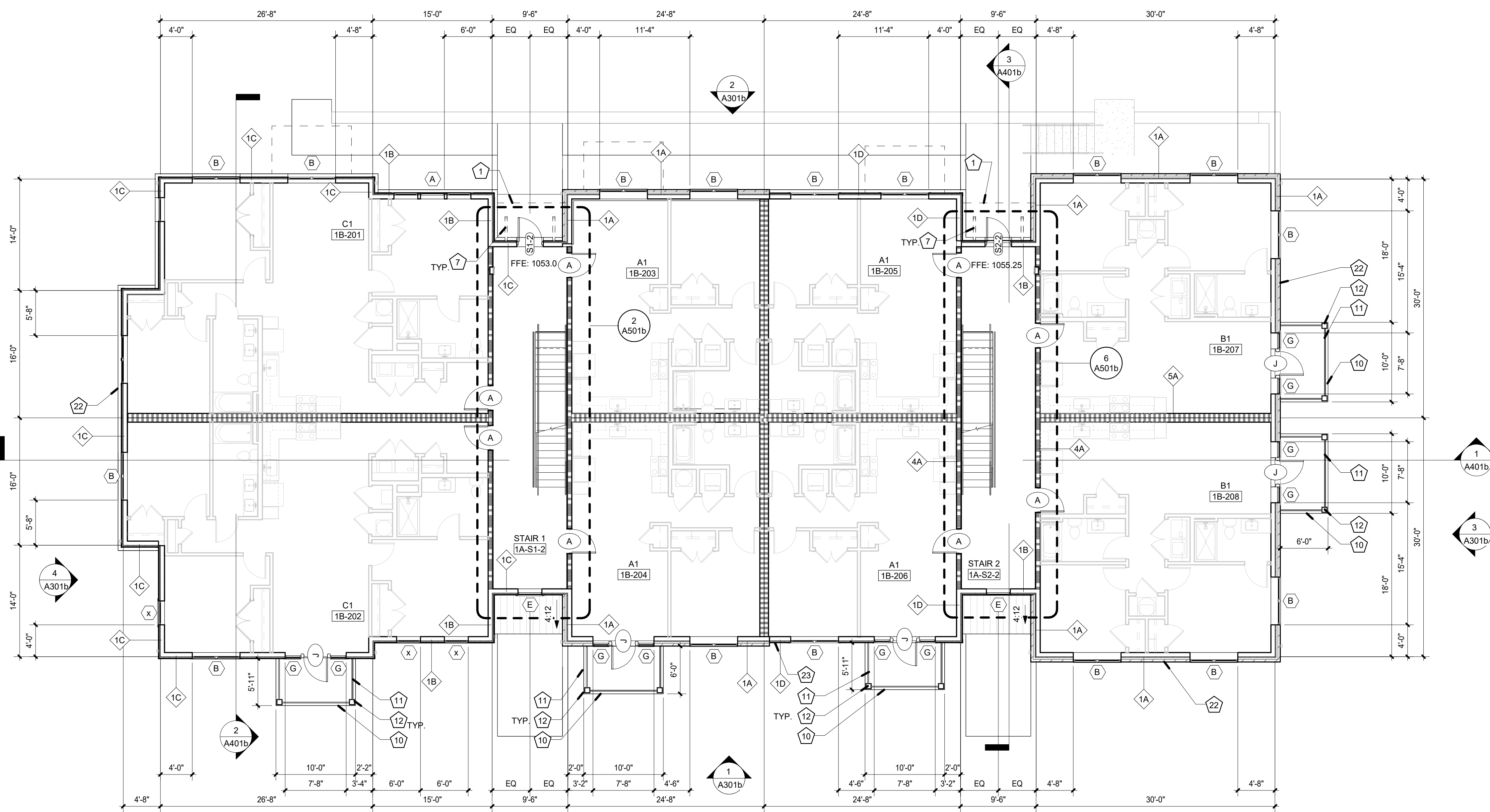
Drawing:  
BUILDING 1A - 3RD  
FLOOR & ROOF PLAN

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

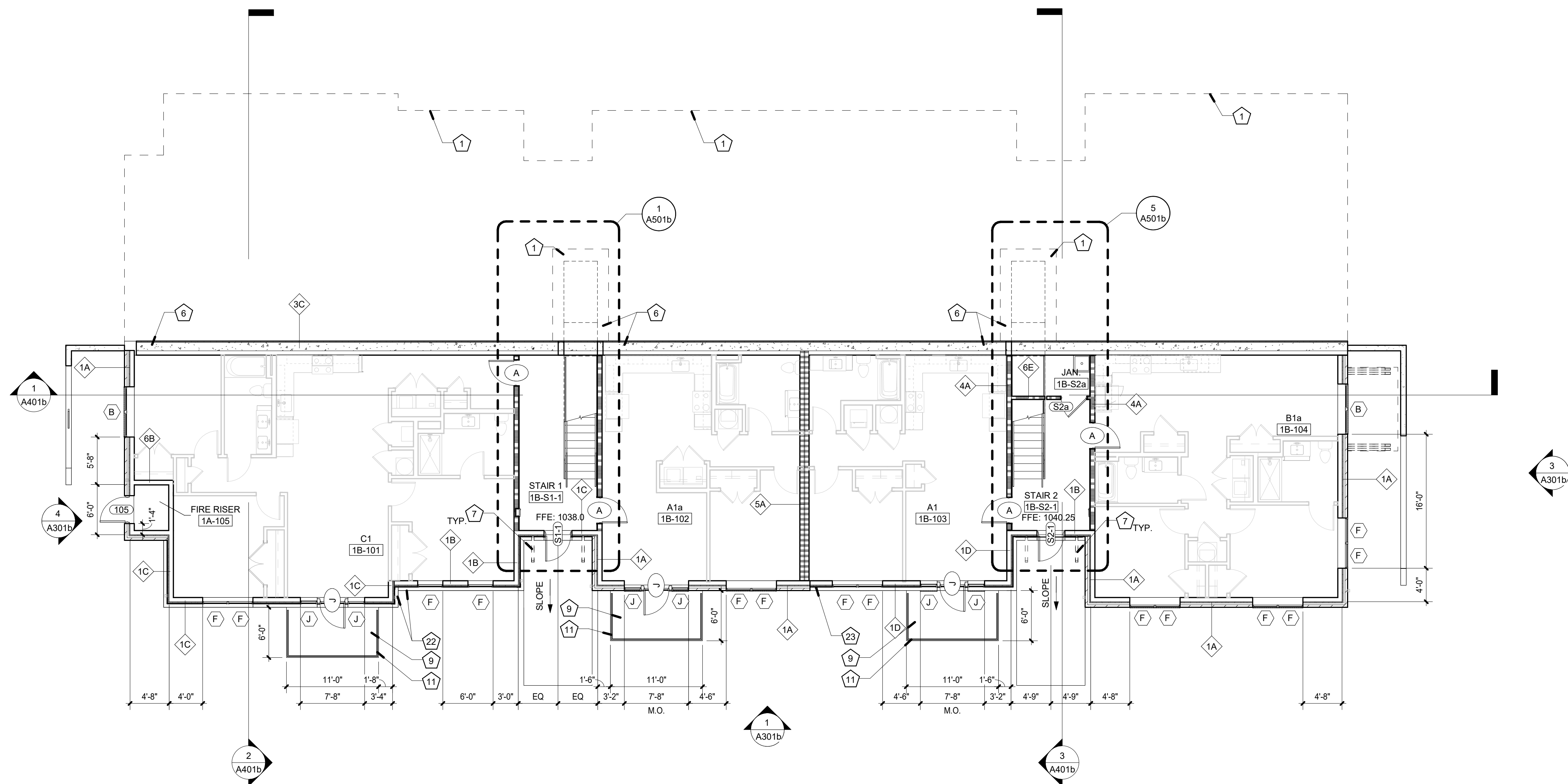
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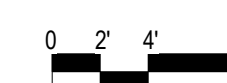
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2 BUILDING 1B - 2ND FLOOR PLAN  
1/8" = 1'-0"



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



PLAN LEGEND	
	1-HOUR RATED WALL
	0.5-HOUR RATED WALL
	COMMON AREA DOOR TAG
	WINDOW TAG
	STOREFRONT TAG
	WALL TYPE TAG
ROOM NAME	ROOM TAG
101	101
	UNIT TYPE TAG
	ANSI TYPE 'A' UNIT
	HEARING/VISUAL IMPAIRED UNIT
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29	---
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No: Date: Revision:

Client Contact: ANNA LIBBY (847) 562-9400

BRINSHORE



WESTERN HEIGHTS  
PHASE 1

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208

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CONSTRUCTION

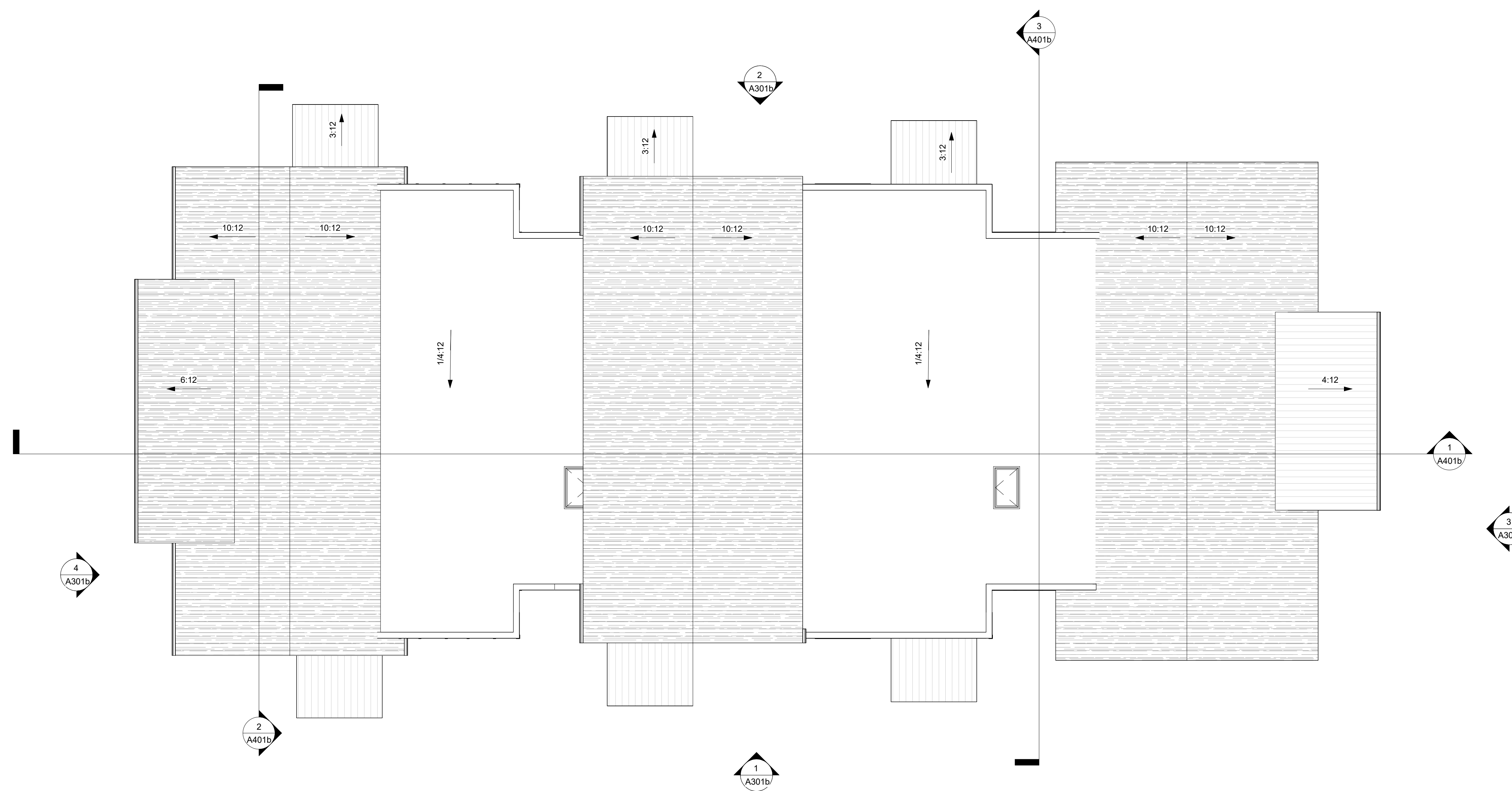
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Drawing:  
BUILDING 1B - 1ST &  
2ND FLOOR PLANS

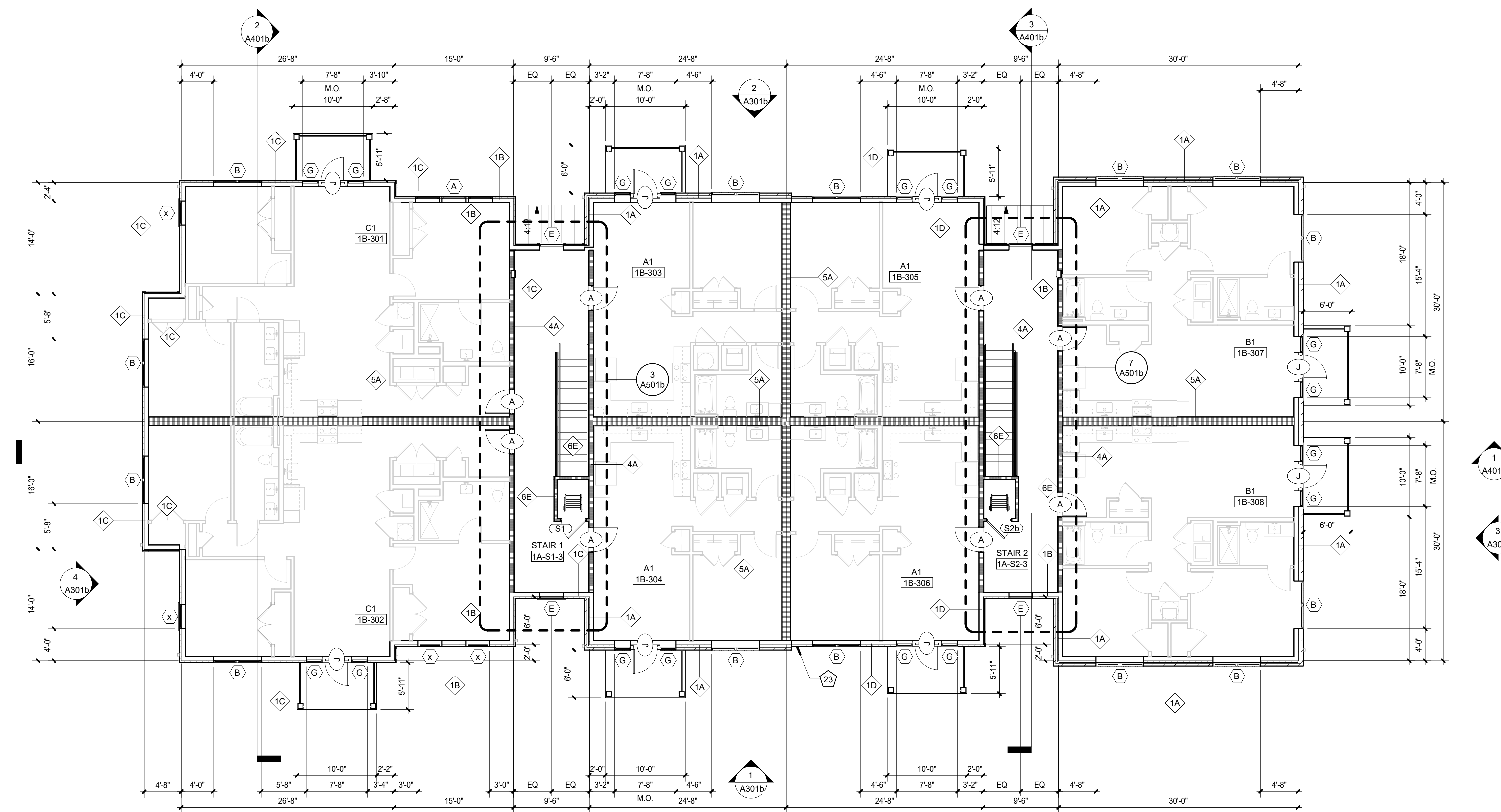
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**1 BUILDING 1B - ROOF PLAN**  
1/8" = 1'-0"



**2 BUILDING 1B - 3RD FLOOR PLAN**  
1/8" = 1'-0"



PLAN LEGEND	
	1-HOUR RATED WALL
	0.5-HOUR RATED WALL
	COMMON AREA DOOR TAG
	WINDOW TAG
	STOREFRONT TAG
	WALL TYPE TAG
<b>ROOM NAME</b> 101	ROOM TAG
	UNIT TYPE TAG
	ANSI TYPE 'A' UNIT
	HEARING/VISUAL IMPAIRED UNIT

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No: Date: Revision:

Client Contact: ANNA LIBBY (847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
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Drawing:  
BUILDING 1B - 3RD  
FLOOR & ROOF PLAN

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

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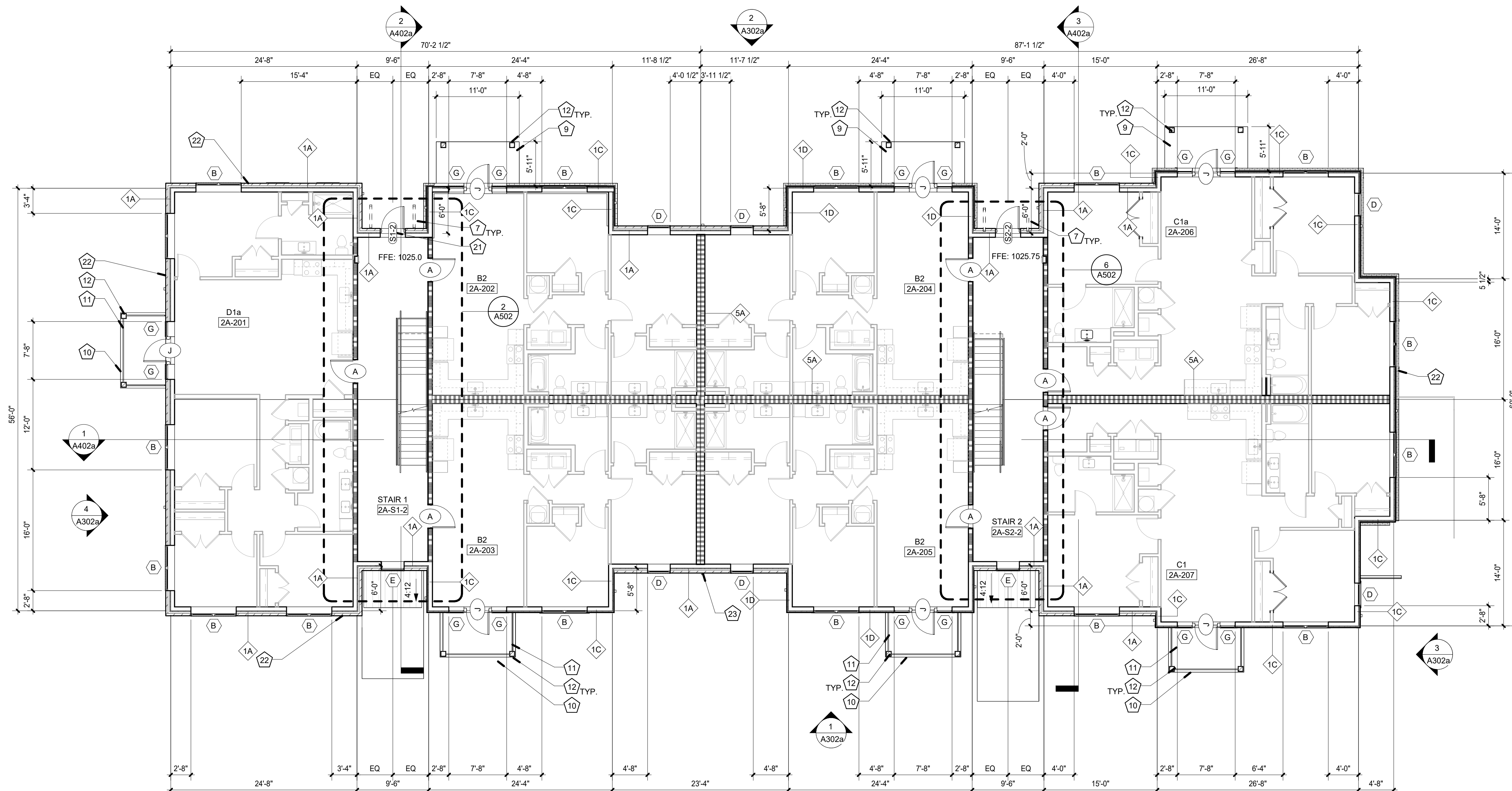


PLAN LEGEND	
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	0.5-HOUR RATED WALL
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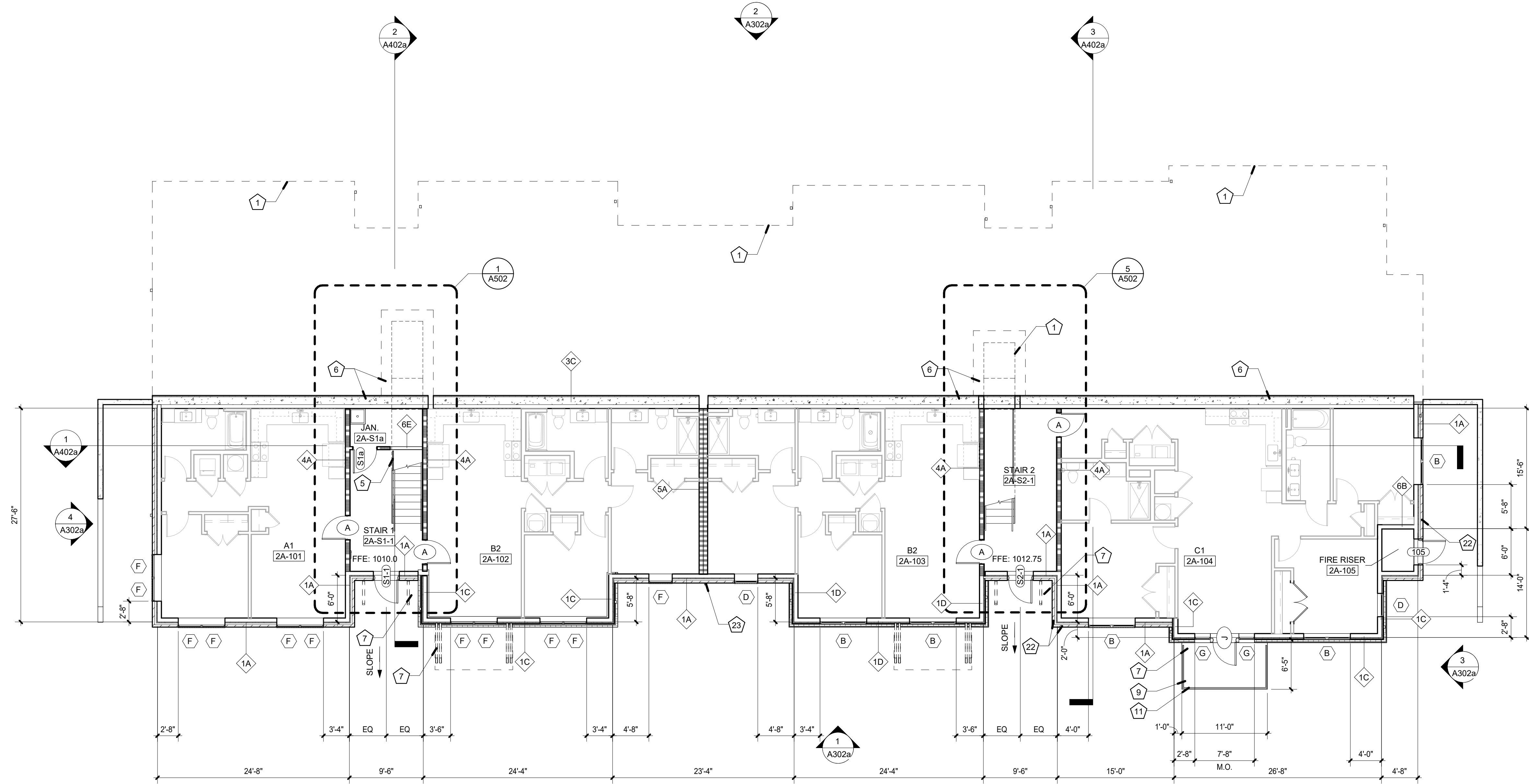
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**2 BUILDING 2A - 2ND FLOOR PLAN**  
1/8" = 1'-0"



**1 BUILDING 2A - 1ST FLOOR PLAN**  
1/8" = 1'-0"

No: Date: Revision:

Client Contact: ANNA LIBBY (847) 562-9400

BRINSHORE



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Building:  
**BUILDING 2A - 1ST &  
2ND FLOOR PLANS**

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

**A102a**

6/30/2023 5:17:05 PM



Client Contact: ANNA LIBBY  
(847) 562-9400

BRINSHORE



WESTERN HEIGHTS  
PHASE 1

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208

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CONSTRUCTION

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Drawing:  
BUILDING 2A - 3RD  
FLOOR & ROOF PLAN

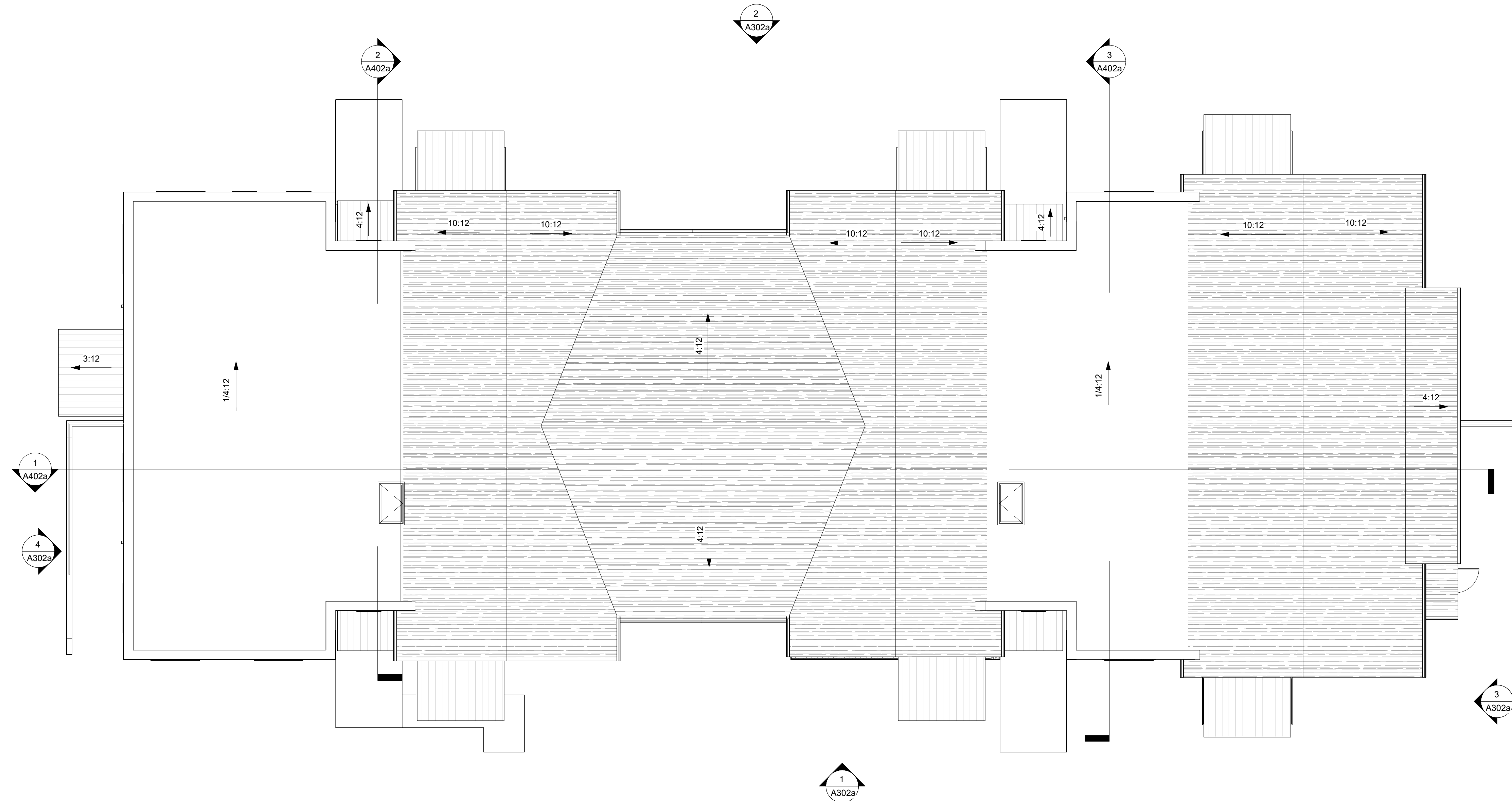
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100% DESIGN DEVELOPMENT  
SET

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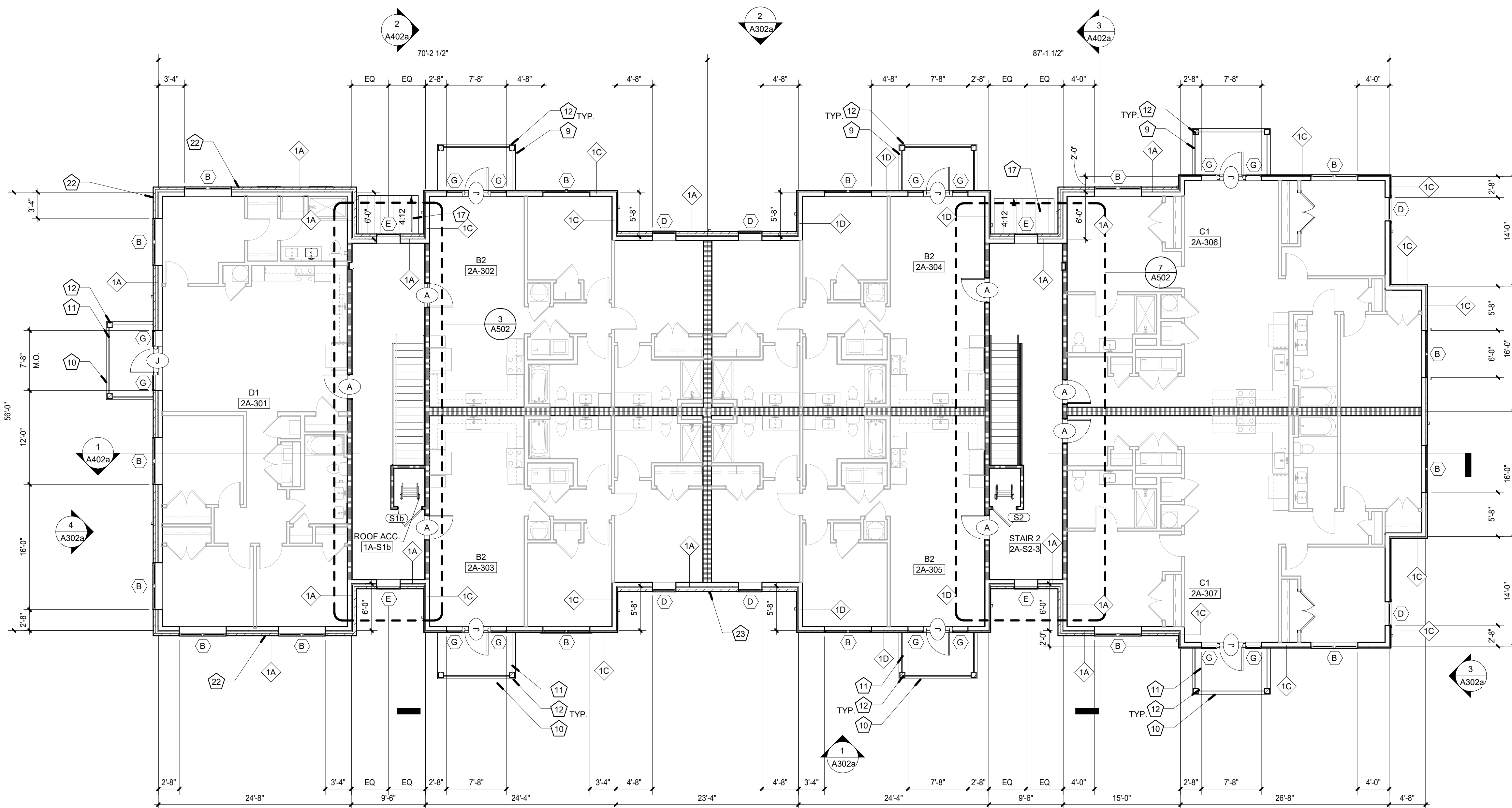
PLAN LEGEND	
	1-HOUR RATED WALL
	0.5-HOUR RATED WALL
	COMMON AREA DOOR TAG
	WINDOW TAG
	STOREFRONT TAG
	WALL TYPE TAG
	ROOM NAME TAG
	ROOM TAG
	UNIT TYPE TAG
	ANSI TYPE 'A' UNIT
	HEARING/VISUAL IMPAIRED UNIT

PLAN GENERAL NOTES	
1.	ALL EXTERIOR DIMENSIONS ARE SHOWN FACE OF STUD, FACE OF CMU, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
2.	ALL INTERIOR DIMENSIONS ARE SHOWN TO FACE OF STUD, FACE OF CMU, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
3.	DIMENSIONS & NOTES NOTED AS "CLEAR" ARE MEASURED FROM OUTERMOST FINISHED FACE, INCLUDING BUT NOT LIMITED TO TRIM, TILE, FACE OF COUNTERTOP, ETC.
4.	ELEVATIONS SHOWN IN ARCHITECTURAL ARE RELATIVE TO TOP OF SLAB ELEVATION 0' - 0". ACTUAL BUILDING ELEVATION ABOVE MEAN SEA LEVEL VARIES - REFER TO CIVIL DRAWINGS FOR ACTUAL BUILDING ELEVATION LEVELS, TYP.
5.	REFER TO STRUCTURAL SLAB / FOUNDATION PLAN FOR CLARIFICATION OF SLAB, SLAB LEAVE-OUT AND CURB DIMENSIONS.
6.	SEE A200 SHEET SERIES FOR WALL TYPES AND UL ASSEMBLIES.
7.	ORIENTATION OF THE BUILDING PLAN ILLUSTRATED MAY BE DIFFERENT THAN THE ORIENTATION OF THE CONSULTANT PLANS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
8.	ALL MECHANICAL, ELECTRICAL, PLUMBING, SECURITY, UTILITY, CABLE TV, AND TELEPHONE EQUIPMENT SHALL BE INSTALLED SO AS NOT TO BE IN CONFLICT WITH ANY WINDOW OR DOOR, TYP.
9.	PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. PROVIDE POSITIVE DRAINAGE AWAY FROM EXTERIOR DOORS AND STOREFRONTS.
10.	SEE A200 SHEET SERIES FOR DOOR AND WINDOW SCHEDULE AND DETAIL INFORMATION.
11.	ALL INTERIOR PARTITIONS SHALL EXTEND TO AND BE SEALED AGAINST THE FLOOR/ROOF DECK ABOVE.
12.	PROVIDE AIR TIGHT CONSTRUCTION SEAL AROUND ALL PENETRATIONS (I.E., BEAM, CONDUIT, ETC.) THROUGH RATED WALLS.

PLAN KEYNOTES	
1	LINE OF CONSTRUCTION ABOVE
2	ROOF ACCESS HATCH, 30" X 54" MIN OPENING
3	PAINTED METAL GUARDRAIL, 42" HEIGHT WITH VERTICAL PICKETS @ 4" MAX. O.C.
4	PAINTED METAL HANDRAIL, 36" HEIGHT
5	LINE OF CORRIDOR CONSTRUCTION BELOW
6	RETAINING WALL, SEE CIVIL & STRUCT. KNEE BRACE FOR CANOPY SUPPORT ABOVE, SEE ELEVATIONS
7	VINYL WINDOW, SEE ELEVATIONS
8	CONCRETE STOP, SEE ELEVATIONS & CIVIL
9	WOOD FRAMED BALCONY WITH DRAIN-THROUGH WOOD DECKING
10	PREFINISHED ALUMINUM BALCONY GUARDRAIL, 42" HEIGHT, WITH VERTICAL PICKETS @ 4" MAX. O.C.
11	P.T. WOOD COLUMN W/ FIBER CEMENT TRIM WRAP
12	PREFINISHED METAL GUTTER
13	PREFINISHED METAL COPING
14	ASPHALT SHINGLE ROOFING SYSTEM W/ RIDGE & EAVE VENTS
15	TPO MEMBRANE ROOFING SYSTEM
16	PREFINISHED STANDING SEAM METAL ROOFING
17	SCUPPER DRAIN WITH COLLECTION BOX & DOWNSPOUT
18	OVERFLOW SCUPPER DRAIN
19	CRICKET, SLOPE 1/2" MIN. PER FOOT
20	BUILDING ACCESSIBLE ENTRY
21	LINE OF BRICK VENEER BELOW, SEE ELEVATIONS
22	PREFINISHED METAL DOWNSPOUT W/ PVC BOOT TIED TO STORM DRAINAGE, SEE CIVIL
23	CONCRETE WALKWAY, SEE CIVIL & LANDSCAPING
24	CONCRETE STEPS, SEE CIVIL
25	PAINTED METAL SITE GUARDRAIL, SEE LANDSCAPING
26	---
27	---
28	---
29	---
30	---

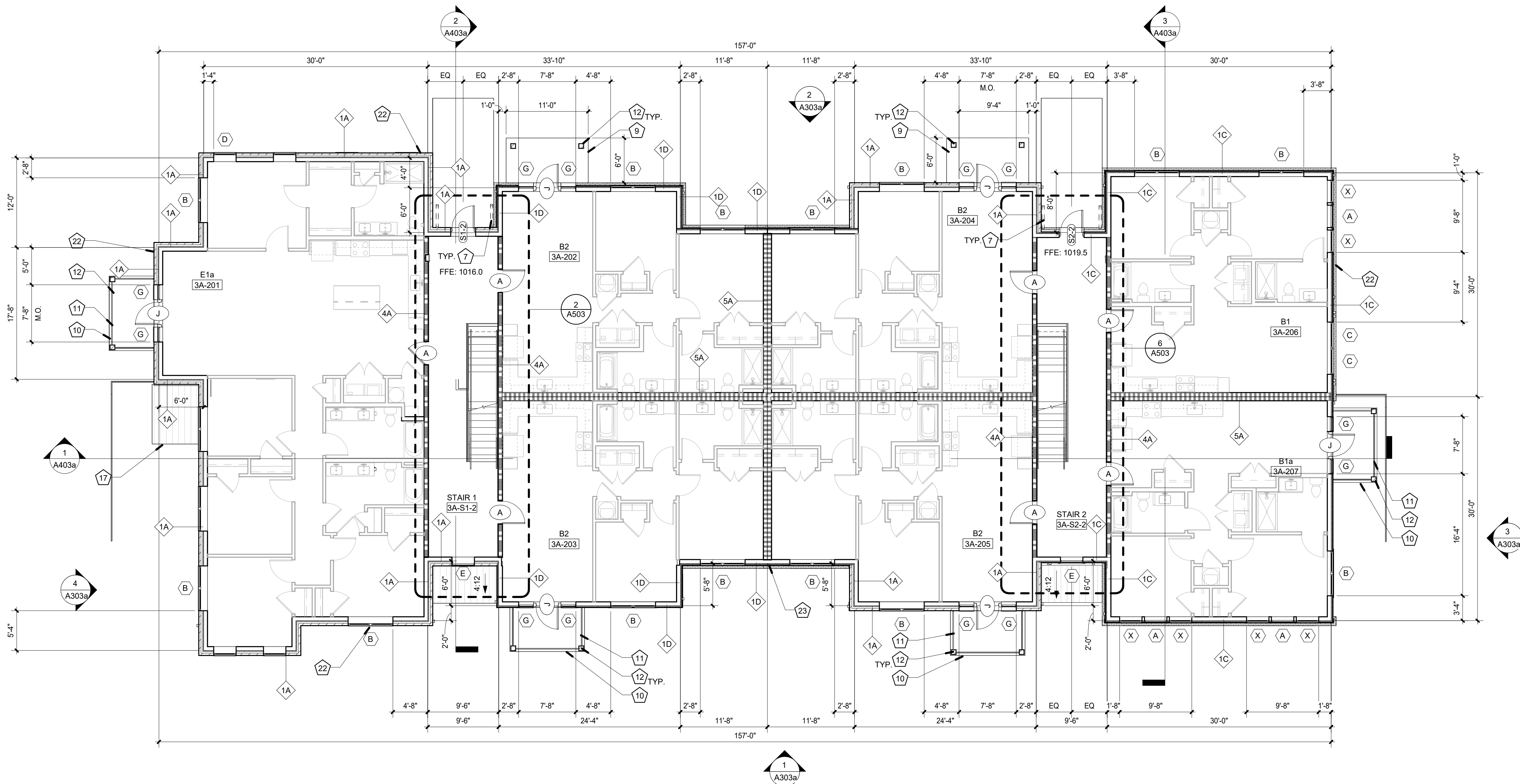


1 BUILDING 2A - ROOF PLAN  
1/8" = 1'-0"

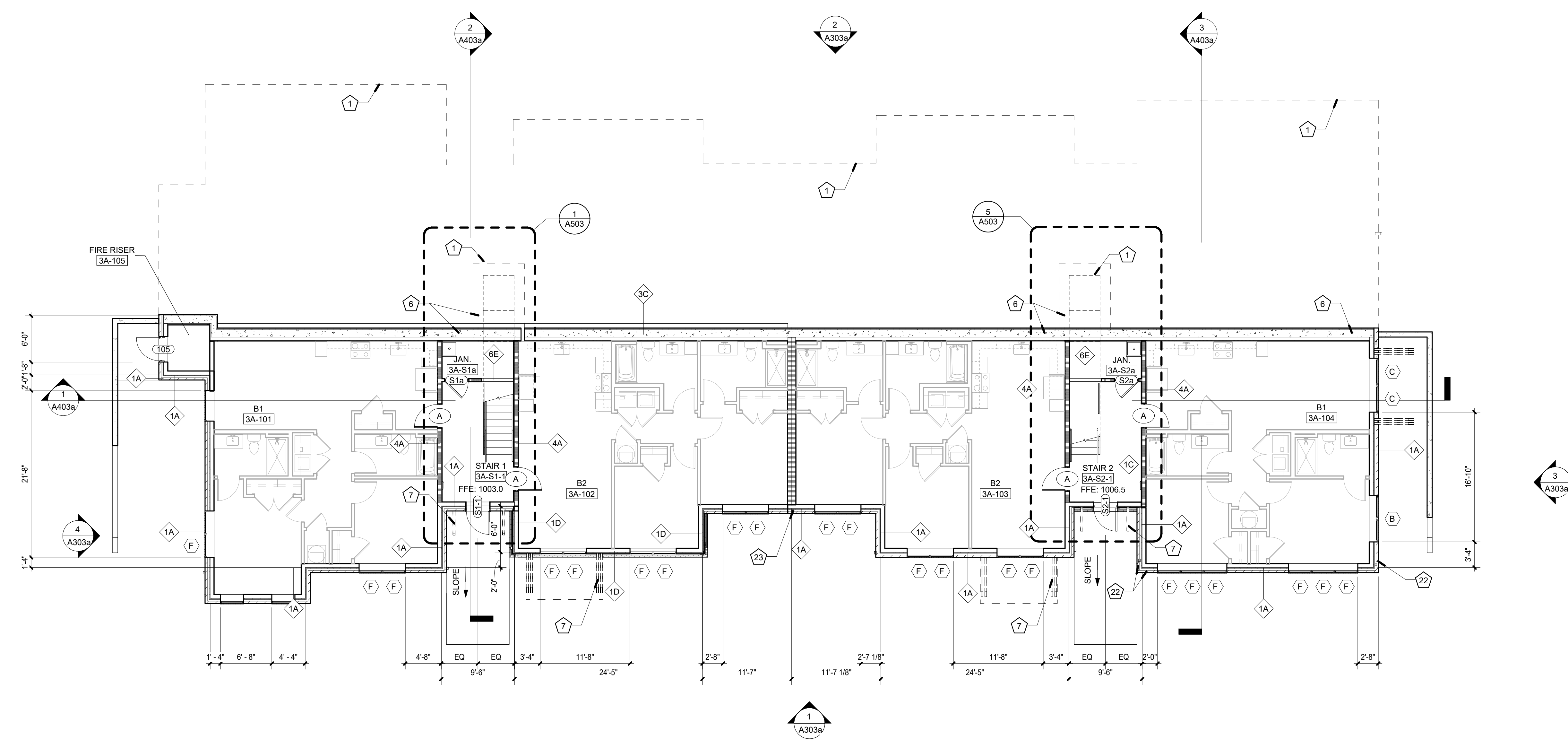


2 BUILDING 2A - 3RD FLOOR PLAN  
1/8" = 1'-0"

6/30/2023 5:17:15 PM



**2 BUILDING 3A - 2ND FLOOR PLAN**  
1/8" = 1'-0"



**1 BUILDING 3A - 1ST FLOOR PLAN**  
1/8" = 1'-0"

PLAN LEGEND	
	1-HOUR RATED WALL
	0.5-HOUR RATED WALL
	COMMON AREA DOOR TAG
	WINDOW TAG
	STOREFRONT TAG
	WALL TYPE TAG
	ROOM NAME
	ROOM TAG
	UNIT TYPE TAG
	ANSI TYPE 'A' UNIT
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- SEE A200 SHEET SERIES FOR WALL TYPES AND UL ASSEMBLIES.
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- PROVIDE AIR TIGHT CONSTRUCTION SEAL AROUND ALL PENETRATIONS (I.E., BEAM, CONDUIT, ETC.) THROUGH RATED WALLS.

**PLAN KEYNOTES**

- |    |  |
|----|--|
| 1  | LINE OF CONSTRUCTION ABOVE   |
| 2  | ROOF ACCESS HATCH, 30" X 54" MIN OPENING   |
| 3  | PAINTED METAL GUARDRAIL, 42" HEIGHT WITH VERTICAL PICKETS @ 4" MAX. O.C.                 |
| 4  | PAINTED METAL HANDRAIL, 36" HEIGHT   |
| 5  | LINE OF CORRIDOR CONSTRUCTION BELOW  |
| 6  | RETAINING WALL, SEE CIVIL & STRUCT.  |
| 7  | KNEE BRACE FOR CANOPY SUPPORT ABOVE, SEE ELEVATIONS                                      |
| 8  | VINYL WINDOW, SEE ELEVATIONS   |
| 9  | CONCRETE STOP, SEE ELEVATIONS & CIVIL  |
| 10 | WOOD FRAMED BALCONY WITH DRAIN-THROUGH WOOD DECKING                                      |
| 11 | PREFINISHED ALUMINUM BALCONY GUARDRAIL, 42" HEIGHT, WITH VERTICAL PICKETS @ 4" MAX. O.C. |
| 12 | P.T. WOOD COLUMN W/ FIBER CEMENT TRIM WRAP   |
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| 25 | CONCRETE STEPS, SEE CIVIL  |
| 26 | PAINTED METAL SITE GUARDRAIL, SEE LANDSCAPING  |
| 27 | ---  |
| 28 | ---  |
| 29 | ---  |
| 30 | ---  |



No: Date: Revision:

Client Contact: ANNA LIBBY (847) 562-9400



SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

**WESTERN HEIGHTS  
PHASE 1**  
1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208

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Drawing:  
**BUILDING 3A - 1ST &  
2ND FLOOR PLANS**

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

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### PLAN LEGEND

- 1-HOUR RATED WALL
- 0.5-HOUR RATED WALL
- COMMON AREA DOOR TAG
- WINDOW TAG
- STOREFRONT TAG
- WALL TYPE TAG
- ROOM NAME TAG
- ROOM TAG
- UNIT TYPE TAG
- ANSI TYPE 'A' UNIT
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No: Date: Revision:

Client Contact: ANNA LIBBY  
(847) 562-9400



SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208

# WESTERN HEIGHTS PHASE 1

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

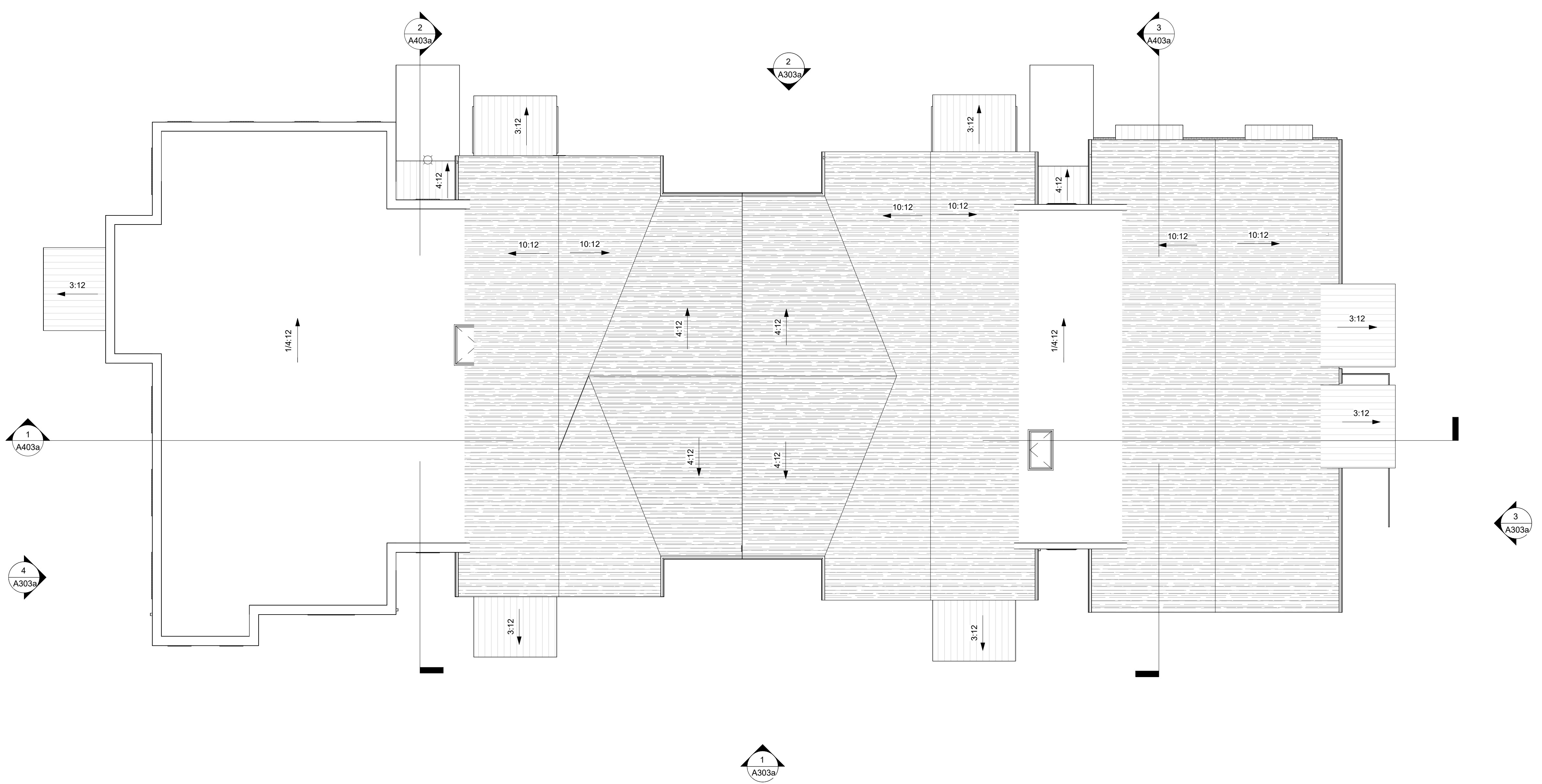
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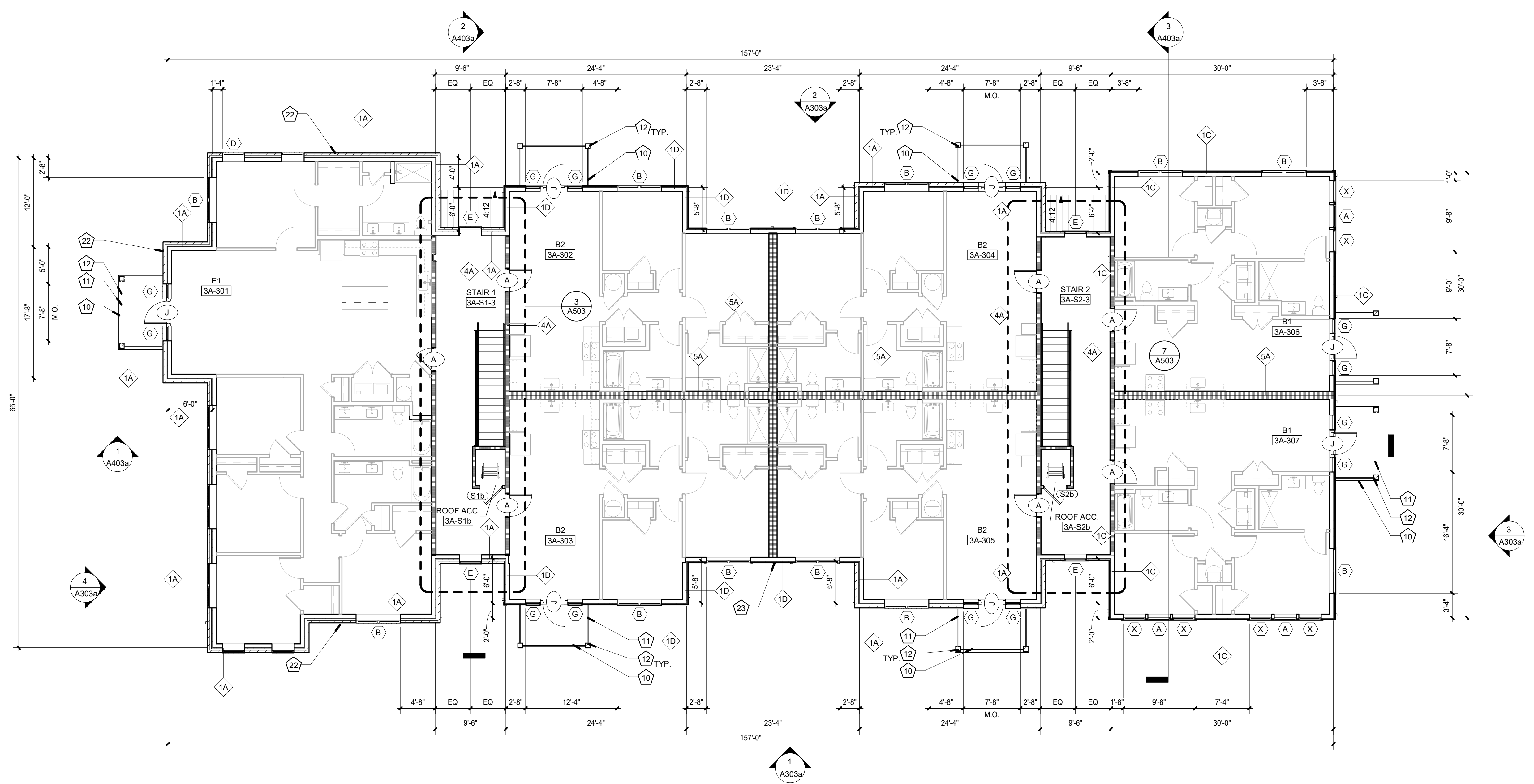
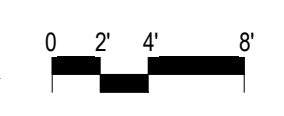
Drawing:  
BUILDING 3A - 3RD  
FLOOR & ROOF PLAN

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

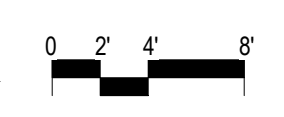
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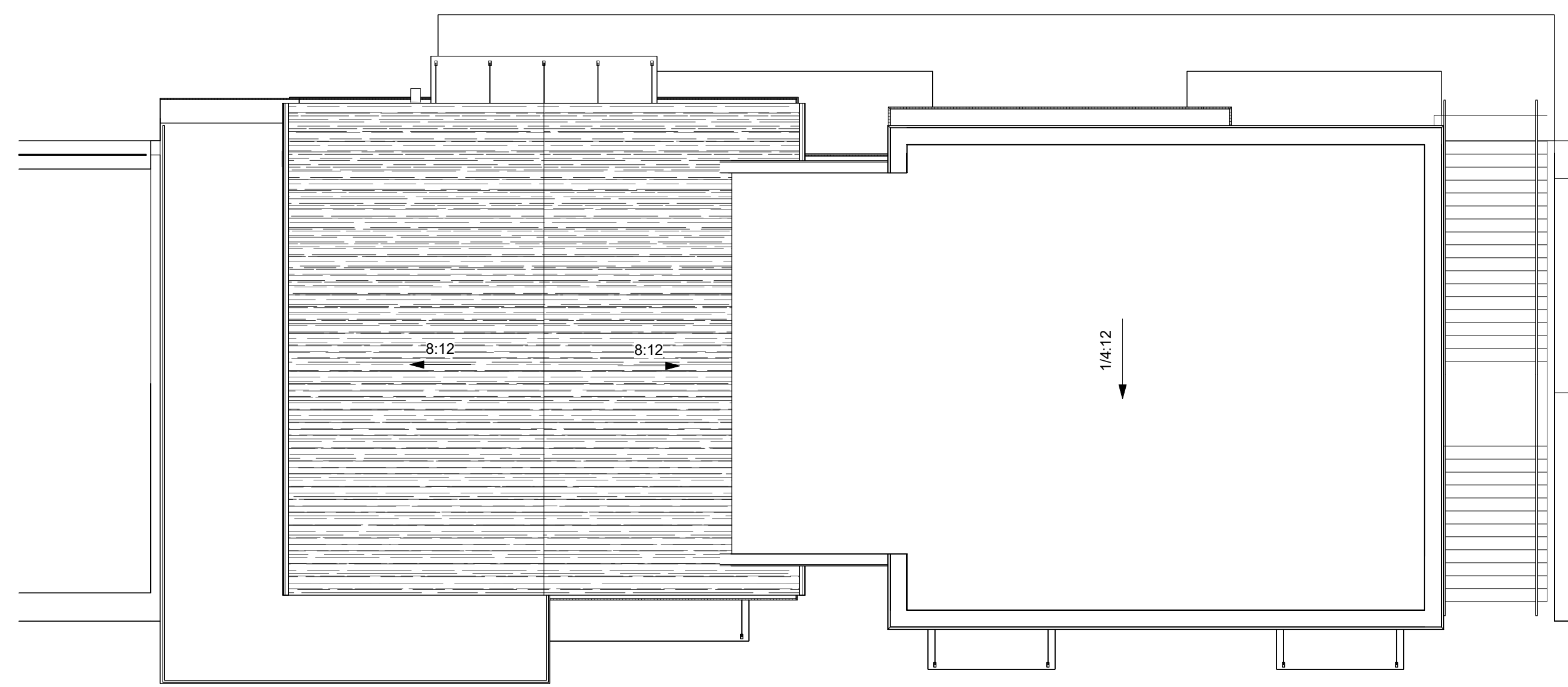
**1 BUILDING 3A - ROOF PLAN**  
1/8" = 1'-0"



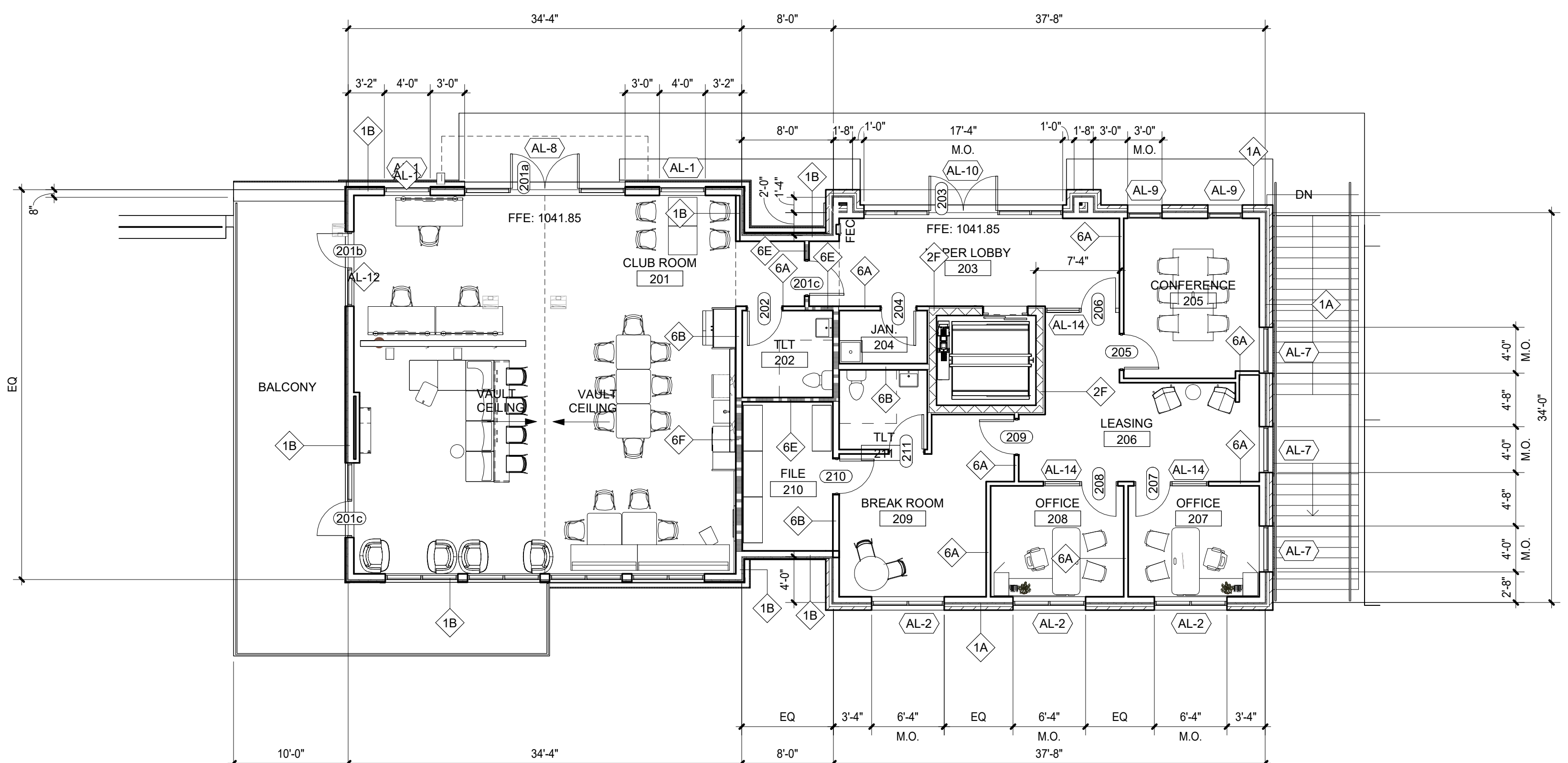
**2 BUILDING 3A - 3RD FLOOR PLAN**  
1/8" = 1'-0"



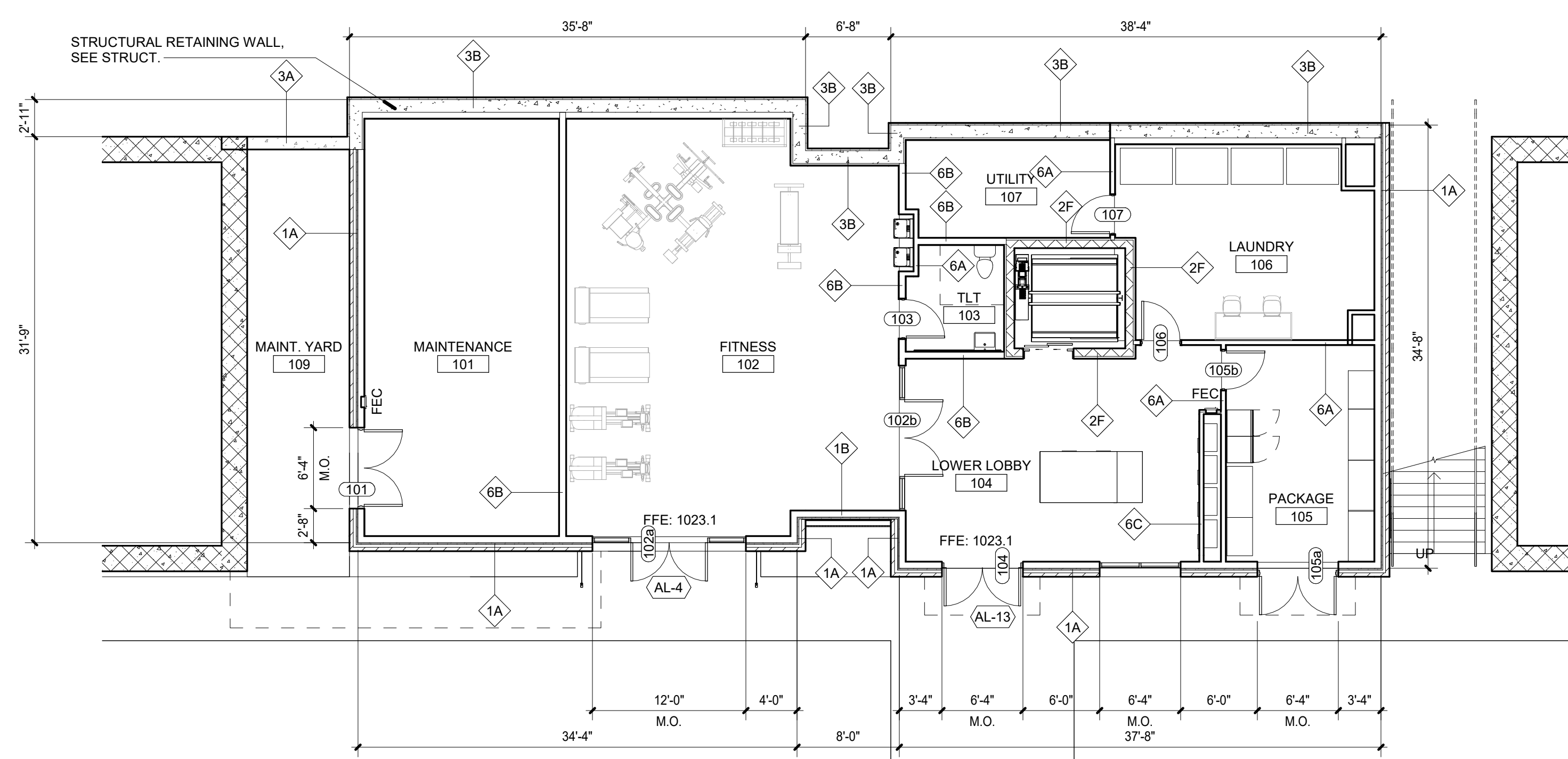
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**1 CLUBHOUSE - ROOF PLAN**  
1/8" = 1'-0"



**2 CLUBHOUSE - 2ND FLOOR PLAN**  
1/8" = 1'-0"



**3 CLUBHOUSE - 1ST FLOOR PLAN**  
1/8" = 1'-0"

PLAN LEGEND	
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	0.5-HOUR RATED WALL
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PLAN KEYNOTES	
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26	PAINTED METAL SITE GUARDRAIL, SEE LANDSCAPING
27	---
28	---
29	---
30	---



No: Date: Revision:

Client Contact: ANNA LIBBY (847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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802 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS  
PHASE 1**

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**Drawing:**  
CLUBHOUSE - 1ST, 2ND  
FLOOR PLANS & ROOF  
PLAN

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

**A104**

6/30/2023 5:01:43 PM





No: Date: Revision:

Client Contact: Anna Libby  
(847) 562-9400

SGS Contact: Hunter Gee  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
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BRINSHORE

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Drawing:  
UNIT PLAN GENERAL NOTES

06/30/2023

100% DESIGN DEVELOPMENT SET

A110a

UNIT FINISH SCHEDULE - FOR \$ ONLY	CABINETS
<b>FLOORING &amp; TILE</b> U LVP-1 <b>LUXURY VINYL PLANK</b> MANUFACTURER: INTERFACE STYLE: NORTHERN GRAY LVT, 20 MIL WEAR LAYER INSTALLATION: COLOR: ANTIQUE WASH, A02606 NOTE: CONTACT: PATRICK KELLEY, patrick.kelley@interface.com, (615) 954-3971  U SF-1 <b>SHEET FLOORING - BATHROOM FLOOR</b> <b>MANUFACTURER:</b> STYLE: COLOR: SIZE: NOTE: CONTACT:  PROVIDE ALTERNATE LINE ITEM FOR: <b>TILE - BATHROOM FLOOR</b> <b>MANUFACTURER:</b> STYLE: COLOR: SIZE: NOTE: CONTACT: ERICA DICKSON, edickson@platformsurfaces.com, (615) 945-7510	<b>U CF-1 CABINETS (KITCHEN AND BATHROOM)</b> <b>MANUFACTURER:</b> GRANDVIEW CABINETRY <b>STYLE:</b> CANTON MAPLE <b>COLOR:</b> ANTIQUE <b>CONTACT:</b> ACC: (936) 774-2966  <b>U SS-1 COUNTERTOP - KITCHEN</b> <b>MANUFACTURER:</b> WILSONART <b>COLOR:</b> URBAN CLOUD, 06018, QUARTZ <b>THICKNESS:</b> 2 CM <b>EDGE:</b> <b>BACKSPASH:</b> 4" BACKSPASHES (615) 292-2188 christopher.fleming@wilsonart.com  PROVIDE ALTERNATE LINE ITEM FOR: <b>DALITE</b> <b>COLOR:</b> WHITE SAND G183 <b>THICKNESS:</b> 3 CM <b>EDGE:</b> RADIUS <b>BACKSPASH:</b> 4" BACK AND SIDESPASHES <b>CONTACT:</b> KRISSEY KUBACH, krissey.kubach@dalite.com, 514-757-6116  <b>U SS-2 COUNTERTOP - BATHROOM</b> <b>MANUFACTURER:</b> WILSONART <b>COLOR:</b> SAN ANGELO, Q6929, QUARTZ <b>THICKNESS:</b> 2 CM <b>EDGE:</b> <b>BACKSPASH:</b> 4" BACK AND SIDESPASHES <b>CONTACT:</b> CHRIS FLEMING, christopher.fleming@wilsonart.com, (615) 292-2188  PROVIDE ALTERNATE LINE ITEM FOR: SAME AS U SS-1: DALITE, WHITE SAND
<b>PAIN</b> U PT-1 <b>PAIN - FIELD WALL, CEILING, DOORS, DOOR TRIM, BASEBOARDS</b> <b>MANUFACTURER:</b> SHERWIN WILLIAMS <b>COLOR:</b> PURE WHITE, SW 7005  U EP-2 <b>PAIN - KITCHEN ACCENT</b> <b>MANUFACTURER:</b> SHERWIN WILLIAMS <b>COLOR:</b> SEA SALT, SW 6204  U PT-3 <b>PAIN - BATHROOM ACCENT</b> <b>MANUFACTURER:</b> SHERWIN WILLIAMS <b>COLOR:</b> LULLABY, SW 9136  U PTC-3 <b>PAIN - BATHROOM MIRROR FRAME</b> <b>MANUFACTURER:</b> CRES-CENT BRONZE <b>COLOR:</b> CHAMPAGNE, #10108 <b>FINISH:</b> CHROMATONE	<b>WALL BASE</b> <b>U WB-1 WOOD WALL BASE</b> <b>SIZE:</b> 1X6, FLAT EDGE <b>FINISH:</b> PAINT WITH PTR-1  <b>WINDOW TREATMENT</b> TYPICAL UNIT EXTERIOR WINDOWS AND FIBERGLASS PATIO DOORS: SWF CONTRACT OR OR APPROVED EQUAL FROM MARRIETA DRAPEY LAKE FOREST, 2" FAUX WOOD BLINDS, PROVIDE CLASSIC VALANCE, CORDLESS LIFT, WAND TILT, COLOR: COCONUT, # 5630  TYPICAL UNIT EXTERIOR SLIDING PATIO DOOR: SWF CONTRACT OR APPROVED EQUAL FROM MARRIETA DRAPEY #56 DURANUE VERTICAL BLIND, ECONO CROWN, LAKE FOREST VERTICAL Z COLOR: COCONUT, 5630
UNIT PAINT LEGEND	
<b>PT PAINT - WALLS</b> <b>MANUFACTURER:</b> SHERWIN WILLIAMS <b>PRODUCT:</b> PROMAR 400, FLAT IN UNITS EXCEPT IN BATHS AND KITCHEN	<b>PTC PAINT - CEILING</b> <b>MANUFACTURER:</b> SHERWIN WILLIAMS <b>PRODUCT:</b> PROMAR 400, FLAT
<b>PTR PAINT - DOORS, DOOR TRIM, BASE BOARDS</b> <b>MANUFACTURER:</b> SHERWIN WILLIAMS <b>PRODUCT:</b> DTM ACRYLIC, GLOSS	<b>EP EPOXY PAINT - WALLS ACCENT, IN BATH AND KITCHEN</b> <b>MANUFACTURER:</b> SHERWIN WILLIAMS <b>PRODUCT:</b> PRO INDUSTRIAL, PRE-CATALYZED WATER BASE EPOXY PAINT, K45-150 SERIES, EGGSHELL
UNIT PLUMBING FIXTURES - FOR \$ ONLY	
<b>WC-1: TOILET</b> <b>MANUFACTURER:</b> AMERICAN STANDARD <b>STYLE:</b> CHAMPION 4 MAX RIGHT HEIGHT ELONGATED <b>TOILET</b> <b>MODEL #:</b> 231AA-104.020 <b>FINISH:</b> WHITE <b>NOTES:</b> 12" ROUGH IN	<b>SH-1/SH-1A: SHOWER TRIM KIT</b> <b>MANUFACTURER:</b> AMERICAN STANDARD <b>STYLE:</b> RELIANT 3 1.75 GPM/6.6 L/MIN VALVE ONLY TRIM KIT WITH DOUBLE CERAMIC PRESSURE BALANCE CARTRIDGE WITH LEVER HANDLE <b>MODEL #:</b> TU385507.295 <b>FINISH:</b> BRUSHED NICKEL <b>NOTES:</b>
<b>LV-1: BATHROOM SINK AND FAUCET</b> <b>SINK</b> <b>MANUFACTURER:</b> AMERICAN STANDARD <b>STYLE:</b> OVALYN MEDIUM UNDER COUNTER SINK <b>MODEL #:</b> 0498221.020 <b>FINISH:</b> WHITE <b>NOTES:</b> <b>FAUCET</b> <b>MANUFACTURER:</b> AMERICAN STANDARD <b>STYLE:</b> TOWNSEND SINGLE HOLE SINGLE-HANDLE BATHROOM FAUCET 1.2 GPM/4.5 L/MIN WITH LEVER HANDLE <b>MODEL #:</b> 7353101.295 <b>FINISH:</b> BRUSHED NICKEL <b>NOTES:</b>	<b>TB-1A/SH-1A: ACCESSIBLE SHOWER HEAD WITH HOSE</b> <b>MANUFACTURER:</b> AMERICAN STANDARD <b>STYLE:</b> SPECTRA DUO 1.8 GPM/6.8 L/MIN 2-IN-1 HAND SHOWER <b>MODEL #:</b> 9038254.295 <b>FINISH:</b> BRUSHED NICKEL <b>NOTES:</b> <b>KS-1: KITCHEN SINK AND FAUCET</b> <b>SINK</b> <b>MANUFACTURER:</b> AMERICAN STANDARD <b>STYLE:</b> RELIANT 30" x 18" UNDERMOUNT SINGLE-BOWL KITCHEN SINK <b>MODEL #:</b> 18SB.93018007.075 <b>FINISH:</b> BRUSHED NICKEL <b>NOTES:</b> <b>FAUCET</b> <b>MANUFACTURER:</b> AMERICAN STANDARD <b>STYLE:</b> SINGLE-HANDLE PULL-DOWN MULTI SPRAY KITCHEN FAUCET <b>MODEL #:</b> 4932300.075 <b>FINISH:</b> STAINLESS STEEL <b>NOTES:</b>
<b>TB-1: TUB</b> <b>MANUFACTURER:</b> STERLING <b>STYLE:</b> TRAVERSE 60" X 32" VIKRELL BATH/SHOWER WITH ACING IN PLACE BACKERBOARDS <b>MODEL #:</b> 71520116 <b>FINISH:</b> WHITE <b>NOTES:</b>	<b>TB-1A: TYPE A TUB</b> <b>MANUFACTURER:</b> STERLING <b>STYLE:</b> TRAVERSE 60" X 32" VIKRELL BATH/SHOWER WITH SEAT AND GRAB BARS <b>MODEL #:</b> 71520125 <b>FINISH:</b> WHITE <b>NOTES:</b>
<b>TB-1TB-1A: TUB/SHOWER TRIM KIT</b> <b>MANUFACTURER:</b> AMERICAN STANDARD <b>STYLE:</b> RELIANT 3 1.75 GMP/6.6 L/MIN TUB AND SHOWER TRIM KIT WITH DOUBLE CERAMIC PRESSURE BALANCE CARTRIDGE WITH LEVER HANDLE <b>MODEL #:</b> TU385508.002 <b>FINISH:</b> BRUSHED NICKEL <b>NOTES:</b>	<b>SH-1: SHOWER PAN</b> <b>MANUFACTURER:</b> STERLING <b>STYLE:</b> TRAVERSE 60" X 34" X 75" VIKRELL SHOWER WITH ACING IN PLACE BACKERBOARDS <b>MODEL #:</b> 72530106 <b>FINISH:</b> WHITE <b>NOTES:</b>
<b>SH-1A: SHOWER PAN TYPE A</b> <b>MANUFACTURER:</b> COMFORT DESIGN <b>STYLE:</b> SST 6232 TR 75 1P SOLID SURFACE ALCOVE ONE-PIECE SHOWER IN WHITE GRANITE WITH TRENCH DRAIN <b>MODEL #:</b> SST6232TR 75 1P-BASE MODEL RIGHT-WHG <b>FINISH:</b> WHITE GRANITE SUBWAY TILE <b>NOTES:</b> BENCH INCLUDED	

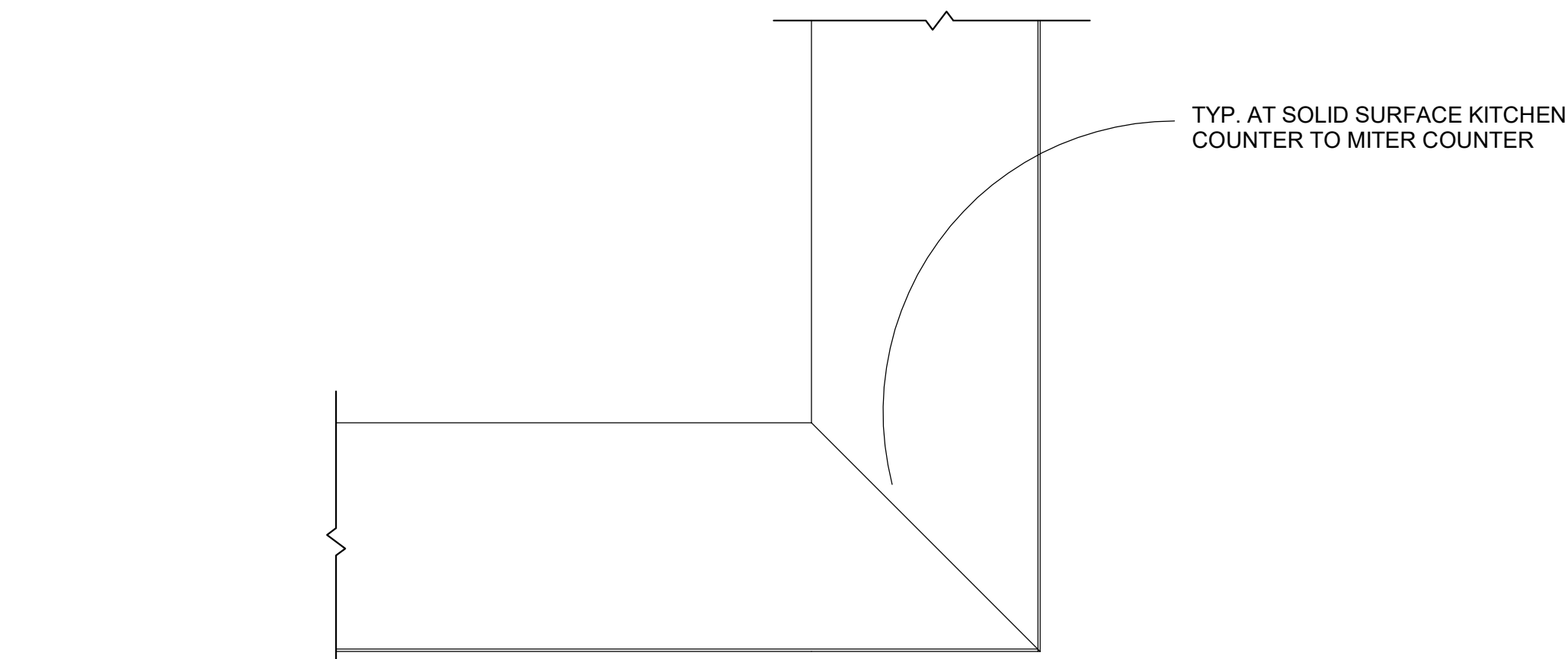
UNIT HARDWARE & ACCESSORIES
<b>TOWEL BAR - (1 PER TOILET)</b> <b>MANUFACTURER:</b> AMERICAN STANDARD <b>STYLE:</b> GLENMERE 24" TOWEL BAR <b>MODEL #:</b> 7617024.296 <b>FINISH:</b> BRUSHED NICKEL <b>NOTES:</b> MOUNT TOP AT 48" AFF  <b>TOWEL RING - (1 PER VANITY SINK)</b> <b>MANUFACTURER:</b> AMERICAN STANDARD <b>STYLE:</b> GLENMERE TOWEL RING <b>MODEL #:</b> 7617190.296 <b>FINISH:</b> BRUSHED NICKEL <b>NOTES:</b>  <b>TOILET PAPER HOLDER - (1 PER TOILET)</b> <b>MANUFACTURER:</b> AMERICAN STANDARD <b>STYLE:</b> GLENMERE ROBE HOOK <b>MODEL #:</b> 7617230.296 <b>FINISH:</b> BRUSHED NICKEL <b>NOTES:</b> MOUNT TOP OF HOLDER AT 17" AFF  <b>ROBE HOOK - (2 PER BATH)</b> <b>MANUFACTURER:</b> AMERICAN STANDARD <b>STYLE:</b> GLENMERE ROBE HOOK <b>MODEL #:</b> 7617210.296 <b>FINISH:</b> BRUSHED NICKEL <b>NOTES:</b> MOUNT TOP AT 48" AFF  <b>MIRROR - (1 PER BATH SINK)</b> 24" X 36" h, 1/4" TEMPERED MIRROR ATTACHED TO WALL APPLY PAINT GRADE 1" X 1" NOMINAL TRIM AROUND MIRROR MITER CORNERS. PAINT FRAME: U PT-4  <b>NOTES:</b> MOUNT BOTTOM OF REFLECTIVE SURFACE PER ELEVATION. IN "TYPE A" UNITS THE BOTTOM OF THE REFLECTIVE SURFACE HAS MAX 40" AFF HEIGHT.  <b>SHOWER ROD - (1 PER TB-1)</b> <b>MANUFACTURER:</b> BOBRICK <b>STYLE:</b> CURVED SHOWER CURTAIN ROD <b>MODEL #:</b> B-4207 x 60 <b>FINISH:</b> SATIN STAINLESS STEEL <b>NOTES:</b> INSTALL SO BRACKET'S ARE 84" O.C. AFF AND INSET FROM EDGE OF TUB/SHOWER SURROUND OUTER EDGE SO THAT THE MAX ARC EXTENSION IS 6" PAST THE TUB VS. 9" ON MANUFACTURER'S INSTALLATION DRAWINGS  <b>CABINET KNOBS - (ALL CABINET DOORS EXCEPT PANTRY/FULL HEIGHT LINEN)</b> <b>CABINET B</b> <b>MANUFACTURER:</b> HARDWARE RESOURCES <b>STYLE:</b> 1-3/16" DIAMETER MADISON CABINET MUSHROOM KNOB <b>MODEL #:</b> 3910-BNBL <b>FINISH:</b> BRUSHED PEWTER <b>NOTES:</b>  <b>CABINET PULLS - (ALL CABINET DRAWERS AND PANTRY/FULL HEIGHT LINEN CABINETS)</b> <b>MANUFACTURER:</b> HARDWARE RESOURCES <b>STYLE:</b> 128 MM CENTER-TO-CENTER SQUARE SLIDE CABINET PULL <b>MODEL #:</b> 984-128BNBL <b>FINISH:</b> BRUSHED PEWTER <b>NOTES:</b>  <b>RANGE SPLASH GUARD - (1 PER RANGE)</b> <b>MANUFACTURER:</b> BROAN <b>STYLE:</b> UNIVERSAL BACKSPASH PLATE <b>MODEL #:</b> SP3004 <b>FINISH:</b> STAINLESS STEEL <b>NOTES:</b> PANEL APPLIED CENTERED ON RANGE  <b>GRAB BARS:</b> <b>MANUFACTURER:</b> BOBRICK <b>STYLE:</b> STRAIGHT GRAB BARS 12" = B-6806 x 12 18" = B-6806 x 18 24" = B-6806 x 24 36" = B-6806 x 36 42" = B-6806 x 42  PROVIDE MOCK OF ACCESSORIES IN A ROOM INSTALLED WITH INTENDED ANCHORS AND HARDWARE, SINCE BLOCKING HAS BEEN REMOVED FROM BASE BID.
UNIT ELEVATION SYMBOLS
<b>LVP-#</b> FLOOR MATERIAL TAG  <b>TL-#</b> WALL MATERIAL TAG  <b>TL-#</b> EXTENT OF ACCENT FINISH WALL/BASE, IF APPLICABLE

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***PROVIDE A LINE ITEM FOR UNDER LED UNDERCABINET LIGHTING WITH 1 DRIVER PER KITCHEN AND LOCATED HARDWIRED INSIDE THE REF. UPPER CABINET  FOR BOTH AMENITY AND UNIT LIGHTING: CONTACT BRIAN THOMAS w/ TN LIGHTING, brian@tnlight.com, 615-243-1090																														

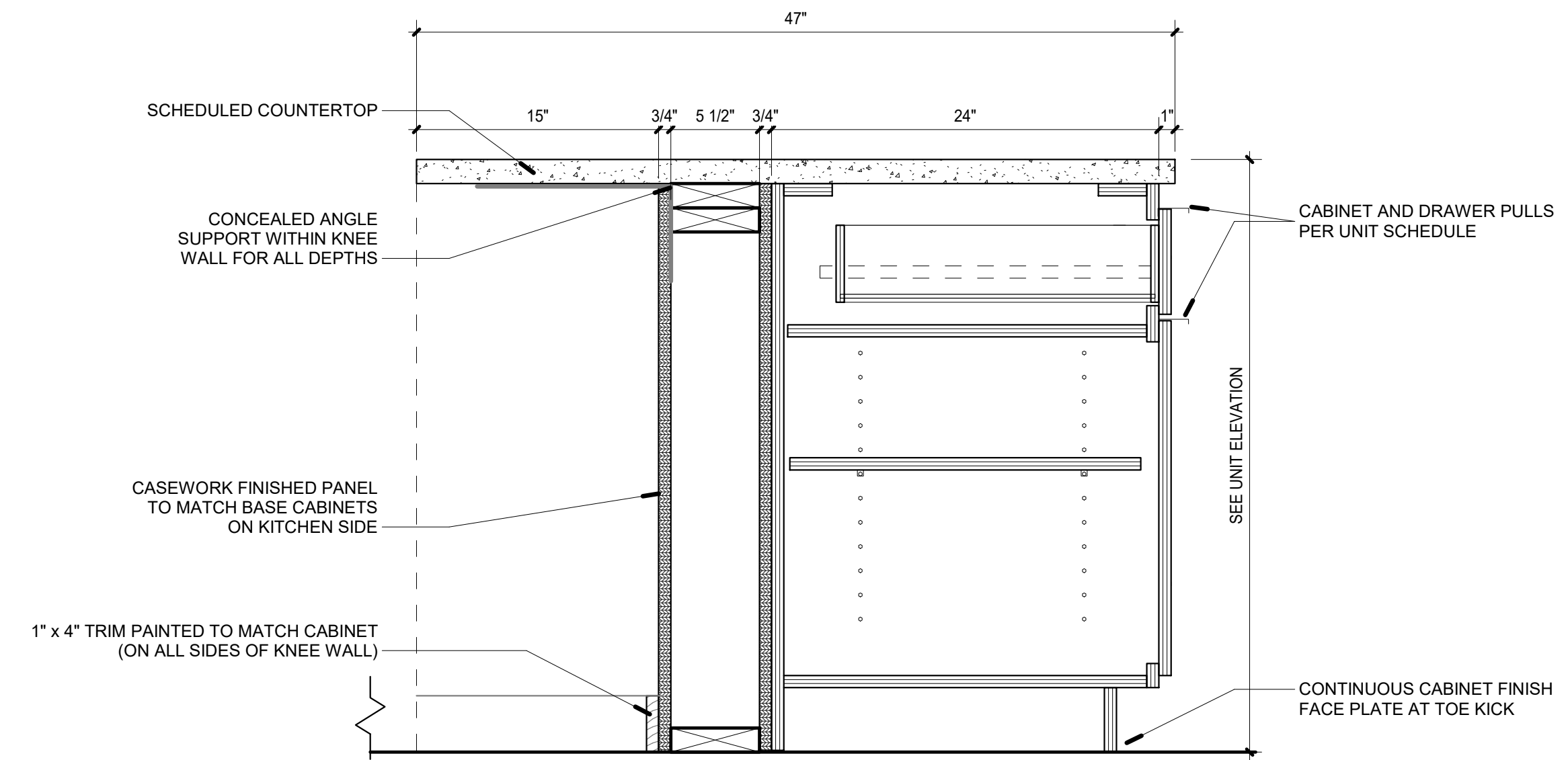
UNIT RCP NOTES
REFER TO GENERAL NOTES SHEETS FOR GENERAL CONDITIONS AND REQUIREMENTS FOR ALL CONSTRUCTION.  1. CONTRACTOR TO PERFORM THE WORK OUTLINED IN THESE NOTES IN ALL AREAS OF CONSTRUCTION UNLESS NOTED OTHERWISE IN THESE DOCUMENTS.  2. CEILING ELEMENTS (LIGHTING FIXTURES, MECHANICAL DIFFUSERS, SPRINKLER HEADS, ETC.) ARE SHOWN FOR LAYOUT AND DESIGN INTENT ONLY. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.  3. REFER TO ENLARGED PLAN SHEETS FOR INDIVIDUAL UNIT PLAN INFORMATION.  4. ALL ABOVE CEILING SYSTEMS SHALL BE DESIGNED TO ACCOMMODATE CEILING HEIGHTS DOCUMENTED AND CEILING FIXTURES SPECIFIED. CEILING PROECT WILL BE CONSIDERED TO ACCOMMODATE REROUTING OF SYSTEMS.  5. REFERENCE HVAC MECHANICAL SUBCONTRACTOR'S DRAWINGS FOR HVAC REQUIREMENTS AND GRILLE/DIFFUSER LAYOUTS.  6. CEILING GRILLES SHALL BE ON CENTER OF DOORS AND WINDOWS WHERE AVAILABLE. COORDINATE WITH ARCHITECT AT ROUGH IN FOR ANY LOCATIONS THAT DO NOT CENTER ON AVAILABLE ARCHITECTURAL ELEMENTS.  7. ALL ACCESS PANELS IN HARD CEILING ARE TO BE FLUSH "RIMLESS" TYPE IN COLOR MATCH GELING. CONTRACTOR IS TO SUBMIT PLAN INDICATING SIZE AND LOCATION TO INTERIOR DESIGNER FOR APPROVAL.  8. ALL VENTING DUCTS TO BE CENTERED BETWEEN FLOOR JOISTS.  9. THESE DRAWINGS REPRESENT LIGHTING LOCATIONS, TYPES, AND QUANTITIES ONLY AND ARE NOT INTENDED TO DICTATE NUMBERS OF FIXTURES ON A CIRCUIT. REFERENCE ELECTRICAL SUBCONTRACTOR'S DRAWINGS FOR CIRCUITING LAYOUTS.  10. LIGHT FIXTURE PLACEMENTS INDICATED ON REFLECTED CEILING PLANS TAKE PRIORITY OVER ANY OTHER CEILING FIXTURE PLACEMENT, INCLUDING BUT NOT LIMITED TO SPEAKERS, AIR GRILLES, DIFFUSERS, EXIT SIGNS, AND SPRINKLERS. IN CASE OF A CONFLICT, REQUEST CLARIFICATION FROM DESIGNER PRIOR TO PROCEEDING WITH INSTALLATION.  11. CONTRACTOR TO SUBMIT CUT SHEETS AND TECHNICAL DATA ON ALL LIGHT FIXTURES SPECIFIED TO ARCHITECT PRIOR TO PURCHASE. REPLACEMENT OF LIGHT FIXTURES NOT SUBMITTED TO AND APPROVED BY ARCHITECT SHALL BE AT CONTRACTOR'S EXPENSE.  12. SWITCHES ARE TO BE MOUNTED TO ALIGN WITH THE CENTERLINE OF THE DOOR LEVER 42" AFF. EACH ROOM TO BE SWITCHED INDIVIDUALLY UNLESS NOTED OTHERWISE.  13. ALL ADJACENT SWITCHES SHALL BE GANGED IN A SINGLE BOX WITH A SINGLE COVER PLATE. IF GANGING OF SWITCHES IS NOT POSSIBLE, INDIVIDUAL SWITCHES SHALL BE SPACED AN EQUAL AND MINIMUM DISTANCE APART AND LOCATED AT THE SAME ELEVATION AFF. STACKING OF SWITCHES MAY BE NECESSARY IF THE NUMBER IS EXCESSIVE.  14. ALL LIGHT SWITCH COVER PLATES SHALL BE LOCATED 6" FROM INSIDE FACE OF DOOR FRAME, UNLESS NOTED OTHERWISE.  15. ALL NEW EQUIPMENT HVAC, ELECTRICAL AND PLUMBING EQUIPMENT SHALL BE FREE OF DEFECTS. ANY DAMAGED OR DEFECTIVE EQUIPMENT, WHETHER BUILDING STANDARD OR SPECIAL ORDER, SHALL BE REPLACED.  16. FOR SIMILAR FIXTURES, LAMP TYPE AND WATTAGE TO MATCH THROUGHOUT ENTIRE SPACE.  17. CONTRACTOR SHALL REMOVE LABELS FROM LIGHTING FIXTURES AND CLEAN LENSES AT PROJECT COMPLETION.  18. CONTRACTOR SHALL PROVIDE AUDIBLE/VISUAL FIRE STROBES, TIED TO BUILDING SYSTEM AS REQUIRED BY LOCAL CODE OFFICIALS. REFER TO ELECTRICAL SUBCONTRACTOR'S DRAWINGS FOR LOCATIONS.
UNIT RCP SYMBOLS
CEILING FAN  SURFACE CAN LIGHT  WALL MOUNTED LINEAR FOR CLOSETS  SURFACE LIGHT-LARGER  PENDANT OVER ISLAND  LIGHT/FAN COMBO  VANITY LIGHT CENTER OVER SINK

UNIT PLAN NOTES																																										
1. ALL DIMENSIONS ON UNIT PLANS ARE TO OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE. STUDS NOT DIMENSIONED ARE 3 1/2" WOOD STUD TYPICAL (2x4 NOMINAL) UNLESS NOTED OTHERWISE.  2. ALL DIMENSIONS BASED ON 5/8" GYPSUM BOARD AT INTERIOR BEARING AND NON-BEARING PARTITIONS.  3. DIMENSIONS & NOTES AS "CLEAR" ARE MEASURED FROM OUTERMOST FINISHED FACE, INCLUDING BUT NOT LIMITED TO TRIM, TILE, FACE OF COUNTERTOP, ETC.  4. KITCHEN BASE CABINETS ARE 24" DEEP AND BATH BASE CABINETS 21" DEEP.  5. CLOSET SHELVES ARE METAL WIRE SHELVES W/ INTEGRAL ROD. 1S IS ONE SHELF MOUNTED AT 69" AFF; 2S/1S IS TWO SHELVES, 16" WIDE, MOUNTED AT 69" AND 84" AFF; SS-3 SHOULD BE 4 SHELVES;(SEE SECTION). LAUNDRY AND CLOSET SHELVES SHOULD BE 1 RUN AT 60" AFF, SEE SECTION.  6. SHELVES AT PANTRY AND LINEN CLOSETS ARE METAL WIRE SHELVES. SS/16 IS FIVE SHELVES, 16" WIDE, MOUNTED AT 24", 40", 56" 72" AND 88" AFF.  7. CONTRACTOR TO DIMENSIONALLY CONFIRM ALL APPLIANCES, MECHANICAL EQUIPMENT, & PLUMBING EQUIPMENT WITH MANUFACTURER PRIOR TO INTERIOR WALL AND FURR-DOWN CONSTRUCTION.  8. VERIFY FRAMING OPENING DIMENSIONS SHOWN FOR TUBS AND SHOWERS WITH ACTUAL TUB AND SHOWER SUPPLIED. ADJUST AS REQUIRED. CEMENTITIOUS BACKER BOARD SHALL BE USED AT ALL TUB/SHOWER AREAS. MOISTURE RESISTANT GYPSUM BOARD WILL NOT BE ACCEPTED AT THESE LOCATIONS.  9. ALL INTERIOR UNIT WALLS AND CEILINGS ARE PAINTED 5/8" GYP. BOARD UNLESS NOTED OTHERWISE.  10. ALL INTERIOR UNIT WALLS TO HAVE PAINTED WOOD TRIM BASE TRIM INCLUDING MECHANICAL, UTILITY & COAT CLOSETS UNLESS NOTED OTHERWISE. REFER TO FINISH SCHEDULE FOR DETAILS.  11. TYPICAL CEILING HEIGHTS TO BE INSTALLED TO UNDERSIDE OF FLOOR STRUCTURE WITH 1/2" RESILIENT CHANNELS UNLESS NOTED OTHERWISE. SHADED AREA INDICATES THE LOCATION OF FURR-DOWNS TYPICAL. CONTRACTOR TO CONFIRM FURR DOWN ELEVATIONS WITH EQUIPMENT MANUFACTURER PRIOR TO INSTALLATION.  12. ALL WORK AND CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES.  13. MOUNTING HEIGHT FOR TOWEL BAR INSIDE SHOWER IS 5'-0" A.F.F.  14. MOUNTING HEIGHT FOR TOWEL BAR NOT INSIDE SHOWER AND NOT ABOVE TOILET IS 4'-0" A.F.F.  15. MOUNTING HEIGHT FOR T.P.H. IS 18" A.F.F.  16. ALL INTERIOR ELEVATIONS ARE DRAWN ASSUMING FINISH FACE OF GYPSUM BOARD U.N.O.  17. ALL MIRROR DIMENSIONS ARE TO BOTTOM OF REFLECTIVE SURFACE.  18. PROVIDE FINISH PANELS AT ALL EXPOSED END CONDITIONS OF CABINETS.  19. PROVIDE BUCKING TO ACCOMMODATE 42" UPPER CABINETS AT KITCHEN. OWNER TO PURCHASE COUNTERTOP MICROWAVE IF REQUIRED BY DISABLED TENANT.  20. INSULATE ALL PLUMBING RISERS IN WALL WITH BATT INSULATION.  21. FOR ADDITIONAL UNIT ACCESSIBILITY REQUIREMENTS, REFER TO SHEET AG006.																																										
UNIT PLAN SYMBOLS																																										
<b>INTERIOR ELEVATION MARKERS:</b>  ELEVATION NUMBER(S)  SHEET NUMBER  <b>SYMBOLS:</b>  UNIT DOOR TYPE - SEE SHEET A220 FOR UNIT DOOR SCHEDULE  WALL TYPE - SEE SHEETS A200-A202 FOR WALL TYPES SCHEDULES AND DETAILS																																										
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****REFERENCE GE PROJECT ACCT # TBD CONTACT: ANDREW STROUSE, andrew.strouse@geappliances.com   M 615.362.4665																																										

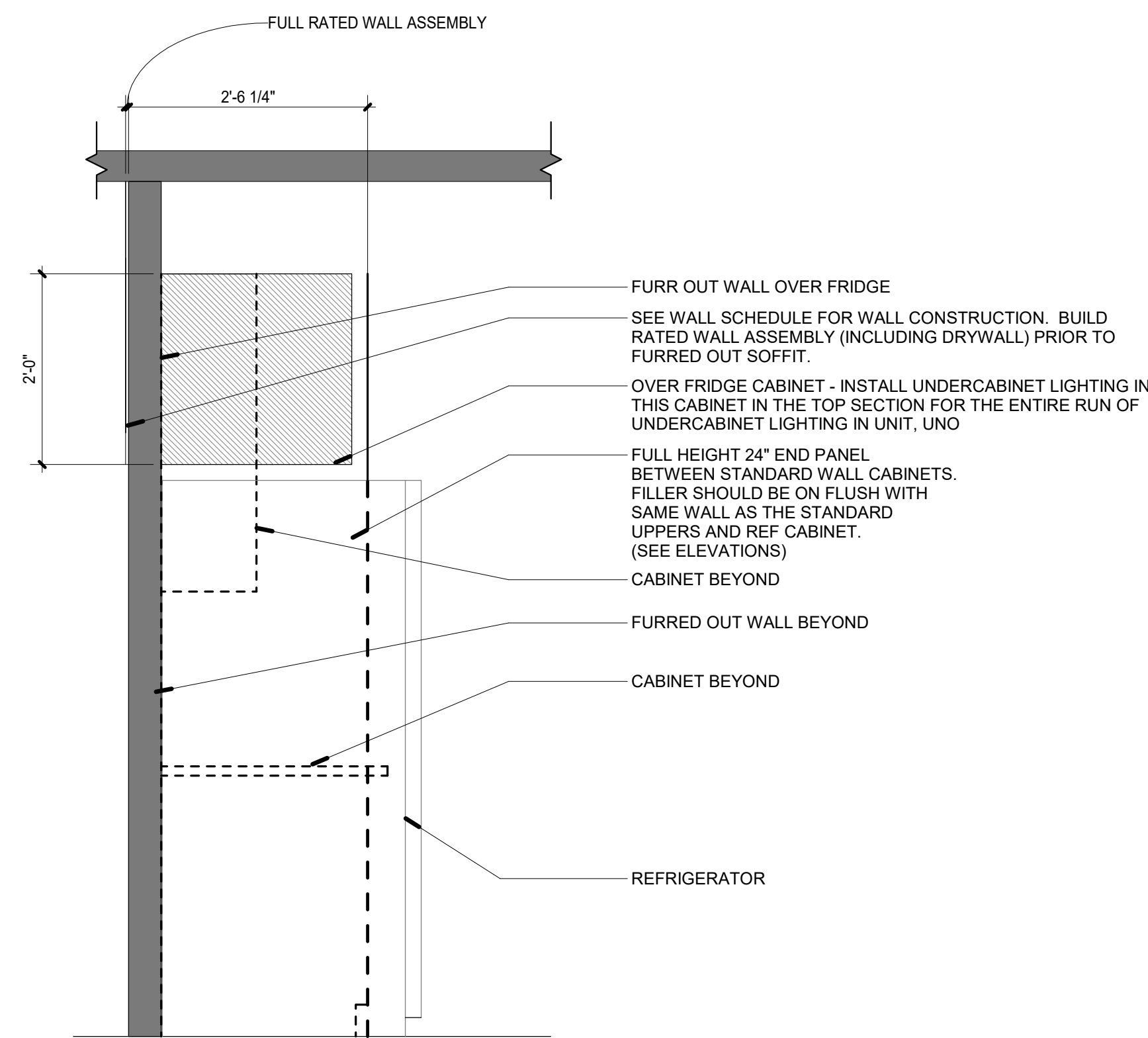
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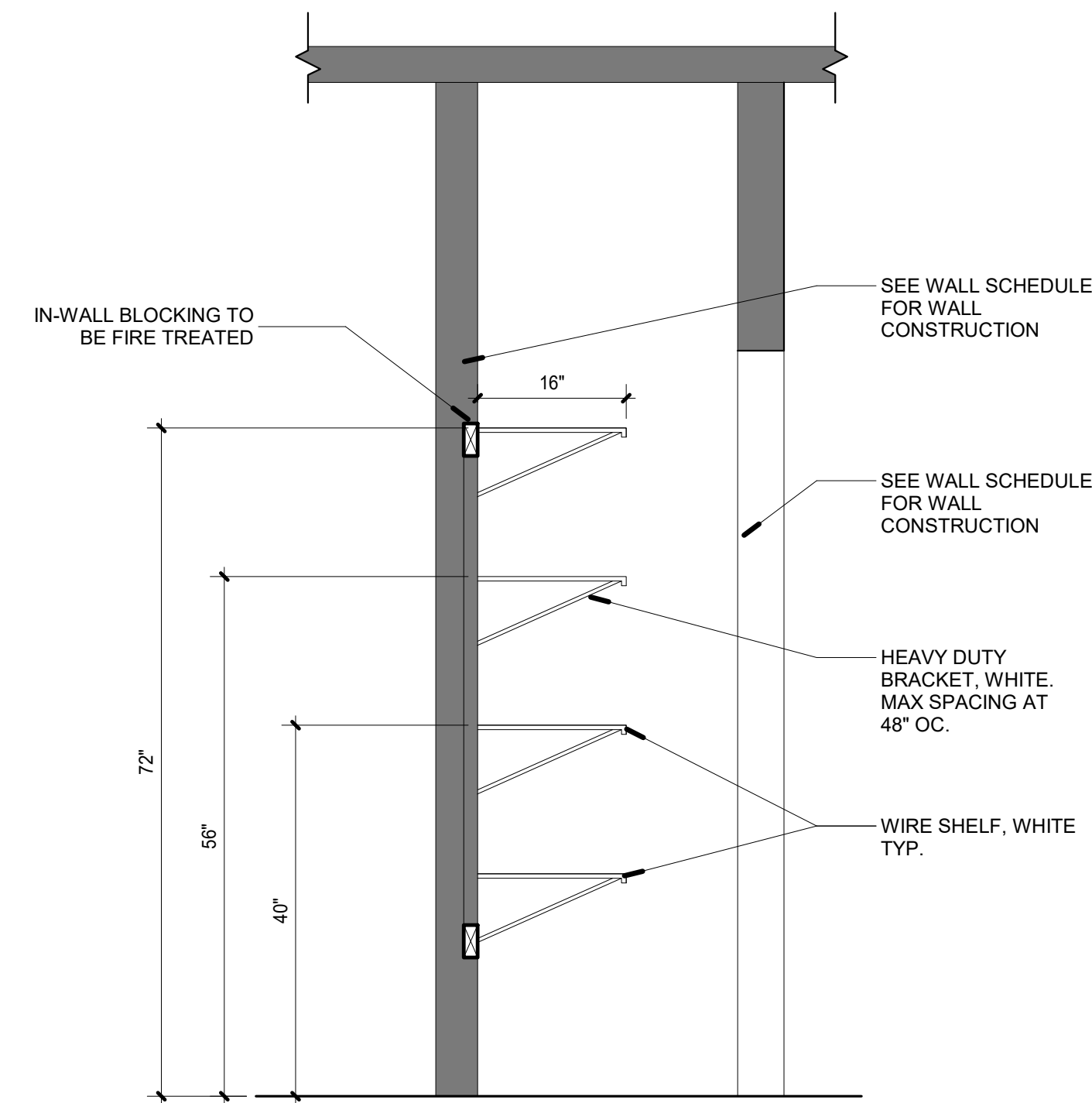
**1 SECTION - TYPICAL SHELVING AT REFRIGERATOR**  
3/4" = 1'-0"



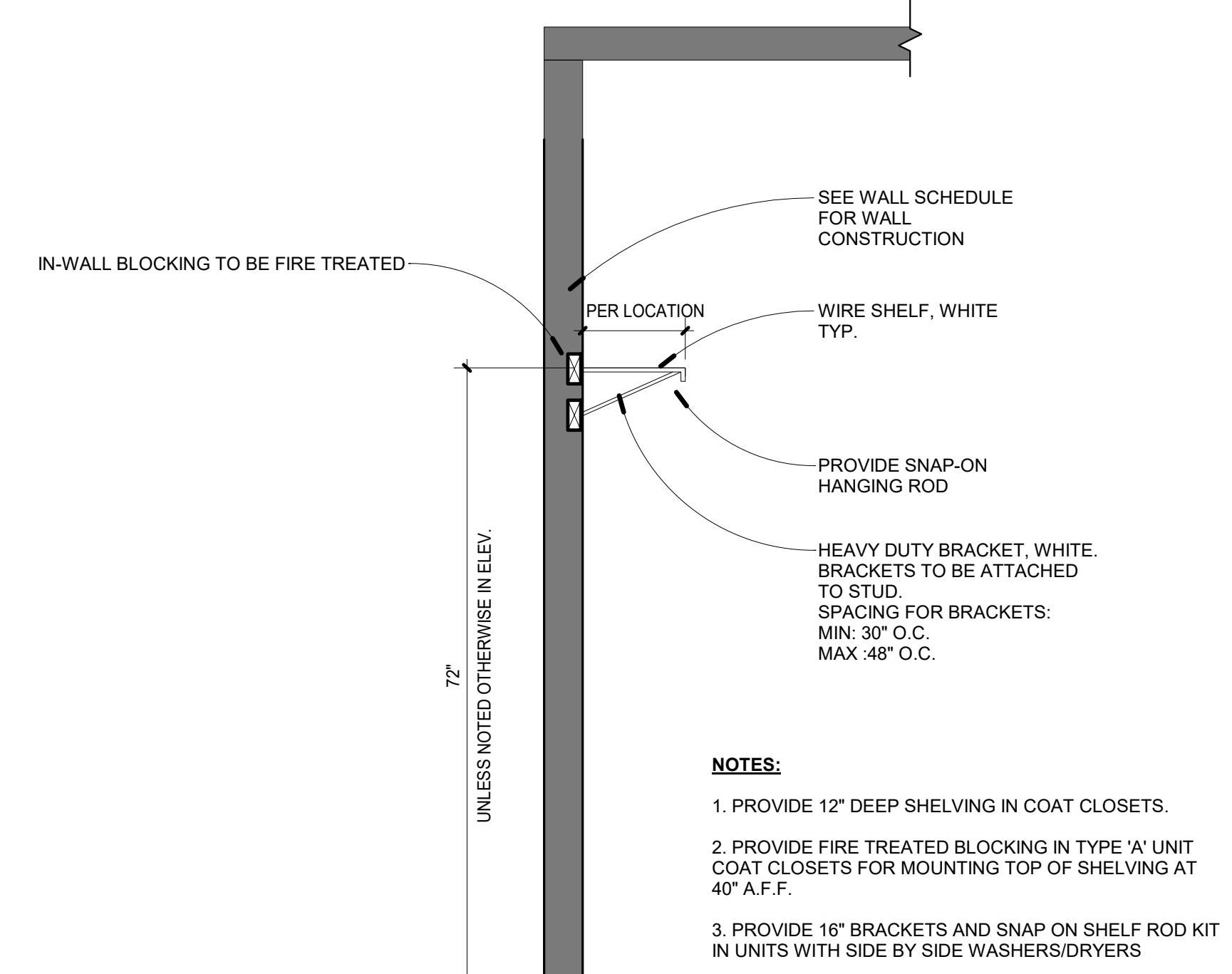
**2A SECTION - TYPE A UNIT ISLAND**  
1 1/2" = 1'-0"



**2 SECTION - TYPICAL SHELVING AT REFRIGERATOR**  
3/4" = 1'-0"



**3 SECTION - TYPICAL PANTRY SHELVING**  
3/4" = 1'-0"



**5 SECTION - TYP. COAT CL. & SIDE BY SIDE W/D SHELVING**  
3/4" = 1'-0"

Client Contact: Anna Libby  
(847) 562-9400

SGS Contact: Hunter Gee  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS**  
**PHASE 1**  
1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

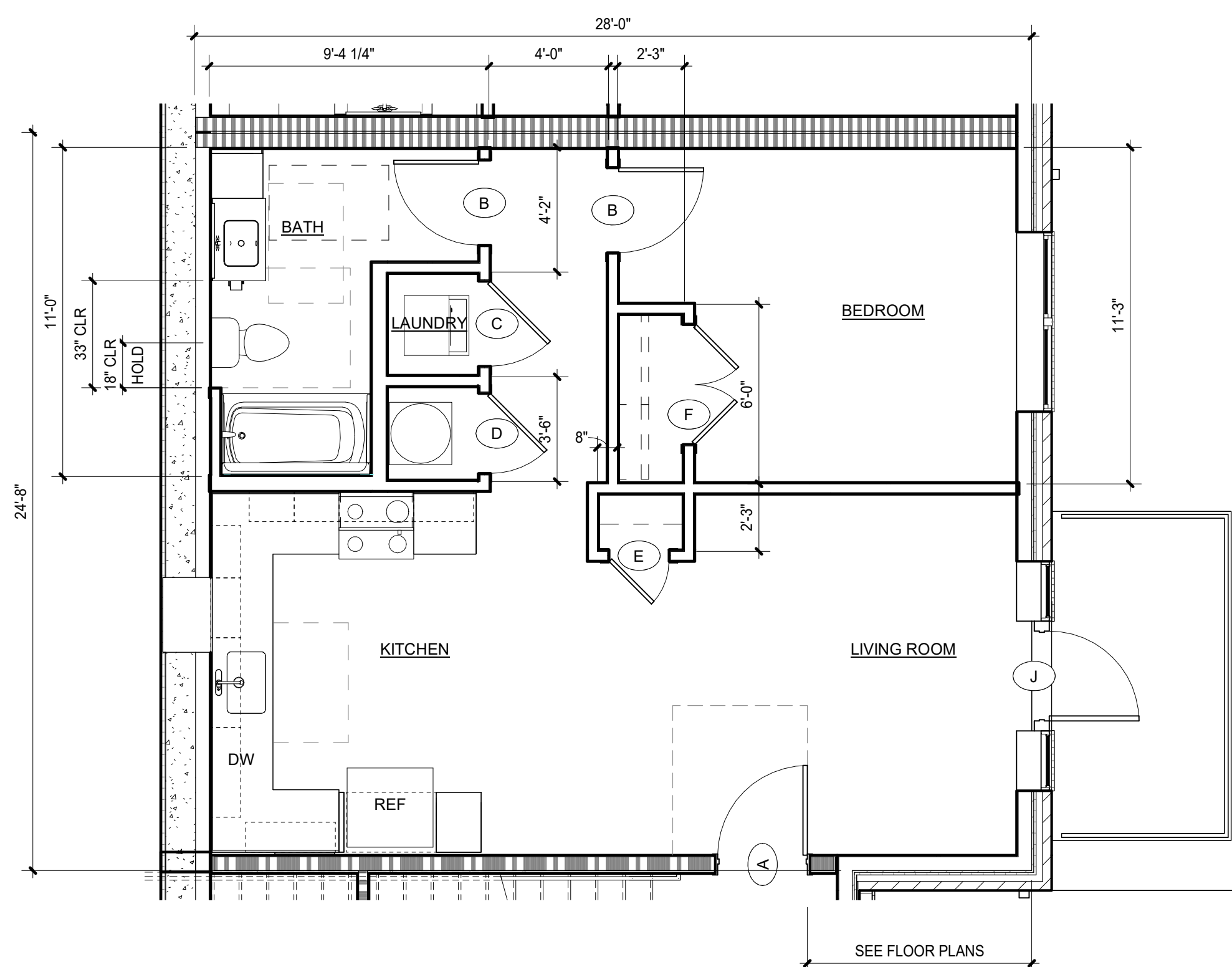
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**Drawing:**  
UNIT TYP. SECTIONS  
TYPE A AND TYPE B RESIDENTIAL UNITS

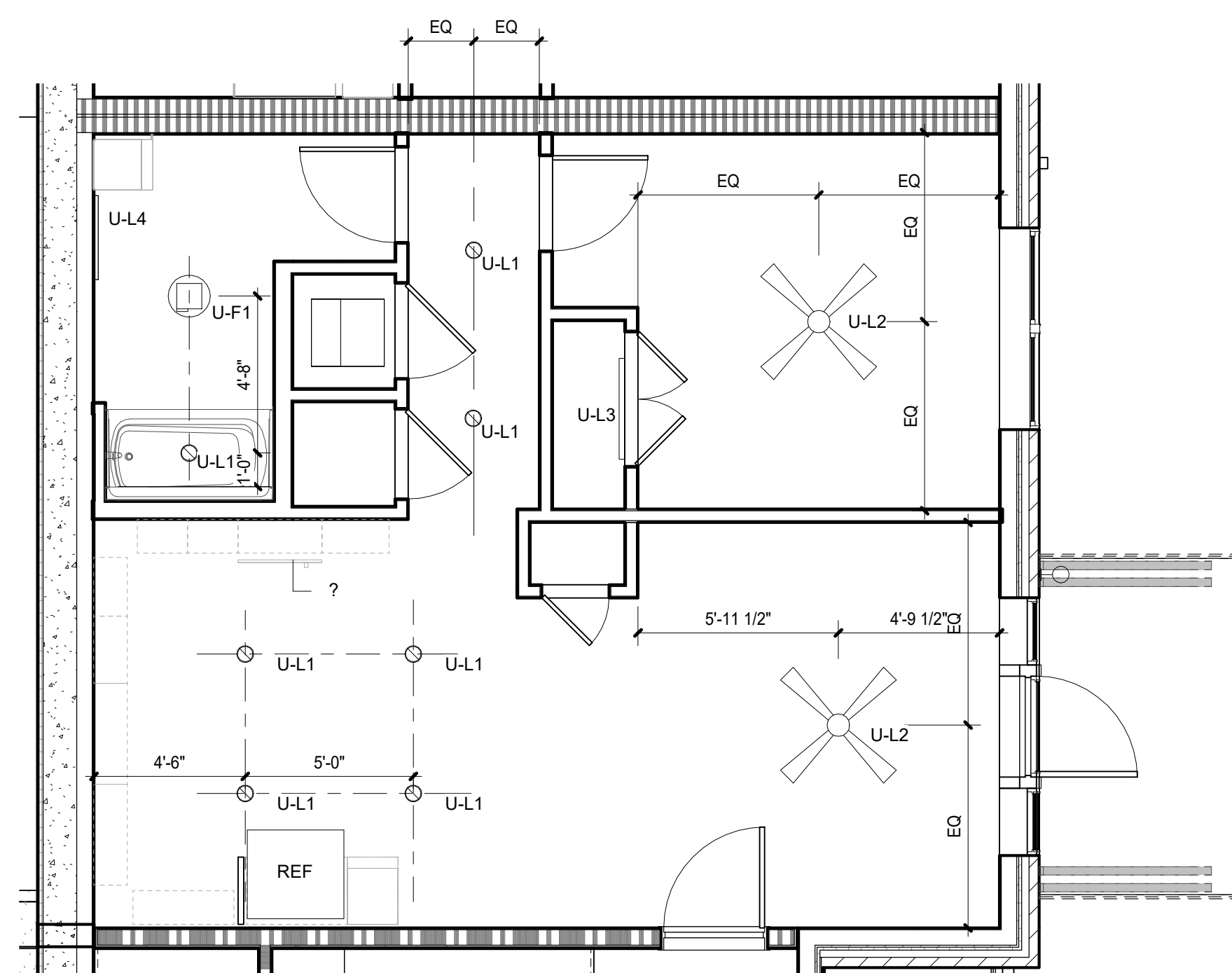
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**A110b**



**1 A1 UNIT FLOOR PLAN**

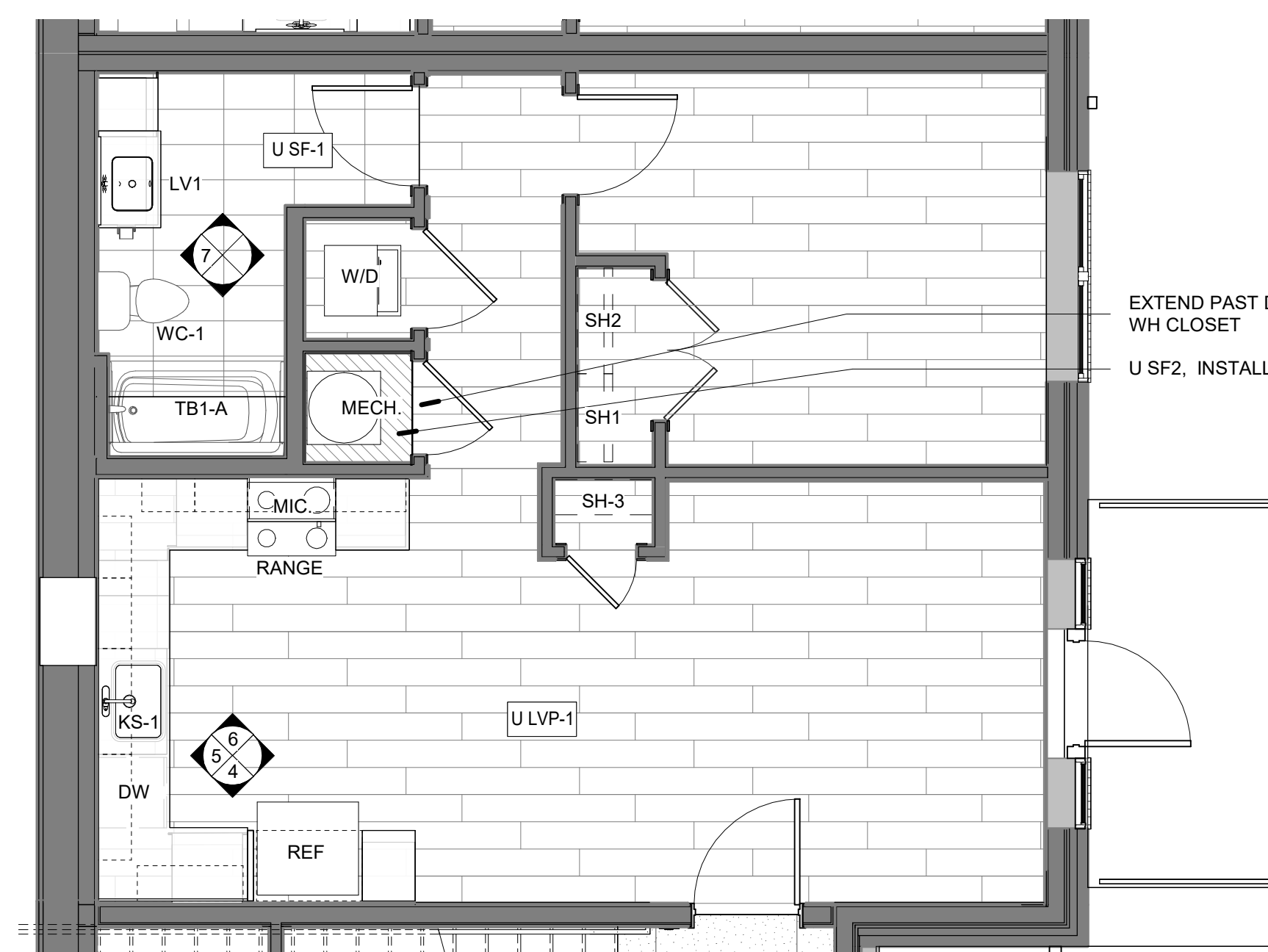
1/4" = 1'-0"  
GC TO VERIFY THE REQUIRED FRAMING DIMENSIONS FOR SHOWERS



**2 A1 UNIT REFLECTED CEILING PLAN**

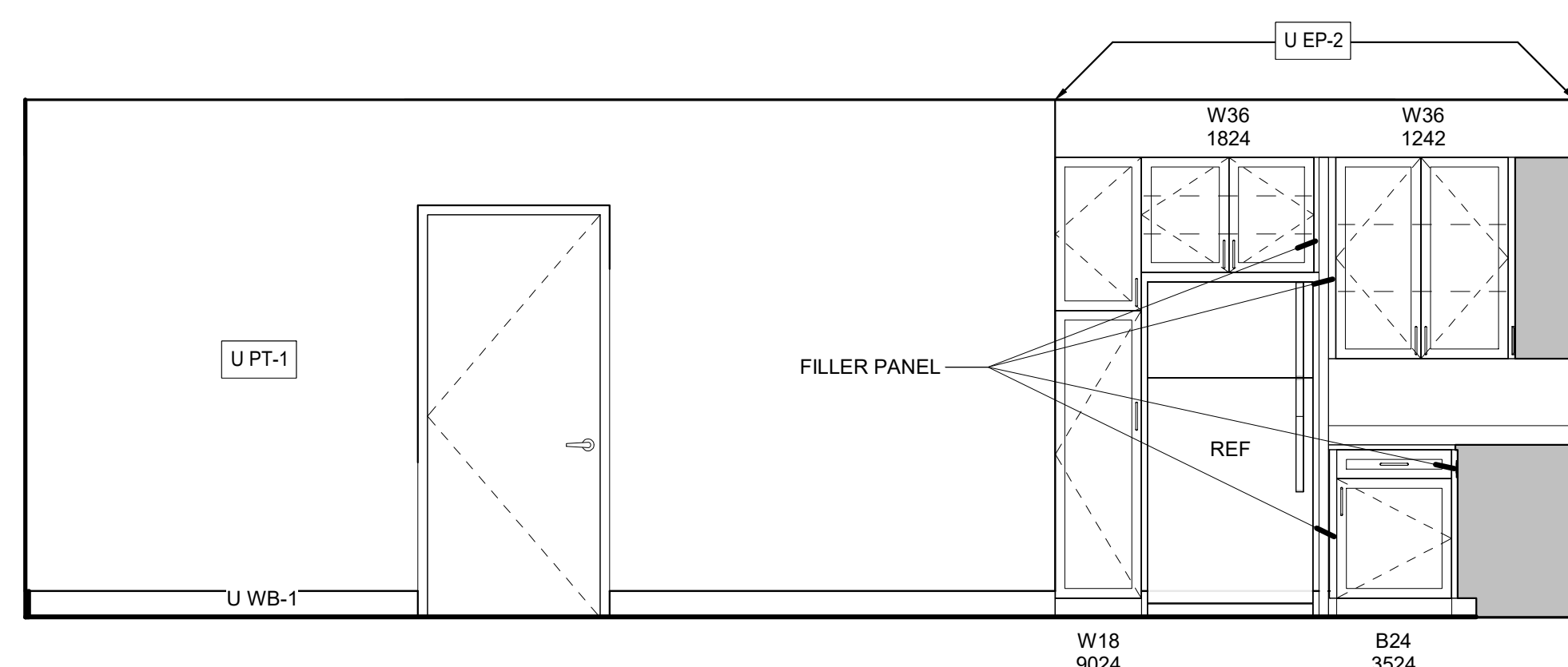
1/4" = 1'-0"

NOTE: ON FIRST FLOOR ONLY WITH THE LARGER FLOOR TO FLOOR HEIGHT:  
 • UNIT CLOSETS SHOULD BE FURRED DOWN TO 9'-0" AFF  
 • UNIT BATH SHOULD BE FURRED DOWN TO 10'-0" AFF  
 • UNIT CORRIDORS LEADING TOWARD BATH SHOULD BE FURRED DOWN TO 10'-0" AFF



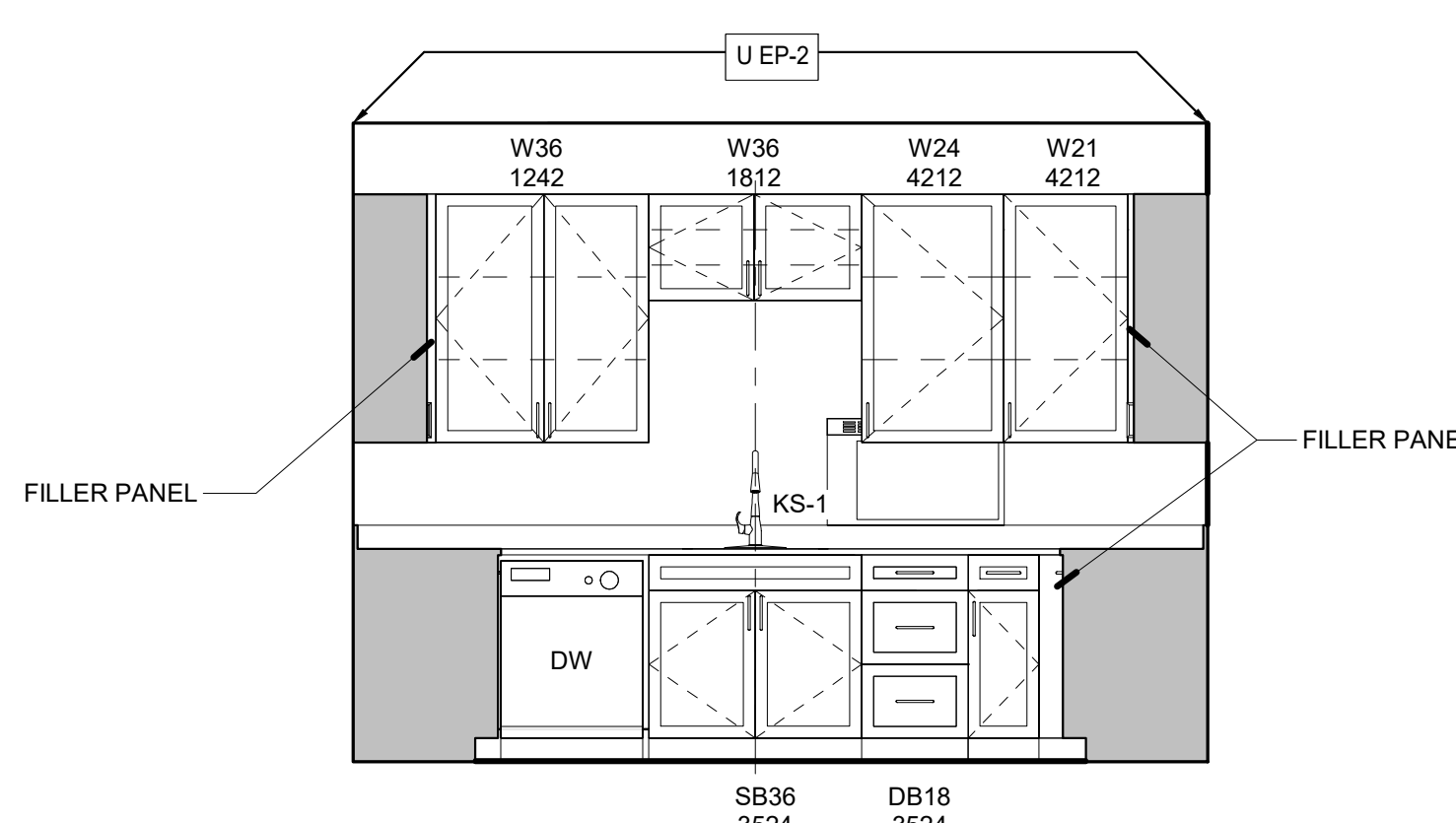
**3 A1 UNIT FINISH PLAN**

1/4" = 1'-0"



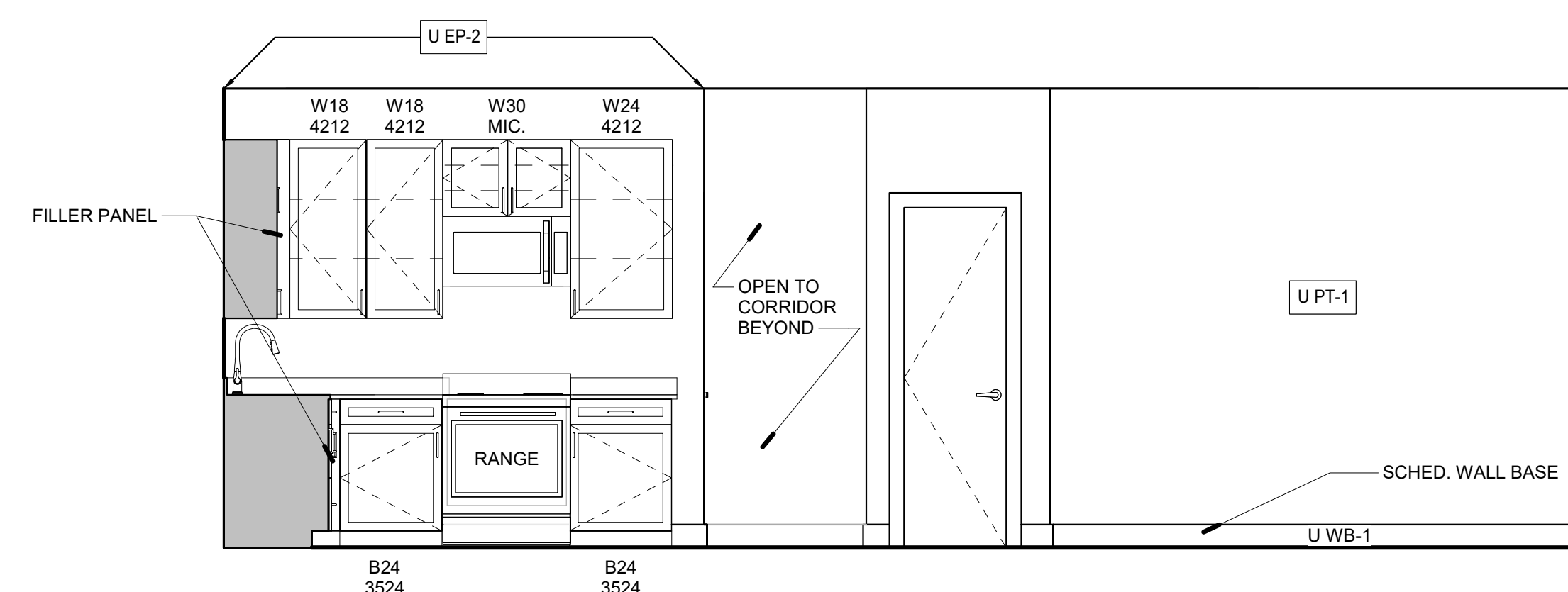
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3/8" = 1'-0"



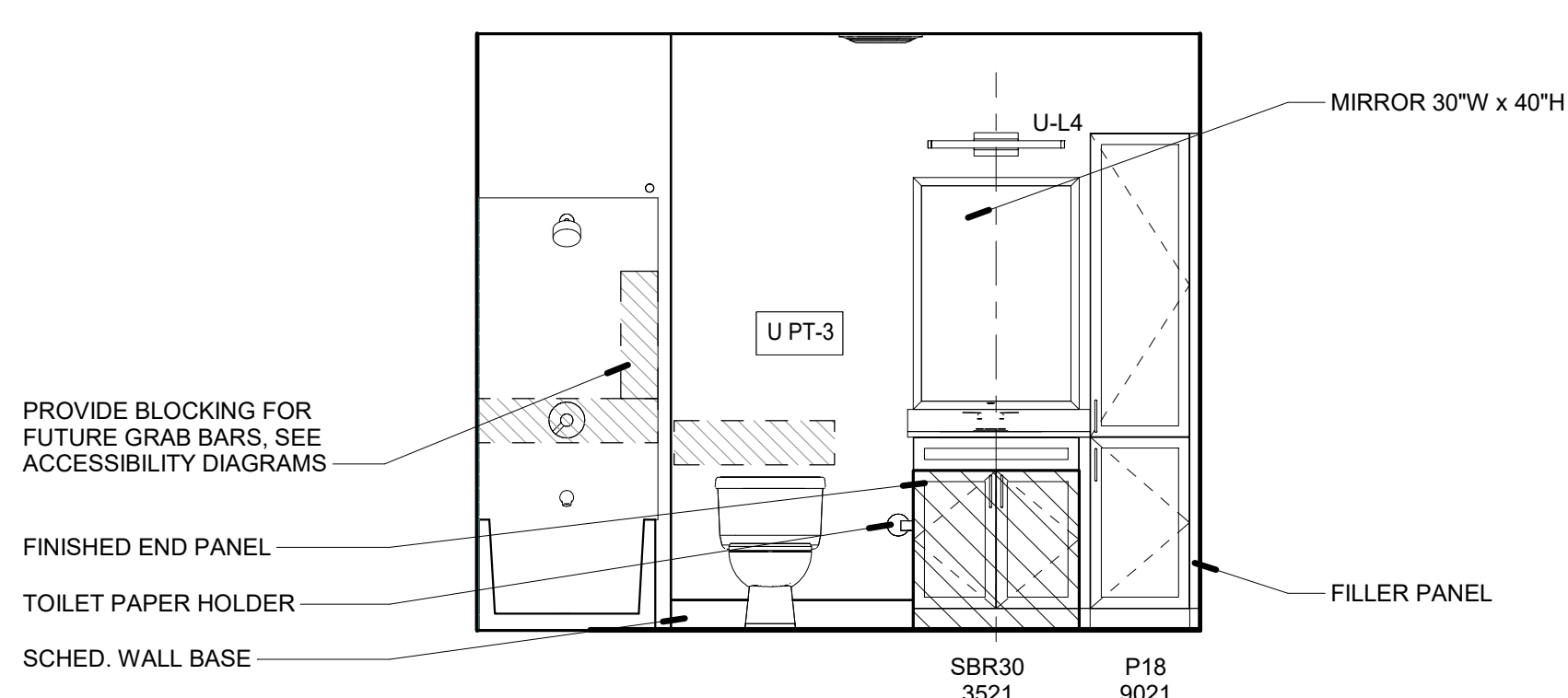
**5 UNIT A1 KITCHEN ELEVATION**

3/8" = 1'-0"



**6 UNIT A1 KITCHEN ELEVATION**

3/8" = 1'-0"



**7 UNIT A1 BATH ELEVATION 1**

3/8" = 1'-0"

No: Date: Revision::

Client Contact: Anna Libby  
(847) 562-9400

SGS Contact: Hunter Gee  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS  
PHASE 1**

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KNOXVILLE, TN 37921

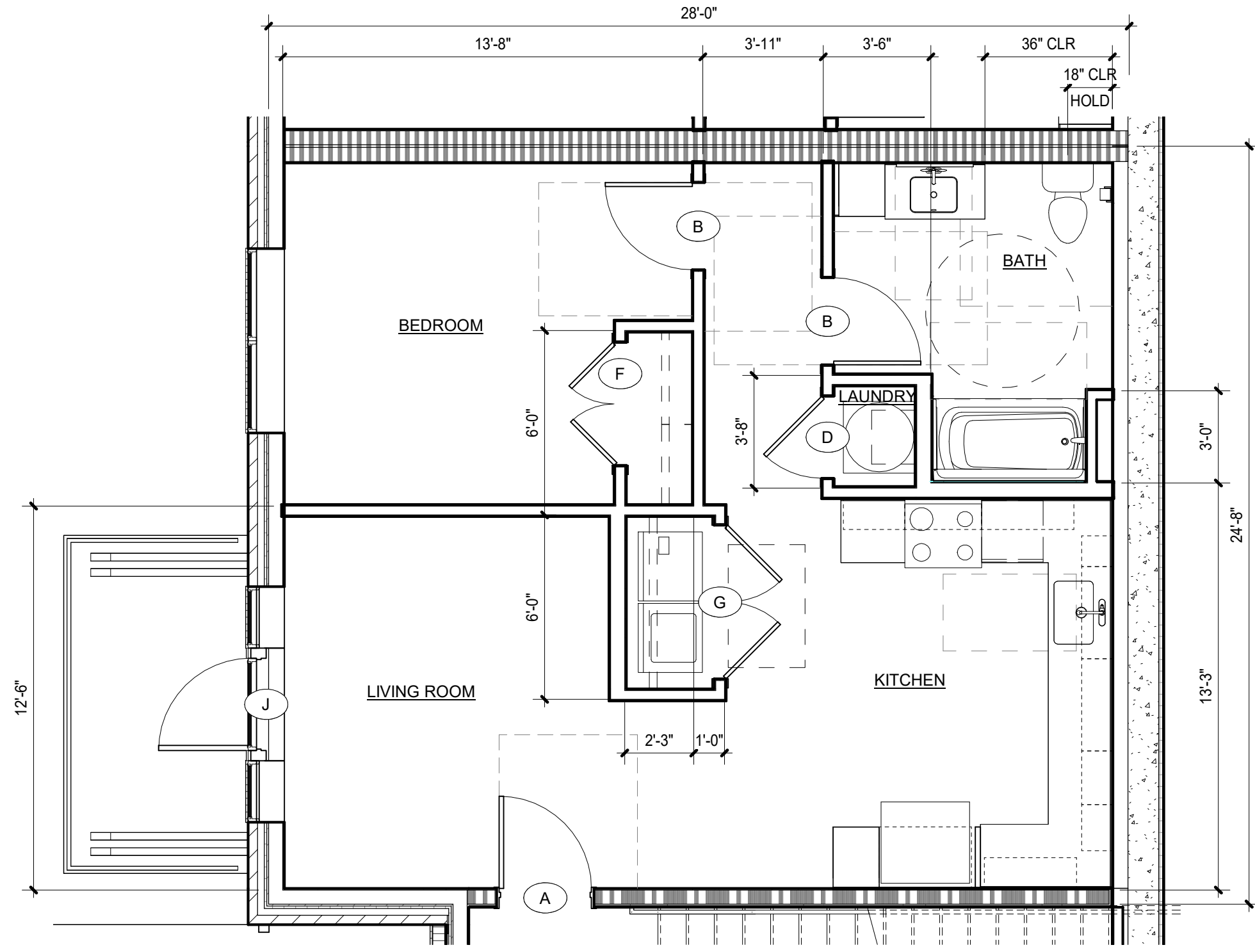
**PRELIMINARY NOT FOR  
CONSTRUCTION**

Drawing:  
UNIT A1 - PLANS AND  
ELEVATIONS

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

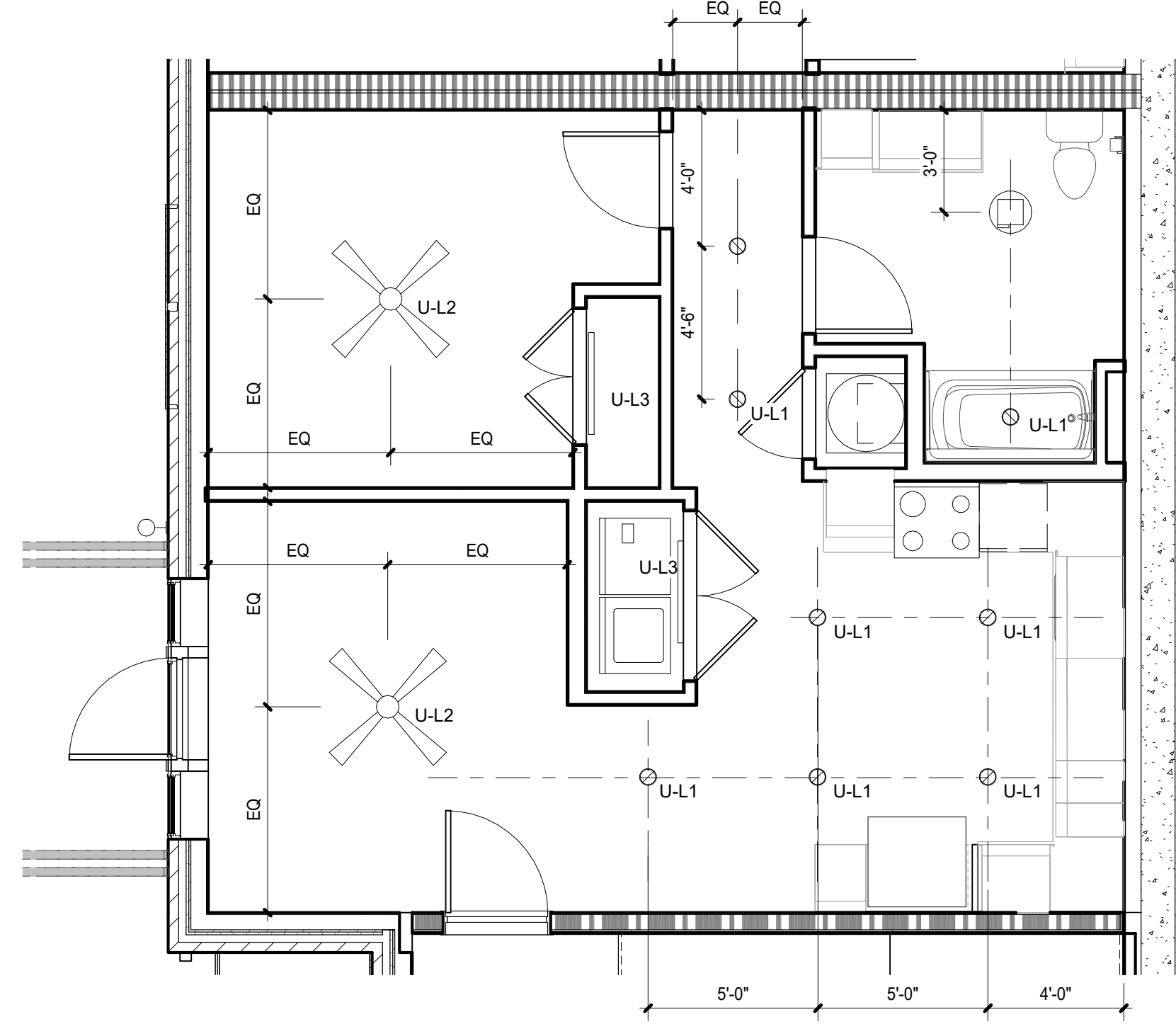
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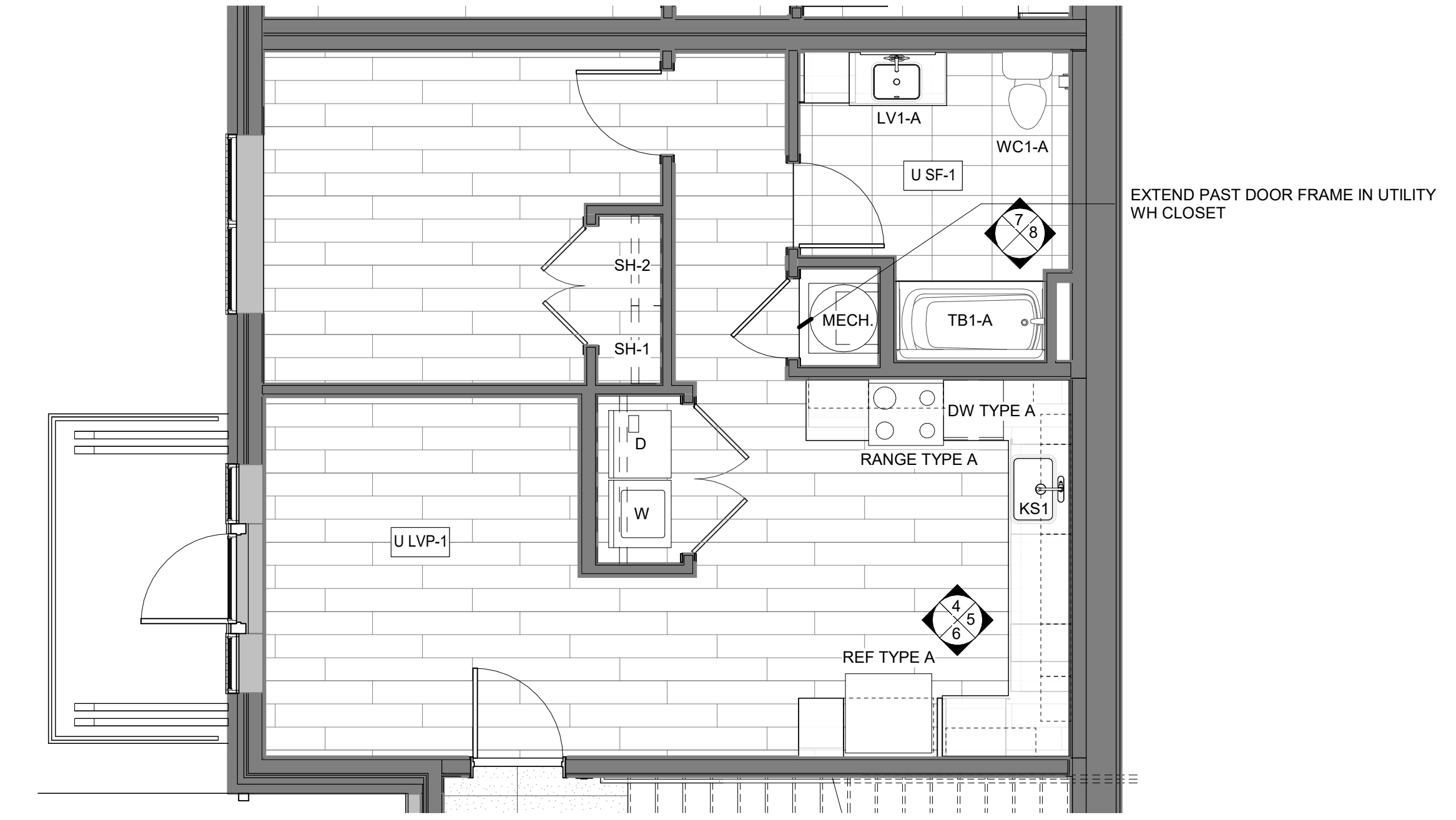
**1 A1a UNIT FLOOR PLAN - TYPE A**

1/4" = 1'-0"  
GC TO VERIFY THE REQUIRED FRAMING DIMENSIONS FOR SHOWERS



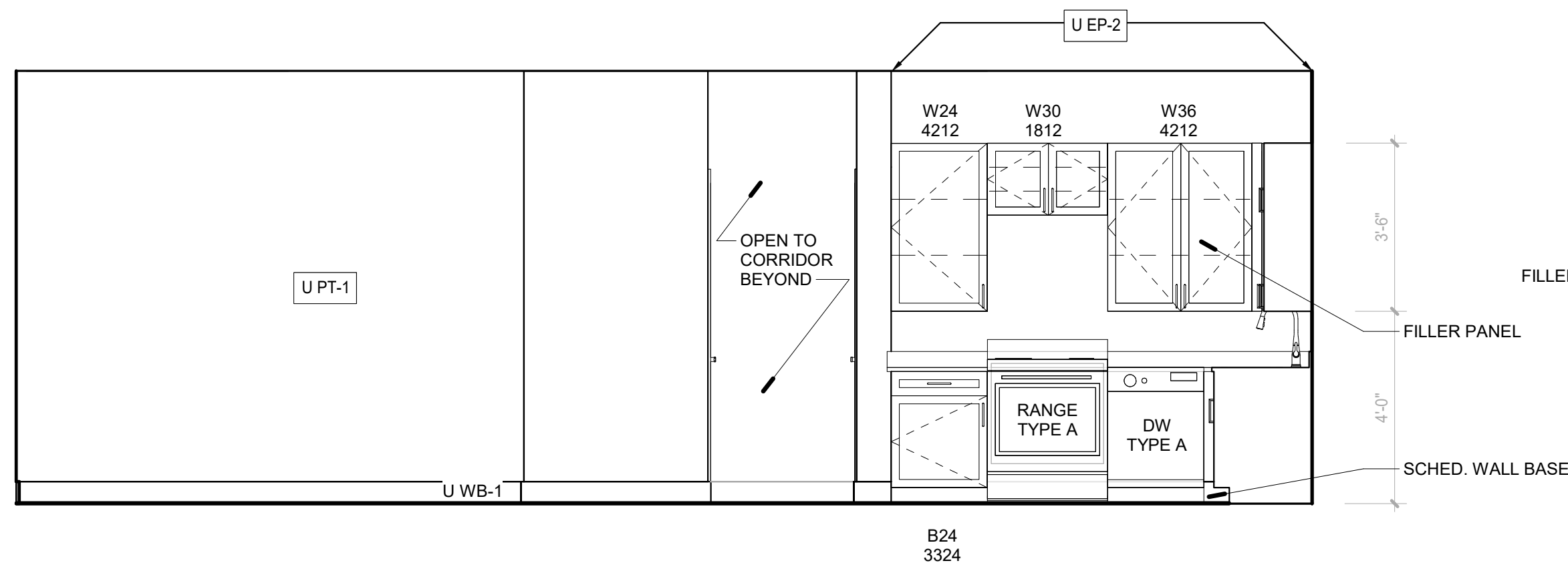
**2 A1a UNIT REFLECTED CEILING PLAN - TYPE A**

1/4" = 1'-0"  
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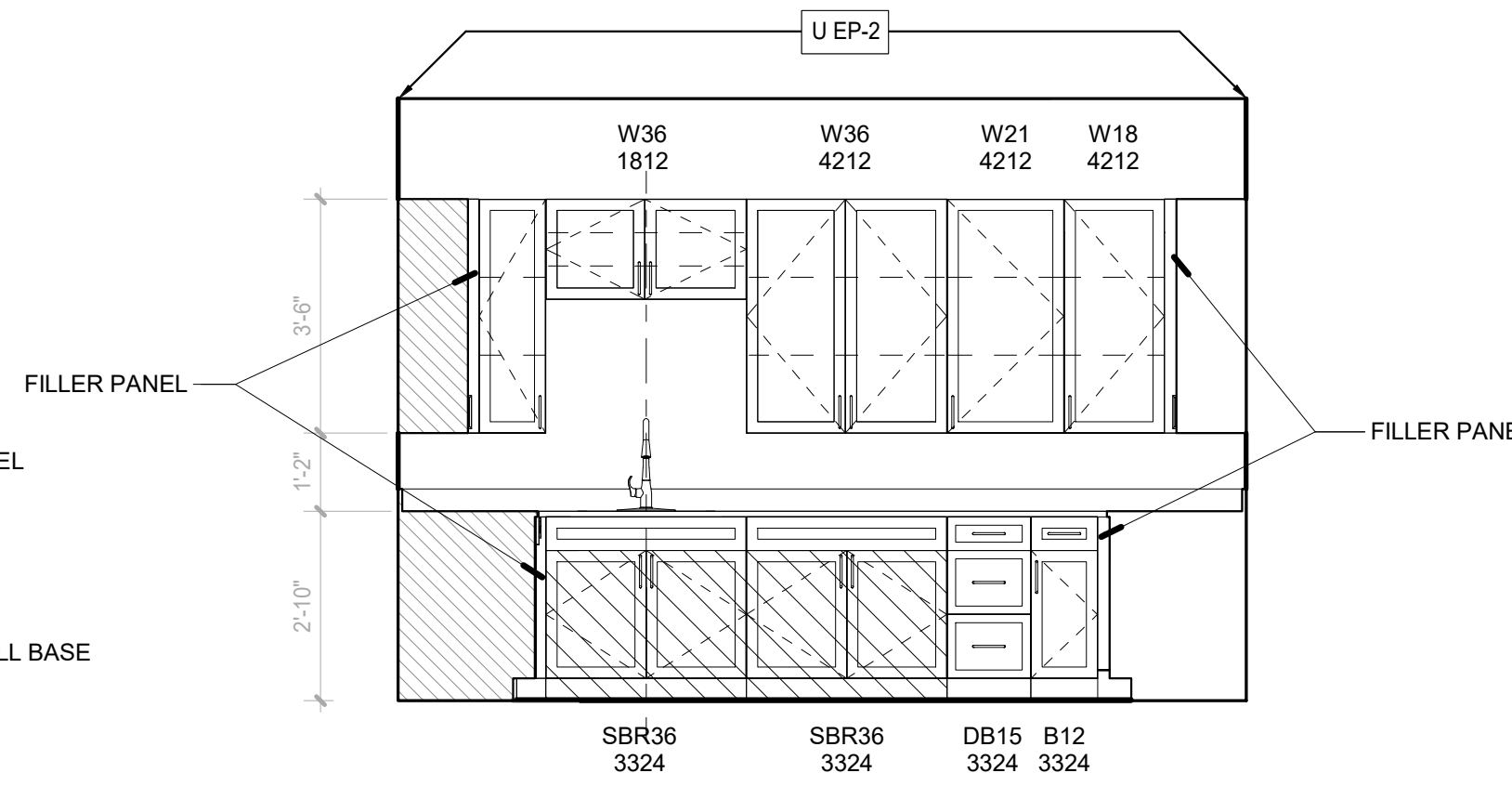
**3 A1a UNIT FLOOR PLAN - TYPE A**

1/4" = 1'-0"



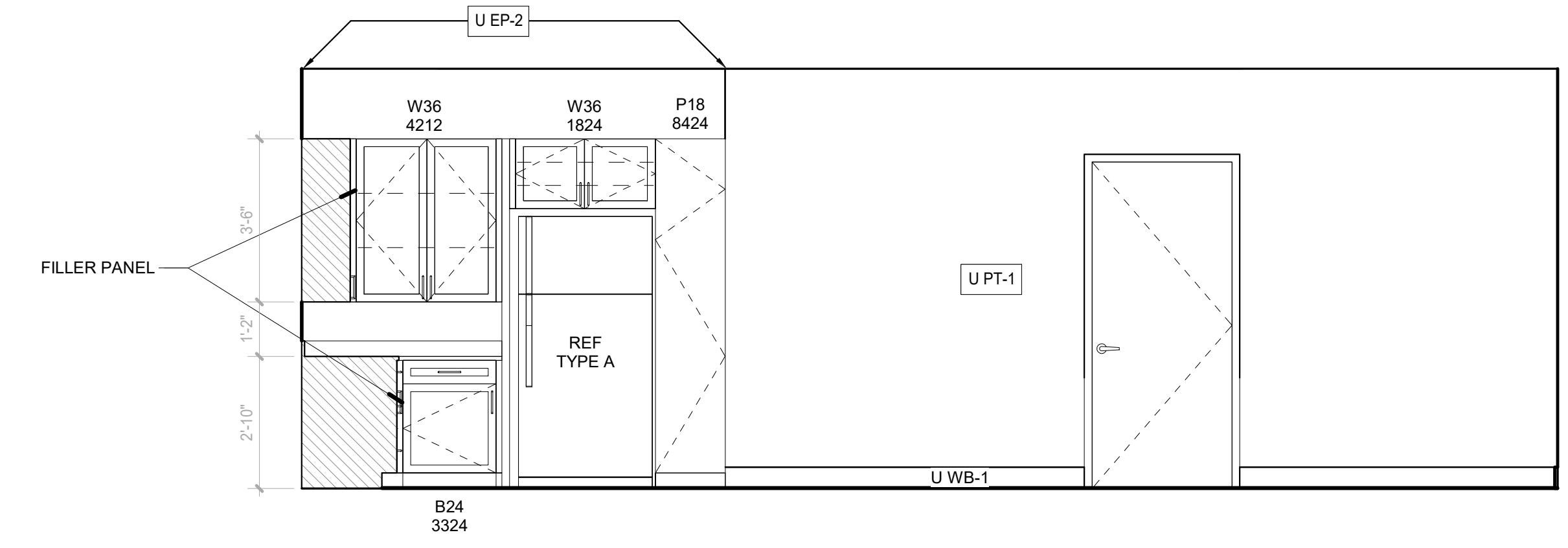
**4 UNIT A1a KITCHEN ELEVATION**

3/8" = 1'-0"



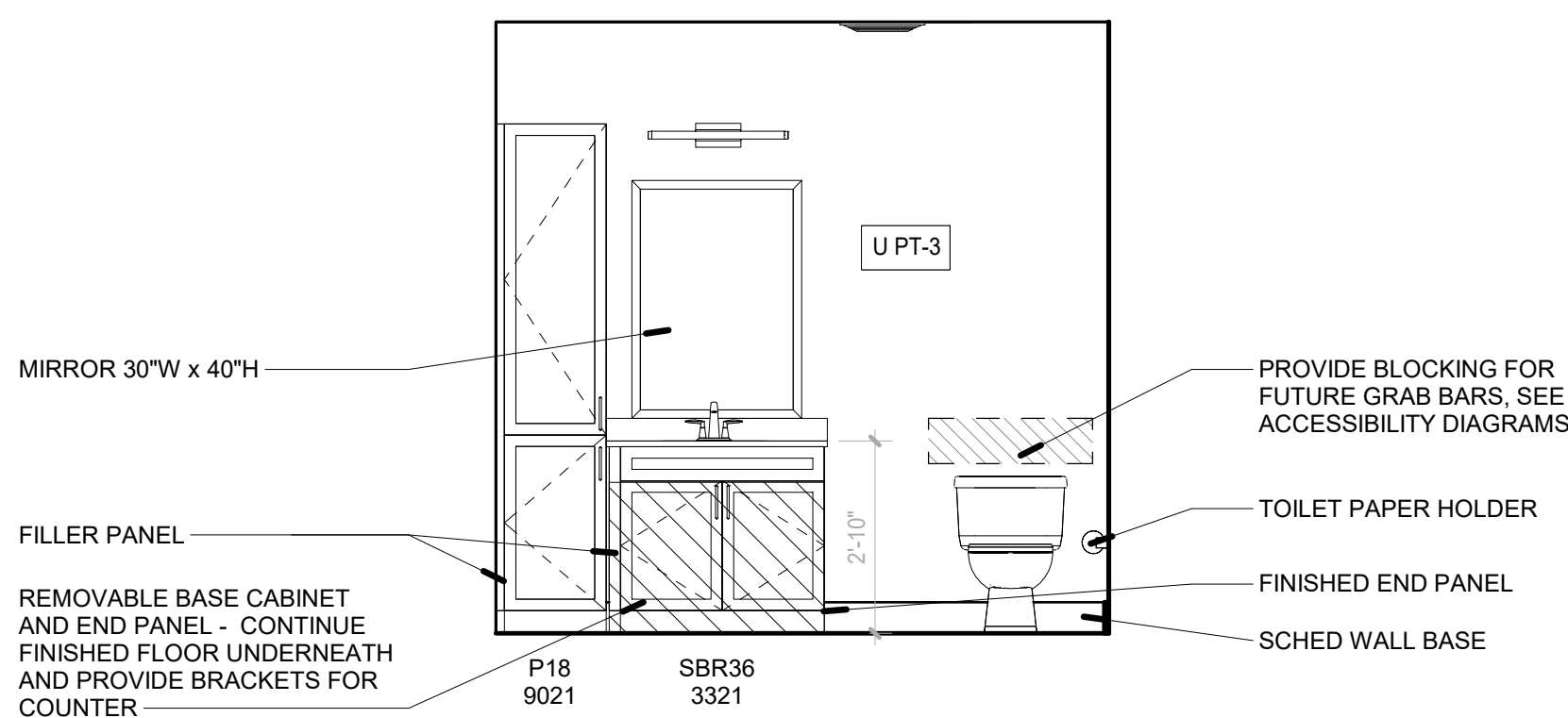
**5 UNIT A1a KITCHEN ELEVATION**

3/8" = 1'-0"



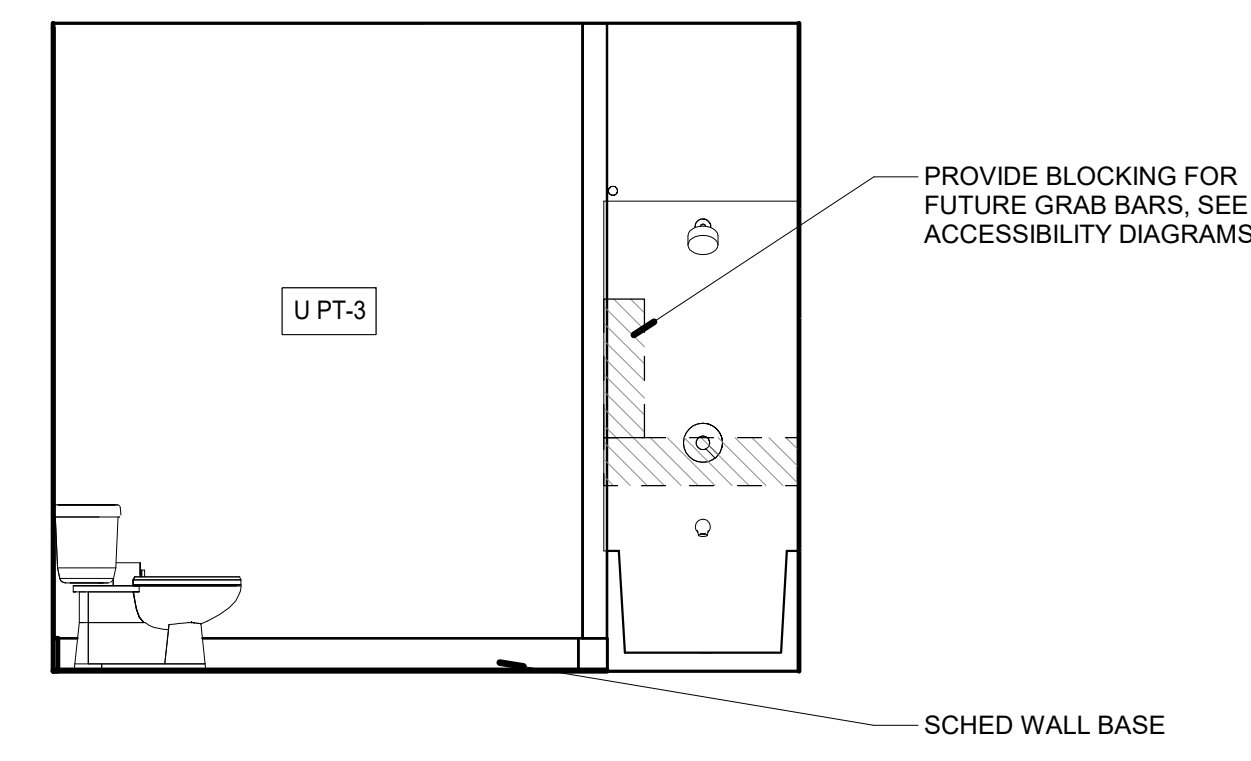
**6 UNIT A1a KITCHEN ELEVATION**

3/8" = 1'-0"



**7 UNIT A1a BATH ELEVATION**

3/8" = 1'-0"



**8 UNIT A1a BATH ELEVATION**

3/8" = 1'-0"



No: Date: Revision::

Client Contact: Anna Libby  
(847) 562-9400

SGS Contact: Hunter Gee  
SGS Project Number: 23002.00

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802 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS  
PHASE 1**

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KNOXVILLE, TN 37921

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CONSTRUCTION**

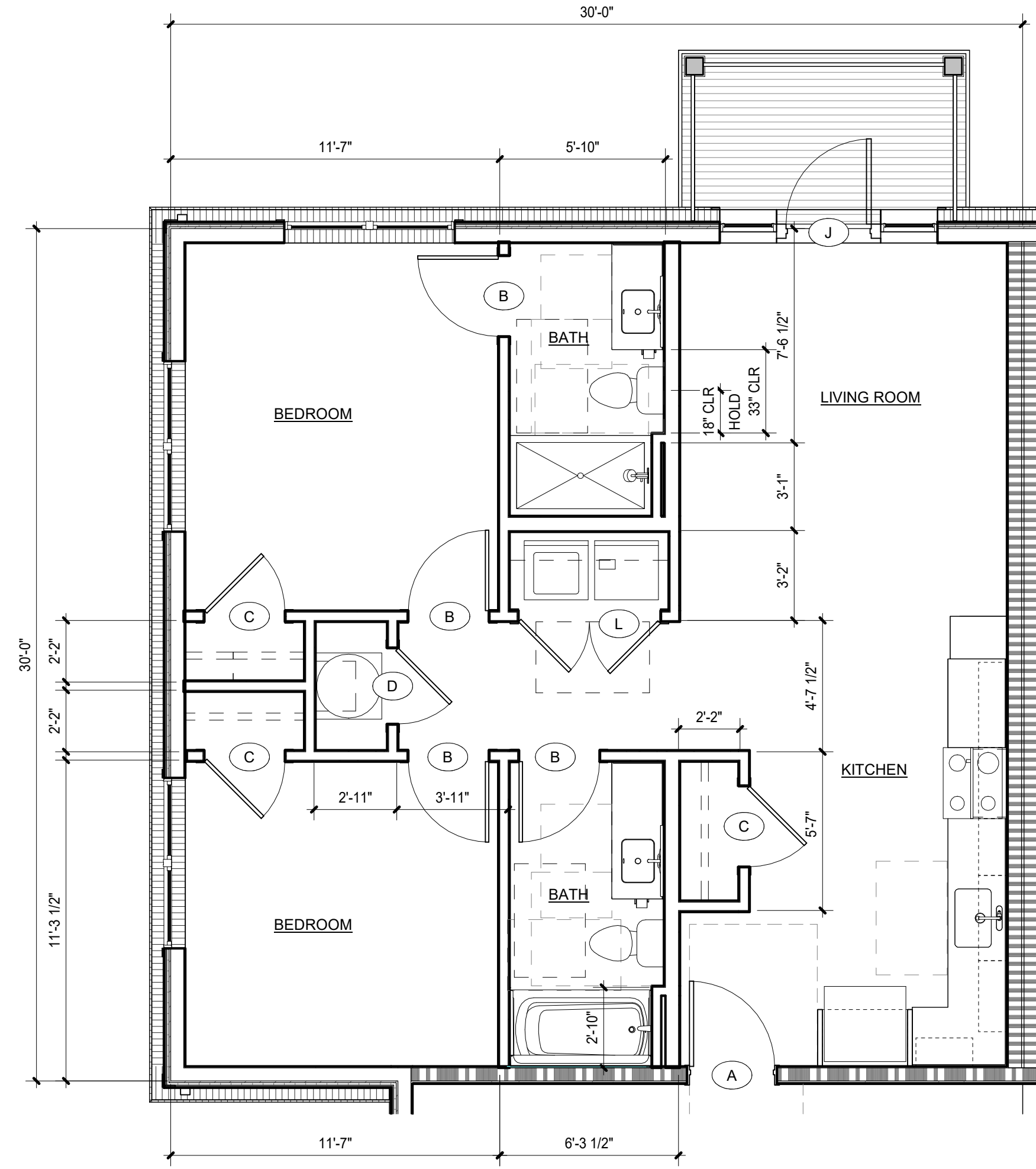
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Drawing:  
UNIT A1a - TYPE A -  
PLANS AND  
ELEVATIONS

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100% DESIGN DEVELOPMENT  
SET

**A112**

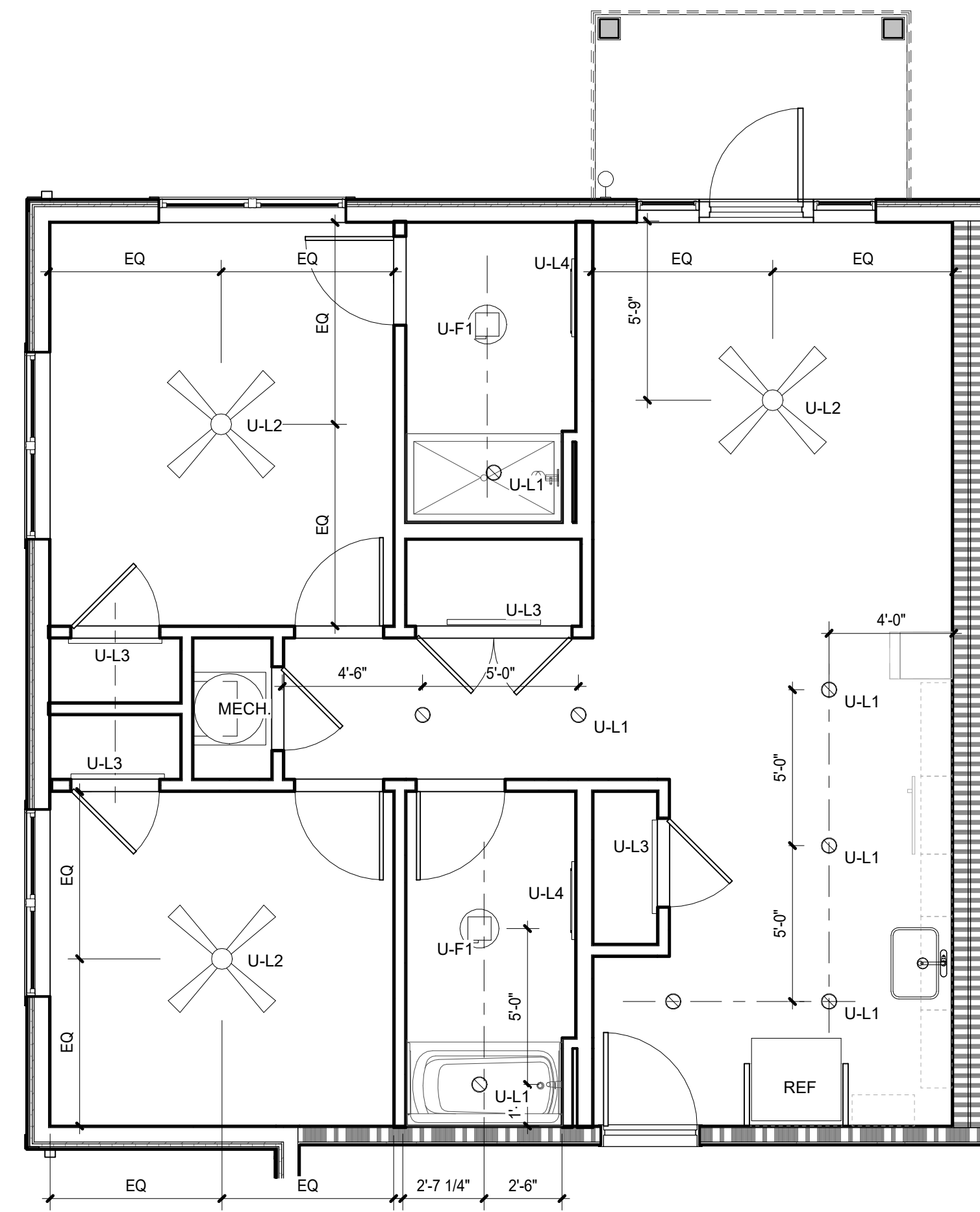
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**1 B1 UNIT FLOOR PLAN**

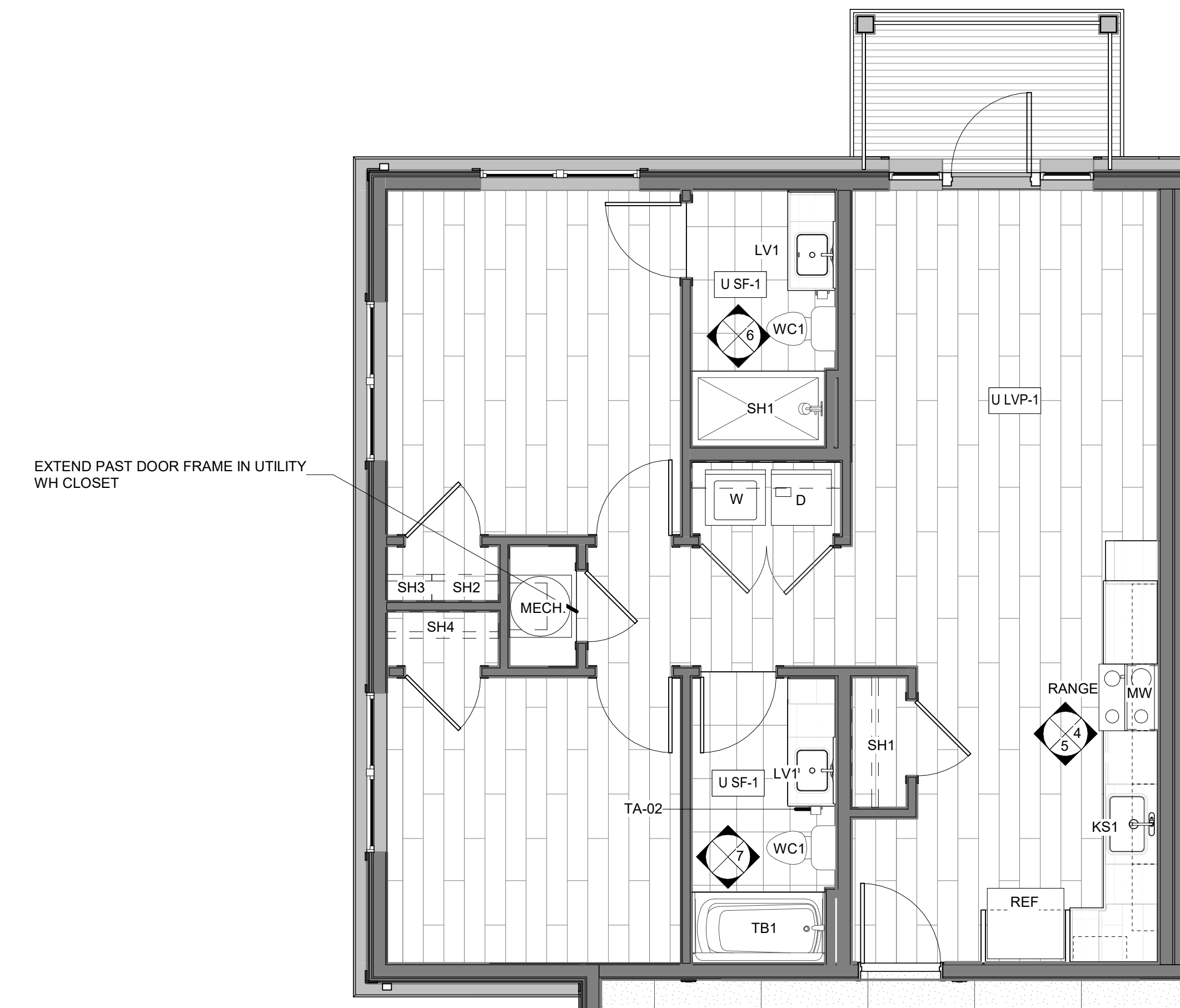
1/4" = 1'-0"

GC TO VERIFY THE REQUIRED FRAMING DIMENSIONS FOR SHOWERS



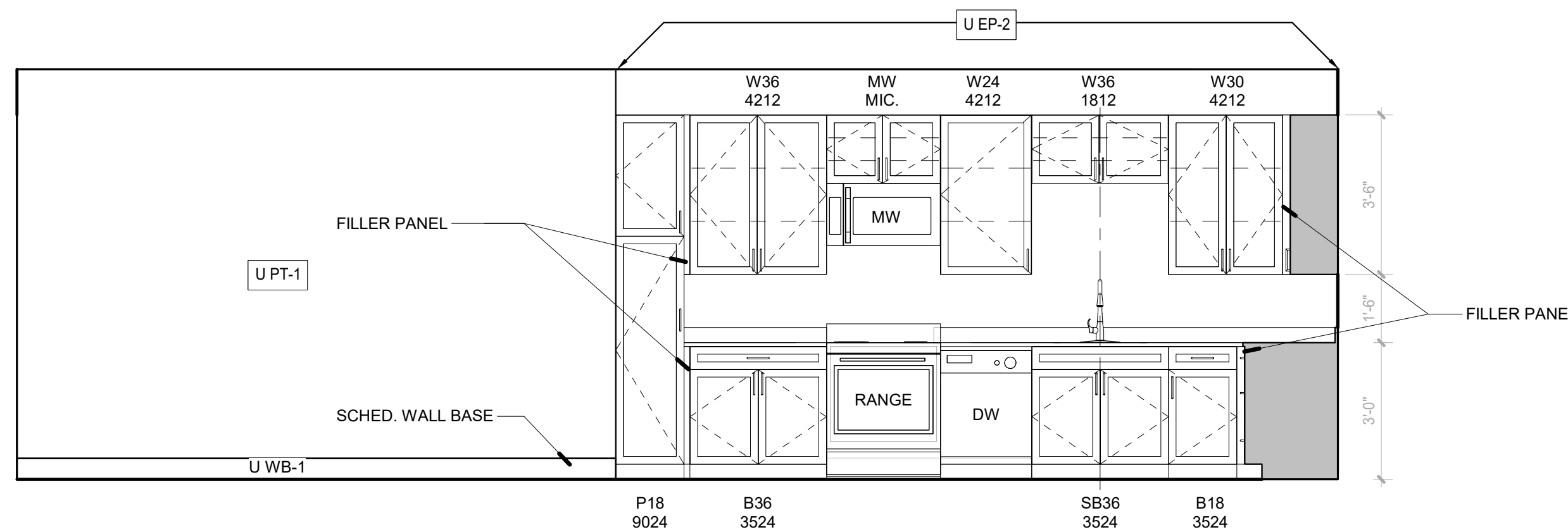
**2 B1 UNIT FLOOR REFLECTED CEILING PLAN**

1/4" = 1'-0"



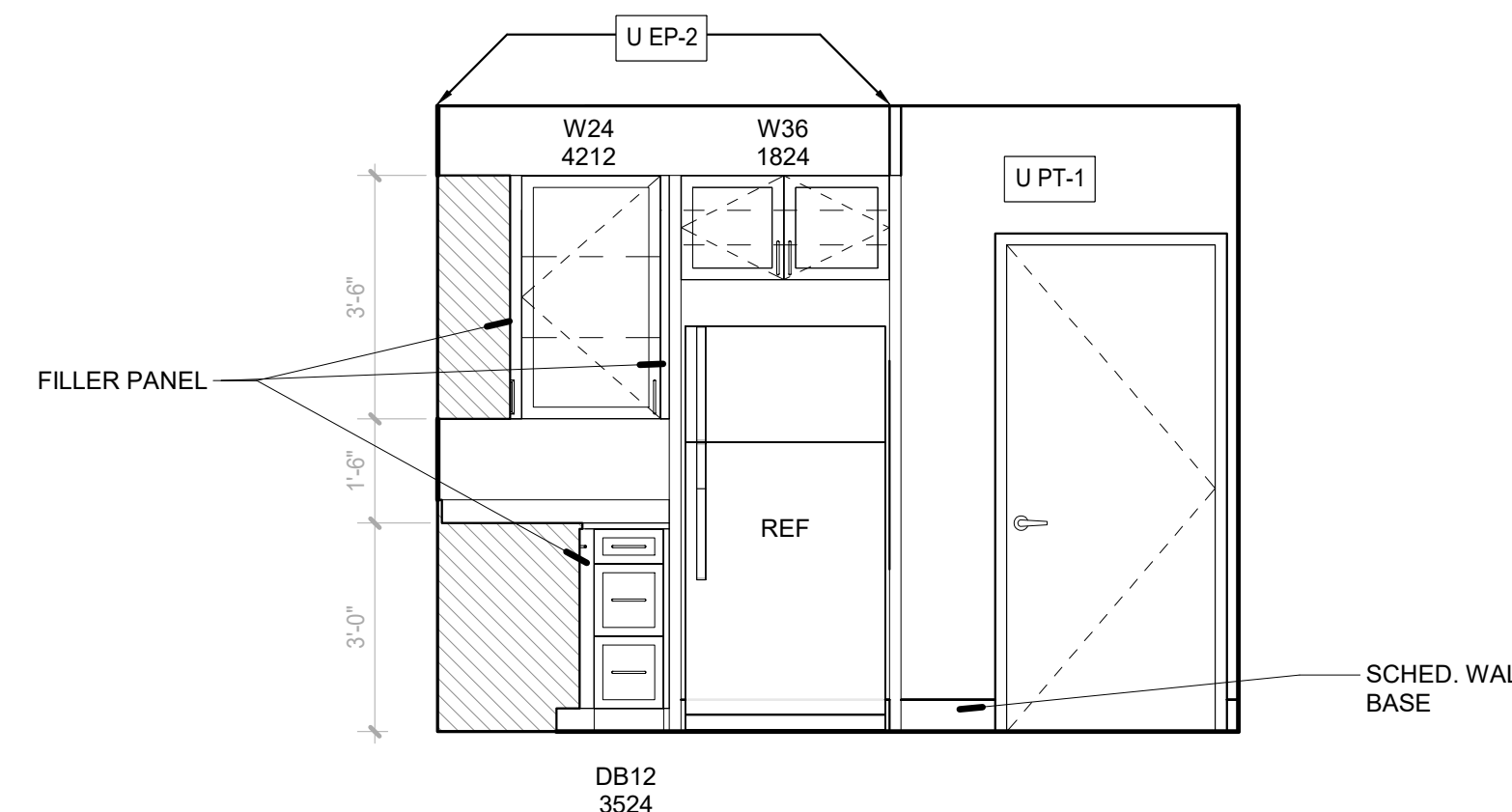
**3 B1 UNIT FLOOR PLAN**

1/4" = 1'-0"



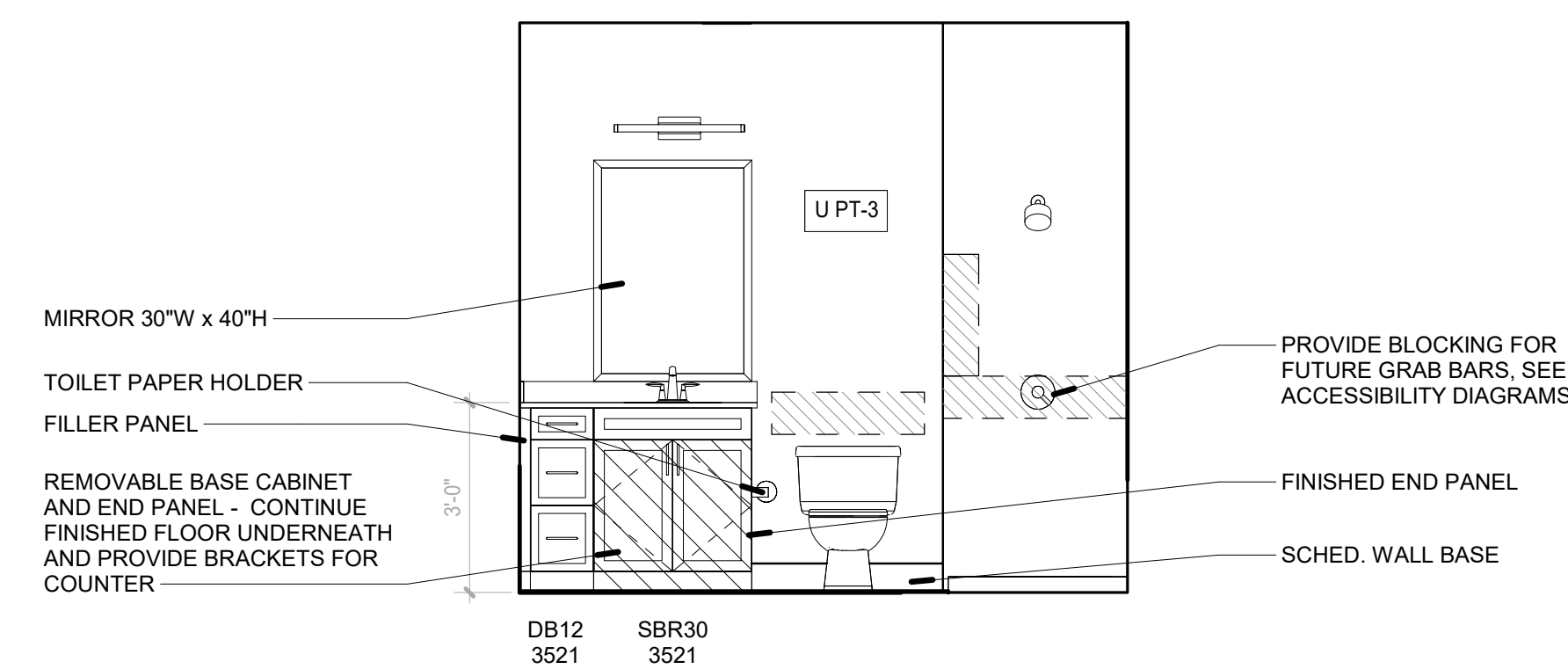
**4 UNIT B1 KITCHEN ELEVATION**

3/8" = 1'-0"



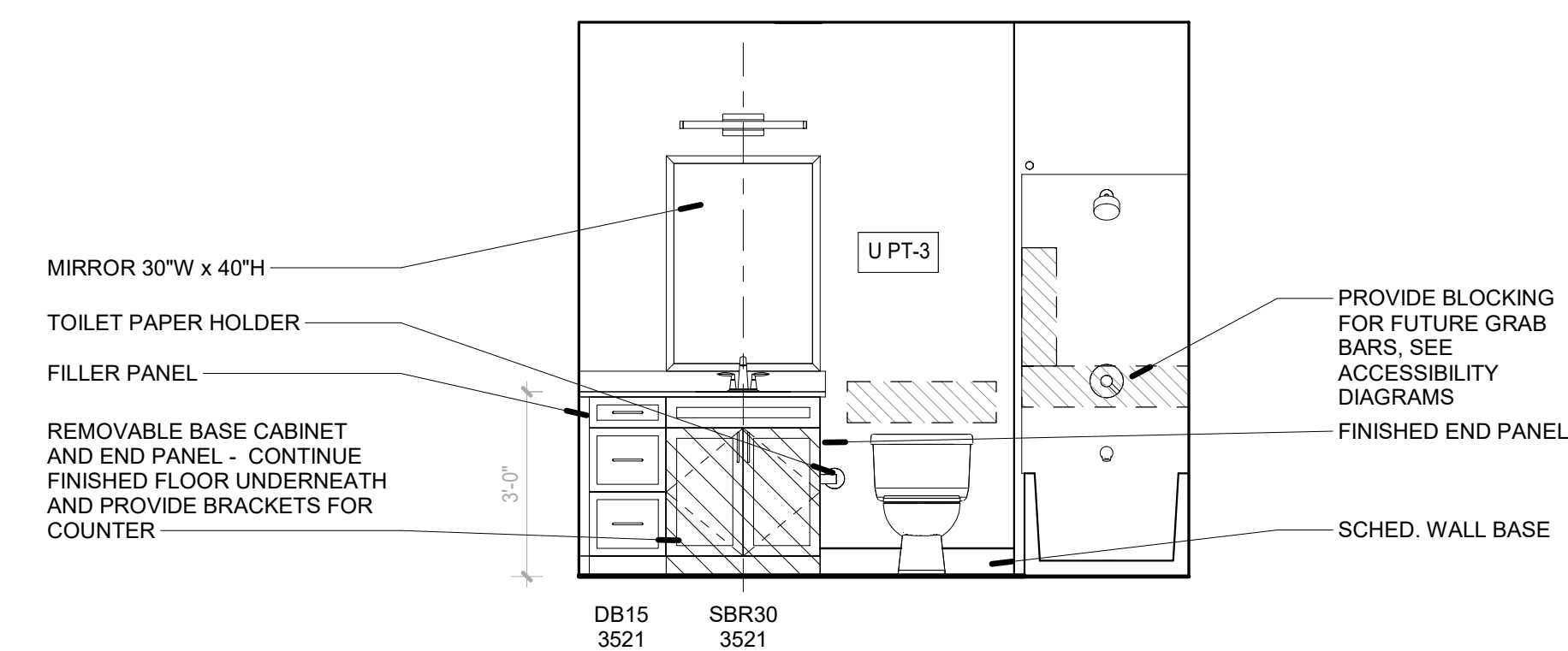
**5 UNIT B1 KITCHEN ELEVATION**

3/8" = 1'-0"



**6 UNIT B1 BATH ELEVATION**

3/8" = 1'-0"



**7 UNIT B1 BATH ELEVATION**

3/8" = 1'-0"

6/30/2023 5:33:47 PM

No: Date: Revision::

Client Contact: Anna Libby  
(847) 562-9400

SGS Contact: Hunter Gee  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS  
PHASE 1**

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

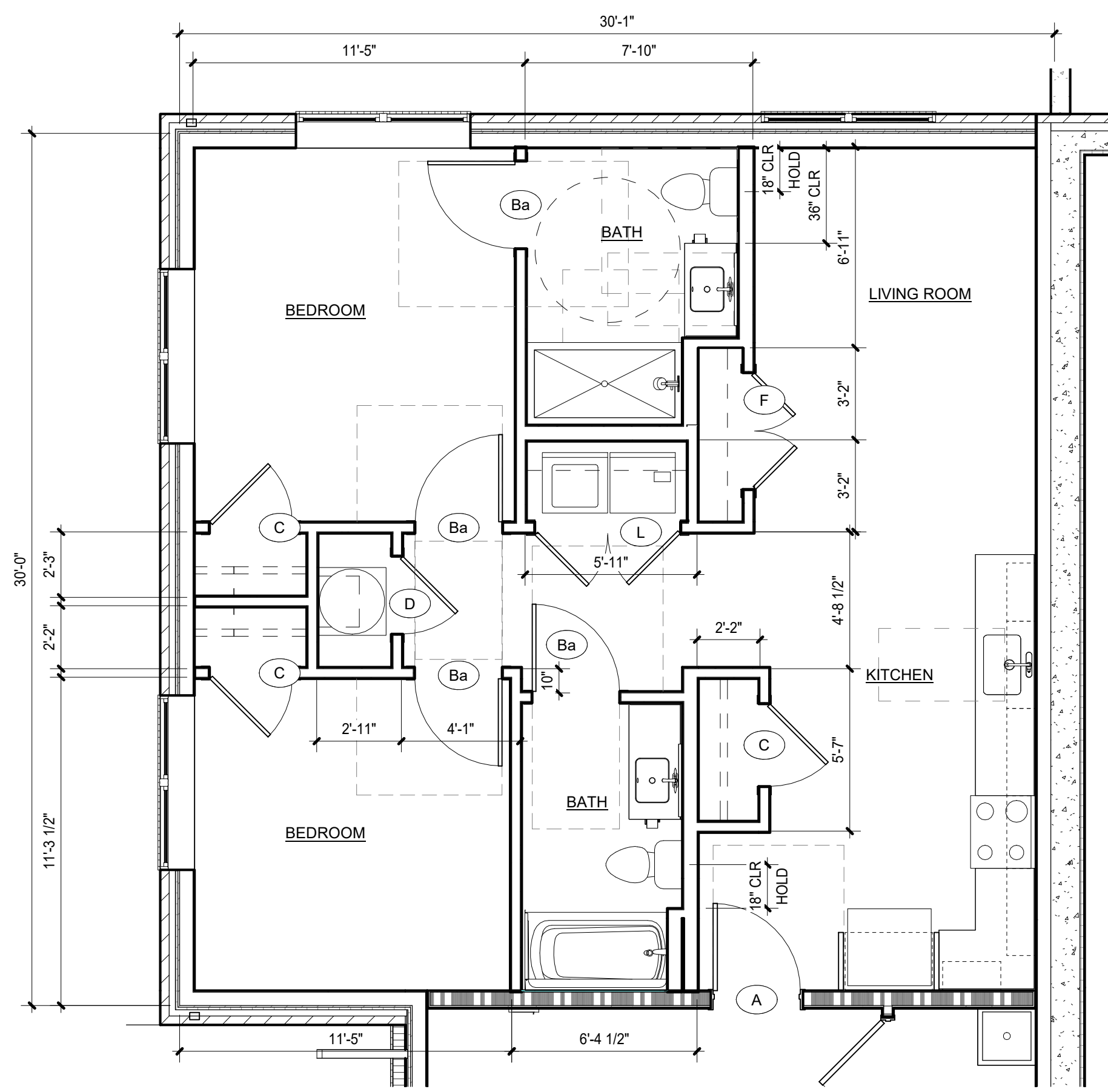
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**Drawing:  
UNIT B1 - PLANS AND  
ELEVATIONS**

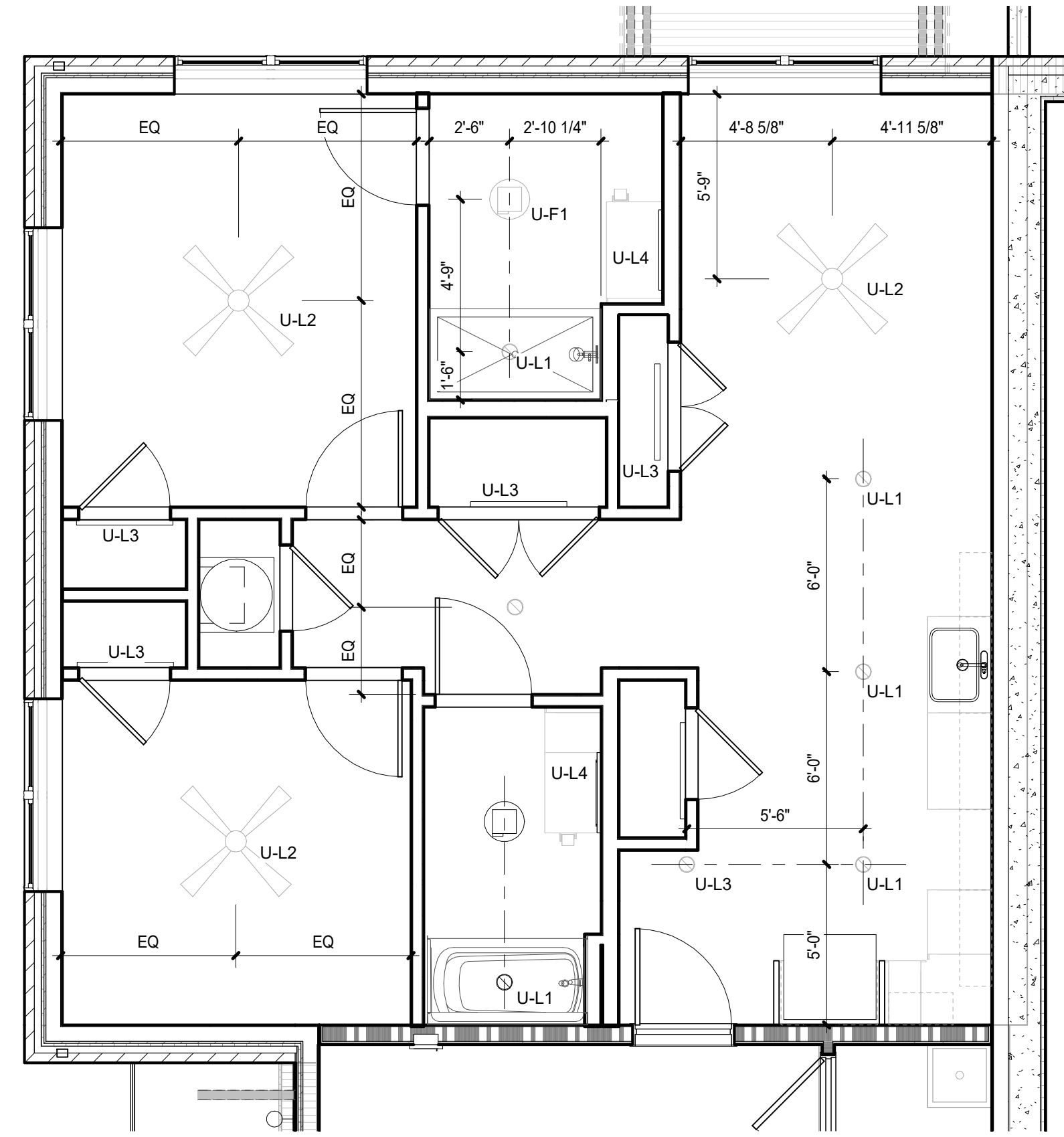
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100% DESIGN DEVELOPMENT  
SET

**A113**



**1 B1a UNIT FLOOR PLAN - TYPE A**  
1/4" = 1'-0"

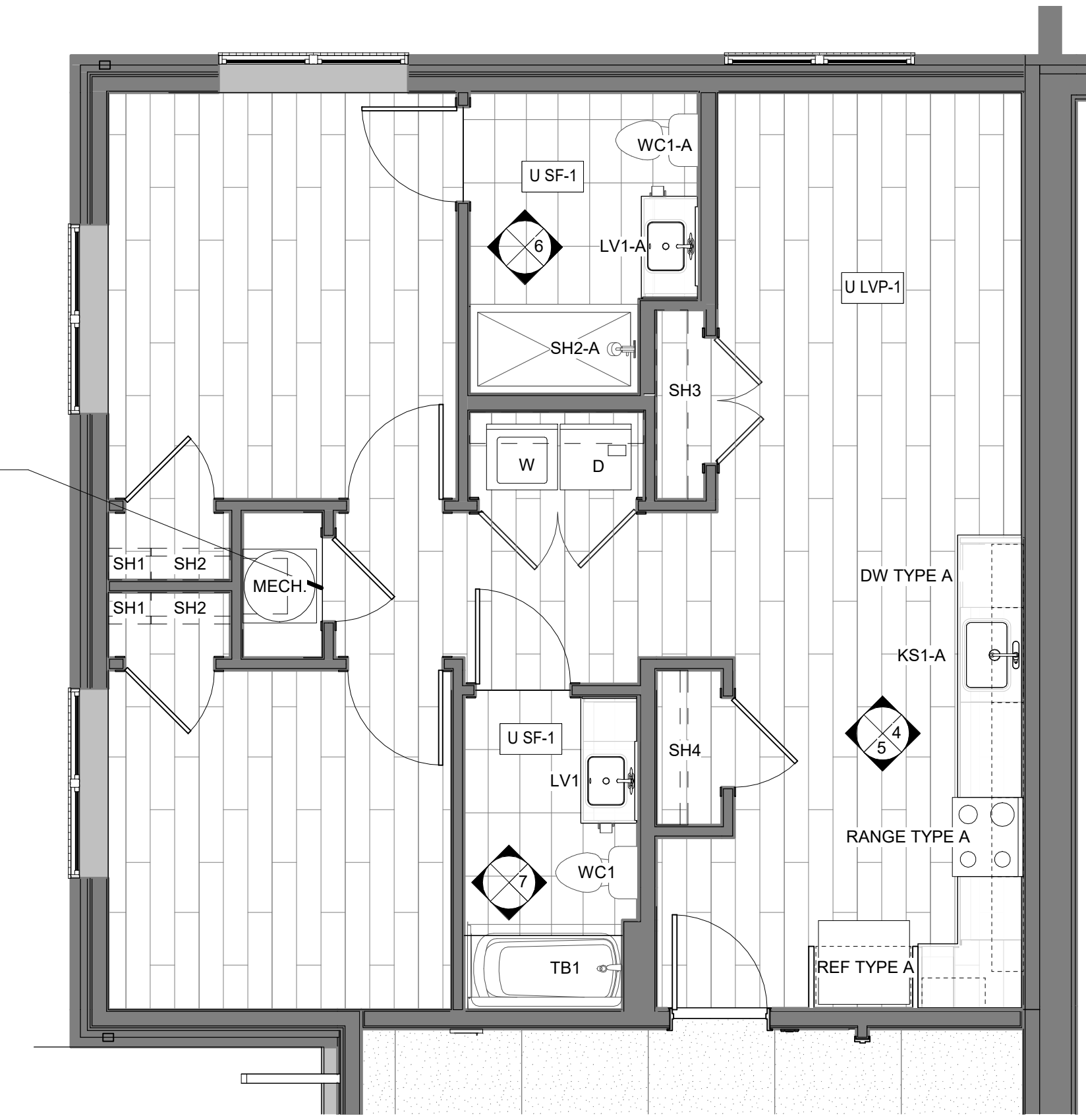
GC TO VERIFY THE REQUIRED FRAMING DIMENSIONS FOR SHOWERS



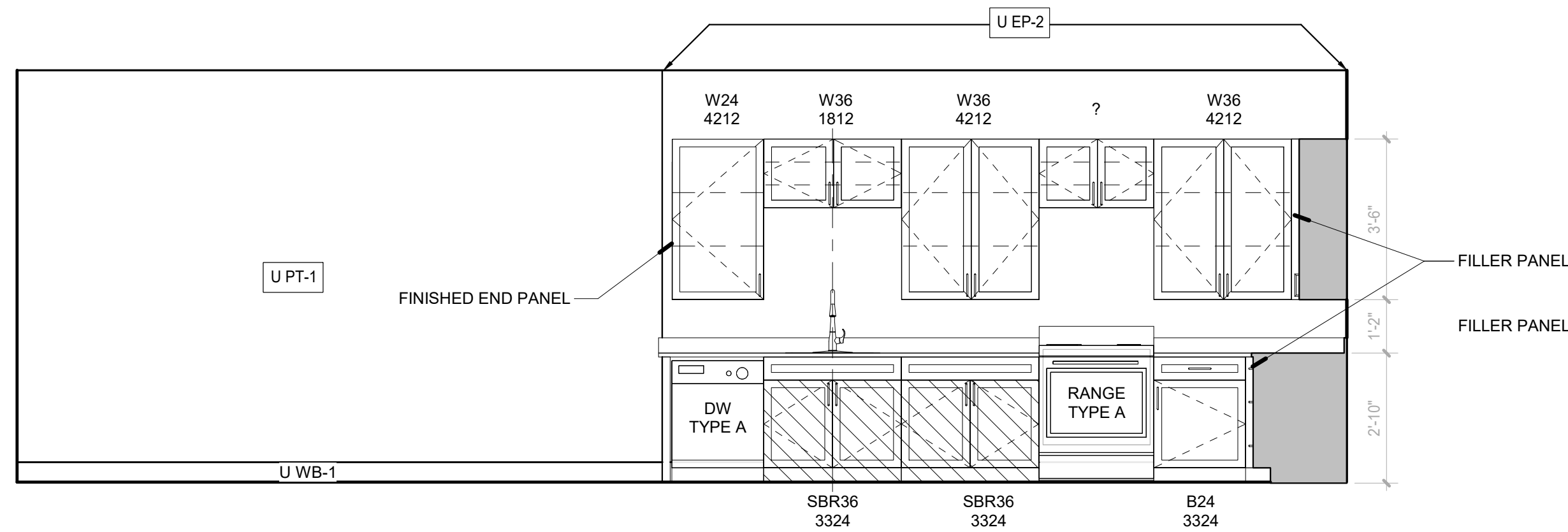
**2 B1a UNIT REFLECTED CEILING PLAN - TYPE A**  
1/4" = 1'-0"

NOTE: ON FIRST FLOOR ONLY WITH THE LARGER FLOOR TO FLOOR HEIGHT:

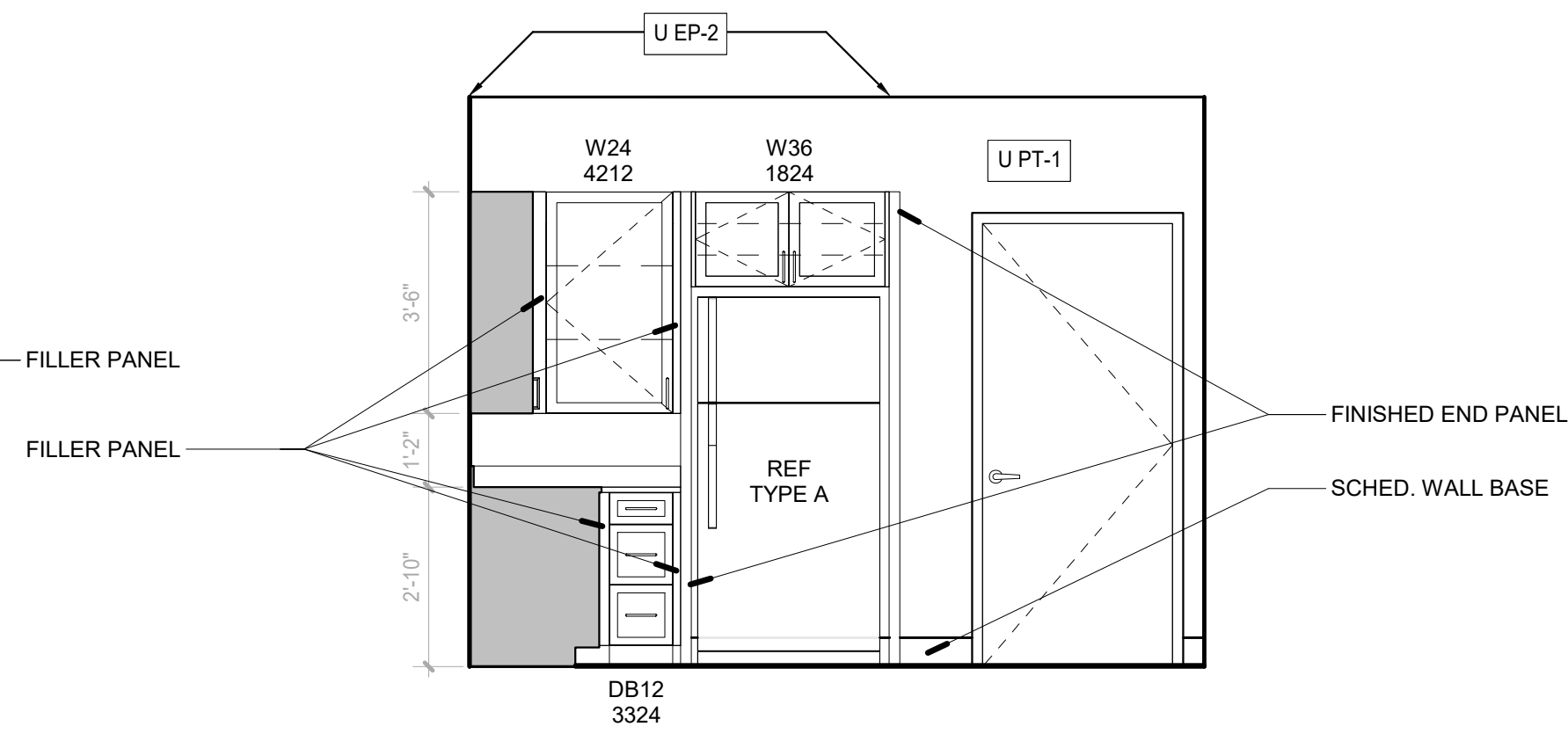
- UNIT CLOSETS SHOULD BE FURRED DOWN TO 9'-0" AFF
- UNIT BATH SHOULD BE FURRED DOWN TO 10'-0" AFF
- UNIT CORRIDORS LEADING TOWARD BATH SHOULD BE FURRED DOWN TO 10'-0" AFF



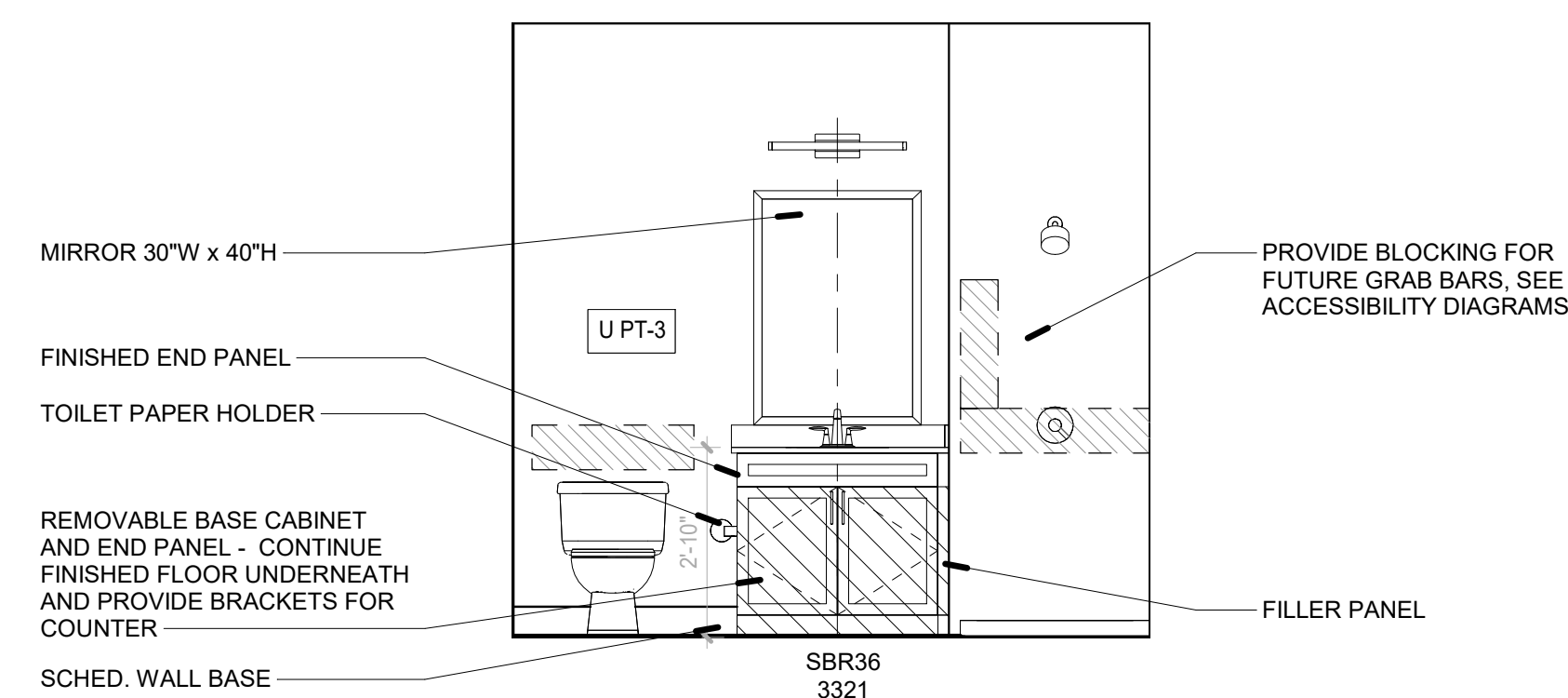
**3 B1a UNIT FINISH PLAN - TYPE A**  
1/4" = 1'-0"



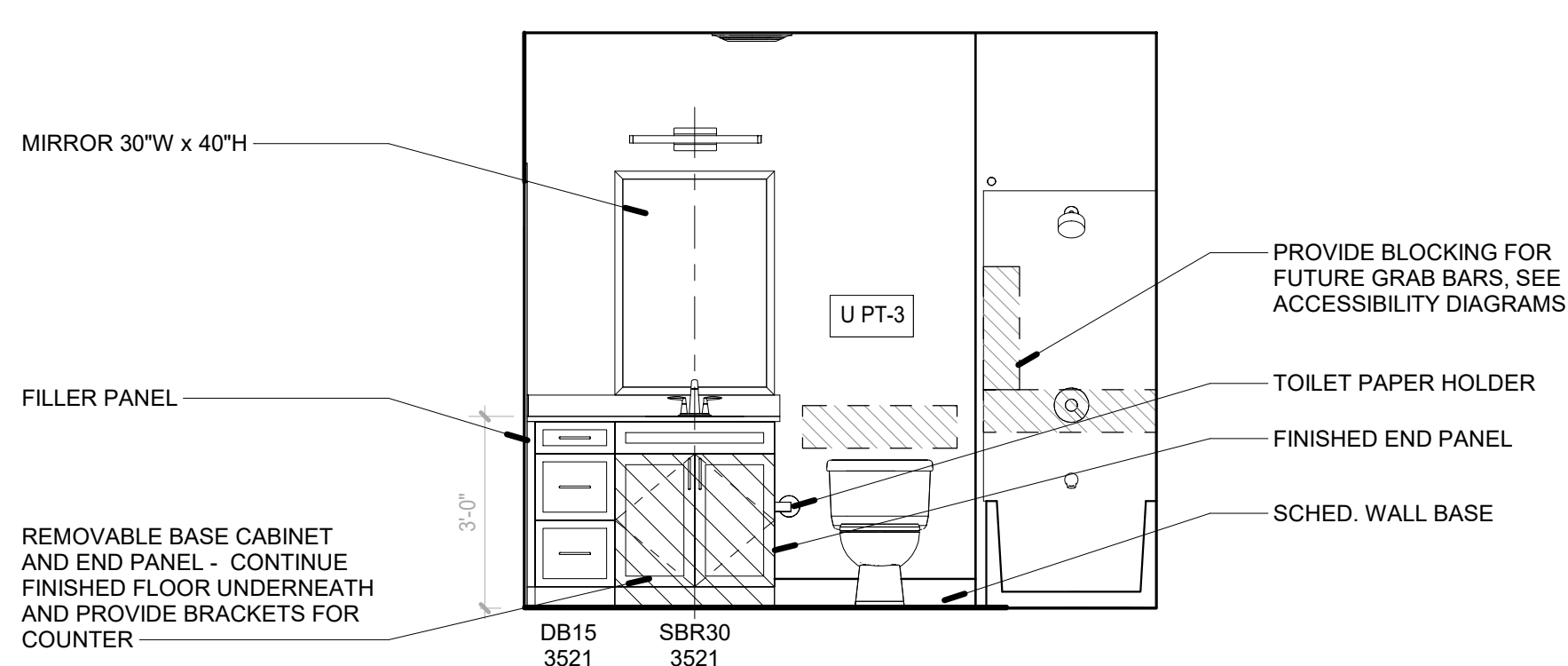
**4 UNIT B1a KITCHEN ELEVATION**  
3/8" = 1'-0"



**5 UNIT B1a KITCHEN ELEVATION**  
3/8" = 1'-0"



**6 UNIT B1a BATH ELEVATION**  
3/8" = 1'-0"



**7 UNIT B1a BATH ELEVATION**  
3/8" = 1'-0"



No: Date: Revision:

Client Contact: Anna Libby  
(847) 562-9400

SGS Contact: Hunter Gee  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS  
PHASE 1**

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

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Drawing:  
UNIT B1a - TYPE A -  
PLANS AND  
ELEVATIONS

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100% DESIGN DEVELOPMENT  
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**A114**

6/30/2023 5:34:03 PM



No: Date: Revision::

Client Contact: ANNA LIBBY  
(847) 562-9400



SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208

# WESTERN HEIGHTS PHASE 1

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

PRELIMINARY NOT FOR  
CONSTRUCTION

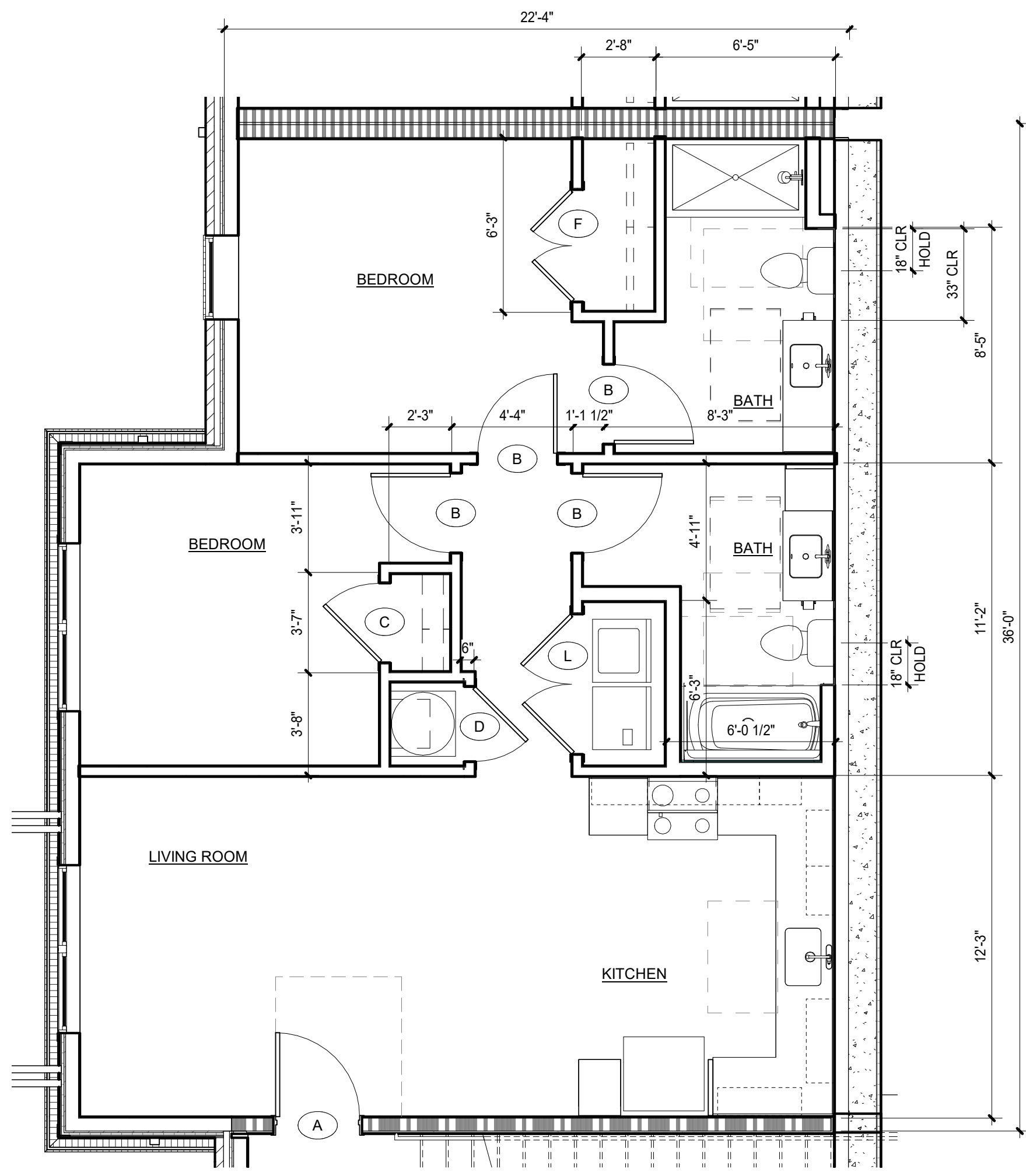
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Drawing:  
UNIT B2- PLANS AND  
ELEVATIONS

06/30/2023

100% DESIGN DEVELOPMENT  
SET

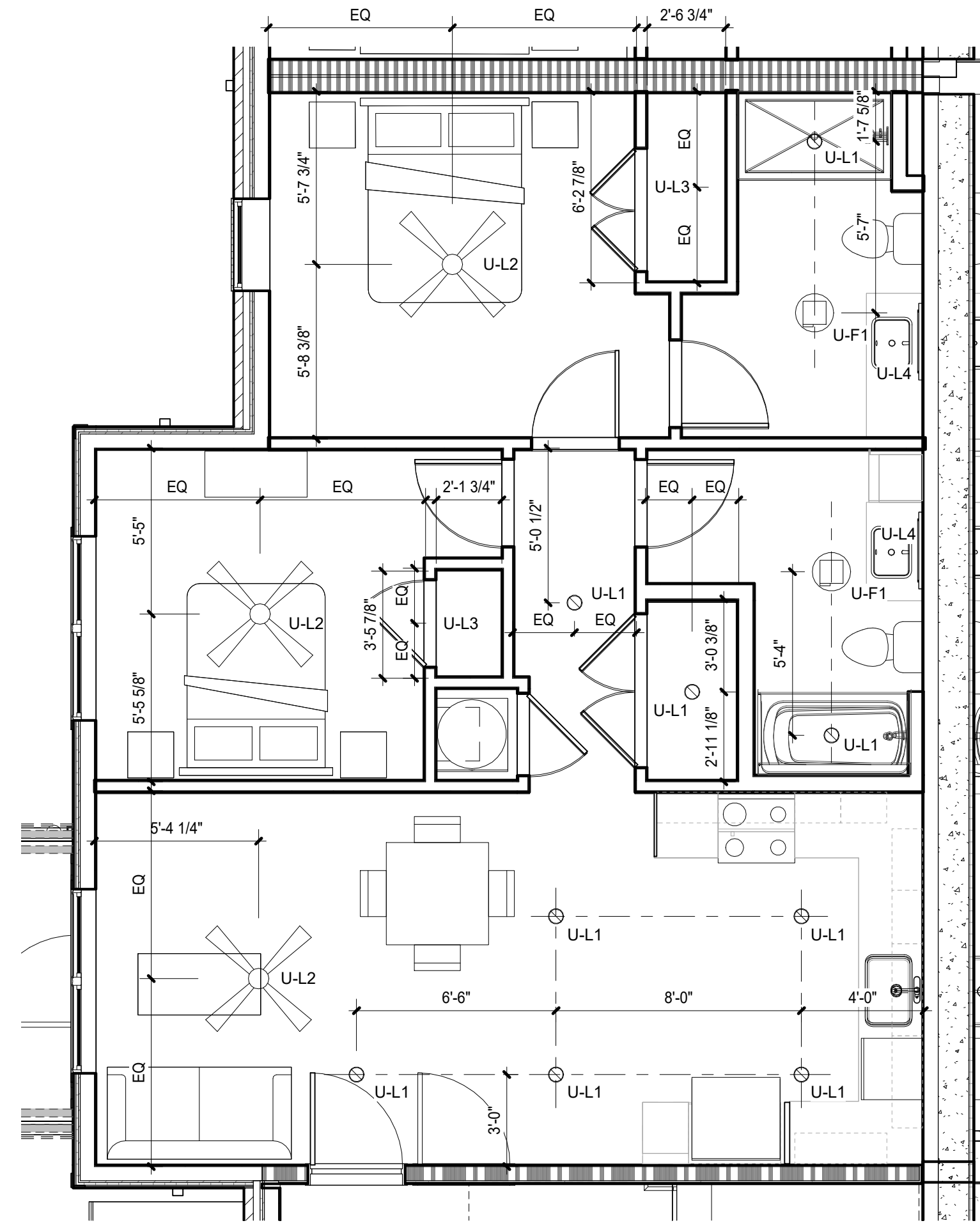
# A115



**1 B2 UNIT FLOOR PLAN**

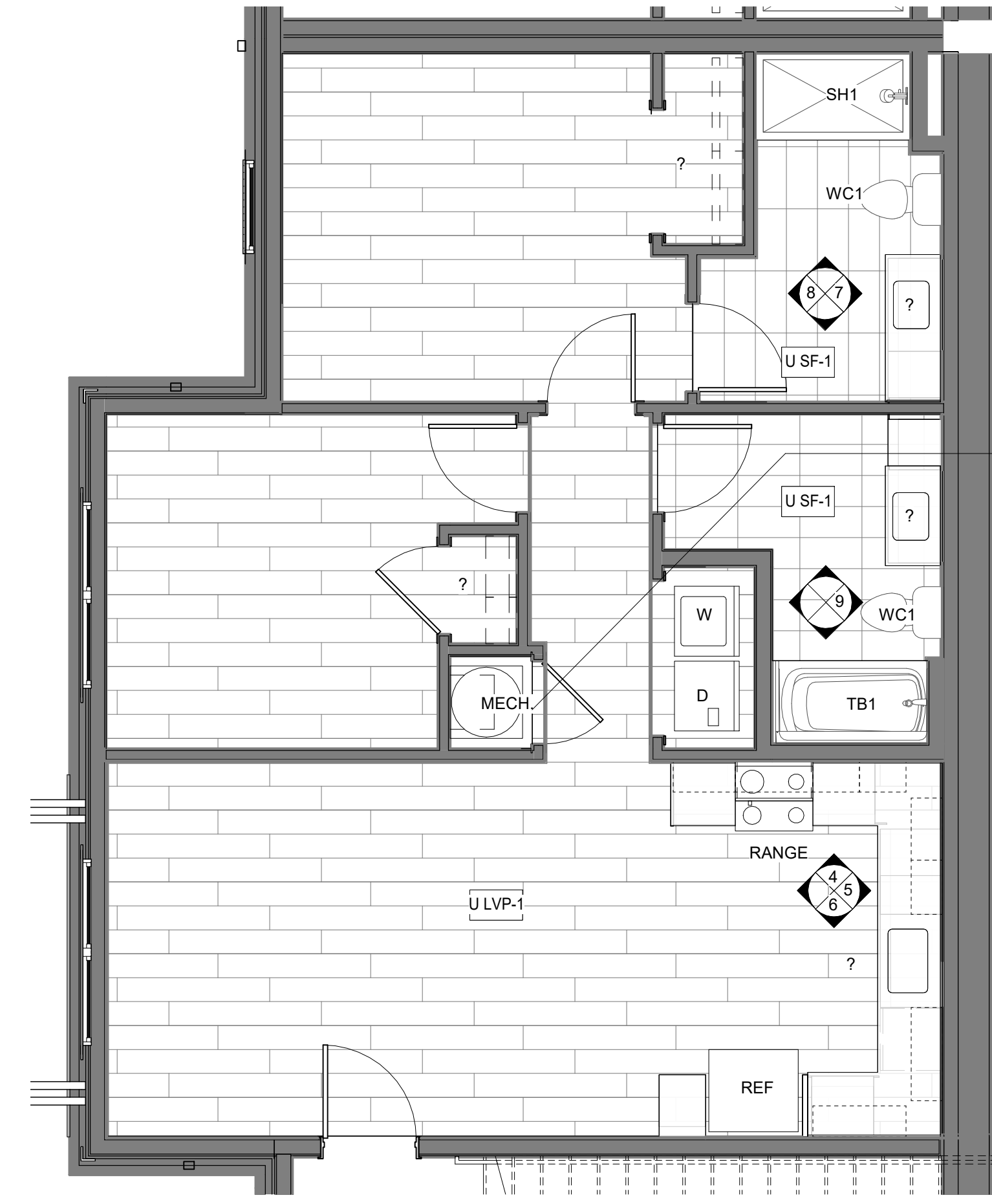
1/4" = 1'-0"

GC TO VERIFY THE REQUIRED FRAMING DIMENSIONS FOR SHOWERS



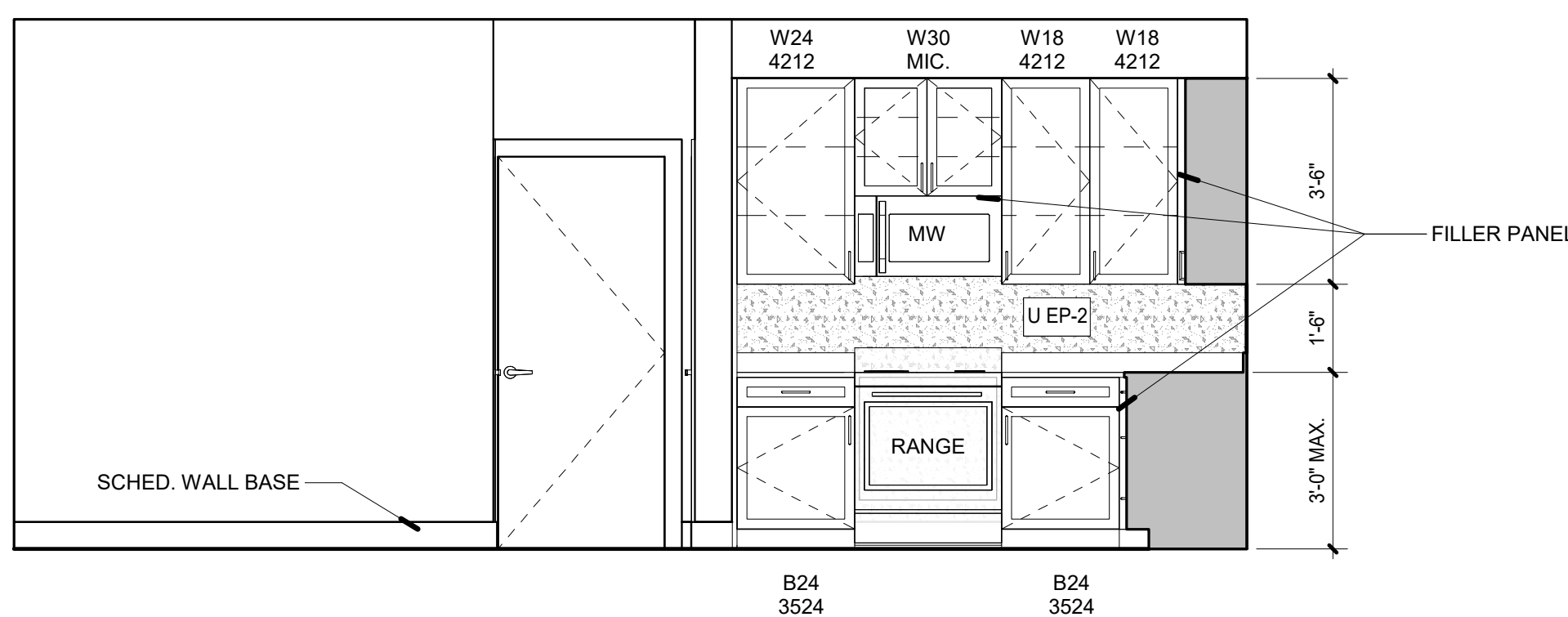
**2 B2 UNIT REFLECTED CEILING PLAN**

1/4" = 1'-0"



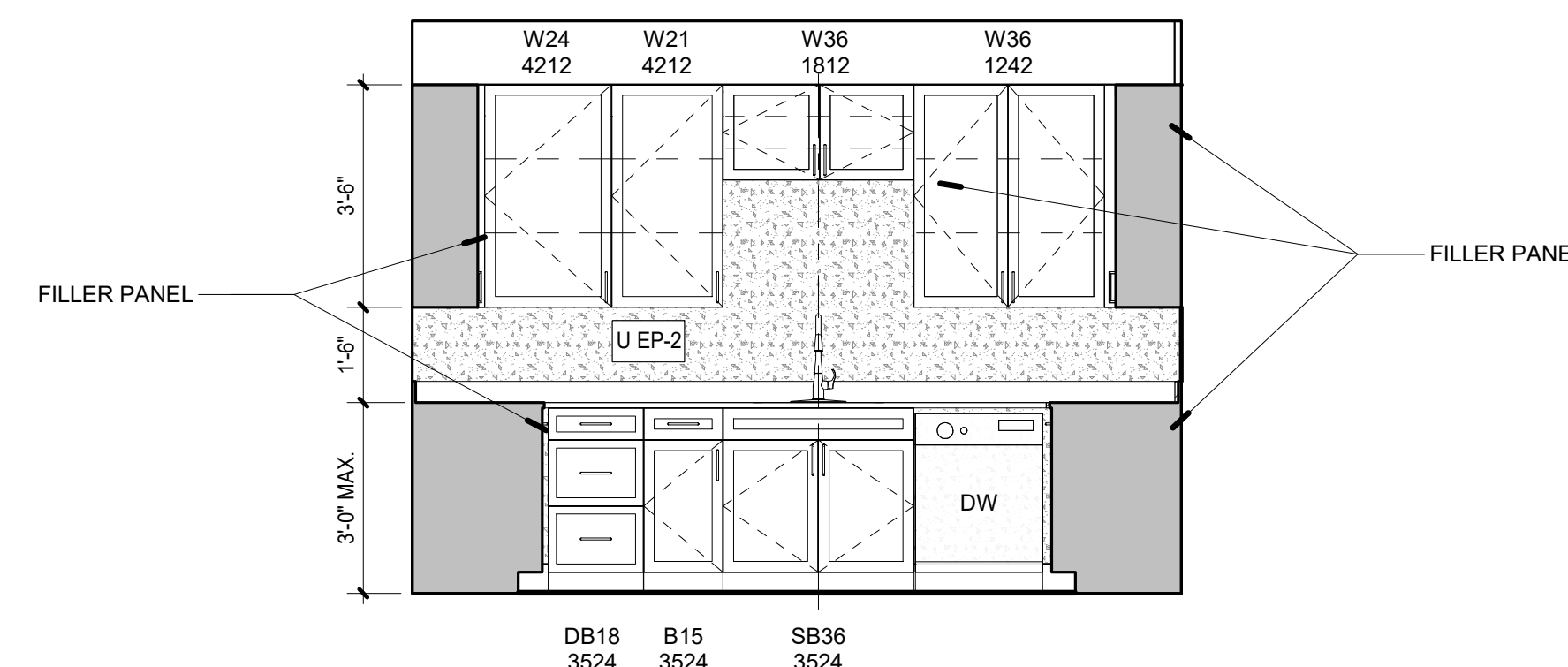
**3 B2 UNIT FINISH PLAN**

1/4" = 1'-0"



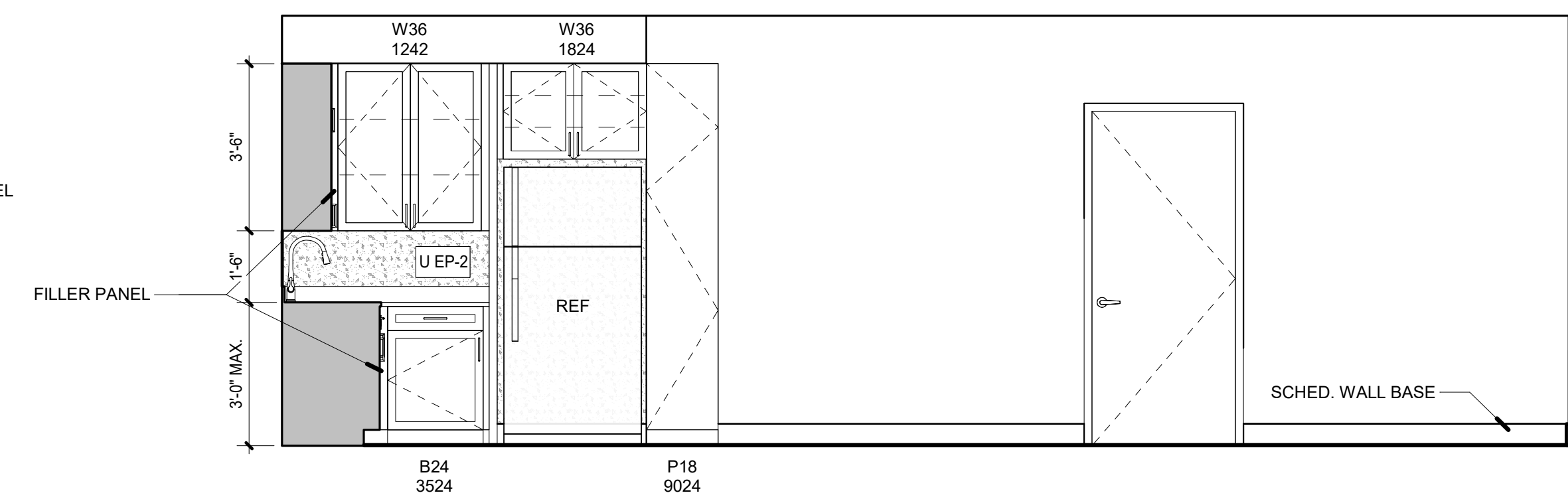
**4 UNIT B2 KITCHEN ELEVATION**

3/8" = 1'-0"



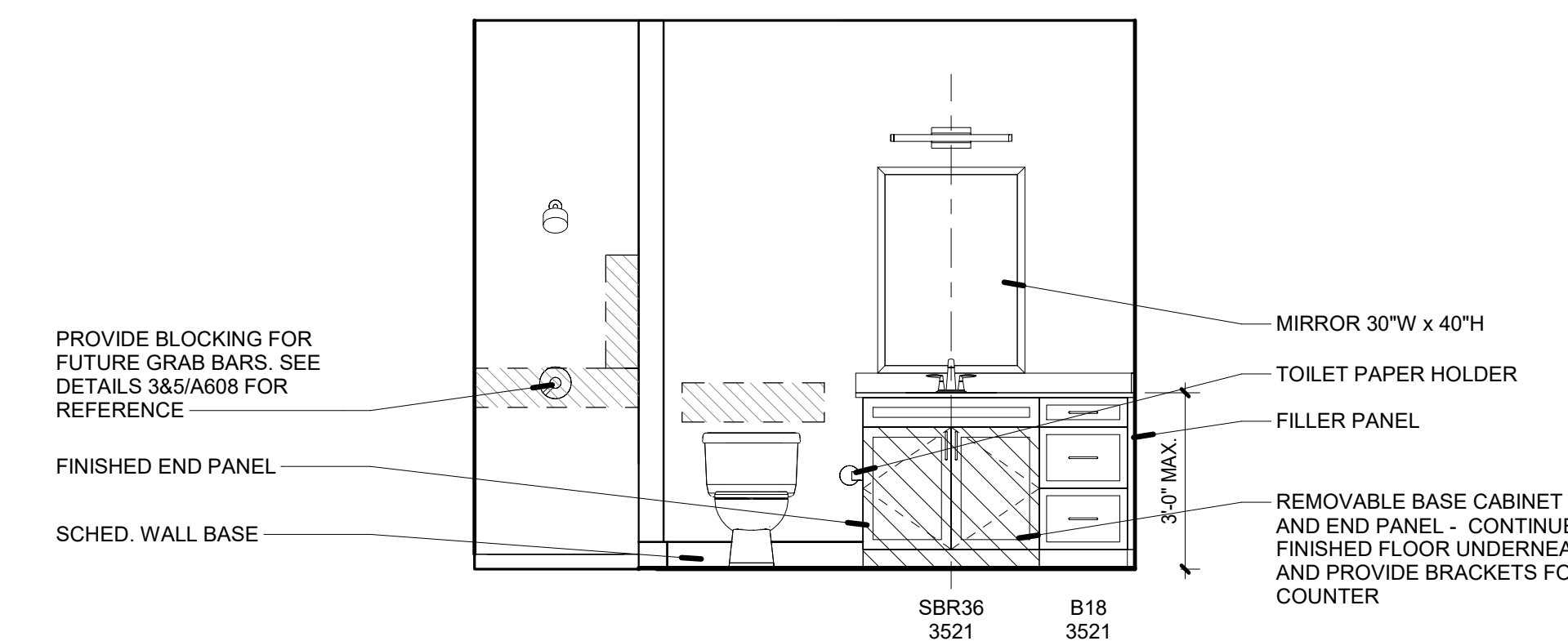
**5 UNIT B2 KITCHEN ELEVATION**

3/8" = 1'-0"



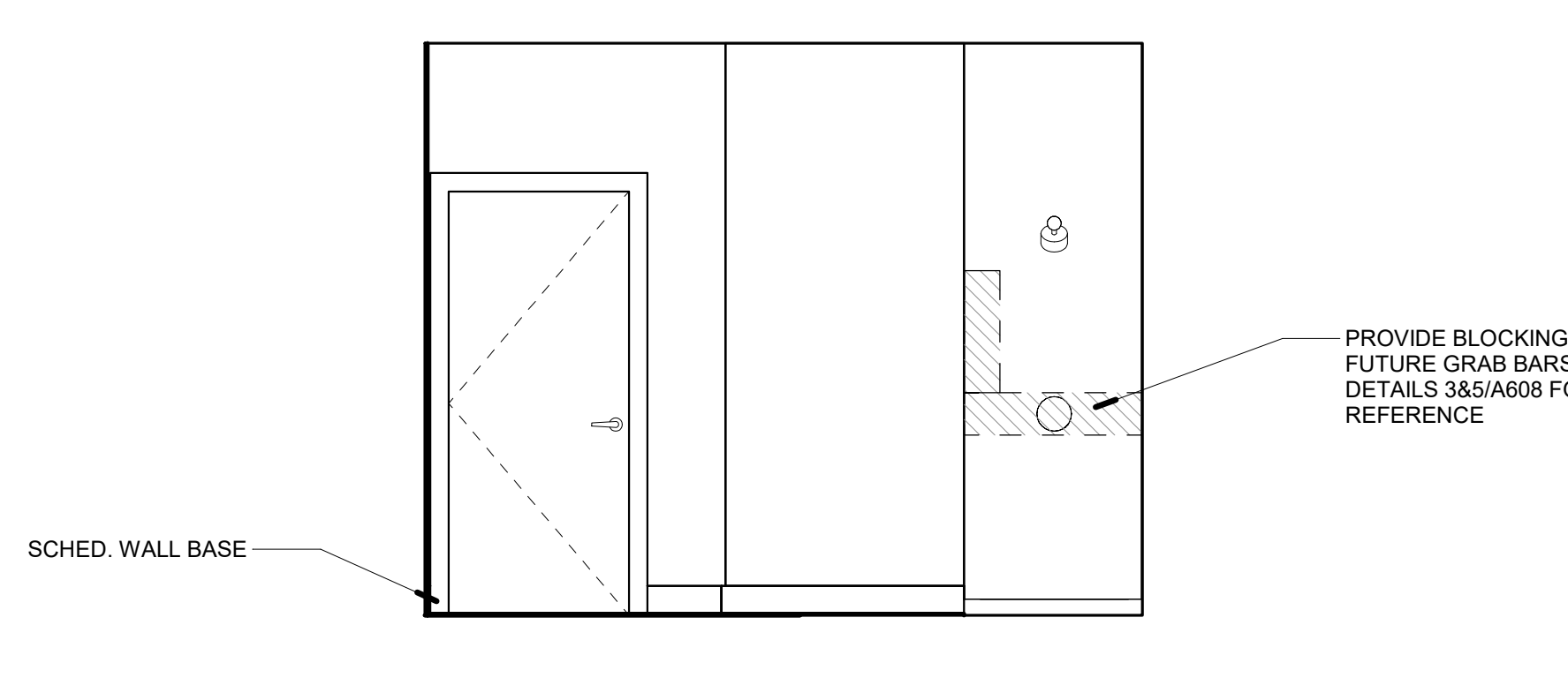
**6 UNIT B2 KITCHEN ELEVATION**

3/8" = 1'-0"



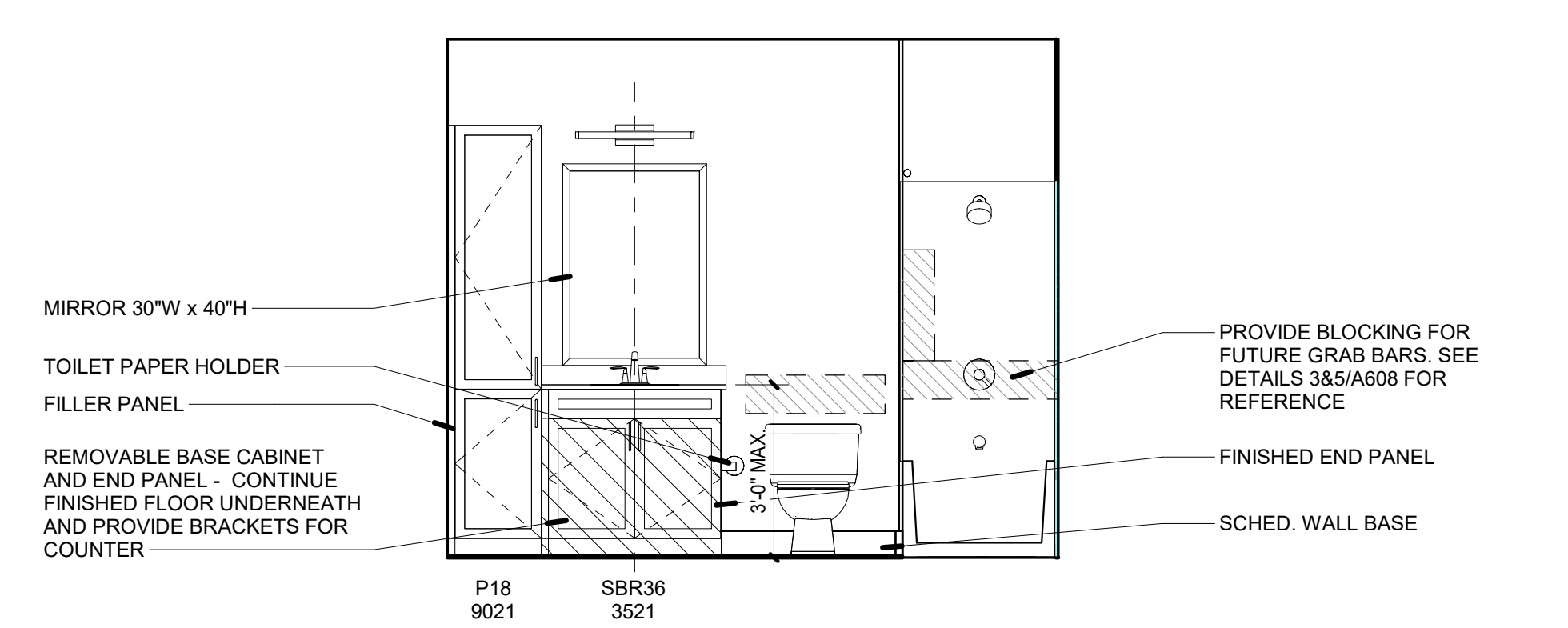
**7 UNIT B2 BATH ELEVATION**

3/8" = 1'-0"



**8 UNIT B2 BATH ELEVATION**

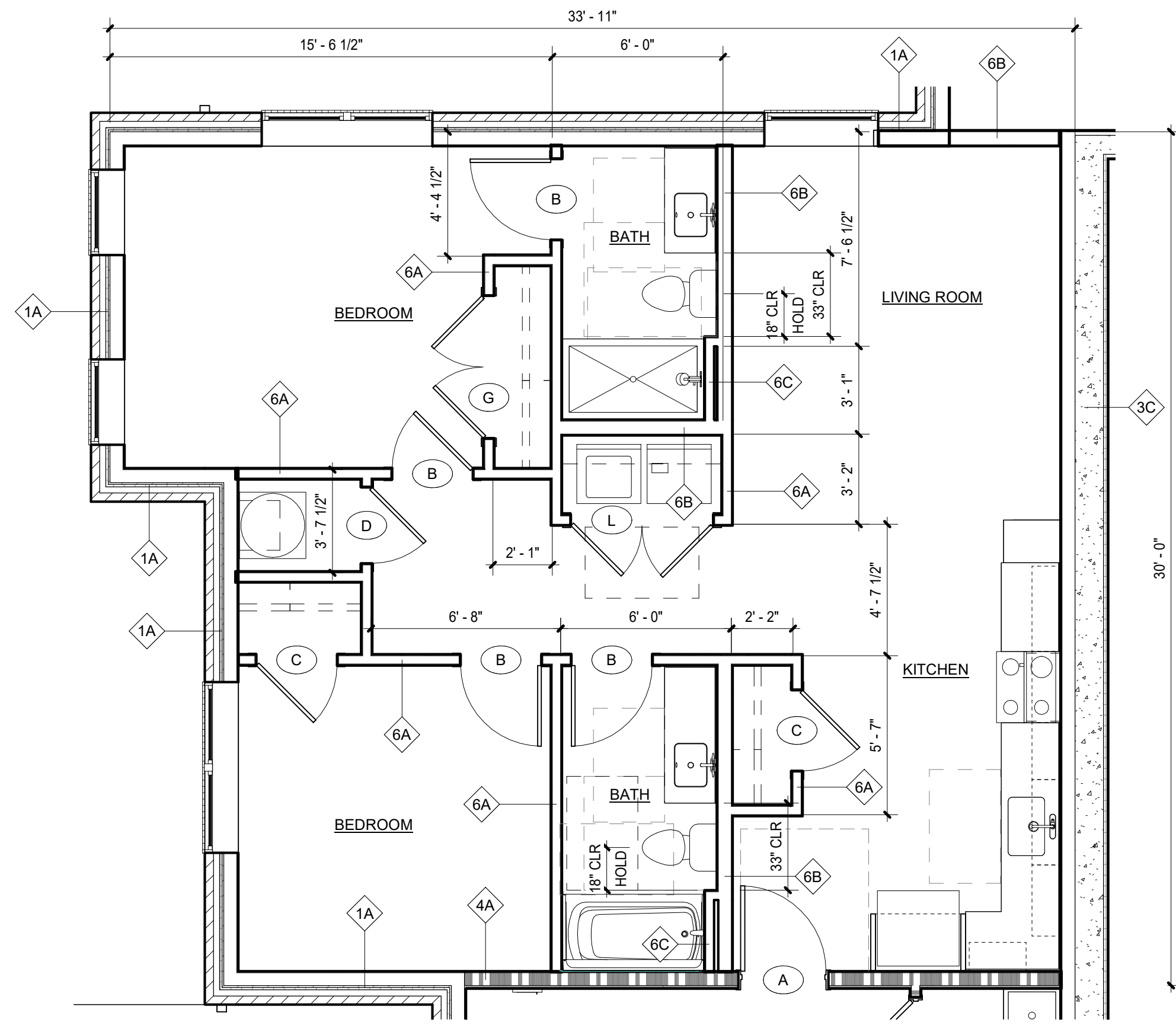
3/8" = 1'-0"



**9 UNIT B2 BATH ELEVATION**

3/8" = 1'-0"

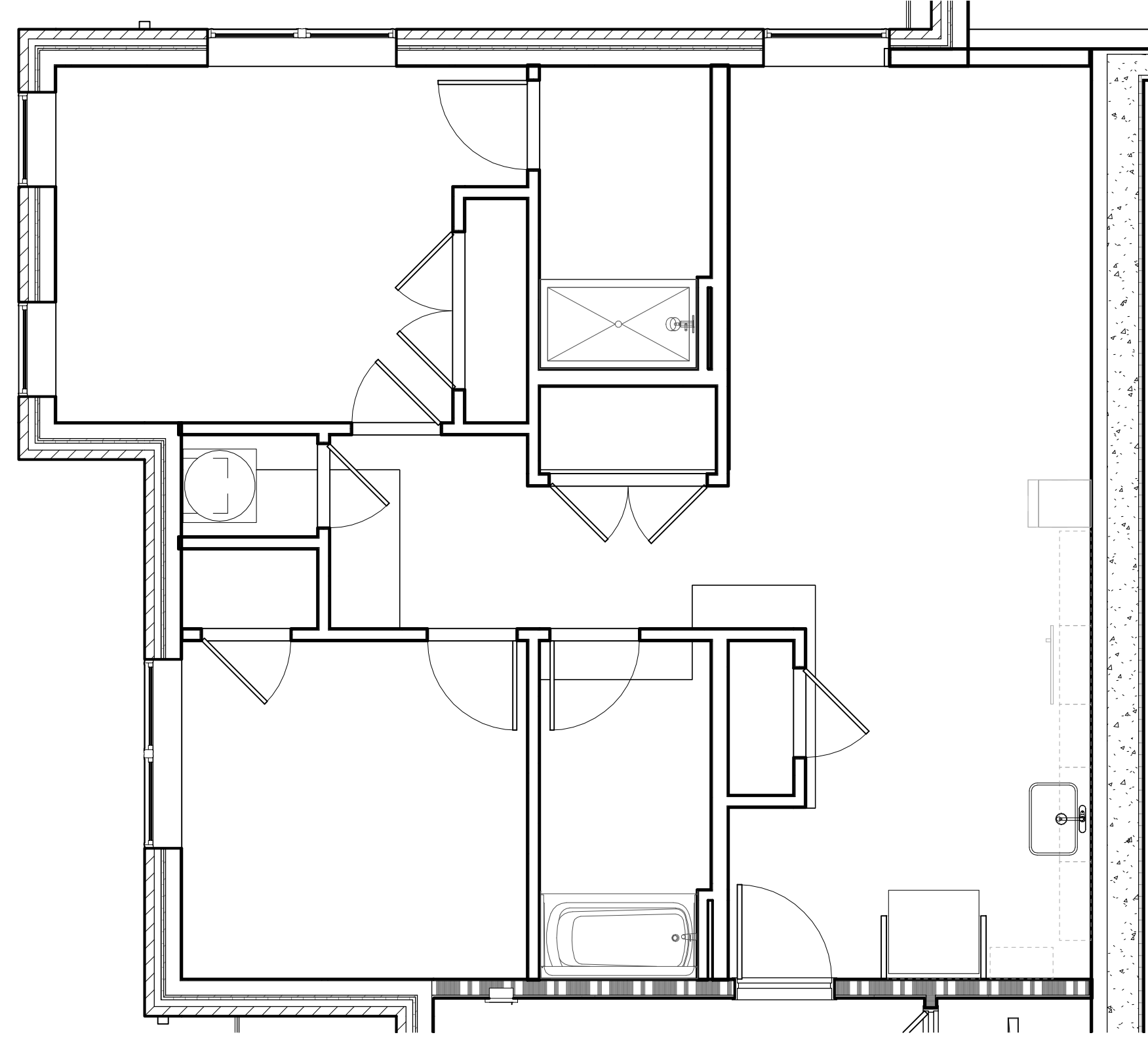
6/30/2023 5:17:39 PM



**1 B3 UNIT FLOOR PLAN**

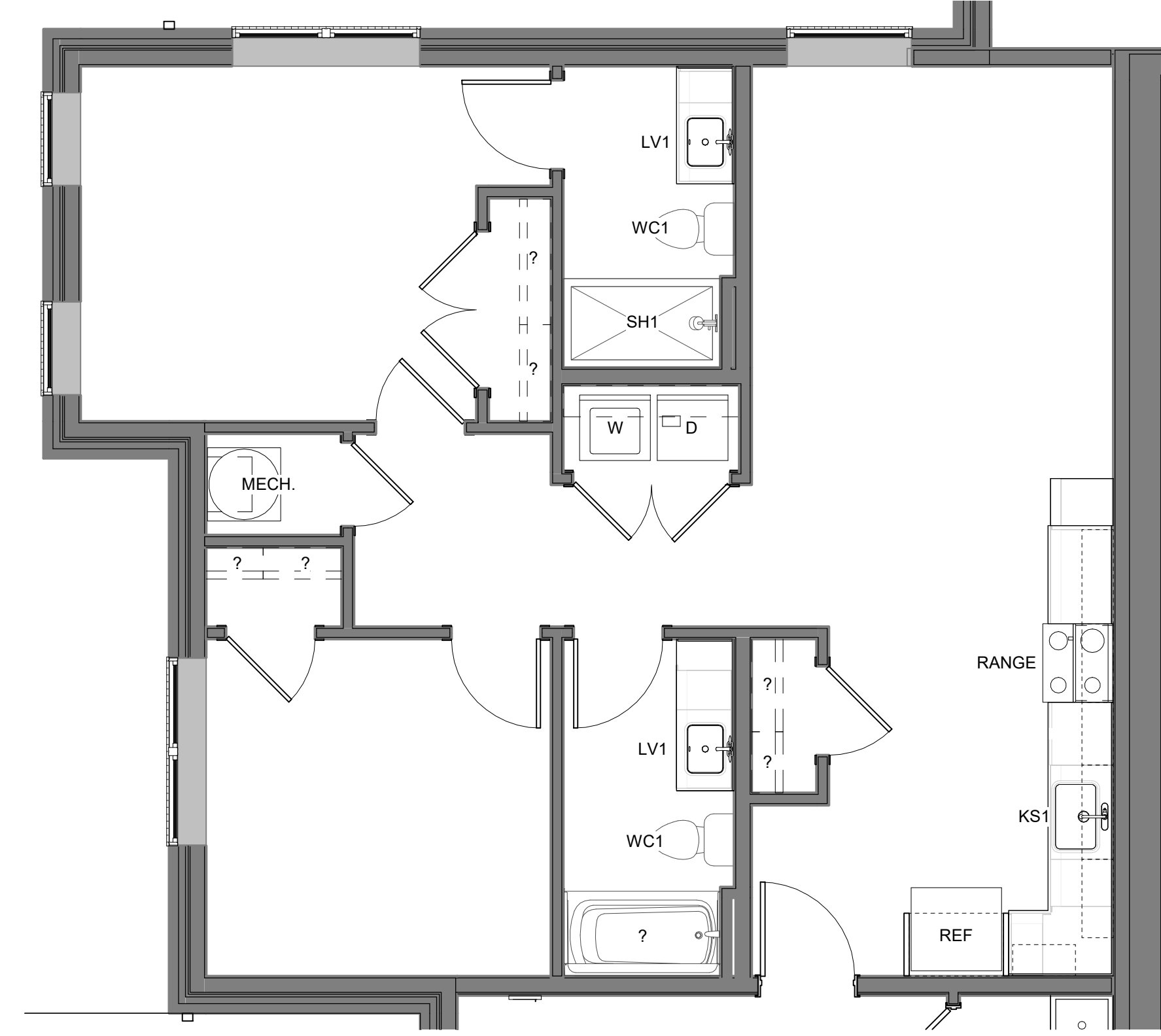
1/4" = 1'-0"

GC TO VERIFY THE REQUIRED FRAMING DIMENSIONS FOR SHOWERS



**2 B3 UNIT REFLECTED CEILING PLAN**

1/4" = 1'-0"



**3 B3 UNIT FINISH FLOOR PLAN**

1/4" = 1'-0"

6/30/2023 5:27:03 PM

No: Date: Revision::

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS  
PHASE 1**

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

**PRELIMINARY NOT FOR  
CONSTRUCTION**

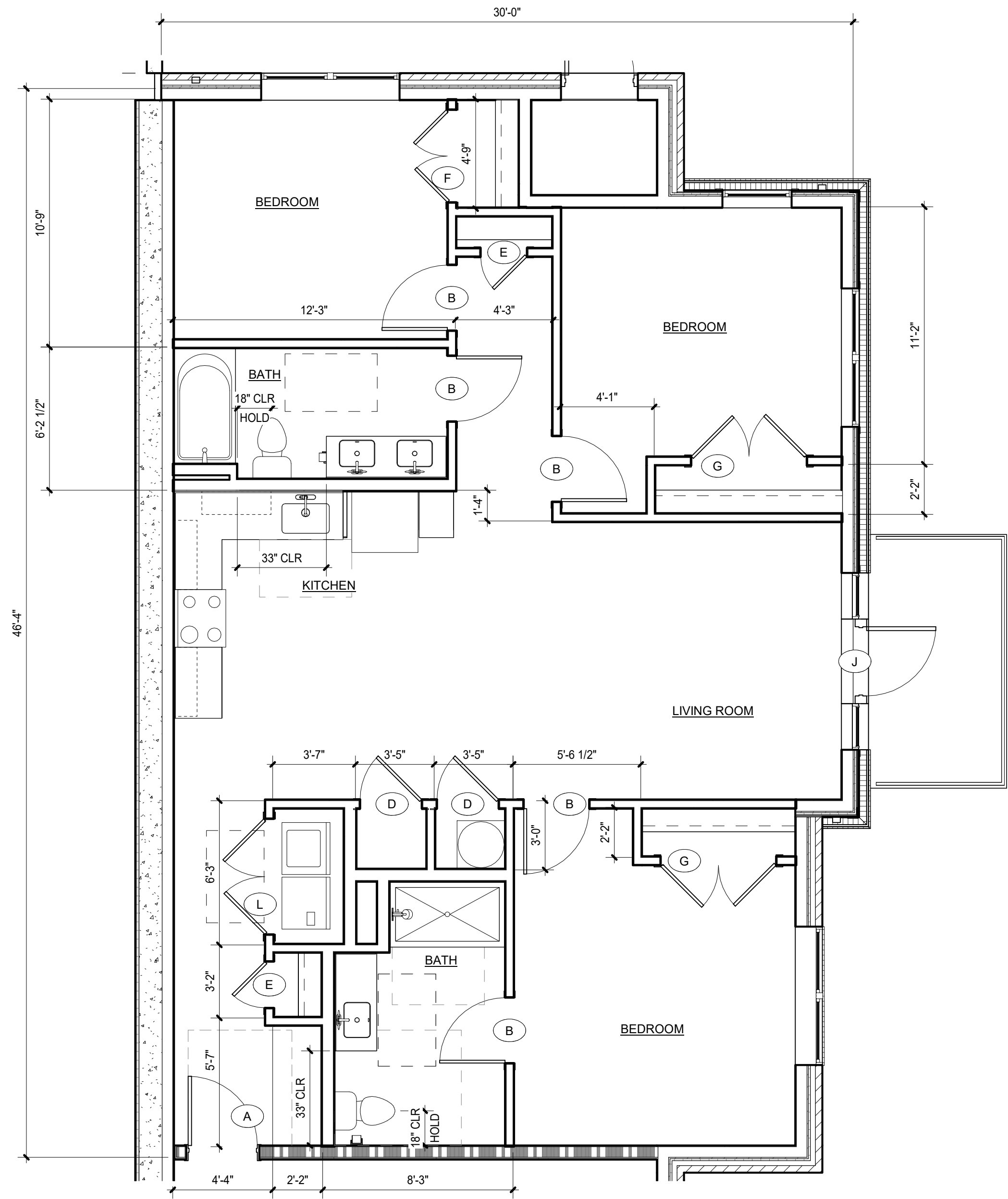
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Drawing:  
UNIT B3 - PLANS

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100% DESIGN DEVELOPMENT  
SET

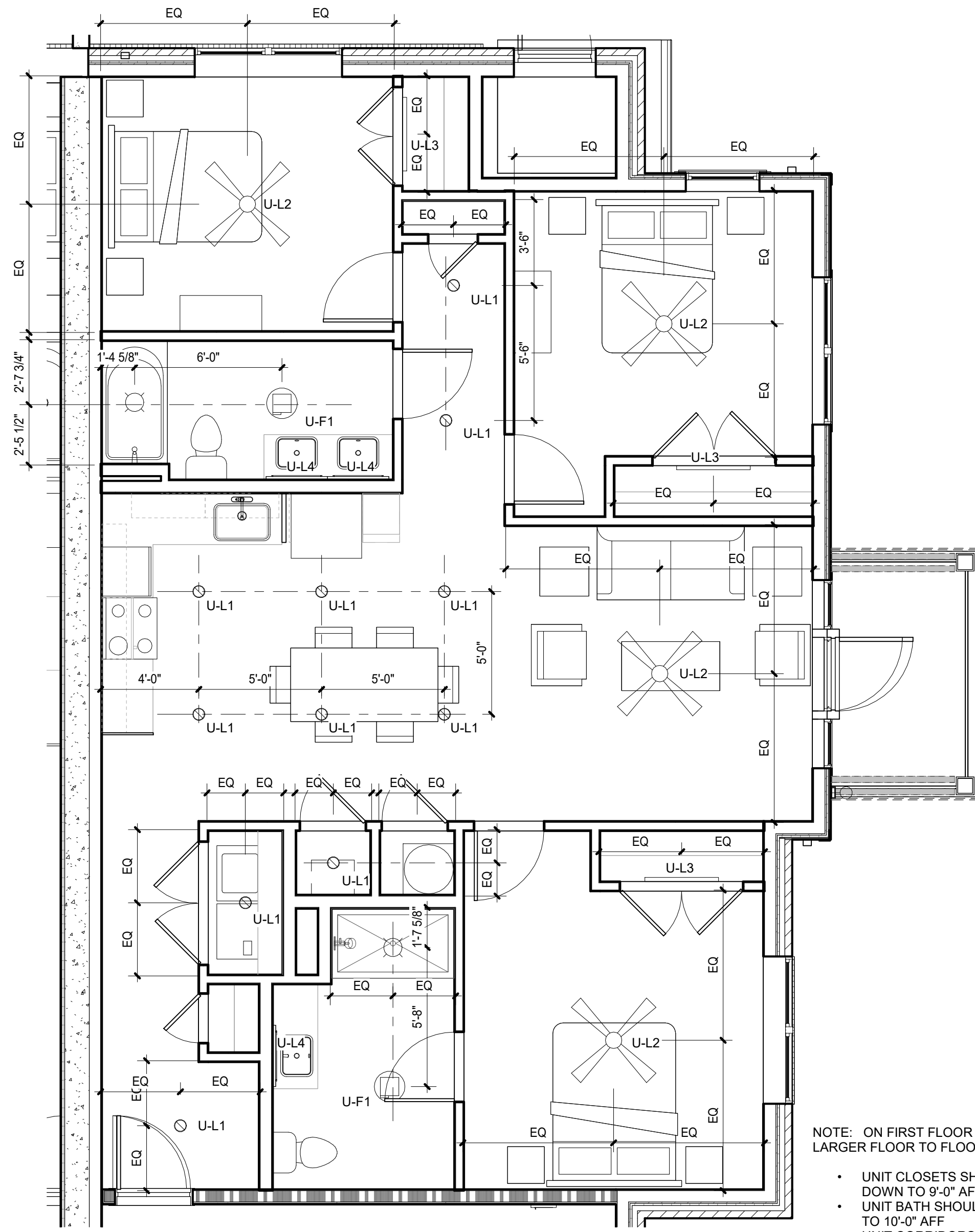
**A116**





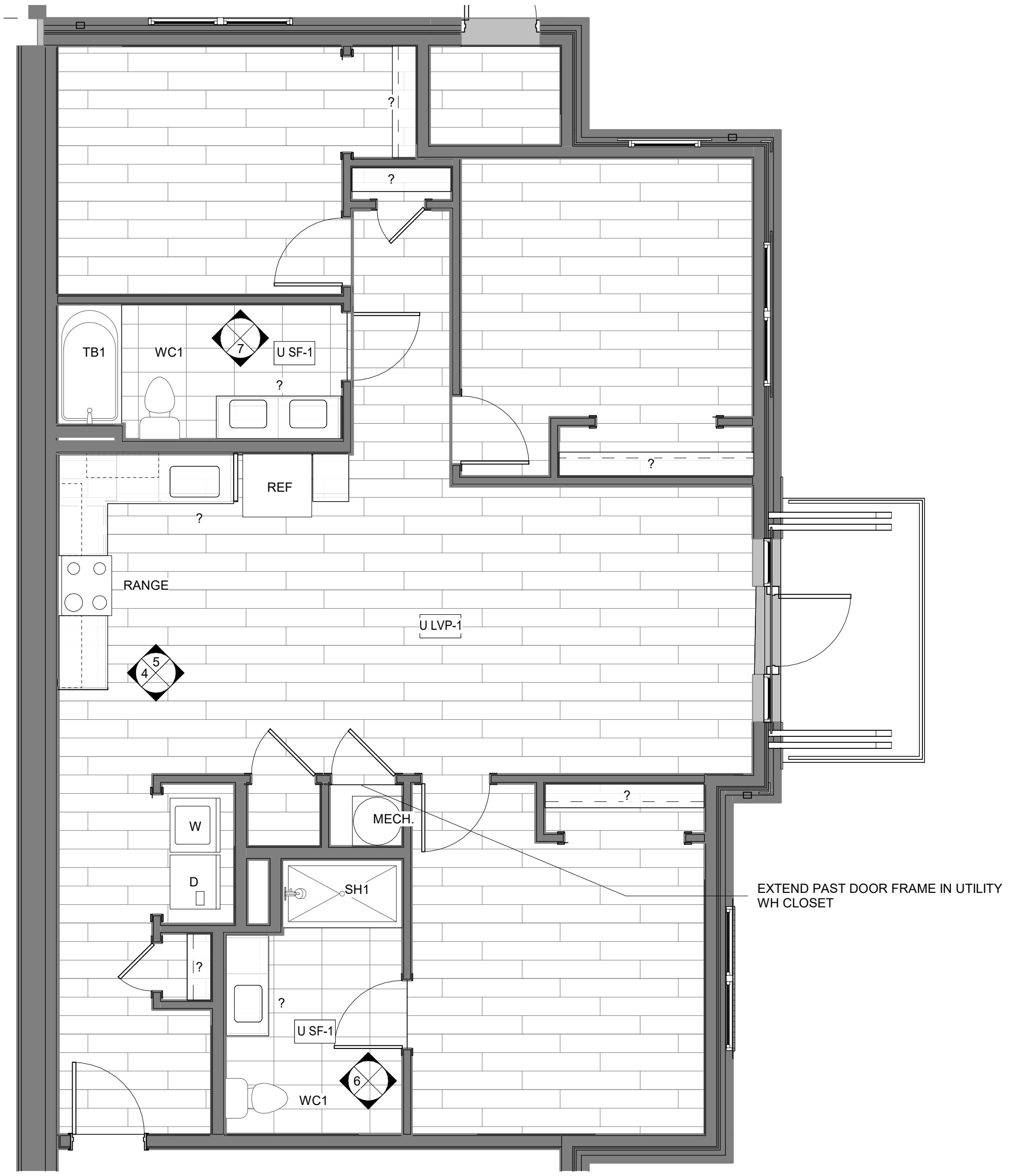
**1 C1 UNIT FLOOR PLAN**

1/4" = 1'-0"  
GC TO VERIFY THE REQUIRED FRAMING DIMENSIONS FOR SHOWERS



**2 C1 UNIT REFLECTED CEILING PLAN**

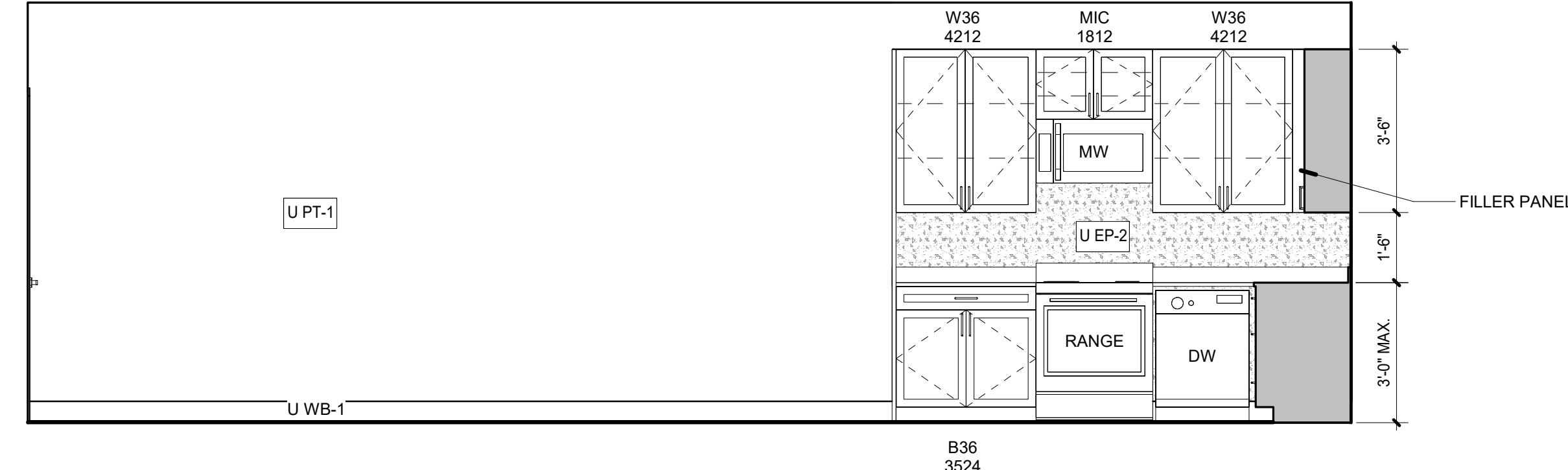
1/4" = 1'-0"



**3 C1 UNIT FINISH PLAN**

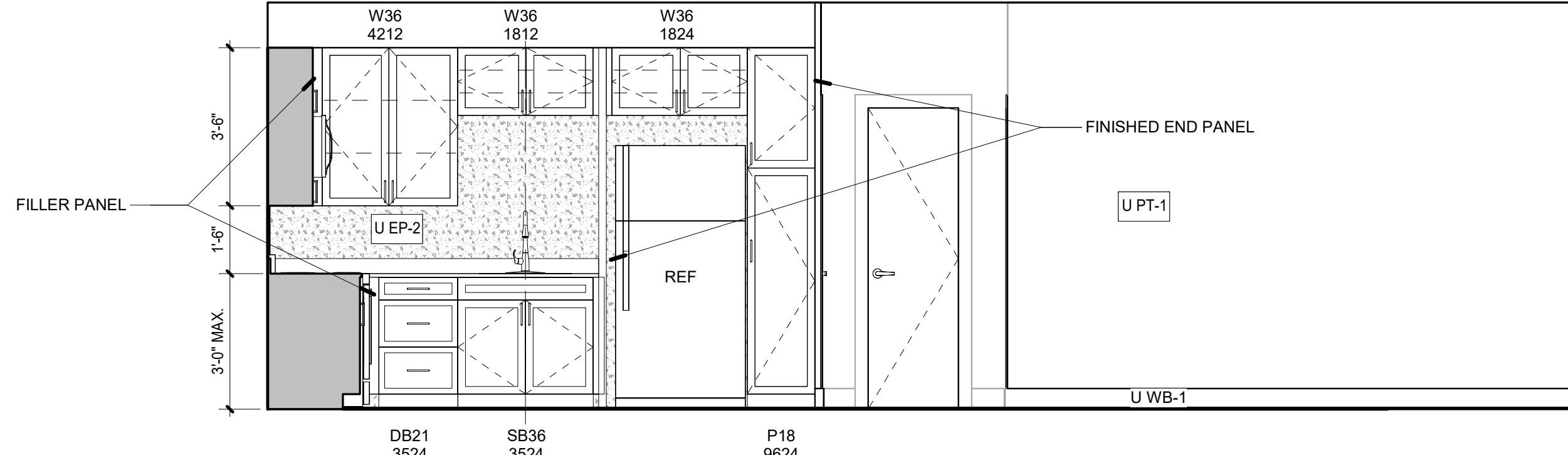
1/4" = 1'-0"

- NOTE: ON FIRST FLOOR ONLY WITH THE LARGER FLOOR TO FLOOR HEIGHT:
- UNIT CLOSETS SHOULD BE FURRED DOWN TO 9'-0" AFF
  - UNIT BATH SHOULD BE FURRED DOWN TO 10'-0" AFF
  - UNIT CORRIDORS LEADING TOWARD BATH SHOULD BE FURRED DOWN TO 10'-0" AFF



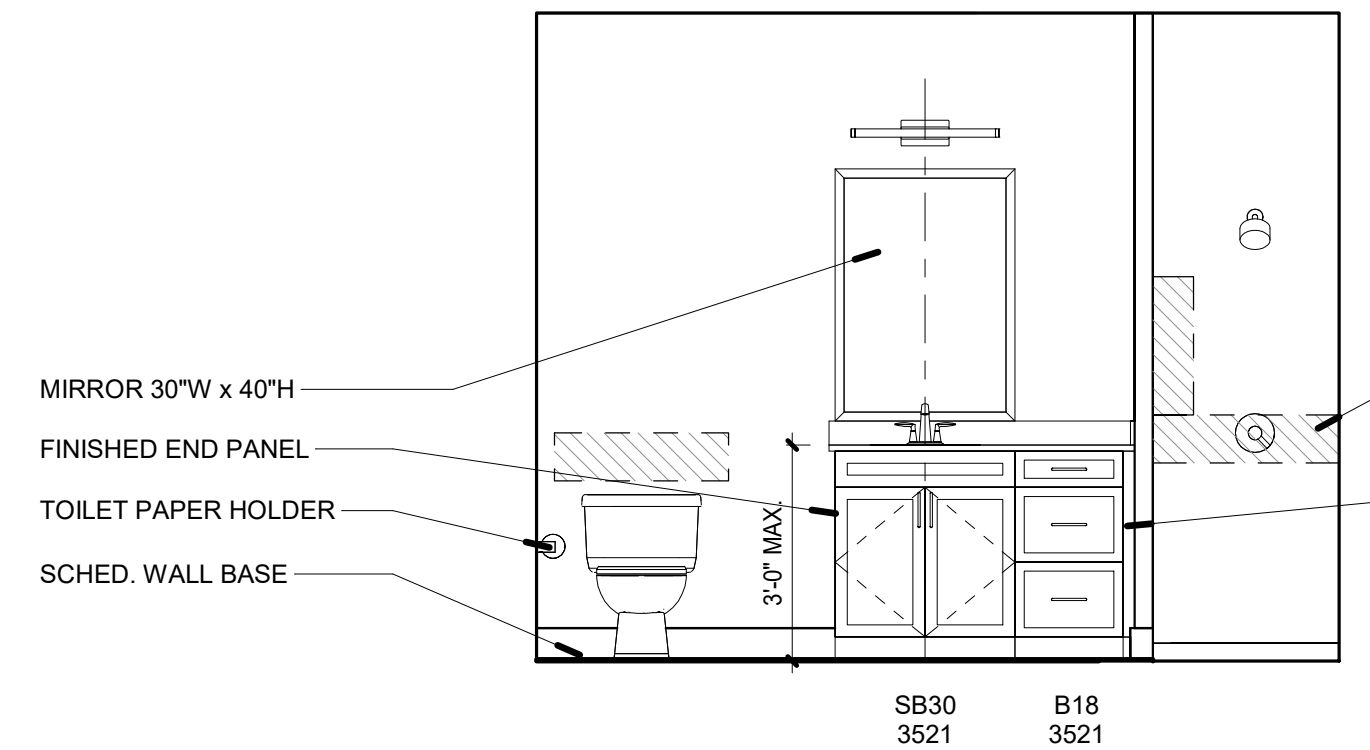
**4 UNIT C1 KITCHEN ELEVATION**

3/8" = 1'-0"



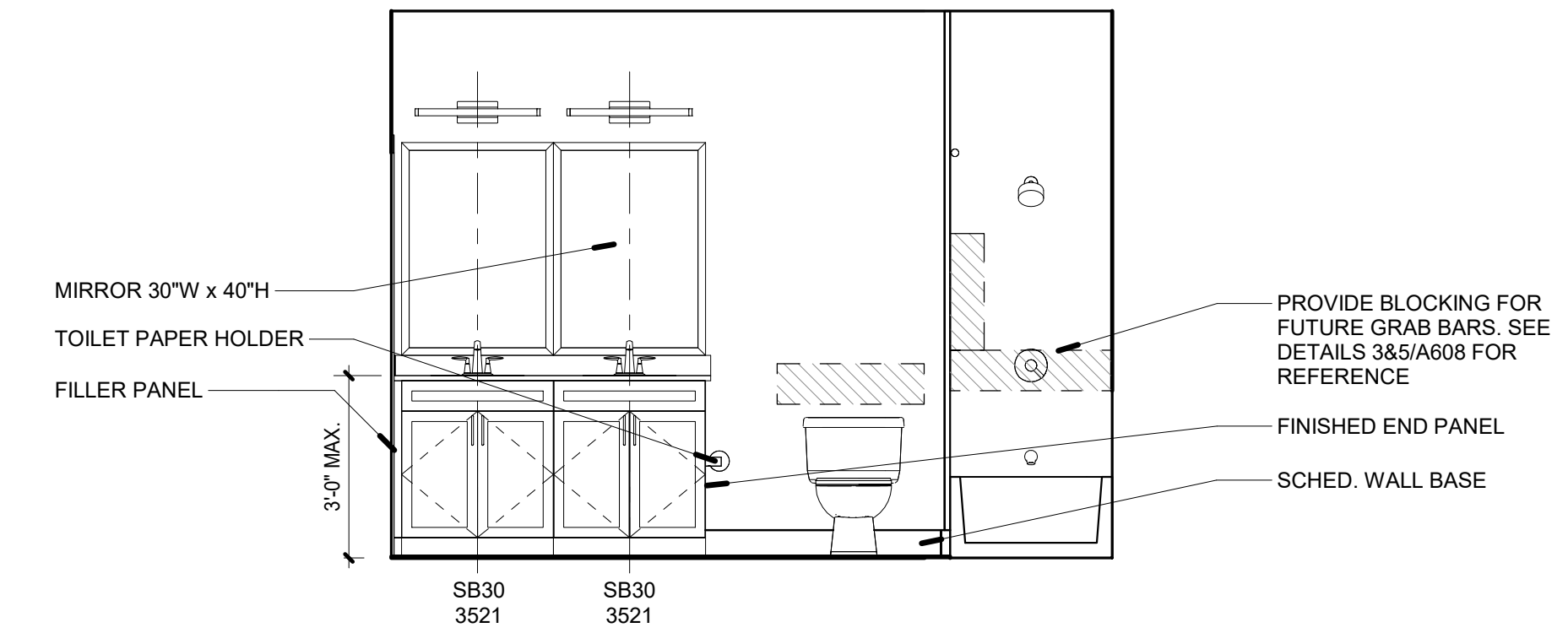
**5 UNIT C1 KITCHEN ELEVATION**

3/8" = 1'-0"



**6 UNIT C1 BATH ELEVATION**

3/8" = 1'-0"



**7 UNIT C1 BATH ELEVATION**

3/8" = 1'-0"

6/30/2023 5:17:57 PM

No: Date: Revision:

Client Contact: ANNA LIBBY (847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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802 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS  
PHASE 1**

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

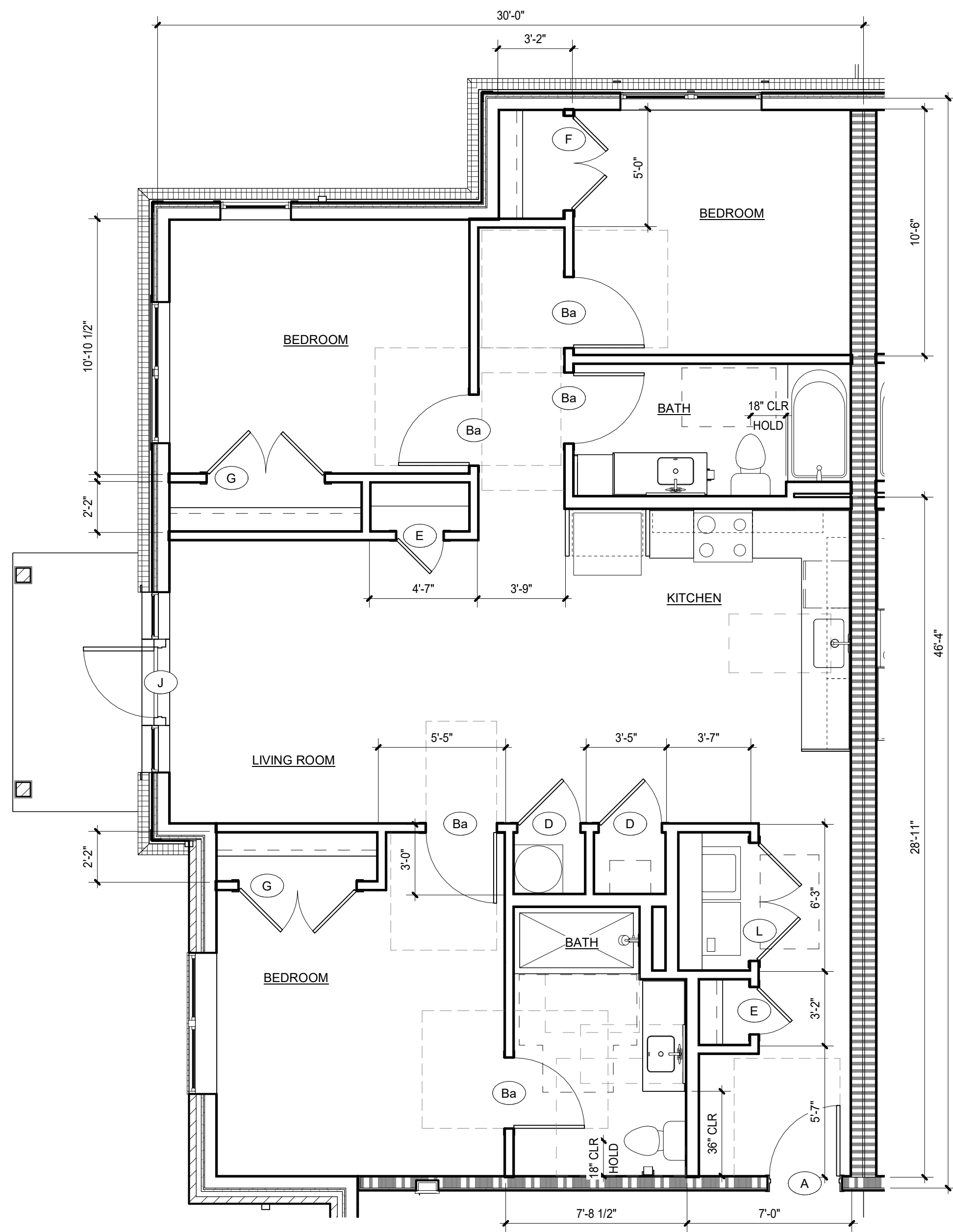
**PRELIMINARY NOT FOR  
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Drawing:  
**UNIT C1- PLANS AND  
ELEVATIONS**

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

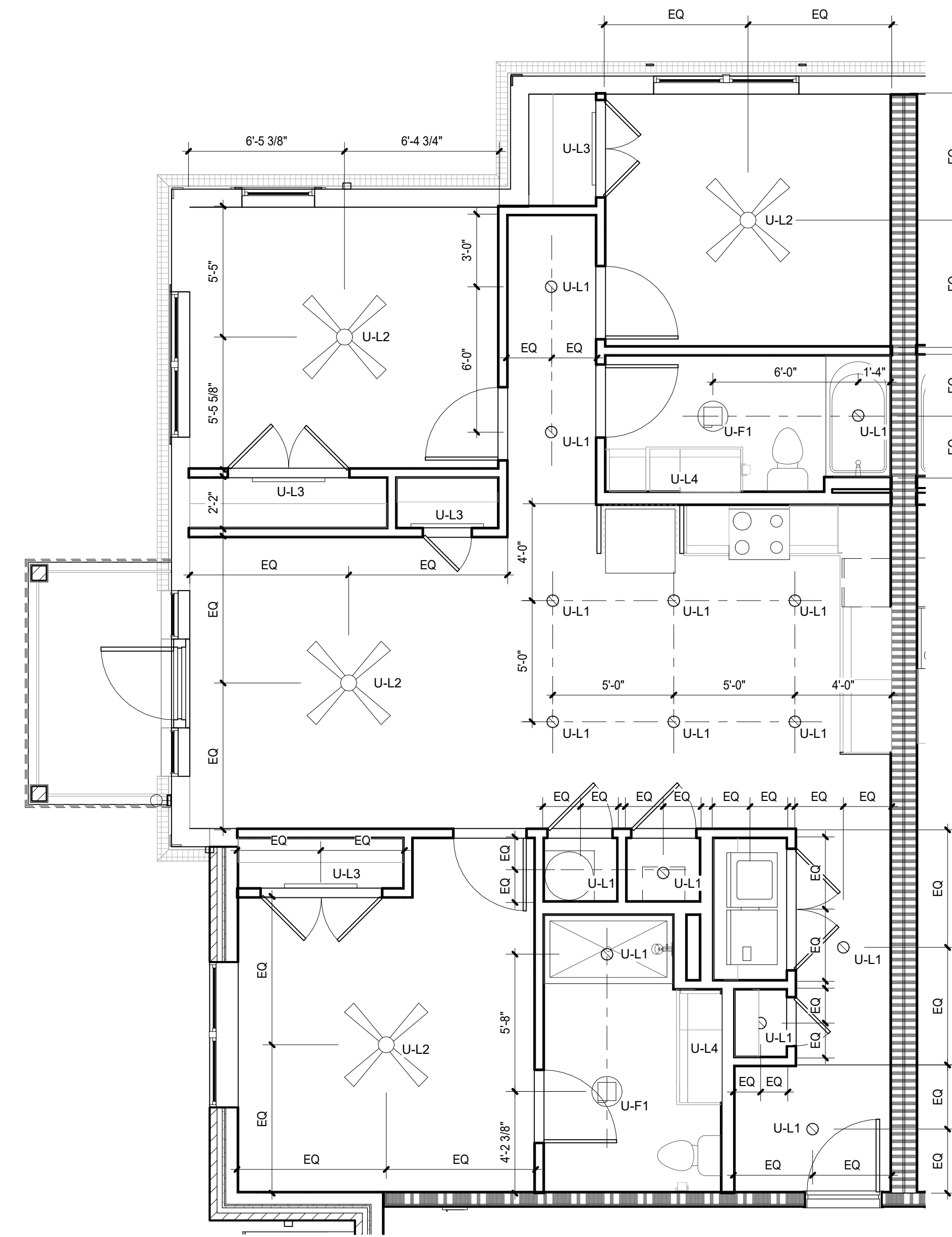
**A117**



**1 C1a UNIT FLOOR PLAN - TYPE A**

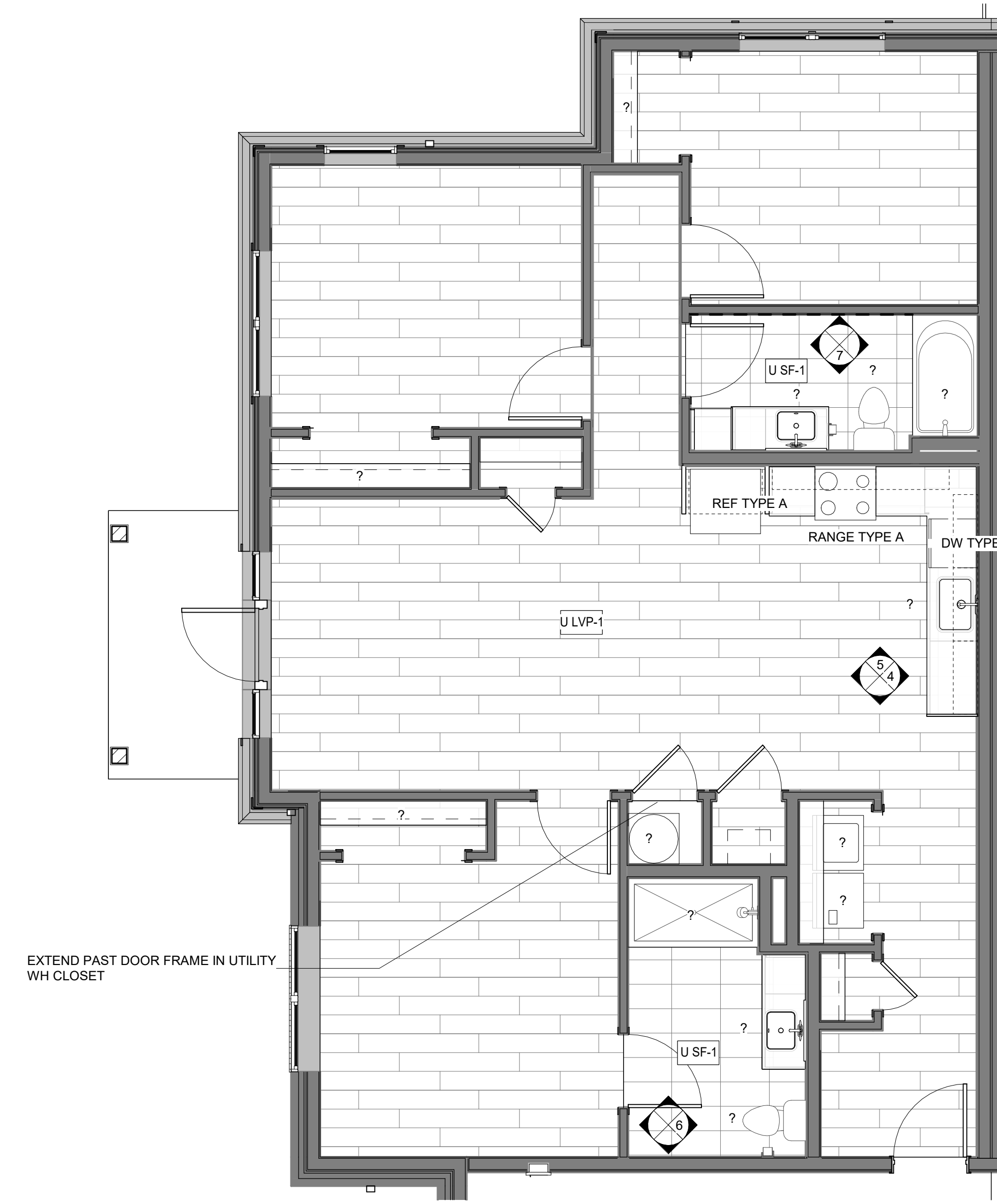
1/4" = 1'-0"

GC TO VERIFY THE REQUIRED FRAMING DIMENSIONS FOR SHOWERS



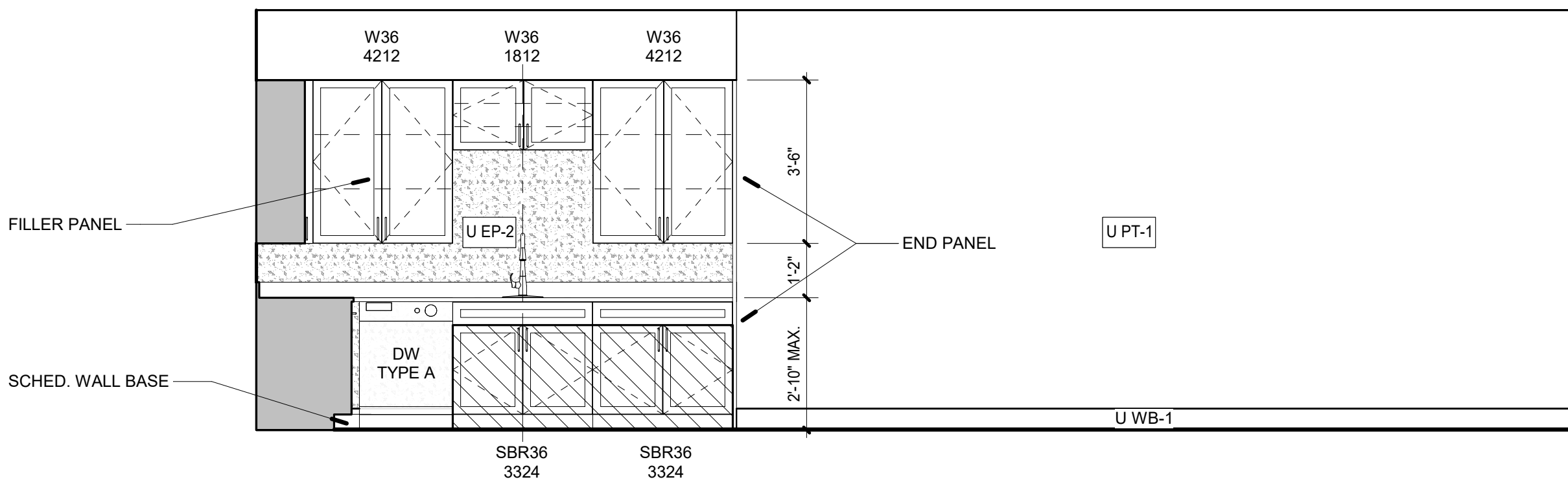
**2 C1a UNIT REFLECTED CEILING PLAN - TYPE A**

1/4" = 1'-0"



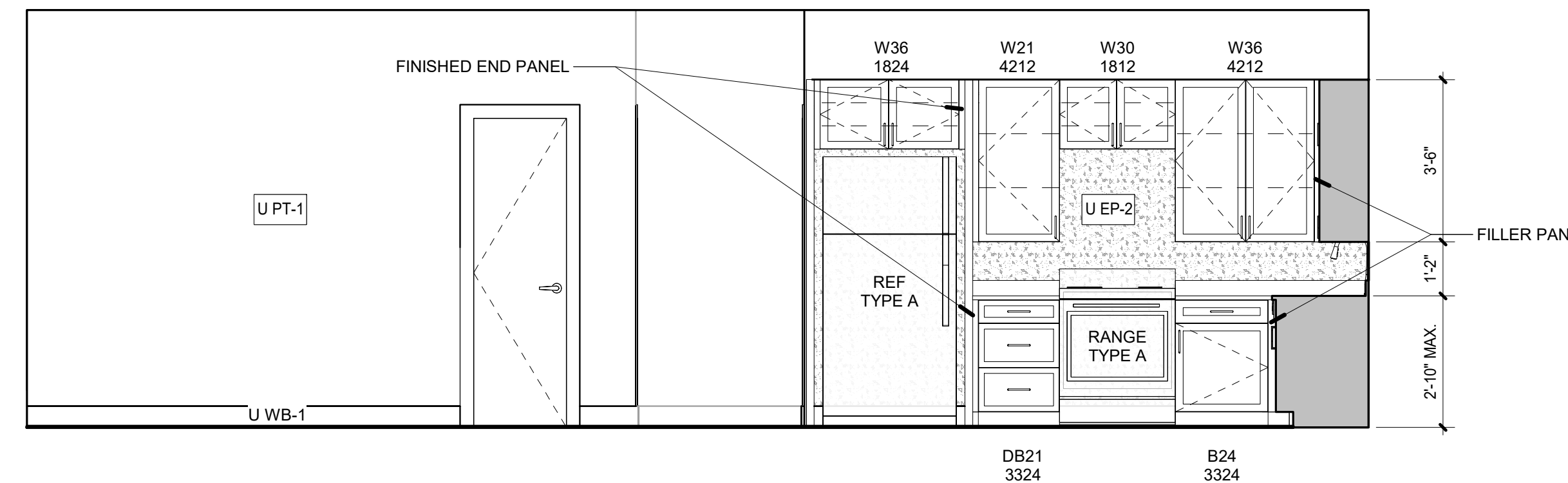
**3 C1a UNIT FINISH PLAN - TYPE A**

1/4" = 1'-0"



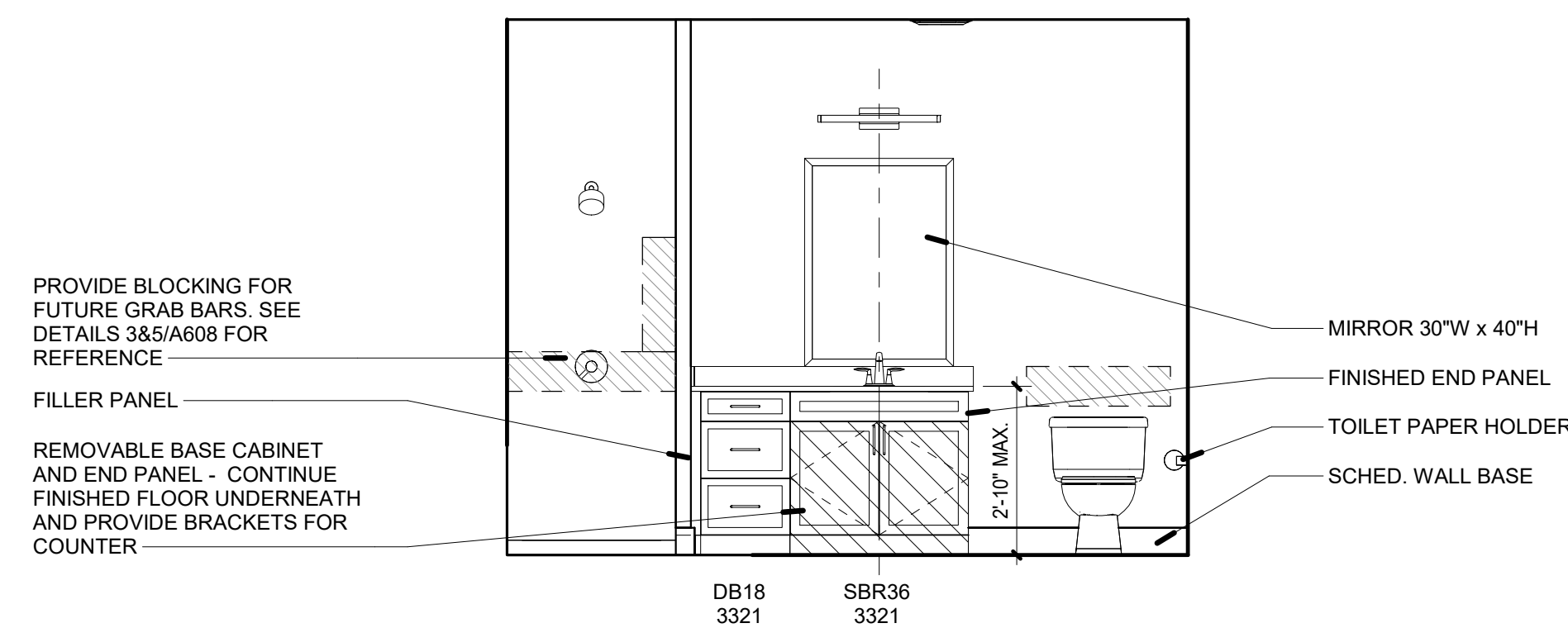
**4 UNIT C1a KITCHEN ELEVATION**

3/8" = 1'-0"



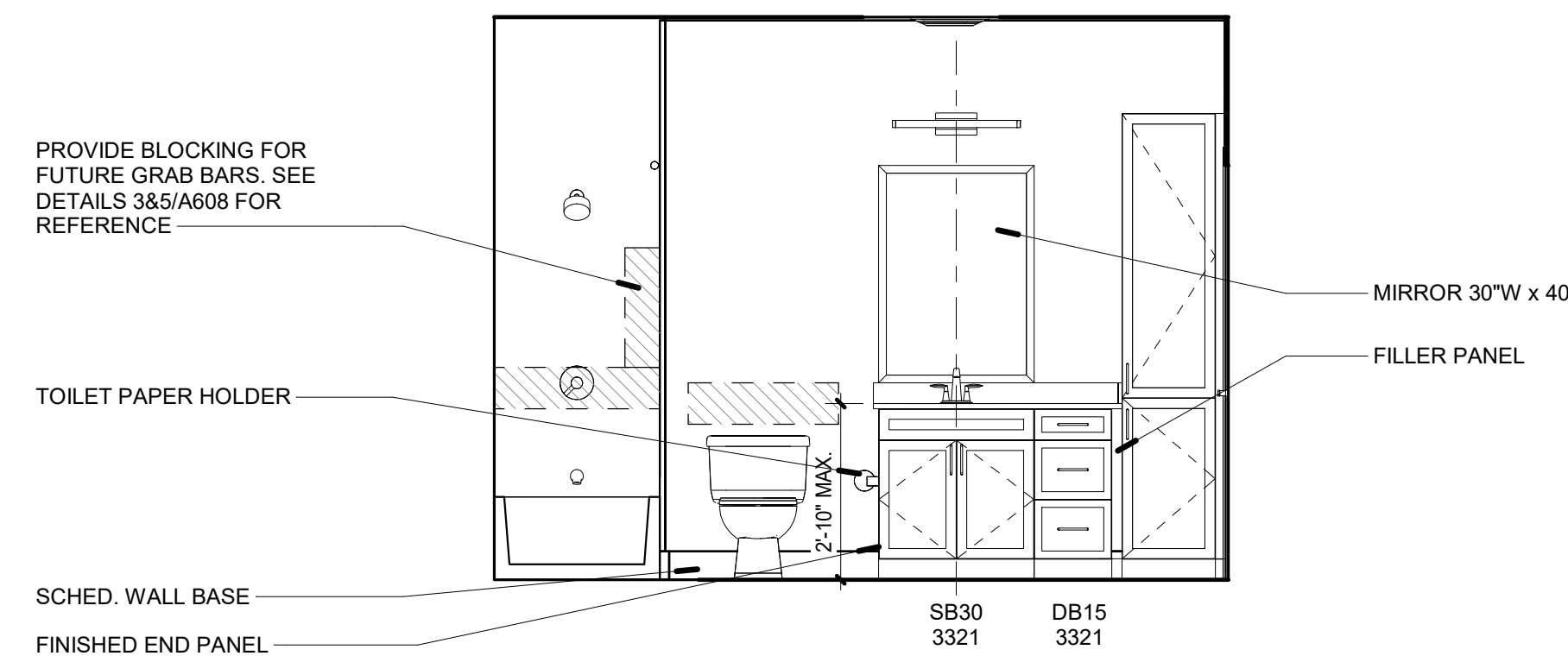
**5 UNIT C1a KITCHEN ELEVATION**

3/8" = 1'-0"



**6 UNIT C1a BATH ELEVATION**

3/8" = 1'-0"



**7 UNIT C1a BATH ELEVATION**

3/8" = 1'-0"

6/30/2023 5:18:15 PM



No: Date: Revision:

Client Contact: ANNA LIBBY  
(847) 562-9400

BRINSHORE



SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

**WESTERN HEIGHTS  
PHASE 1**

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208

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CONSTRUCTION**

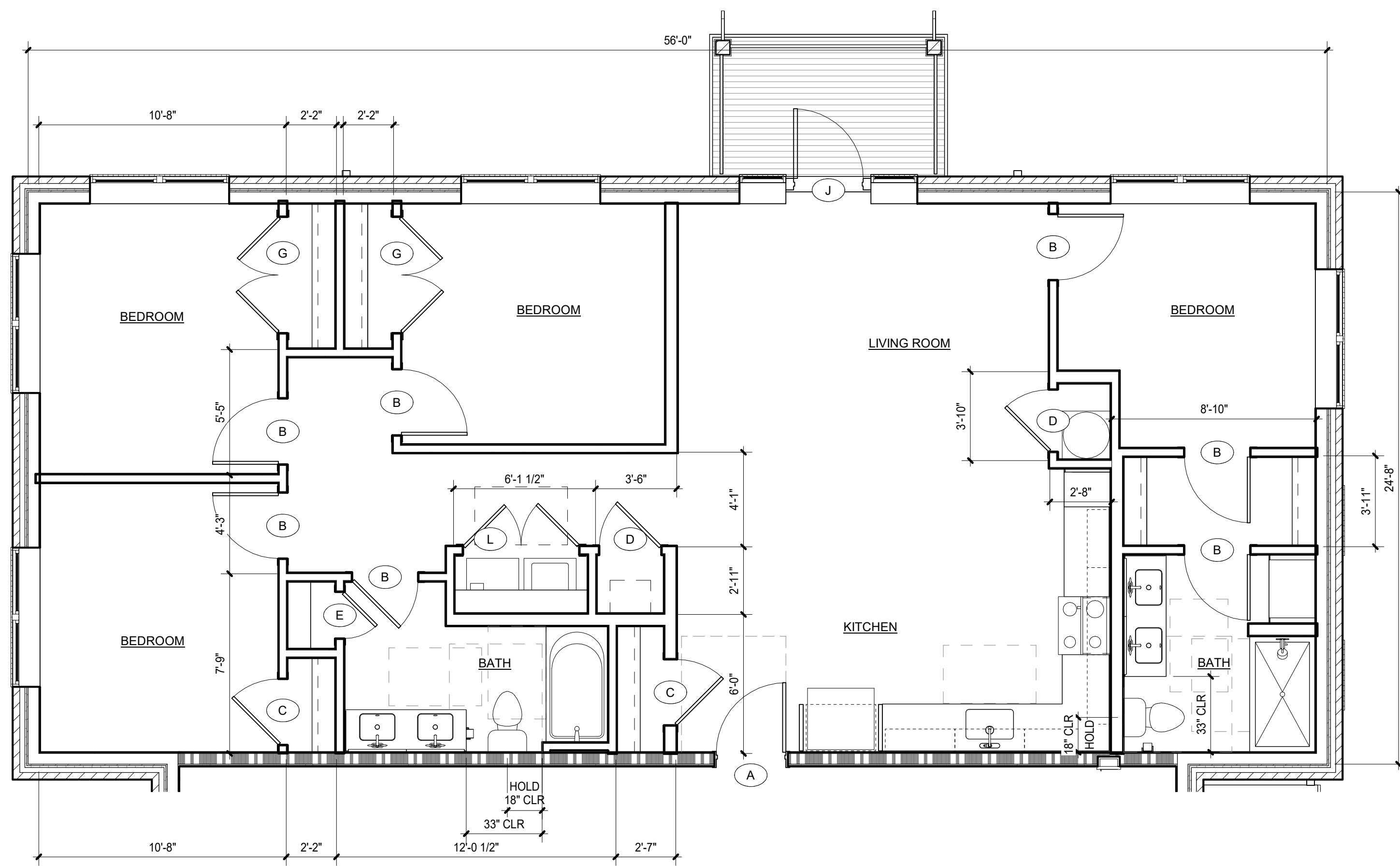
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Drawing:  
UNIT C1a - TYPE A -  
PLANS AND  
ELEVATIONS

06/30/2023

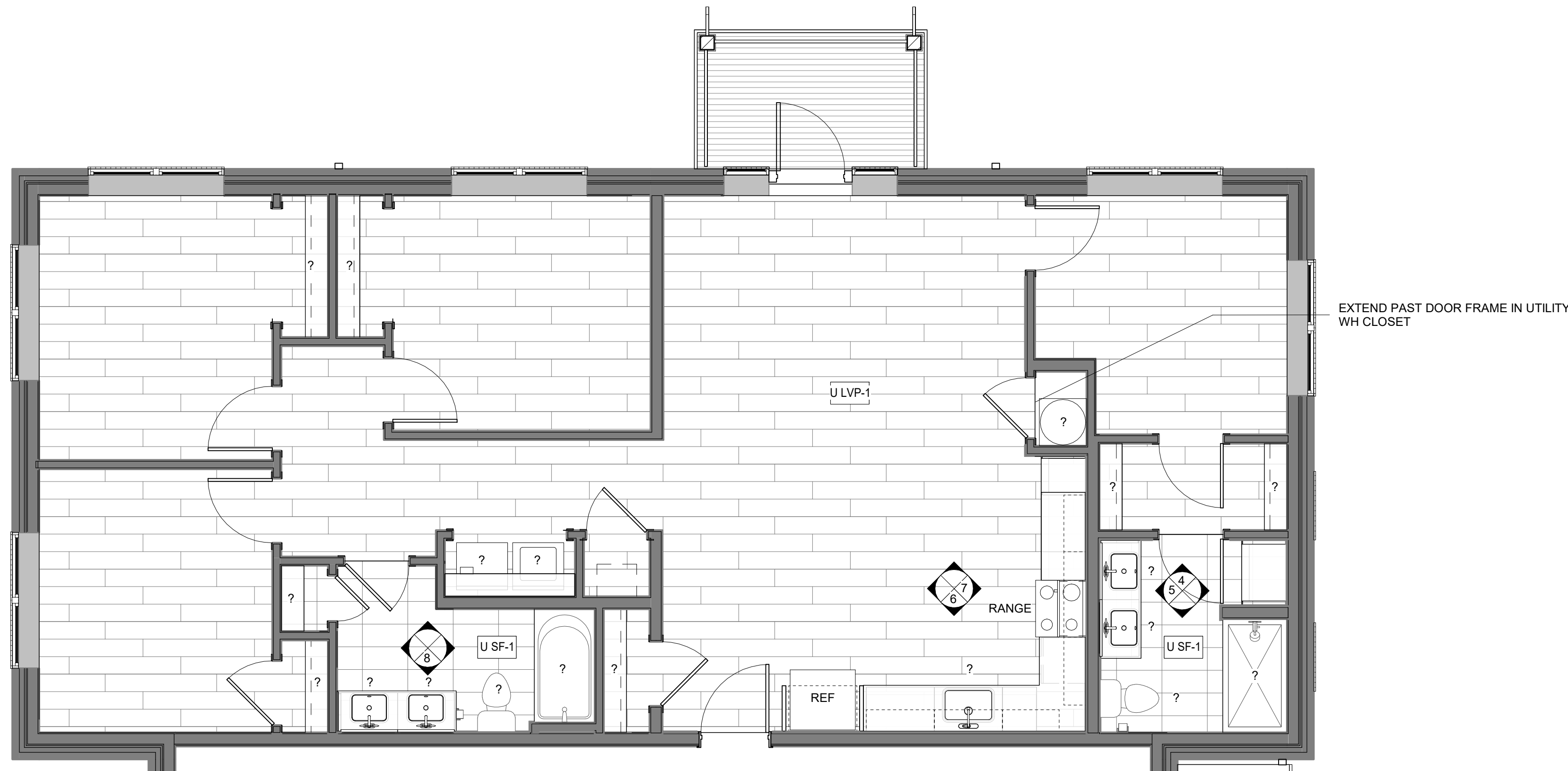
100% DESIGN DEVELOPMENT  
SET

**A118**



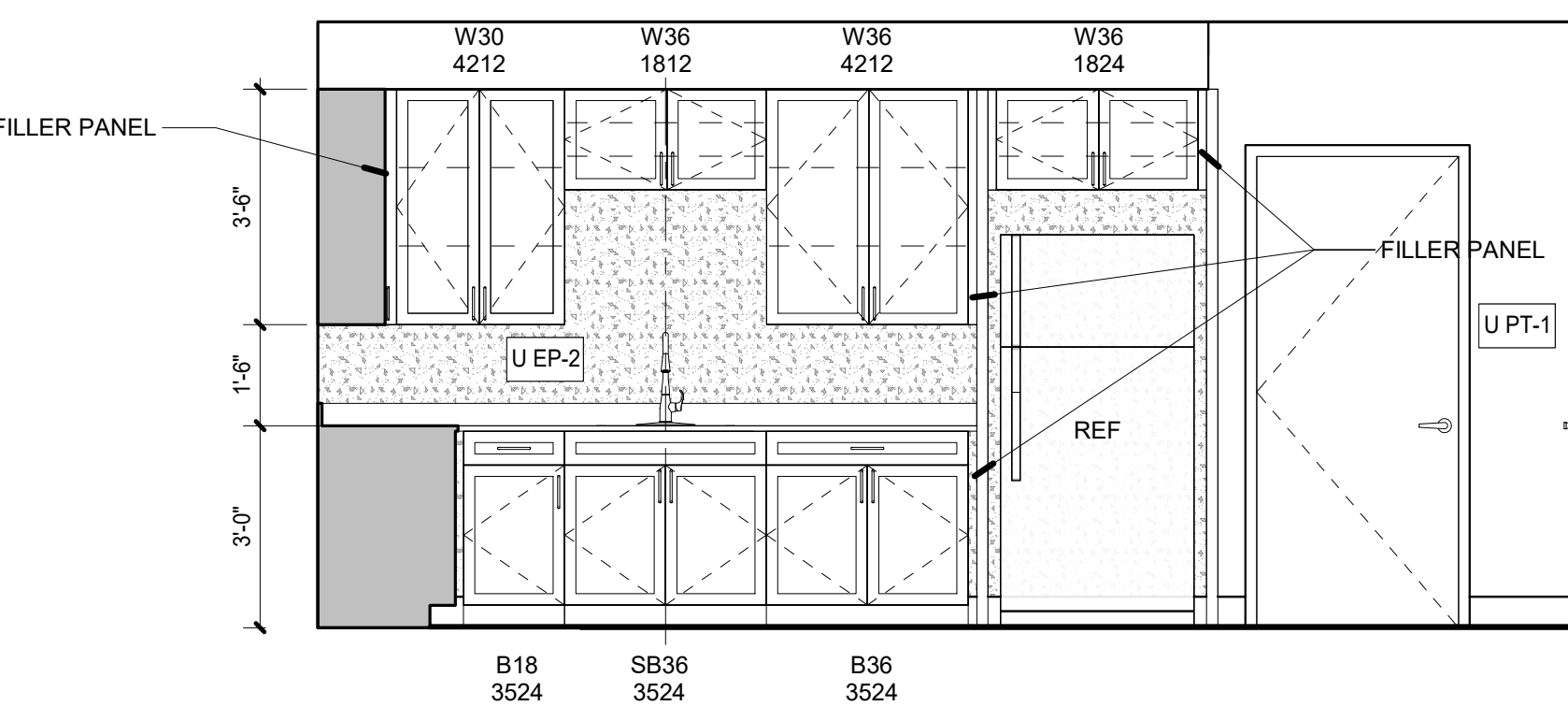
**1 D1 UNIT FLOOR PLAN**

1/4" = 1'-0"  
GC TO VERIFY THE REQUIRED FRAMING DIMENSIONS FOR SHOWERS



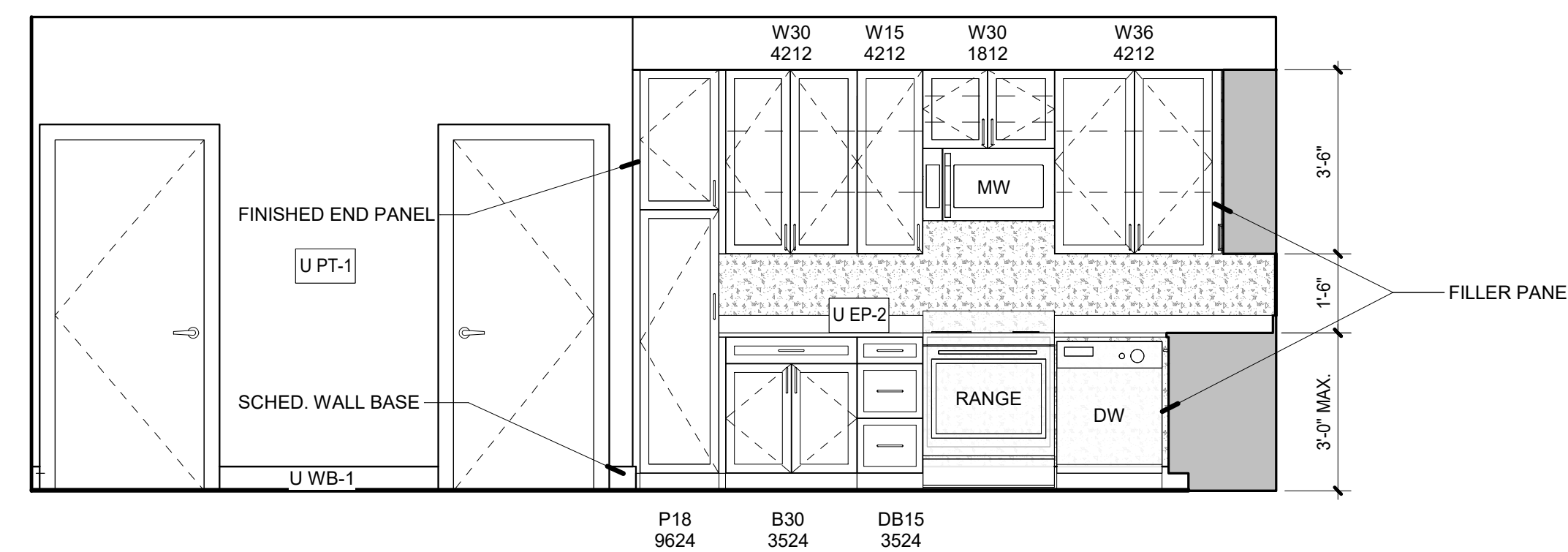
**3 D1 UNIT FINISH PLAN**

1/4" = 1'-0"



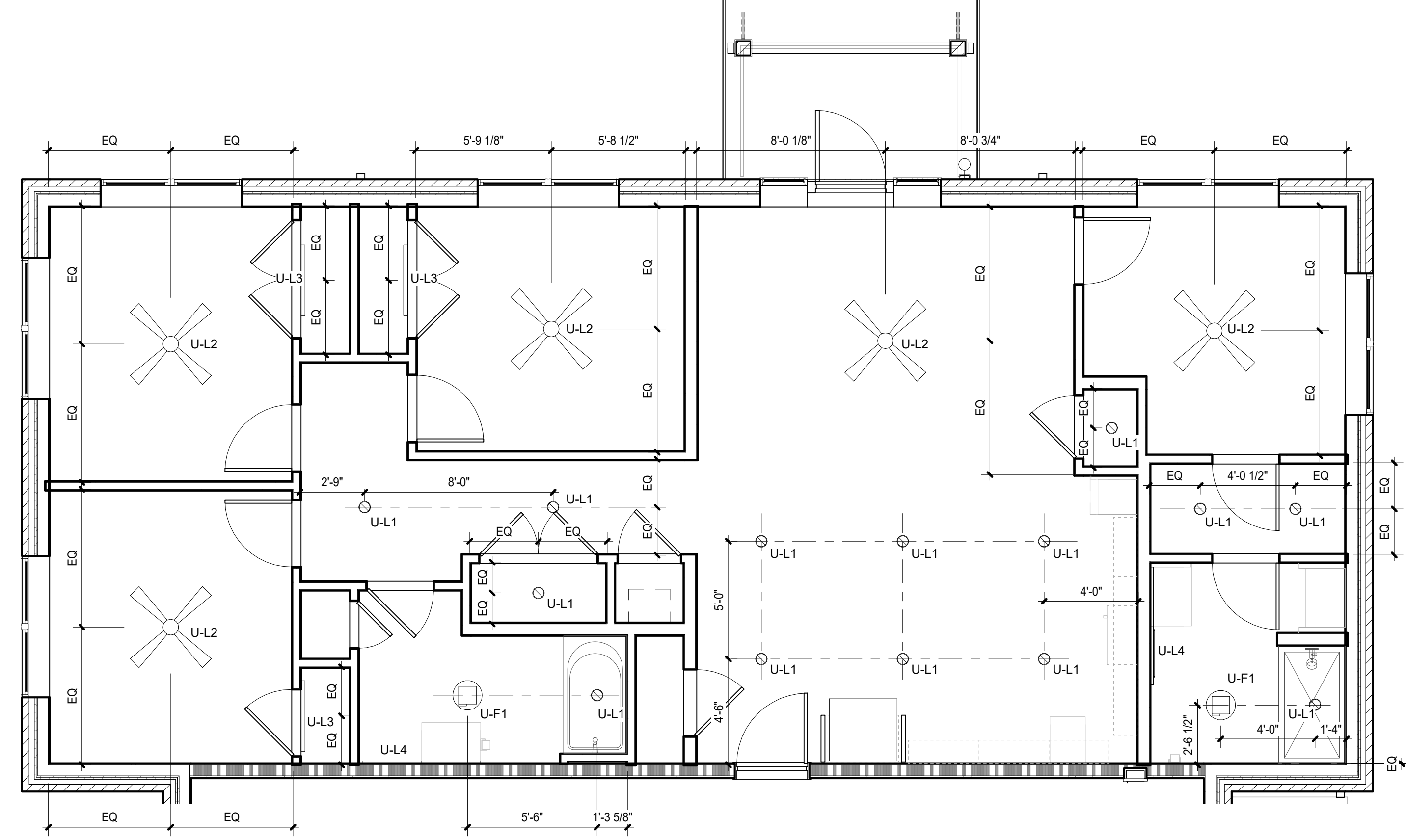
**6 UNIT D1 KITCHEN ELEVATION**

3/8" = 1'-0"



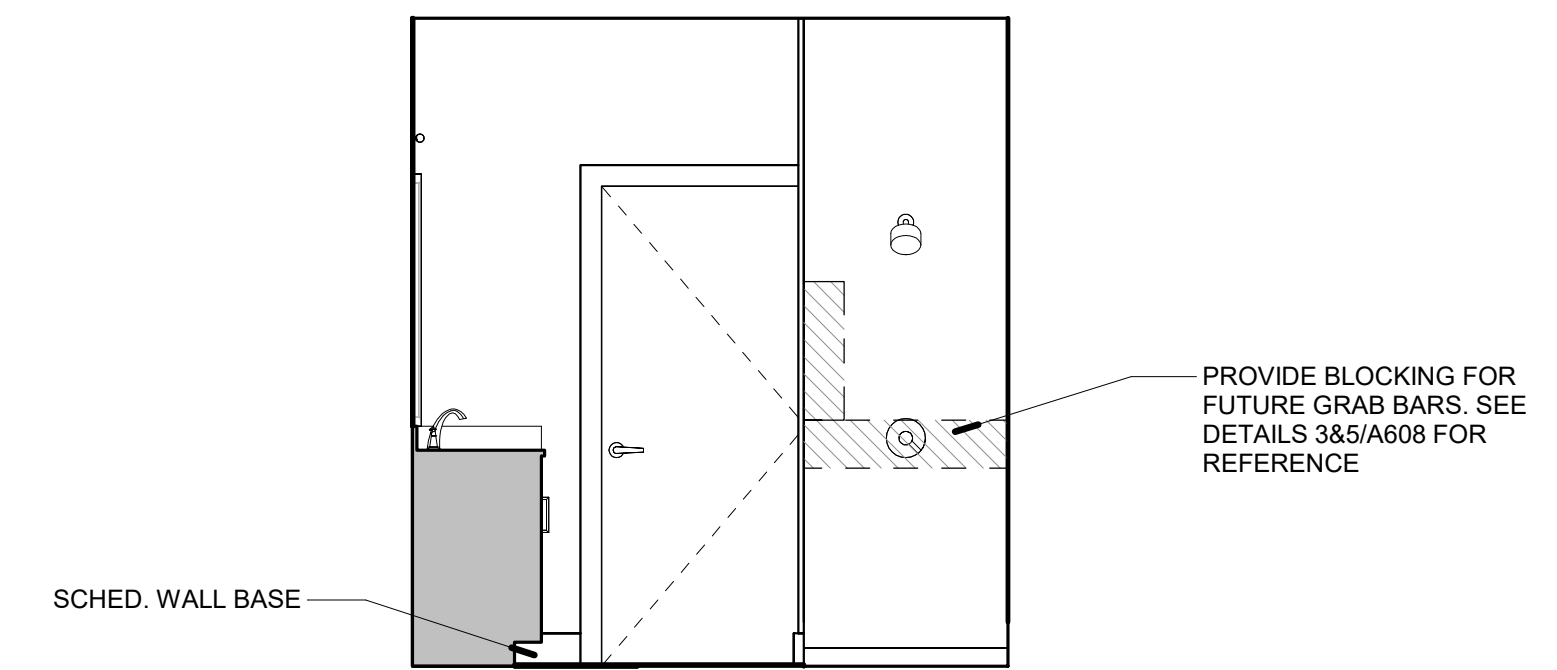
**7 UNIT D1 KITCHEN ELEVATION**

3/8" = 1'-0"



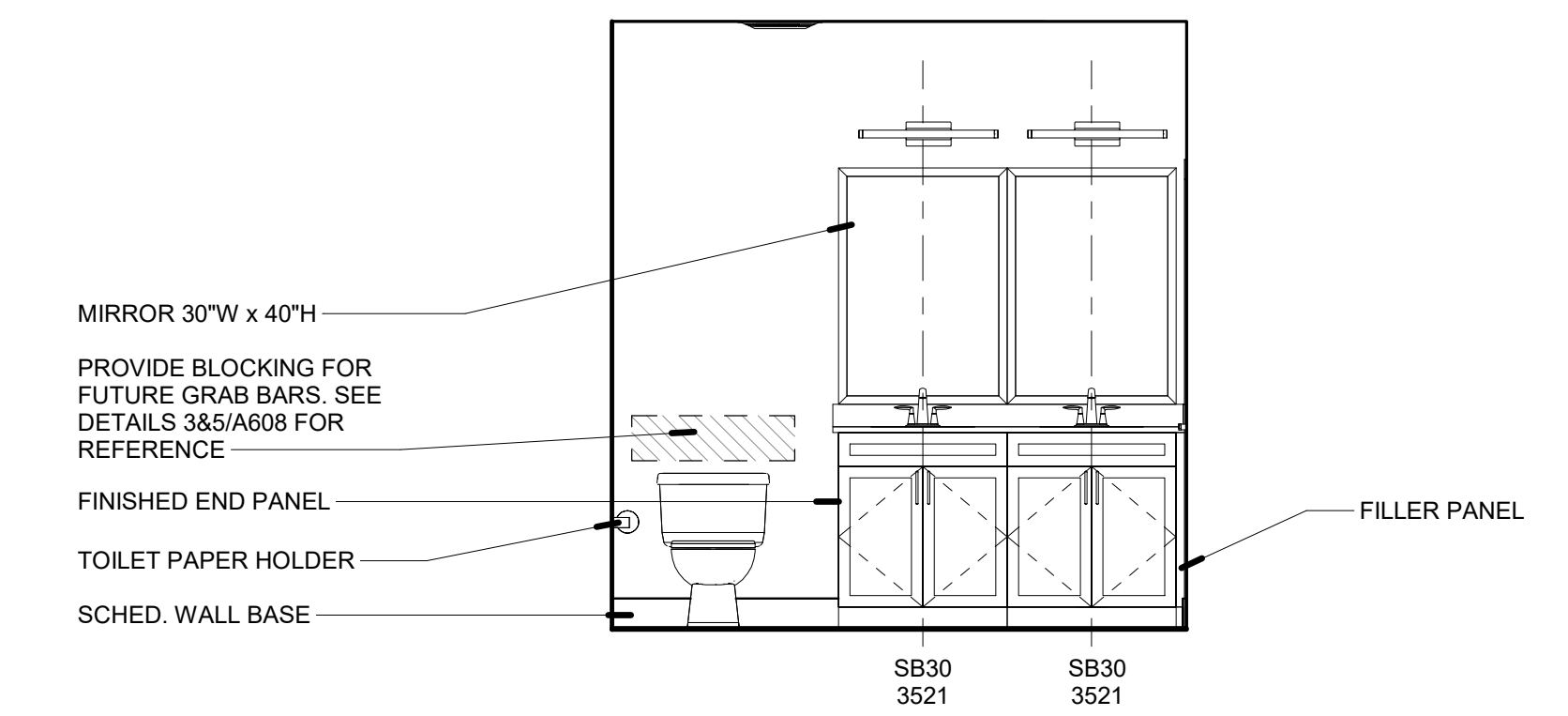
**2 D1 UNIT REFLECTED CEILING PLAN**

1/4" = 1'-0"



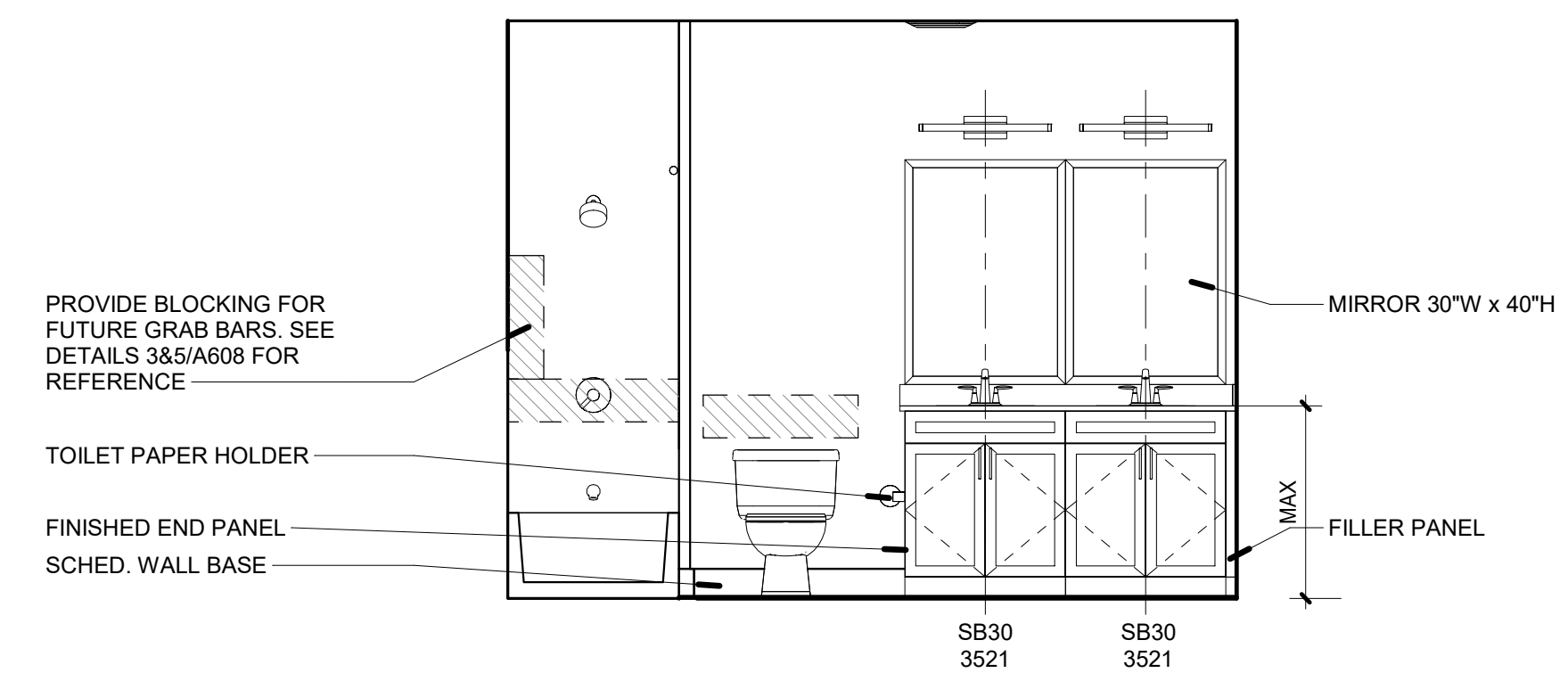
**4 UNIT D1 BATH ELEVATION**

3/8" = 1'-0"



**5 UNIT D1 BATH ELEVATION**

3/8" = 1'-0"



**8 UNIT D1 BATH ELEVATION**

3/8" = 1'-0"

6/30/2023 5:18:37 PM



No: Date: Revision::

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS  
PHASE 1**

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

**PRELIMINARY NOT FOR  
CONSTRUCTION**

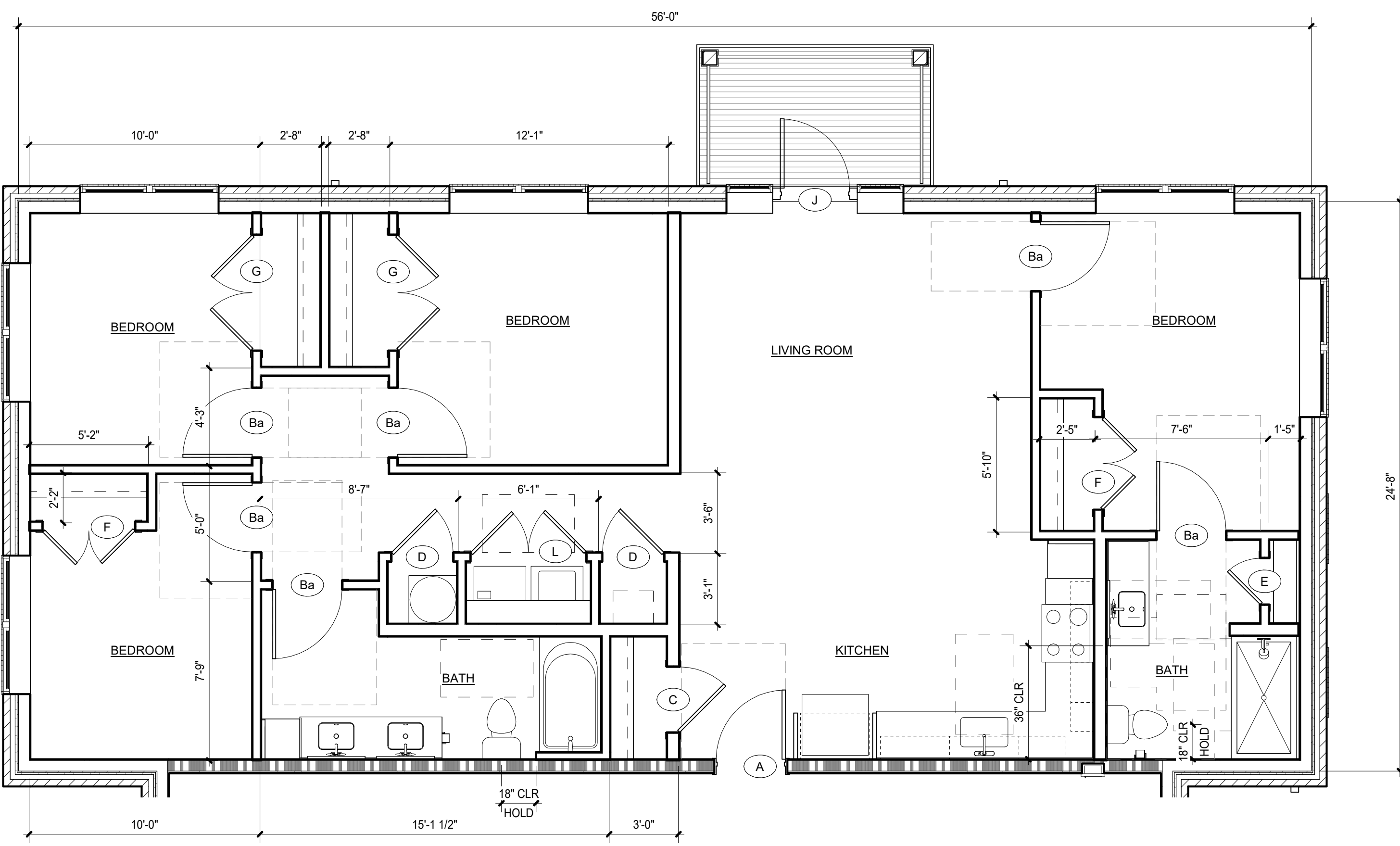
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Drawing:  
**UNIT D1- PLANS AND ELEVATIONS**

06/30/2023

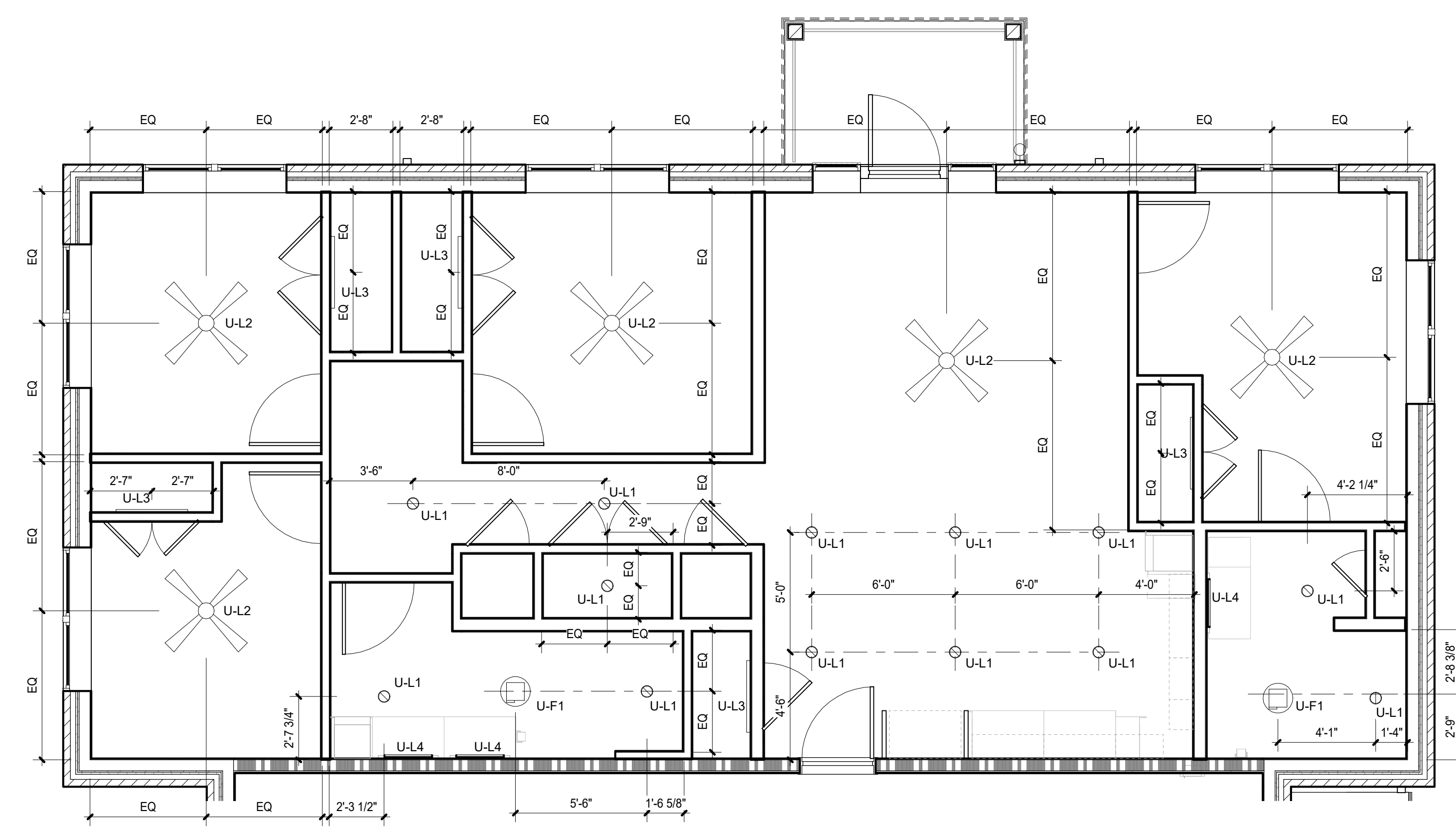
100% DESIGN DEVELOPMENT SET

**A119**

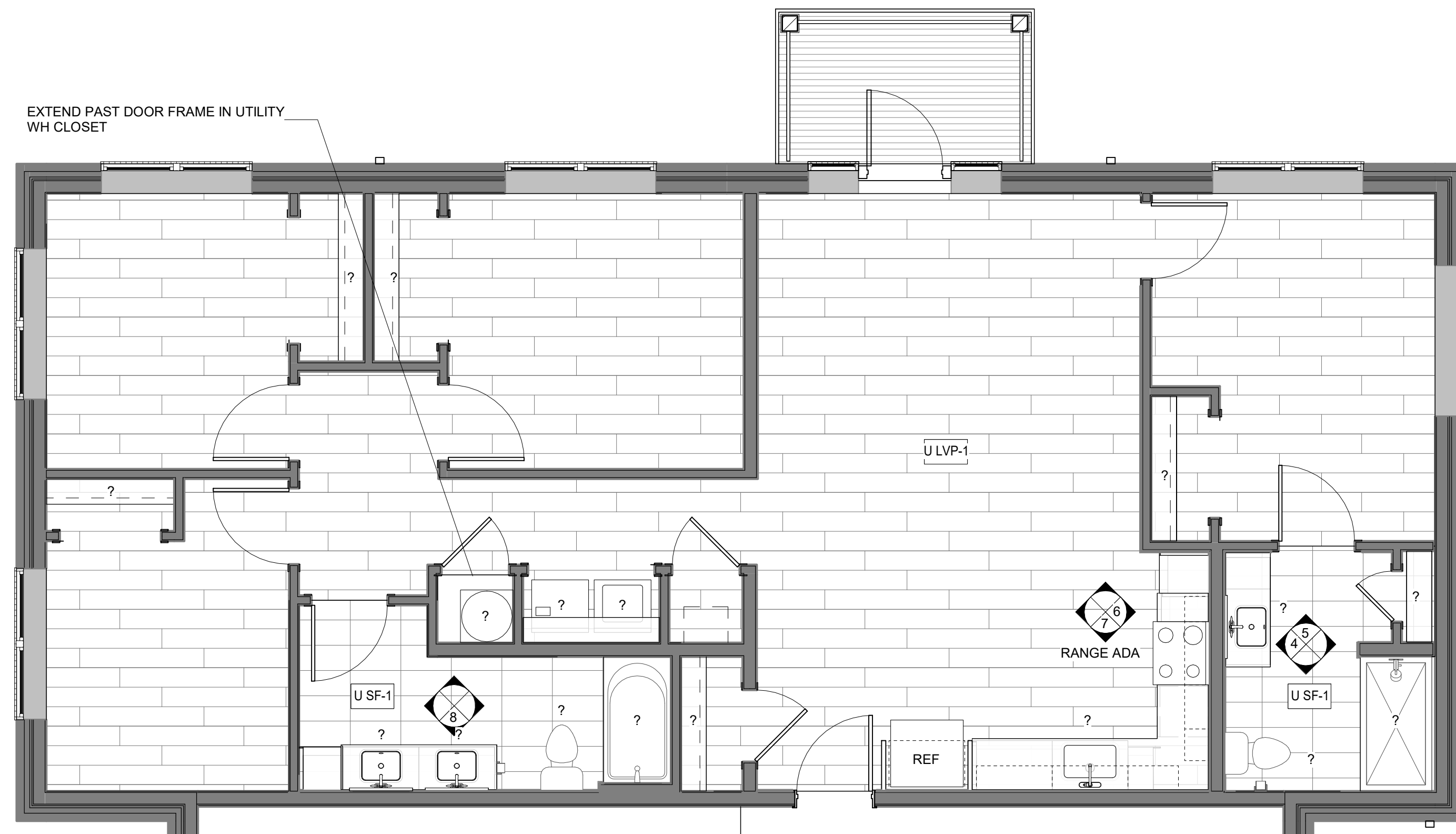


**1 D1a UNIT FLOOR PLAN - TYPE A**  
1/4" = 1'-0"

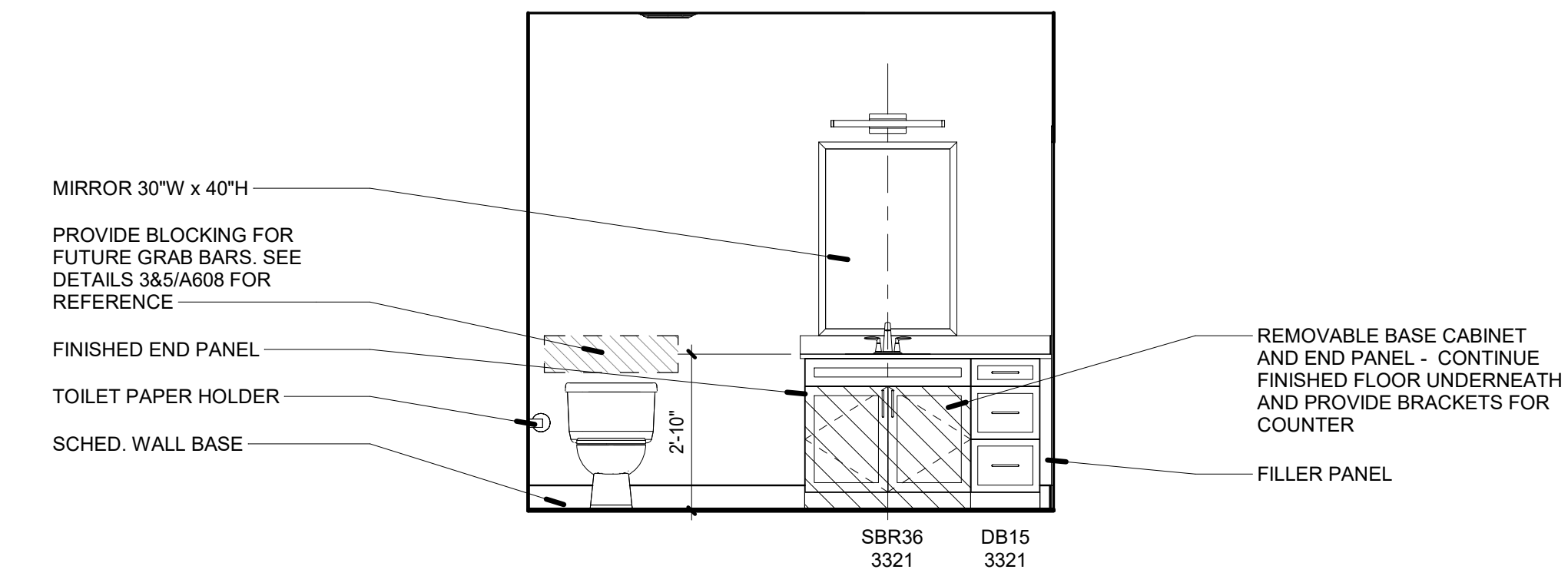
GC TO VERIFY THE REQUIRED FRAMING DIMENSIONS FOR SHOWERS



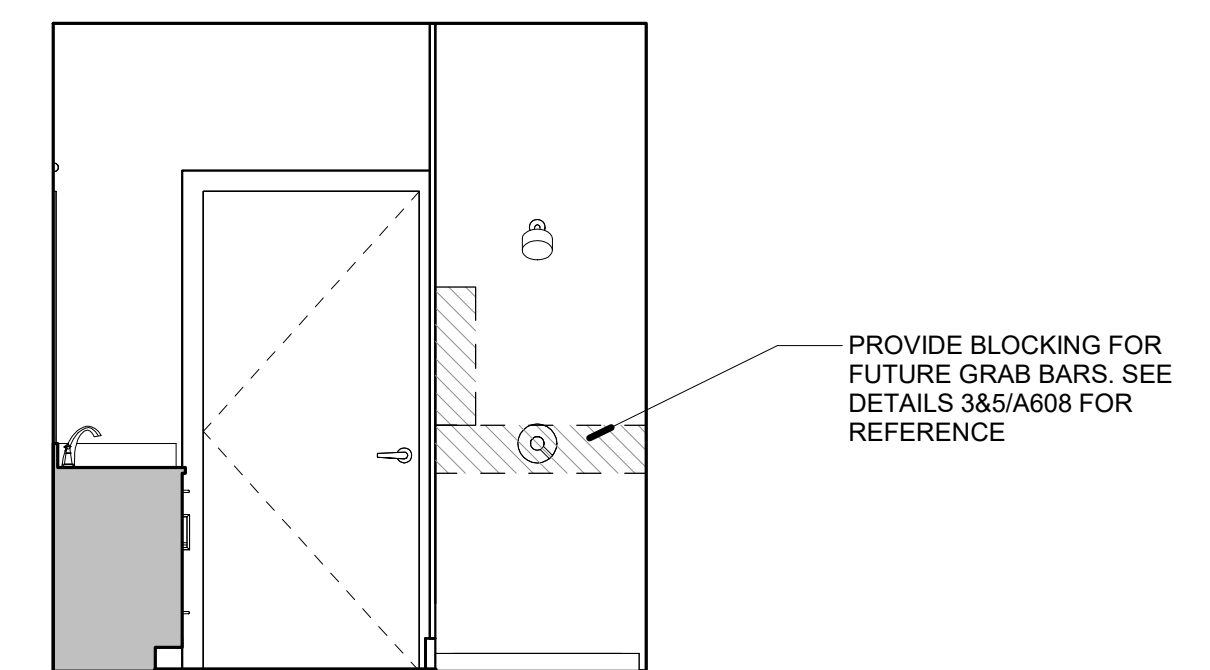
**2 D1a UNIT REFLECTED CEILING PLAN - TYPE A**  
1/4" = 1'-0"



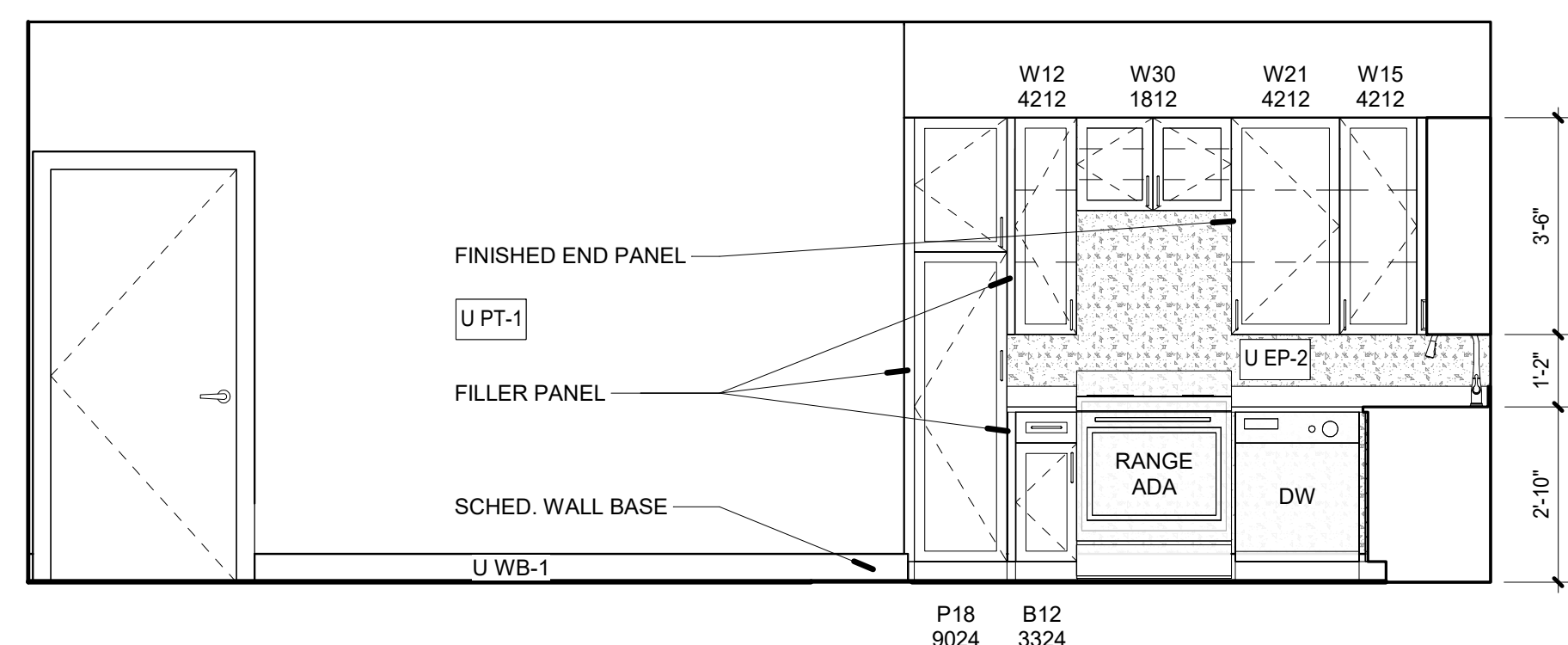
**3 D1a UNIT FINISH PLAN - TYPE A**  
1/4" = 1'-0"



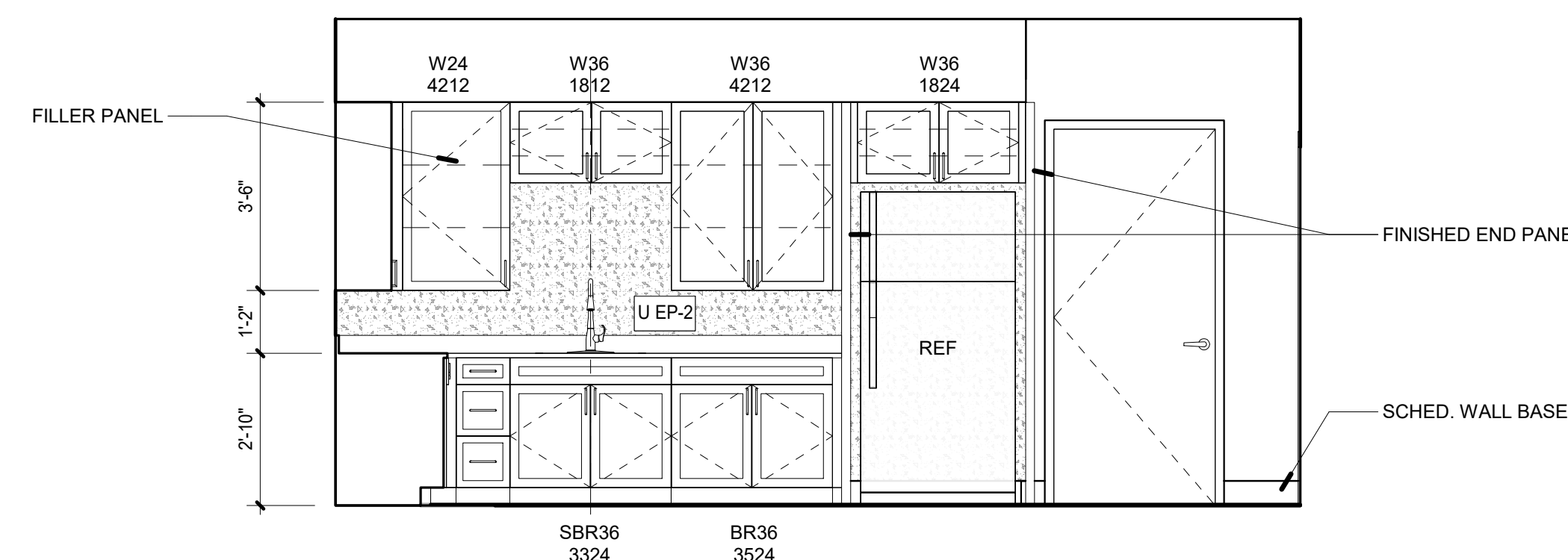
**4 UNIT D1a BATH ELEVATION**  
3/8" = 1'-0"



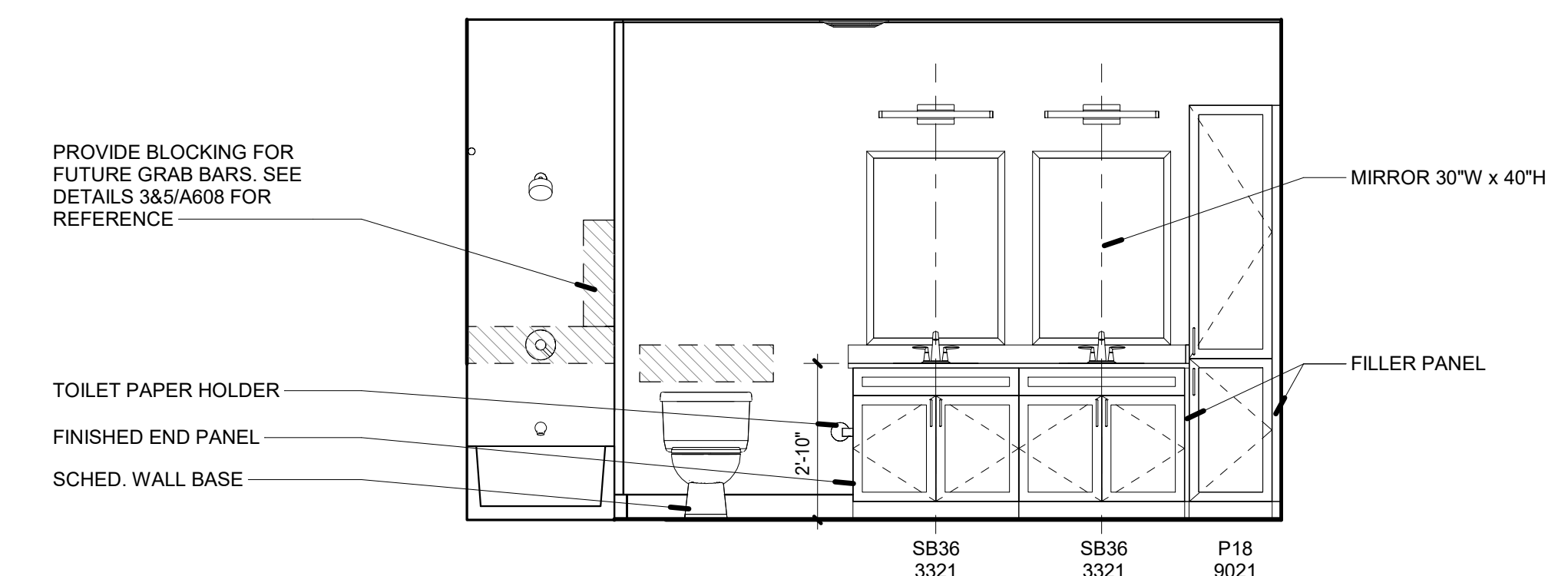
**5 UNIT D1a BATH ELEVATION**  
3/8" = 1'-0"



**6 UNIT D1a KITCHEN ELEVATION**  
3/8" = 1'-0"



**7 UNIT D1a KITCHEN ELEVATION**  
3/8" = 1'-0"



**8 UNIT D1a BATH ELEVATION**  
3/8" = 1'-0"

6/30/2023 5:19:00 PM



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Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS  
PHASE 1**

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

**PRELIMINARY NOT FOR  
CONSTRUCTION**

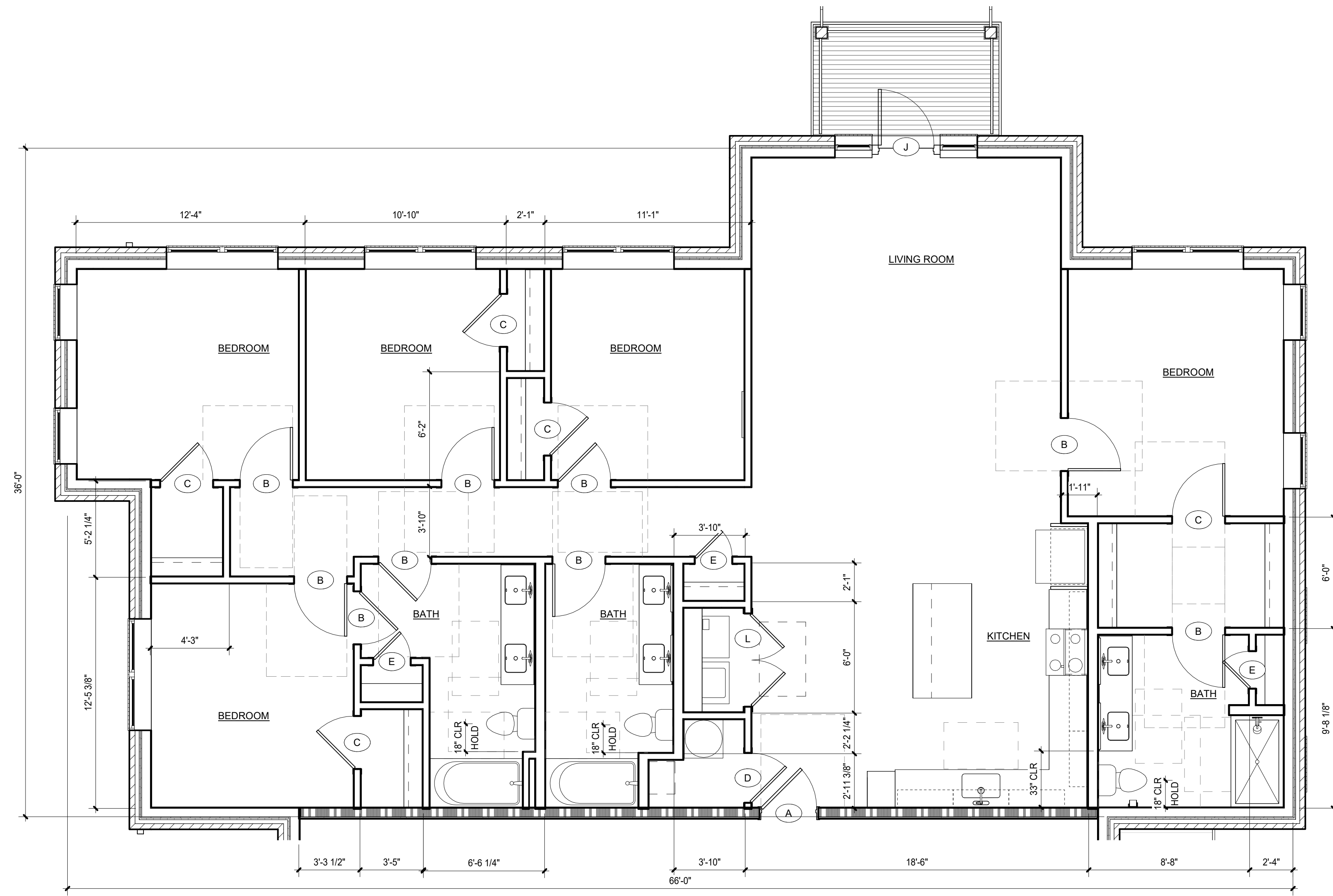
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Drawing:  
UNIT D1a - TYPE A -  
PLANS AND  
ELEVATIONS

06/30/2023

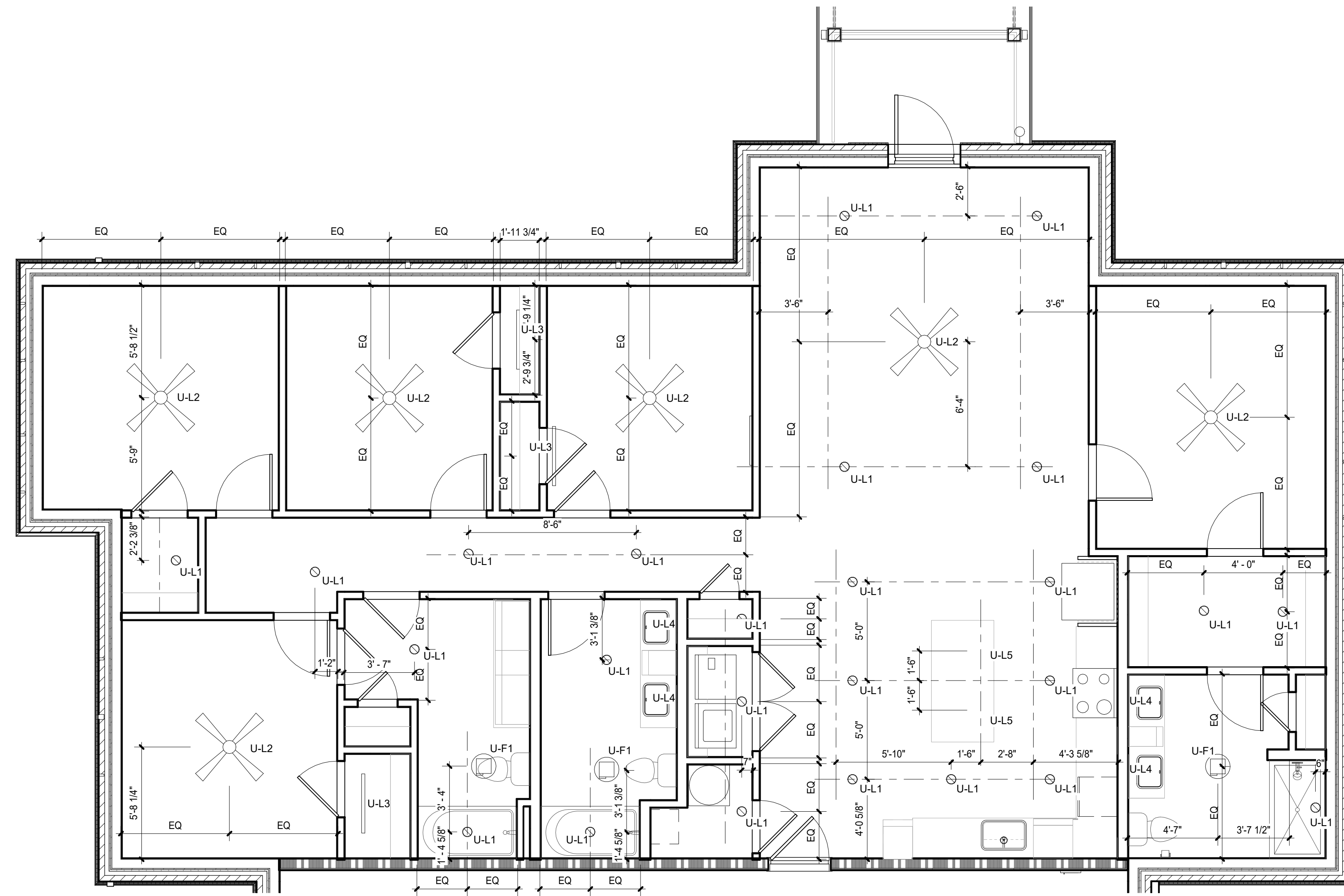
100% DESIGN DEVELOPMENT  
SET

**A120**

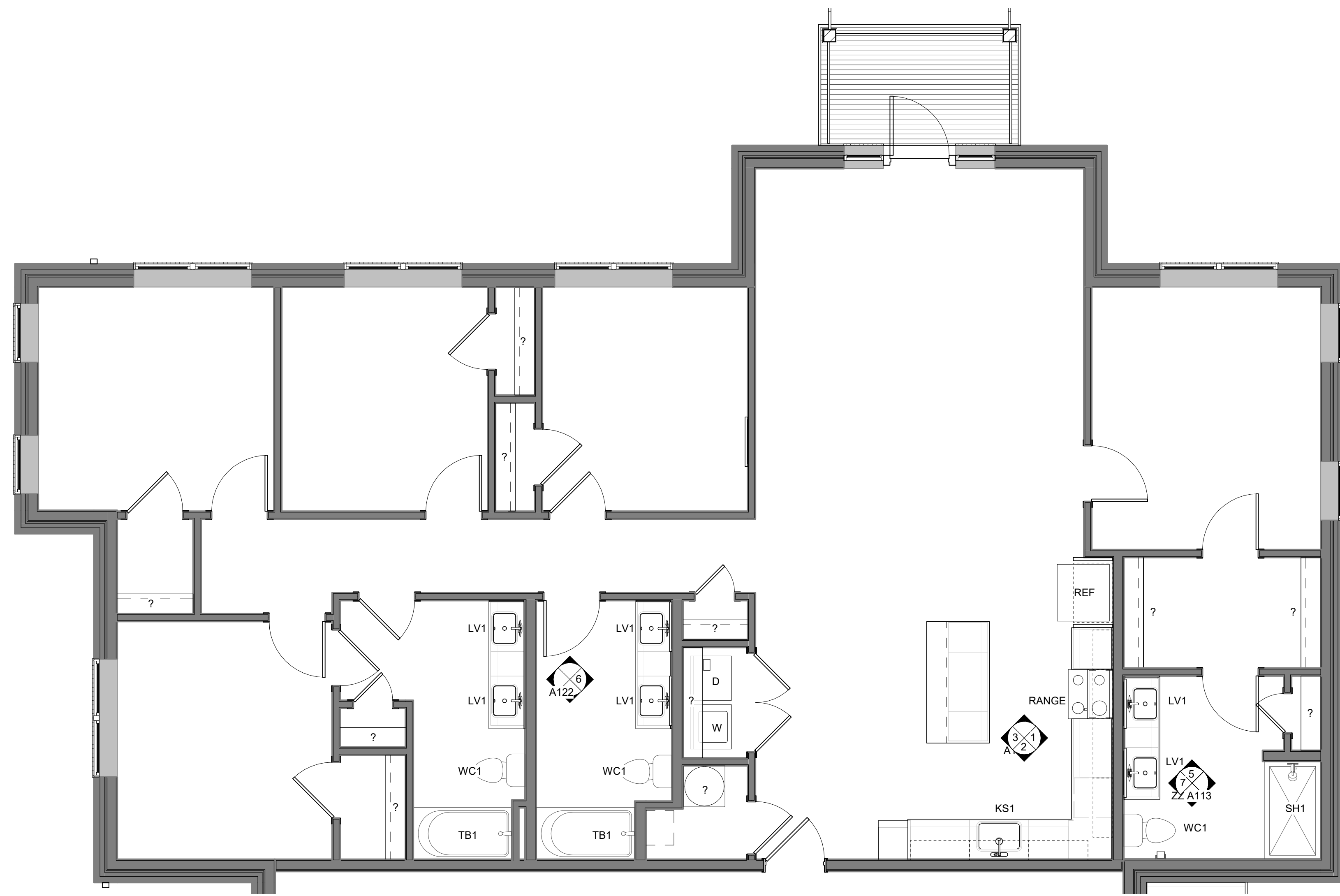


**1 E1 UNIT FLOOR PLAN**  
1/4" = 1'-0"

GC TO VERIFY THE REQUIRED FRAMING DIMENSIONS FOR SHOWERS



**2 E1 UNIT REFLECTED CEILING PLAN**  
1/4" = 1'-0"



**3 E1 UNIT FINISH PLAN**  
1/4" = 1'-0"

6/30/2023 5:27:08 PM



No: Date: Revision::

Client Contact: ANNA LIBBY  
(847) 562-9400



SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208

**WESTERN HEIGHTS  
PHASE 1**

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

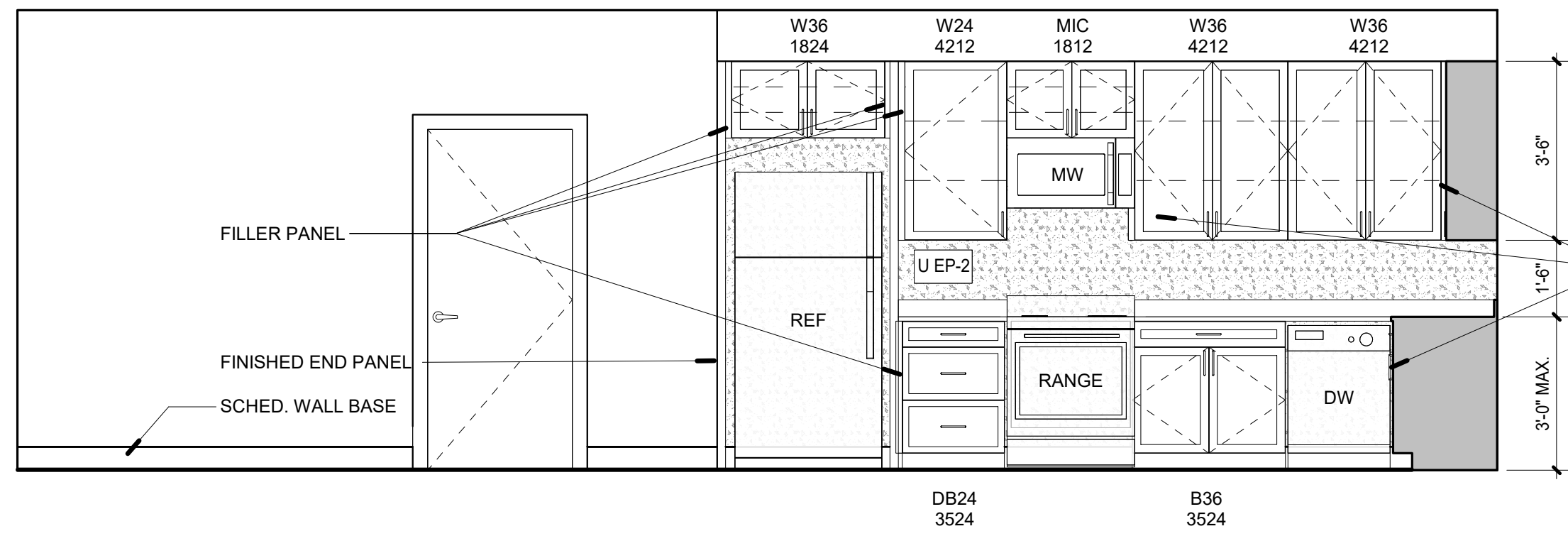
**PRELIMINARY NOT FOR  
CONSTRUCTION**

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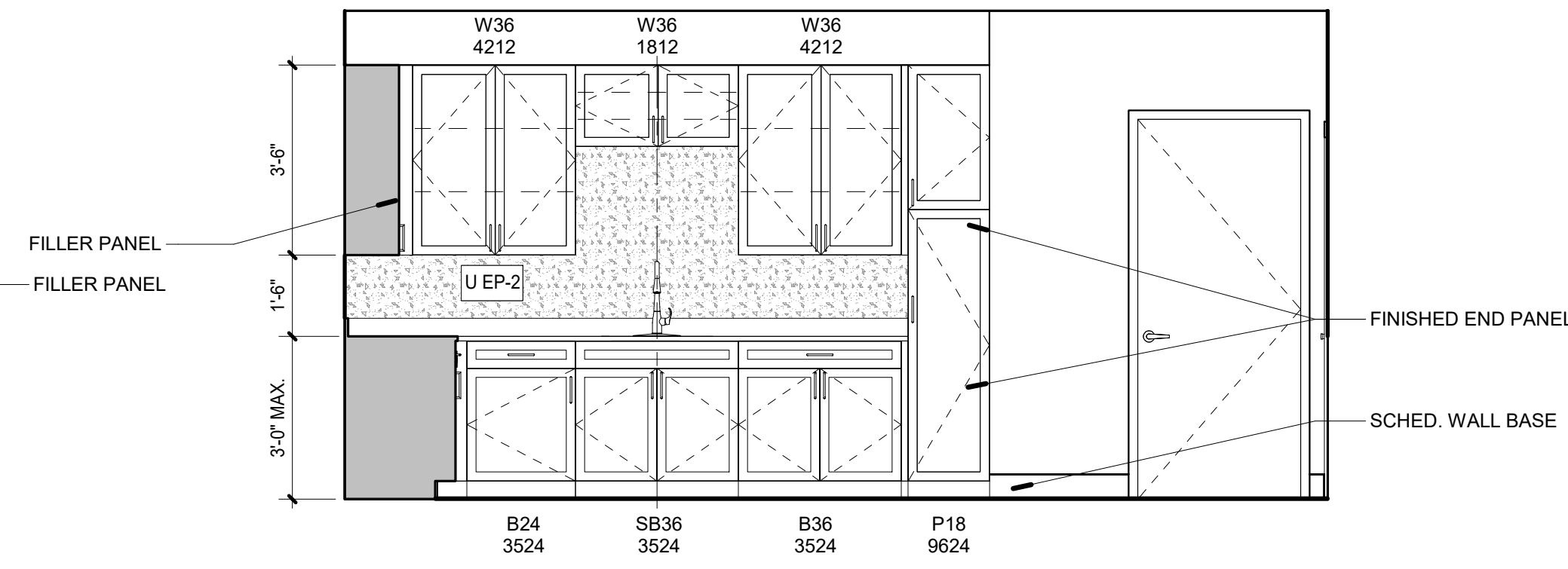
Drawing:  
UNIT E1 - PLANS

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

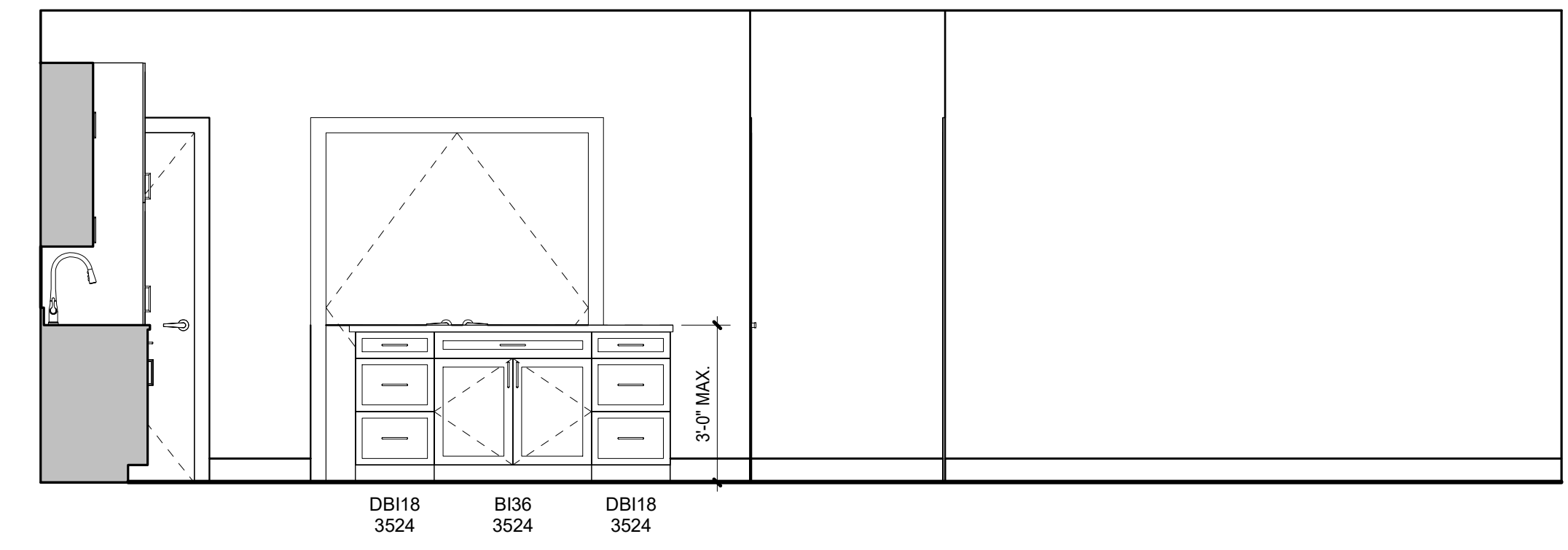
**A121**



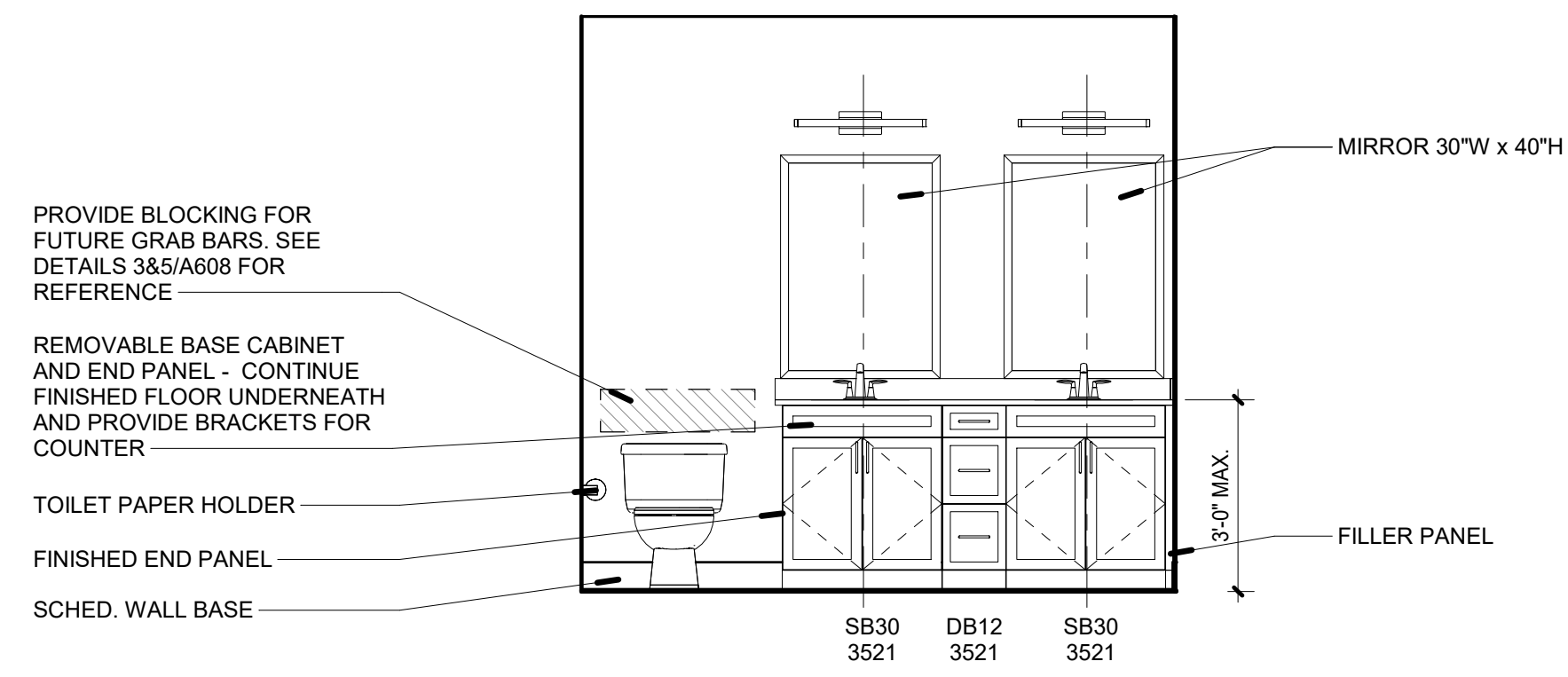
**1 UNIT E1 KITCHEN ELEVATION**  
3/8" = 1'-0"



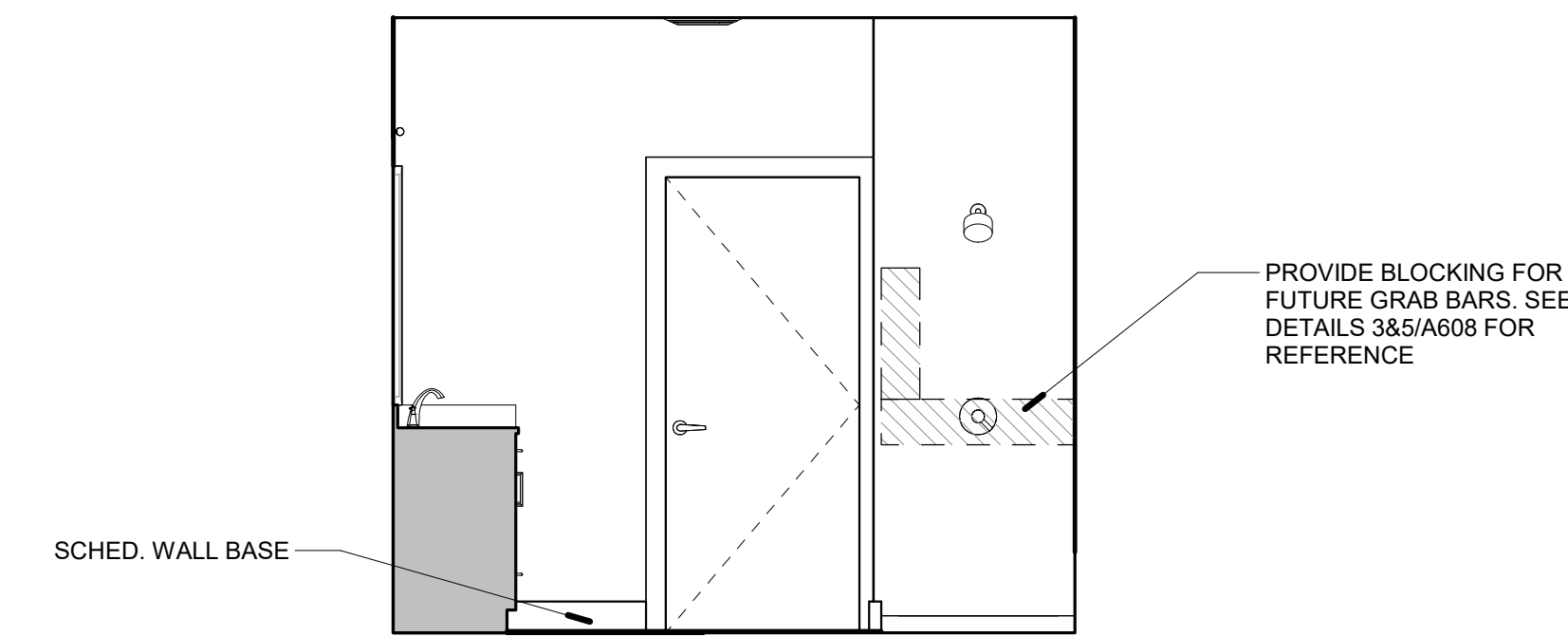
**2 UNIT E1 KITCHEN ELEVATION**  
3/8" = 1'-0"



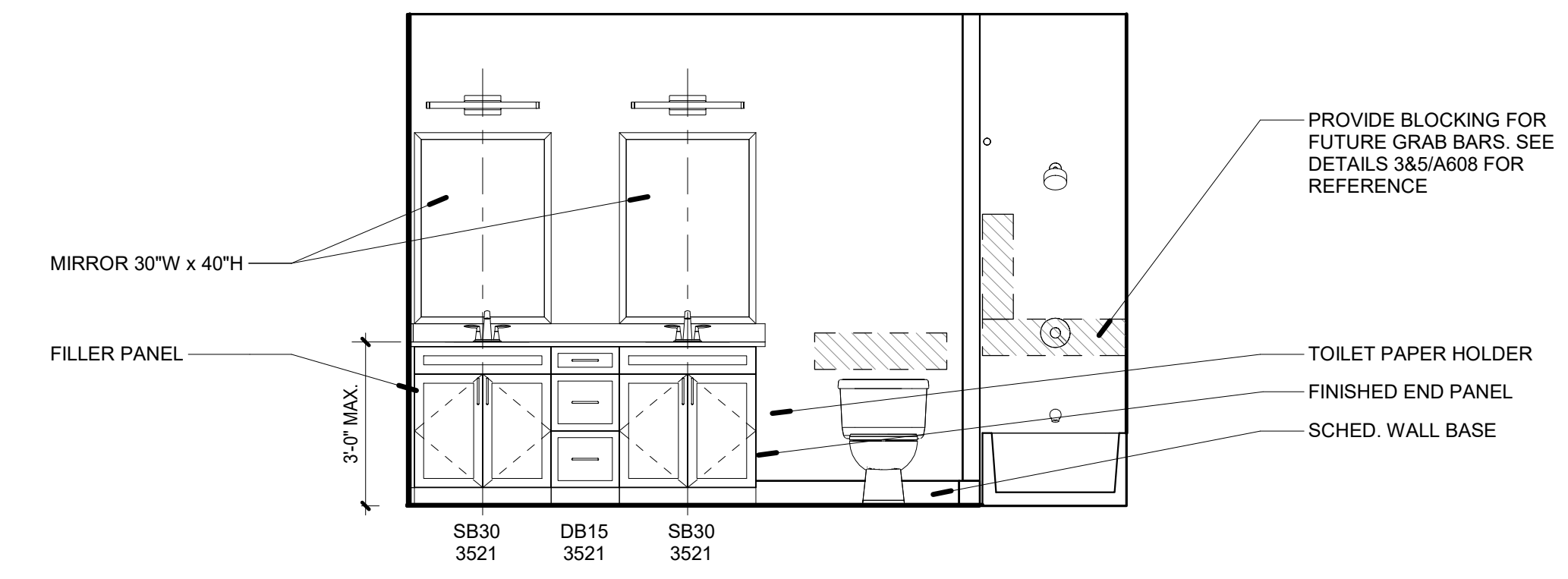
**3 UNIT E1 KITCHEN ELEVATION**  
3/8" = 1'-0"



**4 UNIT E1 BATH ELEVATION**  
3/8" = 1'-0"



**5 UNIT E1 BATH ELEVATION**  
3/8" = 1'-0"



**6 UNIT E1 BATH ELEVATION**  
3/8" = 1'-0"

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS  
PHASE 1**

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

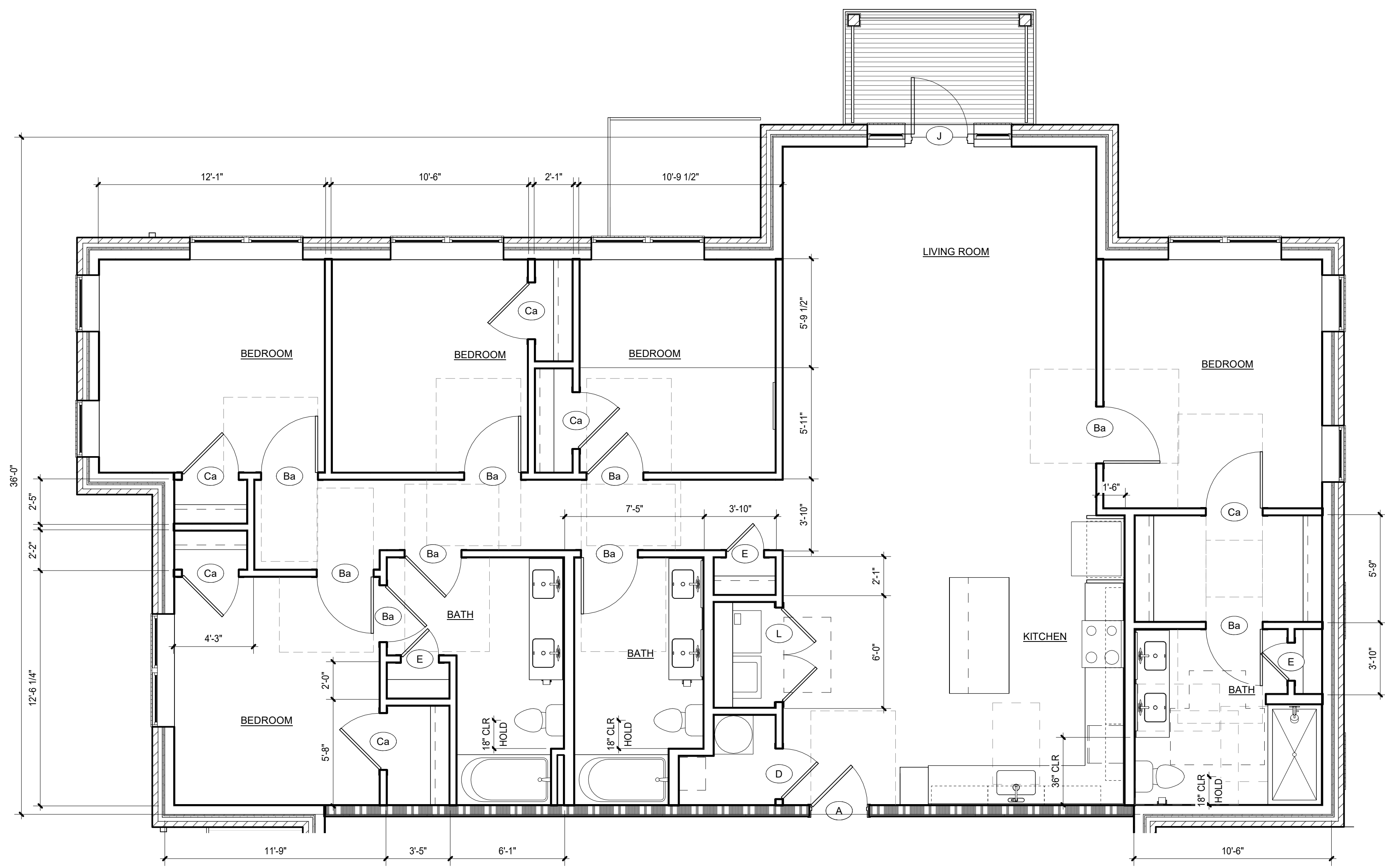
**PRELIMINARY NOT FOR  
CONSTRUCTION**

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Drawing:  
UNIT E1 - ELEVATIONS

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

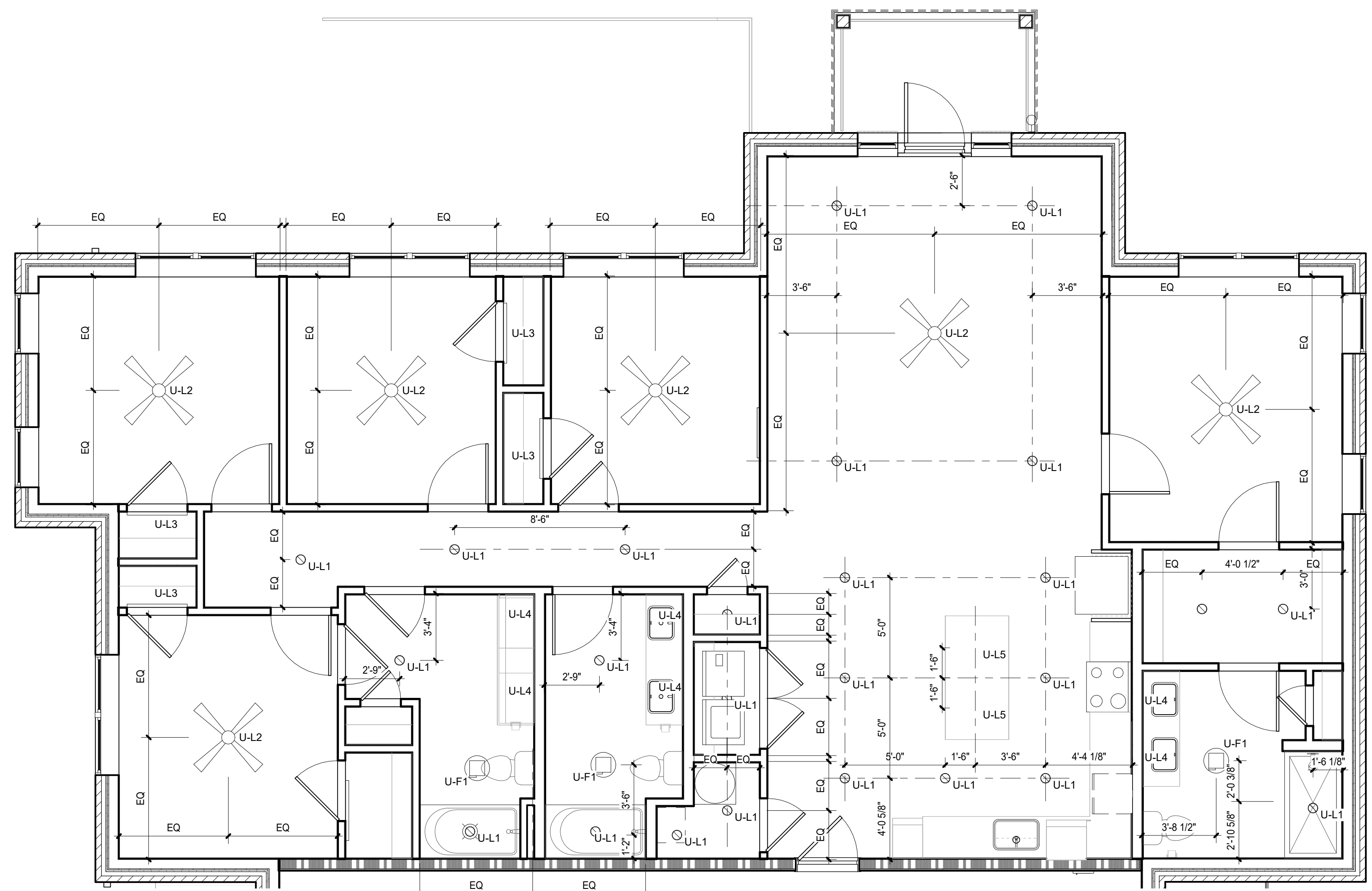
**A122**



**1 E1a UNIT FLOOR PLAN - TYPE A**

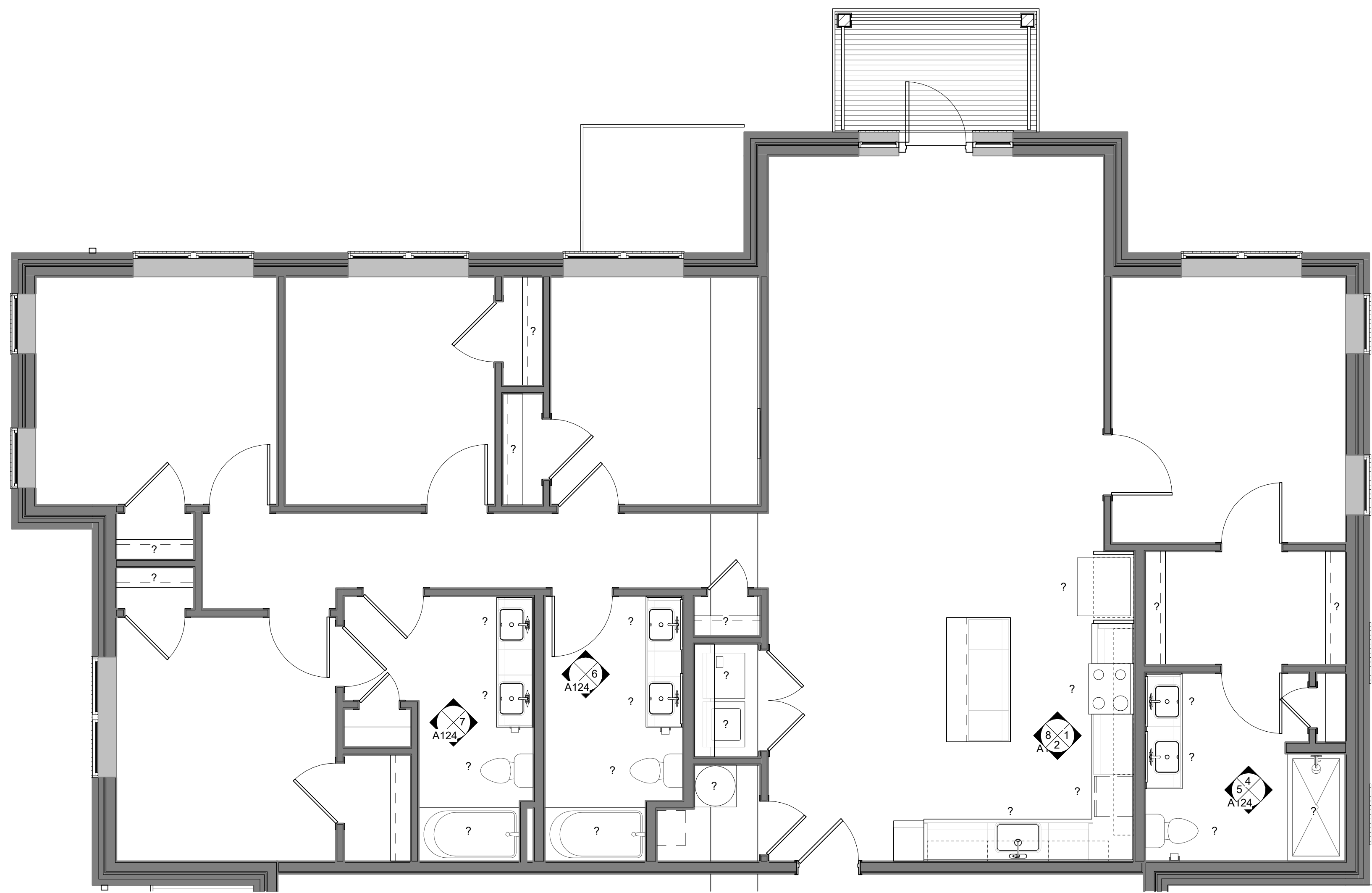
1/4" = 1'-0"

GC TO VERIFY THE REQUIRED FRAMING DIMENSIONS FOR SHOWERS



**2 E1a UNIT REFLECTED CEILING PLAN - TYPE A**

1/4" = 1'-0"



**3 E1a UNIT FINISH PLAN - TYPE A**

1/4" = 1'-0"

6/30/2023 5:27:27 PM



No: Date: Revision:

Client Contact: ANNA LIBBY  
(847) 562-9400



SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

**WESTERN HEIGHTS  
PHASE 1**

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208

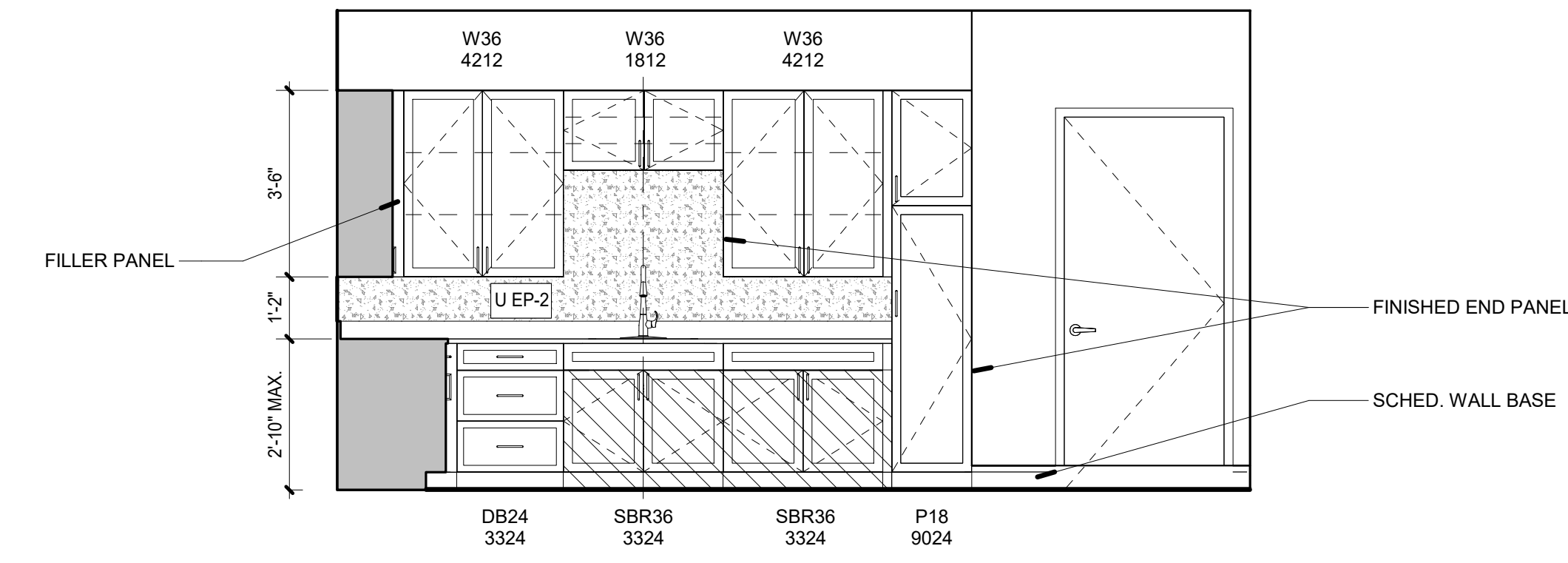
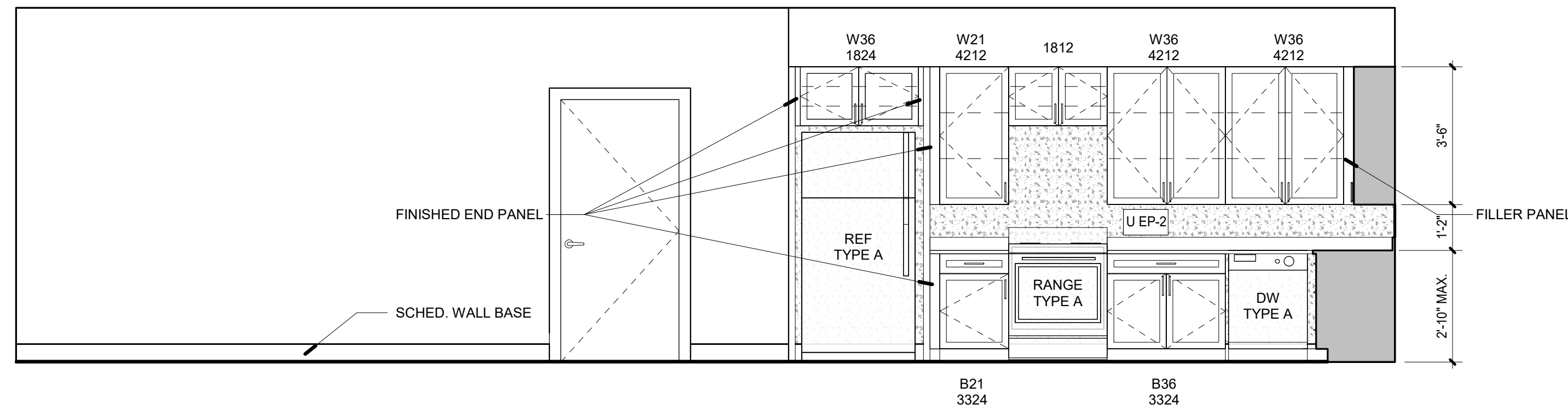
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Drawing:  
UNIT E1a - TYPE A -  
PLANS

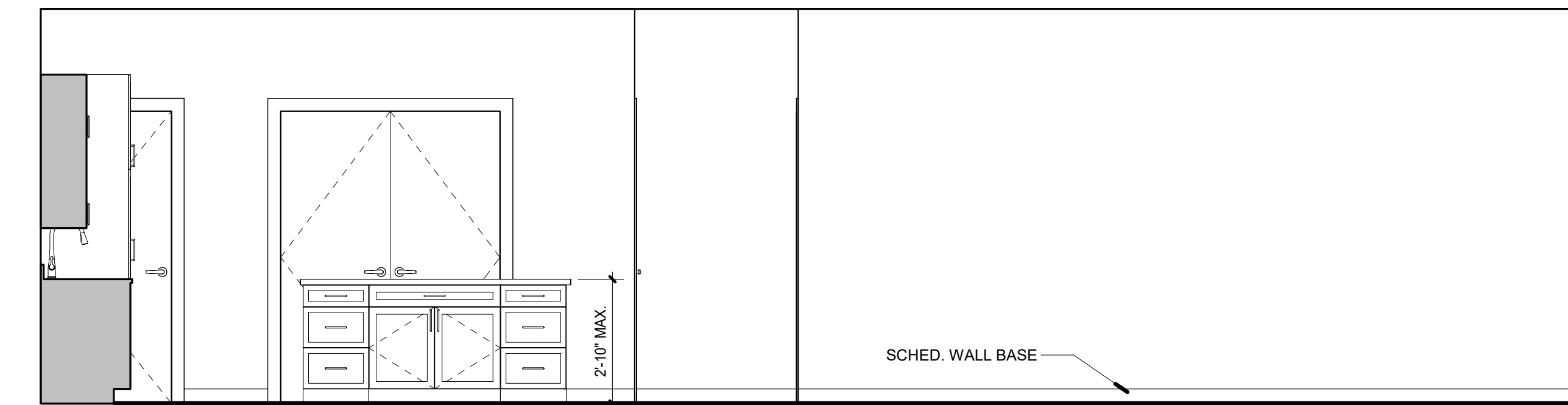
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**A123**

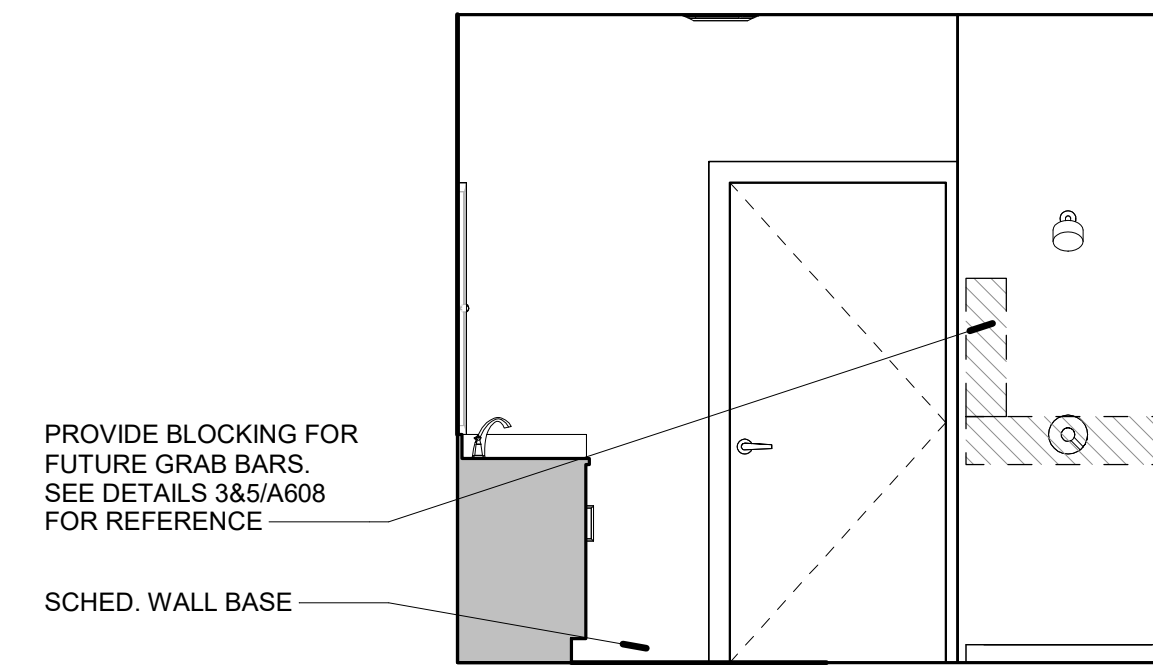


1 UNIT E1a KITCHEN ELEVATION  
3/8" = 1'-0"

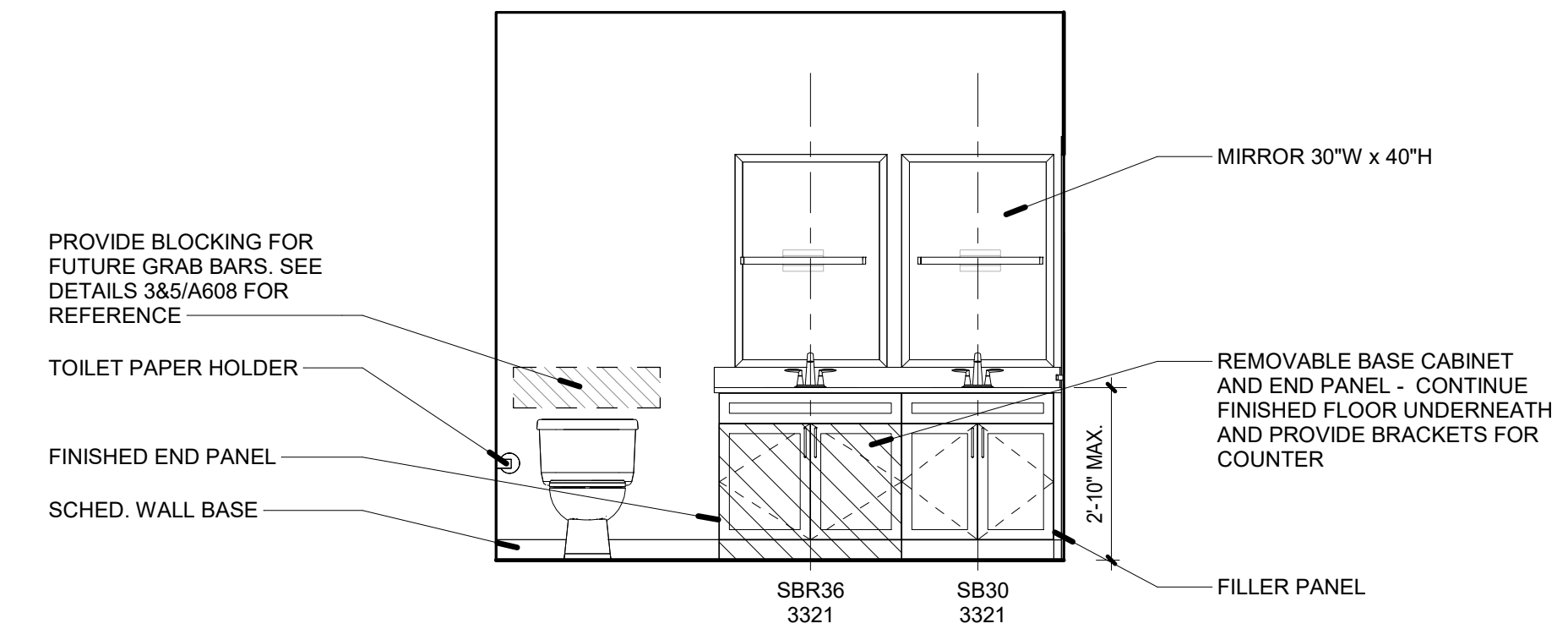
2 UNIT E1a KITCHEN ELEVATION  
3/8" = 1'-0"



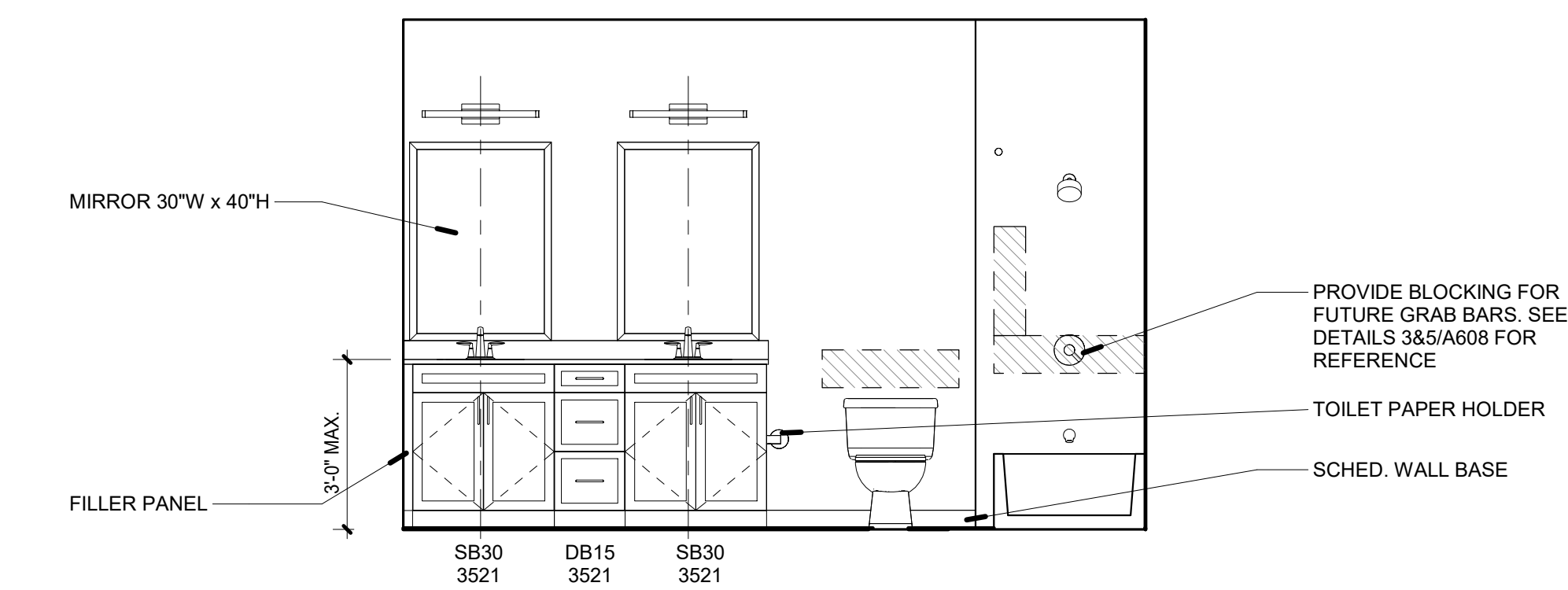
8 UNIT E1a KITCHEN ELEVATION  
3/8" = 1'-0"



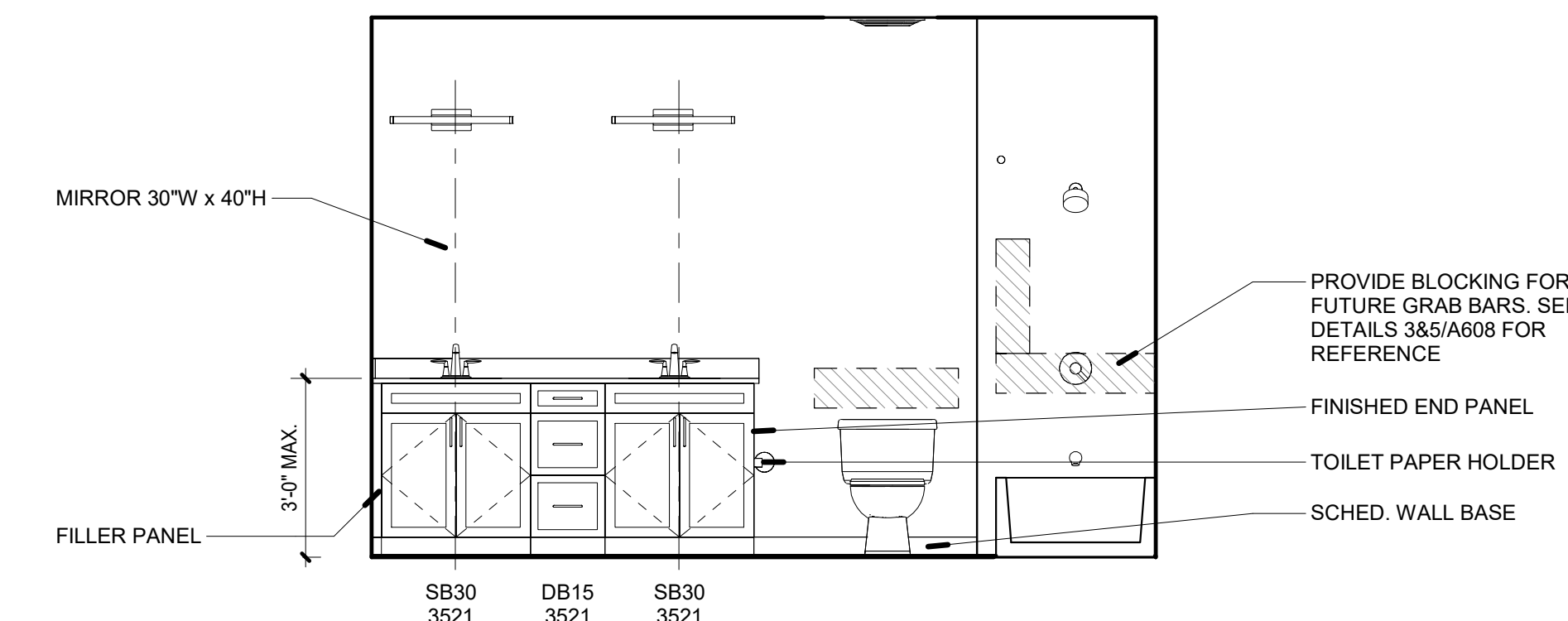
4 UNIT E1a BATH ELEVATION  
3/8" = 1'-0"



5 UNIT E1a BATH ELEVATION  
3/8" = 1'-0"



6 UNIT E1a BATH ELEVATION  
3/8" = 1'-0"



7 UNIT E1a BATH ELEVATION  
3/8" = 1'-0"

No: Date: Revision:

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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WESTERN HEIGHTS  
PHASE 1

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

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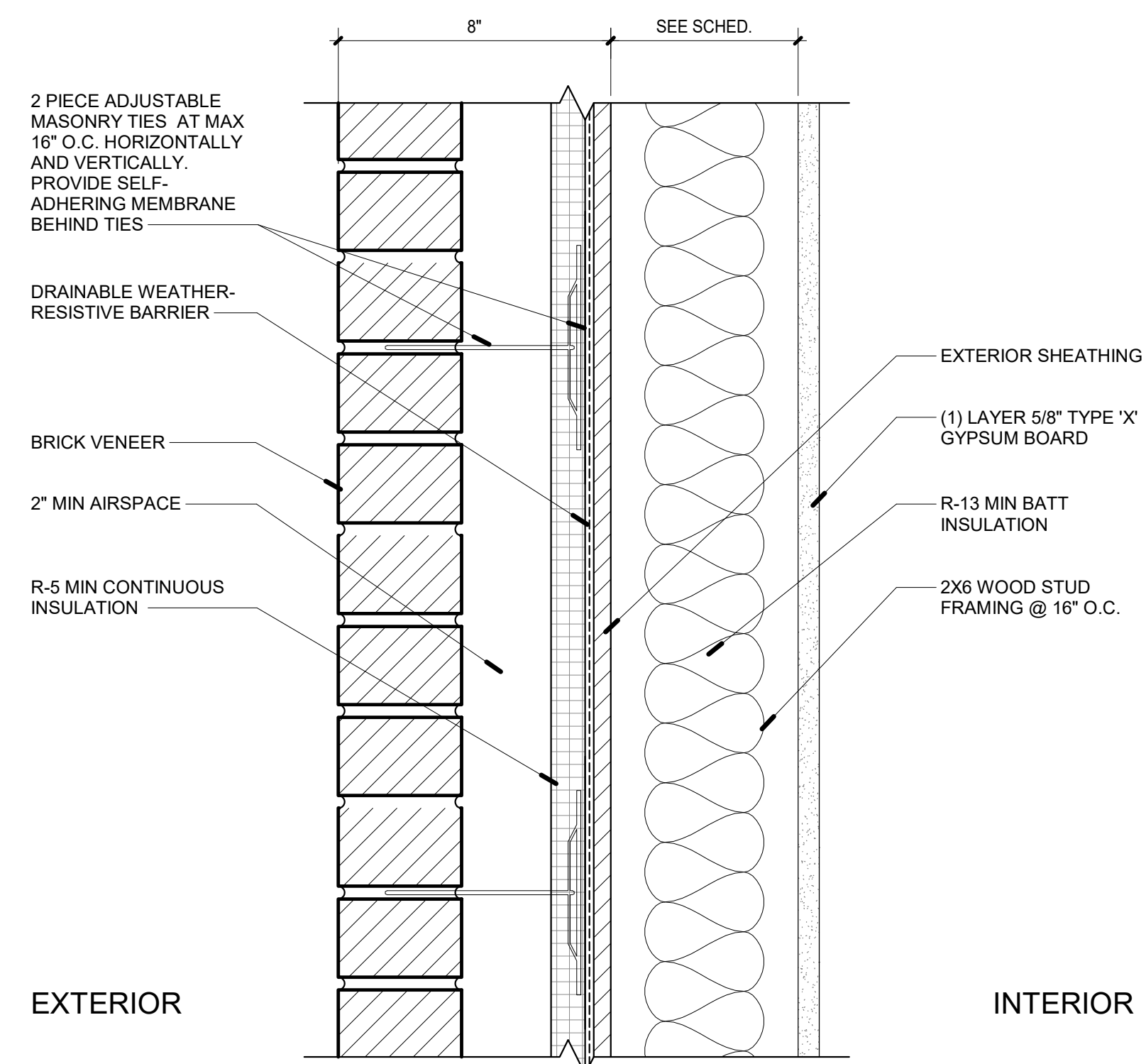
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Drawing:  
UNIT E1a - TYPE A -  
ELEVATIONS

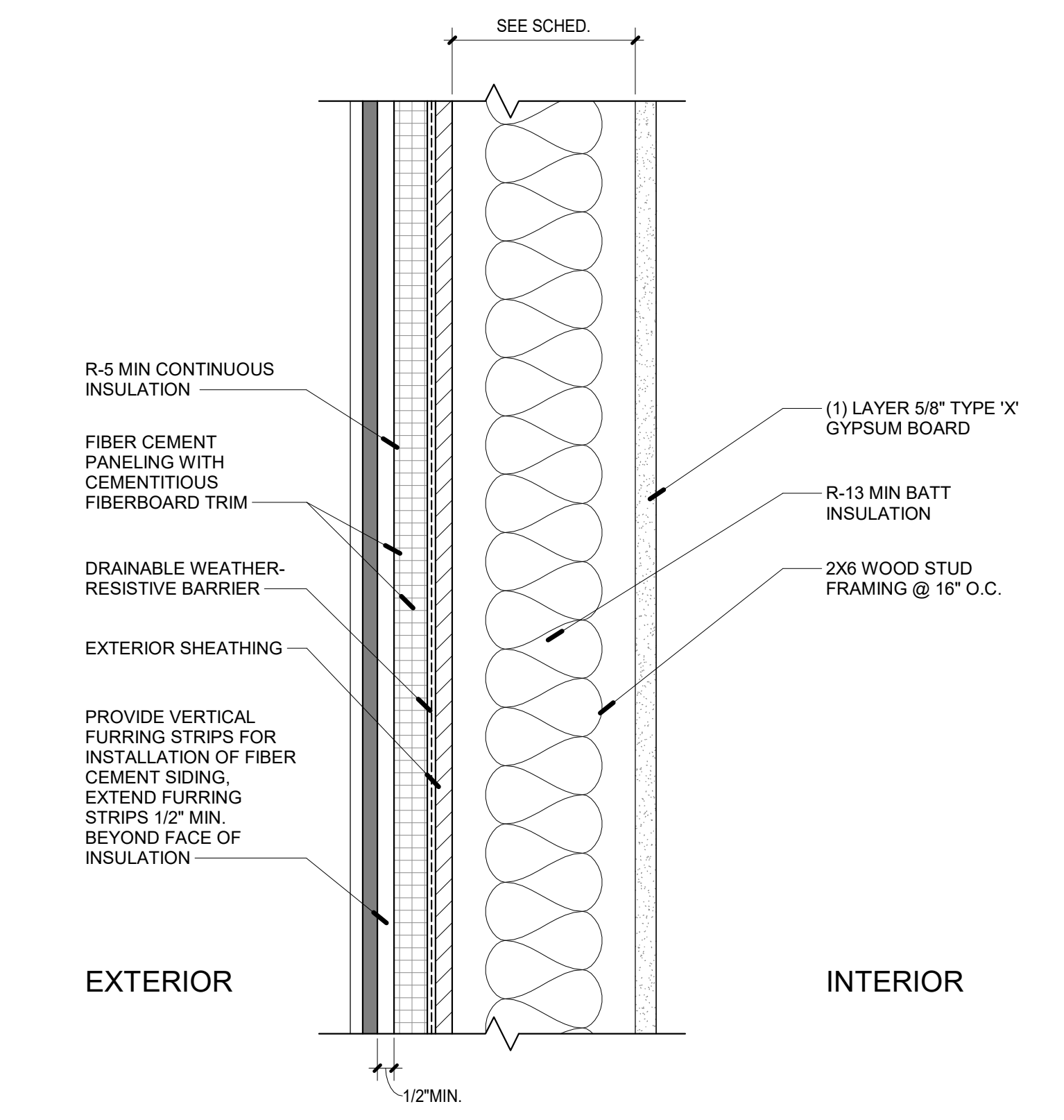
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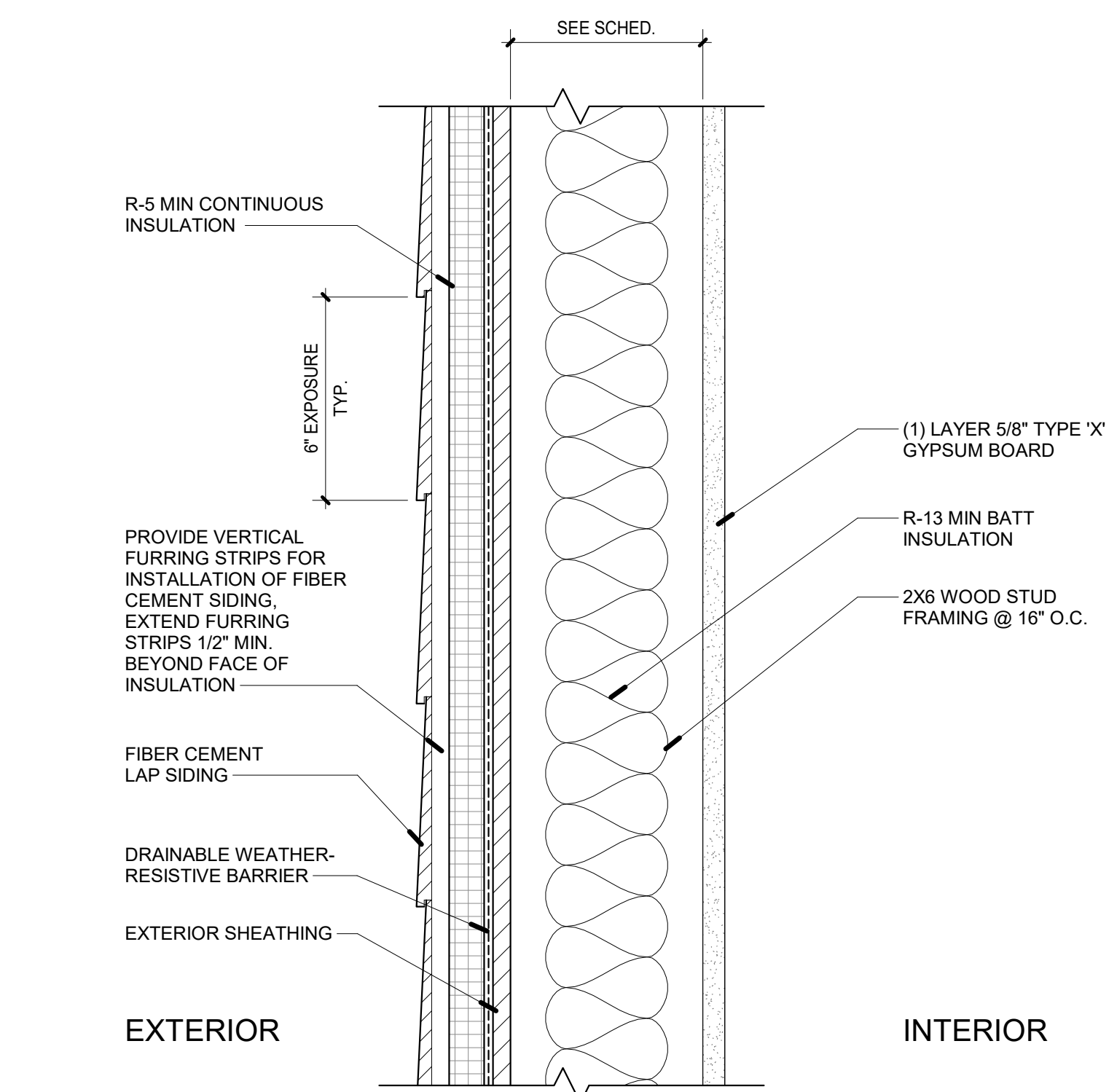




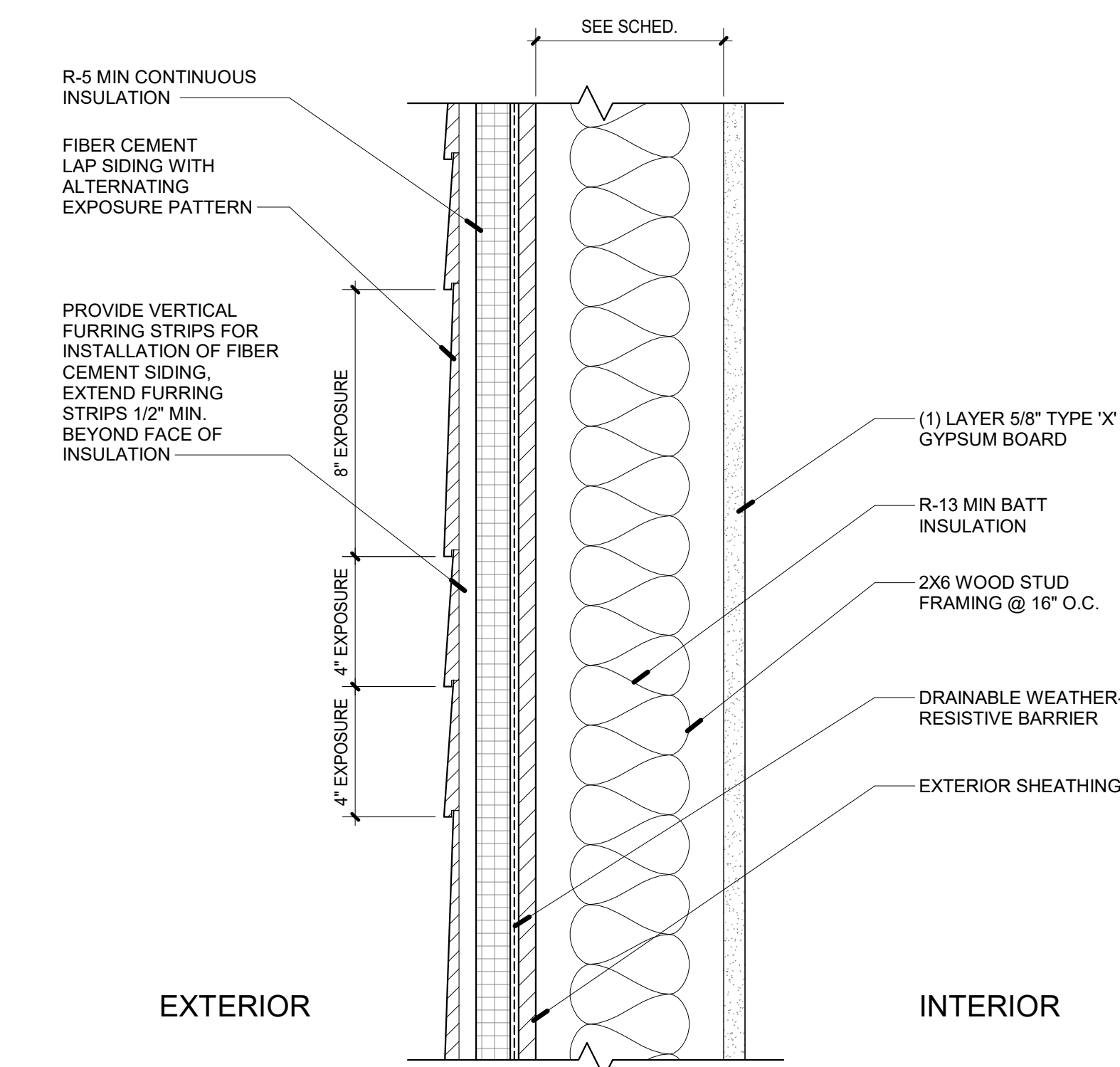
**1A WALL TYPE 1A**  
3" = 1'-0"



**1B WALL TYPE 1B**  
3" = 1'-0"

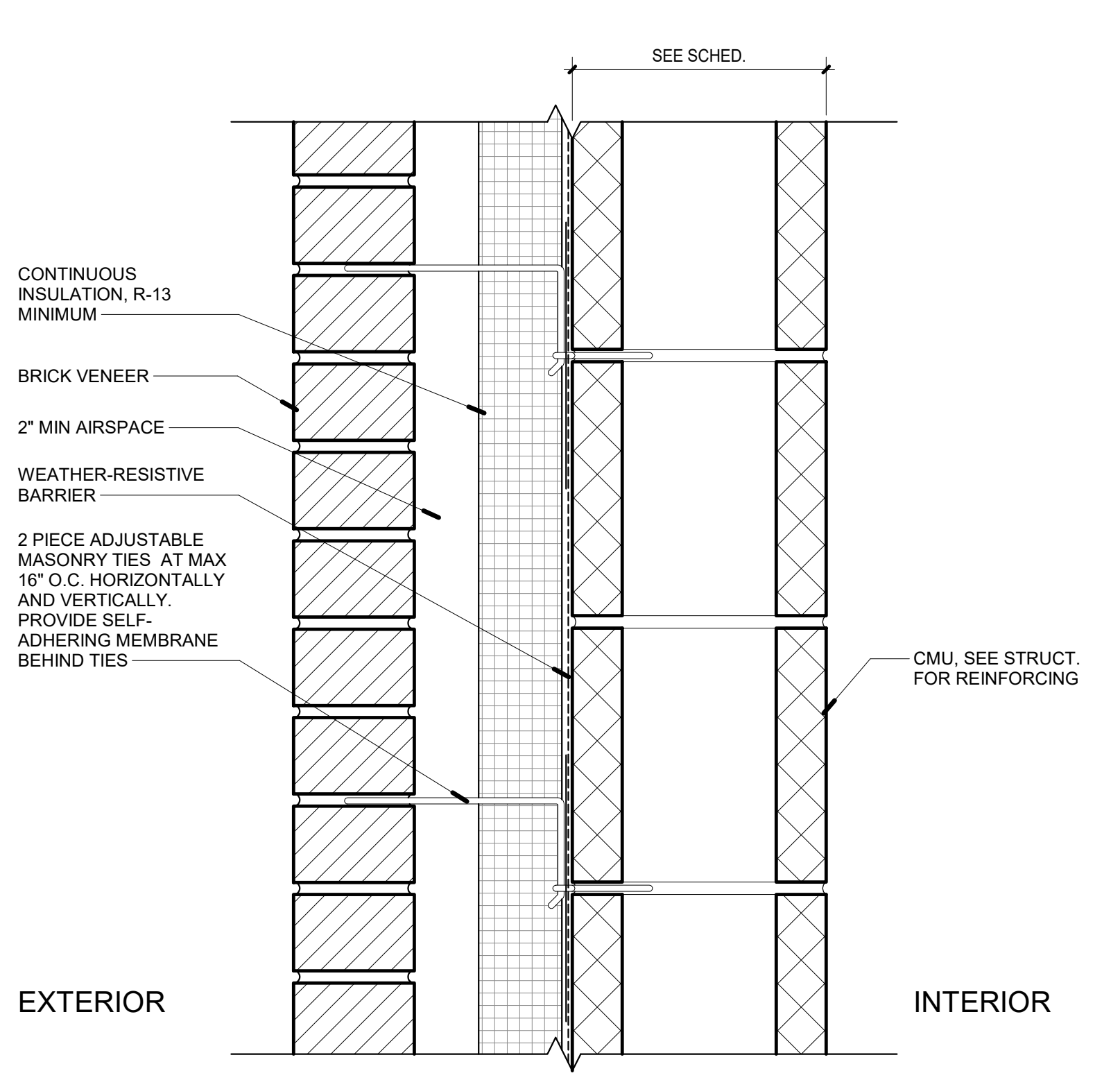


**1C WALL TYPE 1C**  
3" = 1'-0"

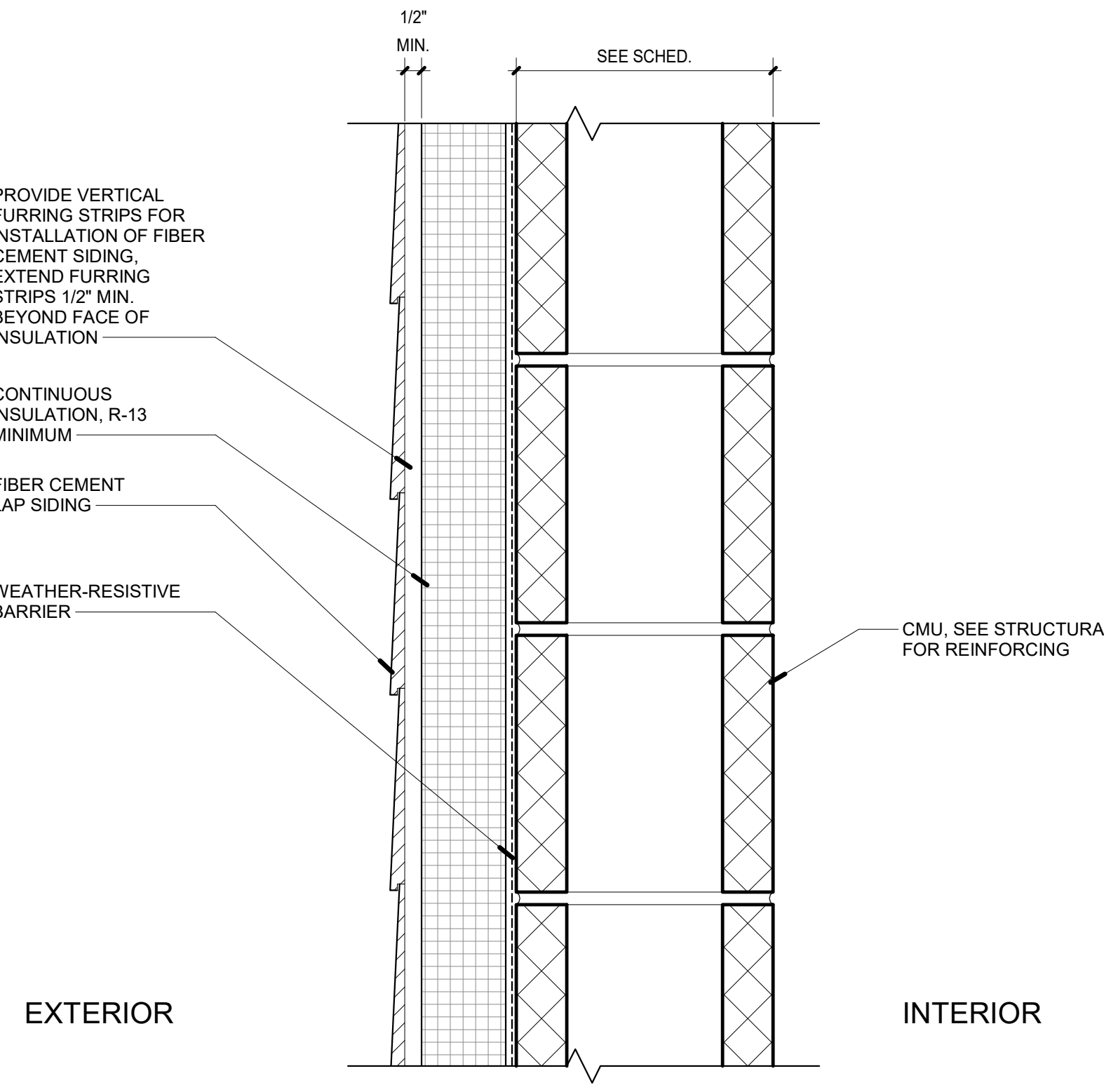


**1D WALL TYPE 1D**  
3" = 1'-0"

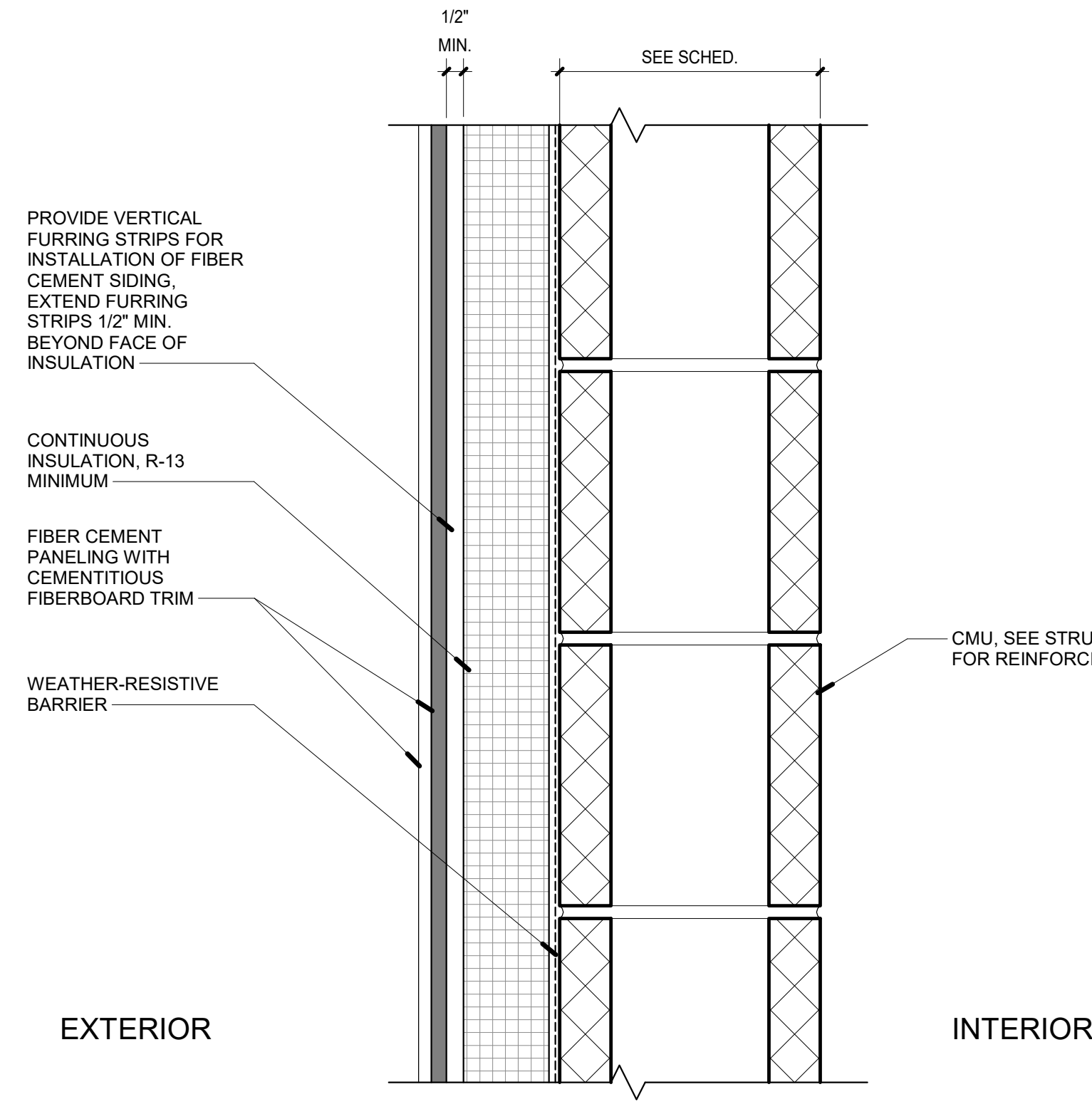
WALL TYPE 1						
NUMBER	STRUCT. WIDTH	INSULATION	FIRE RATING	UL ASSEMBLY	STC RATING	REMARKS
1A	2x6	R-13+R-5ci	N/A	N/A	N/A	WOOD STUD WALL WITH BRICK VENEER
1B	2x6	R-13+R-5ci	N/A	N/A	N/A	WOOD STUD WALL WITH FIBER CEMENT PANELING
1C	2x6	R-13+R-5ci	N/A	N/A	N/A	WOOD STUD WALL WITH LAP SIDING
1D	2x6	R-13+R-5ci	N/A	N/A	N/A	WOOD STUD WALL WITH LAP SIDING



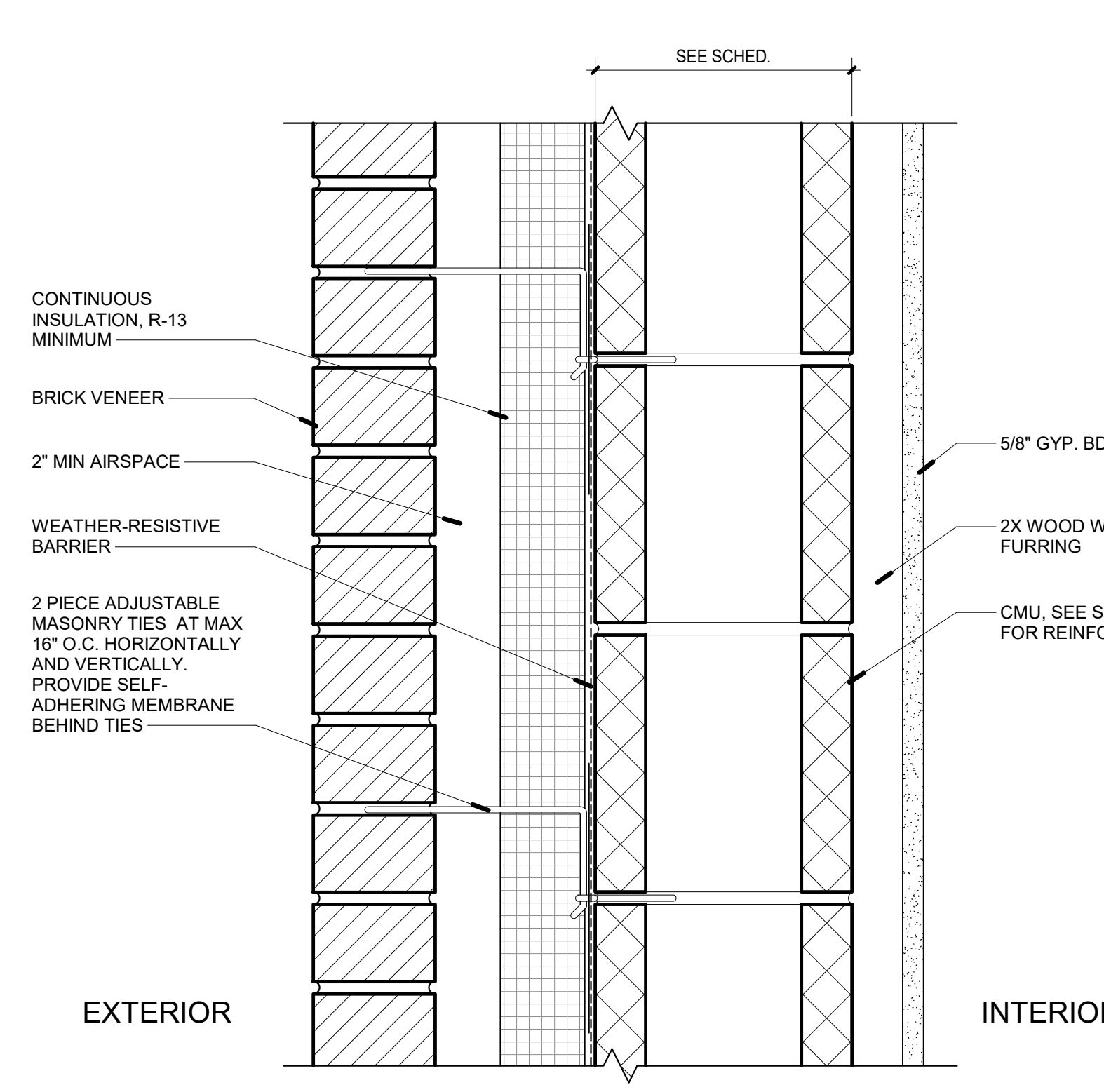
**2A WALL TYPE 2A**  
3" = 1'-0"



**2B WALL TYPE 2B**  
3" = 1'-0"



**2C WALL TYPE 2C**  
3" = 1'-0"



**2D WALL TYPE 2D**  
3" = 1'-0"

WALL TYPE 2						
NUMBER	STRUCT. WIDTH	INSULATION	FIRE RATING	UL ASSEMBLY	STC RATING	REMARKS
2A	7 5/8"	R-13 MIN.	N/A	N/A	N/A	CMU WALL WITH BRICK VENEER
2B	7 5/8"	R-13 MIN.	N/A	N/A	N/A	CMU WALL WITH FIBER CEMENT SIDING
2C	7 5/8"	R-13 MIN.	N/A	N/A	N/A	CMU WALL WITH FIBER CEMENT SIDING
2D	7 5/8"	R-13 MIN.	N/A	N/A	N/A	CMU WALL WITH BRICK VENEER & INTERIOR FURRING

WALL TYPE NOTES	
1.	INSTALL SOUND REDUCTION MAT OVER GYPSUM CEMENT FLOOR LEVELER, IN AREAS NOTED TO RECEIVE HARD SURFACE FLOORING ONLY.
2.	ALL WOOD FRAMING IN DIRECT CONTACT WITH CONCRETE OR CONCRETE MASONRY TO BE PRESSURE PRESERVATIVE TREATED, TYP.
3.	REFER TO STRUCTURAL FOR FRAMING SPACING AND ADDITIONAL INFORMATION FOR BEARING AND SHEAR WALLS

Client Contact: Anna Libby  
(847) 562-9400

SGS Contact: Hunter Gee  
SGS Project Number: 23002.00

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**WESTERN HEIGHTS  
PHASE 1**  
1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

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Drawing:  
WALL TYPES

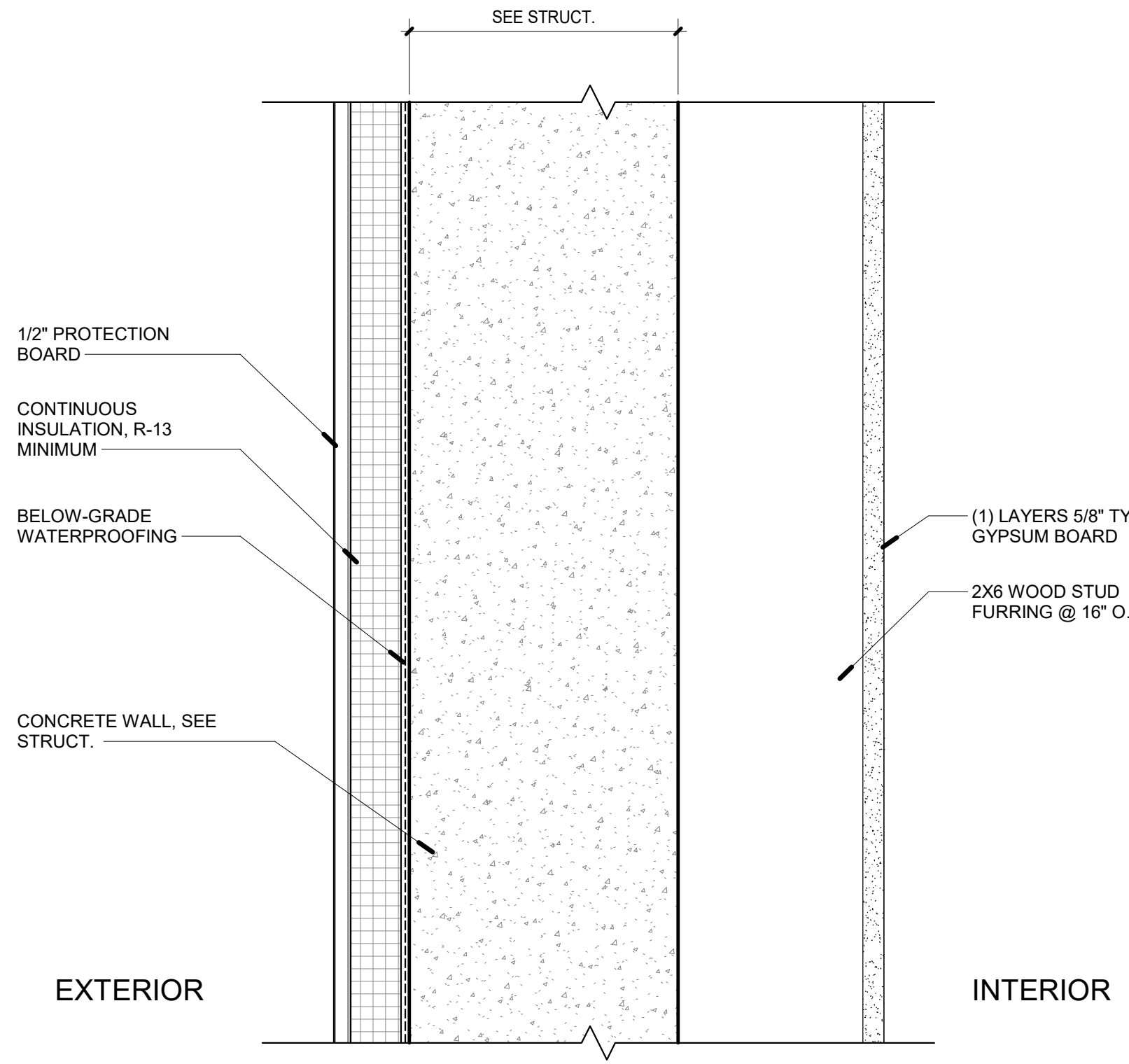
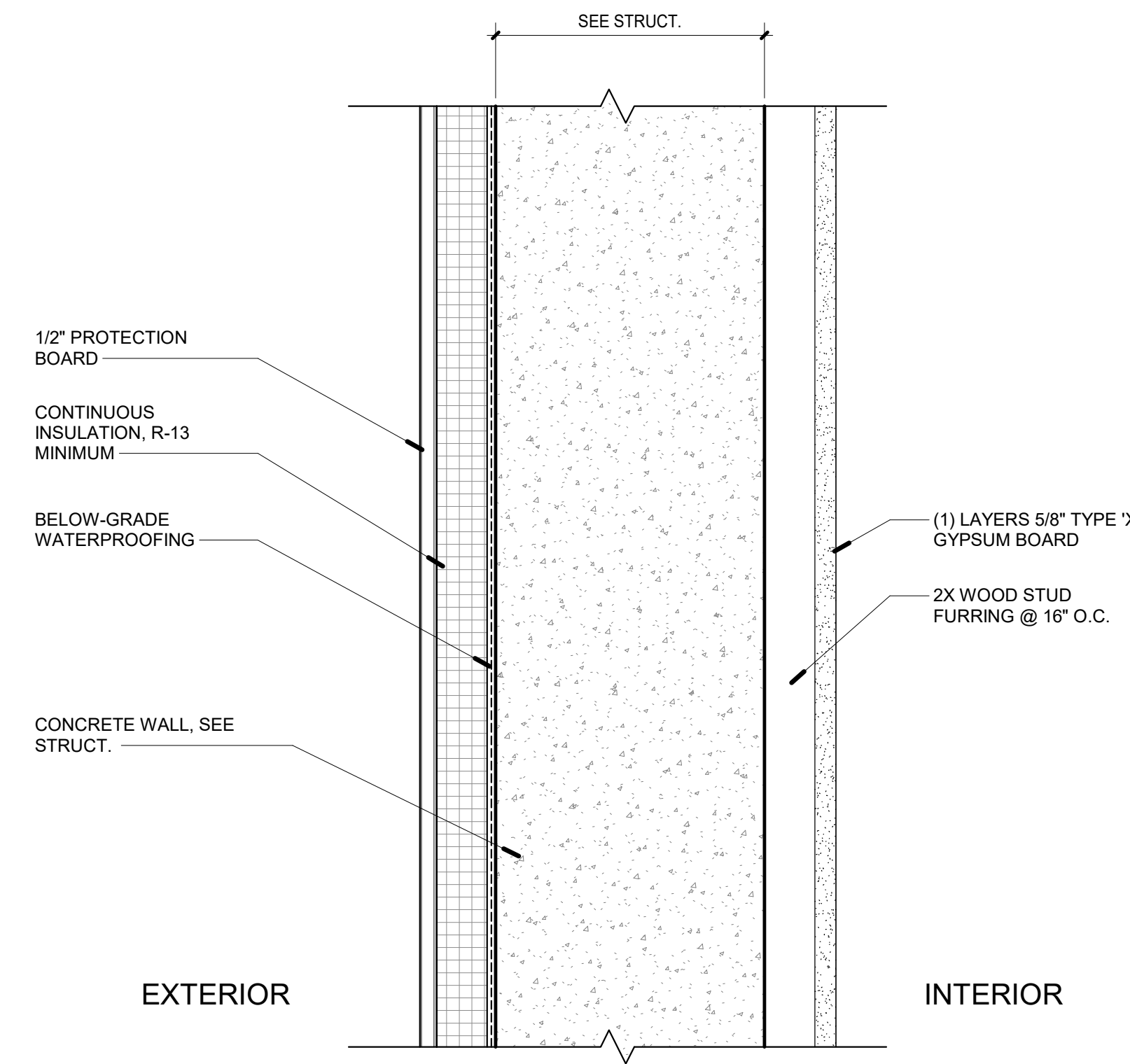
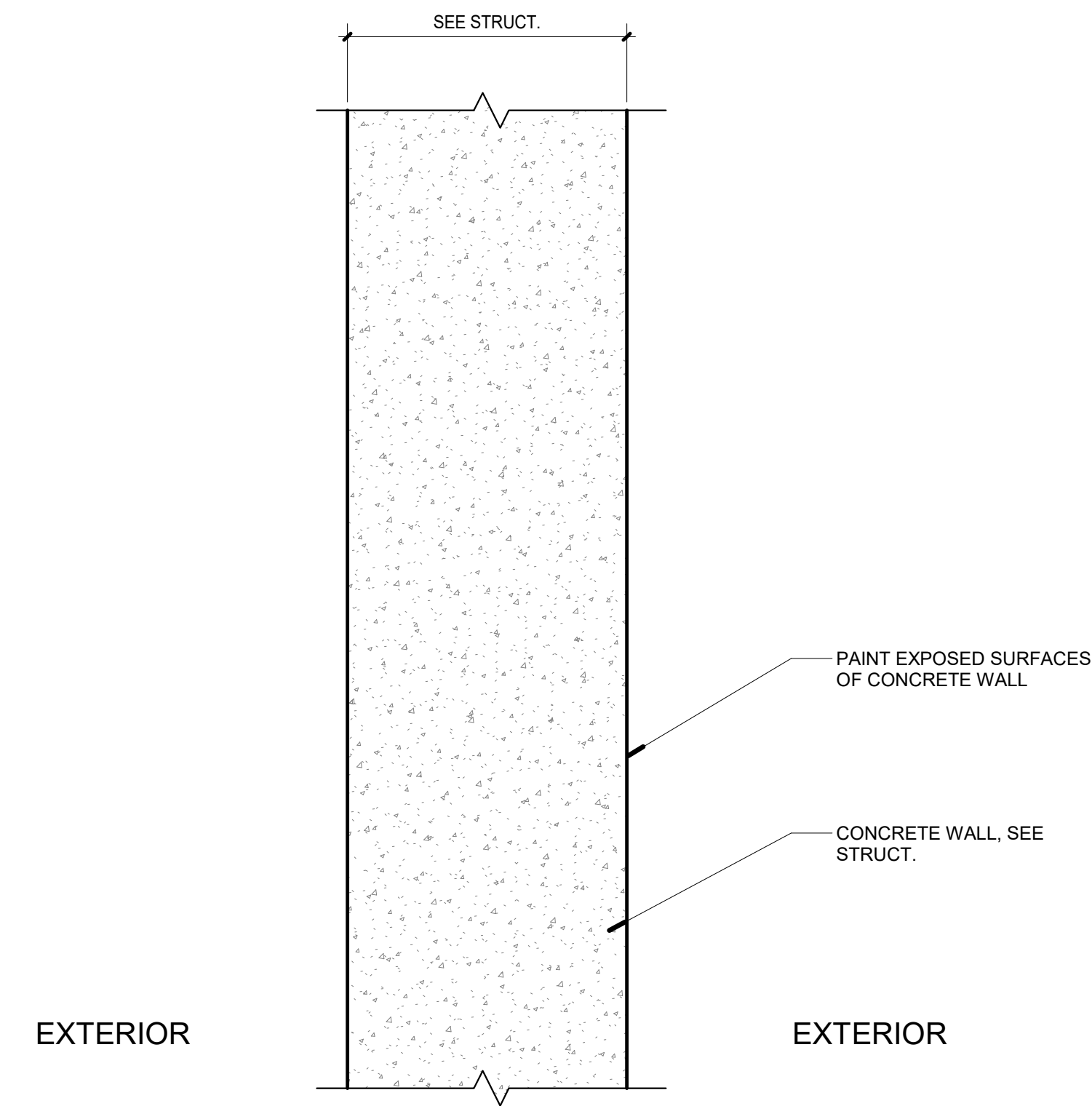
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WALL TYPE NOTES	
1.	INSTALL SOUND REDUCTION MAT OVER GYPSUM CEMENT FLOOR LEVELER, IN AREAS NOTED TO RECEIVE HARD SURFACE FLOORING ONLY.
2.	ALL WOOD FRAMING IN DIRECT CONTACT WITH CONCRETE OR CONCRETE MASONRY TO BE PRESSURE PRESERVATIVE TREATED, TYP.
3.	REFER TO STRUCTURAL FOR FRAMING SPACING AND ADDITIONAL INFORMATION FOR BEARING AND SHEAR WALLS.

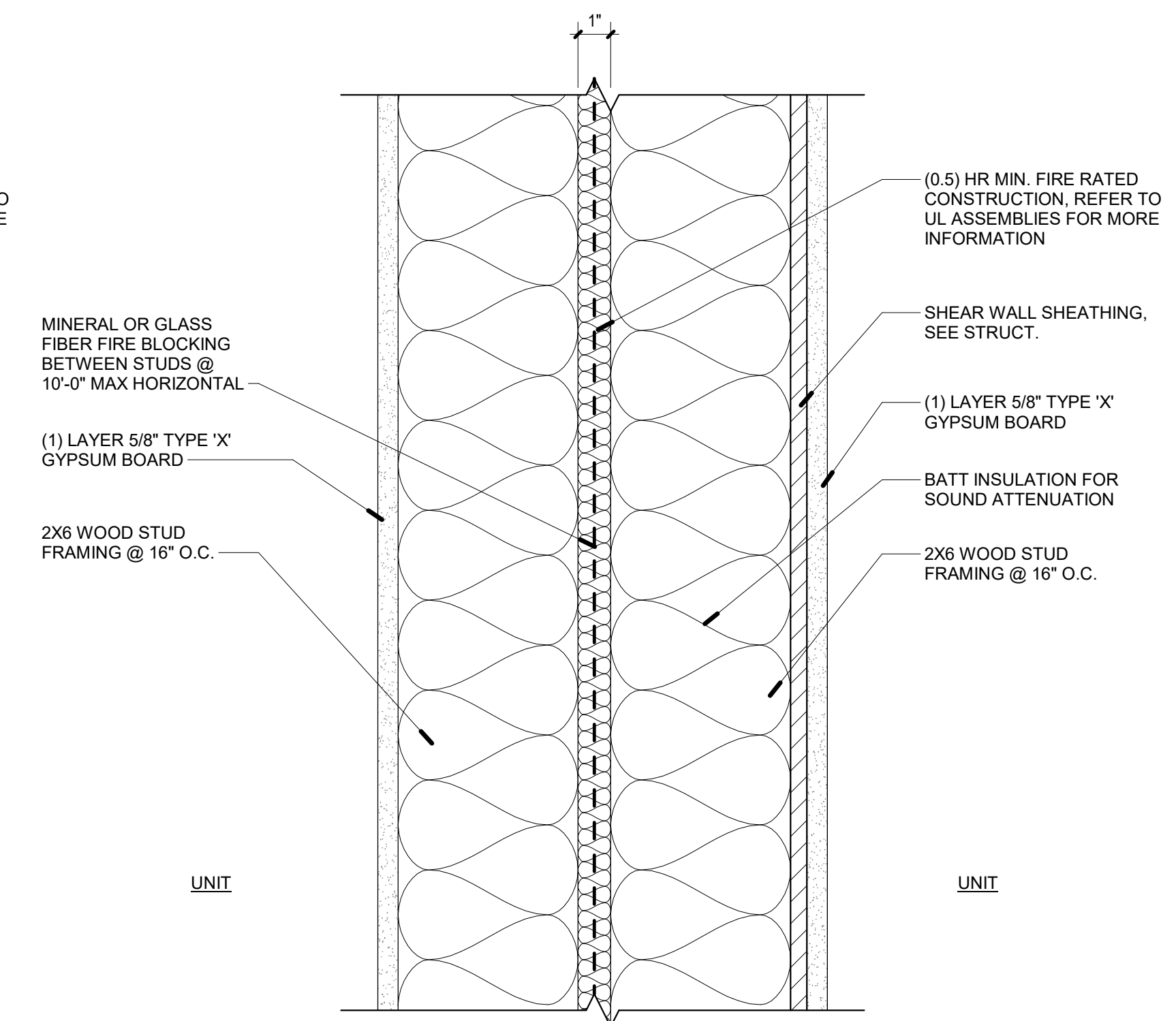
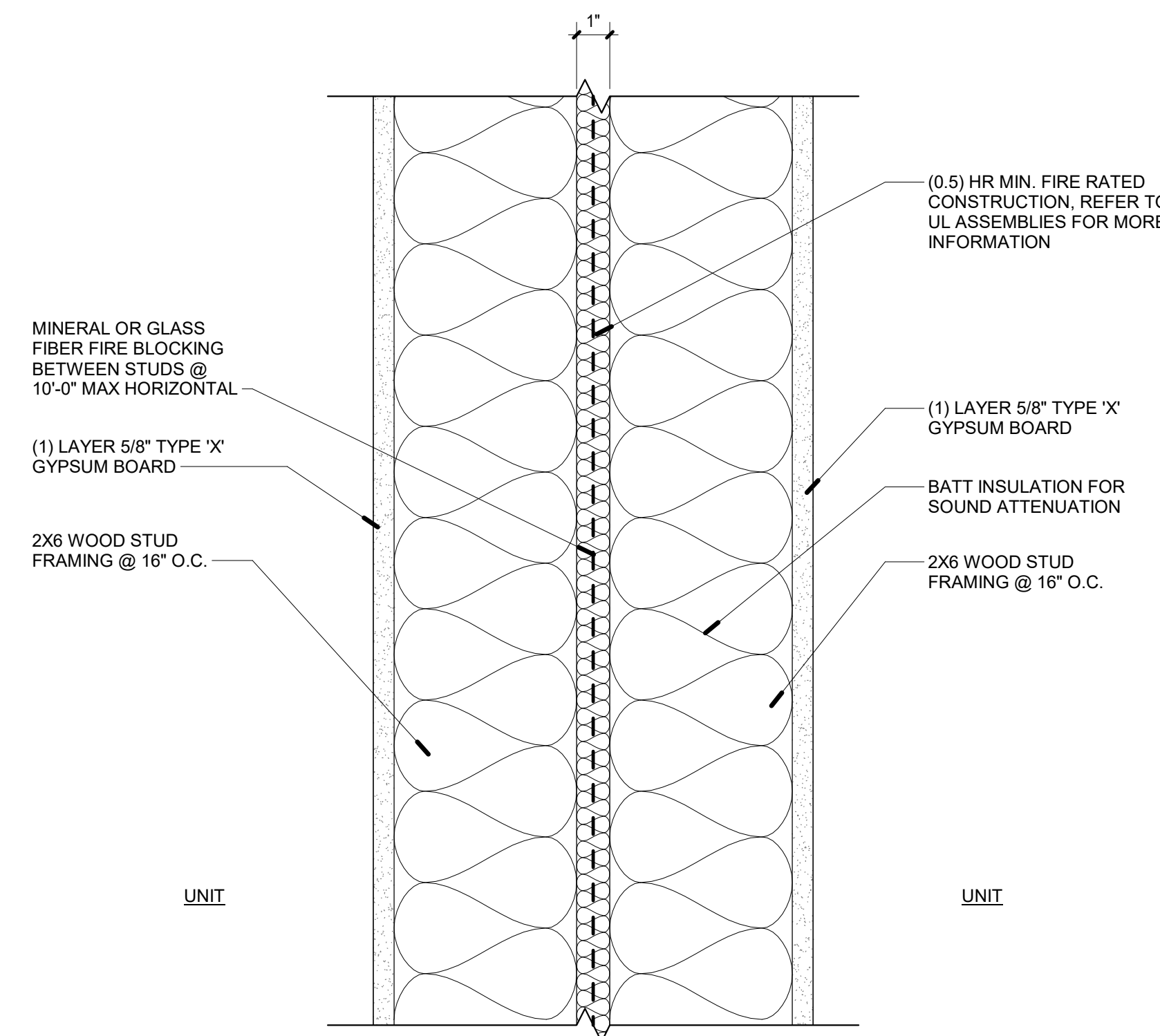
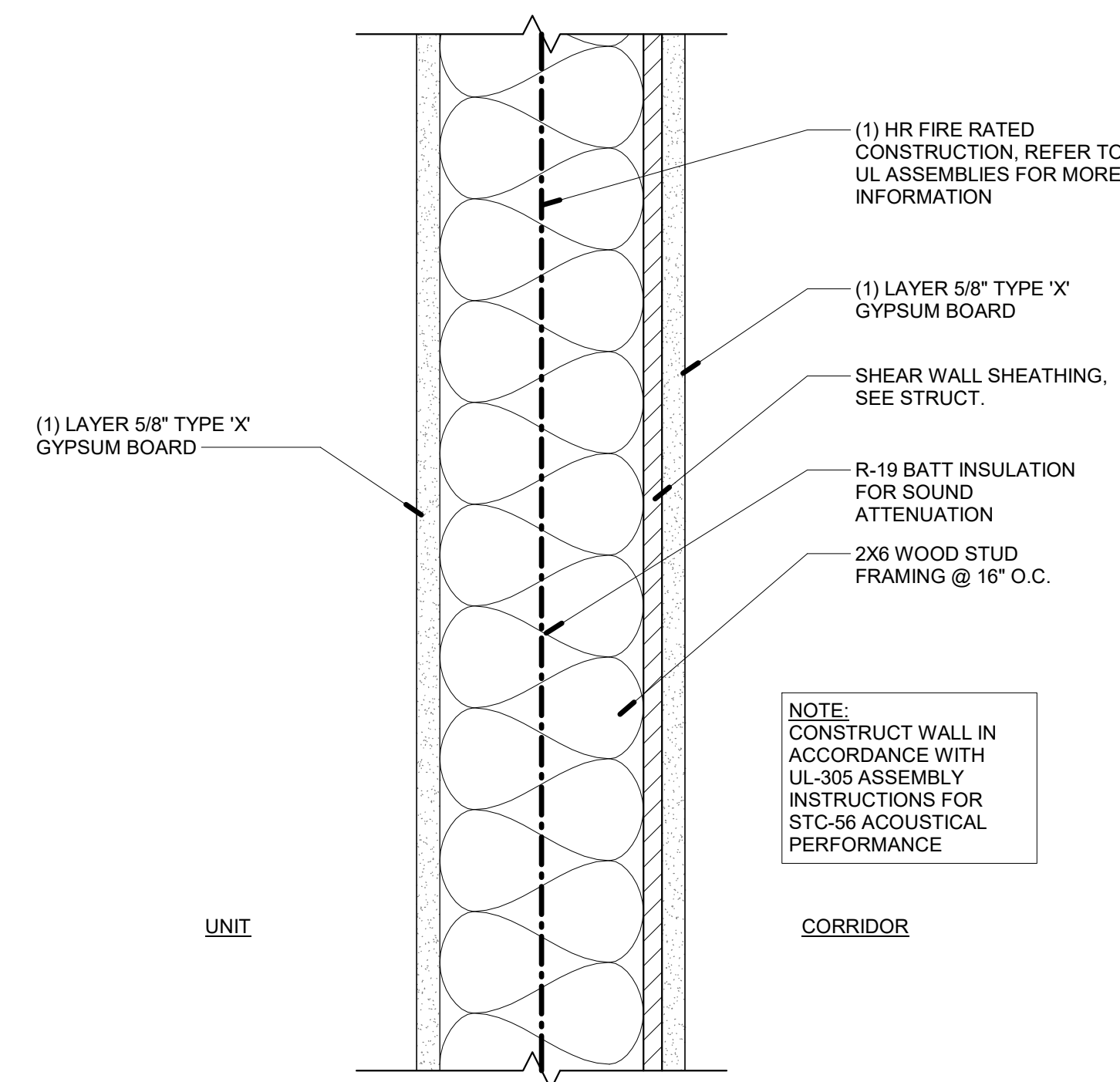
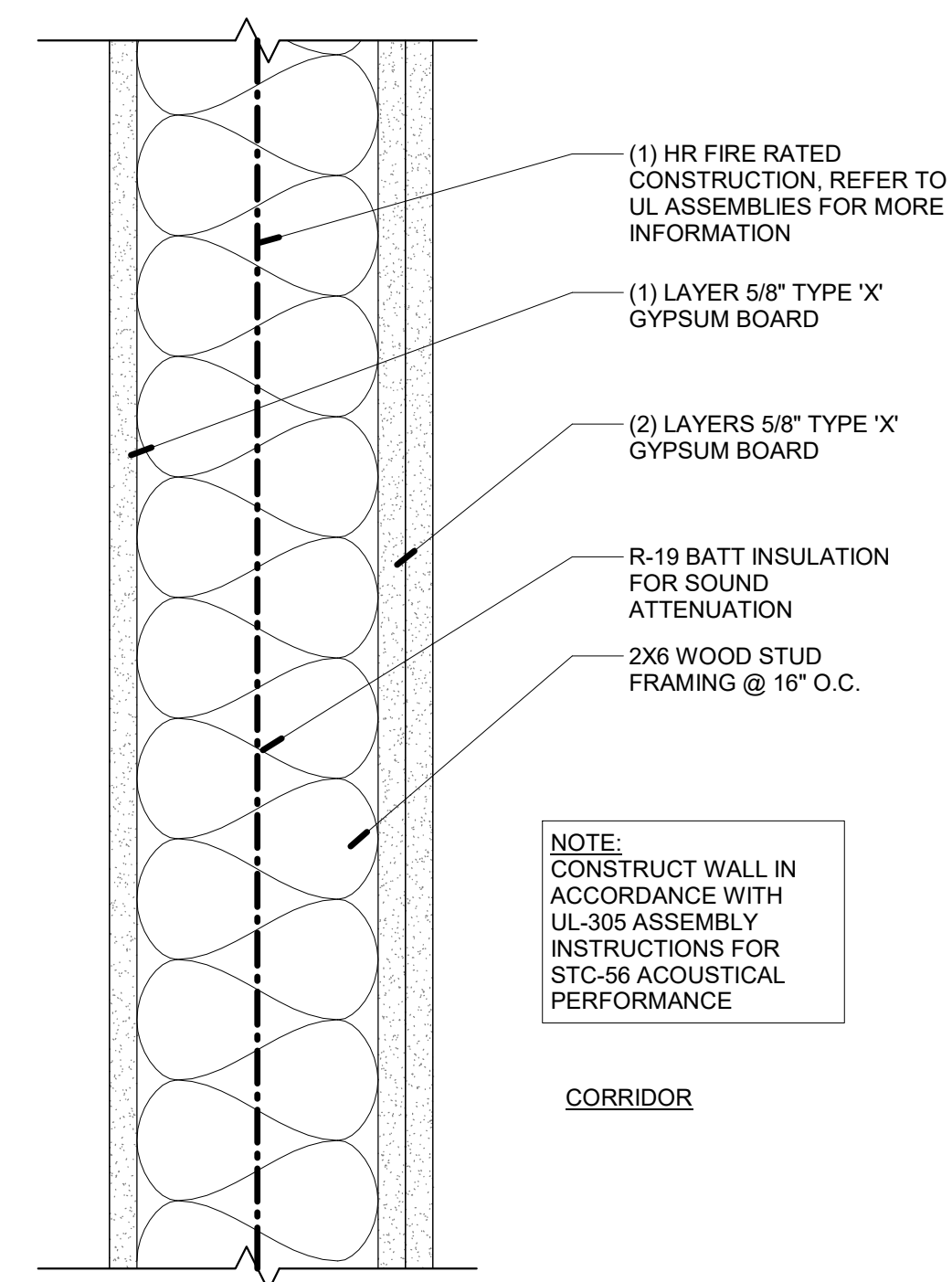


**3A WALL TYPE 3A**  
3" = 1'-0"

**3B WALL TYPE 3B**  
3" = 1'-0"

**3C WALL TYPE 3C**  
3" = 1'-0"

WALL TYPE 3						
NUMBER	STRUCT. WIDTH	INSULATION	FIRE RATING	UL ASSEMBLY	STC RATING	REMARKS
3A	SEE STRUCT.	NONE	N/A	N/A	N/A	CONCRETE SITE WALL
3B	SEE STRUCT.	R-13 MIN.	N/A	N/A	N/A	CONCRETE RETAINING WALL WITH 2X FURRING
3C	SEE STRUCT.	R-13 MIN.	N/A	N/A	N/A	CONCRETE RETAINING WALL WITH 2X8 FURRING



**4A WALL TYPE 4A**  
3" = 1'-0"

**4B WALL TYPE 4B - SHEAR**  
3" = 1'-0"

**5A WALL TYPE 5A**  
3" = 1'-0"

**5B WALL TYPE 5B - SHEAR**  
3" = 1'-0"

WALL TYPE 4						
NUMBER	STRUCT. WIDTH	INSULATION	FIRE RATING	UL ASSEMBLY	STC RATING	REMARKS
4A	2x6	ACOUSTICAL	1 HR	U305	56	CORRIDOR WALL
4B	2x6	ACOUSTICAL	1 HR	U305	56	CORRIDOR WALL

WALL TYPE 5						
NUMBER	STRUCT. WIDTH	INSULATION	FIRE RATING	UL ASSEMBLY	STC RATING	REMARKS
5A	(2) 2x6	ACOUSTICAL	5 HR	U341	57	UNIT DEMISING WALL
5B	(2) 2x6	ACOUSTICAL	5 HR	U341	57	UNIT DEMISING WALL

Client Contact: Anna Libby (847) 562-9400

SGS Contact: Hunter Gee  
SGS Project Number: 23002.00

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Nashville, TN 37208



**WESTERN HEIGHTS  
PHASE 1**

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

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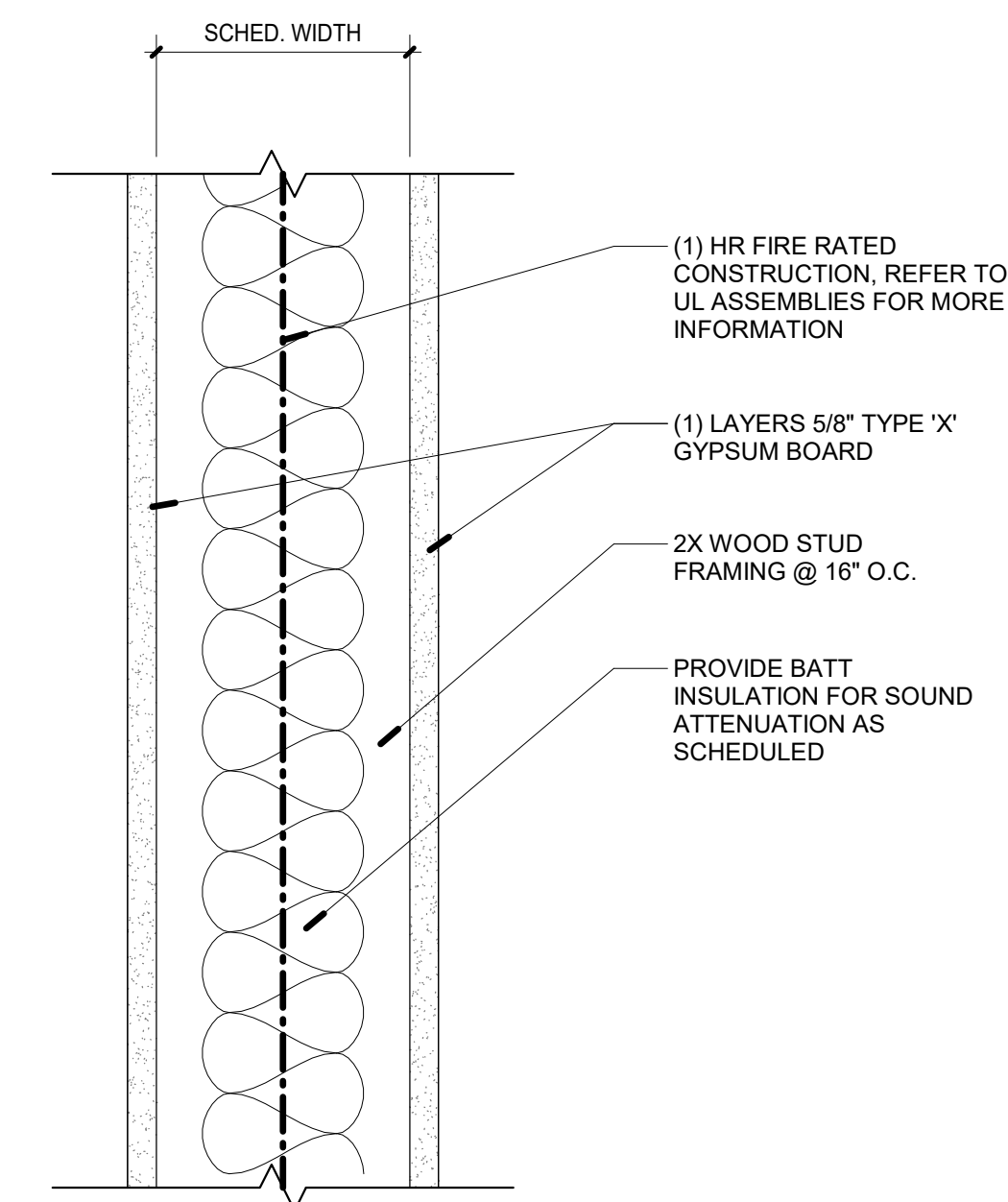
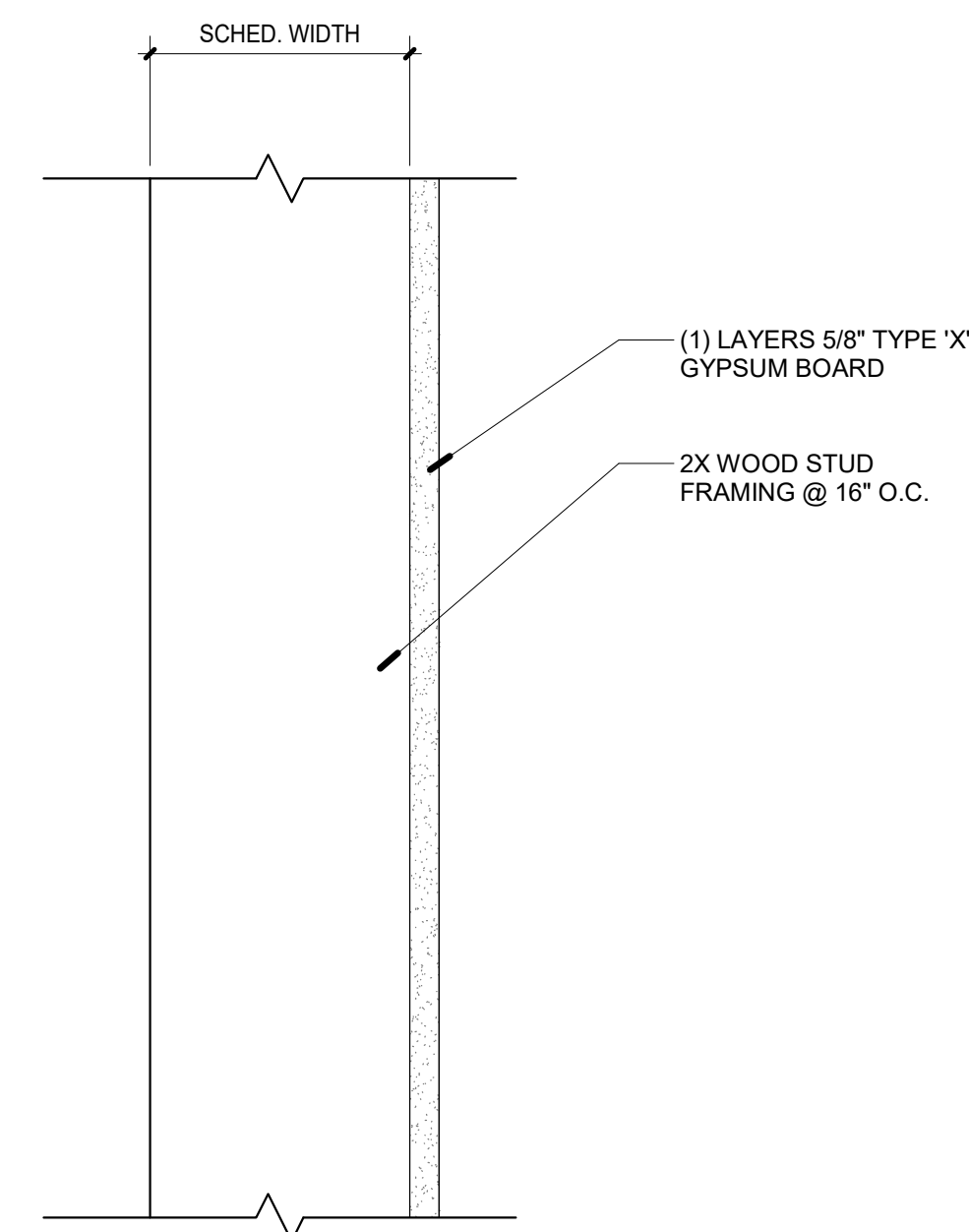
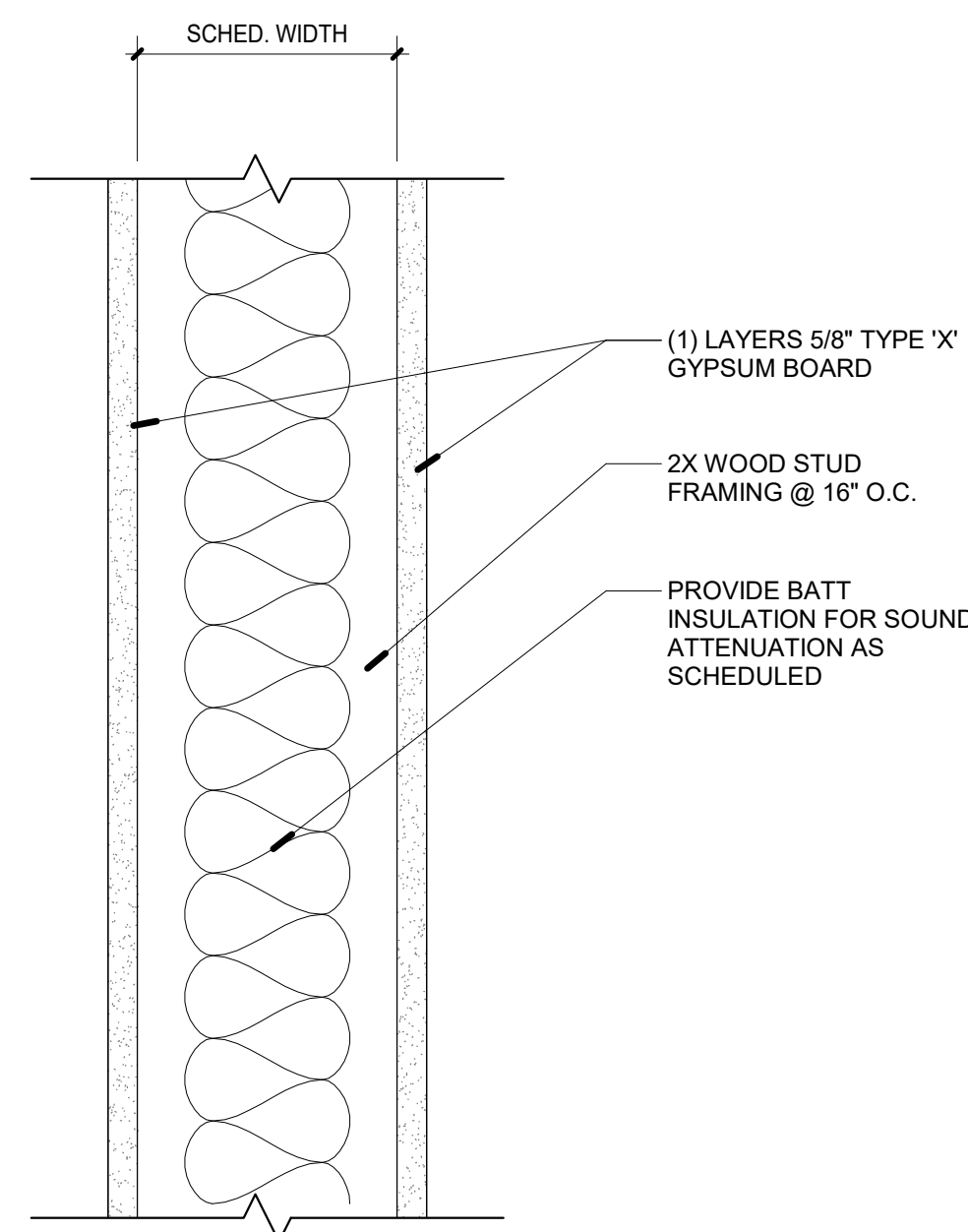
Drawing:  
WALL TYPES

06/30/2023

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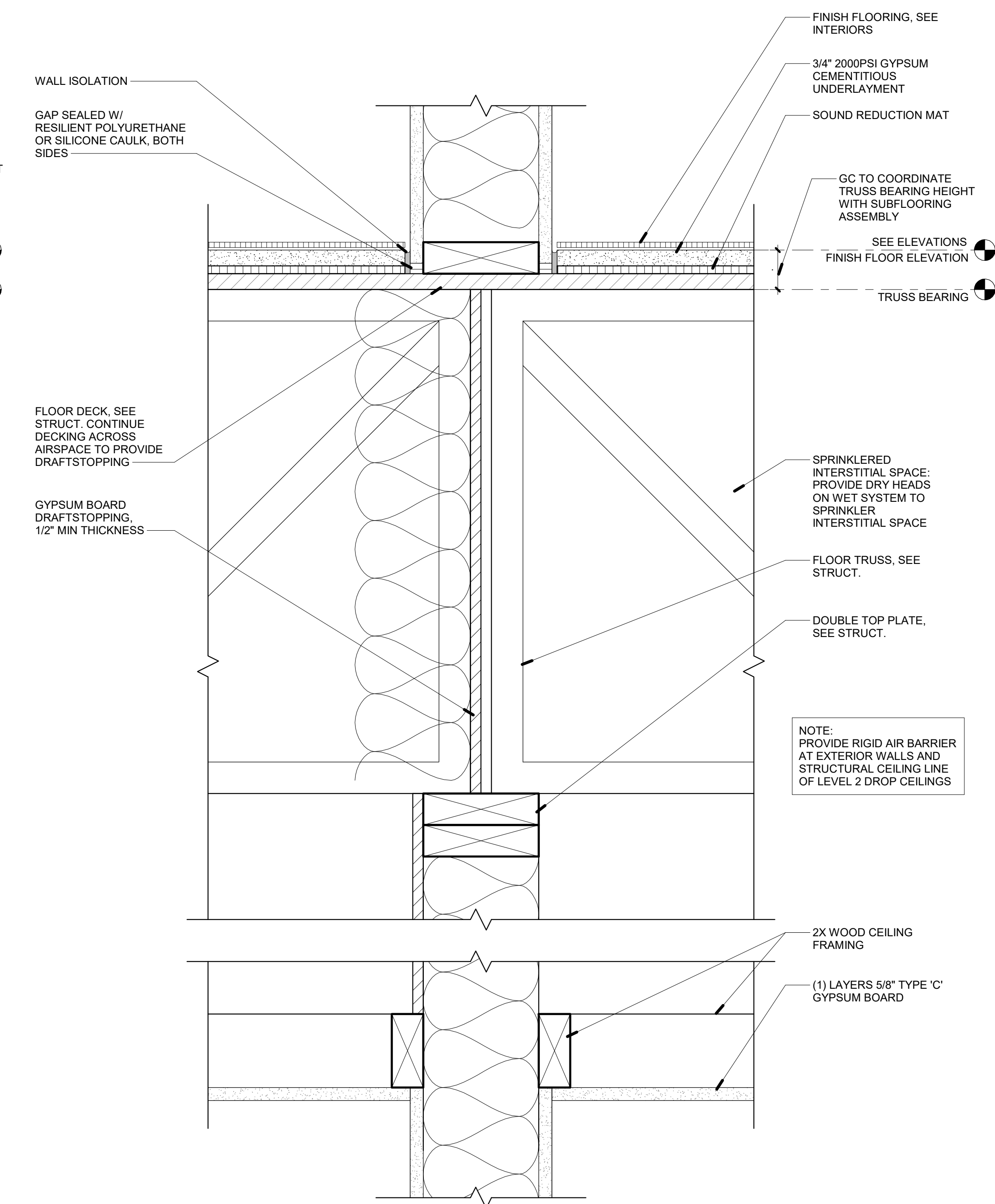
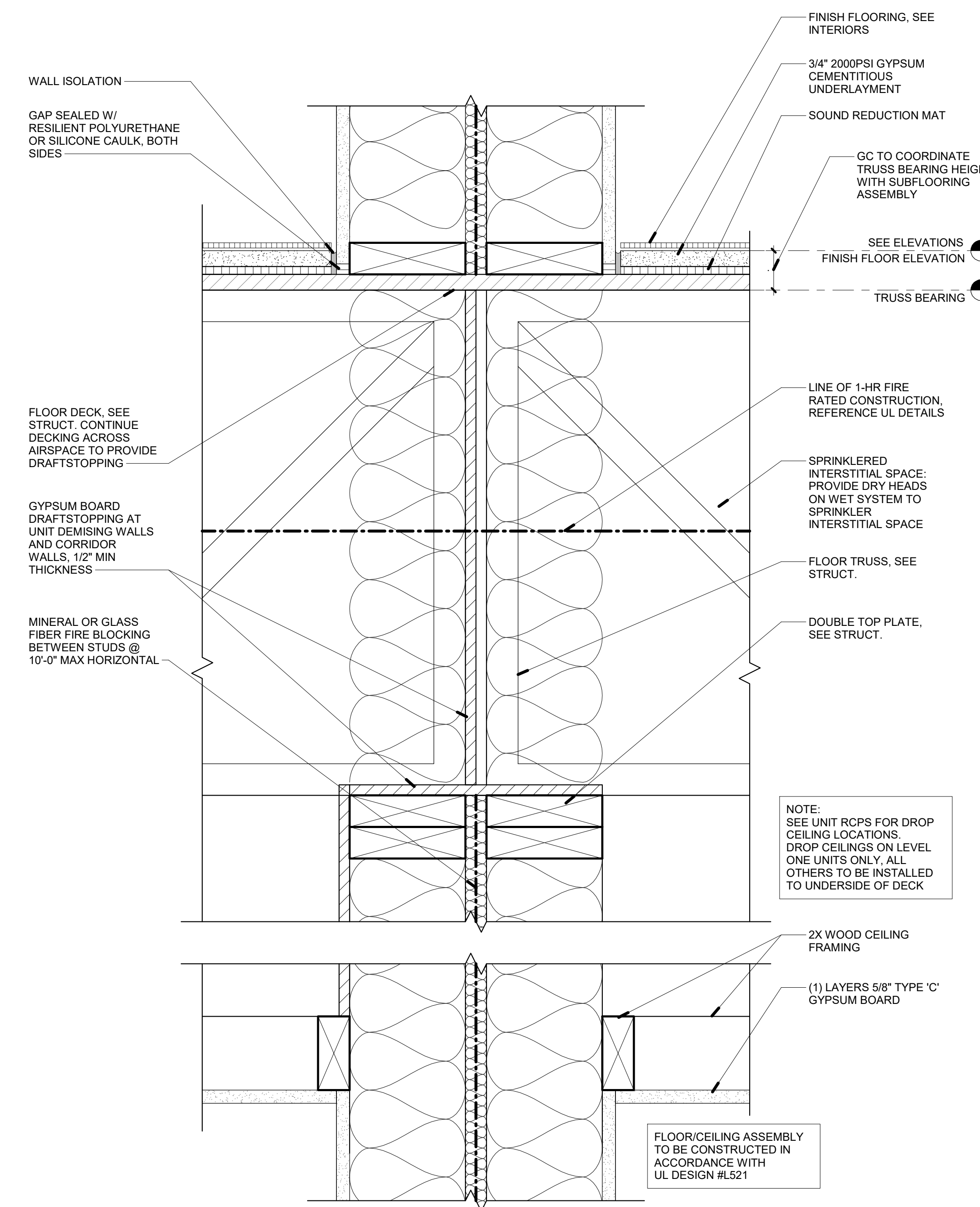
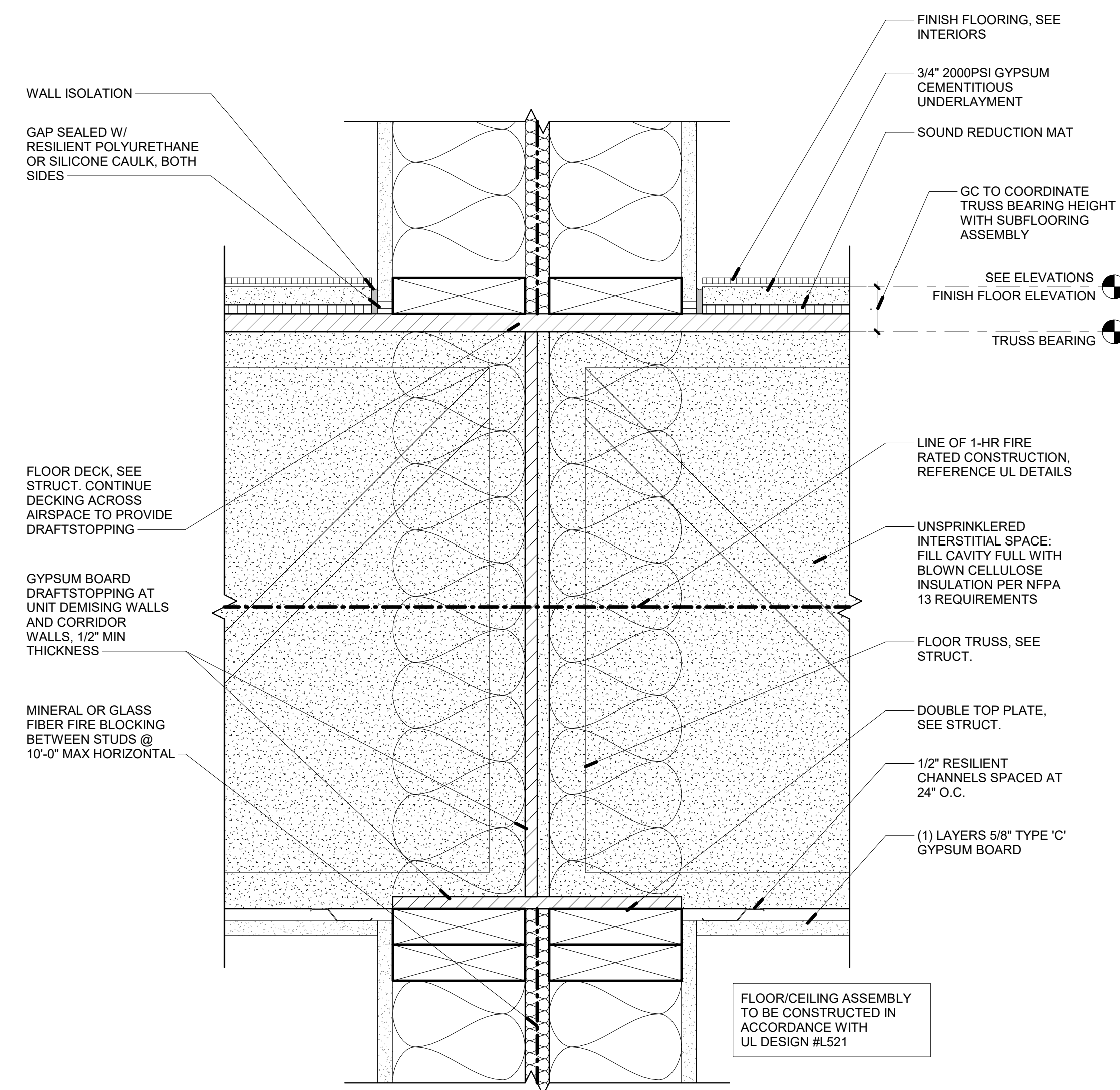
- WALL TYPE NOTES**
1. INSTALL SOUND REDUCTION MAT OVER GYPSUM CEMENT FLOOR LEVELER, IN AREAS NOTED TO RECEIVE HARD SURFACE FLOORING ONLY
  2. ALL WOOD FRAMING IN DIRECT CONTACT WITH CONCRETE OR CONCRETE MASONRY TO BE PRESSURE PRESERVATIVE TREATED, TYP.
  3. REFER TO STRUCTURAL FOR FRAMING SPACING AND ADDITIONAL INFORMATION FOR BEARING AND SHEAR WALLS

**6A WALL TYPE 6A & 6B**  
3" = 1'-0"

**6C WALL TYPE 6C & 6D**  
3" = 1'-0"

**6E WALL TYPE 6E & 6F**  
3" = 1'-0"

WALL TYPE 6						
NUMBER	STRUCT. WIDTH	INSULATION	FIRE RATING	UL ASSEMBLY	STC RATING	REMARKS
6A	2x4	ACOUSTICAL	N/A	N/A	35	TYPICAL INTERIOR WOOD STUD WALL
6B	2x6	ACOUSTICAL	N/A	N/A	35	TYPICAL INTERIOR WOOD STUD WALL
6C	2x6	ACOUSTICAL	N/A	N/A	35	TYPICAL INTERIOR WOOD STUD WALL
6D	2x6	ACOUSTICAL	N/A	N/A	35	TYPICAL INTERIOR WOOD STUD WALL
6E	2x4	ACOUSTICAL	1 HR	U305	35	TYPICAL INTERIOR WOOD STUD WALL
6F	2x4	ACOUSTICAL	1 HR	U305	35	TYPICAL INTERIOR WOOD STUD WALL



**1 FLOOR/CEILING ASSEMBLY - RESIDENTIAL**  
3" = 1'-0"

**2 FLOOR/CEILING ASSEMBLY - RESIDENTIAL DROP CEILINGS**  
3" = 1'-0"

**3 FLOOR/CEILING ASSEMBLY - CLUBHOUSE**  
3" = 1'-0"

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No: Date: Revision:

Client Contact: Anna Libby  
(847) 562-9400

SGS Contact: Hunter Gee  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
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Nashville, TN 37208



**WESTERN HEIGHTS  
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Drawing:  
**WALL TYPES &  
FLOOR/CEILING  
ASSEMBLIES**

06/30/2023  
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**A202**



COMMON AREAS DOOR SCHEDULE - BUILDING 1A																
MARK	WIDTH	HEIGHT	THICK	DOOR			FRAME			MATERIAL	HARDWARE FINISH	TYPE	RATING	MARKS	FINISH	TYPE
				MATERIAL	FINISH	TYPE	MATERIAL	FINISH	TYPE							
105	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	PAINTED	AA	-	HOLLOW METAL	PAINTED	HM-1						
S1-1	3'-0"	8'-0"	1 3/4"	HOLLOW METAL	PAINTED	EE	-	HOLLOW METAL	PAINTED	HM-1						
S1-2	3'-0"	8'-0"	1 3/4"	HOLLOW METAL	PAINTED	EE	-	HOLLOW METAL	PAINTED	HM-1						
S1a	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	PAINTED	AA	45 MIN.	HOLLOW METAL	PAINTED	HM-1						
S1b	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	PAINTED	AA	45 MIN.	HOLLOW METAL	PAINTED	HM-1						
S2	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	PAINTED	AA	45 MIN.	HOLLOW METAL	PAINTED	HM-1						
S2-1	3'-0"	8'-0"	1 3/4"	HOLLOW METAL	PAINTED	EE	-	HOLLOW METAL	PAINTED	HM-1						
S2-2	3'-0"	8'-0"	1 3/4"	HOLLOW METAL	PAINTED	EE	-	HOLLOW METAL	PAINTED	HM-1						

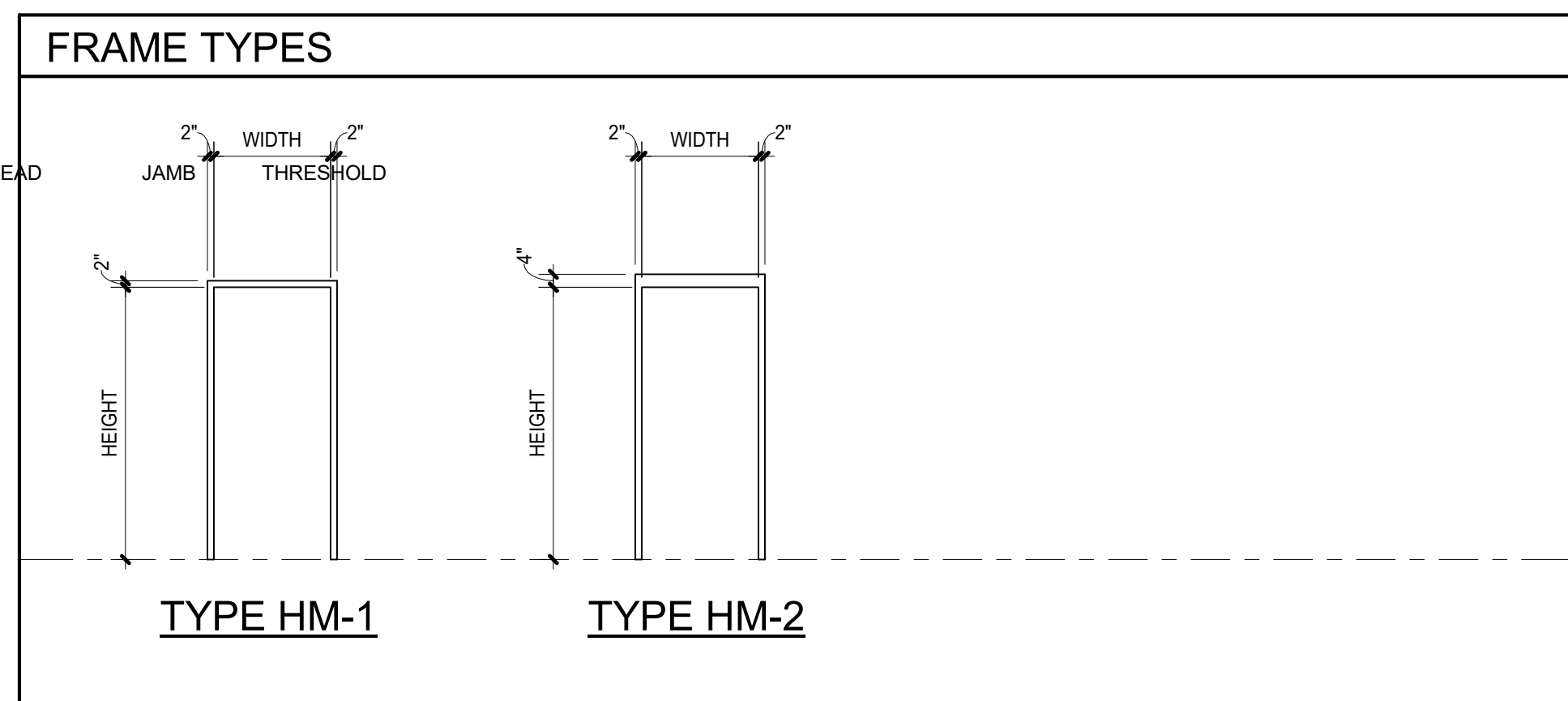
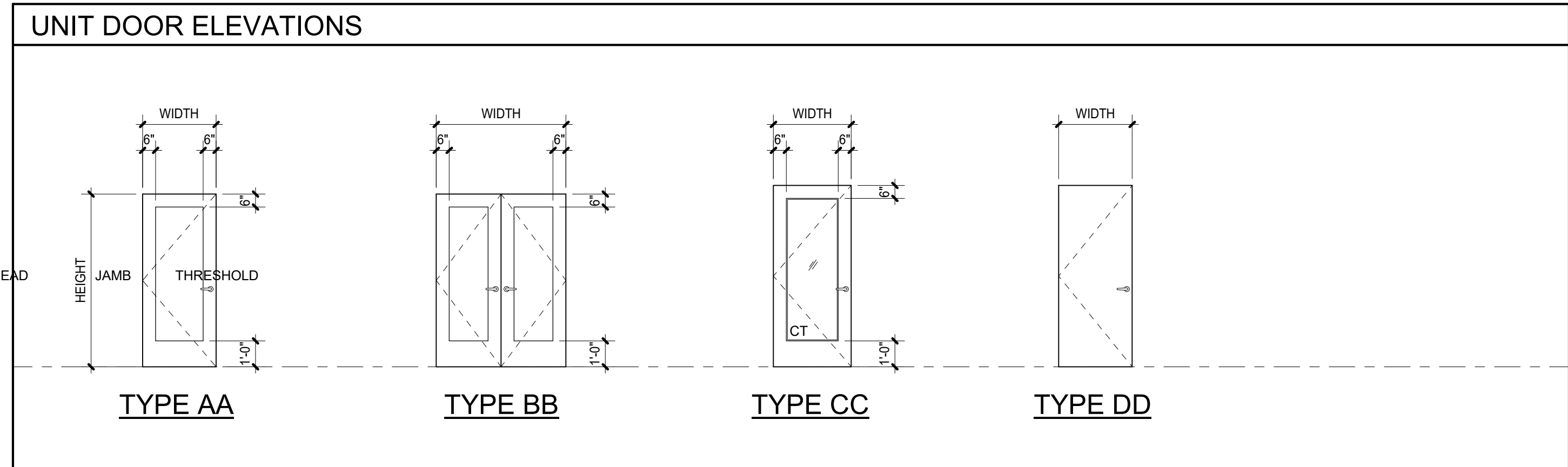
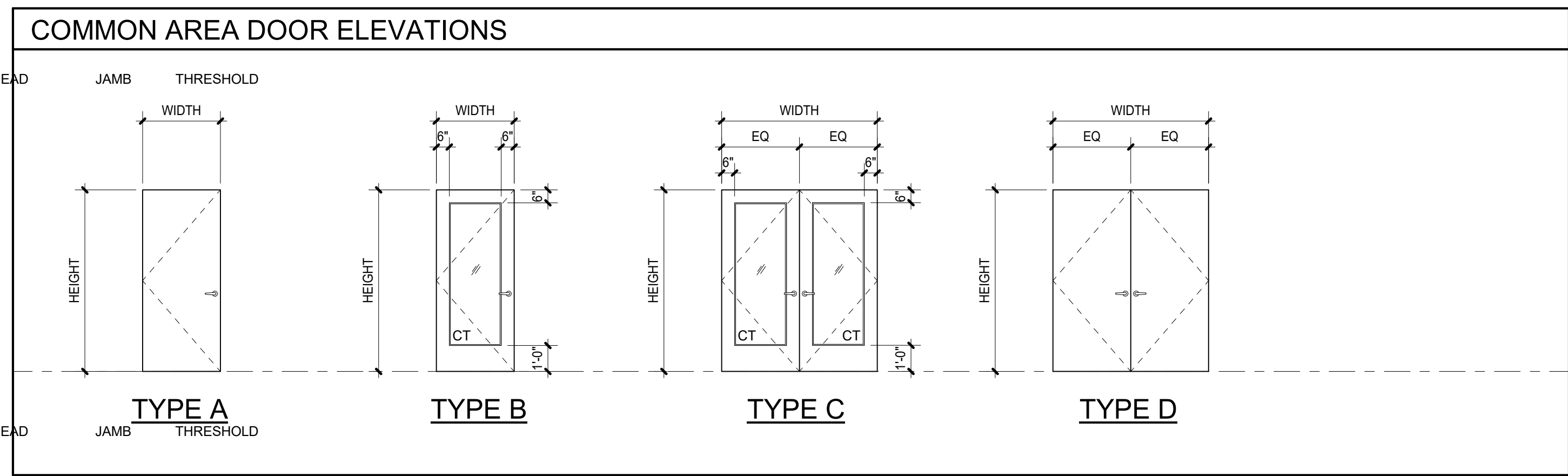
COMMON AREAS DOOR SCHEDULE - BUILDING 1B																
MARK	WIDTH	HEIGHT	THICK	DOOR			FRAME			MATERIAL	HARDWARE FINISH	TYPE	RATING	MARKS	FINISH	TYPE
				MATERIAL	FINISH	TYPE	MATERIAL	FINISH	TYPE							
105	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	PAINTED	AA	-	HOLLOW METAL	PAINTED	HM-1						
S1	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	PAINTED	AA	45 MIN.	HOLLOW METAL	PAINTED	HM-1						
S1-1	3'-0"	8'-0"	1 3/4"	HOLLOW METAL	PAINTED	EE	-	HOLLOW METAL	PAINTED	HM-1						
S1-2	3'-0"	8'-0"	1 3/4"	HOLLOW METAL	PAINTED	EE	-	HOLLOW METAL	PAINTED	HM-1						
S2-1	3'-0"	8'-0"	1 3/4"	HOLLOW METAL	PAINTED	EE	-	HOLLOW METAL	PAINTED	HM-1						
S2-2	3'-0"	8'-0"	1 3/4"	HOLLOW METAL	PAINTED	EE	-	HOLLOW METAL	PAINTED	HM-1						
S2a	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	PAINTED	AA	45 MIN.	HOLLOW METAL	PAINTED	HM-1						
S2b	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	PAINTED	AA	45 MIN.	HOLLOW METAL	PAINTED	HM-1						

COMMON AREAS DOOR SCHEDULE - BUILDING 2A																
MARK	WIDTH	HEIGHT	THICK	DOOR			FRAME			MATERIAL	HARDWARE FINISH	TYPE	RATING	MARKS	FINISH	TYPE
				MATERIAL	FINISH	TYPE	MATERIAL	FINISH	TYPE							
105	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	PAINTED	AA	-	HOLLOW METAL	PAINTED	HM-1						
S1-1	3'-0"	8'-0"	1 3/4"	HOLLOW METAL	PAINTED	EE	-	HOLLOW METAL	PAINTED	HM-1						
S1-2	3'-0"	8'-0"	1 3/4"	HOLLOW METAL	PAINTED	EE	-	HOLLOW METAL	PAINTED	HM-1						
S1a	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	PAINTED	AA	45 MIN.	HOLLOW METAL	PAINTED	HM-1						
S1b	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	PAINTED	AA	45 MIN.	HOLLOW METAL	PAINTED	HM-1						
S2	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	PAINTED	AA	45 MIN.	HOLLOW METAL	PAINTED	HM-1						
S2-1	3'-0"	8'-0"	1 3/4"	HOLLOW METAL	PAINTED	EE	-	HOLLOW METAL	PAINTED	HM-1						
S2-2	3'-0"	8'-0"	1 3/4"	HOLLOW METAL	PAINTED	EE	-	HOLLOW METAL	PAINTED	HM-1						

COMMON AREAS DOOR SCHEDULE - BUILDING 3A																
MARK	WIDTH	HEIGHT	THICK	DOOR			FRAME			MATERIAL	HARDWARE FINISH	TYPE	RATING	MARKS	FINISH	TYPE
				MATERIAL	FINISH	TYPE	MATERIAL	FINISH	TYPE							
105	3'-0"	7'-0"	1 3/4"	SOLID WOOD	PAINTED	A	-	HOLLOW METAL	PAINTED	HM-1						
S1-1	3'-0"	8'-0"	1 3/4"	HOLLOW CORE	PAINTED	AA	-	HOLLOW METAL	PAINTED	HM-1						
S1-2	3'-0"	8'-0"	1 3/4"	HOLLOW CORE	PAINTED	AA	-	HOLLOW METAL	PAINTED	HM-1						
S1a	3'-0"	7'-0"	1 3/4"	SOLID WOOD	PAINTED	A	45 MIN.	HOLLOW METAL	PAINTED	HM-1						
S1b	3'-0"	7'-0"	1 3/4"	HOLLOW CORE	PAINTED	AA	45 MIN.	HOLLOW METAL	PAINTED	HM-1						
S2-1	3'-0"	8'-0"	1 3/4"	HOLLOW CORE	PAINTED	B	-	HOLLOW METAL	PAINTED	HM-1						
S2-2	3'-0"	8'-0"	1 3/4"	HOLLOW CORE	PAINTED	B	-	HOLLOW METAL	PAINTED	HM-1						
S2b	3'-0"	7'-0"	1 3/4"	HOLLOW CORE	PAINTED	A	45 MIN.	HOLLOW METAL	PAINTED	HM-1						

UNIT DOOR SCHEDULE																
MARK	WIDTH	HEIGHT	THICK	DOOR			FRAME			MATERIAL	HARDWARE SET	TYPE	RATING	MARKS	FINISH	TYPE
				MATERIAL	FINISH	TYPE	MATERIAL	FINISH	TYPE							
A	3'-0"	7'-0"	1 1/2"	SOLID CORE	PAINTED	AA	45 MIN.	PRE-HUNG WOOD	PAINTED	-						UNIT ENTRY DOOR
B	2'-10"	6'-8"	1 1/2"	HOLLOW CORE	PAINTED	AA	-	PRE-HUNG WOOD	PAINTED	-						BEDROOM/BATHROOM DOOR
Ba	3'-0"	6'-8"	1 1/2"	HOLLOW CORE	PAINTED	AA	-	PRE-HUNG WOOD	PAINTED	-						BEDROOM/BATHROOM DOOR
C	2'-10"	6'-8"	1 1/2"	HOLLOW CORE	PAINTED	AA	-	PRE-HUNG WOOD	PAINTED	-						CLOSET DOOR
Ca	3'-0"	6'-8"	1 1/2"	HOLLOW CORE	PAINTED	AA	-	PRE-HUNG WOOD	PAINTED	-						CLOSET DOOR
D	2'-0"	6'-8"	1 1/2"	HOLLOW CORE	PAINTED	AA	-	PRE-HUNG WOOD	PAINTED	-						MECHANICAL CLOSET DOOR
E	2'-0"	6'-8"	1 1/2"	HOLLOW CORE	PAINTED	AA	-	PRE-HUNG WOOD	PAINTED	-						CLOSET DOOR
F	4'-0"	6'-8"	1 1/2"	HOLLOW CORE	PAINTED	BB	-	PRE-HUNG WOOD	PAINTED	-						INTERIOR DOUBLE DOOR
G	5'-0"	6'-8"	1 1/2"	HOLLOW CORE	PAINTED	BB	-	PRE-HUNG WOOD	PAINTED	-						INTERIOR DOUBLE DOOR
J	3'-0"	8'-0"	1 3/4"	HOLLOW METAL	PAINTED	CC	-	HOLLOW METAL	PAINTED	HM-1						FULL GLASS DOOR
L	5'-0"	6'-8"	1 1/2"	HOLLOW CORE	PAINTED	DD	-	PRE-HUNG WOOD	PAINTED	-						LAUNDRY ROOM DOUBLE DOOR

COMMON AREAS DOOR SCHEDULE - CLUBHOUSE																
MARK	WIDTH	HEIGHT	THICK	DOOR			FRAME			MATERIAL	HARDWARE FINISH	TYPE	RATING	MARKS	FINISH	TYPE
				MATERIAL	FINISH	TYPE	MATERIAL	FINISH	TYPE							
101	8'-0"	7'-0"	2"	HOLLOW METAL	PAINTED	D	-	HOLLOW METAL	PAINTED	HM-1						DOUBLE DOOR - LOCKABLE
102a	6'-0"	8'-0"	1 3/4"	ALUMINUM	PRE-FINISHED	C	-	ALUMINUM	PRE-FINISHED	-						DOUBLE DOOR - KEY CARD
102b	6'-0"	8'-0"	1 3/4"	ALUMINUM	PRE-FINISHED	C	-	ALUMINUM	PRE-FINISHED	-						DOUBLE DOOR - KEY CARD
103	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	PAINTED	A	-	HOLLOW METAL	PAINTED	HM-1						PRIVACY SET
104	6'-0"	8'-0"	1 3/4"	ALUMINUM	PRE-FINISHED	C	-	ALUMINUM	PRE-FINISHED	-						DOUBLE DOOR
105a	6'-0"	8'-0"	1 3/4"	HOLLOW METAL	PRE-FINISHED	D	-	HOLLOW METAL	PRE-FINISHED	HM-1						DOUBLE DOOR - KEY CARD
105b	3'-0"	7'-0"	1 3/4"	ALUMINUM	PRE-FINISHED	B	-	ALUMINUM	PRE-FINISHED	-						KEY CARD
106	3'-0"	7'-0"	1 3/4"	ALUMINUM	PRE-FINISHED	B	-	ALUMINUM	PRE-FINISHED	-						KEY CARD
107	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	PAINTED	A	-	HOLLOW METAL	PAINTED	HM-1						LOCKABLE
201a	6'-0"	9'-0"	1 3/4"	ALUMINUM	PRE-FINISHED	C	-	ALUMINUM	PRE-FINISHED	-						DOUBLE DOOR - KEY CARD
201b	3'-0"	7'-0"	1 3/4"	ALUMINUM	PRE-FINISHED	B	-	ALUMINUM	PRE-FINISHED	-						KEY CARD
201c	3'-0"	8'-0"	1 3/4"	ALUMINUM	PRE-FINISHED	B	45 MIN.	ALUMINUM	PRE-FINISHED	-						KEY CARD
202	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	PAINTED	A	-	HOLLOW METAL	PAINTED	HM-1						PRIVACY SET
203	6'-0"	8'-10"	1 3/4"	ALUMINUM	PRE-FINISHED	C	-	ALUMINUM	PRE-FINISHED	-						DOUBLE DOOR
204	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	PAINTED	A	-	HOLLOW METAL	PAINTED	HM-1						LOCKABLE
205	3'-0"	7'-0"	1 3/4"	ALUMINUM	PRE-FINISHED	B	-	ALUMINUM	PRE-FINISHED	-						KEY CARD
206	3'-0"	7'-10"	1 3/4"	ALUMINUM	PRE-FINISHED	B	-	ALUMINUM	PRE-FINISHED	-						KEY CARD
207	3'-0"	7'-10"	1 3/4"	ALUMINUM	PRE-FINISHED	B	-	ALUMINUM	PRE-FINISHED	-						LOCKABLE
208	3'-0"	7'-10"	1 3/4"	ALUMINUM	PRE-FINISHED	B	-	ALUMINUM	PRE-FINISHED	-						LOCKABLE
209	3'-0"	7'-0"	1 3/4"	ALUMINUM	PRE-FINISHED	B	-	ALUMINUM	PRE-FINISHED	-						LOCKABLE
210	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	PAINTED	A	-	HOLLOW METAL	PAINTED	HM-1						LOCKABLE
211	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	PAINTED	A	-	HOLLOW METAL	PAINTED	HM-1						PRIVACY SET



- GENERAL NOTES**
- ALL GLASS IN DOORS, SIDELITES, AND TRANSOMS TO BE TEMPERED
  - SEE BUILDINGS PLANS FOR DOOR SWING DIRECTION
  - DOOR HEAD/JAMB DETAIL WILL VARY BASED ON EXTERIOR WALL FINISH AT DOOR LOCATION. SEE EXTERIOR ELEVATIONS FOR EXTERIOR WALL FINISHES.
  - REFER TO PROJECT MANUAL FOR DOOR HARDWARE SPECIFICATIONS
  - DOORS NOT TO BE UNDERCUT IN RATED PARTITIONS

No: Date: Revision::

Client Contact: Anna Libby (847) 562-9400

SGS Contact: Hunter Gee  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS  
PHASE 1**

**PRELIMINARY NOT FOR  
CONSTRUCTION**

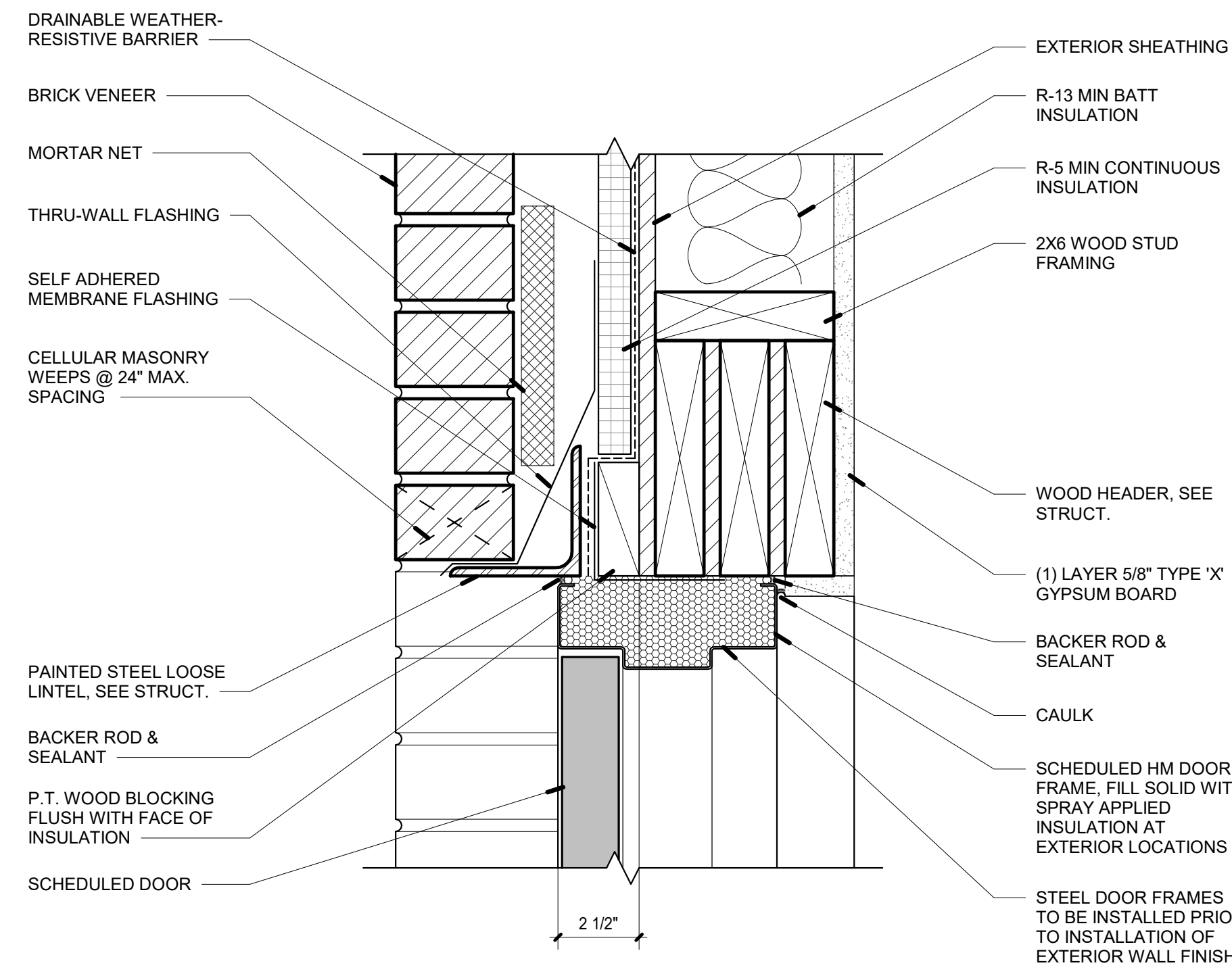
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**Drawing:  
UNIT & COMMON AREA  
DOOR TYPES &  
SCHEDULES**

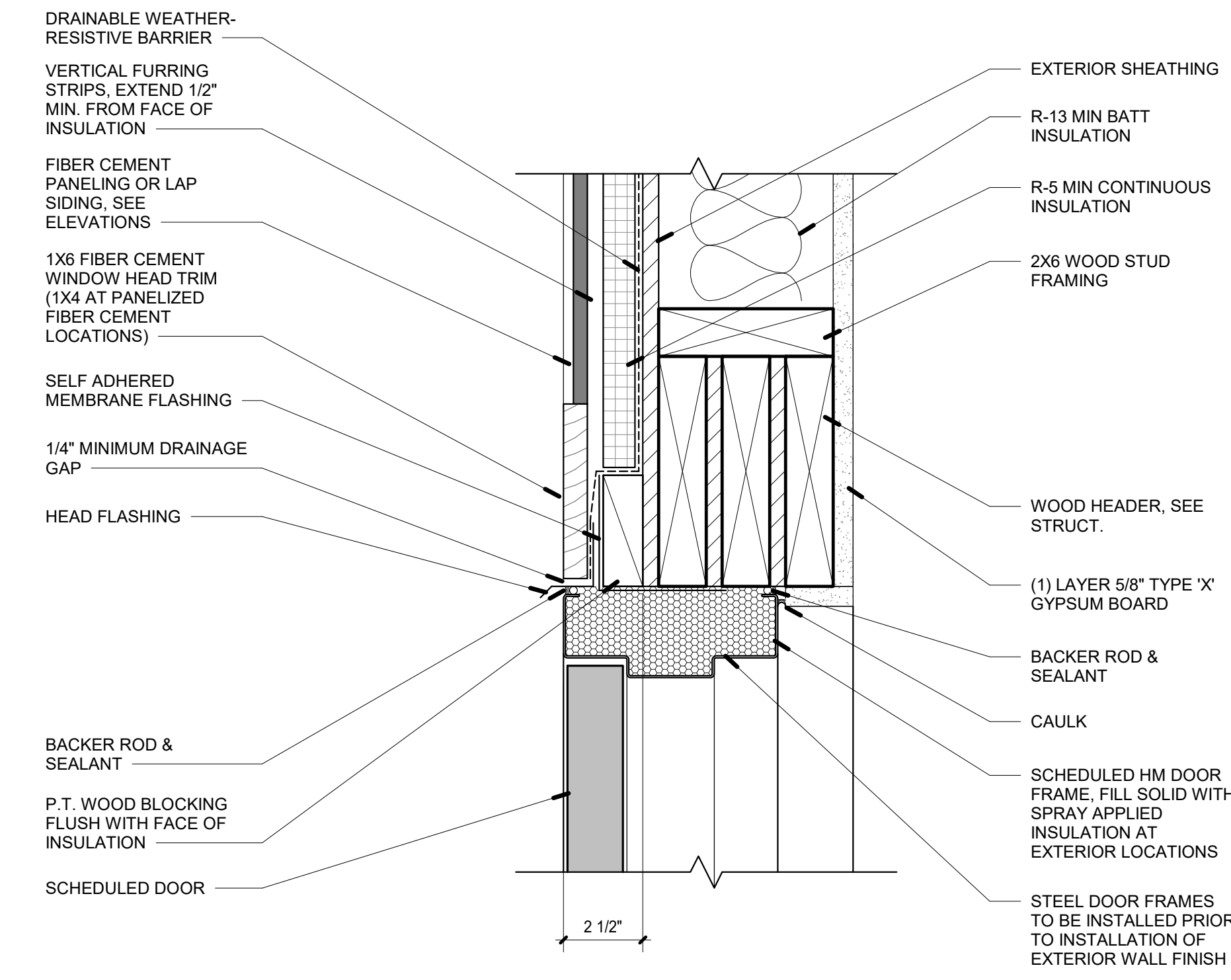
06/30/2023

100% DESIGN DEVELOPMENT SET

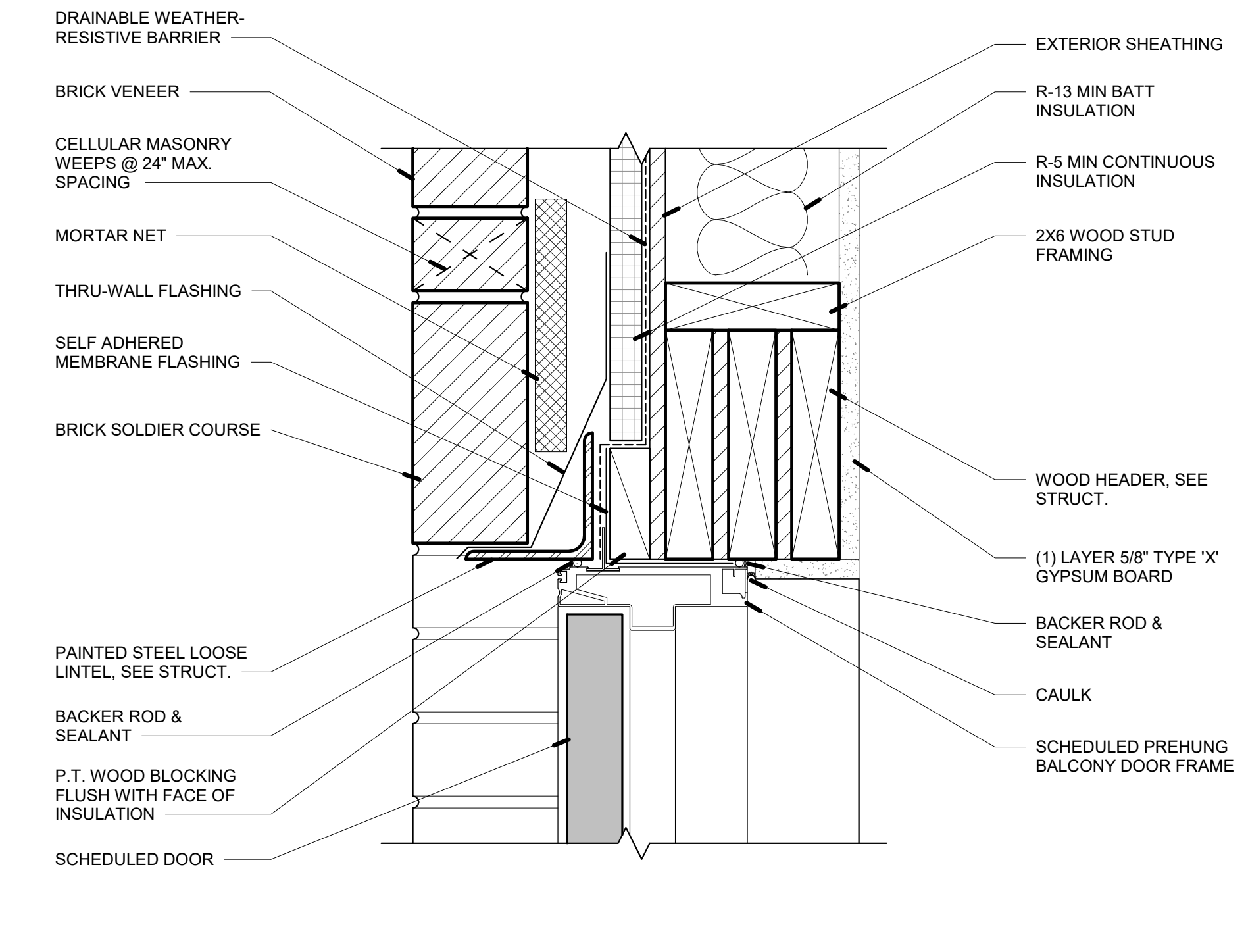
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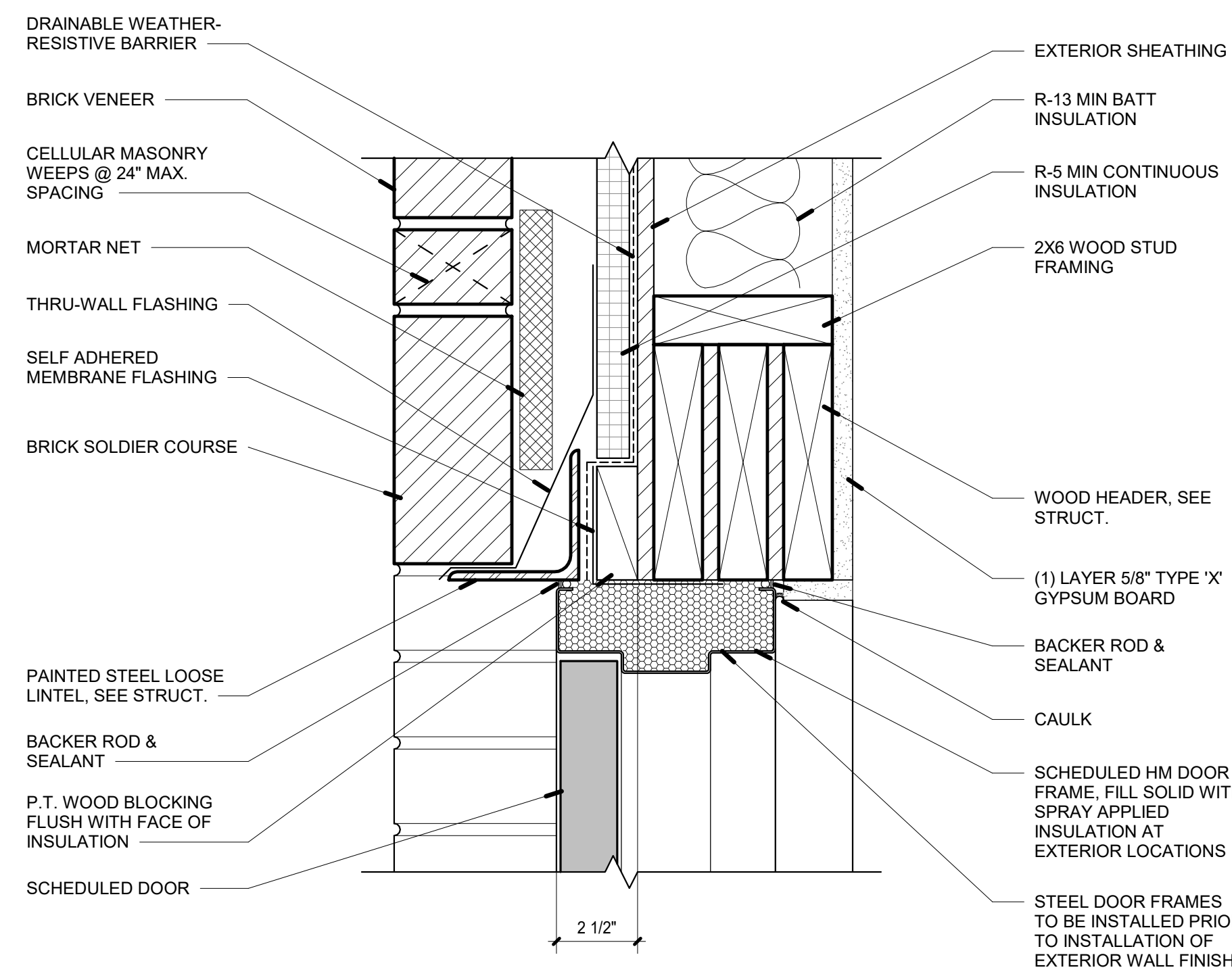
**1 DOOR HEAD - BRICK**  
3" = 1'-0"



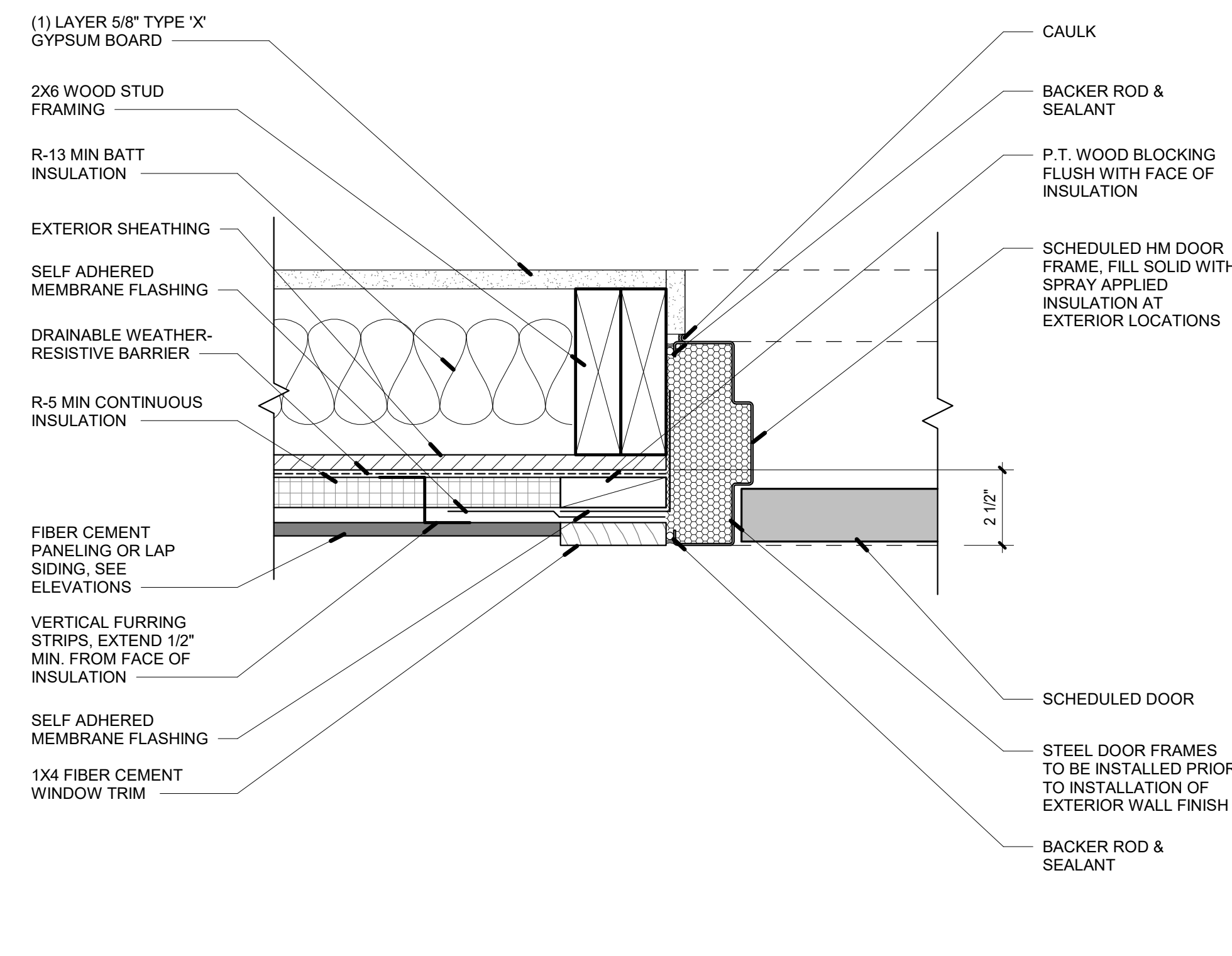
**2 DOOR HEAD - FIBER CEMENT**  
3" = 1'-0"



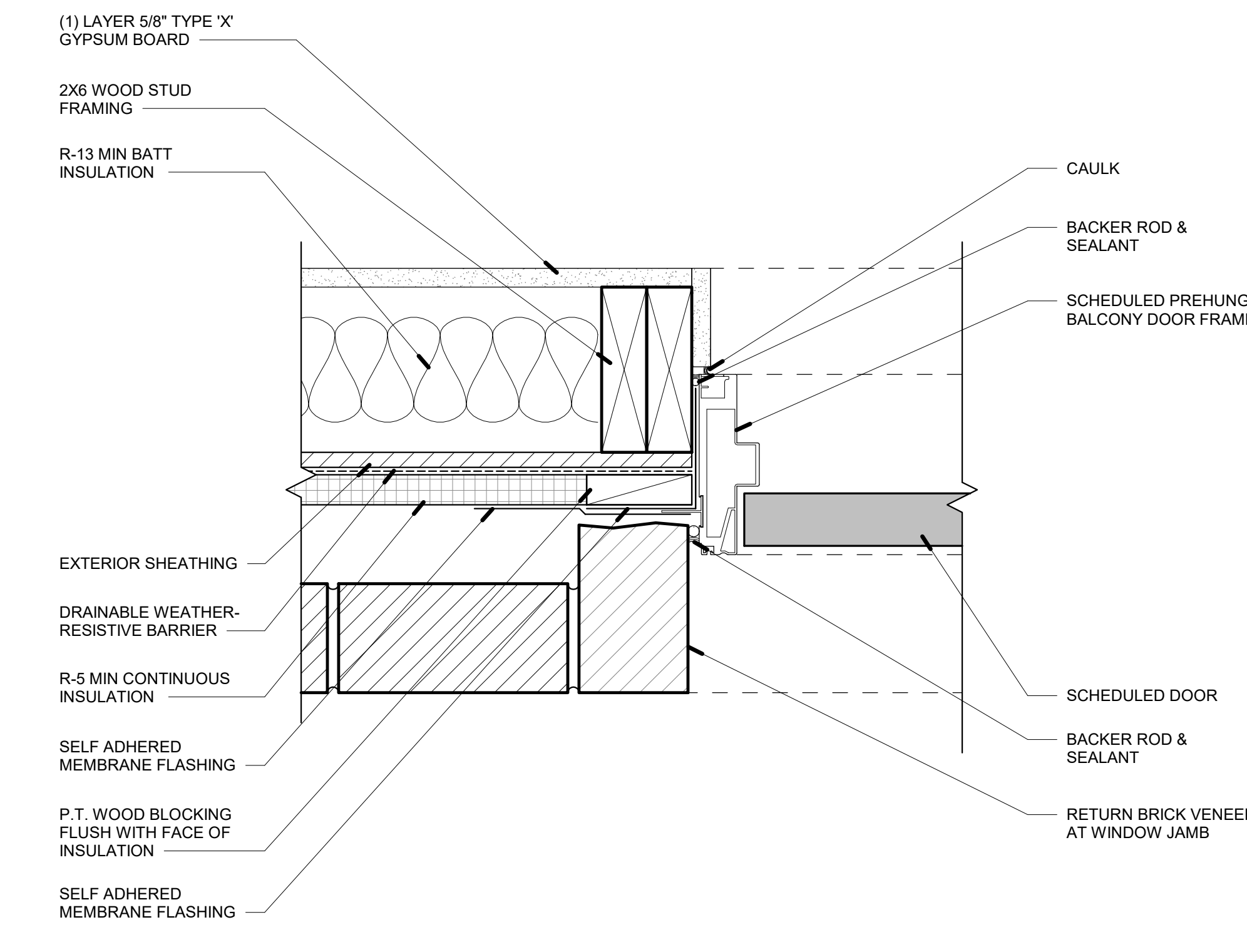
**3 DOOR HEAD - BALCONY - BRICK**  
3" = 1'-0"



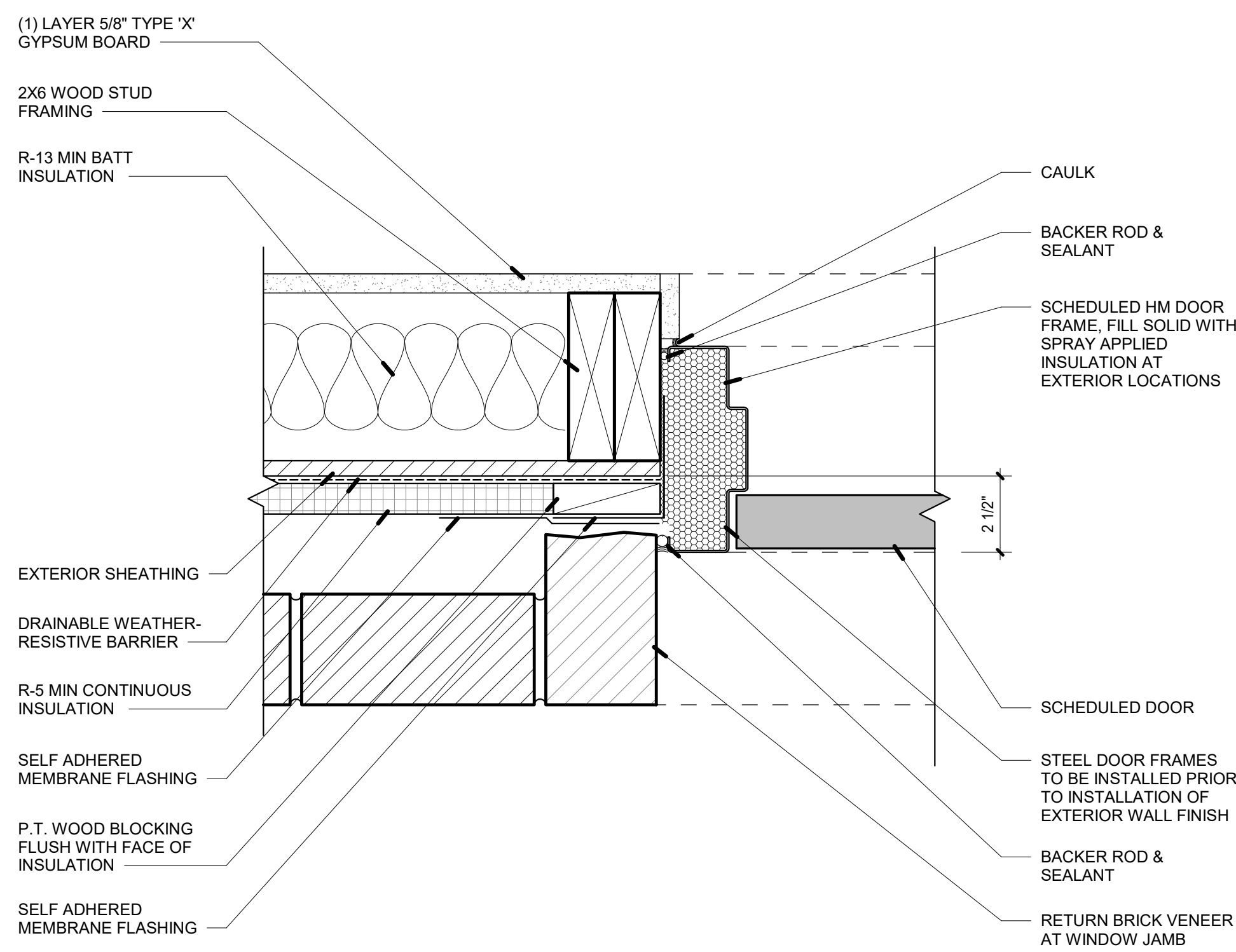
**4 DOOR HEAD - BRICK SOLDIER HEADER**  
3" = 1'-0"



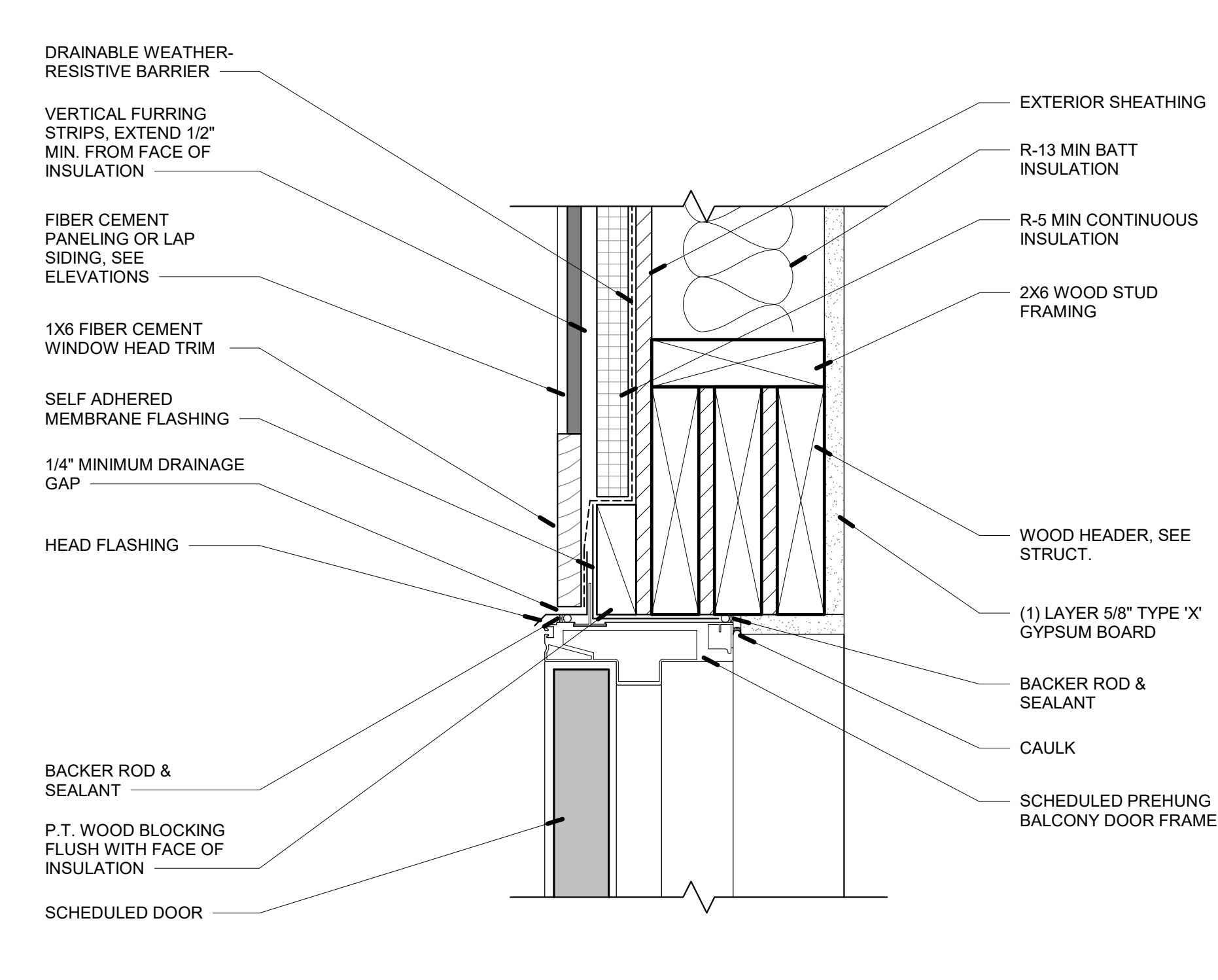
**5 DOOR JAMB - FIBER CEMENT**  
3" = 1'-0"



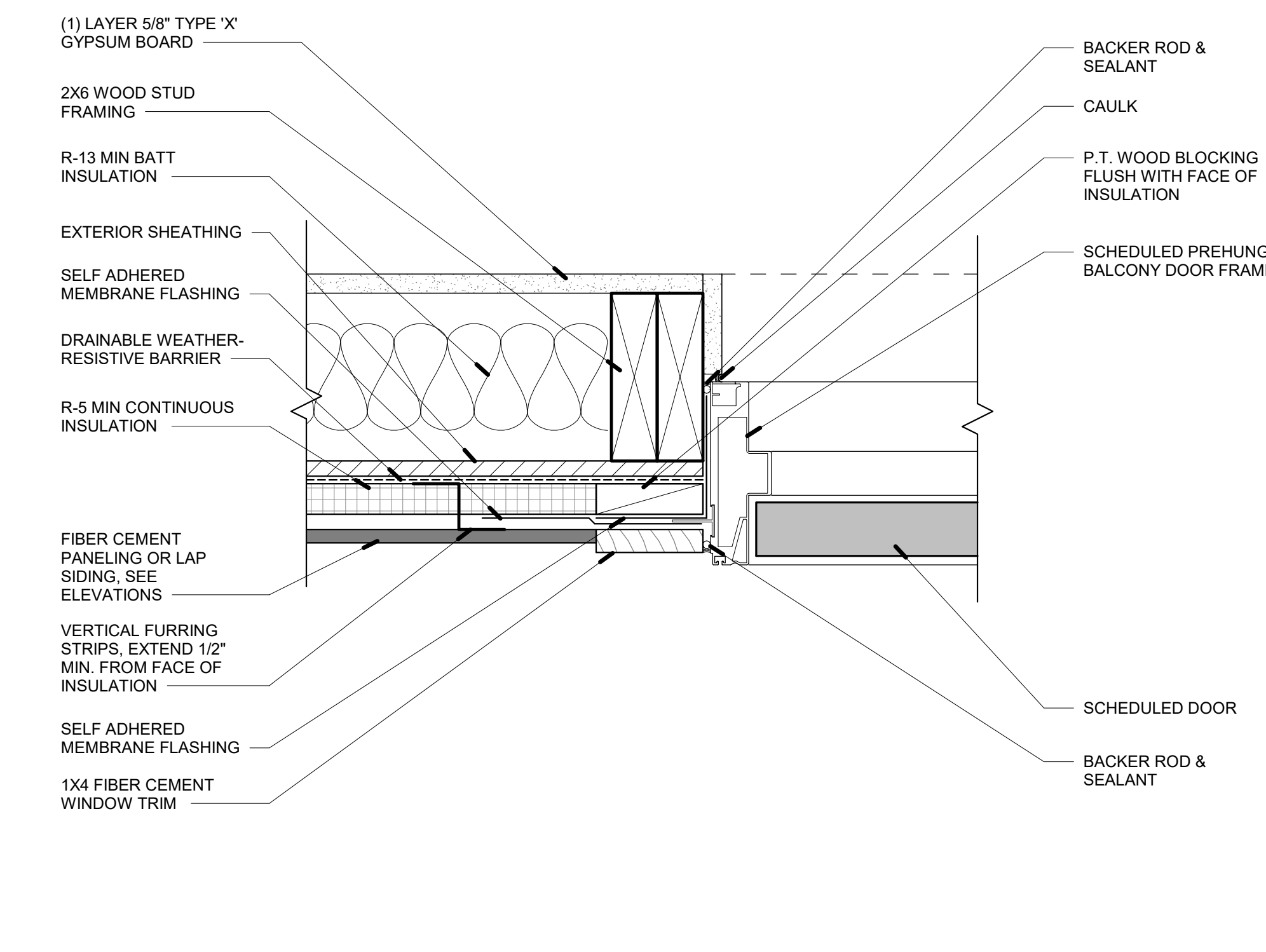
**6 DOOR JAMB - BALCONY - BRICK**  
3" = 1'-0"



**7 DOOR JAMB - BRICK**  
3" = 1'-0"



**8 DOOR HEAD - BALCONY - FIBER CEMENT**  
3" = 1'-0"



**9 DOOR JAMB - BALCONY - FIBER CEMENT**  
3" = 1'-0"

No: Date: Revision:

Client Contact: Anna Libby  
(847) 562-9400

SGS Contact: Hunter Gee  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS  
PHASE 1**

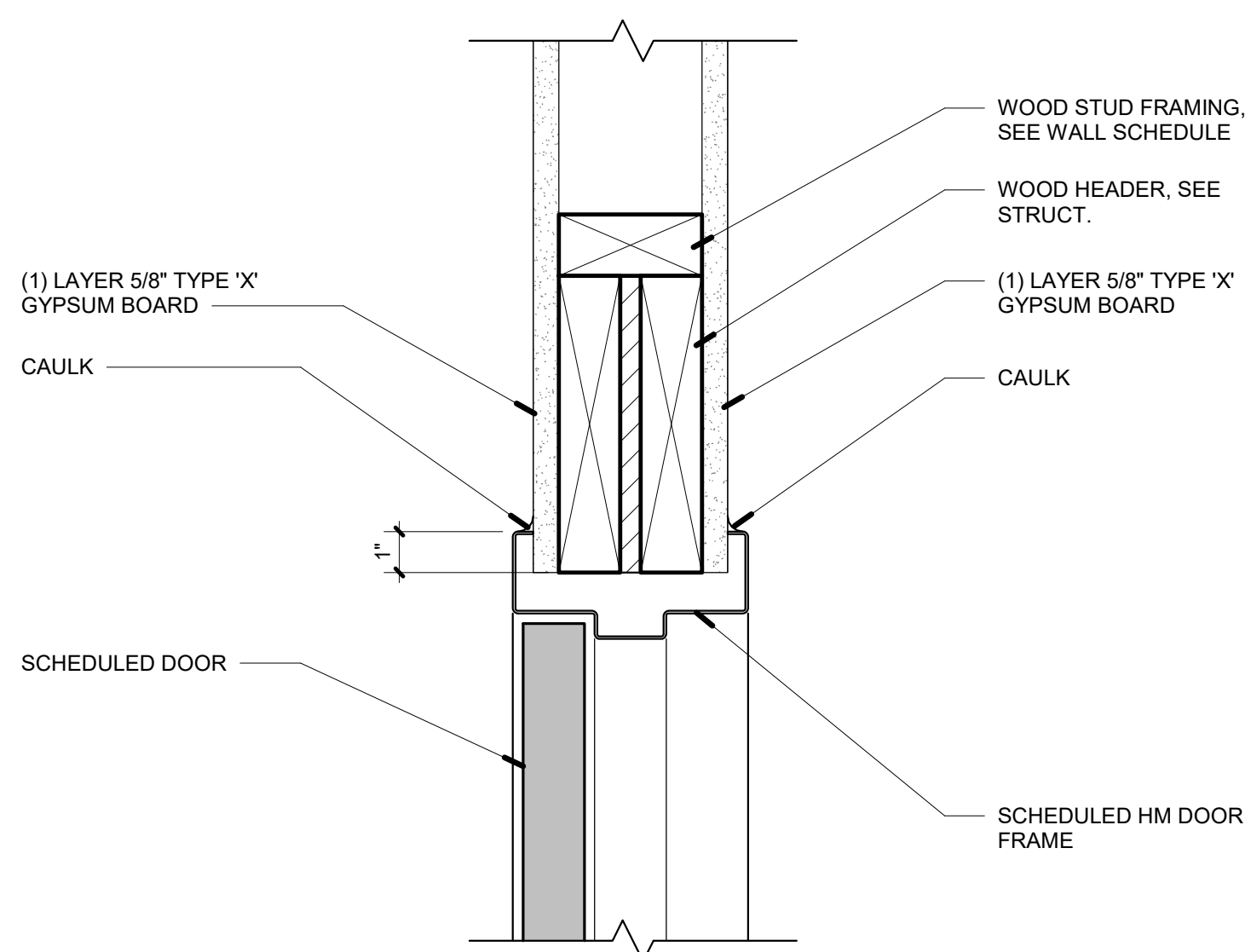
**PRELIMINARY NOT FOR  
CONSTRUCTION**

Drawing:  
DOOR DETAILS

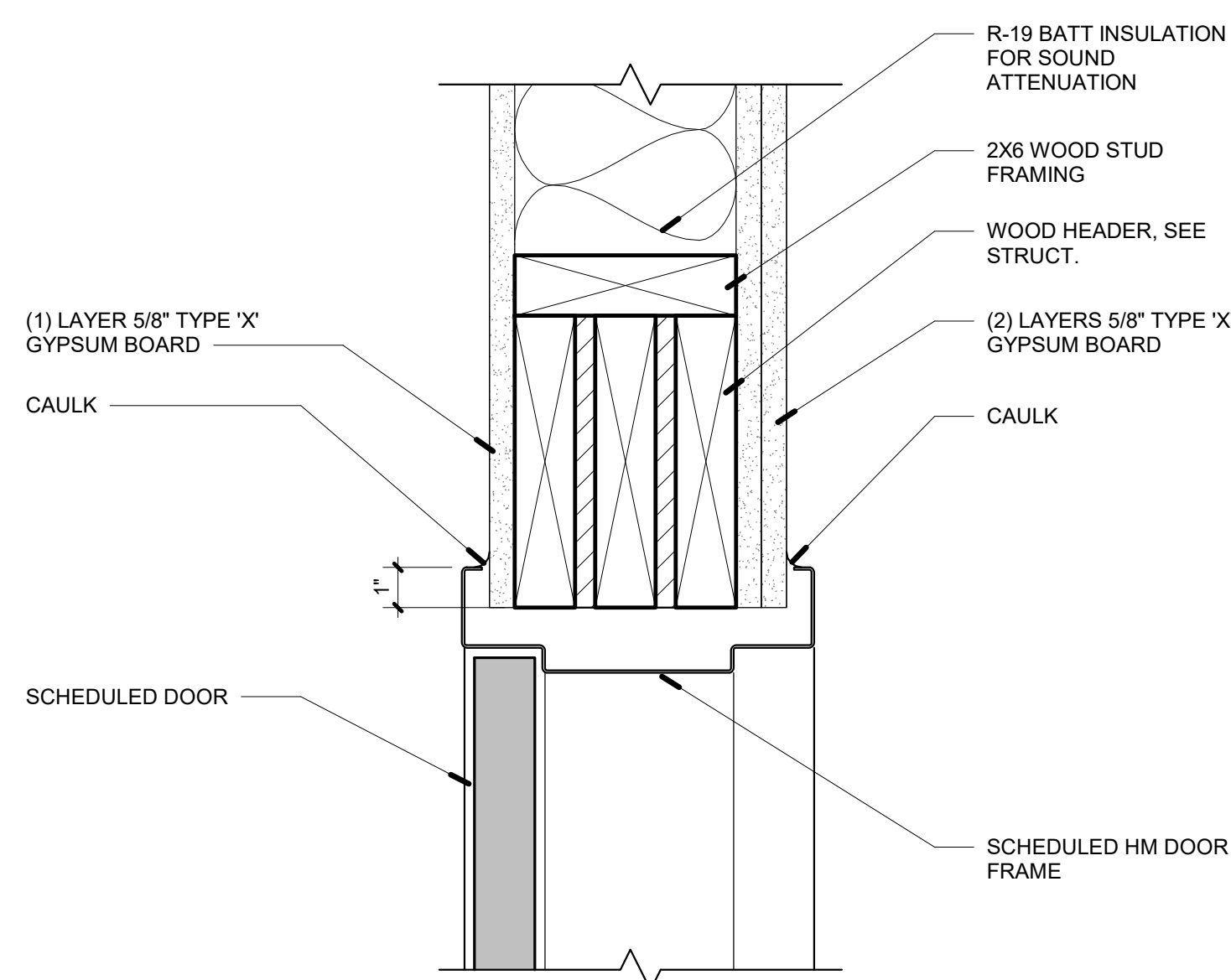
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SET

**A221**

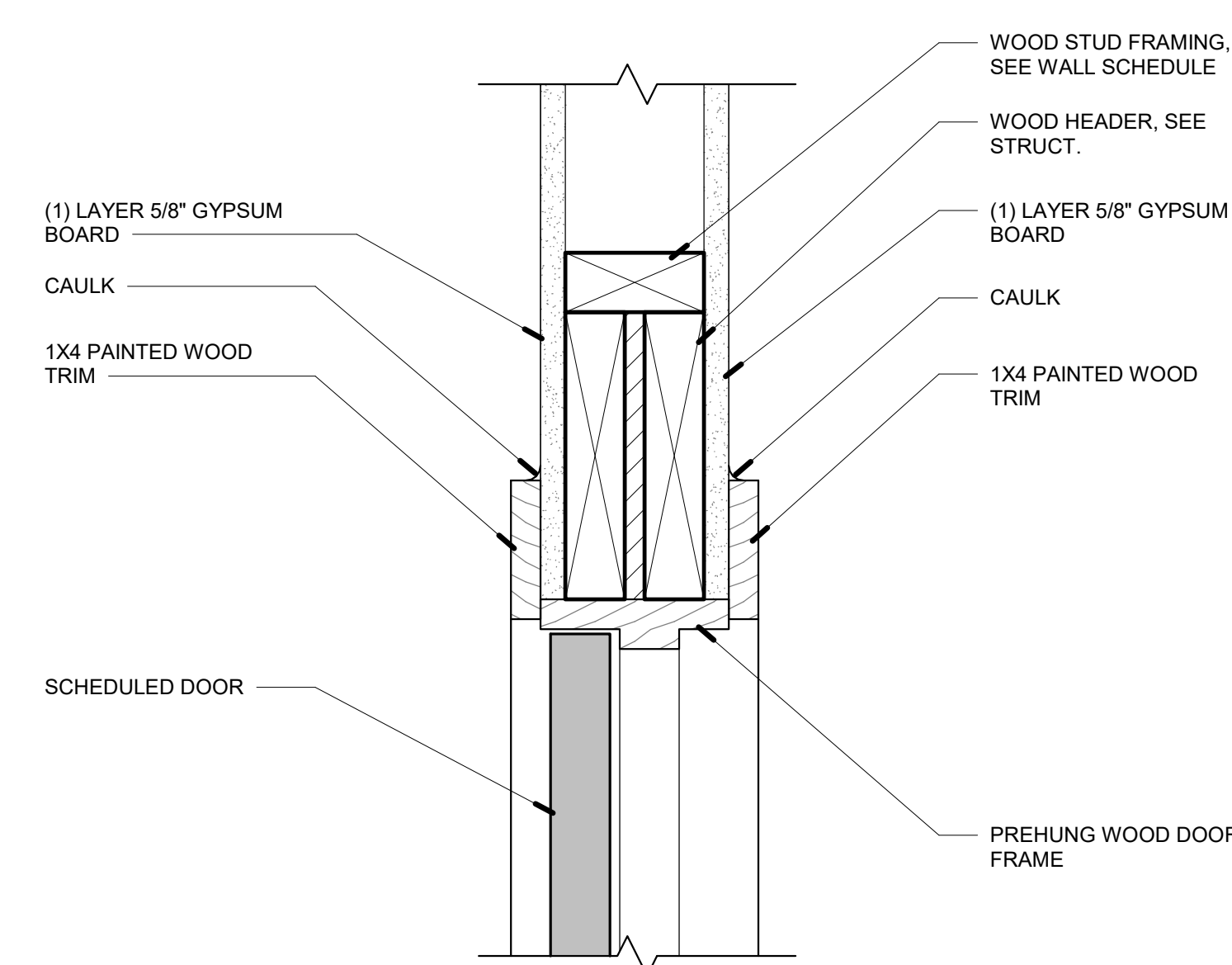
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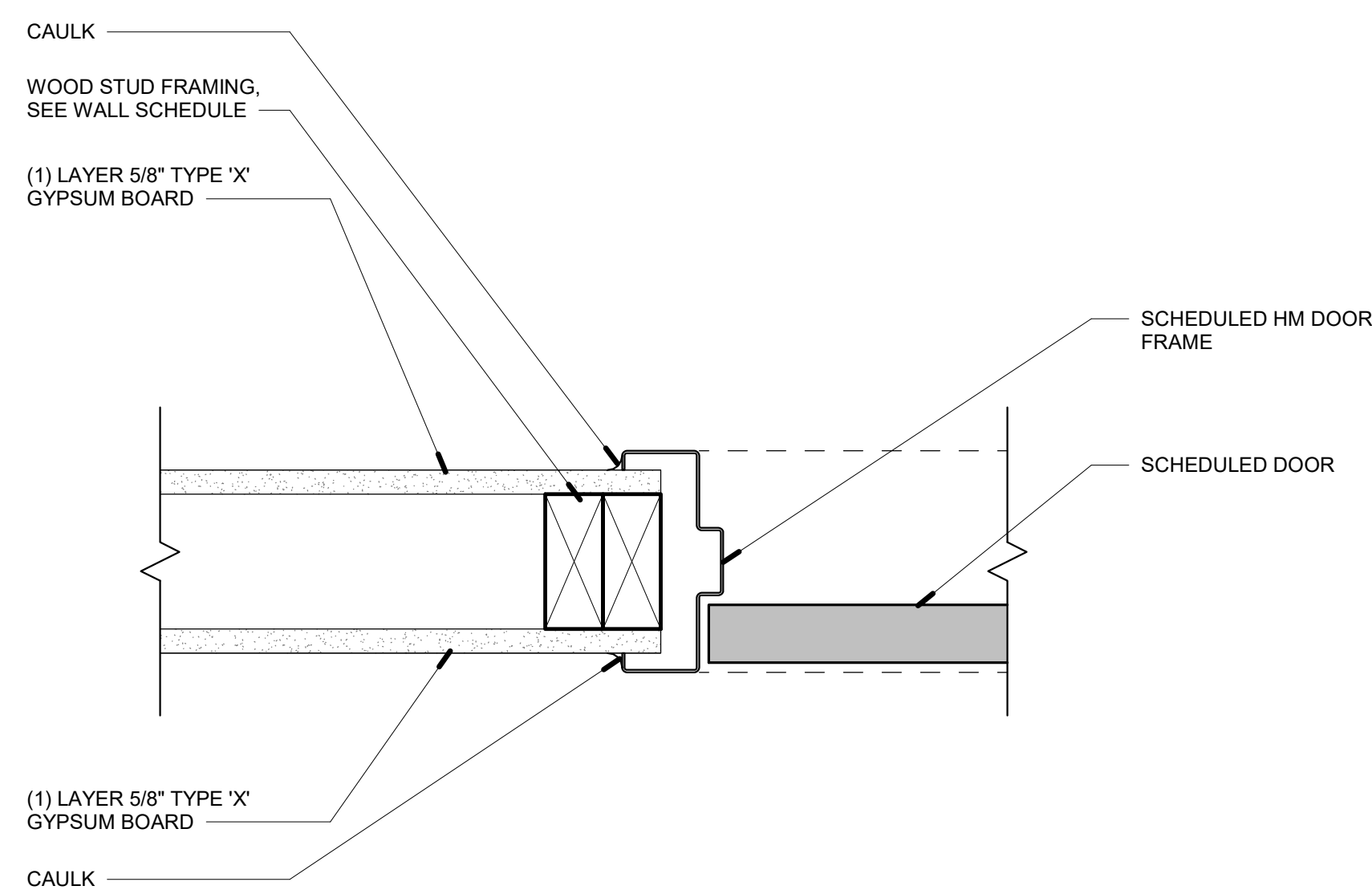
1 DOOR HEAD - INTERIOR  
3" = 1'-0"



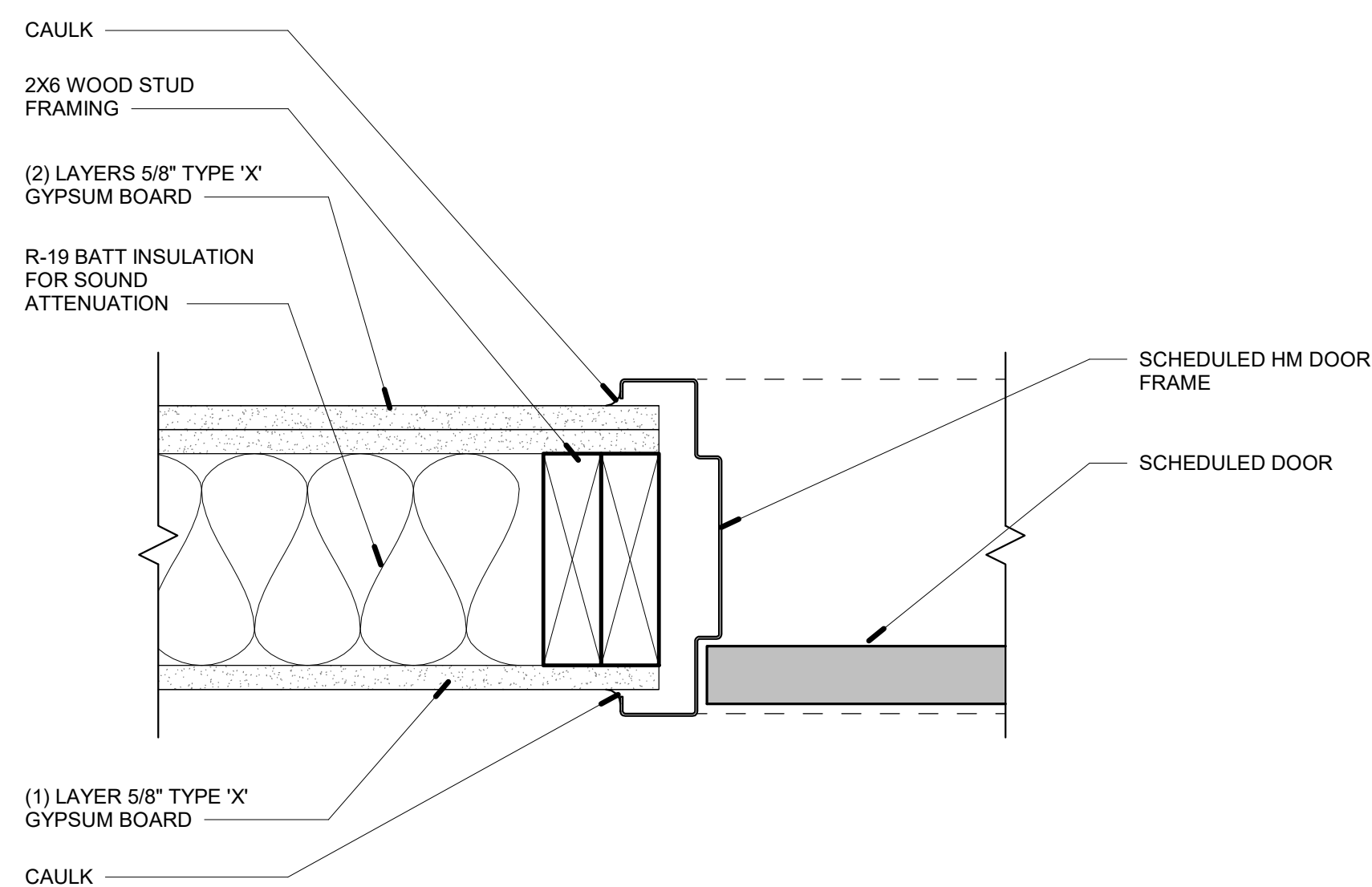
2 DOOR HEAD - INTERIOR - UNIT ENTRY  
3" = 1'-0"



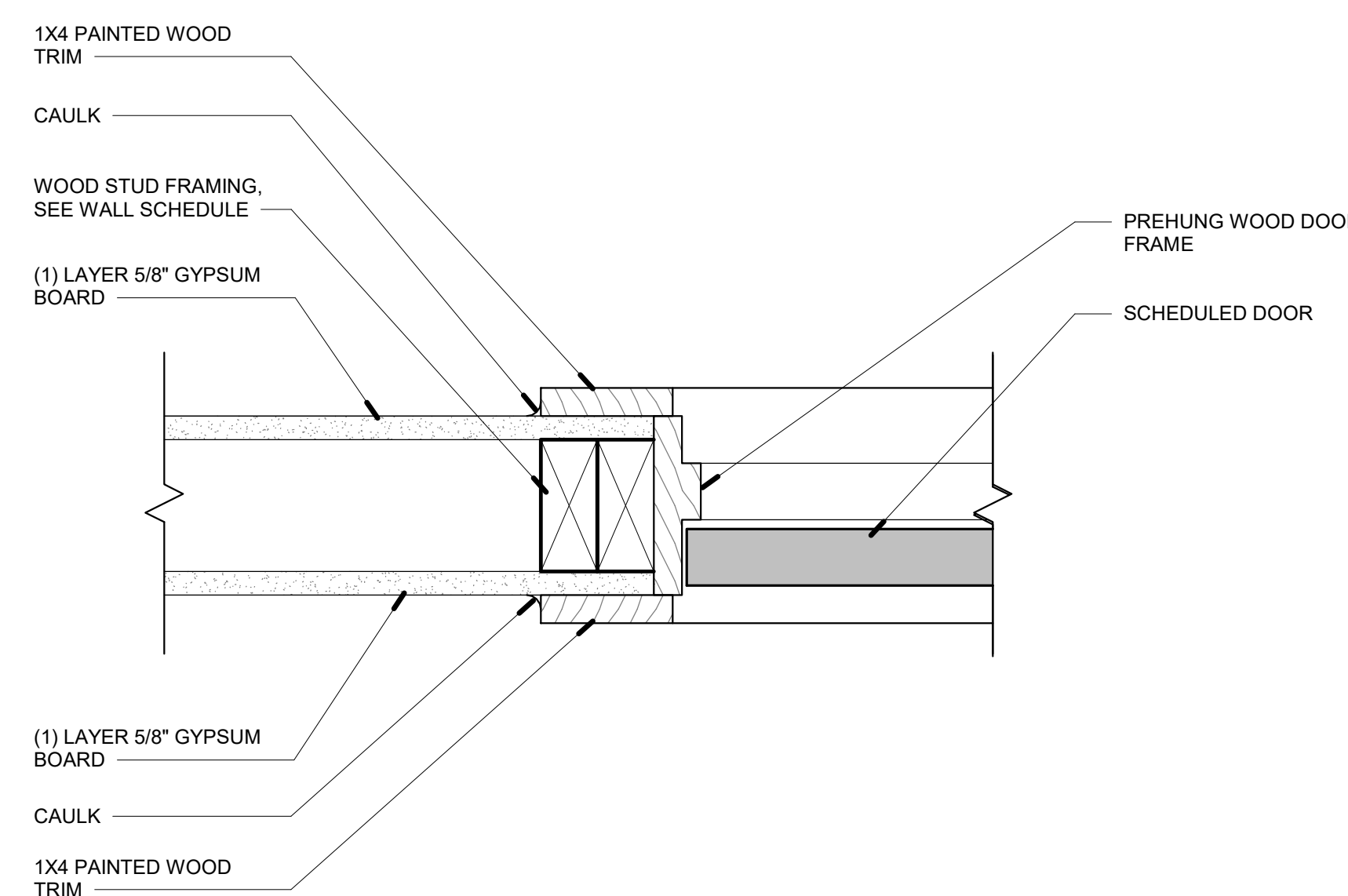
3 DOOR HEAD - INTERIOR - UNIT  
3" = 1'-0"



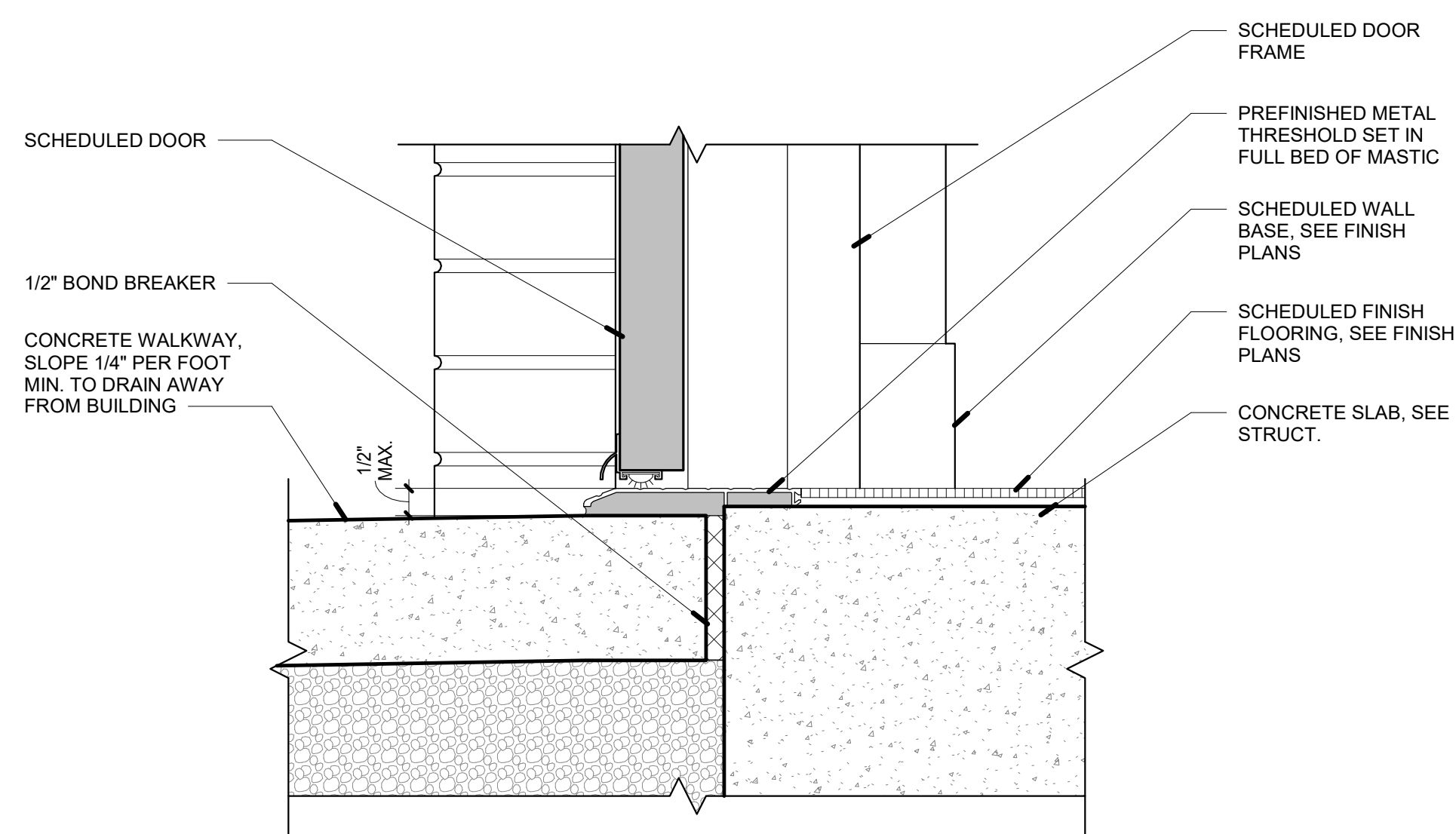
4 DOOR JAMB - INTERIOR  
3" = 1'-0"



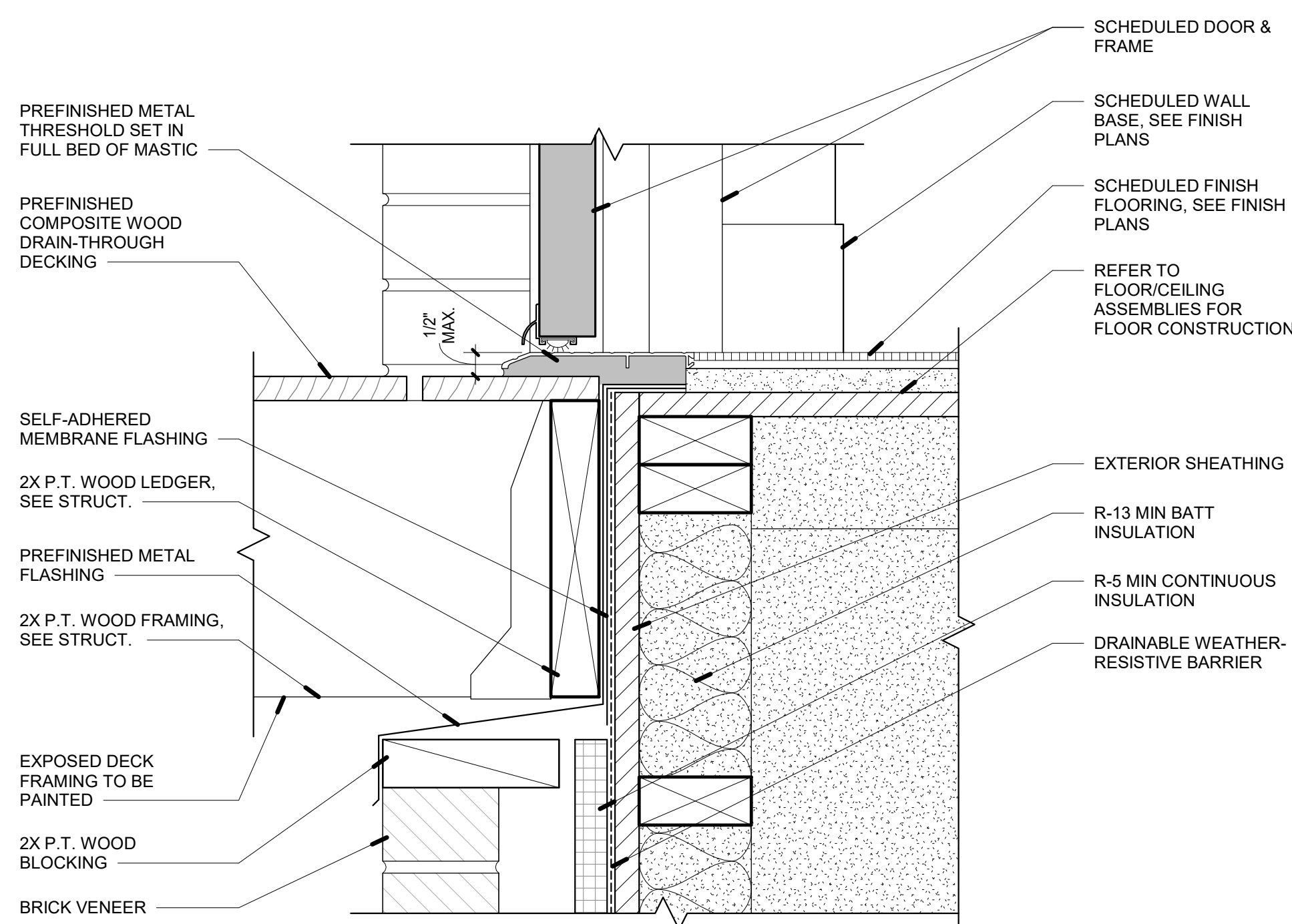
5 DOOR JAMB - INTERIOR - UNIT ENTRY  
3" = 1'-0"



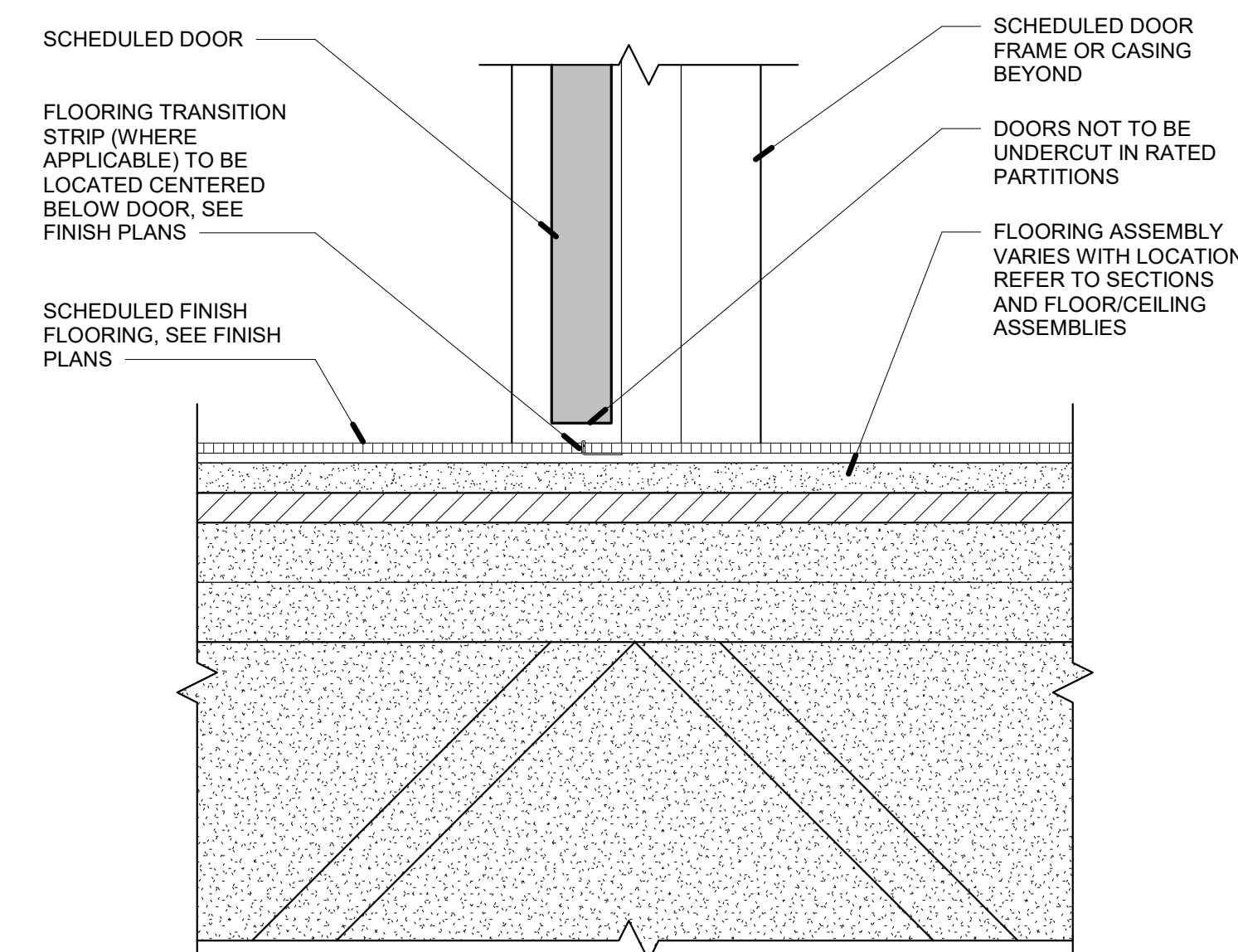
6 DOOR JAMB - INTERIOR - UNIT  
3" = 1'-0"



7 DOOR THRESHOLD - TYPICAL  
3" = 1'-0"



8 DOOR THRESHOLD - BALCONY  
3" = 1'-0"



9 DOOR THRESHOLD - INTERIOR  
3" = 1'-0"

No: Date: Revision:

Client Contact: Anna Libby  
(847) 562-9400

SGS Contact: Hunter Gee  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208



WESTERN HEIGHTS  
PHASE 1

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Drawing:  
DOOR DETAILS

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

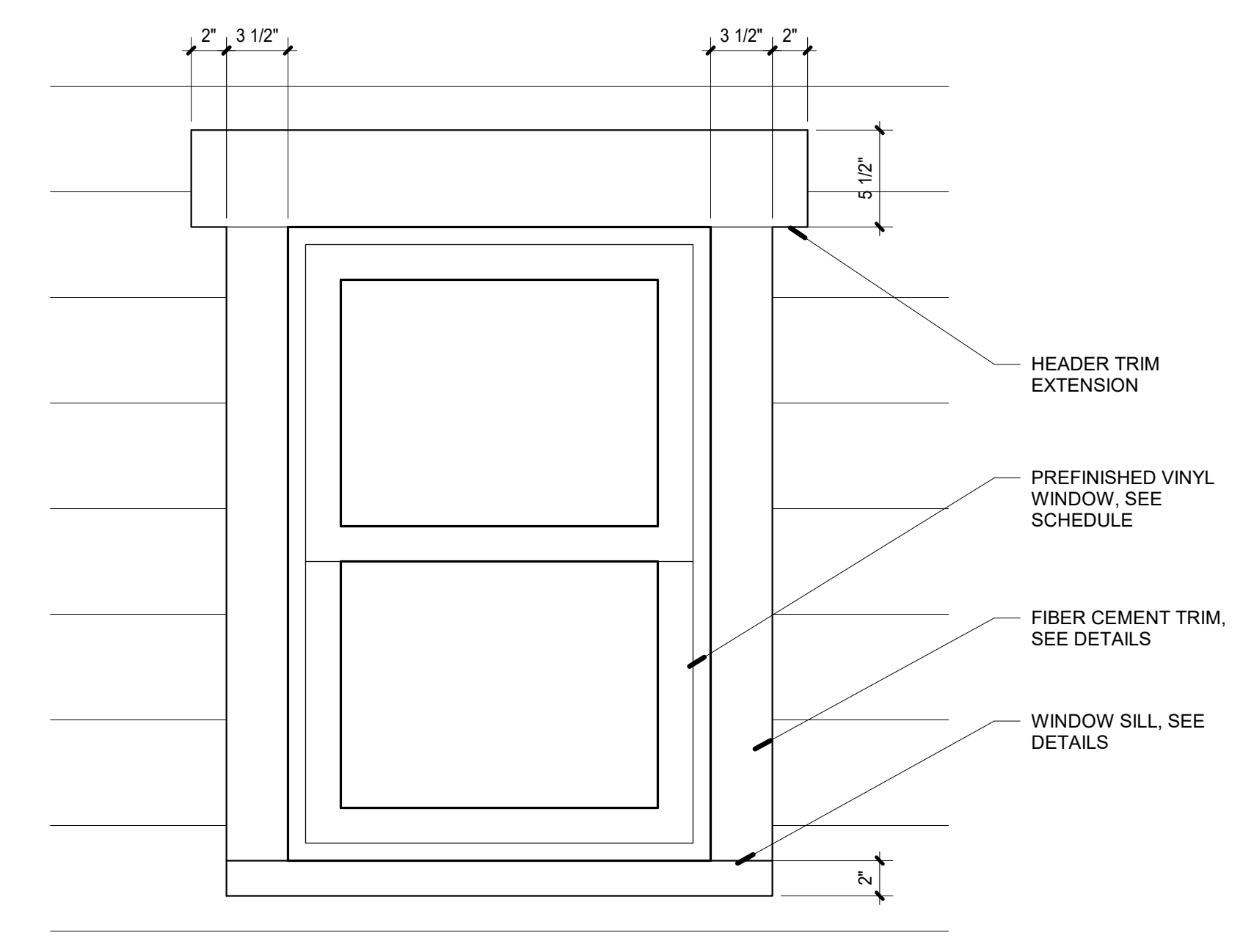
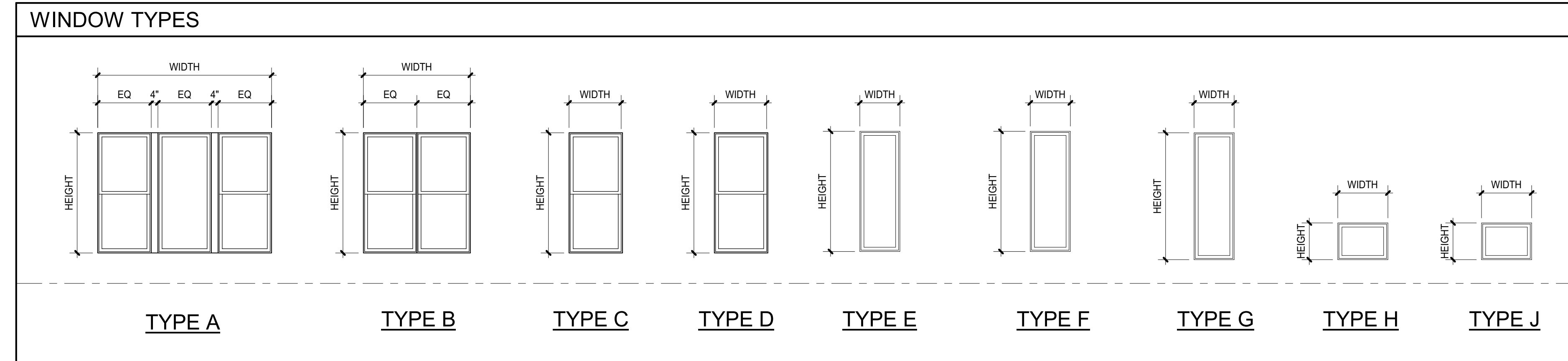
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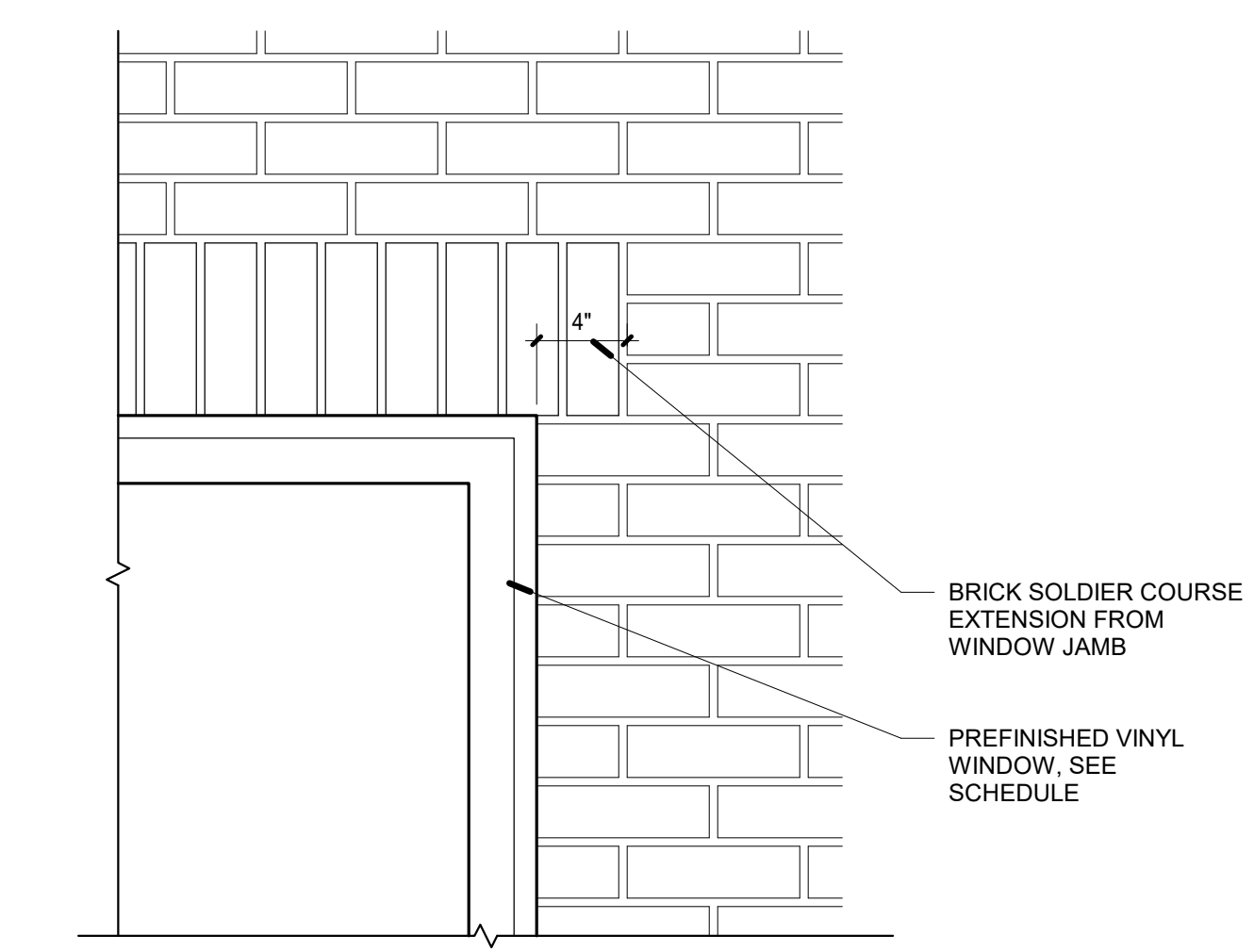
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WINDOW SCHEDULE					
MARK	WIDTH	HEIGHT	OPERATION	MATERIAL	REMARKS
A	3'-0"	6'-0"	FIXED	VINYL	
A	9'-0"	6'-0"	SINGLE HUNG	VINYL	
B	6'-0"	6'-0"	SINGLE HUNG	VINYL	
C	3'-6"	6'-0"	SINGLE HUNG	VINYL	
D	3'-0"	6'-0"	SINGLE HUNG	VINYL	
E	3'-0"	6'-0"	FIXED	VINYL	
F	3'-0"	2'-0"	FIXED	VINYL	
G	2'-0"	7'-0"	FIXED	VINYL	
H	2'-0"	6'-0"	FIXED	VINYL	
J	2'-0"	2'-0"	FIXED	VINYL	
K	4'-0"	6'-0"	SINGLE HUNG	VINYL	
L	4'-0"	2'-0"	FIXED	VINYL	

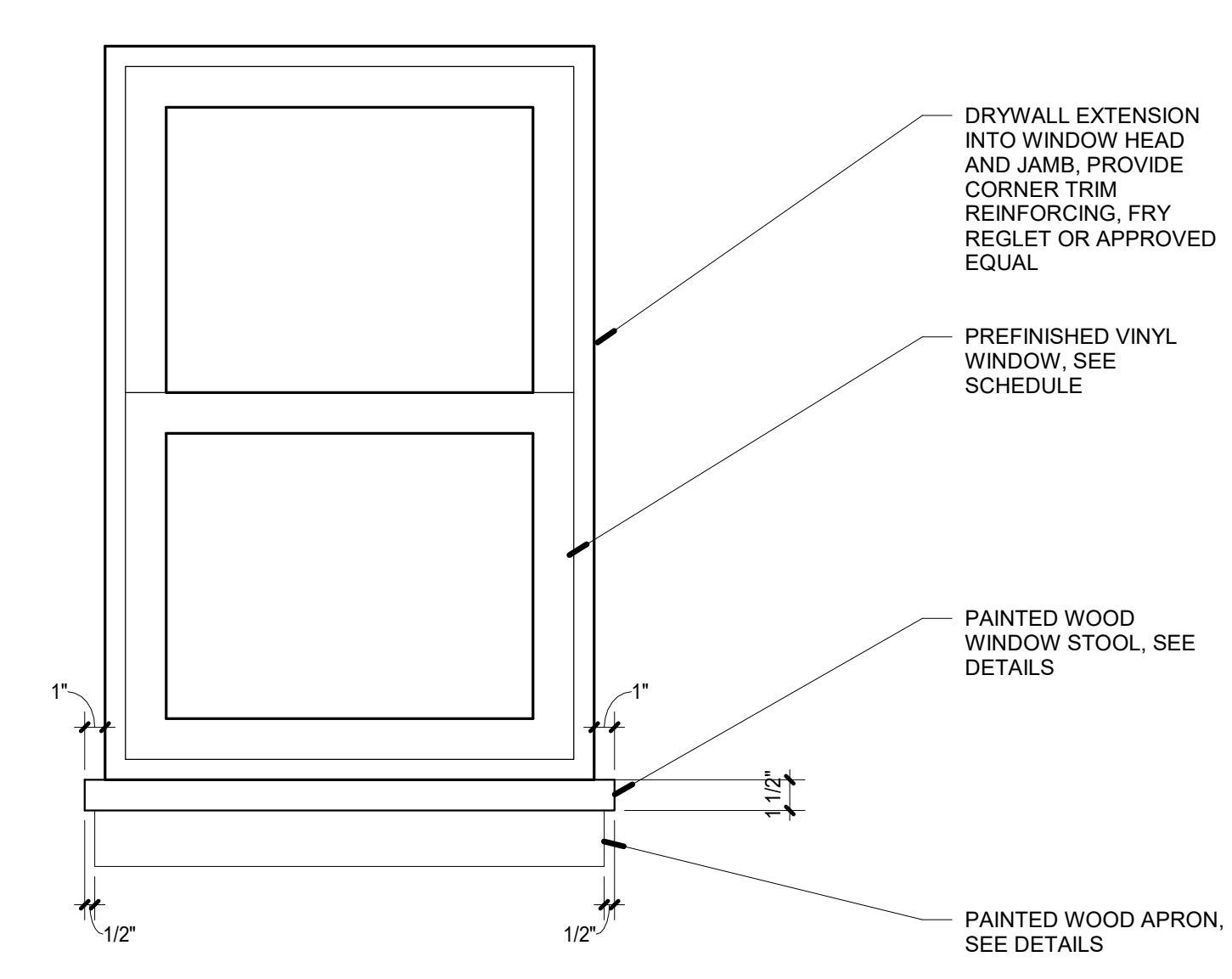
- GENERAL NOTES**
- WINDOWS LOCATED ADJACENT TO UNIT ENTRY DOORS AND CLOSETS, THAT ARE WITHIN A 24" OF VERTICAL DOOR EDGE SHOULD BE TEMPERED, PROVIDE TEMPERED WINDOWS AS ALSO REQUIRED BY CODE
  - WHERE OPERABLE WINDOWS PROVIDED, AT LEAST ONE WINDOW IN EACH SLEEPING, LIVING, OR DINING SPACE SHALL HAVE OPERABLE PARTS COMPLYING WITH ANSI 2017 SECTION 1003.9. TYPICAL OF ANSI TYPE 'A' UNITS. EACH REQUIRED OPERABLE WINDOW SHALL HAVE OPERABLE PARTS COMPLYING WITH ANSI 2017 SECTION 1003.13.
  - EACH OPERABLE WINDOW WITH SILL BELOW 36" A.F.F. AND ABOVE 72" ABOVE FINISHED GRADE SHALL HAVE WINDOW OPENING CONTROL DEVICE (W.O.C.D.) COMPLYING WITH ASTM 2090. W.O.C.D. SHALL OPEN TO PREDETERMINED POSITION BEFORE BYPASS TO ALLOW TO SASH TO OPEN FULLY. UPON CLOSING, THE W.O.C.D. SHALL RESET THE CONTROL FUNCTION AUTOMATICALLY.
  - PROVIDE FIXED WINDOWS IN LOCATIONS WITHIN 3'-0" OF UNIT WALL EXHAUSTS. REFER TO EXTERIOR ELEVATIONS FOR FIXED WINDOW LOCATIONS.
  - SEE A230 FOR WINDOW HEAD/JAMB/SILL DETAILS. DETAIL WILL VARY BASED ON EXTERIOR WALL FINISH AT WINDOW LOCATION. SEE EXTERIOR ELEVATIONS FOR WINDOW CONDITIONS.



**1 WINDOW ELEVATION - FIBER CEMENT TRIM**  
1 1/2" = 1'-0"



**2 WINDOW ELEVATION - BRICK SOLDIER COURSE**  
1 1/2" = 1'-0"



**3 WINDOW ELEVATION - INTERIOR**  
1 1/2" = 1'-0"



No: Date: Revision:

Client Contact: Anna Libby  
(847) 562-9400

SGS Contact: Hunter Gee  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS  
PHASE 1**

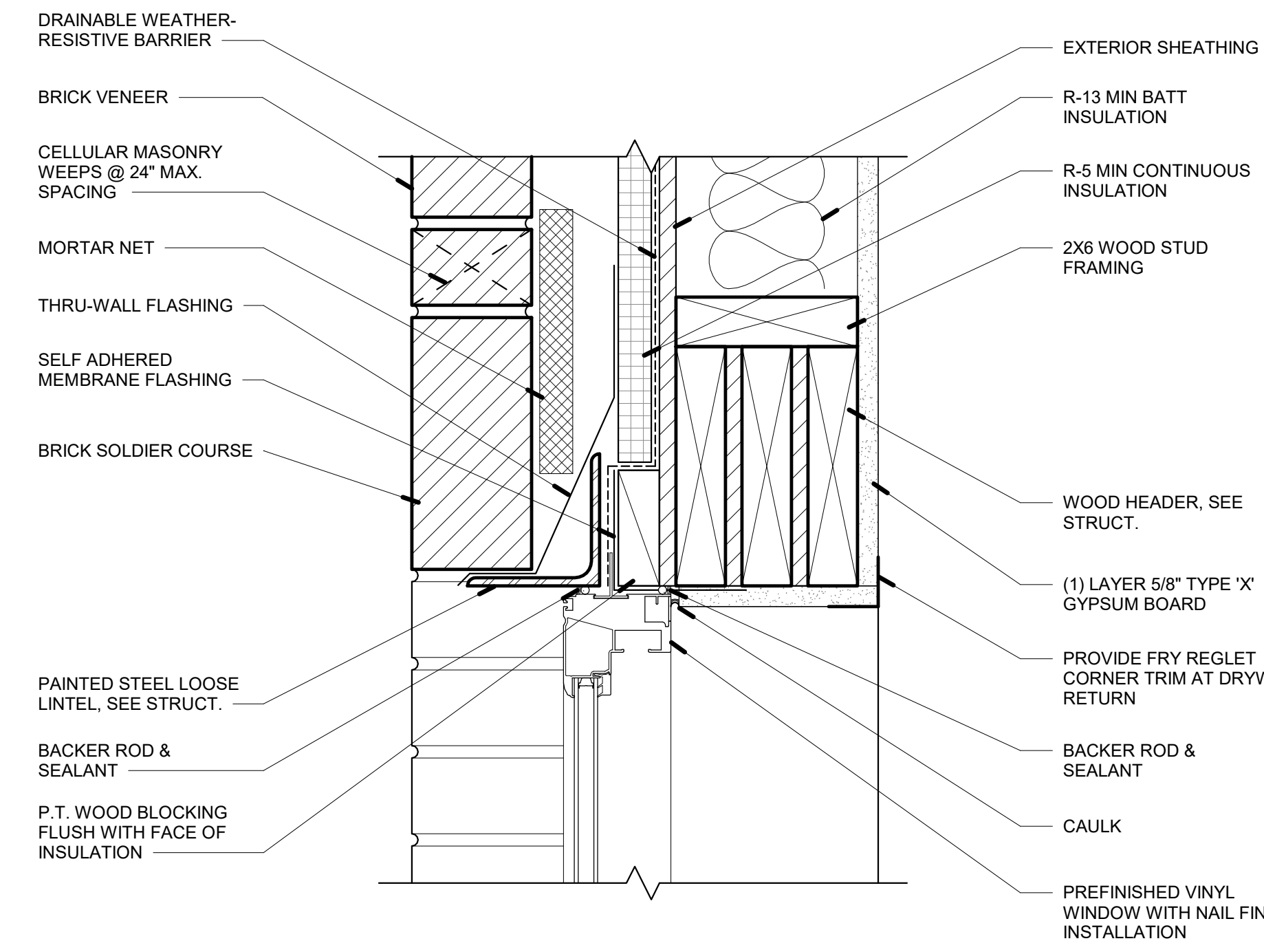
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CONSTRUCTION**

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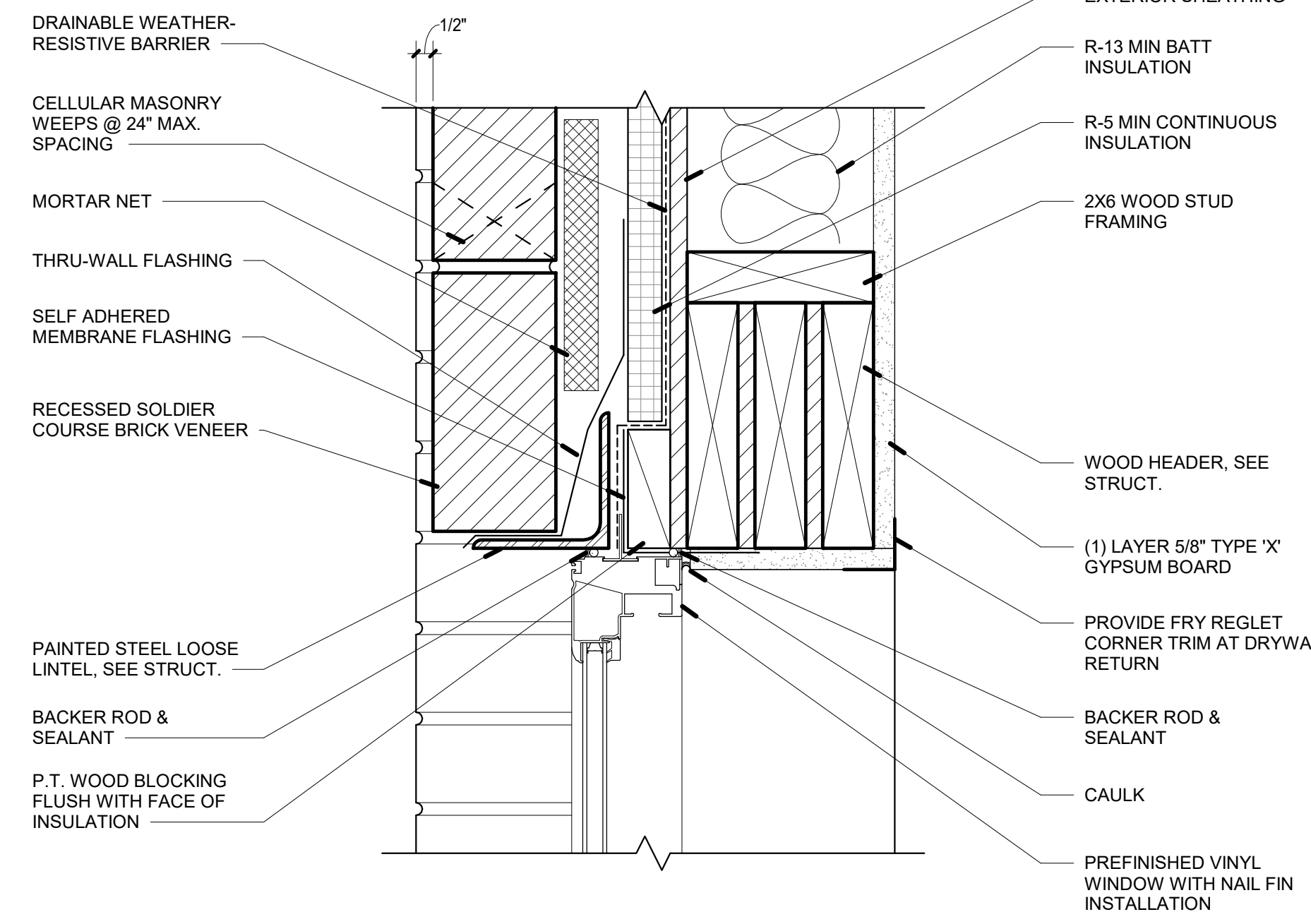
Drawing:  
**WINDOW TYPES AND SCHEDULES**

06/30/2023  
100% DESIGN DEVELOPMENT SET

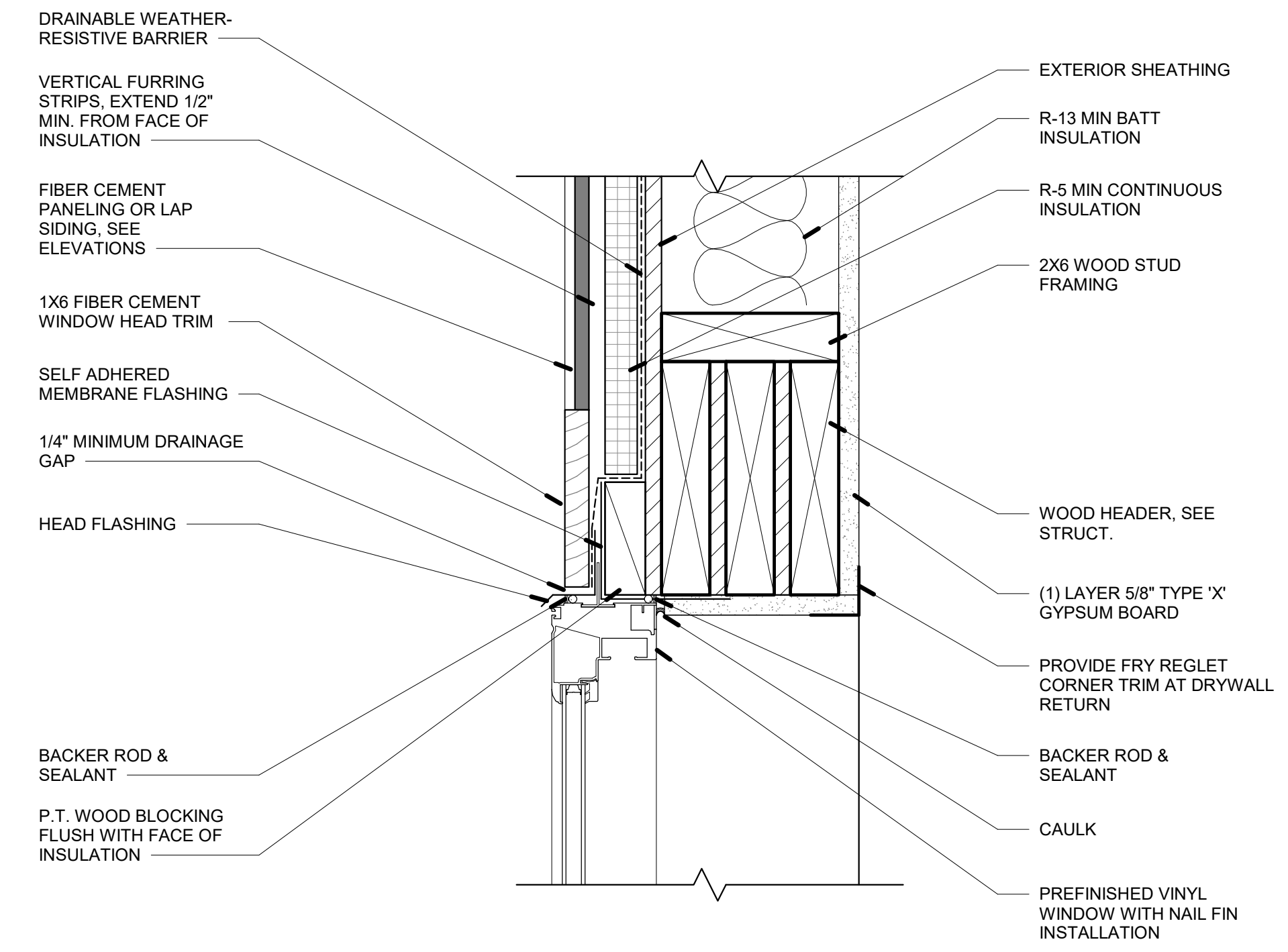
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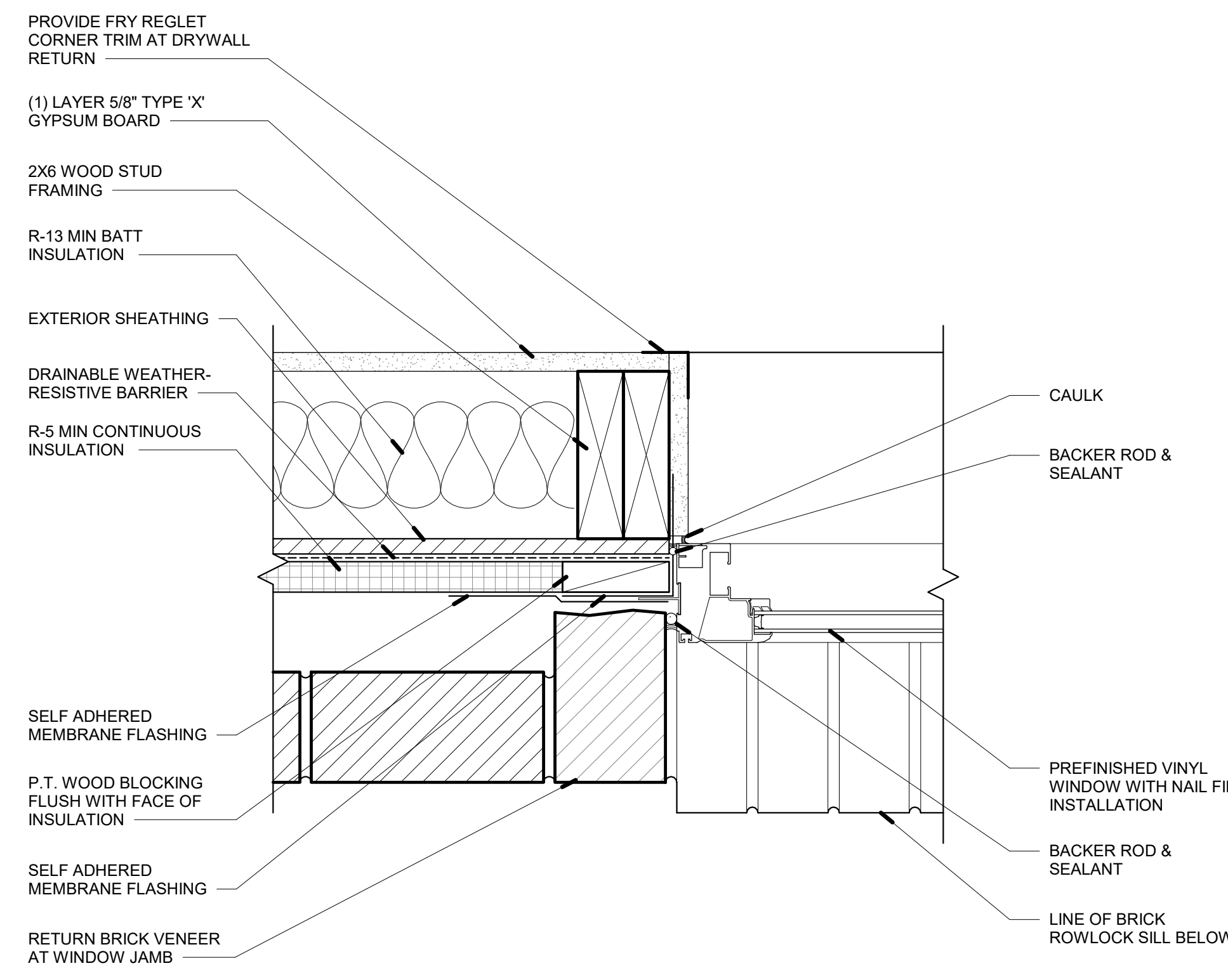
**1 WINDOW HEAD - BRICK - TYPICAL**  
3" = 1'-0"



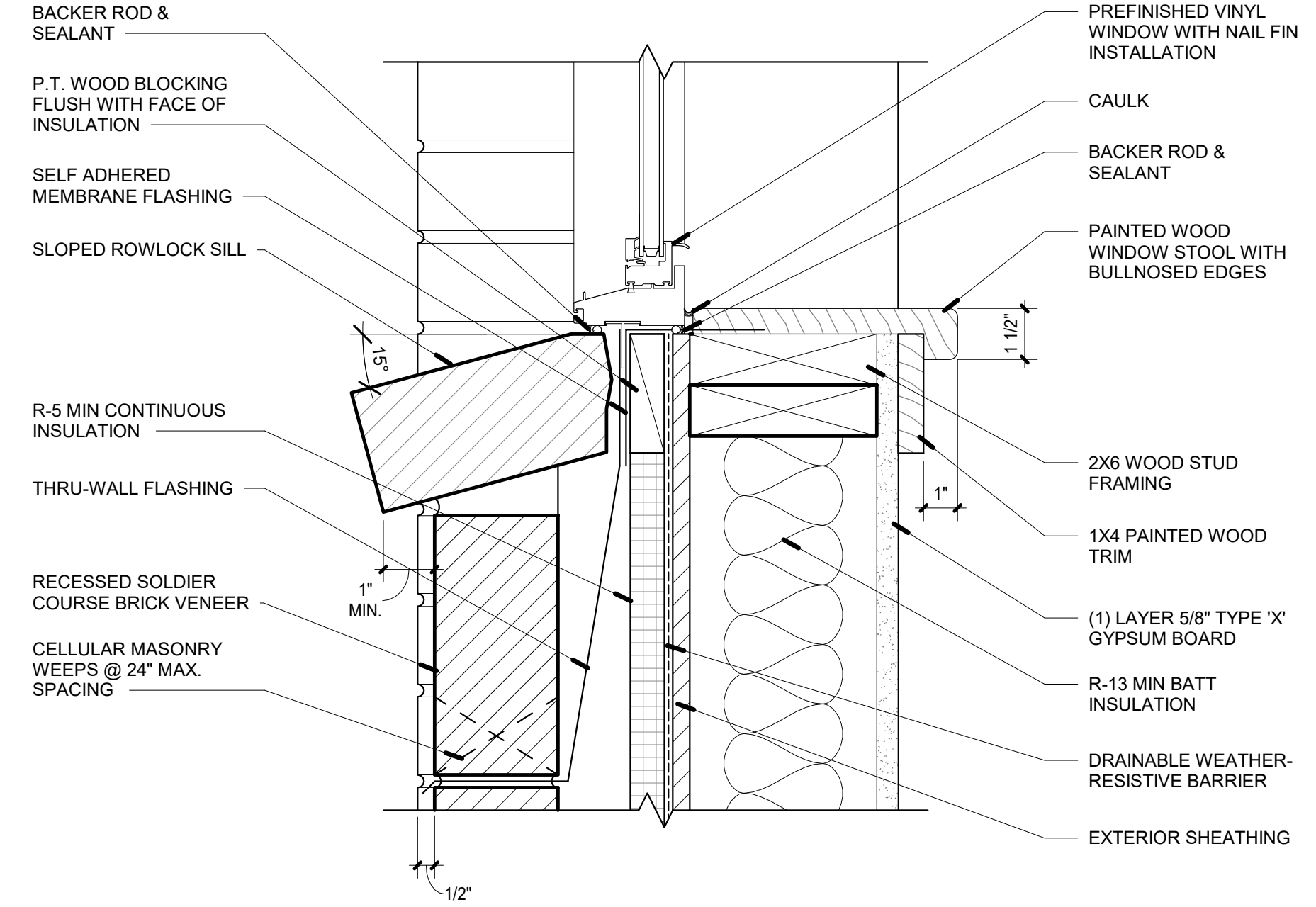
**2 WINDOW HEAD - BRICK - ACCENT**  
3" = 1'-0"



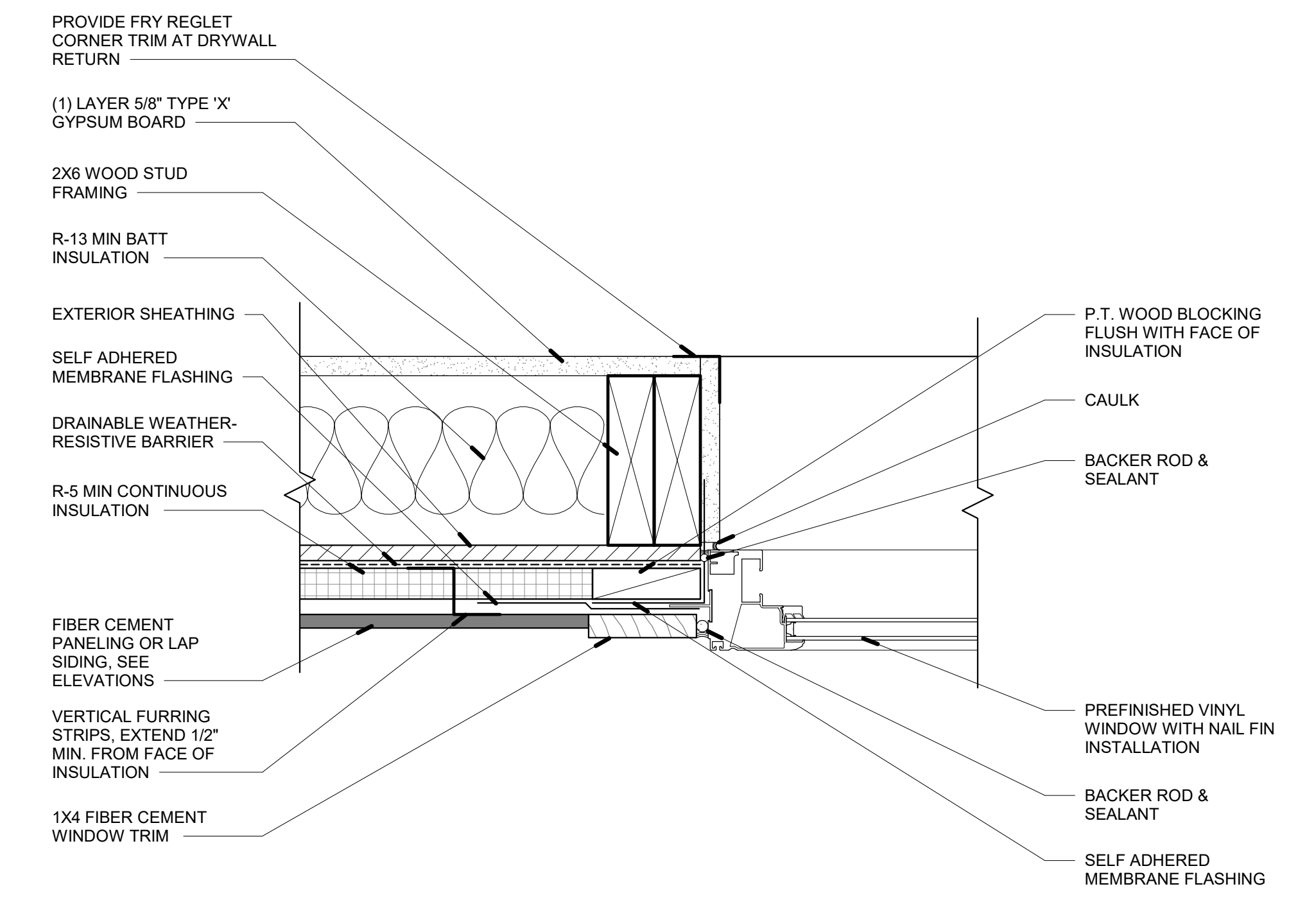
**3 WINDOW HEAD - FIBER CEMENT - TYPICAL**  
3" = 1'-0"



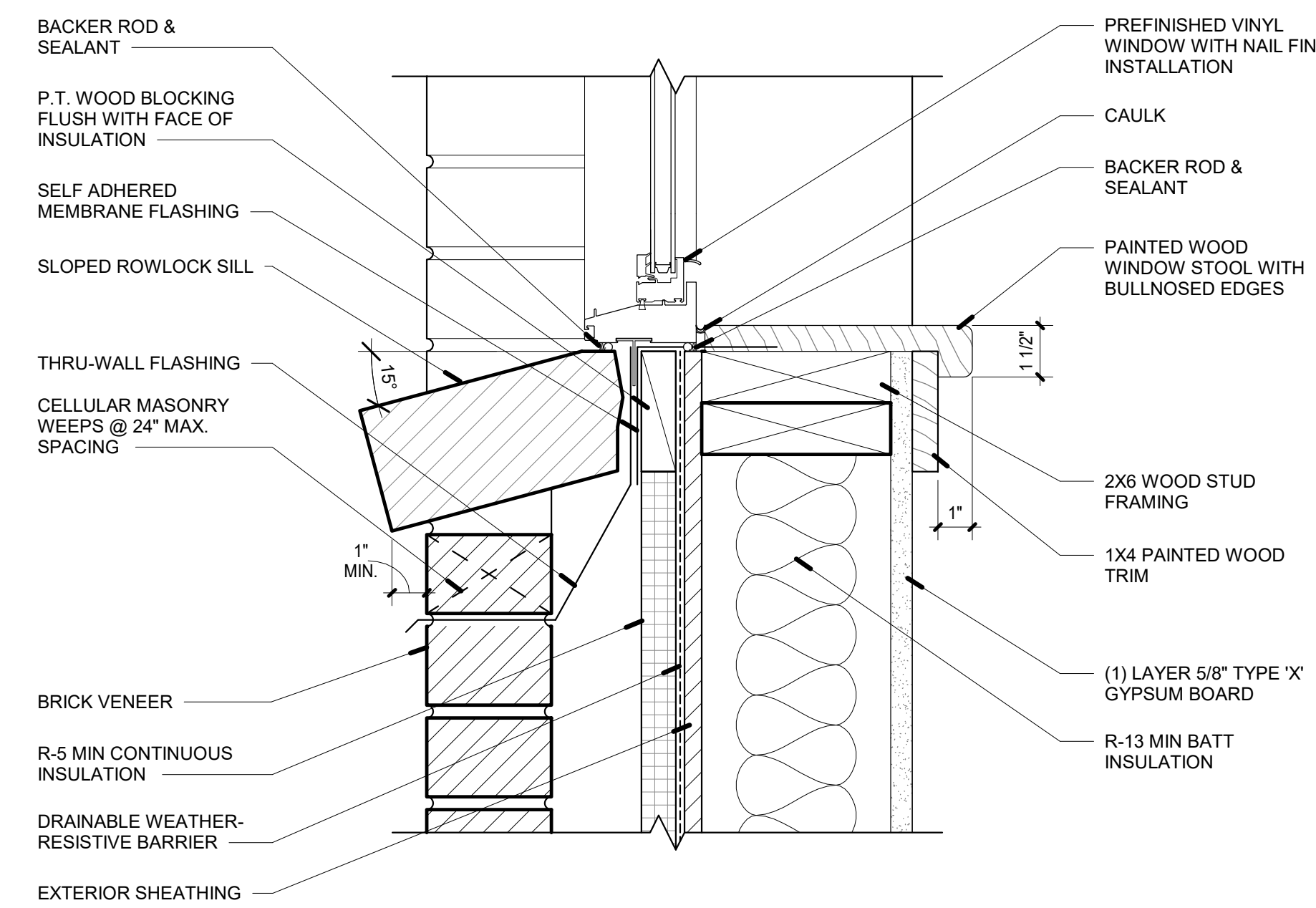
**4 WINDOW JAMB - BRICK - TYPICAL**  
3" = 1'-0"



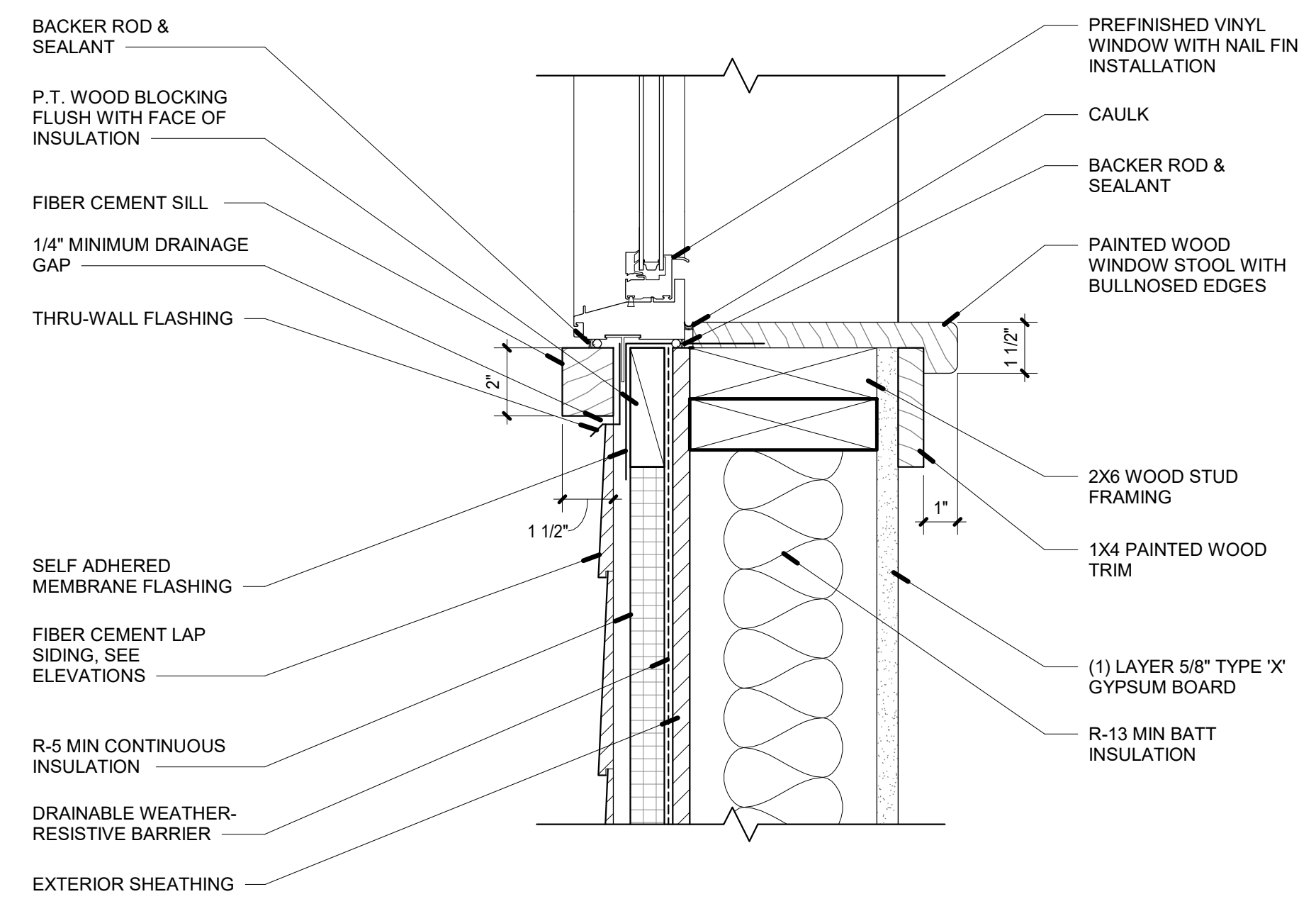
**5 WINDOW SILL - BRICK - ACCENT**  
3" = 1'-0"



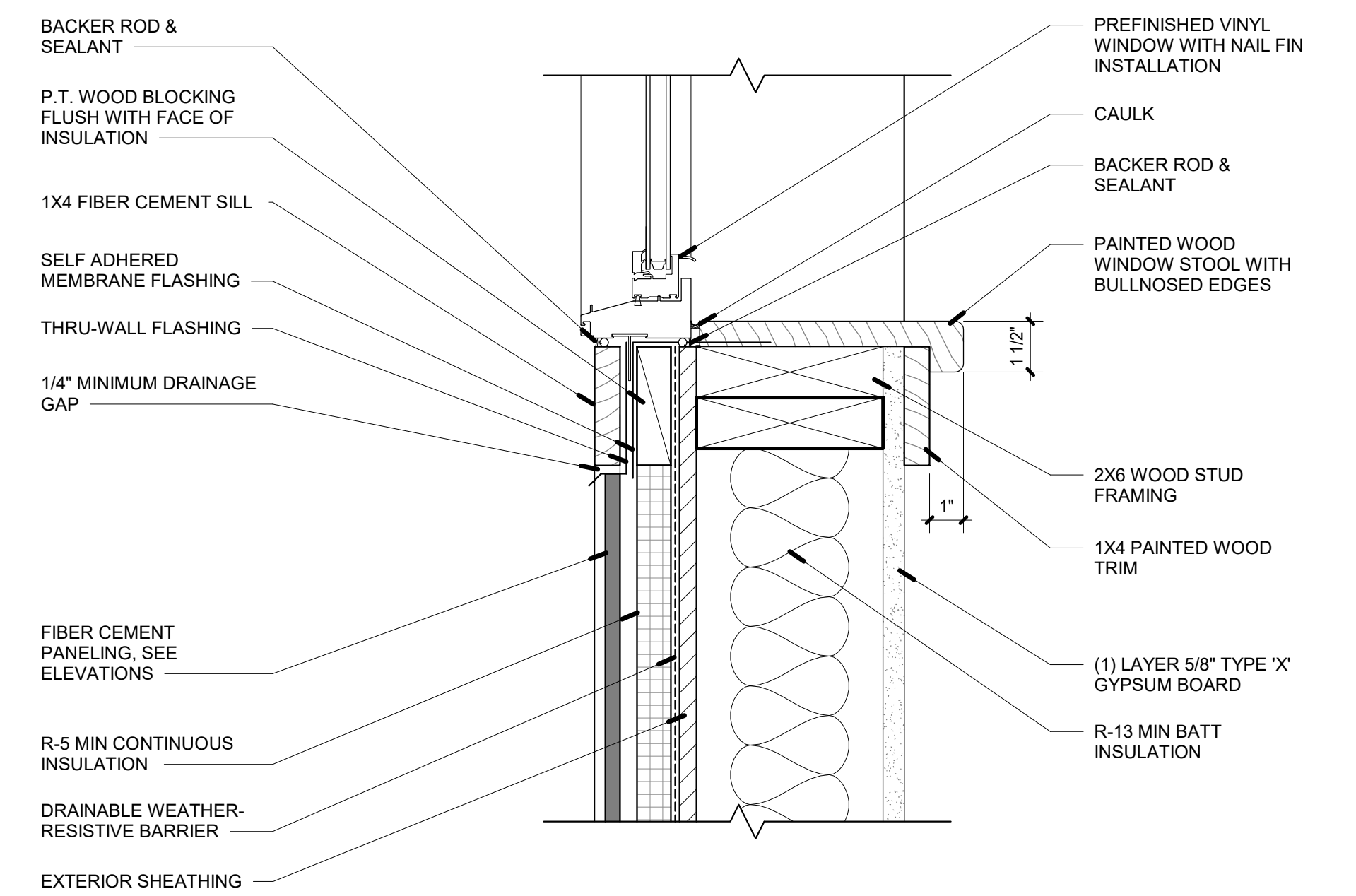
**6 WINDOW JAMB - FIBER CEMENT - TYPICAL**  
3" = 1'-0"



**7 WINDOW SILL - BRICK - TYPICAL**  
3" = 1'-0"



**8 WINDOW SILL - FIBER CEMENT - LAP SIDING**  
3" = 1'-0"



**9 WINDOW SILL - FIBER CEMENT - PANELING**  
3" = 1'-0"

No: Date: Revision::

Client Contact: Anna Libby  
(847) 562-9400

SGS Contact: Hunter Gee  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS  
PHASE 1**

**PRELIMINARY NOT FOR  
CONSTRUCTION**

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Drawing:  
**TYPICAL WINDOW  
DETAILS**

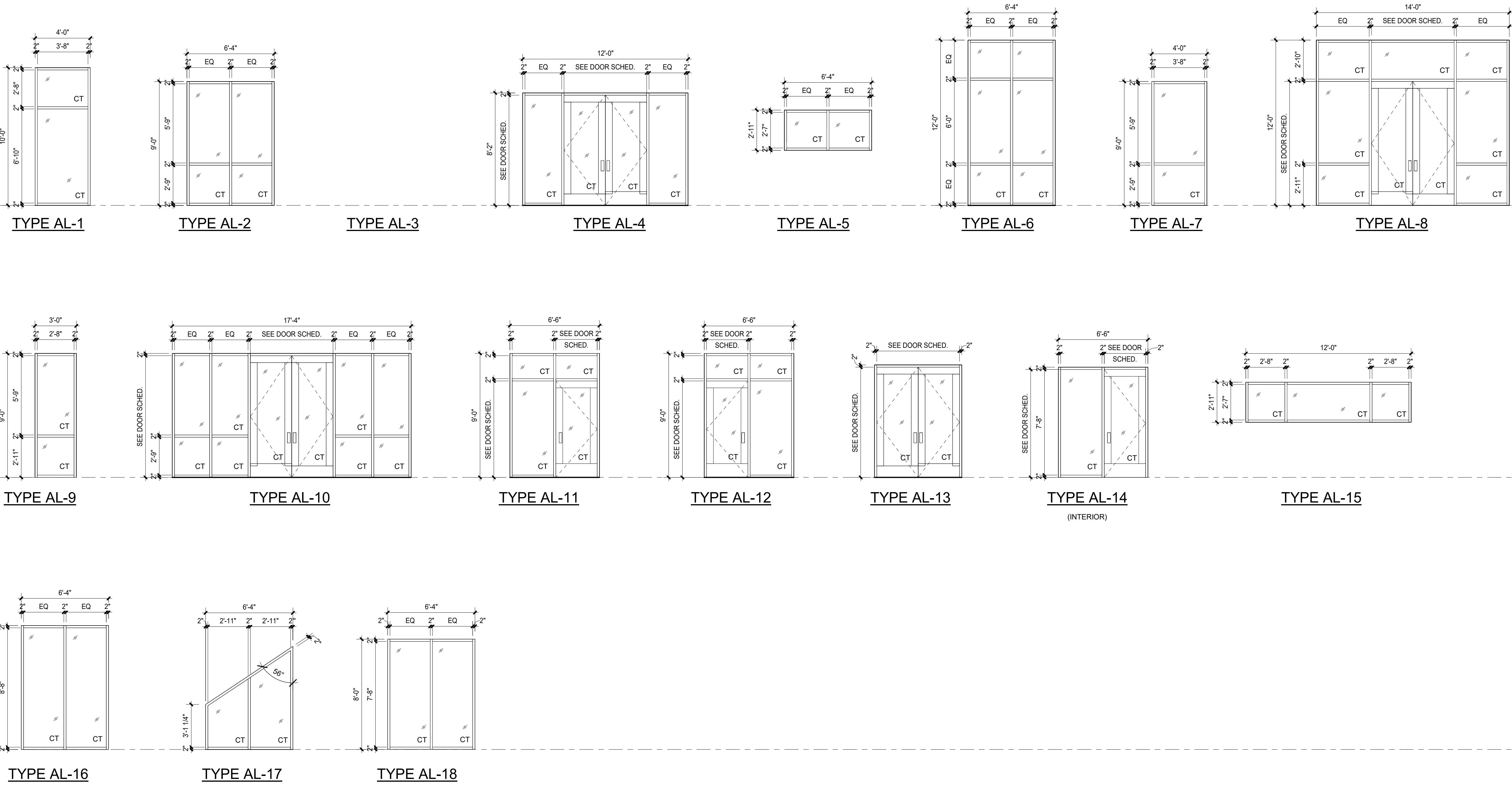
06/30/2023  
100% DESIGN DEVELOPMENT  
SET

**A231**

6/30/2023 4:55:25 PM



STOREFRONT ELEVATIONS



STOREFRONT GENERAL NOTES

1. PRIMARY - THE PRIMARY BACKER ROD AND SEALANT IS RECOMMENDED TO BE APPLIED BETWEEN THE OUTSIDE FRAME AND THE ROUGH OPENING MEMBRANE FLASHING. THIS PROVIDES CONTINUITY BETWEEN THE MOISTURE/AIR BARRIER AND THE FRAME AND ALLOWS FOR A PRIMARY SEAL AGAINST BULK WATER.
  2. SECONDARY - THE EXTERIOR SEALANT IS RECOMMENDED TO BE INSTALLED BETWEEN THE FRAME AND THE EXTERIOR FINISHES. THIS LAYER OF SEALANT PROVIDES A RAINSCREEN AND PROTECTS BULK WATER FROM GETTING TO THE PRIMARY SEAL. AT STOREFRONT SILL ASSEMBLIES IT IS CRITICAL THAT THE WEEPS ARE NOT BLOCKED WITH SEALANT, WHICH WOULD PREVENT DRAINAGE AND TRAP WATER.
  3. INTERIOR - THE INTERIOR SEALANT IS TO BE APPLIED BETWEEN THE INTERIOR EDGE OF THE FRAME AND THE TERMINATION OF THE ROUGH OPENING MEMBRANE FLASHING. THIS PROVIDES AN AIR SEAL AND LAST LINE OF DEFENSE AGAINST WATER AT THE INTERIOR SIDE OF THE WINDOW/DOOR ASSEMBLY.
  4. REFER TO BUILDING ELEVATIONS FOR HEAD AND SILL HEIGHTS OF STOREFRONT
  5. PROVIDE TEMPERED GLAZING IN ALL LOCATIONS WITHIN 2'-0" OF FINISH FLOOR OR OPERABLE DOORS AND WINDOWS AND IN ALL OTHER LOCATIONS AS REQUIRED BY CODE
- FRAME FINISHES: CA - CLEAR ANODIZED  
 GLAZING: CT - CLEAR TEMPERED  
 NOTE: SEE BUILDING PLANS FOR STOREFRONT TYPE LOCATIONS.



No: Date: Revision::

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS  
PHASE 1**

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

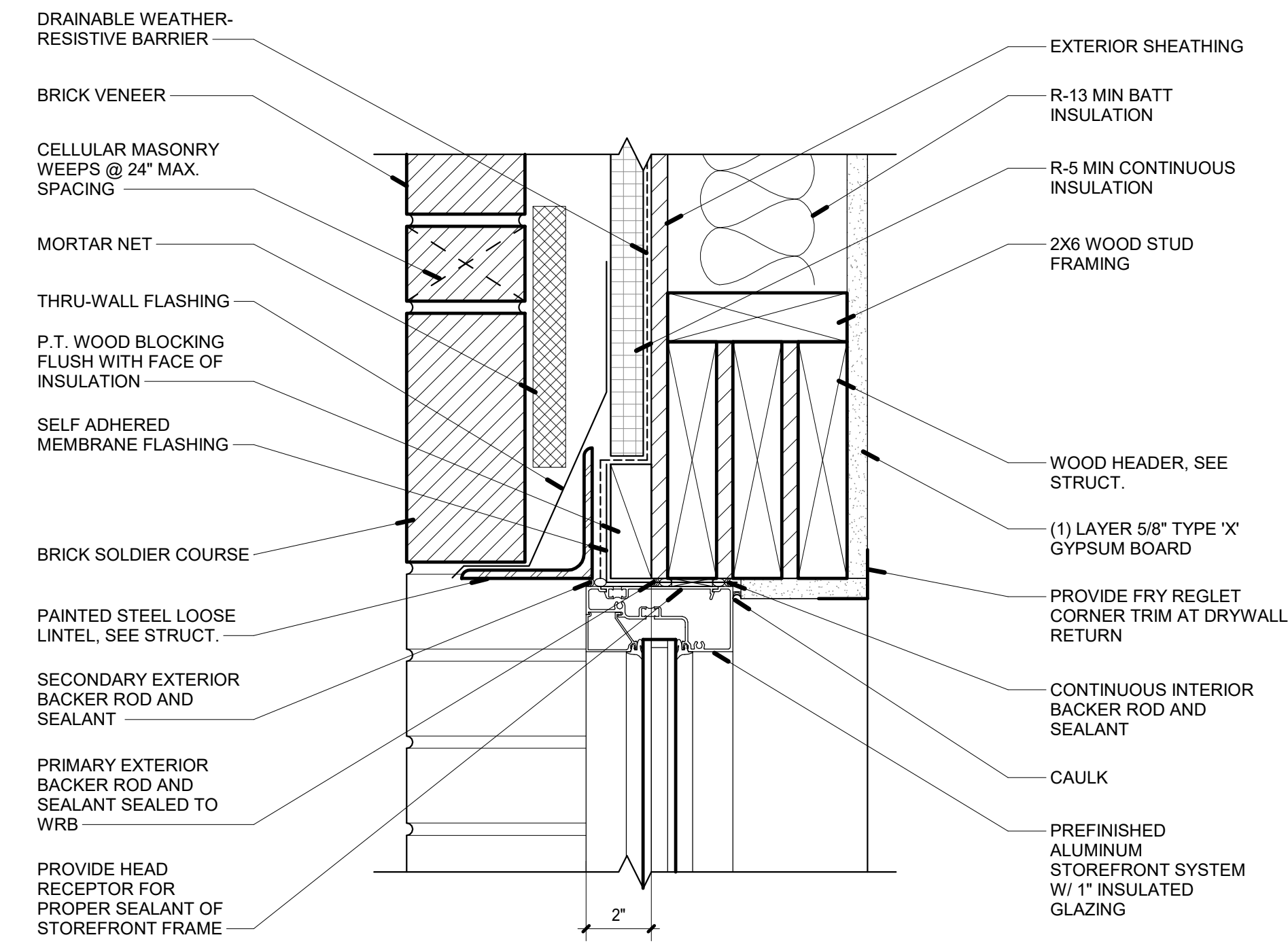
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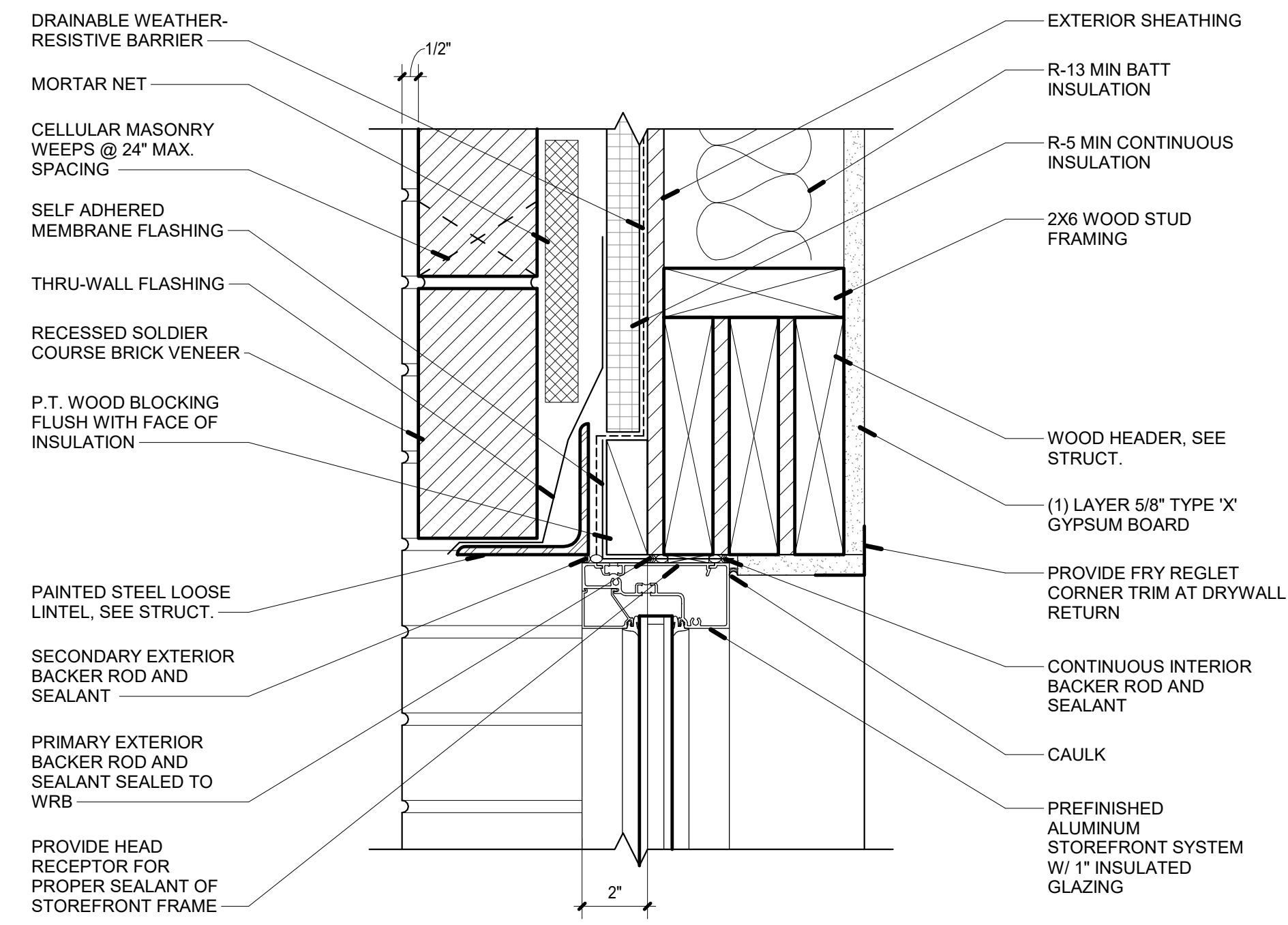
Drawing:  
STOREFRONT TYPES &  
SCHEDULES

06/30/2023  
100% DESIGN DEVELOPMENT  
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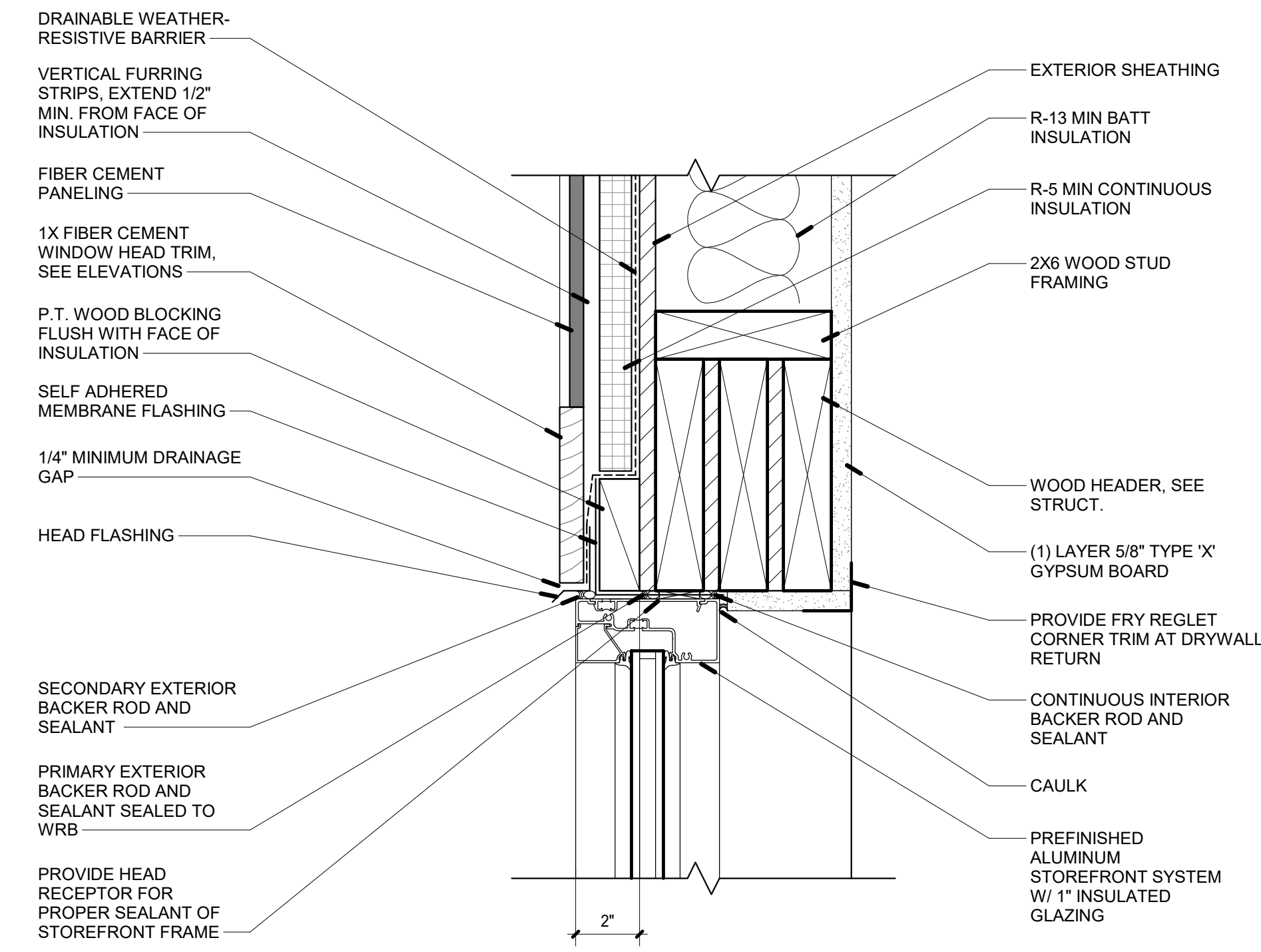
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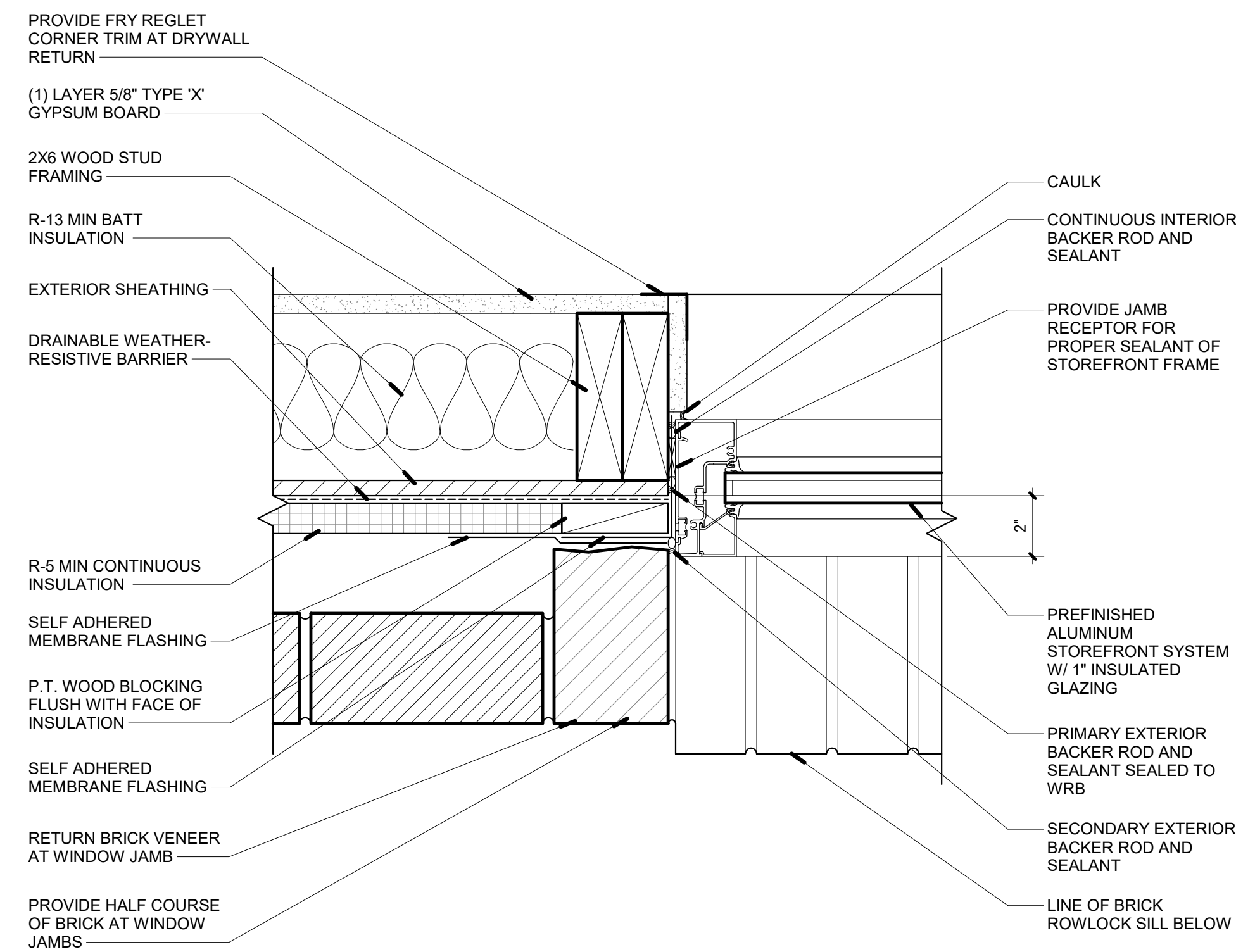
**1 STOREFRONT HEAD DETAIL - BRICK**  
3" = 1'-0"



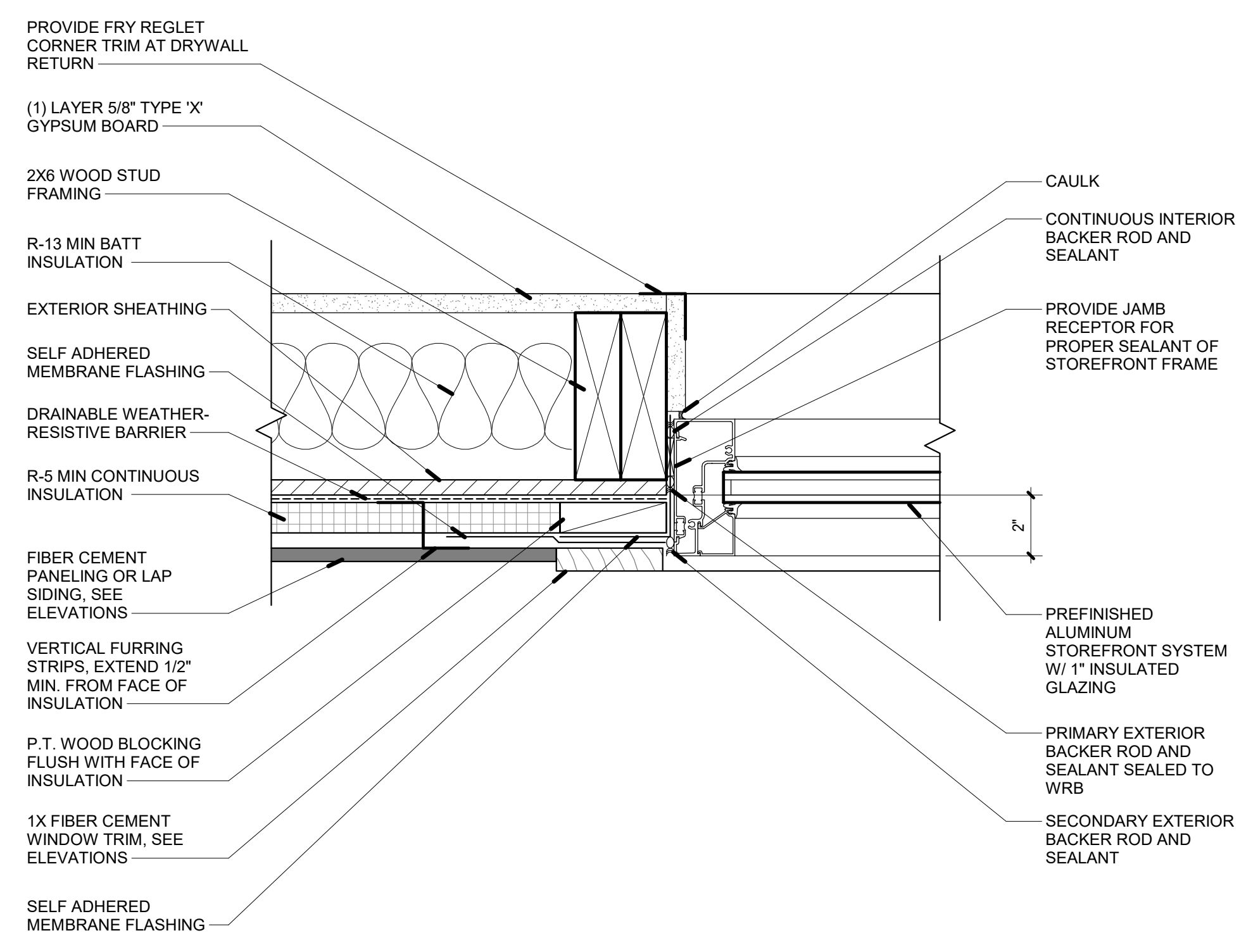
**2 STOREFRONT HEAD DETAIL - BRICK ACCENT**  
3" = 1'-0"



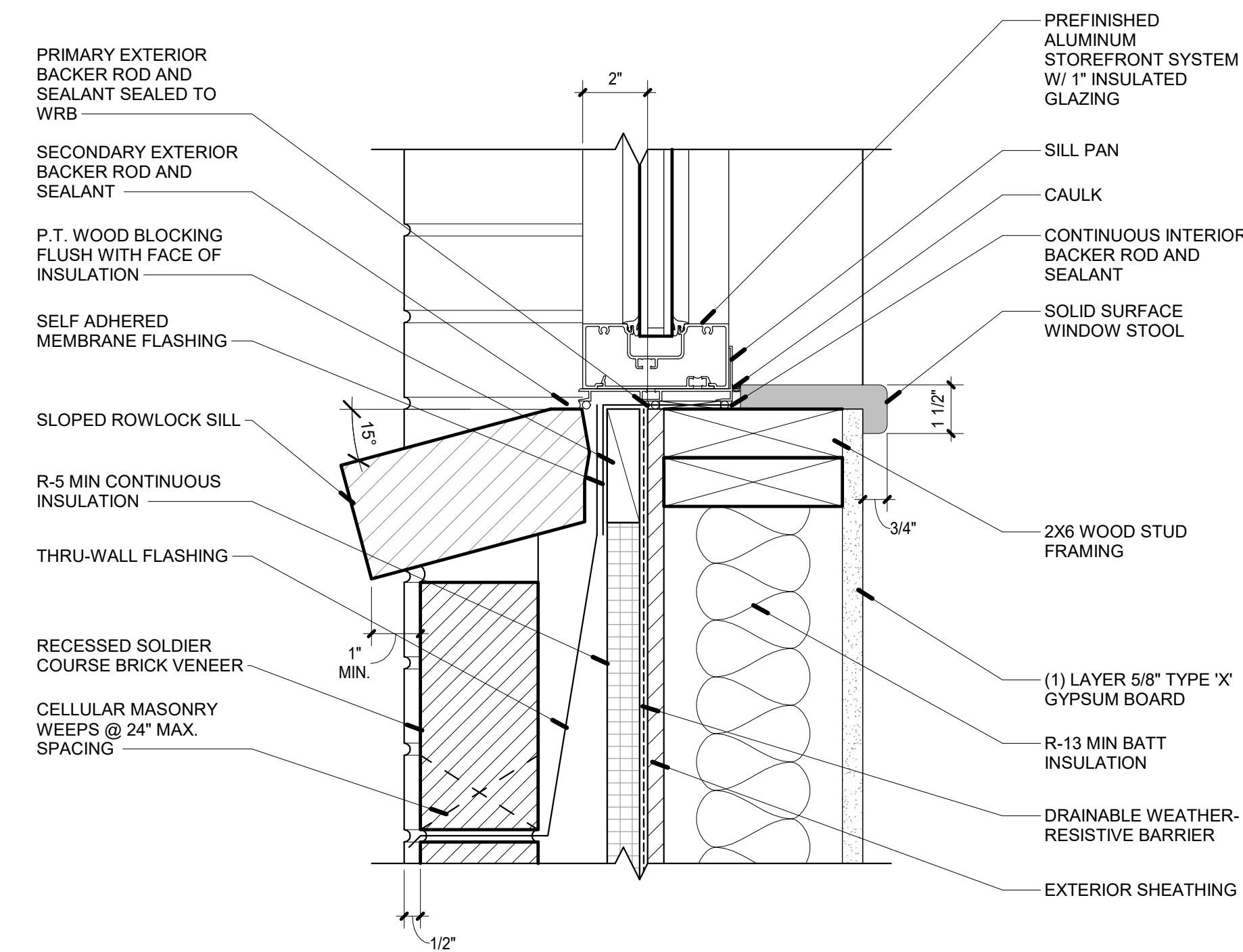
**3 STOREFRONT HEAD DETAIL - FIBER CEMENT**  
3" = 1'-0"



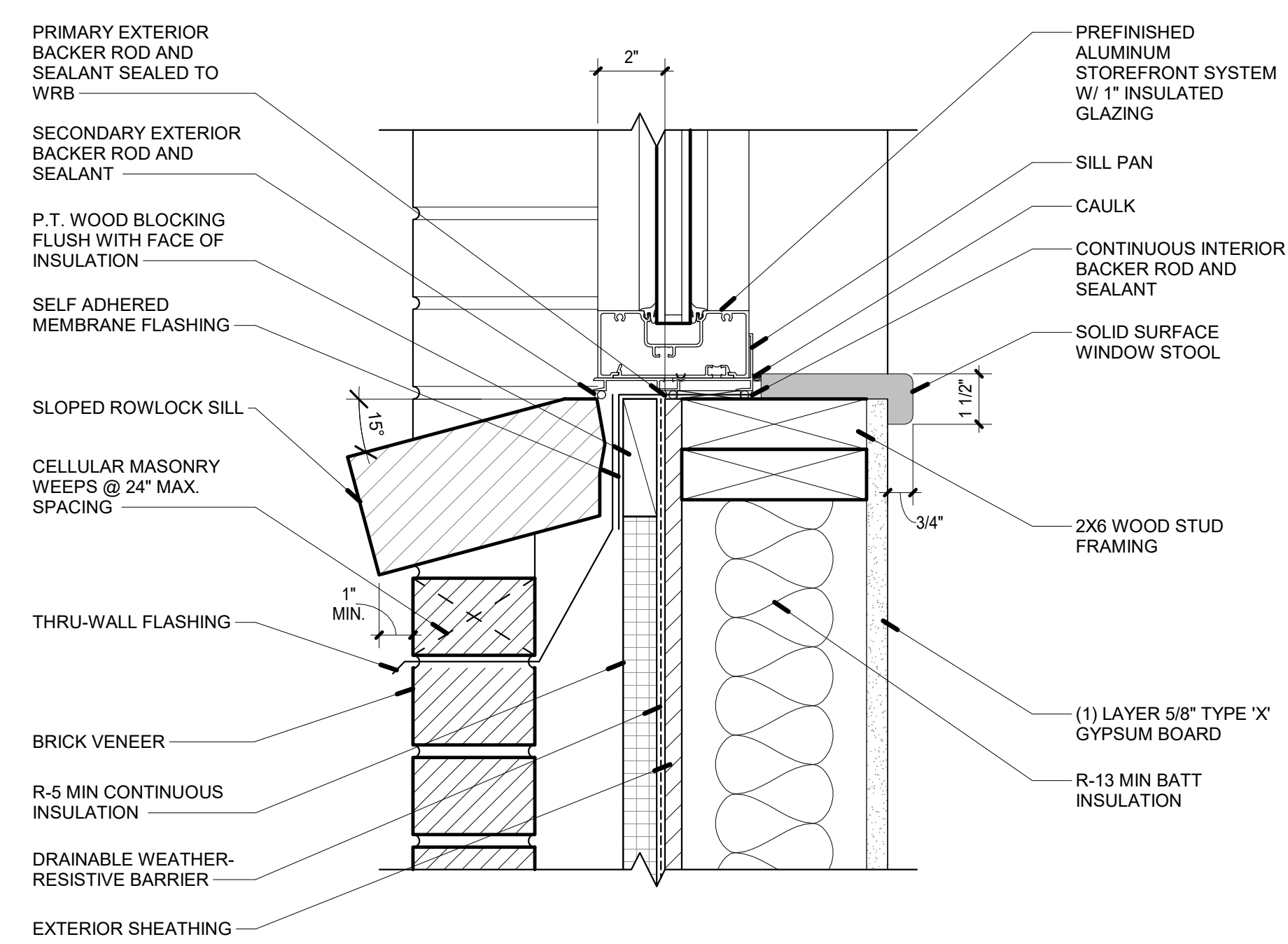
**5 STOREFRONT JAMB DETAIL - BRICK**  
3" = 1'-0"



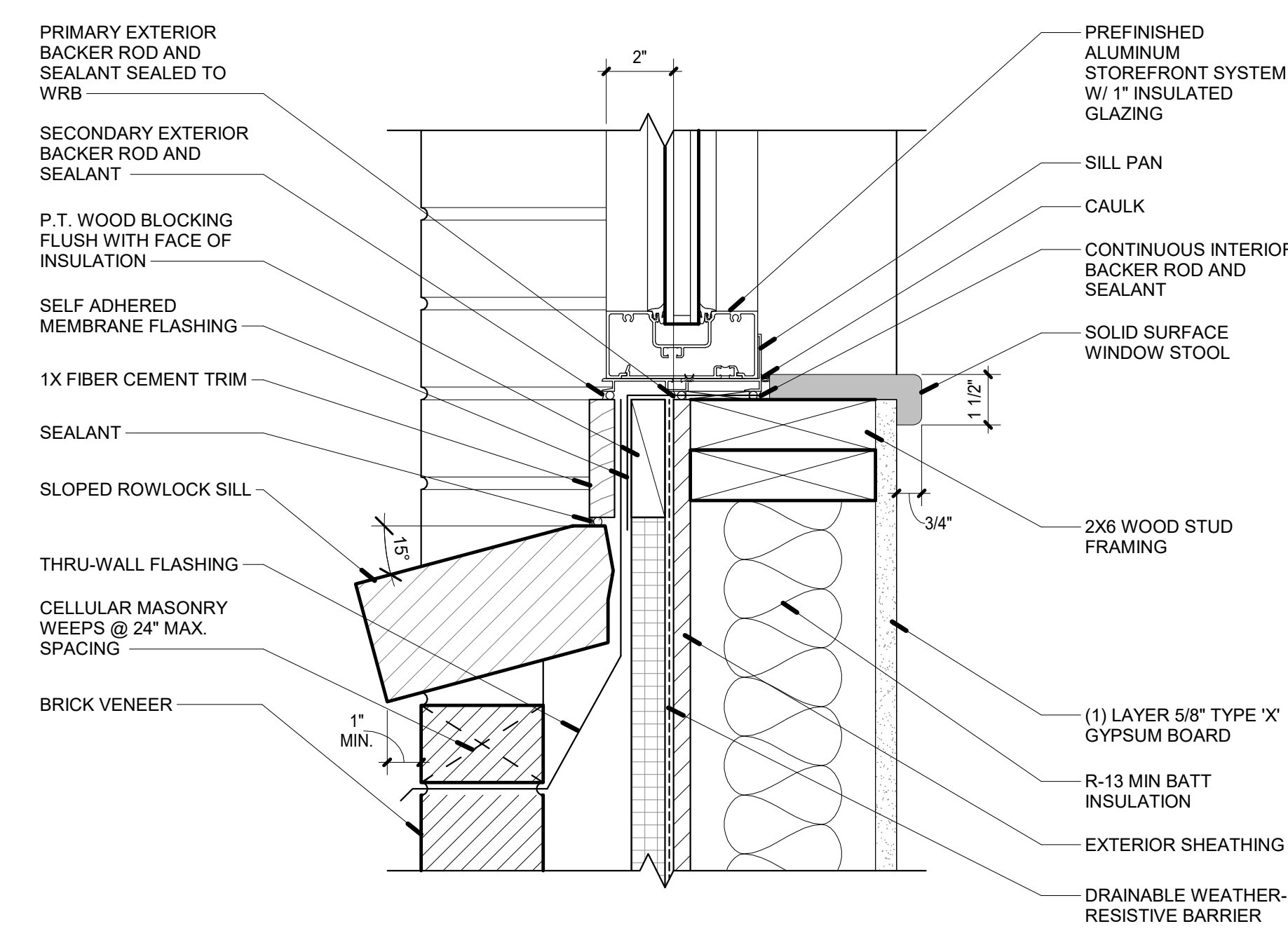
**6 STOREFRONT JAMB DETAIL - FIBER CEMENT**  
3" = 1'-0"



**7 STOREFRONT SILL DETAIL - BRICK**  
3" = 1'-0"



**8 STOREFRONT SILL DETAIL - BRICK ACCENT**  
3" = 1'-0"



**9 STOREFRONT SILL DETAIL - BRICK W/ TRIM**  
3" = 1'-0"

6/30/2023 5:01:46 PM



No: Date: Revision::

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS  
PHASE 1**

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

**PRELIMINARY NOT FOR  
CONSTRUCTION**

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Drawing:  
STOREFRONT DETAILS

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

**A241**



No:      Date:      Revision::



**2 VERMONT AVE**  
1/16" = 1'-0"

Client Contact: Anna Libby  
(847) 562-9400



SGS Contact: Hunter Gee  
SGS Project Number: 23002.00

**WESTERN HEIGHTS  
PHASE 1**

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208

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Drawing:  
SITE PLAN ELEVATIONS

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

**A300**



**1 VIRGINIA AVE**  
1/16" = 1'-0"



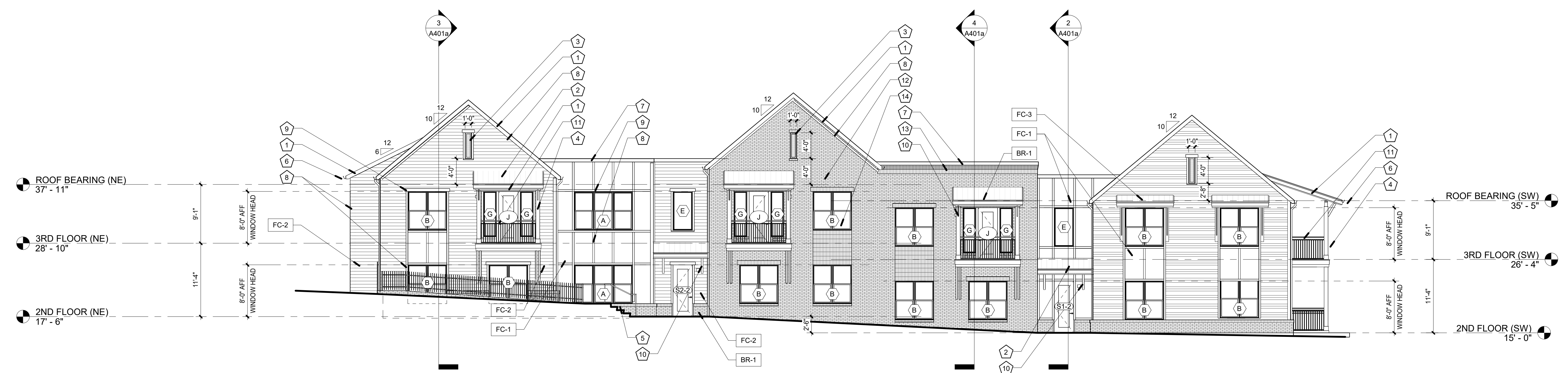
ELEVATION KEYNOTES	
1	PAINTED WOOD FASCIA
2	PREFINISHED STANDING SEAM METAL ROOFING
3	PREFINISHED GABLE VENT, SEE EXTERIOR ELEVATIONS FOR SIZES
4	P.T. WOOD COLUMN W/ FIBER CEMENT TRIM WRAP
5	ROWLOCK COURSE WALL CAP OR WINDOW SILL
6	PREFINISHED METAL GUTTER
7	PREFINISHED METAL COPING
8	PAINTED 5/4X4 WOOD TRIM
9	PAINTED 5/4X6 WOOD TRIM
10	METAL PIPE KNEE BRACE, PAINTED OR P.T. WOOD KNEE BRACE, PAINTED
11	PREFINISHED ALUMINUM BALCONY GUARDRAIL, 42" HEIGHT
12	BRICK SOLIDER COURSE
13	OFFSET BRICK COURSE CORNICE
14	BRICK RECESS DETAIL WITH STACK BOND
15	
16	
17	
18	
19	
20	

No: Date: Revision:

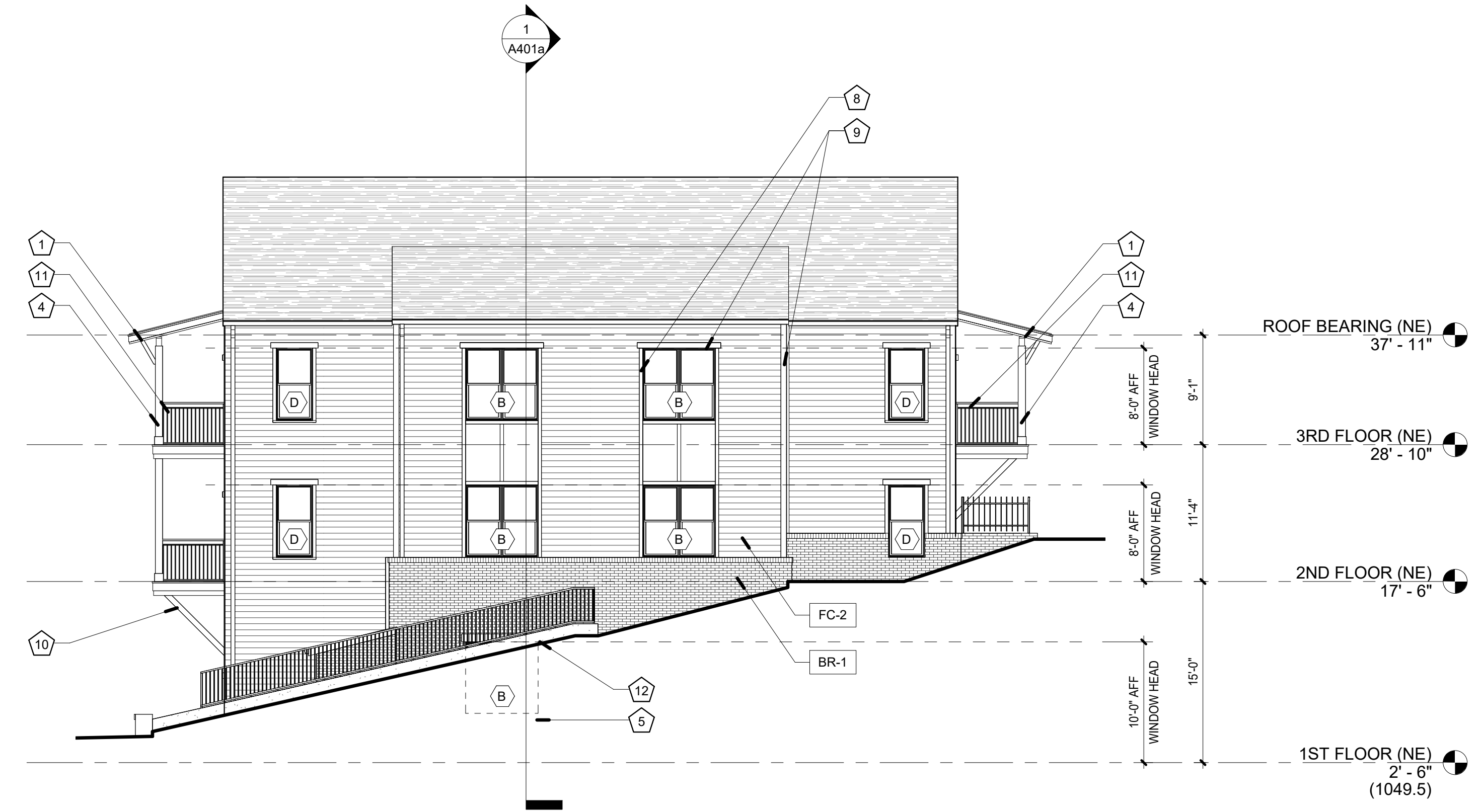
MATERIAL LEGEND	
BR-1	BRICK VENEER, COLOR 1
BR-1	BRICK VENEER, COLOR 2
BR-1	BRICK VENEER, COLOR 3
FC-1	PAINTED OR PREFINISHED FIBER CEMENT PANELING (SMOOTH TEXTURE) WITH FIBER CEMENT TRIM
FC-2	PAINTED OR PREFINISHED FIBER CEMENT LAP SIDING, 6" EXPOSURE
FC-3	PAINTED OR PREFINISHED FIBER CEMENT LAP SIDING WITH ALTERNATING EXPOSURE, 4" & 8"
MATERIAL PERCENTAGES	
BRICK PERCENTAGE:	
STREET:	
SIDE:	
PARKING:	
SIDE ELEVATION:	
FIBER CEMENT PERCENTAGE:	
STREET:	
SIDE:	
PARKING:	
SIDE ELEVATION:	
GLAZING PERCENTAGE: 26%	
STREET:	



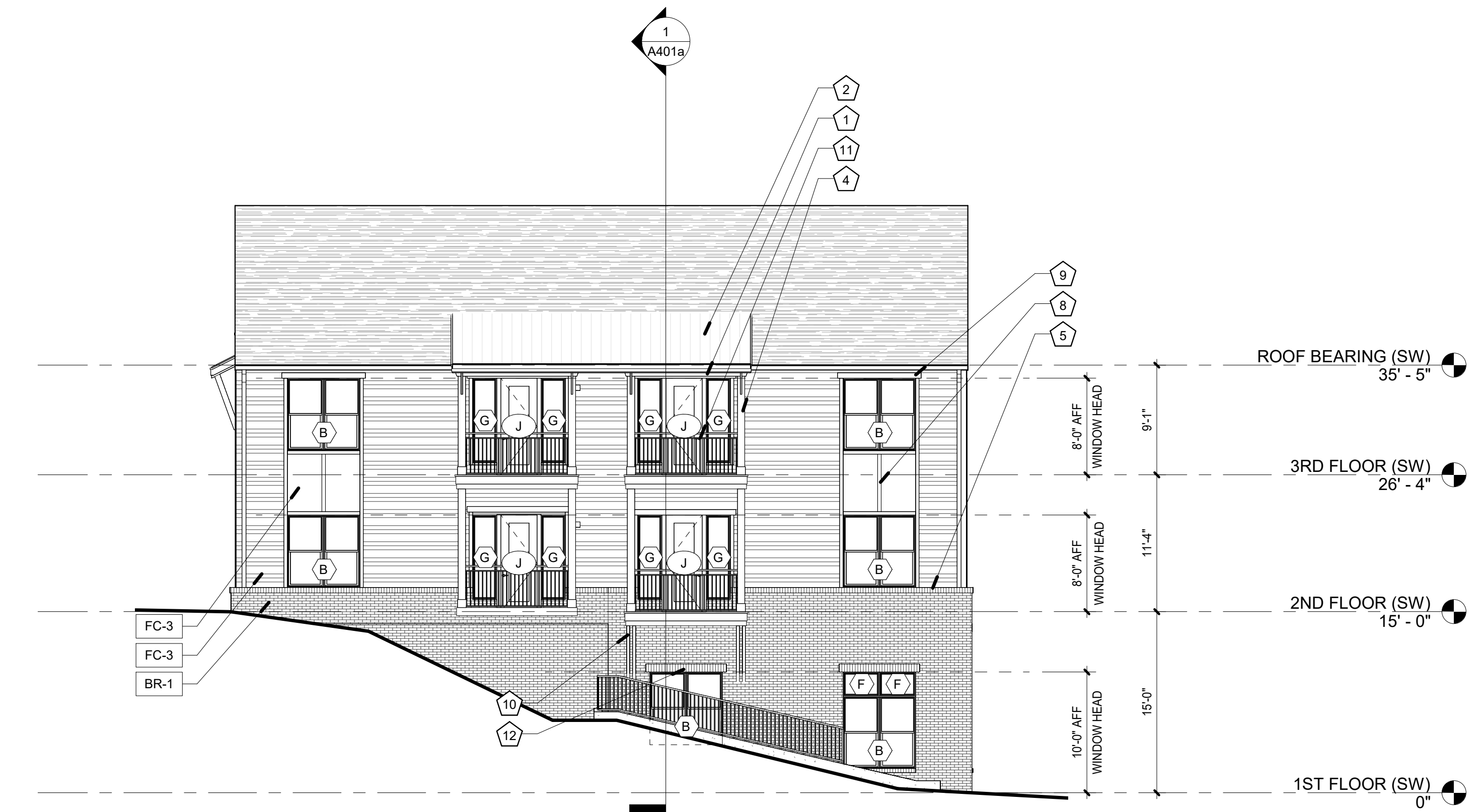
**1 SOUTHEAST ELEVATION**  
1/8" = 1'-0"



**2 NORTHWEST ELEVATION**  
1/8" = 1'-0"



**3 NORTHEAST ELEVATION**  
1/8" = 1'-0"



**4 SOUTHWEST ELEVATION**  
1/8" = 1'-0"

6/30/2023 5:34:15 PM

Client Contact: Anna Libby  
(847) 562-9400

SGS Contact: Hunter Gee  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS  
PHASE 1**

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

**PRELIMINARY NOT FOR  
CONSTRUCTION**

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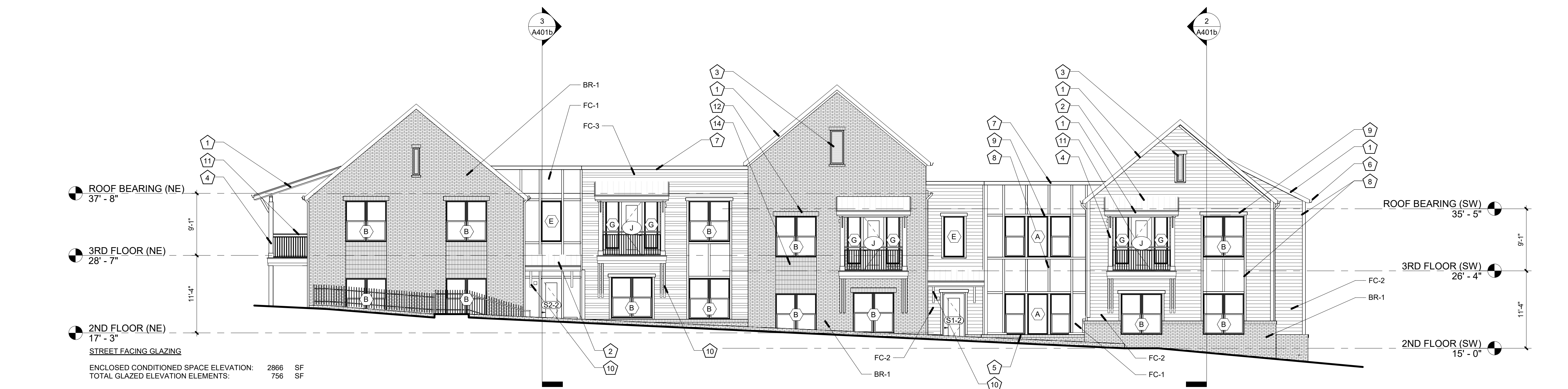
**Drawing:**  
BUILDING 1A -  
EXTERIOR ELEVATIONS

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

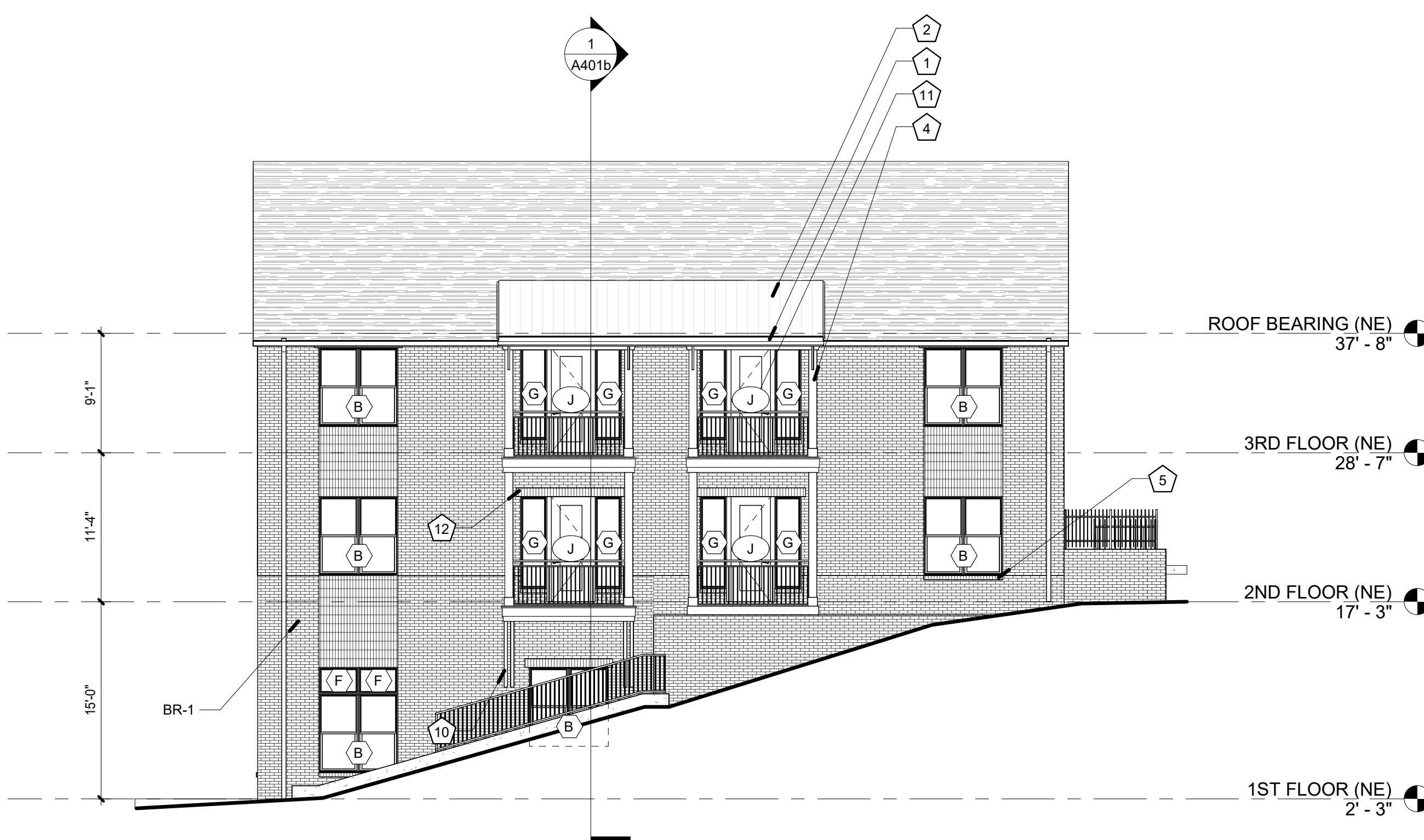
**A301a**



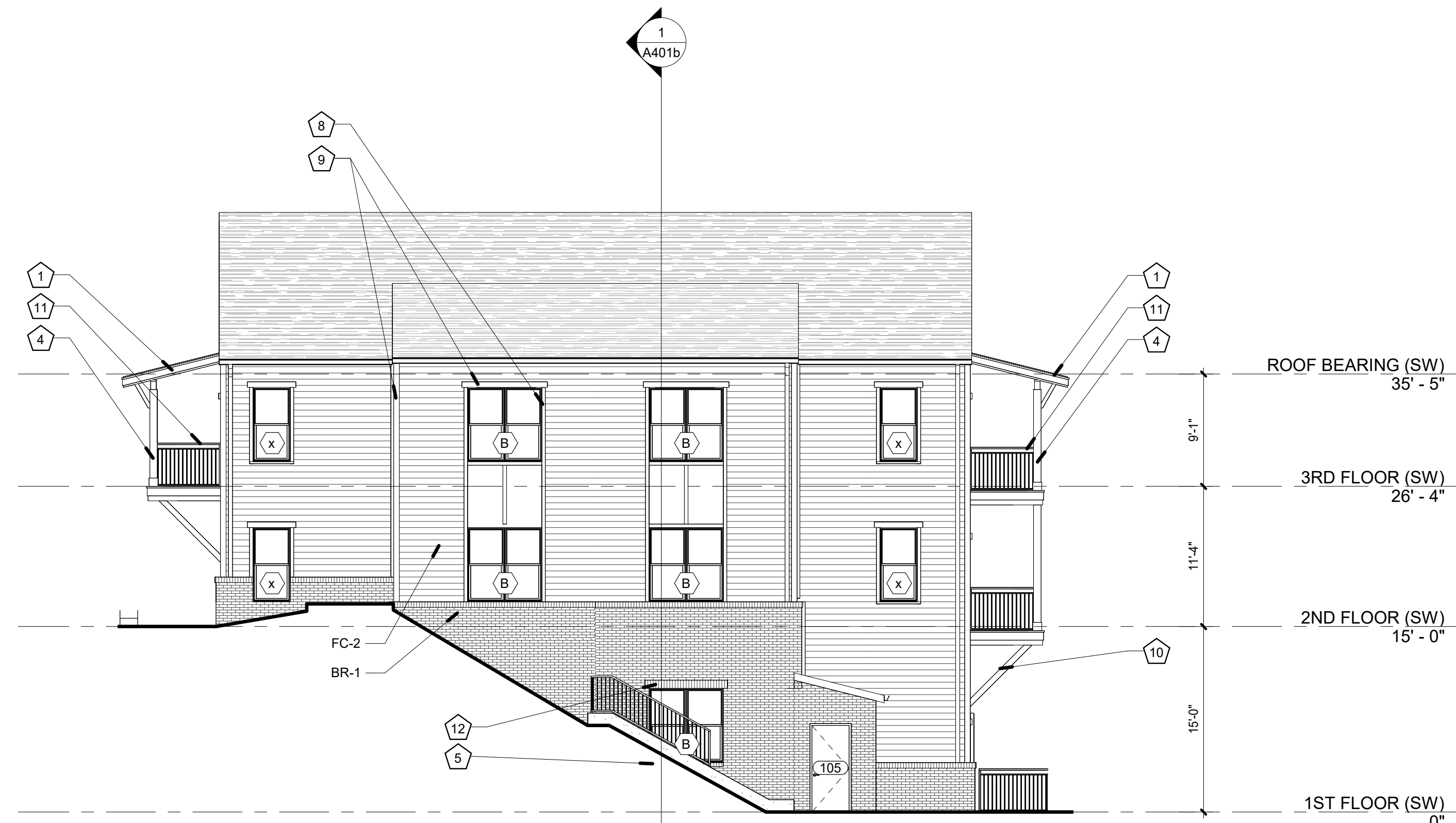
**1** SOUTHEAST ELEVATION  
1/8" = 1'-0"



**2** NORTHWEST ELEVATION  
1/8" = 1'-0"



**3** NORTHEAST ELEVATION  
1/8" = 1'-0"



**4** SOUTHWEST ELEVATION  
1/8" = 1'-0"

ELEVATION KEYNOTES	
1	PAINTED WOOD FASCIA
2	PREFINISHED STANDING SEAM METAL ROOFING
3	PREFINISHED GABLE VEAM
4	P.T. WOOD COLUMN W/ FIBER CEMENT TRIM WRAP
5	ROWLOCK COURSE WALL CAP OR WINDOW SILL
6	PREFINISHED METAL GUTTER
7	PREFINISHED METAL COPING
8	PAINTED 5/4X4 WOOD TRIM
9	PAINTED 5/4X6 WOOD TRIM
10	METAL PIPE KNEE BRACE, PAINTED OR P.T. WOOD KNEE BRACE, PAINTED
11	PREFINISHED ALUMINUM BALCONY GUARDRAIL, 42" HEIGHT
12	BRICK SOLIDER COURSE
13	OFFSET BRICK COURSE CORNICE
14	BRICK RECESS DETAIL WITH STACK BOND
15	---
16	---
17	---
18	---
19	---
20	---

MATERIAL LEGEND	
BR-1	BRICK VENEER, COLOR 1
BR-1	BRICK VENEER, COLOR 2
BR-1	BRICK VENEER, COLOR 3
FC-1	PAINTED OR PREFINISHED FIBER CEMENT PANELING (SMOOTH TEXTURE) WITH FIBER CEMENT TRIM
FC-2	PAINTED OR PREFINISHED FIBER CEMENT LAP SIDING, 6" EXPOSURE
FC-3	PAINTED OR PREFINISHED FIBER CEMENT LAP SIDING WITH ALTERNATING EXPOSURE, 4" & 8"

MATERIAL PERCENTAGES	
BRICK PERCENTAGE:	
STREET:	
SIDE:	
PARKING:	
SIDE ELEVATION:	
FIBER CEMENT PERCENTAGE:	
STREET:	
SIDE:	
PARKING:	
SIDE ELEVATION:	
GLAZING PERCENTAGE:	26%
STREET:	

No: Date: Revision:

Client Contact: ANNA LIBBY  
(847) 562-9400

BRINSHORE



SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

**WESTERN HEIGHTS  
PHASE 1**

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208

**PRELIMINARY NOT FOR  
CONSTRUCTION**

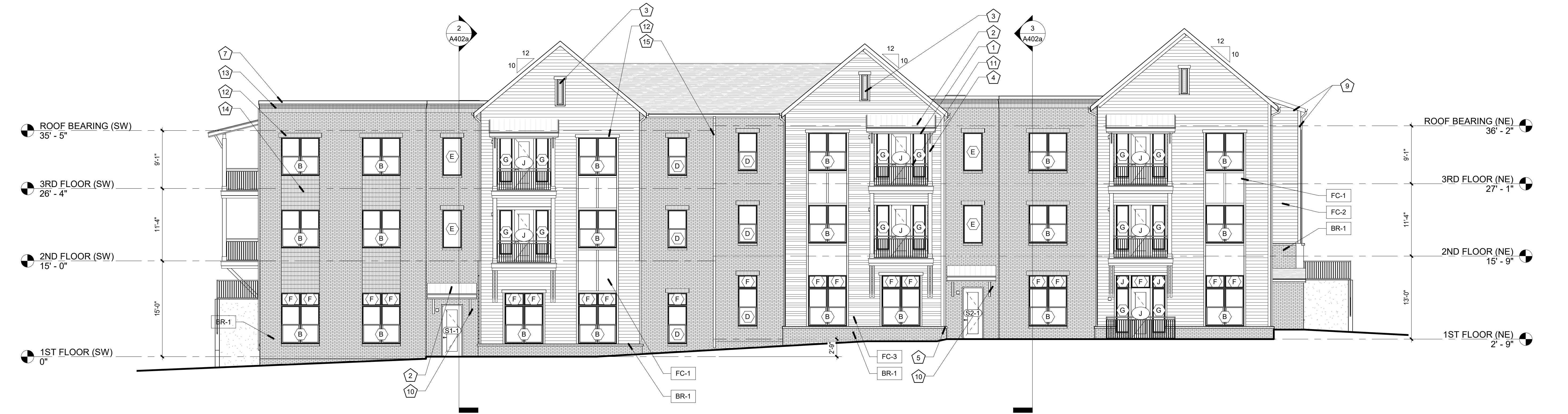
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Drawing:  
BUILDING 1B -  
EXTERIOR ELEVATIONS

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

**A301b**

6/30/2023 5:11:19 PM

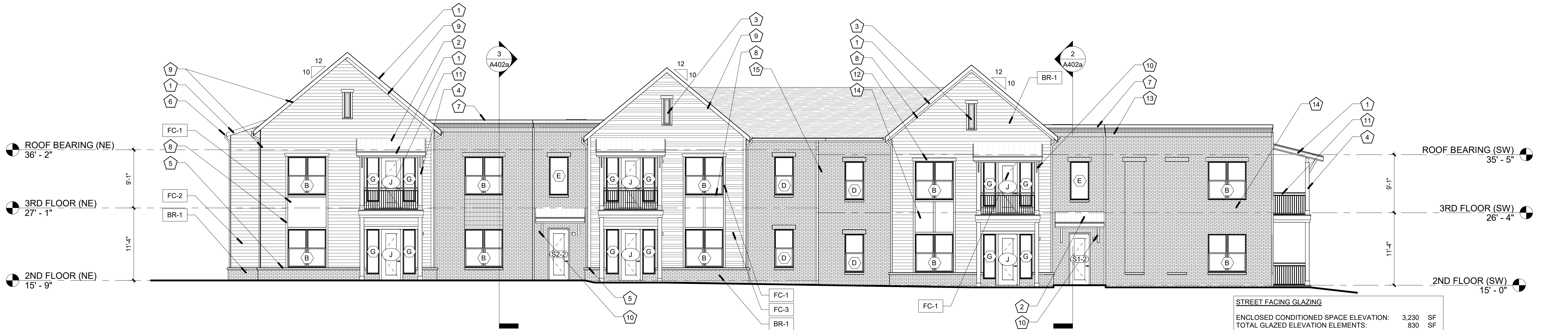


**1** SOUTHEAST ELEVATION  
1/8" = 1'-0"

ELEVATION KEYNOTES	
1	PAINTED WOOD FASCIA
2	PREFINISHED STANDING SEAM METAL ROOFING
3	PREFINISHED GABLE VENT
4	P.T. WOOD COLUMN W/ FIBER CEMENT TRIM WRAP
5	ROWLOCK COURSE WALL CAP OR WINDOW SILL
6	PREFINISHED METAL GUTTER
7	PREFINISHED METAL COPING
8	PAINTED 5/4 X 4 WOOD TRIM
9	PAINTED 5/4 X 6 WOOD TRIM
10	METAL PIPE KNEE BRACE, PAINTED OR PT. WOOD KNEE BRACE, PAINTED
11	PREFINISHED ALUMINUM BALCONY GUARDRAIL, 42" HEIGHT
12	BRICK SOLIDER COURSE
13	OFFSET BRICK COURSE CORNICE
14	BRICK RECESS DETAIL WITH STACK BOND
15	PREFINISHED METAL DOWNSPOUT
16	---
17	---
18	---
19	---
20	---

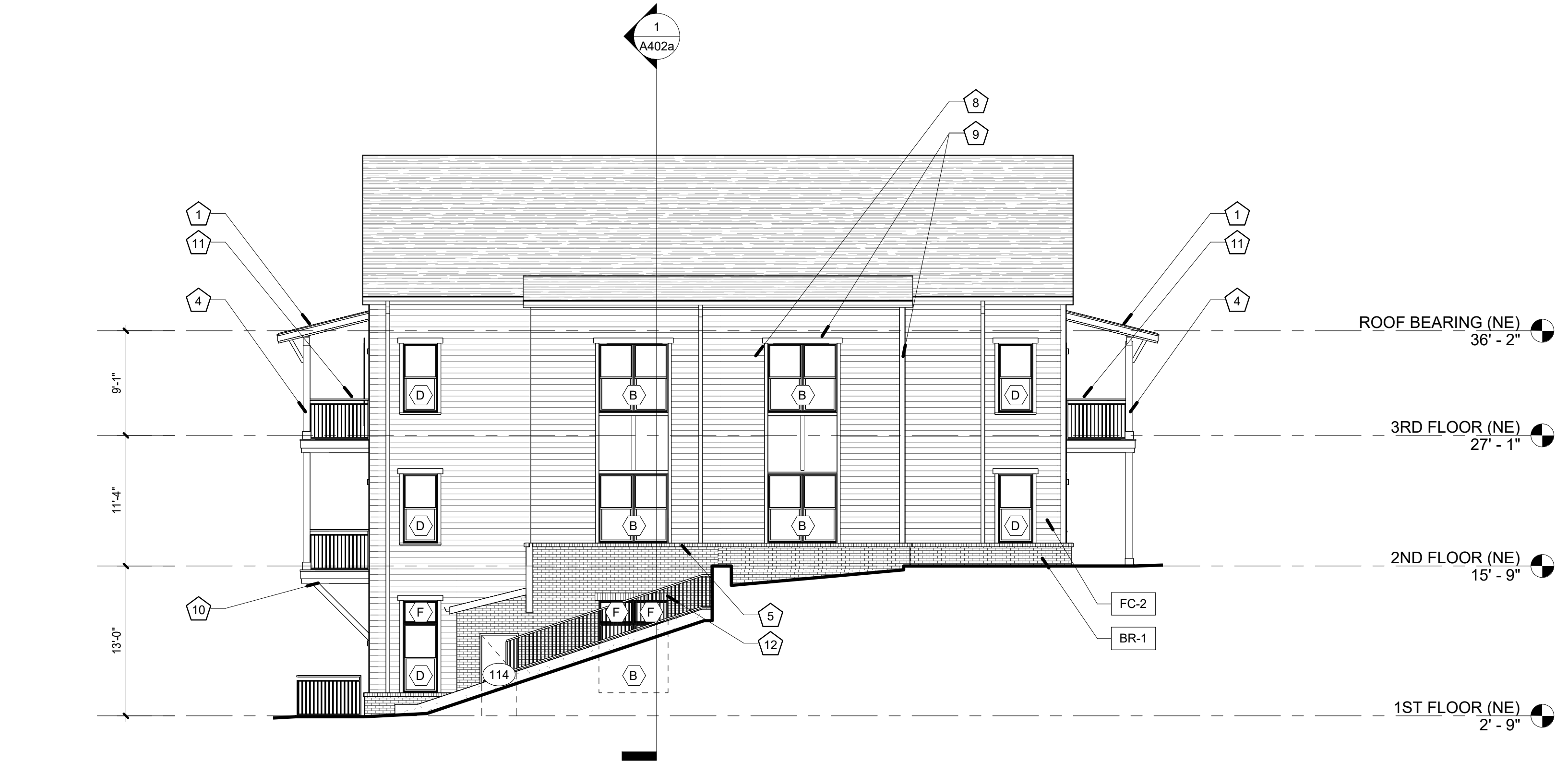
MATERIAL LEGEND	
BR-1	BRICK VENEER, COLOR 1
BR-1	BRICK VENEER, COLOR 2
BR-1	BRICK VENEER, COLOR 3
FC-1	PAINTED OR PREFINISHED FIBER CEMENT PANELING (SMOOTH TEXTURE) WITH FIBER CEMENT TRIM
FC-2	PAINTED OR PREFINISHED FIBER CEMENT LAP SIDING, 6" EXPOSURE
FC-3	PAINTED OR PREFINISHED FIBER CEMENT LAP SIDING WITH ALTERNATING EXPOSURE, 4" & 8"

MATERIAL PERCENTAGES	
BRICK PERCENTAGE:	
STREET:	
SIDE:	
PARKING:	
SIDE ELEVATION:	
FIBER CEMENT PERCENTAGE:	
STREET:	
SIDE:	
PARKING:	
SIDE ELEVATION:	
GLAZING PERCENTAGE: 26%	
STREET:	

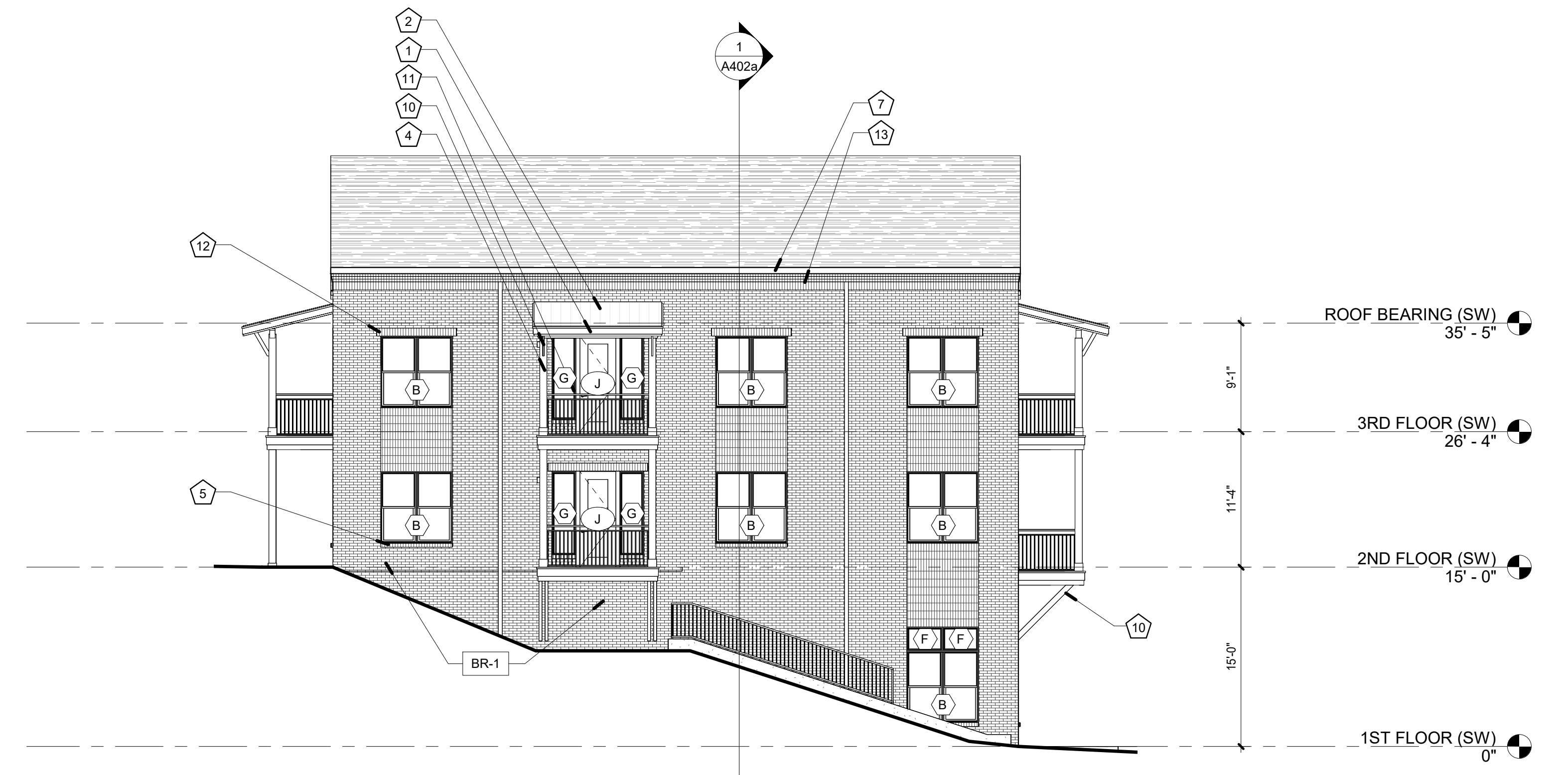


**2** NORTHWEST ELEVATION  
1/8" = 1'-0"

STREET FACING GLAZING  
ENCLOSED CONDITIONED SPACE ELEVATION: 3,230 SF  
TOTAL GLAZED ELEVATION ELEMENTS: 830 SF  
GLAZING PERCENTAGE: 26%



**3** NORTHEAST ELEVATION  
1/8" = 1'-0"



**4** SOUTHWEST ELEVATION  
1/8" = 1'-0"

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208



# WESTERN HEIGHTS PHASE 1

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

**PRELIMINARY NOT FOR  
CONSTRUCTION**

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Building:  
BUILDING 2A -  
EXTERIOR ELEVATIONS

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

# A302a

6/30/2023 5:19:09 PM



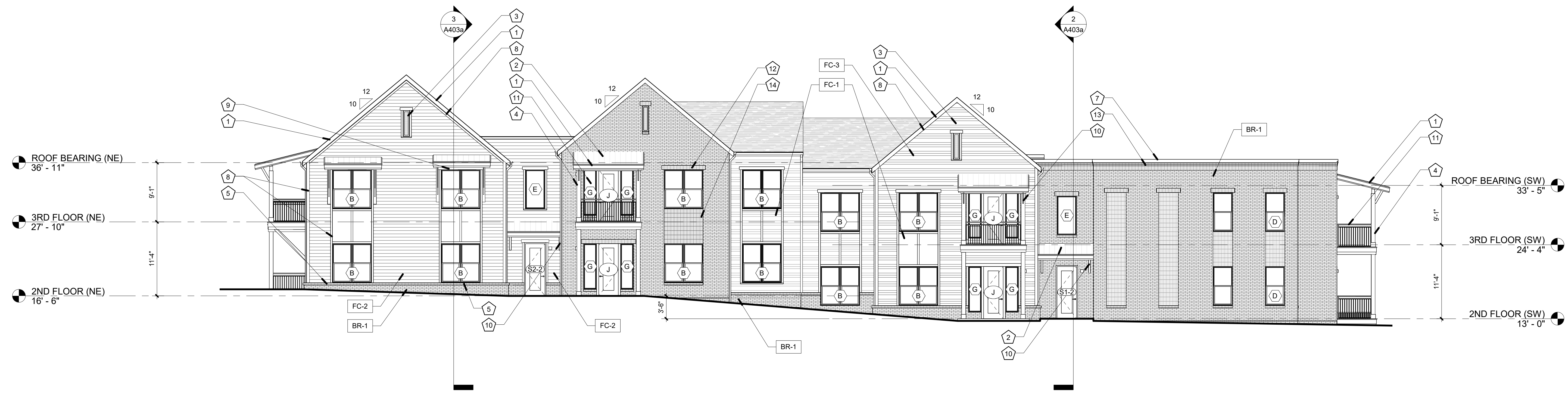
**1 SOUTHEAST ELEVATION**  
1/8" = 1'-0"

**STREET FACING GLAZING**  
ENCLOSED CONDITIONED SPACE ELEVATION: 5,905 SF  
TOTAL GLAZED ELEVATION ELEMENTS: 1,489 SF  
GLAZING PERCENTAGE: 25 %

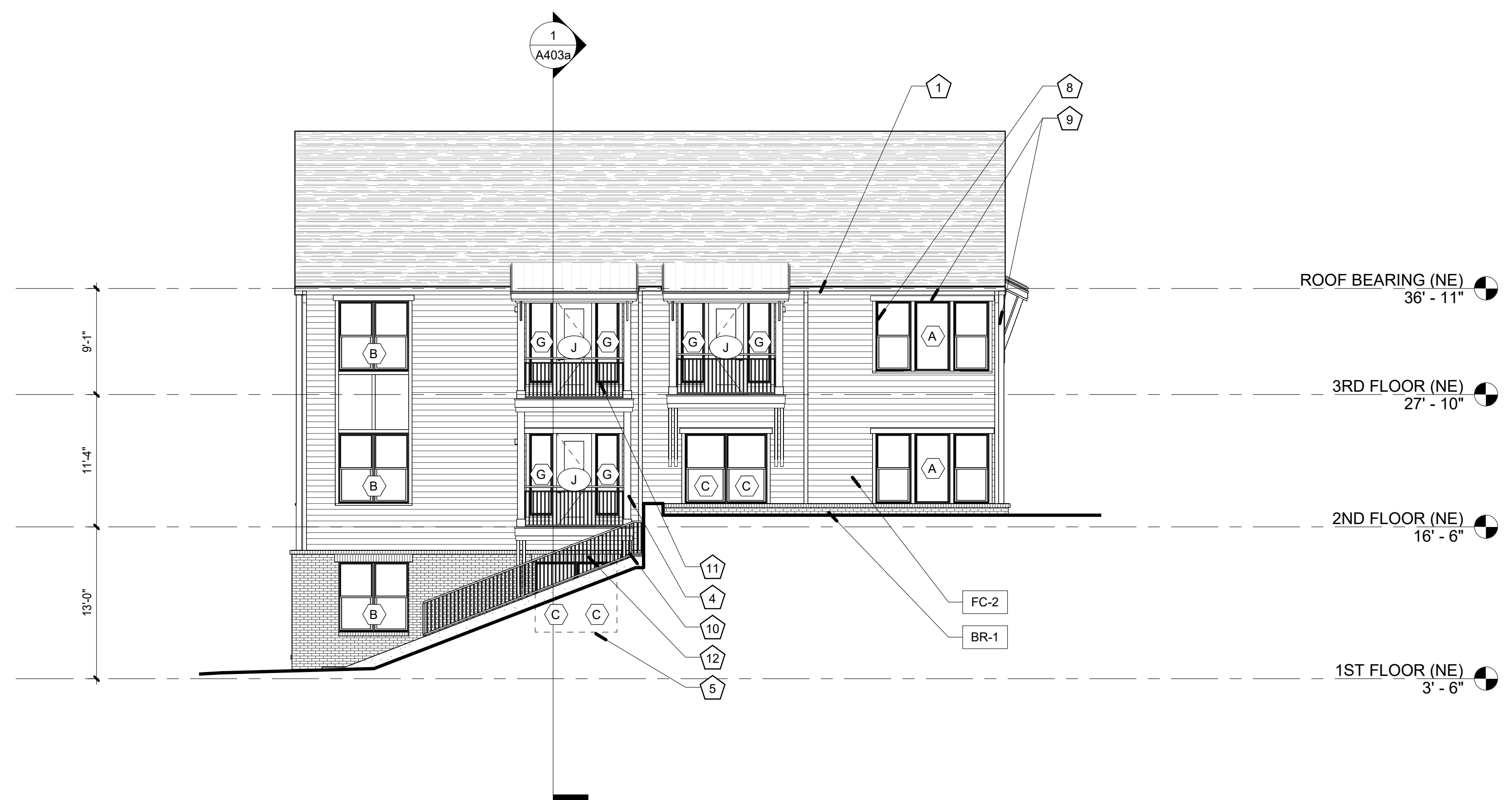
ELEVATION KEYNOTES	
1	PAINTED WOOD FASCIA
2	PREFINISHED STANDING SEAM METAL ROOFING
3	PREFINISHED GABLE VENT
4	P.T. WOOD COLUMN W/ FIBER CEMENT TRIM WRAP
5	ROWLOCK COURSE WALL CAP OR WINDOW SILL
6	PREFINISHED METAL GUTTER
7	PREFINISHED METAL COPING
8	PAINTED 5/4X4 WOOD TRIM
9	PAINTED 5/4X6 WOOD TRIM
10	METAL PIPE KNEE BRACE, PAINTED OR PT. WOOD KNEE BRACE, PAINTED
11	PREFINISHED ALUMINUM BALCONY GUARDRAIL, 42" HEIGHT
12	BRICK SOLIDER COURSE
13	OFFSET BRICK COURSE CORNICE
14	BRICK RECESS DETAIL WITH STACK BOND

MATERIAL LEGEND	
BR-1	BRICK VENEER, COLOR 1
BR-1	BRICK VENEER, COLOR 2
BR-1	BRICK VENEER, COLOR 3
FC-1	PAINTED OR PREFINISHED FIBER CEMENT PANELING (SMOOTH TEXTURE) WITH FIBER CEMENT TRIM
FC-2	PAINTED OR PREFINISHED FIBER CEMENT LAP SIDING, 6" EXPOSURE
FC-3	PAINTED OR PREFINISHED FIBER CEMENT LAP SIDING WITH ALTERNATING EXPOSURE, 4" & 8"

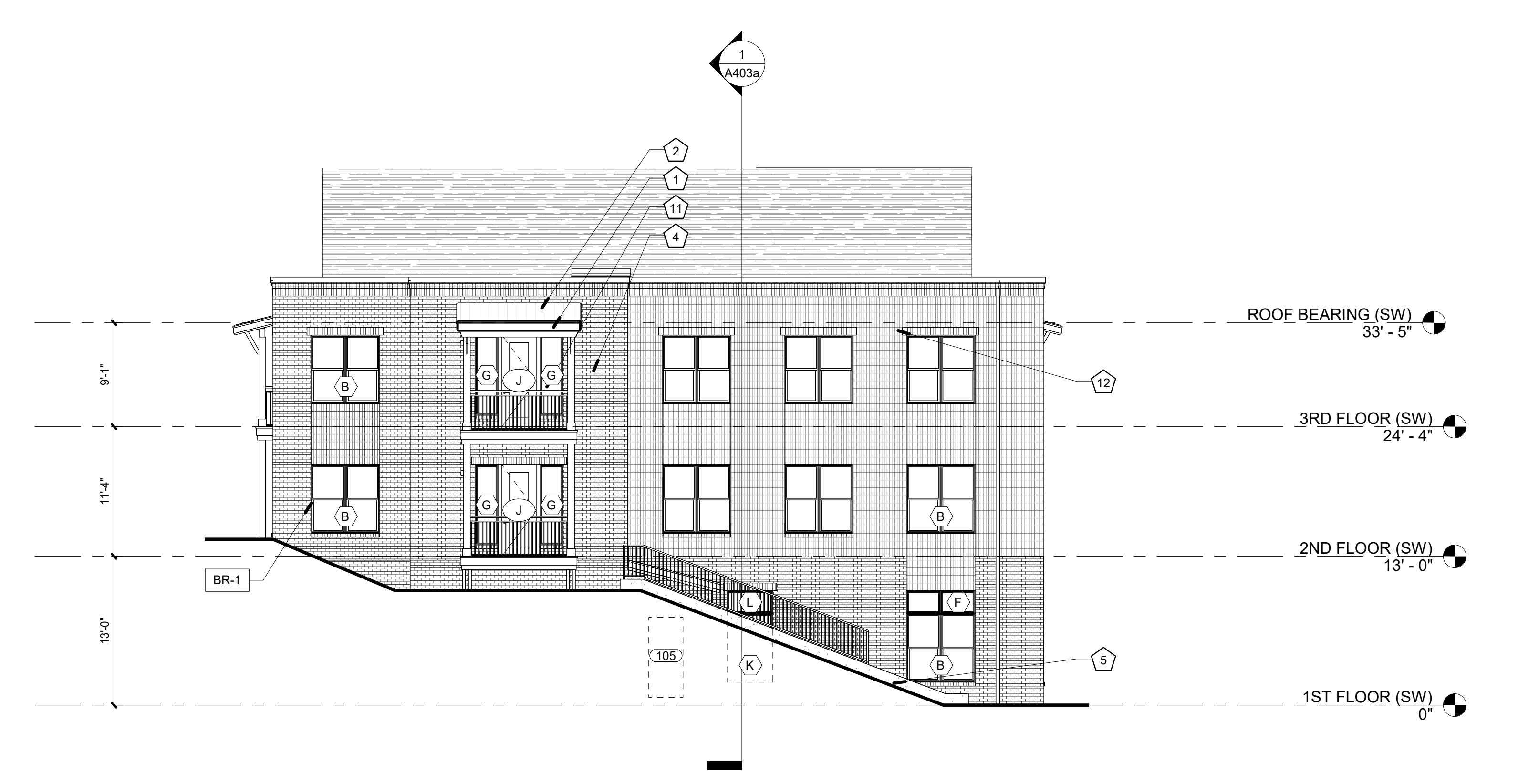
MATERIAL PERCENTAGES	
BRICK PERCENTAGE:	
STREET:	
SIDE:	
PARKING:	
SIDE ELEVATION:	
FIBER CEMENT PERCENTAGE:	
STREET:	
SIDE:	
PARKING:	
SIDE ELEVATION:	
GLAZING PERCENTAGE:	26%
STREET:	



**2 NORTHWEST ELEVATION**  
1/8" = 1'-0"



**3 NORTHEAST ELEVATION**  
1/8" = 1'-0"



**4 SOUTHWEST ELEVATION**  
1/8" = 1'-0"

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS  
PHASE 1**  
1800 VERMONT AVENUE  
KNOXVILLE, TN 37921



**PRELIMINARY NOT FOR  
CONSTRUCTION**

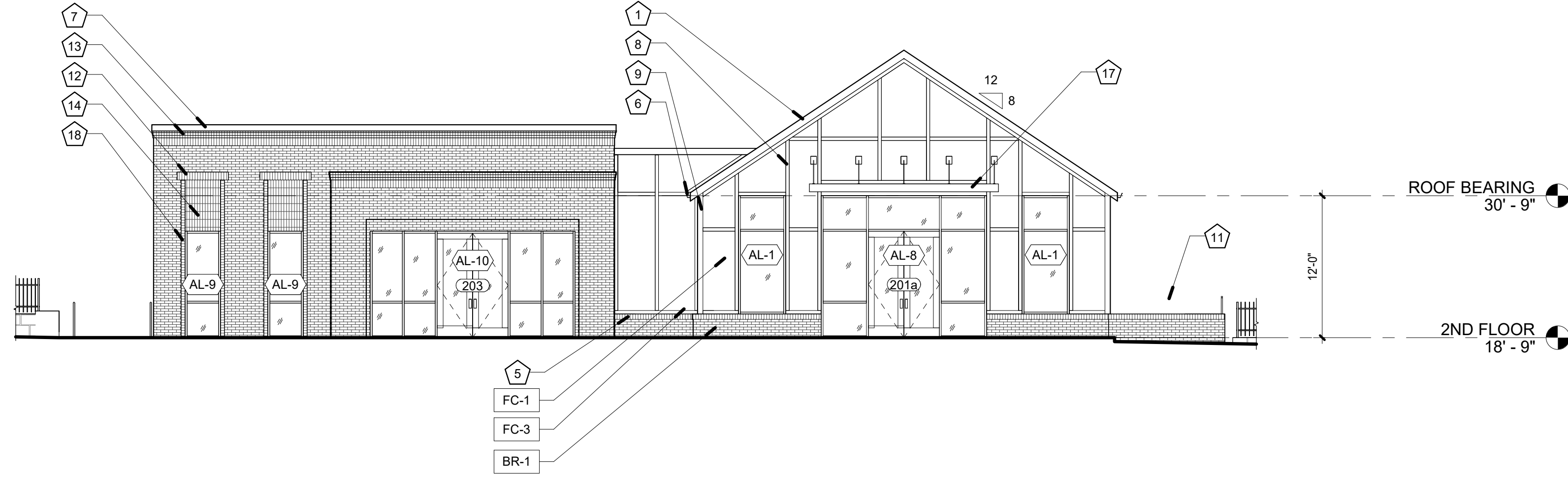
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**Drawing:**  
BUILDING 3A -  
EXTERIOR ELEVATIONS

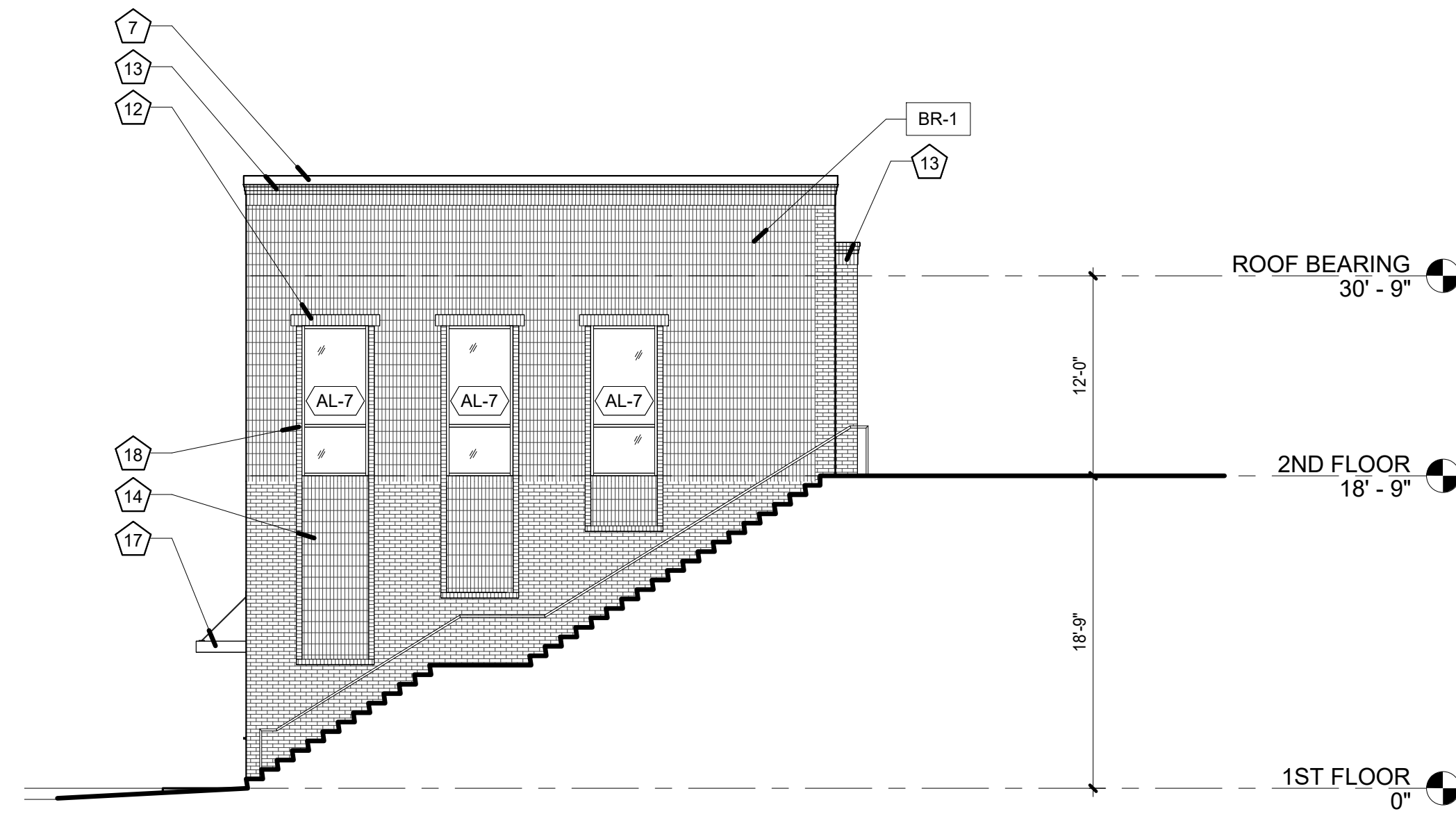
06/30/2023  
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SET

**A303a**

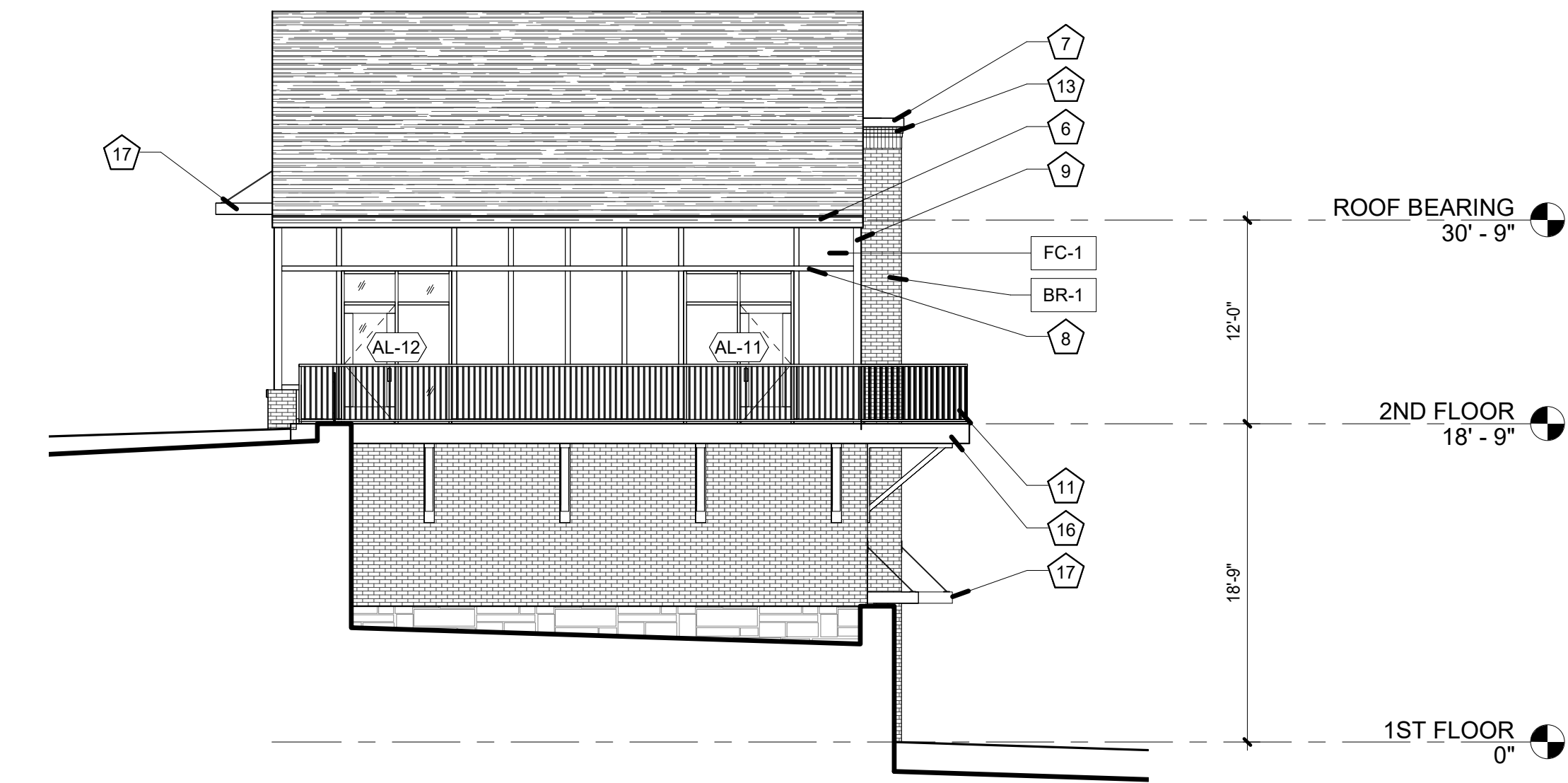
6/30/2023 5:27:52 PM



**1 NORTHWEST ELEVATION (FRONT)**  
1/8" = 1'-0"



**2 NORTHEAST ELEVATION**  
1/8" = 1'-0"



**3 SOUTHWEST ELEVATION**  
1/8" = 1'-0"



**4 SOUTHEAST ELEVATION (REAR)**  
1/8" = 1'-0"

ELEVATION KEYNOTES	
1	LINE OF CONSTRUCTION ABOVE
2	ROOF ACCESS HATCH, 30" X 54" MIN OPENING
3	PAINTED METAL GUARDRAIL, 42" HEIGHT WITH VERTICAL PICKETS @ 4" MAX. O.C.
4	PAINTED METAL HANDRAIL, 36" HEIGHT
5	LINE OF CORRIDOR CONSTRUCTION BELOW ELEVATIONS
6	RETAINING WALL, SEE CIVIL & STRUCT.
7	KNEE BRACE FOR CANOPY SUPPORT ABOVE, SEE ELEVATIONS
8	VINYL WINDOW, SEE ELEVATIONS
9	CONCRETE STOOP, SEE ELEVATIONS & CIVIL
10	WOOD FRAMED BALCONY WITH DRAIN-THROUGH WOOD DECKING
11	PREFINISHED ALUMINUM BALCONY GUARDRAIL, 42" HEIGHT, WITH VERTICAL PICKETS @ 4" MAX. O.C.
12	P.T. WOOD COLUMN W/ FIBER CEMENT TRIM WRAP
13	PREFINISHED METAL GUTTER
14	PREFINISHED METAL COPING
15	ASPHALT SHINGLE ROOFING SYSTEM W/ RIDGE & EAVE VENTS
16	TPO MEMBRANE ROOFING SYSTEM
17	PREFINISHED STANDING SEAM METAL ROOFING
18	SCUPPER DRAIN WITH COLLECTION BOX & DOWNSPOUT
19	OVERFLOW SCUPPER DRAIN
20	CRICKET, SLOPE 1/2" MIN. PER FOOT
21	BUILDING ACCESSIBLE ENTRY
22	LINE OF BRICK VENEER BELOW, SEE ELEVATIONS
23	PREFINISHED METAL DOWNSPOUT W/ PVC BOOT TIED TO STORM DRAINAGE, SEE CIVIL
24	CONCRETE WALKWAY, SEE CIVIL & LANDSCAPING
25	CONCRETE STEPS, SEE CIVIL
26	PAINTED METAL SITE GUARDRAIL, SEE LANDSCAPING
27	---
28	---
29	---
30	---

MATERIAL LEGEND	
BR-1	BRICK VENEER
FC-1	PAINTED OR PREFINISHED FIBER CEMENT PANELING (SMOOTH TEXTURE) WITH FIBER CEMENT TRIM
FC-2	PAINTED OR PREFINISHED FIBER CEMENT LAP SIDING, 6" EXPOSURE
FC-3	FIBER CEMENT LAP SIDING WITH ALTERNATING EXPOSURE, 4" & 6"

No: Date: Revision:

Client Contact: ANNA LIBBY (847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS  
PHASE 1**

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

**PRELIMINARY NOT FOR  
CONSTRUCTION**

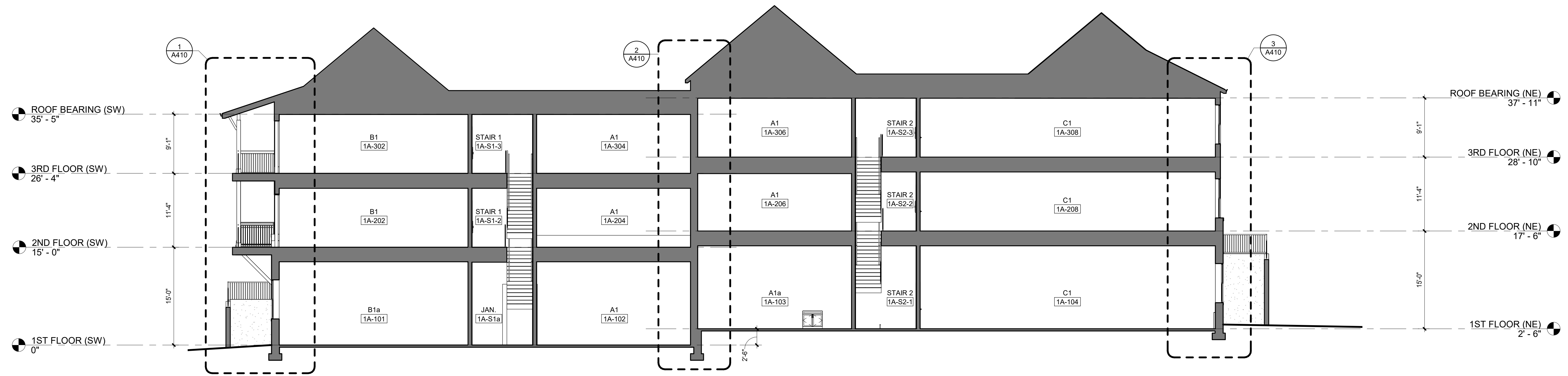
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Drawing:  
CLUBHOUSE -  
EXTERIOR ELEVATIONS

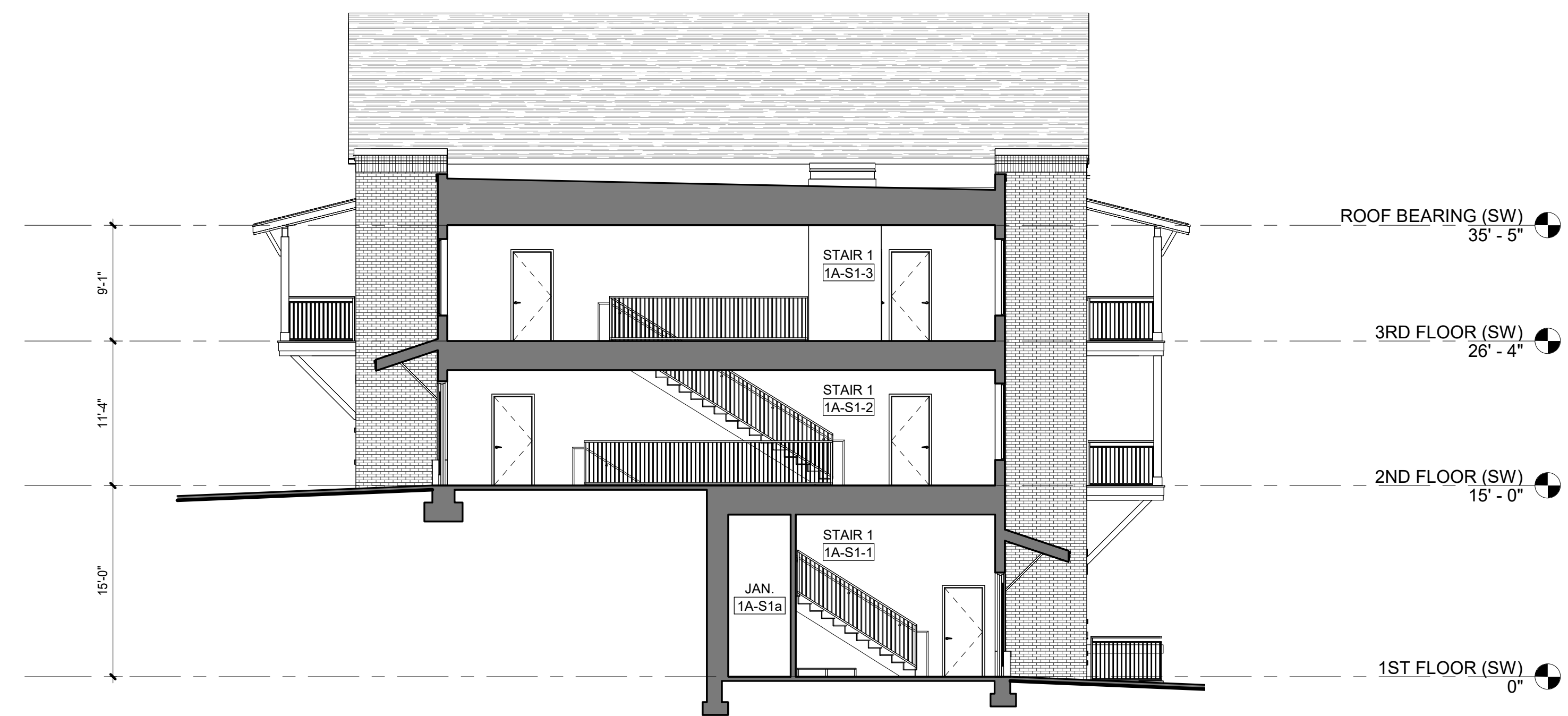
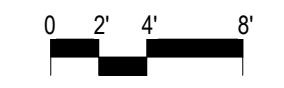
06/30/2023  
100% DESIGN DEVELOPMENT  
SET

**A304**

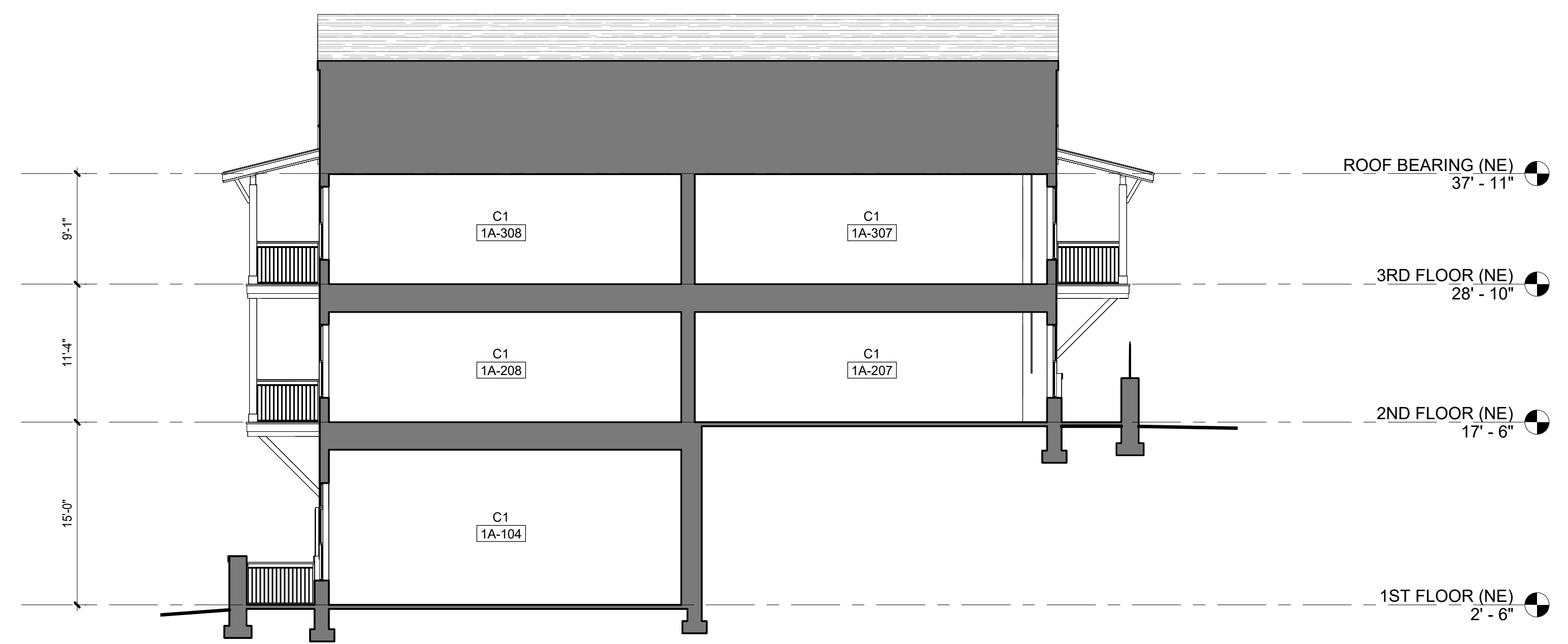
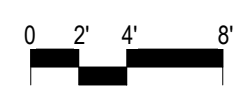




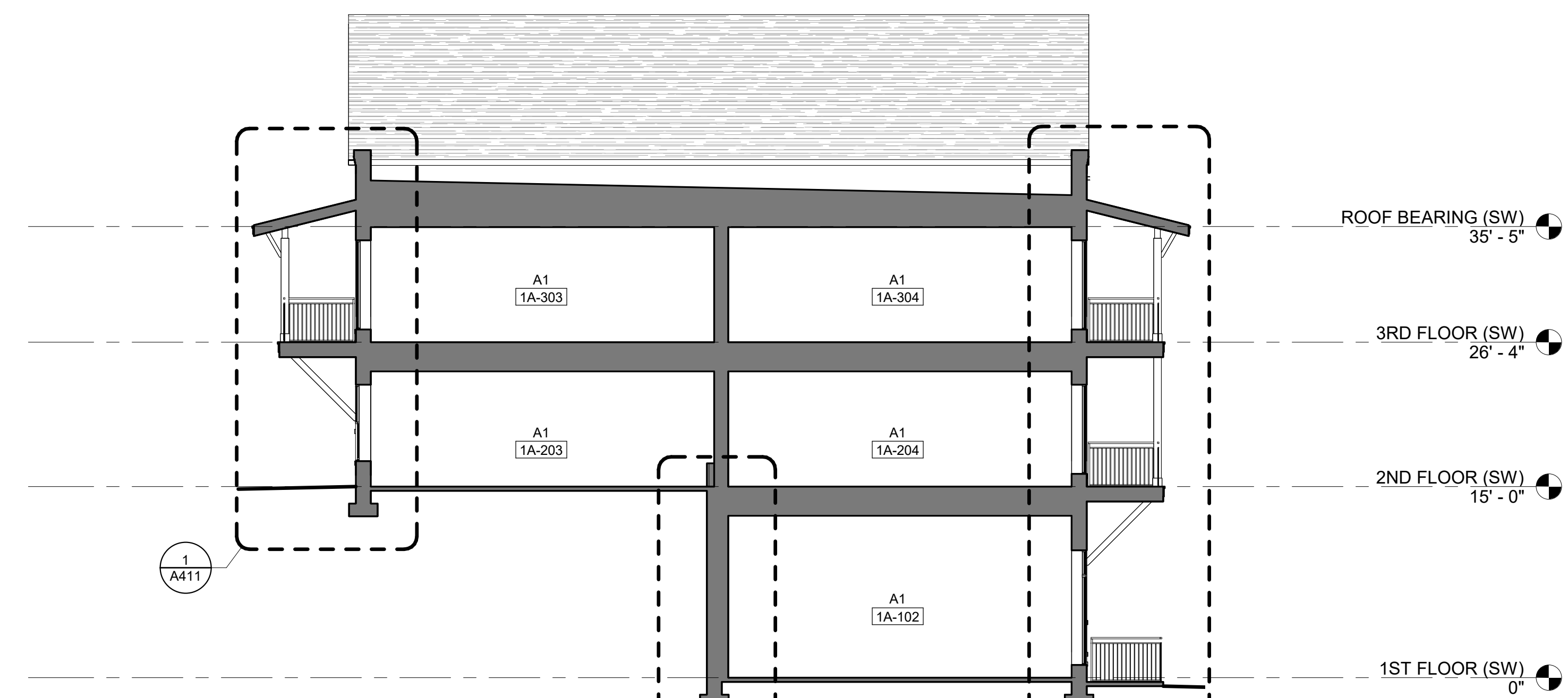
**1 BUILDING SECTION**  
1/8" = 1'-0"



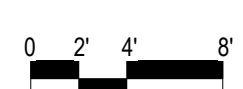
**2 BUILDING SECTION**  
1/8" = 1'-0"



**3 BUILDING SECTION**  
1/8" = 1'-0"



**4 BUILDING SECTION**  
1/8" = 1'-0"



6/30/2023 5:34:21 PM

No: Date: Revision:

Client Contact: Anna Libby  
(847) 562-9400

SGS Contact: Hunter Gee  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS  
PHASE 1**

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

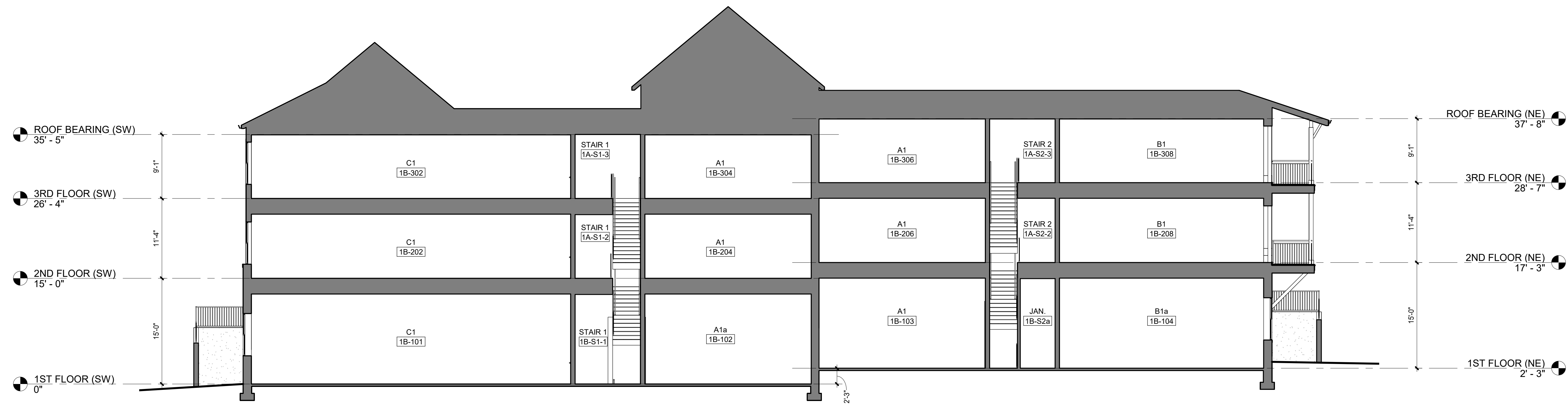
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CONSTRUCTION**

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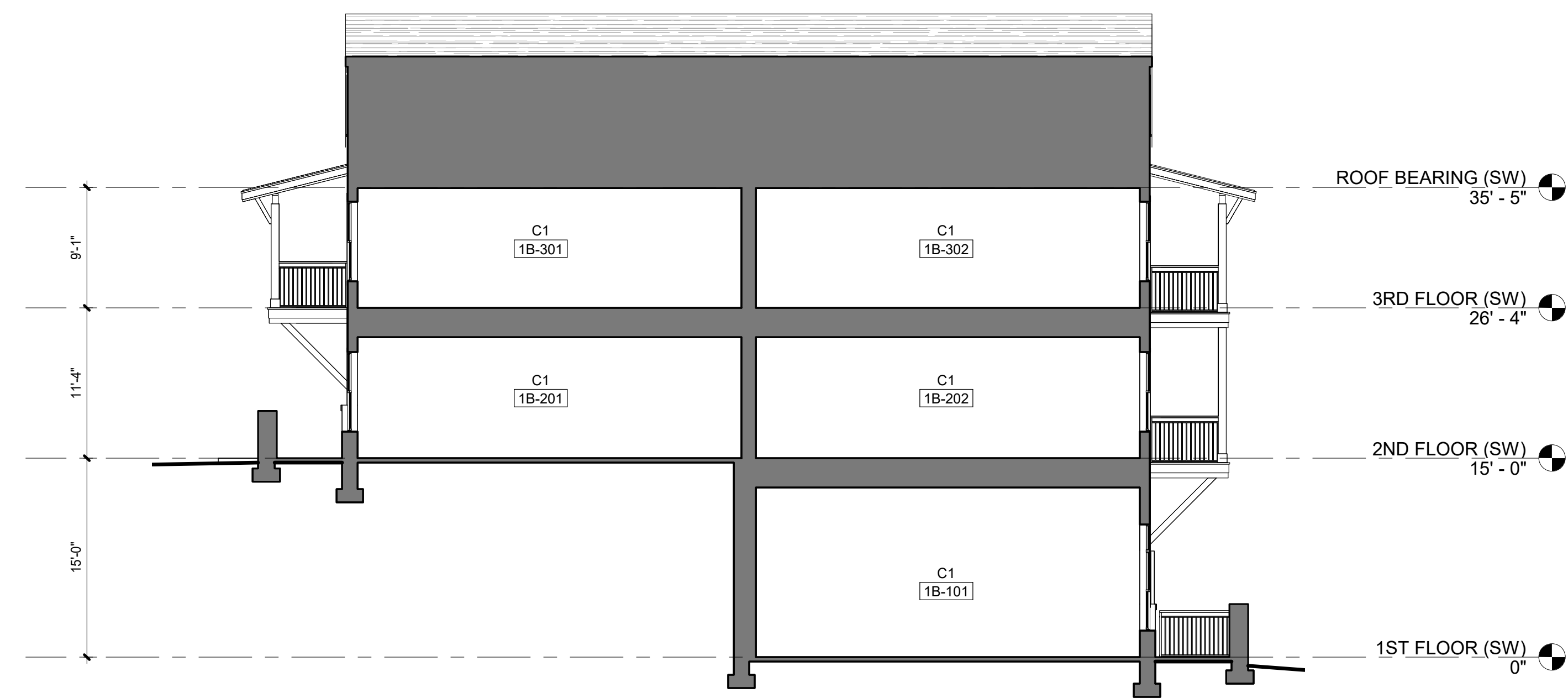
Drawing:  
BUILDING 1A - BUILDING  
SECTIONS

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

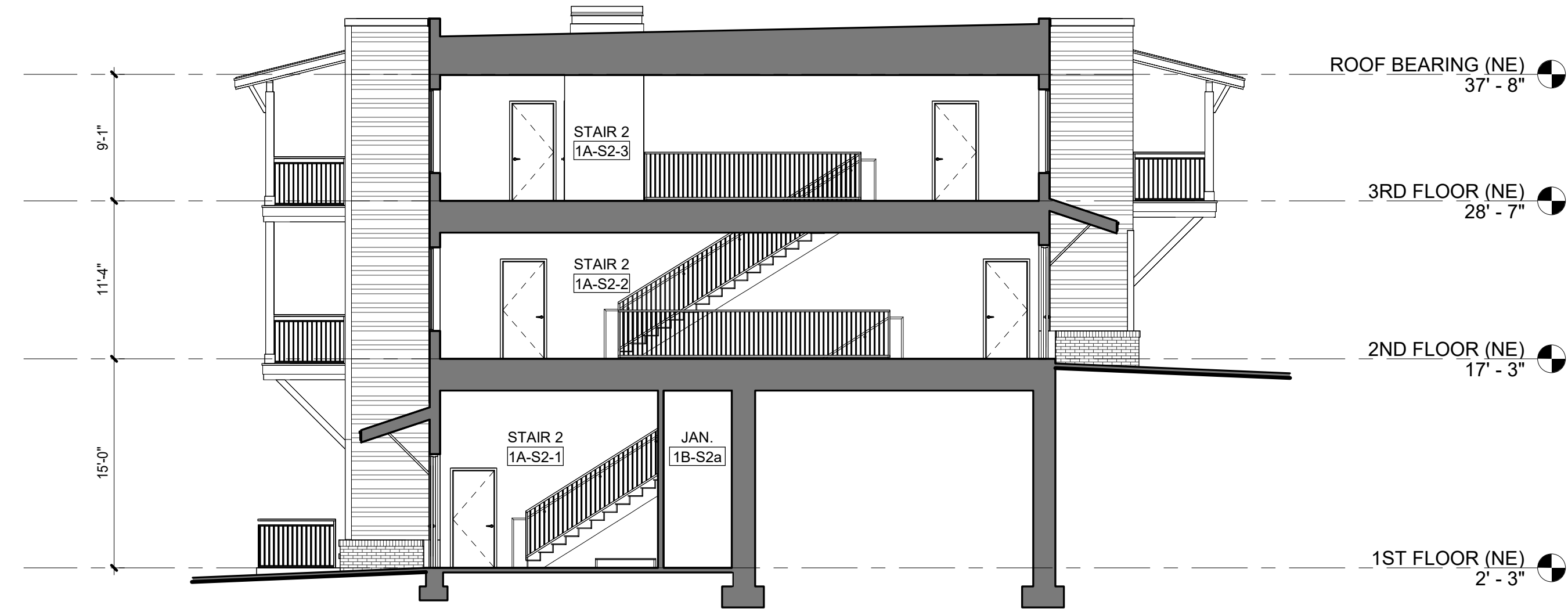
**A401a**



**1 BUILDING SECTION 1**  
1/8" = 1'-0"



**2 BUILDING SECTION 2**  
1/8" = 1'-0"



**3 BUILDING SECTION 3**  
1/8" = 1'-0"

No: Date: Revision:

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS  
PHASE 1**

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

**PRELIMINARY NOT FOR  
CONSTRUCTION**

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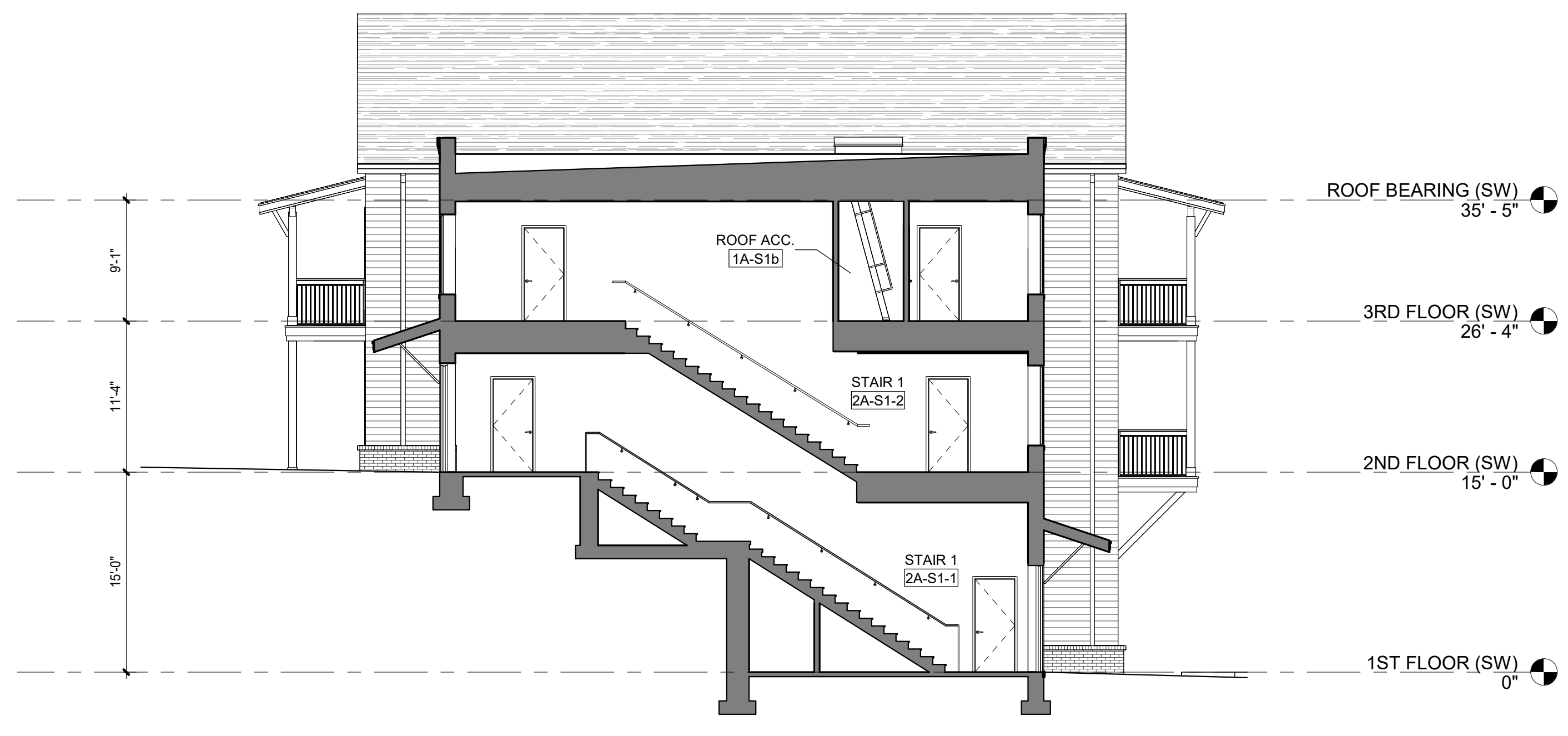
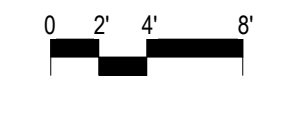
Drawing:  
BUILDING 1B - BUILDING SECTIONS

06/30/2023  
100% DESIGN DEVELOPMENT SET

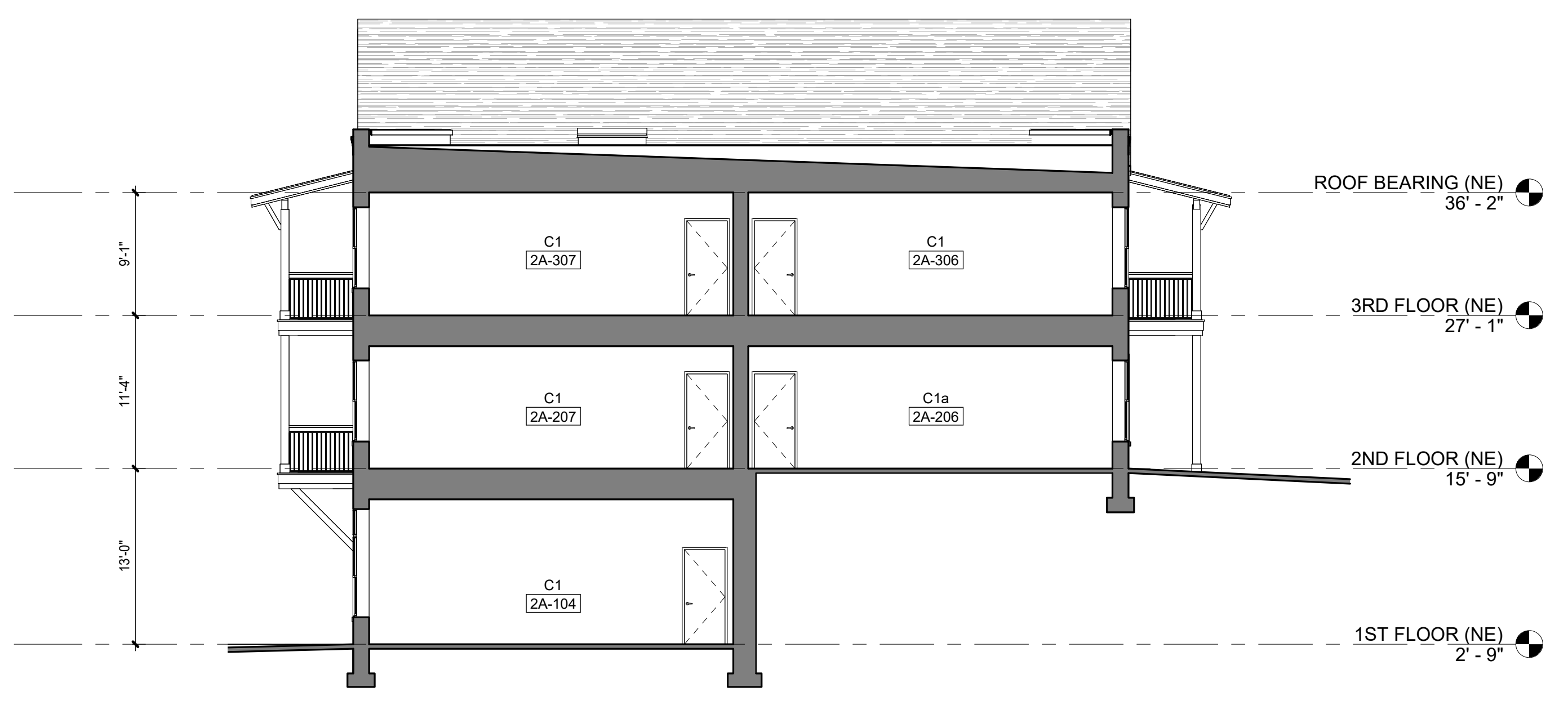
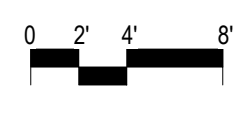
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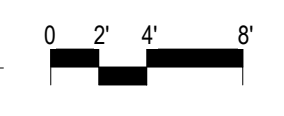
**1 BUILDING SECTION 1**  
1/8" = 1'-0"



**2 BUILDING SECTION 2**  
1/8" = 1'-0"



**3 BUILDING SECTION 3**  
1/8" = 1'-0"



Client Contact: ANNA LIBBY (847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS  
PHASE 1**

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

**PRELIMINARY NOT FOR  
CONSTRUCTION**

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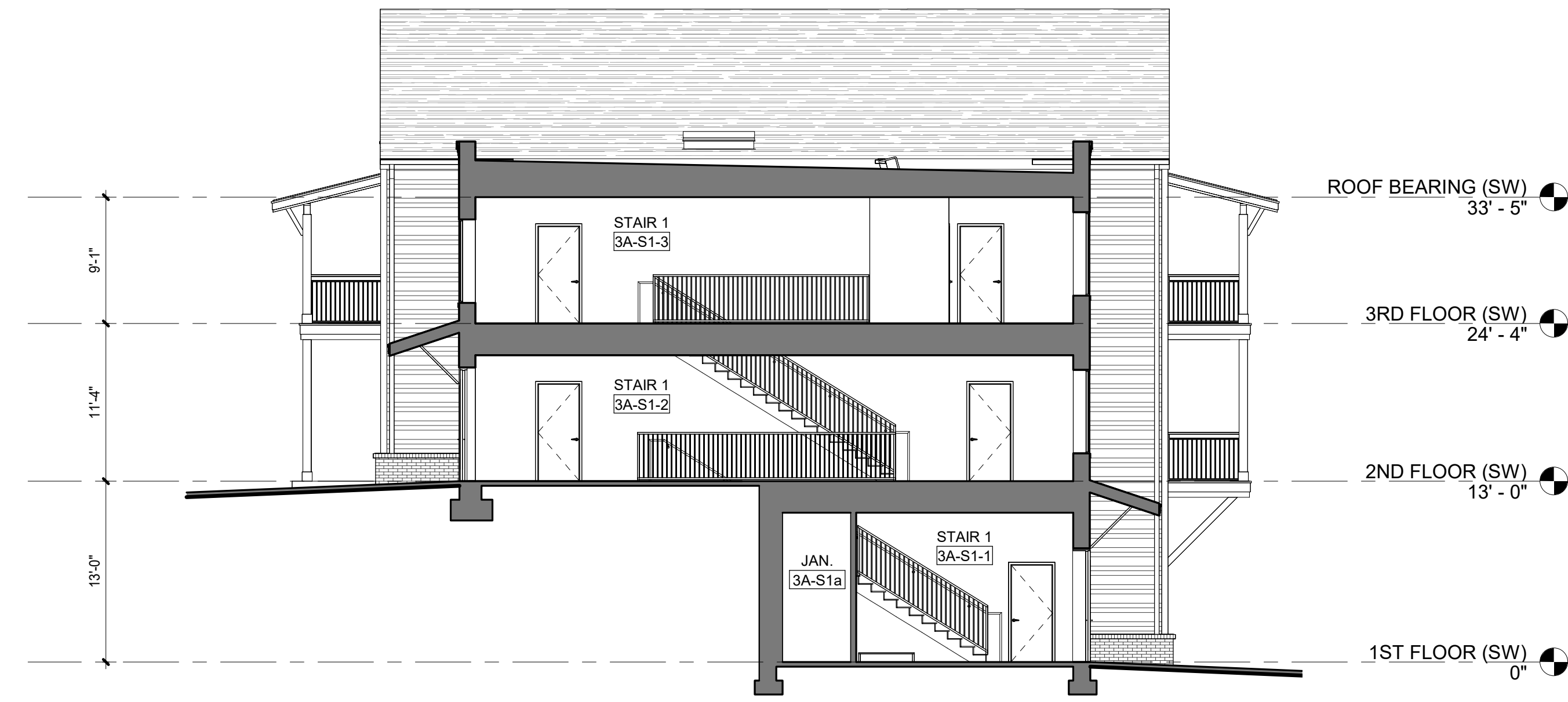
Drawing:  
**BUILDING 2A - BUILDING  
SECTIONS**

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

**A402a**



**1 BUILDING SECTION 1**  
1/8" = 1'-0"



**2 BUILDING SECTION 2**  
1/8" = 1'-0"



**3 BUILDING SECTION 3**  
1/8" = 1'-0"

No: Date: Revision:

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS  
PHASE 1**

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

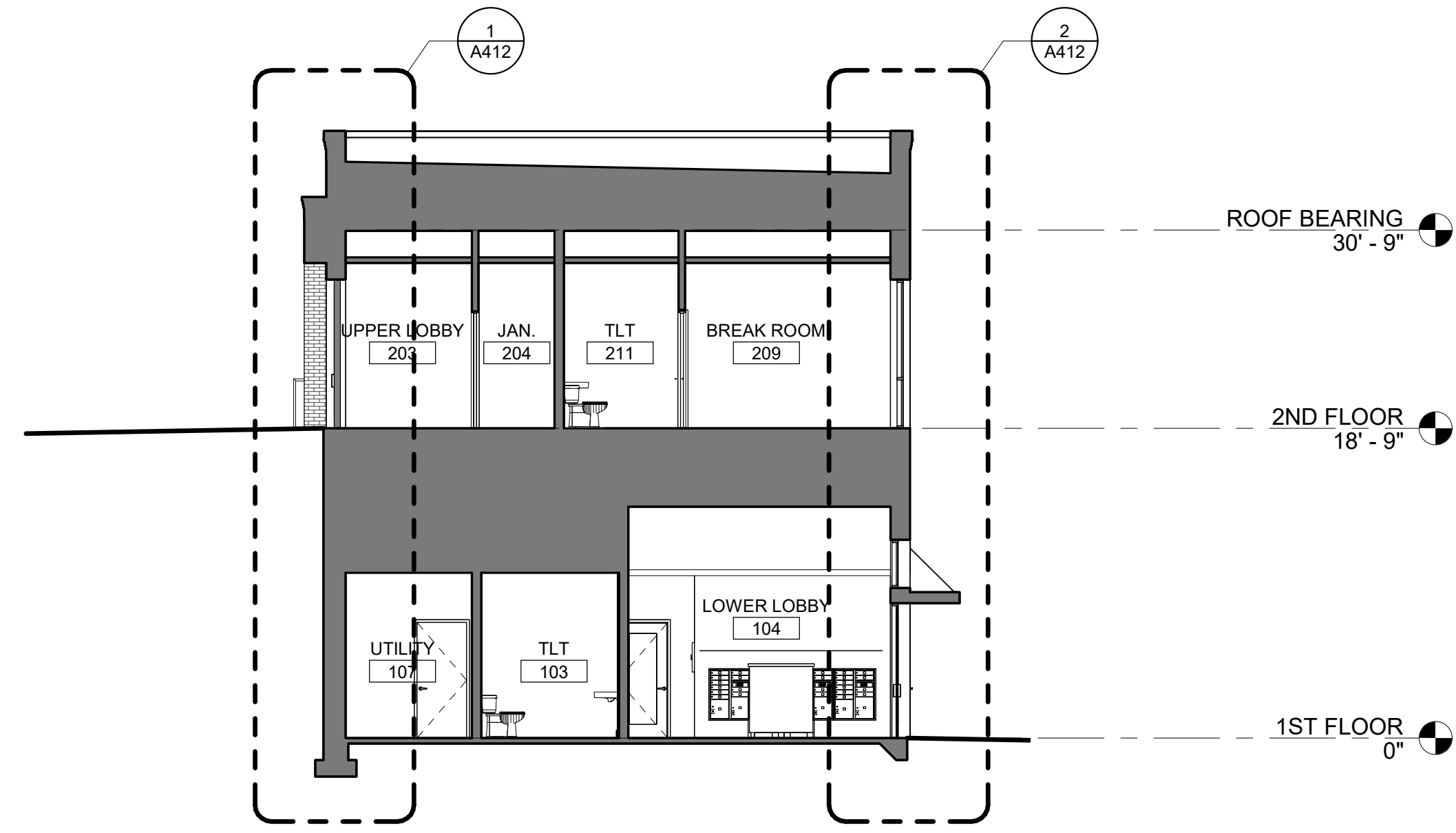
**PRELIMINARY NOT FOR  
CONSTRUCTION**

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**Drawing:**  
BUILDING 3A - BUILDING  
SECTIONS

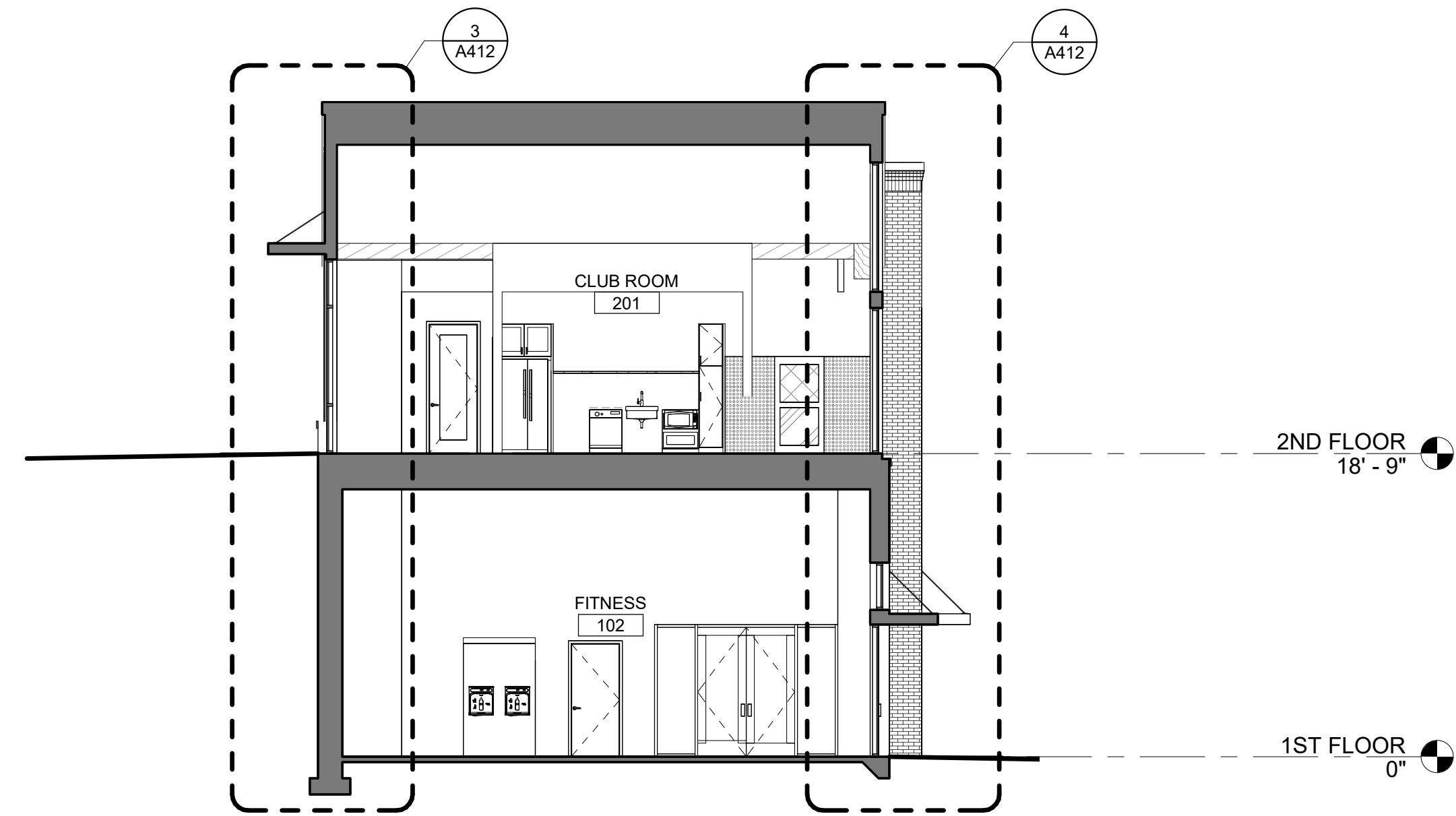
06/30/2023  
100% DESIGN DEVELOPMENT  
SET

**A403a**



1 BUILDING SECTION  
1/8" = 1'-0"

2 BUILDING SECTION  
1/8" = 1'-0"



3 BUILDING SECTION  
1/8" = 1'-0"

4 BUILDING SECTION  
1/8" = 1'-0"

No: Date: Revision::

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208



# WESTERN HEIGHTS PHASE 1

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

PRELIMINARY NOT FOR  
CONSTRUCTION

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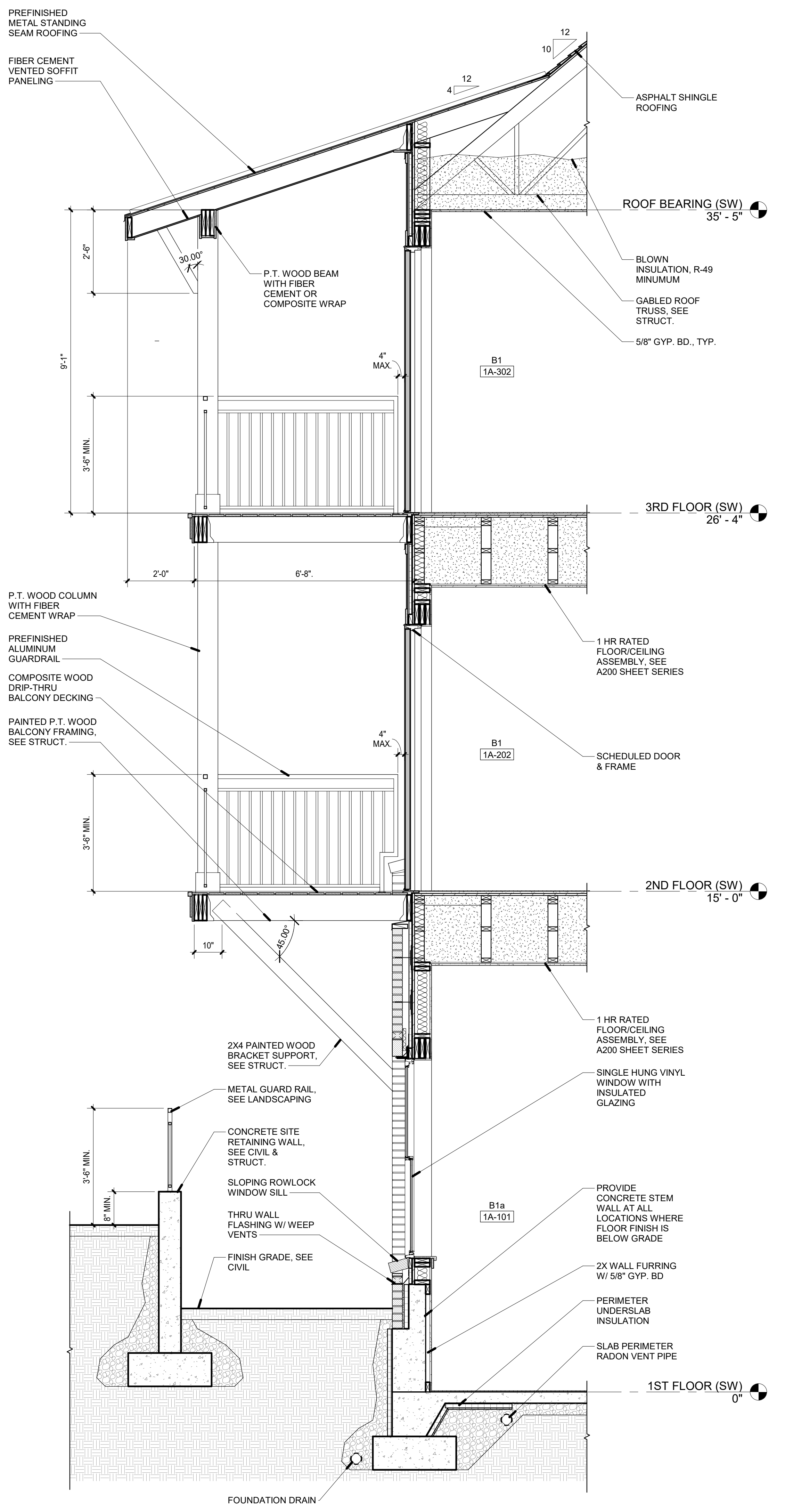
Drawing:  
CLUBHOUSE - BUILDING  
SECTIONS

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

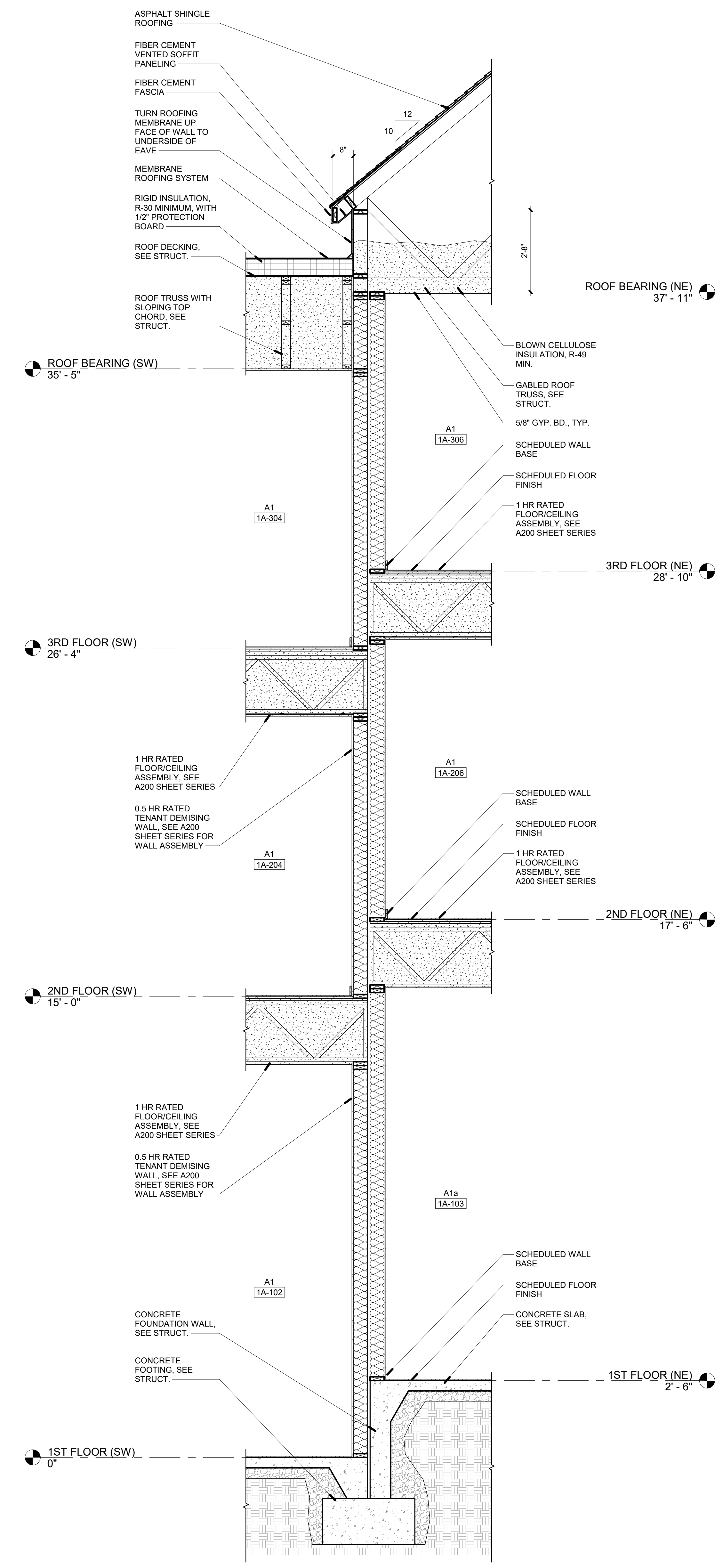
# A404

6/30/2023 5:34:25 PM

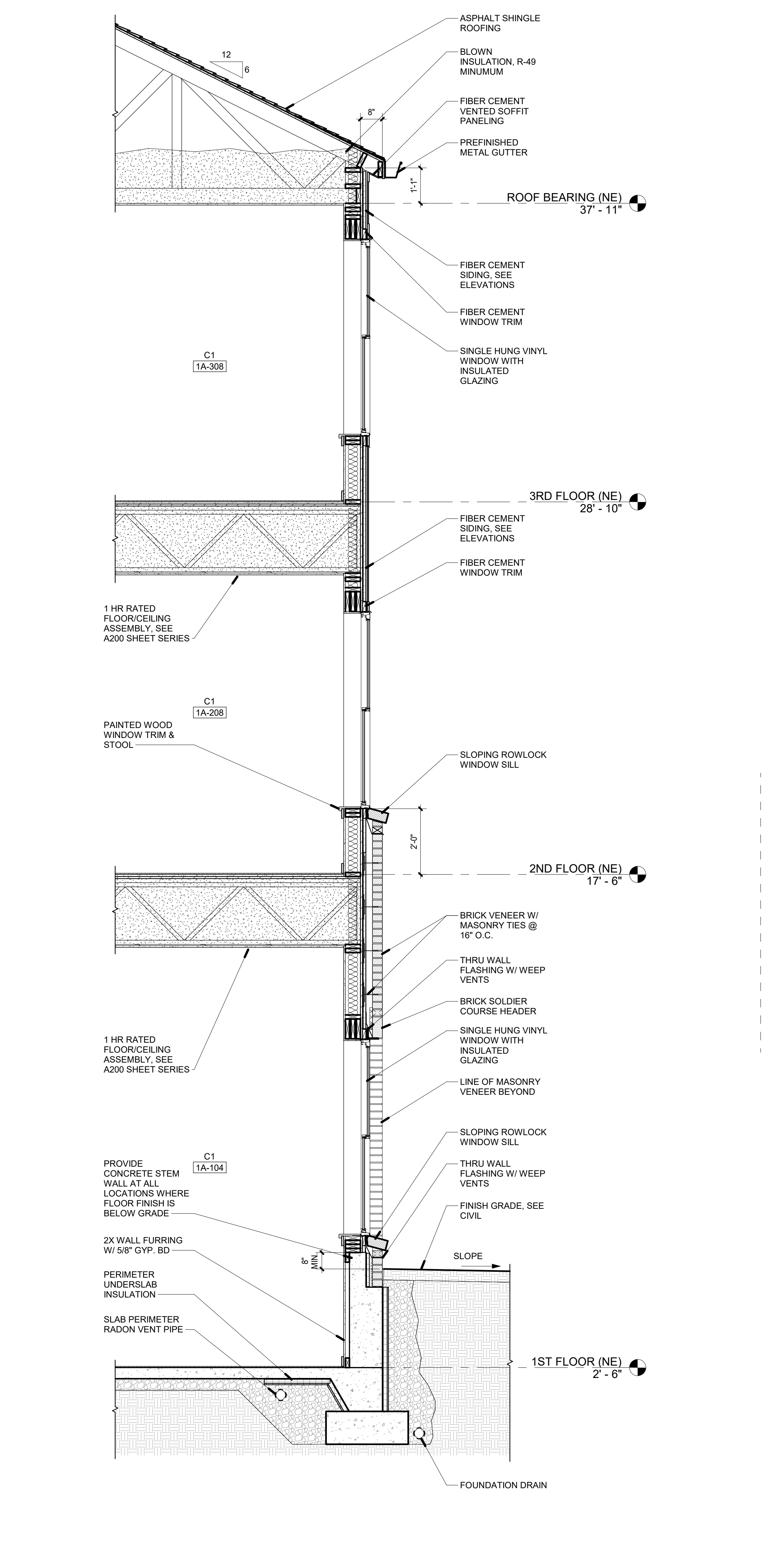
**1 WALL SECTION**  
1/2" = 1'-0"



**2 WALL SECTION**  
1/2" = 1'-0"



**3 WALL SECTION**  
1/2" = 1'-0"



No: Date: Revision:

Client Contact: Anna Libby  
(847) 562-9400

SGS Contact: Hunter Gee  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS  
PHASE 1**

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921



**PRELIMINARY NOT FOR  
CONSTRUCTION**

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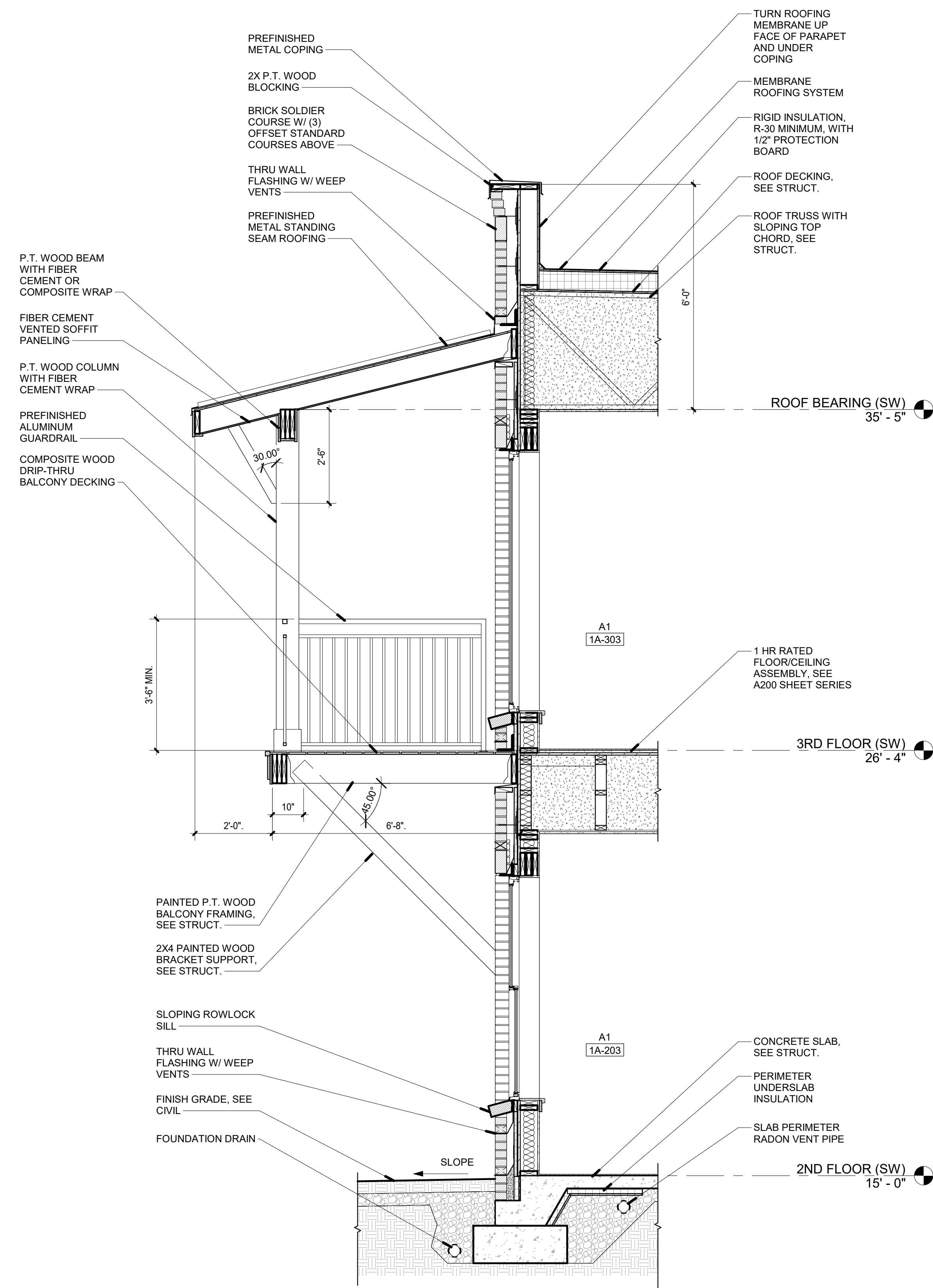
Drawing:  
WALL SECTIONS

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

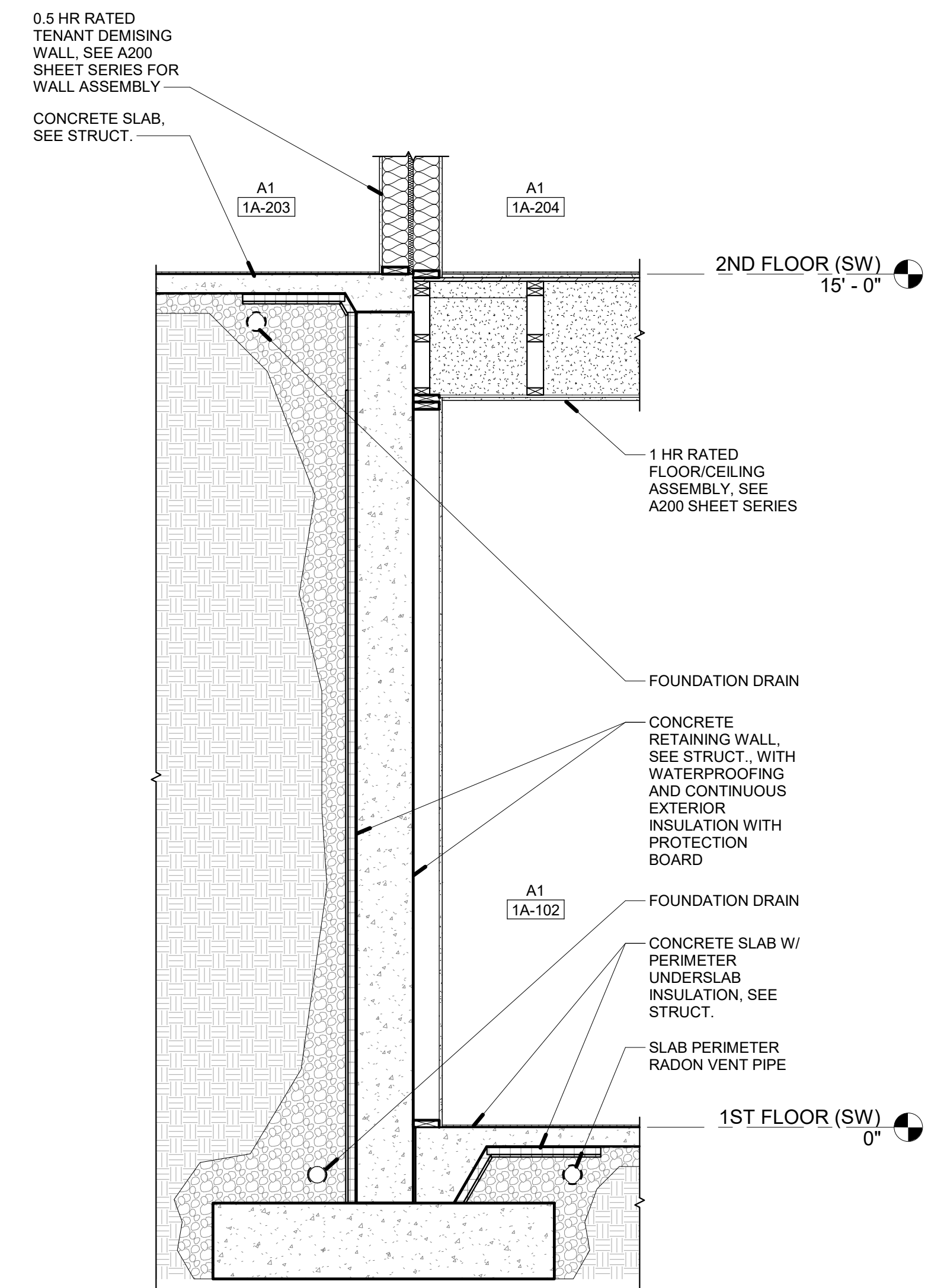
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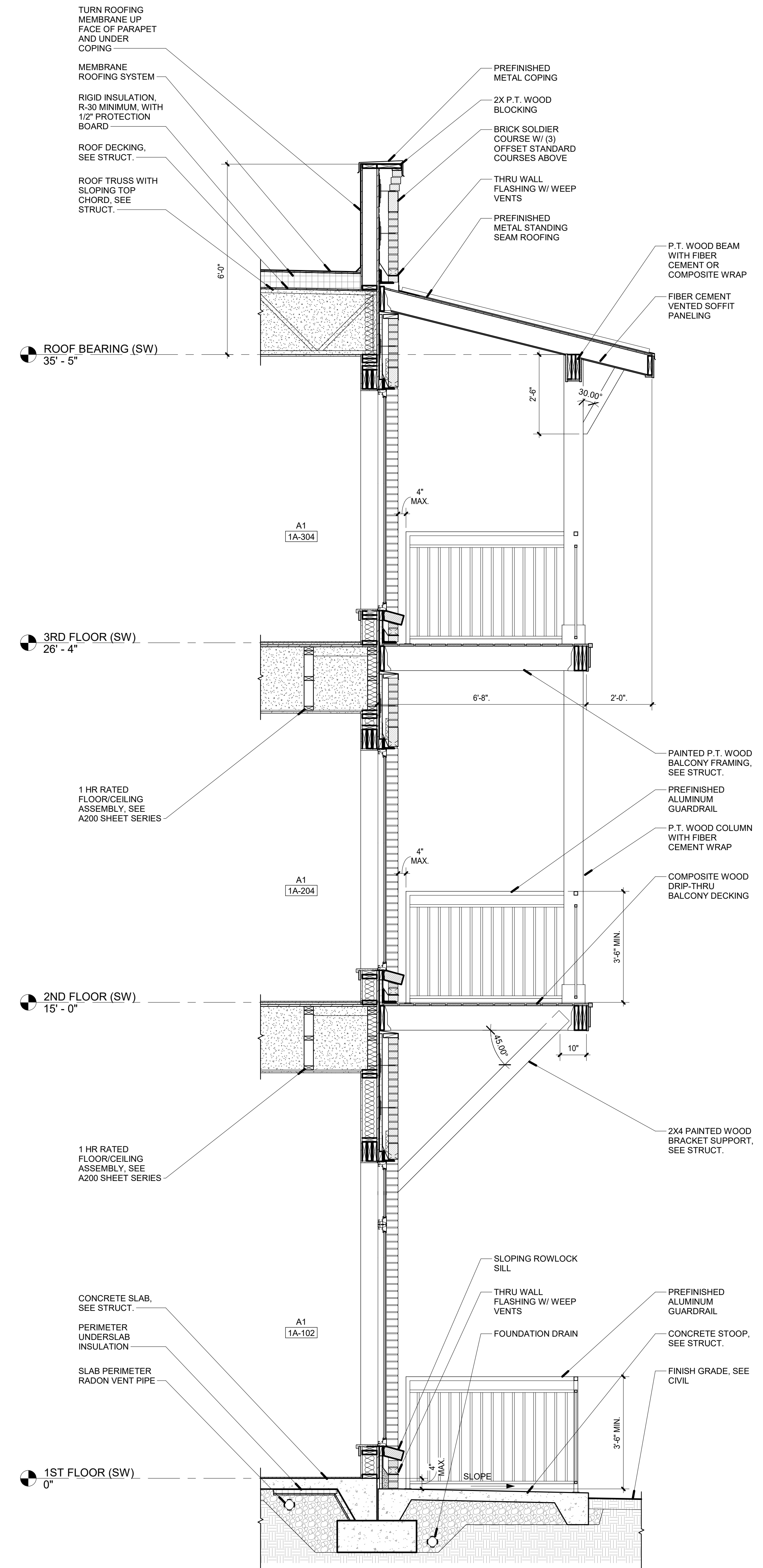
No: Date: Revision:



1 WALL SECTION  
1/2" = 1'-0"



2 WALL SECTION  
1/2" = 1'-0"



3 WALL SECTION  
1/2" = 1'-0"

Client Contact: Anna Libby  
(847) 562-9400

SGS Contact: Hunter Gee  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208



# WESTERN HEIGHTS PHASE 1

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

PRELIMINARY NOT FOR  
CONSTRUCTION

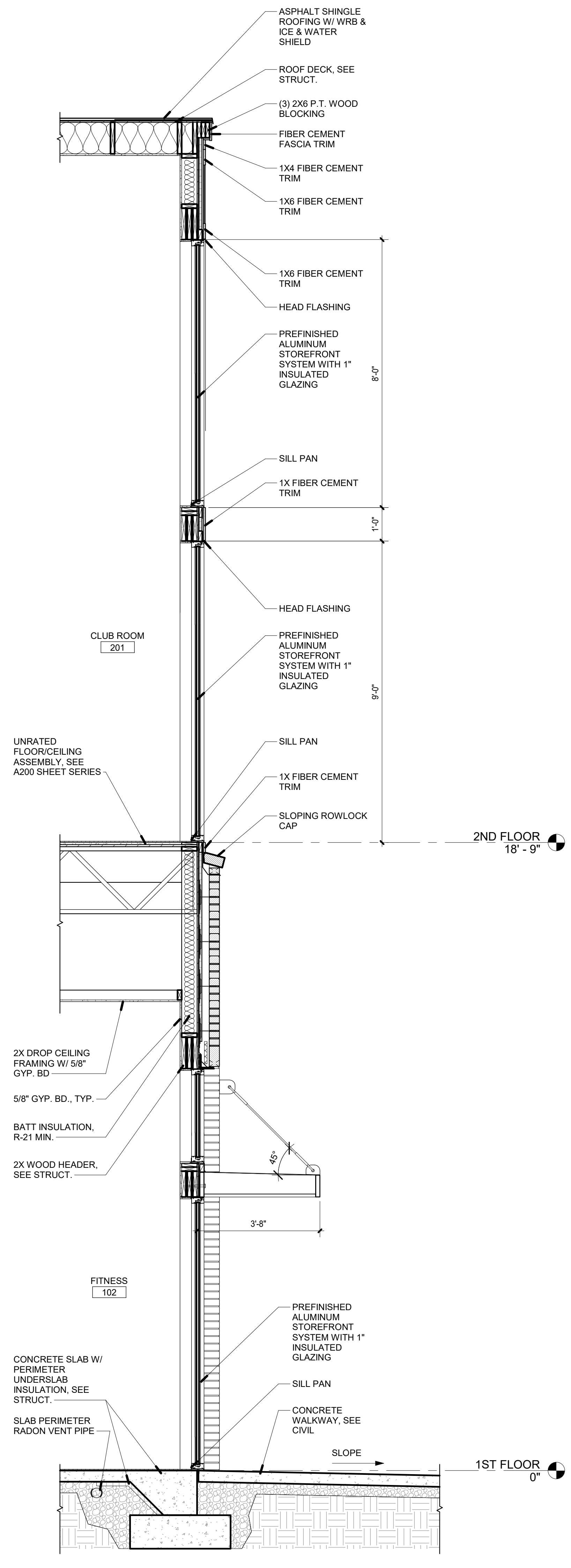
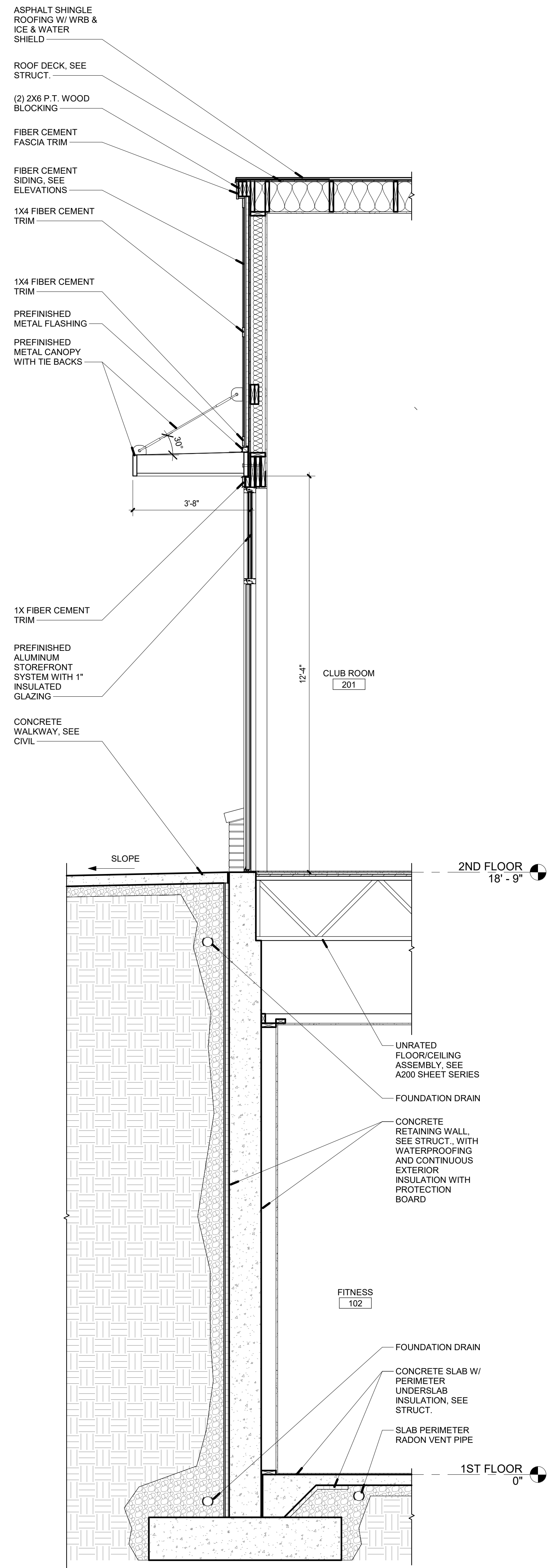
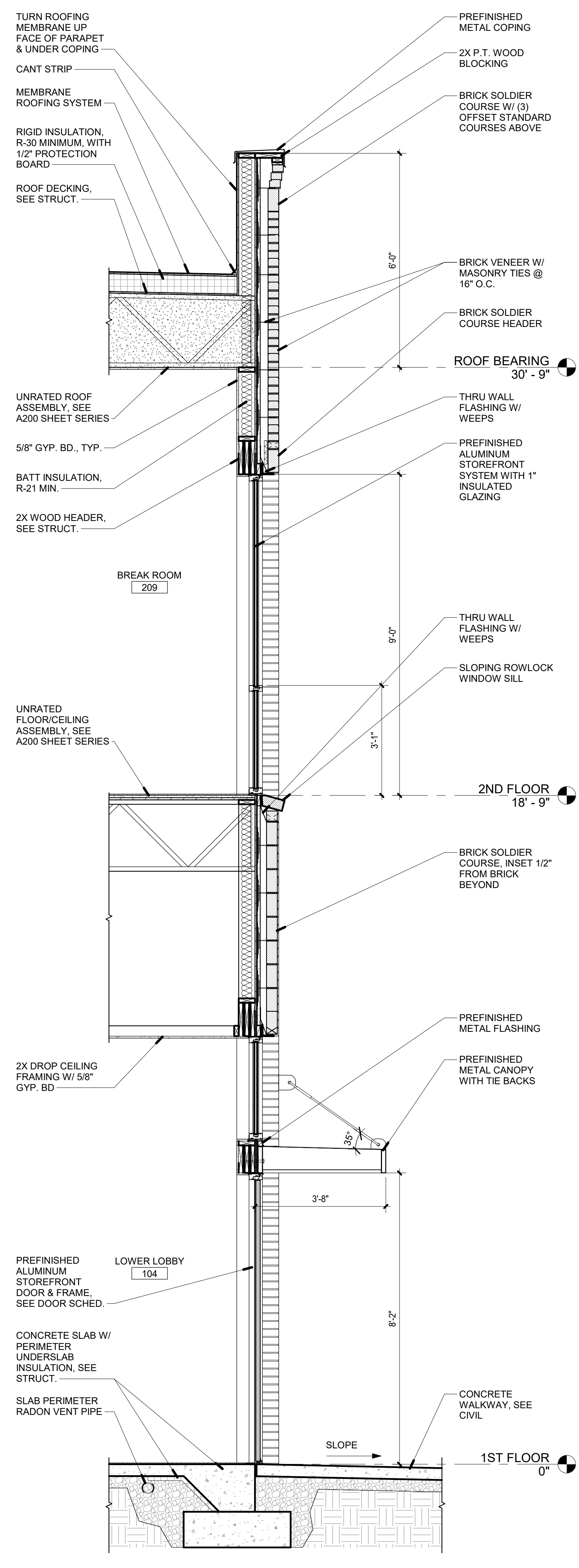
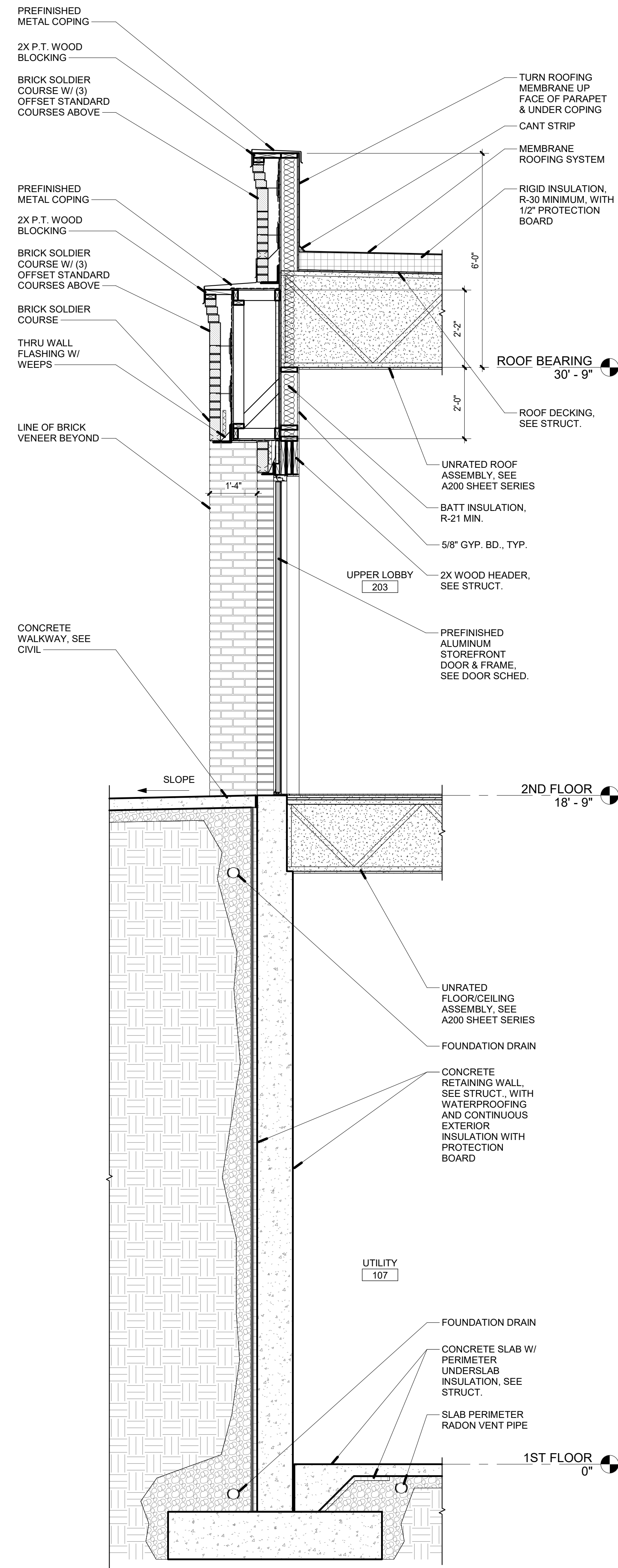
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Drawing:  
WALL SECTIONS

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

# A411

6/30/2023 5:34:30 PM



**1** WALL SECTION  
1/2" = 1'-0"

**2** WALL SECTION  
1/2" = 1'-0"

**3** WALL SECTION  
1/2" = 1'-0"

**4** WALL SECTION  
1/2" = 1'-0"

6/30/2023 5:01:55 PM

No: Date: Revision:

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS  
PHASE 1**

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

**PRELIMINARY NOT FOR  
CONSTRUCTION**

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Drawing:  
WALL SECTIONS

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

**A412**





No: Date: Revision:

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208



# WESTERN HEIGHTS PHASE 1

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

**PRELIMINARY NOT FOR  
CONSTRUCTION**

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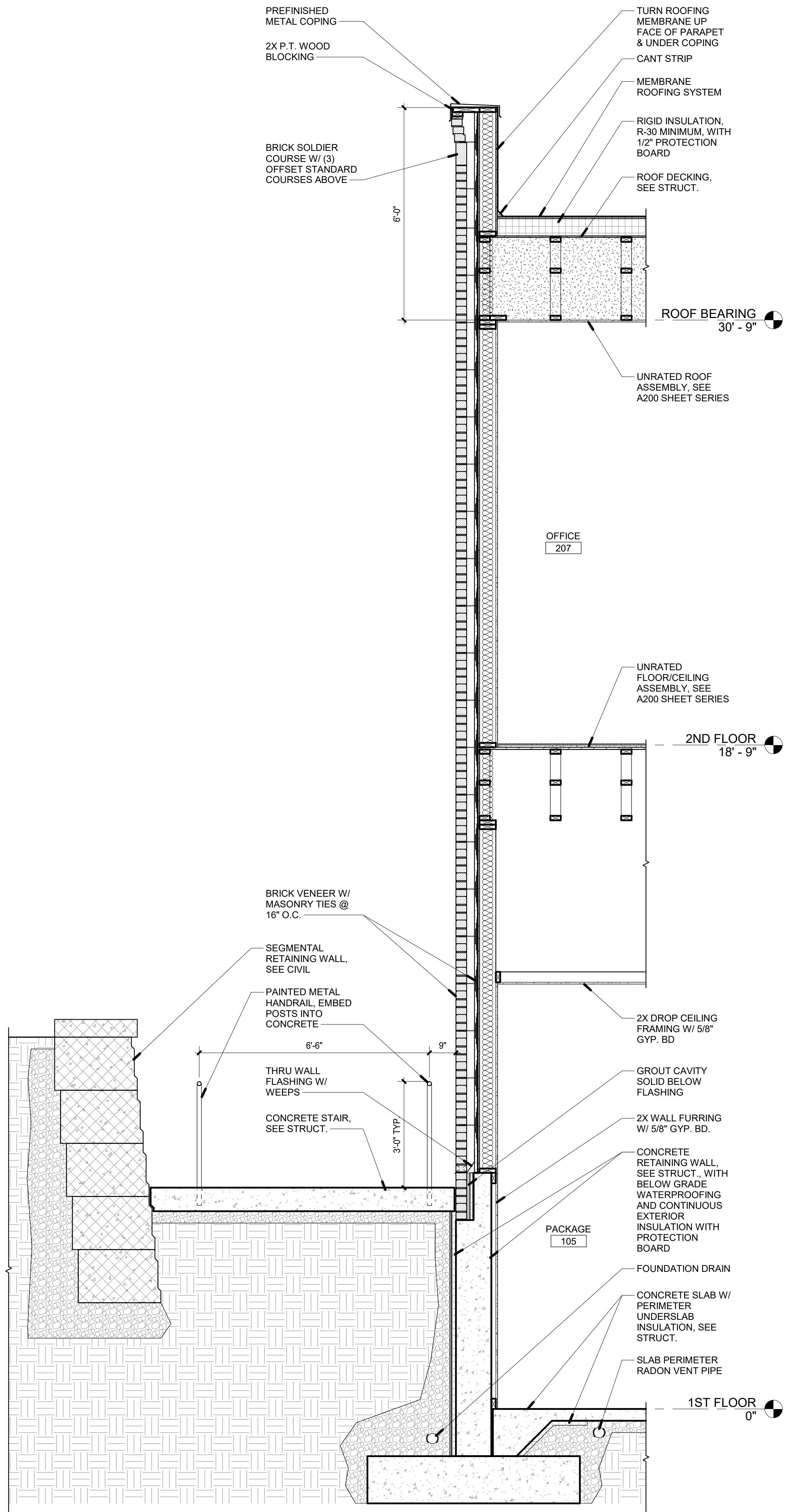
Drawing:  
WALL SECTIONS

06/30/2023

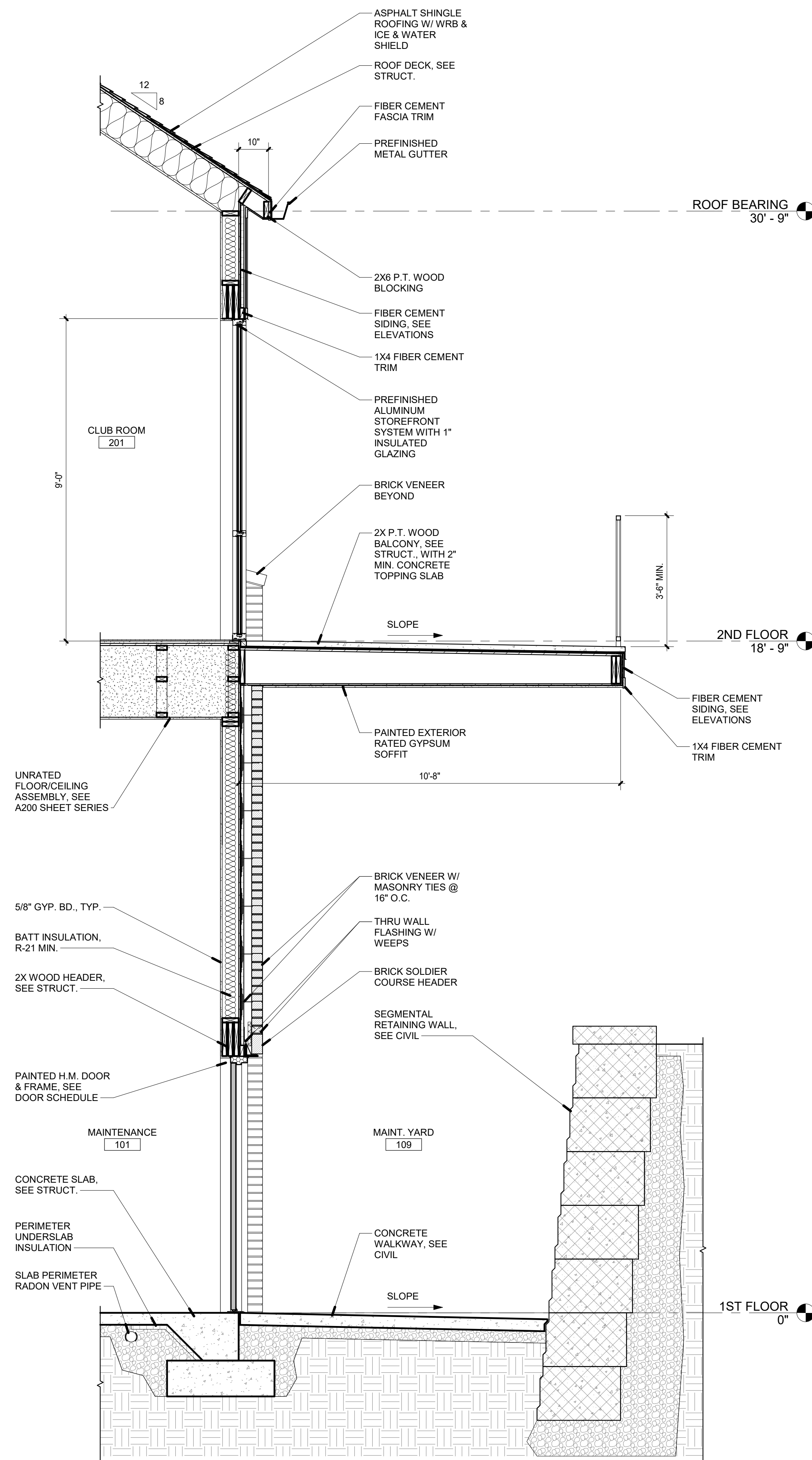
100% DESIGN DEVELOPMENT  
SET

# A413

6/30/2023 5:01:57 PM



**1 WALL SECTION**  
1/2" = 1'-0"



**2 WALL SECTION**  
1/2" = 1'-0"



No: Date: Revision:

Client Contact: Anna Libby  
(847) 562-9400



SGS Contact: Hunter Gee  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208

# WESTERN HEIGHTS PHASE 1

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

**PRELIMINARY NOT FOR  
CONSTRUCTION**

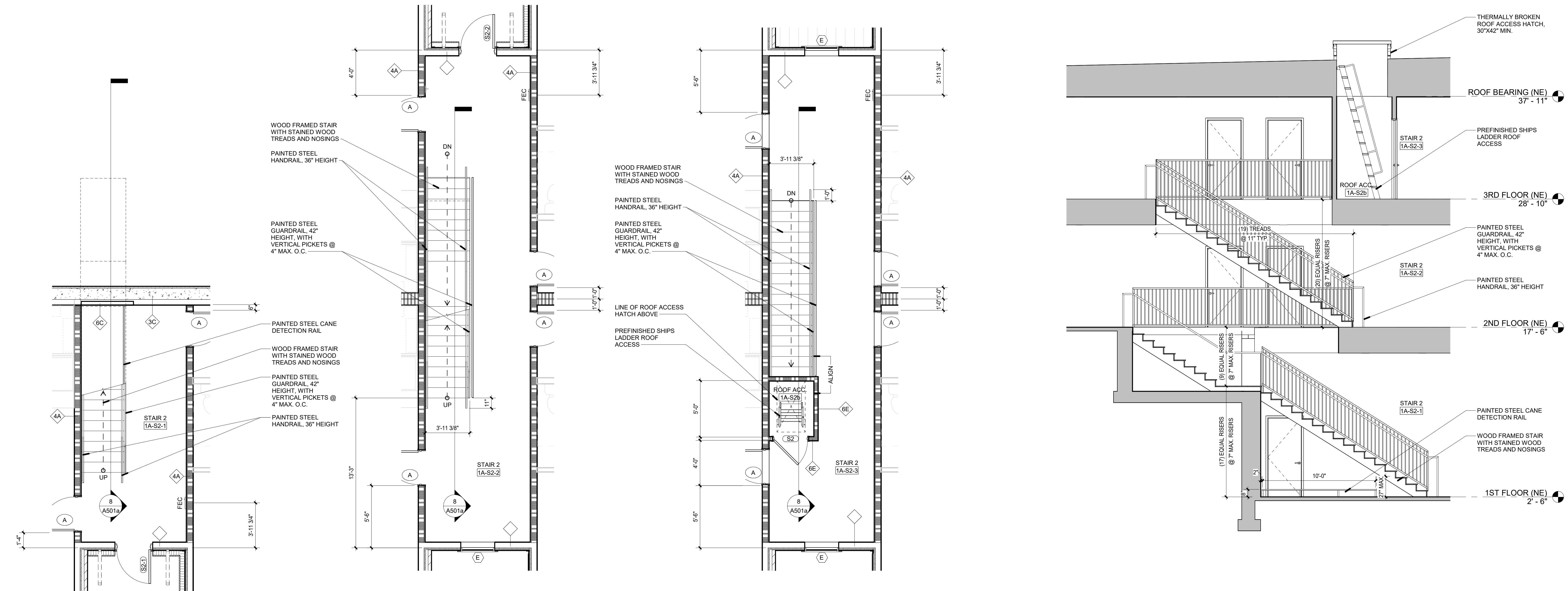
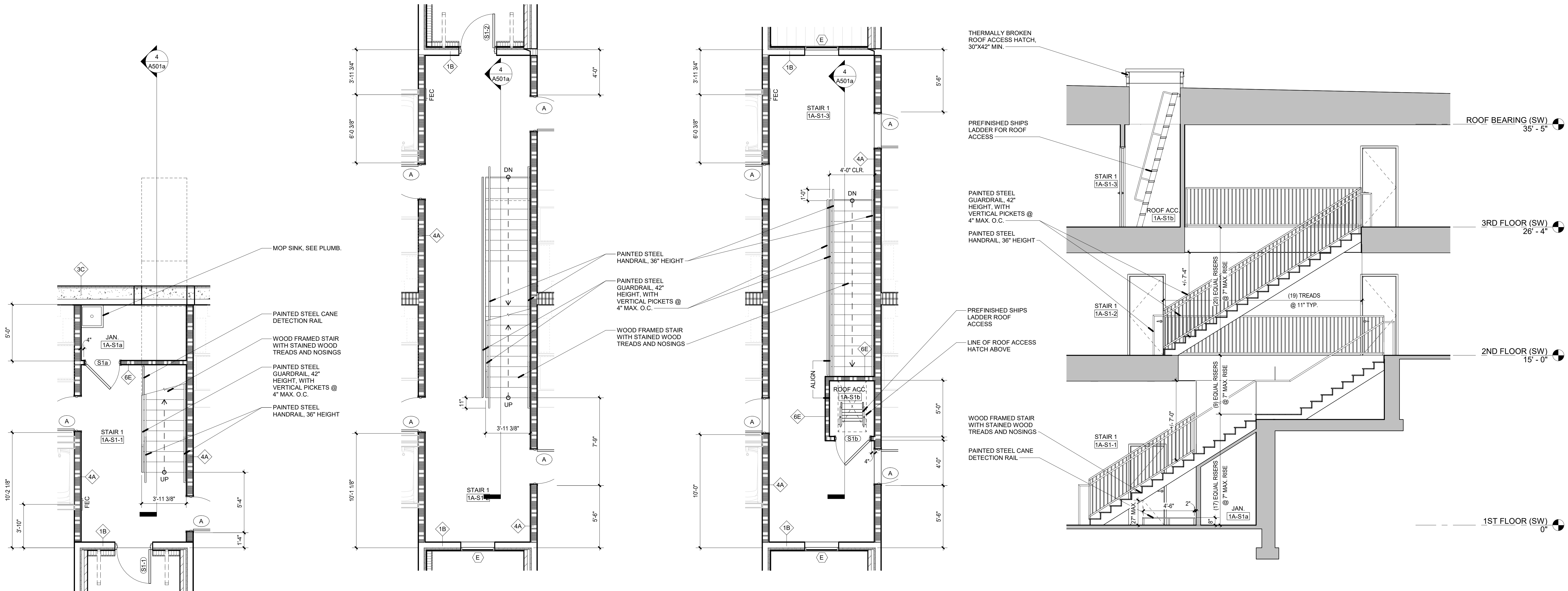
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Drawing:  
BUILDING 1A - STAIR  
PLANS & SECTIONS

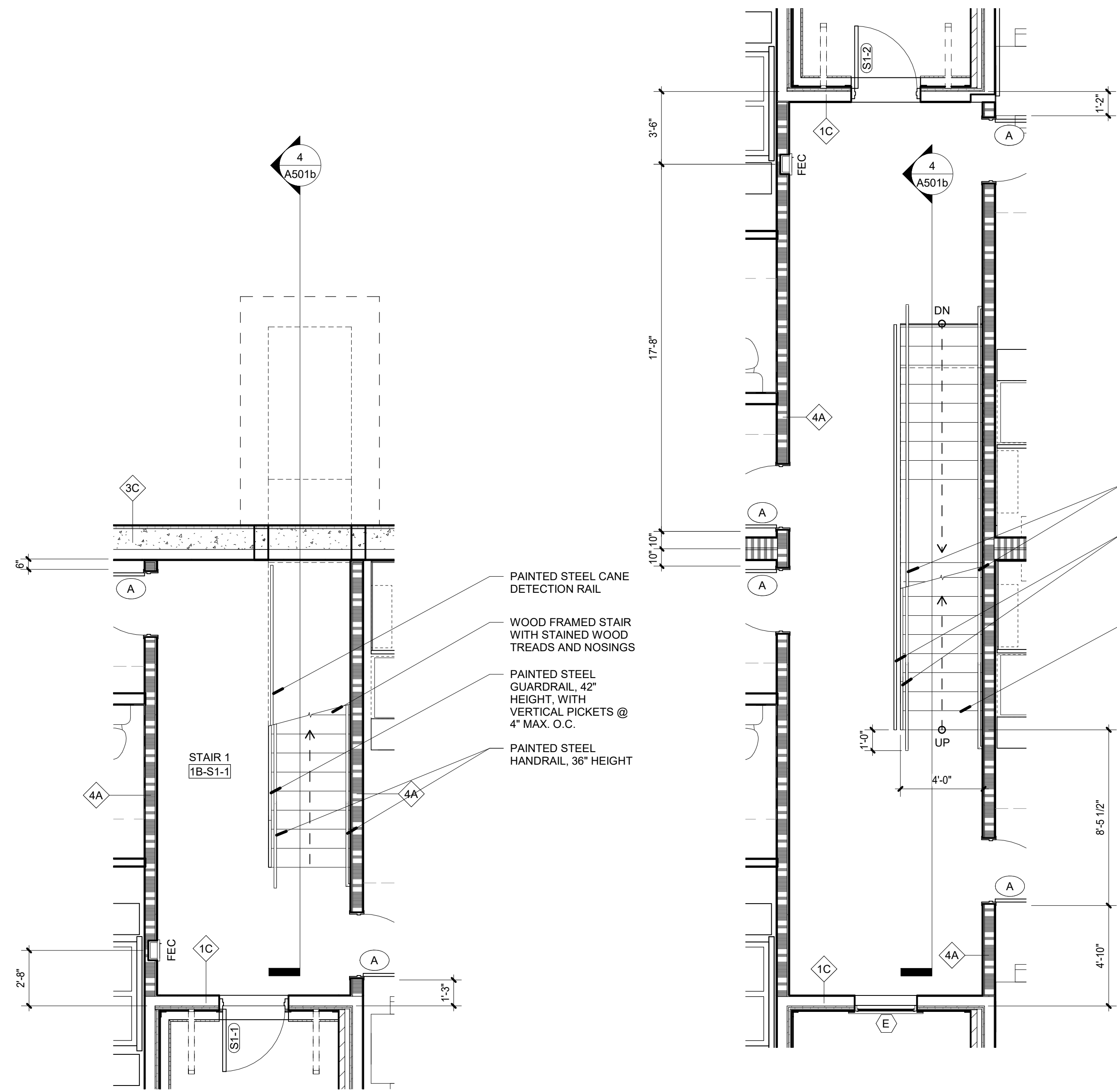
06/30/2023

100% DESIGN DEVELOPMENT  
SET

# A501a

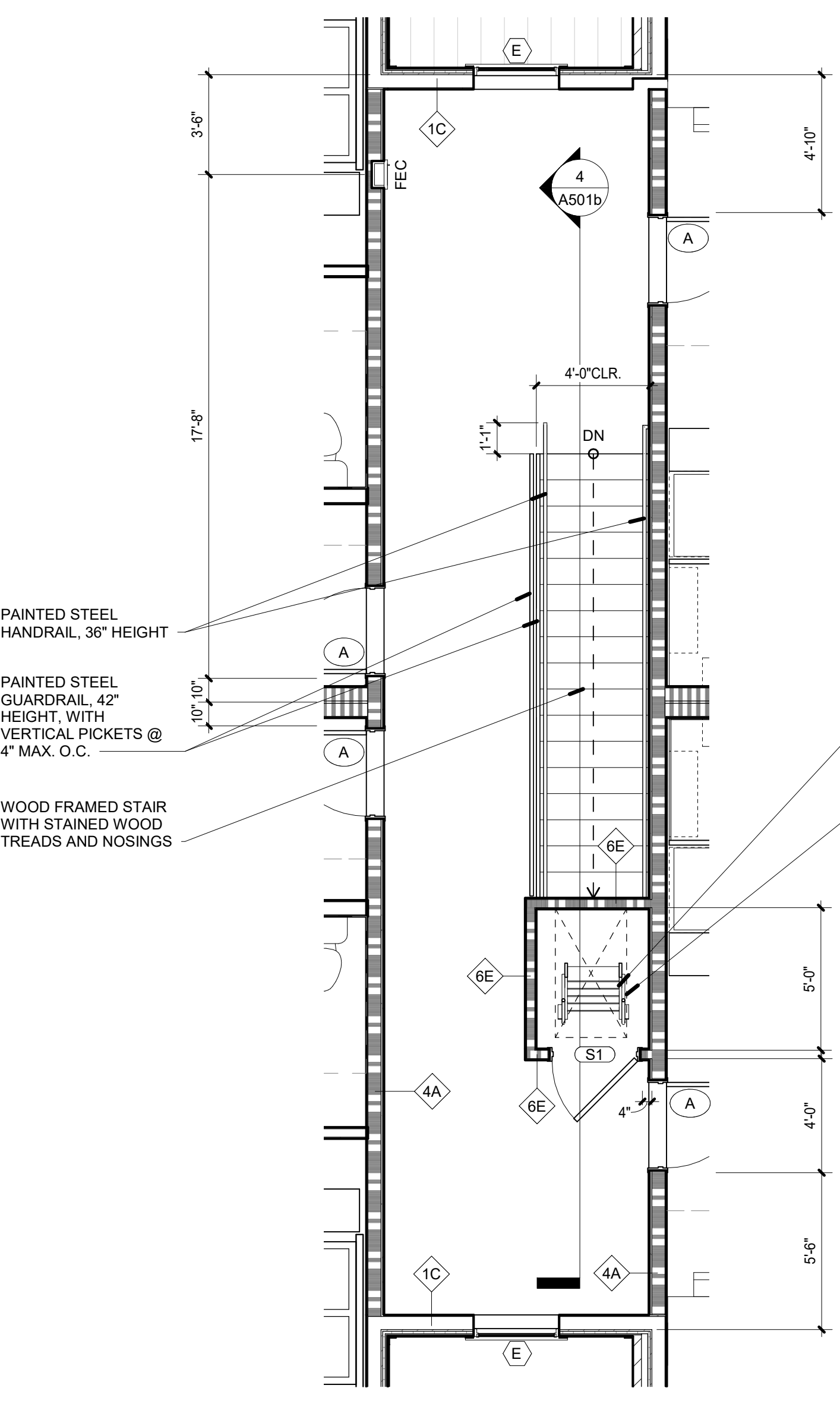


6/30/2023 5:34:46 PM

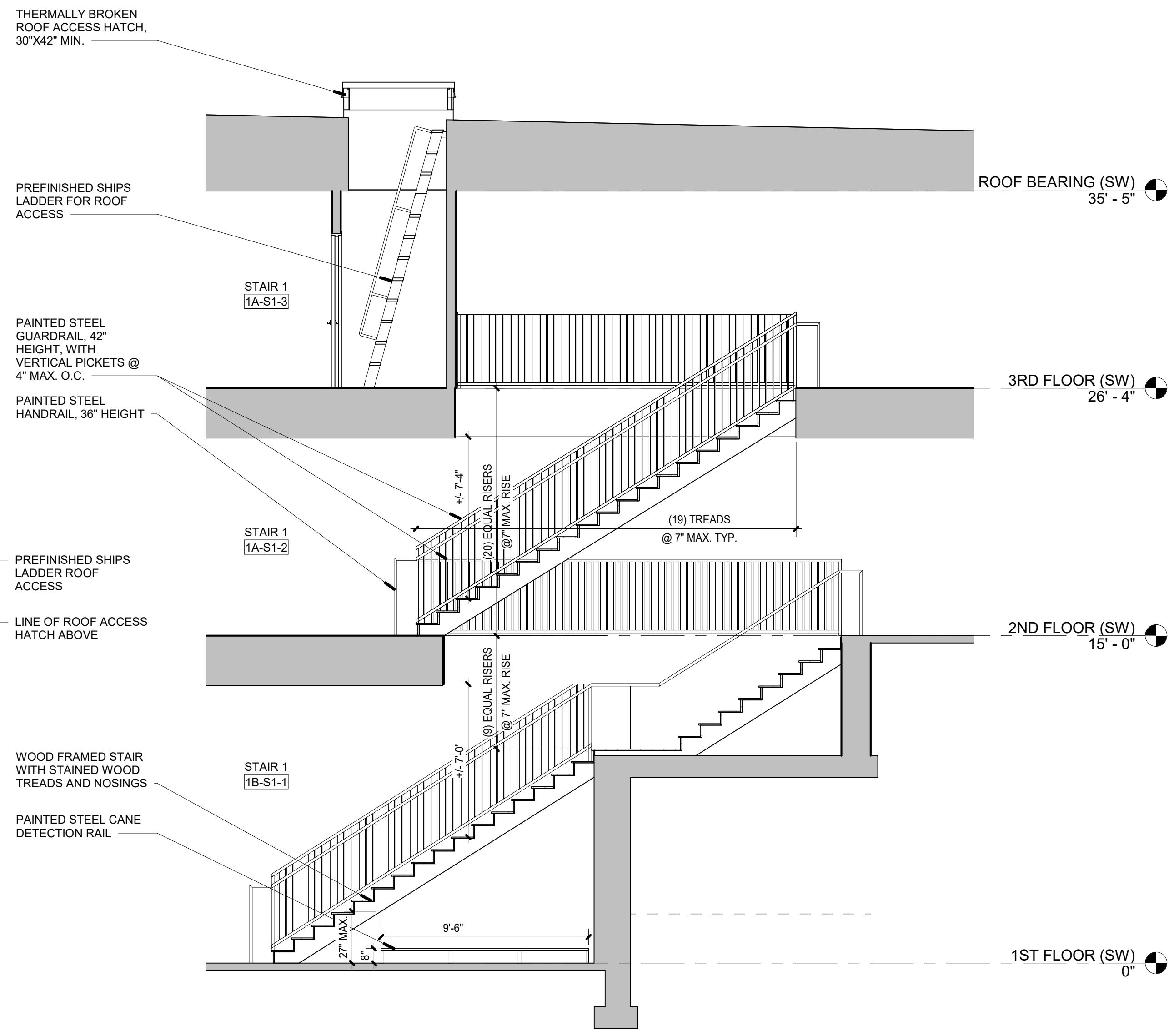


1 BLDG 1B - S1 - 1ST FLOOR PLAN  
1/4" = 1'-0"

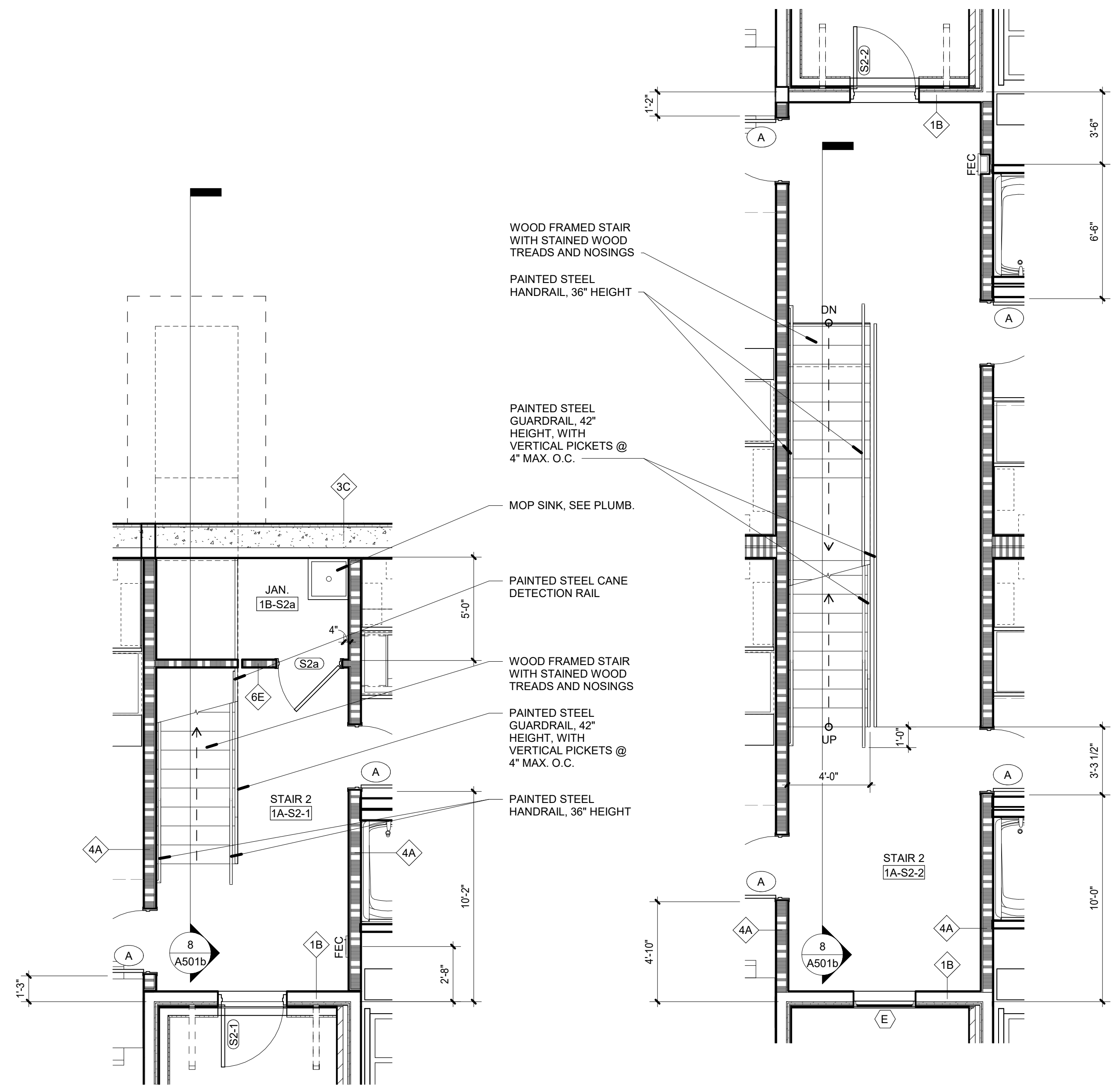
2 BLDG 1B - S1 - 2ND FLOOR PLAN  
1/4" = 1'-0"



3 BLDG 1B - S1 - 3RD FLOOR PLAN  
1/4" = 1'-0"

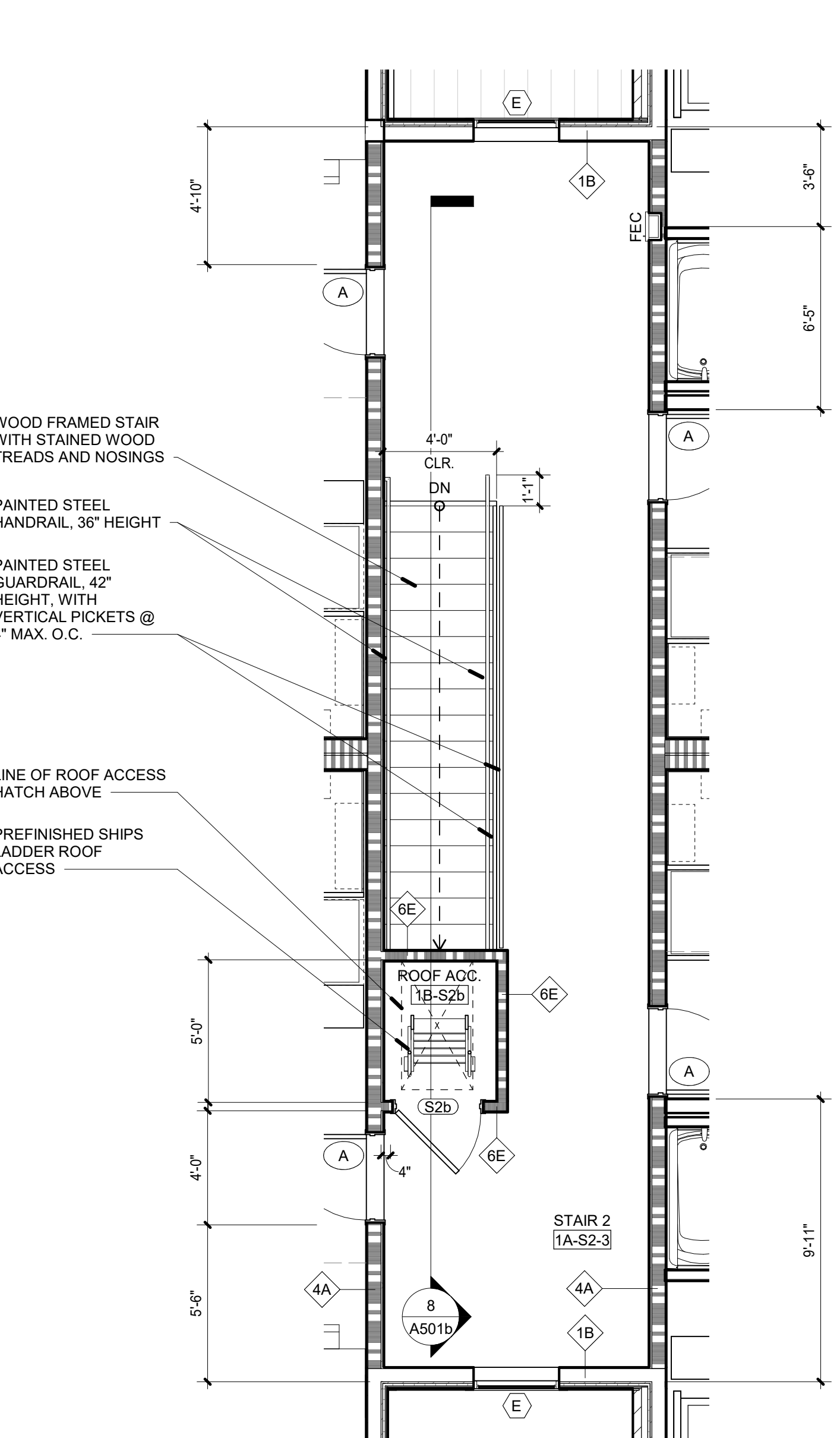


4 BLDG 1B - S1 - SECTION  
1/4" = 1'-0"

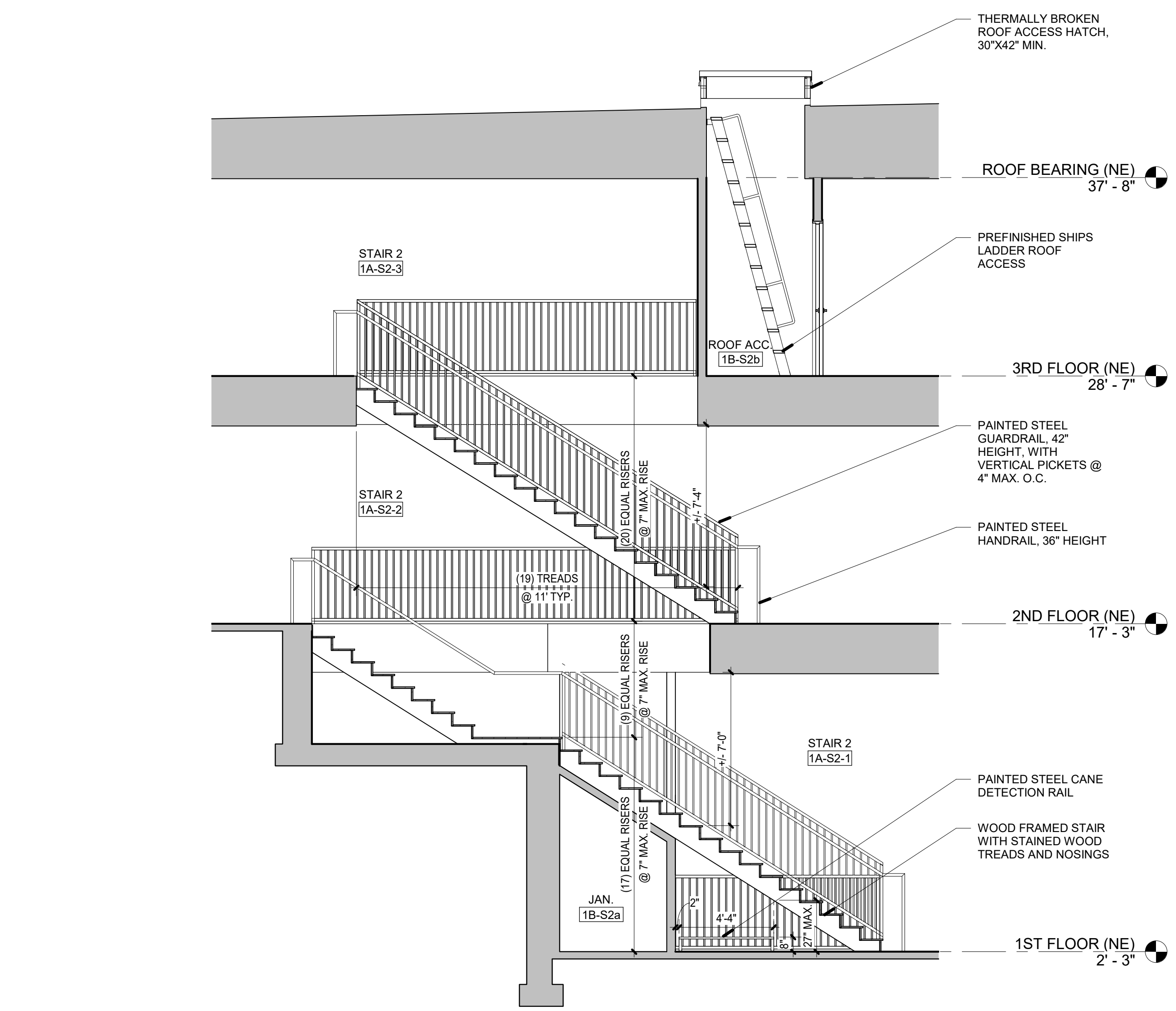


5 BLDG 1B - S2 - 1ST FLOOR PLAN  
1/4" = 1'-0"

6 BLDG 1B - S2 - 2ND FLOOR PLAN  
1/4" = 1'-0"



7 BLDG 1B - S2 - 3RD FLOOR PLAN  
1/4" = 1'-0"



8 BLDG 1B - S2 - SECTION  
1/4" = 1'-0"

6/30/2023 5:11:44 PM

Client Contact: ANNA LIBBY (847) 562-9400

SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208



# WESTERN HEIGHTS PHASE 1

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

PRELIMINARY NOT FOR  
CONSTRUCTION

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Drawing:  
BUILDING 1B - STAIR  
PLANS & SECTIONS

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

# A501b

No: Date: Revision:

Client Contact: ANNA LIBBY  
(847) 562-9400



SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208

# WESTERN HEIGHTS PHASE 1

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

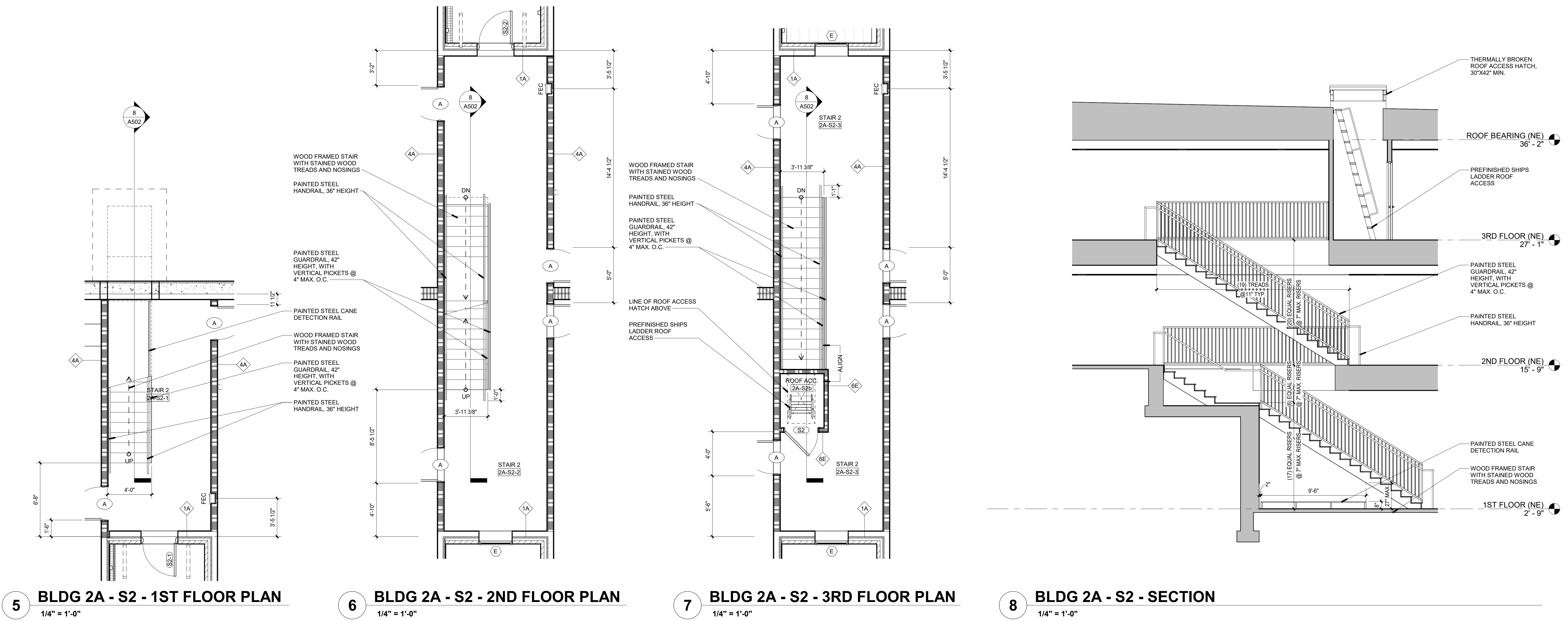
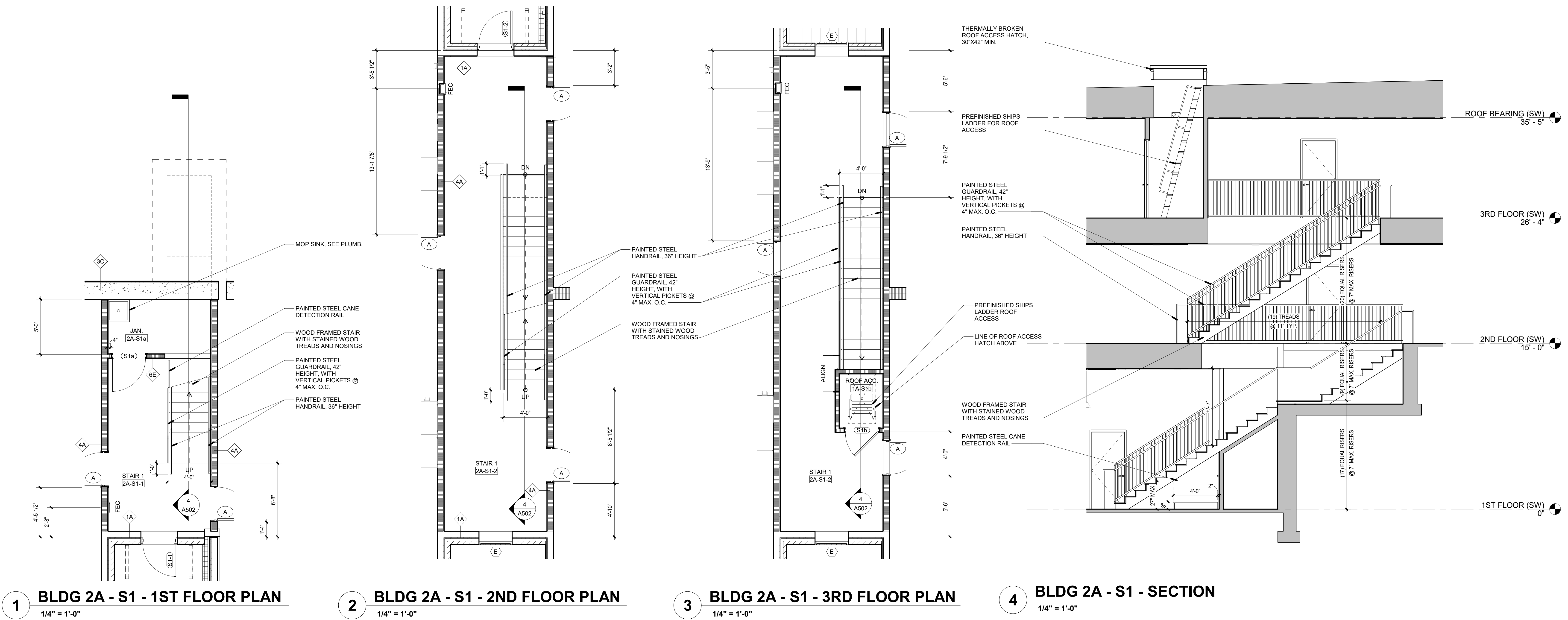
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CONSTRUCTION**

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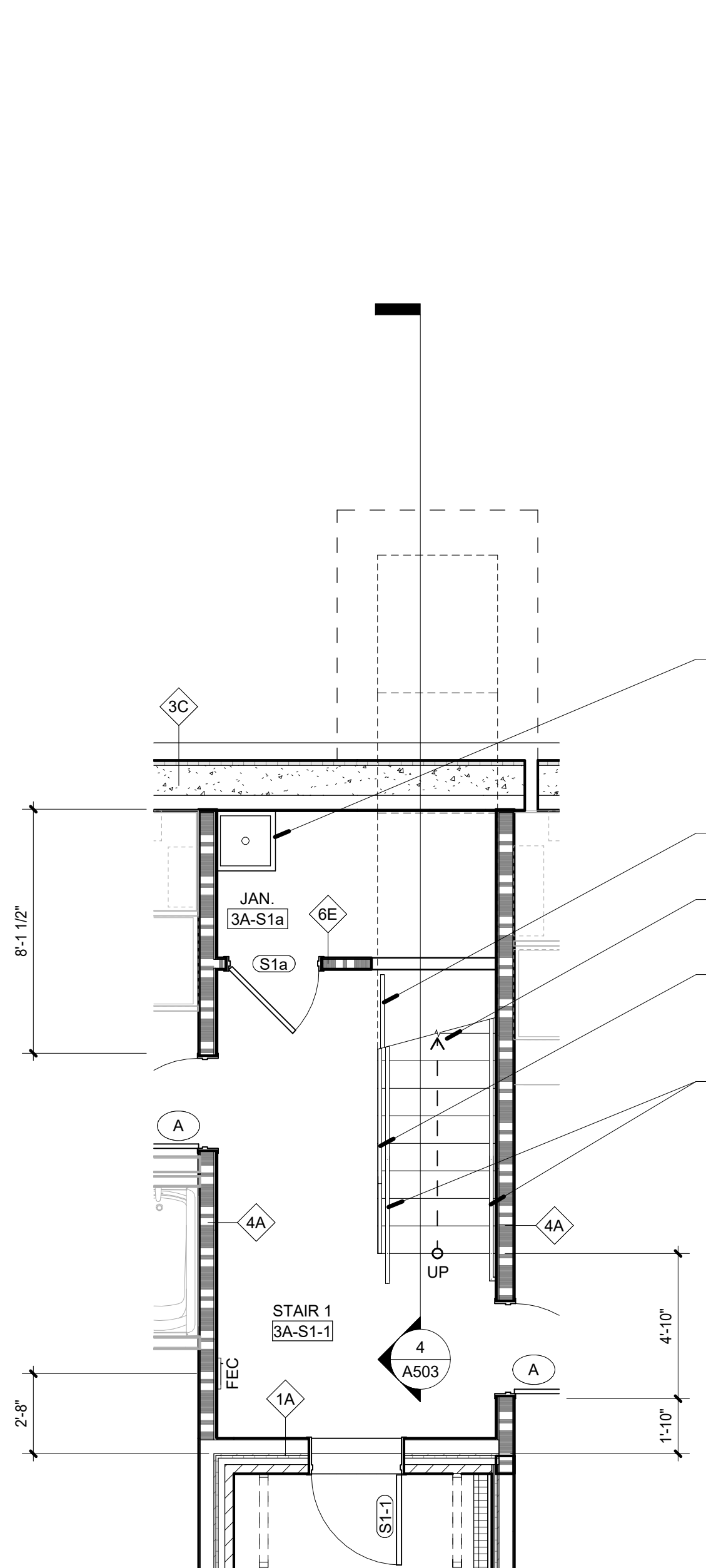
Drawing:  
**BUILDING 2A - STAIR  
PLANS & SECTIONS**

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

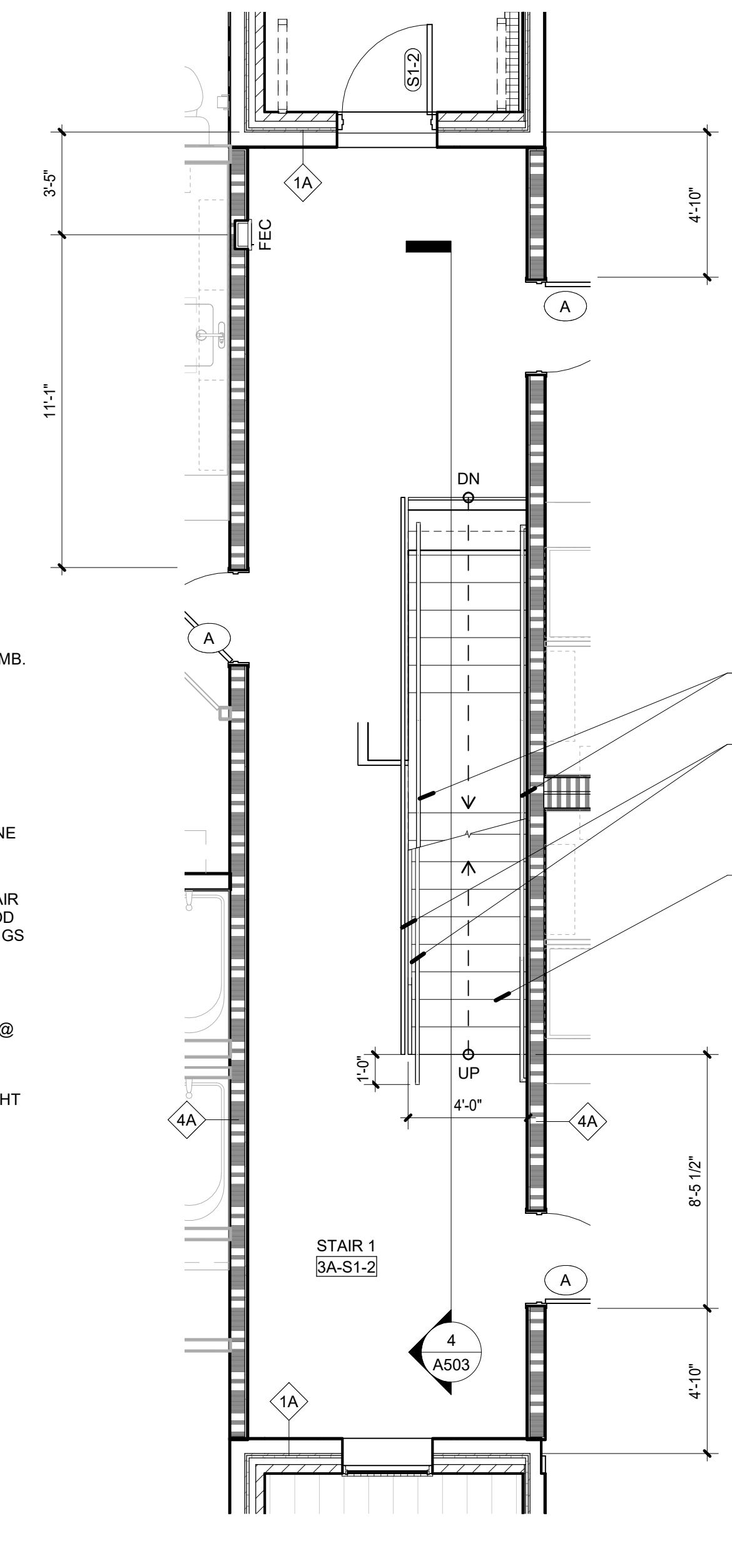
# A502



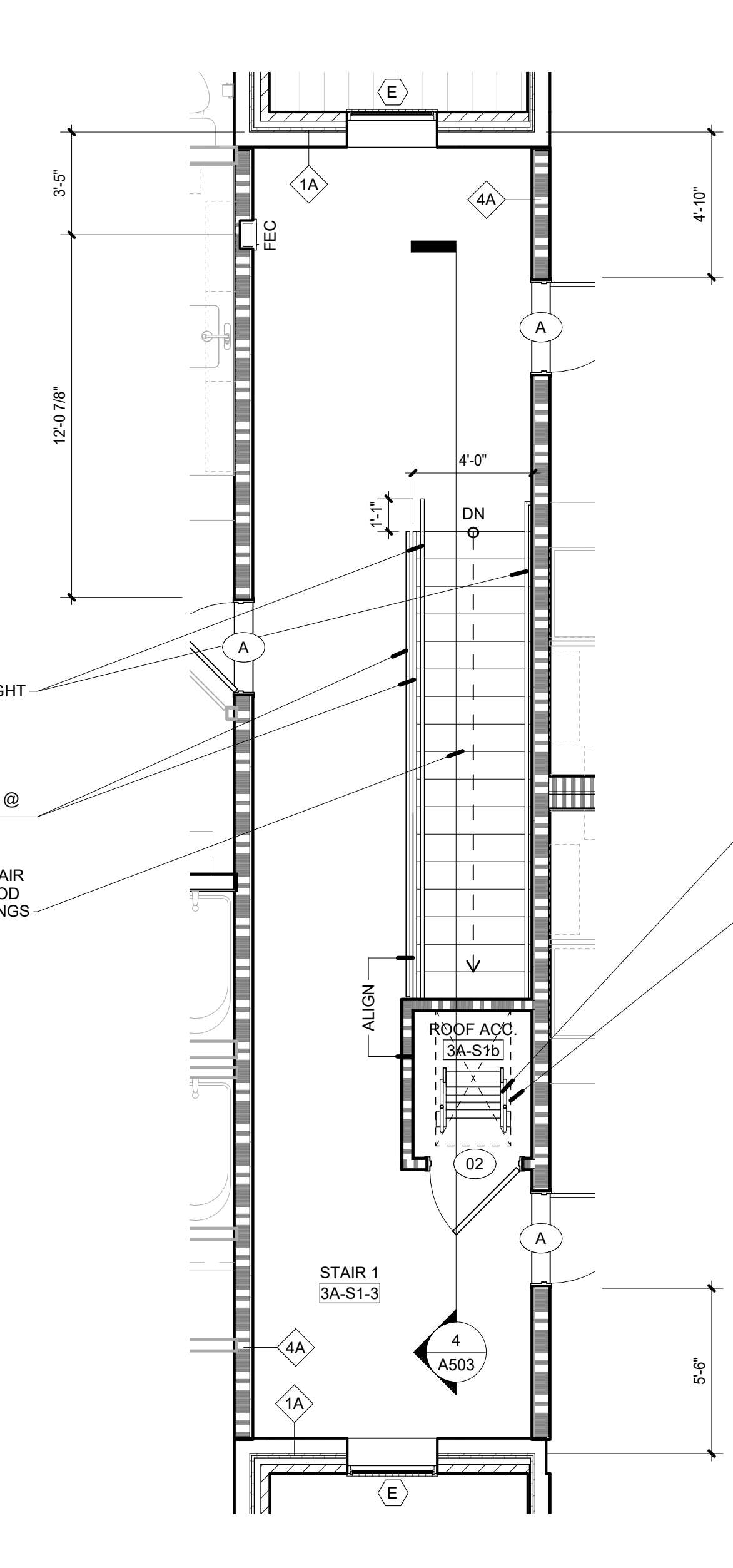
6/30/2023 5:19:26 PM



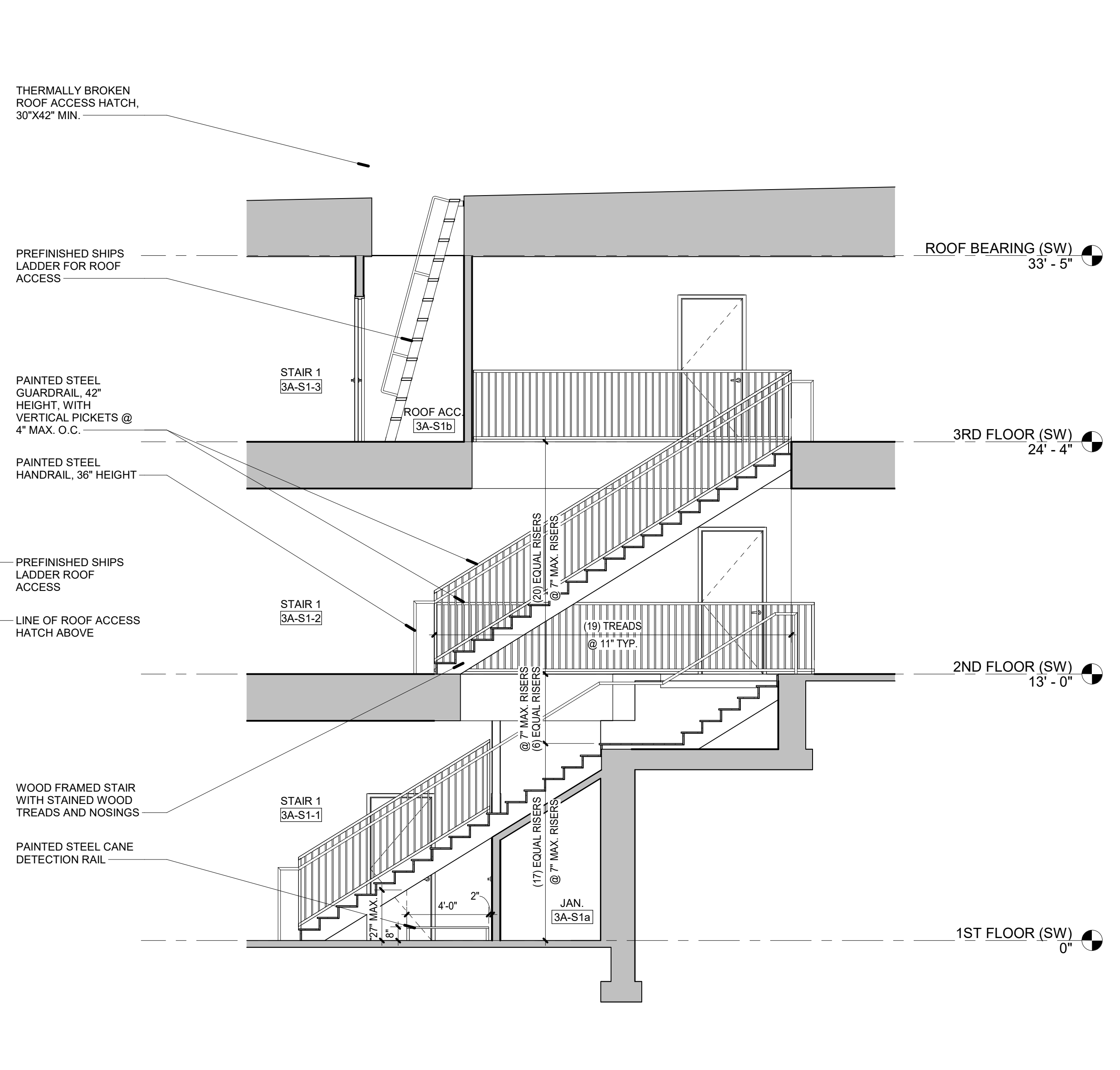
1 BLDG 3A - S1 - 1ST FLOOR PLAN  
1/4" = 1'-0"



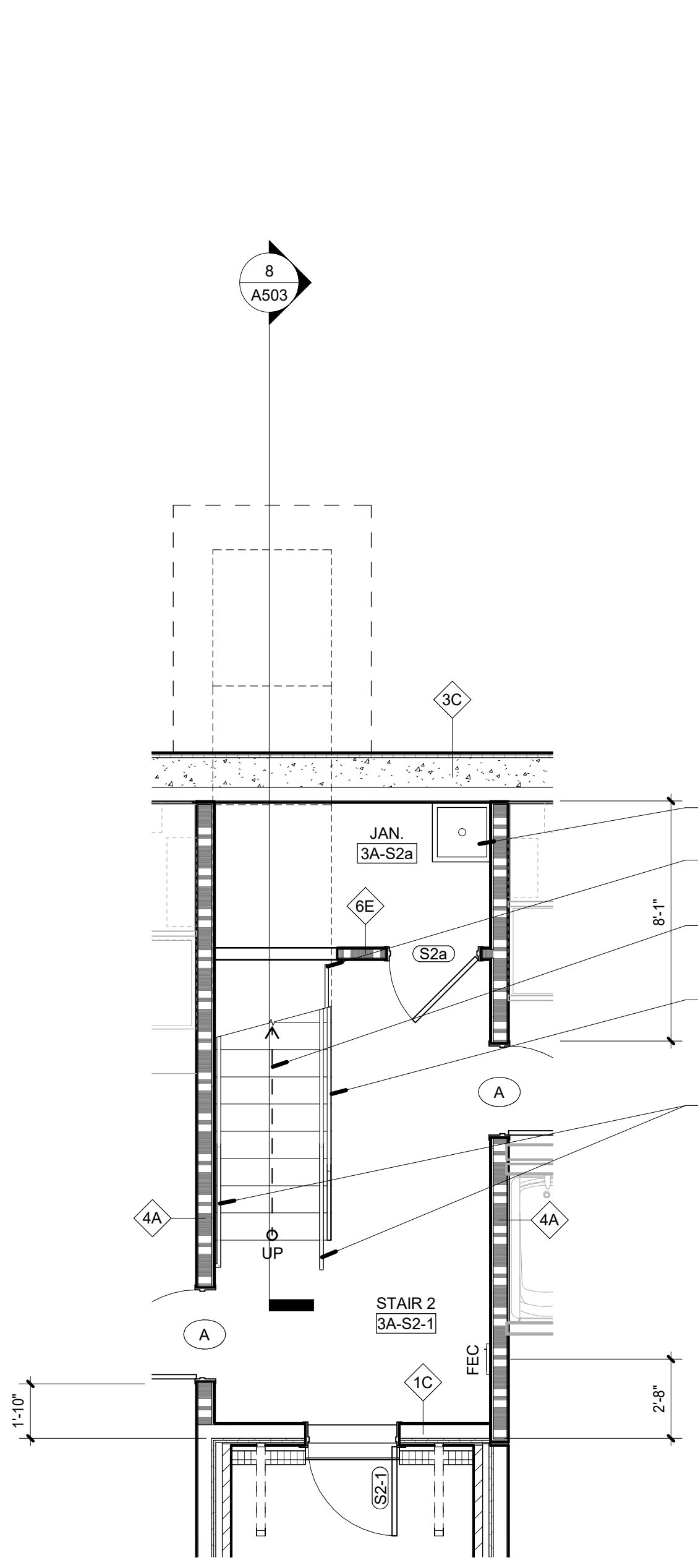
2 BLDG 3A - S1 - 2ND FLOOR PLAN  
1/4" = 1'-0"



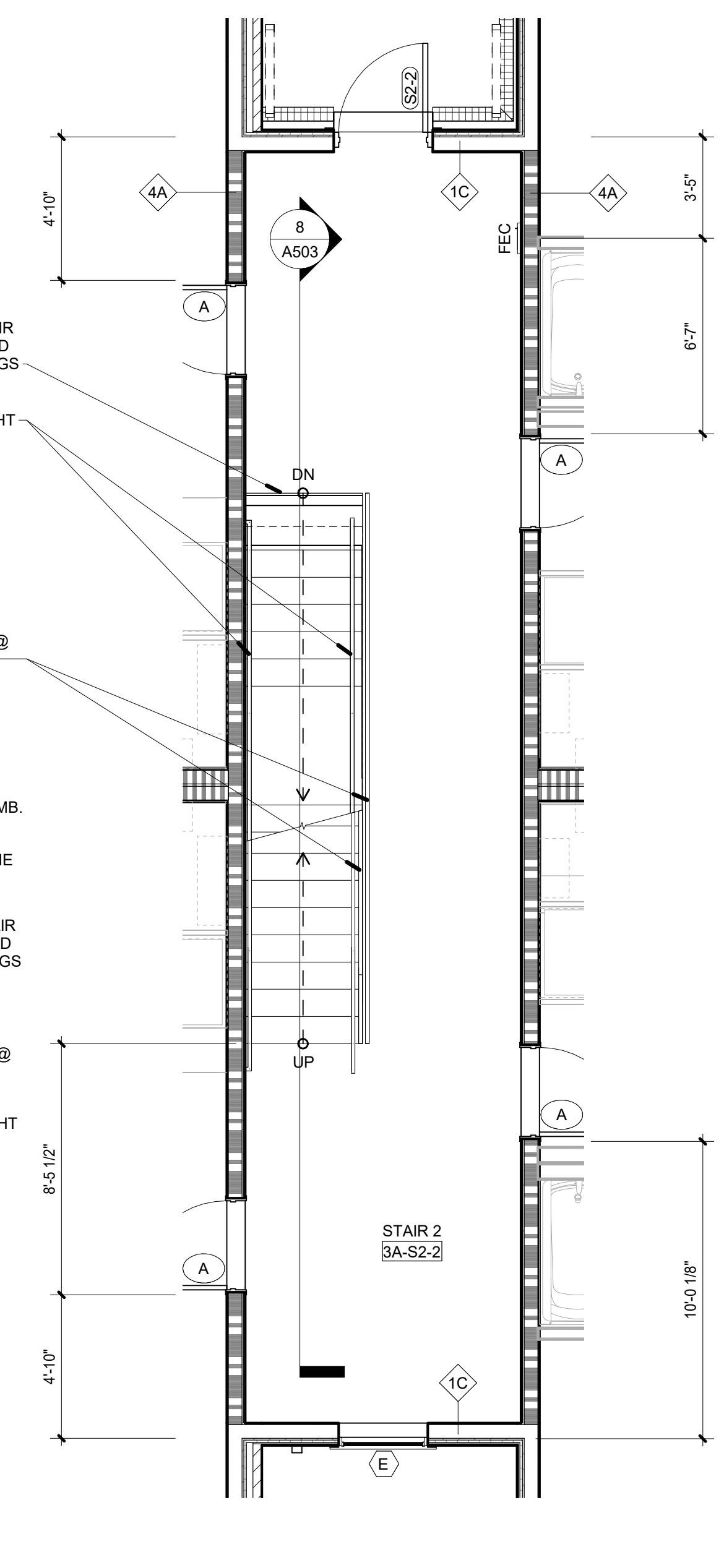
3 BLDG 3A - S1 - 3RD FLOOR PLAN  
1/4" = 1'-0"



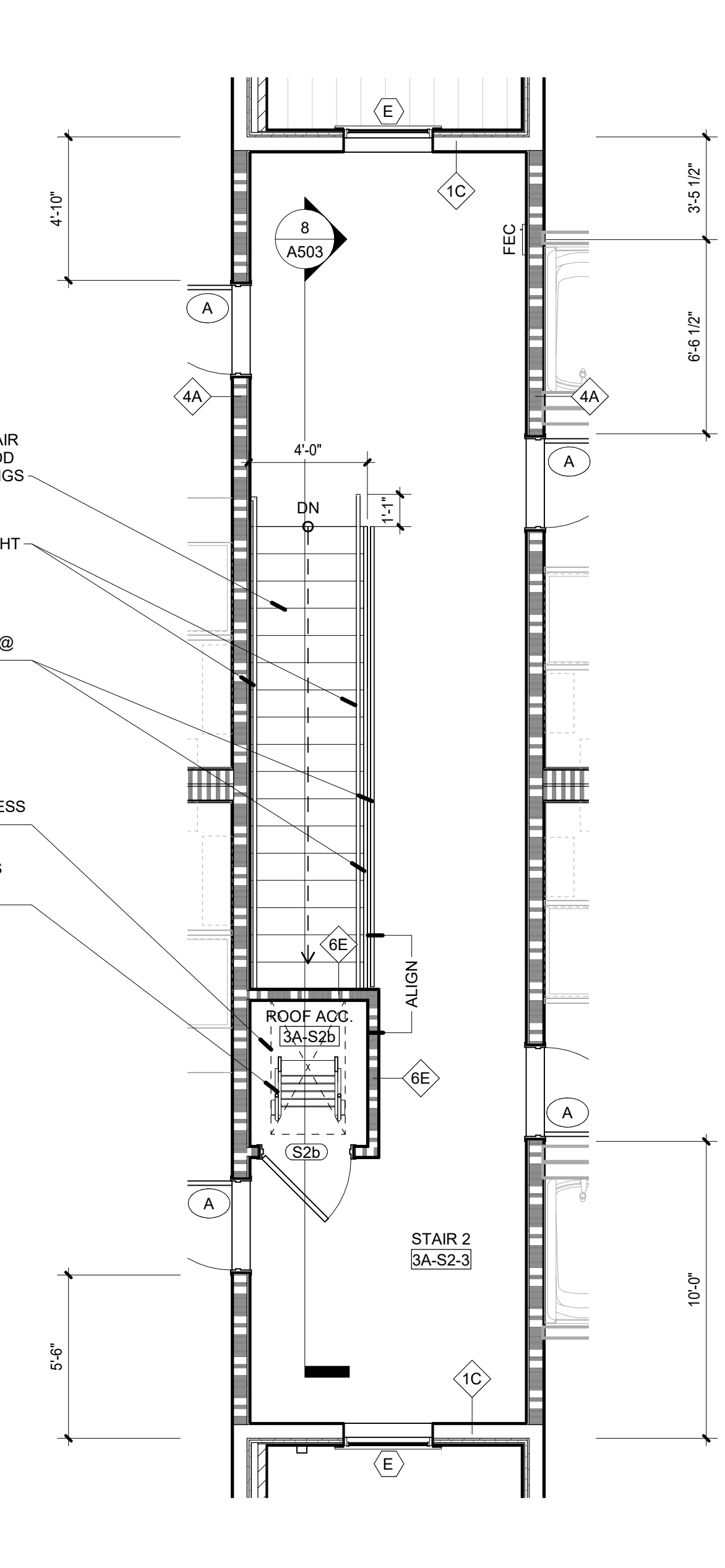
4 BLDG 3A - S1 - SECTION  
1/4" = 1'-0"



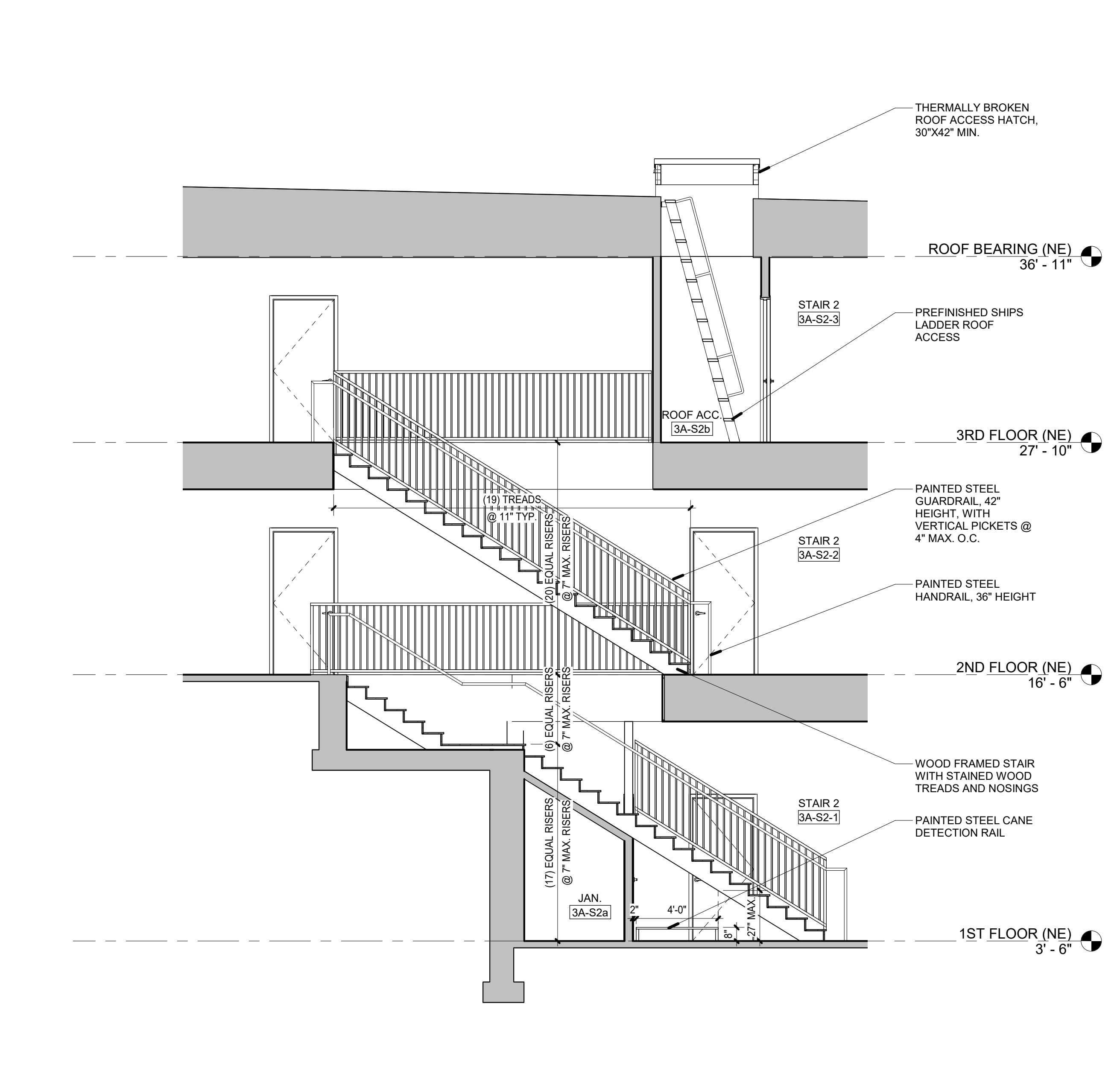
5 BLDG 3A - S2 - 1ST FLOOR PLAN  
1/4" = 1'-0"



6 BLDG 3A - S2 - 2ND FLOOR PLAN  
1/4" = 1'-0"



7 BLDG 3A - S2 - 3RD FLOOR PLAN  
1/4" = 1'-0"



8 BLDG 3A - S2 - SECTION  
1/4" = 1'-0"

6/30/2023 5:28:11 PM

No: Date: Revision:

Client Contact: ANNA LIBBY (847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS  
PHASE 1**  
1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

**PRELIMINARY NOT FOR  
CONSTRUCTION**

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Drawing:  
BUILDING 3A - STAIR  
PLANS & SECTIONS

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

**A503**

COMMON AREA LIGHTING SCHEDULE - FOR \$ ONLY

Lighting Fixture Schedule					
Type Mark	Description	Manufacturer	Model	Lamp	Initial Color Temperature
EX-W1	EXTERIOR UNIT BALCONY WALL SCONCE	AFX LIGHTING	DEXW060612L30MVBK	LED	3000 K
L1	CHAIN/SURFACE UTILITY LIGHT WITH CAGE	could this be the same series as the unit closet light but more accessories			
L2-12'	Architectural Cove Integral Drive	Cooper Lighting Solutions		LED	3000 K
P1	Suspended Pendant with EM option	IMPACT LIGHTING	P6116-M-30-LO-CP-POC-6ft	LED	3000 K
P2	Suspended Linear	Fluxwerx Illumination	PS1-B-A-38w-30-A-S4-D-F2-06	LED	3000 K
P3-a	Suspended Deco Pendant- small dia.	ARANCIA	BOYA	LED	3000 K
P3-b	Suspended Deco Pendant- 18" dia.	ARANCIA	BALL- 18" DIA	LED	3000 K
P3-c	Suspended Deco Pendant - 26" dia	ARANCIA	BALL- 26" DIA	LED	3000 K
P4	Suspended Linear in Leasing Offices	Fluxwerx Illumination	VU1-S-A-B-30-W-04-D-F2-M-03	LED	3000 K
S1	Surface LED Downlight	Cooper Lighting	SMD6 LED- 1200 lm	LED	3000 K
S2	Surface LED Downlight	Cooper Lighting	SMD6 LED- 600 lm	LED	3000 K
S3	Surface	Fluxwerx	TC1-S-05-S-J1-BB-M1-8-30-B-F2	LED	3000 K
W1	Wall Mounted Stair Interior Stair Light	Cooper Lighting Solutions	MHN-UNV-BN-TP	LED	
W2	Ametrix Arrowlinear LED - Individual - Wall Mount	LUMENWERX	AXLWAL-APO-LED-90-1200-30-AR	LED	3000 K
W3	DECORATIVE WALL SCONCE- \$300 ALLOWANCE	TBD	\$300 PER FIXTURE ALLOWANCE	LED	3000 K
X	Exit Signs				
X	Dirctional Exit Sigs				
EM- W	EMERGENCY WALL PACK- WALL MOUNTED				
EM-C	EMERGENCY LIGHT - CEILING MOUNTED				

RCP GENERAL NOTES

- REFER TO GENERAL NOTES SHEET AG02 FOR GENERAL CONDITIONS AND REQUIREMENTS FOR ALL CONSTRUCTION.
- CONTRACTOR TO PERFORM THE WORK OUTLINED IN THESE NOTES IN ALL AREAS OF CONSTRUCTION UNLESS NOTED OTHERWISE IN THESE DOCUMENTS.
  - CEILING ELEMENTS (LIGHTING FIXTURES, MECHANICAL DIFFUSERS, SPRINKLER HEADS, ETC. ARE SHOWN FOR LAYOUT AND DESIGN INTENT ONLY. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
  - CEILING HEIGHTS DETERMINED IN BASE BUILDING DOCUMENTS.
  - SWITCHES ARE TO BE MOUNTED TO ALIGN WITH THE CENTERLINE OF THE DOOR LEVER 42" AFF. EACH ROOM TO BE SWITCHED INDIVIDUALLY UNLESS NOTED OTHERWISE.
  - ALL ADJACENT SWITCHES SHALL BE GANGED IN A SINGLE BOX WITH A SINGLE COVER PLATE. IF GANGING OF SWITCHES IS NOT POSSIBLE, INDIVIDUAL SWITCHES SHALL BE SPACED AN EQUAL AND MINIMUM DISTANCE APART AND LOCATED AT THE SAME ELEVATION AFF. STACKING OF SWITCHES MAY BE NECESSARY IF THE NUMBER IS EXCESSIVE.
  - DESIGN MECHANICAL SYSTEM TO PROVIDE SEPARATE ZONING FOR EACH EXPOSURE. BALANCE ALL ZONES AFFECTED BY CONSTRUCTION. PROVIDE TEST AND BALANCE REPORT TO BUILDING OWNER AND ARCHITECT FOR REVIEW. A COPY OF THE BALANCE INFORMATION SHALL BE SUBMITTED TO BUILDING REPRESENTATIVE UPON COMPLETION OF THE WORK.
  - ALL ABOVE CEILING SYSTEMS SHALL BE DESIGNED TO ACCOMMODATE CEILING HEIGHTS DOCUMENTED AND CEILING FIXTURES SPECIFIED. CEILING DROPS WILL NOT BE CONSIDERED TO ACCOMMODATE REROUTING OF SYSTEMS.
  - FOR SIMILAR FIXTURES, LAMP TYPE AND WATTAGE TO MATCH THROUGHOUT ENTIRE SPACE.
  - REFER TO ENLARGED PLAN SHEETS FOR INDIVIDUAL UNIT PLAN INFORMATION.
  - THESE DRAWINGS REPRESENT LIGHTING LOCATIONS, TYPES, AND QUANTITIES ONLY AND ARE NOT INTENDED TO DICTATE NUMBERS OF FIXTURES ON A CIRCUIT. REFERENCE ELECTRICAL SUBCONTRACTOR'S DRAWINGS FOR CIRCUITING LAYOUTS.
  - REFERENCE HVAC MECHANICAL SUBCONTRACTOR'S DRAWINGS FOR HVAC REQUIREMENTS AND GRILLE/DIFFUSER LAYOUTS.
  - DUE TO ACTUAL FIELD LOCATIONS OF EXISTING DUCTWORK OR OTHER ELEMENTS, THERE MAY BE CONFLICTS WITH INTENDED NEW LIGHT FIXTURE LOCATIONS.
  - LIGHT FIXTURE PLACEMENTS INDICATED ON REFLECTED CEILING PLANS TAKE PRIORITY OVER ANY OTHER NEW CEILING FIXTURE PLACEMENT, INCLUDING BUT NOT LIMITED TO SPEAKERS, AIR GRILLES, DIFFUSERS, EXIT SIGNS, AND SPRINKLERS. IN CASE OF A CONFLICT, REQUEST CLARIFICATION FROM ARCHITECT PRIOR TO PROCEEDING WITH INSTALLATION.
  - CONTRACTOR TO SUBMIT CUT SHEETS AND TECHNICAL DATA ON ALL LIGHT FIXTURES SPECIFIED TO ARCHITECT PRIOR TO PURCHASE. REPLACEMENT OF LIGHT FIXTURES NOT SUBMITTED TO AND APPROVED BY ARCHITECT SHALL BE AT CONTRACTOR'S EXPENSE.
  - ALL LIGHT SWITCH COVER PLATES SHALL BE LOCATED 6" FROM INSIDE FACE OF DOOR FRAME, UNLESS NOTED OTHERWISE.
  - ALL SWITCH COVER PLATES AND DEVICES SHALL BE BUILDING STANDARD, UNLESS NOTED OTHERWISE.
  - ALL NEW EQUIPMENT HVAC, ELECTRICAL AND PLUMBING EQUIPMENT SHALL BE FREE OF DEFECTS. ANY DAMAGED OR DEFECTIVE EQUIPMENT, WHETHER BUILDING STANDARD OR SPECIAL ORDER, SHALL BE REPLACED.
  - CONTRACTOR SHALL REMOVE LABELS FROM LIGHTING FIXTURES AND CLEAN LENSES AT PROJECT COMPLETION.
  - REFER TO THE REFLECTED CEILING PLANS LEGEND SCHEDULE FOR FIXTURE TYPES.
  - EXIT SIGNS WITH DIRECTIONAL ARROWS SHALL BE PROVIDED WHERE NECESSARY TO MEET ALL APPLICABLE CODES. REFERENCE ELECTRICAL SUBCONTRACTOR'S DRAWINGS. EXIT SIGNS SHALL BE WIRED TO BUILDING EMERGENCY GENERATOR. IN CASE A GENERATOR IS NOT AVAILABLE, CONTRACTOR SHALL PROVIDE ALL EMERGENCY FIXTURES WITH BATTERY PACKS.
  - CONTRACTOR SHALL PROVIDE AUDIBLE/VISUAL FIRE STROBES, TIED TO BUILDING ALARM SYSTEM AS REQUIRED BY LOCAL CODE OFFICIALS. REFER TO ELECTRICAL SUBCONTRACTOR'S DRAWINGS FOR LOCATIONS.
  - ALL ACCESS PANELS IN HARD CEILING ARE TO BE FLUSH "RIMLESS" TYPE IN COLOR MATCH CEILING. CONTRACTOR IS TO SUBMIT PLAN INDICATING SIZE AND LOCATION TO ARCHITECT FOR APPROVAL.
  - ALL LIGHTING TO BE ON DIMMERS IN AMENITY SPACES UNLESS OTHERWISE NOTED.
  - ALL VENTING DUCTS TO BE CENTERED BETWEEN FLOOR JOISTS

REFLECTED CEILING PLAN SYMBOLS

	STANDARD CEILING, HEIGHT VARIES OR for Multi-Fam STANDARD GYPSUM CEILING ATTACHED TO UNDERSIDE OF STRUCTURE - TYPICAL U.N.O.		CEILING FAN
	OVERALL RCP - FURRED DOWN GYP. (SEE CALLOUT ON RCP)		SURFACE CAN LIGHT
	ACOUSTICAL CEILING TILE		WALL MOUNTED LINEAR FOR CLOSETS
	CEILING TYPE & HEIGHT GYP. 210' X-XX' BELOW THE LINE INDICATES THE FINISHED HEIGHT ABOVE THE FINISHED FLOOR (A.F.F.)		SURFACE LIGHT- LARGER
	DECORATIVE EXTERIOR SCONCE		PENDANT OVER ISLAND
	LIGHT SWITCH		LIGHT/FAN COMBO
	EXIT SIGN, WALL MOUNTED or SEE Electrical		VANITY LIGHT CENTER OVER SINK
	EXIT SIGN, CEILING MOUNTED or SEE Electrical		
	RETURN AIR GRILL or SEE MECHANICAL		
	SUPPLY AIR GRILL or SEE MECHANICAL		
	SMOKE DETECTOR		
	DUPLEX MOUNTED ON CEILING		
	QUAD MOUNTED ON CEILING		
	JUNCTION MOUNTED ON CEILING		
	SPEAKER MOUNTED ON CEILING		
	WIRELESS ACCESS POINT MOUNTED ON CEILING		
	CAMERA MOUNTED ON CEILING		



No: Date: Revision::

Client Contact: ANNA LIBBY (847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208



BRINSHORE

WESTERN HEIGHTS  
PHASE 1  
1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

PRELIMINARY NOT FOR CONSTRUCTION

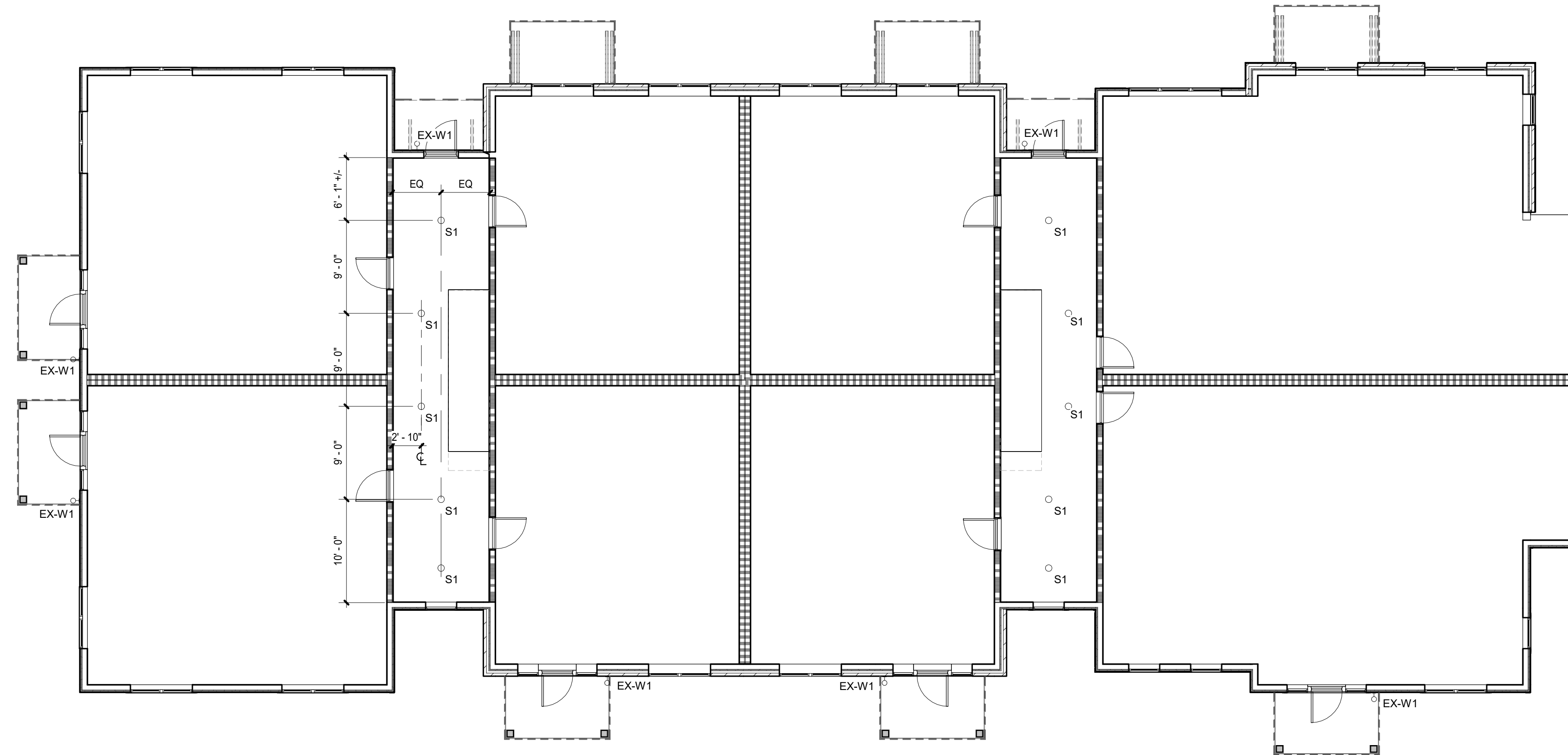
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Drawing:  
RCP GENERAL NOTES,  
LEGENDS, AND CEILING  
FINISH SCHEDULE

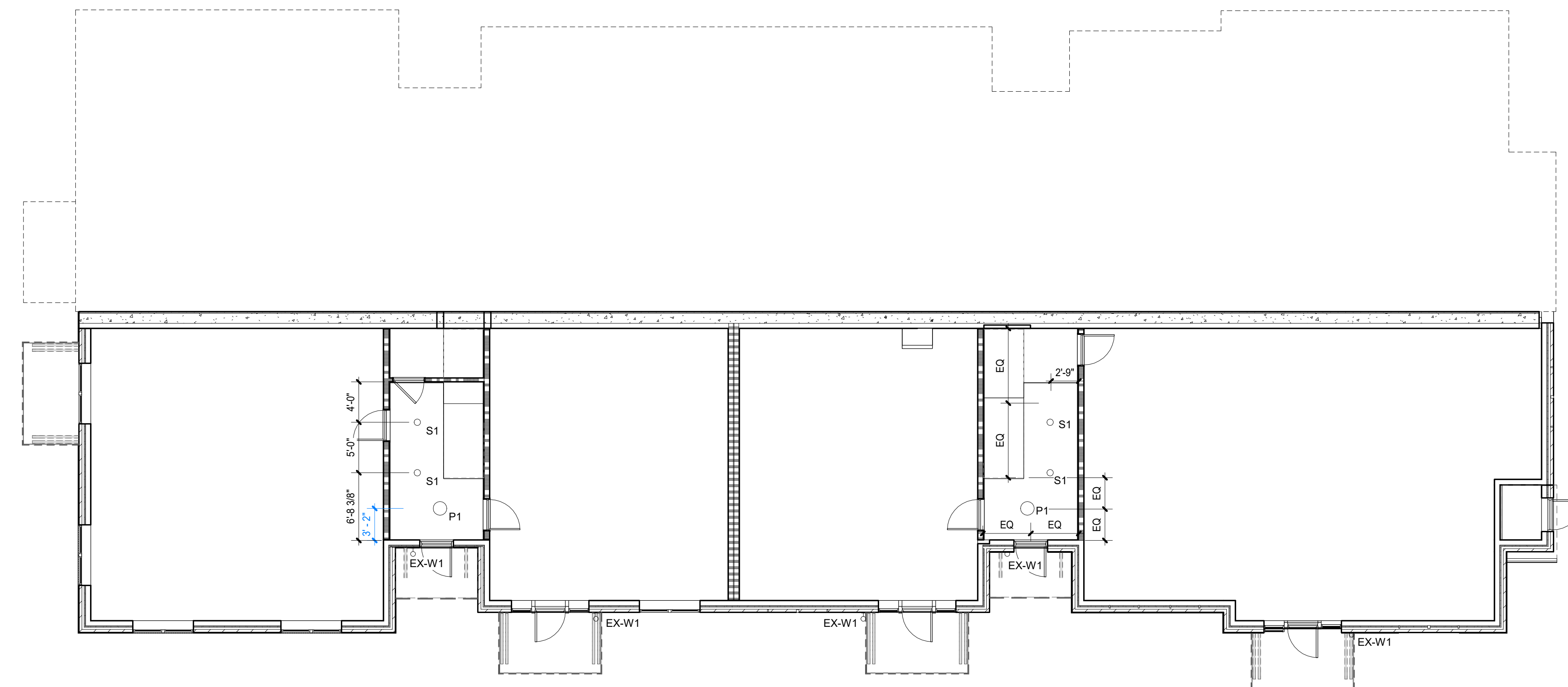
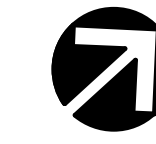
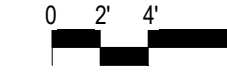
06/30/2023

100% DESIGN DEVELOPMENT SET

A600



2 BUILDING 1A - 2ND FLOOR REFLECTED CEILING PLAN  
1/8" = 1'-0"



1 BUILDING 1A - 1ST FLOOR REFLECTED CEILING PLAN  
1/8" = 1'-0"



6/30/2023 5:34:47 PM

No: Date: Revision:

Client Contact: Anna Libby  
(847) 562-9400

SGS Contact: Hunter Gee  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208

BRINSHORE



WESTERN HEIGHTS  
PHASE 1

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

PRELIMINARY NOT FOR  
CONSTRUCTION

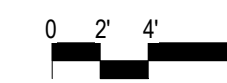
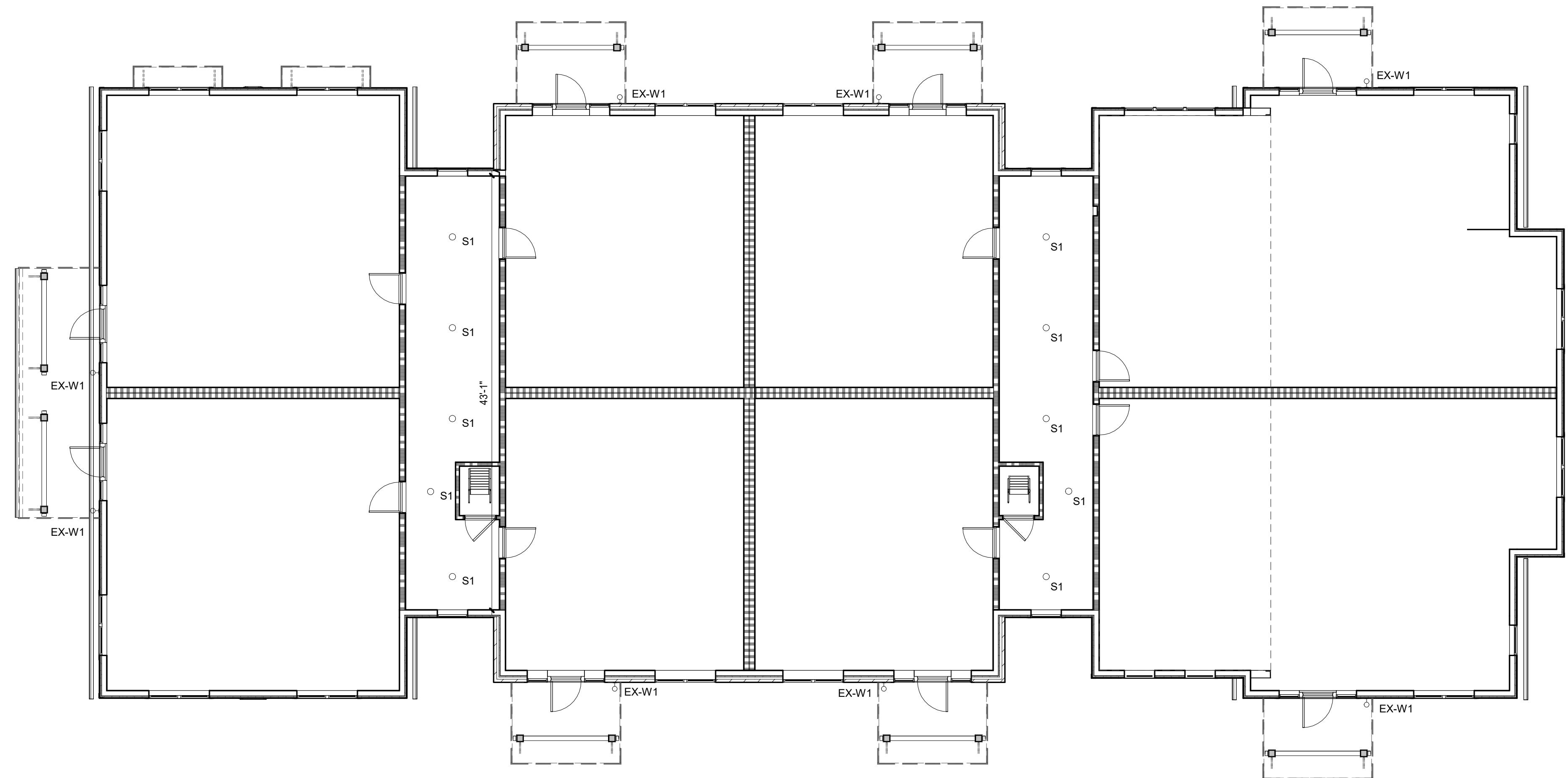
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Drawing:  
FIRST AND SECOND  
FLOORS - REFLECTED  
CEILING PLAN -  
BUILDING 1A  
06/30/2023  
100% DESIGN DEVELOPMENT  
SET

A601a

6/30/2023 5:34:48 PM

**1** BUILDING 1A - 3RD FLOOR REFLECTED CEILING PLAN  
1/8" = 1'-0"



No:      Date:      Revision::

Client Contact: Anna Libby  
(847) 562-9400

SGS Contact: Hunter Gee  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208

BRINSHORE



**WESTERN HEIGHTS  
PHASE 1**

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

**PRELIMINARY NOT FOR  
CONSTRUCTION**

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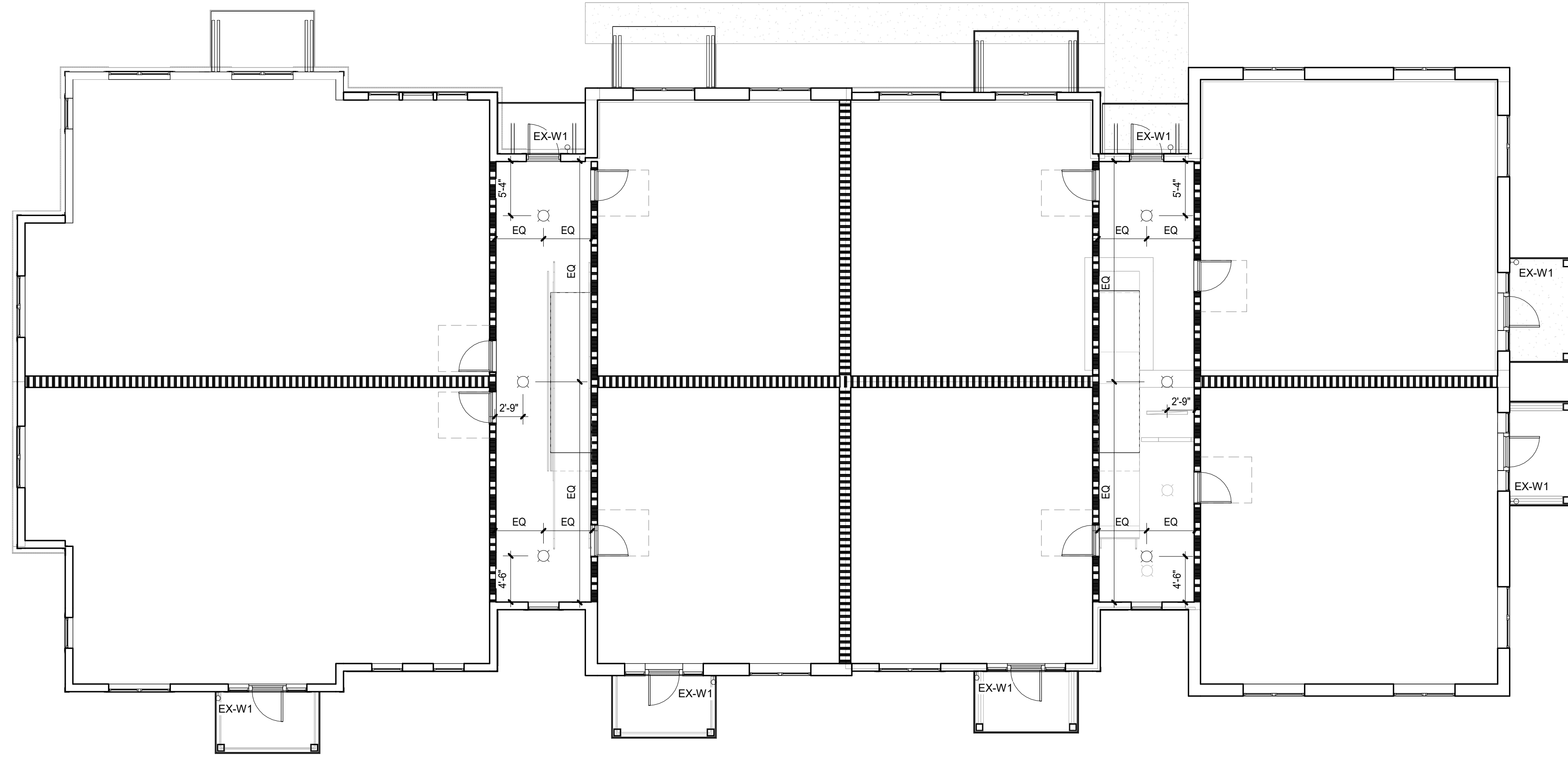
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THIRD FLOOR -  
REFLECTED CEILING  
PLAN - BUILDING 1A

06/30/2023

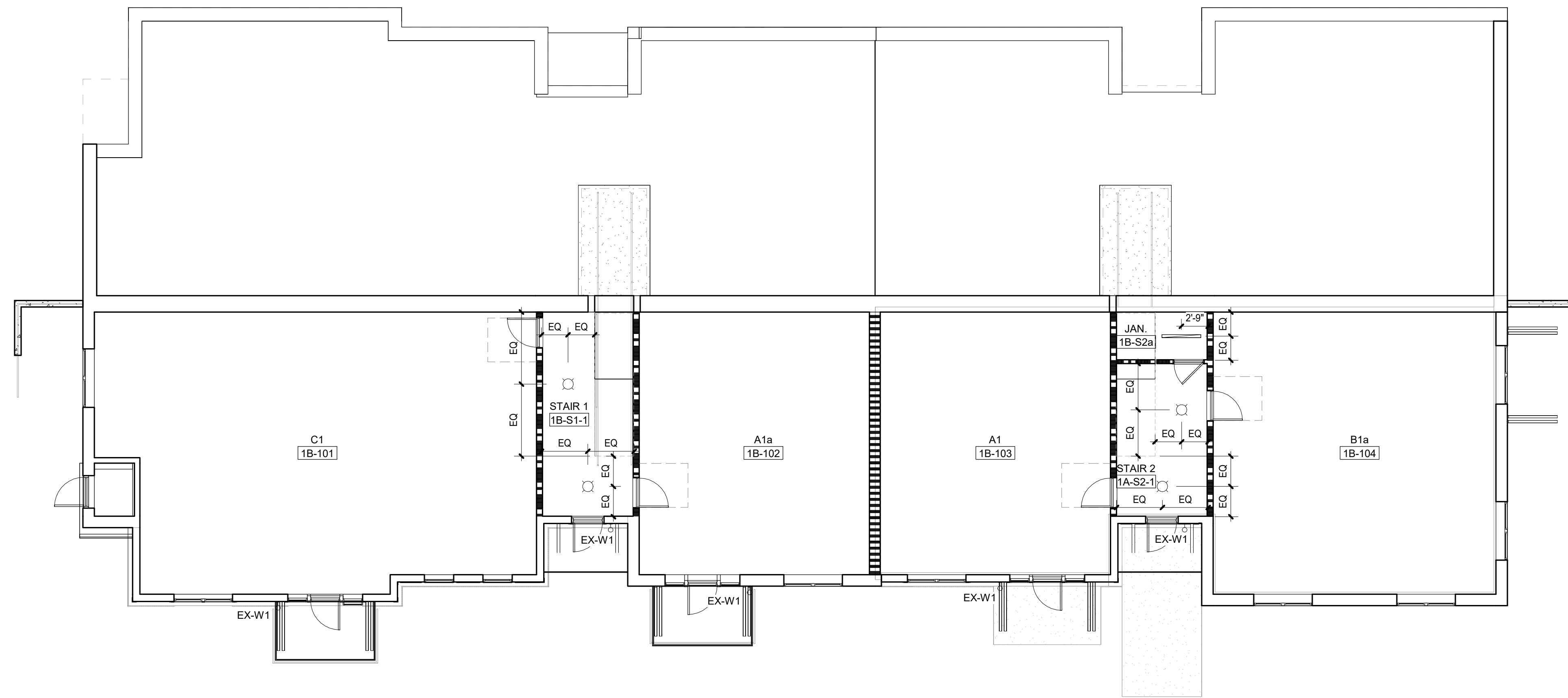
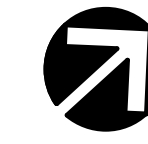
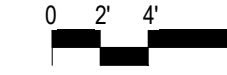
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SET

**A601b**

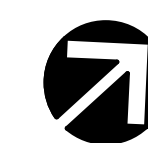
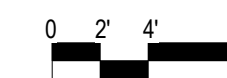




**2** BUILDING 1B - 2ND FLOOR REFLECTED CEILING PLAN  
1/8" = 1'-0"



**1** BUILDING 1B - 1ST FLOOR REFLECTED CEILING PLAN  
1/8" = 1'-0"



6/30/2023 5:11:46 PM

No: Date: Revision:

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208

BRINSHORE



**WESTERN HEIGHTS  
PHASE 1**

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

**PRELIMINARY NOT FOR  
CONSTRUCTION**

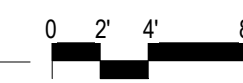
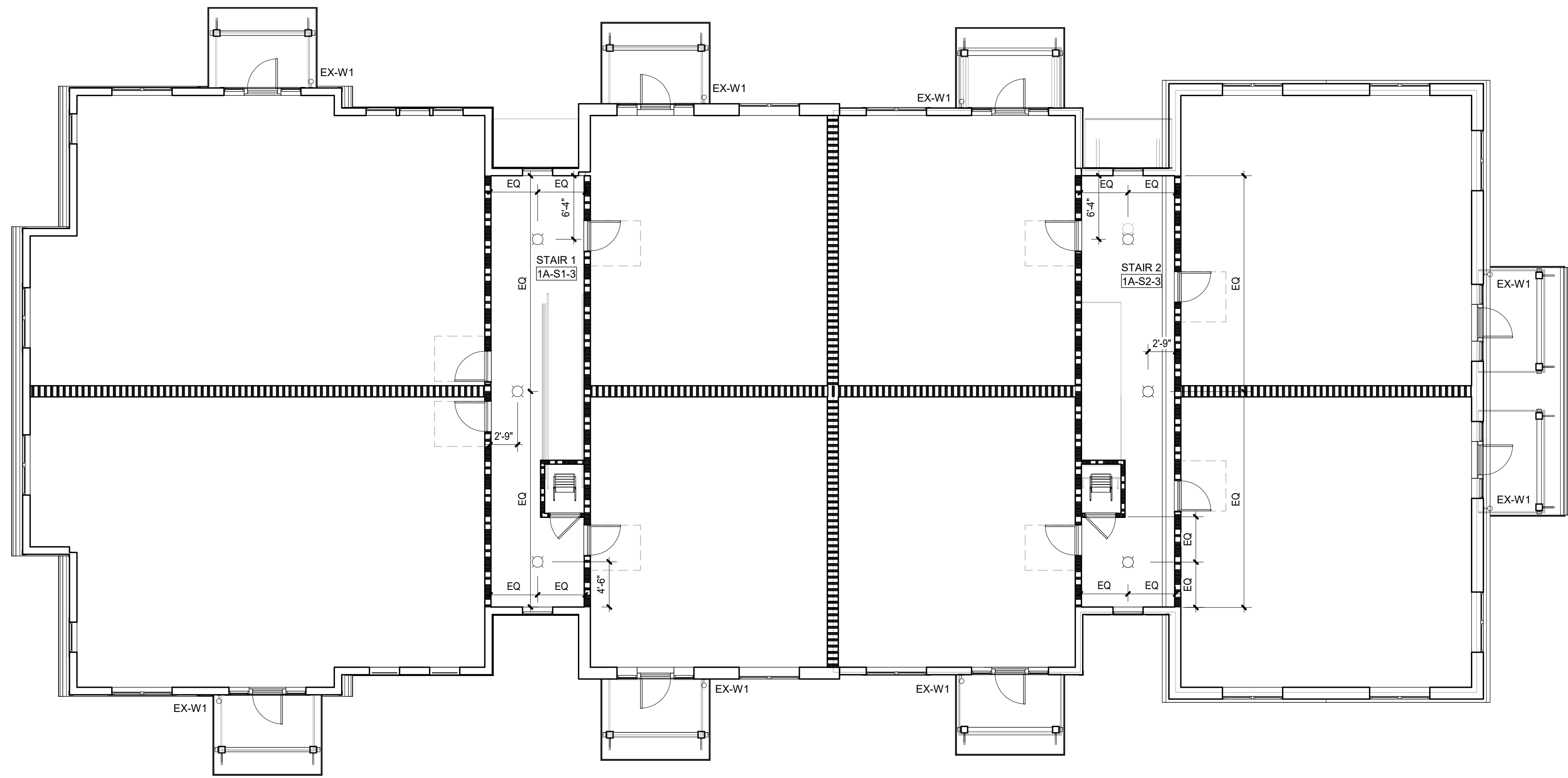
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Drawing:  
FIRST AND SECOND  
FLOORS - REFLECTED  
CEILING PLAN -  
BUILDING 1R  
06/30/2023  
100% DESIGN DEVELOPMENT  
SET

**A601c**

6/30/2023 5:11:48 PM

**1** BUILDING 1B - 3RD FLOOR REFLECTED CEILING PLAN  
1/8" = 1'-0"



No:      Date:      Revision::

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208

BRINSHORE



**WESTERN HEIGHTS  
PHASE 1**

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

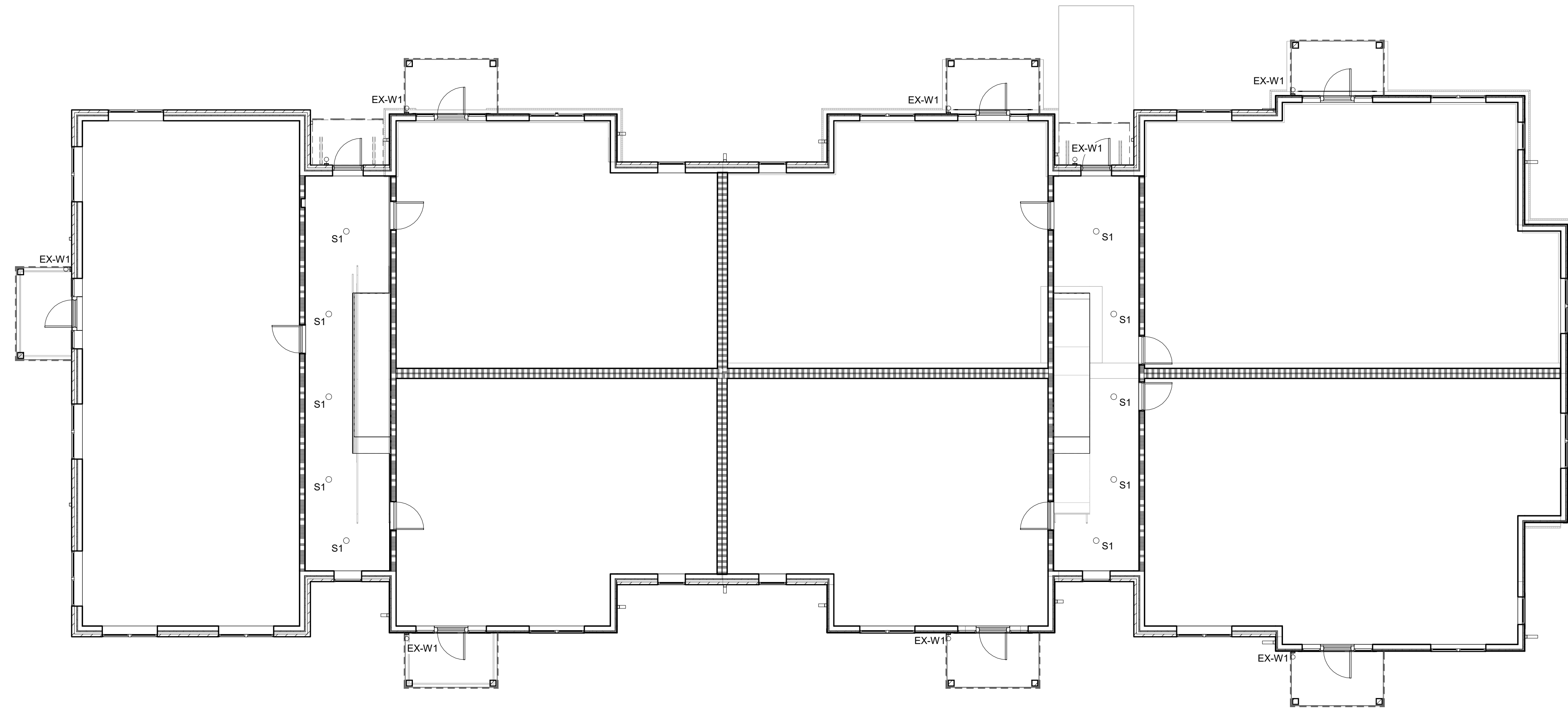
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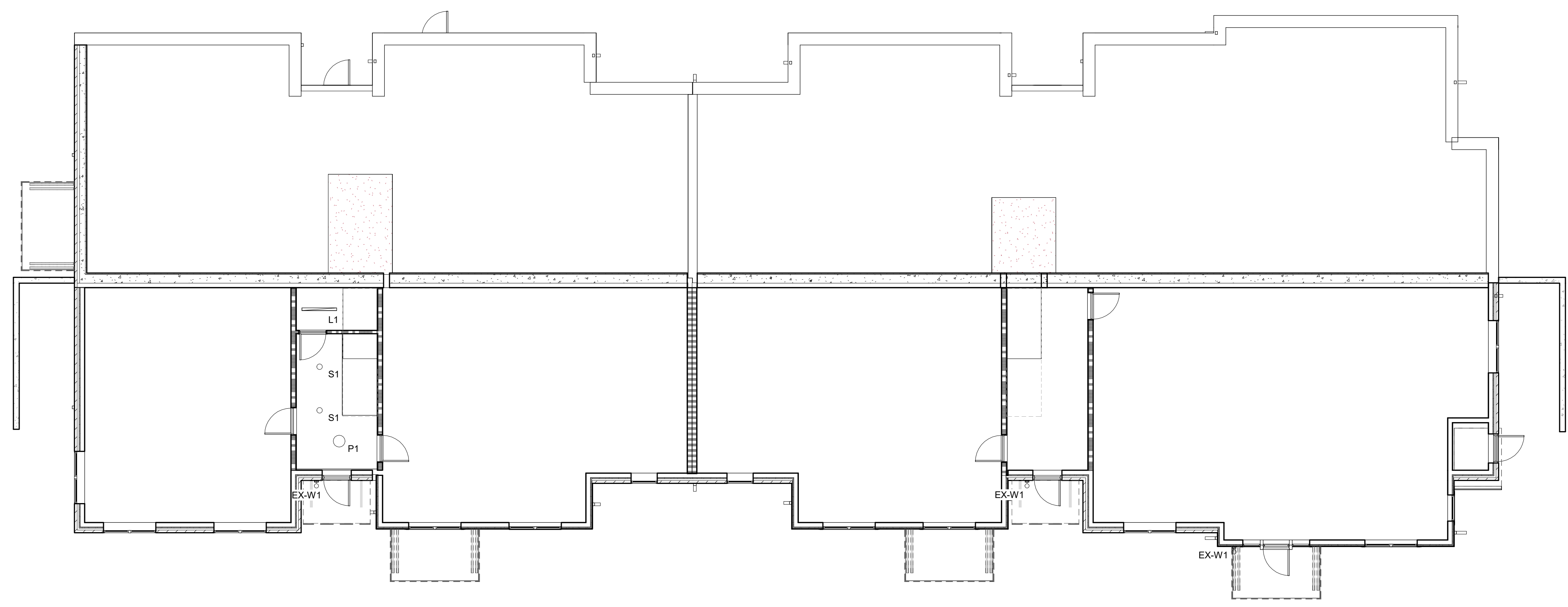
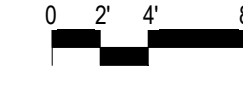
Drawing:  
THIRD FLOOR -  
REFLECTED CEILING  
PLAN - BUILDING 1B

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

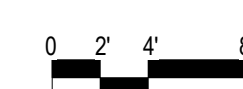
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2 BUILDING 2A - 2ND FLOOR REFLECTED CEILING PLAN  
1/8" = 1'-0"



1 BUILDING 2A - 1ST FLOOR REFLECTED CEILING PLAN  
1/8" = 1'-0"



6/30/2023 5:19:31 PM

No: Date: Revision::

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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602 Taylor Street, Suite 201  
Nashville, TN 37208

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WESTERN HEIGHTS  
PHASE 1

1800 VERMONT AVENUE  
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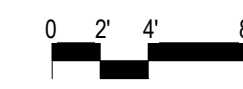
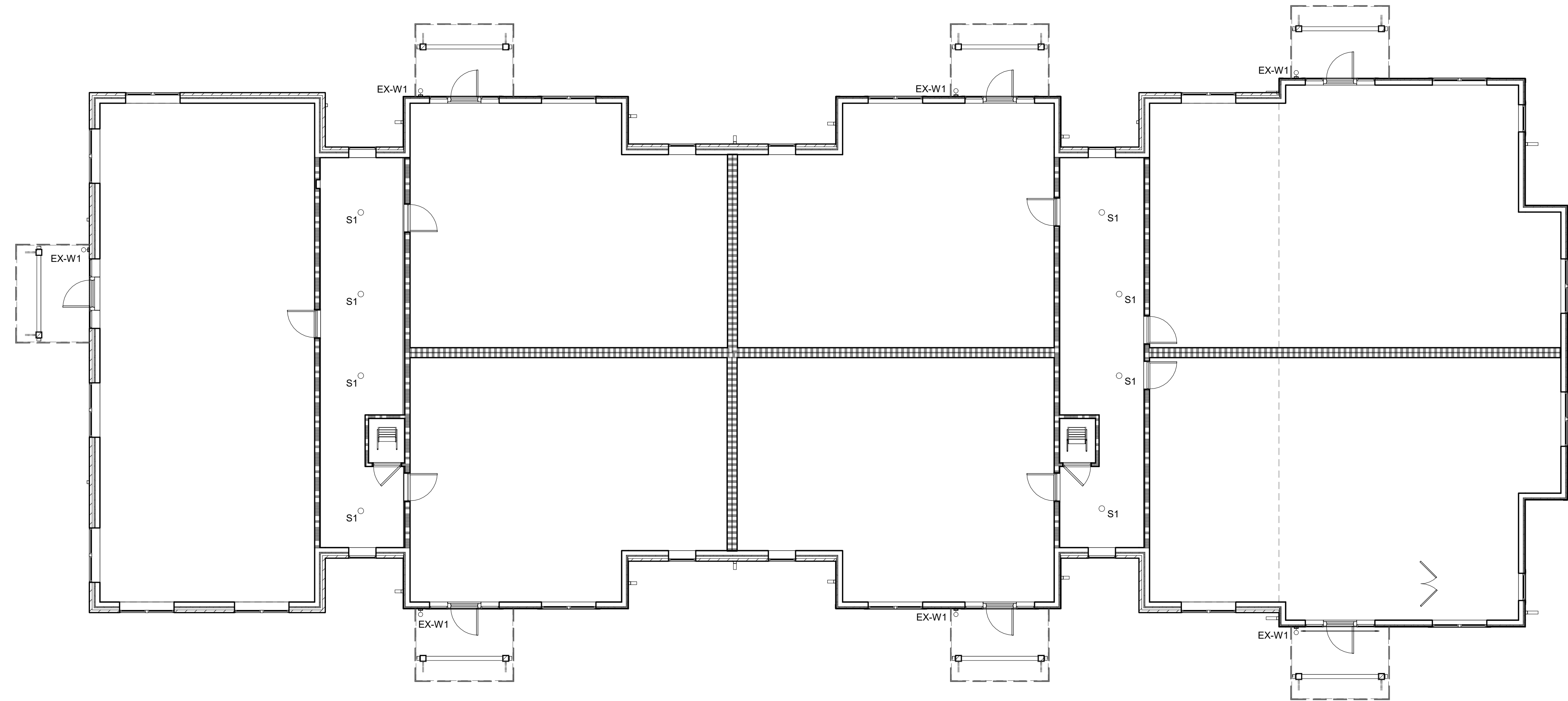
Drawing:  
FIRST AND SECOND  
FLOORS - REFLECTED  
CEILING PLAN -  
BUILDING 2A  
06/30/2023  
100% DESIGN DEVELOPMENT  
SET

A602a

6/30/2023 5:19:34 PM

1

**3RD FLOOR REFLECTED CEILING PLAN**  
1/8" = 1'-0"



No:      Date:      Revision::

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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Nashville, TN 37208

BRINSHORE



**WESTERN HEIGHTS  
PHASE 1**

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

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CONSTRUCTION**

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Drawing:  
THIRD FLOOR -  
REFLECTED CEILING  
PLAN - BUILDING 2A

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

**A602b**



No: Date: Revision::

Client Contact: ANNA LIBBY  
(847) 562-9400



SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208

# WESTERN HEIGHTS PHASE 1

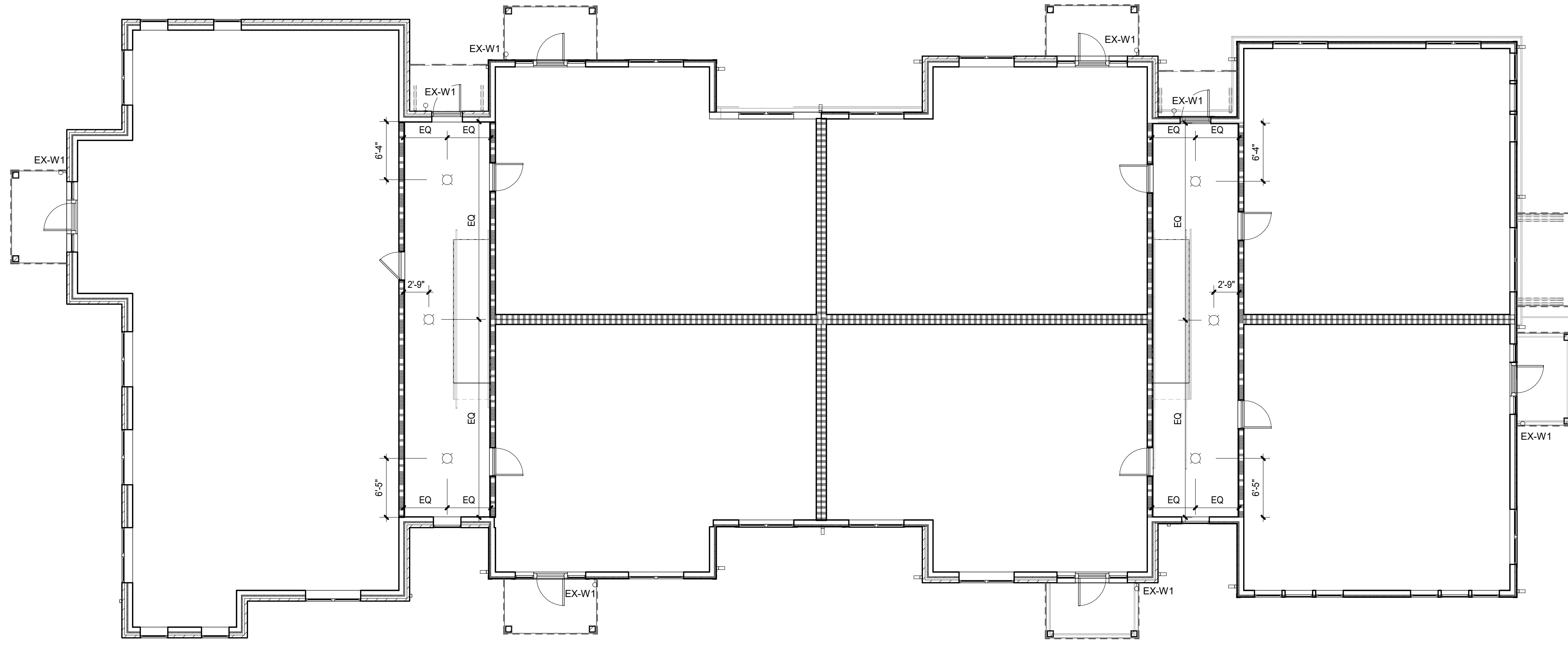
1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

**PRELIMINARY NOT FOR  
CONSTRUCTION**

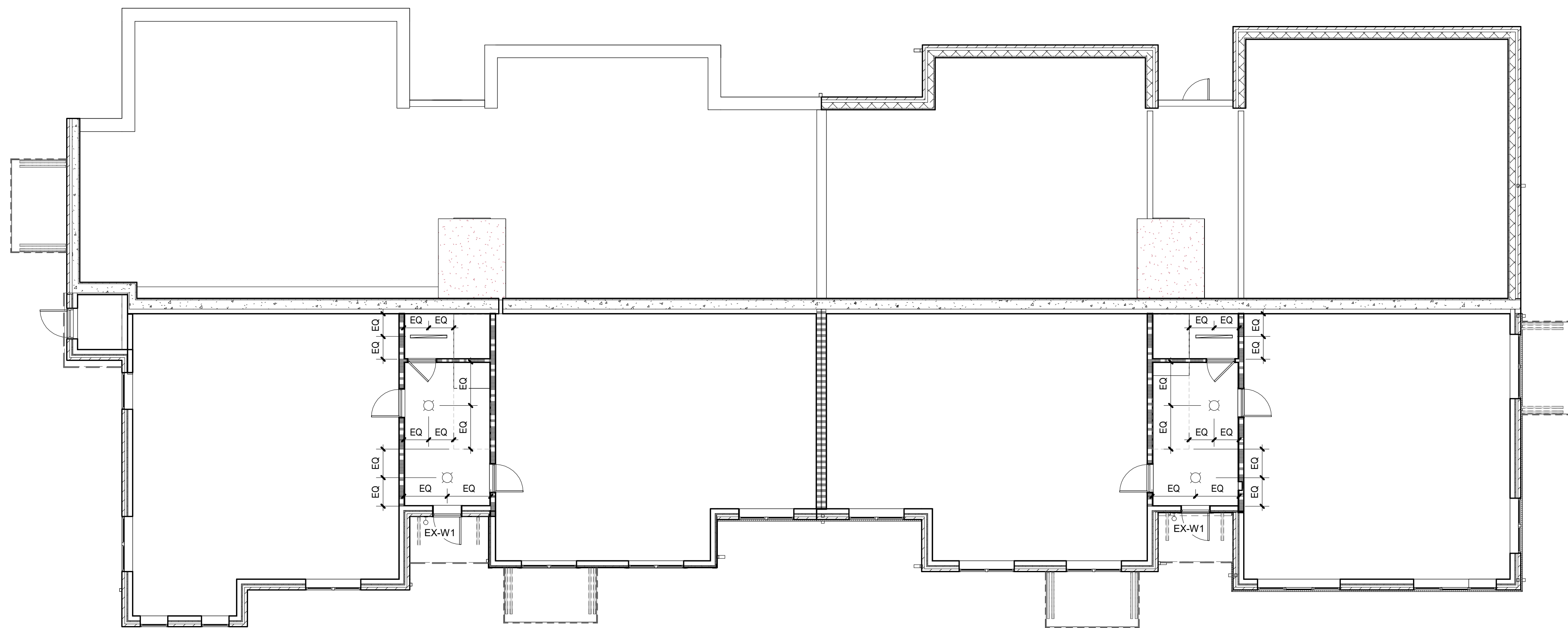
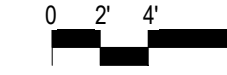
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Drawing:  
FIRST AND SECOND  
FLOORS - REFLECTED  
CEILING PLAN -  
BUILDING 3A  
06/30/2023  
100% DESIGN DEVELOPMENT  
SET

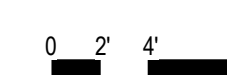
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**2** BUILDING 3A - 2ND FLOOR REFLECTED CEILING PLAN  
1/8" = 1'-0"



**1** BUILDING 3A - 1ST FLOOR REFLECTED CEILING PLAN  
1/8" = 1'-0"



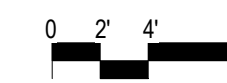
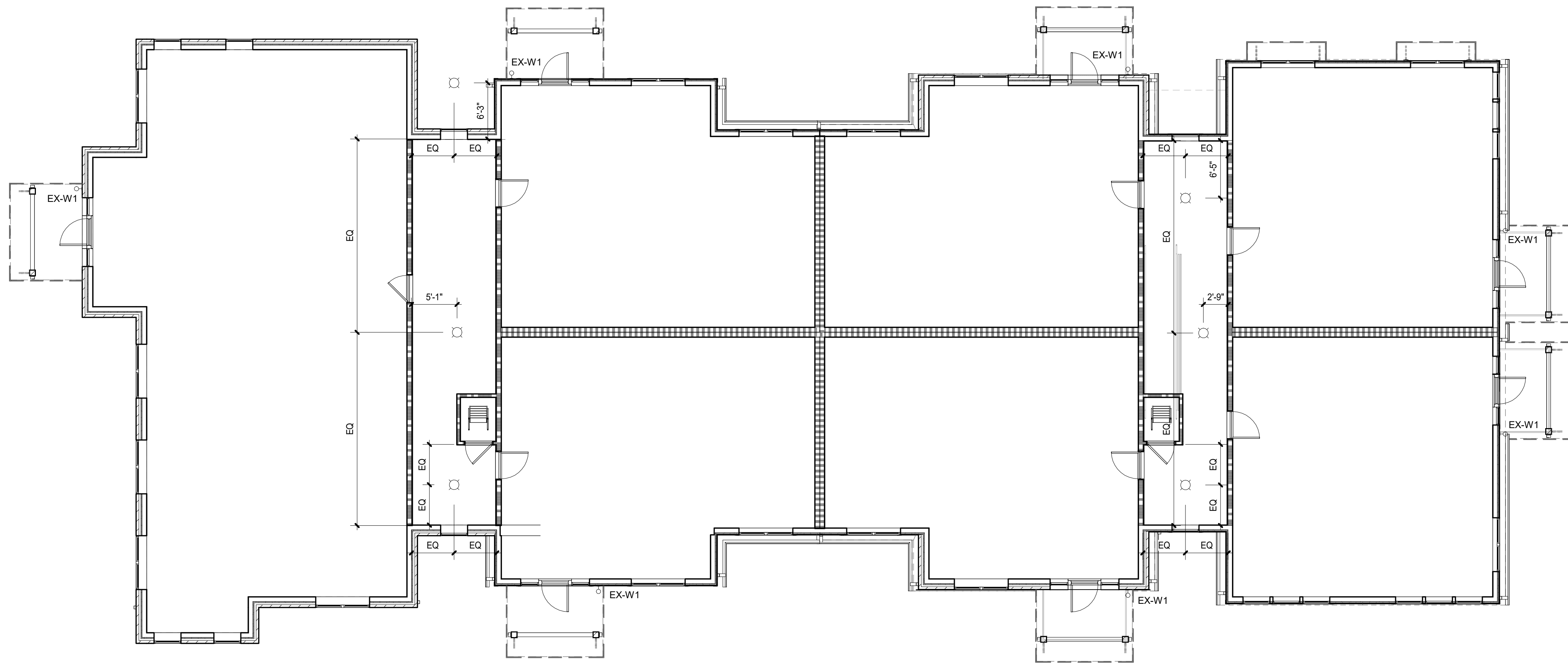
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6/30/2023 5:28:19 PM

1

# BUILDING 3A - 3RD FLOOR REFLECTED CEILING PLAN

1/8" = 1'-0"



No:      Date:      Revision::

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208

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## WESTERN HEIGHTS PHASE 1

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

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CONSTRUCTION**

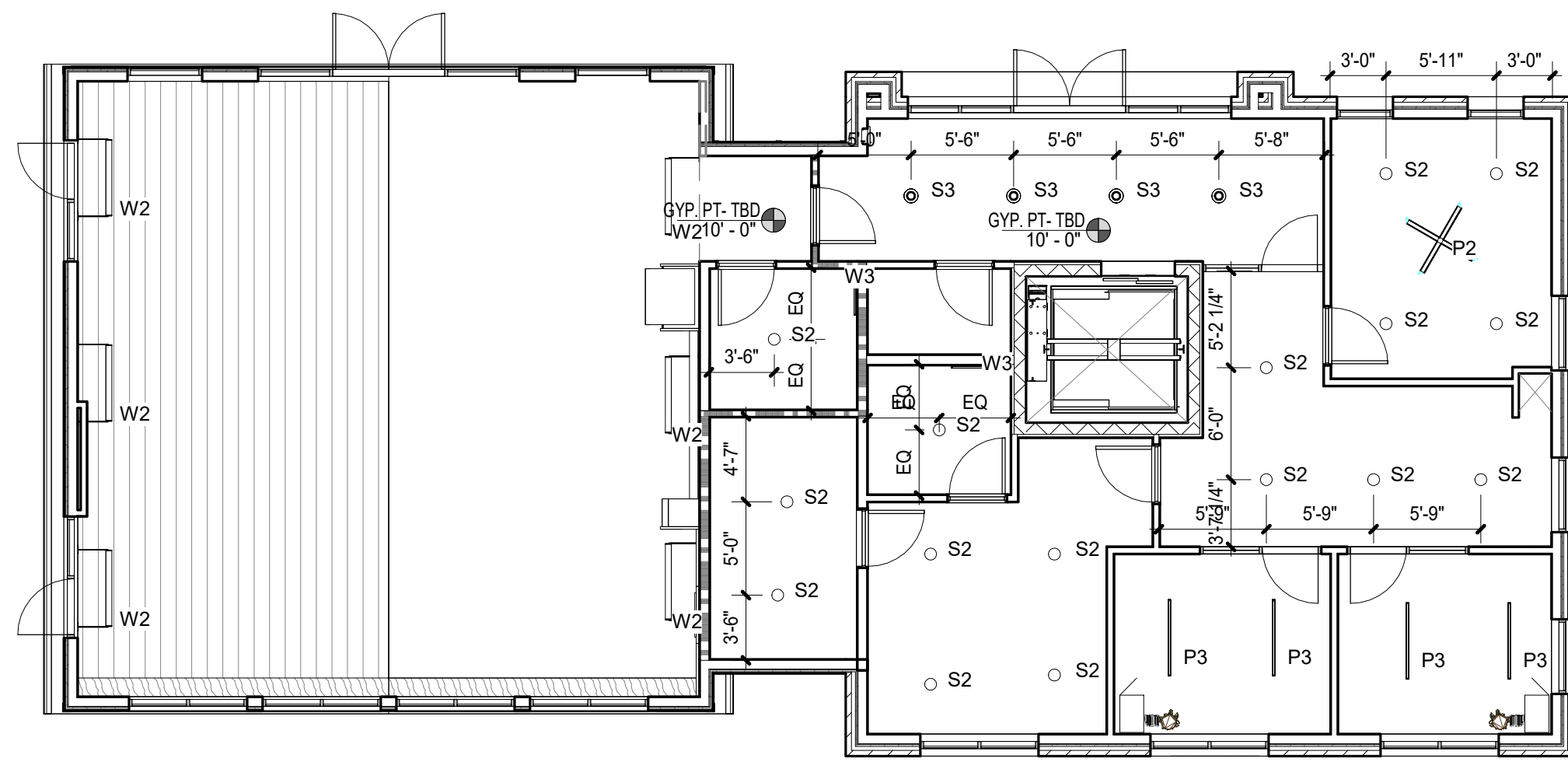
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Drawing:  
THIRD FLOOR -  
REFLECTED CEILING  
PLAN - BUILDING 3A

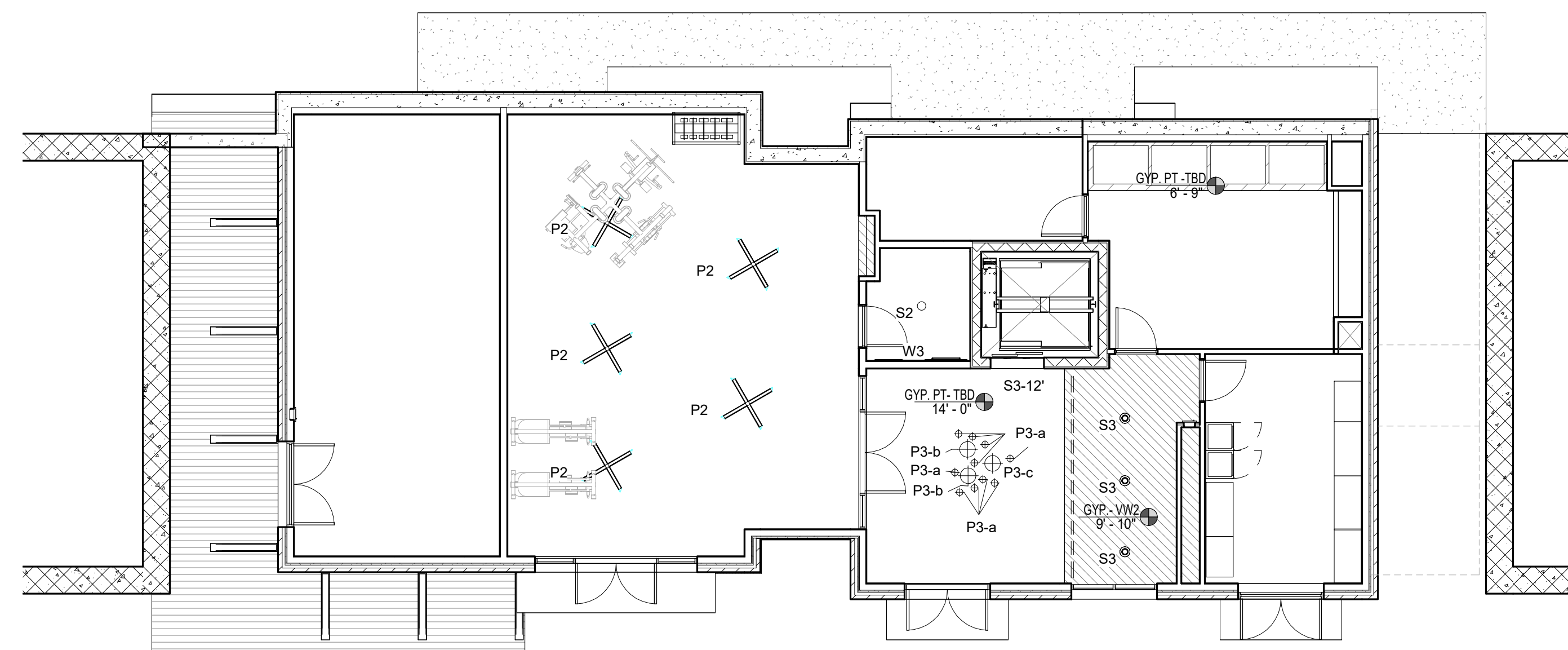
06/30/2023  
100% DESIGN DEVELOPMENT  
SET

# A603b





**2 CLUBHOUSE - 2ND FLOOR REFLECTED CEILING PLAN**  
1/8" = 1'-0"



**1 CLUBHOUSE - 1ST FLOOR REFLECTED CEILING PLAN**  
1/8" = 1'-0"

6/30/2023 5:02:00 PM

No: Date: Revision::

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS  
PHASE 1**

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

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Drawing:  
CLUBHOUSE -  
REFLECTED CEILING  
PLANS

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

**A604**

6/30/2023 5:02:01 PM

	MANUFACTURER'S REPRESENTATIVE CONTACT LIST	BUILDING GENERAL FINISHES	FINISH PLAN GENERAL NOTES																																																																								
<p>MFR: 3M / DESIGNTEX REP: SHANNON LOFRUMENTO PHONE: 615-788-9415 EMAIL: SLOFRUMENTO@DESIGNTEX.COM</p> <p>MFR: AMERICAN TIN CEILINGS REP: JACOB PIERCE PHONE: 888-231-7500 EXT 515 EMAIL: JACOB@AMERICANINCEILINGS.COM</p> <p>MFR: CLARUS REP: MORGAN SPIVEY PHONE: 205-587-1830 EMAIL: MORGAN@CFCGROUPINC.COM</p> <p>MFR: CORIAN REP: KBARHAM@OLDENKAMP.COM</p> <p>MFR: DAL TILE REP: BROOKE TALMAGE PHONE: 615-525-9951 EMAIL: BROOKE.TALMAGE@DAL TILE.COM</p> <p>MFR: DOOGE VENEERS REP: BUD HELGEVOLD PHONE: 616-871-3358 EMAIL: BHELGEVOLD@DOOGEVENEERS.COM</p> <p>MFR: FORMICA REP: AMBER S. VEACH PHONE: 615-585-6813 EMAIL: AVEACH@HOODINDUSTRIES.COM</p> <p>MFR: GARDEN STATE TILE REP: LESLIE WEINBERG PHONE: 404-905-7904 EMAIL: LWEINBERG@GSTILE.COM</p> <p>MFR: INFINITY FLOORING REP: GAIL MOORE PHONE: 615-917-9009 EMAIL: GAIL@MOORECREATIVE.NET</p> <p>MFR: LAMINAM / LOUISVILLE TILE PHONE: 615.577.4330</p> <p>MFR: MDC REP: MONICA FOX PHONE: 615.479.7413 EMAIL: MFOX@MDCWALL.COM</p> <p>MFR: INTERFACE AND NORA FLOORING REP: PATRICK KELLY PHONE: 615-504-5871 EMAIL: patrick.kelley@interface.com</p> <p>MFR: NATIONAL WALLCOVERING REP: KEITH HUDGINS PHONE: 404-928-1771 EMAIL: KEITH.HUDGINS@NATIONALSOLUTIONS.COM</p>	<p>MFR: PATCRAFT REP: KELLY ALLEM PHONE: 615-975-7481 EMAIL: KELLY.ALLEM@PATCRAFT.COM</p> <p>MFR: SHAW REP: KRISTIN WORMSLEY PHONE: 615-878-2293 EMAIL: KRISTIN.WORMSLEY@SHAWCONTRACT.COM</p> <p>MFR: ASI, HERO FLOORING - SPARTAN SURFACES REP: JULIE BRUEHL PHONE: 615-939-1623 EMAIL: JBRUEHL@SPARTANSURFACES.COM</p> <p>MFR: SHERWIN WILLIAMS REP: PHONE: EMAIL:</p> <p>MFR: TARKETT REP: ANGELA MULLINS PHONE: 615-693-1038 EMAIL: ANGELA.MULLINS@TARKETT.COM</p> <p>MFR: WILSONART REP: CHRISTOPHER FLEMING PHONE: 615-515-8983 EMAIL: FLEMING2@WILSONART.COM</p> <p>MFR: USG CEILINGS REP: JENNIFER PETROUSKE PHONE: 615-653-1547 EMAIL: JPETROUSKE@USG.COM</p> <p>MFR: MOMENTUM TEXTILES REP: LORI KING PHONE: 615.306.5209 EMAIL: LKING@MOMTEX.COM</p> <p>MFR: ULTRAFABRICS EMAIL: LEEDSELL@LEEDLOGISTICS.COM</p>	<p>( UTILITY ROOMS/BACK OF HOUSE AREAS)</p> <p>SERVICE, BACK OF HOUSE AND UTILITY ROOMS - SEAL BROOM FINISHED CONCRETE FLOORS ON GROUND LEVEL AND GET LVT IN OTHER. PAINT WALLS, 1" TILE COVE BASE IN ROOMS WITH POTENTIAL FLOODING. JAN CLOSETS TO HAVE FRP- 4" EITHER SIDE OF JAN SINK. PROVIDE SHELVES AND A WALL MOUNTED MOP RACK.</p> <p>UNLESS NOTED OTHERWISE UTILITY ROOMS ARE TO REMAIN EXPOSED TO THE BOTTOM OF STRUCTURAL SLAB AND REMAIN UNPAINTED, UNO.</p> <p>METAL AND EXPOSED BLOCK- SHERWIN WILLIAMS, DIRECT TO METAL, LOW GLOSS</p> <p>****USE BUILDING 1A FOR GENERAL CORRIDOR AND STAIR PRICING FOR OTHER BUILDINGS****</p>	<ol style="list-style-type: none"> <li>REFER TO GENERAL SHEETS AND GENERAL MATERIAL SPECIFICATION BOOK FOR GENERAL CONDITIONS AND REQUIREMENTS FOR ALL CONSTRUCTION.</li> <li>ALL FINISHES INDICATED ARE TO BE NEW APPLIED FINISHES, UNLESS OTHERWISE NOTED.</li> <li>CONTRACTOR TO PERFORM THE WORK OUTLINED IN THESE NOTES IN ALL AREAS OF CONSTRUCTION UNLESS NOTED OTHERWISE IN THESE DOCUMENTS.</li> <li>ALL WALL FINISHES INDICATED ON THE FINISH SCHEDULE ARE TO BE APPLIED FLOOR TO CEILING, UNLESS A FINISH HEIGHT DIMENSION IS INDICATED NEXT TO THE FINISH MATERIAL.</li> <li>ALL DIMENSIONS SHOWN ARE REQUIRED CLEAR DIMENSIONS TO FACE OF INTERIOR FINISH - NOTIFY ARCHITECT OF ANY CONFLICTS RELATIVE TO FINAL WALL CONSTRUCTION</li> <li>ALL INTERIOR FINISHES SPECIFIED THROUGHOUT THE SPACE SHALL COMPLY WITH IBC, CHAPTER 8 SECTIONS 801 - 806 FOR MINIMUM FLAMESPREAD CLASSIFICATION. ANY FINISH SELECTIONS, SUBSTITUTIONS, OR ADDITIONS THAT ARE DEEMED NON-COMPLIANT SHALL BE SUBMITTED TO THE ARCHITECT FOR RESELECTION. NOTE: TABLE 803.13 EXCEPTION E, ALLOWS FOR CLASS C FINISHES IN OCCUPANCIES OF 300 OR LESS, UNLESS NOTED OTHERWISE BY LOCAL CODE AMENDMENTS.</li> <li>ALL SURROUNDING MATERIALS AT PUBLIC RESTROOMS SHALL COMPLY WITH IBC, SECTION 1209.2 SURROUNDING MATERIALS.</li> <li>COORDINATE SURFACE OF WALLS TO RECEIVE DARK, GLOSS, SEMI-GLOSS, OR SPECIALTY FAUX SURFACE TO BE FINISHED TO HIGHEST STANDARD (LEVEL 5 GYPSUM), SO AS NOT TO REFLECT IMPERFECTIONS IN WALL CONSTRUCTION OR FINISHING.</li> <li>SAMPLES OF FINISH COLORS AND MATERIALS SPECIFIED SHALL BE SUBMITTED FOR APPROVAL TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.</li> <li>TYPICAL FLOOR COVERING TRANSITION IS AT CENTERLINE OF DOOR OR CENTERLINE OF OPENING WHERE NO DOOR IS PRESENT UNLESS NOTED OTHERWISE. TRANSITIONS AT TILE SHALL BE PREMANUFACTURED MITERED TILE OR STONE (WHEN AVAILABLE IN SPECIFIED TILE PRODUCT), SCHLUTER REDUCING TRANSITION (WHERE NO TRANSITION STRIP IS AVAILABLE IN SPECIFIED TILE PRODUCT). TRANSITIONS BETWEEN CONCRETE PAINT AND STAIN COLORS SHALL BE A SAWCUT INTO FLOOR AT TRANSITION. SUBMIT SAMPLES TO ARCHITECT FOR APPROVAL. TRANSITIONS BETWEEN OTHER MATERIALS SHALL BE AS DETAILED OR AS DIRECTED BY THE ARCHITECT.</li> <li>COLORLED CAULK SHALL BE USED AT ALL LOCATION TO MATCH WALL, PAINT OR LAMINATE OR SOLID SURFACE. SUBMIT COLOR SAMPLES TO BE APPROVED BY ARCHITECT.</li> <li>PROVIDE AND INSTALL METAL TRANSITION STRIPS AT FLOORING MATERIAL TRANSITIONS BETWEEN VINYL FLOORING MATERIALS AND CARPET ONLY. SUBMIT SAMPLES TO ARCHITECT FOR APPROVAL. TRANSITIONS BETWEEN OTHER MATERIALS SHALL BE AS DETAILED OR AS DIRECTED BY THE ARCHITECT.</li> <li>ALL WALL FINISHES INDICATED ON THE FINISH SCHEDULE ARE TO BE APPLIED FLOOR TO CEILING, UNLESS A FINISH HEIGHT DIMENSION IS INDICATED NEXT TO THE FINISH MATERIAL.</li> <li>ALL FLOOR MATERIAL CHANGES SHALL OCCUR AT THE CENTER LINE OF THE DOOR UNLESS OTHERWISE NOTED.</li> <li>FINISH COLOR OF ANY ACCESS PANEL TO MATCH ADJACENT SURFACE FINISH, UNLESS OTHERWISE NOTED.</li> <li>ITEMS REQUIRING FINISH SELECTIONS THAT DO NOT APPEAR IN THE CONSTRUCTION DOCUMENTS SHALL BE SELECTED BY THE ARCHITECT FROM SHOP DRAWINGS OR SUBMITTALS AND OR SAMPLES.</li> <li>ALL BULKHEADS &amp; SOFFITS ARE TO BE PAINTED.</li> <li>ALL H.M. DOORS, DOOR &amp; WINDOW FRAMES SHALL BE PAINTED AS SCHEDULED.</li> <li>MATERIALS PRECEDED BY AN 'EX' INDICATED EXISTING MATERIAL PATCH EXISTING MATERIAL AS REQ'D TO RECEIVE NEW FINISH.</li> <li>SEE REFLECTED CEILING PLAN FOR EXTENT OF CEILING FINISHES.</li> <li>APPLY FINISHES AS SELECTED BELOW GENERALLY THROUGH THE SPACE, UNLESS NOTED OTHERWISE. <ul style="list-style-type: none"> <li><b>SHELVING:</b> PAINT TO MATCH ADJACENT WALL</li> <li><b>CASEWORK:</b> SEE ELEVATION FOR FINISH AND PULLS OR GENERAL NOTES PER AMENITY LOCATION.</li> <li><b>EXTERIOR ROLLER SHADES:</b> ( IN OPEN AREAS OF THE CLUB, CORRIDORS, FITNESS, LEASING) <ol style="list-style-type: none"> <li>SWF CONTRACT OR EQUAL, 3% OPENNESS AND WITH SIMPLE FABRIC WRAPPED FASCIA.</li> <li>CONFERENCE ROOM ON THE 2ND FLOOR TO RECEIVE A DUAL MANUAL SHADE, WITH THE SECOND ONE BEING A BLACK OUT.</li> </ol> </li> <li><b>INTERIOR AMENITY ROLLER SHADES:</b> MANUAL 3% OPENNESS WITH METAL FASCIA BOX AND MANUAL PULL CHAIN - SWF CONTRACT SUBMITTED AND APPROVED EQUAL.</li> <li><b>ALL LIFE SAFETY:</b> PULLS, HORNISTROBES, AND EXIT SIGNS TO BE: WHITEWHITE WITH RED LETTERS.</li> </ul> </li> </ol> <p><b>NOTE:</b> ALL SYSTEMS EXPOSED IN THE OPEN GRID CEILING OR EXPOSED TO STRUCTURE ABOVE ARE TO BE PAINTED INCLUDING MECHANICAL DUCTWORK, CONDUIT, PIPING, MECHANICAL GRILLES LOCATED IN CEILING, ETC.</p> <p><b>ALL UNIT AND AMENITY FLOOR PORCELAIN TILE (UNO) SHALL RECEIVE MAPEI FLEXCOLOR CQ-COLOR TBD</b></p>																																																																								
			<p><b>FINISH PLAN ABBREVIATIONS</b></p> <table border="0"> <tr> <td>A#</td> <td>Appliance</td> <td>RB</td> <td>Rubber Base</td> </tr> <tr> <td>AFF</td> <td>Above Finished Floor of Structure</td> <td>RF</td> <td>Rubber Floor</td> </tr> <tr> <td>BC</td> <td>Baby Changing Station</td> <td>SC</td> <td>Sealed Concrete</td> </tr> <tr> <td>CF</td> <td>Cabinet</td> <td>S</td> <td>Sink/Faucet</td> </tr> <tr> <td>CP</td> <td>Carpet or Carpet Tile</td> <td>SS</td> <td>Solid Surface</td> </tr> <tr> <td>DF</td> <td>Drinking Fountain</td> <td>ST</td> <td>Stained Wood or Concrete</td> </tr> <tr> <td>ER</td> <td>Existing to Remain</td> <td>SM</td> <td>Special Material</td> </tr> <tr> <td>EQ#</td> <td>Equipment</td> <td>TB</td> <td>Tile Base</td> </tr> <tr> <td>EQ</td> <td>Equal</td> <td>TL</td> <td>Tile</td> </tr> <tr> <td>GB</td> <td>Grab Bar</td> <td>TP</td> <td>Toilet Paper Disp. Unit</td> </tr> <tr> <td>GYP</td> <td>Gypsum Wallboard/ Gyp. Ceiling</td> <td>VF</td> <td>Vinyl Flooring</td> </tr> <tr> <td>HD</td> <td>Hand Dryer</td> <td>WB</td> <td>Wood Base</td> </tr> <tr> <td>LVP</td> <td>Luxury Vinyl Plank or Tile</td> <td>WC</td> <td>Wallcovering</td> </tr> <tr> <td>ME</td> <td>Match Existing</td> <td>WC</td> <td>Toilet/Urinal</td> </tr> <tr> <td>MT</td> <td>Metal</td> <td>WD</td> <td>Wood</td> </tr> <tr> <td>MD</td> <td>Medium Density Fiberboard</td> <td>WDC</td> <td>Wood Ceiling</td> </tr> <tr> <td>PT</td> <td>Paint</td> <td>UNO</td> <td>Unless Noted Otherwise</td> </tr> <tr> <td>PL</td> <td>Plastic Laminate</td> <td></td> <td></td> </tr> </table>	A#	Appliance	RB	Rubber Base	AFF	Above Finished Floor of Structure	RF	Rubber Floor	BC	Baby Changing Station	SC	Sealed Concrete	CF	Cabinet	S	Sink/Faucet	CP	Carpet or Carpet Tile	SS	Solid Surface	DF	Drinking Fountain	ST	Stained Wood or Concrete	ER	Existing to Remain	SM	Special Material	EQ#	Equipment	TB	Tile Base	EQ	Equal	TL	Tile	GB	Grab Bar	TP	Toilet Paper Disp. Unit	GYP	Gypsum Wallboard/ Gyp. Ceiling	VF	Vinyl Flooring	HD	Hand Dryer	WB	Wood Base	LVP	Luxury Vinyl Plank or Tile	WC	Wallcovering	ME	Match Existing	WC	Toilet/Urinal	MT	Metal	WD	Wood	MD	Medium Density Fiberboard	WDC	Wood Ceiling	PT	Paint	UNO	Unless Noted Otherwise	PL	Plastic Laminate		
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No: Date: Revision::

Client Contact: ANNA LIBBY (847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208

BRINSHORE



**WESTERN HEIGHTS  
PHASE 1**

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

**PRELIMINARY NOT FOR  
CONSTRUCTION**

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**Drawing:  
FINISH GENERAL  
FINISH NOTES AND  
SYMBOLS**

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

**A700a**



6/30/2023 5:02:02 PM

FINISH SCHEDULE - \*FOR PRICING ONLY\*

Table with columns: FLOORING, RUBBER FLOORING, LUXURY VINYL PLANK, CARPET, SEALED CONCRETE, TILE. Includes items RF-1 through RF-3b, LVP-1 through LVP-2, CP-1 through CP-2, C-6, TL-1, TL-2.

Table with columns: BASE, TILE BASE, WALL BASE. Includes items TB-1, RB-1, RB-2.

Table with columns: WALLS, PAINT, WALLCOVERING. Includes items PT-1/IEP-1, PTR-2, PTR-3, PTC-4, PT-5, PT-6/IEP-6, PT-7, EP-8, PT-9, WC-1, WC-2, WC-3.

Table with columns: MILLWORK, SOLID SURFACE, SPECIAL FINISHES, PLASTIC LAMINATE, CABINETRY. Includes items SS-1, SS-2, SS-3, SF-1, PL-1, CF-1.

Table with columns: AMENITY ACCESSORIES SCHEDULE, AMENITY PLUMBING SCHEDULE, AMENITY APPLIANCE SCHEDULE. Includes items for kitchen, bathroom, and laundry areas.

Table with columns: COMMON AREAS PAINT LEGEND, TOILET ACCESSORIES SCHEDULE, AMENITY APPLIANCE SCHEDULE. Includes items for general areas and plumbing fixtures.

Table with columns: FINISH PLAN GENERAL NOTES, FINISH PLAN ABBREVIATIONS. Includes general construction notes and material abbreviations.



No: Date: Revision:

Client Contact: ANNA LIBBY (847) 562-9400

SGS Contact: HUNTER GEE 802 Taylor Street, Suite 201 Nashville, TN 37208

SGS Project Number: 23002.00



BRINSHORE WESTERN HEIGHTS PHASE 1 1800 VERMONT AVENUE KNOXVILLE, TN 37921

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Drawing: FINISH SCHEDULES

06/30/2023 100% DESIGN DEVELOPMENT SET

A700b



No: Date: Revision:

Client Contact: Anna Libby  
(847) 562-9400



BRINSHORE

SGS Contact: Hunter Gee  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208

# WESTERN HEIGHTS PHASE 1

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

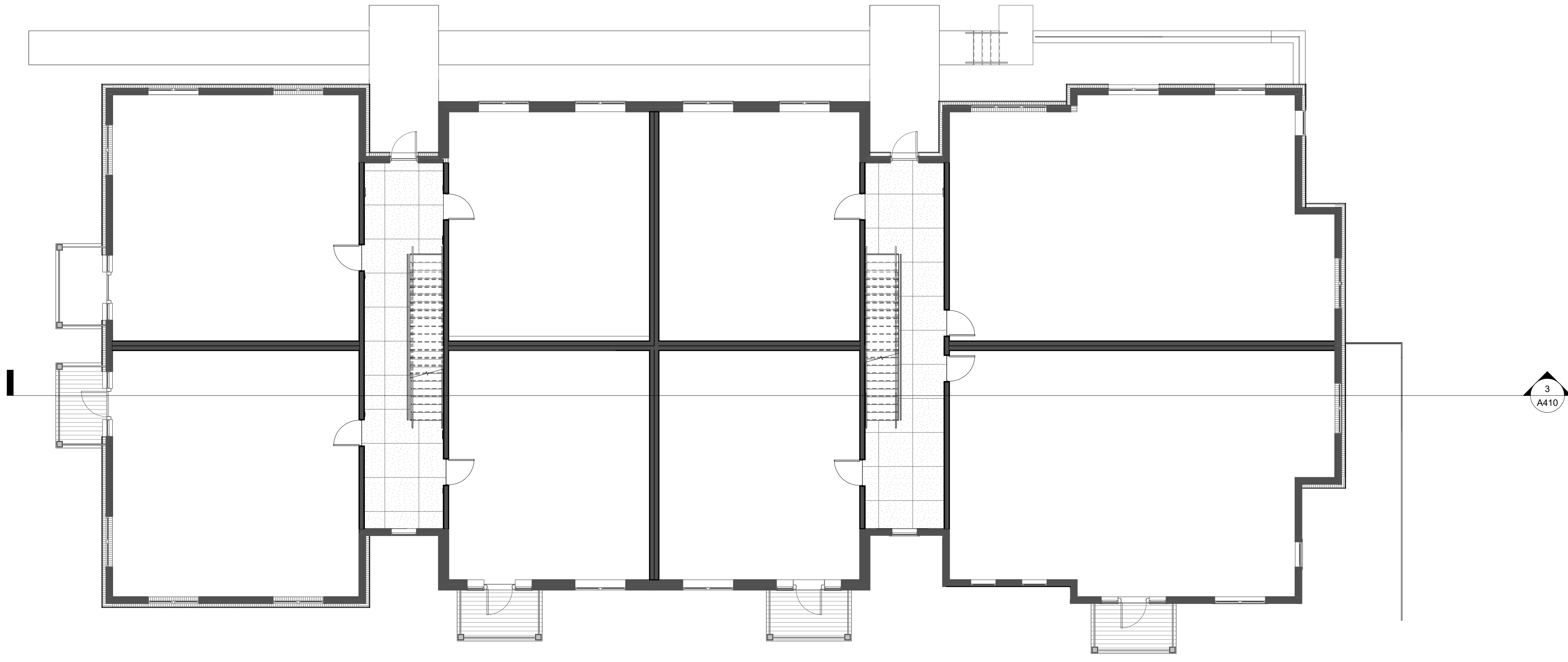
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Drawing:  
BUILDING 1A FINISH  
PLANS

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

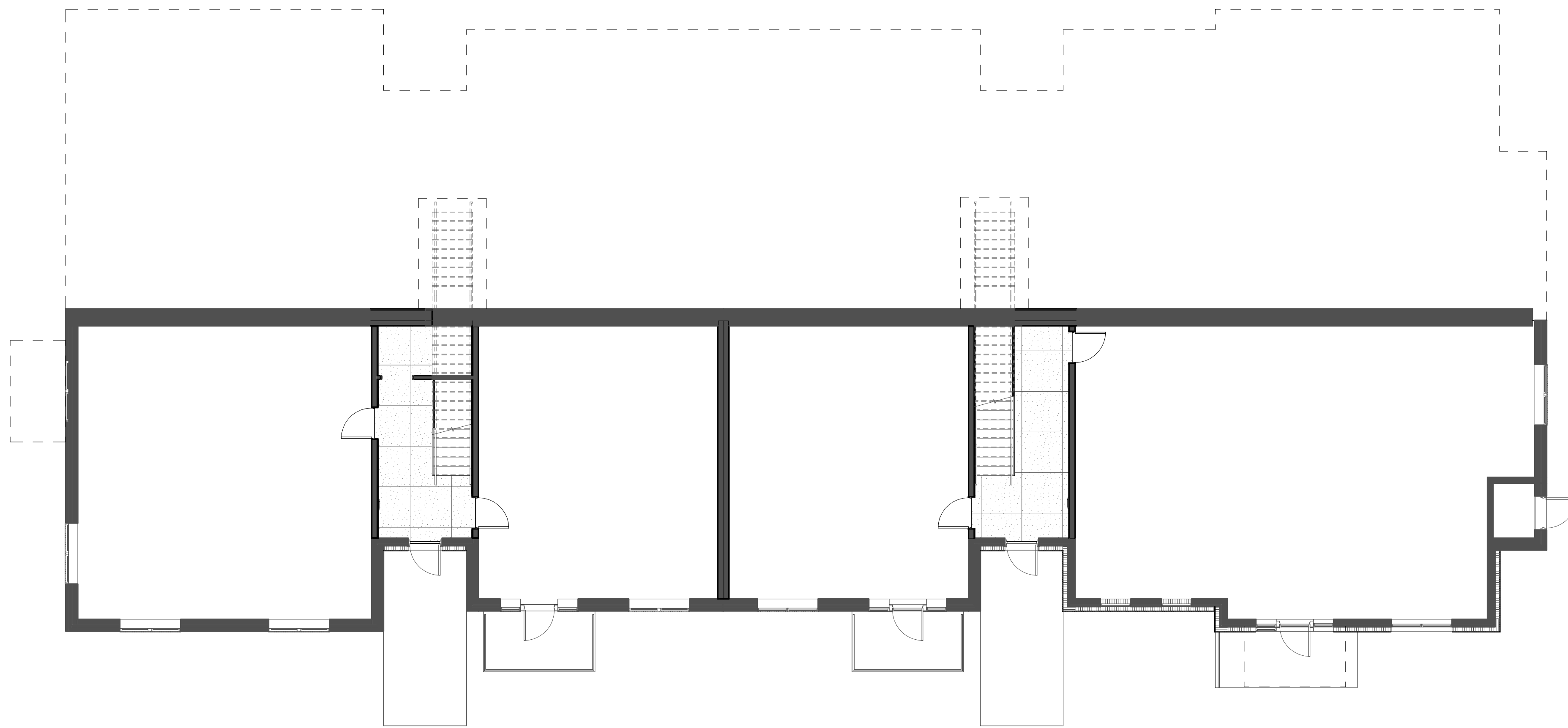
# A701a



3  
A410



**2** BUILDING 1A - 2ND FLOOR FINISH PLAN  
1/8" = 1'-0"



**1** BUILDING 1A - 1ST FLOOR FINISH PLAN  
1/8" = 1'-0"

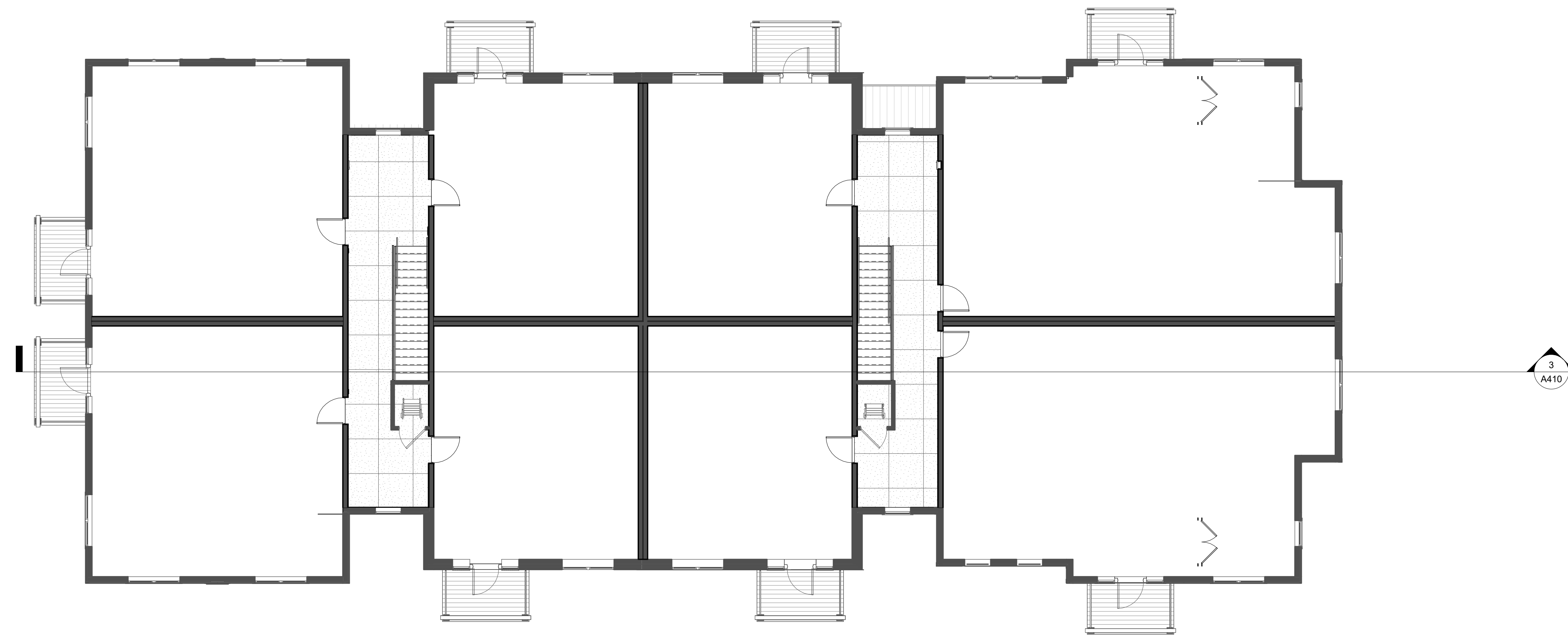
6/30/2023 5:34:55 PM

6/30/2023 5:35:00 PM

1

# BUILDING 1A - 3RD FLOOR FINISH PLAN

1/8" = 1'-0"



No:      Date:      Revision:      :

Client Contact: Anna Libby  
(847) 562-9400

SGS Contact: Hunter Gee  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208

BRINSHORE



## WESTERN HEIGHTS PHASE 1

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

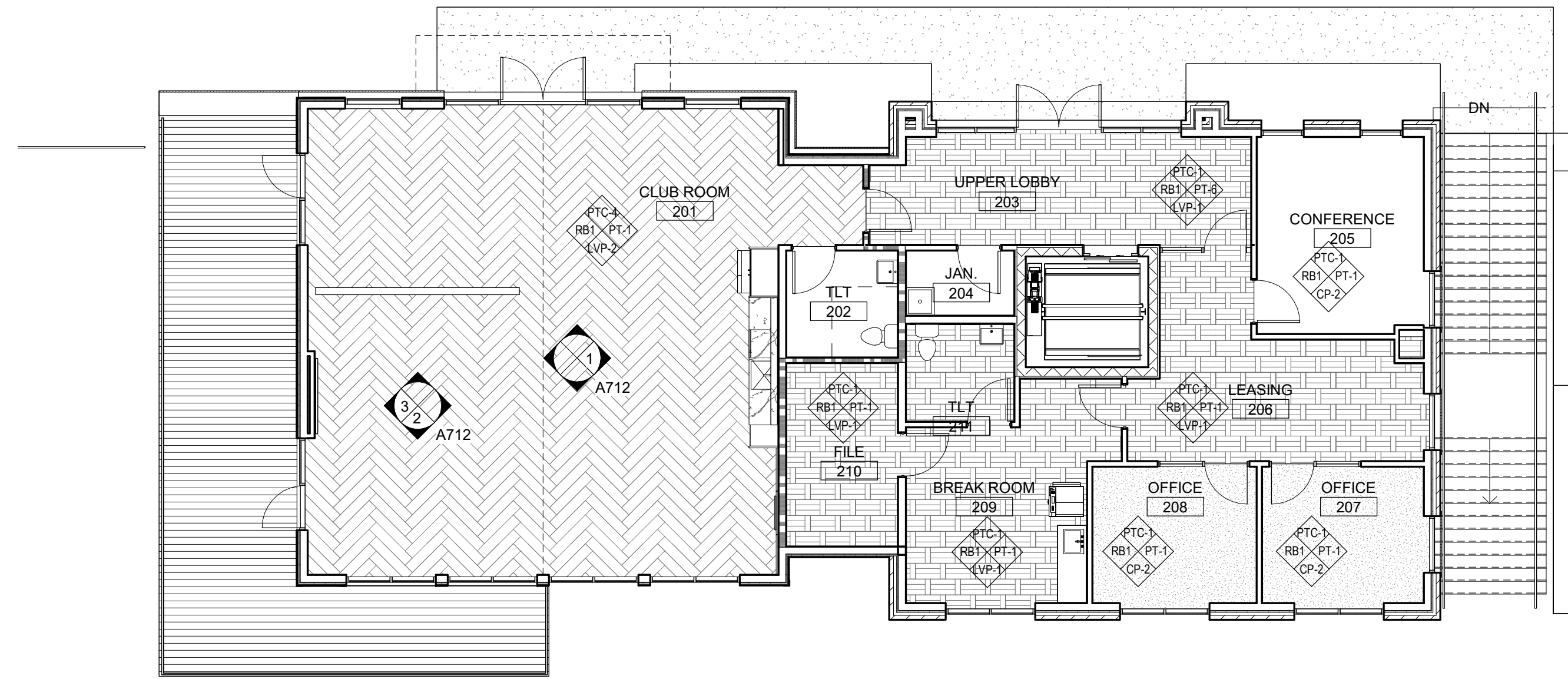
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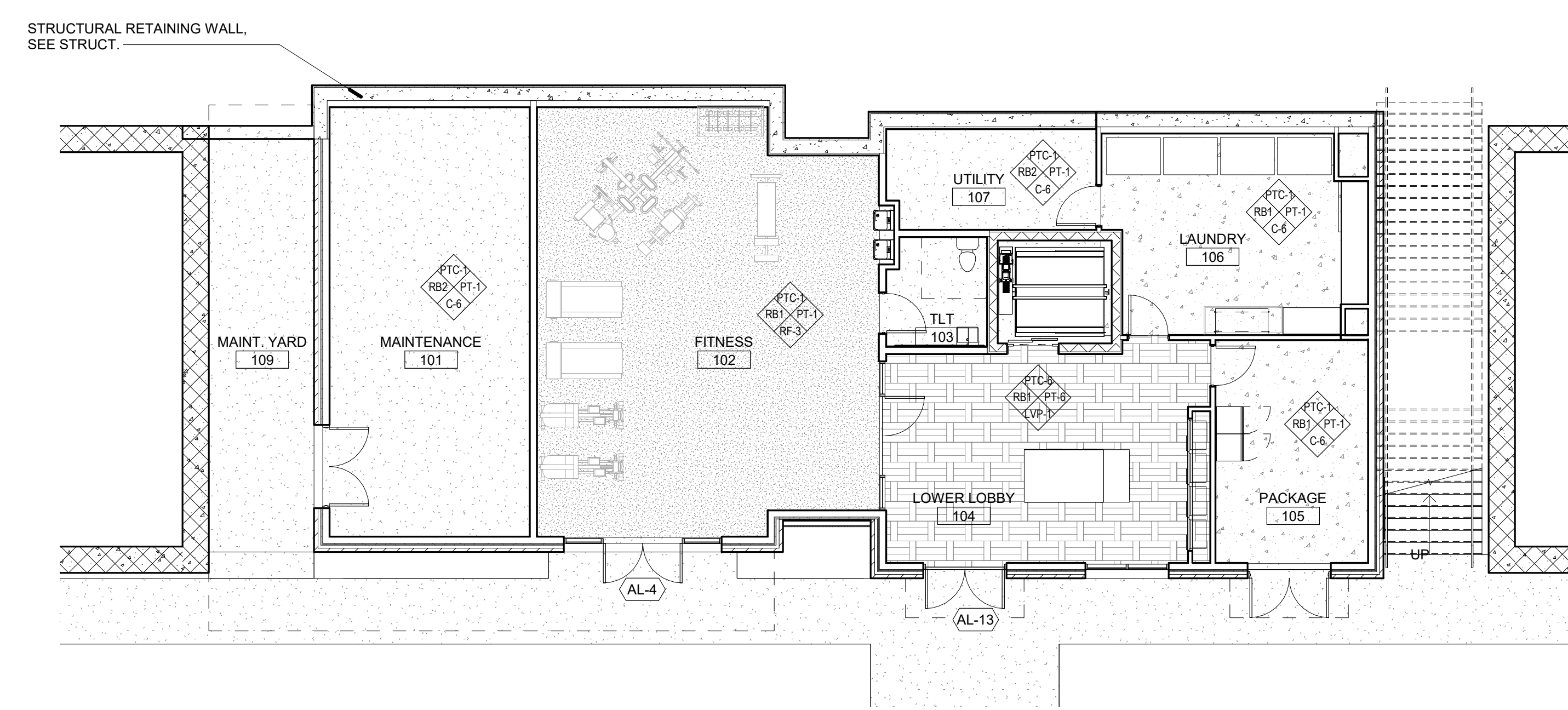
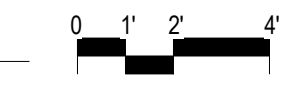
Drawing:  
BUILDING 1A FINISH  
PLANS

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

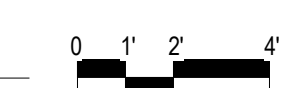
# A701b



2 CLUBHOUSE - 2ND FLOOR FINISH PLAN  
1/8" = 1'-0"



1 CLUBHOUSE - 1ST FLOOR FINISH PLAN  
1/8" = 1'-0"



No: Date: Revision:

Client Contact: ANNA LIBBY  
(847) 562-9400

BRINSHORE



SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

WESTERN HEIGHTS  
PHASE 1

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208

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CONSTRUCTION

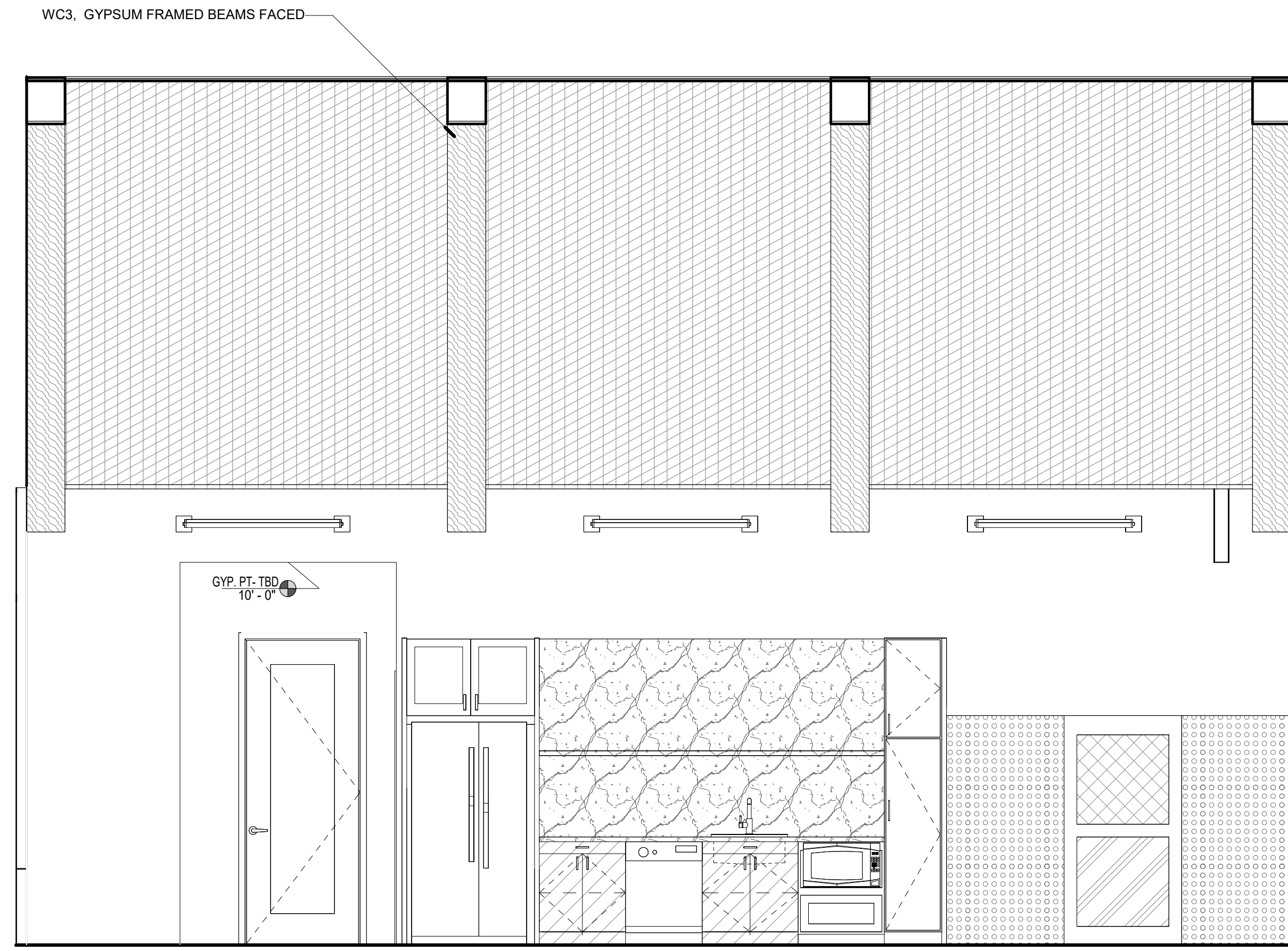
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Drawing:  
CLUBHOUSE - FINISH  
PLANS

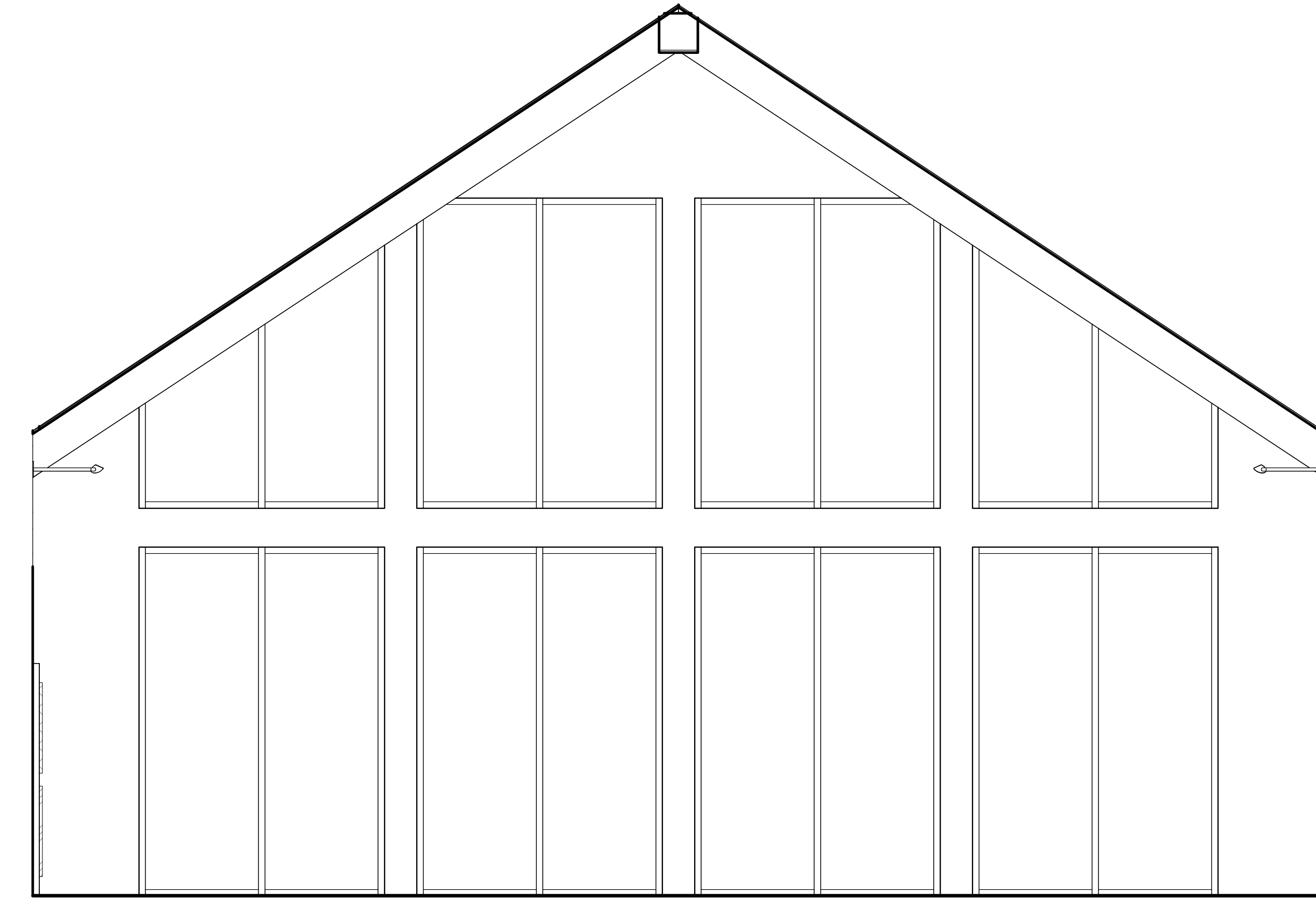
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100% DESIGN DEVELOPMENT  
SET

A704

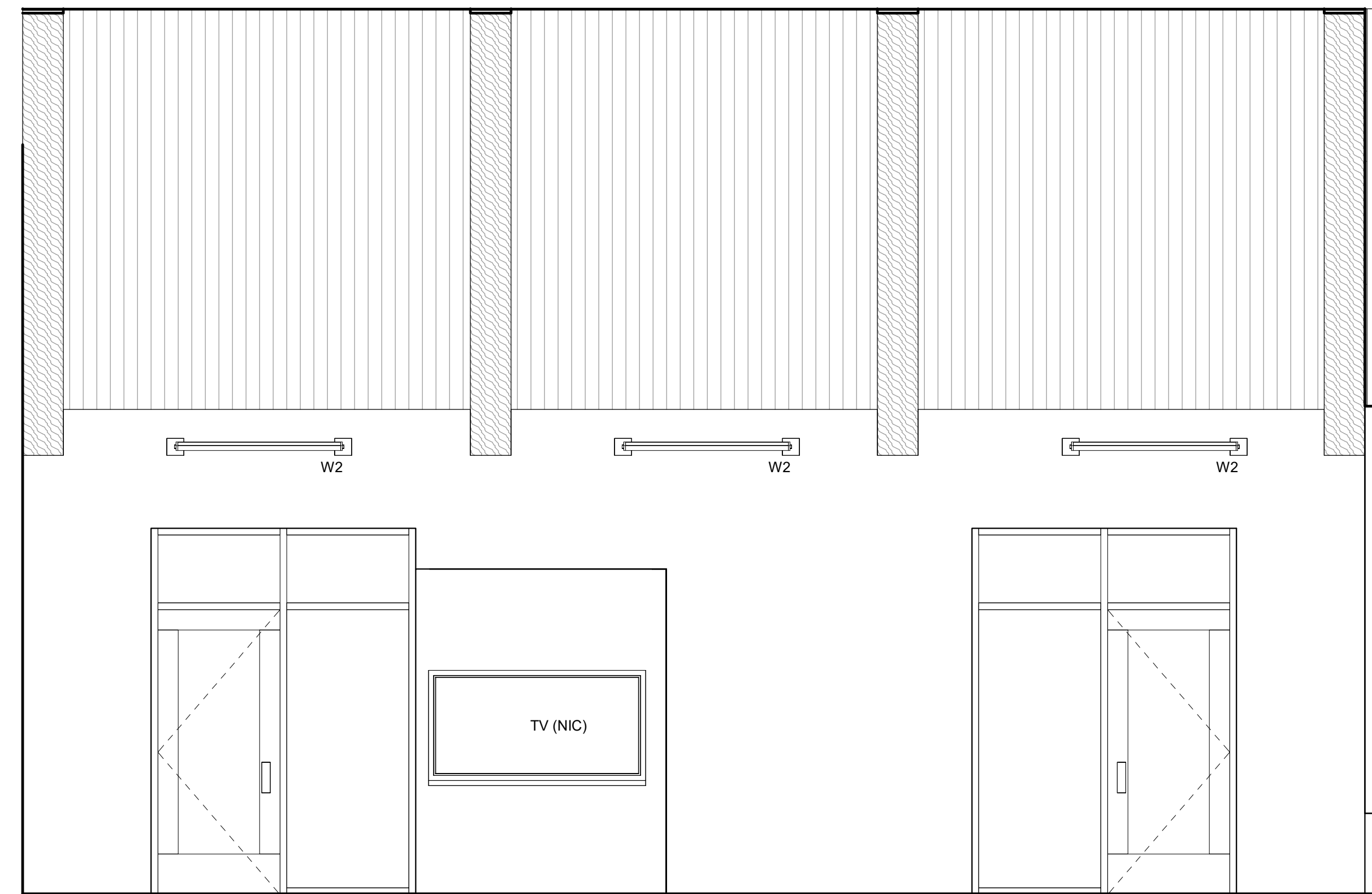
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1 CLUBROOM- KITCHENETTE WALL  
3/8" = 1'-0"



2 CLUB ROOM - FOCAL VIEW WALL ELEVATION  
3/8" = 1'-0"



3 CLUBROOM - TV WALL ELEVATION  
3/8" = 1'-0"

No: Date: Revision:

Client Contact: ANNA LIBBY  
(847) 562-9400



SGS Studio: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208

**WESTERN HEIGHTS  
PHASE 1**

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

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Drawing:  
CLUBHOUSE -  
INTERIOR ELEVATIONS-  
CLUBROOM

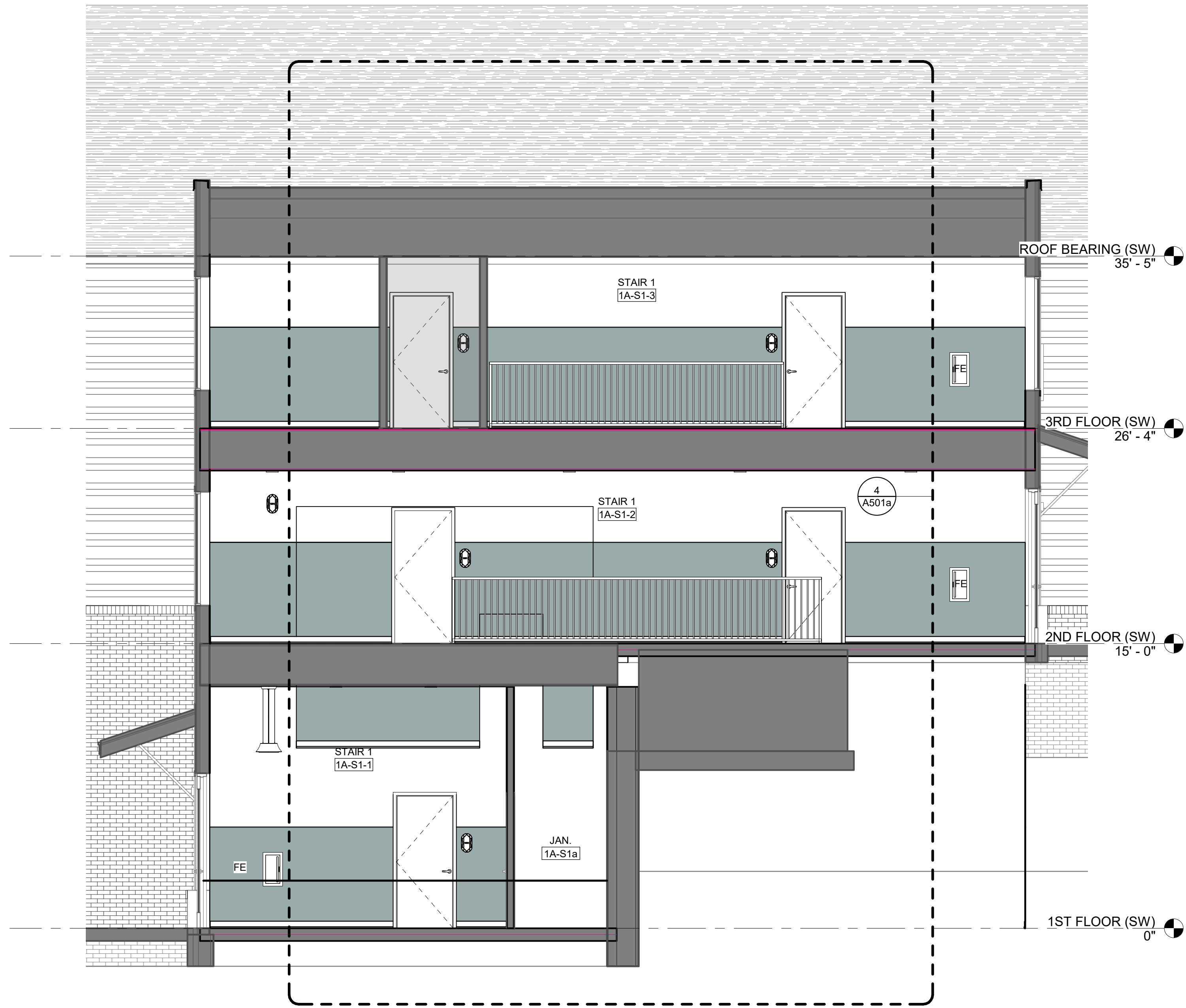
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100% DESIGN DEVELOPMENT  
SET

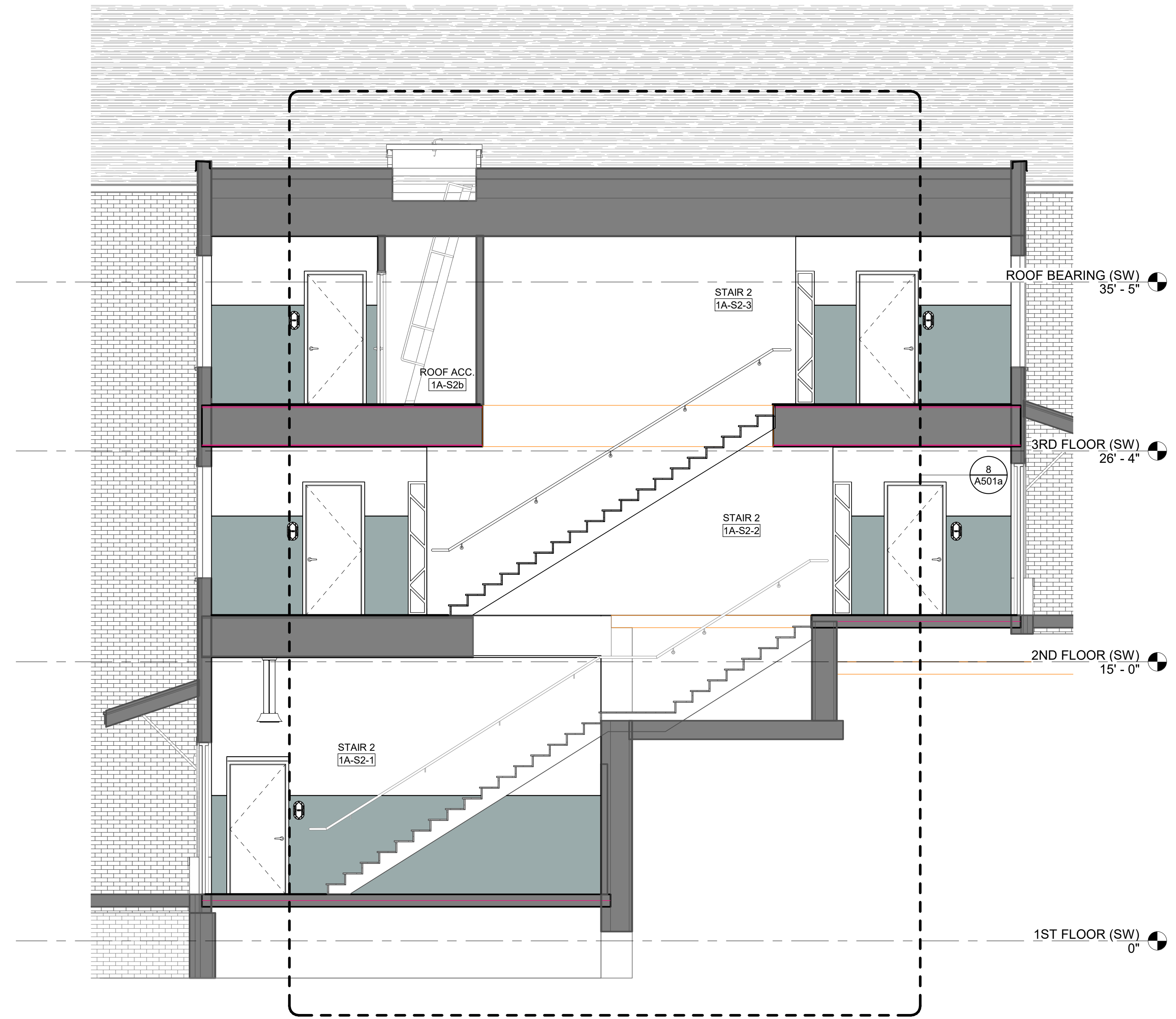
**A712**



No: Date: Revision:



1 BUILDING 1A - CORRIDOR A SECTION SW  
1/4" = 1'-0"



2 BUILDING 1A - CORRIDOR B SECTION SW  
1/4" = 1'-0"

Client Contact: Anna Libby  
(847) 562-9400

SGS Contact: Hunter Gee  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208



# WESTERN HEIGHTS PHASE 1

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

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Drawing:  
BUILDING 1A - BUILDING  
SECTIONS

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

# A721a

6/30/2023 5:35:01 PM



No: Date: Revision::

Client Contact: Anna Libby  
(847) 562-9400

SGS Contact: Hunter Gee  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208



# WESTERN HEIGHTS PHASE 1

1800 VERMONT AVENUE  
KNOXVILLE, TN 37921

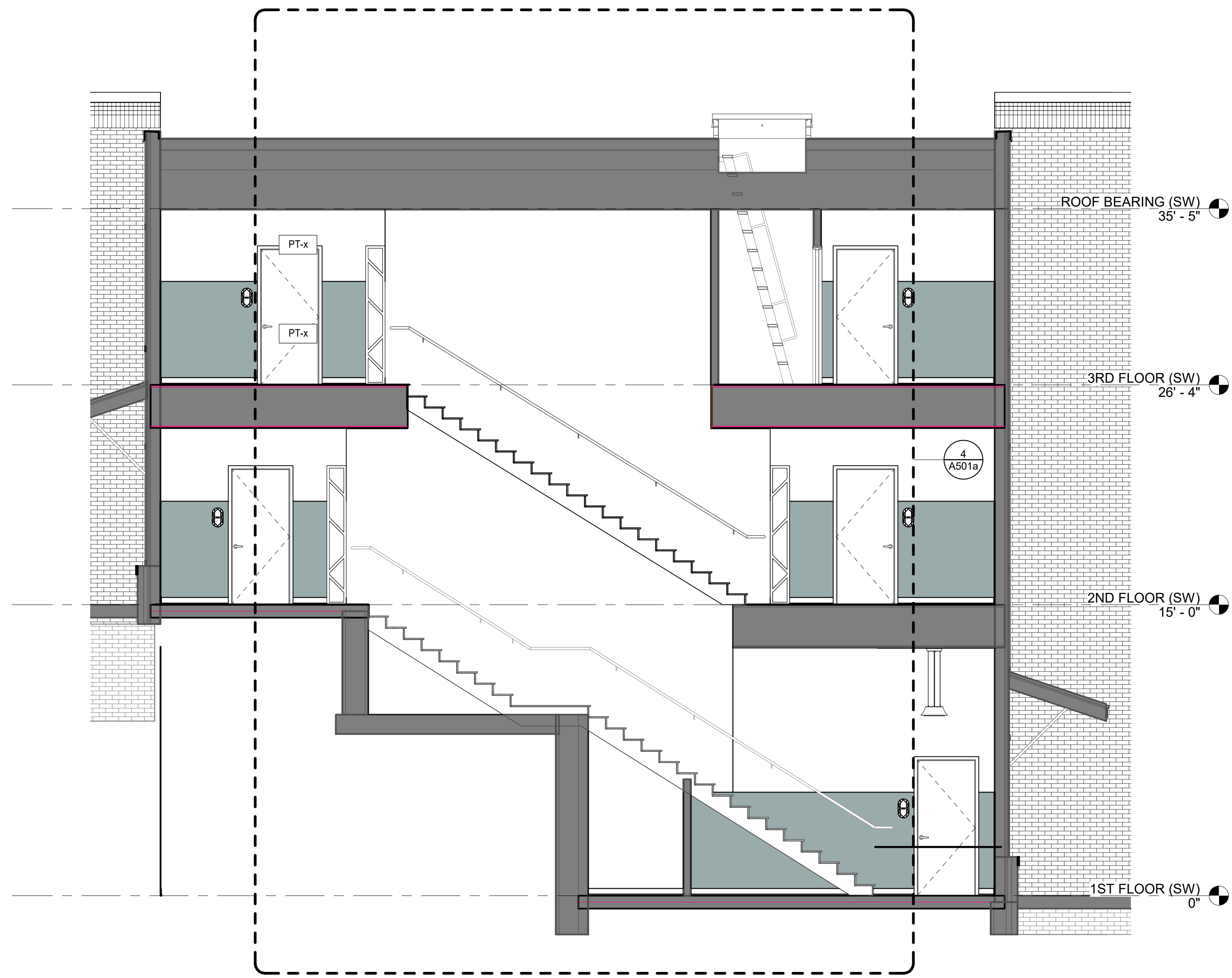
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CONSTRUCTION**

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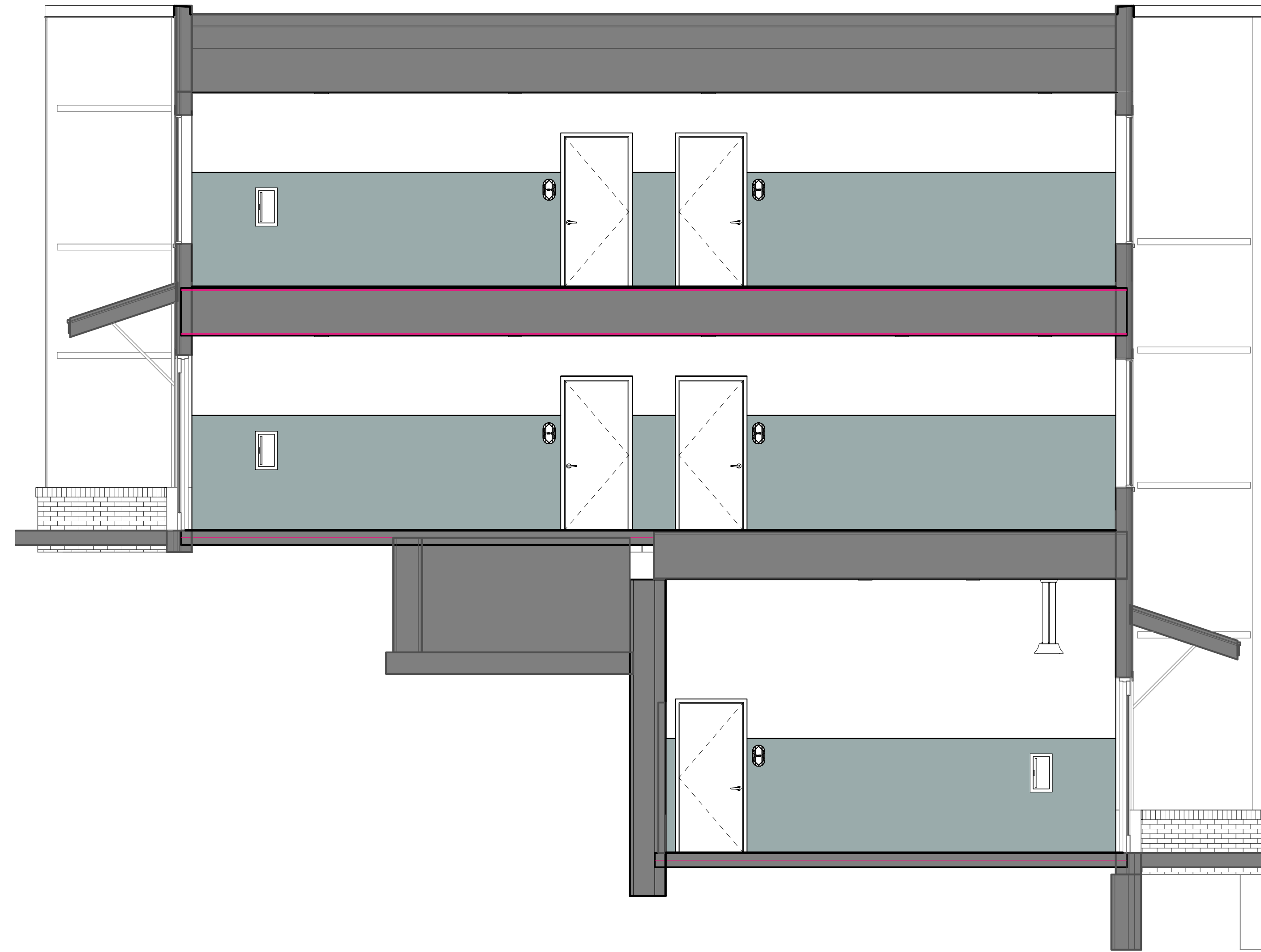
**Drawing:**  
BUILDING 1A - BUILDING  
SECTIONS

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

# A721b



**2** BUILDING 1A - CORRIDOR A SECTION NE  
1/4" = 1'-0"



**1** BUILDING 1A - CORRIDOR B SECTION NE  
1/4" = 1'-0"







No: Date: Revision:

Client Contact: ANNA LIBBY (647) 562-9400

SGS Contact: HUNTER GEE SGS Project Number: 23002.00

WESTERN HEIGHTS PHASE 1

Smith Gee Studio, LLC 602 Taylor Street, Suite 201 Nashville, TN 37208

PRELIMINARY NOT FOR CONSTRUCTION

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Drawing: STRUCTURAL GENERAL NOTES

06/29/2023

100% DESIGN DEVELOPMENT

S002

WOOD CONT

NAILING: NAILING SHALL CONFORM TO THESE DRAWINGS AND THE MINIMUM NAILING REQUIREMENTS AS SET FORTH IN THE BUILDING CODE...

FASTENERS IN CONTACT WITH PRESSURE TREATMENT: NAILS, SCREWS, ANCHOR BOLTS, WASHERS, THRU BOLTS, EXPANSION ANCHORS...

SHEATHING: WOOD STRUCTURAL PANELS SHALL BE APA RATED AND SHALL CONFORM TO PS 1PS 2 PRODUCT STANDARD DOCUMENTS...

ROOF SHEATHING SHALL BE 19/32" WITH PANEL SPAN RATING 4/20.

FLOOR SHEATHING SHALL BE 23/32" TONGUE AND GROOVE STURDI-FLOOR SHEATHING WITH A FLOOR SPAN RATING OF 24" o.c.

WALL SHEATHING SHALL BE 7/16" WITH PANEL SPAN RATING 24/16.

TIMBER DECKING: WOOD DECKING SHALL CONFORM TO ATC 112 STANDARD FOR TONGUE AND GROOVE HEAVY TIMBER ROOF DECKING...

COMPOSITE WOOD DECKING: COMPOSITE WOOD DECKING SHOWN IN THE CONSTRUCTION DOCUMENTS ARE BASED ON PRODUCTS MANUFACTURED BY TREX COMPANY...

TYPICAL FRAMING DETAILS: WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC...

FOR ANCHORS OTHER THAN ADJUSTABLE TWO-PIECE ANCHORS, PROVIDE AT LEAST ONE ANCHOR FOR EACH 3.50 SQUARE FEET OF VENEER AREA.

Table with 3 columns: SIZE, DIAMETER, LENGTH. Lists common nail sizes like 6d, 8d, 10d, 16d, 20d.

THE TABLE LISTS THE NAILS USED TO ENGINEER THE WOOD FRAMING FOR THE PROJECT. ALL NAILS USED SHALL COMPLY WITH THE DIAMETERS AND LENGTHS NOTED.

BOLTS: WOOD CONNECTION BOLTS SHALL CONFORM TO ASTM A307. BOLTS SHALL BE PROVIDED WITH LOCK WASHERS UNDER NUTS OR SELF-LOCKING NUTS.

MOISTURE CONTROL: PROTECT WOOD FROM WEATHER SUCH THAT MOISTURE CONTENT AT THE TIME GYPSUM WALLBOARD IS APPLIED DOES NOT EXCEED 19%.

PRESSURE TREATMENT: WOOD MEMBERS DIRECTLY EXPOSED TO MOISTURE OR THAT ARE IN CONTACT WITH CONCRETE OR OTHER CEMENTITIOUS MATERIALS SHALL BE PRESURE TREATED.

OPENINGS: DETERMINE THE SIZE AND LOCATION OF OPENINGS INCLUDING THOSE NOT SHOWN ON THE CONTRACT DRAWINGS, REQUIRED BY ALL TRADES.

GENERAL FRAMING: CONNECTORS TO BE USED SHALL BE AS SHOWN IN THE CONSTRUCTION DOCUMENTS.

CONNECTORS: PROVIDE SIMPSON LUS FACE HANGERS OR B TOP FLANGE HANGERS BETWEEN JOISTS AND BEAMS UNLESS OTHERWISE NOTED.

NAILS: STUDS SHALL HAVE FULL BEARING ON A 7" NOMINAL OR LARGER PLATE OR SILL WITH A WIDTH TO EQUAL OR EXCEEDING THE STUD WIDTH.

WOOD MEMBERS & BUILT-UP POSTS: SOLID BLOCKING FOR WOOD COLLARS AND POSTS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW TO MATCH THE LOWER LEVEL POST REQUIREMENTS.

EXTERIOR WALLS: EXTERIOR WALLS SHALL BE CONSTRUCTED AS SHEAR WALL TYPE SW6 UNLESS OTHERWISE NOTED. PROVIDE CONTINUOUS BLOCKING AT ALL JOINTS AND NAIL SHEATHING TO BLOCKING AT 6" ON CENTER AT ALL EDGES PER THE SHEAR WALL SCHEDULE.

OVERDRIVEN SHEATHING NAILS: CARE SHALL BE TAKEN TO AVOID OVERDRIVING NAILS THROUGH ROOF, FLOOR, AND WALL SHEATHING.

COMBUSTION SOURCES: WOOD FRAMING SHALL BE A MINIMUM OF 2" BUT SHALL NOT BE LESS THAN THE DISTANCE SPECIFIED IN CHAPTER 21 OF THE BUILDING CODE.

FLOORS AND ROOF: JOISTS: TOENAIL JOISTS TO TOP PLATES OF BEARING WALLS WITH TWO 16D NAILS.

BRIDGING: PROVIDE ONE ROW OF BRIDGING EVERY 8 FEET ALONG SPAN OF JOISTS.

JOIST NOTICES: JOISTS AS USED IN THIS SECTION REFER TO 2x6 FRAMING MEMBERS USED AS ROOF RAFTERS OR FLOOR JOISTS.

DOUBLE JOISTS: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH.

SHEATHING LAYOUT: LAY ROOF AND FLOOR SHEATHING WITH GRAIN PERPENDICULAR TO SUPPORTS.

HURRICANE CLIPS: PROVIDE SIMPSON H2 SA HURRICANE CLIPS FROM ROOF RAFTERS AND CANTILEVERED RAFTERS TO THE WALL TOP PLATES.

VENTING: THE STRUCTURAL DRAWINGS DO NOT SHOW VENTING DETAILS AT ROOFS AND OTHER ENCLOSED SPACES. SEE ARCH FOR VENTING REQUIREMENTS.

FLOOR LEVEL SHRINKAGE: ALL ELECTRICAL, MECHANICAL, PLUMBING AND ARCHITECTURAL SYSTEMS INCLUDING VERTICAL TRANSPORTATION SYSTEMS.

PROPORTIONAL SHRINKAGE: PARTIAL HEIGHT SYSTEMS SHALL BE DESIGNED FOR PROPORTIONAL SHRINKAGES. LARGER THAN NORMAL FLOOR TO DOOR HEIGHTS.

WALL STUDS AND WALL PLATES: SFP NO 1 AND 2 SYP NO 2.

JOISTS (2x MEMBERS): SYP NO 2.

BEAMS AND STRINGERS: SYP NO 1.

POSTS AND TIMBERS: SYP NO 1.

STRUCTURAL COMPOSITE LUMBER: STRUCTURAL COMPOSITE LUMBER (PSL, LVL, AND LSL) SHALL BE MANUFACTURED IN A PLANT UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD.

LIGHT GAUGE CONNECTORS: LIGHT GAUGE STEEL CONNECTOR CALLOUTS REFER TO PRODUCTS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY.



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MASONRY VENEER

WEIGHT: THE WEIGHT OF EXTERIOR MASONRY VENEER SHALL NOT EXCEED 40 PSF.

ANCHOR SELECTION

BACKUP: WOOD CONCRETE ALLOWABLE ANCHORS SHEET METAL ANCHORS, WIRE ANCHORS, OR ADJUSTABLE TWO-PIECE ANCHORS.

CORRUGATED ANCHORS MAY NOT BE USED.

SET METAL ANCHORS: ANCHORS SHALL BE AT LEAST 7/8" WIDE AND HAVE A BASE METAL THICKNESS OF AT LEAST 6/8" ANCHORS SHALL EMBED IN THE MORTAR JOINT A MINIMUM OF 1/2" WITH AT LEAST 3/8" MORTAR COVER TO THE OUTSIDE FACE.

WIRE ANCHORS: WIRE SHALL BE AT LEAST WIRE SIZE W1.7 AND HAVE ENDS BENT TO FORM AN EXTENSION FROM THE BEND AT LEAST 7" LONG.

JOINT REINFORCEMENT: LADDER-TYPE JOINT REINFORCEMENT IS PERMITTED. CROSS WIRES USED TO ANCHOR MASONRY VENEER SHALL BE AT LEAST WIRE SIZE W1.7 AND SHALL BE SPACED AT A MAXIMUM OF 16" ON CENTER.

ADJUSTABLE TWO-PIECE ANCHORS: SHEET-METAL AND WIRE COMPONENTS OF ADJUSTABLE ANCHORS SHALL CONFORM TO THE REQUIREMENTS LISTED ABOVE.

ANCHOR SPACING

FOR ADJUSTABLE TWO-PIECE ANCHORS, ANCHORS OF WIRE SIZE W1.7, AND 22 GAGE CORRUGATED SHEET-METAL ANCHORS, PROVIDE AT LEAST ONE ANCHOR FOR EACH 2.67 SQUARE FEET OF VENEER AREA.

FOR ANCHORS OTHER THAN ADJUSTABLE TWO-PIECE ANCHORS, PROVIDE AT LEAST ONE ANCHOR FOR EACH 3.50 SQUARE FEET OF VENEER AREA.

ALL ANCHORS SHALL BE SPACED AT A MAXIMUM OF 32" HORIZONTALLY AND 25" VERTICALLY.

OPENINGS: PROVIDE ADDITIONAL ANCHORS AROUND OPENINGS LARGER THAN 16" IN EITHER DIMENSION.

WOOD BACKING: ATTACH EACH ANCHOR TO BACKING WITH A CORROSION-RESISTANT 8d COMMON NAIL.

WEEP HOLES: SHALL BE PROVIDED AT THE BASE OF ALL NEW BRICK VENEER AT A MAXIMUM SPACING OF 2'-0" ON CENTER.

ANCHOR CAPACITY: ANCHOR CAPACITY USED IN DESIGN SHALL BE BASED ON THE TECHNICAL DATA PUBLISHED BY MANUFACTURER OR SUCH OTHER METHOD AS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.

INSTALLATION: INSTALL ANCHORS INTO DRY HAMMER DRILLED HOLES PER THE MANUFACTURER INSTRUCTIONS AND IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON THE DRAWINGS.

POST-INSTALLED DRILLING: HOLES FOR INSTALLING REINFORCING BARS, BOLTS, THREADED RODS AND INSERTS SHALL BE DRILLED USING THE ICC APPROVED DRILLING METHOD FOR THE ANCHOR TO BE INSTALLED.

INSTALLATION TRAINING: PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL ARRANGE FOR A MANUFACTURER'S FIELD REPRESENTATIVE TO PROVIDE INSTALLATION TRAINING FOR ALL PRODUCTS TO BE USED.

DEEP EMBEDMENT AND HOT TEMPERATURE: FOR ADHESIVE ANCHOR INSTALLATIONS INTO CONCRETE WITH GREATER THAN 10' EMBEDMENT OR IN WEATHER TEMPERATURES BELOW 40 DEGREES FAHRENHEIT.

OVERHEAD INSTALLATION: ADHESIVE ANCHORS INSTALLED IN HORIZONTAL OR VERTICALLY OVERHEAD ORIENTATIONS THAT SUPPORT SUSTAINED TENSION LOADS SHALL BE DONE BY A CERTIFIED ADHESIVE ANCHOR INSTALLER.

MINIMUM ENGINEER APPROVE: ADHESIVE ANCHORS MUST BE INSTALLED IN CONCRETE AGED A MINIMUM OF 21 DAYS.

SPECIAL INSPECTION: PROVIDE SPECIAL INSPECTION FOR ALL MECHANICAL AND ADHESIVE ANCHORS PER THE APPLICABLE BUILDING CODE.

ALLOWABLE ANCHORS: THE FOLLOWING TABLE OF ANCHORS REPRESENT THE DEFAULT PRODUCTS USED IN DESIGN.

Table with columns: BASE MATERIAL, ADHESIVE, EXPANSION ANCHOR, SCREW ANCHOR, PAF. Lists various anchor types like KWIK BOLT, HLC SLEEVE, ULTRACON.

WOOD

REFERENCE STANDARDS: AF&PA AMERICAN FOREST AND PAPER ASSOCIATION, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH 2018 SUPPLEMENT, NDS.

AF&PA AMERICAN FOREST AND PAPER ASSOCIATION, SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC, SDPM.

MATERIAL PROPERTIES: SAWN LUMBER SHALL BE KILN-DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH THE WEST COAST LUMBER INSPECTION BUREAU STANDARD GRADING RULES.

WALL STUDS AND WALL PLATES: SFP NO 1 AND 2 SYP NO 2.

JOISTS (2x MEMBERS): SYP NO 2.

BEAMS AND STRINGERS: SYP NO 1.

POSTS AND TIMBERS: SYP NO 1.

STRUCTURAL COMPOSITE LUMBER: STRUCTURAL COMPOSITE LUMBER (PSL, LVL, AND LSL) SHALL BE MANUFACTURED IN A PLANT UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD.

LIGHT GAUGE CONNECTORS: LIGHT GAUGE STEEL CONNECTOR CALLOUTS REFER TO PRODUCTS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY.

CONCRETE

REFERENCE STANDARDS: ACI AMERICAN CONCRETE INSTITUTE, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ACI 318.

GENERAL: CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED, AND PLACED IN ACCORDANCE WITH IBC SECTION 1905 AND ACI 301.

SLAB-ON-GRADE: SEE TYPICAL SLAB ON GRADE DETAILS FOR ALL REQUIREMENTS FOR SLABS-ON-GRADE.

SLAB DESIGNS: THE CONCRETE MIX TABLE SHOWN BELOW SHALL APPLY TO ALL CONCRETE MIX DESIGNS USED ON THIS PROJECT.

MIX PROPORTIONING: ALL CONCRETE MIX DESIGNS SHALL BE PROPORTIONED IN ACCORDANCE WITH SECTION 4.2.3 OF ACI 301.

Table with columns: CONCRETE USAGE, fc (psi) 28 DAY, MIN, SLUMP, ENTRAINED AIR (MAX), W/C RATIO (MAX), MAXIMUM AGGREGATE SIZE, FLY ASH CONTENT, EXPOSURE CLASS.

CEMENT CONTENT: SCHEDULE CEMENT CONTENT IS THE MINIMUM TOTAL CEMENTITIOUS MATERIALS CONTENT INCLUDING PORTLAND CEMENT AND FLY ASH.

FLY ASH: FLY ASH SHALL CONFORM TO ASTM C618, TYPE F. PERCENTAGE SCHEDULED IS BY WEIGHT OF TOTAL CEMENTITIOUS MATERIAL.

ADMITTUES: WATER-REDUCING ADMITTUES CONFORMING TO ASTM C494 MAY BE INCORPORATED IN THE CONCRETE MIX DESIGNS.

AIR CONTENT: AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260 SHALL BE USED IN ALL CONCRETE MIXES FOR WORK THAT IS EXPOSED TO WEATHER.

SLUMP: SCHEDULED SLUMP IS THE MAXIMUM ALLOWED AND SHALL BE ACHIEVED PRIOR TO ADDING ANY WATER REDUCING ADMITTUES OR PLASTICIZERS.

LABORATORY TESTING: LABORATORY TESTING WILL BE REQUIRED IN ACCORDANCE WITH ASTM C31. PERFORM COMPRESSION TEST PER ASTM C39.

LABORATORY TEST: TEST THE NUMBER OF CYLINDERS SPECIFIED BELOW FOR EACH 100 CUBIC YARDS OR FRACTION THEREOF.

SLEEVES: SLEEVES FOR PIPING OR DUCTS, EXCEPT AS DETAILED ON THE STRUCTURAL DRAWINGS, SHALL NOT BE PLACED IN JOISTS, BEAMS, GIRDERS, OR IN SLABS ADJACENT TO A COLUMN.

NON-STRUCTURAL EMBEDS: REFER TO DRAWINGS OF OTHER DISCIPLINES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES NOT SHOWN ON STRUCTURAL DRAWINGS.

CONDUIT: WHEN RUN IN SLABS, ELECTRICAL CONDUIT SHALL BE RUN AT MID-DEPTH OF THE SLAB AND CONDUIT SIZE SHALL NOT EXCEED 33 PERCENT OF THE SLAB DEPTH.

CONDUIT: WHEN RUN IN SLABS, ELECTRICAL CONDUIT SHALL BE RUN AT MID-DEPTH OF THE SLAB AND CONDUIT SIZE SHALL NOT EXCEED 33 PERCENT OF THE SLAB DEPTH.

REINFORCING STEEL MATERIALS: DEFORMED BARS SMOOTH WELDED WIRE FABRIC (WWF).

REINFORCING STEEL DETAILING: REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH ACI 315 - DETAILS AND DETAILING OF CONCRETE REINFORCEMENT.

REINFORCING STEEL PLACEMENT: ALL REINFORCEMENT SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES.

REBAR SPLICES: LAP REINFORCING BARS AS NOTED ON THE DRAWINGS. WHERE SPLICE LENGTH IS NOT SHOWN, USE TYPE 1'S SPLICE PER DEVELOPMENT AND SPLICE LENGTH SCHEDULE.

FIELD BENDING: NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY DETAILED AS SUCH OR APPROVED BY THE STRUCTURAL ENGINEER.

WELDING: REINFORCING BARS SHALL NOT BE WELDED OR TACK WELDED TO OTHER BARS OR TO PLATES.

CONCRETE PROTECTION: CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE BY THE ARCHITECT.

CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3".

EXPOSED TO EARTH OR WEATHER: #8 OR SMALLER: 1 1/2" #8 OR LARGER: 2"

NOT EXPOSED TO EARTH OR WEATHER OR IN CONTACT WITH GROUND SLABS, WALLS, JOISTS: #11 OR SMALLER: 3/4"

WALL BRACING: CONTRACTOR SHALL PROVIDE ADEQUATE BRACING FOR ALL CONCRETE WALLS DURING CONSTRUCTION AND UNTIL LATERAL SUPPORTS AND DIAPHRAGMS HAVE BEEN ATTACHED.

WALL CONTROL JOINTS: PROVIDE VERTICAL CONTROL JOINTS IN ALL CONCRETE WALLS. LOCATE JOINTS AT A SPACING NOT EXCEEDING 25 FEET ON CENTER.

WALL CONSTRUCTION JOINTS: WALL CONSTRUCTION JOINTS SHALL BE PLACED NOT MORE THAN 60 FEET APART AND SHALL FALL AT CONTROL JOINTS.

CHAMFER: PROVIDE CHAMFER AT ALL EXPOSED CORNERS OF BEAMS, WALLS, ETC UNLESS NOTED OTHERWISE.

MISC CONCRETE PADS: COORDINATE CONCRETE EQUIPMENT PAD AND HOUSE KEEPING PAD LOCATIONS AND DIMENSIONS WITH ARCH, MECHANICAL, ELECTRICAL, PLUMBING, AND OWNER REQUIREMENTS.

CONCRETE REPAIR: ALL CONCRETE SHALL BE VIBRATED.

DESIGN AND CONSTRUCTION CRITERIA CONT

MATERIAL PROPERTIES: MATERIAL PROPERTIES LISTED IN THE CONSTRUCTION DOCUMENTS ARE BASED UPON MATERIALS CURRENTLY AVAILABLE FOR CONSTRUCTION AND MAY NOT CORRESPOND WITH TABLES PROVIDED.

PROJECT STATE: THE PROJECT IS TO BE CONSTRUCTED IN THE STATE OF TENNESSEE.

DESIGN LOADS: BUILDING DESIGN LOADS HAVE BEEN DETERMINED IN ACCORDANCE WITH THE BUILDING CODE AND ASCE 7 AS FOLLOWS:

Table with columns: ROOF DEAD LOADS, FLOOR COVERING, 3/4" GYPCOTE TOPPING, 3/4" PL WOOD SHEATHING, WOOD JOISTS, WOOD TRUSSES, 5/8" GYP CEILING, INSULATION ALLOWANCE, M.E.P. & ALLOWANCE, EQUIPMENT, TOTAL DESIGN DL.

Table with columns: ELEVATED FLOOR DEAD LOADS, FLOOR COVERING, 3/4" GYPCOTE TOPPING, 3/4" PL WOOD SHEATHING, WOOD JOISTS, WOOD TRUSSES, 5/8" GYP CEILING, INSULATION ALLOWANCE, M.E.P. & ALLOWANCE, EQUIPMENT, TOTAL DESIGN DL.

Table with columns: LIVE LOADS, ROOF CORRIDORS, STAIRS, EXIT FACILITIES, RESIDENTIAL, RESIDENTIAL DECKS, RESIDENTIAL BALCONIES, UNINHABITABLE ATTICS/W STORAGE, PUBLIC ROOMS, CLUBHOUSE/BALCONY.

SNOW LOAD: GROUND SNOW LOAD: Section 7.7. SNOW DOW DRIFT LOADS PER ASCE 7, Part 7.7.

WIND LOADS: ANALYSIS PROCEDURE: DIRECTIONAL PROCEDURE - PART 1. DESIGN WIND SPEED: 105 MPH.

RISK CATEGORY: EXPOSURE CATEGORY: DIRECTIONALITY FACTOR, Kd: 0.85. TOPOGRAPHIC FACTOR, Kzt: 1.00.

SEISMIC LOAD: ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE. SITE CLASS: II.

DESIGN SPECTRAL RESPONSE ACCELERATIONS: Ss = 0.56, S1 = 0.12, S0.2 = 0.38, S0.1 = 0.17.

SEISMIC LOAD RESTING SYSTEMS: LIGHT-FRAME (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE.

RESPONSE MODIFICATION FACTOR: R = 6.50. OVER-STRENGTH FACTOR: Cs = 3.00.

DEFLECTION AMPLIFICATION FACTOR: Cd = 4.00. SEISMIC RESPONSE COEFFICIENT: Cs = 0.000.

DESIGN BASE SHEAR: BUILDING 1A: 40 KIPS. BUILDING 1B: 40 KIPS. BUILDING 2A: 40 KIPS. BUILDING 3A: 40 KIPS.

ROOF DRAINAGE: THE ROOF FRAMING SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT A DRAINAGE SYSTEM ADEQUATE TO PREVENT PONDING WILL BE PROVIDED.

SLAB-ON-GRADE: SLABS-ON-GRADE ARE NOT DESIGNED FOR CONCENTRATED LOADS SUCH AS THOSE FROM FORKLIFTS OR STORAGE RACKS.

SITE VISITS: THE STRUCTURAL ENGINEER WILL OBSERVE THE CONSTRUCTION ONLY AS REQUESTED BY THE ARCHITECT AS SPECIFIED IN THE ARCHITECT'S GENERAL AGREEMENT FOR THE PROJECT.

HANDRAILS: DESIGN LOADS FOR HANDRAILS SHALL BE AS FOLLOWS: A. 200 LB CONCENTRATED LOAD APPLIED AT ANY POINT AND IN ANY DIRECTION.

GUARDRAILS: DESIGN LOADS FOR GUARDRAILS SHALL BE AS FOLLOWS: A. 200 LB CONCENTRATED LOAD APPLIED AT ANY POINT AND IN ANY DIRECTION.

MECHANICAL: COORDINATE THE LOCATIONS OF ROOF, FLOOR AND WALL OPENINGS WITH THE TRADES.

SHOP DRAWINGS: SUBMIT SHOP DRAWINGS FOR REVIEW AND ACCEPTANCE BY THE ARCHITECT AND ENGINEER-OF-RECORD PRIOR TO ANY FABRICATION OR CONSTRUCTION.

RESPONSIBILITIES AND ARE NOT REVIEWED BY THE ENGINEER OF RECORD. THE CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY THE ENGINEER OF RECORD.

DEVIATION FROM CONTRACT DOCUMENTS: CHANGES TO THE CONTRACT DOCUMENTS SHALL BE CLOUSED ON SHOP DRAWINGS OR REQUESTED IN WRITING.

DRAWING PREPARATION: COPIES OF STRUCTURAL DRAWINGS (PLANS AND/OR DETAILS) WILL NOT BE ACCEPTED BY HGS AS SHOP DRAWINGS.

SUBMITTAL REVIEW TIME: THE CONTRACTOR SHALL PROVIDE 10 WORKING DAYS IN HIS SCHEDULE FOR THE ENGINEER'S REVIEW OF EACH SUBMITTAL.

REQUIRED SUBMITTALS: REQUIRED SUBMITTALS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

BIDDER-DESIGNED SUBMITTALS: BIDDER-DESIGNED SUBMITTALS INCLUDE THE FOLLOWING:

PRE-MANUFACTURED METAL-PLATED WOOD TRUSSES MECHANICALLY STABILIZED EARTH (MSE) RETAINING WALL.

SUBMITTAL ACCEPTANCE: FOLLOWING ACCEPTANCE BY THE ARCHITECT AND ENGINEER AND PRIOR TO FABRICATION, ADDITIONAL TIME FOR REVIEW AND ACCEPTANCE OF SUBMITTAL BY THE BUILDING OFFICIAL IS REQUIRED.

SUBSTITUTIONS: SUBMIT SUBSTITUTION REQUESTS PER THE PROCEDURES IN THE SPECIFICATIONS WITH APPLICABLE ICC REPORTS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL.

PRE-MANUFACTURED METAL-PLATED WOOD TRUSSES MECHANICALLY STABILIZED EARTH (MSE) RETAINING WALL.

SUBMITTAL ACCEPTANCE: FOLLOWING ACCEPTANCE BY THE ARCHITECT AND ENGINEER AND PRIOR TO FABRICATION, ADDITIONAL TIME FOR REVIEW AND ACCEPTANCE OF SUBMITTAL BY THE BUILDING OFFICIAL IS REQUIRED.

SUBSTITUTIONS: SUBMIT SUBSTITUTION REQUESTS PER THE PROCEDURES IN THE SPECIFICATIONS WITH APPLICABLE ICC REPORTS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL.

USE OF DRAWINGS

TYPICAL DETAILS: ALL TYPICAL DETAILS AND NOTES SHOWN IN THE DRAWINGS SHALL APPLY UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS.

STRUCTURAL GENERAL NOTES: NOTES ON THE STRUCTURAL GENERAL NOTES SHEET ARE APPLICABLE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS.

USE OF DRAWINGS AND COORDINATION: USE STRUCTURAL DRAWINGS IN CONJUNCTION WITH ARCHITECTURAL, CIVIL, MECHANICAL AND OTHER DRAWINGS FOR BIDDING AND CONSTRUCTION.

DRAWING SCALE: NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS - DO NOT SCALE DRAWINGS.

DIMENSION VERIFICATION: DIMENSIONS NOTED PLUS OR MINUS (+/-) OR AS FIELD VERIFY INDICATE UN-VERIFIED DIMENSIONS THAT REQUIRE CONFIRMATION OR DETERMINATION BY THE CONTRACTOR.

NOTE CONFLICTS: IF ANY STRUCTURAL NOTES ARE IN CONFLICT WITH EACH OTHER ARCHITECTURAL, OTHER DRAWINGS, OR THE SPECIFICATIONS, USE THE MOST STRINGENT REQUIREMENT FOR BIDDING AND CONSTRUCTING THE WORK.

EXISTING CONDITIONS: INFORMATION SHOWN ON THE DRAWINGS RELATED TO EXISTING CONDITIONS REPRESENTS THE PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY.

MEANS AND METHODS: HAINES STRUCTURAL GROUP, INC. OR ANY OF ITS EMPLOYEES SHALL NOT HAVE CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS.

STABILITY: THE CONTRACTOR SHALL PROVIDE NECESSARY BRACING AND SHORING AS REQUIRED UNTIL THE BUILDING'S STRUCTURAL SYSTEMS HAVE BEEN COMPLETED.

JOBSITE SAFETY: THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING A SAFE PLACE TO WORK AND FOR MEETING THE REQUIREMENTS OF ALL APPLICABLE JURISDICTIONS.

CONSTRUCTION LOADING: THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE STRUCTURE DURING CONSTRUCTION. WHERE CONSTRUCTION SEQUENCING AND STAGING ARE LIKELY TO CREATE OVERLOADING, THE CONTRACTOR SHALL RETAIN A QUALIFIED STRUCTURAL ENGINEER TO DETERMINE HOW TO TEMPORARILY SHORE AND SUPPORT THE OVERLOADED ELEMENTS.

WIND LOADS: ANALYSIS PROCEDURE: DIRECTIONAL PROCEDURE - PART 1. DESIGN WIND SPEED: 105 MPH.

RISK CATEGORY: EXPOSURE CATEGORY: DIRECTIONALITY FACTOR, Kd: 0.85.

SEISMIC LOAD: ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE. SITE CLASS: II.

DESIGN SPECTRAL RESPONSE ACCELERATIONS: Ss = 0.56, S1 = 0.12, S0.2 = 0.38, S0.1 = 0.17.

SEISMIC LOAD RESTING SYSTEMS: LIGHT-FRAME (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE.

RESPONSE MODIFICATION FACTOR: R = 6.50. OVER-STRENGTH FACTOR: Cs = 3.00.

DEFLECTION AMPLIFICATION FACTOR: Cd = 4.00. SEISMIC RESPONSE COEFFICIENT: Cs = 0.000.

DESIGN BASE SHEAR: BUILDING 1A: 40 KIPS. BUILDING 1B: 40 KIPS. BUILDING 2A: 40 KIPS. BUILDING 3A: 40 KIPS.

ROOF DRAINAGE: THE ROOF FRAMING SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT A DRAINAGE SYSTEM ADEQUATE TO PREVENT PONDING WILL BE PROVIDED.

SLAB-ON-GRADE: SLABS-ON-GRADE ARE NOT DESIGNED FOR CONCENTRATED LOADS SUCH AS THOSE FROM FORKLIFTS OR STORAGE RACKS.

SITE VISITS: THE STRUCTURAL ENGINEER WILL OBSERVE THE CONSTRUCTION ONLY AS REQUESTED BY THE ARCHITECT AS SPECIFIED IN THE ARCHITECT'S GENERAL AGREEMENT FOR THE PROJECT.

HANDRAILS: DESIGN LOADS FOR HANDRAILS SHALL BE AS FOLLOWS: A. 200 LB CONCENTRATED LOAD APPLIED AT ANY POINT AND IN ANY DIRECTION.

GUARDRAILS: DESIGN LOADS FOR GUARDRAILS

**PREFABRICATED PRE-ENGINEERED WOOD TRUSSES**

**TRUSS DESIGN:** PREFABRICATED METAL PLATE CONNECTED WOOD TRUSS SYSTEM SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION, ANSITP 1, AND THE BUILDING CODE FOR THE SPANS AND CONDITIONS SHOWN IN THE CONSTRUCTION DOCUMENTS. THE DESIGN LOADING FOR ROOF TRUSS SYSTEM SHALL BE:

ROOF TRUSSES	
TOP CHORD SNOW LOAD	SEE THE GENERAL DESIGN LOADS
TOP CHORD UNBALANCED SNOW LOAD	xx PSF ASCE 7-16, 7.6
TOP CHORD OVERHANG SNOW LOAD	xx PSF ASCE 7-16, 7.4.5
TOP CHORD LIVE LOAD	20 PSF
TOP CHORD DEAD LOAD	15 PSF
BOTTOM CHORD LIVE LOAD	10 PSF
BOTTOM CHORD DEAD LOAD	5 PSF
WIND UPLIFT (TOP CHORD)	15 PSF
MAXIMUM LIVE LOAD DEFLECTION	L/240
MAXIMUM TOTAL LOAD DEFLECTION	L/180

**FLOOR TRUSSES**  
 TOP CHORD LIVE LOAD 40 PSF  
 TOP CHORD DEAD LOAD 25 PSF  
 BOTTOM CHORD DEAD LOAD 5 PSF  
 MAXIMUM LIVE LOAD DEFLECTION L/480  
 MAXIMUM TOTAL LOAD DEFLECTION L/360

**TRUSS GEOMETRY:** ROOF TRUSS TOP CHORDS SHALL BE SLOPED TO FORM THE ROOF SLOPE. UNO. FLOOR TRUSSES SHALL HAVE FLAT TOP AND BOTTOM CHORDS. UNO. ALL TRUSSES ARE ASSUMED TO BE SIMPLE SPAN. UNO. COORDINATE GEOMETRY OF WOOD TRUSS MEMBERS WITH MECHANICAL, ELECTRICAL, SPRINKLER, ARCHITECTURAL AND BUILDING CODE REQUIREMENTS. ALL AREAS WHERE TRUSSES ARE NOT SPECIFICALLY NOTED SHALL BE STICK FRAMED. VALLEY AND RIDGE SETS OF TRUSSES WILL NOT BE ALLOWED UNLESS WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE ARCHITECT PRIOR TO THE SUBMITTAL OF SHOP DRAWINGS.

**DEFERRED SUBMITTAL:** THE PREFABRICATED METAL PLATE CONNECTED WOOD TRUSS SYSTEM IS A DEFERRED SUBMITTAL PRODUCT. PRODUCTS SHALL BE DESIGNED BY THE MANUFACTURER FOR THE SPANS AND CONDITIONS SHOWN IN THE CONSTRUCTION DOCUMENTS AND SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S PUBLISHED SPECIFICATIONS. PROVIDE FOR SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC. SHOWN ON THE DRAWINGS. EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS (USE OF GIRDER TRUSSES, JACK TRUSSES, STEP-DOWN TRUSSES, ETC) SHALL BE DETERMINED BY THE MANUFACTURER UNLESS SPECIFICALLY INDICATED IN THE CONSTRUCTION DOCUMENTS. PROVIDE TRUSS TO TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION.

**TRUSS CALCULATIONS:** THE TRUSS SYSTEM CALCULATION PACKAGE SHALL BE DESIGNED UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER LICENSED IN THE PROJECT STATE. THE TRUSS SYSTEM ENGINEER SHALL ASSUME ALL RESPONSIBILITY FOR THE WORK OF ALL SUBORDINATES INVOLVED IN THE PREPARATION OF THE TRUSS DESIGN DRAWINGS AND PLACEMENT PLANS.

**FRAMING LOAD PATH:** THE WOOD TRUSS SYSTEM IS A PRE-ENGINEERED SYSTEM DESIGNED BY SPECIALTY ENGINEERS TO THE CRITERIA IN THE CONSTRUCTION DOCUMENTS. THE WOOD TRUSS SYSTEM SHALL BE PROVIDED TO COMPLETE THE ROOF FRAMING FROM THE ROOF SHEATHING TO THE SUPPORTING MEMBERS BELOW. TRUSSES SHALL NOT PLACE HORIZONTAL REACTIONS ON SUPPORTING MEMBERS.

**OVER FRAMING:** WHERE OVER FRAMING IS USED TO COMPLETE THE ROOF SYSTEM, OVER FRAMING MEMBERS AND THEIR CONNECTIONS SHALL BE UNDER THE DIRECTION OF THE TRUSS SYSTEM DESIGNER IN ORDER TO PROVIDE A LOADING CONDITION CONSISTENT WITH THE MODELING OF THE TRUSSES. THE TRUSS SYSTEM DESIGNER SHALL INCLUDE OVER FRAMING DETAILS WITH THE PRE-ENGINEERED TRUSS PACKAGE.

**TRUSS LAYOUT:** TRUSS LOCATIONS ARE SCHEMATICALLY SHOWN ON THE PLANS. IT IS NOT THE INTENT OF THE STRUCTURAL PLANS TO GRAPHICALLY LOCATE ALL FRAMING MEMBERS EXCEPT FOR WHERE CALLED OUT. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING SHOP DRAWINGS FOR MEMBER LAYOUT, CONSTRUCTABILITY AND QUANTITY TAKEOFFS.

**TRUSS PROFILES:** TRUSS PROFILES, CHORD MEMBER SIZES, AND WEB MEMBER SIZES SHOWN IN THESE DRAWINGS ARE SCHEMATIC ONLY. COORDINATE ROUTING OF DUCTS AND OTHER EQUIPMENT WITH TRUSS SHOP DRAWINGS AND TRUSS MANUFACTURER.

**TRUSS BEARING:** TRUSS BEARING LOCATIONS ARE INDICATED IN THE CONSTRUCTION DOCUMENTS. THE TRUSS MANUFACTURER SHALL VERIFY TRUSS BEARING CAPACITY ON SOUTHERN PINE PLATES. ALL TRUSS TO TRUSS CONNECTIONS ARE TO BE DESIGNED AND CALLED OUT BY THE TRUSS MANUFACTURER. TRUSSES SHALL BE FASTENED TO SUPPORTING MEMBERS WITH NAILS AND HOLD DOWN CLIPS ACCORDING TO THE BUILDING CODE AND THE ROOF TRUSS FASTENER SCHEDULE IN THESE DRAWINGS.

**WHERE LIGHT GAGE STUD WALLS ARE USED TO SUPPORT TRUSSES:** TRUSSES SHALL BEAR DIRECTLY OVER A WALL STUD AND SHALL NOT BE SUPPORTED SOLELY BY THE TOP TRACK. WHERE STUD AND TRUSS SPACING CONFLICT DO NOT MATCH, ADDITIONAL STUDS SHALL BE INSTALLED AT TRUSS BEARING POINTS.

**TRUSS ALIGNMENT:** TYPICALLY ALIGN ROOF TRUSSES OVERWITH SHEAR WALLS. VERIFY WITH CONTRACTOR THE CHOICE TO USE ALTERNATE SHEAR TRANSFER DETAILS WHERE TRUSSES NEED NOT BE ALIGNED. WHERE TRUSSES ALIGN OVER SHEAR WALLS, THE TRUSS SYSTEM DESIGNER SHALL PROVIDE A TRUSS TO CARRY THE DRAG LOAD NOTED ON THE PLAN FROM THE ROOF SHEATHING TO THE SHEAR WALL BELOW OR A MINIMUM OF 150 PLF. DRAG TRUSSES SHALL BE MODELED ACCORDING TO THE ACTUAL SUPPORT CONDITIONS AS SHOWN ON THE PLAN. HORIZONTAL REACTIONS SHALL BE RESISTED ONLY BY LATERAL ELEMENTS SUCH AS SHEARWALLS ACCORDING TO THE DETAILS AND ACTUAL FRAMING CONDITIONS.

**TRUSS BRACING:** ALL TEMPORARY AND PERMANENT BRACING REQUIRED FOR THE STABILITY OF THE TRUSS ELEMENTS UNDER GRAVITY LOADS, IN-PLANE DRAG LOADS, AND UPLIFT LOADS SHALL BE DESIGNED BY THE TRUSS SYSTEM DESIGNER. WHERE THE TOP CHORD IS NOT DIRECTLY ATTACHED TO THE ROOF SHEATHING, THE TRUSS SYSTEM DESIGNER SHALL DESIGN AND DIRECT THE PLACEMENT OF ALL REQUIRED TOP CHORD BRACING INCLUDING THEIR CONNECTIONS. ANY BRACING LOADS TRANSFERRED TO THE MAIN BUILDING SYSTEM WALL, ETC. SHALL BE IDENTIFIED AND SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL.

**SHOP DRAWINGS:** SHOP DRAWINGS MAY CONTAIN THE MANUFACTURER'S ENGINEERING RESPONSIBILITY LIMITATIONS. HOWEVER, THEY SHALL MAKE NO STATEMENT AS TO THE ENGINEER OF RECORD'S RESPONSIBILITIES. SHOP DRAWINGS SUBMITTALS SHALL INCLUDE THE FOLLOWING:

- KEY PLAN SHOWING EACH TRUSS LOCATION
- INDIVIDUAL TRUSS DESIGNS STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROJECT STATE.
- PERMANENT BRACING REQUIREMENTS INCLUDING PLACEMENT AND CONNECTION DETAILS STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROJECT STATE.
- TRUSS DRAWINGS SHALL SPECIFY ALL TRUSS TO TRUSS CONNECTIONS/HARDWARE TO MEET THE REQUIREMENTS OF THE PLAN.
- OVERFRAMING CONNECTIONS AND PLACEMENT DETAILS STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROJECT STATE.

**OPENING COORDINATION:** COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS AND ROOF TOP EQUIPMENT WITH THE TRADES REQUIRING THEM AND THE WOOD TRUSS SYSTEM MANUFACTURER.

**STRUCTURAL GENERAL NOTES**

**SPECIAL INSPECTIONS**

**STATEMENT OF SPECIAL INSPECTIONS:**

- SPECIAL INSPECTIONS AND STRUCTURAL TESTING SHALL BE PROVIDED BY AN INDEPENDENT AGENCY EMPLOYED BY THE OWNER FOR THE ITEMS IDENTIFIED IN THIS SECTION AND IN OTHER AREAS OF THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS, UNLESS WAIVED BY THE BUILDING OFFICIAL (SEE IBC CHAPTER 17).
- THE INSPECTION AND TESTING AGENT(S) SHALL BE ENGAGED BY THE OWNER'S REPRESENTATIVE OR THE SPECIAL INSPECTOR, AND NOT BY THE CONTRACTOR OR SUBCONTRACTOR. WORK IS TO BE INSPECTED OR TESTED. ANY CONFLICT OF INTEREST MUST BE DISCLOSED PRIOR TO COMMENCING WORK.
- THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING INSPECTION.
- SPECIAL INSPECTION FREQUENCY:
  - PERIODIC - THE PART-TIME OR INTERMITTENT OBSERVATION BY THE SPECIAL INSPECTOR OF WORK BEING PERFORMED AS DETERMINED BY THE SPECIAL INSPECTOR TO ADEQUATELY DEMONSTRATE INTENT OF THE CONSTRUCTION DRAWINGS ARE BEING MET.
  - CONTINUOUS - THE FULL-TIME OBSERVATION BY THE SPECIAL INSPECTOR OF WORK BEING PERFORMED.
- DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:
  - THE SPECIAL INSPECTOR SHALL REVIEW ALL WORK LISTED BELOW FOR CONFORMANCE WITH THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS AND THE 2018 IBC. ALL ITEMS NOT IN COMPLIANCE SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, AND IF UNCORRECTED, TO THE EOR, CONTRACTOR, OWNER, AND BUILDING OFFICIAL ON A BI-WEEKLY BASIS, OR MORE FREQUENTLY AS REQUIRED BY THE BUILDING OFFICIAL. REPORTS SHALL DESCRIBE ALL INSPECTIONS, TEST PERFORMED, DISCREPANCY NOTICES AND CORRECTIVE ACTIONS TAKEN.
  - ONCE CORRECTIONS HAVE BEEN MADE BY THE CONTRACTOR, THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT TO THE BUILDING OFFICIAL STATING THAT WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE SPECIAL INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS AS WELL AS THE APPLICABLE WORKMANSHIP PROVISIONS OF THE 2018 IBC.
  - DUTIES AND RESPONSIBILITIES OF THE CONTRACTOR:
    - THE CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE OWNER AND THE BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF WORK. IN ACCORDANCE WITH IBC 1704.4, THE STATEMENT OF RESPONSIBILITY SHALL CONTAIN ACKNOWLEDGEMENT OF THE SPECIAL INSPECTOR REQUIREMENTS CONTAINED WITHIN THE 'STATEMENT OF SPECIAL INSPECTIONS'.
    - THE CONTRACTOR SHALL NOTIFY THE RESPONSIBLE SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST ONE WORKING DAY (24 HOURS MINIMUM) BEFORE SUCH INSPECTION IS REQUIRED.
    - ALL WORK REQUIRING SPECIAL INSPECTION SHALL REMAIN ACCESSIBLE AND EXPOSED UNTIL IT HAS BEEN OBSERVED BY THE SPECIAL INSPECTOR.
    - THE SPECIAL INSPECTION PROGRAM DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO COMPLY WITH THE CONTRACT DOCUMENTS, JOBSITE SAFETY AND MEANS AND METHODS OF CONSTRUCTION ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
- PLEASE SEE THE 'SPECIAL INSPECTION SCHEDULE' ON THIS SHEET FOR THE TYPES, EXTENTS, AND FREQUENCY OF SPECIFIC ITEMS REQUIRING SPECIAL INSPECTIONS AND STRUCTURAL TESTS AS PART OF THIS PROJECT.
- THIS STATEMENT OF SPECIAL INSPECTIONS ENCOMPASSES THE FOLLOWING DISCIPLINES: STRUCTURAL.
- SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE ARE NOT REQUIRED PER IRC 1705.12.
- SPECIAL INSPECTIONS FOR WIND RESISTANCE ARE NOT REQUIRED PER IRC 1705.11.

**PREPARED BY:**

NAME: CHARLES JOHNSON

LICENSE #: 123273

SIGNATURE: *Charles Johnson* DATE: \_\_\_\_\_

DESIGN PROFESSIONAL SEAL

**OWNER'S AUTHORIZATION:**

BUILDING OFFICIAL'S ACCEPTANCE:

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

SPECIAL INSPECTION SCHEDULE: SOILS			
VERIFICATION AND INSPECTION	REQUIRED?	CONTINUOUS	PERIODIC
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	X		X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	X		X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTIONED FILL MATERIALS.	X		X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF COMPACTIONED FILL.	X	X	
5. PRIOR TO PLACEMENT OF COMPACTIONED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	X		X

SPECIAL INSPECTION SCHEDULE: CAST-IN-PLACE FOUNDATION ELEMENTS			
VERIFICATION AND INSPECTION	REQUIRED?	CONTINUOUS	PERIODIC
1. SPECIAL INSPECTIONS AND VERIFICATIONS FOR CONCRETE FOUNDATION CONSTRUCTION IN ACCORDANCE WITH THE SPECIAL INSPECTION SCHEDULE: CONCRETE CONSTRUCTION:			
A. ISOLATED SPREAD CONCRETE FOOTINGS	X		X
B. CONTINUOUS CONCRETE FOOTINGS SUPPORTING WALLS	X		X
C. CONCRETE FOUNDATION WALLS	X		X

SPECIAL INSPECTION SCHEDULE: CONCRETE CONSTRUCTION			
VERIFICATION AND INSPECTION	REQUIRED?	CONTINUOUS	PERIODIC
1. INSPECT REINFORCEMENT AND VERIFY PLACEMENT.	X		X
2. REINFORCING BAR WELDING:			
A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706	X		X
B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"	X	X	X
C. INSPECT ALL OTHER WELDS	X		X
3. INSPECT ANCHORS CAST IN CONCRETE	X		X
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE			
MEMBERS (NOTE #):			
A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS	X	X	
B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4A	X		X
5. VERIFY USE OF REQUIRED DESIGN MIX	X		X
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	X	
7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	X	X	
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES	X		X
9. INSPECT PRESTRESSED CONCRETE FOR:			
A. APPLICATION OF PRESTRESSING FORCES			
B. GROUTING OF BONDED PRESTRESSING TENDONS			
10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.			
11. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	X		X
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED	X		X

**TABLE NOTES:**  
 a. SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION SHALL BE INCLUDED IN THE RESEARCH REPORT FOR THE ANCHOR ISSUED BY AN APPROVED SOURCE IN ACCORDANCE WITH ACI 308.2 OR OTHER QUALIFICATION PROCEDURES WHERE SPECIFIC REQUIREMENTS ARE NOT PROVIDED. SPECIAL INSPECTION REQUIREMENTS SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL AND SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF THE WORK.

SPECIAL INSPECTION SCHEDULE: WOOD CONSTRUCTION			
VERIFICATION AND INSPECTION	REQUIRED?	CONTINUOUS	PERIODIC
1. FABRICATION PROCESS OF PREFABRICATED WOOD STRUCTURAL ELEMENTS AND ASSEMBLIES	X		X
2. INSPECTION OF HIGH-LOAD DIAPHRAGMS:			
A. VERIFY WOOD STRUCTURAL PANEL SHEATHING IS OF THE GRADE AND THICKNESS SHOWN ON THE CONSTRUCTION DOCUMENTS	X		X
B. VERIFY NOMINAL SIZE OF FRAMING MEMBERS AT ADJOINING PANEL EDGES AGREES WITH THE CONSTRUCTION DOCUMENTS	X		X
C. VERIFY FASTENER DIAMETER AND LENGTH, NUMBER OF FASTENER LINES, THE SPACING OF THE FASTENERS IN EACH LINE AND AT EDGE MARGINS AGREE WITH THE CONSTRUCTION DOCUMENTS	X		X
3. INSPECTION OF METAL-PLATE CONNECTED WOOD TRUSSES SPANNING 60 FEET OR GREATER:			
A. VERIFY TEMPORARY INSTALLATION RESTRAINT BRACING ARE INSTALLED IN ACCORDANCE WITH APPROVED TRUSS SUBMITTAL PACKAGE	X		X
B. VERIFY PERMANENT INDIVIDUAL TRUSS MEMBER RESTRAINT BRACING ARE INSTALLED IN ACCORDANCE WITH APPROVED TRUSS SUBMITTAL PACKAGE	X		X
4. VERIFY COMPLIANCE W/ CONSTRUCTION DOCUMENTS OF STRUCTURAL COMPONENTS INCLUDING:			
A. KING STUDS, JACK STUDS AND HEADERS	X		X
B. BLOCKING, NAILING, AND SILL PLATE ANCHORAGE	X		X
C. STRAPPING, HOLD-DOWNS, AND BEARING	X		X
D. SIZE OF TRUSSES AND ALL SUPPLEMENTARY FRAMING	X		X
E. MECHANICAL CONNECTIONS	X		X
F. MATERIAL PROPERTIES	X		X



No: Date: Revision:



Client Contact: ANNA LIBBY (847) 562-9400

SGS Contact: HUNTER GEE  
 SGS Project Number: 23002.00

Smith Gee Studio, LLC  
 802 Taylor Street, Suite 201  
 Nashville, TN 37208



**WESTERN HEIGHTS**  
**PHASE 1**

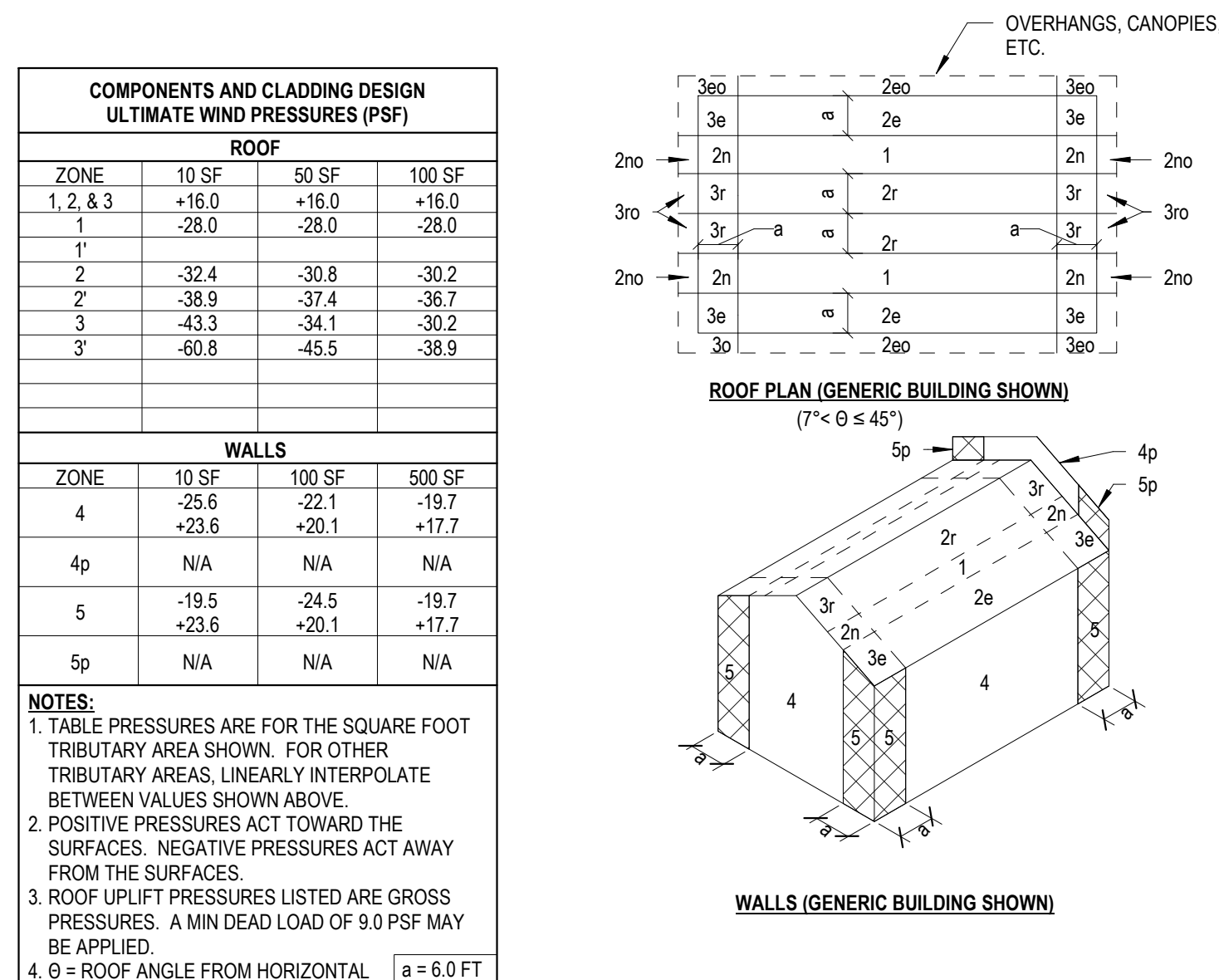
**PRELIMINARY NOT FOR CONSTRUCTION**

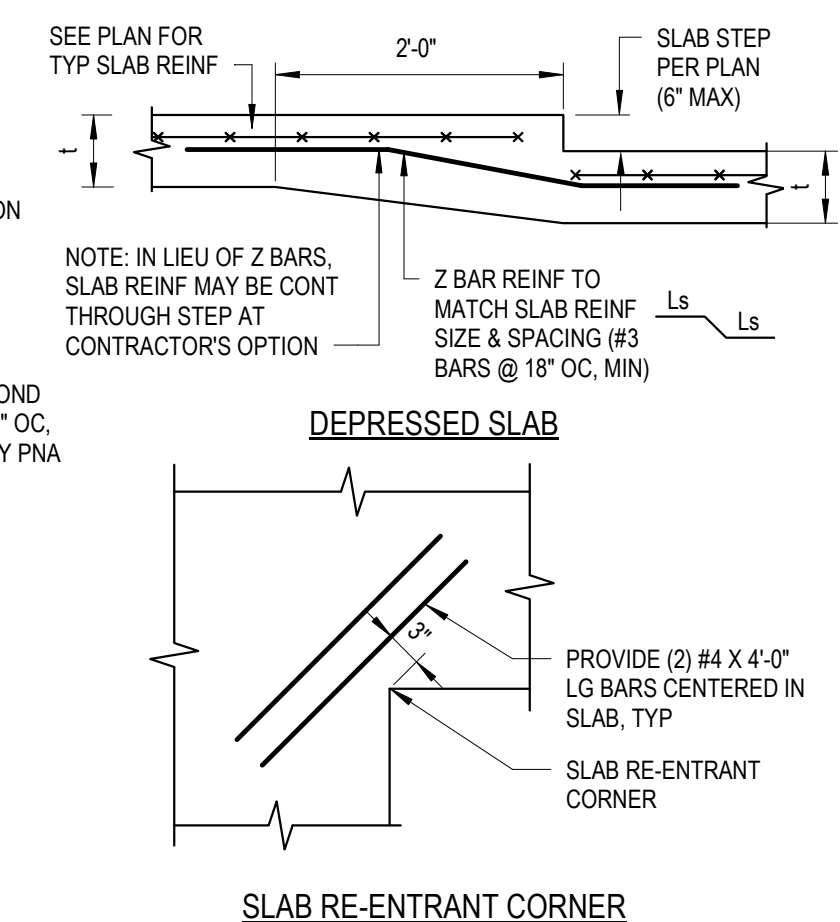
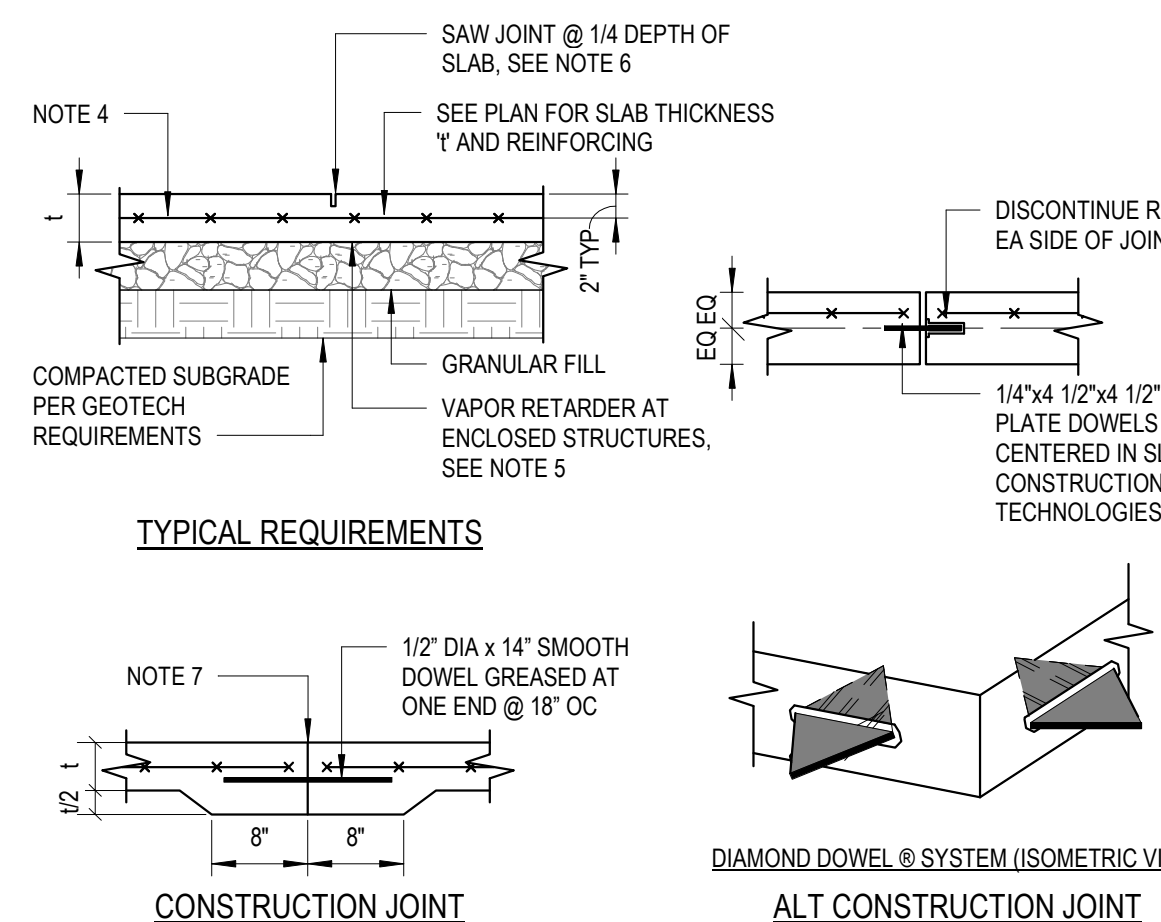
**Drawing:**  
 STRUCTURAL GENERAL NOTES & SPECIAL INSPECTIONS

06/29/2023  
 100% DESIGN DEVELOPMENT

**S003**

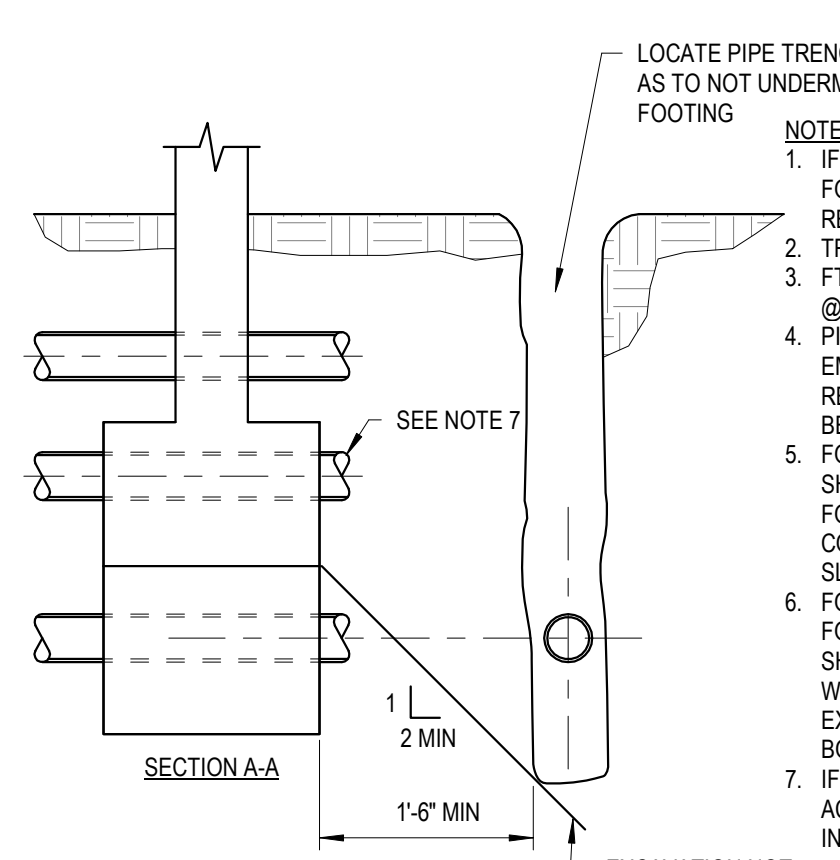
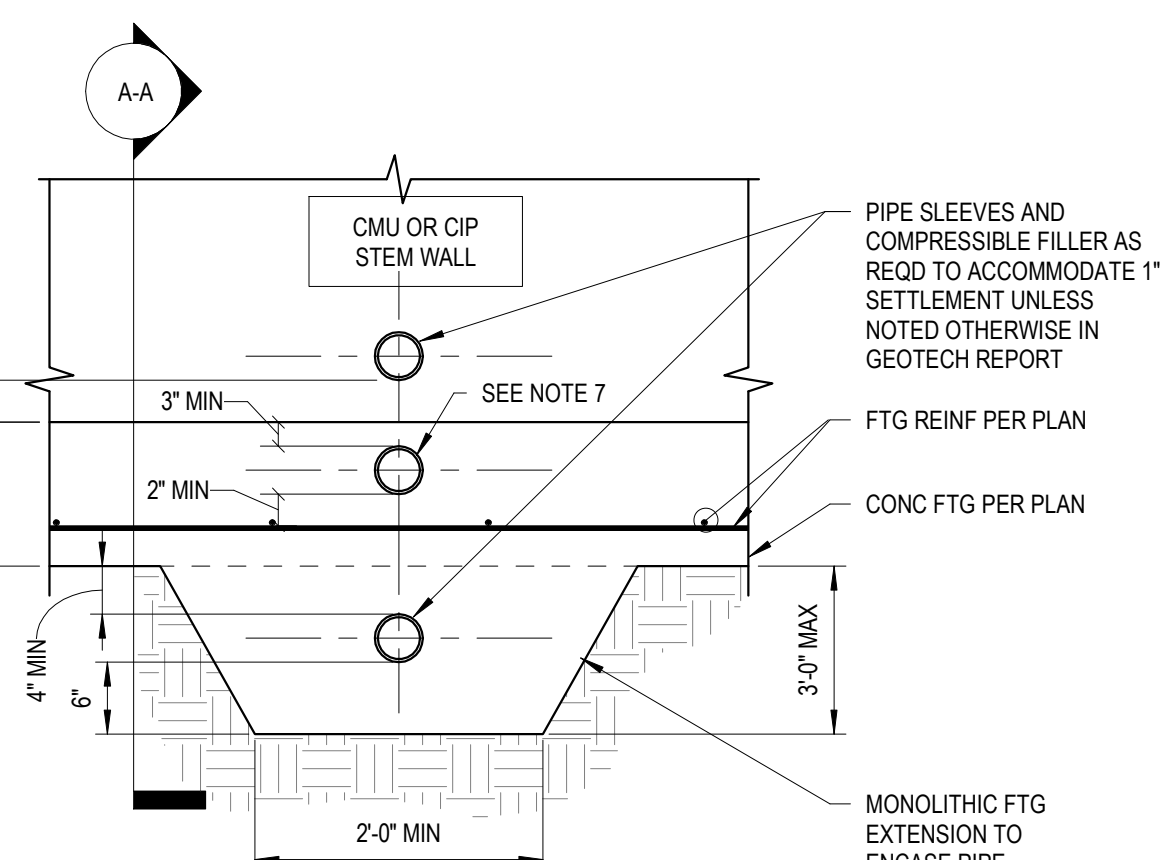
**WIND PRESSURE DIAGRAM**





- NOTES:**
1. ALL SLAB-ON-GRADE CONSTRUCTION SHALL FOLLOW THE RECOMMENDATIONS OF ACI 302.1 "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION"
  2. PROVIDE CURING, FINISHING & SEALING OF SLABS PER ACI 302.1 GUIDELINES. CONCRETE SLABS SHALL CONFORM TO ACI 117-90 FOR FLATNESS AND LEVELNESS. PROVIDE CLASS 1 FLOOR FINISH WITH A FLATNESS/LEVELNESS OF 2520 (1613 MIN) ACCORDING TO ASTM E1155, UNLESS SHOWN ON ARCHITECTURAL DRAWINGS OR OTHERWISE NOTED. CONTRACTOR TO PROVIDE FLOOR FLATNESS AND LEVELNESS TESTING WITHIN 72 HOURS OF CONCRETE FINISHING. TEST RESULTS SHALL BE PROVIDED TO THE ARCHITECT AND STRUCTURAL ENGINEER.
  3. PROVIDE CURING USING A LIQUID MEMBRANE-FORMING CURING COMPOUND. PROVIDE A POLYETHYLENE (PLASTIC) FILM WHERE WEATHER/TEMPERATURE CONDITIONS REQUIRE ADDITIONAL PROTECTION FOR CURING.
  4. WIRE FABRIC SHALL BE PLACED 2" BELOW TOP OF SLAB. UNO. WWF SHALL BE SUPPORTED AT A MAXIMUM SPACING OF 3'-0" IN ANY DIRECTION. ALL WELDED WIRE FABRIC SHALL LAP TWO FULL MESHES AND BE SECURELY WIRED AT EACH SIDE AND END. WELDED WIRE FABRIC SHALL BE FABRICATED FROM SHEETS. ROLLS ARE NOT ALLOWED.
  5. A VAPOR BARRIER SHALL BE PROVIDED BELOW SLAB-ON-GRADE AT ALL INTERIOR LOCATIONS. VAPOR BARRIER SHALL BE LAPPED AND TAPED AS REQUIRED BY MANUFACTURER. SEE ARCHITECTURAL FOR ADDITIONAL VAPOR BARRIER REQUIREMENTS.
  6. PROVIDE CONTROL JOINTS THAT DIVIDE THE SLAB-ON-GRADE INTO RECTANGULAR AREAS WITH LENGTH TO WIDTH RATIOS OF 1.5 OR LESS. LOCATE CONTROL JOINTS UNDER PARTITIONS AND ON COLUMN LINES WHERE POSSIBLE. SUBMIT JOINT LOCATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION. CONTROL JOINT LOCATIONS SHOWN ON PLAN ARE THE MINIMUM ALLOWABLE BASED ON ONE CONTINUOUS SLAB POUR. ADDITIONAL JOINTS SHALL BE ADDED BY THE CONTRACTOR AS REQUIRED BASED ON POUR SEQUENCE AND SLAB LAYOUT. CONTROL JOINT SPACING SHALL NOT EXCEED THE MAXIMUM SPACING NOTED ON PLAN.
  7. ALL CONSTRUCTION JOINTS SHALL BE PLACED AT COLUMN LINES OR UNDER PARTITIONS AT DISCRETION OF CONTRACTOR. FOR SLAB POUR MAINTAIN CONSISTENT SPACING WITH CONTROL JOINTS.

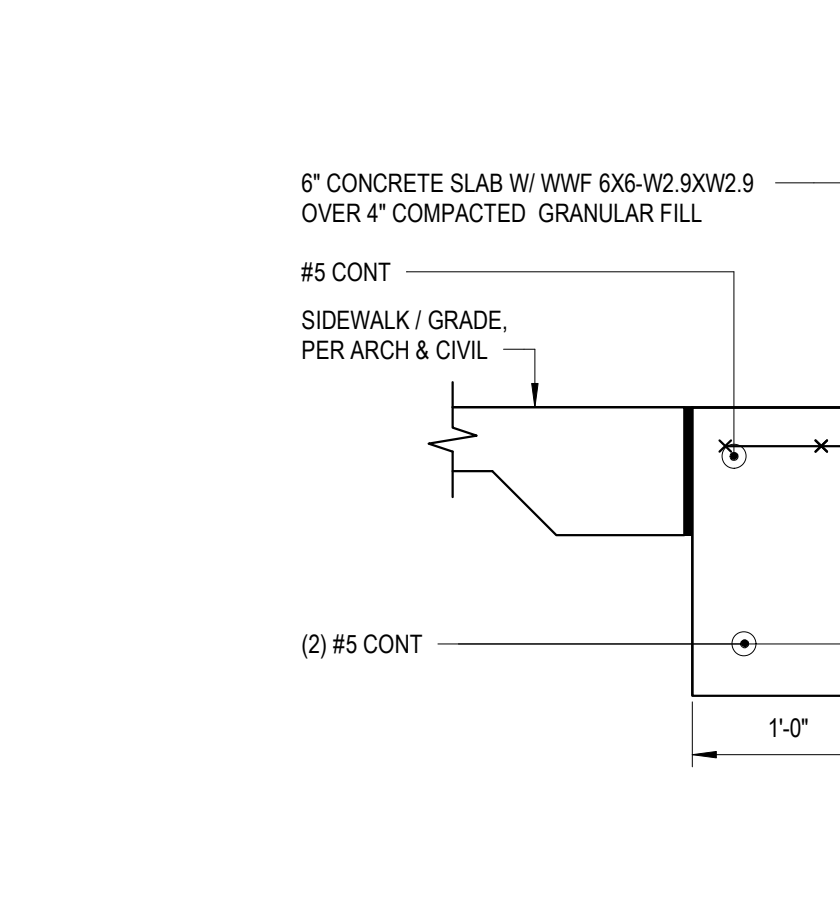
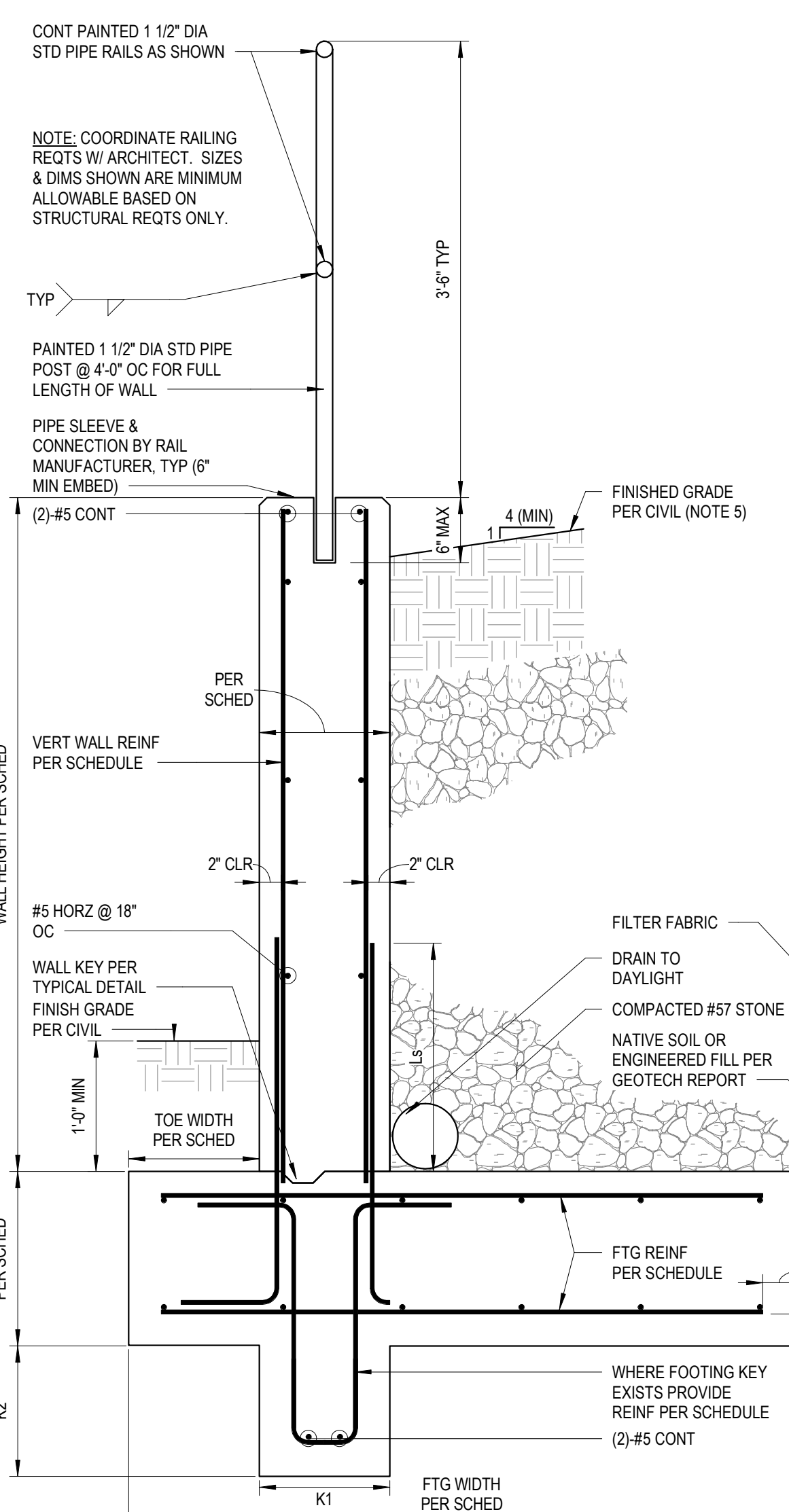
**1** TYPICAL SLAB-ON-GRADE CONSTRUCTION  
3/4" = 1'-0"



- NOTES:**
1. IF PIPE IS GREATER THAN 4'-0" BELOW BOTTOM OF FOOTING, NO CONCRETE TRENCH SHALL BE REQUIRED.
  2. TRENCH WIDTH TO EQUAL FOOTING WIDTH ABOVE.
  3. FTG & TRENCH MAY BE POURED MONOLITHICALLY @ CONTRACTORS OPTION.
  4. PIPES MAY BE ENCASED BELOW THE FTG. EMBEDDED IN THE FOOTING ABOVE THE REINFORCEMENT, OR THROUGH THE STEM WALL BELOW THE SLAB AS SHOWN.
  5. FOR PIPES RUNNING THROUGH FOOTING, PIPE SHALL PASS ABOVE FOOTING REINF. DO NOT BREAK FOOTING REINF. MAINTAIN 3" MIN CONCRETE COVER. MAINTAIN 2" OF CONCRETE BETWEEN PIPE SLEEVE AND REINFORCEMENT. MIN AS SHOWN.
  6. FOR PIPES RUNNING PARALLEL TO STRIP FOOTINGS, FOOTING DEPTH AND PIPE LOCATION SHALL BE COORDINATED SO THAT THE PIPE IS NOT WITHIN THE FTG LOAD DISTRIBUTION THAT EXTENDS AT 45 DEGREE ANGLE OUT FROM THE BOTTOM EDGE OF THE FOOTING AS SHOWN.
  7. IF CLEARANCES WITHIN FOOTING CANNOT BE ACHIEVED, PIPES AND PIPE SLEEVES MAY NOT BE INSTALLED THROUGH THE FOOTING.
2. MULTIPLY VALUES IN THE TABLE BY 1.5 IF CLEAR SPACING OR CONCRETE COVER DO NOT MEET THE REQUIREMENTS FOR L<sub>d</sub> IN NOTE 1.
3. "HORIZONTAL BARS IN THICK CONCRETE" REFERS TO BARS WITH MORE THAN 12 INCHES OF FRESH CONCRETE CAST BELOW. THIS INCLUDES BEAMS, SLABS, FOUNDATIONS, AND WALLS.
4. THE DEVELOPMENT AND SPICE LENGTHS ARE BASED ON REINFORCEMENT STRENGTH F<sub>y</sub> = 60 KSI.
5. #14 AND #18 BARS SHALL NOT BE LAP SPLICED. SEE "GENERAL NOTES"
6. MULTIPLY VALUES IN THE TABLE BY 1.3 FOR USE WITH LIGHTWEIGHT AGGREGATE CONCRETE.

**6** TYPICAL PIPE AND TRENCH LOCATIONS AT FOOTINGS / WALLS REQUIRED)  
NTS

**8** CONCRETE DEVELOPMENT LENGTH SCHEDULE  
3/4" = 1'-0"



**THICKENED SLAB EDGE SCHEDULE**

MARK	DEPTH	WIDTH	REINFORCING
TE12	1'-0"	1'-0"	(2)-#5 CONT
TE18	1'-6"	1'-0"	(2)-#5 CONT W/ #5 TRANSVERSE @ 1'-8" OC
TE24	2'-0"	1'-0"	(2)-#5 CONT W/ #5 TRANSVERSE @ 1'-8" OC

**CONC WALL REINF SCHEDULE**

MARK	WALL THICKNESS	VERT BARS	HORIZ BARS	LOCATION
C8A	8"	#5 @ 12" OC	#4 @ 12" OC	CENTERLINE
C10A	10"	#4 @ 12" OC	#4 @ 12" OC	EACH FACE
C12A	12"	#4 @ 12" OC	#4 @ 12" OC	EACH FACE
C14A	14"	#6 @ 12" OC	#6 @ 18" OC	EACH FACE
C16A	12"	#6 @ 8" OC	#6 @ 18" OC	EACH FACE
C24A	24"	#6 @ 8" OC	#6 @ 18" OC	EACH FACE

**NOTES:**

1. CONCRETE WALLS SHALL HAVE THE MINIMUM REINFORCING SHOWN IN THE TABLE. UNO.
2. LAP WALL REINFORCING L<sub>s</sub> AT SPLICES.
3. ALL VERTICAL REINFORCING IN CONCRETE WALLS SHALL BE CONTINUOUS FROM STRUCTURAL FLOOR TO STRUCTURAL FLOOR, OR FROM FOUNDATION TO FIRST STRUCTURAL FLOOR ABOVE. UNO.
4. START HORIZONTAL AND VERTICAL BARS TWO INCHES CLEAR OF EDGE OF OPENINGS. SPACE REINFORCING BARS AT EQUAL SPACES NOT TO EXCEED REQUIRED SPACING.
5. STAGGER LAP SPICE OF HORIZ REINF.
6. STAGGER LAP SPICES OF VERT REINF WHERE TWO CURTAINS ARE USED.

**CONCRETE SITE RETAINING WALL SCHEDULE - 4:1 (MAX) RETAINED SLOPE**

WALL HEIGHT	VERT WALL REINF	FTG DEPTH	FTG WIDTH	TOE WIDTH	*K1*	*K2*	FOOTING REINFORCEMENT	KEY REINFORCEMENT
≤ 10'-6"	#5 @ 12" OC EF	1'-4"	7'-6"	2'-0"	1'-0"	1'-0"	#5 X 7'-0" TRANS @ 1'-0" OC T&B	#5 @ 12" OC
≤ 8'-6"	#5 @ 18" OC EF	1'-4"	7'-6"	1'-6"	--	--	(8)-#5 CONT TAB W/ #5 X 7'-0" TRANS @ 1'-0" OC T&B	--
≤ 6'-6"	#5 @ 18" OC EF	1'-4"	4'-6"	1'-0"	--	--	#5 X 4'-0" TRANS @ 1'-6" OC T&B	--
≤ 4'-6"	#5 @ 18" OC EF	1'-4"	3'-0"	1'-0"	--	--	(4)-#5 CONT TAB W/ #5 X 1'-6" TRANS @ 2'-0" OC T&B	--

**SAFETY FACTORS**

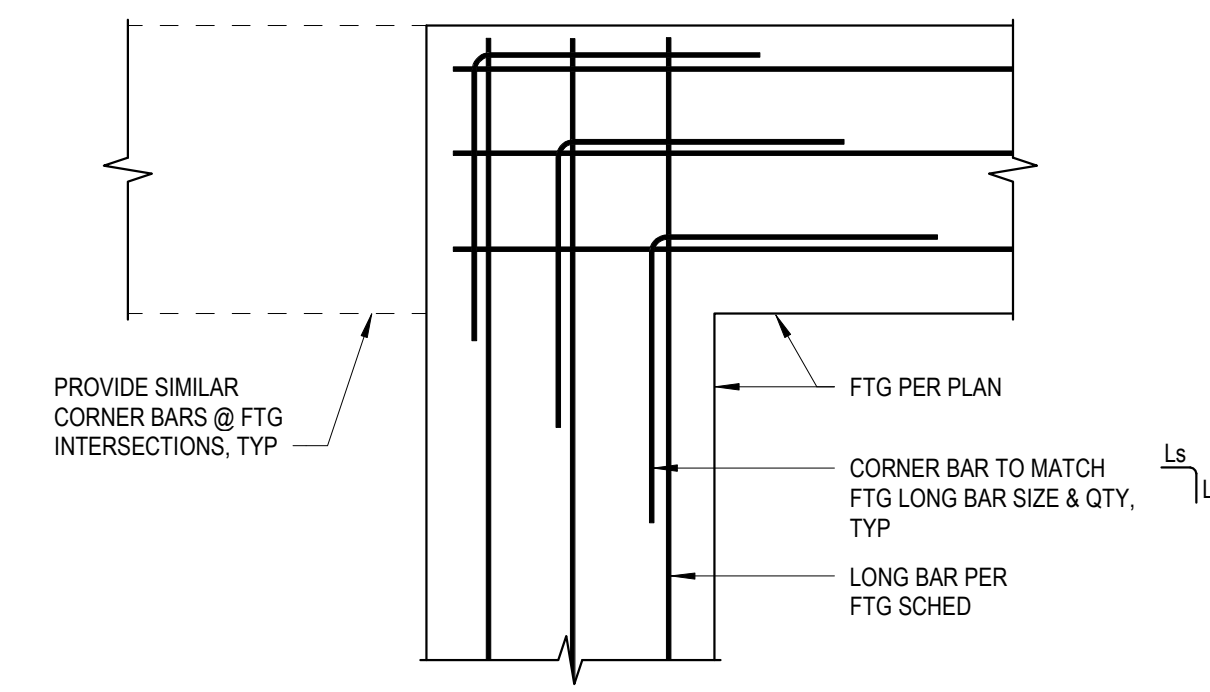
WALL HEIGHT	OVER-TURNING	SLIDING	BEARING PRESSURE*
≤ 10'-6"	2.882	1.566	1.932
≤ 8'-6"	3.300	1.559	1.496
≤ 6'-6"	2.347	1.539	1.698
≤ 4'-6"	1.782	1.843	1.517

**NOTES:**

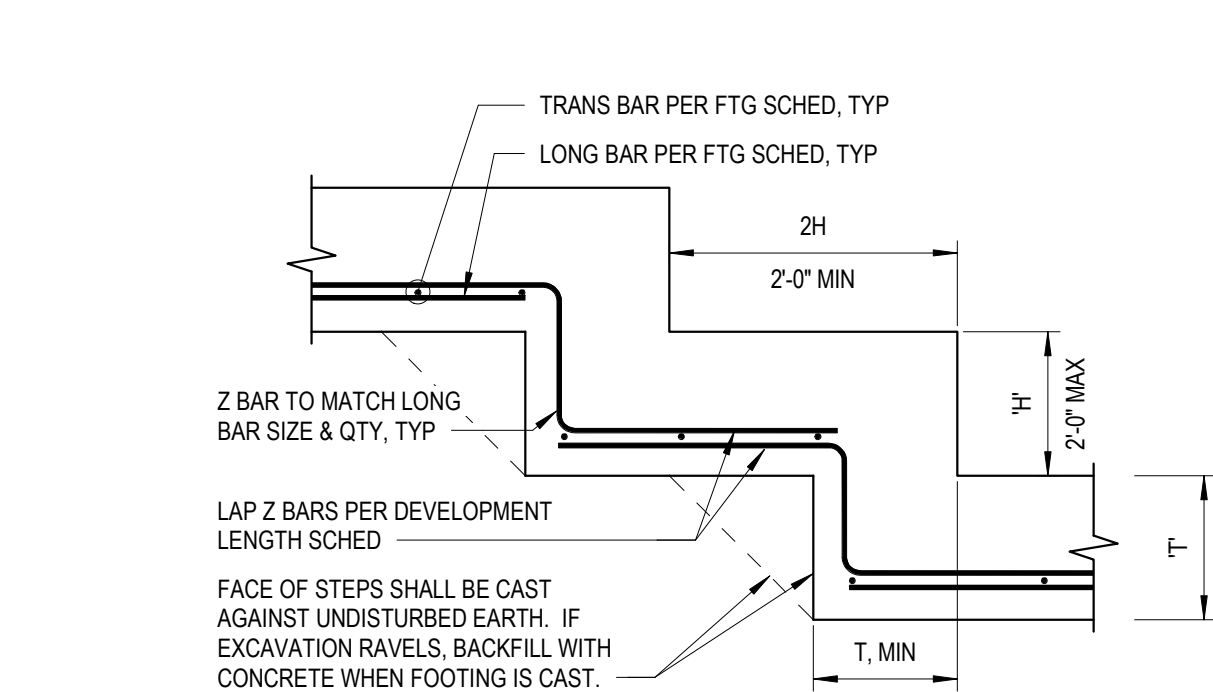
1. SEE CIVIL DRAWINGS FOR WALL LAYOUT.
2. SEE CIVIL DRAWINGS FOR TOP AND BTM OF WALL ELEVATIONS.
3. SEE ARCH FOR TYPICAL WALL FINISH & RAILING REITS, IF ANY.
4. CONTRACTOR SHALL COORDINATE TOP OF FOOTING ELEVATIONS AND FOOTING STEPS W/ CIVIL DRAWINGS. PROVIDE FOOTING STEPS AS REQUIRED TO MAINTAIN A MIN TOP OF FOOTING ELEVATION AS SHOWN.
5. NO SURCHARGE LOADING OF ANY TYPE SHALL BE APPLIED BEHIND THE WALL WITHIN A DISTANCE EQUAL TO TWO TIMES THE WALL HEIGHT.

**21** TYPICAL CONCRETE RETAINING WALL  
1" = 1'-0"

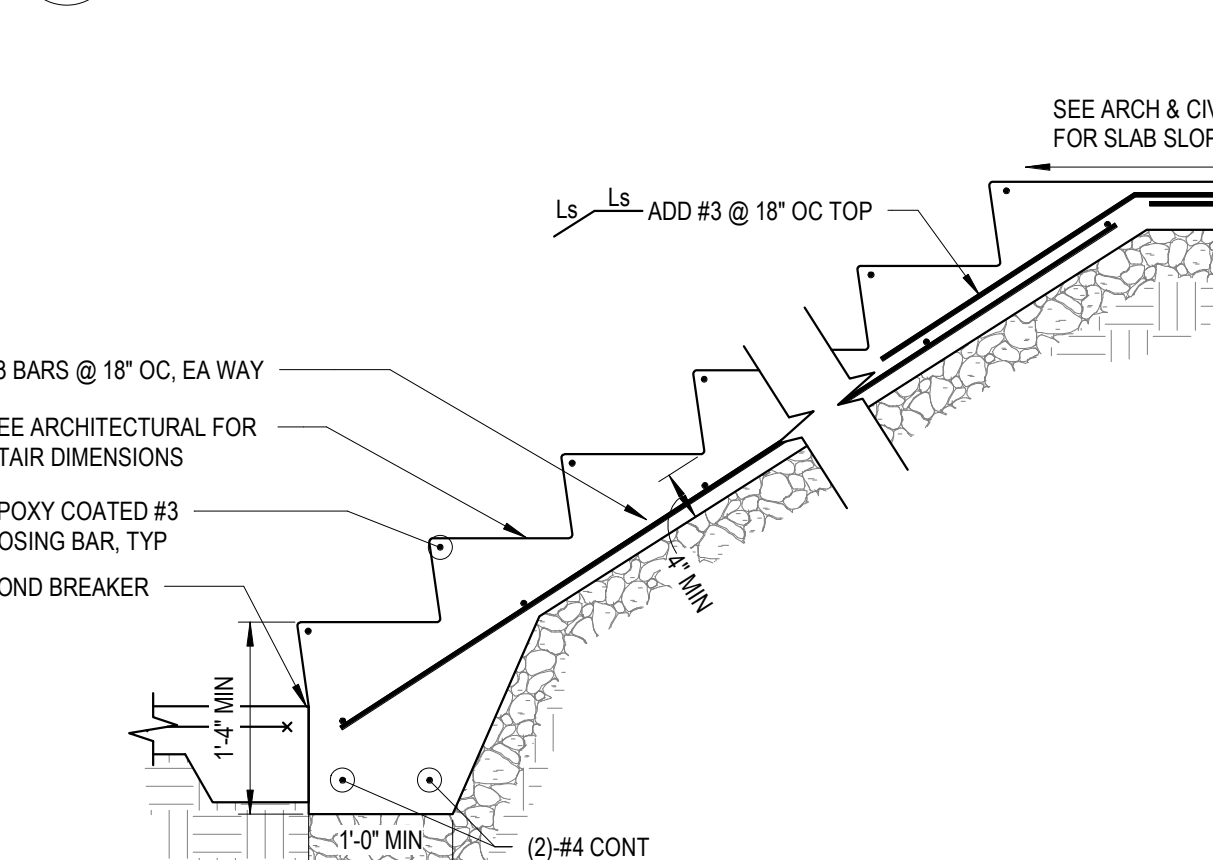
\*LISTED BEARING PRESSURE IS THE MAXIMUM SERVICE LOAD BEARING PRESSURE (PSF) EXERTED ON THE SOIL BY THE WALL. PRESSURES ARE BELOW THE ALLOWABLE PRESSURES DESIGNATED BY THE 2012 IBC.



**4** TYPICAL FOOTING CORNER BARS  
3/4" = 1'-0"



**5** TYPICAL FOOTING STEP  
3/4" = 1'-0"

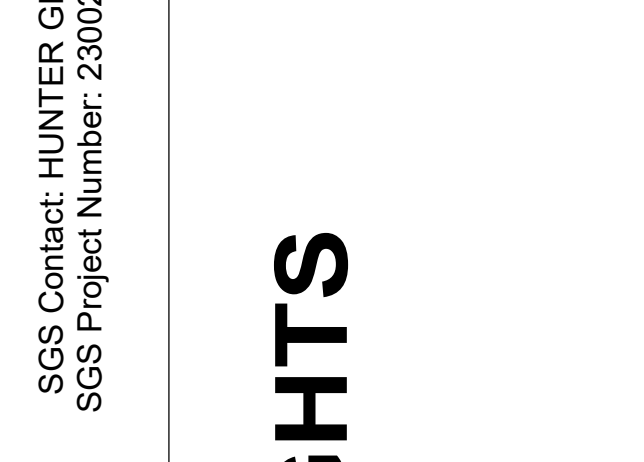


**10** TYPICAL CONCRETE STAIR ON GRADE  
3/4" = 1'-0"

No: Date: Revision:



Client Contact: ANNA LIBBY (847) 562-9400  
SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00



**WESTERN HEIGHTS PHASE 1**

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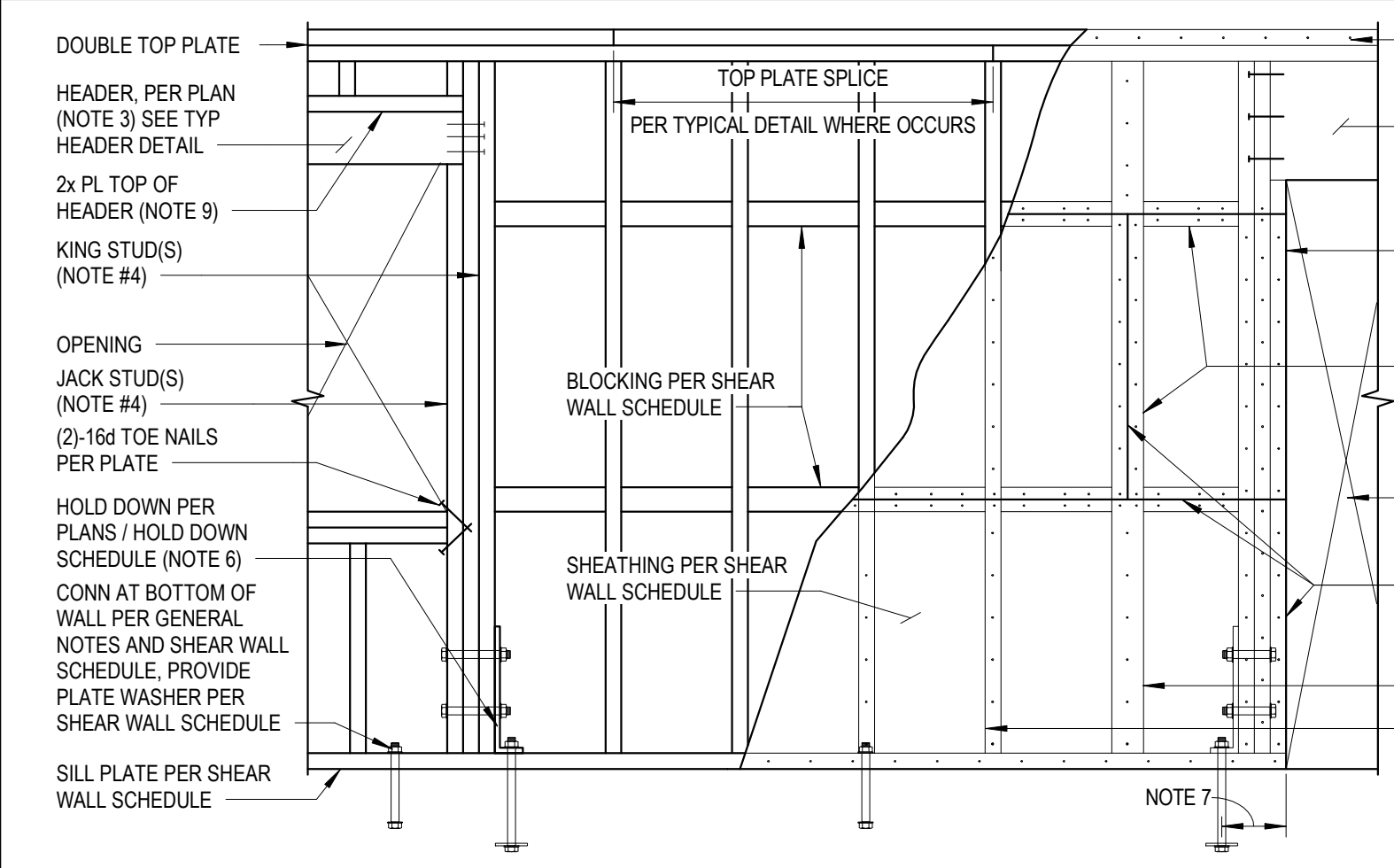
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Drawing: TYPICAL CONCRETE DETAILS

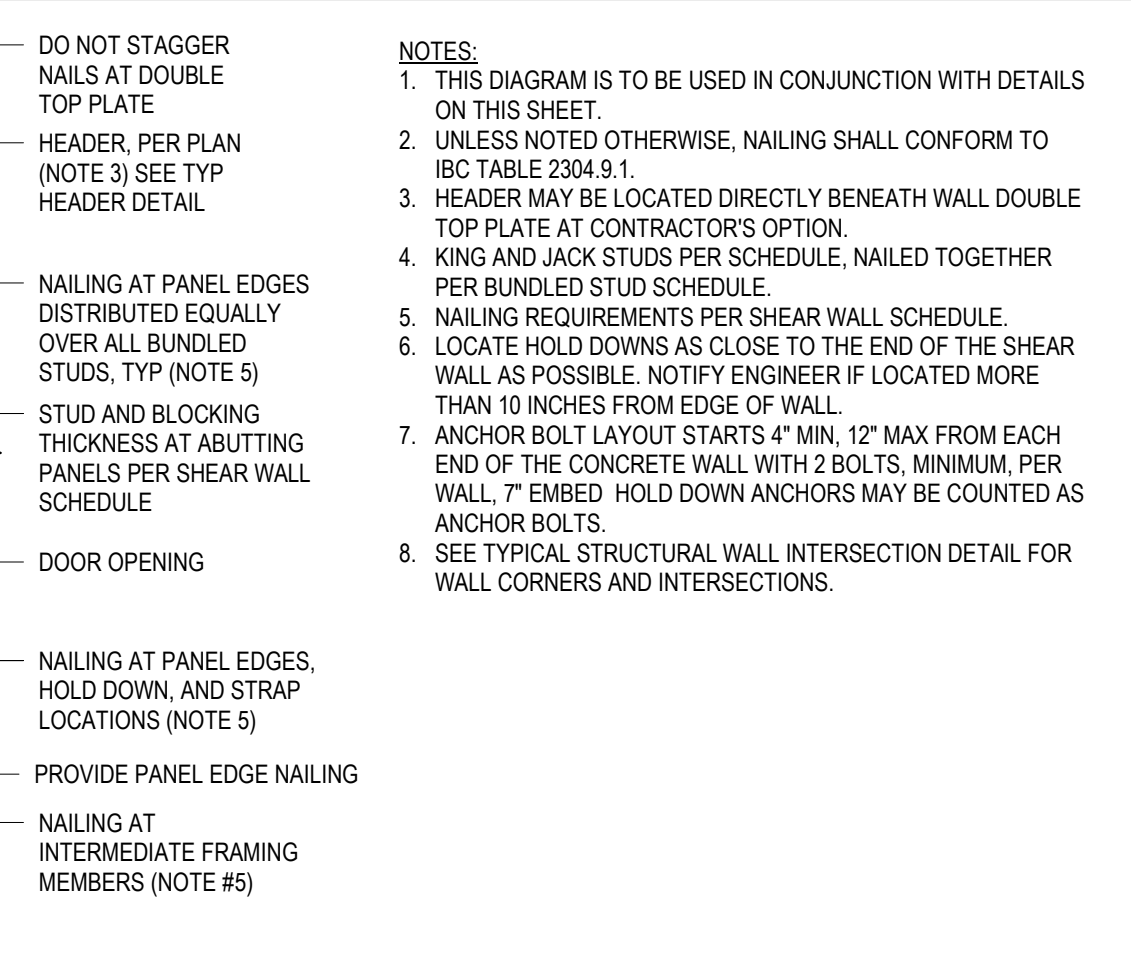
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100% DESIGN DEVELOPMENT

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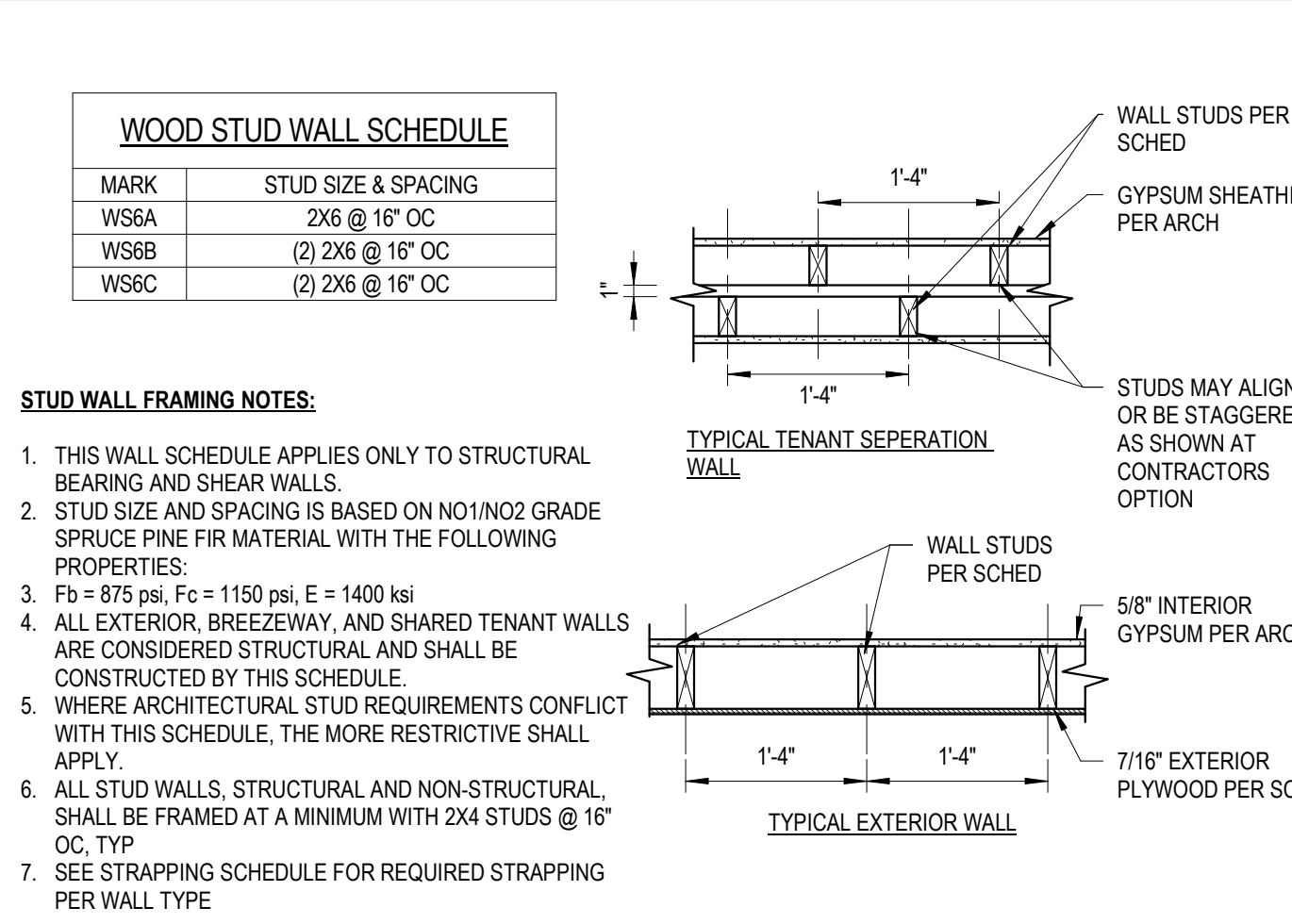
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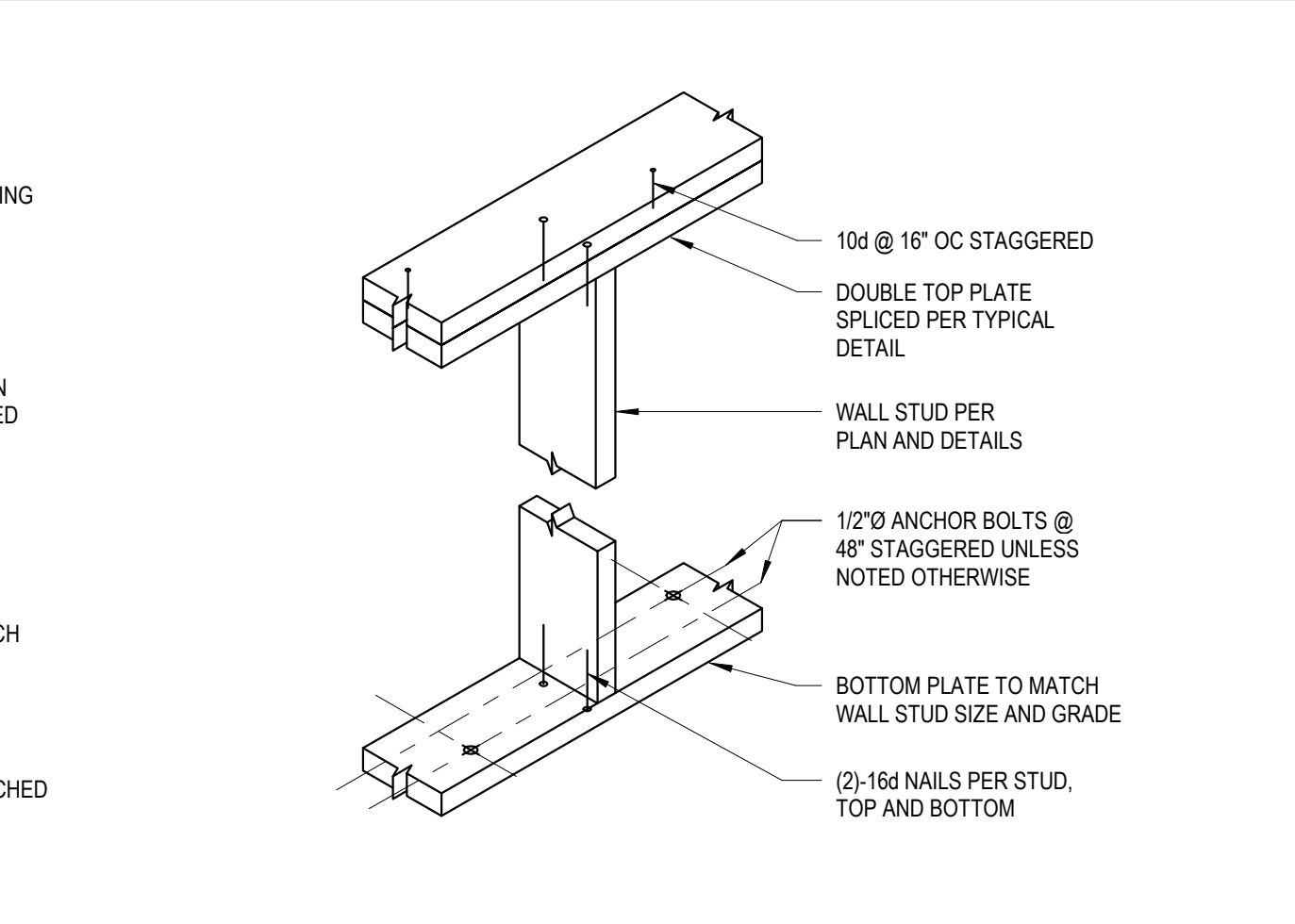
1 TYPICAL STRUCTURAL WOOD STUD WALL ELEVATION  
3/4" = 1'-0"



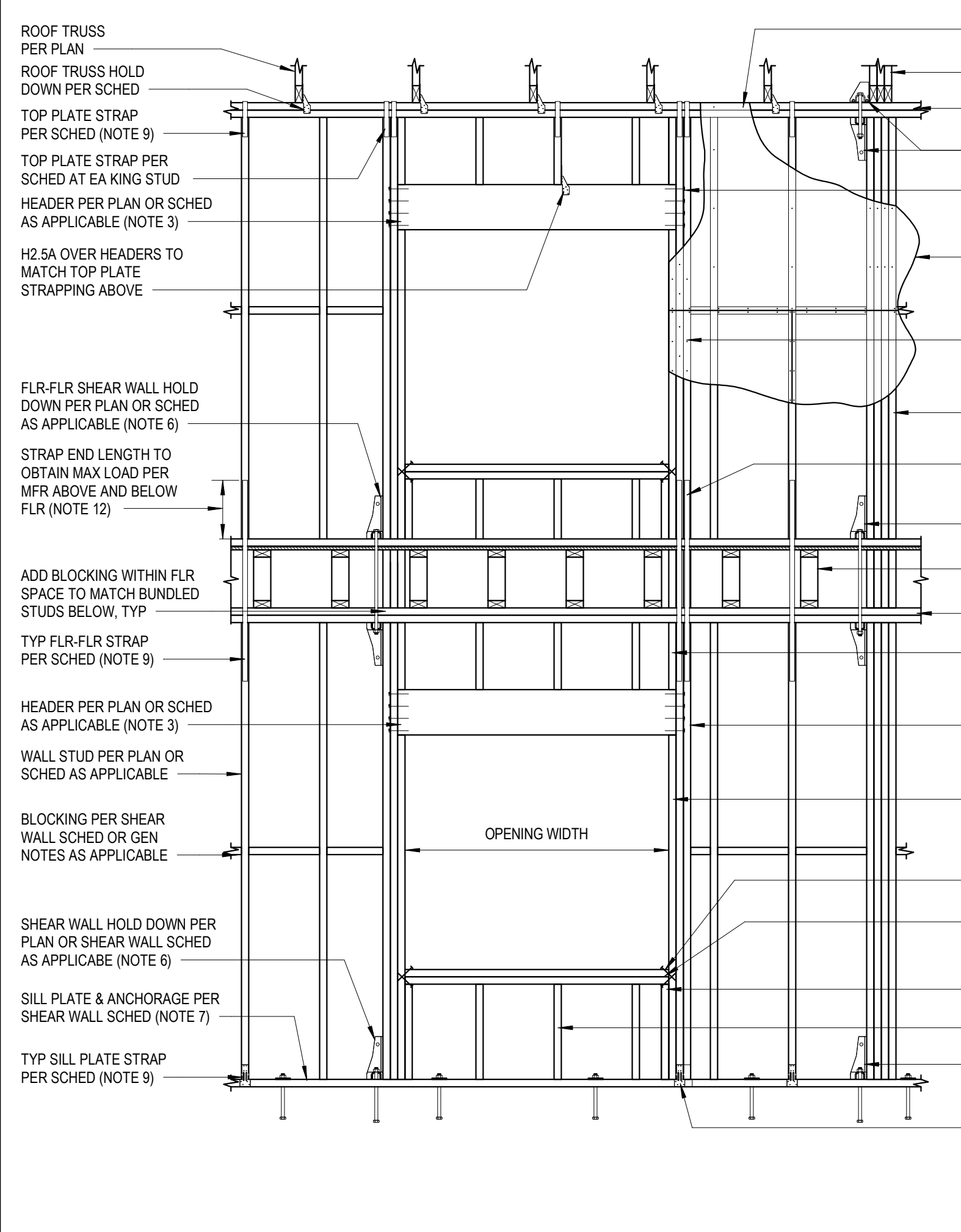
3 WOOD WALL STUD SCHEDULE  
3/4" = 1'-0"



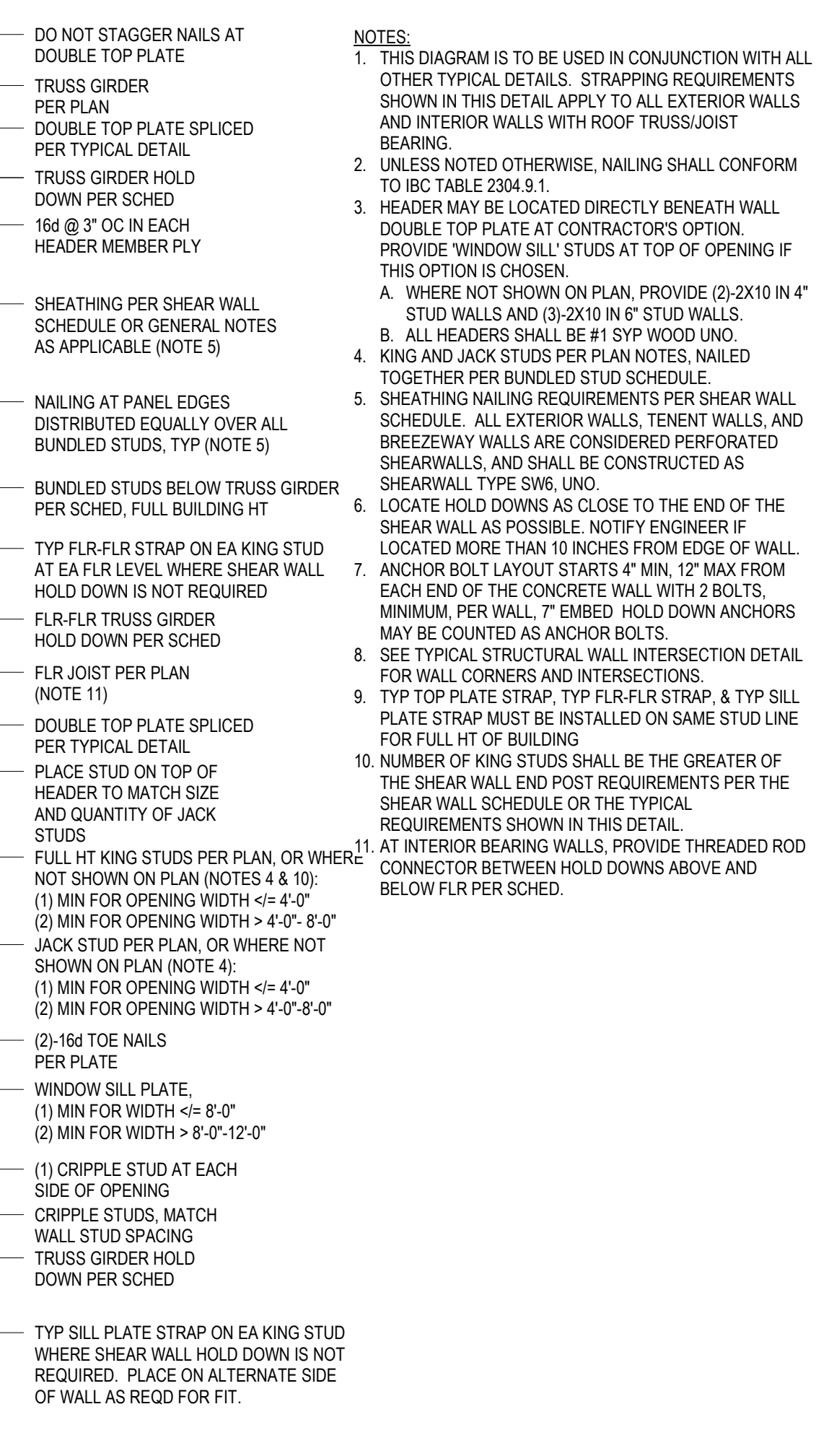
4 TYPICAL WOOD WALL STUD ANCHORAGE  
1" = 1'-0"



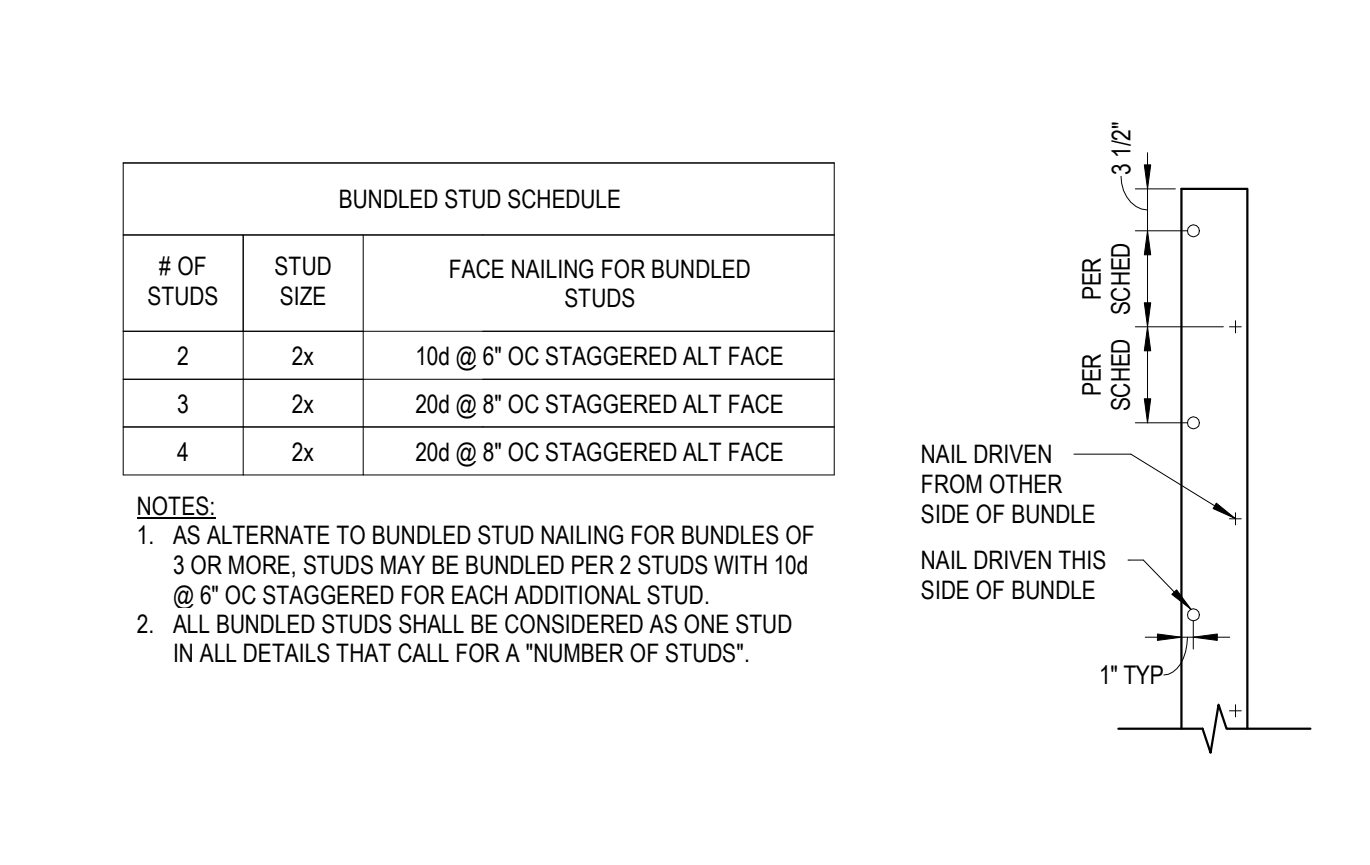
5 TYP WOOD STUD PENETRATION DETAILS  
1" = 1'-0"



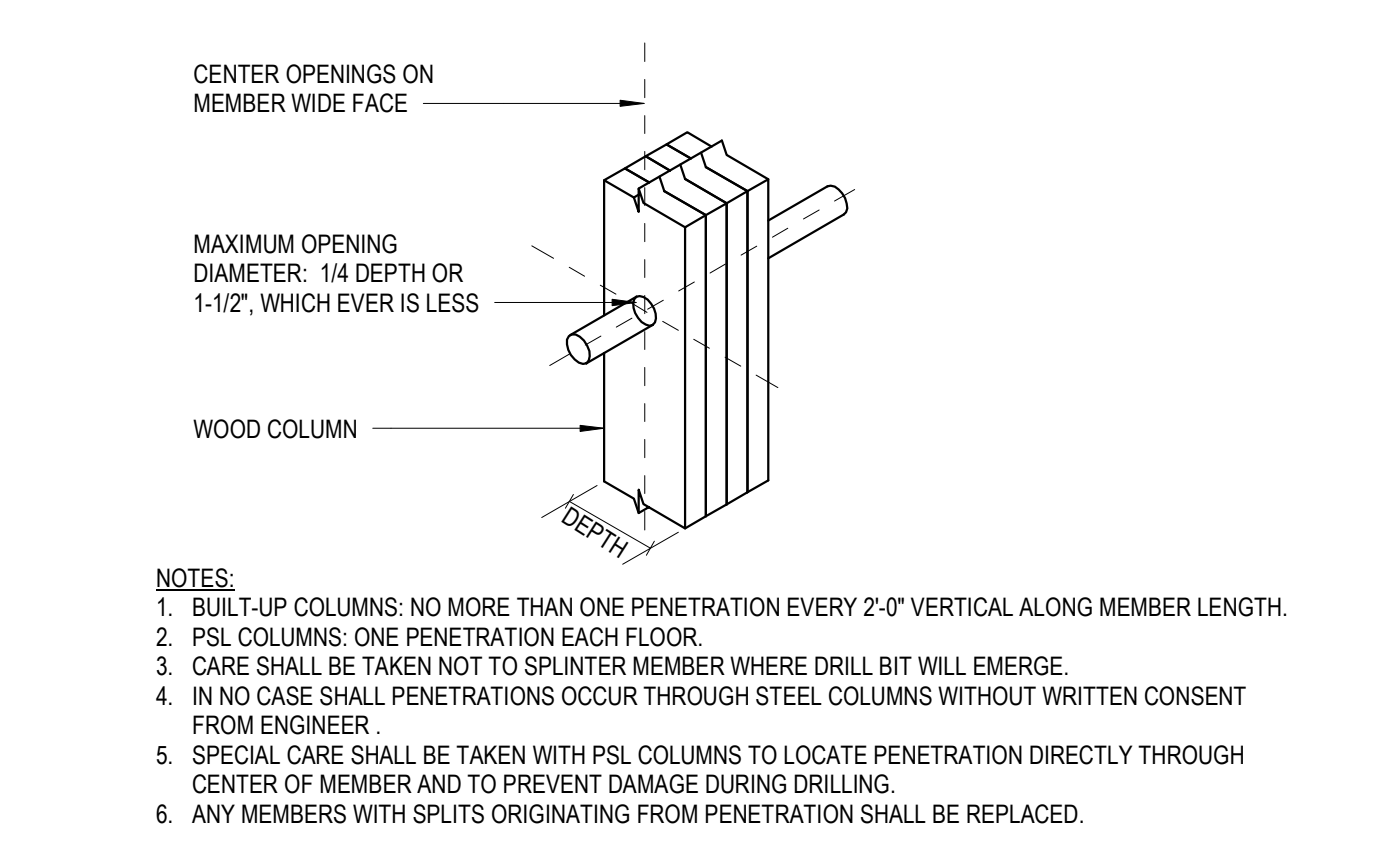
11 TYPICAL MULTI-STORY STRUCTURAL WOOD STUD WALL ELEVATION  
1/2" = 1'-0"



8 BUNDLED STUD SCHEDULE  
3/4" = 1'-0"



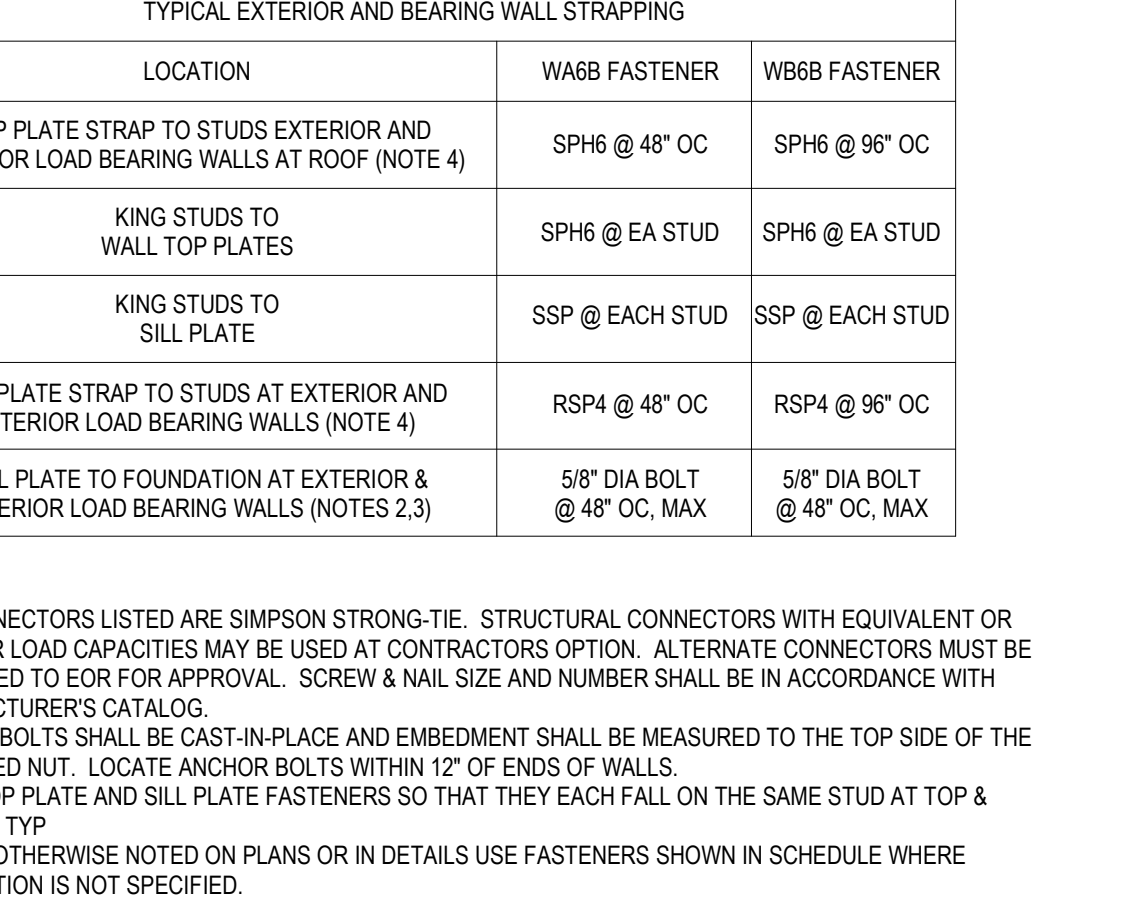
9 TYP WOOD COLUMN PENETRATION DETAIL  
1" = 1'-0"



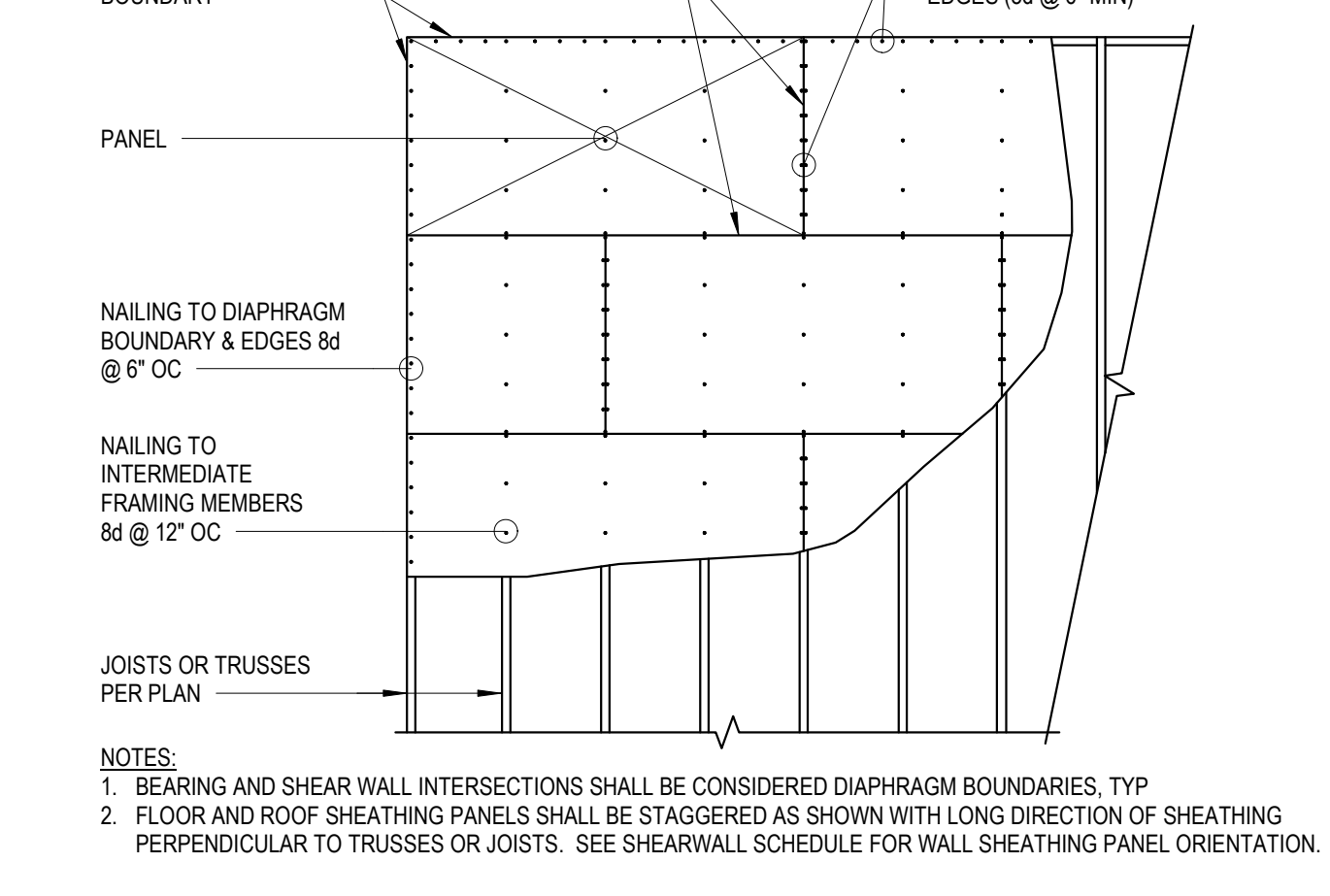
10 TYPICAL WOOD BEAM ANCHORAGE  
1" = 1'-0"

CONNECTION	NAIL	LOCATION
JOIST TO SILL OR GIRDER	(3) - 8d COMMON	TOE NAIL
BRIDGING TO JOIST	(2) - 8d COMMON	TOE NAIL EACH END
1" X 8" SUBFLOOR OR LESS TO EACH JOIST	(2) - 8d COMMON	FACE NAIL
WIDER THAN 1" X 8" SUBFLOOR TO EACH JOIST	(3) - 8d COMMON	FACE NAIL
2" SUBFLOOR TO JOIST OR GIRDER	(2) - 16d COMMON	BLIND & FACE NAIL
SOLE PLATE TO JOIST OR BRACED WALL PANEL	16d COMMON @ 16" OC	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BRACED WALL PANEL @ 16" OC	(3) - 16d COMMON @ 16" OC	BRACED WALL PANELS
STUD TO STUD	(2) - 16d COMMON	END NAIL
STUD TO SOLE PLATE	(4) - 8d COMMON	TOE NAIL
STUD TO SOLE PLATE	(2) - 16d COMMON	END NAIL
DOUBLED STUDS	16d (3 1/2" x 0.135") @ 24" OC	FACE NAIL
DOUBLED TOP PLATE	16d (3 1/2" x 0.135") @ 16" OC	TYPICAL FACE NAIL
DOUBLING TOP PLATE	(8) - 16d COMMON	LAP SPLICE
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	(3) - 8d COMMON	TOE NAIL
RIM JOIST TO TOP PLATE	8d (2 1/2" x 0.131") @ 6" OC	TOE NAIL
TOP PLATES, LAPS AND INTERSECTIONS	(2) - 16d COMMON	FACE NAIL
CONTINUOUS HEADER, TWO PIECES	16d COMMON @ 16" OC	ALONG EDGE
CEILING JOISTS TO PLATE	(3) - 8d COMMON	TOE NAIL
CONTINUOUS HEADER TO STUD	(4) - 8d COMMON	TOE NAIL
CEILING JOISTS, LAPS OVER PARTITIONS	(3) - 16d COMMON	FACE NAIL (SEE TABLE 2304.10.1)
CEILING JOISTS TO PARALLEL RAFTERS	(3) - 16d COMMON	FACE NAIL (SEE TABLE 2304.10.1)
RAFTER TO PLATE	(3) - 8d COMMON	TOE NAIL
1" DIAGONAL BRACE TO EACH STUD AND PLATE	(2) - 8d COMMON	FACE NAIL
1" X 8" SHEATHING TO EACH BEARING	(3) - 8d COMMON	FACE NAIL
WIDER THAN 1" X 8" SHEATHING TO EACH BEARING	(3) - 8d COMMON	FACE NAIL
BUILT-UP CORNER STUDS	16d COMMON @ 24" OC	FACE NAIL
BUILT-UP GIRDER AND BEAMS	20x COMMON @ 32" OC	FACE NAIL AT TOP AND BOT STAGGERED ON OPPOSITE SIDES
	(2) - 20x COMMON	FACE NAIL AT ENDS AND AT EACH SPLICE
2" PLANKS	16d COMMON	AT EACH BEARING
COLLAR TIE TO RAFTER	(3) - 16d COMMON	FACE NAIL
JACK RAFTER TO HIP	(3) - 16d COMMON	TOE NAIL
ROOF RAFTER TO 2-BY RIDGE BEAM	(2) - 16d COMMON	FACE OR TOE NAIL
JOIST TO BAND JOIST	(3) - 16d COMMON	FACE NAIL

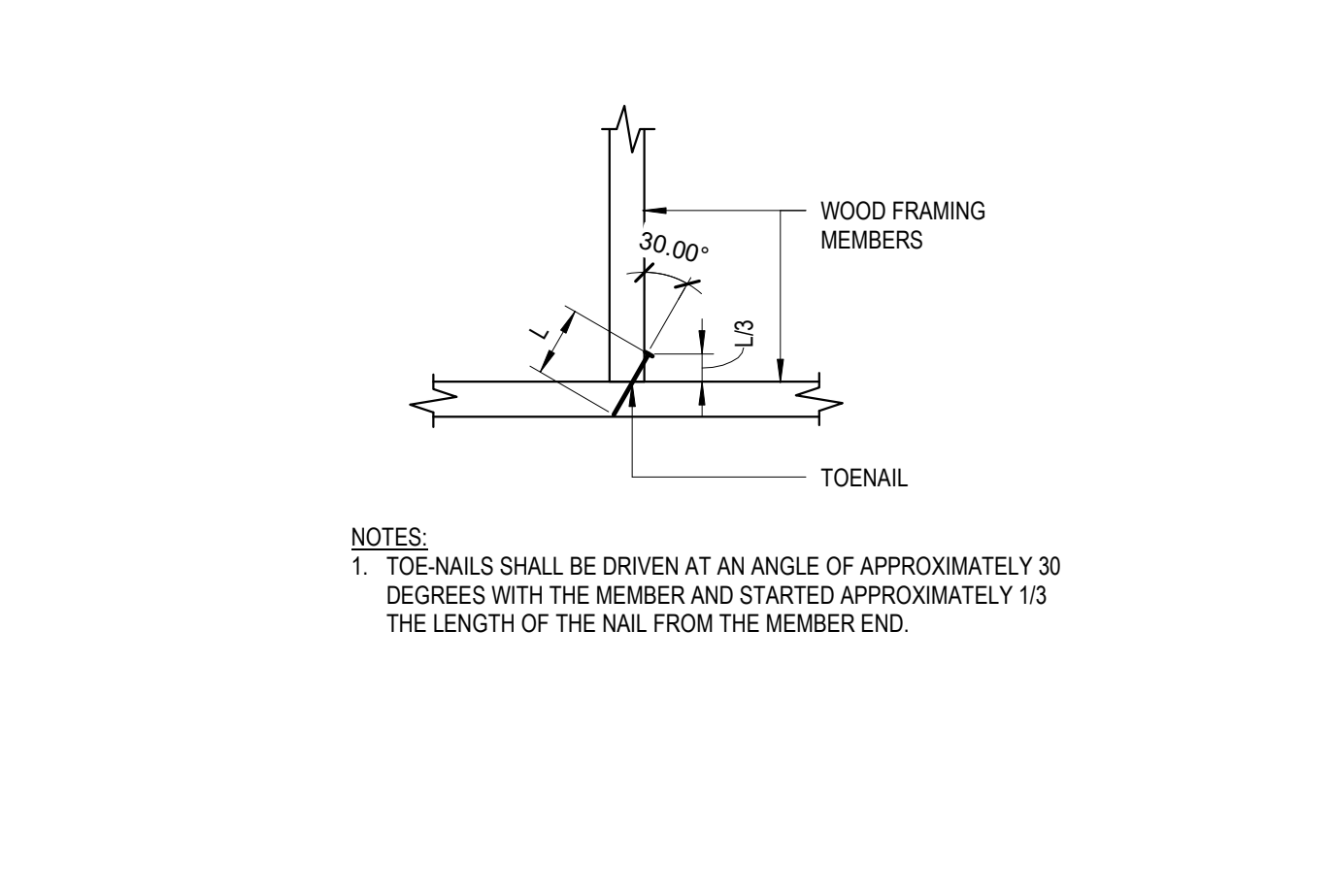
CONNECTION	NAIL	LOCATION
TOP PLATE TO STUDS EXTERIOR AND INTERIOR LOAD BEARING WALLS AT ROOF (NOTE 4)	SPH6 @ 48" OC	SPH6 @ 96" OC
KING STUDS TO WALL TOP PLATES	SPH6 @ EA STUD	SPH6 @ EA STUD
KING STUDS TO SILL PLATE	SSP @ EACH STUD	SSP @ EACH STUD
SILL PLATE TO STUDS AT EXTERIOR AND INTERIOR LOAD BEARING WALLS (NOTE 4)	RSP4 @ 48" OC	RSP4 @ 96" OC
SILL PLATE TO FOUNDATION AT EXTERIOR & INTERIOR LOAD BEARING WALLS (NOTES 2,3)	5/8" DIA BOLT @ 48" OC, MAX	5/8" DIA BOLT @ 48" OC, MAX



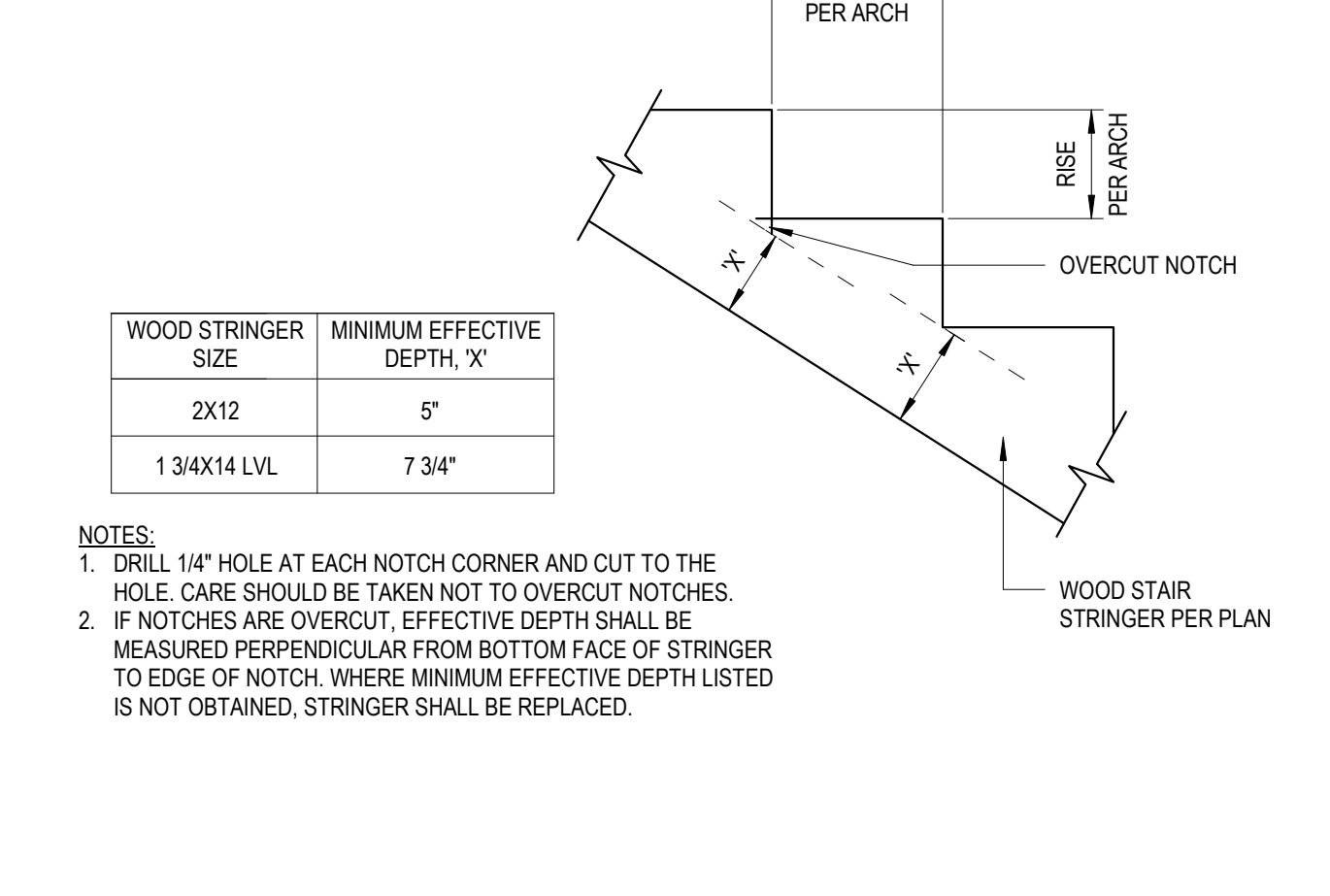
17 EXTERIOR & BEARING WALL STRAPPING  
3/4" = 1'-0"



18 TYPICAL ROOF / FLOOR SHEATHING LAYOUT  
3/4" = 1'-0"

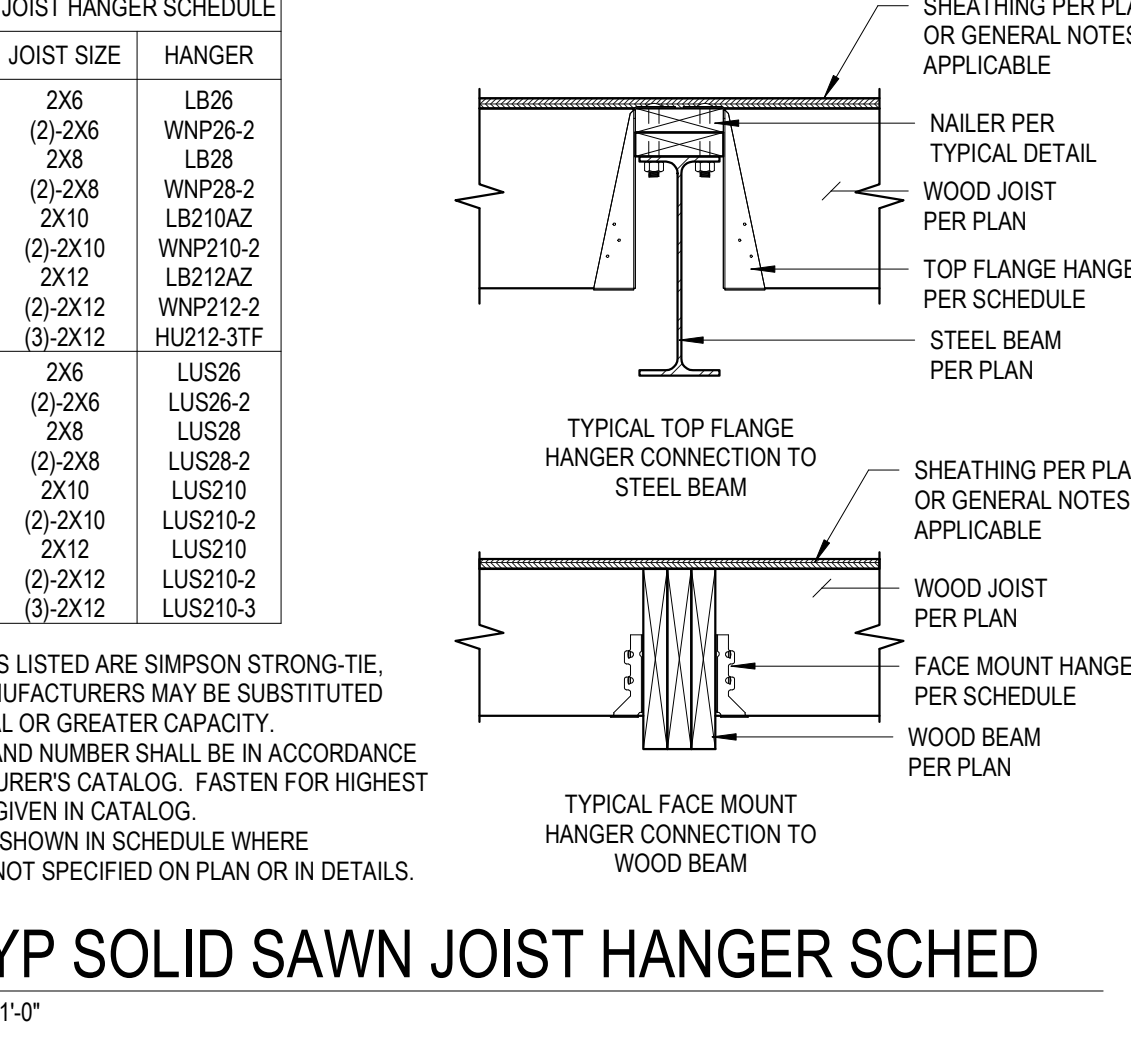


14 TYPICAL TOE-NAIL CONNECTION  
1" = 1'-0"

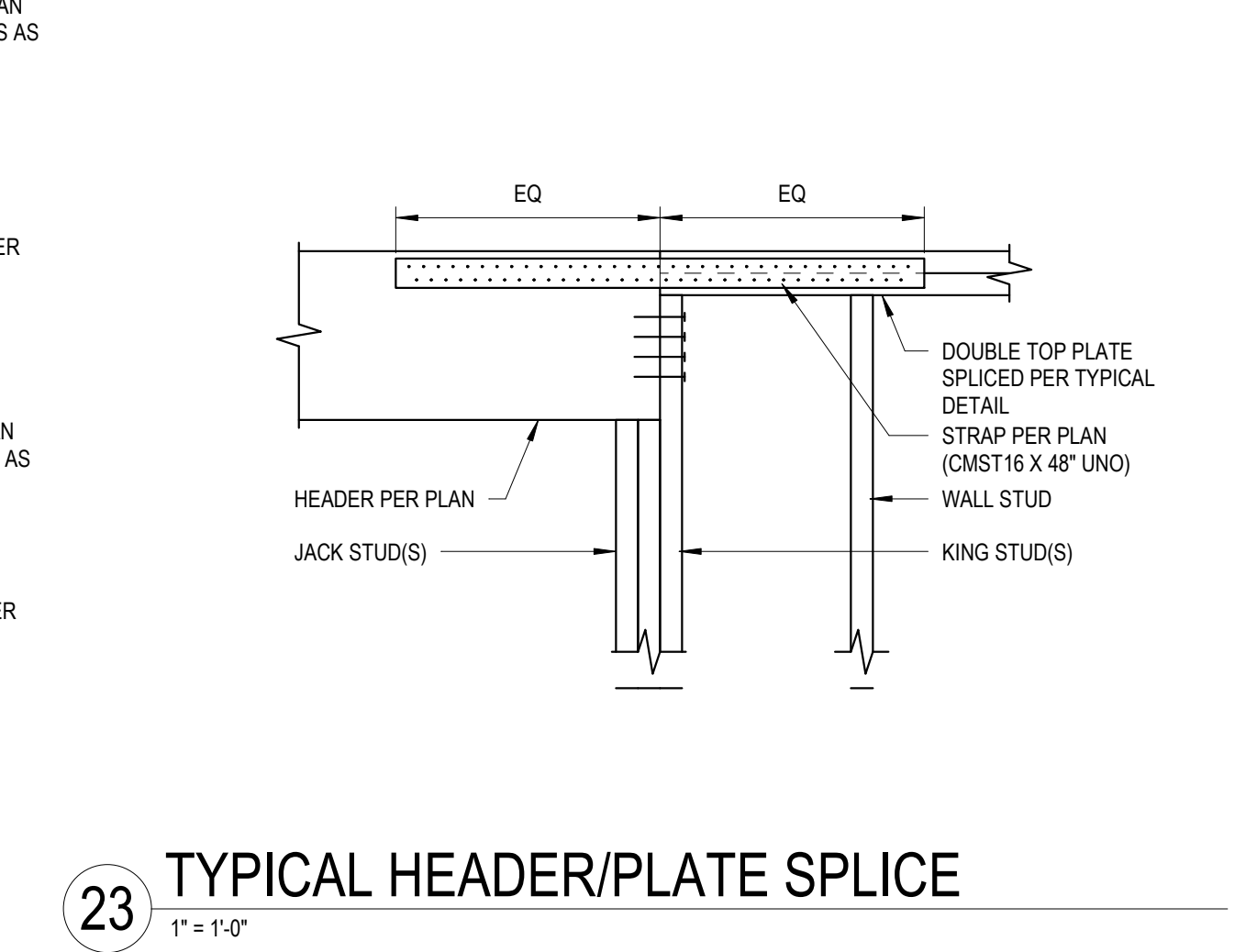


15 TYPICAL WOOD JOIST PENETRATION  
1" = 1'-0"

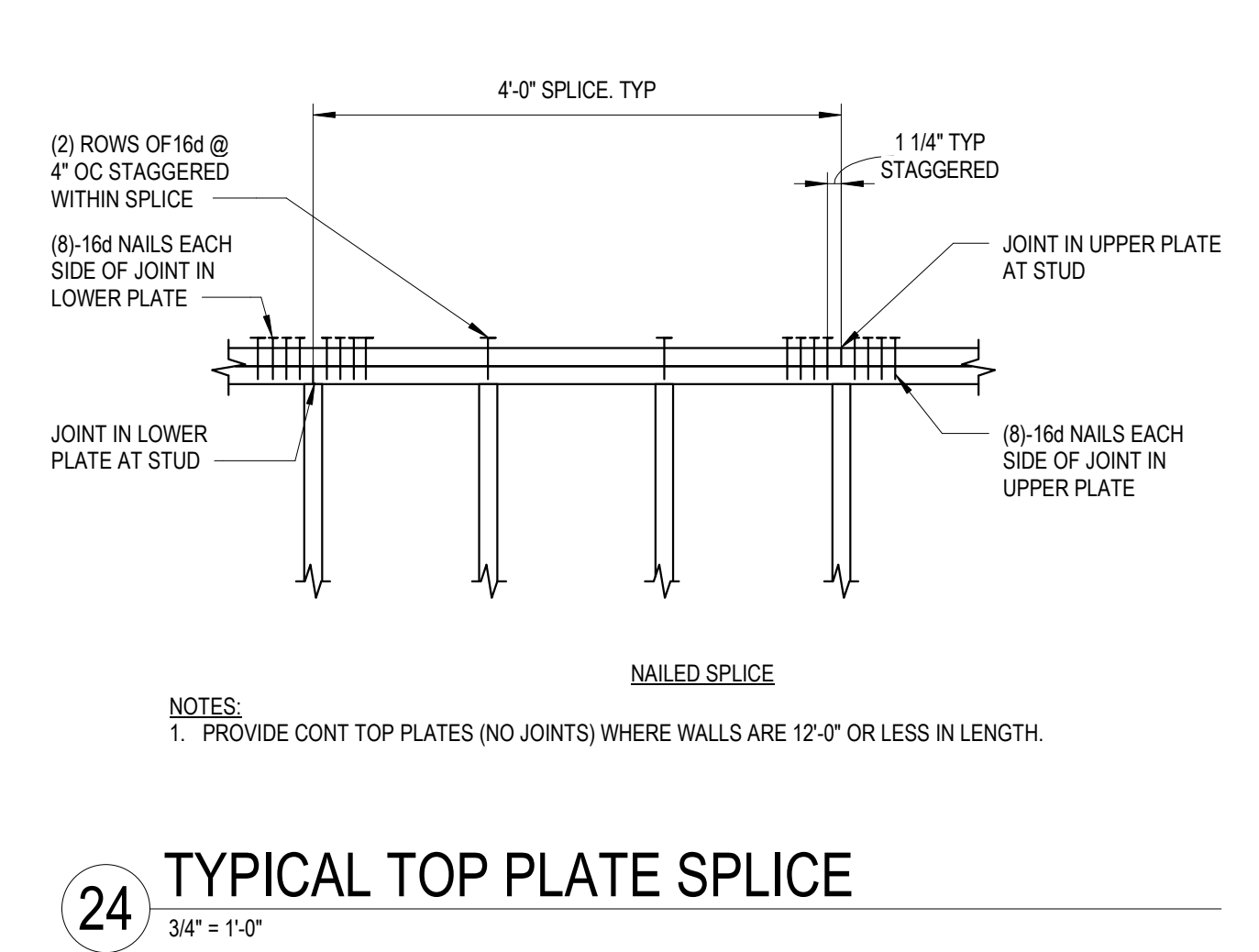
LOCATION	JOIST SIZE	HANGER
WOOD JOIST TO STEEL BEAM	2x6	L2B2
TOP FLANGE HANGERS	(2)-2x6	WNP20-2 LB28
	2x8	WNP20-2 LB28
	2x10	LEB10-2
	(2)-2x10	WNP210-2
	2x12	LB212-2
	(2)-2x12	WNP212-2
	(3)-2x12	HU212-3TF
WOOD JOIST TO WOOD GIRDER	2x6	LUS26
FACE MOUNT HANGERS	(2)-2x6	LUS26
	2x8	LUS28
	(2)-2x8	LUS28-2
	2x10	LUS210
	(2)-2x10	LUS210-2
	2x12	LUS212
	(2)-2x12	LUS212-2
	(3)-2x12	LUS212-3



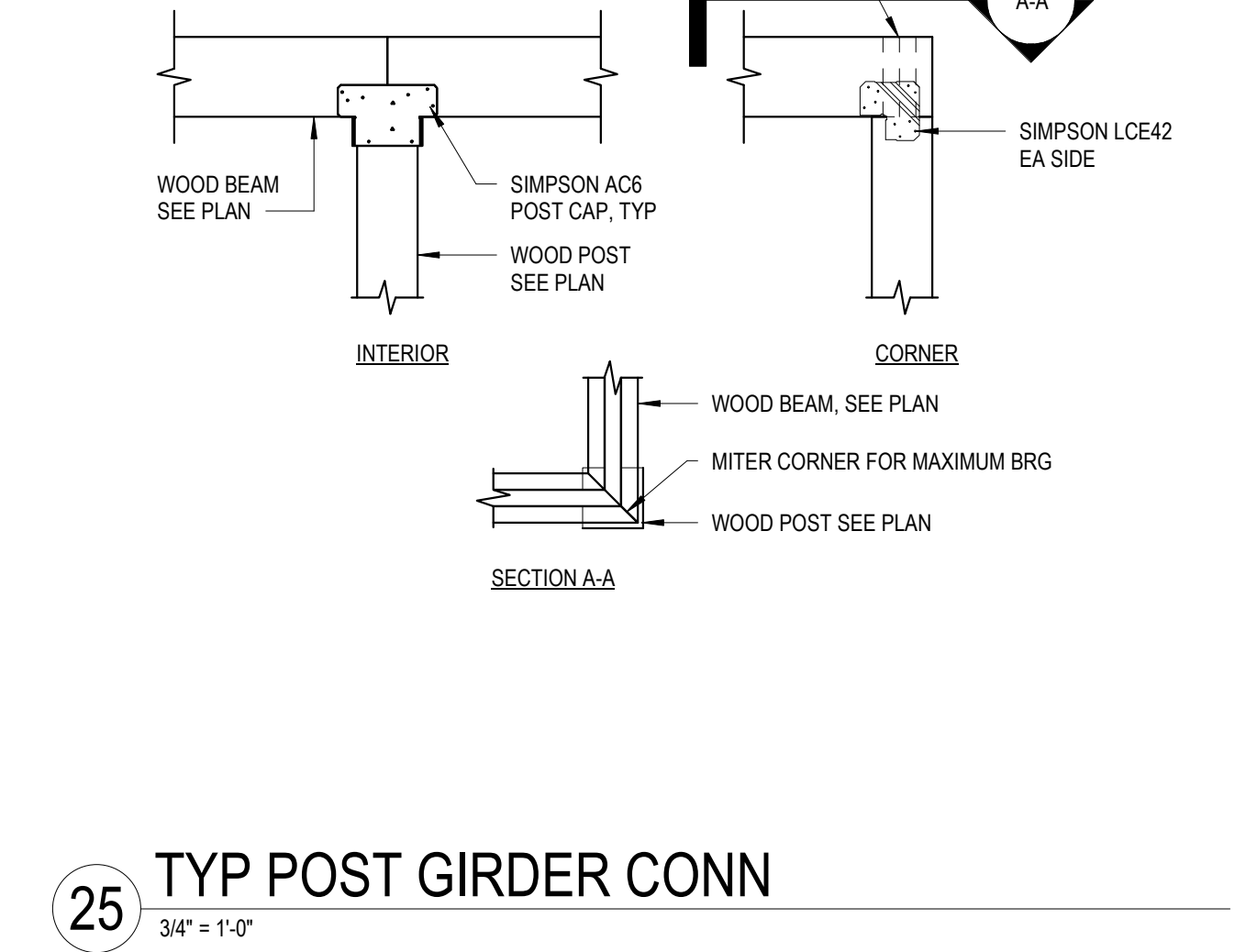
22 TYP SOLID SAWN JOIST HANGER SCHED  
3/4" = 1'-0"



23 TYPICAL HEADER/PLATE SPLICE  
1" = 1'-0"



24 TYPICAL TOP PLATE SPLICE  
3/4" = 1'-0"



25 TYP POST GIRDER CONN  
3/4" = 1'-0"

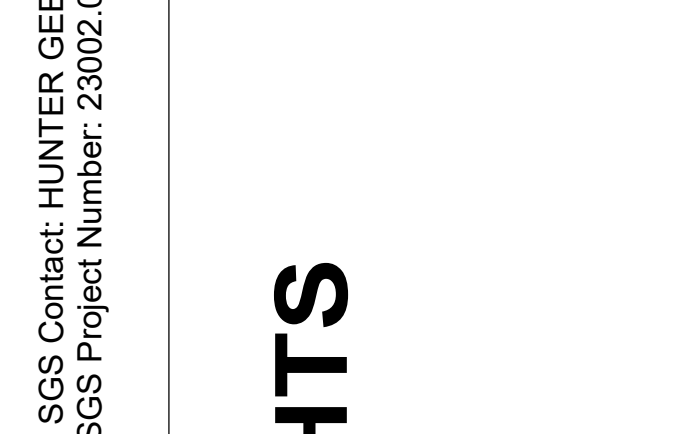


No: Date: Revision:



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SGS Project Number: 23002.00

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WESTERN HEIGHTS  
PHASE 1

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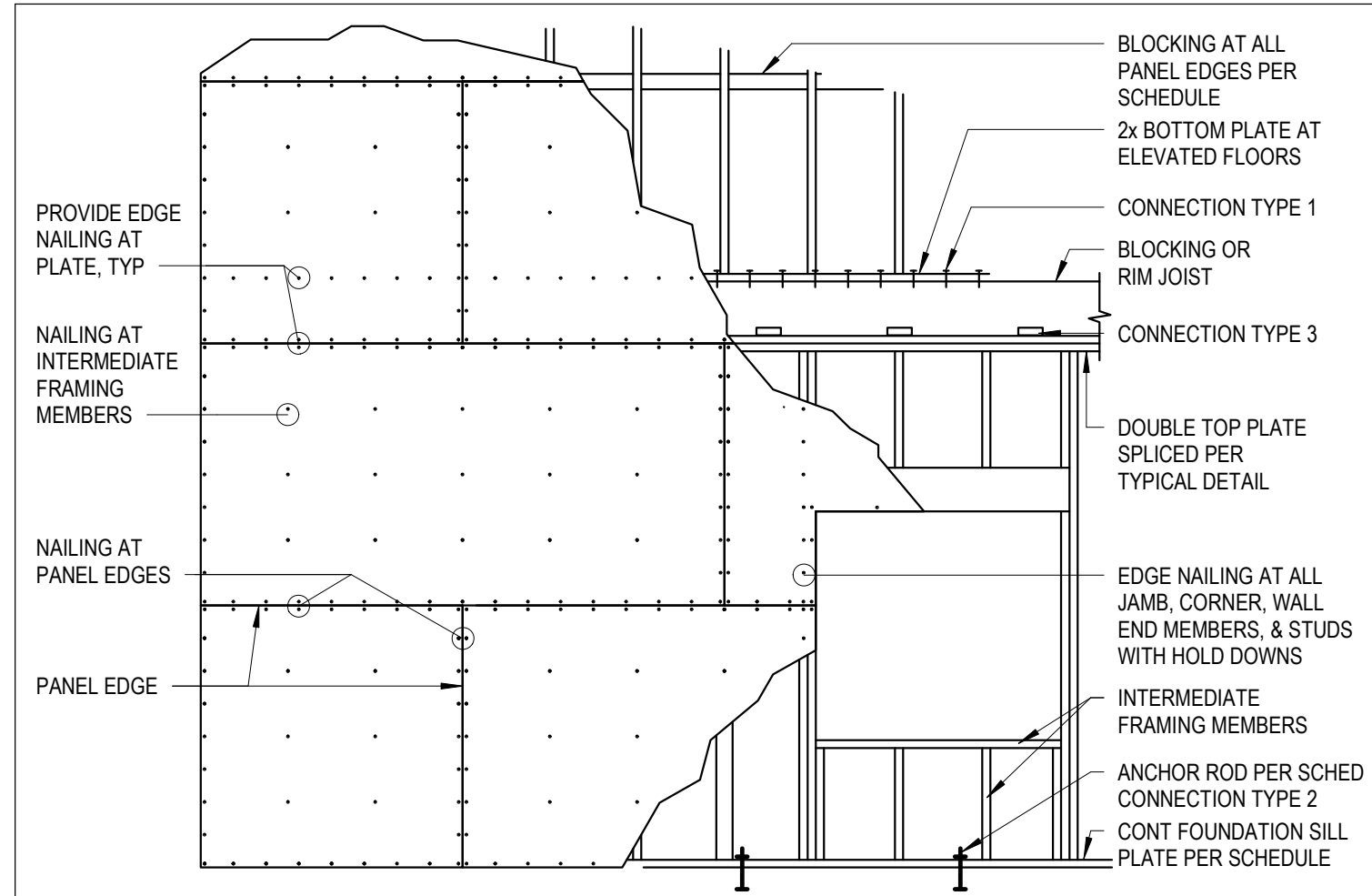
Drawing: TYPICAL WOOD DETAILS

06/29/2023

100% DESIGN DEVELOPMENT

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**VALID FOR DIMENSIONAL LUMBER PROJECT**

**SPRUCE PINE FIR STUD SHEAR WALL SCHEDULE** (ALL VALUES BASED ON 2018 IBC, ASD METHODS)

SHEAR WALL TYPE	FRAMING REQUIREMENTS		NAILING REQUIREMENTS		WALL BOTTOM PLATE CONNECTION		CONN TO TOP PLATE		CAPACITY (PLF)
	SHEATHING (NOTES 1,2)	FDN SILL PLATE, WALL STUDS OCCURRING AT ABUTTING PANEL EDGES, & BLOCKING (NOTES 4,5,6)	PANEL EDGES (NOTES 7,8)	INTERMEDIATE FRAMING MEMBERS	SILL TO WOOD FRAMING BELOW (CONNECTION TYPE 1)	SILL TO CONCRETE BELOW (CONNECTION TYPE 2)	WALL TOP PLATE TO FRAMING ABOVE (CONNECTION TYPE 3)	CLIPS @ 24" OC	
SW6	7/16" SHEATHING	2x	8d @ 6" OC	8d @ 12" OC	16d @ 8" OC	5/8" Ø x 7" EMBED AB @ 4" OC	CLIPS @ 24" OC	239	
SW3	7/16" SHEATHING	2x	8d @ 3" OC	8d @ 12" OC	16d @ 4" OC	5/8" Ø x 7" EMBED AB @ 16" OC	CLIPS @ 12" OC	451	
GSW7	5/8" GYP WALL BOARD 1 SIDE	2x	6d @ 7" OC (NOTE 13)	6d @ 7" OC (NOTE 13)	16d @ 8" OC	5/8" Ø x 7" EMBED AB @ 4" OC	CLIPS @ 12" OC	115	

- NOTES:**
- SHEATHING TO BE APPLIED WITH THE LONG PANEL DIMENSION PERPENDICULAR TO WALL STUDS.
  - USE 1622 SHEATHING IF PANELS ARE INSTALLED WITH LONG DIMENSION PARALLEL TO WALL STUDS.
  - PANEL JOINTS ON OPPOSITE SIDES OF THE WALL SHALL NOT OCCUR AT THE SAME FRAMING MEMBER.
  - IN LIEU OF 3x MEMBERS, DOUBLE 2x MEMBERS MAY BE USED WHEN NAILED TOGETHER PER WALL BOTTOM PLATE TO WOOD FRAMING BELOW.
  - WALL STUDS NOT OCCURRING AT ABUTTING PANEL EDGES MAY BE 2x.
  - WALL BOTTOM PLATES OCCURRING ABOVE WOOD FRAMING MAY BE 2x.
  - STAGGER NAILS AT ABUTTING PANEL EDGES.
  - INSTALL BLOCKING AT PANEL EDGES NOT OCCURRING AT STUDS OR PLATES.
  - PROVIDE SIMPSON BPS TYPE BEARING PLATES OR EQUIVALENT ON ALL ANCHOR BOLTS TO CONCRETE. PROVIDE BPS8-3 AT 2x4 WALLS AND BPS8-6 AT 2x6 WALLS. EDGE OF BPS PLATE SHALL BE WITHIN 1/2" OF THE EDGE OF THE SILL PLATE. PROVIDE STANDARD CUT WASHER BETWEEN NUT AND BPS.
  - ANCHOR BOLTS SHALL BE CAST-IN-PLACE, ADHESIVE, OR SCREW-ANCHOR TYPE CONNECTORS AND EMBEDMENT SHALL BE MEASURED TO THE TOP SIDE OF THE EMBEDDED NUT. LOCATE ANCHOR BOLTS WITHIN 8" OF ENDS OF WALLS.
  - FRAMING CLIPS SHALL BE SIMPSON A35, SIMPSON LTR, OR APPROVED EQUAL.
  - DO NOT OVER DRIVE NAILS. REFER TO GENERAL NOTES.
  - 6d COOLER (0.052" X 1 7/8" LONG, 1/4" HEAD) OR WALLBOARD NAIL (0.0915" X 1 7/8" LONG, 19/64" HEAD) OR 0.120" NAIL X 1 3/4" LONG, MIN 3/8" HEAD

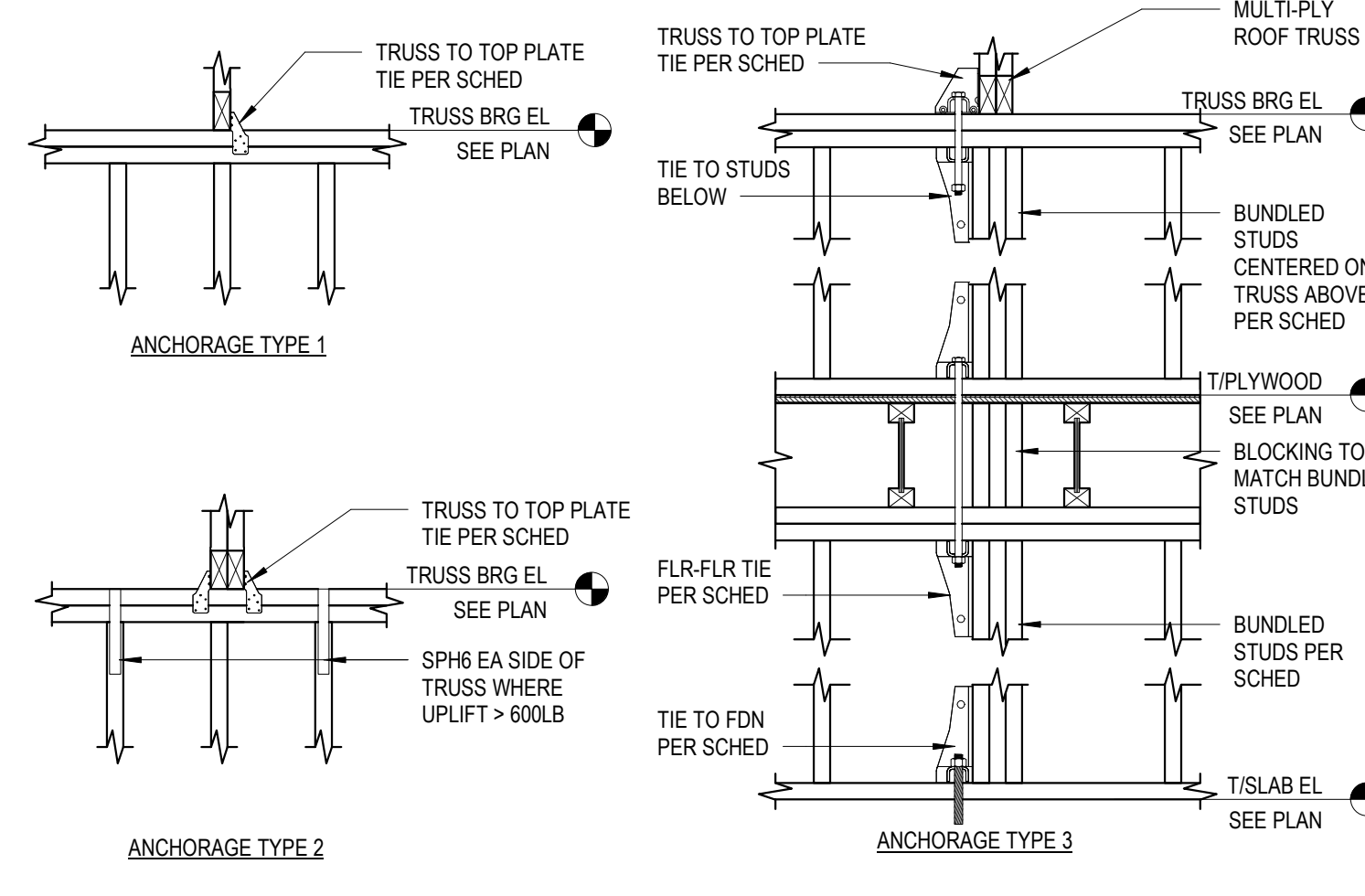
1 SHEAR WALL SCHEDULE - SPRUCE-PINE-FIR

**ROOF TRUSS FASTENER SCHEDULE**

UPLIFT	MIN BUNDLED STUDS BELOW BEARING	MIN # OF TRUSS PILES	TRUSS TO TOP PLATE TIE	TRUSS ANCHORAGE TYPE	TIE TO STUDS BELOW	FLR-FLR TIE (NOT REQUIRED)	# FLOORS REQUIRED (NOTE 8)	TIE TO FOUNDATION	FASTENERS TO TRUSS	FASTENERS TO WALL TOP PLATES	FASTENERS TO STUDS BELOW	FOUNDATION ANCHOR (NOTE 7)
<600P	NOT REQUIRED	1	H2.5A	1	NOT REQUIRED	NOT REQUIRED	0	NOT REQUIRED	(5) - 8d	(5) - 8d	NOT REQUIRED	NOT REQUIRED
<1200P	NOT REQUIRED	1	(2)-H2.5A (NOTE 2)	2	SPH6 EACH SIDE OF BRG	NOT REQUIRED	0	NOT REQUIRED	(10) - 8d	(10) - 8d	NOT REQUIRED	NOT REQUIRED
<1340P	NOT REQUIRED	1	H10A	2	SPH6 EACH SIDE OF BRG	NOT REQUIRED	0	NOT REQUIRED	(9) - 10d X 1 1/2"	(9) - 10d X 1 1/2"	NOT REQUIRED	NOT REQUIRED
<2020P	2	2	(2)-H10S (NOTE 2)	3	TIE SPECIFIED CONNECTS (T&B)	HDU2-SDS2.5 (T&B)	1	HDU2-SDS2.5	(8)-8d X 1 1/2" PER TIE	(8) - 8d PER TIE	(8) - 8d PER TIE	(1) - 5/8" Ø X 8" EMBED
<3955P	2	2	MGT	3	HDU4-SDS2.5 (T&B)	HDU4-SDS2.5 (T&B)	2	HDU4-SDS2.5	(22)-10d	(1) - 5/8" Ø BOLT (NOTE 3)	(10) - SDS 1/4" X 2 1/2"	(1) - 5/8" Ø X 8" EMBED
<4940P	2	2	VGT	3	HDU5-SDS2.5 (T&B)	HDU5-SDS2.5 (T&B)	2	HDU5-SDS2.5	(16)-SDS 1/4" X 3"	(1) - 5/8" Ø BOLT (NOTE 3)	(14) - SDS 1/4" X 2 1/2"	(1) - 5/8" Ø X 8" EMBED
<9250P	3	2	HGT (NOTE 1)	3	(2) HDU5-SDS2.5 (T&B)	(2) HDU5-SDS2.5 (T&B)	2	(2) HDU5-SDS2.5	(16)-10d	(2) - 5/8" Ø BOLTS (NOTE 3)	(14) - SDS 1/4" X 2 1/2"	(2) - 5/8" Ø X 8" EMBED

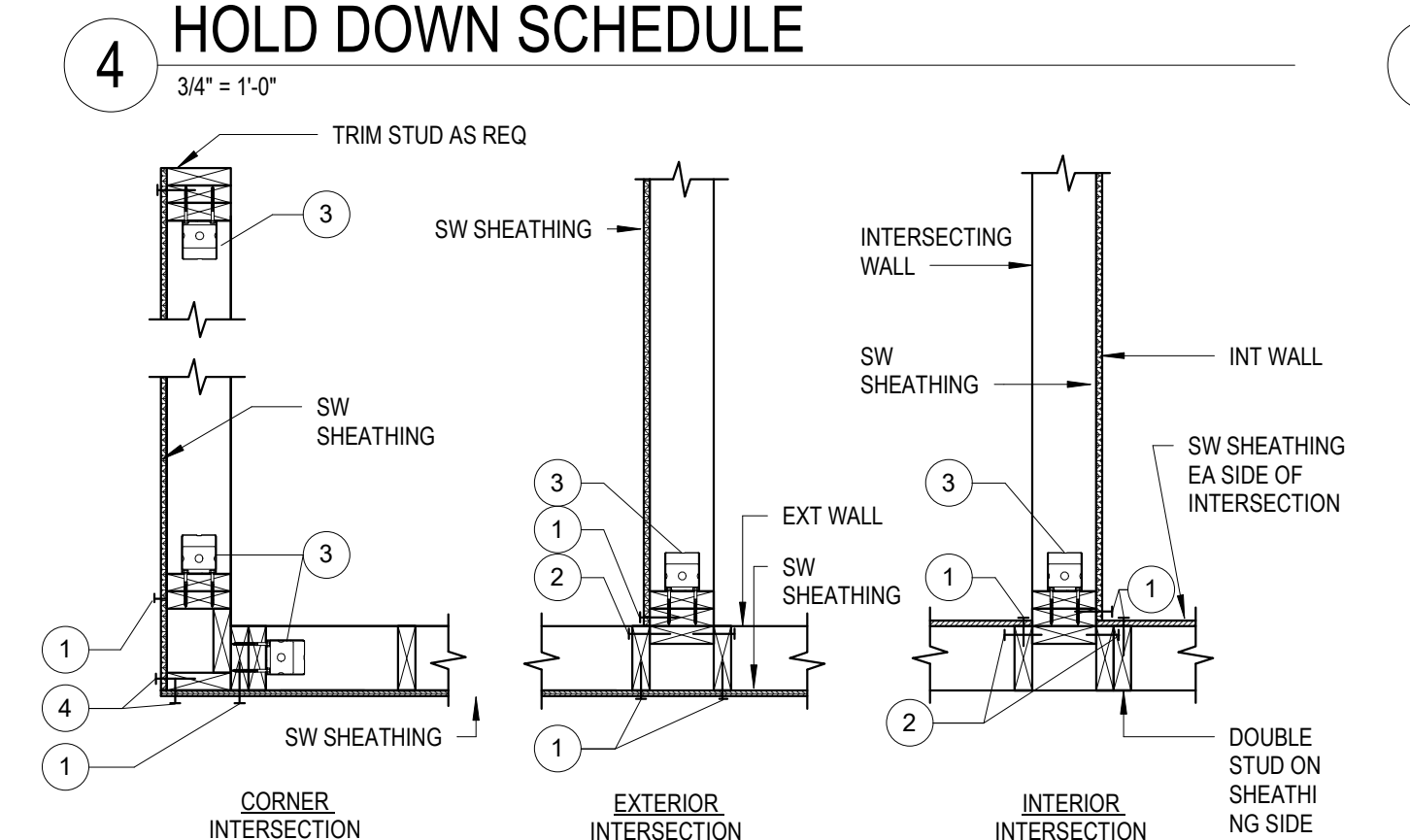
- NOTES:**
- PROVIDE APPLICABLE HGT FASTENER ACCORDING TO NUMBER OF TRUSS PILES AND STAGGER HDU5 HOLD DOWNS TO AVOID SCREW INTERFERENCE ON EACH SIDE OF BUNDLED STUD POST.
  - WHERE TWO FASTENERS ARE CALLED FOR, INSTALL ONE ON EACH SIDE OF WALL TOP PLATES.
  - BOLTS CONNECT TIE ABOVE PLATES TO THE BELOW PLATES. USE SPCED BOLT TO CONNECT FLR-FLR TIES.
  - ALL CONNECTORS LISTED ARE SIMPSON STRONG-TIE. STRUCTURAL CONNECTORS WITH EQUIVALENT OR GREATER LOAD CAPACITIES MAY BE USED AT CONTRACTORS OPTION. ALTERNATE CONNECTORS MUST BE SUBMITTED FOR APPROVAL.
  - SCREW & NAIL SIZE AND NUMBER SHALL BE IN ACCORDANCE WITH MANUFACTURERS CATALOG.
  - ROOF TRUSS CLIPS SHALL BE SELECTED TO PROVIDE THE UPLIFT RESISTANCE SHOWN ON THE ROOF TRUSS SHOP DRAWINGS AND CALCULATIONS.
  - ANCHORS TO FOUNDATION TO BE HLTI HY200 ADHESIVE ANCHORS WITH HLTI HAS-E RODS. WHERE DISTANCE FROM BOLT CENTERLINE TO EDGE OF CONCRETE IS LESS THAN 3 1/8" EMBEDMENT SHALL BE INTO THE FOOTING BELOW. AT LOCATIONS WITH AN ANCHOR ON EACH SIDE OF THE BUNDLED STUDS, THE EMBEDMENT SHALL BE INTO THE FOOTING BELOW.
  - FLR-FLR STRAPS SHALL BE UTILIZED ACROSS THE NUMBER OF FLOORS INDICATED. WHERE THE NUMBER OF FLOORS INDICATED EXCEEDS THE HEIGHT OF THE BUILDING, ANCHOR TO THE FOUNDATION PER THE SCHEDULE. WHERE THE BUILDING HEIGHT EXCEEDS THE NUMBER OF FLOORS INDICATED, THE FLR-FLR STRAPS MAY BE TERMINATED AFTER THE NUMBER OF FLOORS INDICATED IS SURPASSED, AND THE FOUNDATION ANCHOR MAY BE ELIMINATED.

2 ROOF TRUSS FASTENER SCHEDULE



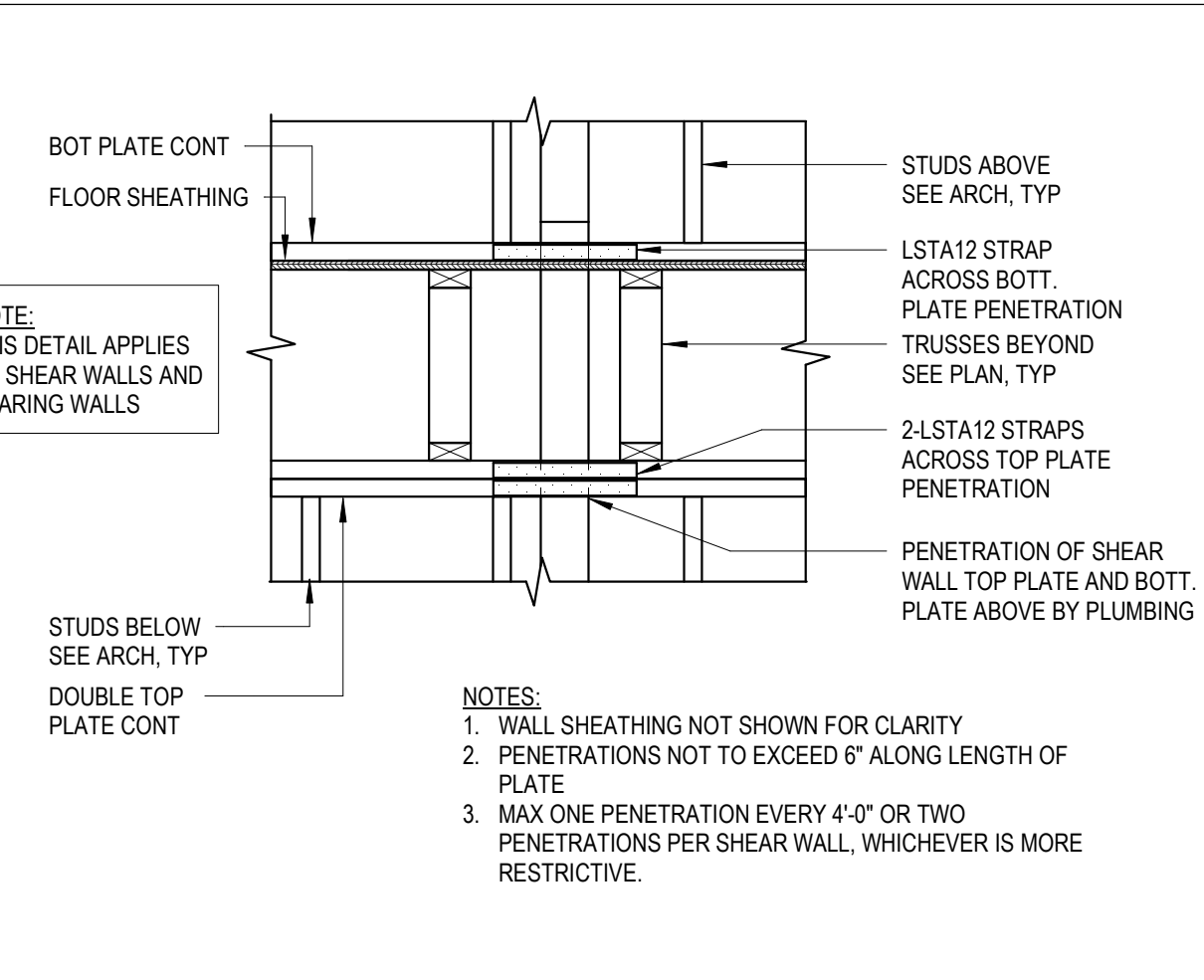
**HOLD DOWN SCHEDULE, ANCHOR BOLT TYPES AND INSTALLATION CRITERIA**

HOLD DOWN MARK	WOOD POST AND CONNECTION	HOLD DOWN CAPACITY	ANCHOR SIZE	ADHESIVE ANCHOR TO FND	CIP SIMPSON ANCHOR TO FND
HDU2-SDS2.5	(2) 2x	6-SDS 1/4x2.5	2.215	5/8	9
HDU4-SDS2.5	(2) 2x	10-SDS 1/4x2.5	3.285	5/8	12

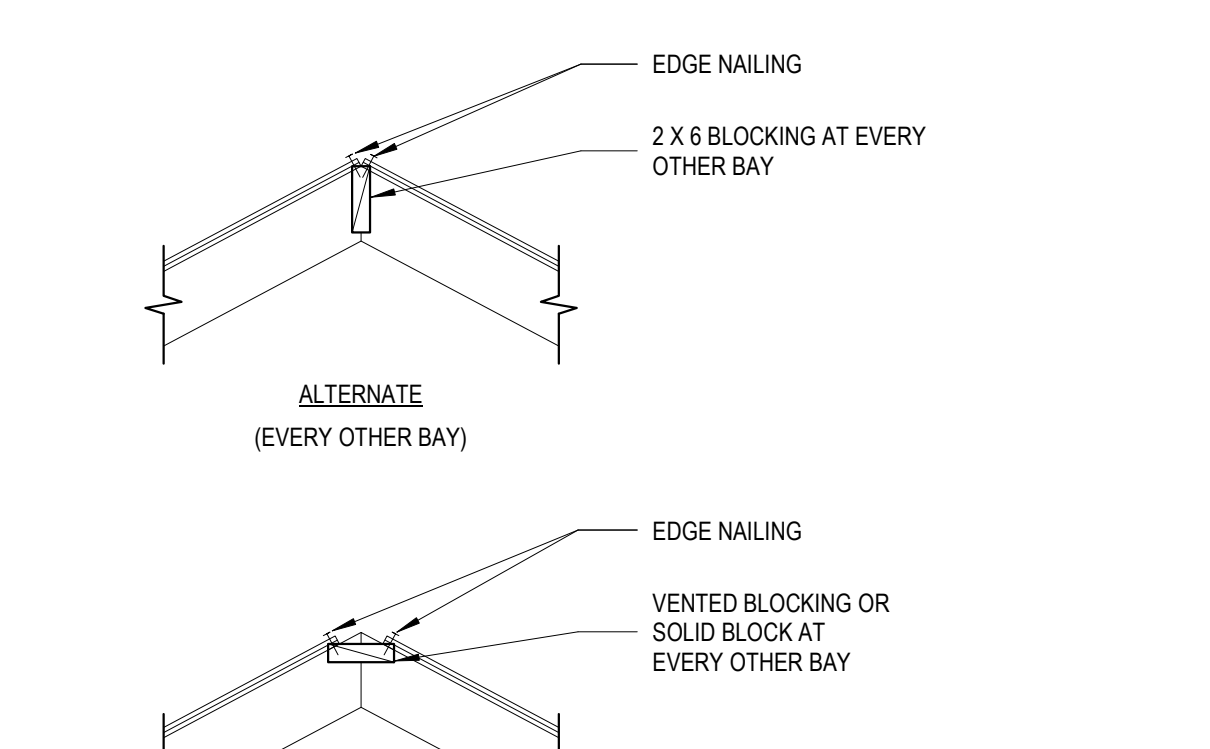


- NOTES:**
- INSTALL HOLD DOWNS PER MANUFACTURERS SPECIFICATIONS AND ICC REPORTS. INFORMATION TAKEN FROM THE SIMPSON C-2015 CATALOG.
  - THE CONTRACTOR SHALL MATCH THE WIDTH OF THE STUD WALLS SHOWN ON THE ARCH DRAWINGS. MULTIPLE STUDS SHALL BE NAILED TOGETHER PER TYPICAL BUNDLED STUD SCHEDULE.
  - SEE SHEAR WALL SCHEDULE DETAIL FOR SHEATHING EDGE NAILING REQUIREMENTS AT HOLD DOWN POSTS.
  - THIS SCHEDULE ASSUMES 3000 PSI CONCRETE OR BETTER.
  - HOLD DOWN WOOD POSTS ABOVE ARE DISTANCE MINIMUM. SEE PLAN FOR ADDITIONAL POSTS.
  - END POSTS ARE TO BE FULL HEIGHT AND MAY REPLACE IN ADDITION TO KING STUDS REQUIRED PER TYPICAL DETAILS.

3 HOLD DOWN SCHEDULE

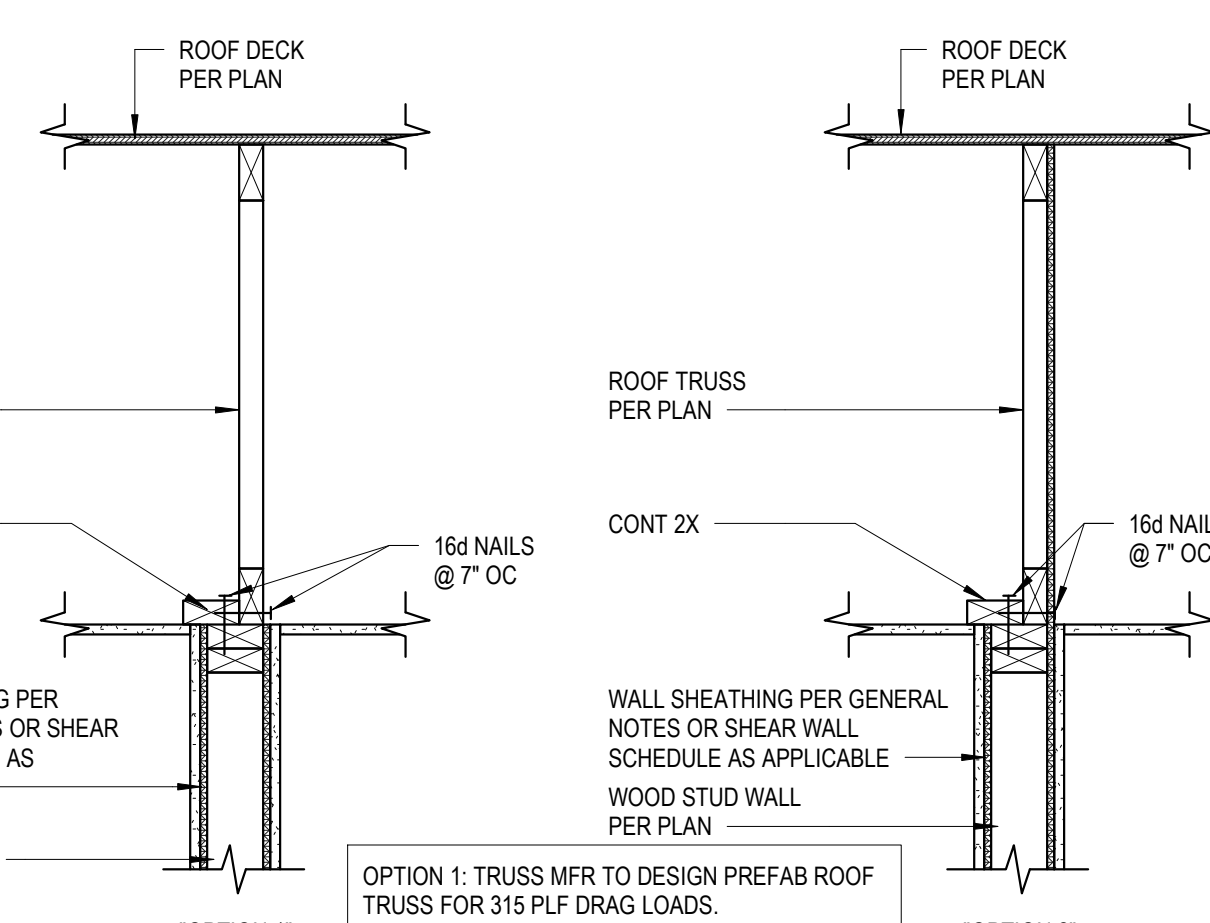


4 TYPICAL WALL PLATE PENETRATION

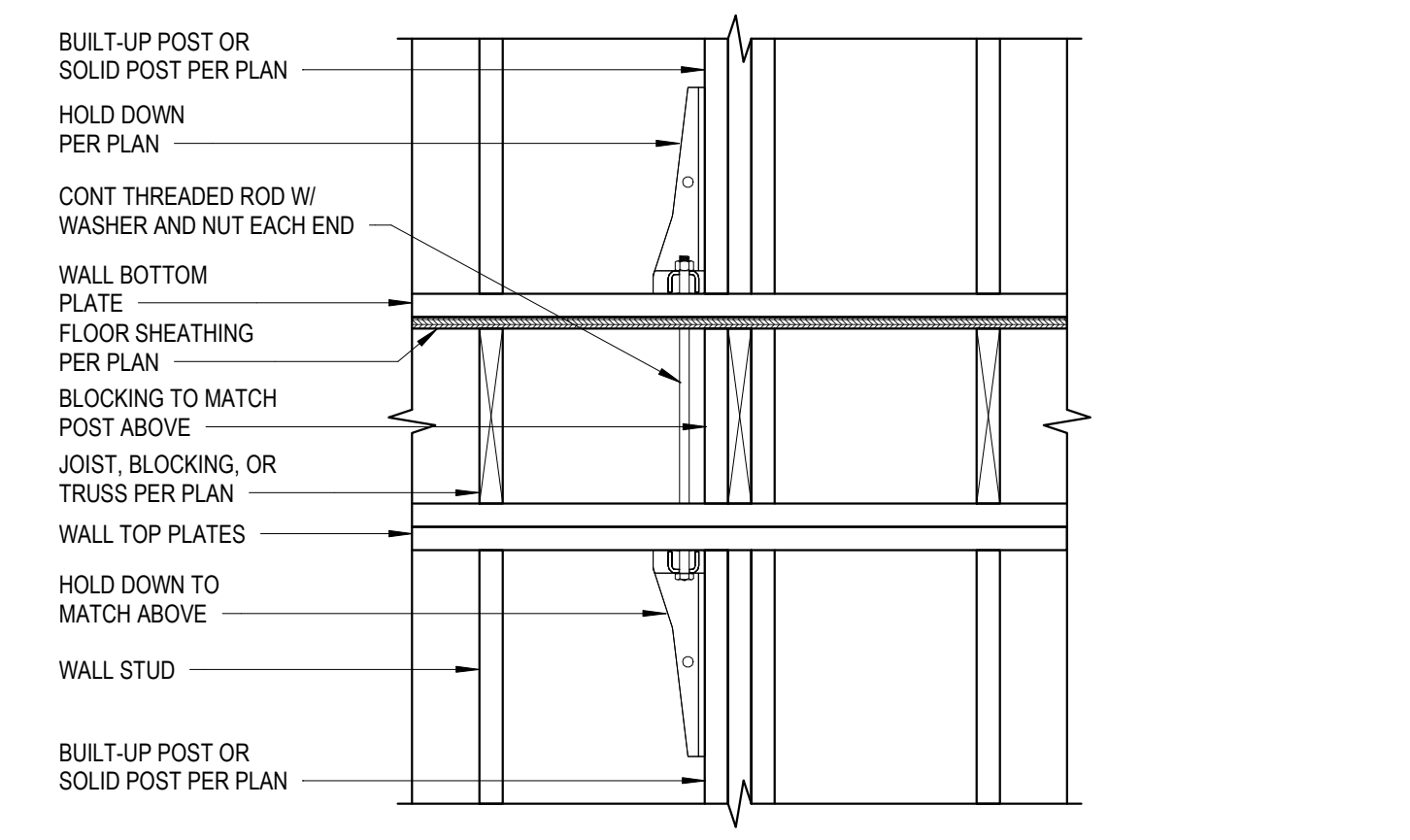


- NOTES:**
- PLYWOOD PANEL EDGE NAILING PER SHEAR WALL SCHEDULE.
  - NAILING TO MATCH SHEAR WALL SCHEDULE SPACING.
  - HOLD DOWN AND END POST STUDS PER SHEARWALL SCHEDULE AND PLANS.
  - NAIL SHEATHING TO TRIM STUDS W/ 8d NAILS @ 12" OC. TYP

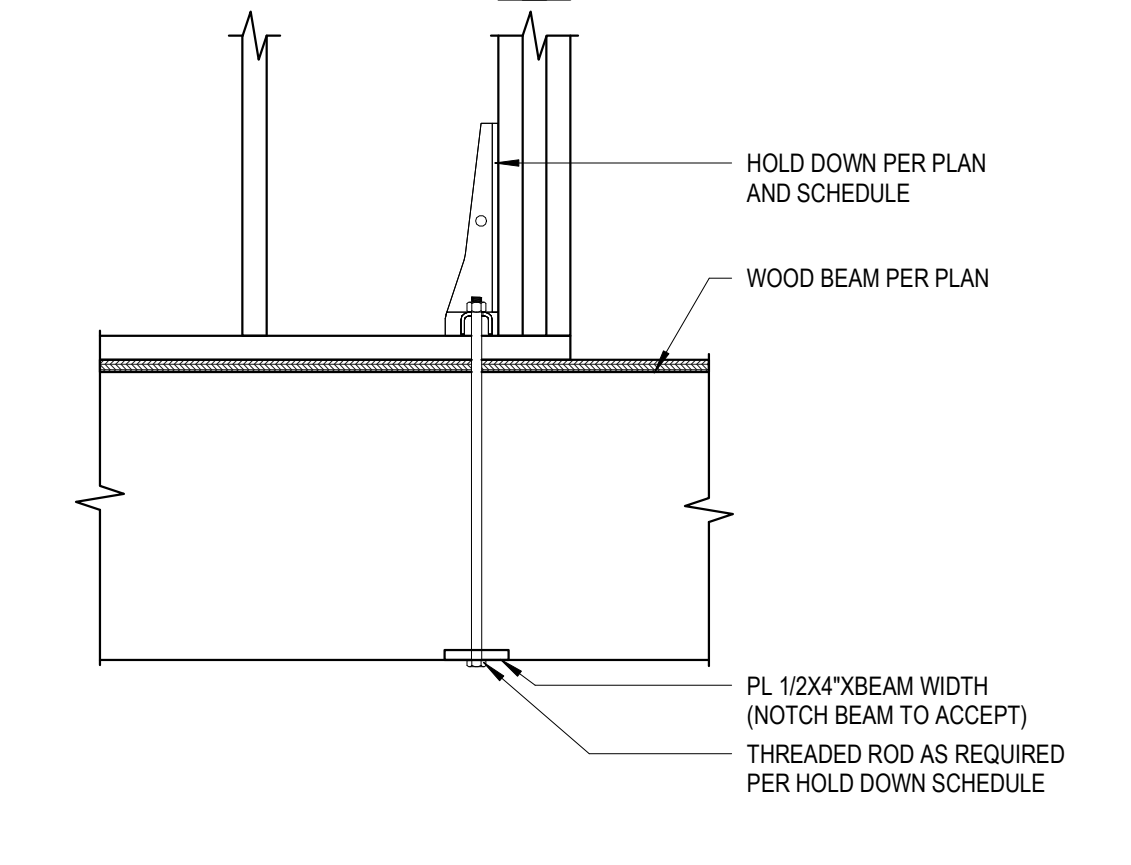
5 TYPICAL WALL INTERSECTION



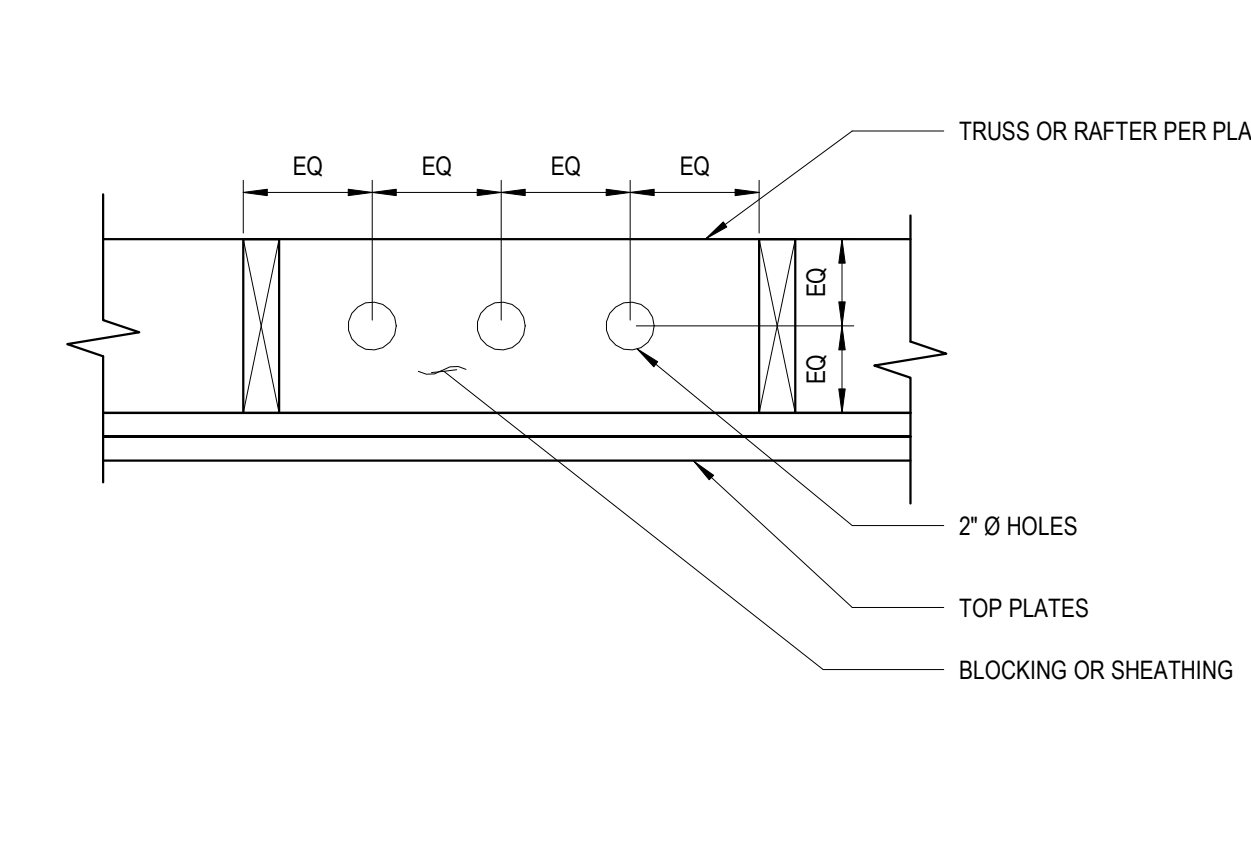
6 TYPICAL RIDGE VENT AT PRE-FAB TRUSS



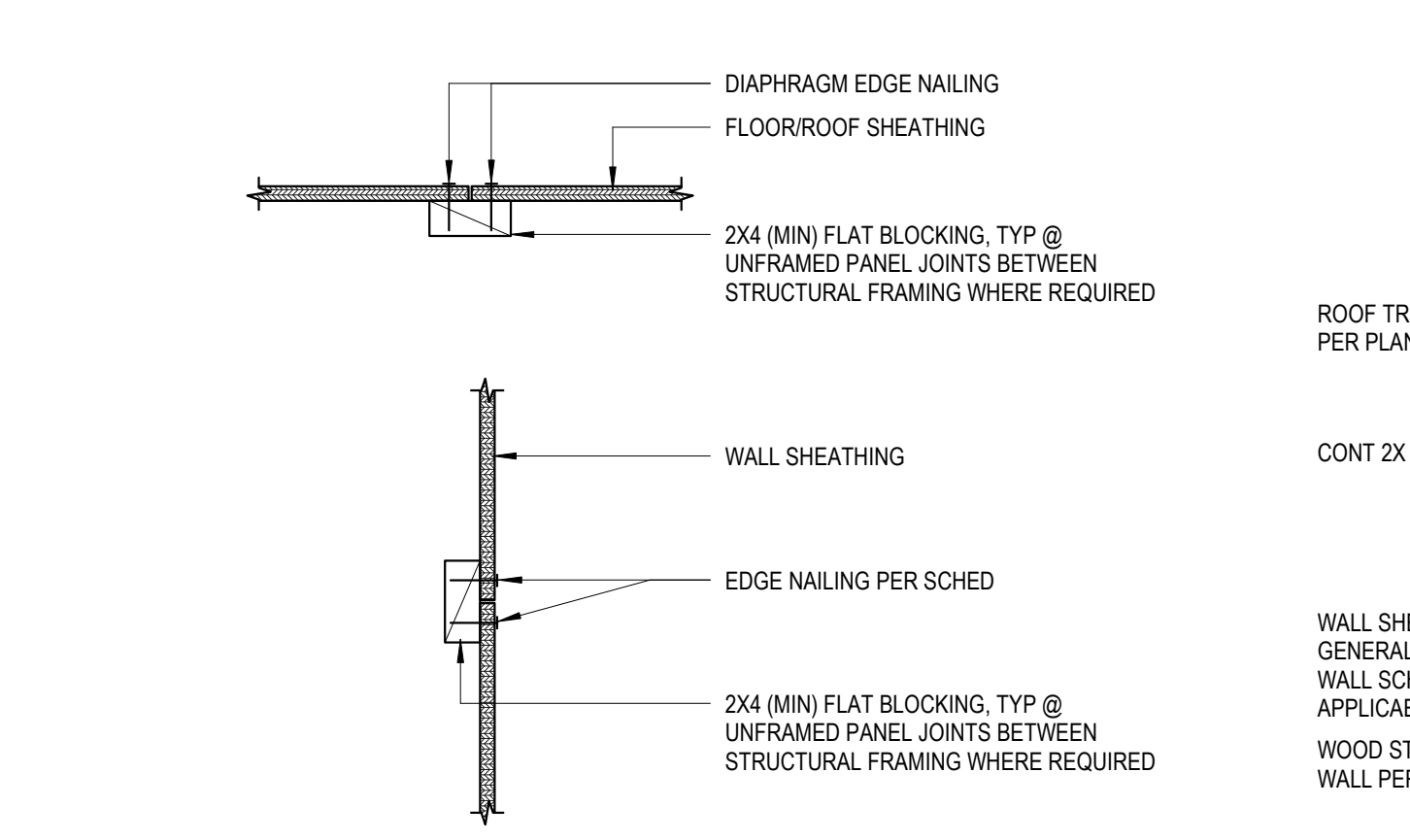
7 TYPICAL UPPER LEVEL HOLD DOWN



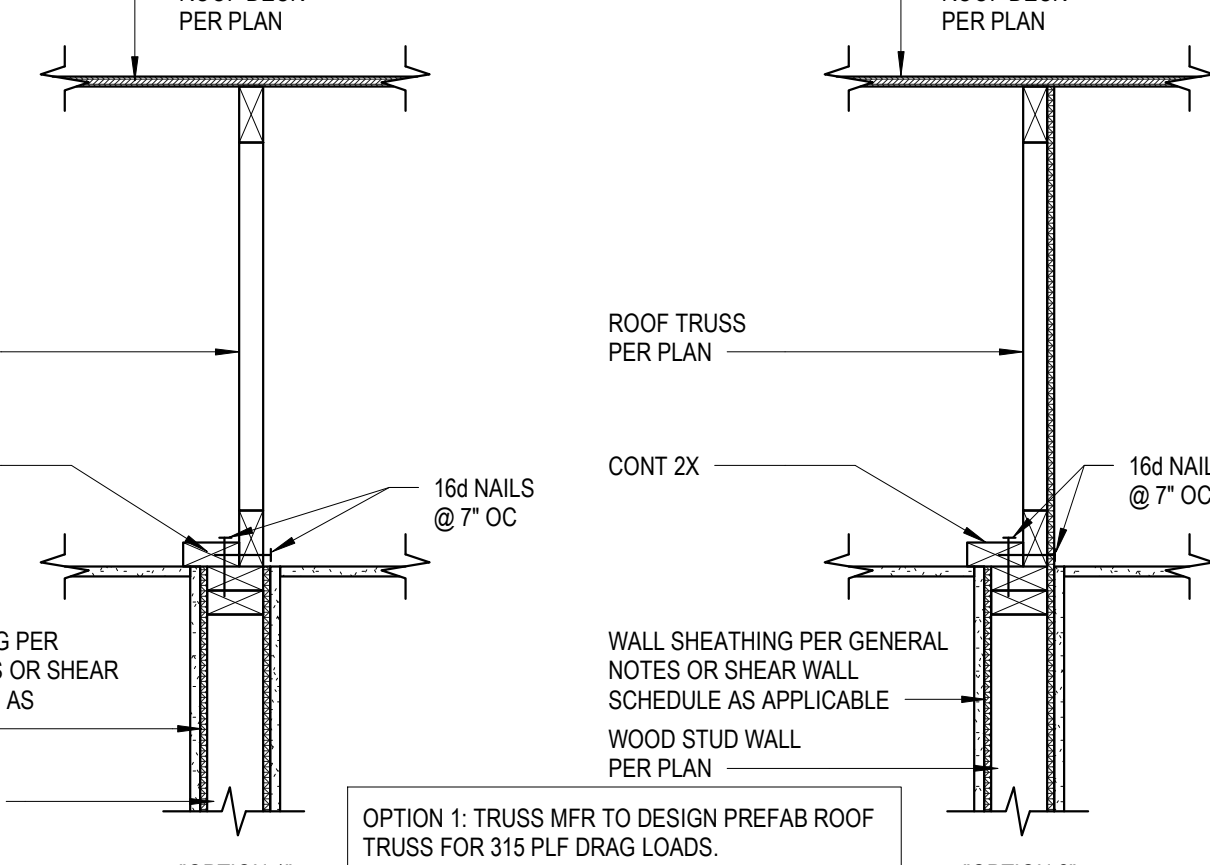
8 HOLD DOWN ANCHORAGE TO WOOD BEAM



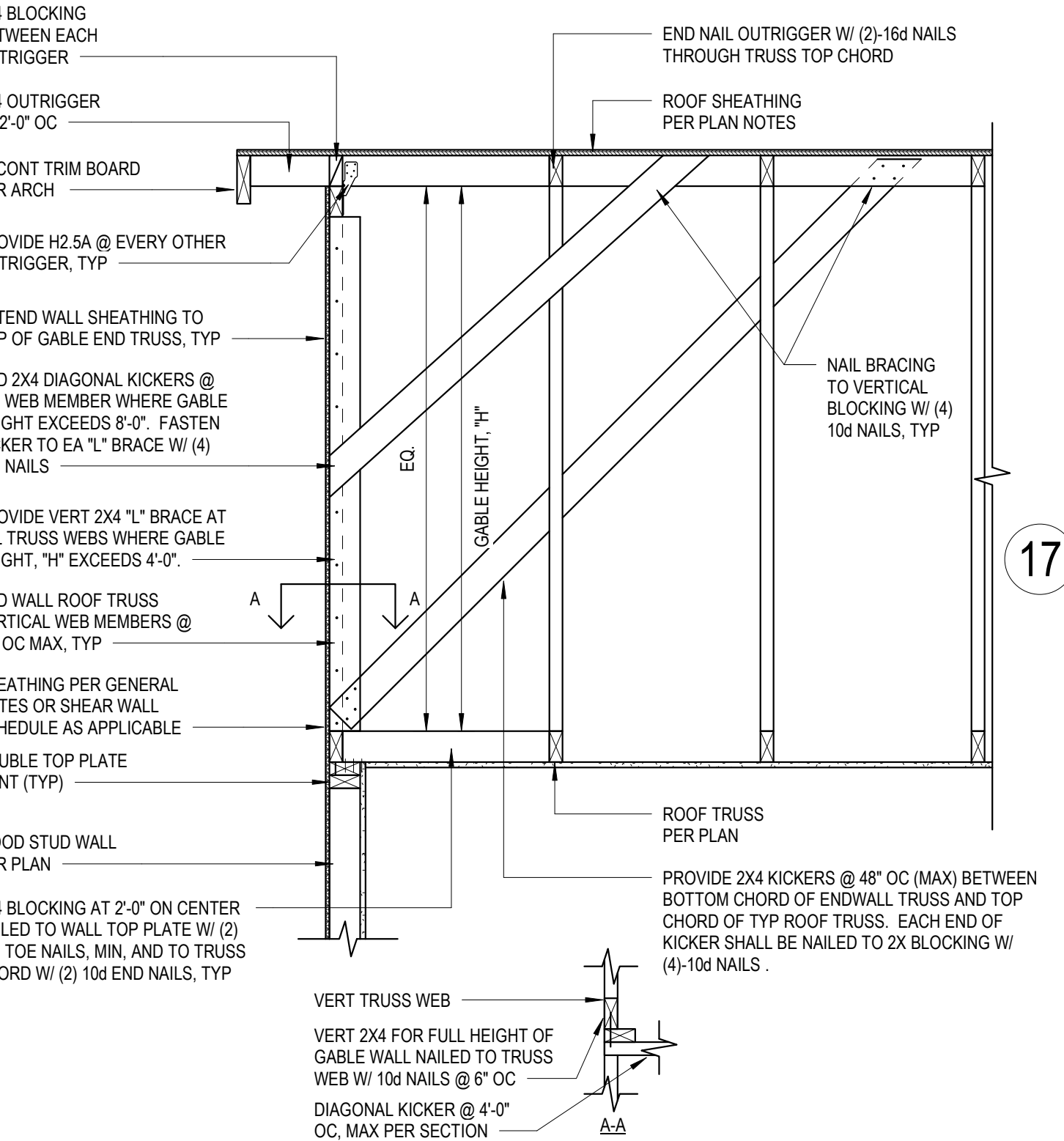
9 TYPICAL VENTED BLOCKING DETAIL



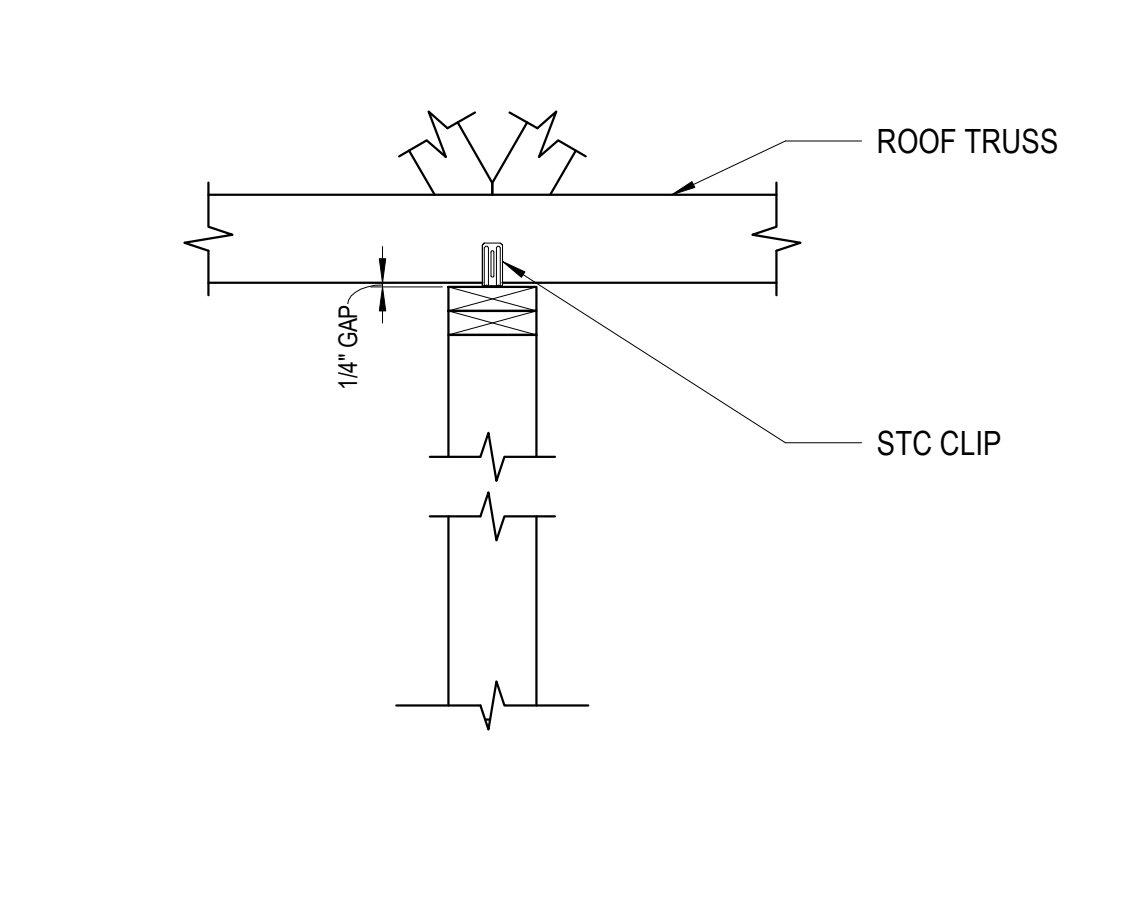
10 TYPICAL FLAT BLOCKING DETAIL



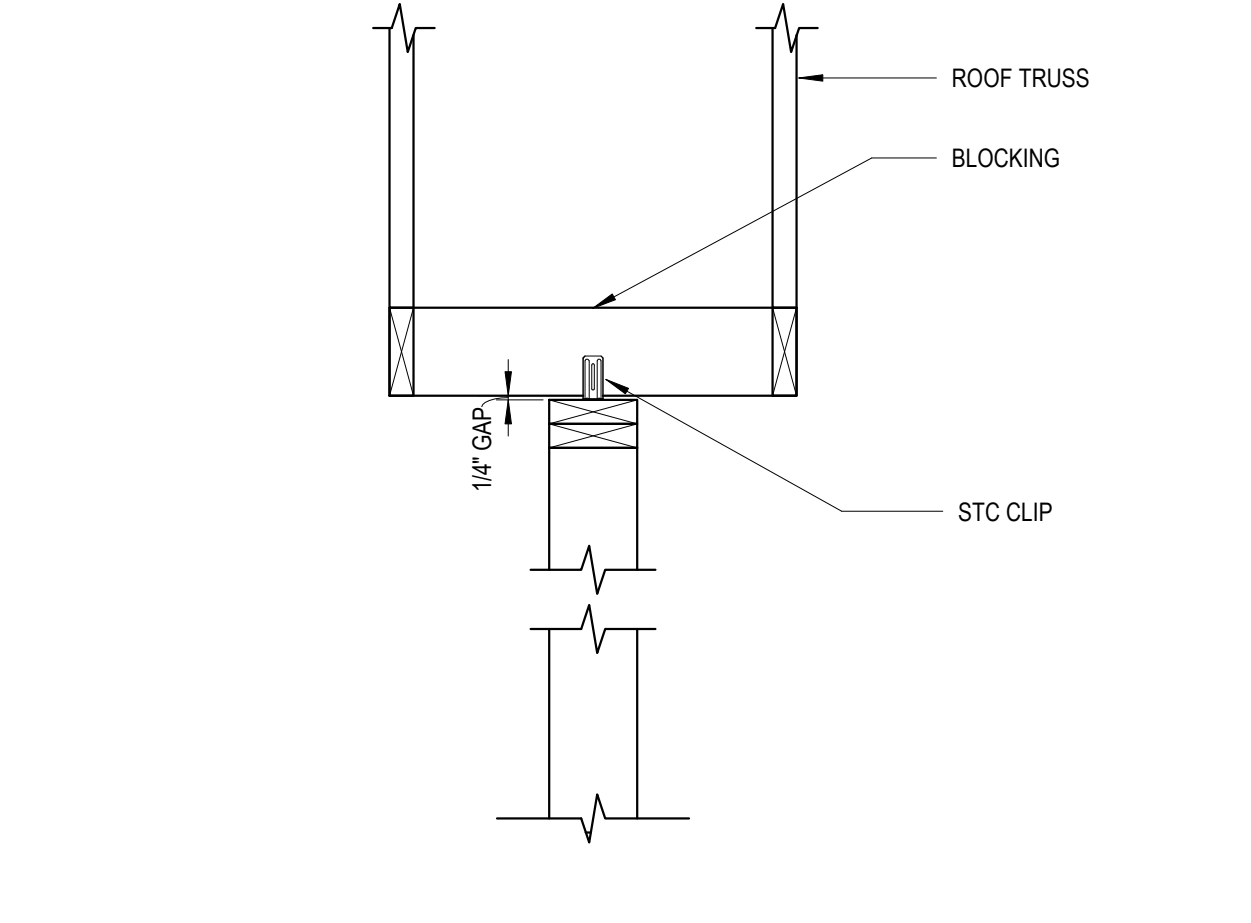
11 SECTION



12 GABLE BRACING DETAIL



13 NON-BEARING WALL PERP TO TRUSS



14 NON-BEARING WALL PARALLEL TO TRUSS

6/29/2023 5:53:06 PM

21 SHEAR WALL SCHEDULE - SPRUCE-PINE-FIR

No: Date: Revision:



Client Contact: ANNA LIBBY (847) 562-9400



SGS Contact: HUNTER GEE SGS Project Number: 23002.00

Smith Gee Studio, LLC 802 Taylor Street, Suite 201 Nashville, TN 37208

WESTERN HEIGHTS PHASE 1

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Drawing: TYPICAL WOOD DETAILS

06/29/2023

100% DESIGN DEVELOPMENT

S006



No: Date: Revision:



800 S. GAY STREET, STE. 1750 KNOXVILLE, TN 37929  
(865) 325-9922 | www.haines-sg.com  
project no. 23016

Client Contact: ANNA LIBBY  
(847) 562-9400



SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208

# WESTERN HEIGHTS PHASE 1

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CONSTRUCTION**

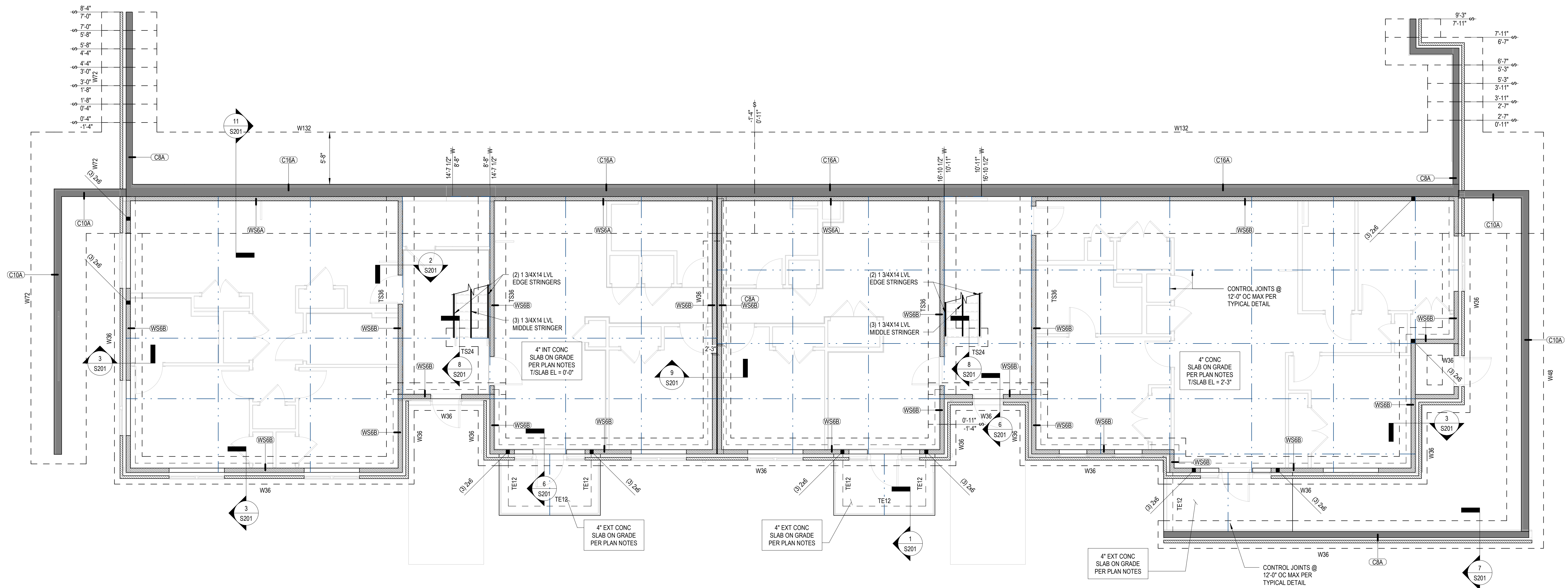
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BLDG: BLDG 1A FOUNDATION PLAN

06/29/2023

100% DESIGN DEVELOPMENT

# S101a



COLUMN FOOTING SCHEDULE				
MARK	LENGTH	WIDTH	DEPTH	REINFORCEMENT
TF24	2'-0"	2'-0"	1'-0"	(3)-#5 EW BTM

WALL FOOTING SCHEDULE				
MARK	WIDTH	DEPTH	REINFORCEMENT	
TS24	2'-0"	1'-4"	(4)-#5 CONT W/ #5 X 1'-6" TRANS @ 1'-6" OC	
TS30	2'-6"	1'-0"	(4)-#5 CONT W/ #5 X 2'-0" TRANS @ 1'-6" OC	
TS36	3'-0"	1'-4"	(4)-#5 CONT W/ #5 X 2'-6" TRANS @ 1'-6" OC	
TS36	3'-0"	3'-0"	(4)-#5 CONT W/ #5 X 2'-6" TRANS @ 1'-6" OC	
W24	2'-0"	1'-0"	(3)-#5 CONT W/ #5 X 1'-6" TRANS @ 1'-6" OC	
W30	2'-6"	1'-0"	(3)-#5 CONT W/ #5 X 2'-0" TRANS @ 1'-6" OC	
W36	3'-0"	1'-0"	(4)-#5 CONT W/ #5 X 2'-6" TRANS @ 1'-6" OC	
W36	3'-0"	3'-0"	(4)-#5 CONT W/ #5 X 2'-6" TRANS @ 1'-6" OC	
W48	4'-0"	1'-0"	(5)-#5 CONT W/ #5 X 3'-6" TRANS @ 1'-6" OC	
W60	5'-0"	1'-6"	(7)-#5 CONT W/ #5 X 4'-6" TRANS @ 1'-6" OC	
W72	6'-0"	1'-6"	(7)-#5 CONT W/ #5 X 5'-6" TRANS @ 1'-6" OC	
W72	6'-0"	1'-0"	(7)-#5 CONT W/ #5 X 5'-6" TRANS @ 1'-6" OC	
W56	5'-0"	1'-6"	(8)-#5 CONT W/ #5 X 7'-6" TRANS @ 1'-6" OC	
W108	9'-0"	1'-6"	(17)-#5 CONT W/ #5 X 10'-6" TRANS @ 1'-6" OC	
W132	11'-0"	1'-6"	(17)-#5 CONT W/ #5 X 10'-6" TRANS @ 1'-6" OC	
W180	15'-0"	1'-8"	(13)-#5 CONT W/ #5 X 14'-6" TRANS @ 1'-8" OC	

- FOUNDATION PLAN NOTES**
- ELEVATIONS ARE BASED ON A REFERENCE FLOOR ELEVATION OF 0'-0". TOP OF SLAB ON GRADE IS AT THE REFERENCE ELEVATION UNLESS NOTED OTHERWISE.
  - TI INTERIOR FOOTING ELEVATION = 0'-8". TYP. UNO
  - TE EXTERIOR FOOTING ELEVATION = 1'-4". TYP. UNO
  - SLAB ON GRADE IS 4 INCHES THICK AND REINFORCED WITH WWF 6X6 W2 1XW2.1. SLAB ON GRADE SHALL BE PLACED OVER A VAPOR BARRIER AND 4 INCHES (MIN) COMPACTED GRANULAR FILL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. SEE TYPICAL SLAB ON GRADE DETAILS FOR MORE INFORMATION.
  - EXTERIOR SLAB ON GRADE IS 4 INCHES THICK AND REINFORCED WITH WWF 6X6 W2 1XW2.1. SLAB ON GRADE SHALL BE PLACED OVER 4 INCHES (MIN) COMPACTED GRANULAR FILL. SEE TYPICAL SLAB ON GRADE DETAILS FOR MORE INFORMATION.
  - ( ) INDICATES TOP OF FOOTING ELEVATION AT NON-TYPICAL LOCATIONS.
  - #50 INDICATES COLUMN OR ISOLATED SPREAD FOOTING MARK. SEE SCHEDULE FOR SIZE AND REINFORCEMENT.
  - W24 INDICATES WALL OR CONTINUOUS FOOTING MARK. SEE SCHEDULE FOR SIZE AND REINFORCEMENT.
  - TS24 & TF24 INDICATE THICKENED SLAB AREAS TO BE POURED MONOLITHICALLY WITH SLAB ON GRADE. SEE SCHEDULE FOR SIZE AND REINFORCEMENT.
  - TE DENOTES TURN-DOWN SLAB EDGE. SEE TYPICAL DETAIL FOR SIZE AND REINFORCING.
  - P1 INDICATES REINFORCED CONCRETE PEDESTAL. SEE SCHEDULE FOR SIZE AND REINFORCEMENT. TOP OF PEDESTAL IS TO ALIGN WITH ADJACENT WALL UNLESS NOTED OTHERWISE.
  - FOR ELEVATIONS, WALL SECTIONS, AND DIMENSIONS NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.
  - FOR SIDEWALKS, PAVING, AND SITE DETAILS AT THE BUILDING EXTERIOR, SEE ARCHITECTURAL AND CIVIL DRAWINGS.

### FOUNDATION PLAN NOTES

6/29/2023 5:53:17 PM

BLDG 1A - FOUNDATION PLAN  
3/16" = 1'-0"



No: Date: Revision:



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project no. 23016

Client Contact: ANNA LIBBY  
(847) 562-9400

BRINSHORE



SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

# WESTERN HEIGHTS PHASE 1

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208

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CONSTRUCTION**

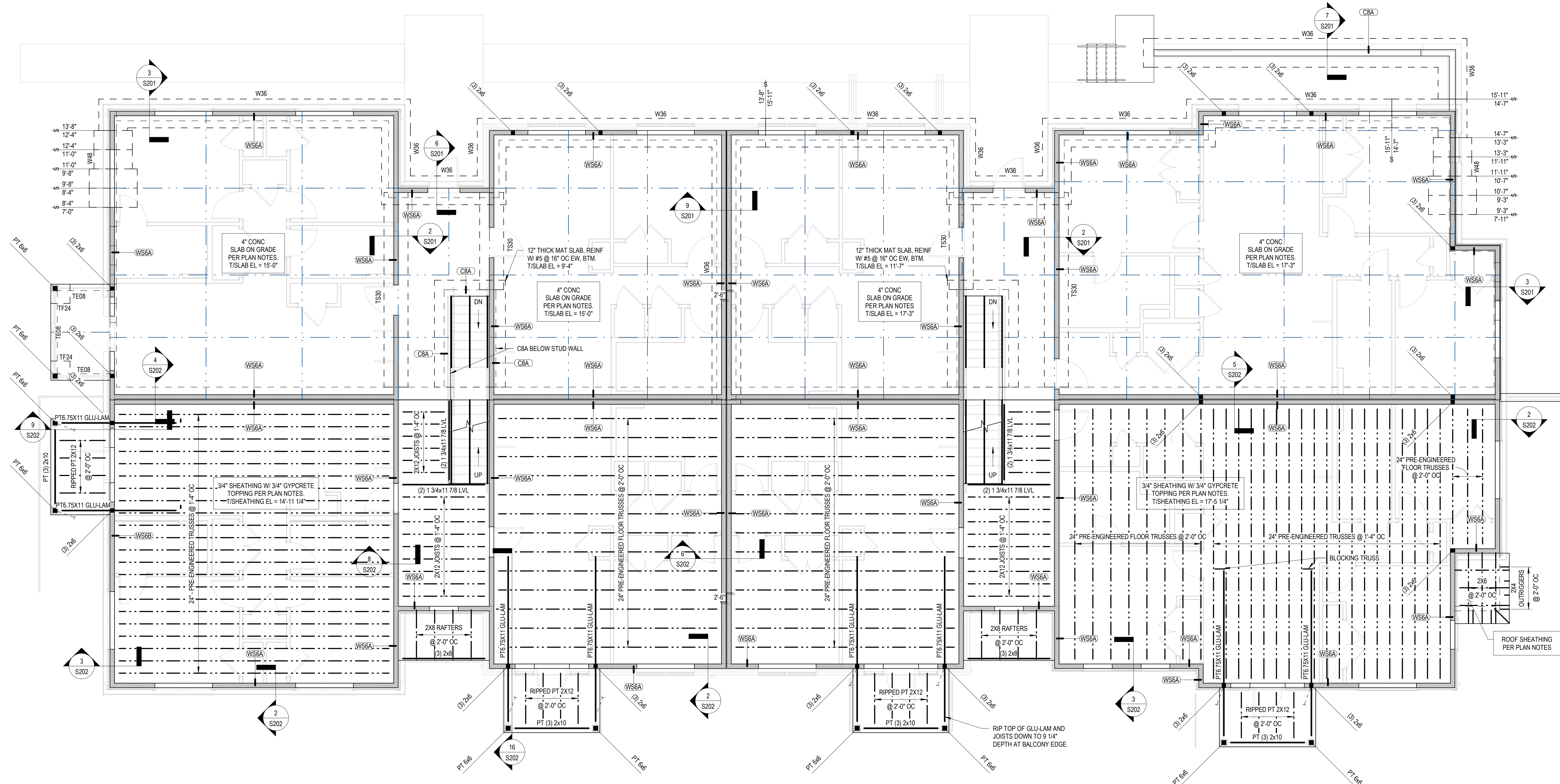
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Drawing:  
BLDG 1A 2ND FLOOR  
FRAMING PLAN

06/29/2023

100% DESIGN DEVELOPMENT

# S101b



- FLOOR FRAMING PLAN NOTES:**
- ELEVATIONS ARE BASED ON A REFERENCE FLOOR ELEVATION OF 0'-0" UNO. TOP OF SLAB ON GRADE BELOW IS AT THE REFERENCE ELEVATION UNLESS NOTED OTHERWISE.
  - 7" SHEATHING ELEVATION AT SECOND LEVEL= 14'-0" TYP. UNO.
  - FLOOR FRAMING SHALL BE 24" PRE-ENGINEERED WOOD FLOOR TRUSSES AT 1'-4" OC MAX UNO. ALL TRUSSES SHALL BE ORIENTED IN THE DIRECTION SHOWN. TRUSS LAYOUT SHALL NOT BE SIGNIFICANTLY ALTERED FROM THE CONSTRUCTION DOCUMENTS. IF THERE IS A CONFLICT, OR THE LAYOUT AS SHOWN IN THE CONSTRUCTION DOCUMENTS CANNOT PHYSICALLY BE CONSTRUCTED, CONTACT STRUCTURAL ENGINEER PRIOR TO ISSUING SHOP DRAWINGS.
  - WOOD FLOOR SHEATHING SHALL BE 23/32" UNO. SEE GENERAL NOTES FOR MORE INFORMATION. SEE TYPICAL DETAIL FOR ATTACHMENT AND LAYOUT REQUIREMENTS. BLOCKING IS NOT REQUIRED UNLESS NOTED IN DETAILS. REFER TO STRUCTURAL GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
  - WINDOW AND DOOR HEADERS TO BE PER.
  - | INDICATES DEVIATION FROM TYPICAL TOP OF STEEL ELEVATION.
  - FOR ELEVATIONS, WALL SECTIONS, AND DIMENSIONS NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.

### FLOOR FRAMING PLAN NOTES

6/29/2023 5:53:28 PM

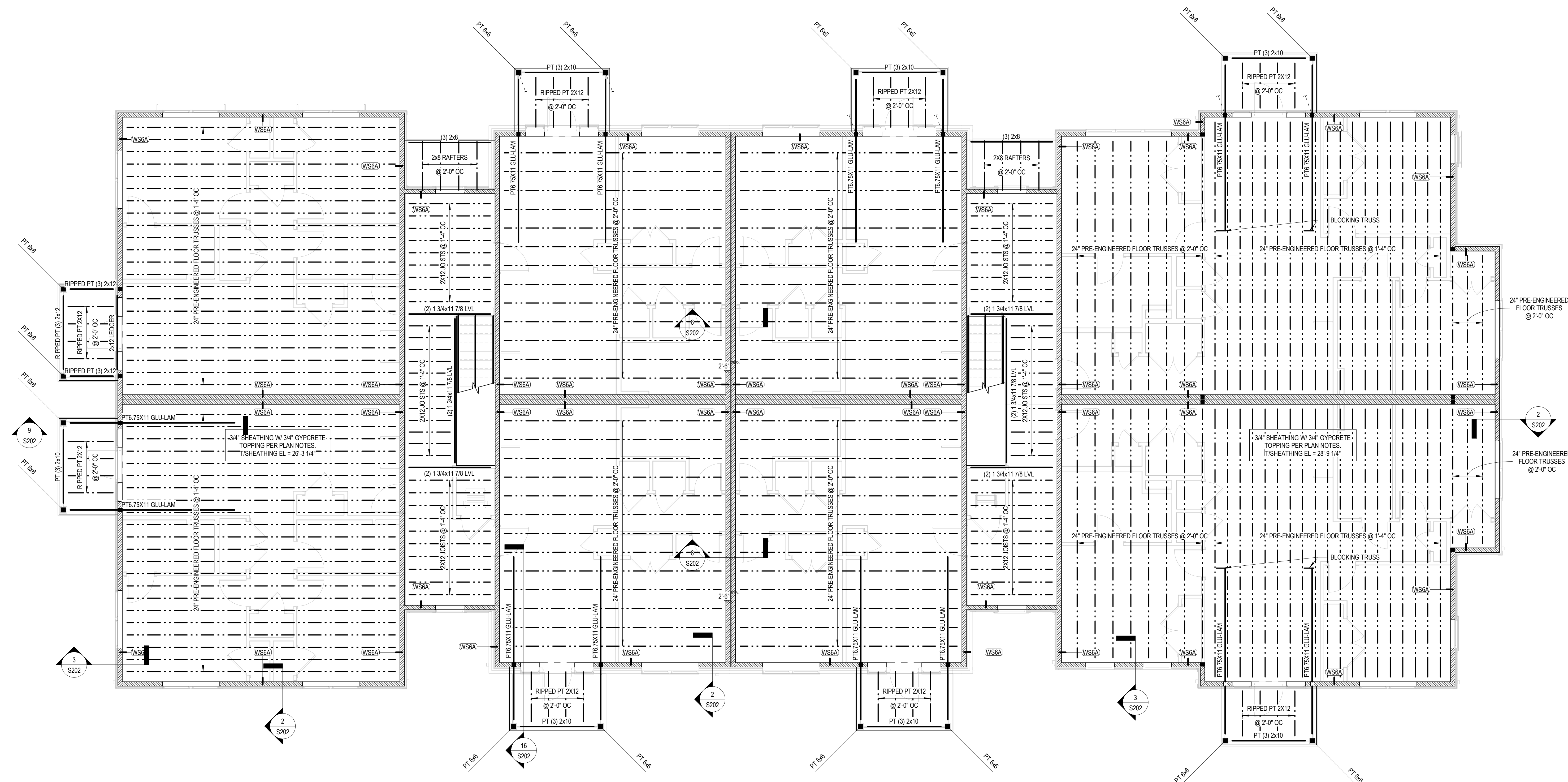
### BLDG 1A - 2ND FLOOR FRAMING PLAN

3/16" = 1'-0"

6/29/2023 5:53:39 PM

BLDG 1A - 3RD FLOOR FRAMING PLAN

3/16" = 1'-0"



- FLOOR FRAMING PLAN NOTES:
- ELEVATIONS ARE BASED ON A REFERENCE FLOOR ELEVATION OF 0'-0\"/>

FLOOR FRAMING PLAN NOTES



No: Date: Revision:



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project no. 23016

Client Contact: ANNA LIBBY  
(847) 562-9400

BRINSHORE



SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208

WESTERN HEIGHTS  
PHASE 1

PRELIMINARY NOT FOR  
CONSTRUCTION

Drawing:  
BLDG 1A 3RD FLOOR  
FRAMING PLAN

06/29/2023

100% DESIGN DEVELOPMENT

S101c

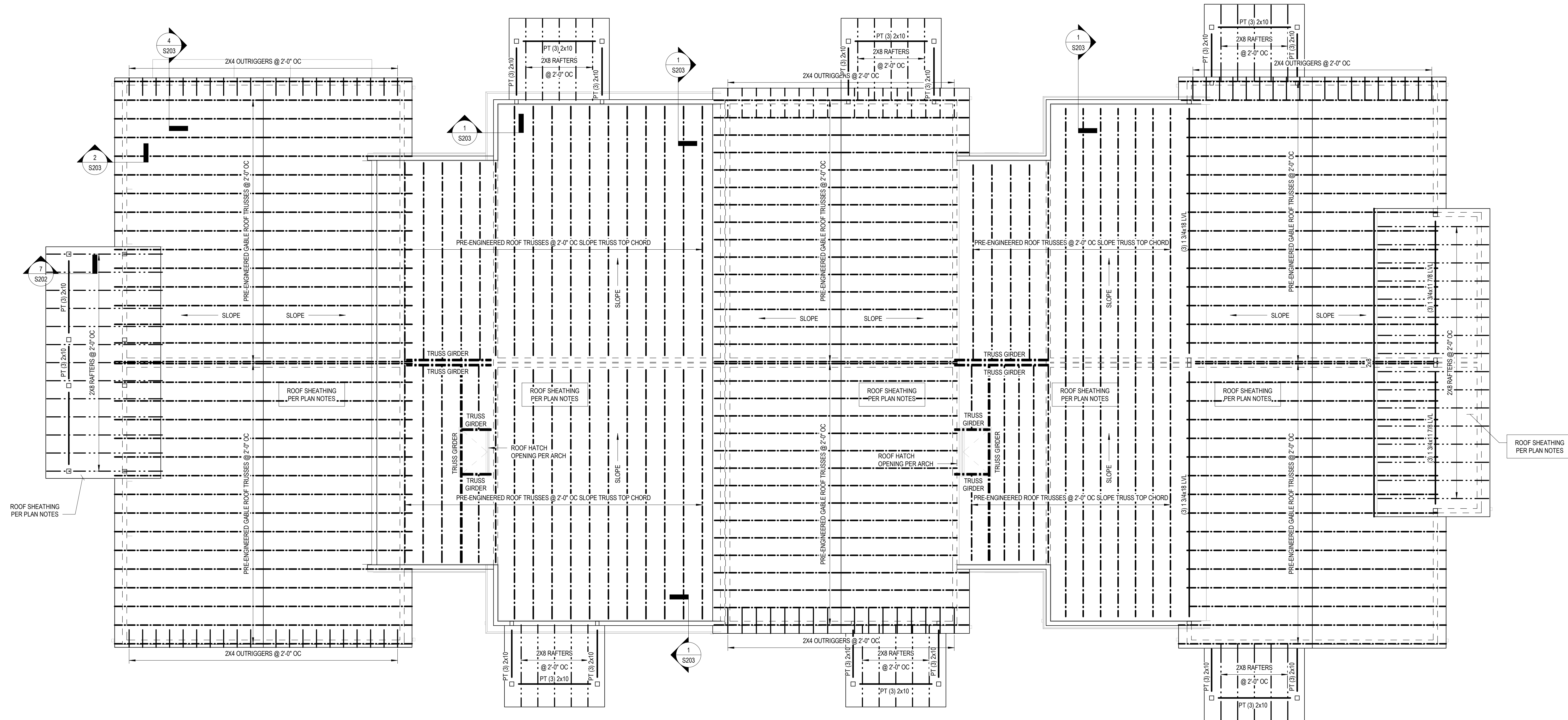
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6/29/2023 5:53:48 PM

BLDG 1A - ROOF FRAMING PLAN

3/16" = 1'-0"



- ROOF FRAMING PLAN NOTES:**
- ELEVATIONS ARE BASED ON A REFERENCE FLOOR ELEVATION OF 0'-0" UNO. TOP OF SLAB ON GRADE BELOW IS AT THE REFERENCE ELEVATION UNLESS NOTED OTHERWISE.
  - ROOF FRAMING SHALL BE PRE-ENGINEERED WOOD ROOF TRUSSES AT 2'-0" OC MAX UNO. ALL TRUSSES SHALL BE ORIENTED IN THE DIRECTION SHOWN. ROOF TRUSS GIRDERS MAY BE ADJUSTED +/- 4" UNLESS THE ADJUSTMENT LOCATES THE TRUSS GIRDER OVER A WINDOW HEADER. TRUSS LAYOUT SHALL NOT BE SIGNIFICANTLY ALTERED FROM THE CONSTRUCTION DOCUMENTS. IF THERE IS A CONFLICT, OR THE LAYOUT AS SHOWN IN THE CONSTRUCTION DOCUMENTS CANNOT PHYSICALLY BE CONSTRUCTED, CONTACT STRUCTURAL ENGINEER PRIOR TO ISSUING SHOP DRAWINGS.
  - WOOD ROOF SHEATHING SHALL BE 1932' UNO. SEE GENERAL NOTES FOR MORE INFORMATION. SEE TYPICAL DETAIL FOR ATTACHMENT AND LAYOUT REQUIREMENTS. BLOCKING IS NOT REQUIRED UNLESS NOTED IN DETAILS. REFER TO STRUCTURAL GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
  - WINDOW AND DOOR HEADERS TO BE (3)-2X12 MIN, TYP UNO.
  - ROOF TRUSSES SHALL BEAR ONLY ON EXTERIOR WALLS AND INTERIOR STEEL BEAM LINE.
  - ALL TRUSS GIRDERS SHALL BEAR DIRECTLY OVER (3)-2X8 IN THE WALL BELOW.

ROOF FRAMING PLAN NOTES



No: Date: Revision:



Client Contact: ANNA LIBBY (847) 562-9400



SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

WESTERN HEIGHTS  
PHASE 1

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208

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Drawing:  
BLDG 1A ROOF  
FRAMING PLAN

06/29/2023

100% DESIGN DEVELOPMENT

S101d



No: Date: Revision:



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(865) 325-9922 | WWW.HAINES-SG.COM  
project no. 23016

Client Contact: ANNA LIBBY  
(847) 562-9400



SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208

# WESTERN HEIGHTS PHASE 1

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BLDG 1B FOUNDATION PLAN

06/29/2023

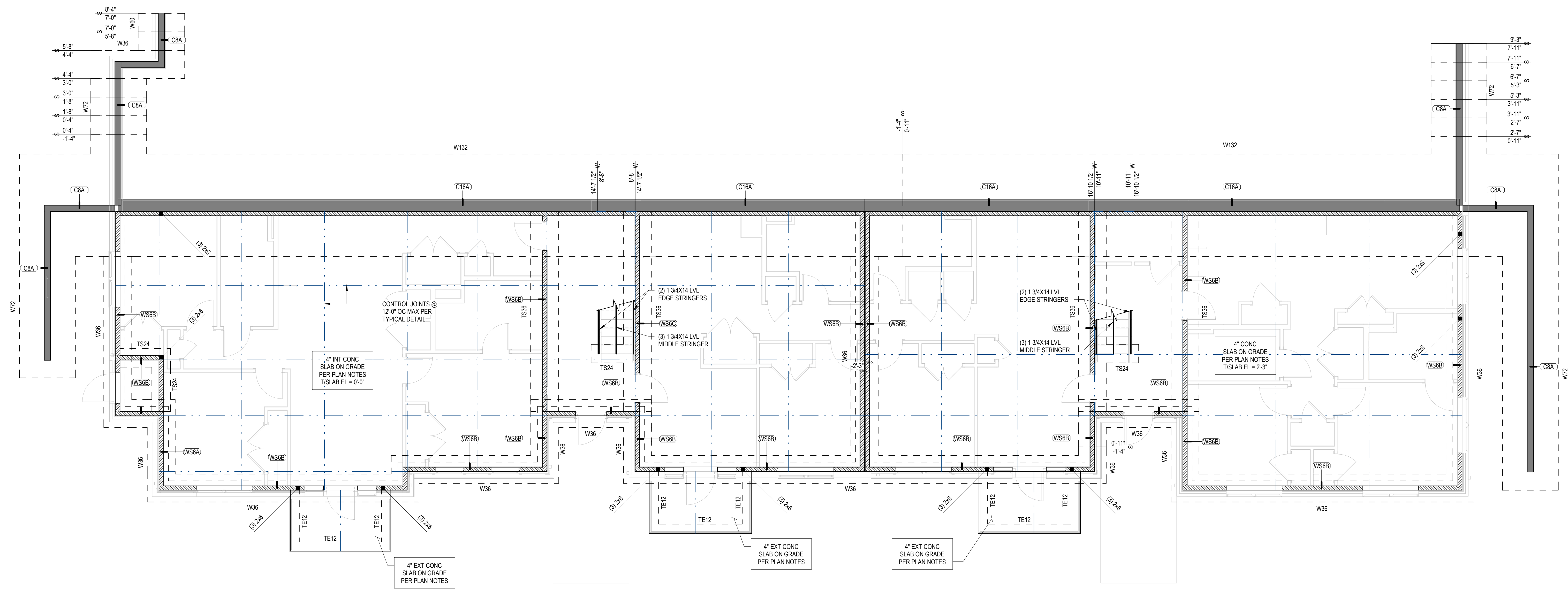
100% DESIGN DEVELOPMENT

# S101e

6/29/2023 5:53:59 PM

## BLDG 1B - FOUNDATION FRAMING PLAN

3/16" = 1'-0"



REFER TO BUILDING 1A PLAN ANNOTATIONS AND SECTIONS FOR ADDITIONAL DESIGN INFORMATION (SIMILAR)

### COLUMN FOOTING SCHEDULE

MARK	LENGTH	WIDTH	DEPTH	REINFORCEMENT
TF24	2'-0"	2'-0"	1'-0"	(3)-#5 EW BTM

### WALL FOOTING SCHEDULE

MARK	WIDTH	DEPTH	REINFORCEMENT
TS24	2'-0"	1'-4"	(4)-#5 CONT W/ #5 X 1'-6" TRANS @ 1'-6" OC
TS30	2'-6"	1'-0"	(4)-#5 CONT W/ #5 X 2'-0" TRANS @ 1'-6" OC
TS36	3'-0"	1'-4"	(4)-#5 CONT W/ #5 X 2'-6" TRANS @ 1'-6" OC
TS38	3'-0"	3'-0"	(4)-#5 CONT W/ #5 X 2'-6" TRANS @ 1'-6" OC
W24	2'-0"	1'-0"	(3)-#5 CONT W/ #5 X 1'-6" TRANS @ 1'-6" OC
W30	2'-6"	1'-0"	(3)-#5 CONT W/ #5 X 2'-0" TRANS @ 1'-6" OC
W36	3'-0"	1'-0"	(4)-#5 CONT W/ #5 X 2'-6" TRANS @ 1'-6" OC
W38	3'-0"	3'-0"	(4)-#5 CONT W/ #5 X 2'-6" TRANS @ 1'-6" OC
W48	4'-0"	1'-0"	(5)-#5 CONT W/ #5 X 3'-6" TRANS @ 1'-6" OC
W60	5'-0"	1'-6"	(7)-#5 CONT W/ #5 X 4'-6" TRANS @ 1'-6" OC
W72	6'-0"	1'-6"	(7)-#5 CONT W/ #5 X 5'-6" TRANS @ 1'-6" OC
W72	6'-0"	1'-0"	(7)-#6 CONT W/ #6 X 6'-6" TRANS @ 1'-6" OC
W86	8'-0"	1'-6"	(8)-#5 CONT W/ #5 X 7'-6" TRANS @ 1'-6" OC
W108	9'-0"	1'-6"	(17)-#5 CONT W/ #5 X 10'-6" TRANS @ 1'-6" OC
W132	11'-0"	1'-6"	(17)-#5 CONT W/ #5 X 10'-6" TRANS @ 1'-6" OC
W180	15'-0"	1'-8"	(13)-#5 CONT W/ #5 X 14'-6" TRANS @ 1'-6" OC

### FOUNDATION PLAN NOTES:

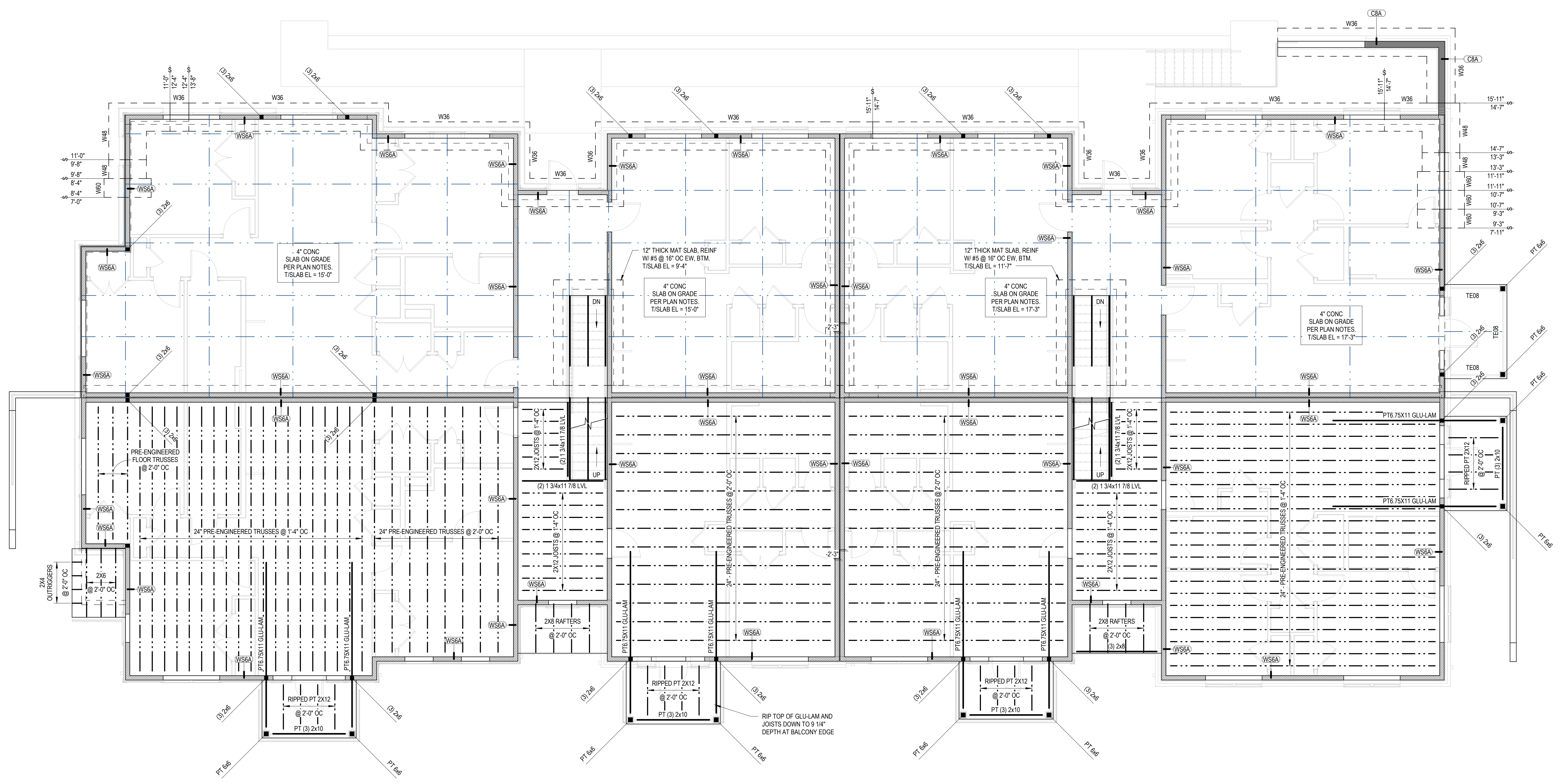
- ELEVATIONS ARE BASED ON A REFERENCE FLOOR ELEVATION OF 0'-0". UNO. TOP OF SLAB ON GRADE IS AT THE REFERENCE ELEVATION UNLESS NOTED OTHERWISE.
- TI INTERIOR FOOTING ELEVATION = 0'-0". TYP. UNO
- TI EXTERIOR FOOTING ELEVATION = -1'-4". TYP. UNO
- SLAB ON GRADE IS 4 INCHES THICK AND REINFORCED WITH WWF #6 X W2 1XW2 1. SLAB ON GRADE SHALL BE PLACED OVER A VAPOR BARRIER AND 4 INCHES (MIN) COMPACTED GRANULAR FILL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. SEE TYPICAL SLAB ON GRADE DETAILS FOR MORE INFORMATION.
- EXTERIOR SLAB ON GRADE IS 4 INCHES THICK AND REINFORCED WITH WWF #6 X W2 1XW2 1. SLAB ON GRADE SHALL BE PLACED OVER 4 INCHES (MIN) COMPACTED GRANULAR FILL. SEE TYPICAL SLAB ON GRADE DETAILS FOR MORE INFORMATION.
- ( ) INDICATES TOP OF FOOTING ELEVATION AT NON-TYPICAL LOCATIONS.
- 'FB' INDICATES COLUMN OR ISOLATED SPREAD FOOTING MARK. SEE SCHEDULE FOR SIZE AND REINFORCEMENT.
- 'W24' INDICATES WALL OR CONTINUOUS FOOTING MARK. SEE SCHEDULE FOR SIZE AND REINFORCEMENT.
- 'TS24' & 'TF24' INDICATE THICKENED SLAB AREAS TO BE POURED MONOLITHICALLY WITH SLAB ON GRADE. SEE SCHEDULE FOR SIZE AND REINFORCEMENT.
- 'TE' DENOTES TURN-DOWN SLAB EDGE. SEE TYPICAL DETAIL FOR SIZE AND REINFORCING.
- 'P1' INDICATES REINFORCED CONCRETE PEDESTAL. SEE SCHEDULE FOR SIZE AND REINFORCEMENT. TOP OF PEDESTAL IS TO ALIGN WITH ADJACENT WALL UNLESS NOTED OTHERWISE.
- FOR ELEVATIONS, WALL SECTIONS, AND DIMENSIONS NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.
- FOR SIDEWALKS, PAVING, AND SITE DETAILS AT THE BUILDING EXTERIOR, SEE ARCHITECTURAL AND CIVIL DRAWINGS.

### FOUNDATION PLAN NOTES

6/29/2023 5:54:10 PM

### BLDG 1B - 2ND FLOOR FRAMING PLAN

3/16" = 1'-0"



REFER TO BUILDING 1A PLAN ANNOTATIONS AND SECTIONS FOR ADDITIONAL DESIGN INFORMATION (SIMILAR)

- FLOOR FRAMING PLAN NOTES:**
- ELEVATIONS ARE BASED ON A REFERENCE FLOOR ELEVATION OF 0'-0" UNO. TOP OF SLAB ON GRADE BELOW IS AT THE REFERENCE ELEVATION UNLESS NOTED OTHERWISE.
  - T/ SHEATHING ELEVATION AT SECOND LEVEL= 14'-0", TYP. UNO.
  - FLOOR FRAMING SHALL BE 24" PRE-ENGINEERED WOOD FLOOR TRUSSES AT 1'-4" OC MAX UNO. ALL TRUSSES SHALL BE ORIENTED IN THE DIRECTION SHOWN. TRUSS LAYOUT SHALL NOT BE SIGNIFICANTLY ALTERED FROM THE CONSTRUCTION DOCUMENTS. IF THERE IS A CONFLICT, OR THE LAYOUT AS SHOWN IN THE CONSTRUCTION DOCUMENTS CANNOT PHYSICALLY BE CONSTRUCTED, CONTACT STRUCTURAL ENGINEER PRIOR TO ISSUING SHOP DRAWINGS.
  - WOOD FLOOR SHEATHING SHALL BE 23/32" UNO. SEE GENERAL NOTES FOR MORE INFORMATION. SEE TYPICAL DETAIL FOR ATTACHMENT AND LAYOUT REQUIREMENTS. BLOCKING IS NOT REQUIRED UNLESS NOTED IN DETAILS. REFER TO STRUCTURAL GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
  - WINDOW AND DOOR HEADERS TO BE PER
  - | INDICATES DEVIATION FROM TYPICAL. TOP OF STEEL ELEVATION.
  - FOR ELEVATIONS, WALL SECTIONS, AND DIMENSIONS NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.

### FLOOR FRAMING PLAN NOTES



No: Date: Revision::



Client Contact: ANNA LIBBY (847) 562-9400

BRINSHORE



SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

## WESTERN HEIGHTS PHASE 1

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208

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Drawing:  
BLDG 1B 2ND FLOOR  
FRAMING PLAN

06/29/2023

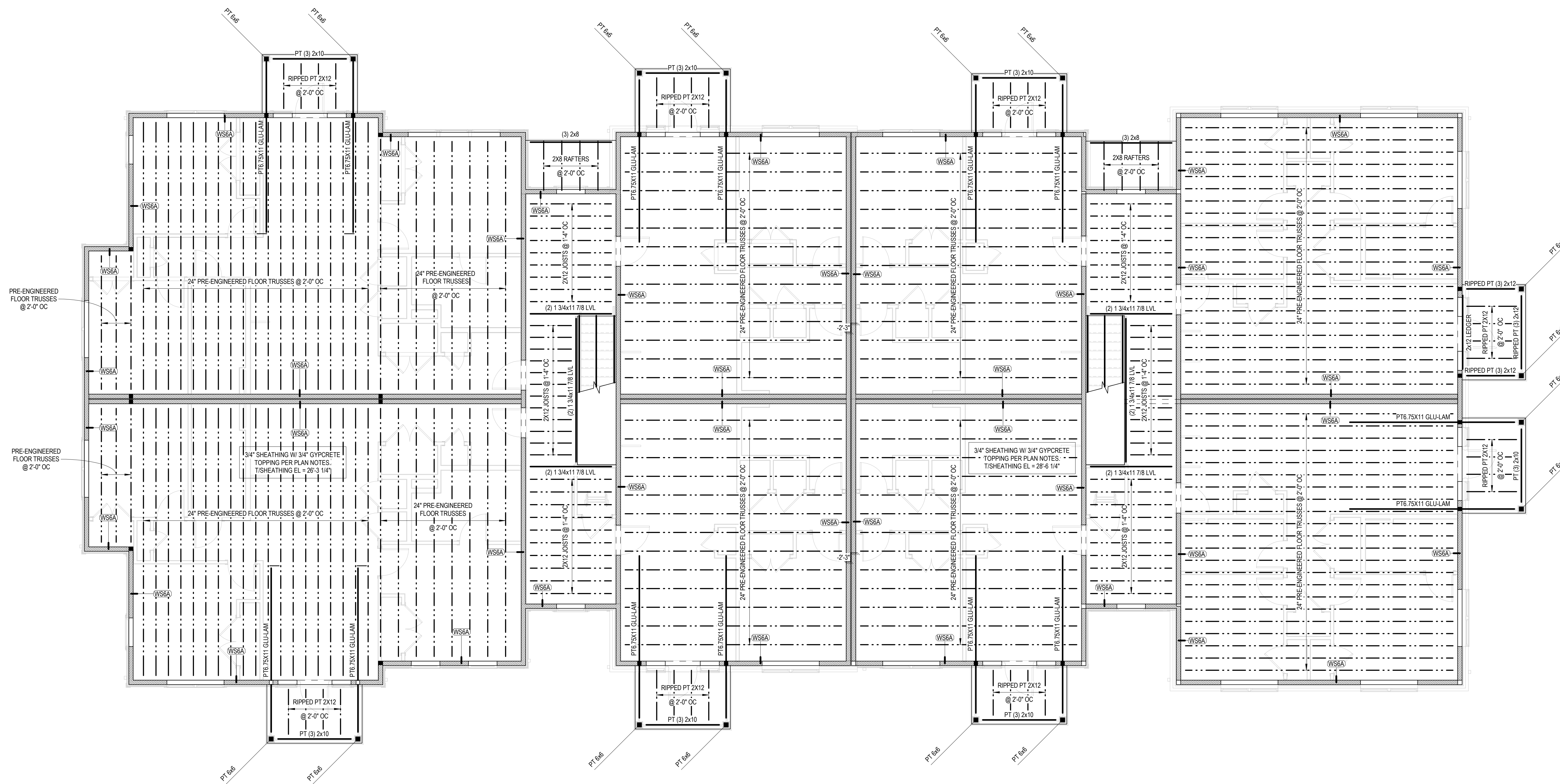
100% DESIGN DEVELOPMENT

# S101f

6/29/2023 5:54:20 PM

BLDG 1B - 3RD FLOOR FRAMING PLAN

3/16" = 1'-0"



REFER TO BUILDING 1A PLAN ANNOTATIONS AND SECTIONS FOR ADDITIONAL DESIGN INFORMATION (SIMILAR)

- FLOOR FRAMING PLAN NOTES:**
- ELEVATIONS ARE BASED ON A REFERENCE FLOOR ELEVATION OF 0'-0\"/>
  - T/ SHEATHING ELEVATION AT THIRD LEVEL= 26'-3 1/4\"/>
  - FLOOR FRAMING SHALL BE 24\"/>
  - WOOD FLOOR SHEATHING SHALL BE 23/32\"/>
  - WINDOW AND DOOR HEADERS TO BE (3)-2X12 MIN. TYP UNO.
  - [ ] INDICATES DEVIATION FROM TYPICAL TOP OF STEEL ELEVATION.
  - FOR ELEVATIONS, WALL SECTIONS, AND DIMENSIONS NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.

FLOOR FRAMING PLAN NOTES

No: Date: Revision::



Client Contact: ANNA LIBBY (847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208



WESTERN HEIGHTS  
PHASE 1

PRELIMINARY NOT FOR CONSTRUCTION

Drawing:  
BLDG 1B 3RD FLOOR  
FRAMING PLAN

06/29/2023

100% DESIGN DEVELOPMENT

S101g

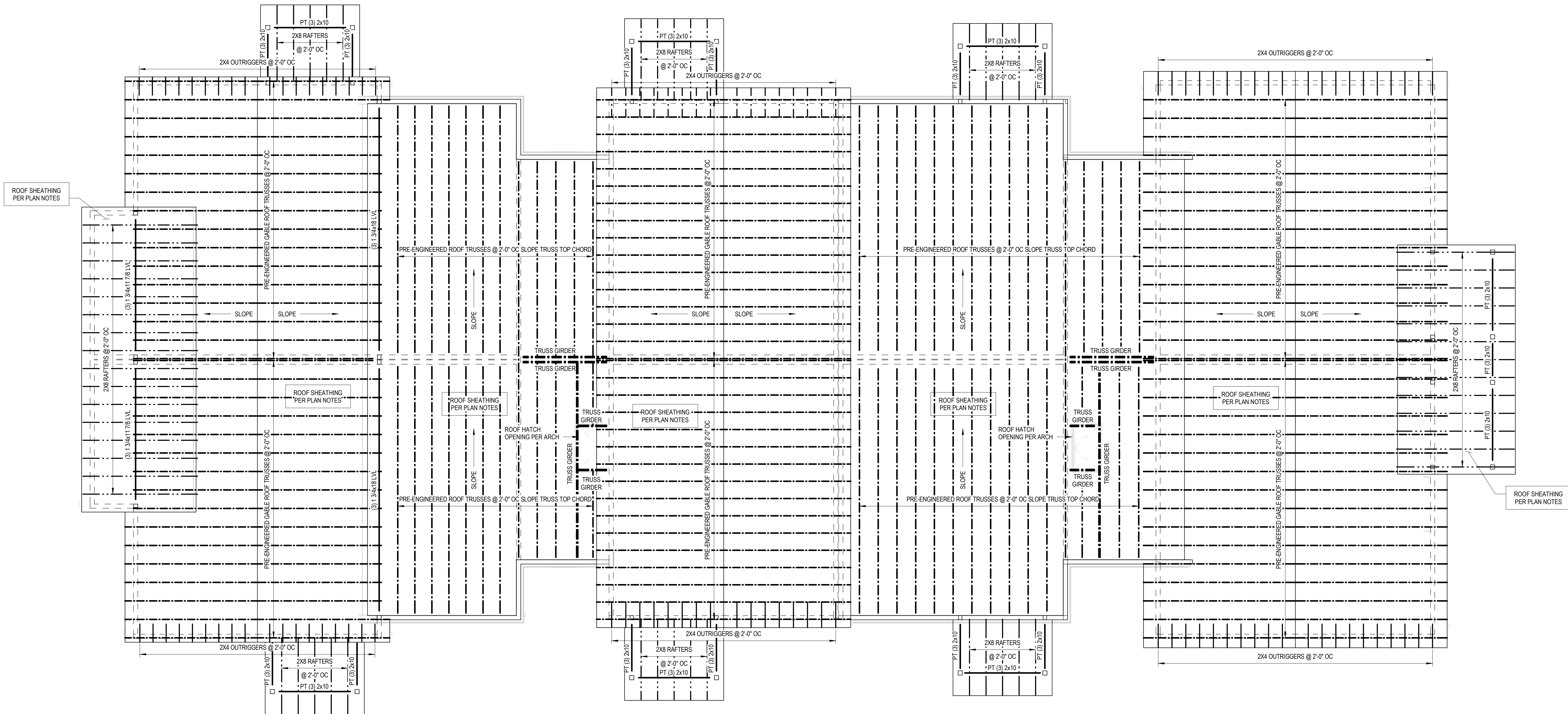


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# BLDG 1B - ROOF FRAMING PLAN

3/16" = 1'-0"



REFER TO BUILDING 1A PLAN ANNOTATIONS AND SECTIONS FOR ADDITIONAL DESIGN INFORMATION (SIMILAR)

- ROOF FRAMING PLAN NOTES:**
- ELEVATIONS ARE BASED ON A REFERENCE FLOOR ELEVATION OF 0'-0" UNO. TOP OF SLAB ON GRADE BELOW IS AT THE REFERENCE ELEVATION UNLESS NOTED OTHERWISE.
  - ROOF FRAMING SHALL BE PRE-ENGINEERED WOOD ROOF TRUSSES AT 2'-0" OC MAX UNO. ALL TRUSSES SHALL BE ORIENTED IN THE DIRECTION SHOWN. ROOF TRUSS GIRDERS MAY BE ADJUSTED +/- 4" UNLESS THE ADJUSTMENT LOCATES THE TRUSS GIRDER OVER A WINDOW HEADER. TRUSS LAYOUT SHALL NOT BE SIGNIFICANTLY ALTERED FROM THE CONSTRUCTION DOCUMENTS. IF THERE IS A CONFLICT, OR THE LAYOUT AS SHOWN IN THE CONSTRUCTION DOCUMENTS CANNOT PHYSICALLY BE CONSTRUCTED, CONTACT STRUCTURAL ENGINEER PRIOR TO ISSUING SHOP DRAWINGS.
  - WOOD ROOF SHEATHING SHALL BE 1/2" UNO. SEE GENERAL NOTES FOR MORE INFORMATION. SEE TYPICAL DETAIL FOR ATTACHMENT AND LAYOUT REQUIREMENTS. BLOCKING IS NOT REQUIRED UNLESS NOTED IN DETAILS. REFER TO STRUCTURAL GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
  - WINDOW AND DOOR HEADERS TO BE (3)-2X12 MIN. TYP UNO.
  - ROOF TRUSSES SHALL BEAR ONLY ON EXTERIOR WALLS AND INTERIOR STEEL BEAM LINE.
  - ALL TRUSS GIRDERS SHALL BEAR DIRECTLY OVER (3)-2X6 IN THE WALL BELOW.

## ROOF FRAMING PLAN NOTES



No: Date: Revision:



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(865) 325-9922 | WWW.HAINES-SG.COM  
project no. 23016

Client Contact: ANNA LIBBY  
(847) 562-9400



SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

# WESTERN HEIGHTS PHASE 1

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208

**PRELIMINARY NOT FOR  
CONSTRUCTION**

Drawing:  
BLDG 1B ROOF  
FRAMING PLAN

06/29/2023

100% DESIGN DEVELOPMENT

# S101h



No: Date: Revision:



800 S. GAY STREET, STE. 1750 KNOXVILLE, TN 37929  
(865) 325-9922 | WWW.HAINES-SG.COM  
project no. 23016

Client Contact: ANNA LIBBY  
(847) 562-9400



SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208

**WESTERN HEIGHTS**  
**PHASE 1**

**PRELIMINARY NOT FOR CONSTRUCTION**

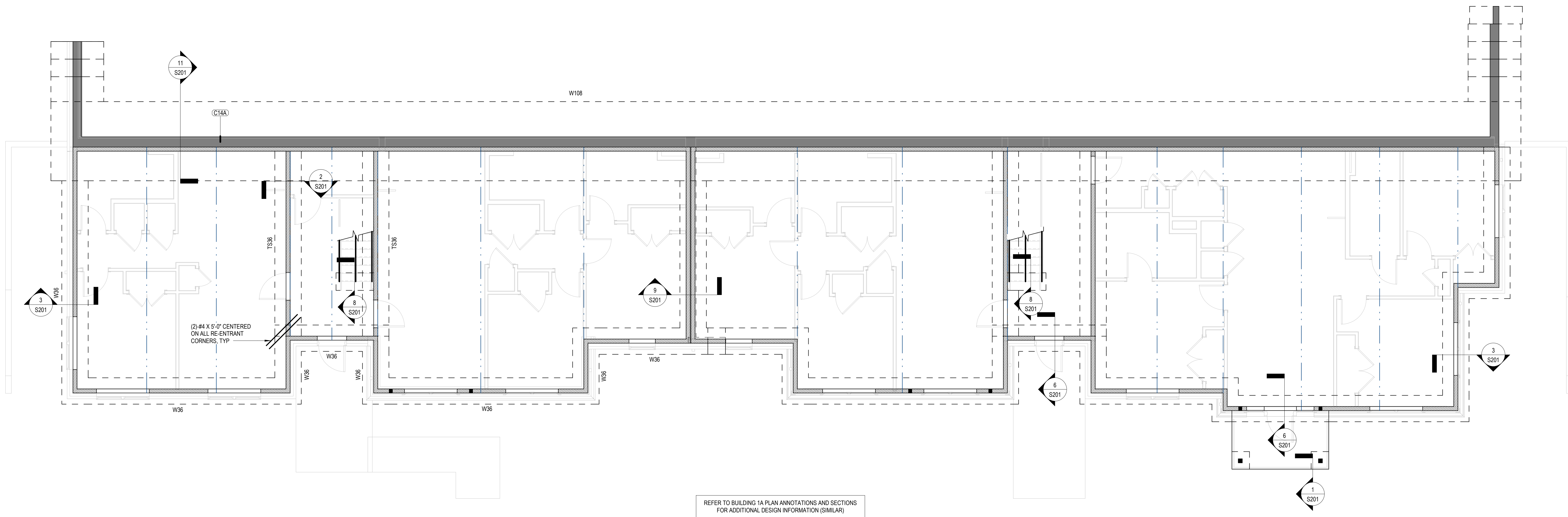
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**BLDG 2A FOUNDATION PLAN**

06/29/2023

100% DESIGN DEVELOPMENT

**S102a**



COLUMN FOOTING SCHEDULE				
MARK	LENGTH	WIDTH	DEPTH	REINFORCEMENT
TF24	2'-0"	2'-0"	1'-0"	(3)-#5 EW BTM

WALL FOOTING SCHEDULE			
MARK	WIDTH	DEPTH	REINFORCEMENT
TS24	2'-0"	1'-4"	(4)-#5 CONT W/ #5 X 1'-6" TRANS @ 1'-6" OC
TS30	2'-6"	1'-0"	(4)-#5 CONT W/ #5 X 2'-0" TRANS @ 1'-6" OC
TS36	3'-0"	1'-4"	(4)-#5 CONT W/ #5 X 2'-6" TRANS @ 1'-6" OC
TS36	3'-0"	3'-0"	(4)-#5 CONT W/ #5 X 2'-6" TRANS @ 1'-6" OC
W24	2'-0"	1'-0"	(3)-#5 CONT W/ #5 X 1'-6" TRANS @ 1'-6" OC
W30	2'-6"	1'-0"	(3)-#5 CONT W/ #5 X 2'-0" TRANS @ 1'-6" OC
W36	3'-0"	1'-0"	(4)-#5 CONT W/ #5 X 2'-6" TRANS @ 1'-6" OC
W36	3'-0"	3'-0"	(4)-#5 CONT W/ #5 X 2'-6" TRANS @ 1'-6" OC
W46	4'-0"	1'-0"	(5)-#5 CONT W/ #5 X 3'-6" TRANS @ 1'-6" OC
W60	5'-0"	1'-6"	(7)-#5 CONT W/ #5 X 4'-6" TRANS @ 1'-6" OC
W72	6'-0"	1'-6"	(7)-#5 CONT W/ #5 X 6'-6" TRANS @ 1'-6" OC
W72	6'-0"	1'-0"	(7)-#5 CONT W/ #5 X 6'-6" TRANS @ 1'-6" OC
W96	8'-0"	1'-6"	(9)-#5 CONT W/ #5 X 7'-6" TRANS @ 1'-6" OC
W108	9'-0"	1'-6"	(11)-#5 CONT W/ #5 X 10'-6" TRANS @ 1'-6" OC
W132	11'-0"	1'-6"	(17)-#5 CONT W/ #5 X 10'-6" TRANS @ 1'-6" OC
W180	15'-0"	1'-8"	(13)-#5 CONT W/ #5 X 14'-6" TRANS @ 1'-6" OC

- FOUNDATION PLAN NOTES:**
- ELEVATIONS ARE BASED ON A REFERENCE FLOOR ELEVATION OF 0'-0" UNO. TOP OF SLAB ON GRADE IS AT THE REFERENCE ELEVATION UNLESS NOTED OTHERWISE.
  - T/ INTERIOR FOOTING ELEVATION = -0'-0" TYP. UNO
  - T/ EXTERIOR FOOTING ELEVATION = +1'-4" TYP. UNO
  - SLAB ON GRADE IS 4 INCHES THICK AND REINFORCED WITH WWF 6X6 W2.1XW2.1. SLAB ON GRADE SHALL BE PLACED OVER A VAPOR BARRIER AND 4 INCHES (MIN) COMPACTED GRANULAR FILL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. SEE TYPICAL SLAB ON GRADE DETAILS FOR MORE INFORMATION.
  - EXTERIOR SLAB ON GRADE IS 4 INCHES THICK AND REINFORCED WITH WWF 6X6 W2.1XW2.1. SLAB ON GRADE SHALL BE PLACED OVER 4 INCHES (MIN) COMPACTED GRANULAR FILL. SEE TYPICAL SLAB ON GRADE DETAILS FOR MORE INFORMATION.
  - ( ) INDICATES TOP OF FOOTING ELEVATION AT NON-TYPICAL LOCATIONS.
  - 'F8\"/>
  - 'W24\"/>
  - 'TS24\"/>
  - 'P1\"/>
  - 'PE\"/>
  - FOR ELEVATIONS, WALL SECTIONS, AND DIMENSIONS NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.
  - FOR SIDEWALKS, PAVING, AND SITE DETAILS AT THE BUILDING EXTERIOR, SEE ARCHITECTURAL AND CIVIL DRAWINGS.

**FOUNDATION PLAN NOTES**

6/29/2023 5:54:37 PM

**BLDG 2A - FOUNDATION PLAN**  
3/16" = 1'-0"



No:      Date:      Revision::



**HAINES**  
STRUCTURAL GROUP

800 S. GAY STREET, STE. 1750 KNOXVILLE, TN 37929  
(865) 325-9922 | www.haines-sg.com  
project no. 23016

Client Contact: ANNA LIBBY  
(847) 562-9400

BRINSHORE



SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

**WESTERN HEIGHTS**  
**PHASE 1**

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208

**PRELIMINARY NOT FOR  
CONSTRUCTION**

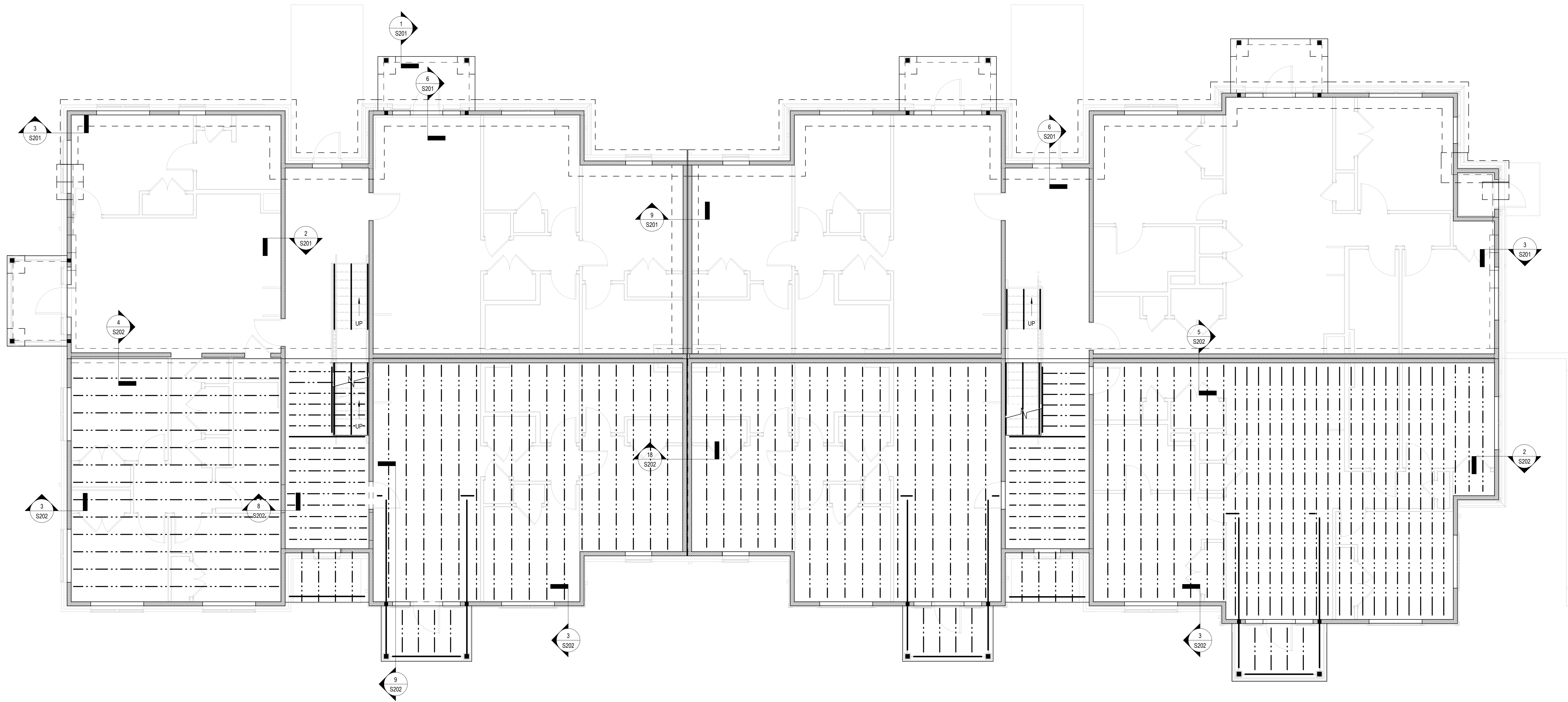
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Drawing:  
**BLDG 2A 2ND FLOOR  
FRAMING PLAN**

06/29/2023

100% DESIGN DEVELOPMENT

**S102b**



REFER TO BUILDING 1A PLAN ANNOTATIONS AND SECTIONS FOR ADDITIONAL DESIGN INFORMATION (SIMILAR)

- FLOOR FRAMING PLAN NOTES:**
- ELEVATIONS ARE BASED ON A REFERENCE FLOOR ELEVATION OF 0'-0" UNO. TOP OF SLAB ON GRADE BELOW IS AT THE REFERENCE ELEVATION UNLESS NOTED OTHERWISE.
  - 7" SHEATHING ELEVATION AT SECOND LEVEL= 14'-0" TYP. UNO
  - FLOOR FRAMING SHALL BE 24" PRE-ENGINEERED WOOD FLOOR TRUSSES AT 1'-4" OC MAX UNO. ALL TRUSSES SHALL BE ORIENTED IN THE DIRECTION SHOWN. TRUSS LAYOUT SHALL NOT BE SIGNIFICANTLY ALTERED FROM THE CONSTRUCTION DOCUMENTS. IF THERE IS A CONFLICT, OR THE LAYOUT AS SHOWN IN THE CONSTRUCTION DOCUMENTS CANNOT PHYSICALLY BE CONSTRUCTED, CONTACT STRUCTURAL ENGINEER PRIOR TO ISSUING SHOP DRAWINGS.
  - WOOD FLOOR SHEATHING SHALL BE 23/32" UNO. SEE GENERAL NOTES FOR MORE INFORMATION. SEE TYPICAL DETAIL FOR ATTACHMENT AND LAYOUT REQUIREMENTS. BLOCKING IS NOT REQUIRED UNLESS NOTED IN DETAILS. REFER TO STRUCTURAL GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
  - WINDOW AND DOOR HEADERS TO BE PER.
  - | INDICATES DEVIATION FROM TYPICAL TOP OF STEEL ELEVATION.
  - FOR ELEVATIONS, WALL SECTIONS, AND DIMENSIONS NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.

**BLDG 2A - 2ND FLOOR FRAMING PLAN**

3/16" = 1'-0"

**FLOOR FRAMING PLAN NOTES**

6/29/2023 5:54:44 PM



No:      Date:      Revision::



**HAINES**  
STRUCTURAL GROUP

800 S. GAY STREET, STE. 1750 KNOXVILLE, TN 37929  
(865) 325-9525 | WWW.HAINES-SG.COM  
project no. 23016

Client Contact: ANNA LIBBY  
(847) 562-9400

BRINSHORE



SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

**WESTERN HEIGHTS**  
**PHASE 1**

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208

**PRELIMINARY NOT FOR  
CONSTRUCTION**

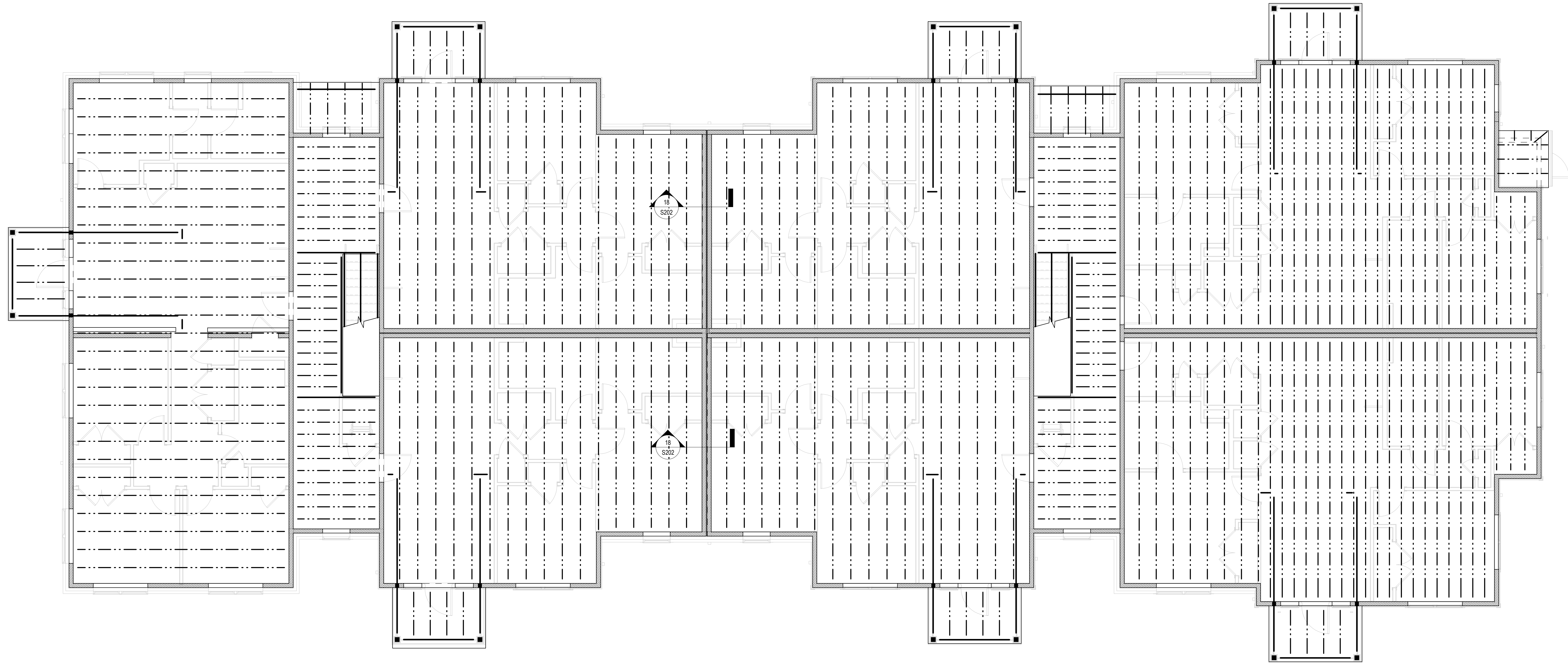
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Drawing:  
**BLDG 2A 3RD FLOOR  
FRAMING PLAN**

06/29/2023

100% DESIGN DEVELOPMENT

**S102c**



REFER TO BUILDING 1A PLAN ANNOTATIONS AND SECTIONS  
FOR ADDITIONAL DESIGN INFORMATION (SIMILAR)

- FLOOR FRAMING PLAN NOTES:
- ELEVATIONS ARE BASED ON A REFERENCE FLOOR ELEVATION OF 0'-0" UNO. TOP OF SLAB ON GRADE BELOW IS AT THE REFERENCE ELEVATION UNLESS NOTED OTHERWISE.
  - T/ SHEATHING ELEVATION AT THIRD LEVEL = 26'-3 1/4" TYP. UNO
  - FLOOR FRAMING SHALL BE 2" PRE-ENGINEERED WOOD FLOOR TRUSSES AT 1'-4" OC MAX UNO. ALL TRUSSES SHALL BE ORIENTED IN THE DIRECTION SHOWN. TRUSS LAYOUT SHALL NOT BE SIGNIFICANTLY ALTERED FROM THE CONSTRUCTION DOCUMENTS. IF THERE IS A CONFLICT, OR THE LAYOUT AS SHOWN IN THE CONSTRUCTION DOCUMENTS CANNOT PHYSICALLY BE CONSTRUCTED, CONTACT STRUCTURAL ENGINEER PRIOR TO ISSUING SHOP DRAWINGS.
  - WOOD FLOOR SHEATHING SHALL BE 23/32" UNO. SEE GENERAL NOTES FOR MORE INFORMATION. SEE TYPICAL DETAIL FOR ATTACHMENT AND LAYOUT REQUIREMENTS. BLOCKING IS NOT REQUIRED UNLESS NOTED IN DETAILS. REFER TO STRUCTURAL GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
  - WINDOW AND DOOR HEADERS TO BE (3)-2X12 MIN. TYP UNO.
  - [ ] INDICATES DEVIATION FROM TYPICAL TOP OF STEEL ELEVATION.
  - FOR ELEVATIONS, WALL SECTIONS, AND DIMENSIONS NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.

FLOOR FRAMING PLAN NOTES

BLDG 2A - 3RD FLOOR FRAMING PLAN

3/16" = 1'-0"

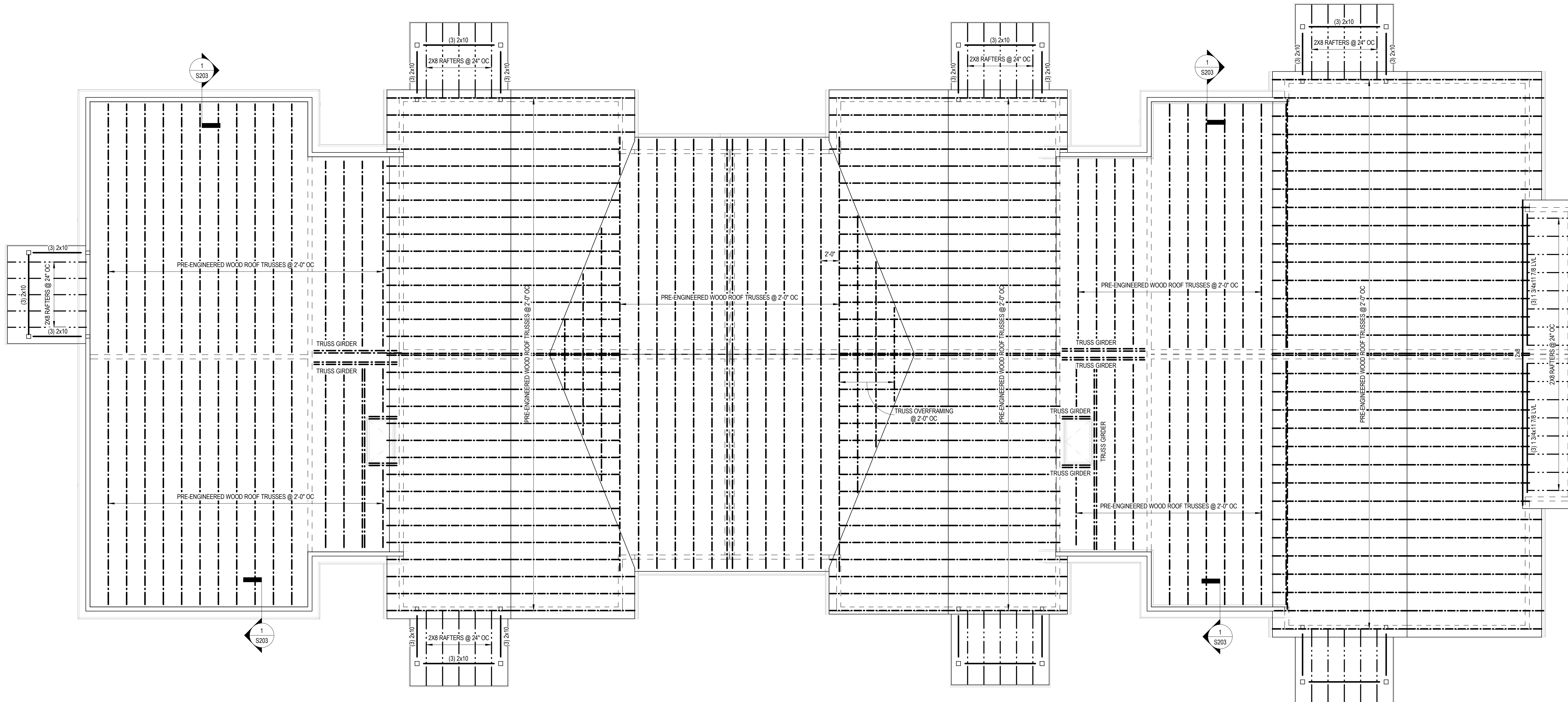
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BLDG 2A - ROOF FRAMING PLAN

3/16" = 1'-0"



REFER TO BUILDING 1A PLAN ANNOTATIONS AND SECTIONS FOR ADDITIONAL DESIGN INFORMATION (SIMILAR)

- ROOF FRAMING PLAN NOTES:
- ELEVATIONS ARE BASED ON A REFERENCE FLOOR ELEVATION OF 0'-0" UNO. TOP OF SLAB ON GRADE BELOW IS AT THE REFERENCE ELEVATION UNLESS NOTED OTHERWISE.
  - ROOF FRAMING SHALL BE PRE-ENGINEERED WOOD ROOF TRUSSES AT 2'-0" OC MAX UNO. ALL TRUSSES SHALL BE ORIENTED IN THE DIRECTION SHOWN. ROOF TRUSS GIRDERS MAY BE ADJUSTED +/- 6" UNLESS THE ADJUSTMENT LOCATES THE TRUSS GIRDER OVER A WINDOW HEADER. TRUSS LAYOUT SHALL NOT BE SIGNIFICANTLY ALTERED FROM THE CONSTRUCTION DOCUMENTS. IF THERE IS A CONFLICT, OR THE LAYOUT AS SHOWN IN THE CONSTRUCTION DOCUMENTS CANNOT PHYSICALLY BE CONSTRUCTED, CONTACT STRUCTURAL ENGINEER PRIOR TO ISSUING SHOP DRAWINGS.
  - WOOD ROOF SHEATHING SHALL BE 19/32" UNO. SEE GENERAL NOTES FOR MORE INFORMATION. SEE TYPICAL DETAIL FOR ATTACHMENT AND LAYOUT REQUIREMENTS. BLOCKING IS NOT REQUIRED UNLESS NOTED IN DETAILS. REFER TO STRUCTURAL GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
  - WINDOW AND DOOR HEADERS TO BE (3)-2X12 MIN, TYP UNO.
  - ROOF TRUSSES SHALL BEAR ONLY ON EXTERIOR WALLS AND INTERIOR STEEL BEAM LINE.
  - ALL TRUSS GIRDERS SHALL BEAR DIRECTLY OVER (3)-2X8 IN THE WALL BELOW.

ROOF FRAMING PLAN NOTES



No: Date: Revision::



Client Contact: ANNA LIBBY (847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208

BRINSHORE



WESTERN HEIGHTS  
PHASE 1

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CONSTRUCTION

Drawing:  
BLDG 2A ROOF  
FRAMING PLAN

06/29/2023

100% DESIGN DEVELOPMENT

S102d

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(865) 325-9922 | WWW.HAINES-SG.COM  
project no. 23016

Client Contact: ANNA LIBBY  
(847) 562-9400



# WESTERN HEIGHTS PHASE 1

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208

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CONSTRUCTION**

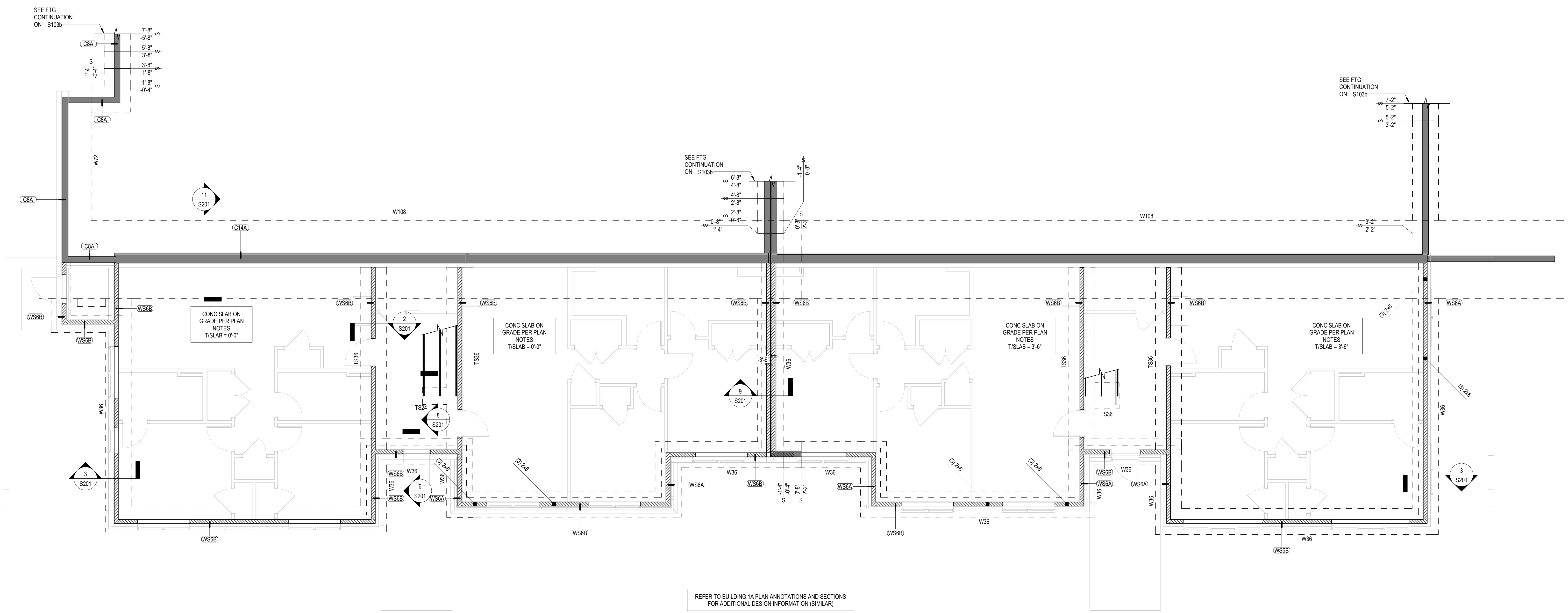
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BLDG 3A FOUNDATION PLAN

06/29/2023

100% DESIGN DEVELOPMENT

# S103a



COLUMN FOOTING SCHEDULE				
MARK	LENGTH	WIDTH	DEPTH	REINFORCEMENT
TF24	2'-0"	2'-0"	1'-0"	(3)#5 EW BTM

WALL FOOTING SCHEDULE				
MARK	WIDTH	DEPTH	REINFORCEMENT	
TS24	2'-0"	1'-4"	(4)#5 CONT W/ #5 X 1'-6" TRANS @ 1'-6" OC	
TS30	2'-6"	1'-0"	(4)#5 CONT W/ #5 X 2'-0" TRANS @ 1'-6" OC	
TS36	3'-0"	1'-4"	(4)#5 CONT W/ #5 X 2'-6" TRANS @ 1'-6" OC	
TS36	3'-0"	3'-0"	(4)#5 CONT W/ #5 X 2'-6" TRANS @ 1'-6" OC	
W24	2'-0"	1'-0"	(3)#5 CONT W/ #5 X 1'-6" TRANS @ 1'-6" OC	
W30	2'-6"	1'-0"	(3)#5 CONT W/ #5 X 2'-0" TRANS @ 1'-6" OC	
W36	3'-0"	1'-0"	(4)#5 CONT W/ #5 X 2'-6" TRANS @ 1'-6" OC	
W36	3'-0"	3'-0"	(4)#5 CONT W/ #5 X 2'-6" TRANS @ 1'-6" OC	
W48	4'-0"	1'-0"	(5)#5 CONT W/ #5 X 3'-6" TRANS @ 1'-6" OC	
W60	5'-0"	1'-6"	(7)#5 CONT W/ #5 X 4'-6" TRANS @ 1'-6" OC	
W72	6'-0"	1'-6"	(7)#5 CONT W/ #5 X 5'-6" TRANS @ 1'-6" OC	
W72	6'-0"	1'-0"	(7)#5 CONT W/ #5 X 6'-6" TRANS @ 1'-6" OC	
W96	8'-0"	1'-6"	(8)#5 CONT W/ #5 X 7'-6" TRANS @ 1'-6" OC	
W108	9'-0"	1'-6"	(17)#5 CONT W/ #5 X 10'-6" TRANS @ 1'-6" OC	
W132	11'-0"	1'-6"	(17)#5 CONT W/ #5 X 10'-6" TRANS @ 1'-6" OC	
W180	15'-0"	1'-8"	(13)#5 CONT W/ #5 X 14'-6" TRANS @ 1'-6" OC	

- FOUNDATION PLAN NOTES:**
- ELEVATIONS ARE BASED ON A REFERENCE FLOOR ELEVATION OF 0'-0". TOP OF SLAB ON GRADE IS AT THE REFERENCE ELEVATION UNLESS NOTED OTHERWISE.
  - T/ I INTERIOR FOOTING ELEVATION = 0'-6" TYP. UNO
  - T/ EXTERIOR FOOTING ELEVATION = -1'-4" TYP. UNO
  - SLAB ON GRADE IS 4 INCHES THICK AND REINFORCED WITH WWF 6X6 W2.1XW2.1. SLAB ON GRADE SHALL BE PLACED OVER A VAPOR BARRIER AND 4 INCHES (MIN) COMPACTED GRANULAR FILL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. SEE TYPICAL SLAB ON GRADE DETAILS FOR MORE INFORMATION.
  - EXTERIOR SLAB ON GRADE IS 4 INCHES THICK AND REINFORCED WITH WWF 6X6 W2.1XW2.1. SLAB ON GRADE SHALL BE PLACED OVER 4 INCHES (MIN) COMPACTED GRANULAR FILL SEE TYPICAL SLAB ON GRADE DETAILS FOR MORE INFORMATION.
  - ( ) INDICATES TOP OF FOOTING ELEVATION AT NON-TYPICAL LOCATIONS.
  - F60 INDICATES COLUMN OR ISOLATED SPREAD FOOTING MARK. SEE SCHEDULE FOR SIZE AND REINFORCEMENT.
  - W24 INDICATES WALL OR CONTINUOUS FOOTING MARK. SEE SCHEDULE FOR SIZE AND REINFORCEMENT.
  - TS24 & TF24 INDICATE THICKENED SLAB AREAS TO BE POURED MONOLITHICALLY WITH SLAB ON GRADE. SEE SCHEDULE FOR SIZE AND REINFORCEMENT.
  - TE DENOTES TURN-DOWN SLAB EDGE. SEE TYPICAL DETAIL FOR SIZE AND REINFORCING.
  - P1 INDICATES REINFORCED CONCRETE PEDESTAL. SEE SCHEDULE FOR SIZE AND REINFORCEMENT. TOP OF PEDESTAL IS TO ALIGN WITH ADJACENT WALL UNLESS NOTED OTHERWISE.
  - FOR ELEVATIONS, WALL SECTIONS, AND DIMENSIONS NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.
  - FOR SIDEWALKS, PAVING, AND SITE DETAILS AT THE BUILDING EXTERIOR, SEE ARCHITECTURAL AND CIVIL DRAWINGS.

### FOUNDATION PLAN NOTES

6/29/2023 5:55:06 PM

BLDG 3A - FOUNDATION PLAN  
3/16" = 1'-0"



No: Date: Revision:



800 S. GAY STREET, STE. 1750 KNOXVILLE, TN 37929  
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project no. 23016

Client Contact: ANNA LIBBY  
(847) 562-9400

BRINSHORE



SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

# WESTERN HEIGHTS PHASE 1

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208

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Drawing:  
BLDG 3A 2ND FLOOR  
FRAMING PLAN

06/29/2023

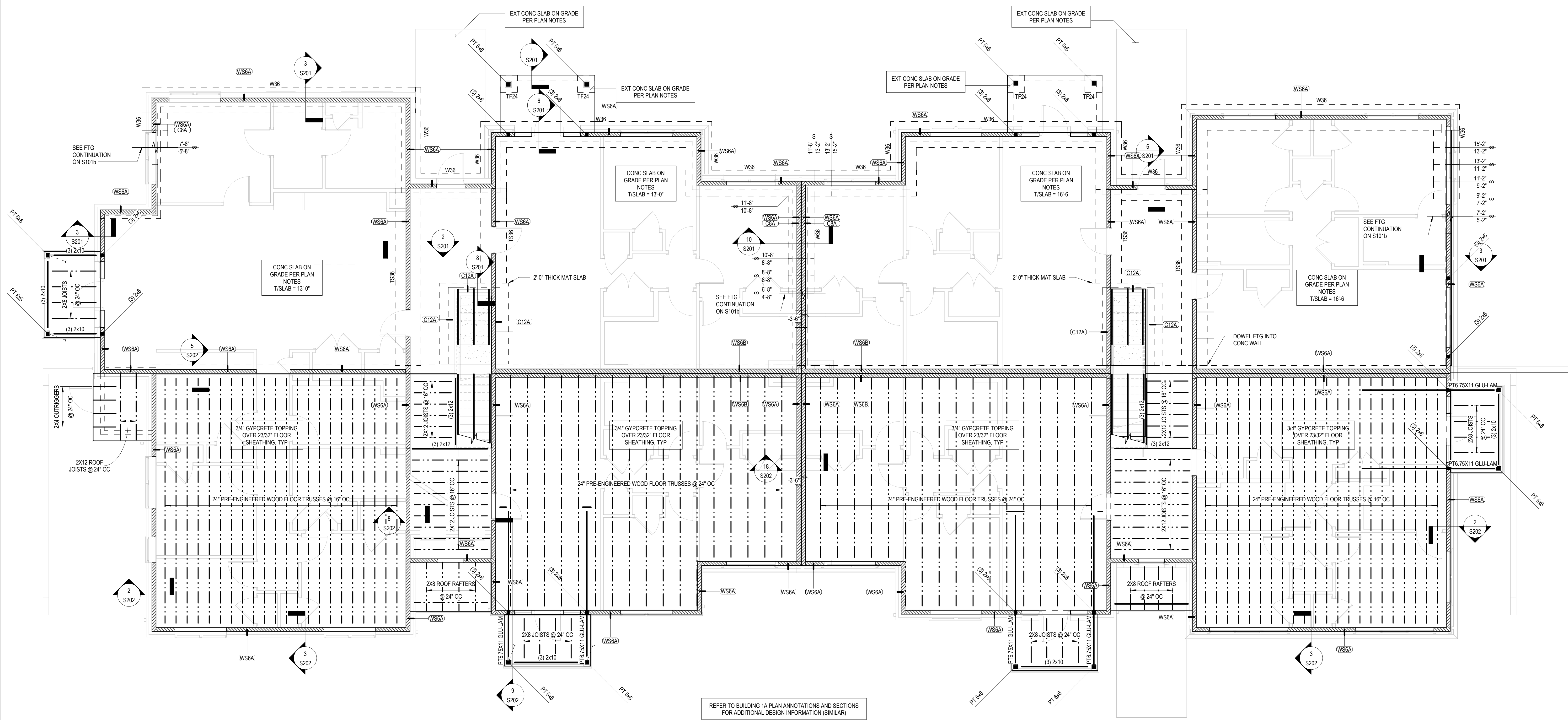
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# S103b

6/29/2023 5:55:13 PM

## BLDG 3A - 2ND FLOOR FRAMING PLAN

3/16" = 1'-0"



REFER TO BUILDING 1A PLAN ANNOTATIONS AND SECTIONS  
FOR ADDITIONAL DESIGN INFORMATION (SIMILAR)

- FLOOR FRAMING PLAN NOTES:
- ELEVATIONS ARE BASED ON A REFERENCE FLOOR ELEVATION OF 0'-0" UNO. TOP OF SLAB ON GRADE BELOW IS AT THE REFERENCE ELEVATION UNLESS NOTED OTHERWISE.
  - T/S SHEATHING ELEVATION AT SECOND LEVEL = 14'-0" TYP. UNO
  - T/S STEEL ELEVATION AT SECOND LEVEL = 13'-8 1/4" TYP. UNO
  - FLOOR FRAMING SHALL BE 16" PRE-ENGINEERED WOOD FLOOR TRUSSES AT 1'-4" OC MAX UNO. ALL TRUSSES SHALL BE ORIENTED IN THE DIRECTION SHOWN. TRUSS LAYOUT SHALL NOT BE SIGNIFICANTLY ALTERED FROM THE CONSTRUCTION DOCUMENTS. IF THERE IS A CONFLICT, OR THE LAYOUT AS SHOWN IN THE CONSTRUCTION DOCUMENTS CANNOT PHYSICALLY BE CONSTRUCTED, CONTACT STRUCTURAL ENGINEER PRIOR TO ISSUING SHOP DRAWINGS.
  - WOOD FLOOR SHEATHING SHALL BE 23/32" UNO. SEE GENERAL NOTES FOR MORE INFORMATION. SEE TYPICAL DETAIL FOR ATTACHMENT AND LAYOUT REQUIREMENTS. BLOCKING IS NOT REQUIRED UNLESS NOTED IN DETAILS. REFER TO STRUCTURAL GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
  - WINDOW AND DOOR HEADERS TO BE (3) 2X12 MIN. TYP. UNO.
  - | | INDICATES DEVIATION FROM TYPICAL TOP OF STEEL ELEVATION.
  - FOR ELEVATIONS, WALL SECTIONS, AND DIMENSIONS NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.

### FLOOR FRAMING PLAN NOTES



No: Date: Revision:



Client Contact: ANNA LIBBY (847) 562-9400



SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

# WESTERN HEIGHTS PHASE 1

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208

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CONSTRUCTION**

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Drawing:  
BLDG 3A 3RD FLOOR  
FRAMING PLAN

06/29/2023

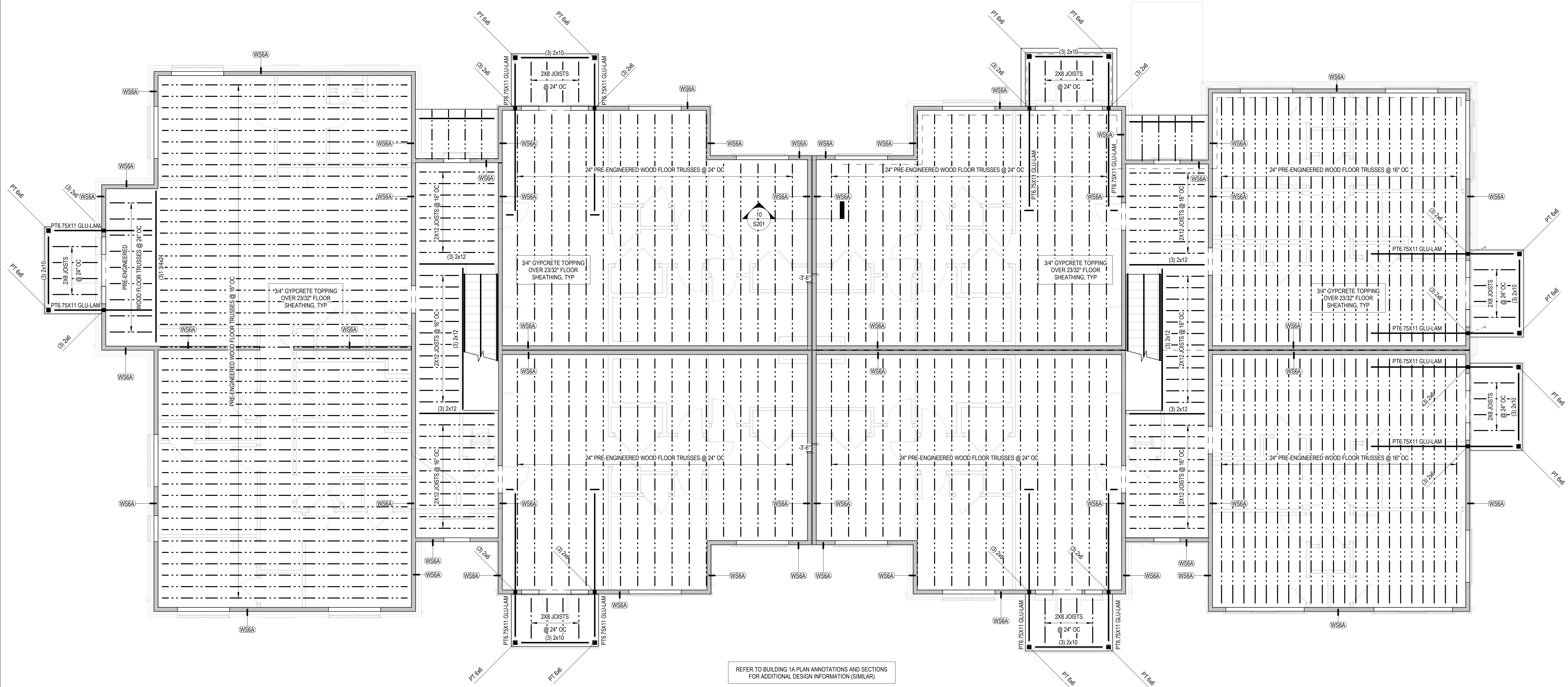
100% DESIGN DEVELOPMENT

# S103c

6/29/2023 5:55:21 PM

## BLDG 3A - 3RD FLOOR FRAMING PLAN

3/16" = 1'-0"



REFER TO BUILDING 1A PLAN ANNOTATIONS AND SECTIONS FOR ADDITIONAL DESIGN INFORMATION (SIMILAR)

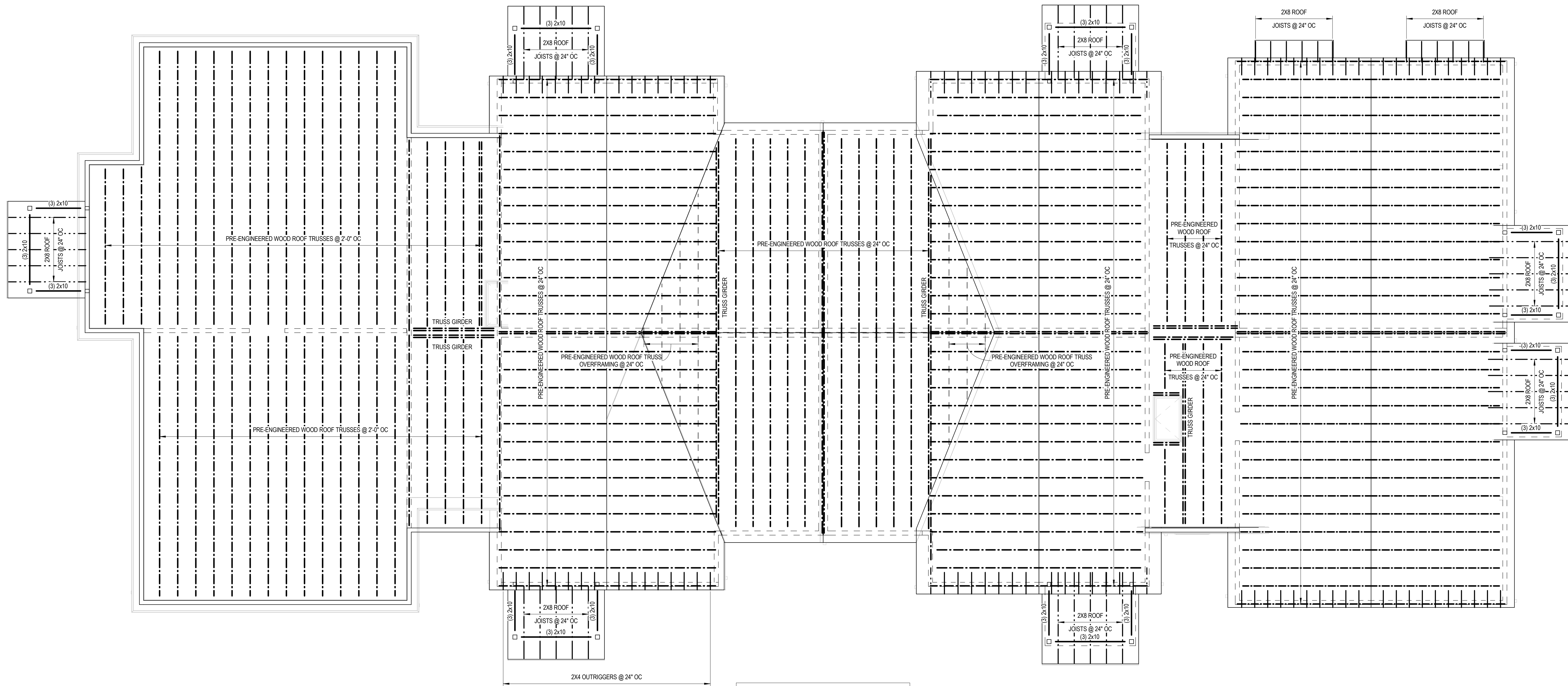
- FLOOR FRAMING PLAN NOTES:
- ELEVATIONS ARE BASED ON A REFERENCE FLOOR ELEVATION OF 0'-0" UNO. TOP OF SLAB ON GRADE BELOW IS AT THE REFERENCE ELEVATION UNLESS NOTED OTHERWISE.
  - TYPICAL SHEATHING ELEVATION AT SECOND LEVEL = 14'-0" TYP. UNO.
  - TYPICAL STEEL ELEVATION AT SECOND LEVEL = 13'-8 1/4" TYP. UNO.
  - FLOOR FRAMING SHALL BE 16" PRE-ENGINEERED WOOD FLOOR TRUSSES AT 1'-4" OC MAX UNO. ALL TRUSSES SHALL BE ORIENTED IN THE DIRECTION SHOWN. TRUSS LAYOUT SHALL NOT BE SIGNIFICANTLY ALTERED FROM THE CONSTRUCTION DOCUMENTS. IF THERE IS A CONFLICT, OR THE LAYOUT AS SHOWN IN THE CONSTRUCTION DOCUMENTS CANNOT PHYSICALLY BE CONSTRUCTED, CONTACT STRUCTURAL ENGINEER PRIOR TO ISSUING SHOP DRAWINGS.
  - WOOD FLOOR SHEATHING SHALL BE 23/32" UNO. SEE GENERAL NOTES FOR MORE INFORMATION. SEE TYPICAL DETAIL FOR ATTACHMENT AND LAYOUT REQUIREMENTS. BLOCKING IS NOT REQUIRED UNLESS NOTED IN DETAILS. REFER TO STRUCTURAL GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
  - WINDOW AND DOOR HEADERS TO BE (3)-2X12 MIN. TYP. UNO.
  - | | INDICATES DEVIATION FROM TYPICAL TOP OF STEEL ELEVATION.
  - FOR ELEVATIONS, WALL SECTIONS, AND DIMENSIONS NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.

## FLOOR FRAMING PLAN NOTES

6/29/2023 5:55:28 PM

BLDG 3A - ROOF FRAMING PLAN

3/16" = 1'-0"



REFER TO BUILDING 1A PLAN ANNOTATIONS AND SECTIONS FOR ADDITIONAL DESIGN INFORMATION (SIMILAR)

- ROOF FRAMING PLAN NOTES:**
- ELEVATIONS ARE BASED ON A REFERENCE FLOOR ELEVATION OF 0'-0" UNO. TOP OF SLAB ON GRADE BELOW IS AT THE REFERENCE ELEVATION UNLESS NOTED OTHERWISE.
  - ROOF FRAMING SHALL BE PRE-ENGINEERED WOOD ROOF TRUSSES AT 2'-0" OC MAX UNO. ALL TRUSSES SHALL BE ORIENTED IN THE DIRECTION SHOWN. ROOF TRUSS GIRDERS MAY BE ADJUSTED +/- 6" UNLESS THE ADJUSTMENT LOCATES THE TRUSS GIRDER OVER A WINDOW HEADER. TRUSS LAYOUT SHALL NOT BE SIGNIFICANTLY ALTERED FROM THE CONSTRUCTION DOCUMENTS. IF THERE IS A CONFLICT, OR THE LAYOUT AS SHOWN IN THE CONSTRUCTION DOCUMENTS CANNOT PHYSICALLY BE CONSTRUCTED, CONTACT STRUCTURAL ENGINEER PRIOR TO ISSUING SHOP DRAWINGS.
  - WOOD ROOF SHEATHING SHALL BE 19/32" UNO. SEE GENERAL NOTES FOR MORE INFORMATION. SEE TYPICAL DETAIL FOR ATTACHMENT AND LAYOUT REQUIREMENTS. BLOCKING IS NOT REQUIRED UNLESS NOTED IN DETAILS. REFER TO STRUCTURAL GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
  - WINDOW AND DOOR HEADERS TO BE (3)-2X12 MIN. TYP UNO.
  - ROOF TRUSSES SHALL BEAR ONLY ON EXTERIOR WALLS AND INTERIOR STEEL BEAM LINE.
  - ALL TRUSS GIRDERS SHALL BEAR DIRECTLY OVER (3)-2X6 IN THE WALL BELOW.

ROOF FRAMING PLAN NOTES



No: Date: Revision:



Client Contact: ANNA LIBBY (847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208

BRINSHORE



WESTERN HEIGHTS  
PHASE 1

PRELIMINARY NOT FOR  
CONSTRUCTION

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Drawing:  
BLDG 3A ROOF  
FRAMING PLAN

06/29/2023

100% DESIGN DEVELOPMENT

S103d





No: Date: Revision:



800 S. GAY STREET, STE. 1750 KNOXVILLE, TN 37929  
(865) 325-9922 | www.haines-sg.com  
project no. 23016

Client Contact: ANNA LIBBY  
(847) 562-9400



SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208

# WESTERN HEIGHTS PHASE 1

**PRELIMINARY NOT FOR  
CONSTRUCTION**

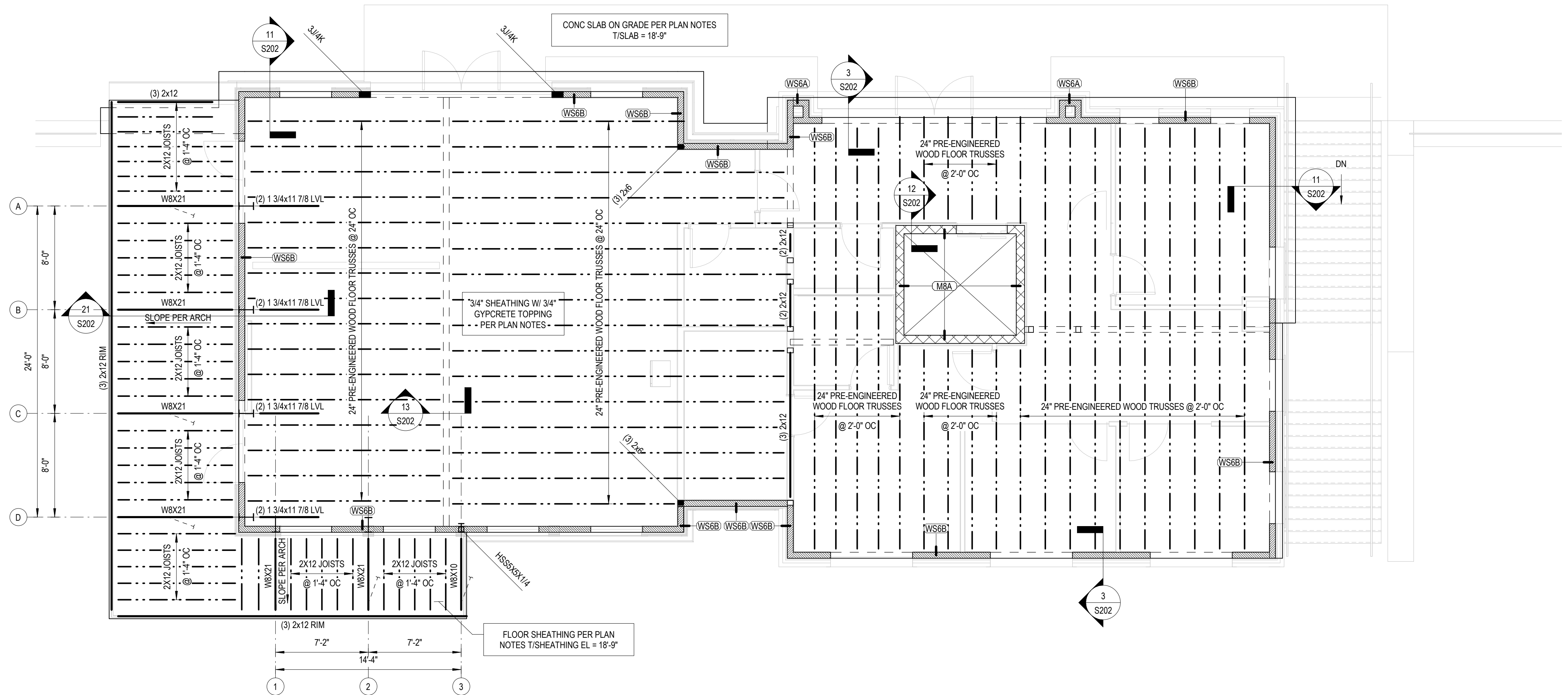
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Drawing:  
CLUBHOUSE FLOOR  
FRAMING PLAN

06/29/2023

100% DESIGN DEVELOPMENT

# S104b



- FLOOR FRAMING PLAN NOTES:
- ELEVATIONS ARE BASED ON A REFERENCE FLOOR ELEVATION OF 0'-0" UNO. TOP OF SLAB ON GRADE BELOW IS AT THE REFERENCE ELEVATION UNLESS NOTED OTHERWISE.
  - TYPICAL SHEATHING ELEVATION AT SECOND LEVEL = 14'-0" TYP. UNO.
  - TYPICAL STEEL ELEVATION AT SECOND LEVEL = 13'-8 1/4" TYP. UNO.
  - FLOOR FRAMING SHALL BE 16" PRE-ENGINEERED WOOD FLOOR TRUSSES AT 1'-4" OC MAX UNO. ALL TRUSSES SHALL BE ORIENTED IN THE DIRECTION SHOWN. TRUSS LAYOUT SHALL NOT BE SIGNIFICANTLY ALTERED FROM THE CONSTRUCTION DOCUMENTS. IF THERE IS A CONFLICT, OR THE LAYOUT AS SHOWN IN THE CONSTRUCTION DOCUMENTS CANNOT PHYSICALLY BE CONSTRUCTED, CONTACT STRUCTURAL ENGINEER PRIOR TO ISSUING SHOP DRAWINGS.
  - WOOD FLOOR SHEATHING SHALL BE 23/32" UNO. SEE GENERAL NOTES FOR MORE INFORMATION. SEE TYPICAL DETAIL FOR ATTACHMENT AND LAYOUT REQUIREMENTS. BLOCKING IS NOT REQUIRED UNLESS NOTED IN DETAILS. REFER TO STRUCTURAL GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
  - WINDOW AND DOOR HEADERS TO BE (3)-2X12 MIN. TYP. UNO.
  - [ ] INDICATES DEVIATION FROM TYPICAL TOP OF STEEL ELEVATION.
  - FOR ELEVATIONS, WALL SECTIONS, AND DIMENSIONS NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.

### FLOOR FRAMING PLAN NOTES

### CLUBHOUSE FLOOR FRAMING PLAN

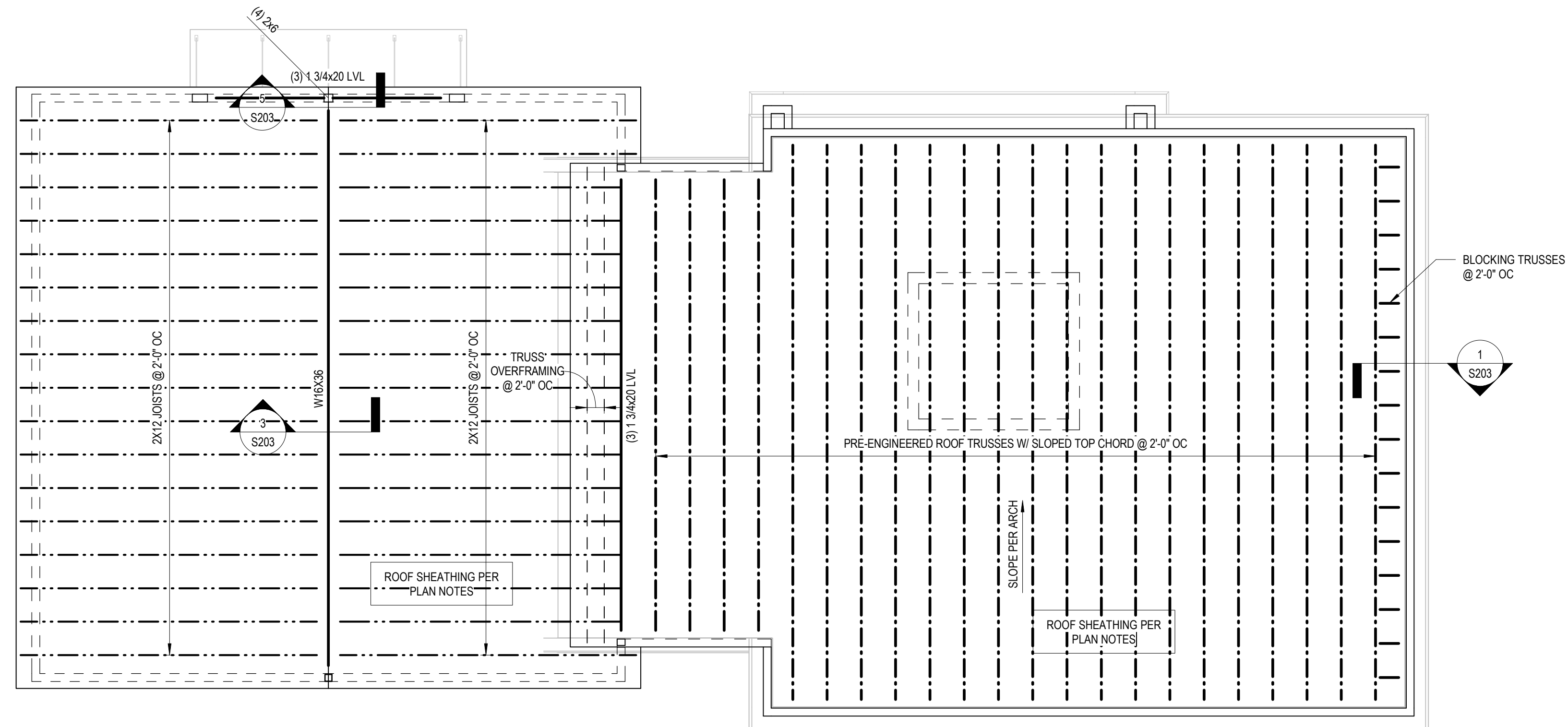
3/16" = 1'-0"

6/29/2023 5:55:38 PM

6/29/2023 5:55:42 PM

# CLUBHOUSE ROOF FRAMING

3/16" = 1'-0"



- ROOF FRAMING PLAN NOTES:**
- ELEVATIONS ARE BASED ON A REFERENCE FLOOR ELEVATION OF 0'-0" UNO. TOP OF SLAB ON GRADE BELOW IS AT THE REFERENCE ELEVATION UNLESS NOTED OTHERWISE.
  - ROOF FRAMING SHALL BE FLAT PRE-ENGINEERED WOOD ROOF TRUSSES WITH SLOPED TOP CHORD AT 2'-0" OC MAX UNO. ALL TRUSSES SHALL BE ORIENTED IN THE DIRECTION SHOWN. ROOF TRUSS GIRDERS MAY BE ADJUSTED +/- 6" UNLESS THE ADJUSTMENT LOCATES THE TRUSS GIRDER OVER A WINDOW HEADER. TRUSS LAYOUT SHALL NOT BE SIGNIFICANTLY ALTERED FROM THE CONSTRUCTION DOCUMENTS. IF THERE IS A CONFLICT, OR THE LAYOUT AS SHOWN IN THE CONSTRUCTION DOCUMENTS CANNOT PHYSICALLY BE CONSTRUCTED, CONTACT STRUCTURAL ENGINEER PRIOR TO ISSUING SHOP DRAWINGS.
  - WOOD ROOF SHEATHING SHALL BE 19/32" UNO. SEE GENERAL NOTES FOR MORE INFORMATION. SEE TYPICAL DETAIL FOR ATTACHMENT AND LAYOUT REQUIREMENTS. BLOCKING IS NOT REQUIRED UNLESS NOTED IN DETAILS. REFER TO STRUCTURAL GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
  - WINDOW AND DOOR HEADERS TO BE (3)-2X12 MIN, TYP UNO.
  - ROOF TRUSSES SHALL BEAR ONLY ON EXTERIOR WALLS AND INTERIOR STEEL BEAM LINE.
  - ALL TRUSS GIRDERS SHALL BEAR DIRECTLY OVER (3)-2X6 IN THE WALL BELOW.

## ROOF FRAMING PLAN NOTES



No: Date: Revision::



**HAINES**  
STRUCTURAL GROUP

800 S. GAY STREET, STE. 1750 KNOXVILLE, TN 37929  
(865) 325-9922 | WWW.HAINES-SG.COM  
project no. 23016

Client Contact: ANNA LIBBY  
(847) 562-9400

BRINSHORE



SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

# WESTERN HEIGHTS PHASE 1

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208

**PRELIMINARY NOT FOR  
CONSTRUCTION**

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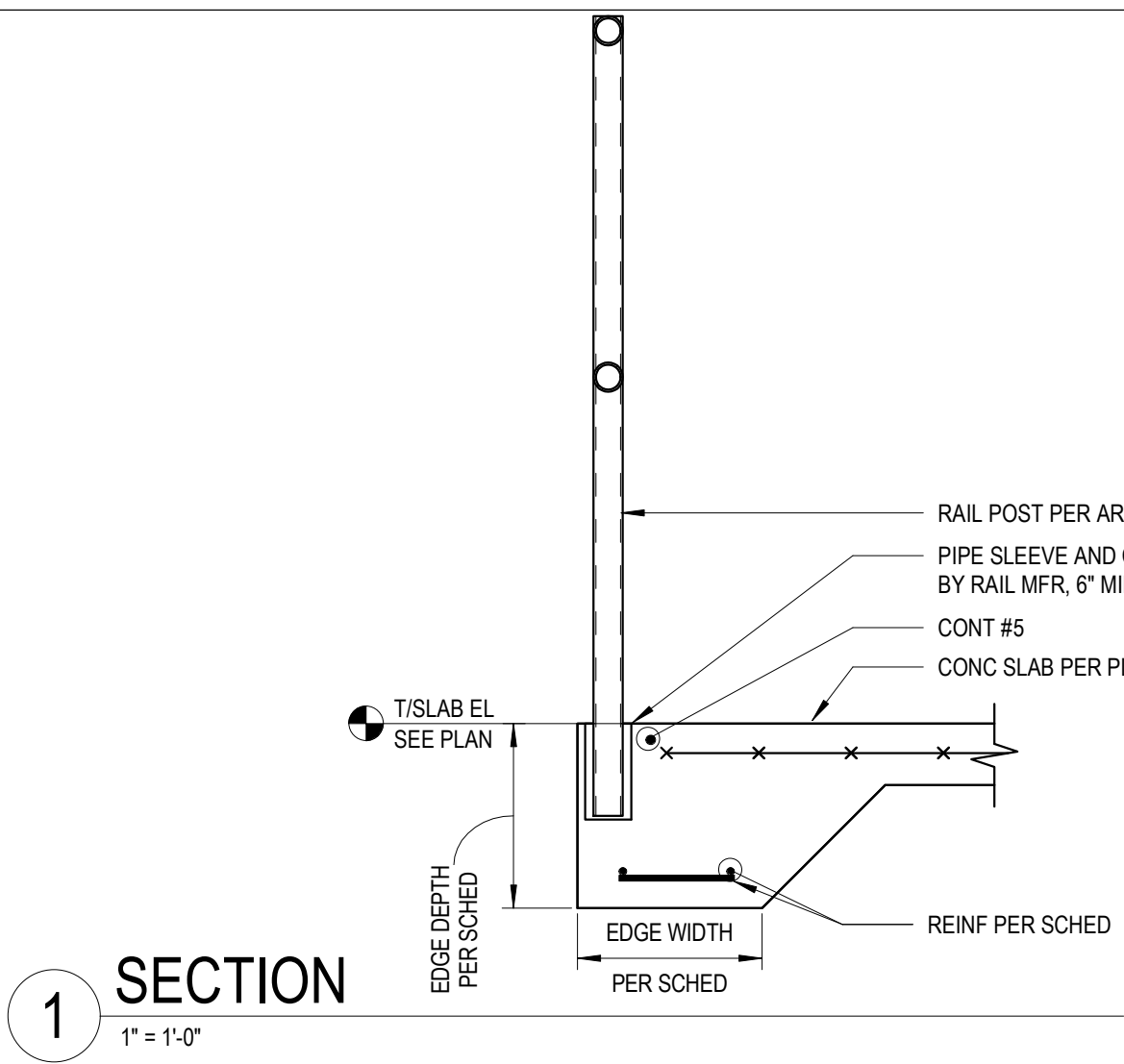
## Drawing: CLUBHOUSE ROOF FRAMING PLAN

06/29/2023

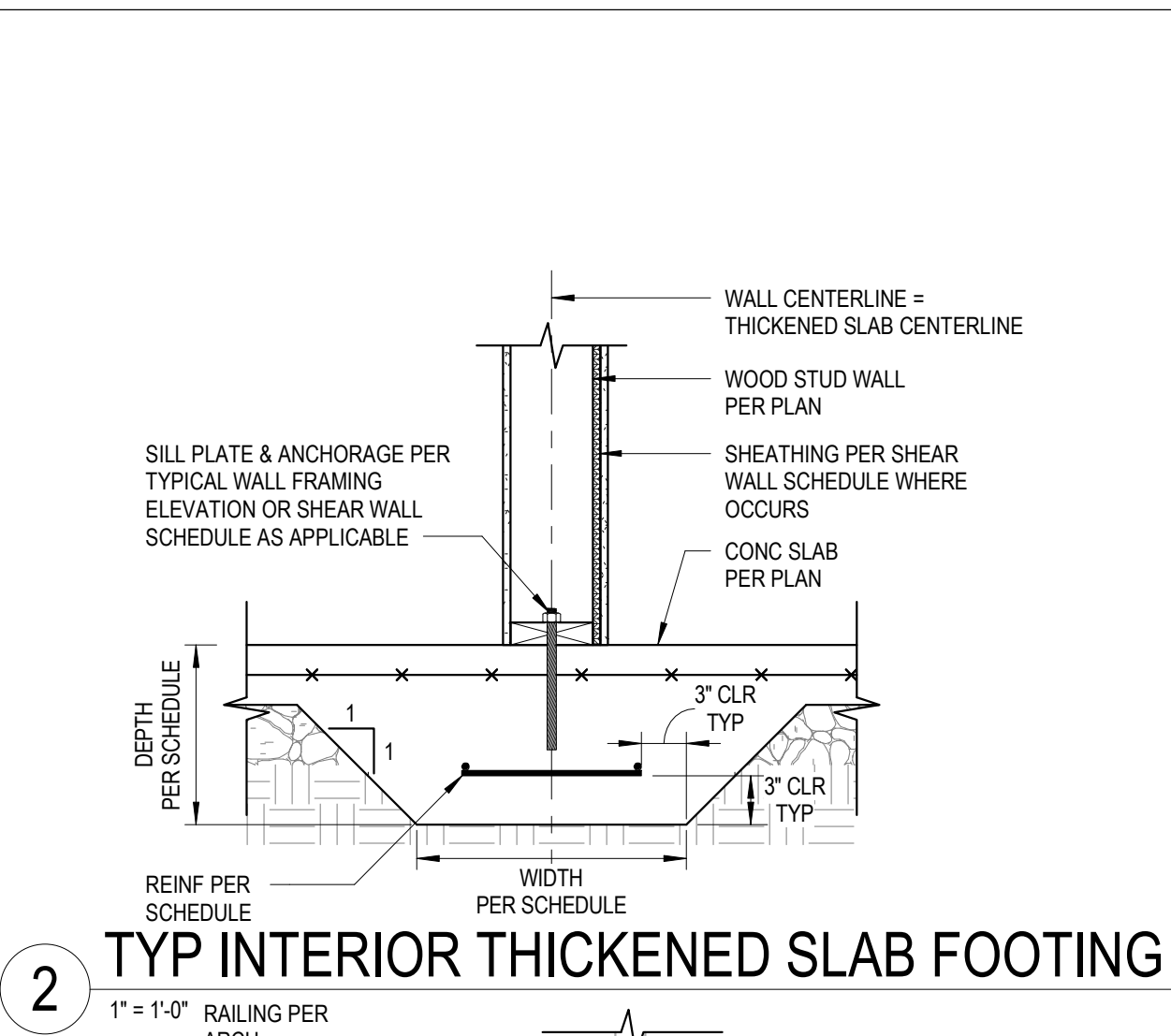
100% DESIGN DEVELOPMENT

# S104c

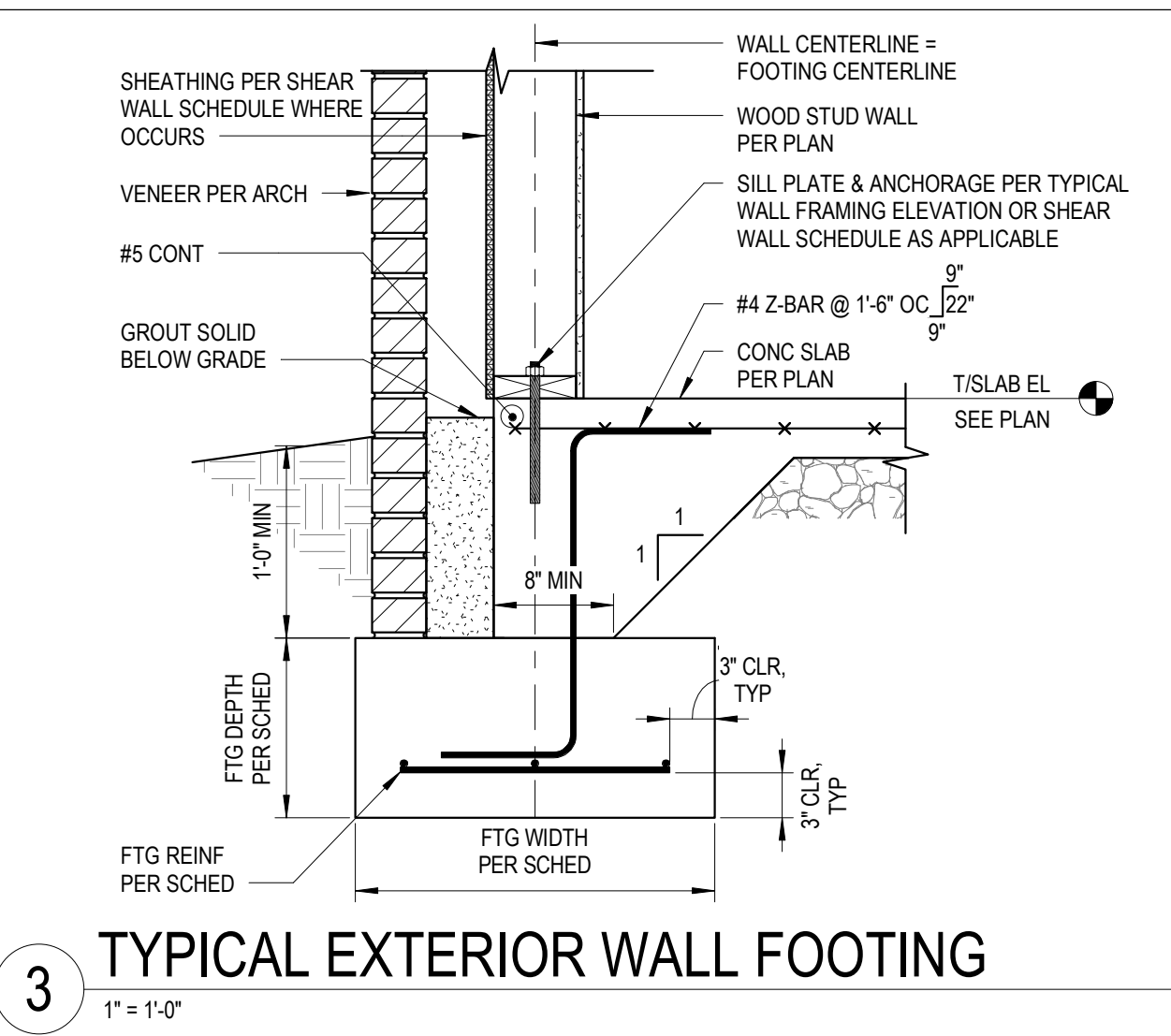




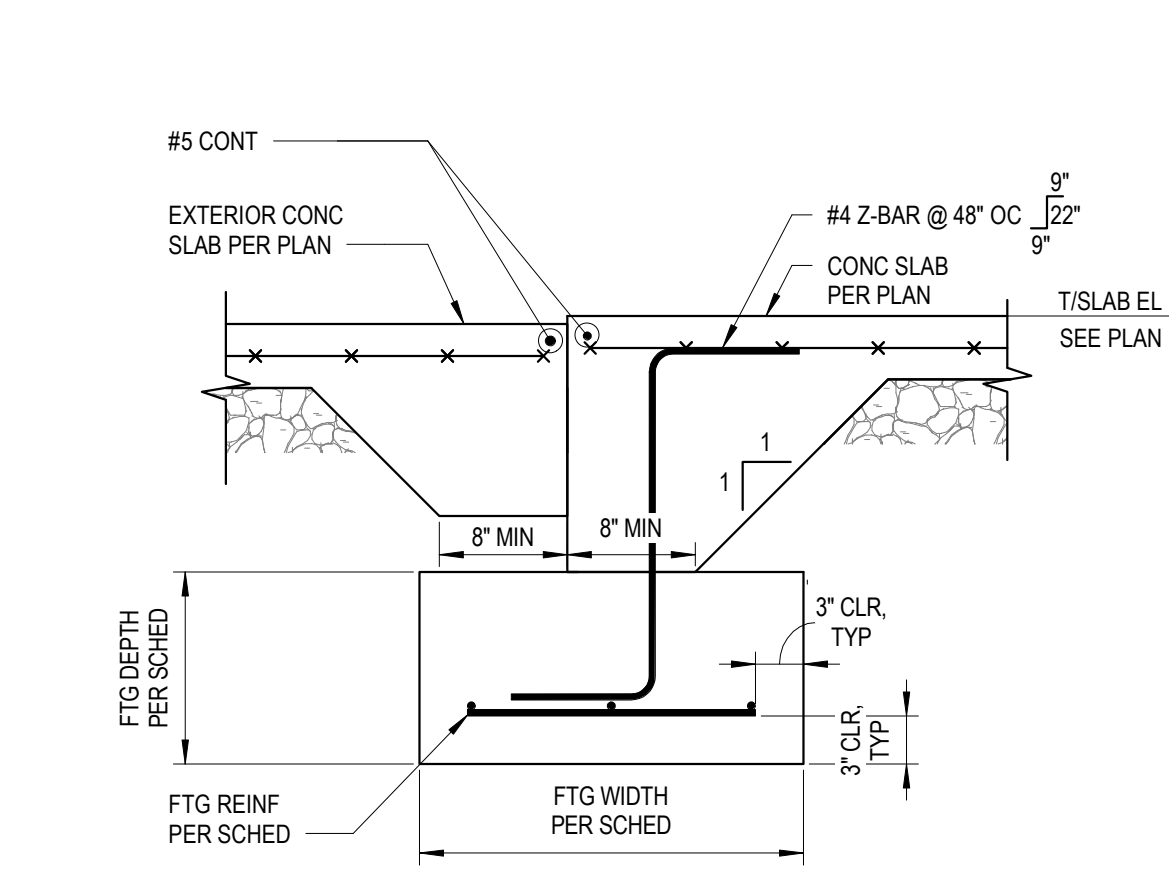
1 SECTION  
1" = 1'-0"



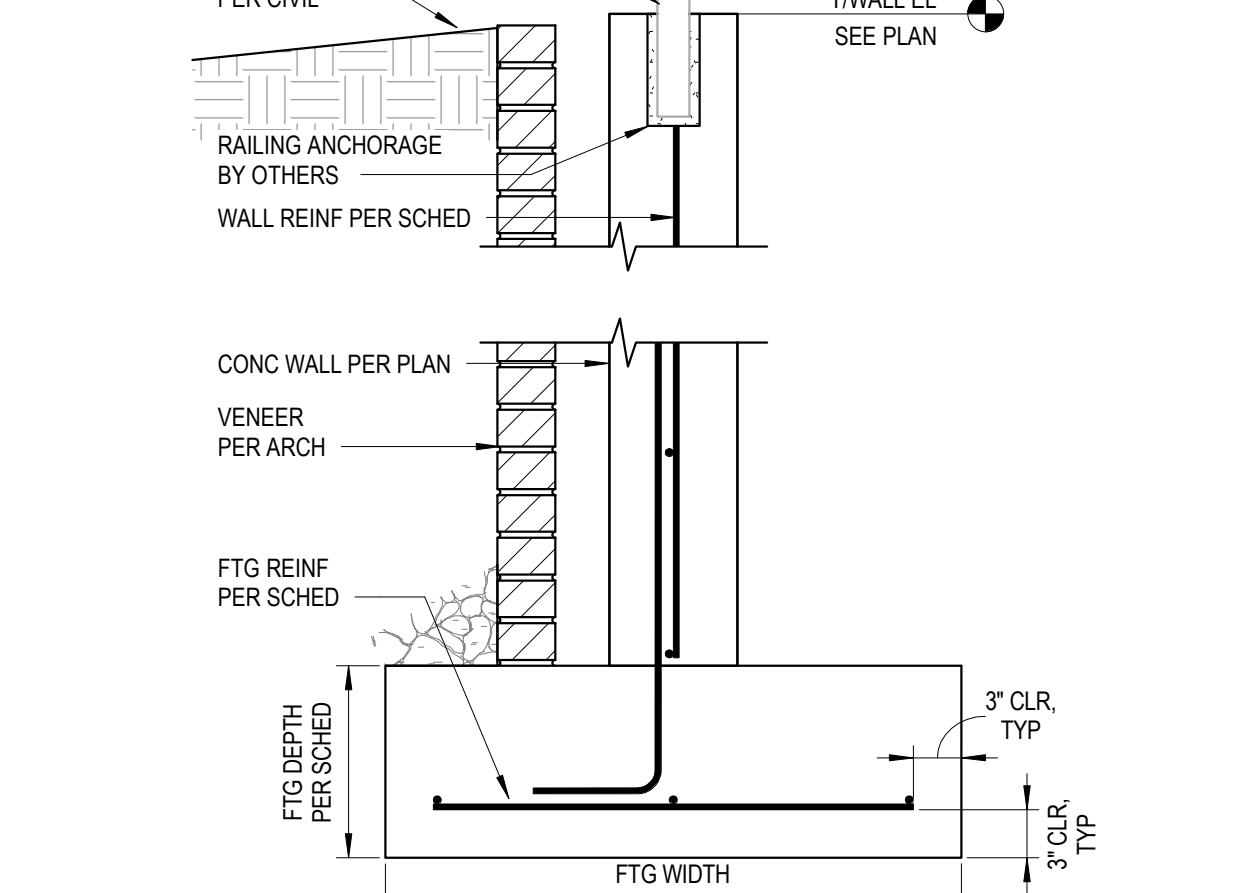
2 TYP INTERIOR THICKENED SLAB FOOTING  
1" = 1'-0"



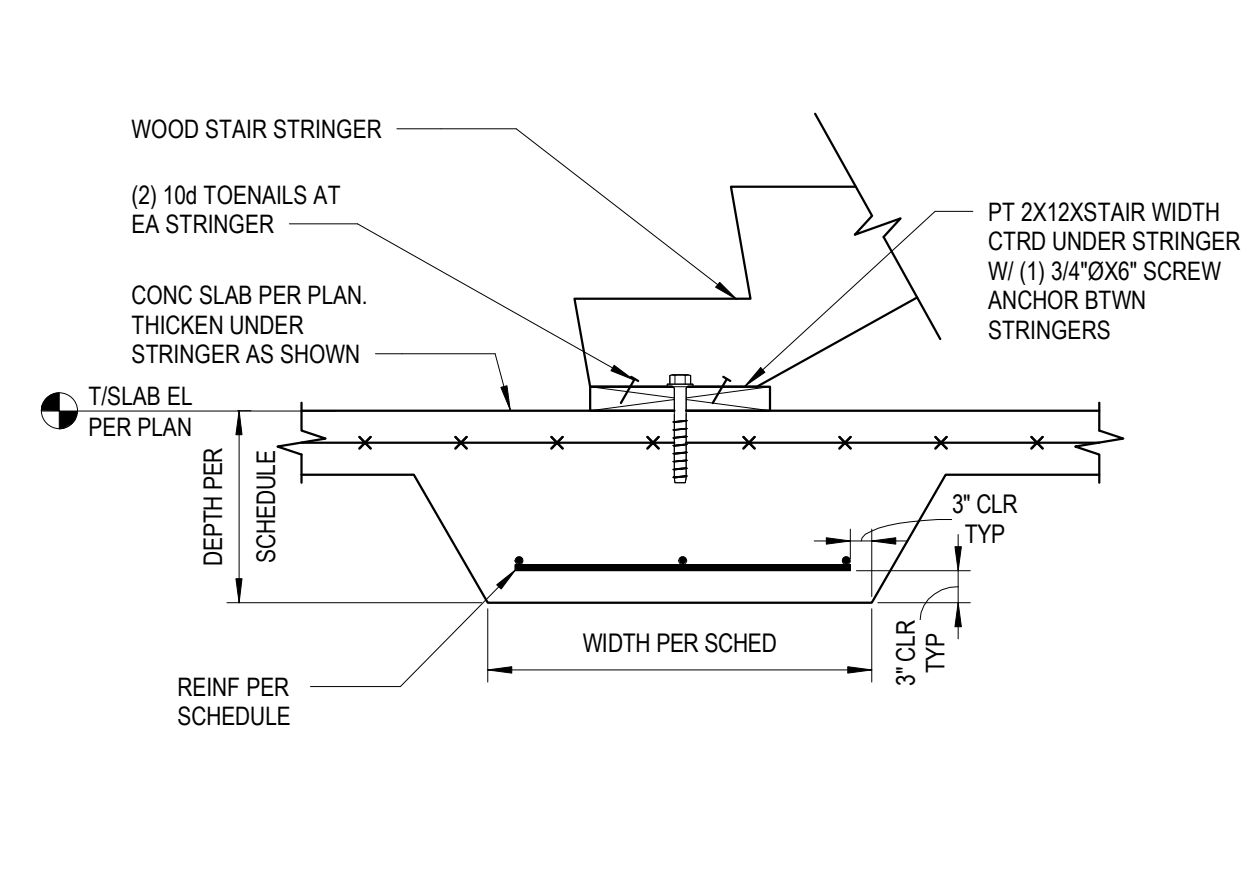
3 TYPICAL EXTERIOR WALL FOOTING  
1" = 1'-0"



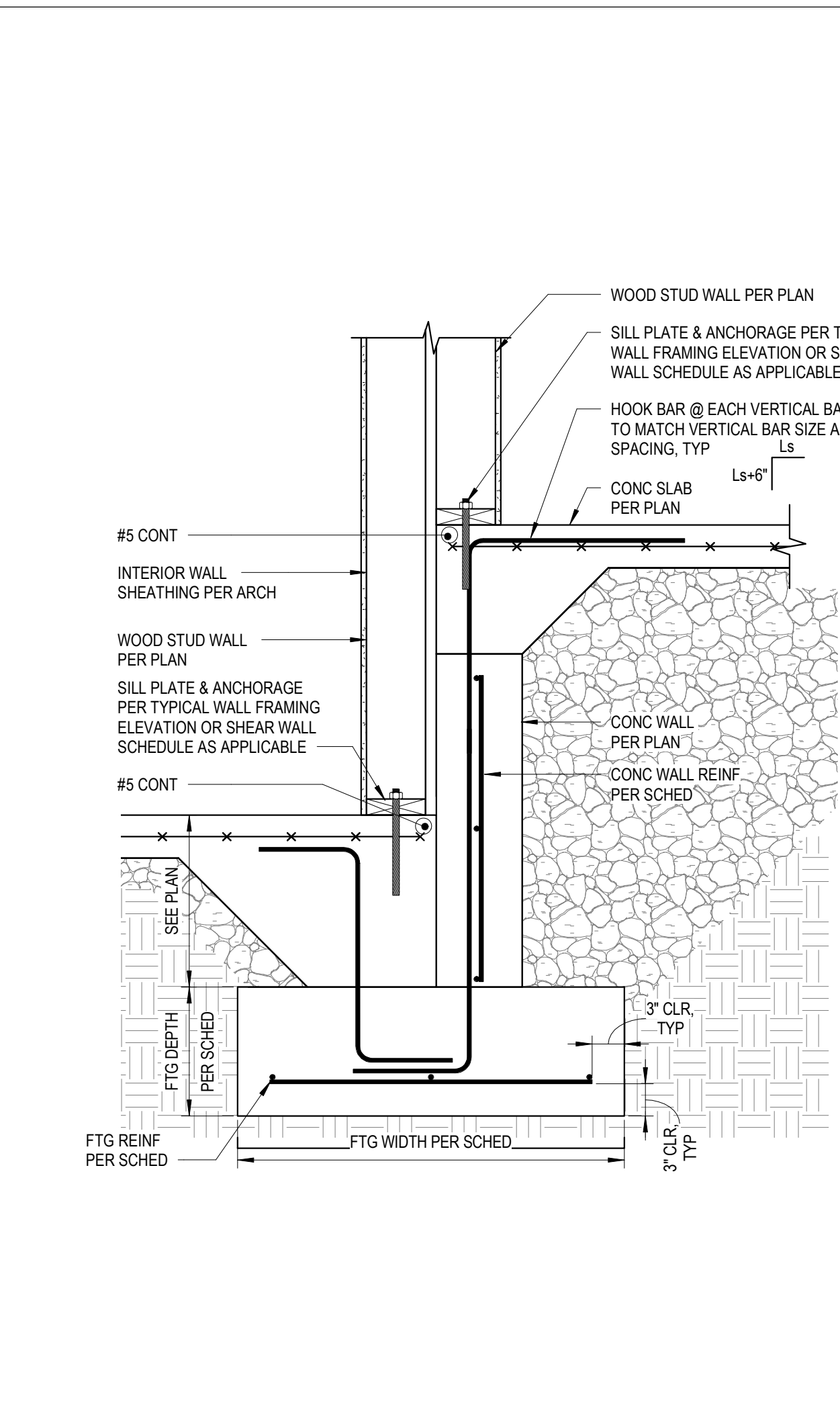
6 TYPICAL EXTERIOR WALL FOOTING  
1" = 1'-0"



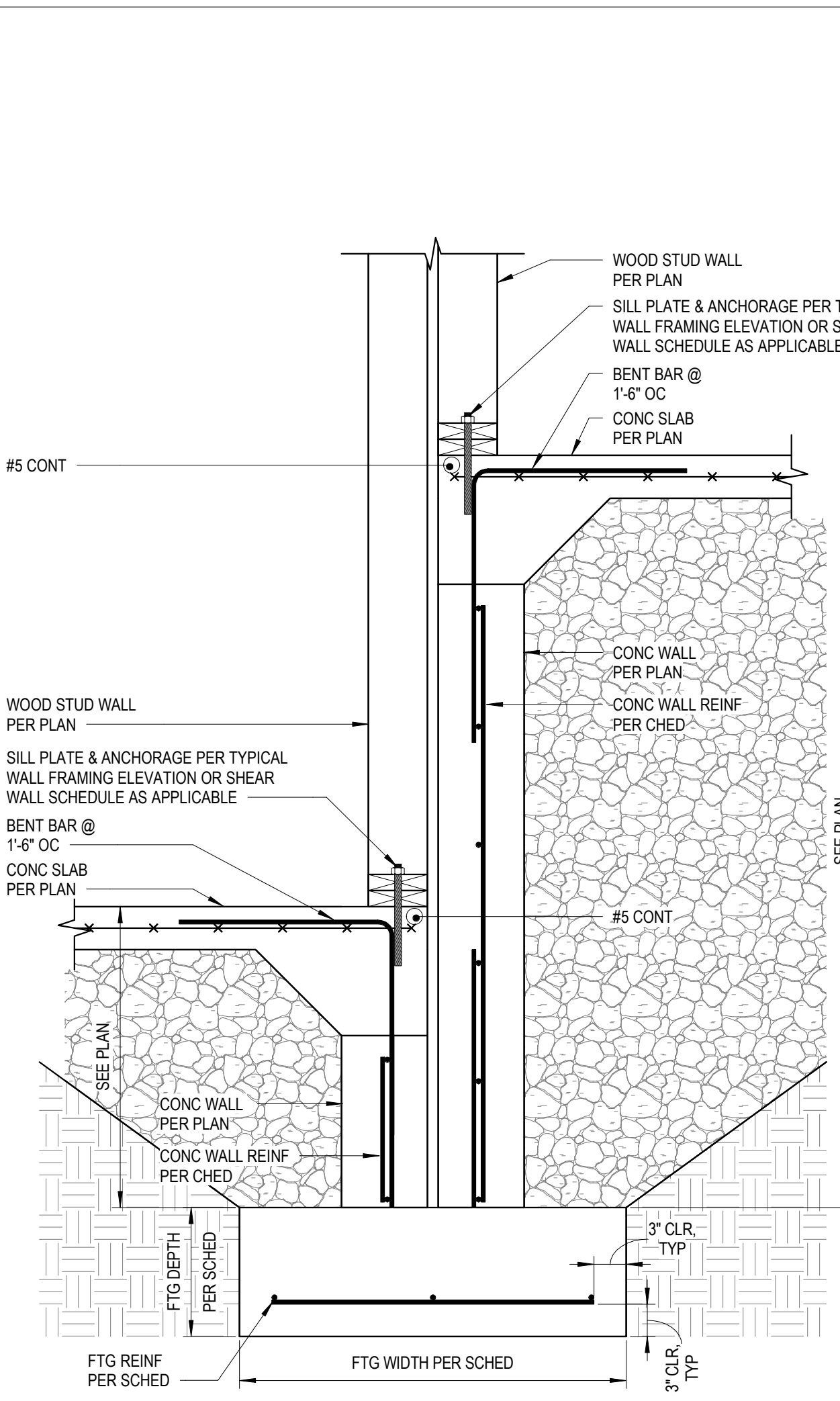
7 SECTION  
1" = 1'-0"



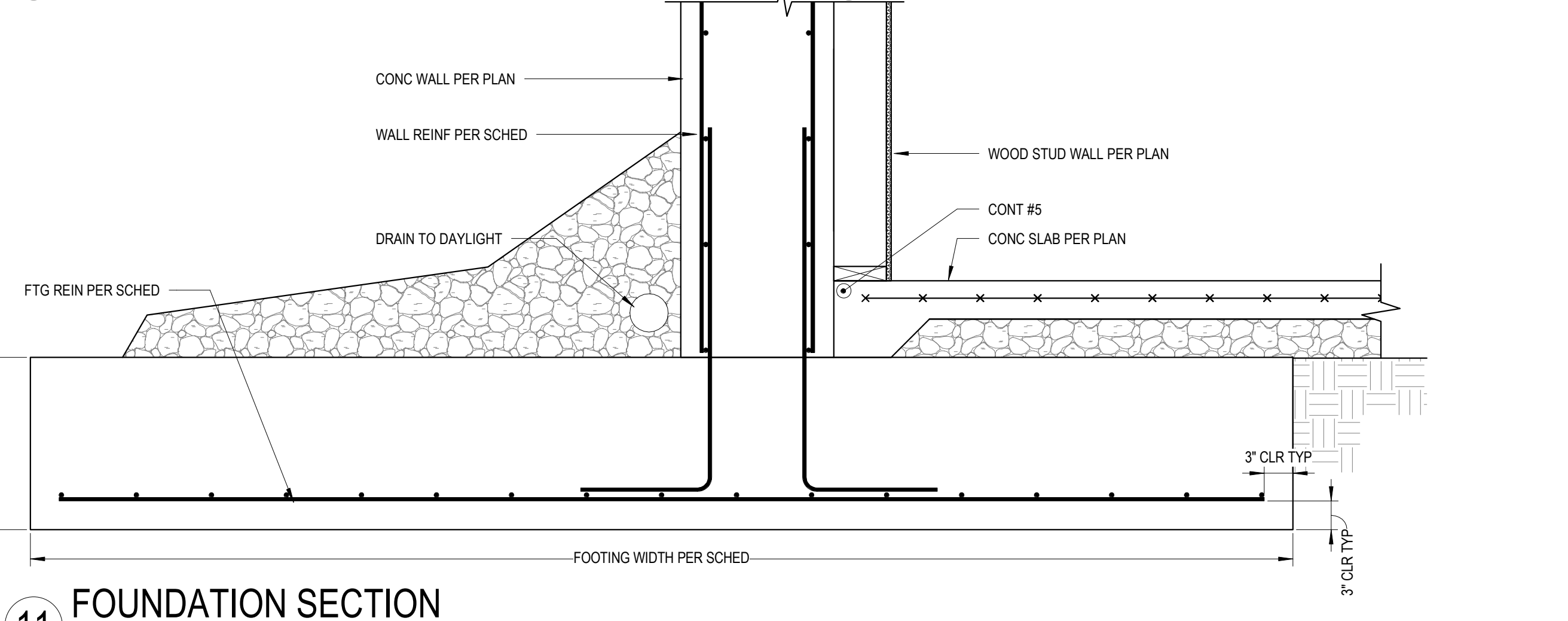
8 TYPICAL STAIR BEARING  
1" = 1'-0"



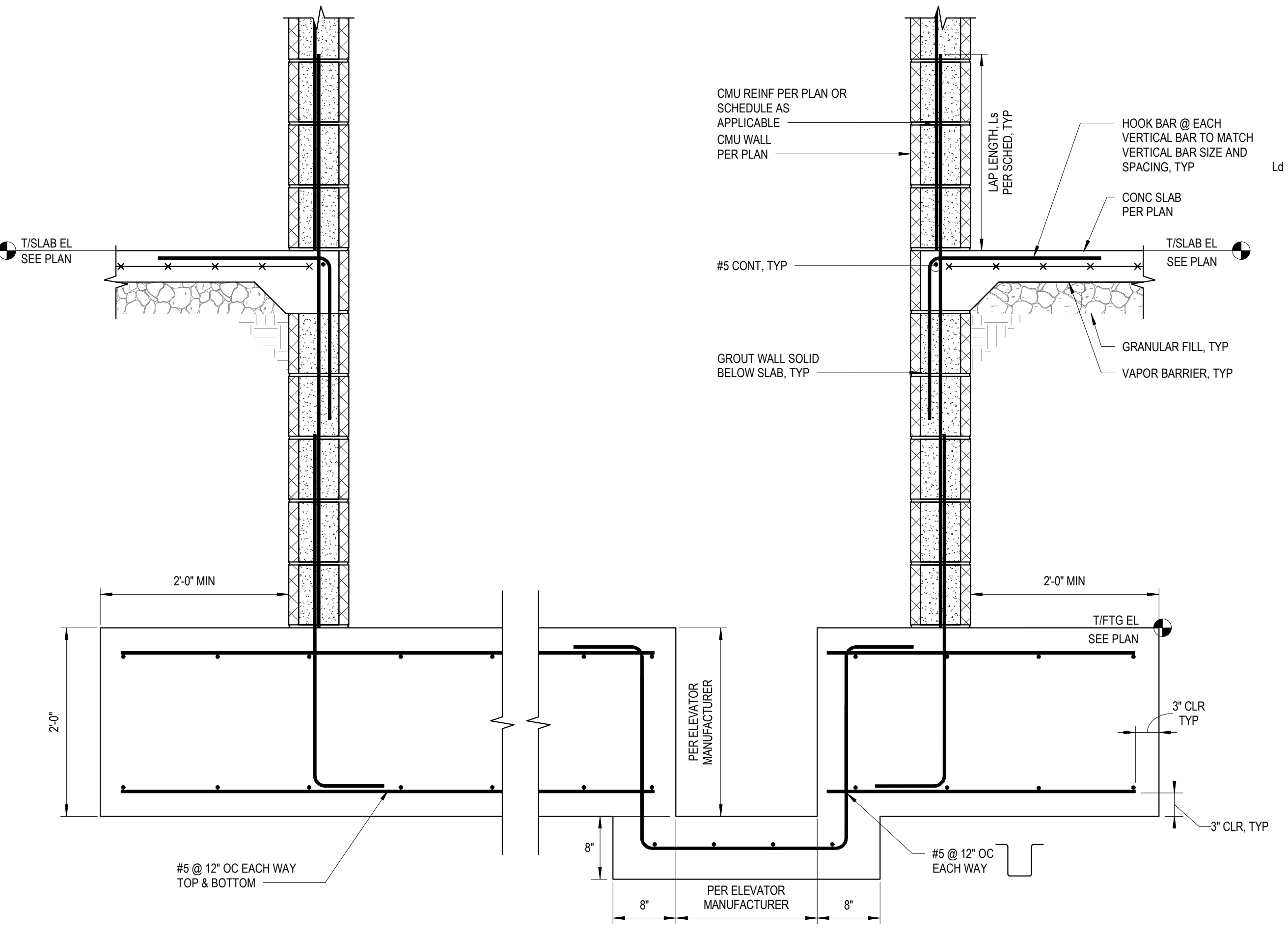
9 FOUNDATION SECTION  
1" = 1'-0"



10 FOUNDATION SECTION  
1" = 1'-0"



11 FOUNDATION SECTION  
1" = 1'-0"



21 TYPICAL ELEVATOR PIT  
1" = 1'-0"

No: Date: Revision:



Client Contact: ANNA LIBBY (847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208

BRINSHORE



WESTERN HEIGHTS  
PHASE 1

PRELIMINARY NOT FOR CONSTRUCTION

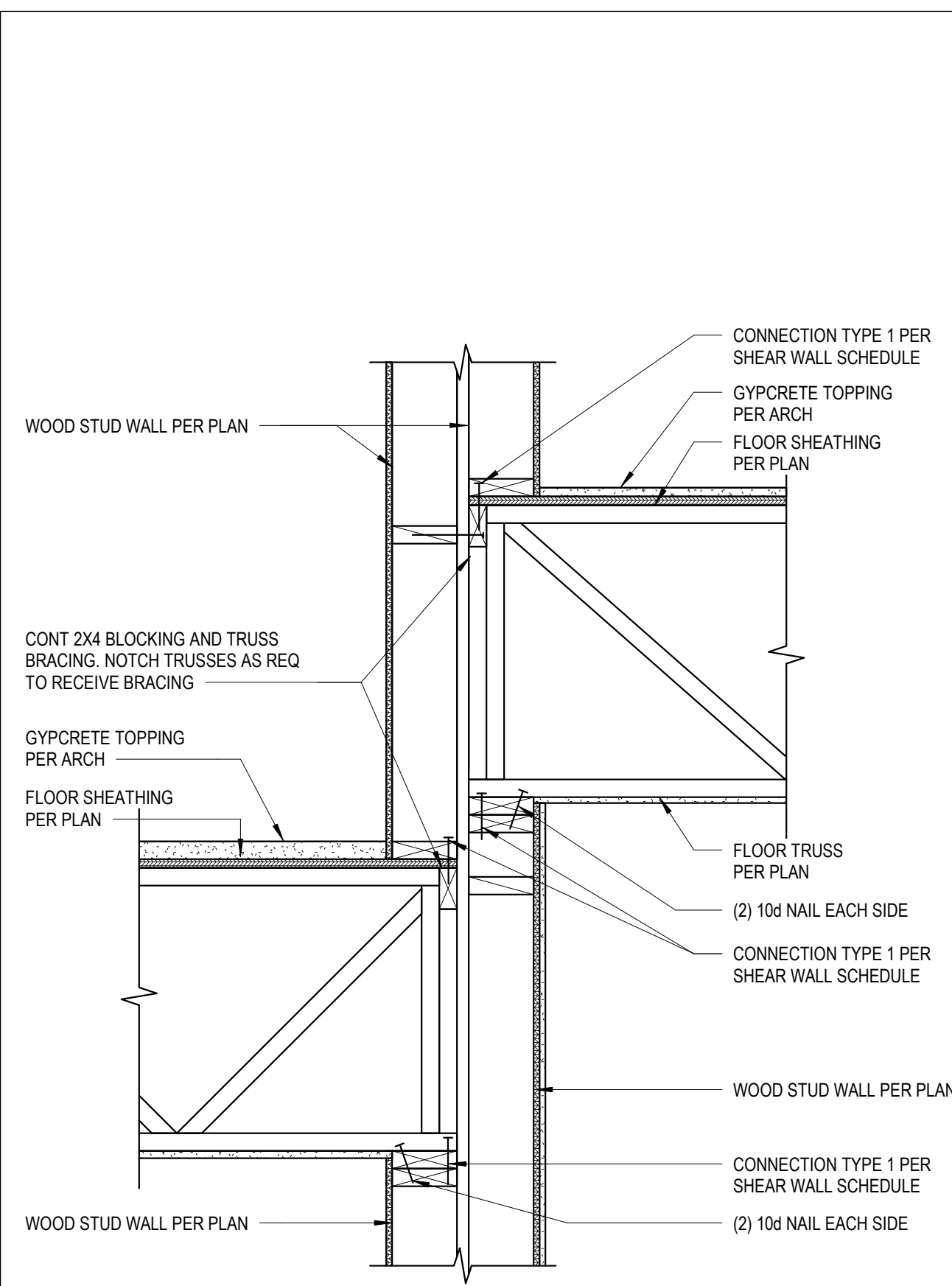
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Drawing: SECTIONS & DETAILS

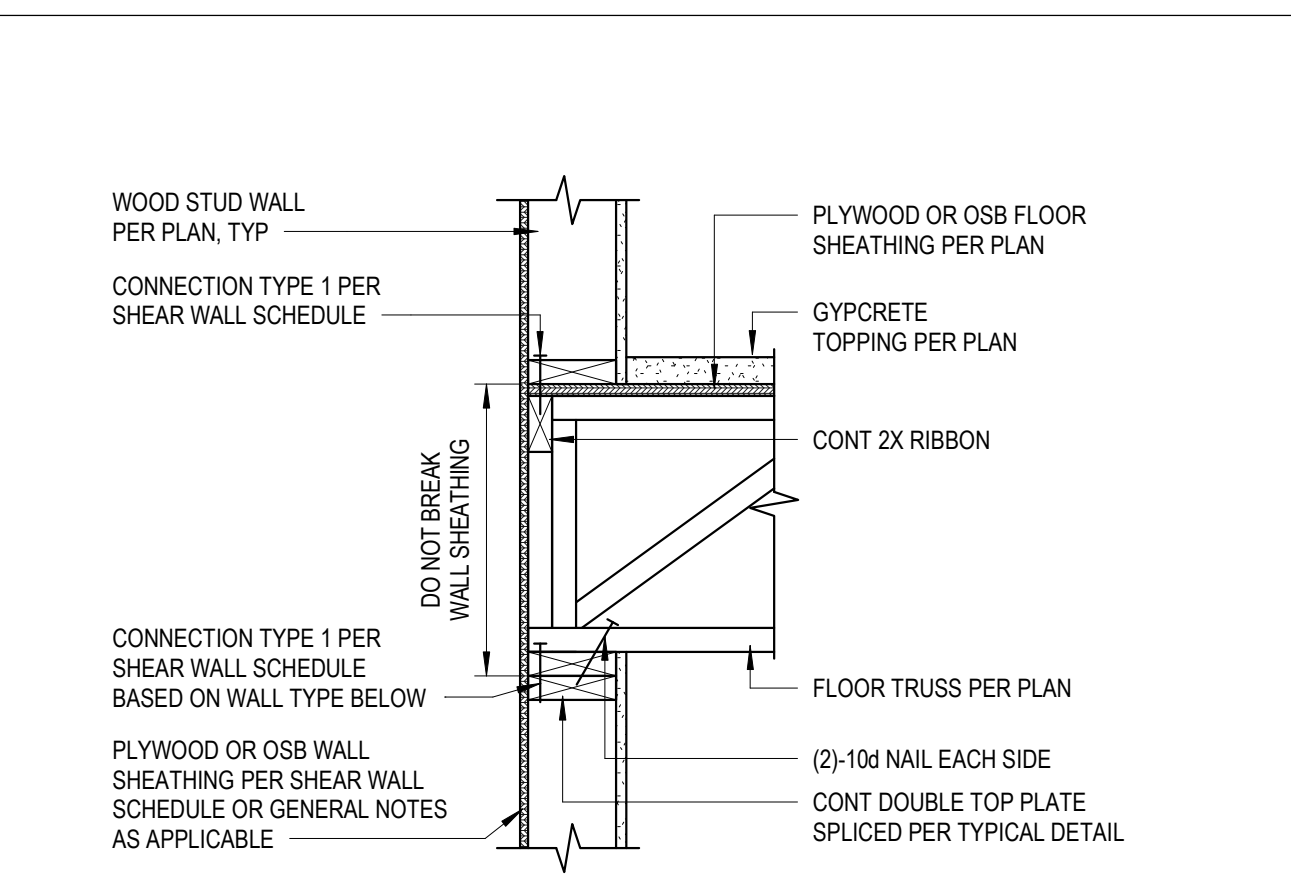
06/29/2023  
100% DESIGN DEVELOPMENT

S201

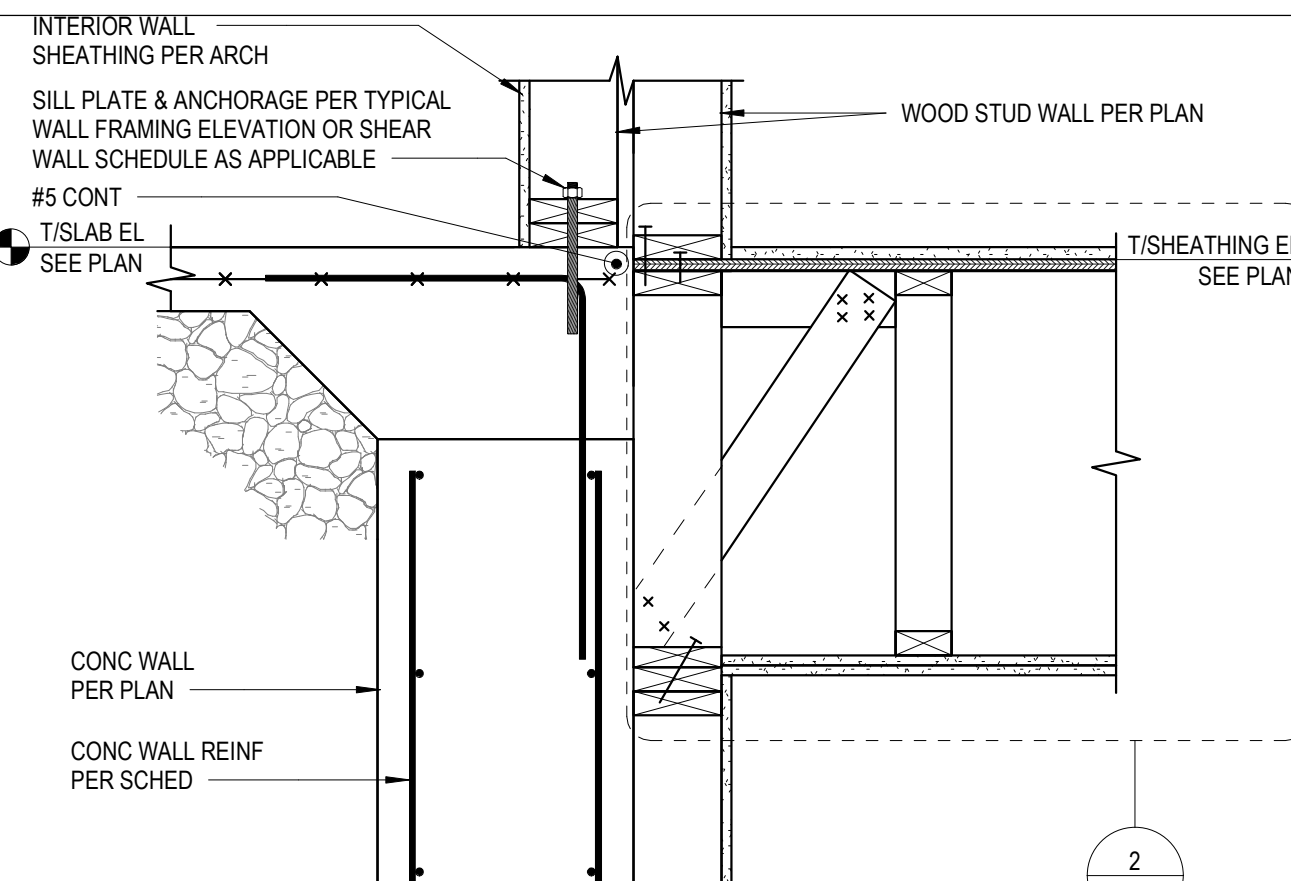
6/29/2023 5:55:56 PM



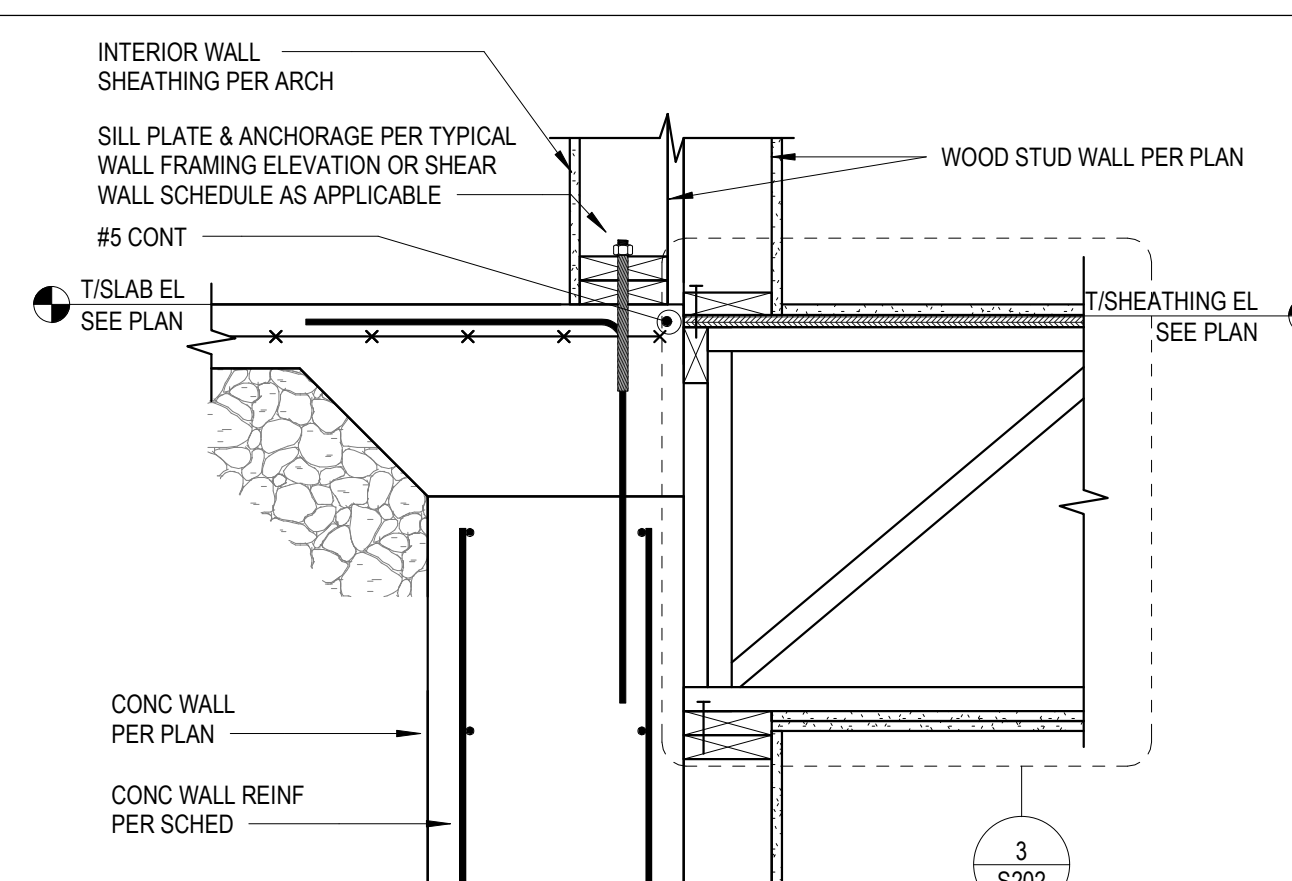
2 FRAMING SECTION  
1" = 1'-0"



3 FRAMING SECTION  
1" = 1'-0"

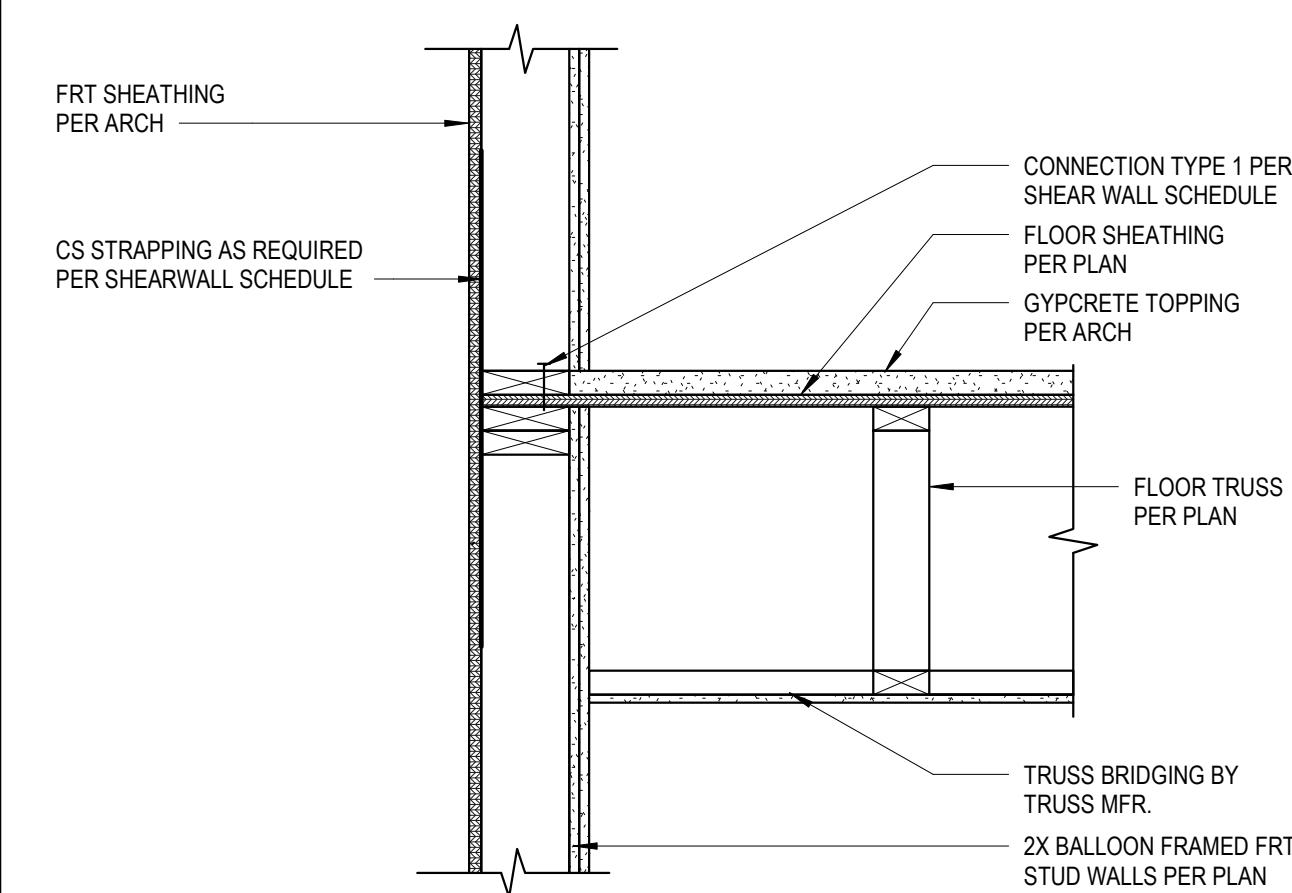


4 FRAMING SECTION  
1" = 1'-0"

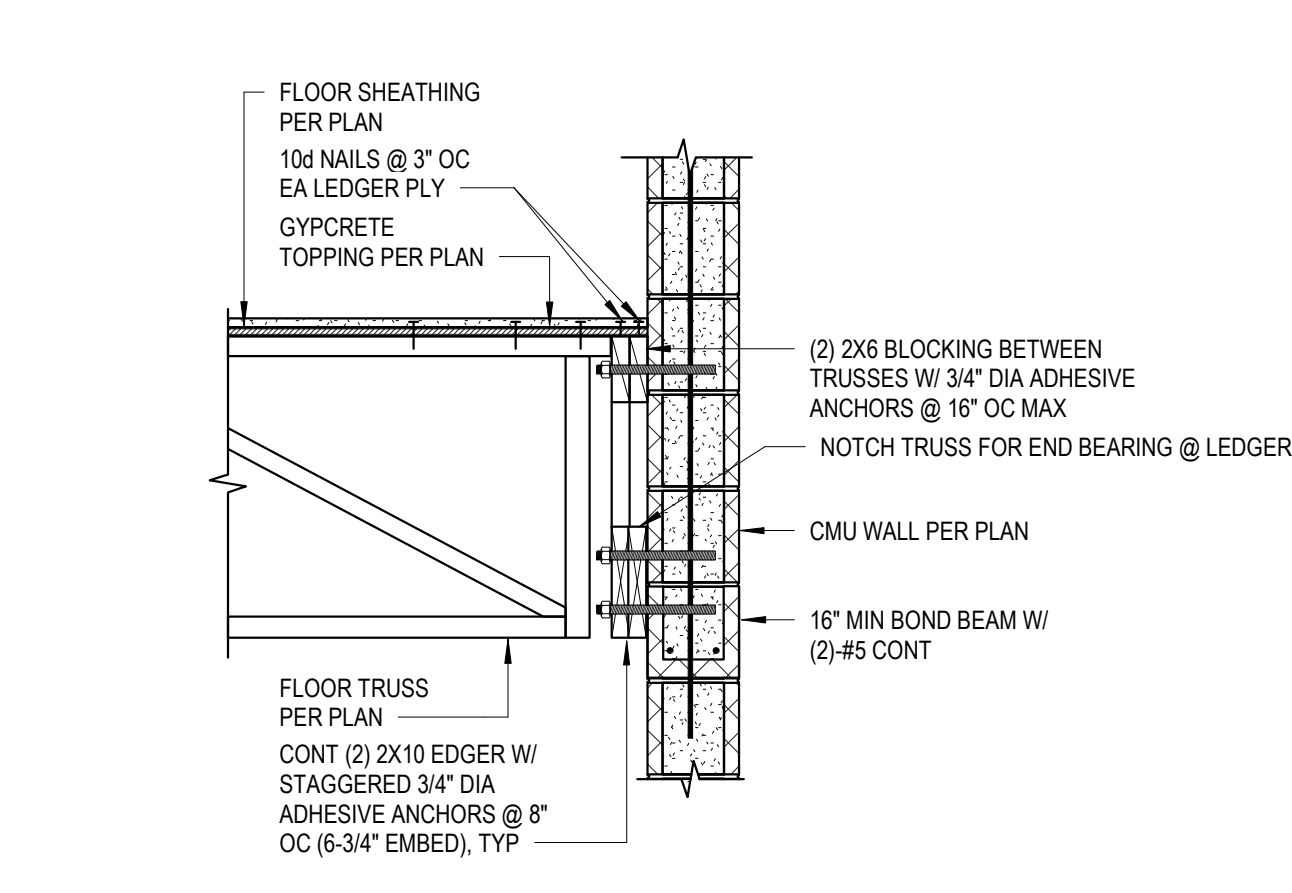


5 FRAMING SECTION  
1" = 1'-0"

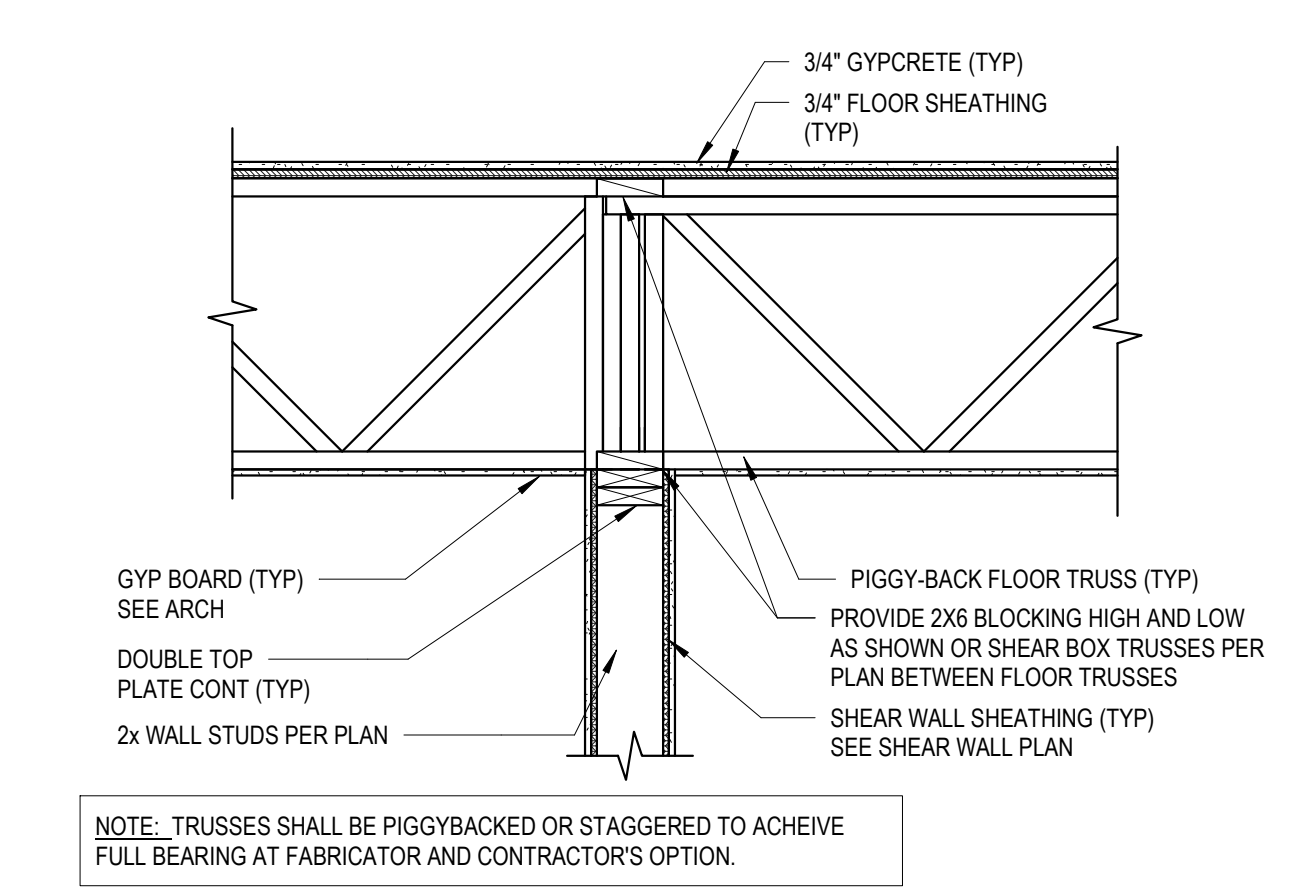
6 STEPPED FLOOR FRAMING SECTION  
1" = 1'-0"



7 FRAMING SECTION  
1" = 1'-0"



8 FRAMING SECTION  
1" = 1'-0"



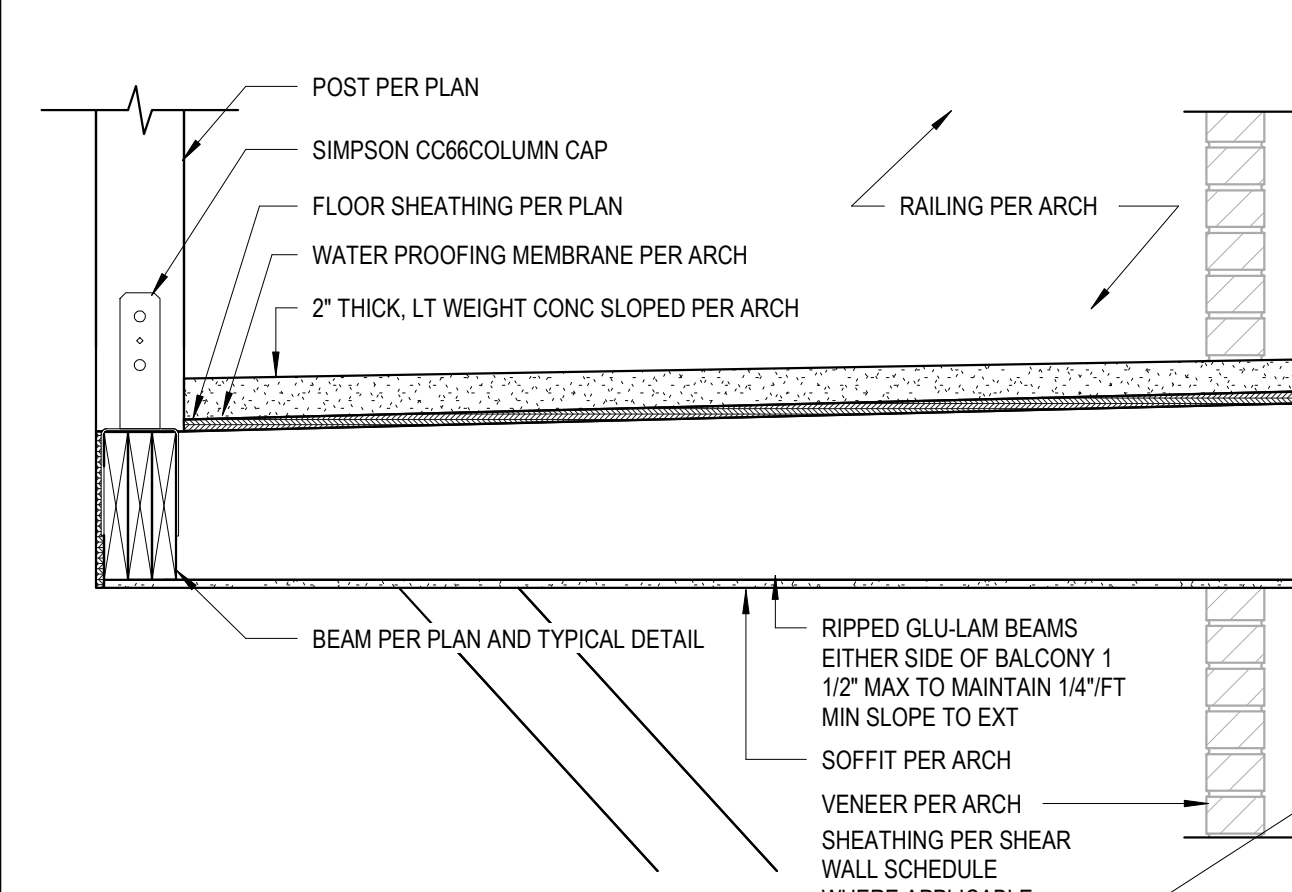
9 FRAMING SECTION  
1" = 1'-0"



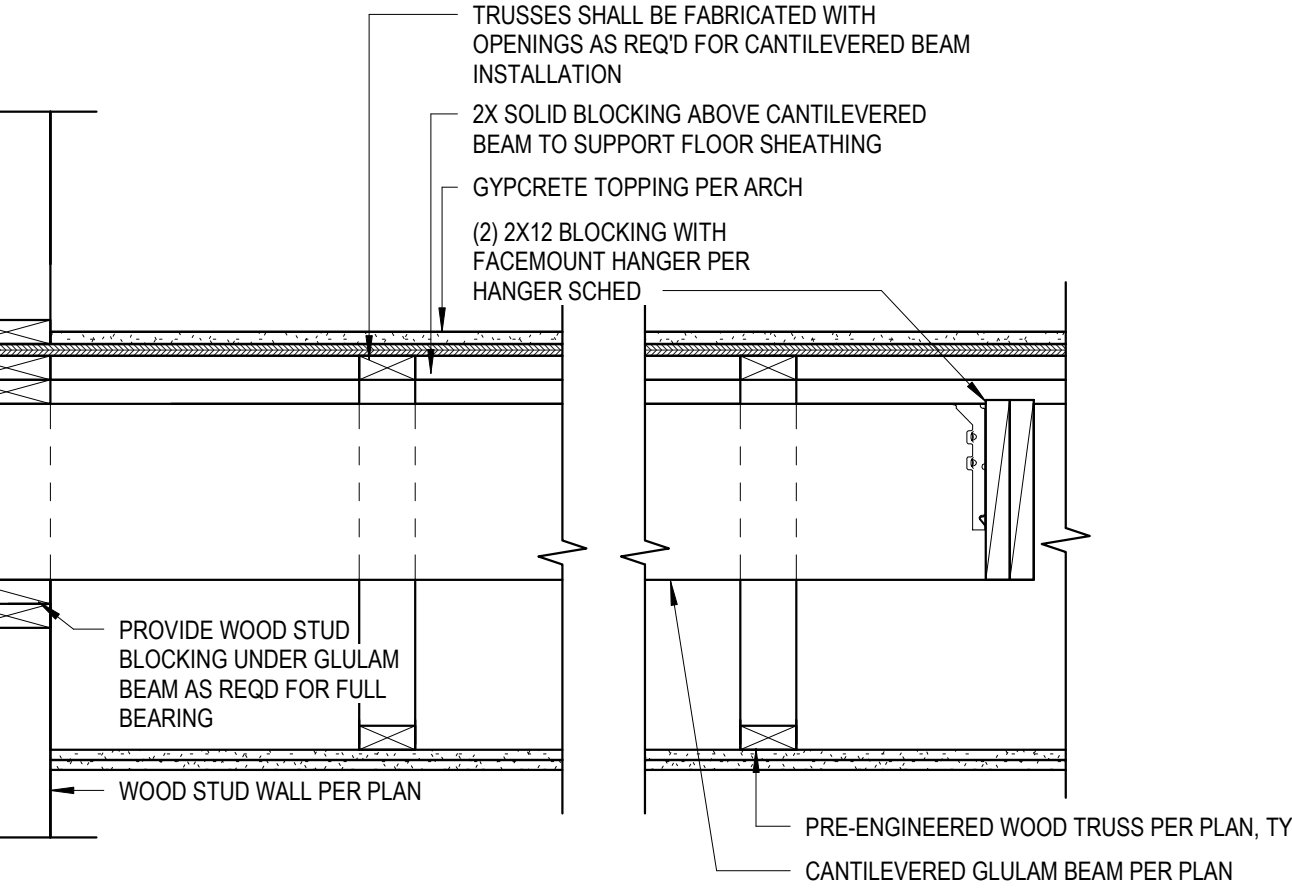
10 FRAMING SECTION  
1" = 1'-0"



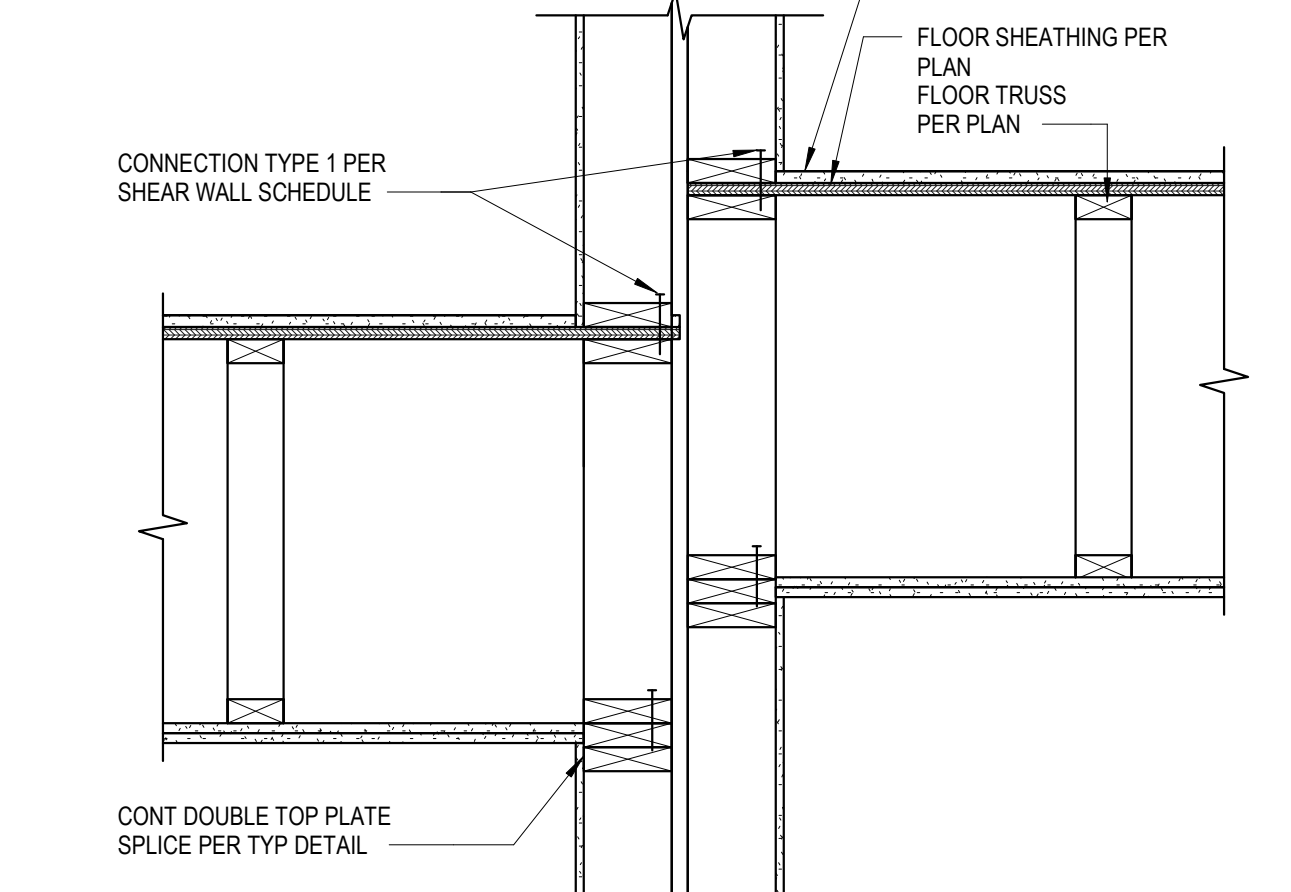
11 FRAMING SECTION  
1" = 1'-0"



12 FRAMING SECTION  
3/4" = 1'-0"



13 FRAMING SECTION  
3/4" = 1'-0"



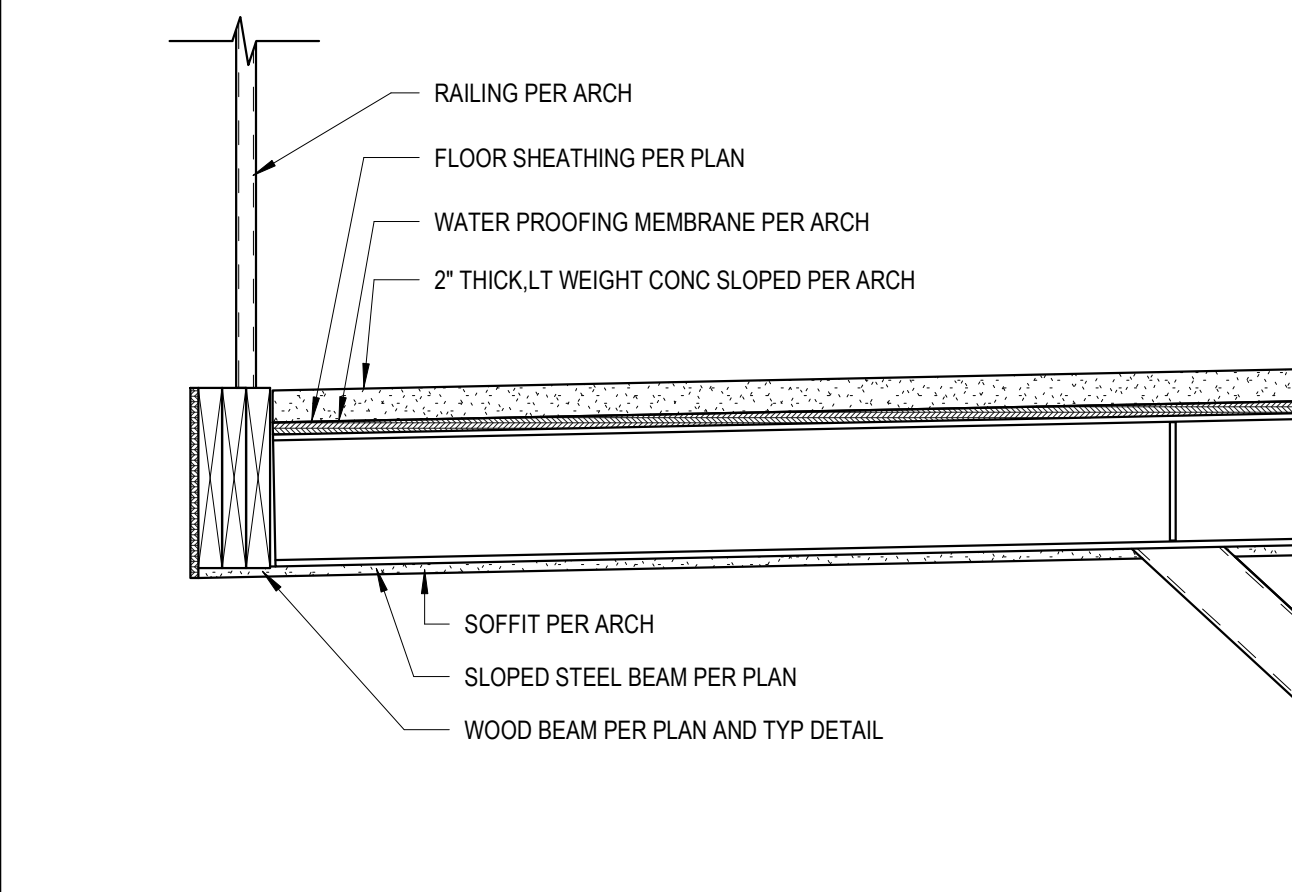
14 FRAMING SECTION  
1" = 1'-0"



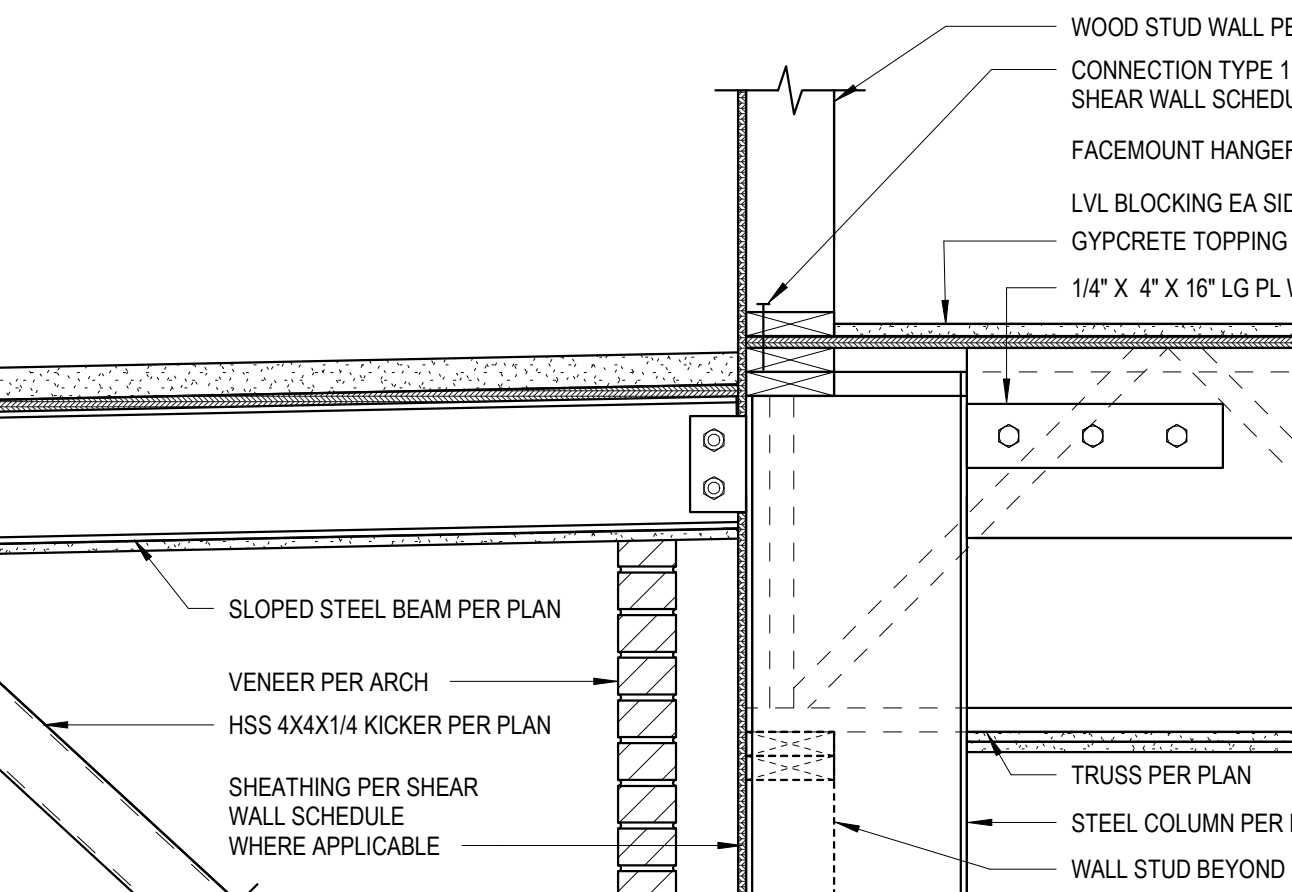
15 FRAMING SECTION  
1" = 1'-0"



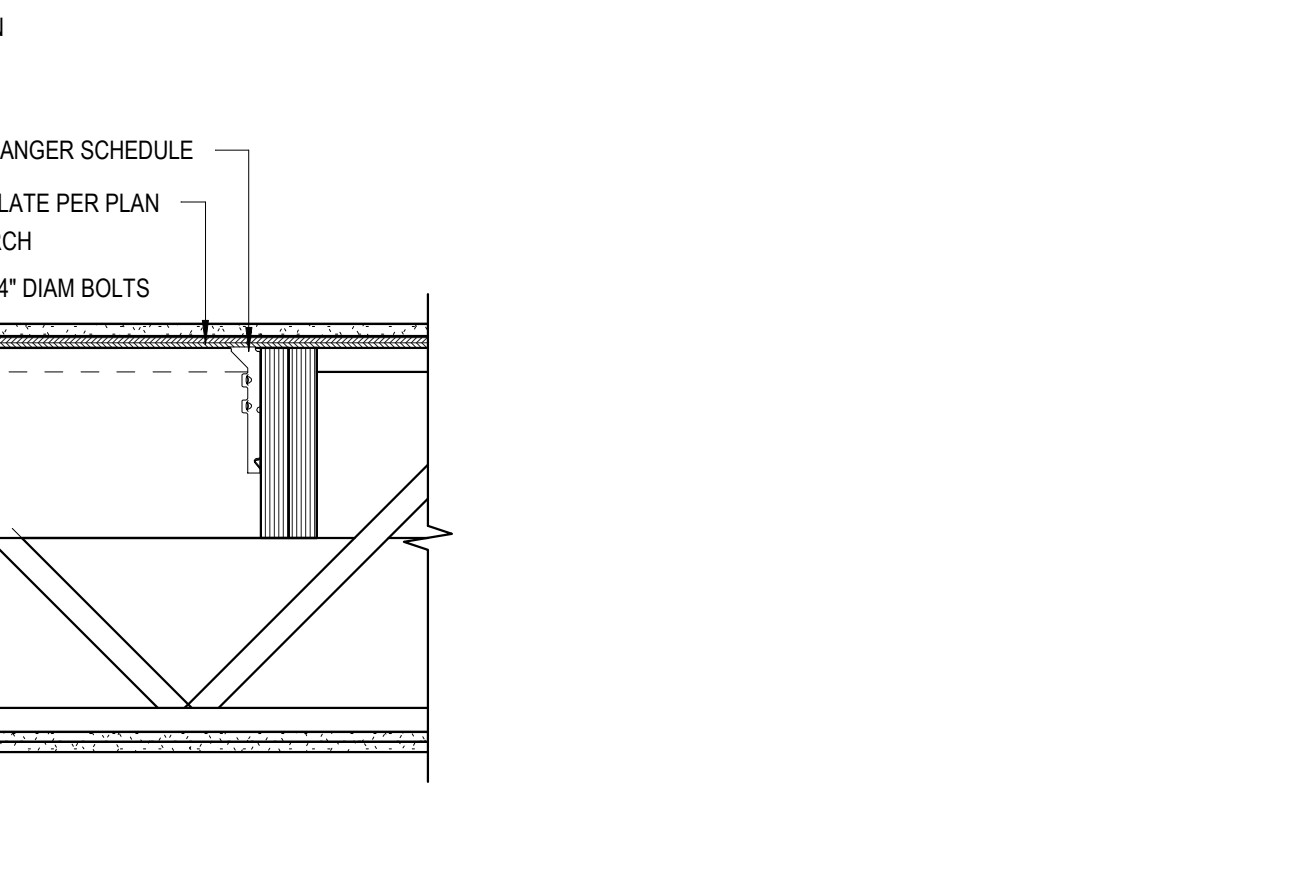
16 BALCONY FRAMING SECTION  
1" = 1'-0"



17 FRAMING SECTION  
1" = 1'-0"



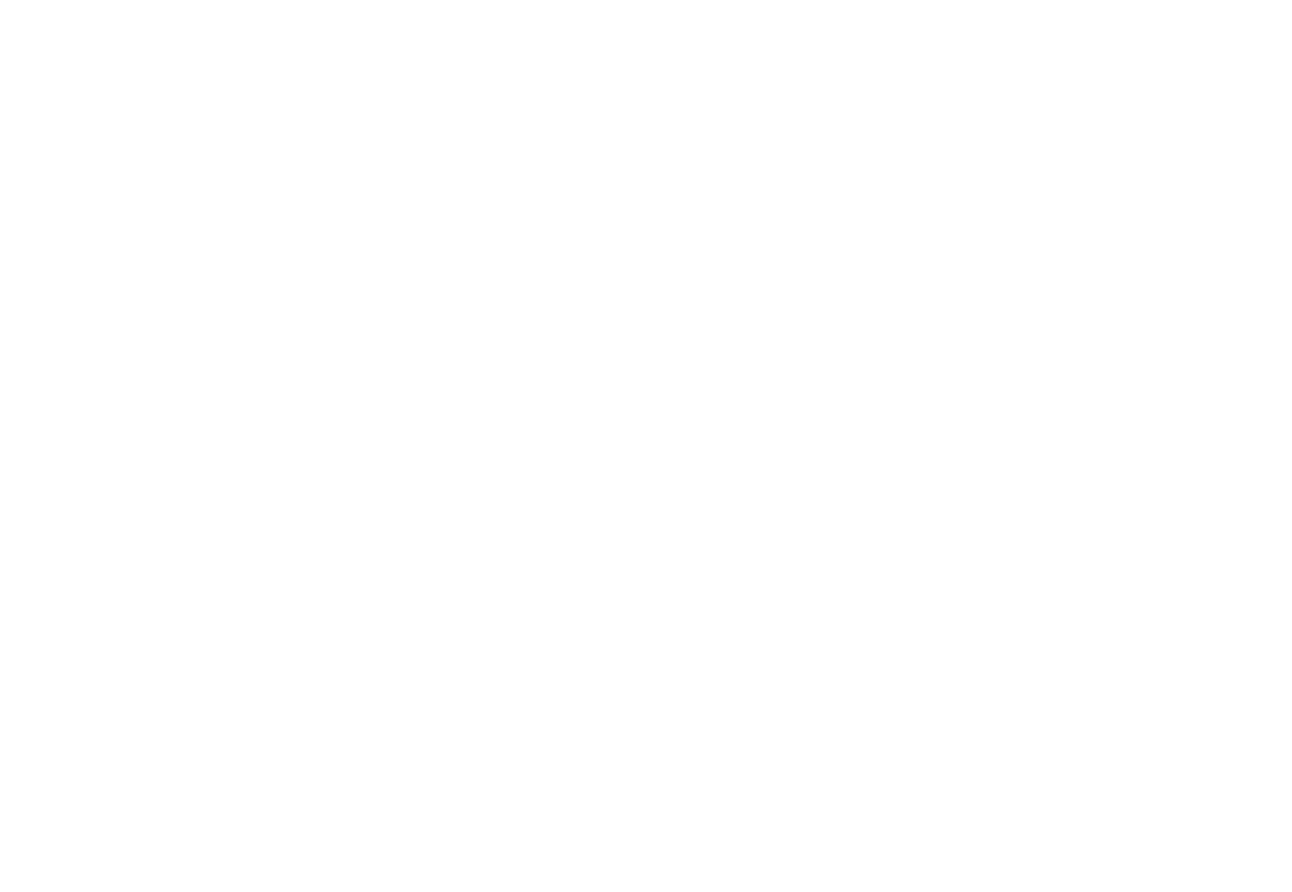
18 FRAMING SECTION  
1" = 1'-0"



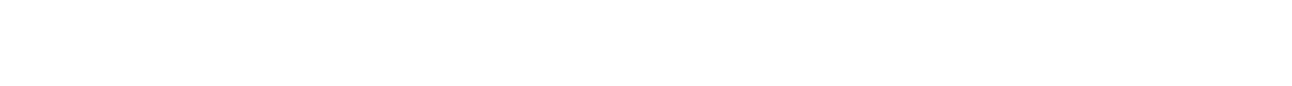
19 FRAMING SECTION  
1" = 1'-0"



20 FRAMING SECTION  
1" = 1'-0"



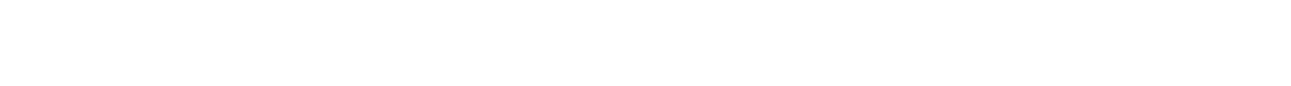
21 BALCONY FRAMING SECTION  
1" = 1'-0"



22 FRAMING SECTION  
1" = 1'-0"



23 FRAMING SECTION  
1" = 1'-0"



24 FRAMING SECTION  
1" = 1'-0"



25 FRAMING SECTION  
1" = 1'-0"



No: Date: Revision:



Client Contact: ANNA LIBBY (847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208

BRINSHORE



WESTERN HEIGHTS  
PHASE 1

PRELIMINARY NOT FOR CONSTRUCTION

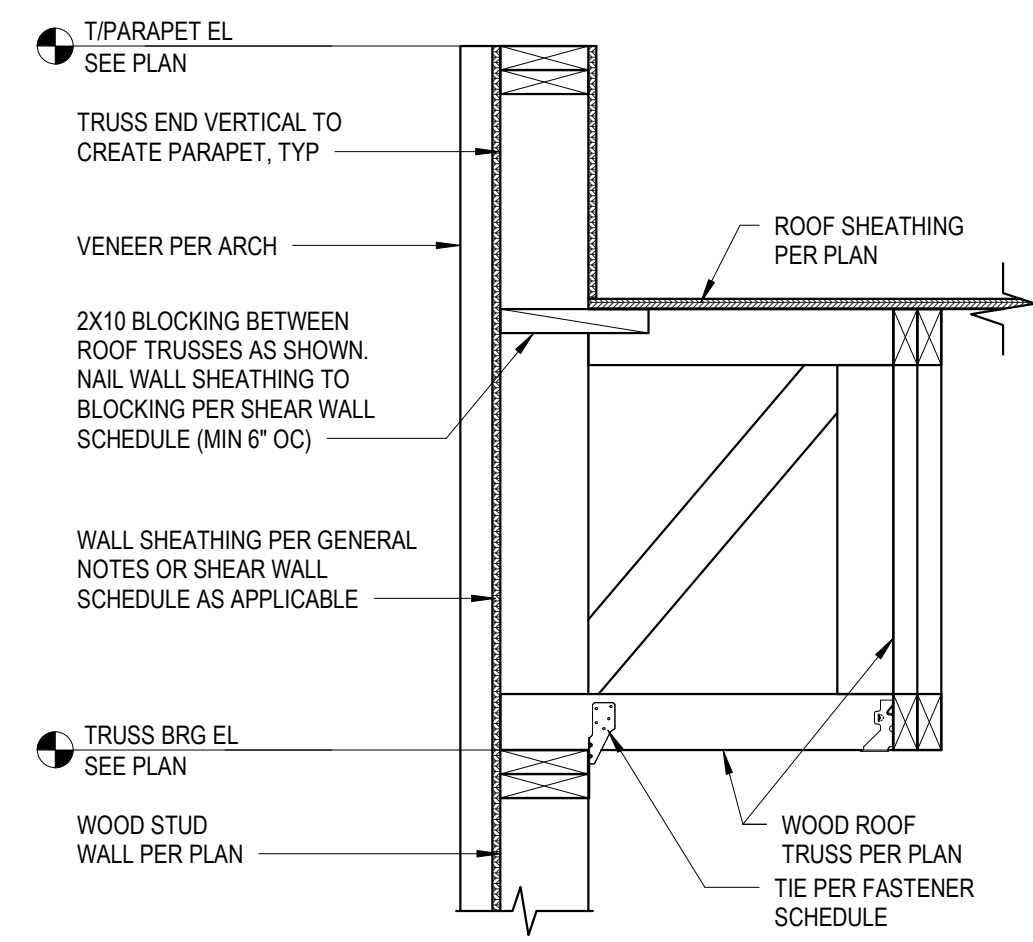
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Drawing: SECTIONS & DETAILS

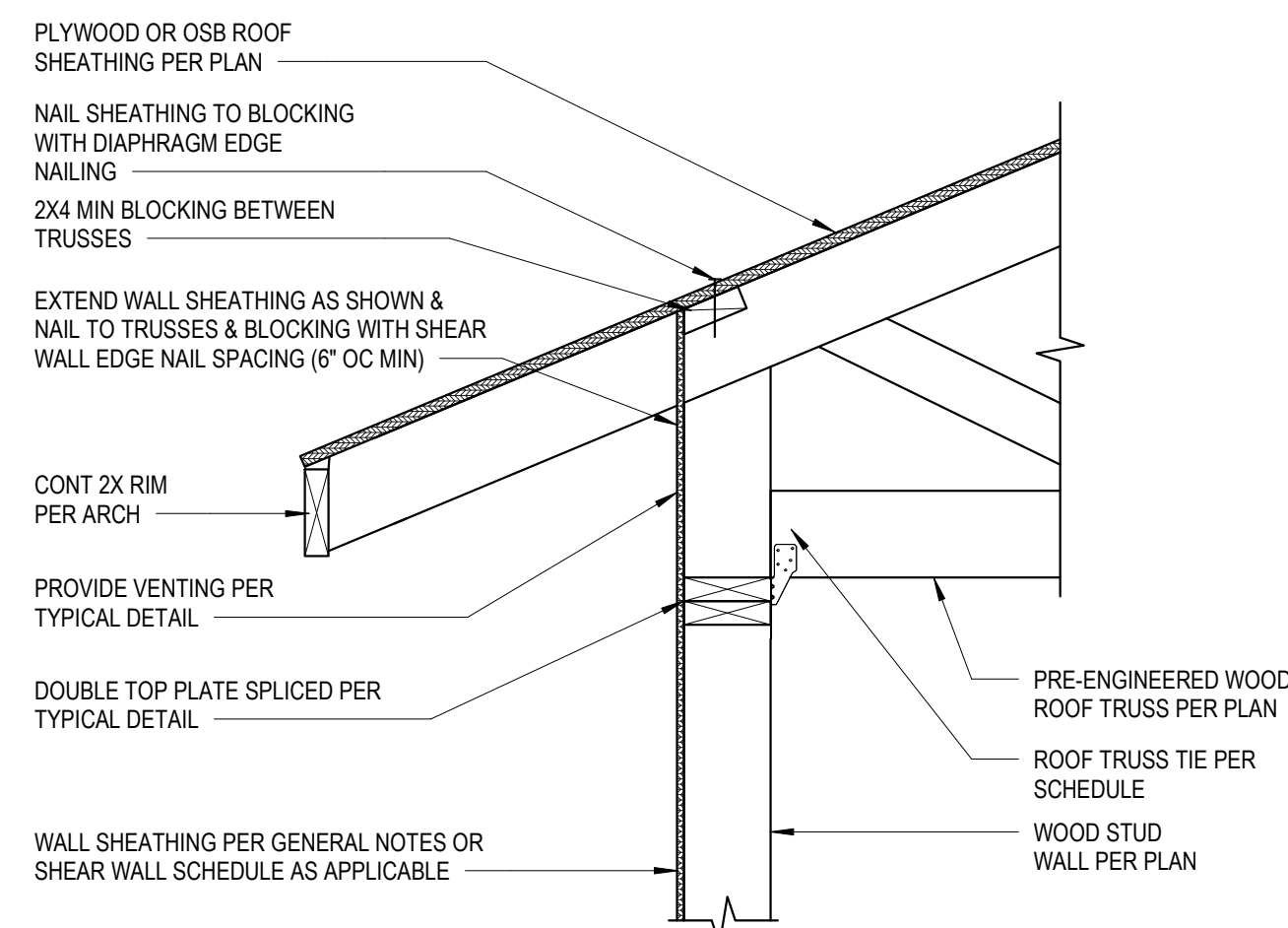
06/29/2023  
100% DESIGN DEVELOPMENT

S202

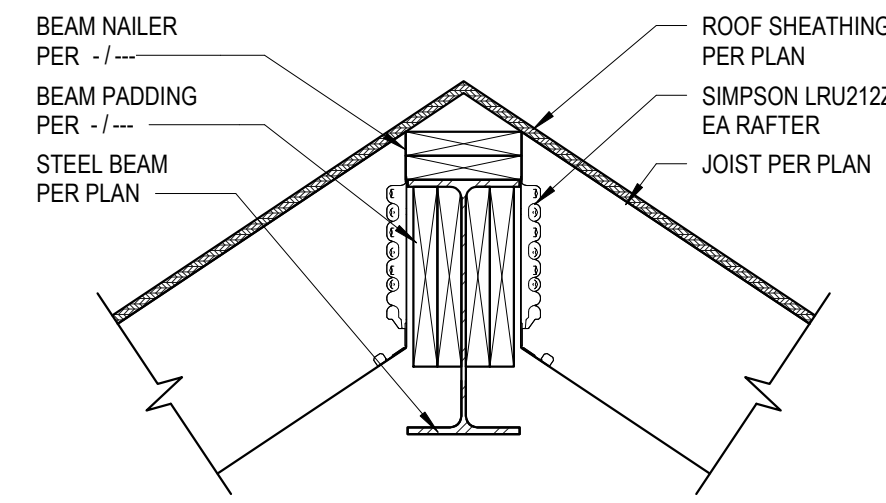
6/29/2023 5:55:57 PM



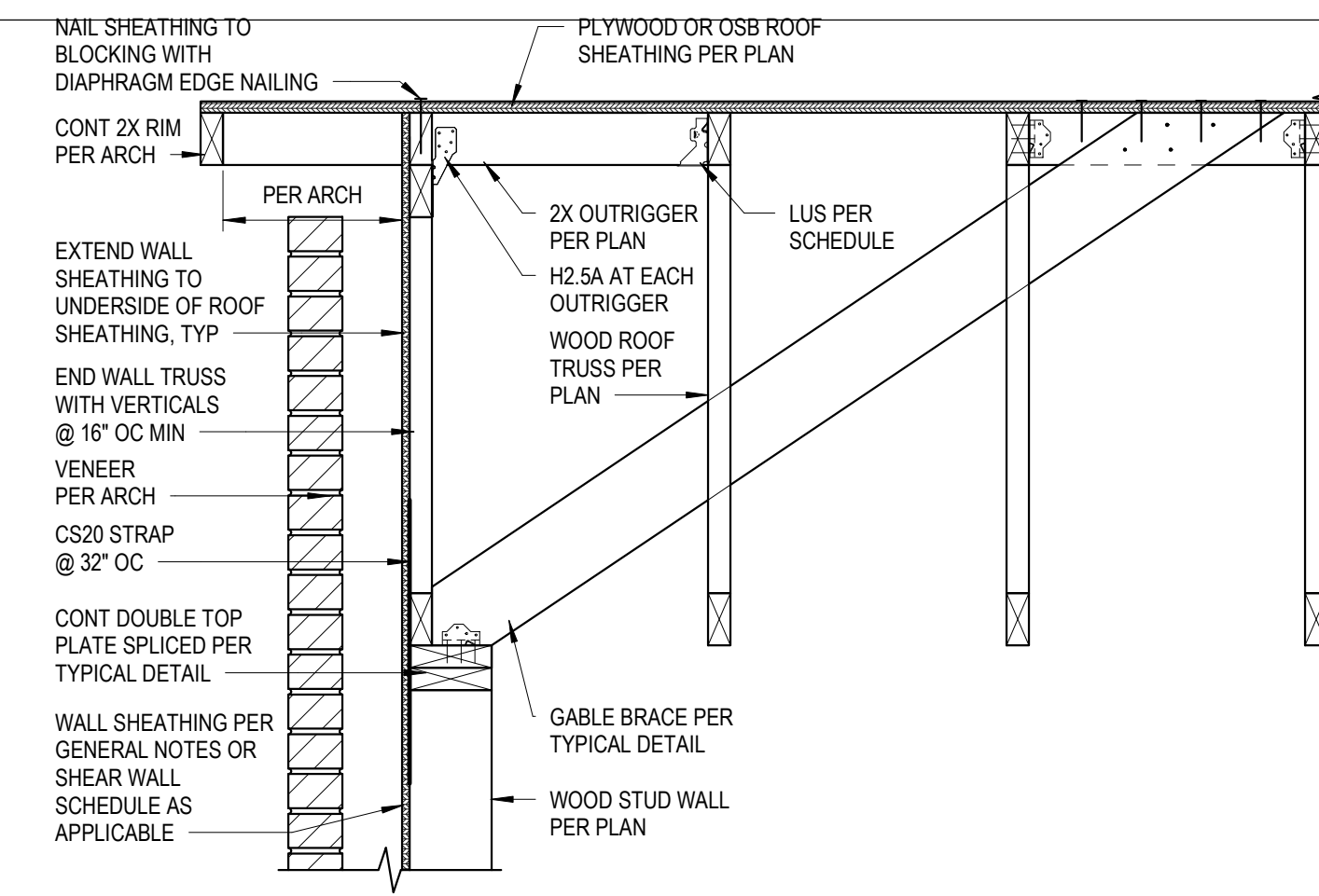
1 ROOF FRAMING SECTION  
1" = 1'-0"



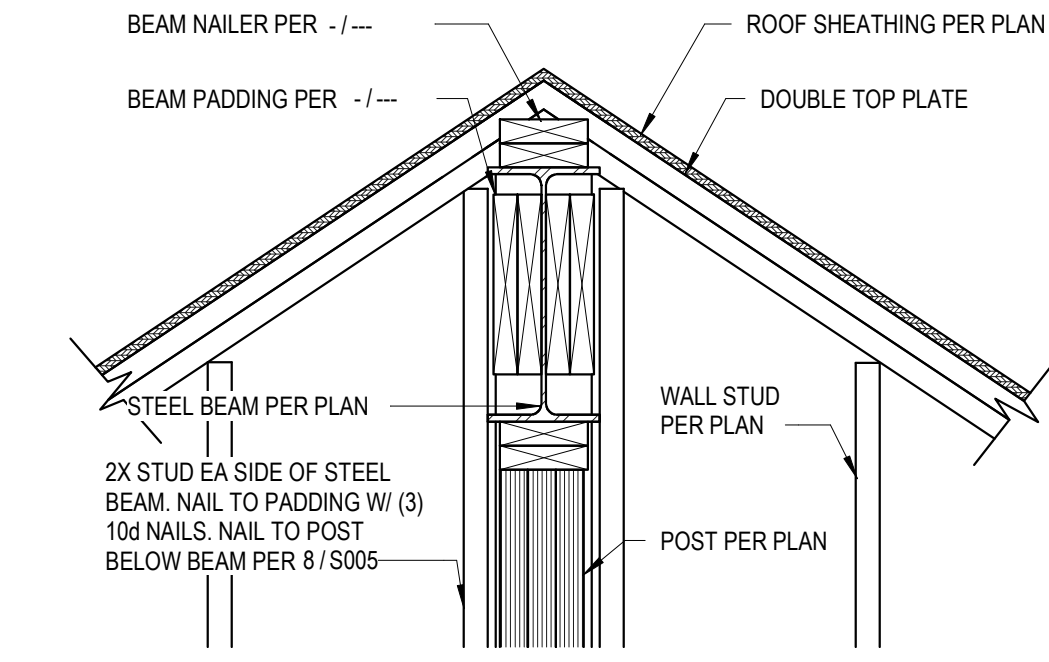
2 ROOF FRAMING SECTION  
1" = 1'-0"



3 ROOF FRAMING SECTION  
1" = 1'-0"



4 ROOF FRAMING SECTION  
1" = 1'-0"



5 ROOF FRAMING SECTION  
1" = 1'-0"



No: Date: Revision::



Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
802 Taylor Street, Suite 201  
Nashville, TN 37208



WESTERN HEIGHTS  
PHASE 1

PRELIMINARY NOT FOR  
CONSTRUCTION

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Drawing:  
SECTIONS & DETAILS

06/29/2023  
100% DESIGN DEVELOPMENT

S203

ELECTRIC SPLIT SYSTEM HEAT PUMP SCHEDULE																					
INDOOR DRAWING SYMBOL	OUTDOOR DRAWING SYMBOL	CFM	CFM O.A.	EXT. S.P. IN.	CAPACITY (BTUH)			HEAT PUMP			AIR HANDLER UNIT				EVAP FAN H.P.	EER/ SEER	COP	HSPFF	MANUFACTURER & MODEL NO.		
					TOTAL COOLING	SEN. COOLING	HEAT	WTG. LBS.	MCA	MCP	VOLT.	WTG. LBS.	AUX. HEAT	MCA					MCP	VOLT.	AIR HANDLER
AHU-1	HP-1	600	0	.4	18,500	13,300	19,300	175	12	20	2301	XXX	4.4	28.0	30	2301	13	XXX	XXX	GUARDIAN RFXC18	GUARDIAN RHP14L18B
AHU-2	HP-2	800	0	.4	23,900	17,000	26,000	130	15.4	25	2301	XXX	4.4	26	30	2301	13	XXX	XXX	GUARDIAN RFXC31	GUARDIAN RHP14L24B
AHU-3	HP-3	1,000	0	.4	29,000	21,500	31,300	176	18.1	30	2301	XXX	7.1	42.7	45	2301	13	XXX	XXX	GUARDIAN RFXC31	GUARDIAN RHP14L30
AHU-4	HP-4	1,200	0	.4	37,400	26,700	35,900	200	21.9	35	2301	XXX	8.8	53.8	60	2301	12	XXX	XXX	GUARDIAN RFXC42	GUARDIAN RHP14L36
AHU-5	HP-5	2,000	0	.4	54,700	39,300	61,000	261	31.7	50	2301	XXX	15.8	94.9	100	2301	3/4	XXX	XXX	GUARDIAN RFXC61	GUARDIAN RHP14L60

**ACCESSORIES AND FEATURES:**  
 \* 5 YEAR COMPRESSOR WARRANTY  
 \* EQUIPMENT TO BE ARI CERTIFIED AND UL APPROVED.  
 \* COOLING CAPACITY AT 80°F E.A.T., 95° O.D.T.  
 \* HEATING CAPACITY AT 47° O.D.T.  
 \* ESP DOES NOT INCLUDE FILTER SECTION.  
 \* PROVIDE FILTER RACK AND 1" THICK THROW AWAY FILTER.  
 \* PROVIDE SMOKE DETECTORS WITH AUTOMATIC SHUT DOWN IN THE SUPPLY AND RETURN DUCTS, FOR UNITS 2,000 CFM AND OVER.  
 \* PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT FOR EACH UNIT.  
 \* PROVIDE PRE-CHARGED REFRIGERANT LINE KITS. PROVIDE ACR COPPER REFRIGERANT TUBING WITH FILTER-DRYER, SIGHT GLASS, AND SERVICE VALVES.  
 \* PROVIDE LOW AMBIENT HEAD PRESSURE CONTROL TO O.P.  
 \* ALTERNATE MANUFACTURERS: TRANE, LENNOX, YORK  
 \* THE CONTRACTOR SHALL BE RESPONSIBLE FOR QUANTITY REQUIRED FOR EACH SYSTEM.

ELECTRIC DUCTED MINI-SPLIT SYSTEM HEAT PUMP SCHEDULE																					
INDOOR DRAWING SYMBOL	OUTDOOR DRAWING SYMBOL	CFM	CFM O.A.	EXT. S.P. IN.	CAPACITY (BTUH)			CONDENSING UNIT			AIR HANDLER UNIT				EVAP FAN H.P.	EER/ SEER	COP	HSPFF	MANUFACTURER & MODEL NO.		
					TOTAL COOLING	SEN. COOLING	HEAT	WTG. LBS.	MCA	MCP	VOLT.	WTG. LBS.	AUX. HEAT	MCA					MCP	VOLT.	AIR HANDLER
AHU-6	HP-6	1,000	XXX	XXX	XXX	XXX	XXX	XXX	XXX	208/1	XXX	XXX	XXX	XXX	208/1	XXX	XXX	XXX	XXX	XXX	XXX

**ACCESSORIES AND FEATURES:**  
 \* 5 YEAR COMPRESSOR WARRANTY  
 \* EQUIPMENT TO BE ARI CERTIFIED AND UL APPROVED.  
 \* COOLING CAPACITY AT 80°F E.A.T., 95° O.D.T.  
 \* HEATING CAPACITY AT 47° O.D.T.  
 \* ESP DOES NOT INCLUDE FILTER SECTION.  
 \* PROVIDE FILTER RACK AND 1" THICK THROW AWAY FILTER, BACKDRAFT DAMPER FOR O.A. INTAKE FOR EACH UNIT.  
 \* PROVIDE SMOKE DETECTORS WITH AUTOMATIC SHUT DOWN IN THE SUPPLY AND RETURN DUCTS.  
 \* PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT FOR EACH UNIT.  
 \* PROVIDE PRE-CHARGED REFRIGERANT LINE KITS. PROVIDE ACR COPPER REFRIGERANT TUBING WITH FILTER-DRYER, SIGHT GLASS, AND SERVICE VALVES.  
 \* PROVIDE LOW AMBIENT HEAD PRESSURE CONTROL TO O.P.  
 \* ALTERNATE MANUFACTURERS: TRANE, LENNOX, YORK  
 \* PROVIDE 100% ECONOMIZER WITH MOTORIZED INTAKE, RELIEF AIR, AND RETURN AIR DAMPER.

ELECTRIC CEILING CASSETTE HEAT PUMP UNIT SCHEDULE																
DRAWING SYMBOL	INDOOR	OUTDOOR	CFM	HML	CAPACITY (BTUH)		INDOOR UNIT		OUTDOOR UNIT				MANUFACTURER & MODEL NO.*			
					TOTAL COOLING	HEATING	WTG. LBS.	VOLT.	WTG. LBS.	MCA	MCP	VOLT.	EER/ SEER	COP	HSPFF	INDOOR UNIT
DSS-1	CU-1	XX	XX	XX	XX	XX	XX	XX	20	30	208/190	XX	XX	XX	LG LON189HV4	LG LUU189HV

**ACCESSORIES AND FEATURES:**  
 \* FILTER RACK AND FILTER FURNISHED WITH UNIT.  
 \* 5 YEAR COMPRESSOR WARRANTY.  
 \* EQUIPMENT TO BE ARI CERTIFIED AND UL APPROVED.  
 \* COOLING CAPACITY AT 80°F E.A.T., 95° O.D.T.  
 \* PROVIDE CONDENSATE PUMP WITH UNIT.  
 \* PROVIDE AIR HANDLER WITH LOW AMBIENT CONTROL.  
 \* PROVIDE UNIT WITH 4-HARD START KIT.  
 \* ALTERNATE MANUFACTURERS: CARRIER, LENNOX

EXHAUST FAN SCHEDULE											
DRAWING SYMBOL	AMCA CFM	S.P. IN WATER	RPM	WATTS	TYPE	CONTROL	VOLTAGE	SONES	WEIGHT LBS.	MANUFACTURER & MODEL NO.	NOTES
EF-1	100	.375	-	-	CEILING	-	115/160	-	-	GREENHECK SP-B150	1, 2, 3
EF-1	50	0.25	782	9	CEILING	SWITCH	115/160	0.3	12	GREENHECK SP-B150	1, 2

**ACCESSORIES AND FEATURES:**  
 1. PROVIDE BACKDRAFT DAMPER.  
 2. PROVIDE FACTORY MOUNTED SPEED CONTROL.  
 3. PROVIDE FAULIGHT COMBO WITH PRISMATIC LENS AND 10W BULB.  
 4. CONTRACTOR SHALL BE RESPONSIBLE FOR QUANTITY OF EACH FAN REQUIRED.

AIR DISTRIBUTION SCHEDULE					
SYL	SERVICE	DESCRIPTION	MATERIAL	MFG & MOD	ACCESSORIES & FEATURES
SG-1	RESIDENTIAL SUPPLY GRILLE	* DOUBLE DEFLECTION	STEEL CONSTRUCTION WITH WHITE BAKED ENAMEL FINISH	PRICE 540	* ADJUSTABLE FRONT AND REAR BAR * NC < 35
TG-1	1048 TRANSFER GRILLE	* -	ALUMINUM CONSTRUCTION	HART & COOLEY A672	* NC < 35
TG-1	646 TRANSFER GRILLE	* -	ALUMINUM CONSTRUCTION	HART & COOLEY A672	* NC < 35

\* SEE ARCHITECTURAL REFLECTED CEILING PLANS FOR MOUNTING TYPE REQUIRED.  
 PROVIDE PLASTER FRAME FOR ALL AIR DEVICES LOCATED IN GYP. BOARD CEILINGS.  
 \* VERIFY THE MOUNTING OF ALL CEILING AIR DISTRIBUTION DEVICES COMPLY WITH BUILDING STRUCTURE PRIOR TO PURCHASE.

ELECTRIC UNIT HEATER SCHEDULE							
DRAWING SYMBOL	CFM	TYPE	KW	CONTROL	VOLTAGE	AMPS	MANUFACTURER & MODEL NO.
EUH-1	175	WALL MOUNT	3.0	THERMOSTAT	208/160	8.3	MARKEL J3325TD-RP

**ACCESSORIES AND FEATURES:**  
 \* PROVIDE MANUFACTURER'S HANGING KITS AND BRACKETS.  
 \* PROVIDE INTERNAL DISCONNECT SWITCH.  
 \* UNITS MUST BE UL LISTED.

HVAC LEGEND & SYMBOLS	
	A. RECTANGULAR DUCT: * MANUAL OPPOSED BLADE DAMPER WITH LOCKING QUADRANT, LEVER OPERATOR, OF STEEL CONSTRUCTION. * LOUVERS & DAMPERS MODEL CD-400; KRUEGER MODEL (88-D) TYPE 2 OPERATOR FOR LESS THAN 10" WIDE.
	A. ROUND DUCT: * ROUND BLADE CONTROL DAMPER OF STEEL CONSTRUCTION WITH MANUAL OPERATOR * LOUVERS AND DAMPERS MODEL CD-600.
	RECTANGULAR ELBOW OF STEEL CONSTRUCTION.
	ROUND 90° ELBOW OF STEEL CONSTRUCTION.
	CONSTRUCT ALL BRANCH CONNECTIONS WITH 45° FITTING PER SMACNA STANDARDS. DIMENSION: L = 1/4"W, 4"MINIMUM
	SHEET METAL CONNECTORS, INC. HIGH EFFICIENCY TAKEOFF WITH DAMPER AND LOCKING QUADRANT FOR ROUND DUCT TAKEOFFS FROM RECTANGULAR DUCTWORK. INCREASE MAIN DUCT SIZE AT FITTING TO ACCOMMODATE ITS INSTALLATION IF REQUIRED TO MEET SMACNA AND MANUFACTURER'S INSTRUCTIONS. DIMENSION: D = RUNOUT DIAMETER (8"14")
	DUCT RISER
	DUCT DROP
	ROUND DUCT RISER
	ROUND DUCT DROP
	FLEXIBLE DUCT EQUAL TO FLEXMASTER TYPE 3 INSULATED FLEXIBLE DUCT WITH ALUMINUM FOIL JACKET AND ALUMINUM FOIL FIBERGLASS POLYESTER LAMINATE LINER. INSTALL IN ACCORDANCE WITH SECTION 08.00.00 SMACNA'S "HANG DUCT" CONSTRUCTION STANDARDS, METAL, AND FLEXIBLE.
	SUPPLY DUCT
	RETURN DUCT
	EXHAUST DUCT
	INDICATES NEW HVAC EQUIPMENT
	DUCT TRANSITION
	DOOR GRILLE (DG)
	FIRE DAMPER
	SMOKE DAMPER
	FIRE / SMOKE DAMPER
	BALANCING DAMPER
	MOTORIZED DAMPER
	INDICATES 3/4" UNDERCUT DOOR
	CONNECT TO EXISTING SYMBOL
	WALL MOUNTED THERMOSTAT
	WALL MOUNTED THERMOSTAT / HUMIDISTAT
	WALL MOUNTED HUMIDISTAT
	WALL MOUNTED REMOTE SENSOR
	WALL MOUNTED SWITCH
	FAN CONTROL
	WALL MOUNTED CO2 SENSOR
	WALL MOUNTED SPEED CONTROLLER
	SUPPLY DIFFUSER W/ FLEX DUCT (GD)
	SUPPLY SLOT DIFFUSER W/ FLEX DUCT (LSD)
	SLOT RETURN (LSR)
	EGGRATE CEILING RETURN (CR)
	CEILING EXHAUST GRILLE (CE)
	EXHAUST FAN (EF)
	RESIDENTIAL SUPPLY GRILLE (SG)
	RESIDENTIAL RETURN GRILLE (RG)
	SIDEWALL SUPPLY GRILLE (SWS)
	SIDEWALL RETURN GRILLE (SWR)

### GENERAL NOTES:

- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS BEFORE FABRICATION OF H.V.A.C. COMPONENTS OR PURCHASE OF EQUIPMENT.
- CONTRACTOR SHALL COORDINATE ALL OTHER TRADES WITH THE INSTALLATION OF H.V.A.C. SYSTEM.
- H.V.A.C. LEGEND MAY CONTAIN SYMBOLS AND ABBREVIATIONS NOT USED ON THIS SPECIFIC PROJECT. LEGEND SHALL BE USED FOR REFERENCE PURPOSES.
- CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE H.V.A.C. SYSTEM AS IT RELATES TO DRAWINGS AND SPECIFICATIONS.
- CONTRACTOR IS REQUIRED TO REVIEW ARCHITECTURAL PLANS FOR RATED ASSEMBLIES. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF FIRE AND/OR SMOKE DAMPERS IN ACCORDANCE WITH THE SPECIFICATIONS AND APPLICABLE BUILDING CODES.
- \*STANDARD\* ACCESSORIES OR CONTROLS ON H.V.A.C. EQUIPMENT SHALL BE THOSE WHICH MANUFACTURER PROVIDES ON THE MAJORITY OF STOCK MERCHANDISE.
- BRAND NAMES AND MODEL NUMBERS ARE PROVIDED TO ESTABLISH A LEVEL OF QUALITY AND PERFORMANCE. "EQUAL TO" ITEMS MAY BE SUBMITTED FOR CONSIDERATION BY THE ENGINEER AND OWNER.
- THE DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATE THE APPROXIMATE ROUTING OF PIPING AND DUCTWORK. CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES. MINOR OFFSETS AND ADJUSTMENTS SHALL BE PROVIDED WHERE REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
- COORDINATE CEILING DIFFUSERS AND REGISTER LOCATIONS WITH ARCHITECT'S REFLECTED CEILING PLAN.

### HVAC NOTES:

- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE SUPPLY, RETURN AND EXHAUST DUCT AS FOLLOWS: DUCTWORK TO BE DESIGNED, BRACED, AND SUPPORTED IN ACCORDANCE WITH SMACNA FOR LOW PRESSURE APPLICATIONS. SEAL CLASS C PER SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE DUCTWORK (FLEXIBLE DUCT MAX. 5' SMACNA). SINGLE WIRE HANGERS SHALL NOT BE ALLOWED FOR FLEXIBLE DUCTWORK SUPPORT. FLEXIBLE DUCTWORK SHALL BE SUPPORTED IN A MANNER THAT PREVENTS CONSTRUCTION OR DIPS. INSULATION SHALL BE AS NOTED BELOW.
- ALL DUCT ELBOWS SHALL BE 1.5 R/D, UNLESS NOTED OTHERWISE.
- MANUAL OPPOSED BLADE DAMPERS SHALL BE PLACED IN EACH BRANCH OF SUPPLY DUCTWORK FOR FINAL BALANCING PURPOSES. BALANCING DEVICES SHALL BE IN ACCORDANCE WITH IMC (2018) 803.18.
- CONTRACTOR SHALL FIELD VERIFY ALL DUCT ROUTING DIMENSIONS AND TERMINAL DEVICES TO AVOID INTERFERENCES. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SUPPORTS FOR PIPING AND DUCTWORK.
- CONDENSATE DRAIN PIPING SHALL BE FULL SIZE PER EQUIPMENT CONNECTION WITH PVC ROUTED TO INDIRECT CONNECTION WITHOUT CREATING AN OBSTRUCTION. ALL SUPPORTS FOR THE CONDENSATE DRAIN PIPING IS BY THE MECHANICAL HVAC CONTRACTOR.
- THE MECHANICAL SYSTEMS SHALL HAVE TESTING AND BALANCING PERFORMED BY THE CONTRACTOR RESPONSIBLE FOR THE INSTALLATION OF THE SYSTEMS. THE CONTRACTOR SHALL PREPARE AND SUBMIT A COMPLETE REPORT IDENTIFYING ALL MAJOR PIECES OF HVAC EQUIPMENT AND AIR DISTRIBUTION DEVICES WITH PERFORMANCE AND FINAL AIR BALANCE OF EACH. SUBMITTAL SHALL BE PRESENTED TO THE ENGINEER AND BUILDING OWNER OR TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL. BOTH PROCEDURES ARE TO BE DONE AT THE SAME TIME AND TO BE COORDINATED TO ACHIEVE DESIRED RESULTS.
- PROVIDE MINIMUM 10' FEET SEPARATION BETWEEN OUTSIDE AIR INTAKES AND EXHAUST VENTS, PLUMBING VENTS, ETC.
- THERMOSTATS SHALL BE MOUNTED 48" ABOVE FINISHED FLOOR UNLESS INDICATED OTHERWISE.
- PROVIDE ACCESS DOOR (12"x12" MIN) AS REQUIRED FOR DAMPER AND CONTROL ACCESS IN WALLS AND CEILINGS.

### DUCT SEALING:

- PRESSURE SENSITIVE TAPE USED AS THE PRIMARY SEALANT IS CERTIFIED AND SHALL COMPLY WITH UL-181A OR UL-181B.
- PROVIDE CONDITIONAL SEAMS ON RIGID DUCT AND TRANSVERSE SEAMS ON ALL DUCTS.
- PROVIDE MECHANICAL FASTENERS AND SEALANTS SHALL BE USED TO CONNECT DUCTS AND AIR DISTRIBUTION DEVICES.

### INSULATION:

- DUCTWORK SHALL BE INSULATED IN ACCORDANCE WITH THE FOLLOWING:  
 A. NO INSULATION FOR EXHAUST OR EXPOSED SUPPLY AND RETURN DUCTWORK.  
 B. ALL OTHER DUCTWORK PROVIDE 2" FIBERGLASS BLANKET TYPE INSULATION WITH FOL VAPOR BARRIER COVER IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS.

### PENETRATIONS:

- SLEEVES SHALL BE INSTALLED WHERE DUCTS, LOUVERS, OR PIPING PENETRATE NON-RATED EXTERIOR WALLS, PARTITIONS, FLOORS, OR ROOF. PACK AROUND SLEEVES AND SEAL WEATHER TIGHT. INSTALL FLASHING AS REQUIRED. SLEEVES SHALL BE MINIMUM 16 GAUGE GALVANIZED STEEL AND SHALL BE FIRMLY SET IN BUILDING STRUCTURE.

### SUBMITTALS AND ACCEPTANCE:

- UNLESS OTHERWISE INSTRUCTED, THE CONTRACTOR SHALL SUBMIT ONE (1) DIGITAL SET (PDF) OF HVAC SHOP DRAWINGS TO THE PROJECT MANAGER WHO SHALL THEN RELAY THEM TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE PURCHASE OF EQUIPMENT.
- OPERATION AND MAINTENANCE MANUALS FOR ALL MECHANICAL EQUIPMENT SHALL BE COMPLETED INTO A THREE RING BINDER AND TURNED OVER TO BUILDING OWNER UPON PROJECT COMPLETION.



No: Date: Revision:

Client Contact: ANNA LIBBY (847) 562-9400

SGS Project Number: 23002.00

Smith Gee Studio, LLC 602 Taylor Street, Suite 201 Nashville, TN 37208

WESTERN HEIGHTS PHASE 1 RINSHORE

PRELIMINARY NOT FOR CONSTRUCTION

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Drawing: MECHANICAL NOTES, LEGEND AND SCHEDULES

100% DESIGN DEVELOPMENT SET

M000

6/29/2023 4:24:17 PM

06/30/2023

Client Contact: ANNA LIBBY (847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208



No:      Date:      Revision::

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208



# WESTERN HEIGHTS PHASE 1 RINSHORE

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**Drawing:**  
MECHANICAL DETAILS

06/30/2023  
100% DESIGN DEVELOPMENT SET

# M001

Client Contact: ANNA LIBBY

SGS Contact: HUNTER GEE

SGS Project Number: 23002.00

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208



No:      Date:      Revision::

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00



# WESTERN HEIGHTS PHASE 1 RINSHORE

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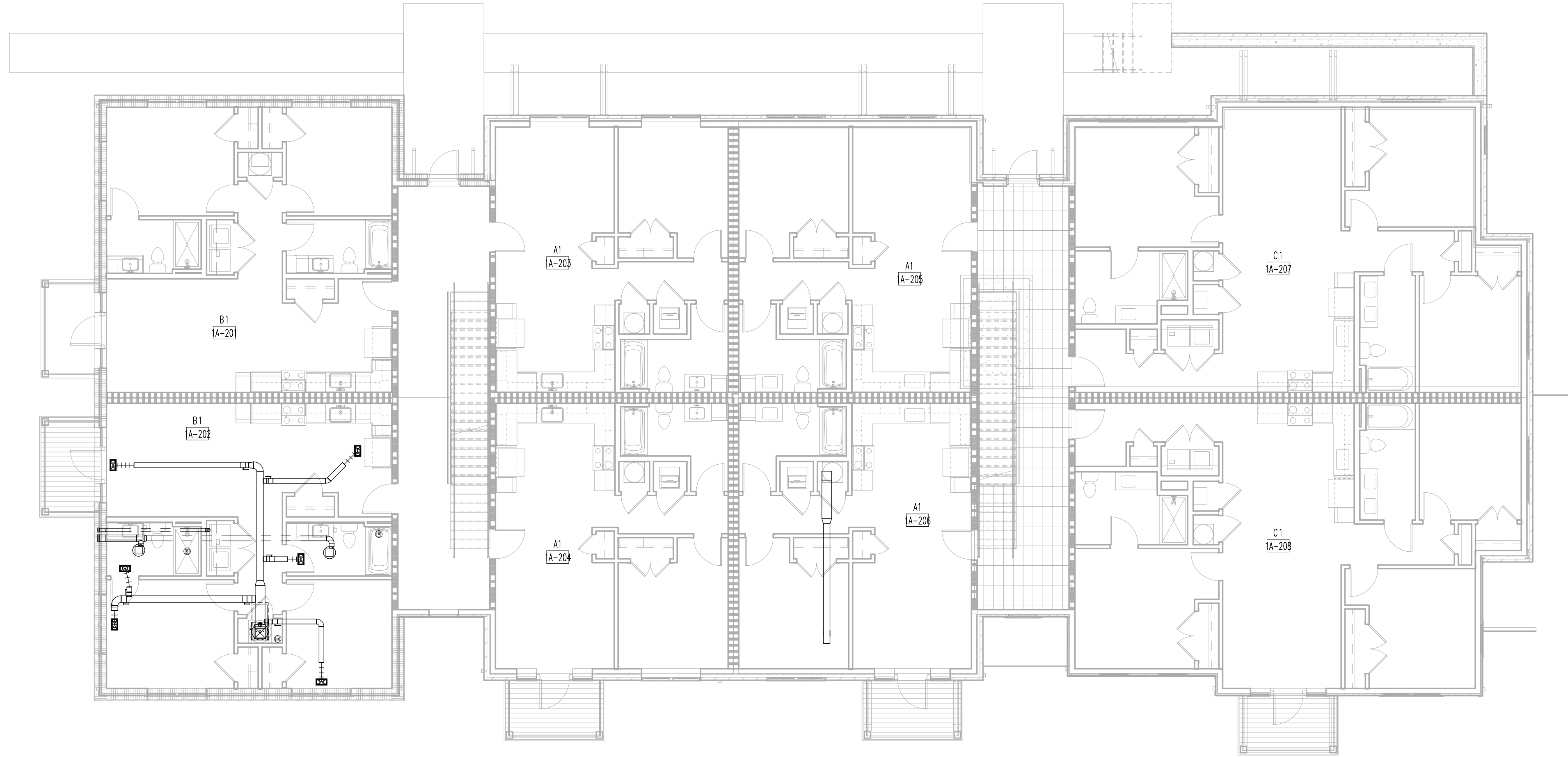
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**Drawing:**  
MECHANICAL DETAILS  
AND SEQUENCE OF  
CONTROLS

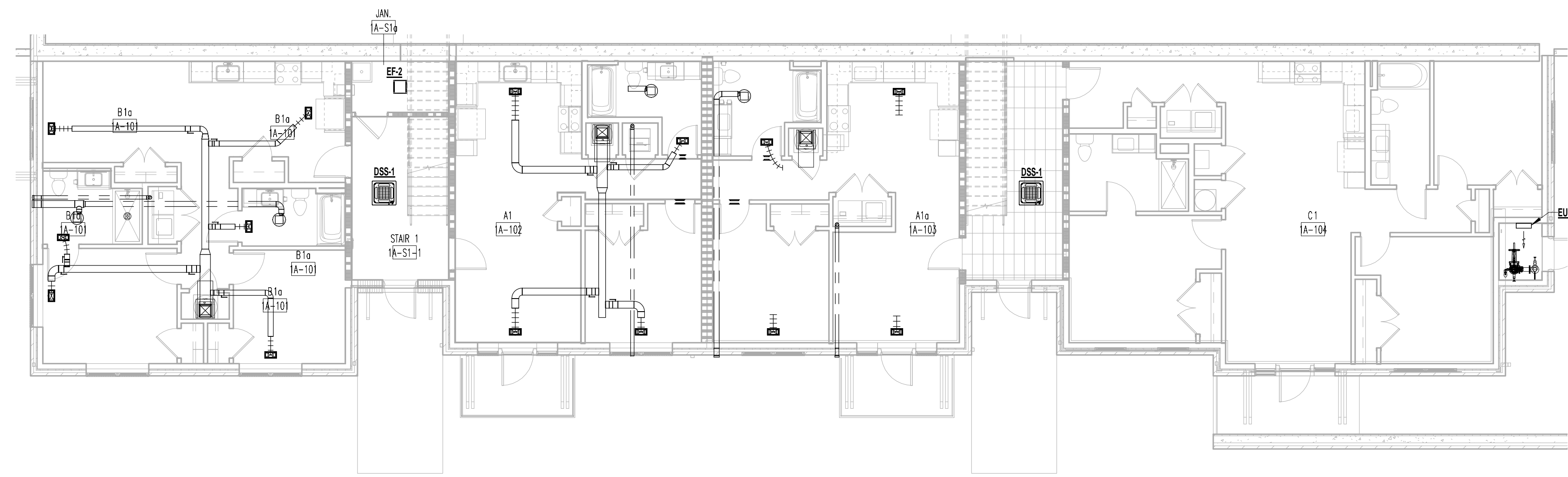
06/30/2023

100% DESIGN DEVELOPMENT  
SET

# M002



② MECHANICAL SECOND FLOOR  
1/8" = 1'-0"



① MECHANICAL FIRST FLOOR  
1/8" = 1'-0"

6/29/2023 4:24:19 PM



**FACILITY SYSTEMS CONSULTANTS, LLC**  
 fsc  
 713 South Central Street, Suite 101  
 Knoxville, Tennessee 37902  
 Phone: (845) 246-0164  
 Fax: (845) 246-1084

No: Date: Revision:

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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602 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS PHASE 1 RINSHORE**

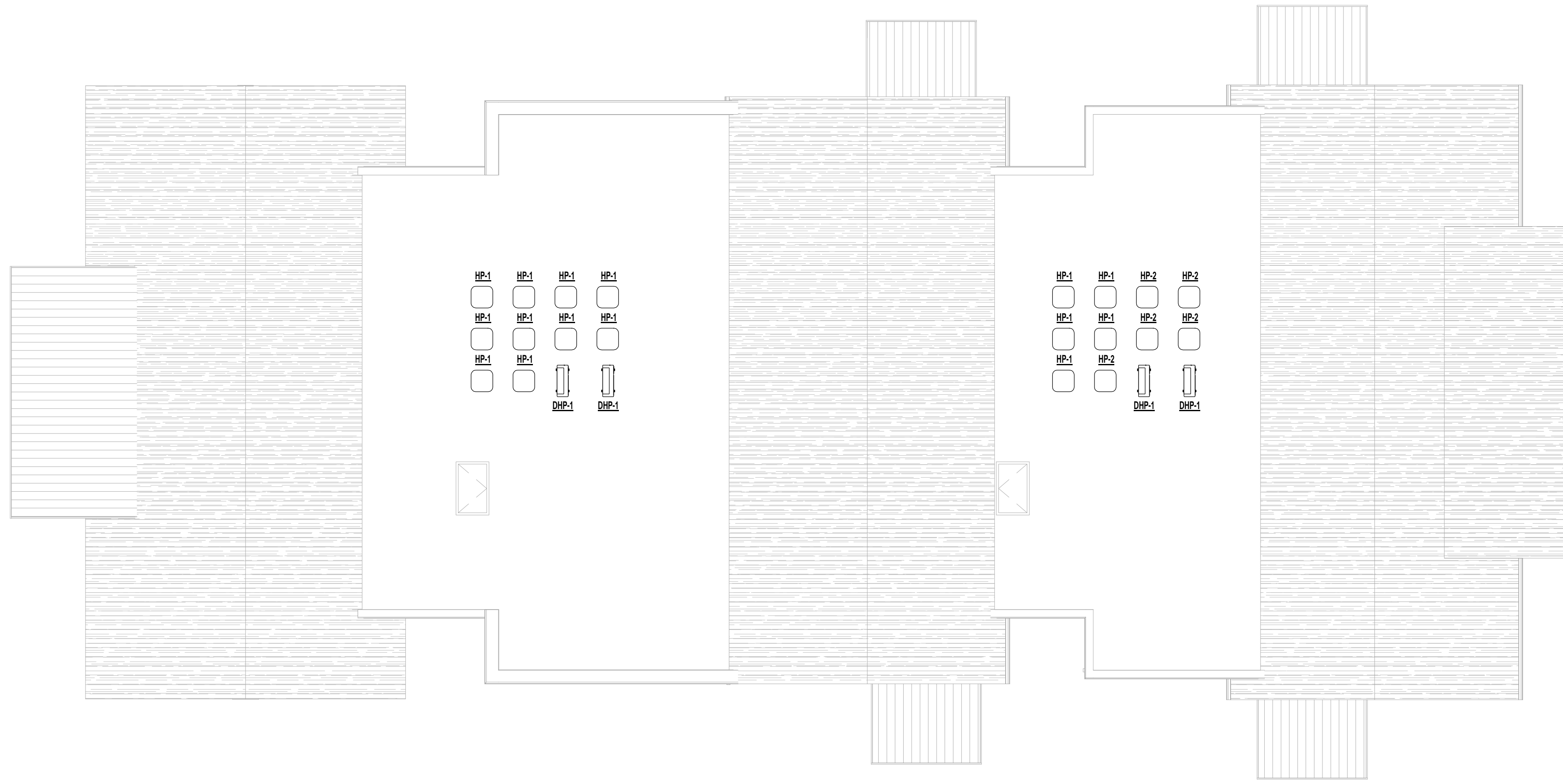
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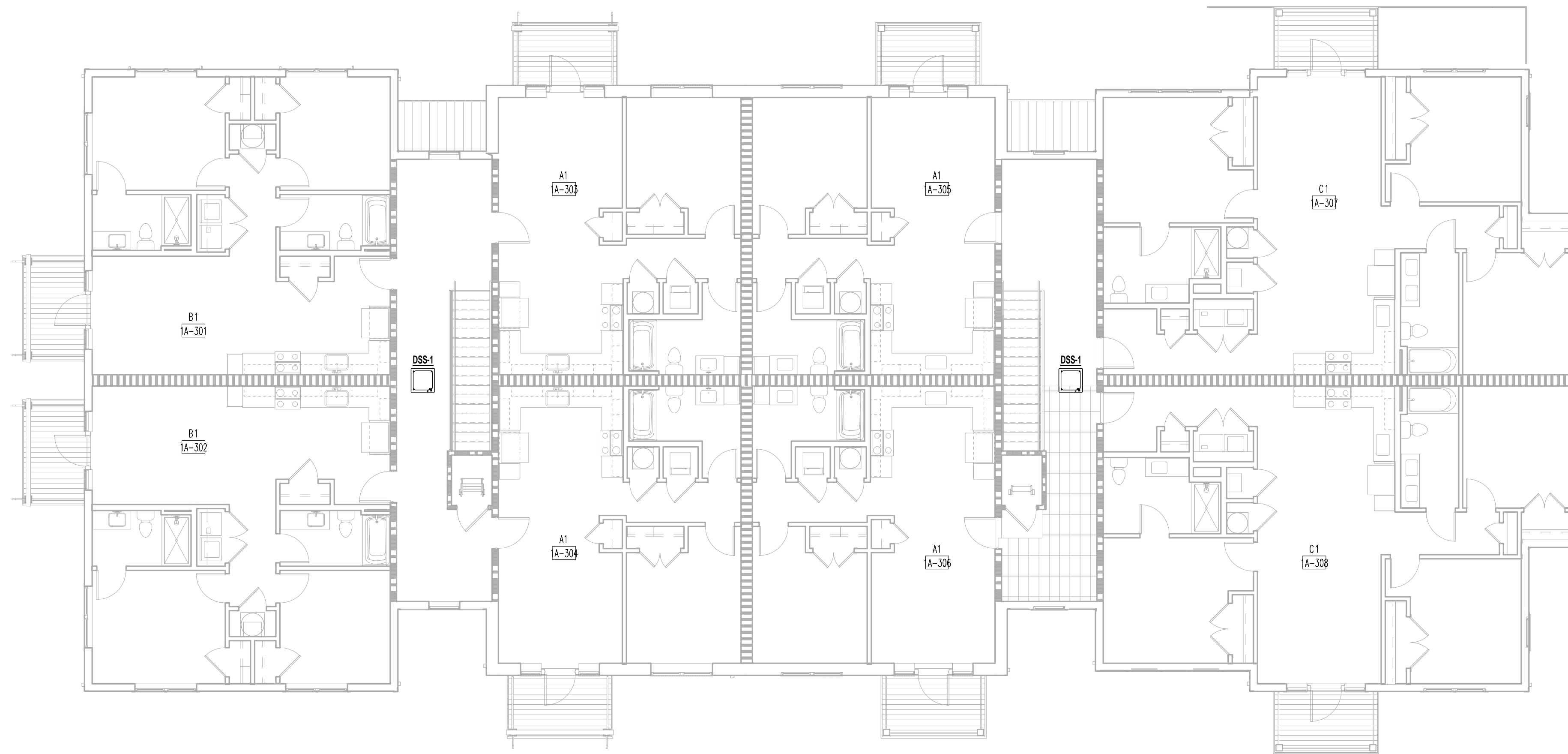
Drawing:  
BUILDING 1A - 1ST AND 2ND FLOOR  
MECHANICAL PLANS

06/30/2023  
100% DESIGN DEVELOPMENT SET

**M101a**



2 MECHANICAL ROOF  
1/8" = 1'-0"



1 MECHANICAL THIRD FLOOR  
1/8" = 1'-0"

6/29/2023 4:24:20 PM



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SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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WESTERN HEIGHTS PHASE 1 RINSHORE

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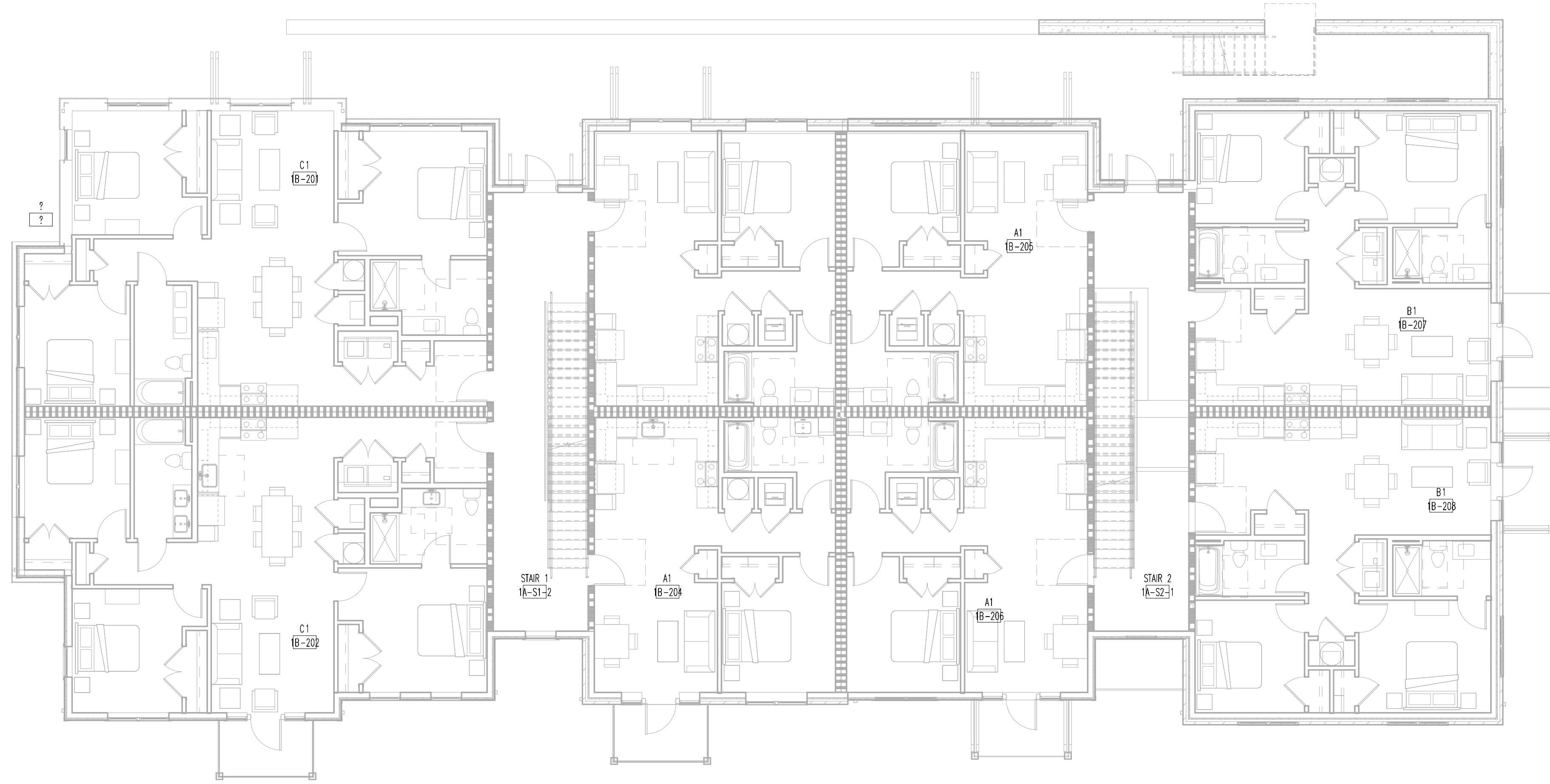
Drawing:  
BUILDING 1A - 3RD  
FLOOR AND ROOF  
MECHANICAL PLANS

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

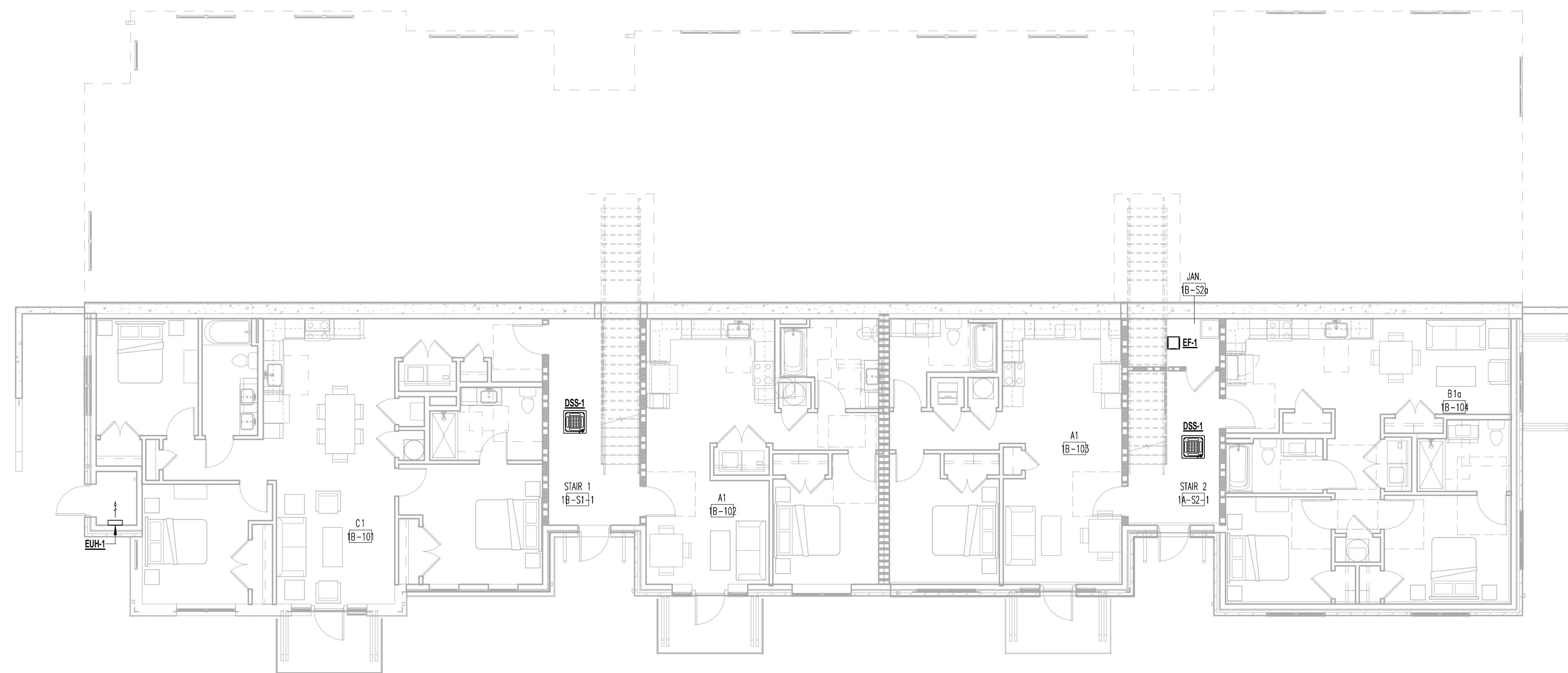
M101b



6/29/2023 4:25:03 PM



② MECHANICAL 2ND FLOOR HVAC PLAN  
1/8" = 1'-0"



① MECHANICAL 1ST FLOOR HVAC PLAN  
1/8" = 1'-0"



No: Date: Revision:

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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**WESTERN HEIGHTS PHASE 1 RINSHORE**

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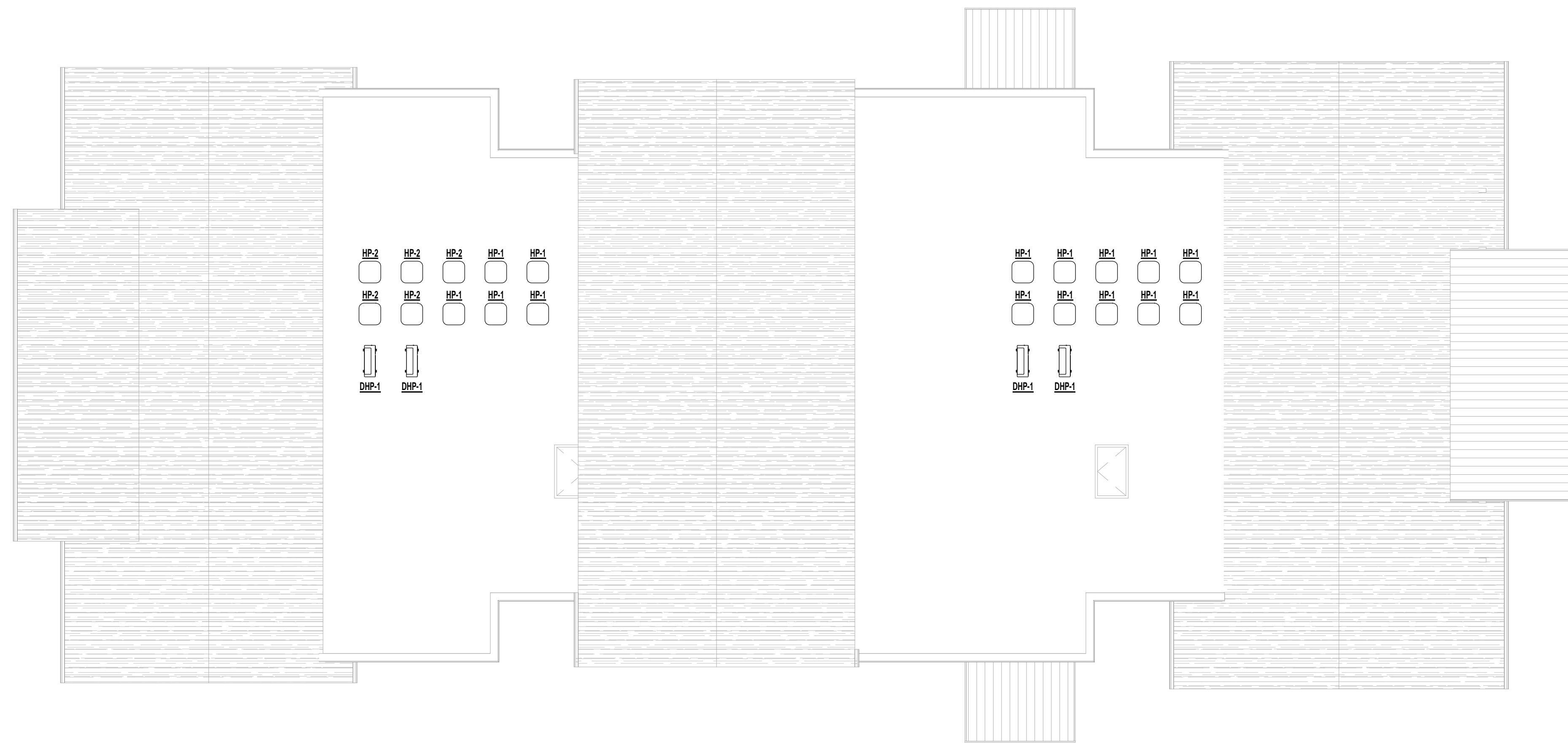
**Drawing:**  
BUILDING 1B - 1ST AND 2ND FLOOR  
MECHANICAL PLANS

02/17/2023

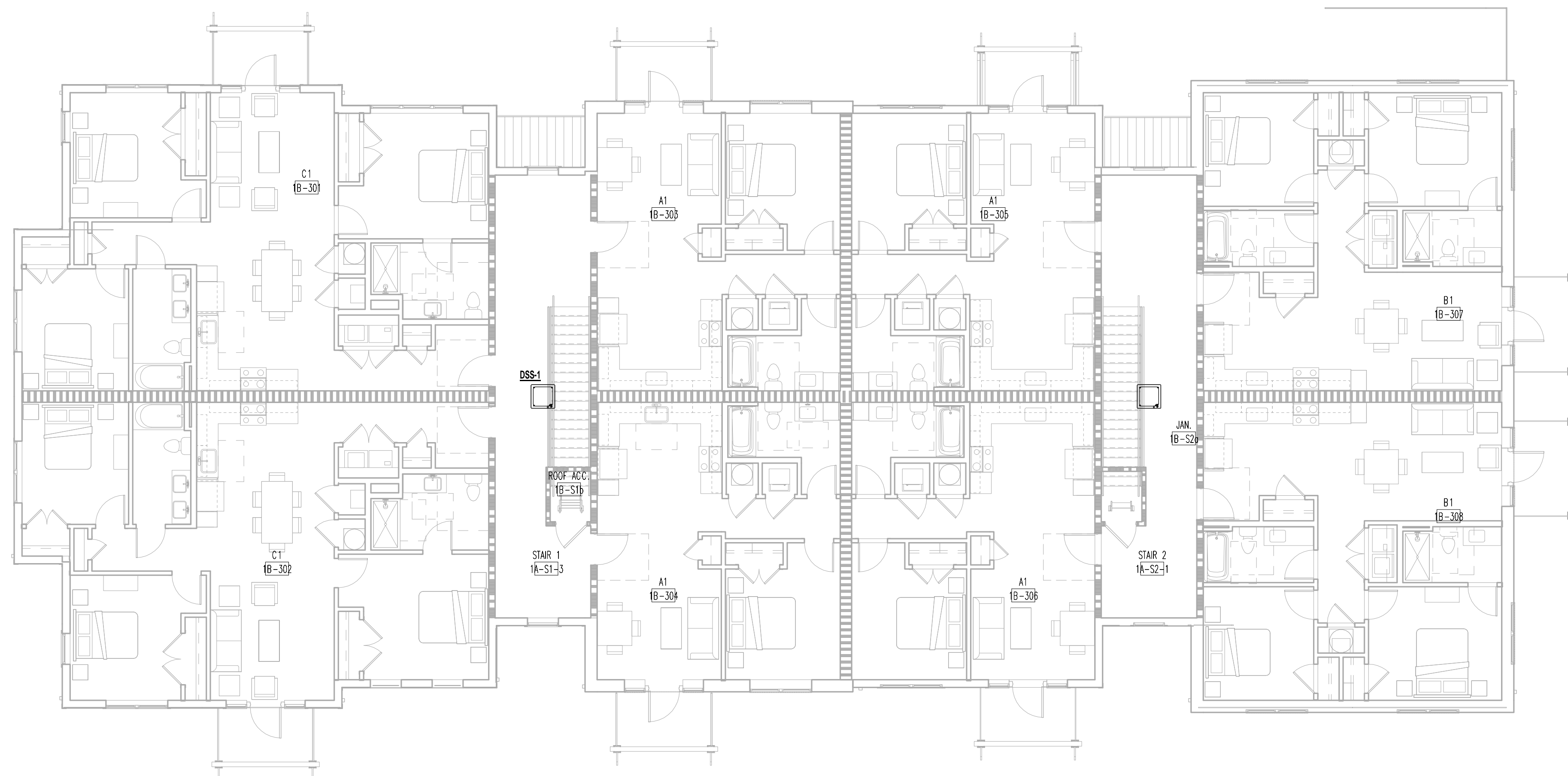
50% SCHEMATIC DESIGN PRICING SET

**M101c**

6/29/2023 4:25:11 PM



② MECHANICAL ROOF LEVEL HVAC PLAN  
1/8" = 1'-0"



① MECHANICAL 3RD FLOOR HVAC PLAN  
1/8" = 1'-0"



No: Date: Revision:

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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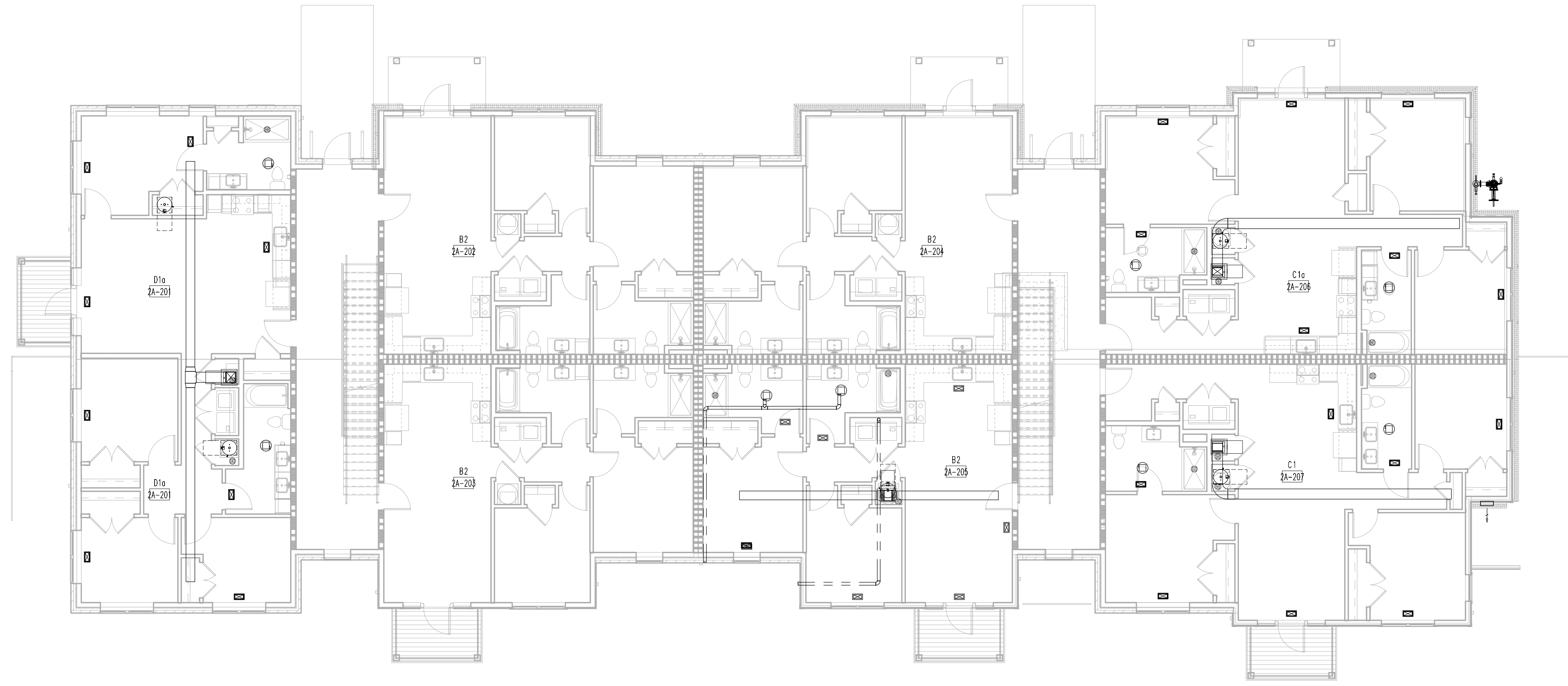
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Drawing:  
BUILDING 1B - 3RD FLOOR AND ROOF MECHANICAL PLANS

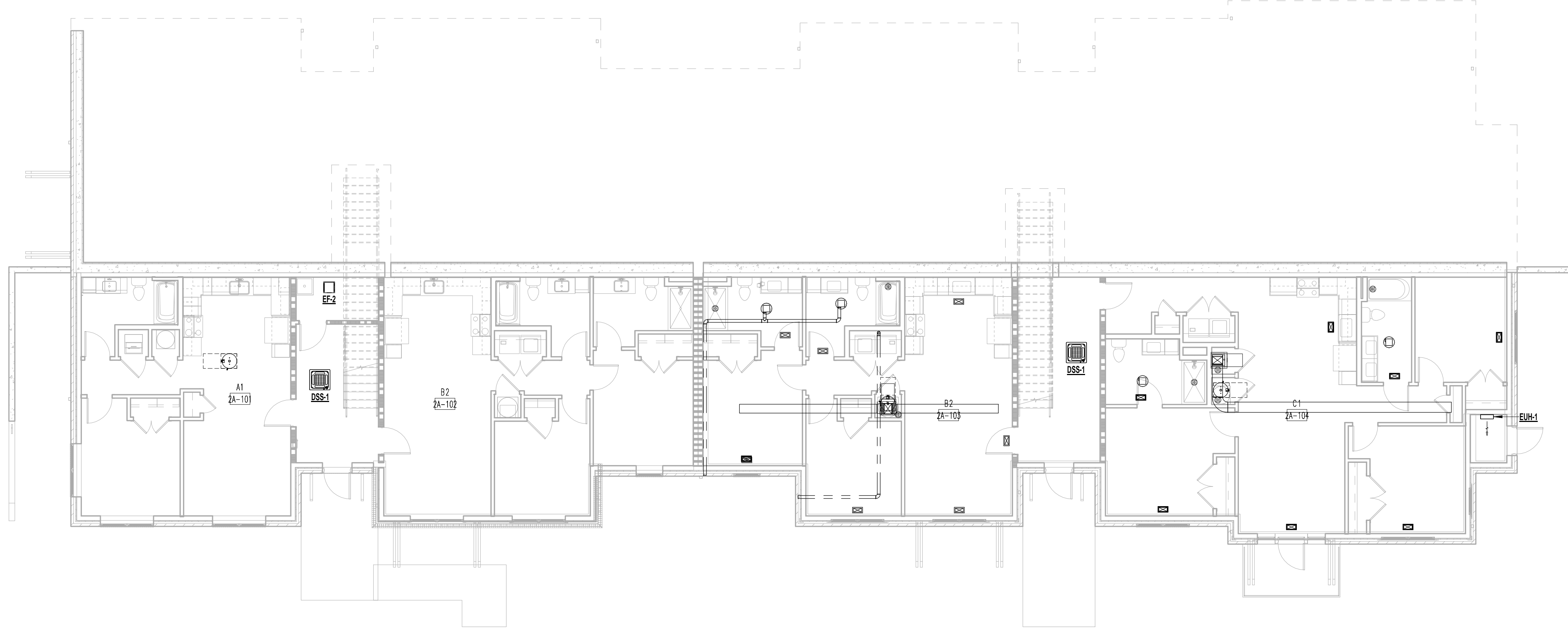
02/17/2023

50% SCHEMATIC DESIGN PRICING SET

**M101d**



② 2ND FLOOR MECHANICAL PLAN  
1/8" = 1'-0"



① 1ST FLOOR MECHANICAL PLAN  
1/8" = 1'-0"

6/29/2023 4:55:03 PM



No: Date: Revision::

Client Contact: ANNA LIBBY  
(647) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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WESTERN HEIGHTS PHASE 1 RINSHORE

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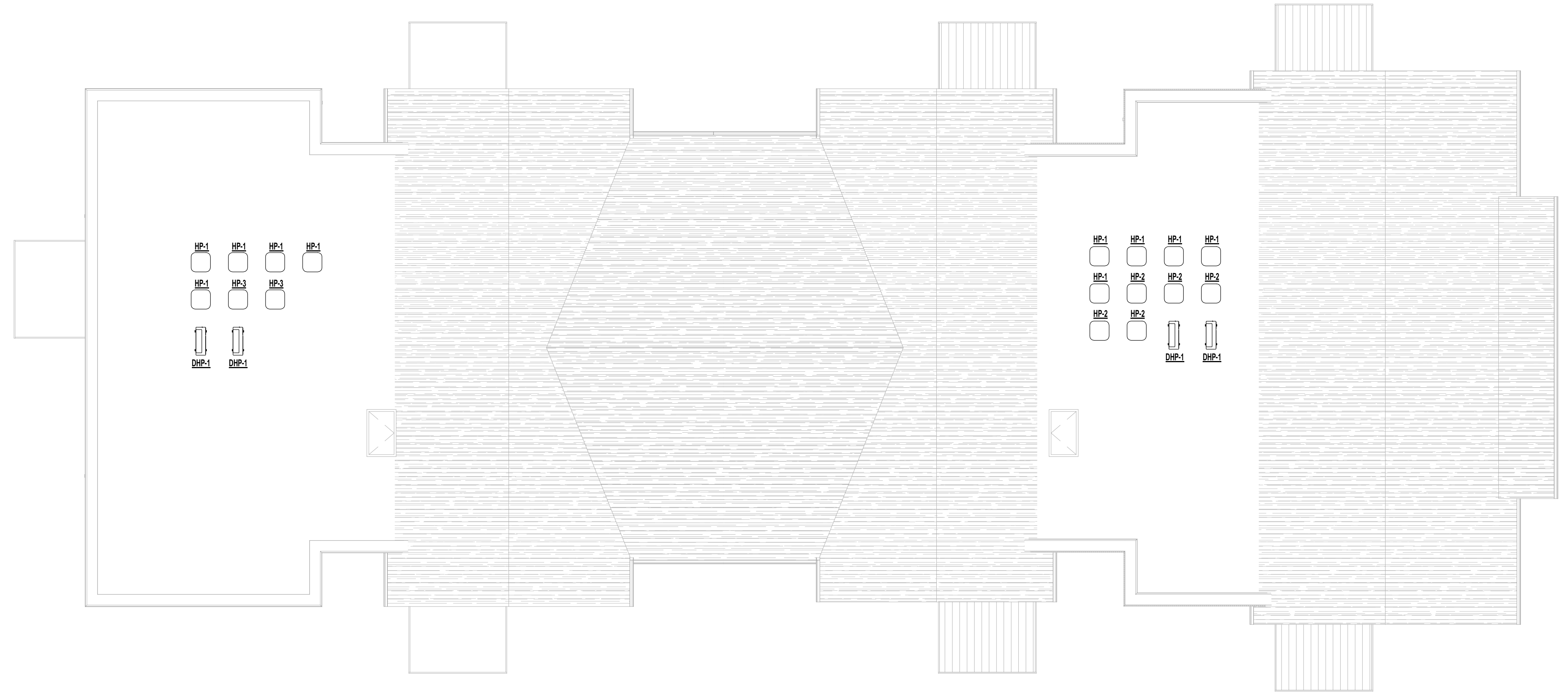
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Drawing:  
BUILDING 2A - 1ST & 2ND FLOOR MECHANICAL PLANS

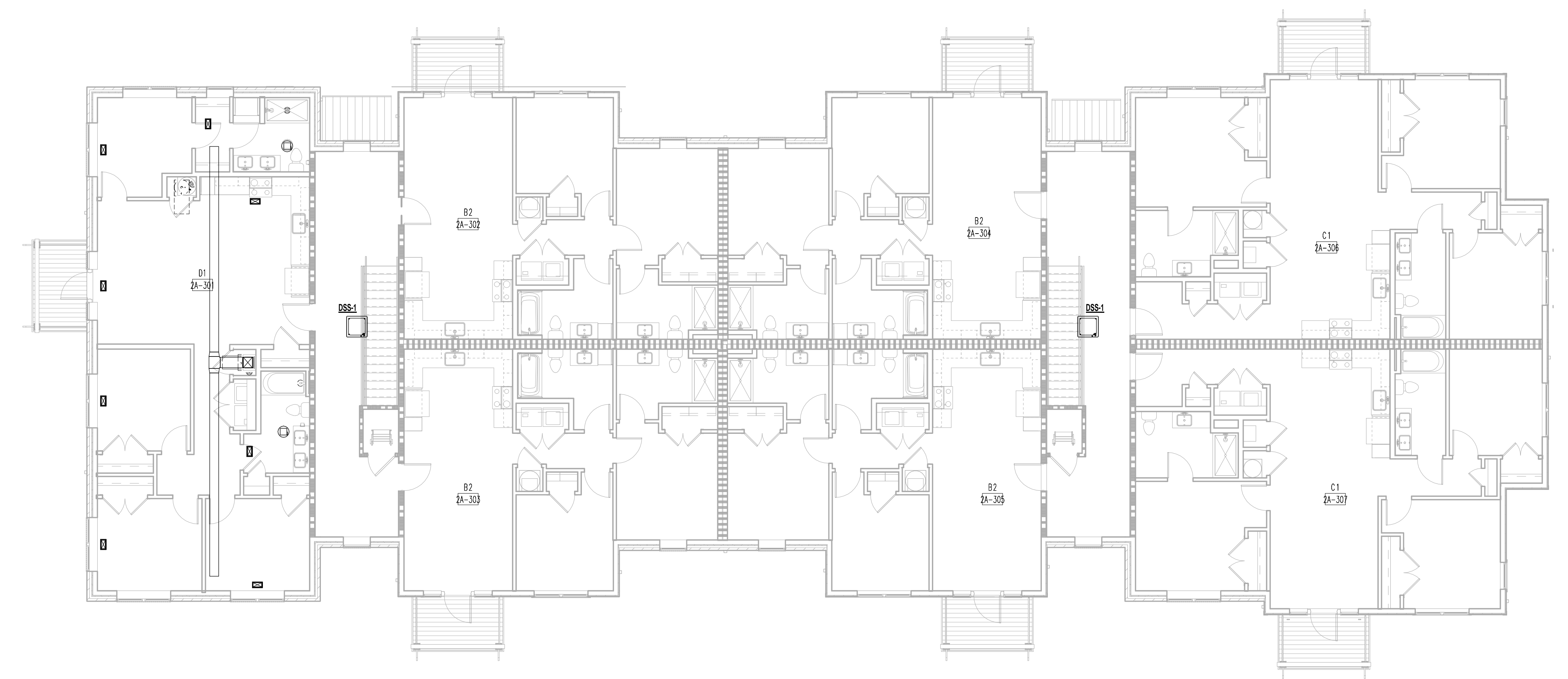
05/26/2023

SCHEMATIC DESIGN SET

M102a



2 MECHANICAL ROOF PLAN  
1/8" = 1'-0"



1 3RD FLOOR MECHANICAL PLAN  
1/8" = 1'-0"

6/29/2023 4:55:05 PM



No: Date: Revision::

Client Contact: ANNA LIBBY  
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SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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**WESTERN HEIGHTS PHASE 1 RINSHORE**

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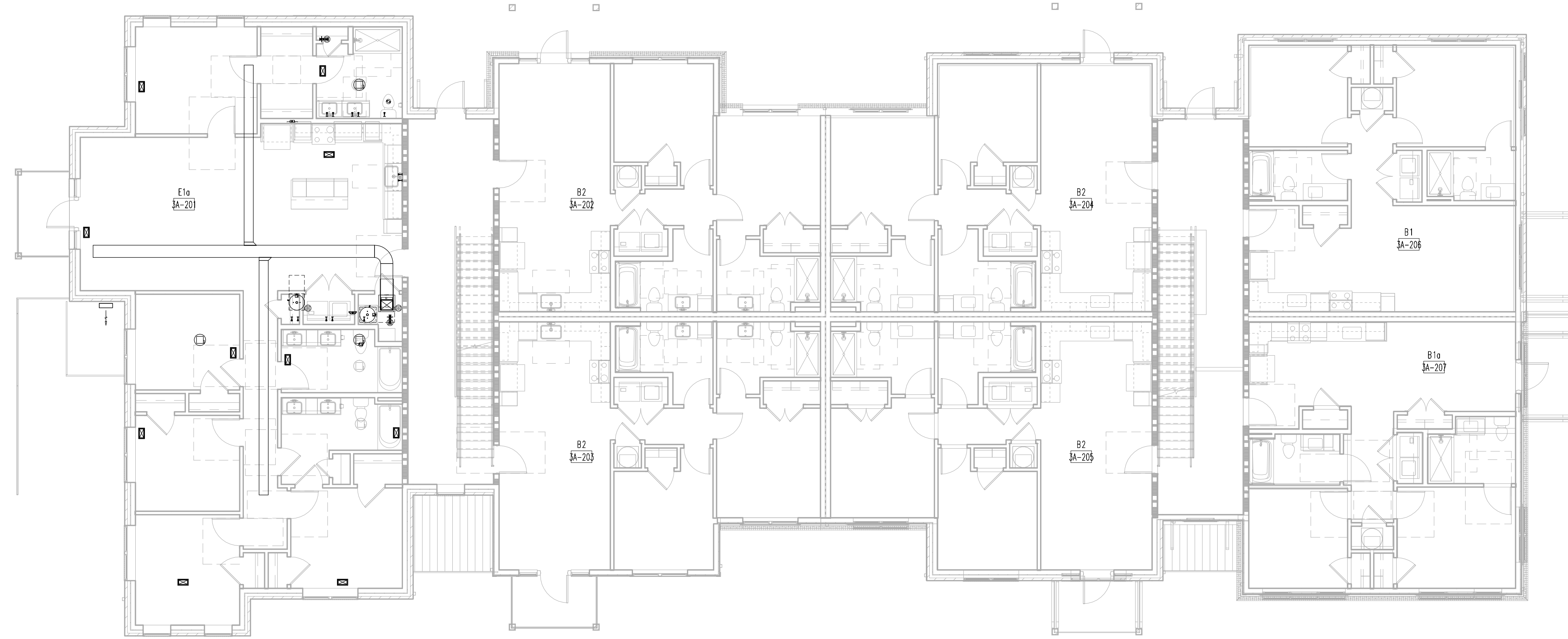
Drawing:  
BUILDING 2A - 3RD  
FLOOR & ROOF  
MECHANICAL PLAN

05/26/2023

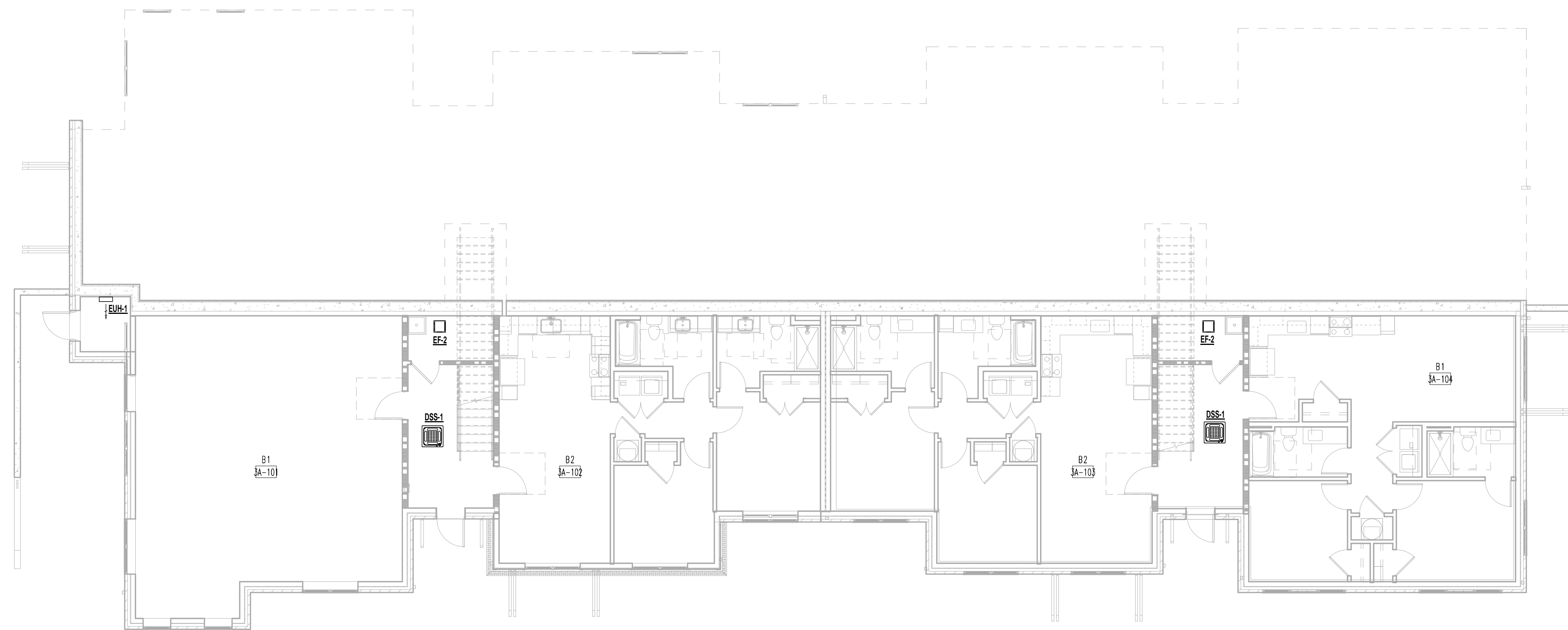
SCHEMATIC DESIGN SET

**M102b**

6/29/2023 4:37:17 PM



② 2ND FLOOR MECHANICAL PLAN  
1/8" = 1'-0"



① 1ST FLOOR MECHANICAL PLAN  
1/8" = 1'-0"



No: Date: Revision:

Client Contact: ANNA LIBBY  
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SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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WESTERN HEIGHTS PHASE 1 RINSHORE

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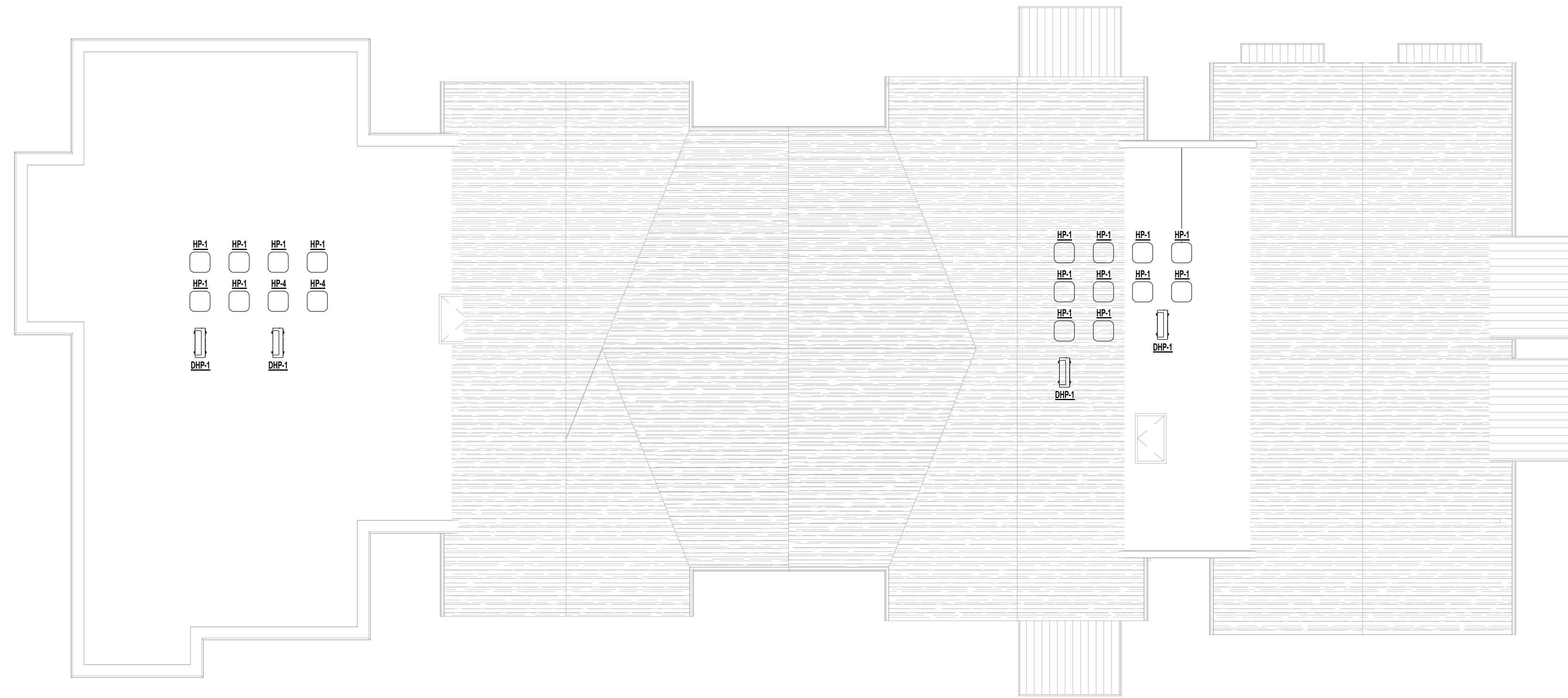
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Drawing:  
BUILDING 3A - 1ST AND 2ND MECHANICAL FLOOR PLANS

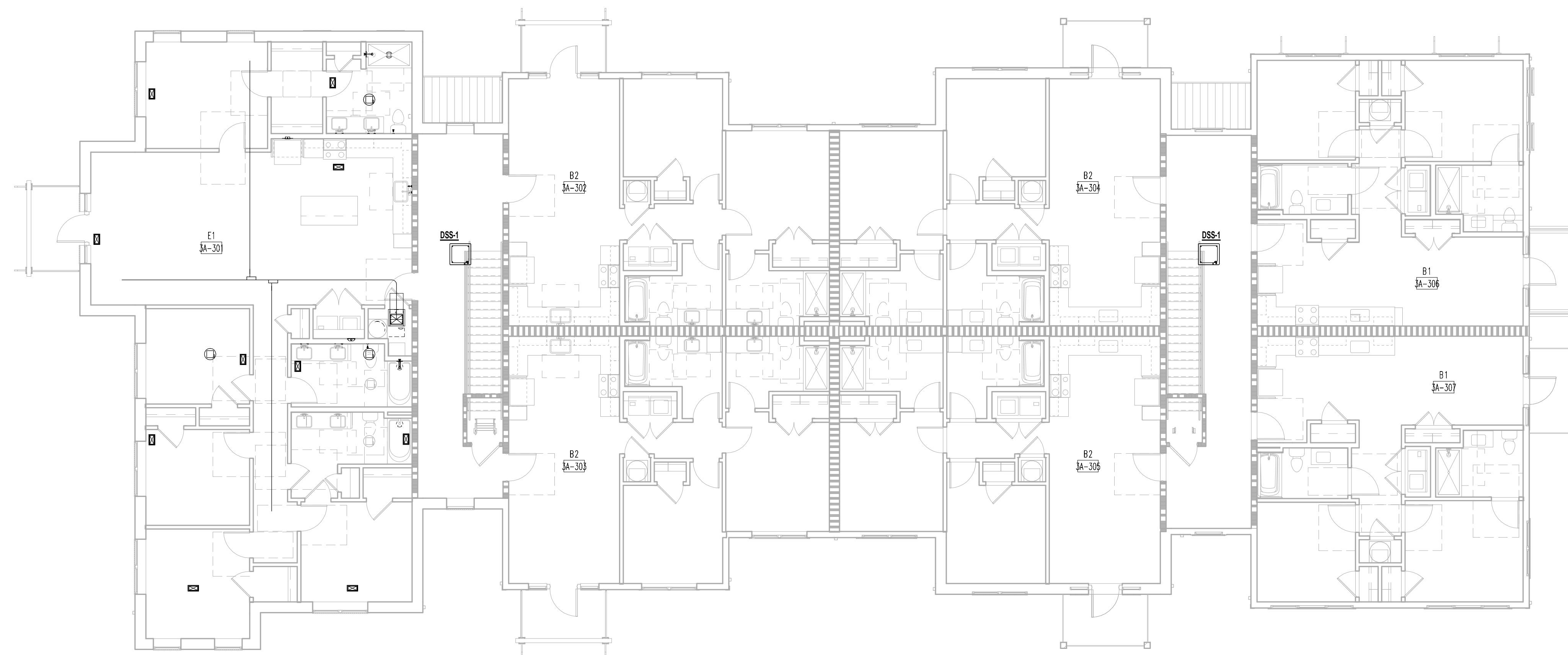
02/17/2023

50% SCHEMATIC DESIGN PRICING SET

M103a



2 ROOF MECHANICAL PLAN  
1/8" = 1'-0"



1 3RD FLOOR MECHANICAL PLAN  
1/8" = 1'-0"

6/29/2023 4:37:18 PM



No: Date: Revision:

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208

**WESTERN HEIGHTS PHASE 1 RINSHORE**

**KCDC**  
Knoxville's Community Development Corporation

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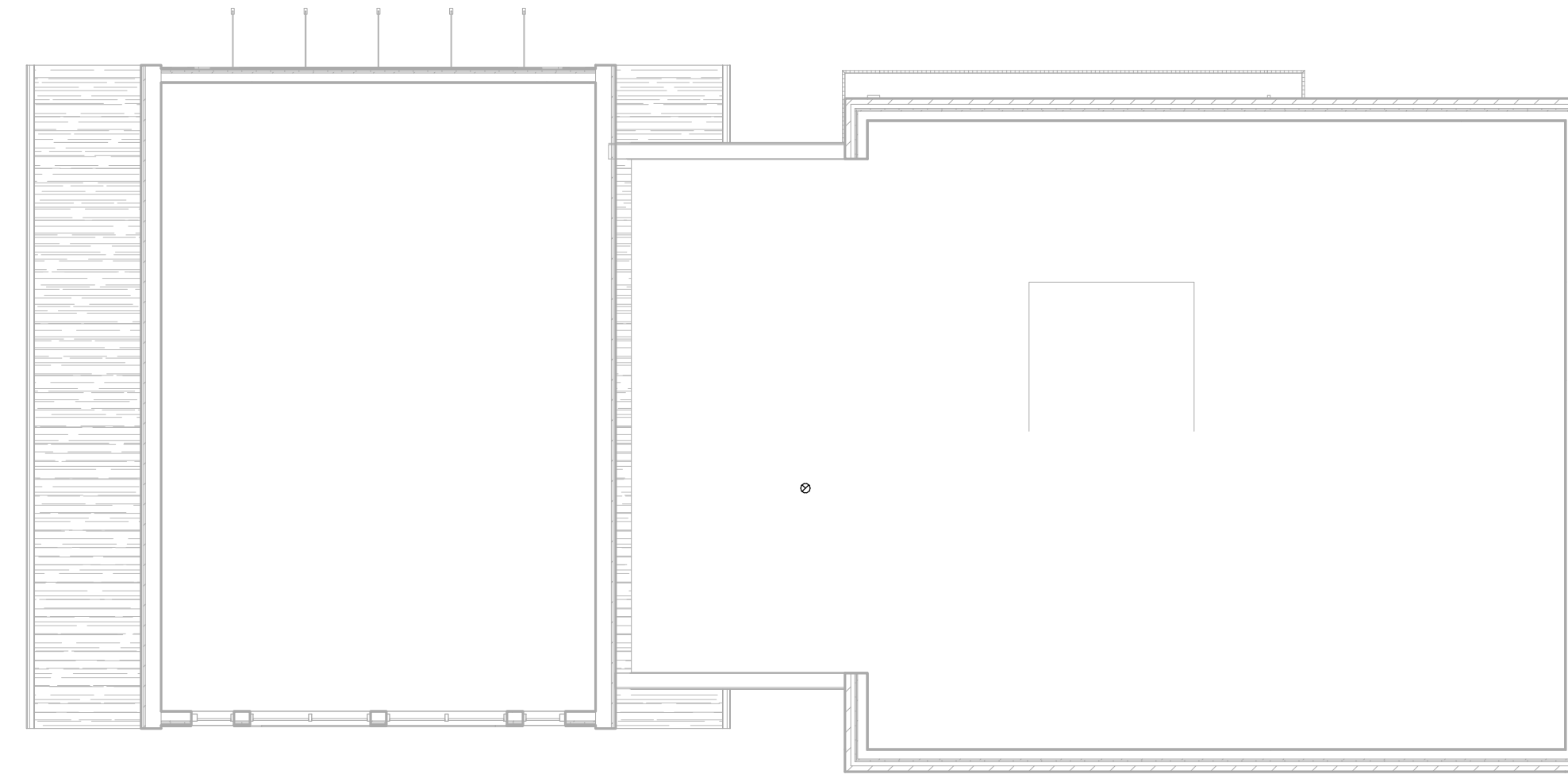
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**Drawing:**  
BUILDING 3A - 3RD  
FLOOR AND ROOF  
MECHANICAL PLAN

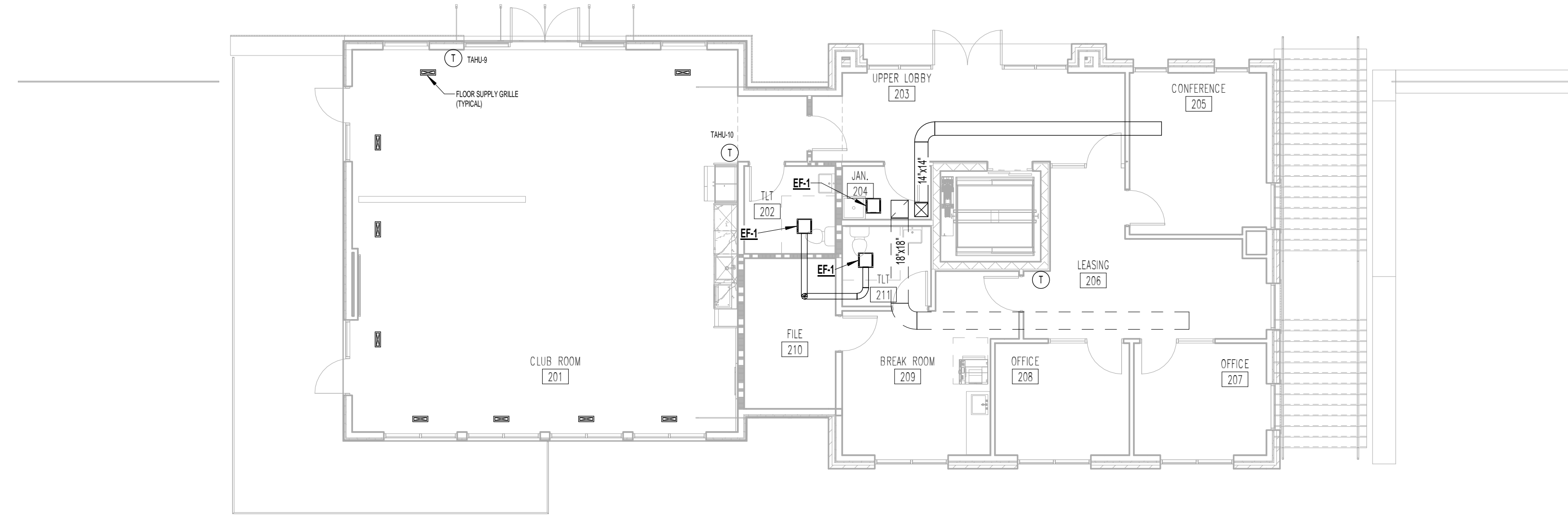
02/17/2023

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PRICING SET

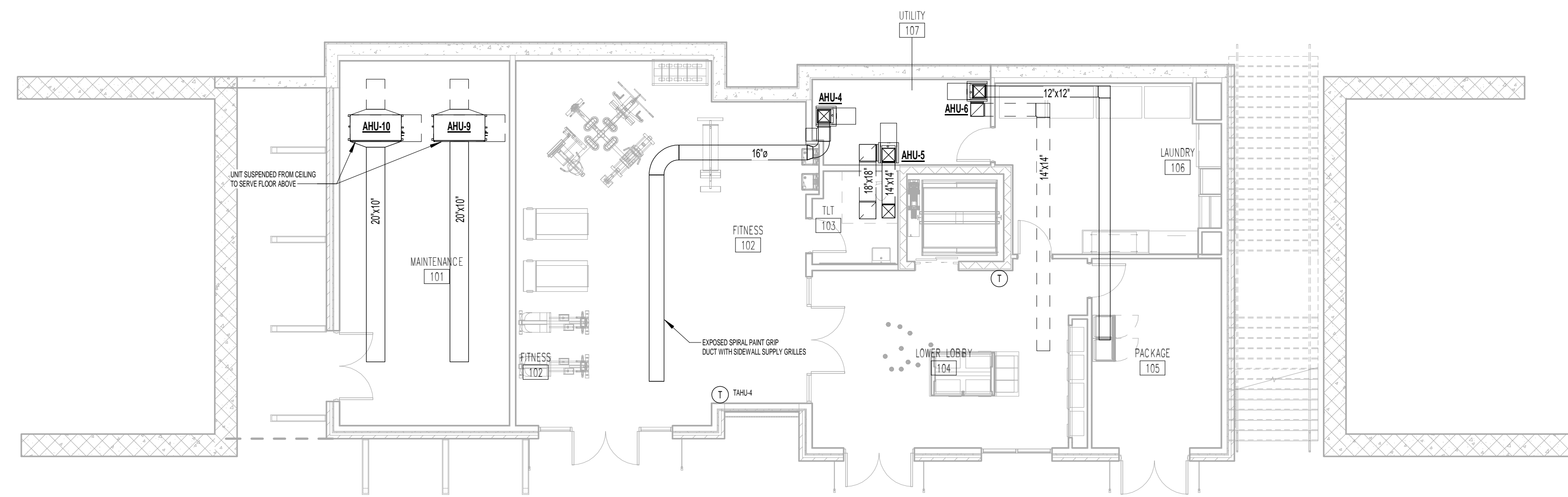
**M103b**



③ ROOF LEVEL MECHANICAL PLAN  
1/8" = 1'-0"



② 2ND LEVEL MECHANICAL PLAN  
1/8" = 1'-0"



① 1ST FLOOR MECHANICAL PLAN  
1/8" = 1'-0"



No: Date: Revision::

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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Nashville, TN 37208

**WESTERN HEIGHTS PHASE 1 RINSHORE**

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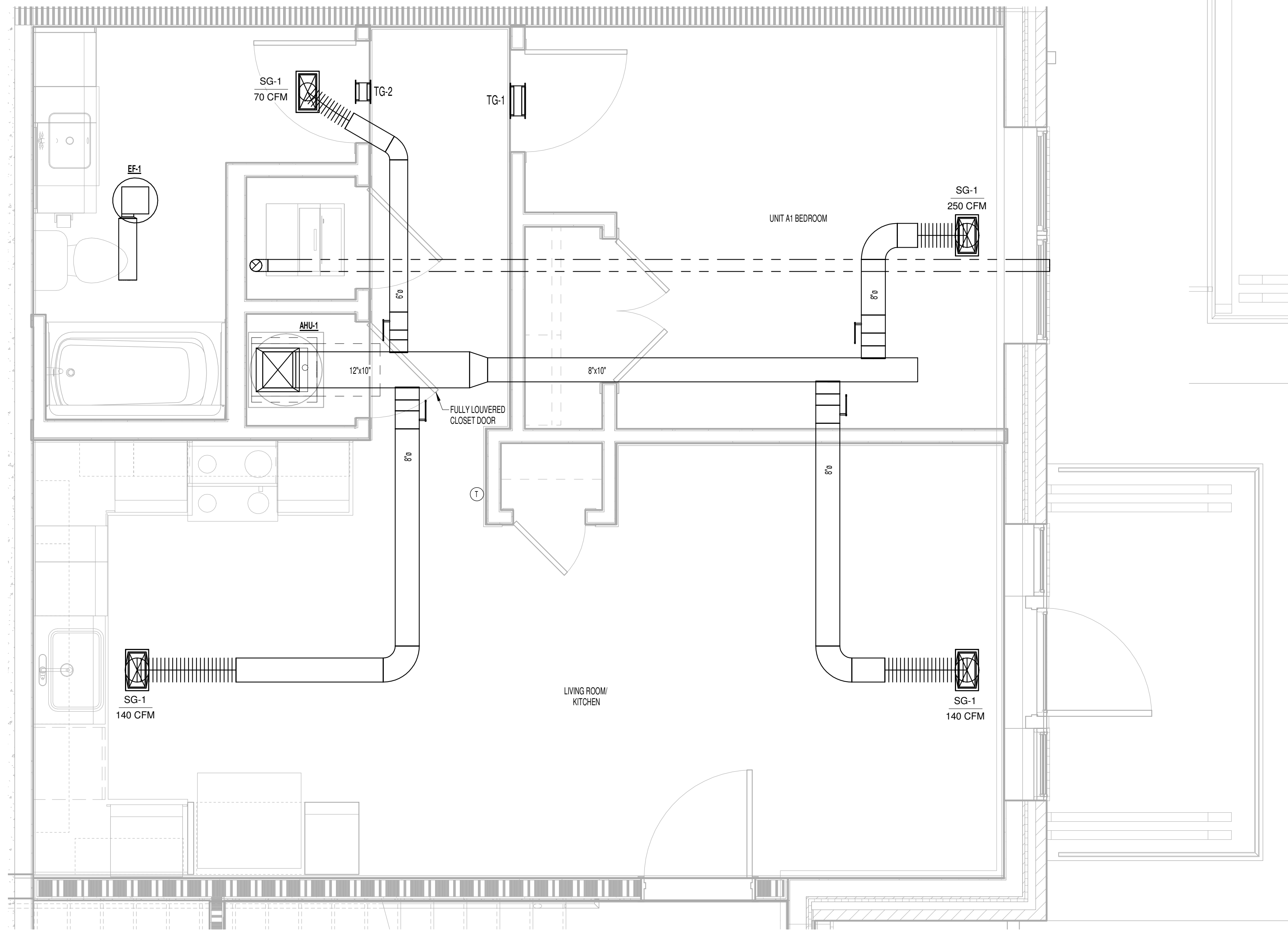
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Drawing:  
CLUBHOUSE - 1ST, 2ND AND ROOF MECHANICAL PLAN

06/30/2023  
100% DESIGN DEVELOPMENT SET

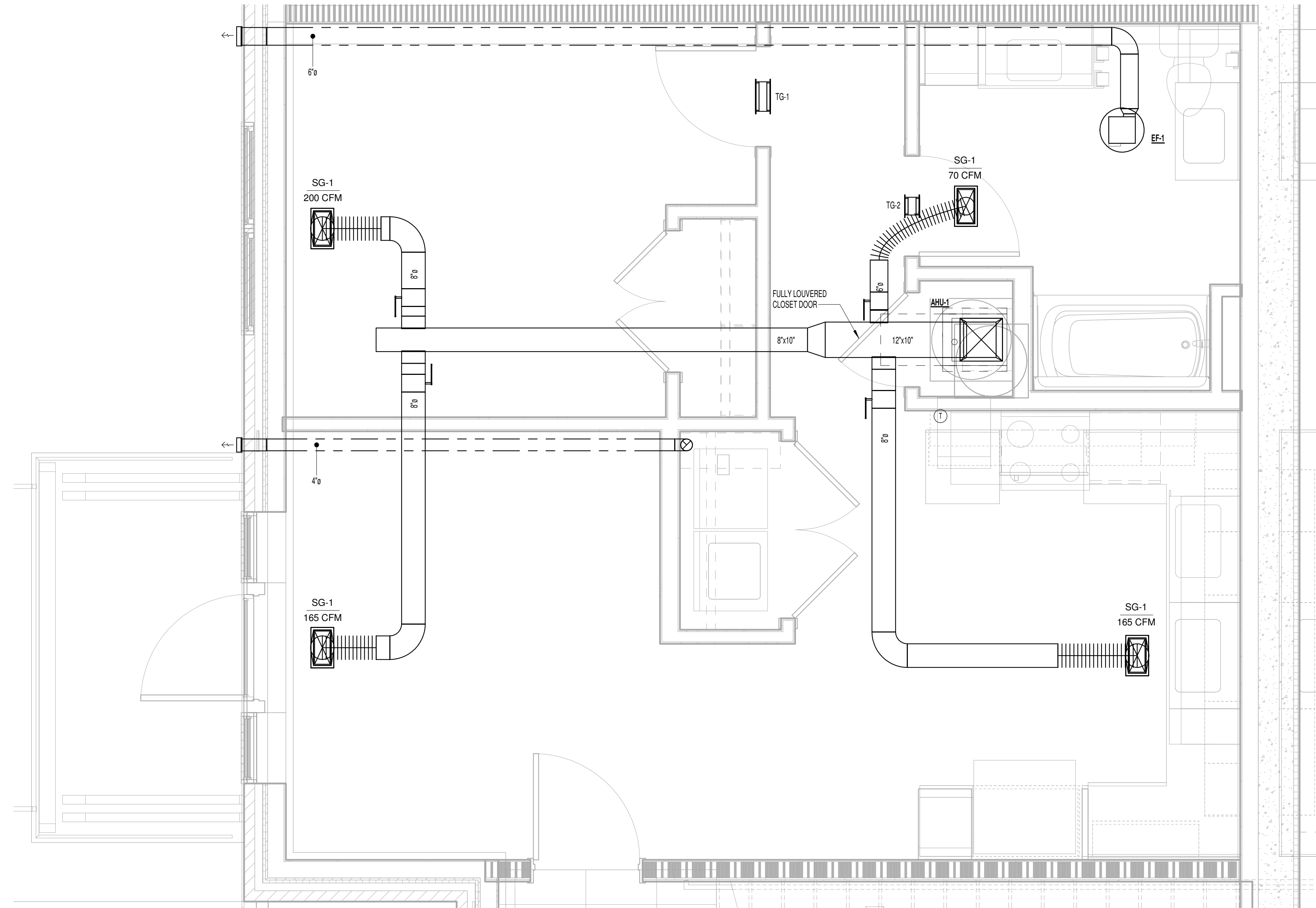
**M104**

6/29/2023 4:24:26 PM



1 MECHANICAL UNIT A1 HVAC  
1/2" = 1'-0"

NATURAL VENTILATION SCHEDULE			
APARTMENT TYP. A1	FLOOR AREA SQ. FT.	OPERABLE OPENING SQ. FT.	REQUIRED MIN. OPERABLE OPENING SQ. FT.
BEDROOM 1	133	13.5	5.32
LIVING RM/ KITCHEN	382	24	14.5



2 MECHANICAL UNIT A1a HVAC  
1/2" = 1'-0"

NATURAL VENTILATION SCHEDULE			
APARTMENT TYP. A1	FLOOR AREA SQ. FT.	OPERABLE OPENING SQ. FT.	REQUIRED MIN. OPERABLE OPENING SQ. FT.
BEDROOM 1	132	13.5	5.28
LIVING RM/ KITCHEN	343	24	13.72



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Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208

**WESTERN HEIGHTS PHASE 1 RINSHORE**  
 KCDC  
 Knoxville's Community Development Corporation

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Drawing:  
TYPICAL UNITS A1 & A1a MECHANICAL PLANS

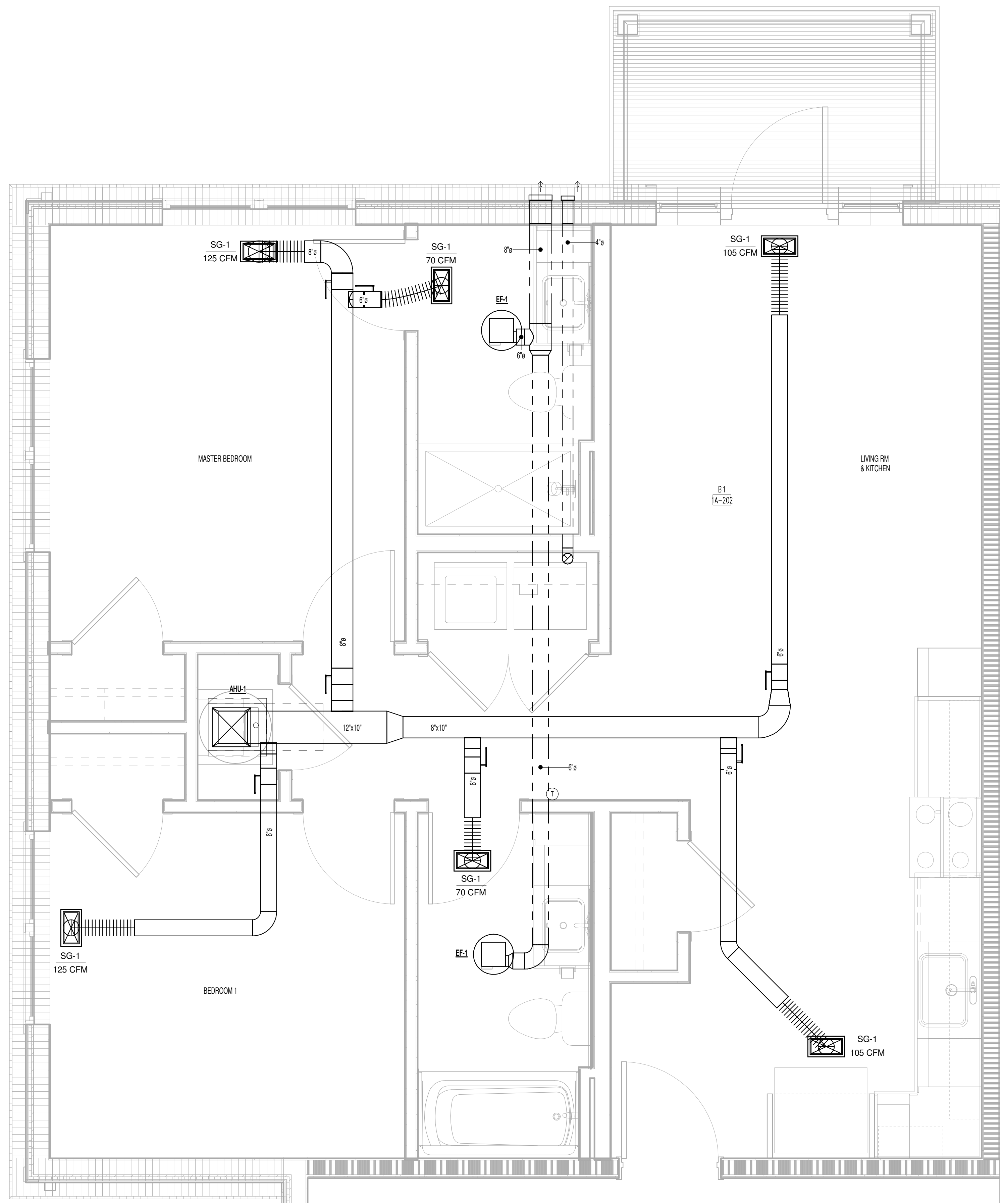
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100% DESIGN DEVELOPMENT SET

**M111**



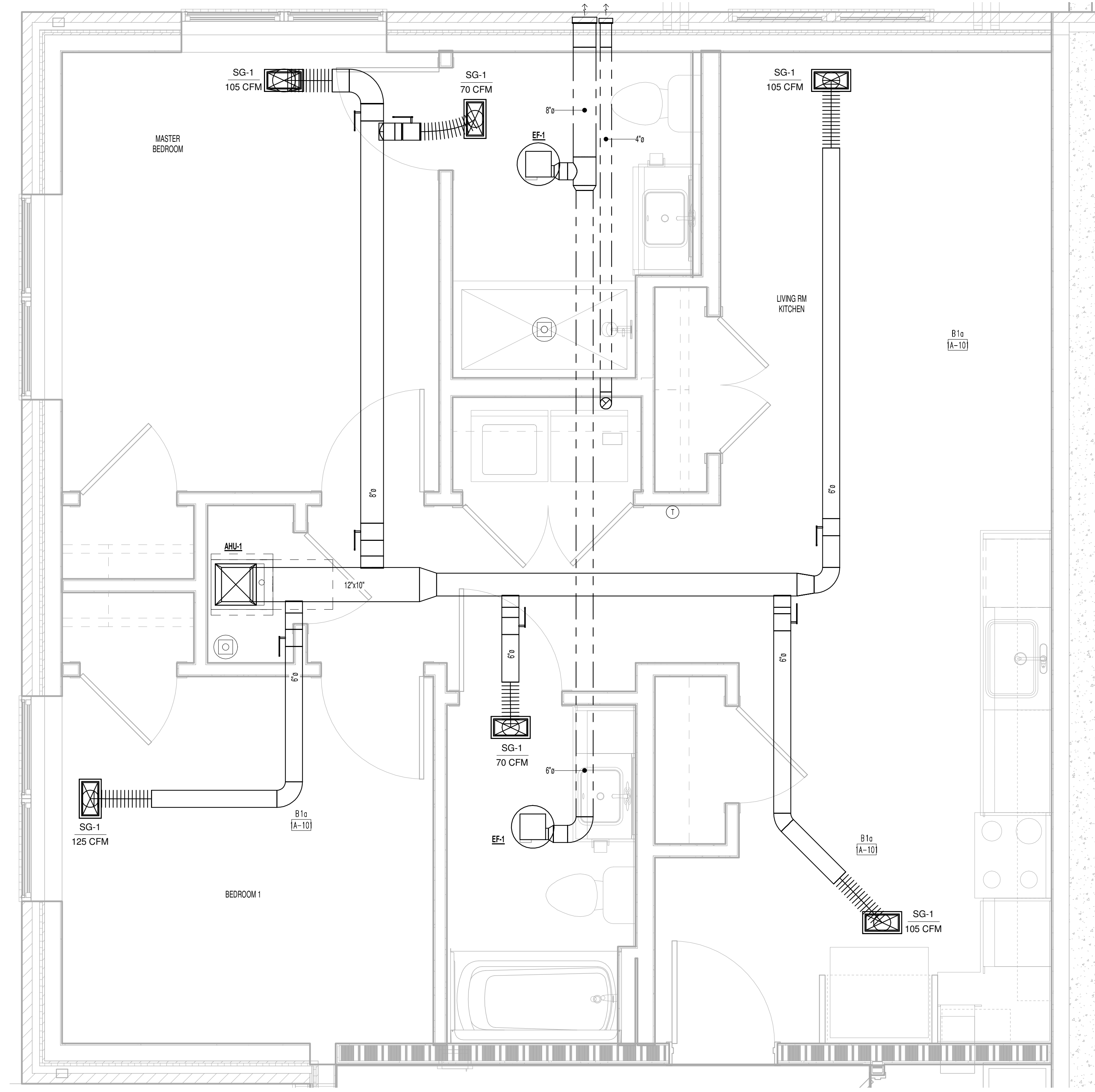


No: Date: Revision:



① MECHANICAL UNIT B1 HVAC  
1/2" = 1'-0"

NATURAL VENTILATION SCHEDULE			
APARTMENT TYP. A1	FLOOR AREA SQ. FT.	OPERABLE OPENING SQ. FT.	REQUIRED MIN. OPERABLE OPENING SQ. FT.
BEDROOM 1	118	13.5	4.72
MASTER BEDROOM	143	26.6	5.72
LIVING RM/ KITCHEN	365	24	14.6



② MECHANICAL UNIT B1a HVAC  
1/2" = 1'-0"

NATURAL VENTILATION SCHEDULE			
APARTMENT TYP. A1	FLOOR AREA SQ. FT.	OPERABLE OPENING SQ. FT.	REQUIRED MIN. OPERABLE OPENING SQ. FT.
BEDROOM 1	117	13.5	4.68
MASTER BEDROOM	142	26.6	5.68
LIVING RM/ KITCHEN	362	24	14.58

6/29/2023 4:24:32 PM

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**WESTERN HEIGHTS PHASE 1 RINSHORE**

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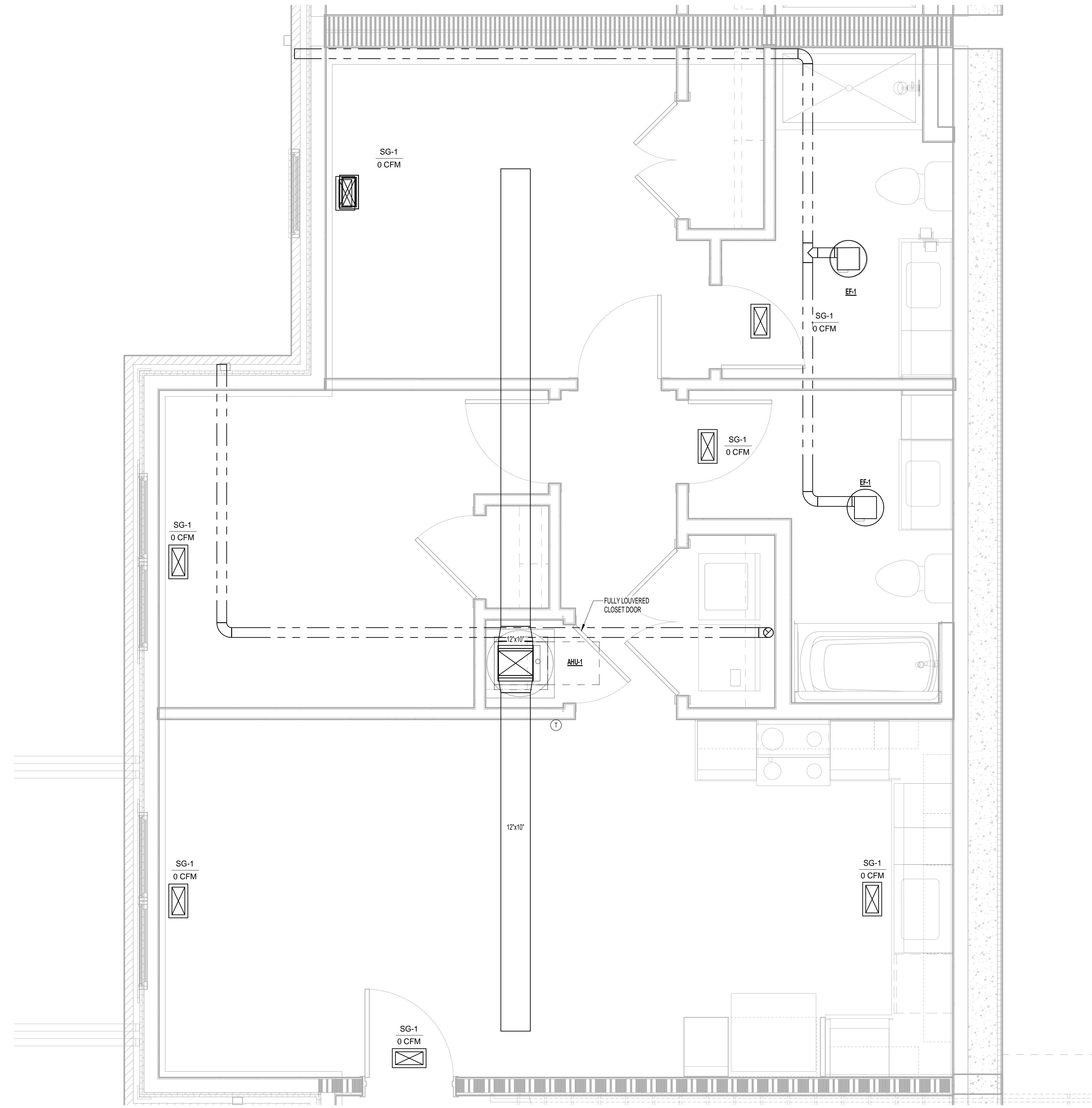
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Drawing:  
**TYPICAL UNITS B1 & B1a MECHANICAL PLANS**

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**M112**

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① TYPICAL UNIT B2 MECHANICAL  
1/2" = 1'-0"



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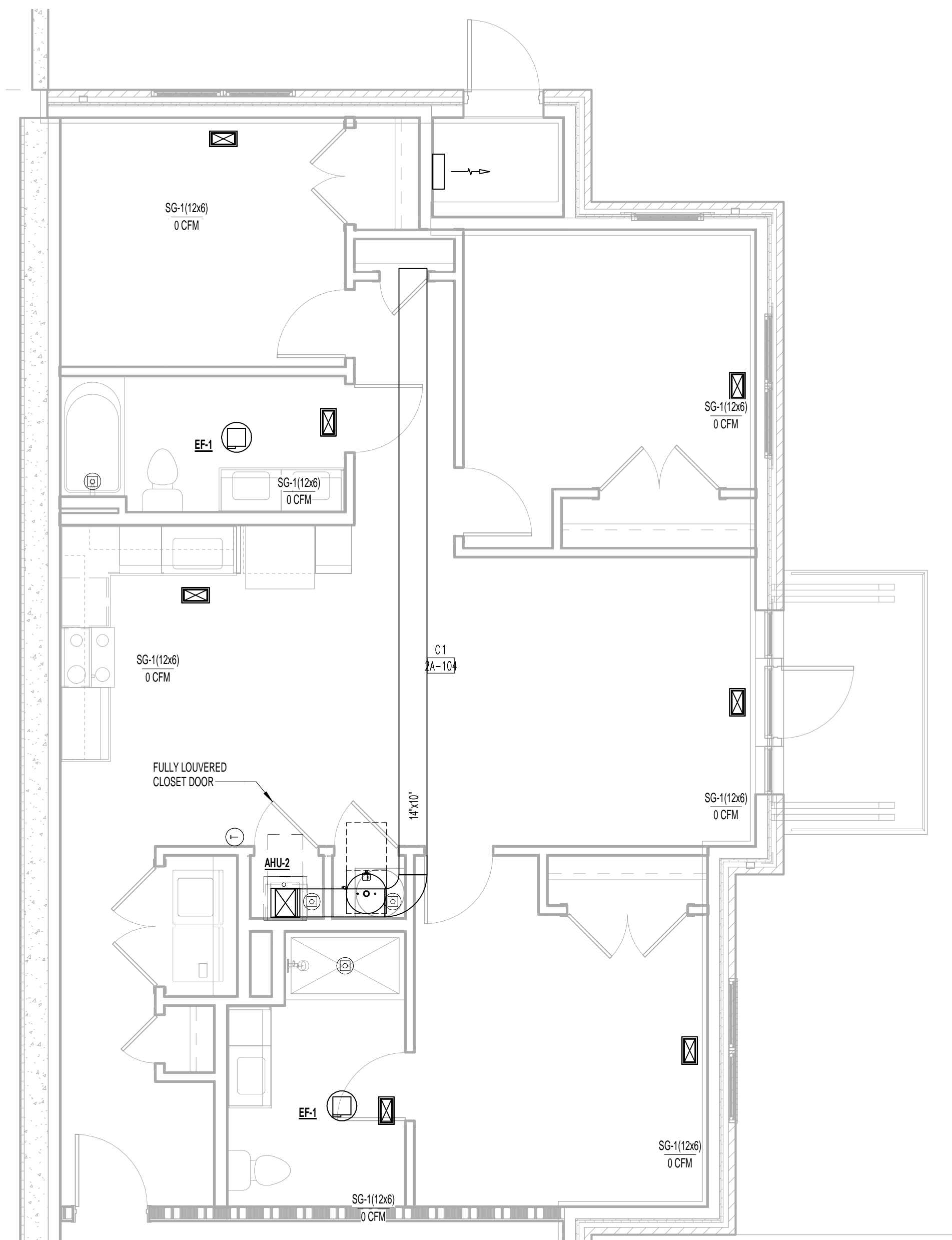
Drawing:  
TYPICAL UNIT B2  
MECHANICAL PLAN

05/26/2023  
SCHEMATIC DESIGN SET

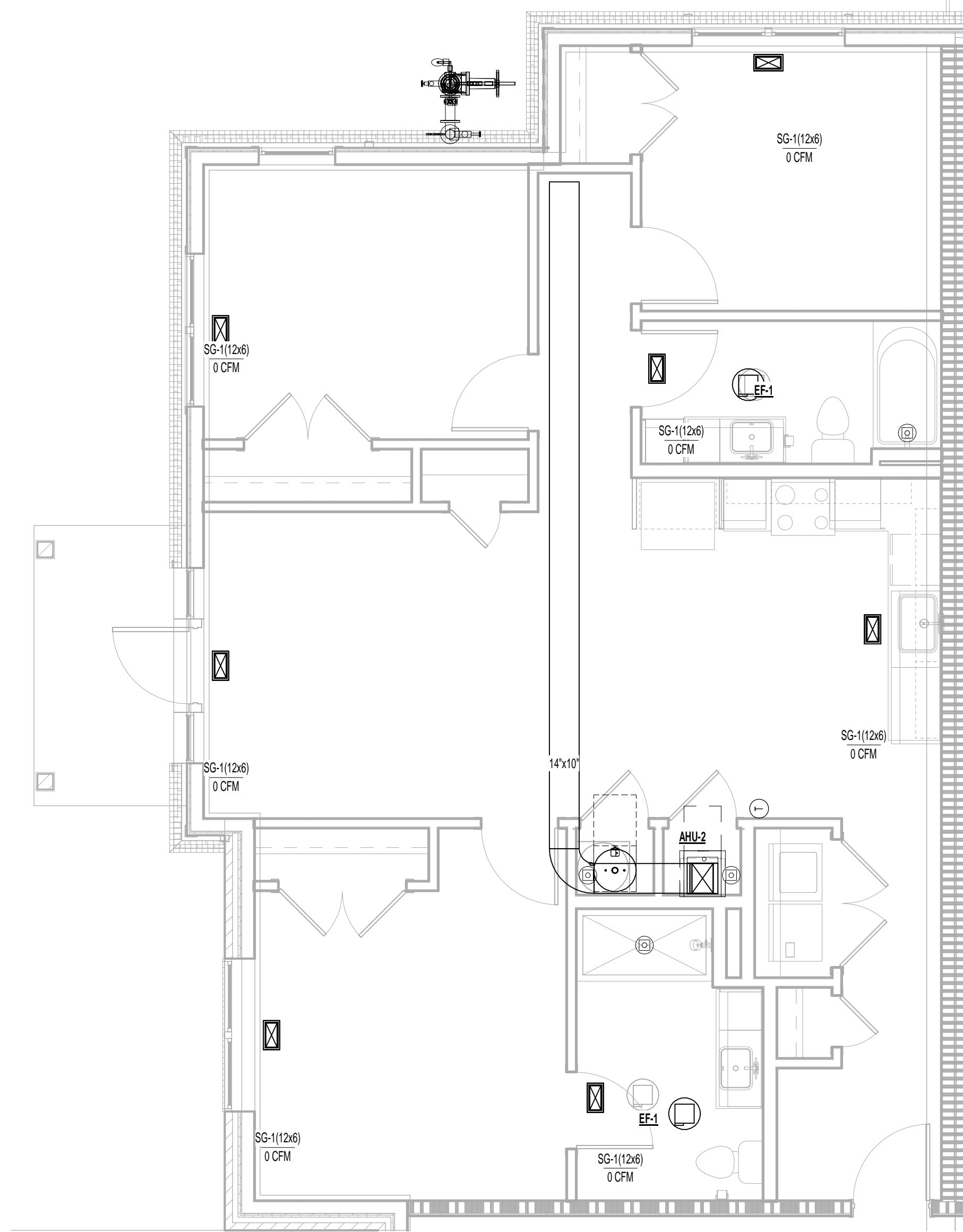
**M113**



No: Date: Revision::



1 TYPICAL UNIT C1 MECHANICAL  
1/4" = 1'-0"



2 TYPICAL UNIT C1a MECHANICAL  
1/4" = 1'-0"

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# WESTERN HEIGHTS PHASE 1 RINSHORE

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Drawing:  
TYPICAL UNITS C1 AND C1a MECHANICAL PLAN

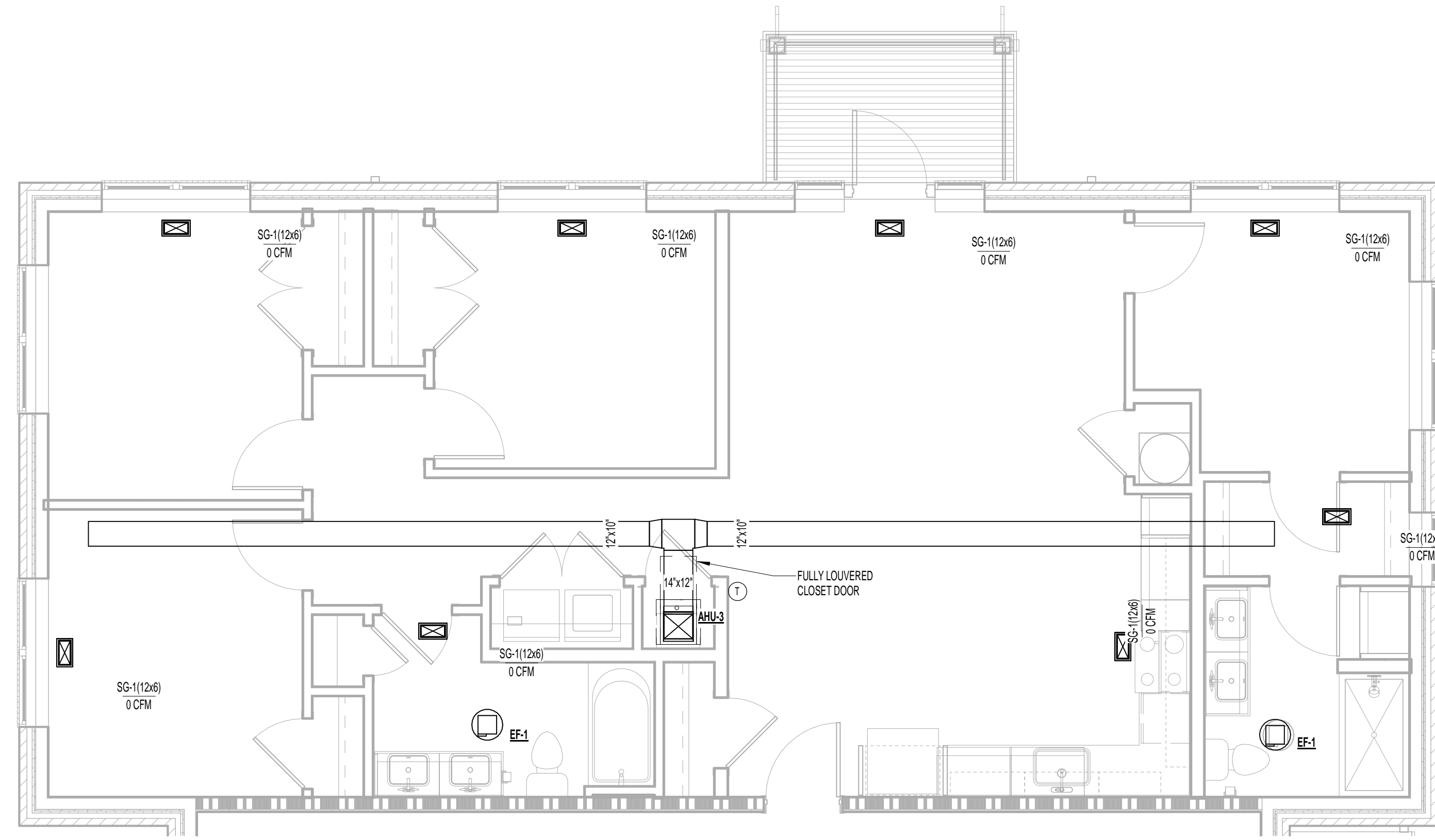
05/26/2023

SCHEMATIC DESIGN SET

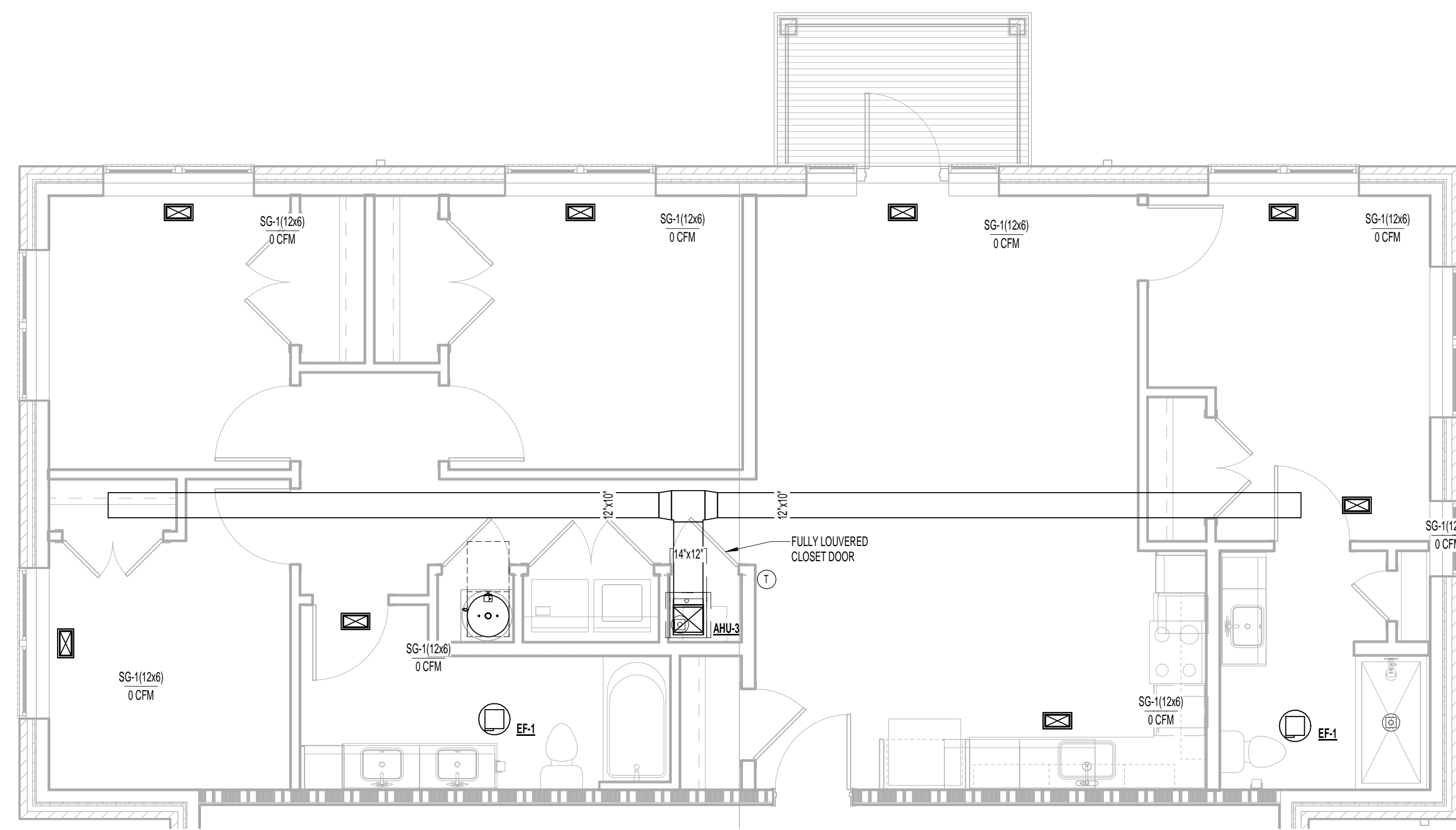
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6/29/2023 4:55:13 PM

6/29/2023 4:55:13 PM



① TYPICAL UNIT D1 MECHANICAL  
1/4" = 1'-0"



② TYPICAL UNIT D1a MECHANICAL  
1/4" = 1'-0"



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# WESTERN HEIGHTS PHASE 1 RINSHORE

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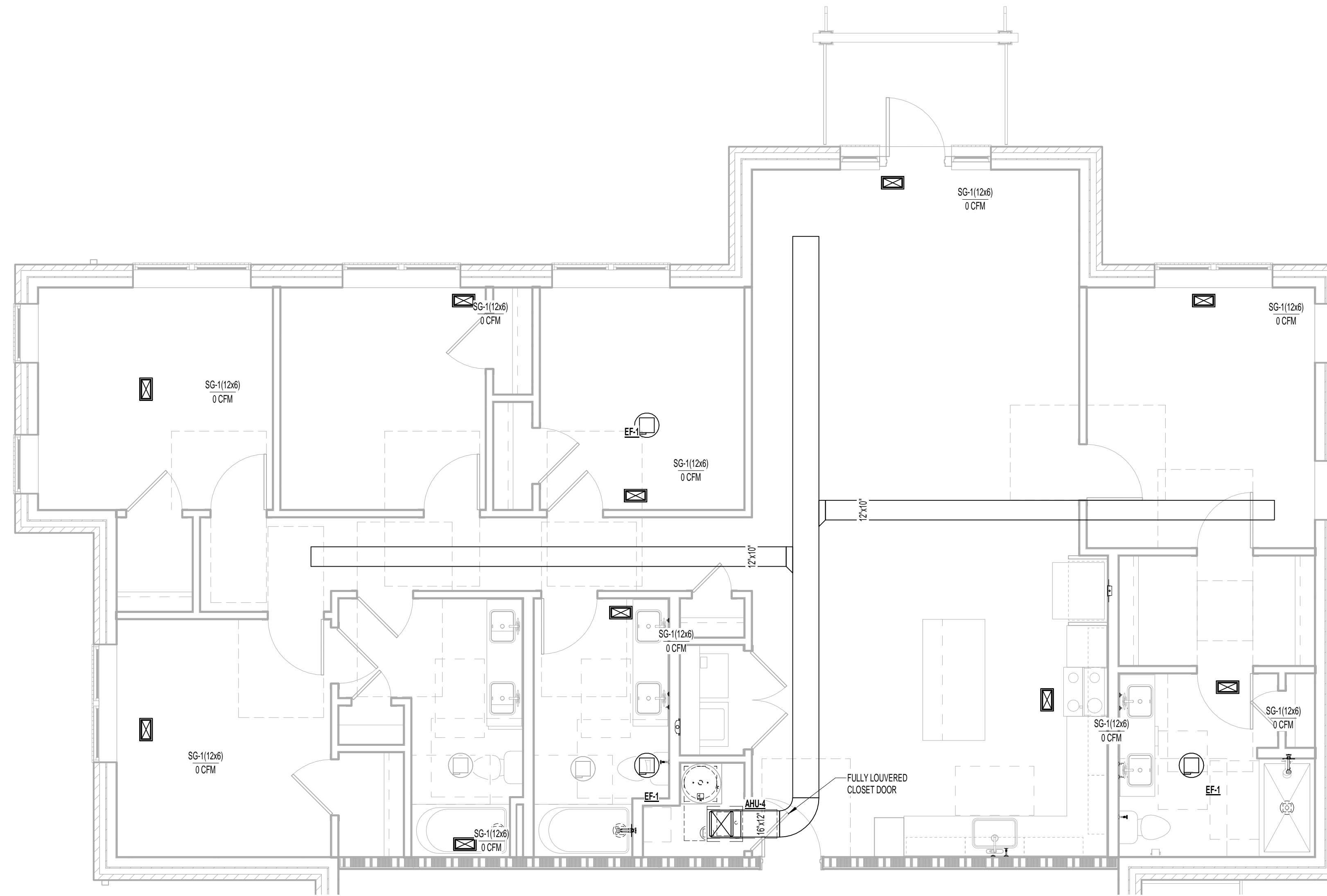
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Drawing:  
TYPICAL UNITS D1 AND D1a MECHANICAL PLANS

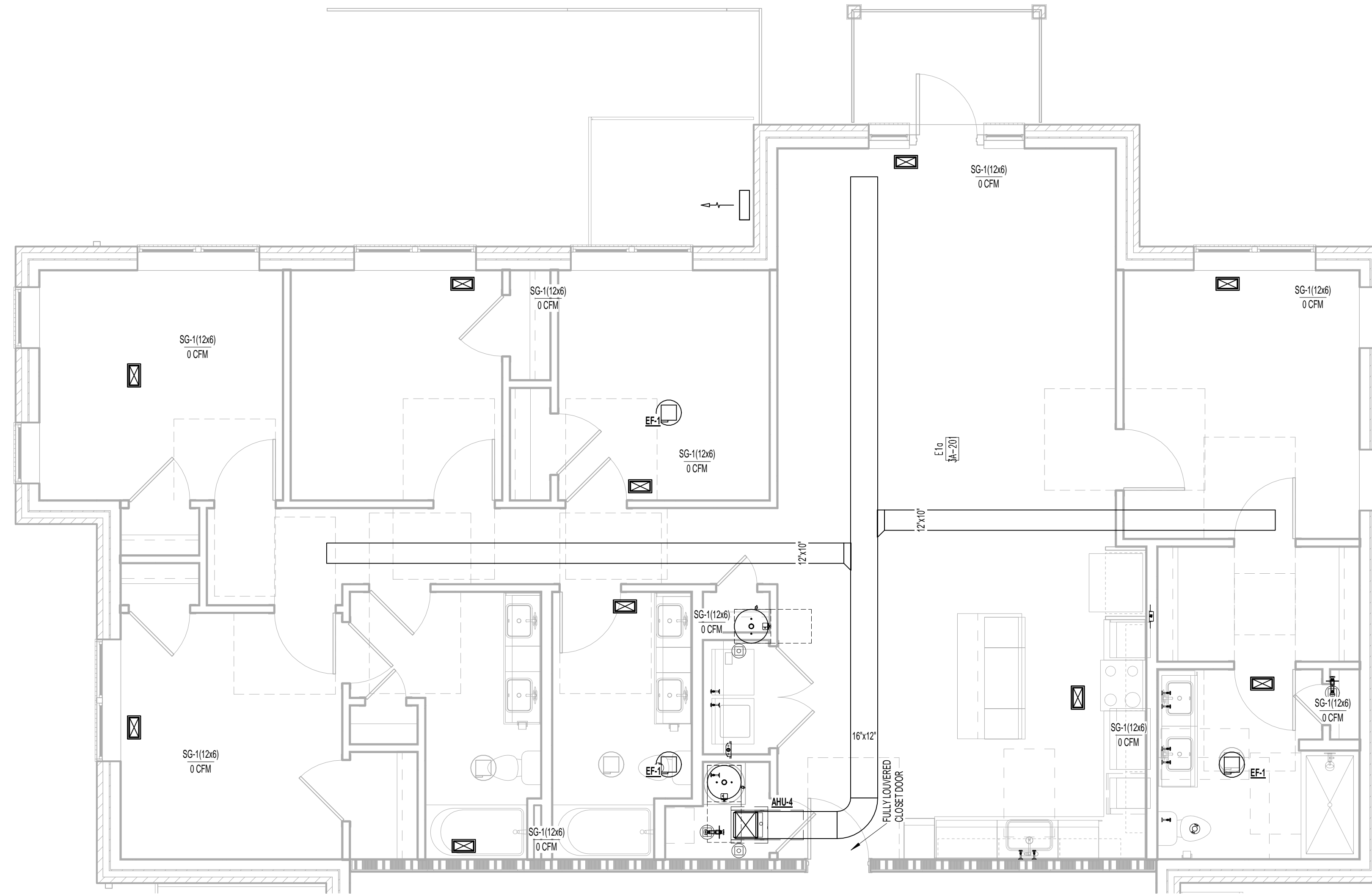
05/26/2023  
SCHEMATIC DESIGN SET

# M115

6/29/2023 4:37:19 PM



① TYPICAL UNIT E1 MECHANICAL  
1/4" = 1'-0"



② TYPICAL UNIT E1a MECHANICAL  
1/4" = 1'-0"



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# WESTERN HEIGHTS PHASE 1 RINSHORE

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Drawing:  
TYPICAL UNITS E1 AND  
E1a MECHANICAL  
PLANS

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# M116



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SGS Contact: HUNTER GEE SGS Project Number: 23002.00

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WESTERN HEIGHTS PHASE 1 RINSHORE



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Drawing: PLUMBING NOTES, LEGENDS, SCHEDULES AND DETAILS

06/30/2023

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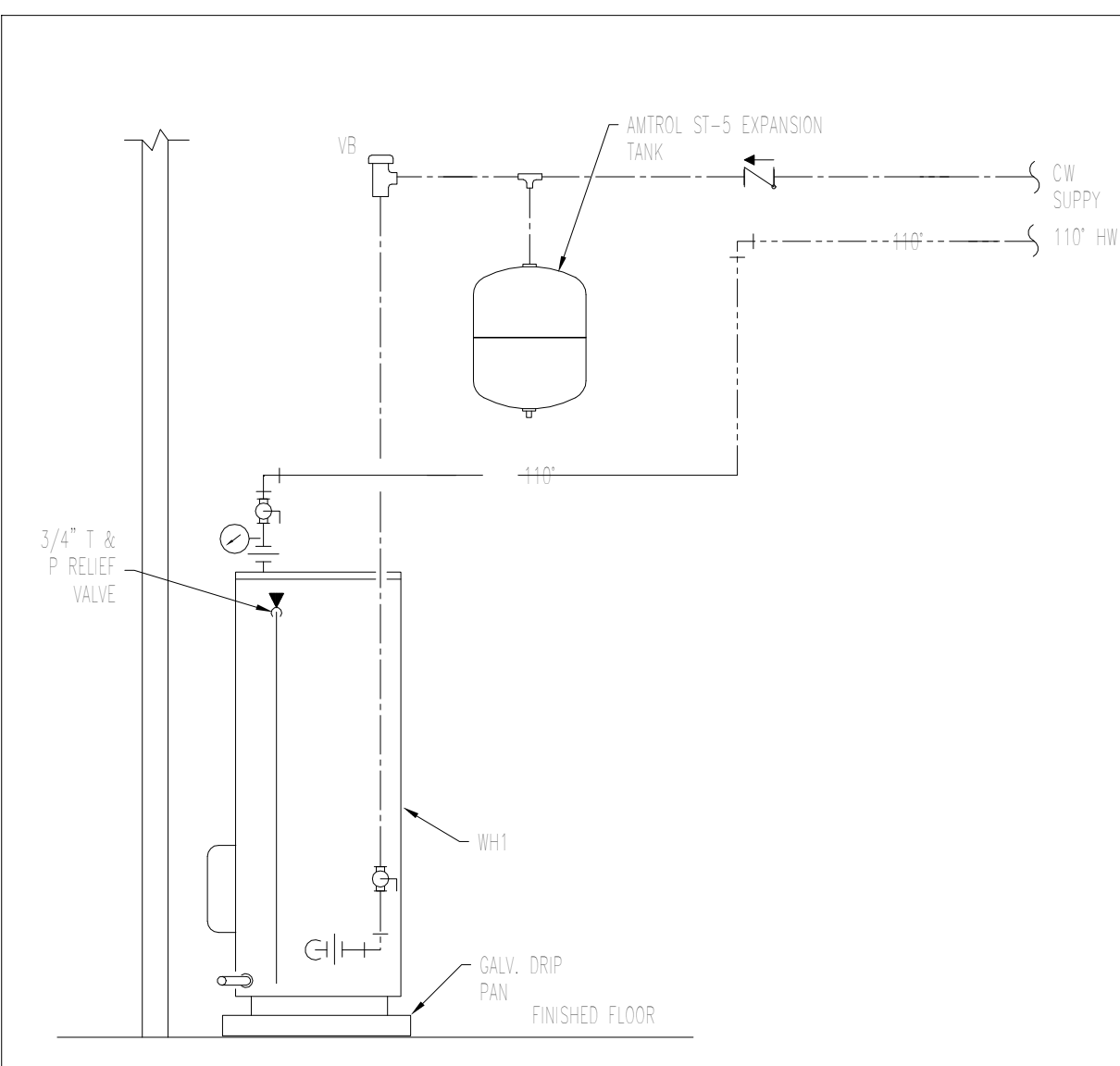
P000

PLUMBING FIXTURE SCHEDULE

Table with columns: DESIGNATION, FIXTURE TYPE, MANUFACTURER, MODEL#, DESCRIPTION, NOTES. Lists various plumbing fixtures like cleanouts, water closets, lavatories, sinks, showers, tubs, and water coolers.

PLUMBING LEGEND, PIPING SYMBOLS, ABBREVIATIONS. Includes symbols for various pipe materials, fittings, and fixtures.

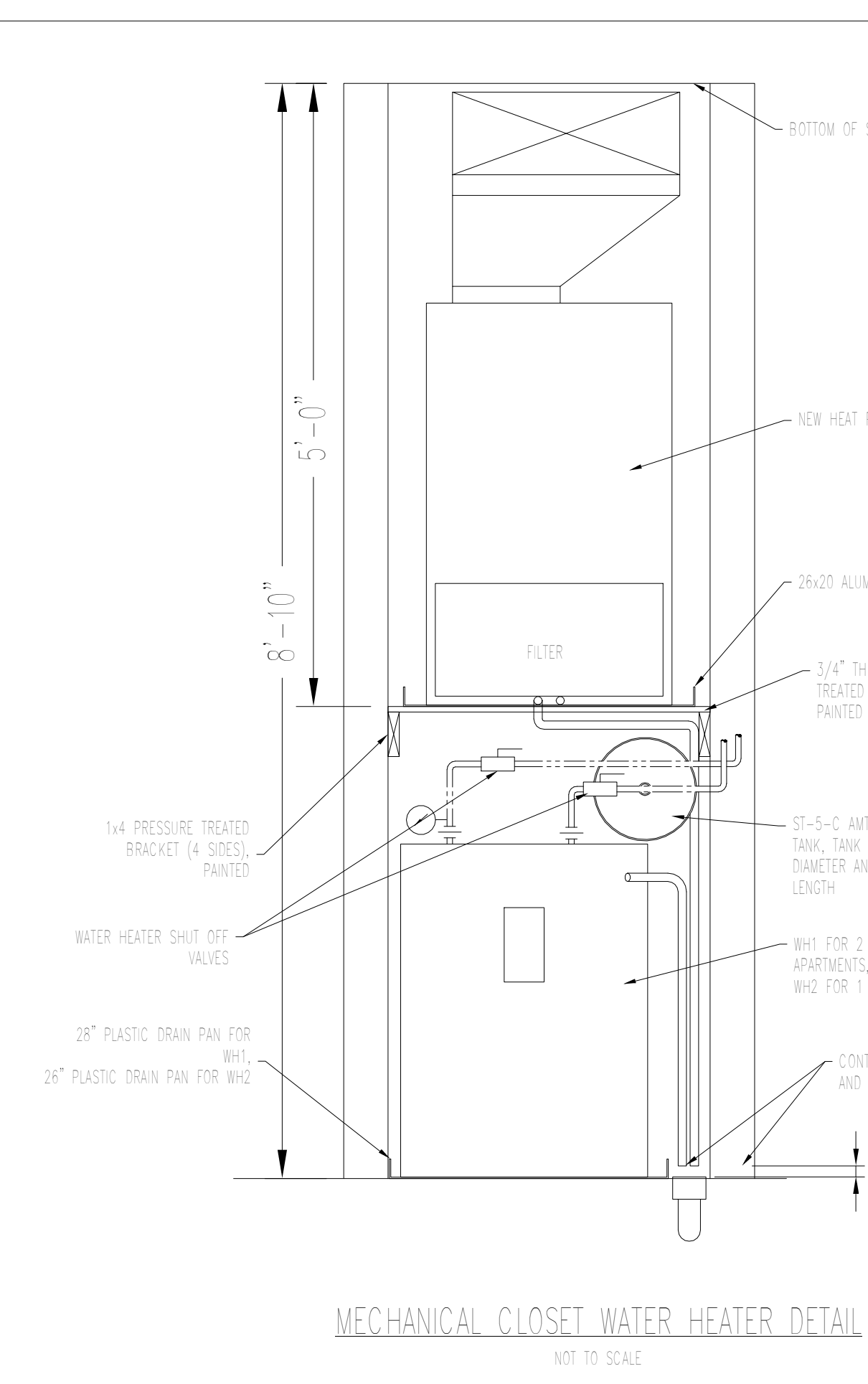
- PLUMBING NOTES: 1. SANITARY WASTE AND VENT PIPING... 2. UNLESS INDICATED OTHERWISE... 3. ALL VENT PIPING TO PENETRATE ROOF... 4. CONTRACTOR SHALL INSPECT SITE... 5. PIPING PLACED IN TRENCHES... 6. EACH SINK, WATER CLOSET... 7. THE PLUMBING SYSTEM... 8. PRIOR TO COVERING... 9. ALL SOLDERED JOINTS... 10. ALL SOLDER AND FLUX... 11. ALL SOLDERED JOINT MATERIAL... 12. ALL MATERIALS, METHODS... 13. CONTRACTOR IS RESPONSIBLE... 14. PROVIDE REMOVABLE PVC COVERS... 15. CLEANOUTS: A. INTERIOR FINISHED FLOOR AREAS... B. INTERIOR FINISHED WALL AREAS... C. EXTERIOR SURFACED AREAS... D. EXTERIOR UN-SURFACED AREAS... 16. ALL HOT WATER PIPE... 17. FIBERGLASS, LOW PRESSURE INSULATION... 18. ALL CONDENSATE PIPING... 19. PROVIDE VACUUM BREAKERS... 20. WATER HAMMER ARRESTORS...



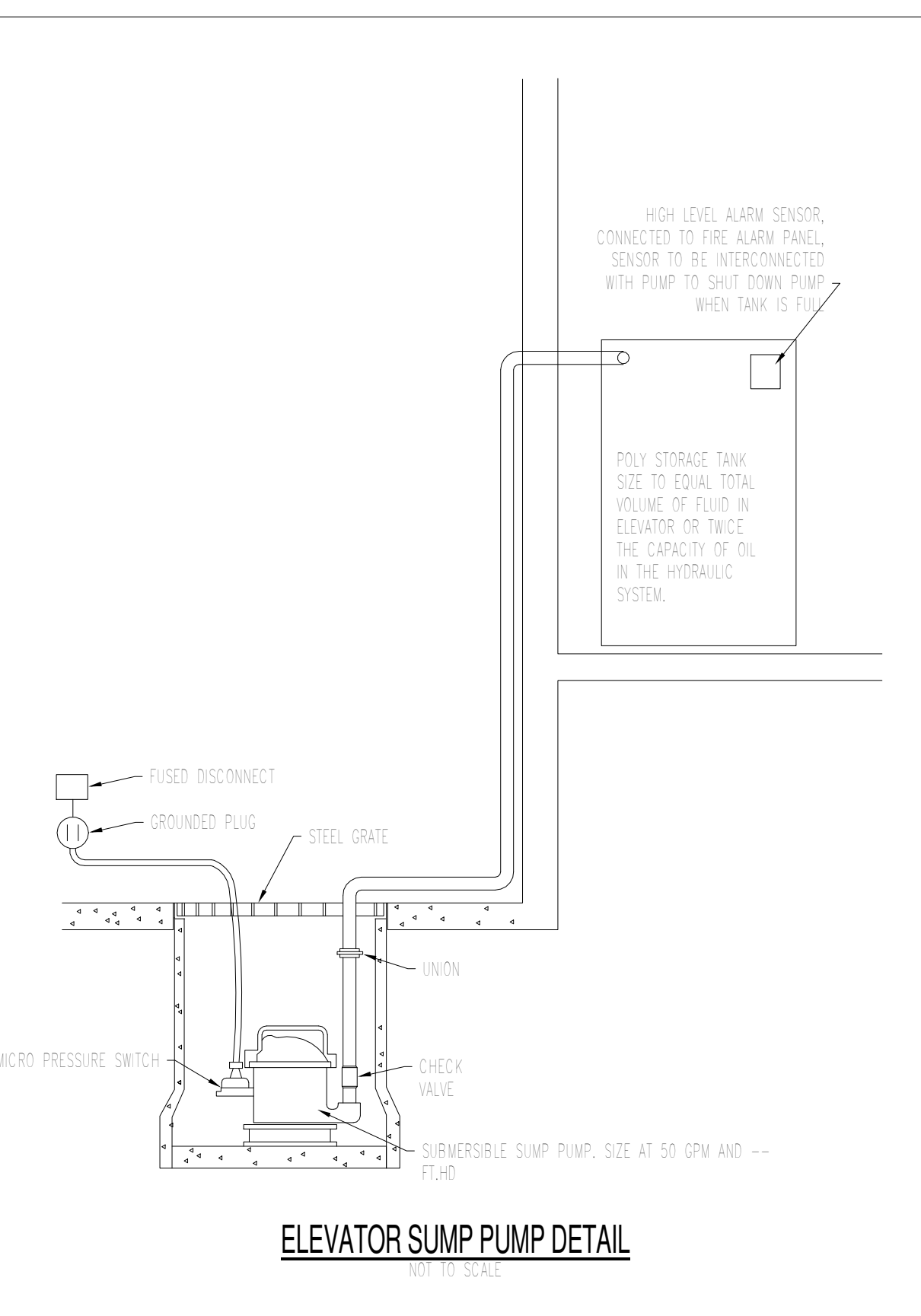
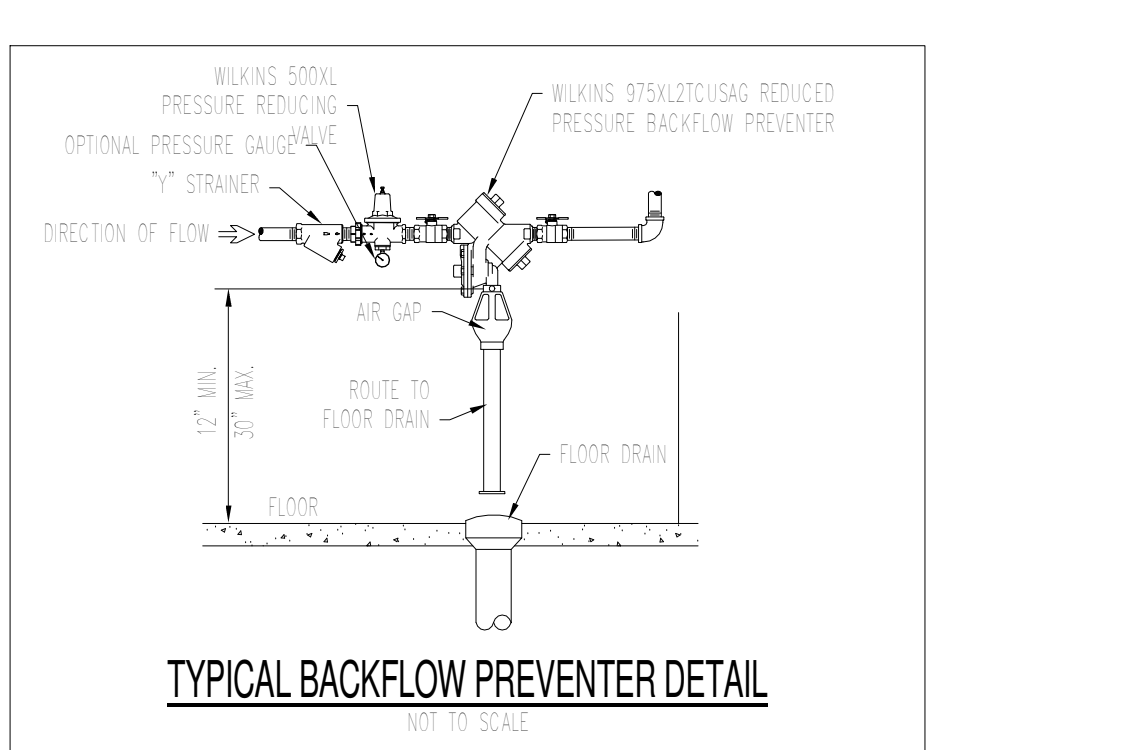
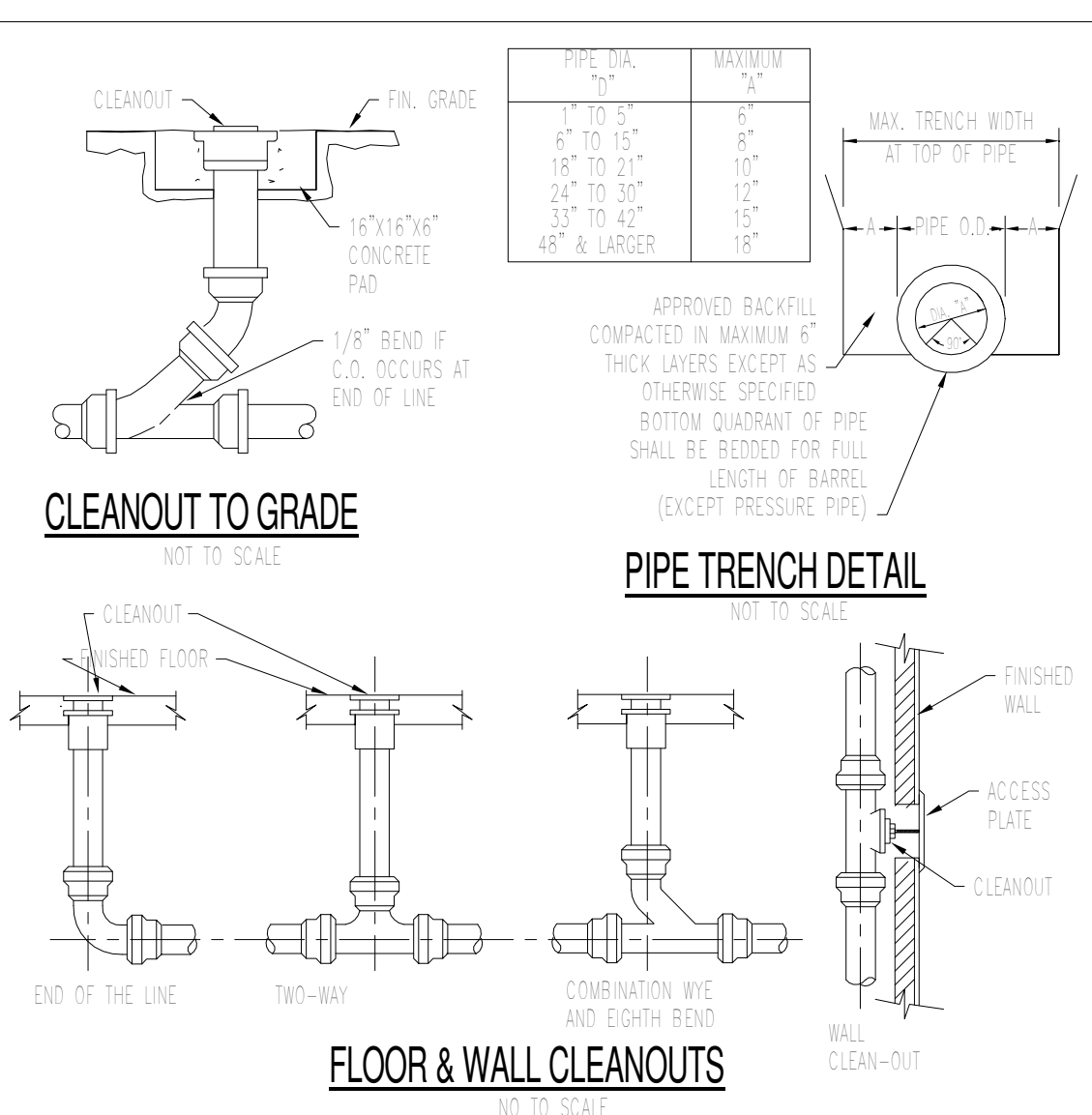
WATER HEATER DETAIL (ONE HEATER / SINGLE TEMPERATURE) NOT TO SCALE

ELECTRIC WATER HEATER SCHEDULE table with columns: MARK, DESIGN MANUFACTURER, MODEL NUMBER, GALLON CAPACITY, RECOVERY @ 100 DEG. F. RISE, HEATING CAP. (KW) - NON-SIMULTANEOUS, ELECTRICAL (VOLTS/200PH), WH1, LQDWHNR, H302080D, 21, 4.5, 240V.

ELECTRIC WATER HEATER SCHEDULE table with columns: MARK, DESIGN MANUFACTURER, MODEL NUMBER, GALLON CAPACITY, RECOVERY @ 100 DEG. F. RISE, HEATING CAP. (KW) - NON-SIMULTANEOUS, ELECTRICAL (VOLTS/200PH), WH2, LQDWHNR, LST48, 36, 21, 277V.



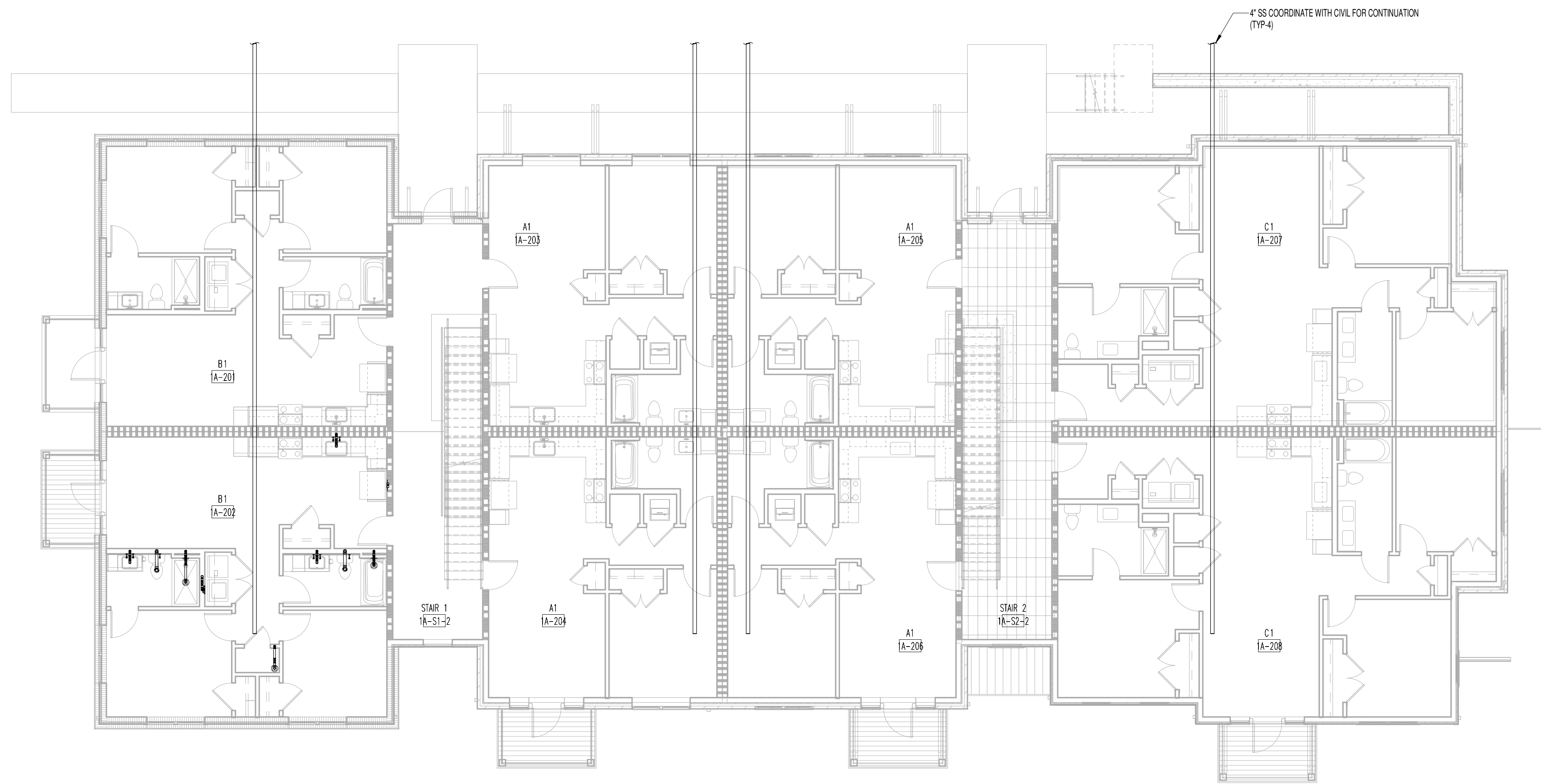
MECHANICAL CLOSET WATER HEATER DETAIL NOT TO SCALE



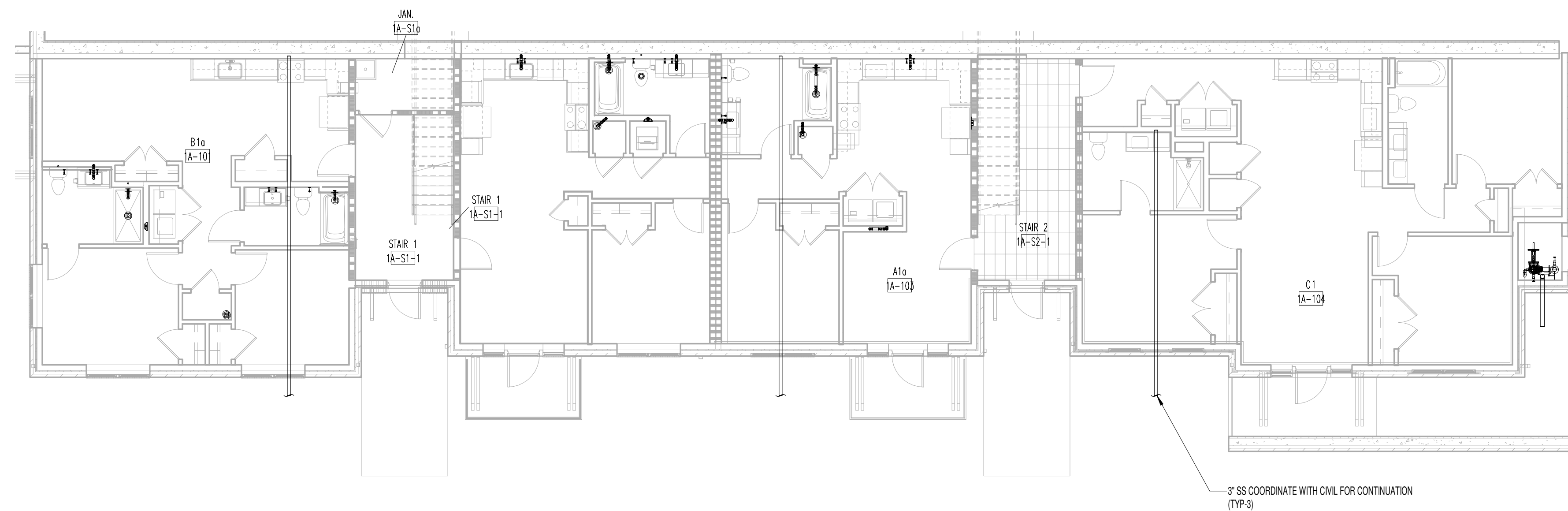
ELEVATOR SUMP PUMP DETAIL NOT TO SCALE

6/29/2023 4:45:16 PM

6/29/2023 4:45:25 PM



2 BUILDING 1A - 2ND FLOOR OVERALL SANITARY PLAN  
1/8" = 1'-0"



1 BUILDING 1A - 1ST FLOOR OVERALL SANITARY PLAN  
1/8" = 1'-0"



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SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
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Nashville, TN 37208



**WESTERN HEIGHTS PHASE 1 RINSHORE**

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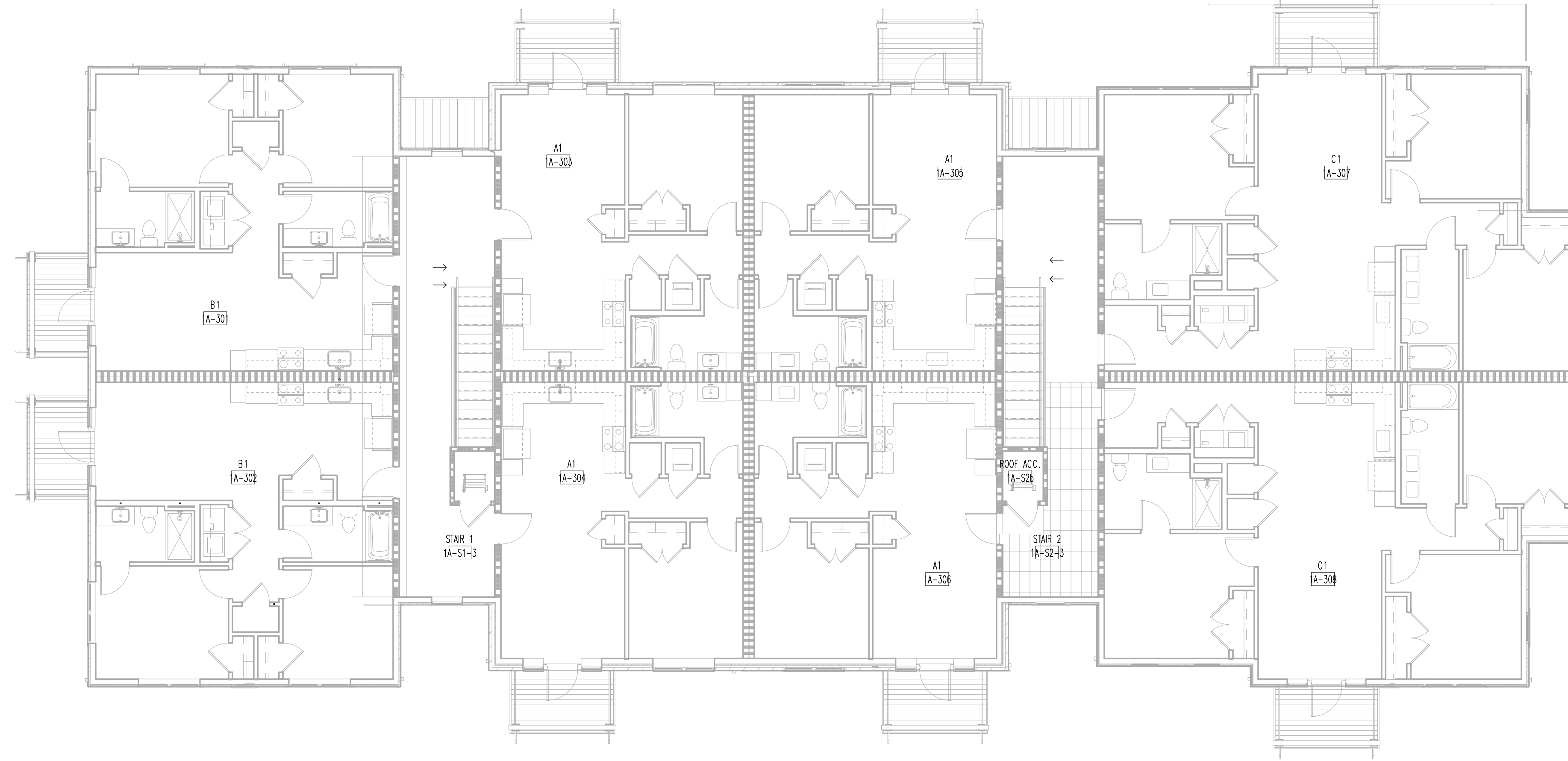
Drawing:  
BUILDING 1A - 1ST AND 2ND FLOOR SANITARY PLANS

06/30/2023  
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**P101a**



No: Date: Revision::



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WESTERN HEIGHTS PHASE 1 RINSHORE

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Drawing:  
BUILDING 1A - 3RD FLOOR SANITARY PLAN

06/30/2023

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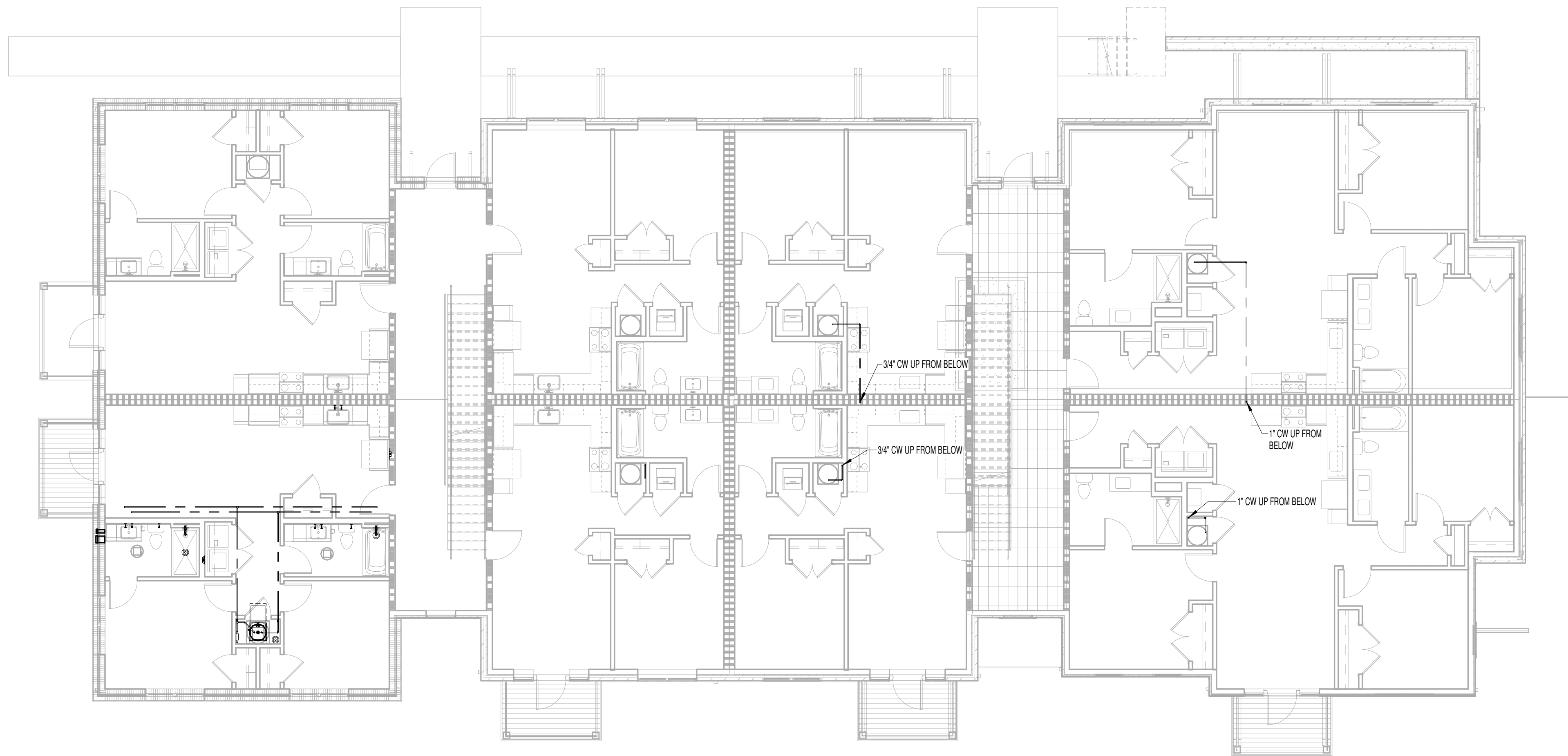
P101b

1 BUILDING 1A - 3RD FLOOR OVERALL SANITARY PLAN  
1/8" = 1'-0"

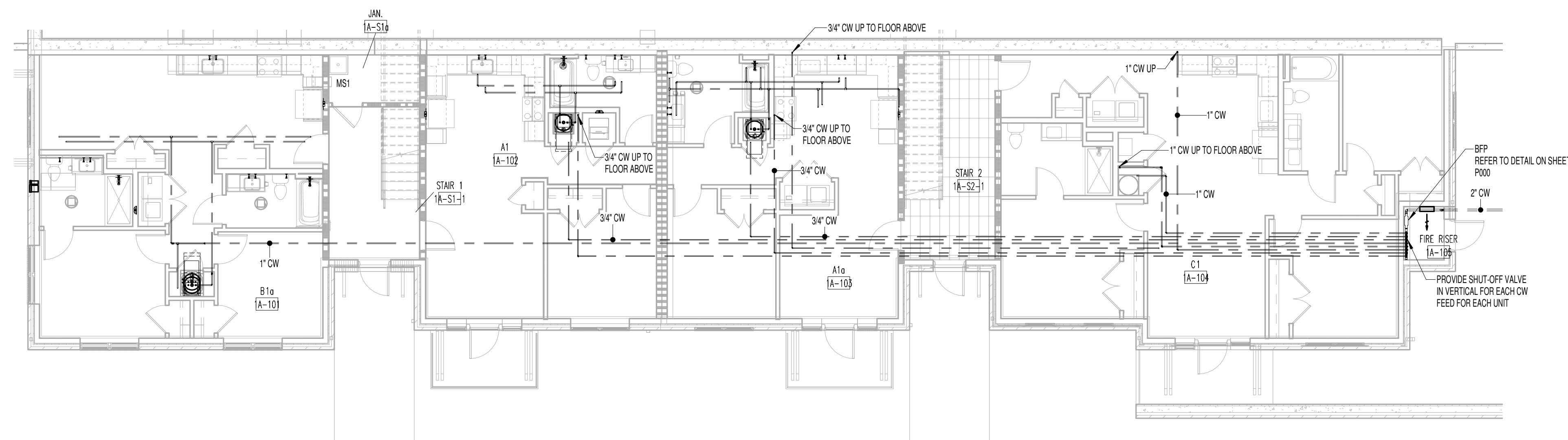




No: Date: Revision::



2 BUILDING 1A - 2ND FLOOR OVERALL DOMESTIC WATER PLAN  
1/8" = 1'-0"



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(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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WESTERN HEIGHTS PHASE 1 RINSHORE

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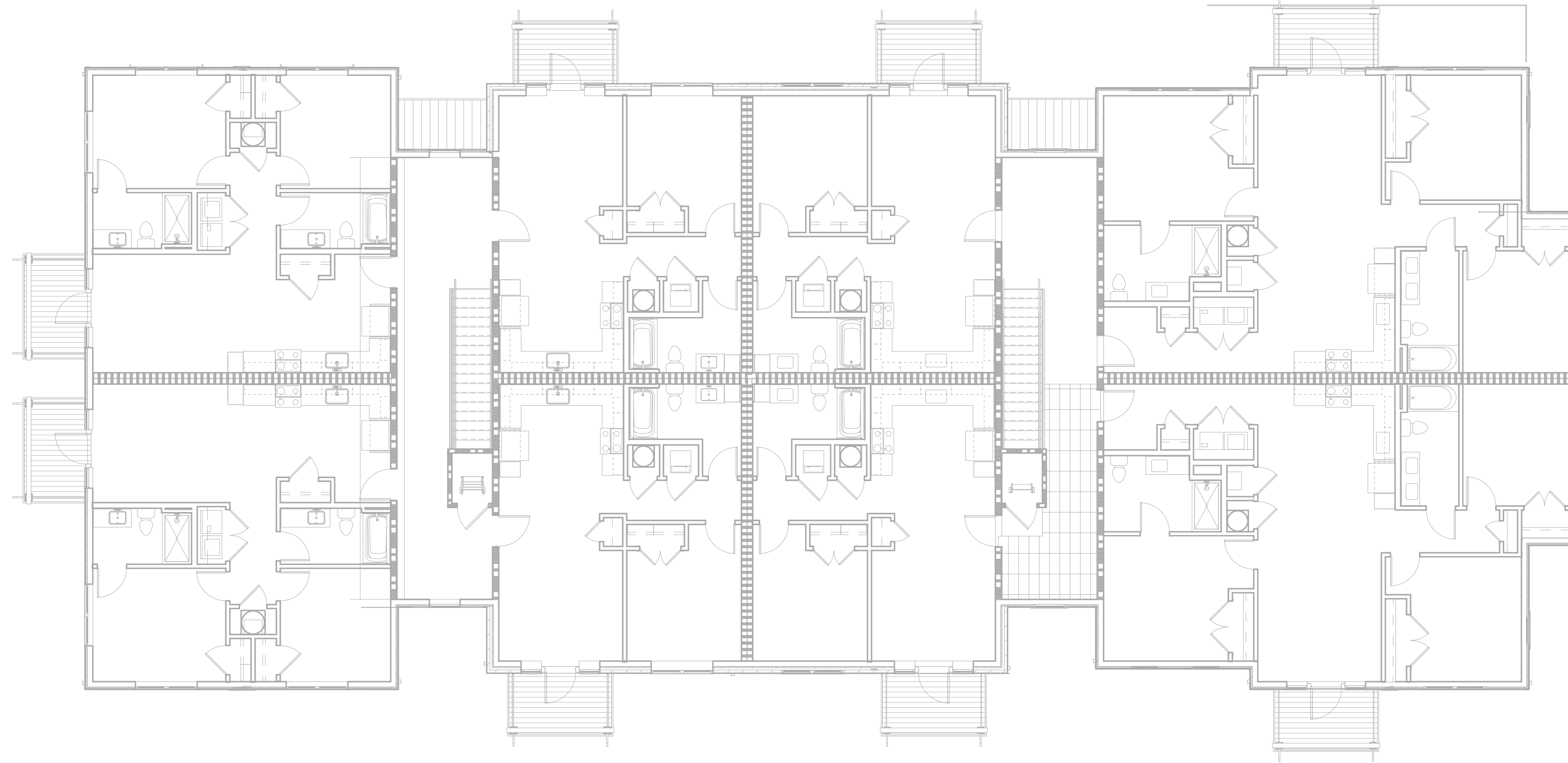
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Drawing:  
BUILDING 1A - 1ST AND 2ND FLOOR DOMESTIC WATER PLANS

06/30/2023

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P101c



1 BUILDING 1A - 3RD FLOOR OVERALL DOMESTIC WATER PLAN  
1/8" = 1'-0"

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**WESTERN HEIGHTS PHASE 1 RINSHORE**

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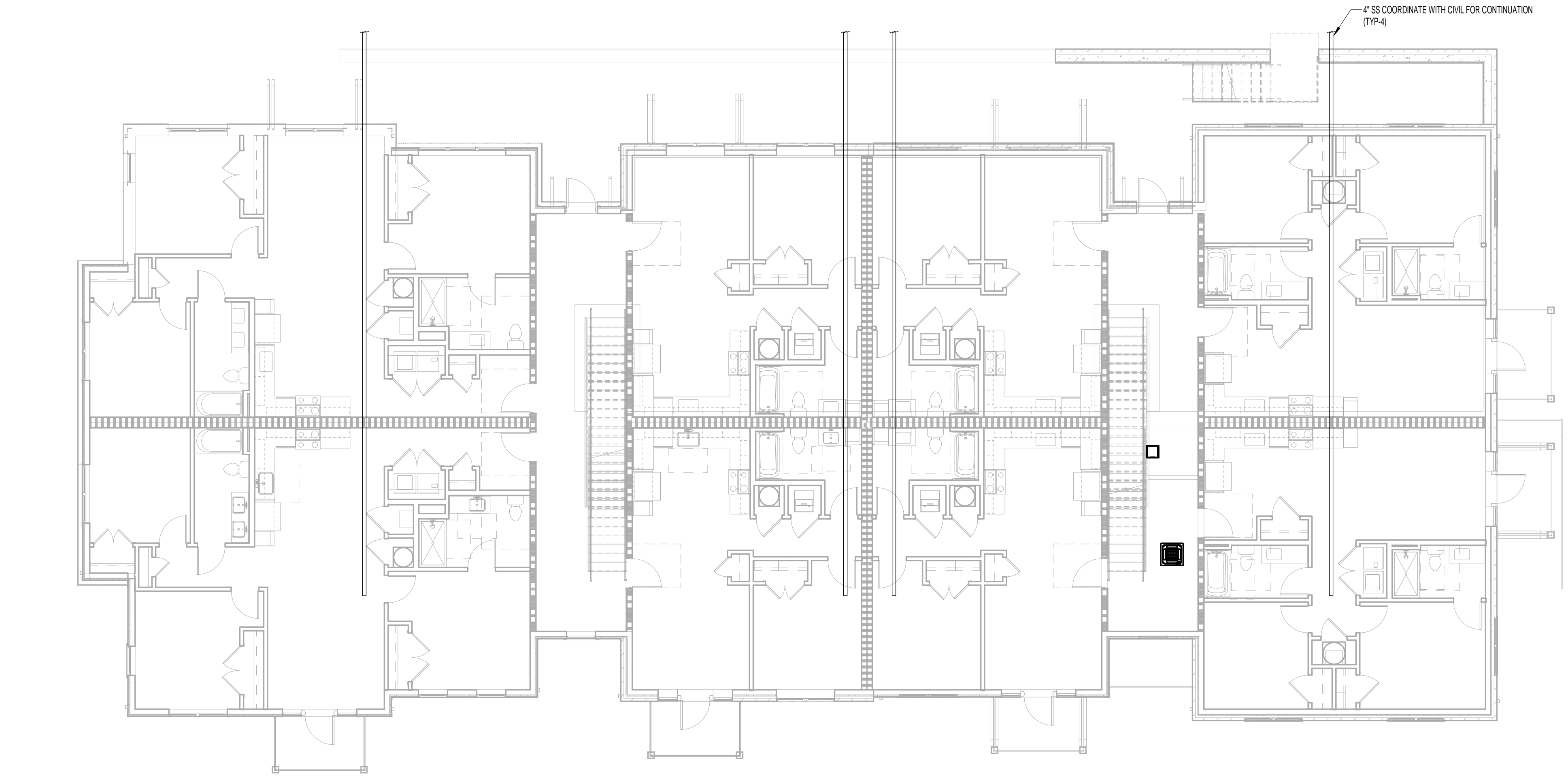
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Drawing:  
BUILDING 1A - 3RD  
FLOOR DOMESTIC  
WATER PLAN

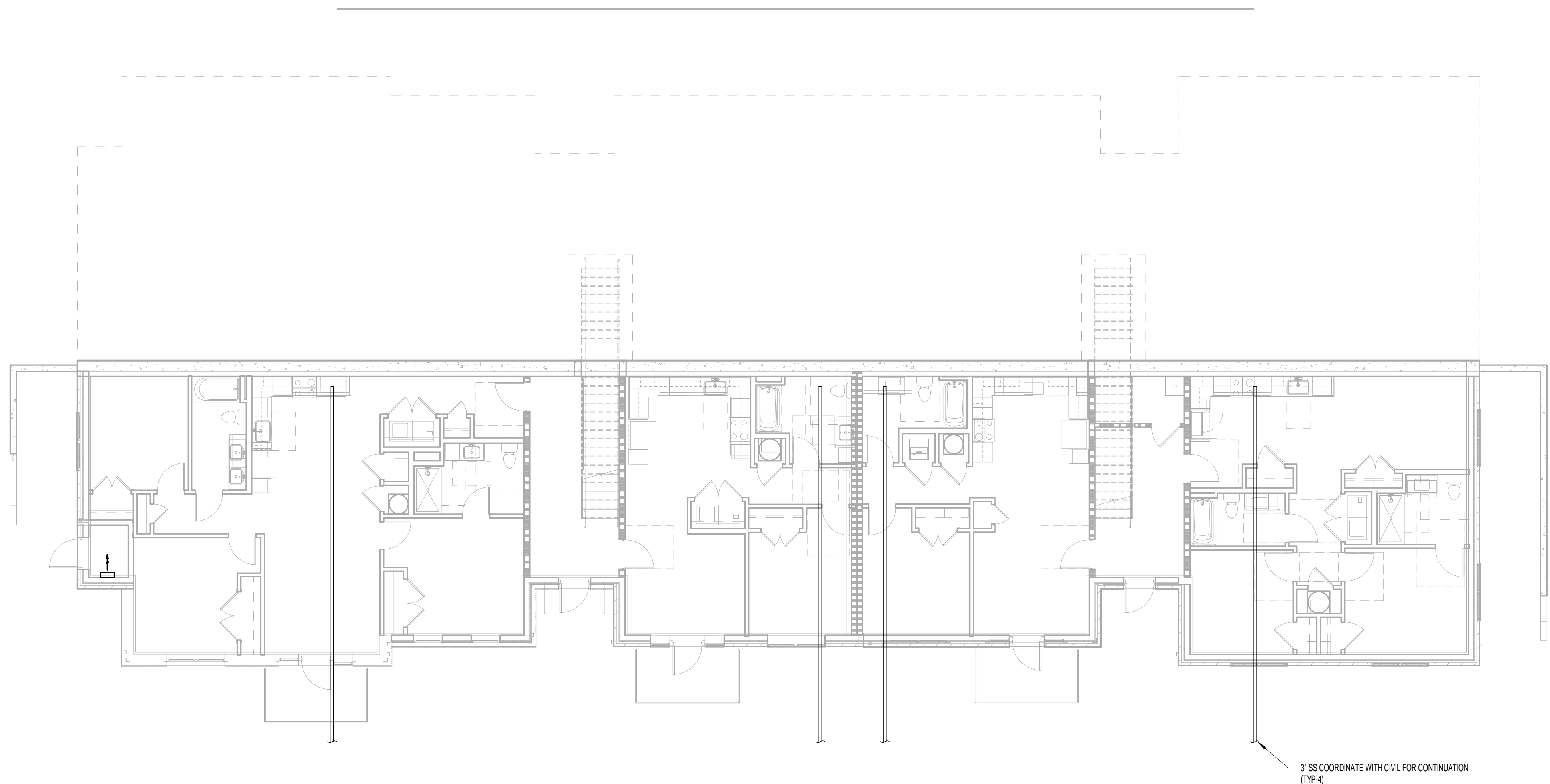
06/30/2023  
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SET

**P101d**

6/29/2023 4:42:17 PM



② 2ND FLOOR SANITARY PLAN  
1/8" = 1'-0"



① 1ST FLOOR SANITARY PLAN  
1/8" = 1'-0"



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**WESTERN HEIGHTS PHASE 1 RINSHORE**

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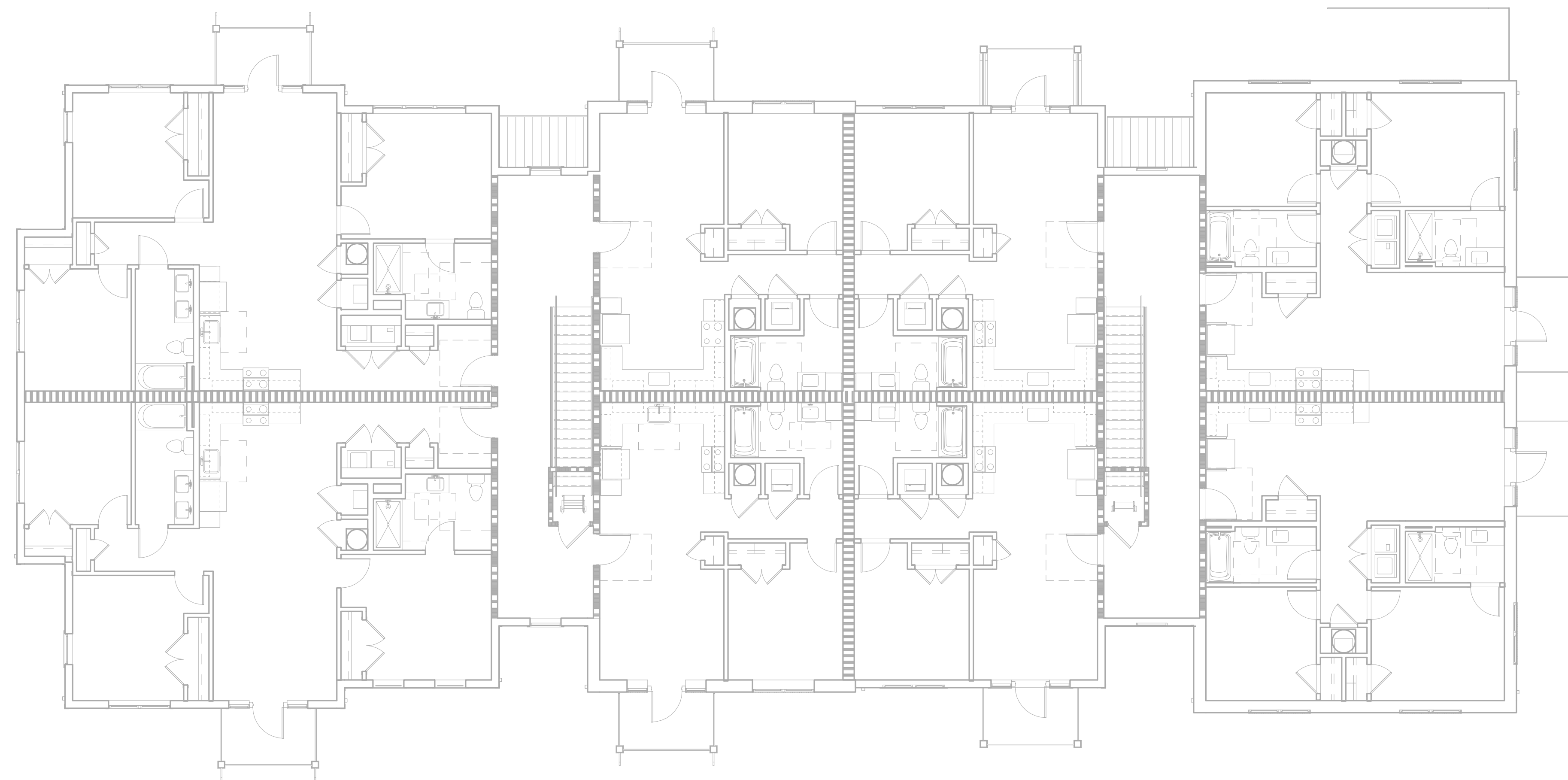
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Drawing:  
BUILDING 1B - 1ST AND  
2ND FLOOR SANITARY  
PLANS

02/17/2023

50% SCHEMATIC DESIGN  
PRICING SET

**P101e**



① 3RD FLOOR SANITARY PLAN  
1/8" = 1'-0"



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**WESTERN HEIGHTS PHASE 1 RINSHORE**

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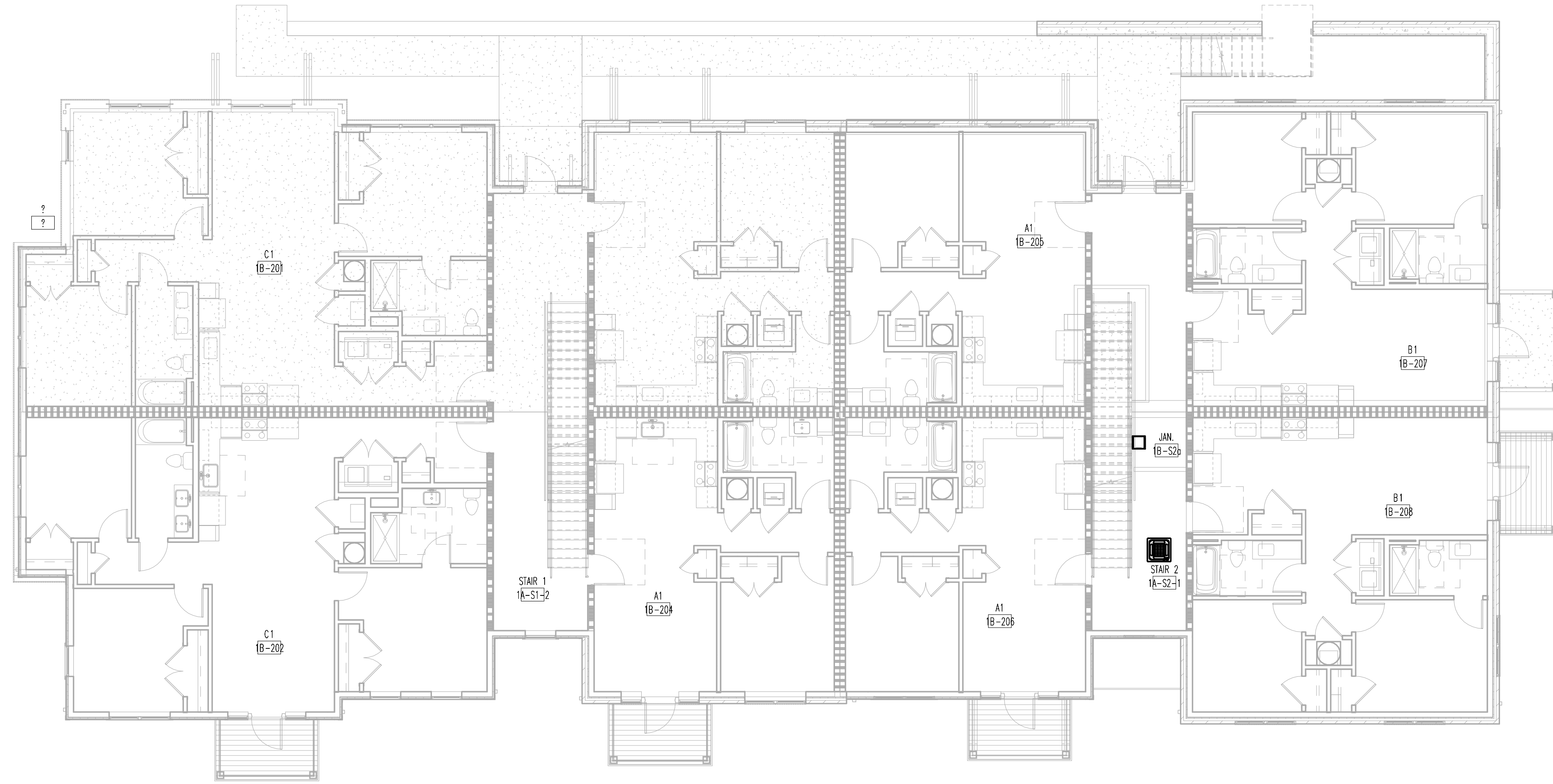
Drawing:  
BUILDING 1B - 3RD  
FLOOR SANITARY PLAN

02/17/2023

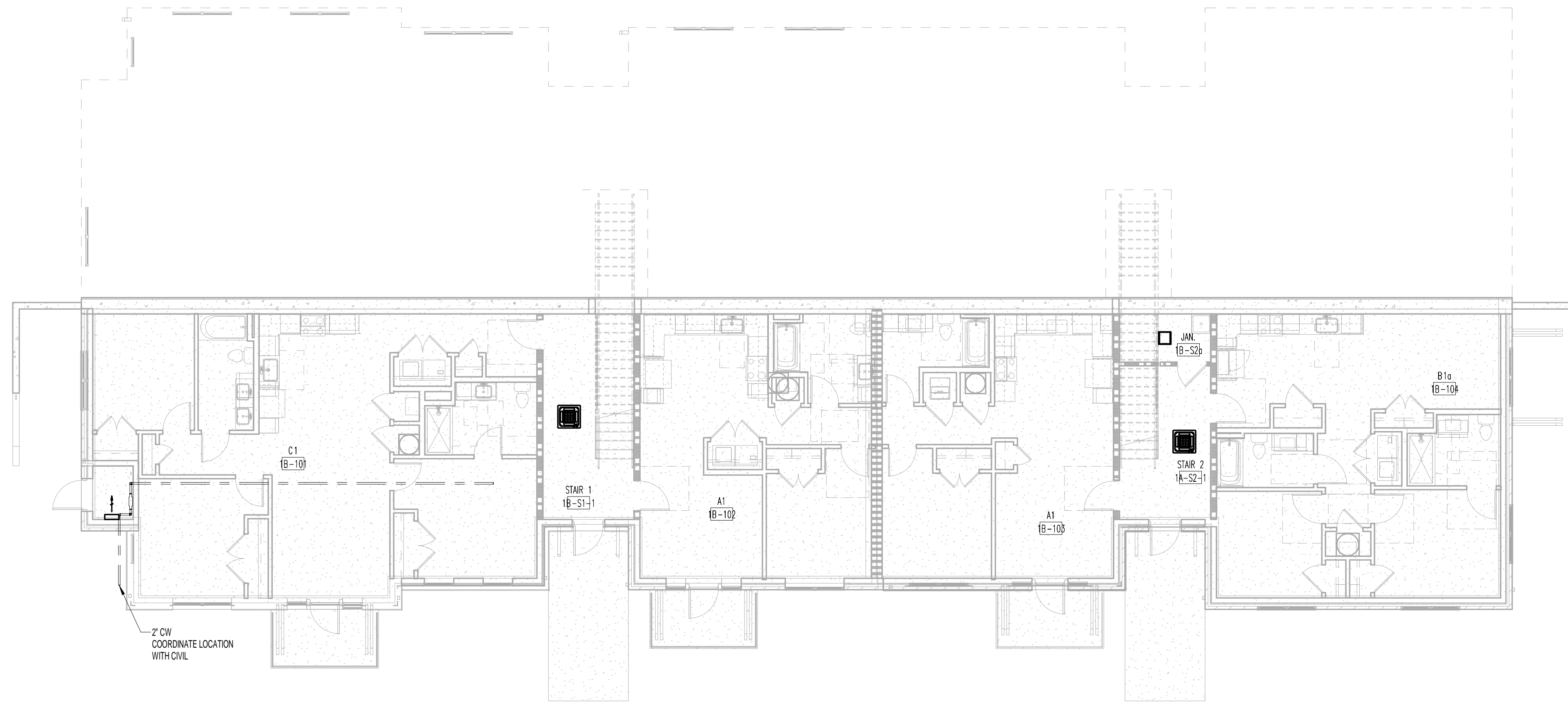
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PRICING SET

**P101f**

6/29/2023 4:42:32 PM



2 BUILDING 1B - 2ND FLOOR DOMESTIC WATER PLAN  
1/8" = 1'-0"



1 BUILDING 1B - 1ST FLOOR DOMESTIC WATER PLAN  
1/8" = 1'-0"



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Client Contact: ANNA LIBBY  
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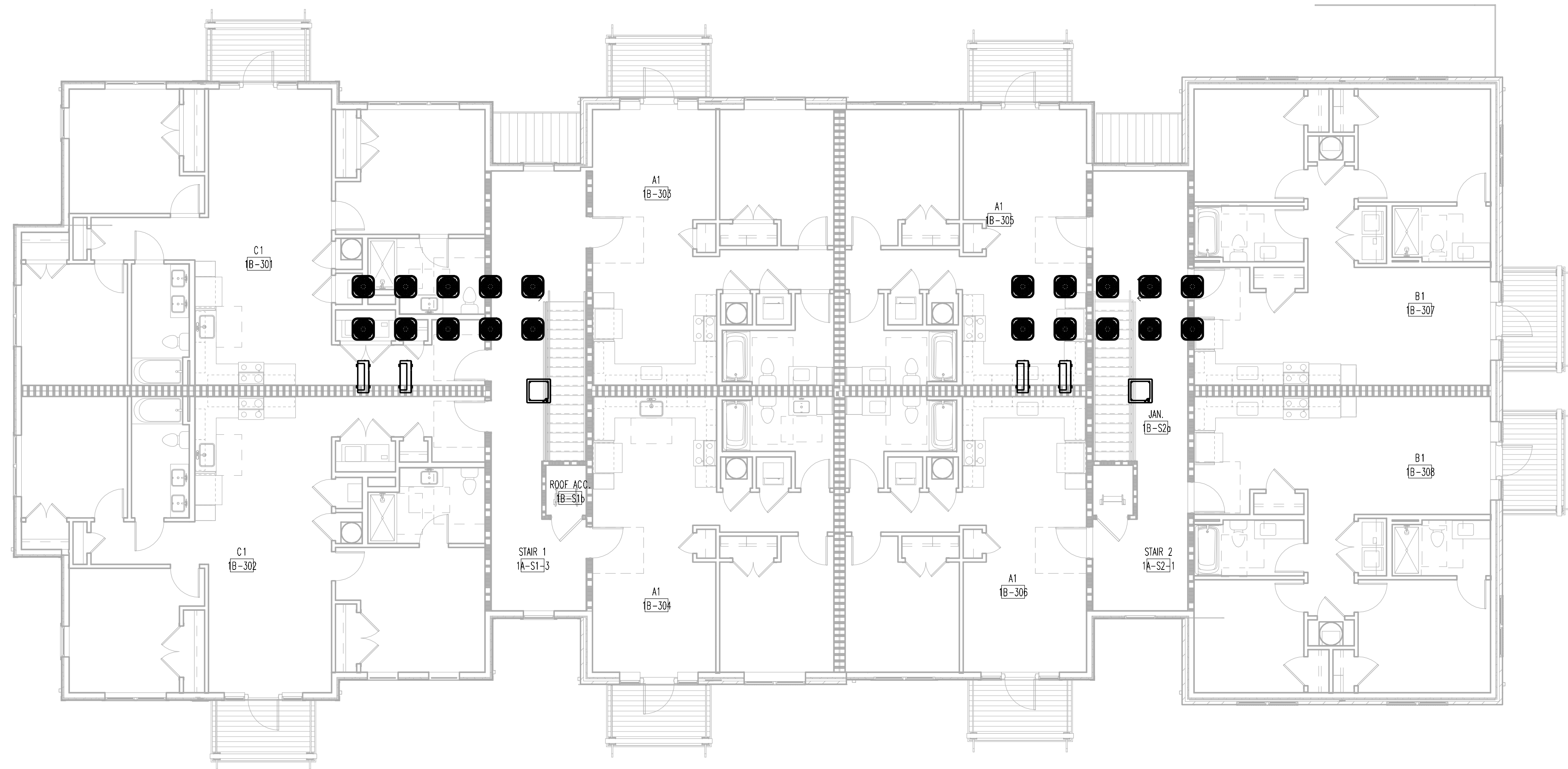
Drawing:  
BUILDING 1B - 1ST AND 2ND FLOOR DOMESTIC WATER PLANS

02/17/2023

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P101g

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1 BUILDING 1B - 3RD FLOOR DOMESTIC WATER PLAN  
 1/8" = 1'-0"



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 SGS Project Number: 23002.00

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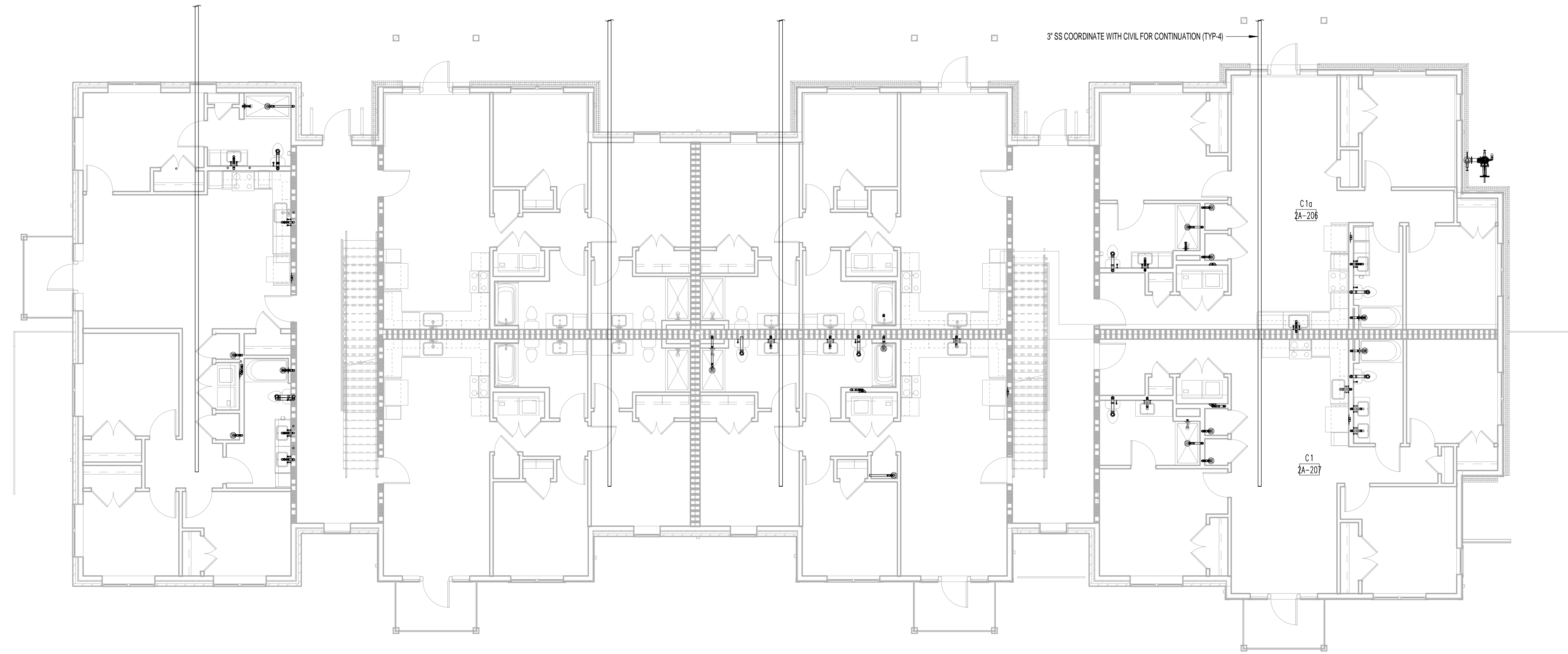
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 BUILDING 1B - 3RD  
 FLOOR DOMESTIC  
 WATER PLAN

02/17/2023

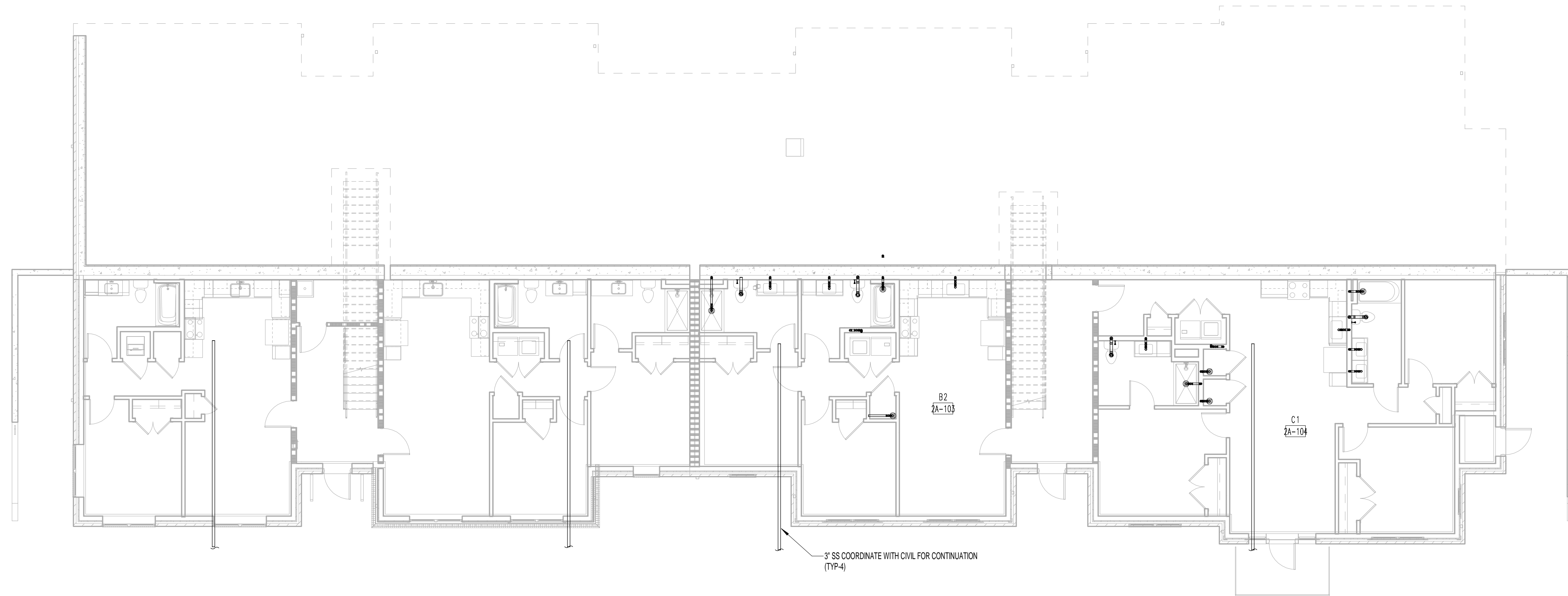
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 PRICING SET

**P101h**

6/29/2023 4:53:09 PM



② 2ND FLOOR SANITARY PLAN  
1/8" = 1'-0"



① 1ST FLOOR SANITARY PLAN  
1/8" = 1'-0"



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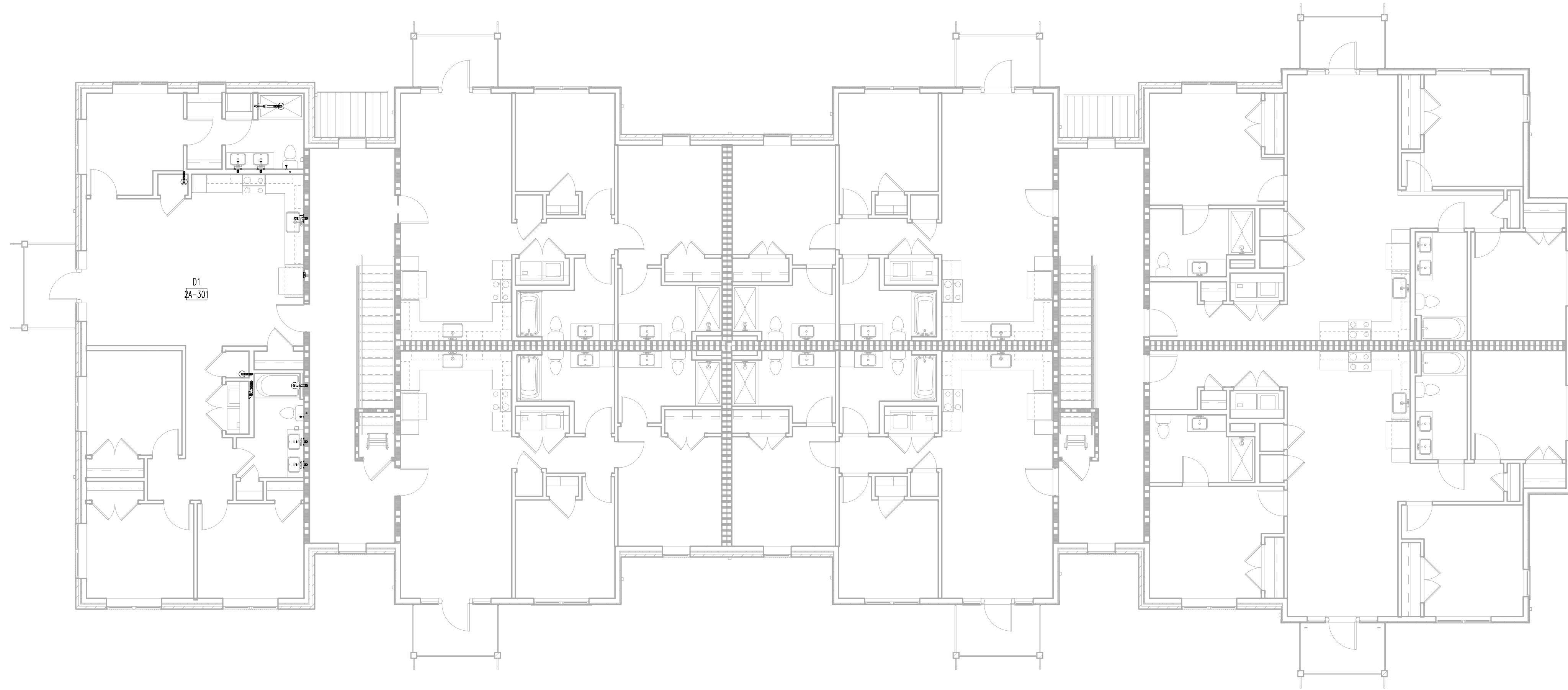
Drawing:  
**BUILDING 2A - 1ST AND  
2ND FLOOR SANITARY  
PLAN**

05/26/2023

SCHEMATIC DESIGN SET

**P102a**

6/29/2023 4:53:16 PM



① 3RD FLOOR SANITARY PLAN  
1/8" = 1'-0"



No:      Date:      Revision::

Client Contact: ANNA LIBBY  
(647) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS PHASE 1 RINSHORE**

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Drawing:  
BUILDING 2A - 3RD  
FLOOR SANITARY PLAN

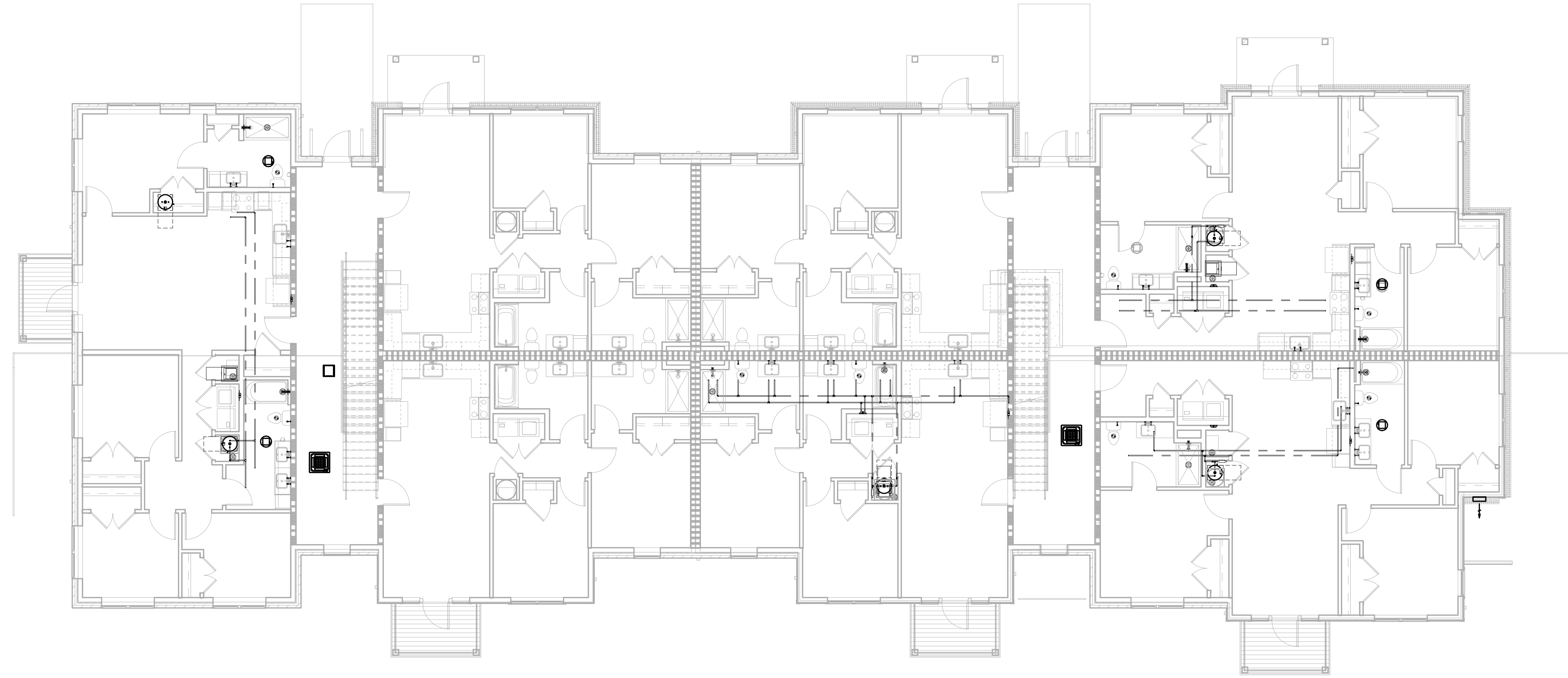
05/26/2023

SCHEMATIC DESIGN SET

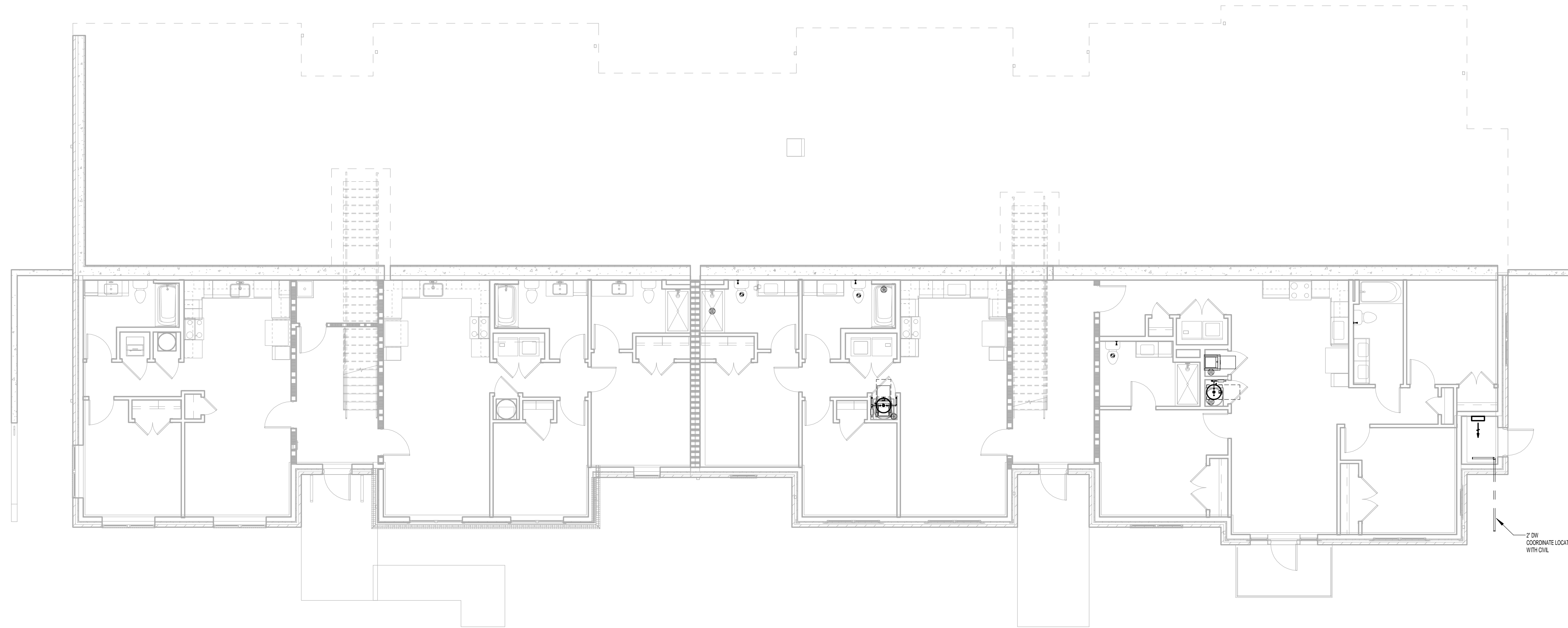
**P102b**



6/29/2023 4:53:25 PM



② 2ND FLOOR DOMESTIC WATER PLAN  
1/8" = 1'-0"



① 1ST FLOOR DOMESTIC WATER PLAN  
1/8" = 1'-0"



No:      Date:      Revision::

Client Contact: ANNA LIBBY  
(617) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
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Nashville, TN 37208



**WESTERN HEIGHTS PHASE 1 RINSHORE**

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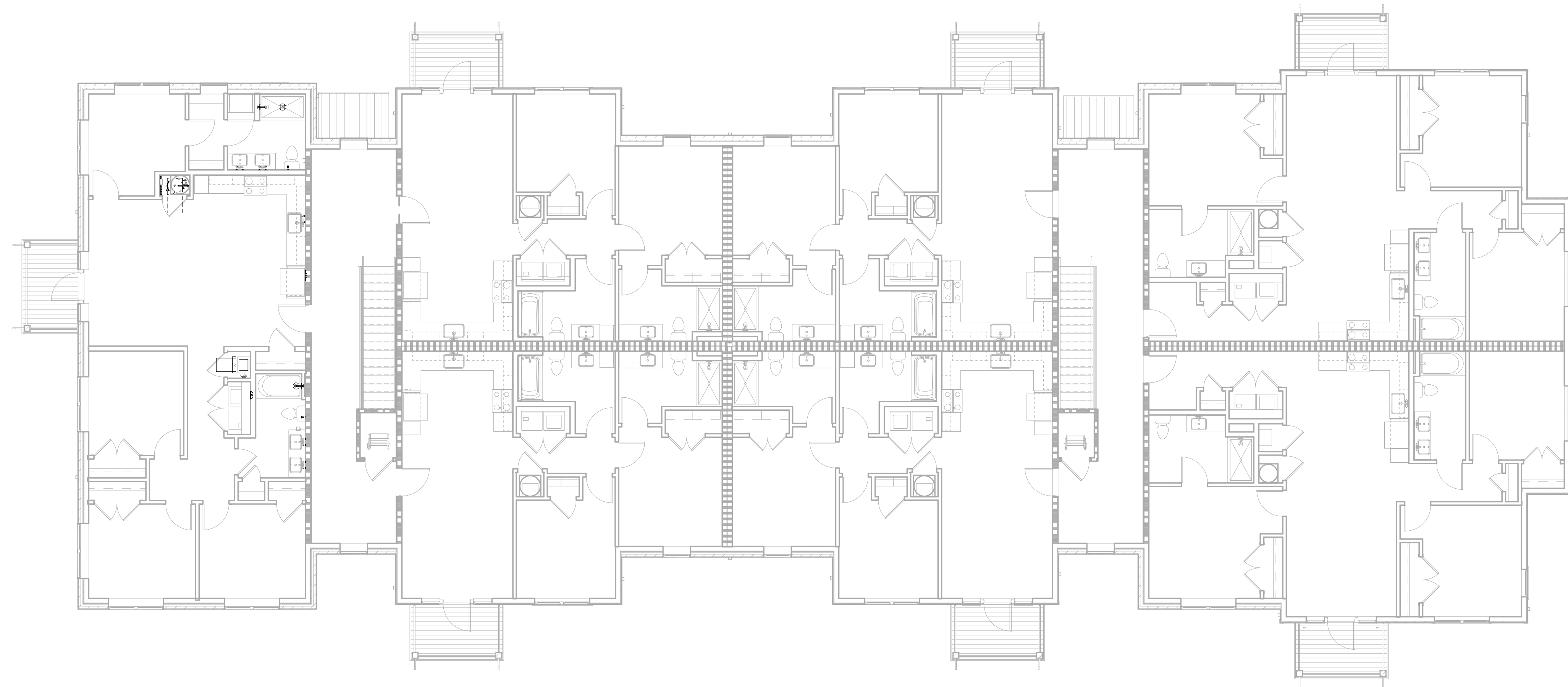
Drawing:  
BUILDING 2A - 1ST AND 2ND FLOOR DOMESTIC WATER PLANS

05/26/2023

SCHEMATIC DESIGN SET

**P102c**

6/29/2023 4:53:32 PM



① 3RD FLOOR DOMESTIC WATER PLAN  
1/8" = 1'-0"



No:      Date:      Revision::

Client Contact: ANNA LIBBY  
(647) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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**WESTERN HEIGHTS PHASE 1 RINSHORE**

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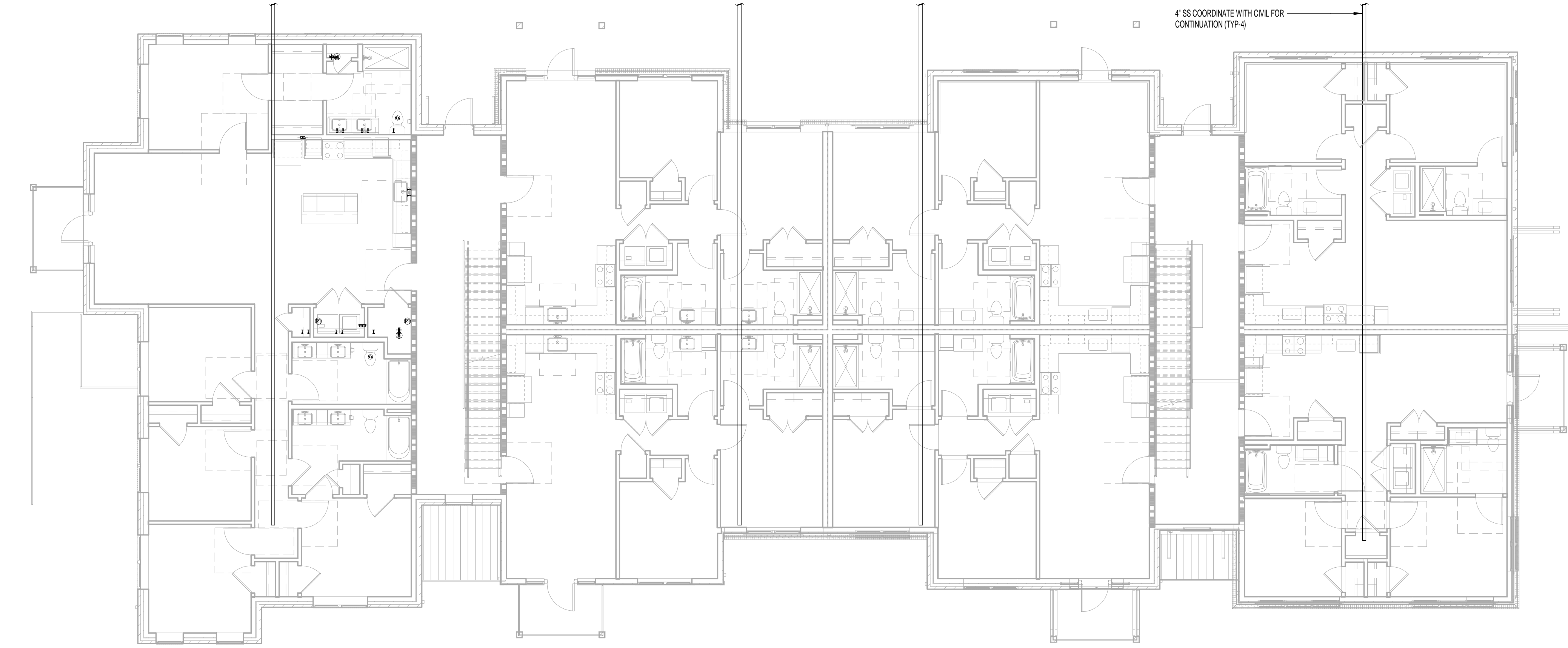
Drawing:  
BUILDING 2A - 3RD  
FLOOR DOMESTIC  
WATER PLANS

05/26/2023

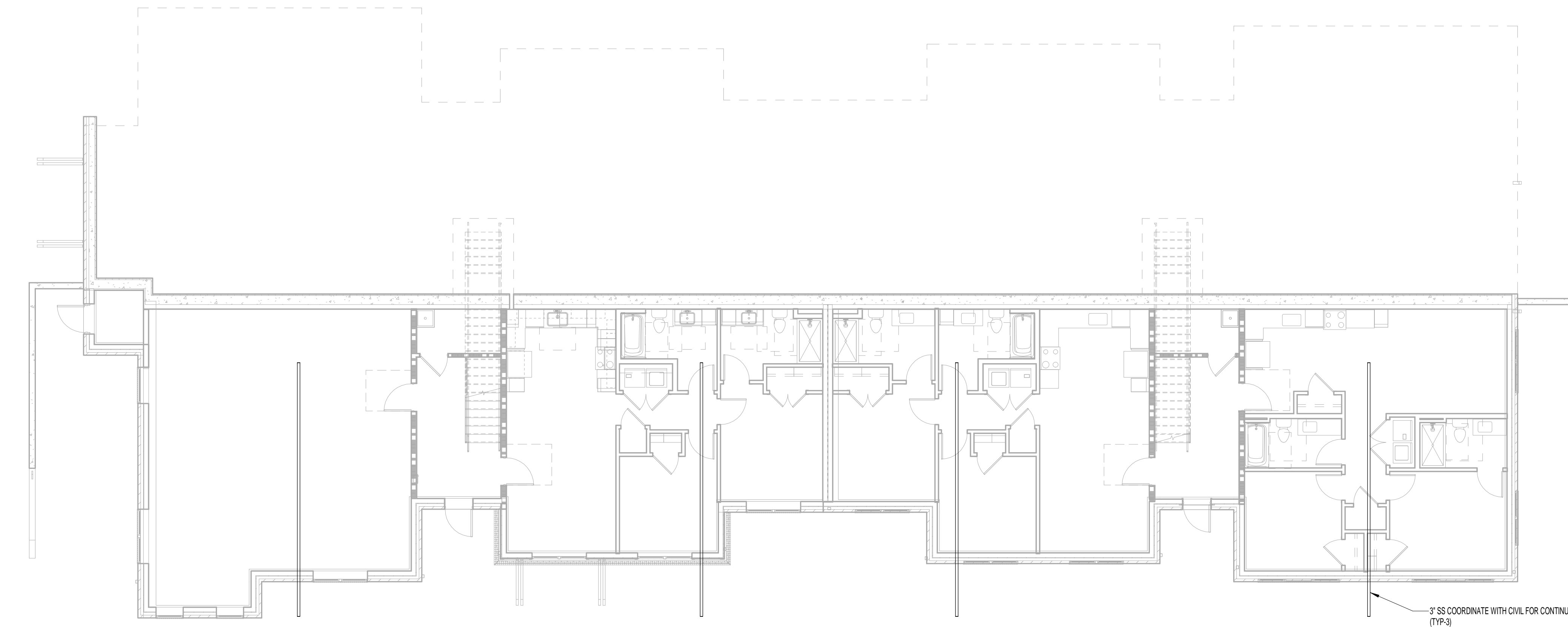
SCHEMATIC DESIGN SET

**P102d**

6/29/2023 4:55:36 PM



② 2ND FLOOR SANITARY PLAN  
1/8" = 1'-0"



① 1ST FLOOR SANITARY PLAN  
1/8" = 1'-0"



**FACILITY SYSTEMS CONSULTANTS, LLC**  
 fsc  
 713 South Central Street, Suite 101  
 Knoxville, Tennessee 37902  
 Phone: (845) 246-0164  
 Fax: (845) 246-1084

No: Date: Revision::

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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**WESTERN HEIGHTS PHASE 1 RINSHORE**

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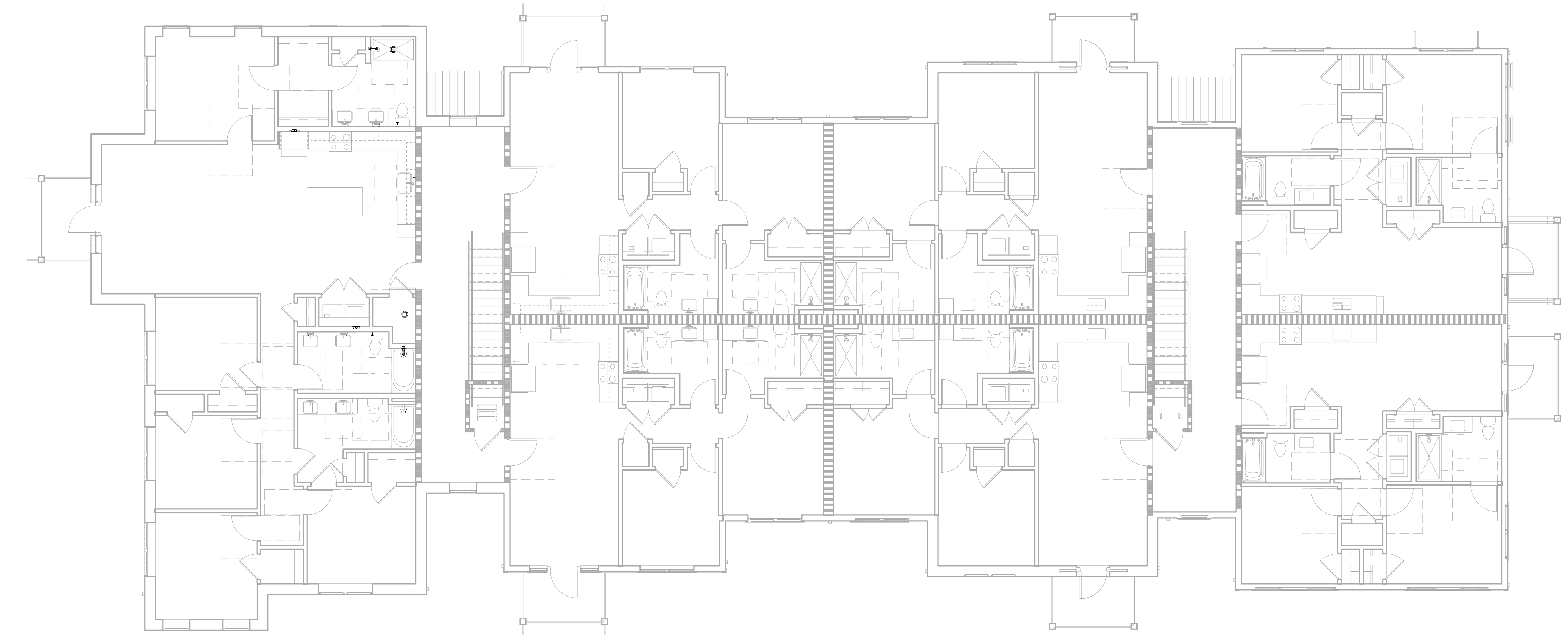
Drawing:  
**BUILDING 3A - 1ST AND 2ND FLOOR SANITARY PLANS**

02/17/2023

50% SCHEMATIC DESIGN PRICING SET

**P103a**

6/29/2023 4:55:41 PM



① 3RD FLOOR SANITARY PLAN  
1/8" = 1'-0"



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Client Contact: ANNA LIBBY  
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**WESTERN HEIGHTS PHASE 1 RINSHORE**

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CONSTRUCTION**

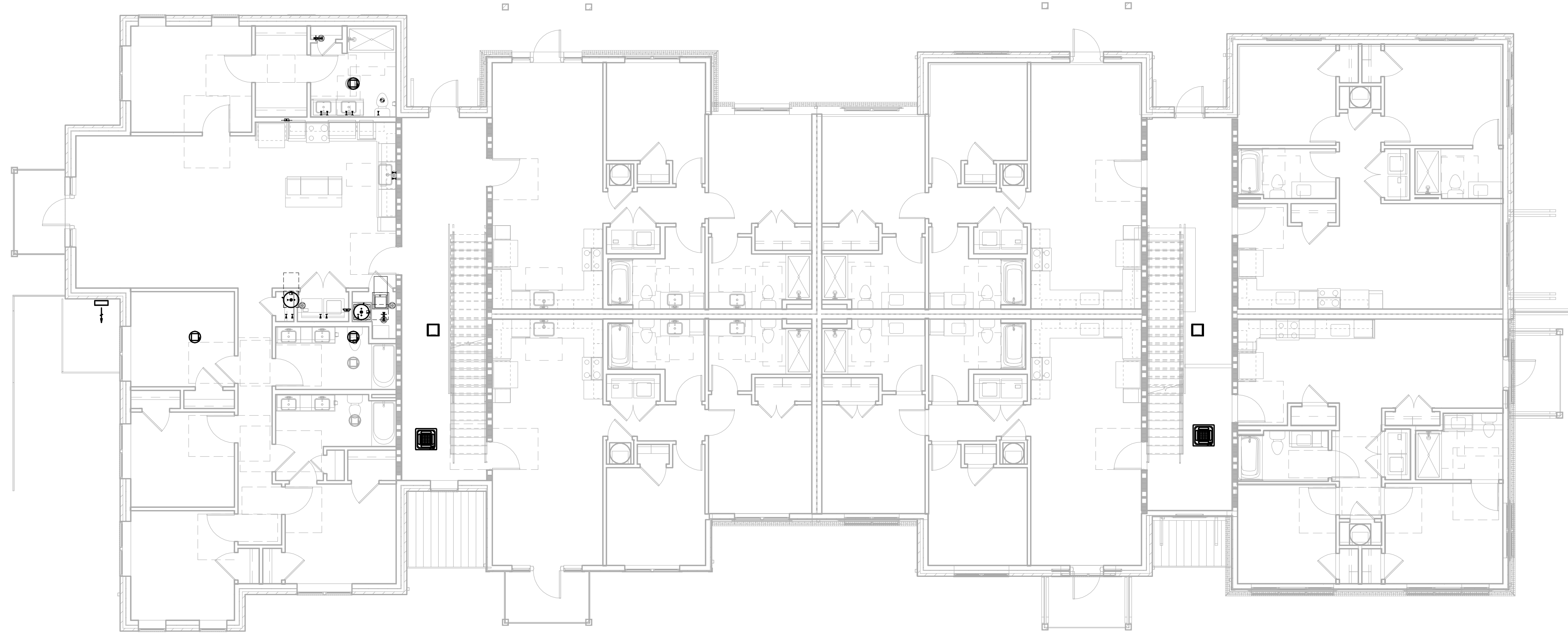
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Drawing:  
BUILDING 3A - 3RD  
FLOOR SANITARY PLAN

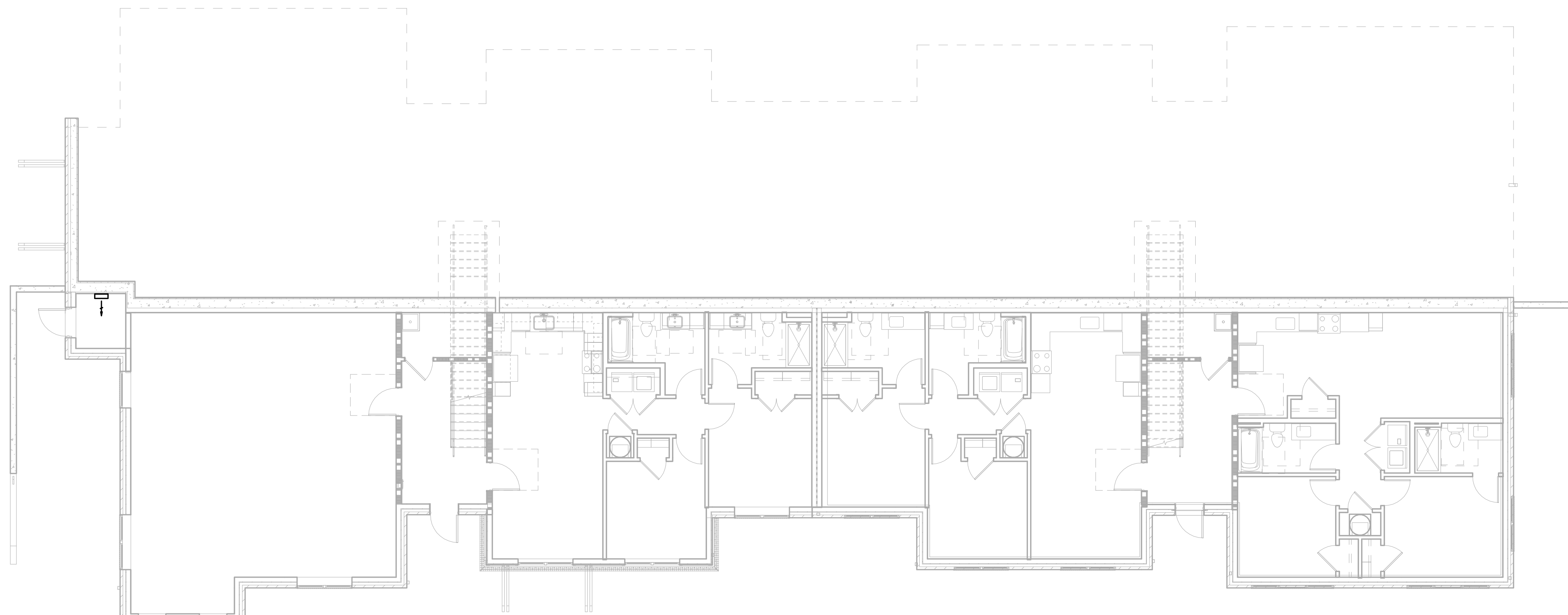
02/17/2023  
50% SCHEMATIC DESIGN  
PRICING SET

**P103b**

6/29/2023 4:55:50 PM



② 2ND FLOOR DOMESTIC WATER  
1/8" = 1'-0"



① 1ST FLOOR DOMESTIC WATER  
1/8" = 1'-0"



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No: Date: Revision::

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SGS Project Number: 23002.00

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**WESTERN HEIGHTS PHASE 1 RINSHORE**

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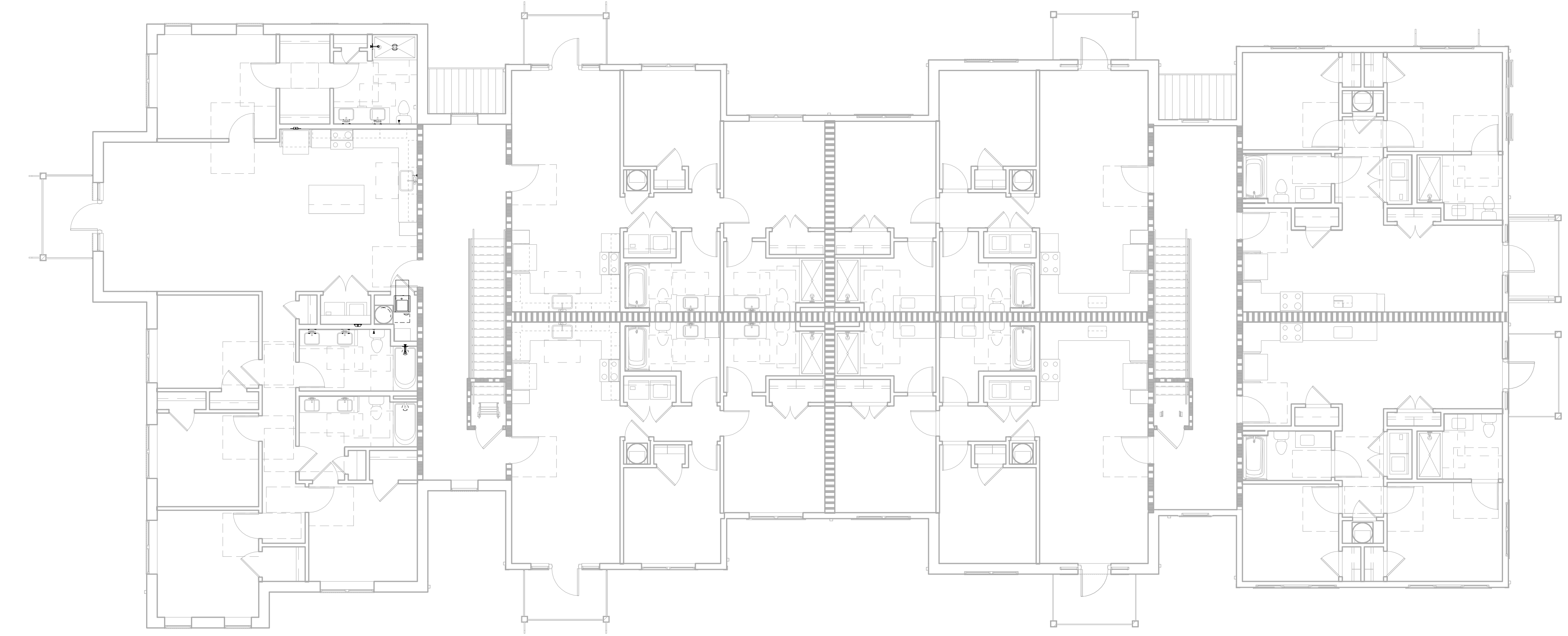
**Drawing:**  
BUILDING 3A - 1ST AND  
2ND FLOOR DOMESTIC  
WATER PLANS

02/17/2023

50% SCHEMATIC DESIGN  
PRICING SET

**P103c**

6/29/2023 4:55:55 PM



① 3RD FLOOR DOMESTIC WATER  
1/8" = 1'-0"



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**WESTERN HEIGHTS PHASE 1 RINSHORE**

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Drawing:  
BUILDING 3A - 3RD  
FLOOR DOMESTIC  
WATER PLAN

02/17/2023

50% SCHEMATIC DESIGN  
PRICING SET

**P103d**

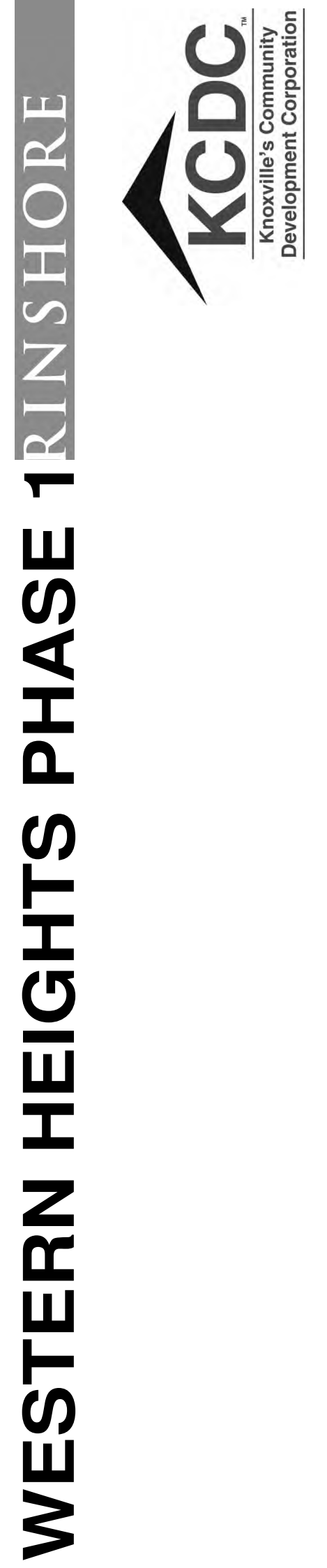


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Client Contact: ANNA LIBBY (847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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602 Taylor Street, Suite 201  
Nashville, TN 37208



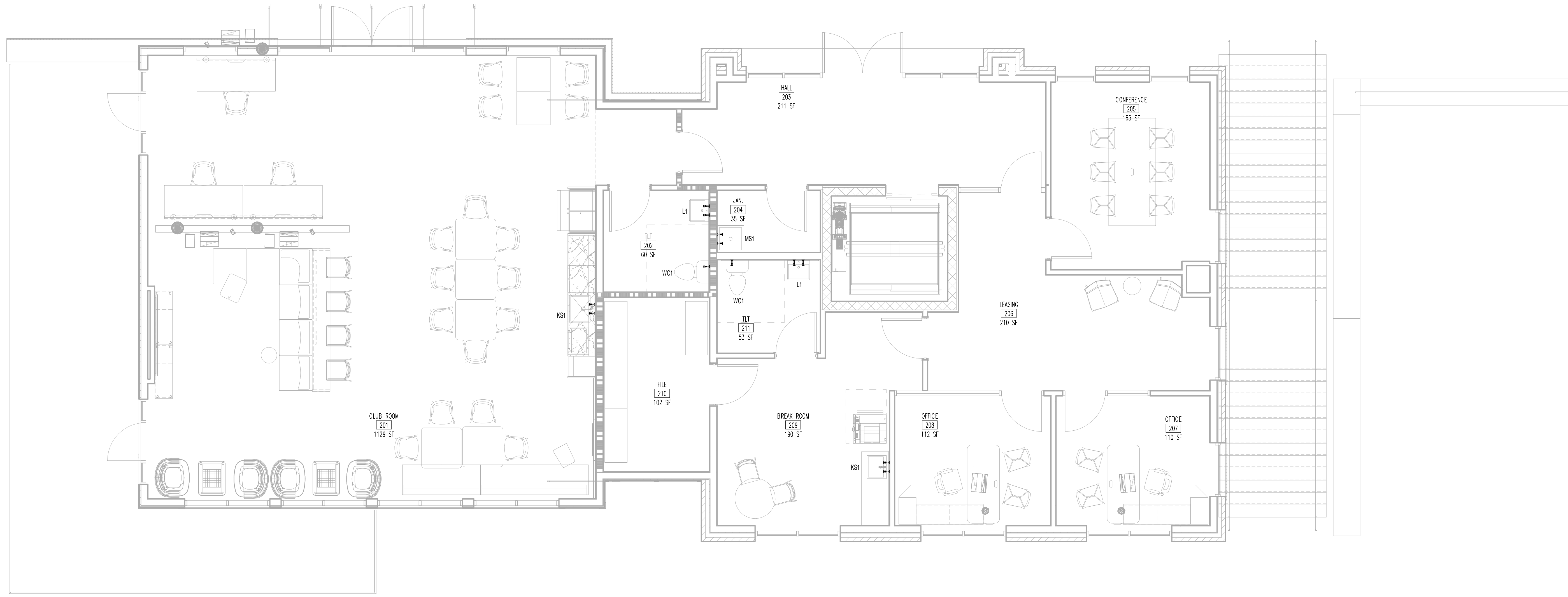
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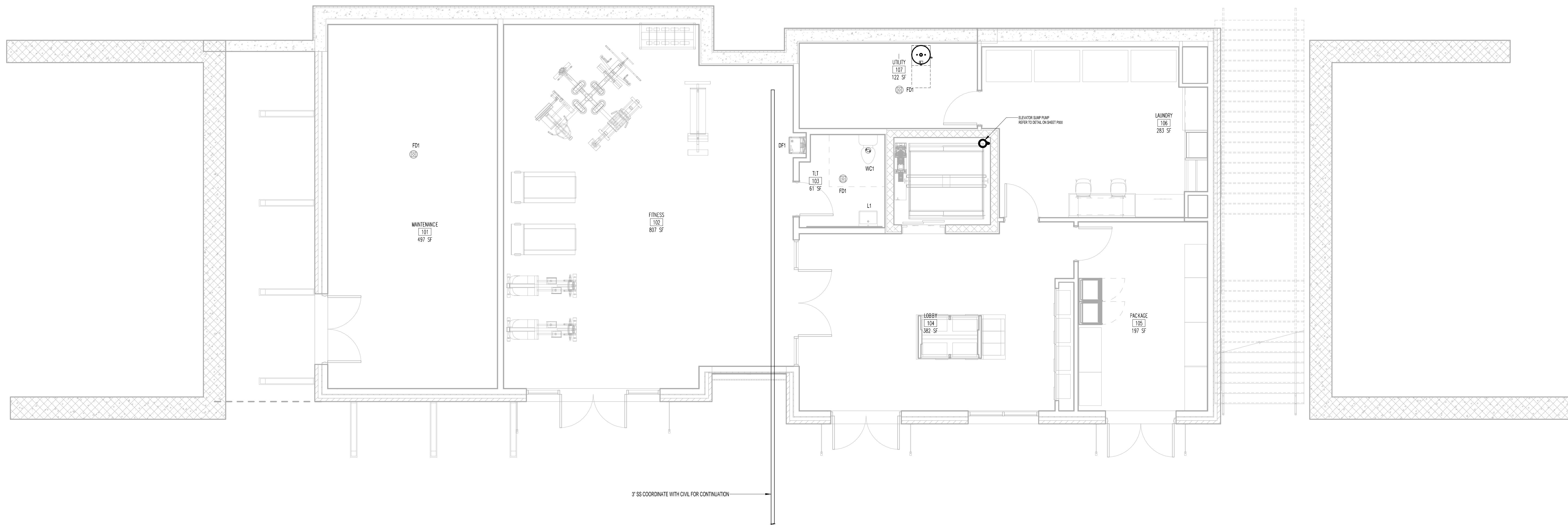
Drawing:  
CLUBHOUSE SANITARY PLANS

06/30/2023  
100% DESIGN DEVELOPMENT SET

P104a



2 2ND LEVEL SANITARY PLAN  
1/4" = 1'-0"



1 1ST FLOOR SANITARY PLAN  
1/4" = 1'-0"

6/29/2023 4:59:04 PM



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 SGS Project Number: 23002.00

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 602 Taylor Street, Suite 201  
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**WESTERN HEIGHTS PHASE 1 RINSHORE**

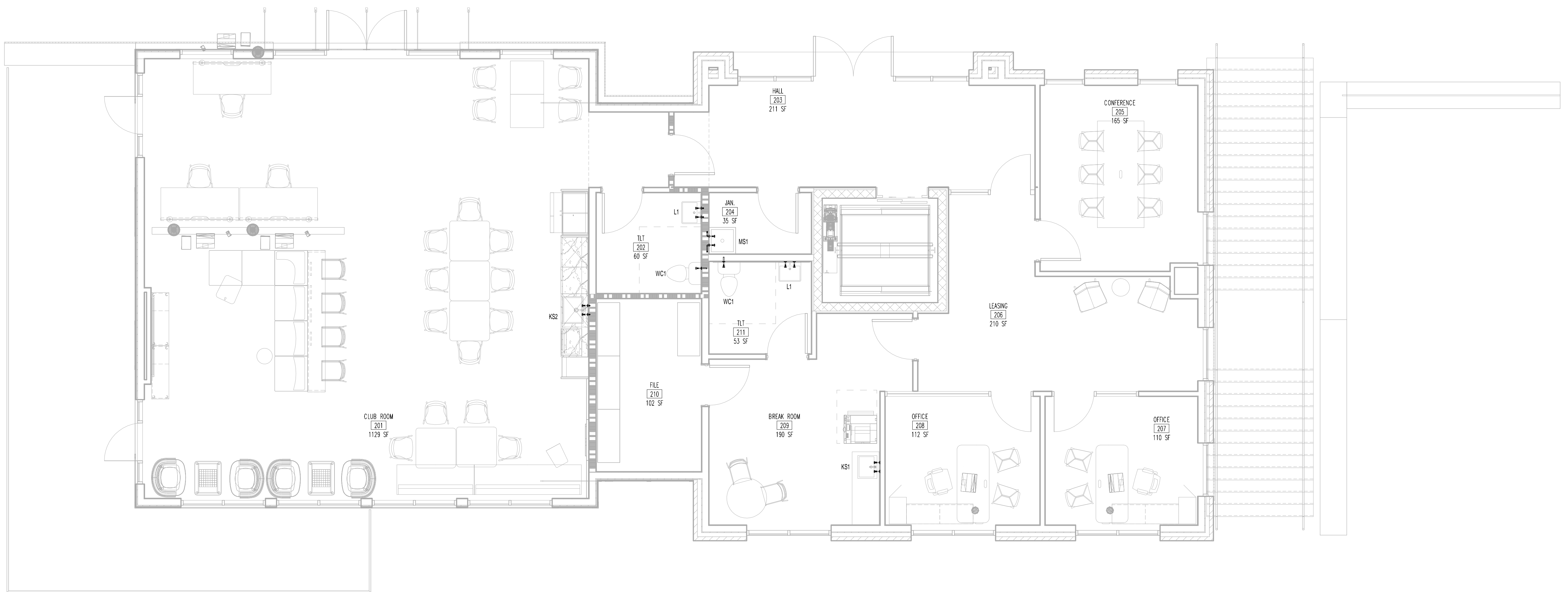
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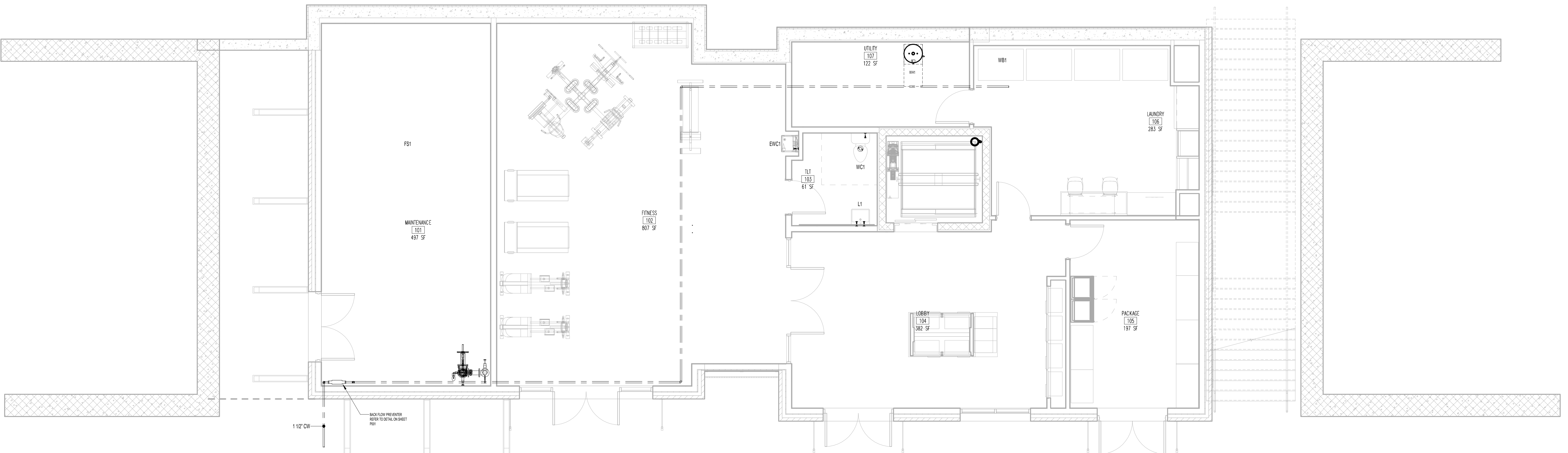
Drawing:  
**CLUBHOUSE DOMESTIC WATER PLANS**

06/30/2023  
 100% DESIGN DEVELOPMENT SET

**P104b**



2 2ND LEVEL DOMESTIC WATER PLAN  
 1/4" = 1'-0"



1 1ST FLOOR DOMESTIC WATER PLAN  
 1/4" = 1'-0"

6/29/2023 4:59:08 PM





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No: Date: Revision:

Client Contact: ANNA LIBBY  
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SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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602 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS PHASE 1 RINSHORE**

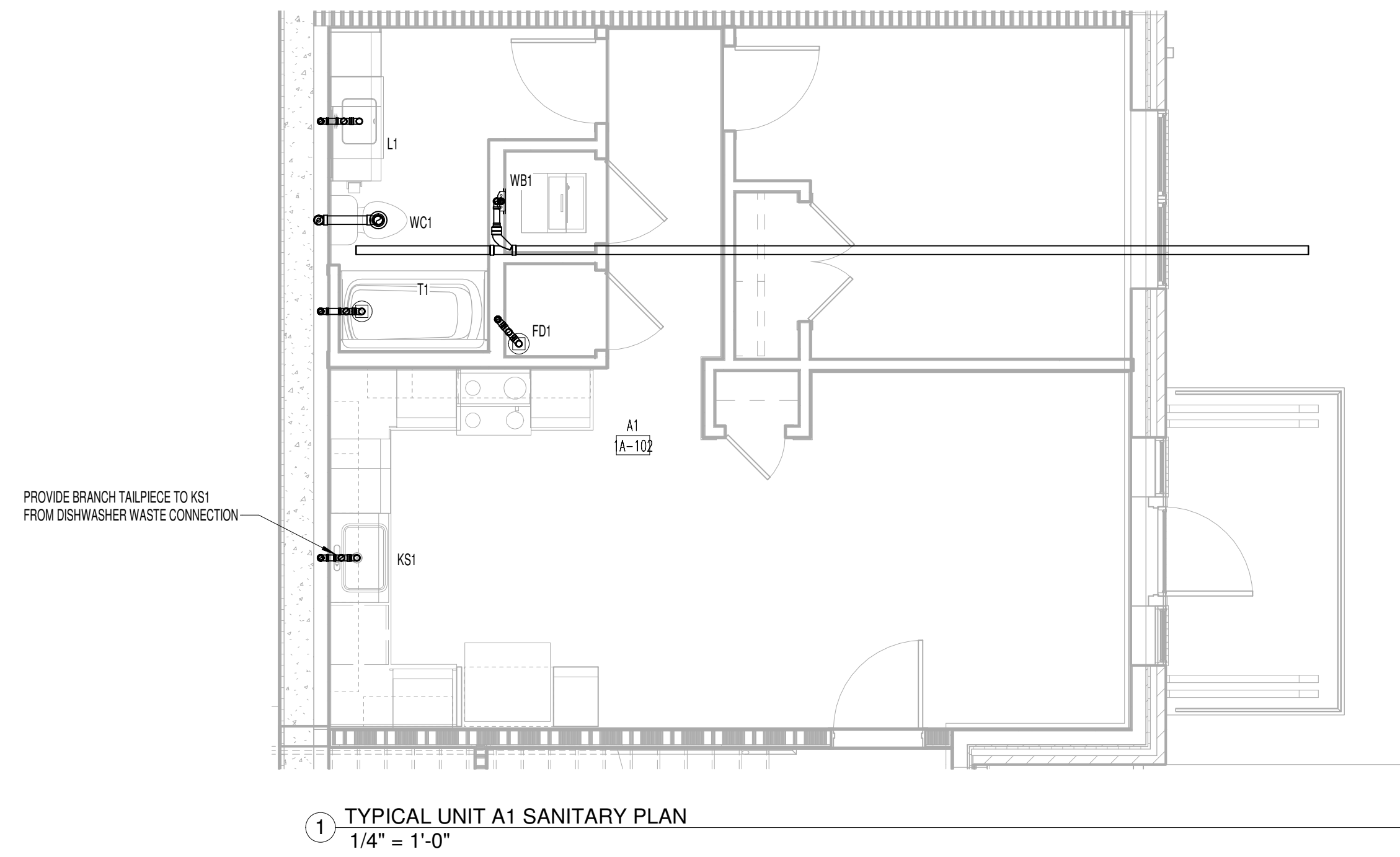
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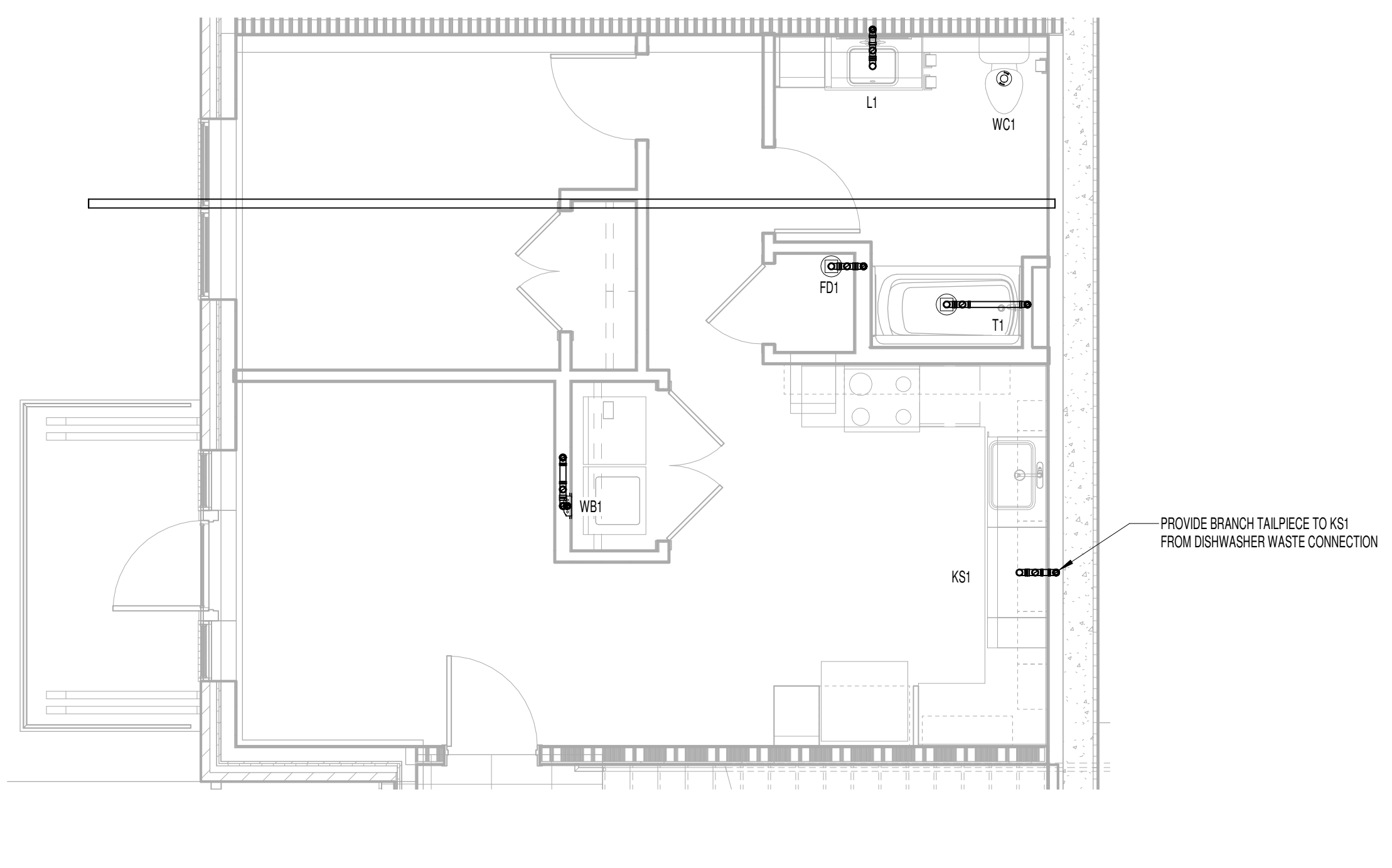
Drawing:  
**TYPICAL UNITS A1 &  
A1a PLUMBING PLANS**

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

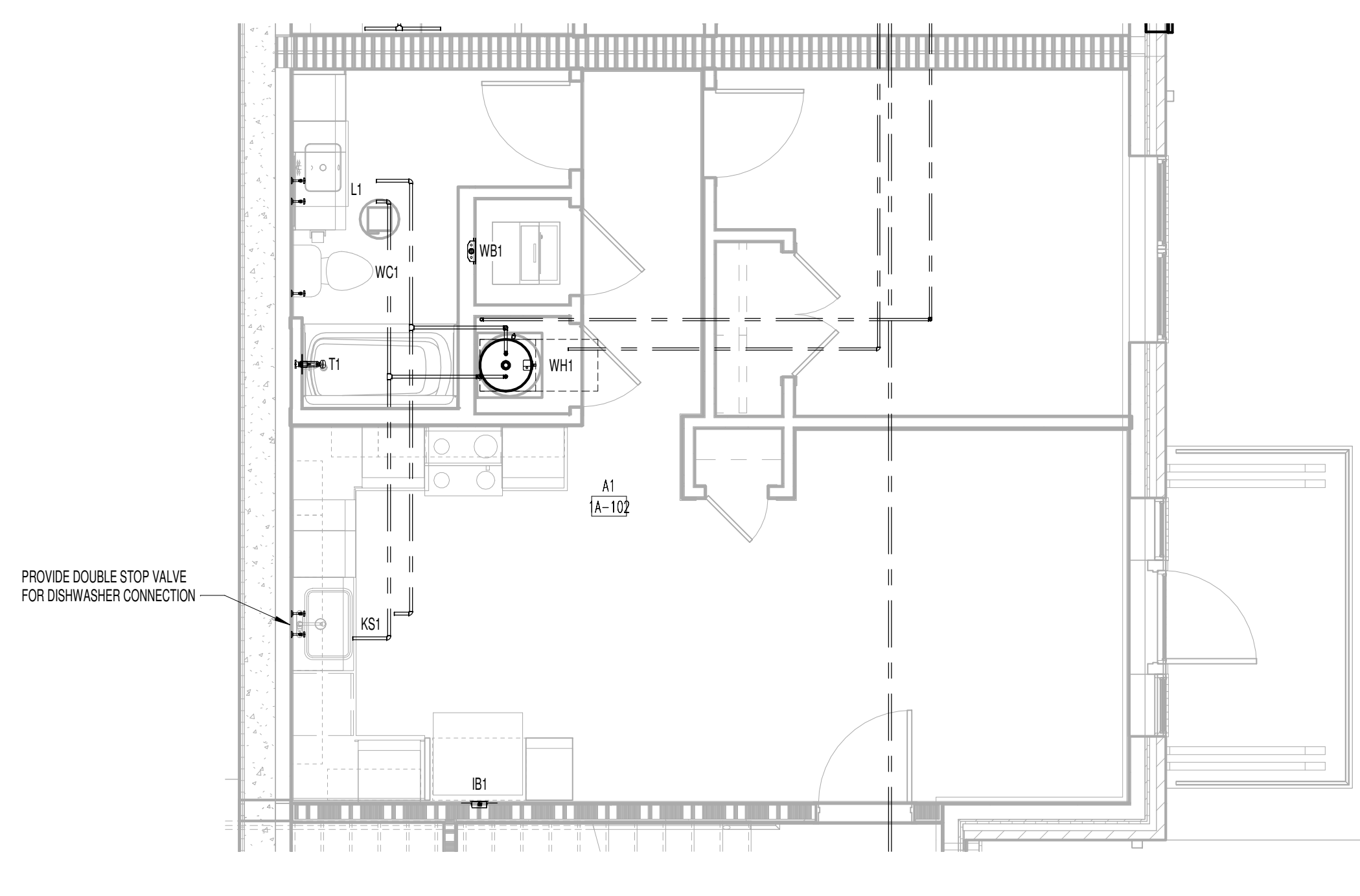
**P111**



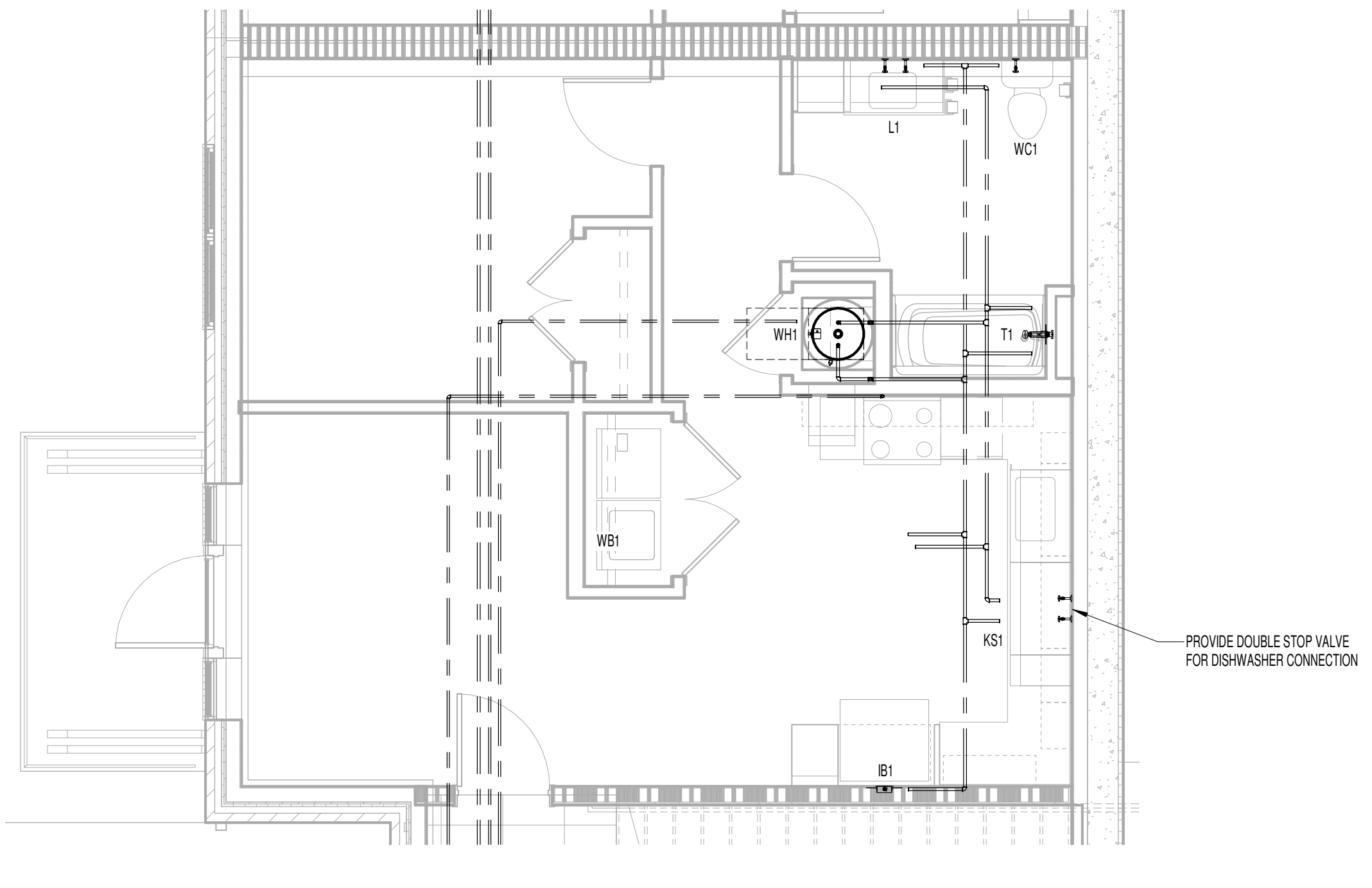
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1/4" = 1'-0"



2 TYPICAL UNIT A1a SANITARY PLAN  
1/4" = 1'-0"



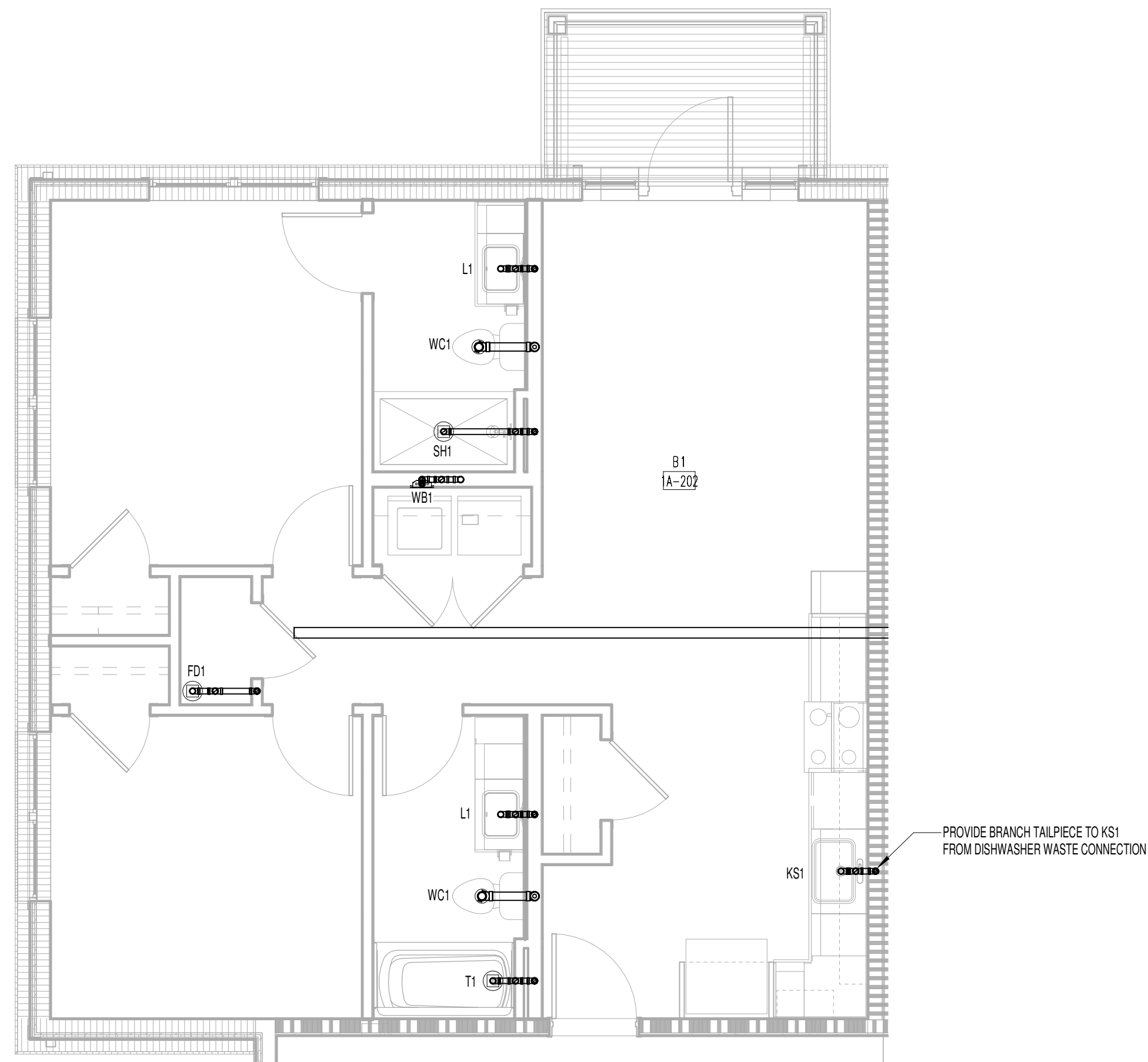
3 TYPICAL UNIT A1 DOMESTIC WATER  
1/4" = 1'-0"



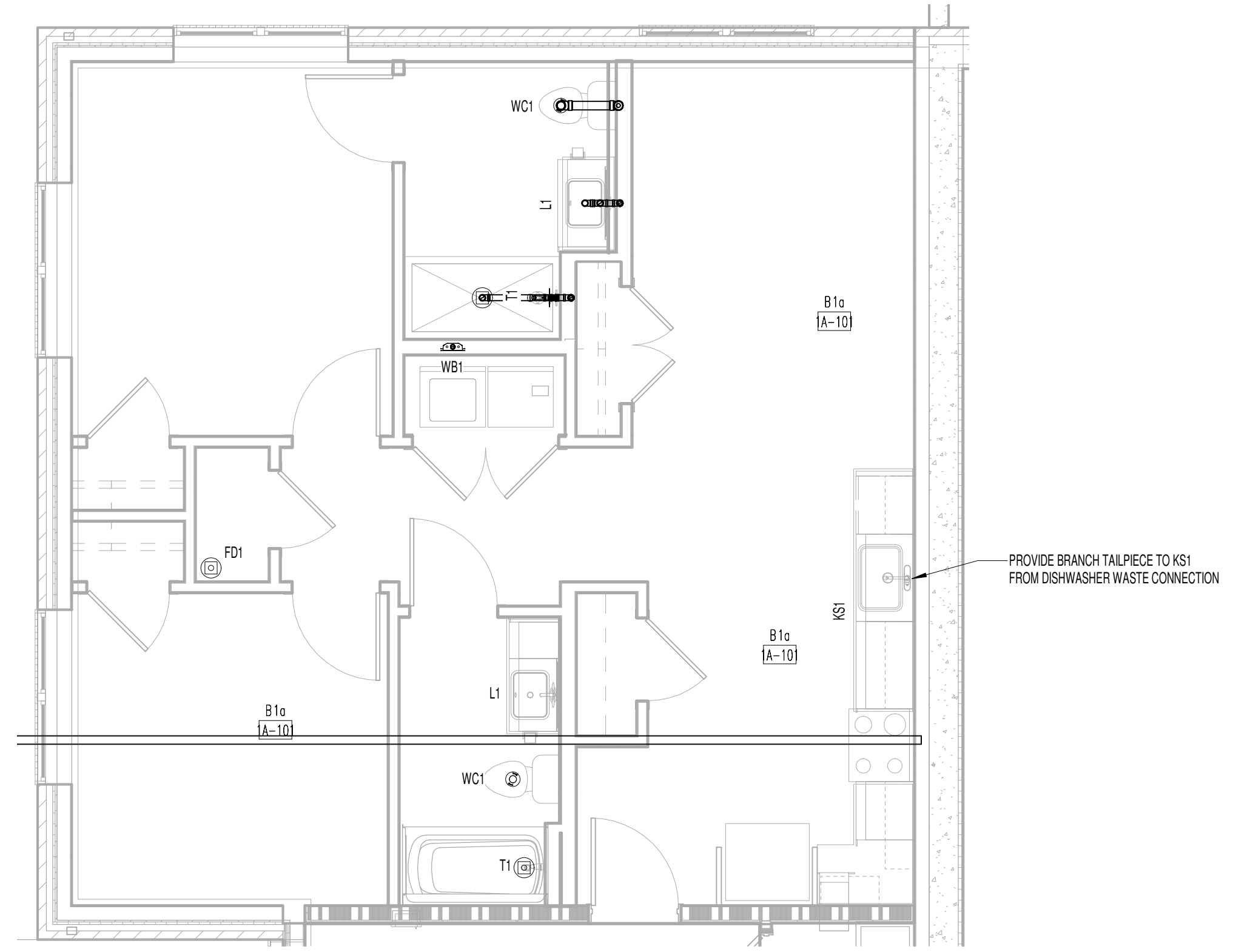
4 TYPICAL UNIT A1a DOMESTIC WATER  
1/4" = 1'-0"

6/29/2023 4:45:46 PM

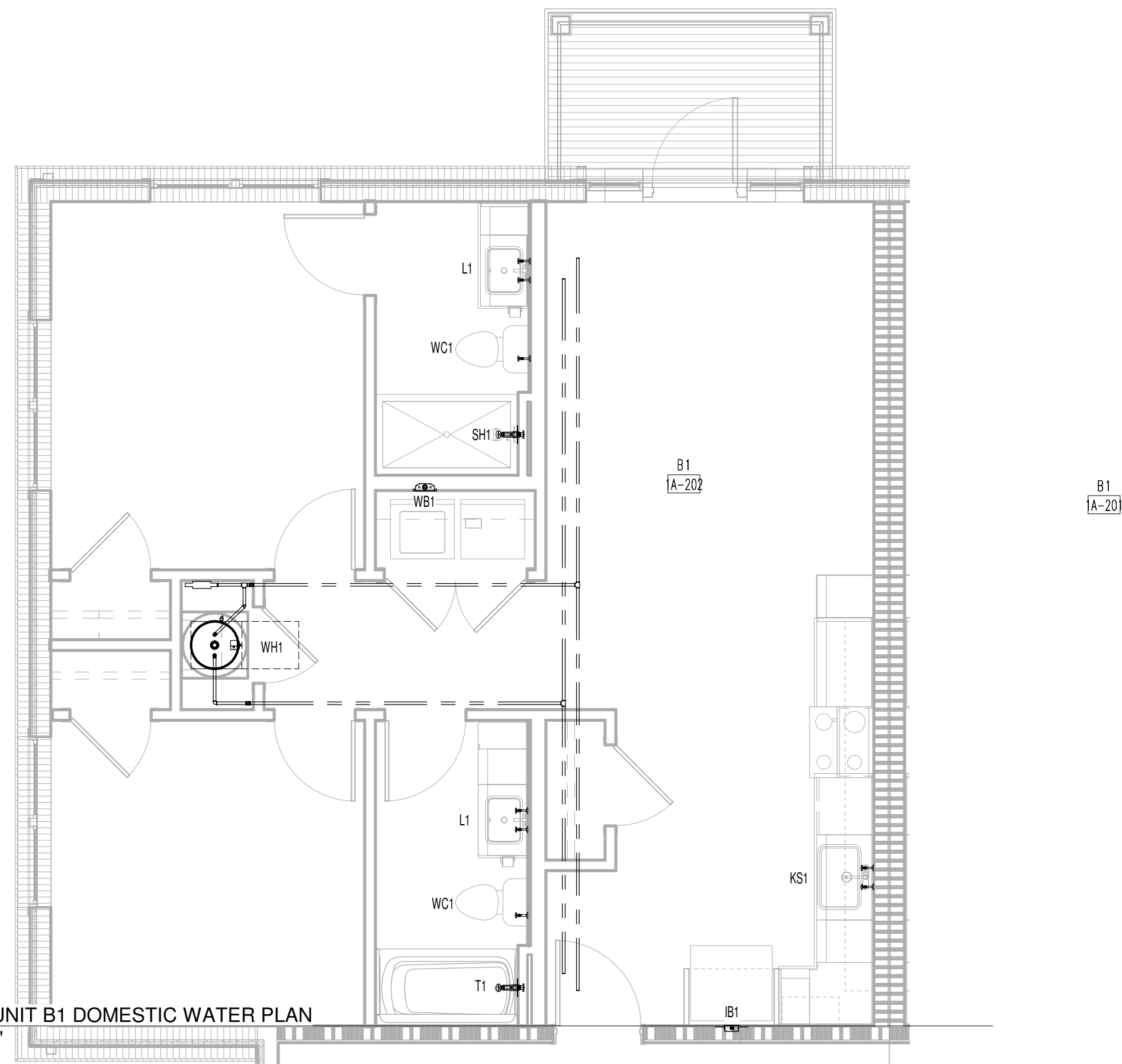
6/29/2023 4:45:56 PM



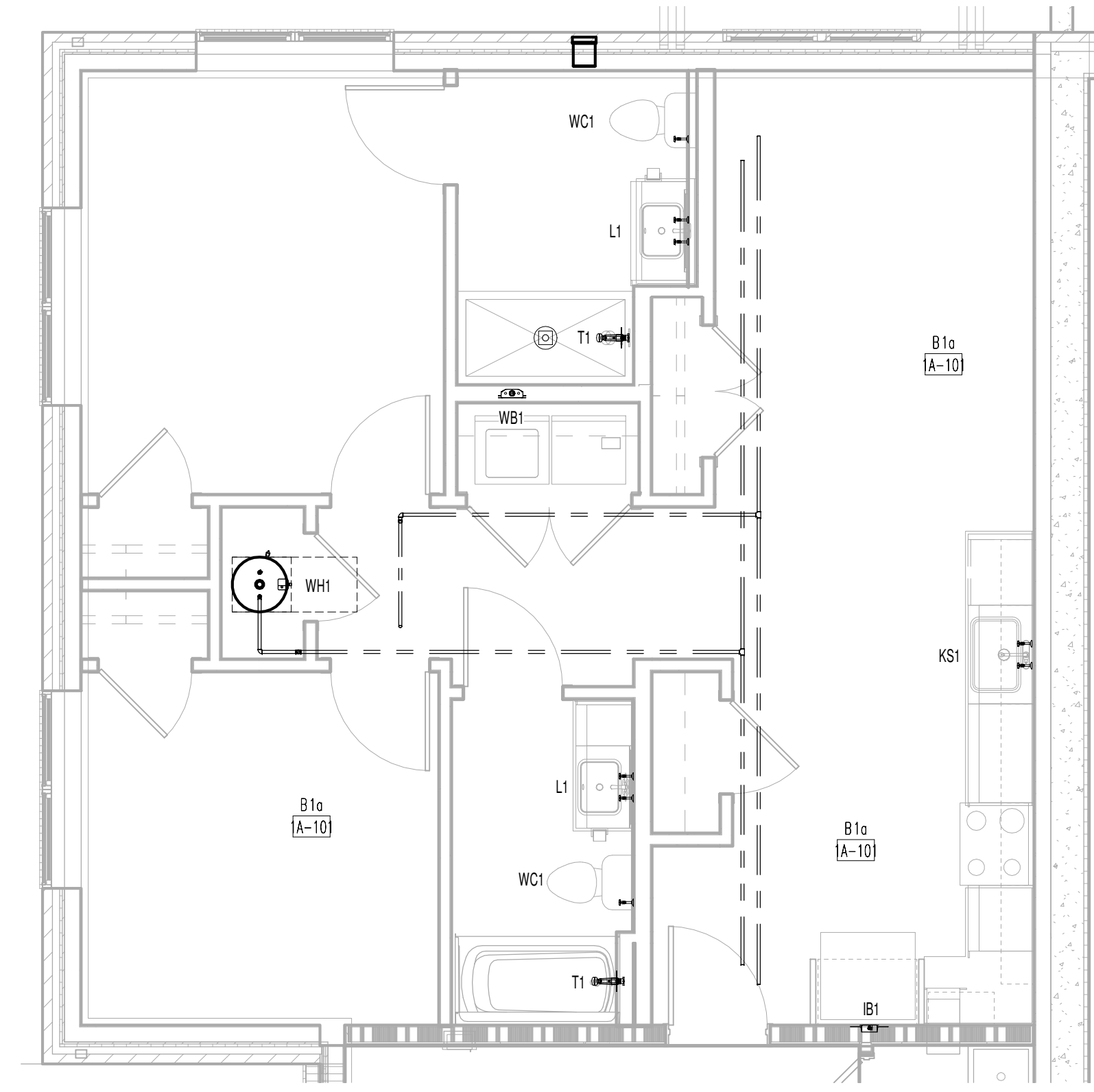
1 TYPICAL UNIT B1 SANITARY PLAN  
1/4" = 1'-0"



2 TYPICAL UNIT B1a SANITARY PLAN  
1/4" = 1'-0"



3 TYPICAL UNIT B1 DOMESTIC WATER PLAN  
1/4" = 1'-0"



4 TYPICAL UNIT B1a DOMESTIC WATER PLAN  
1/4" = 1'-0"



No: Date: Revision:

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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Nashville, TN 37208



WESTERN HEIGHTS PHASE 1 RINSHORE

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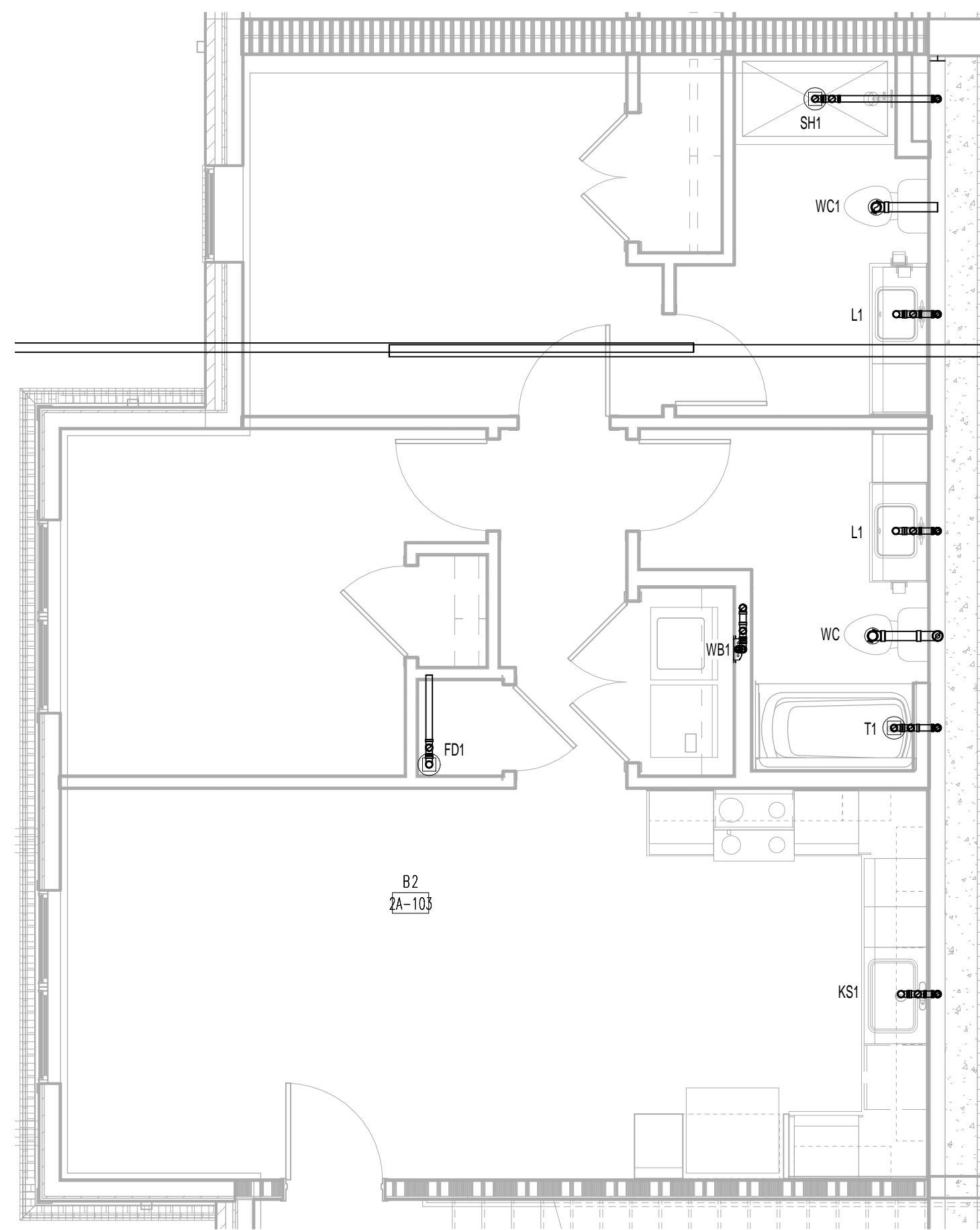
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Drawing:  
TYPICAL UNITS B1 AND B1a PLUMBING PLANS

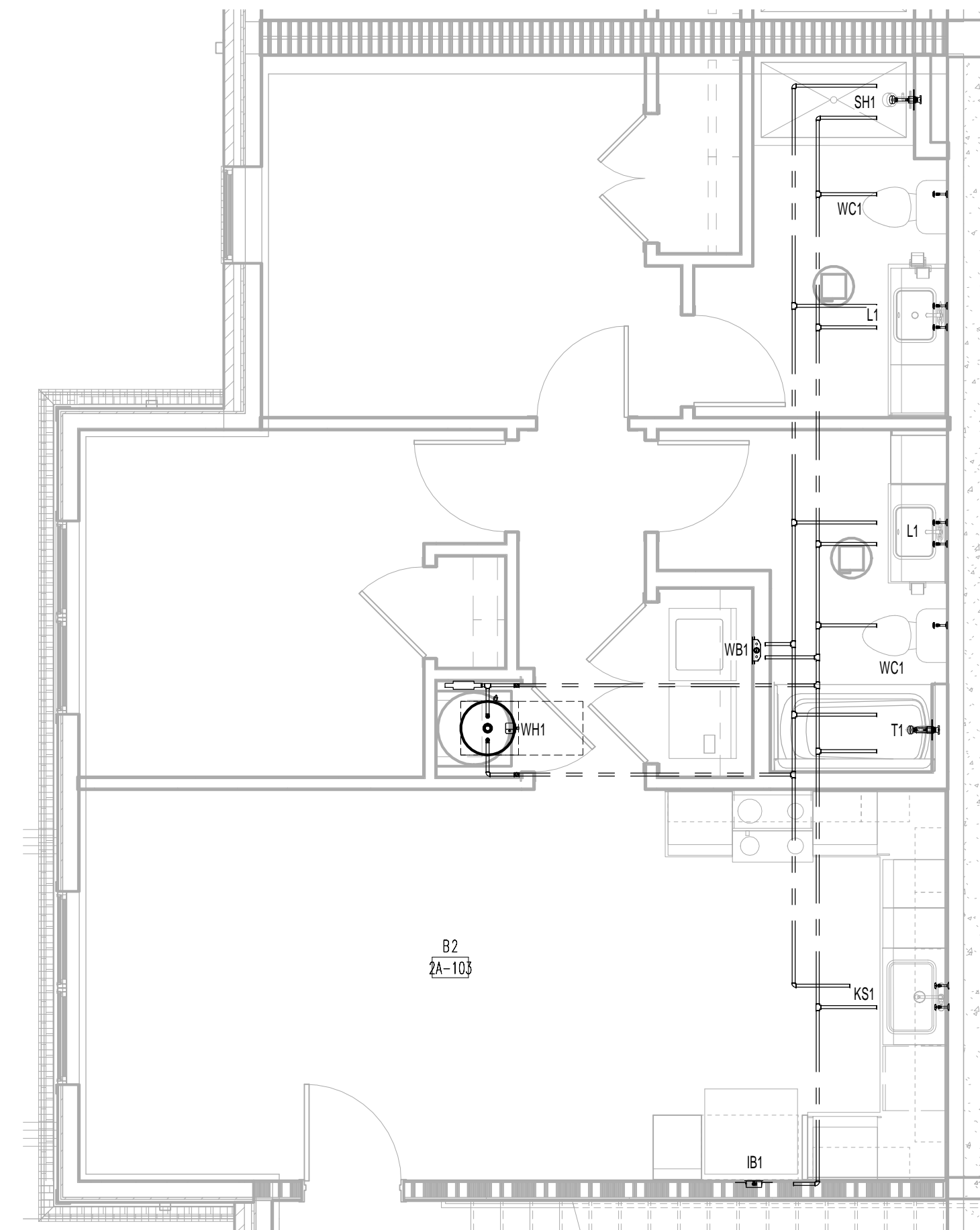
06/30/2023  
100% DESIGN DEVELOPMENT SET

P112

6/29/2023 4:53:38 PM



① TYPICAL UNIT B2 SANITARY  
1/4" = 1'-0"



② TYPICAL UNIT B2 DOMESTIC WATER  
1/4" = 1'-0"



No: Date: Revision::

Client Contact: ANNA LIBBY  
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WESTERN HEIGHTS PHASE 1 RINSHORE

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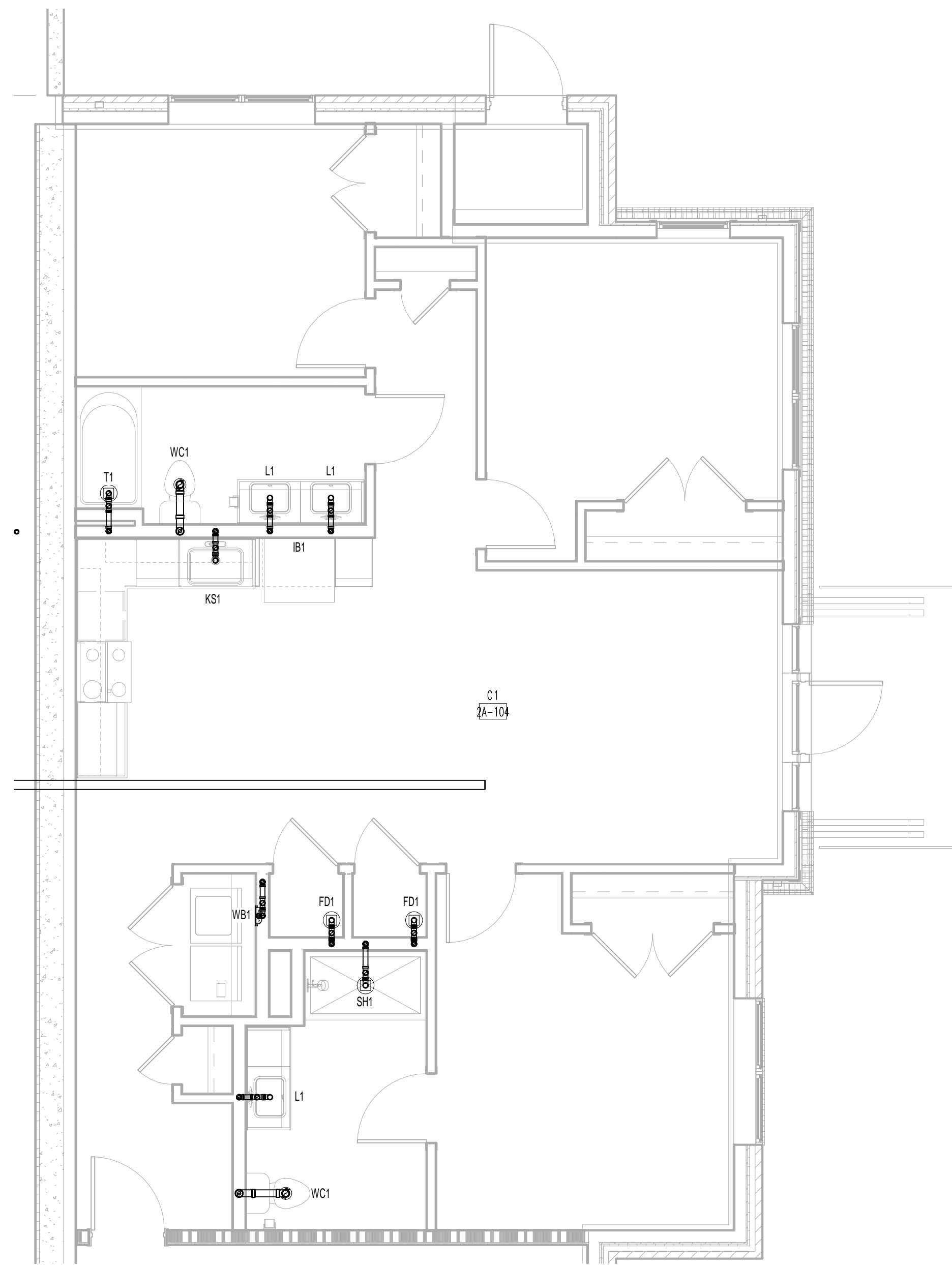
Drawing:  
TYPICAL UNIT B2  
PLUMBING PLANS

05/26/2023  
SCHEMATIC DESIGN SET

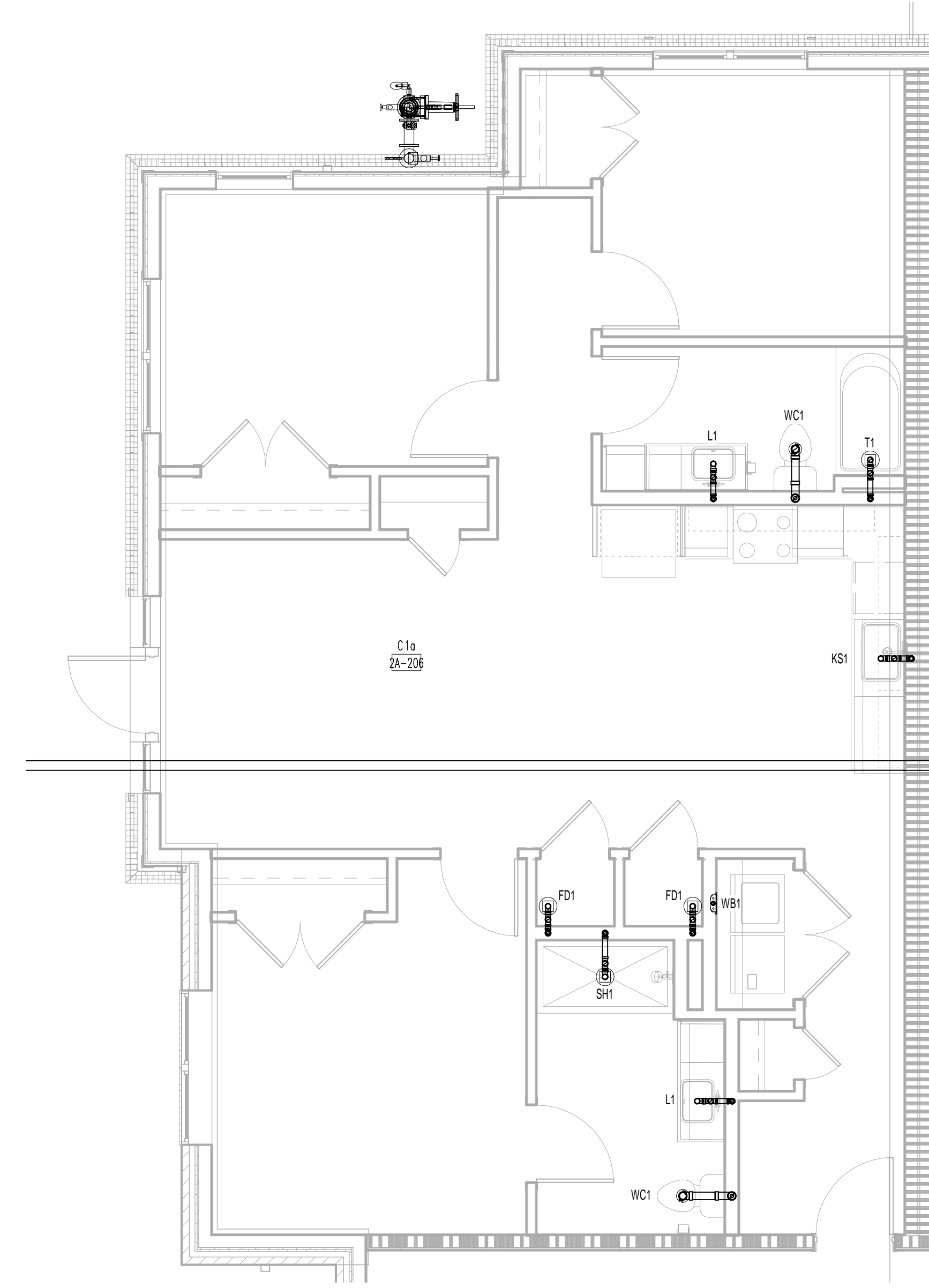
P113



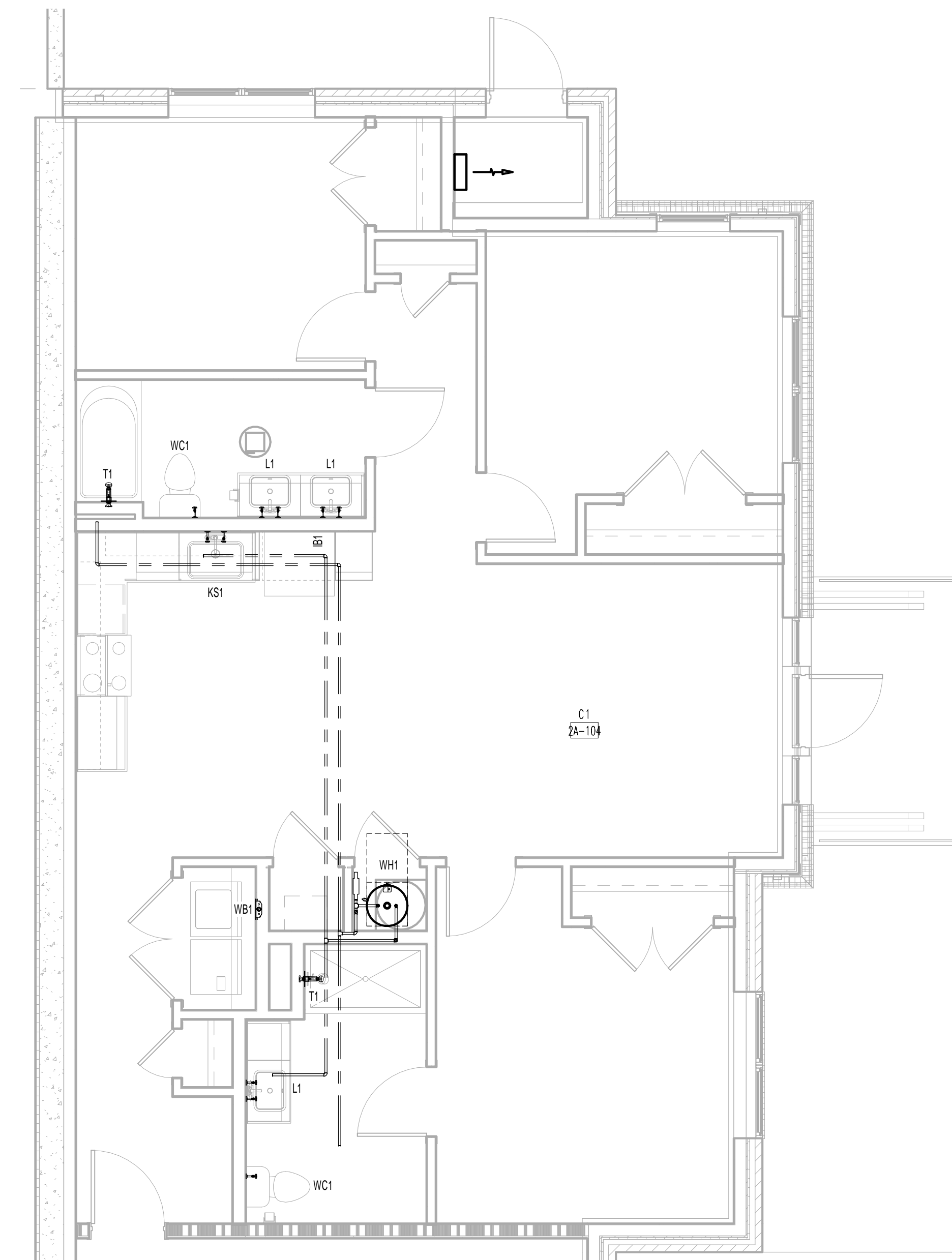
No: Date: Revision::



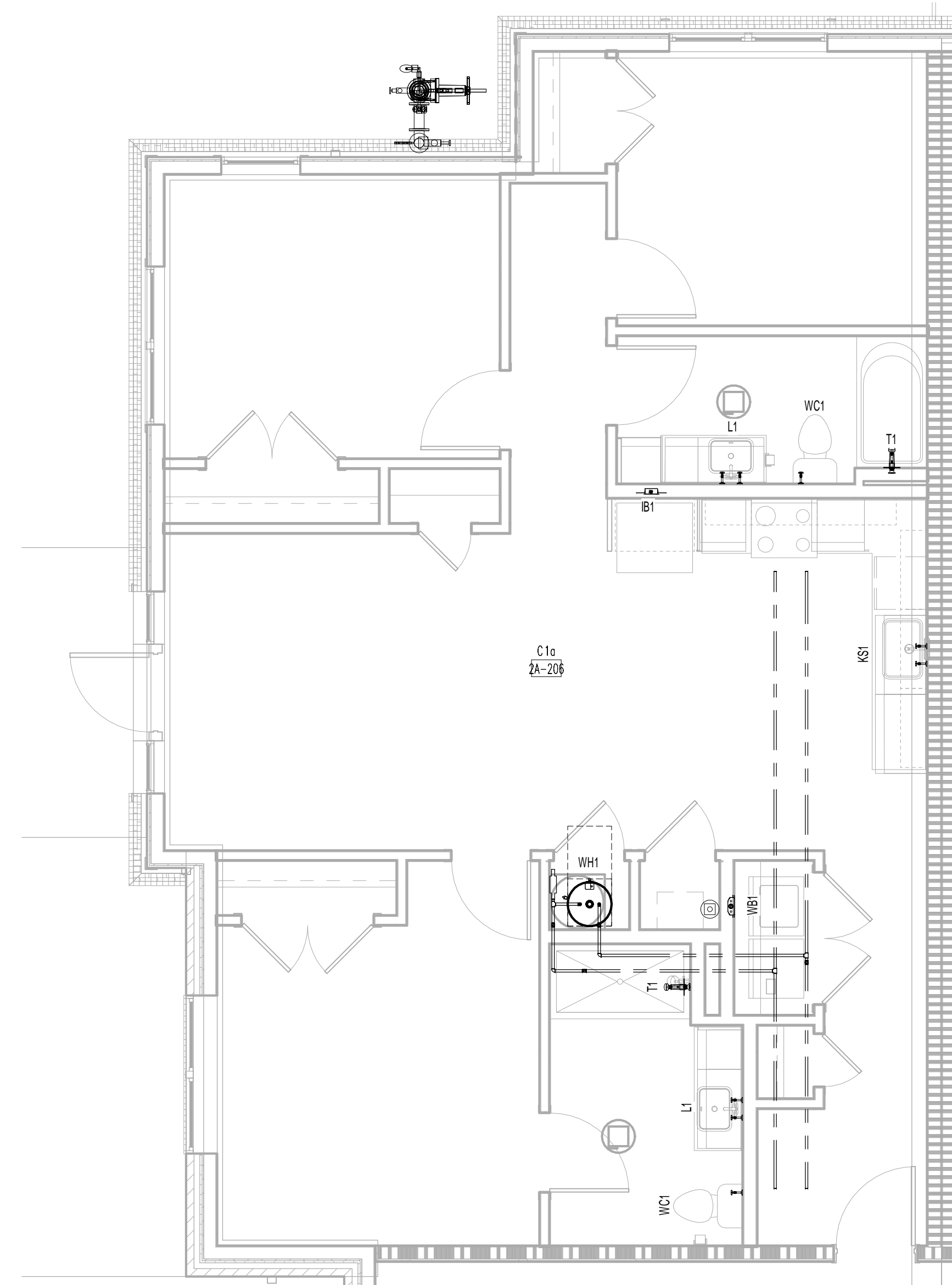
1 TYPICAL UNIT C1 SANITARY  
1/4" = 1'-0"



2 TYPICAL UNIT C1a SANITARY  
1/4" = 1'-0"



3 TYPICAL UNIT C1 DOMESTIC WATER  
1/4" = 1'-0"



4 TYPICAL UNIT C1a DOMESTIC WATER  
1/4" = 1'-0"

Client Contact: ANNA LIBBY  
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# WESTERN HEIGHTS PHASE 1 RINSHORE

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Drawing:  
TYPICAL UNITS C1 AND C1a PLUMBING PLANS

05/26/2023

SCHEMATIC DESIGN SET

# P114

6/29/2023 4:53:48 PM



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# WESTERN HEIGHTS PHASE 1 RINSHORE

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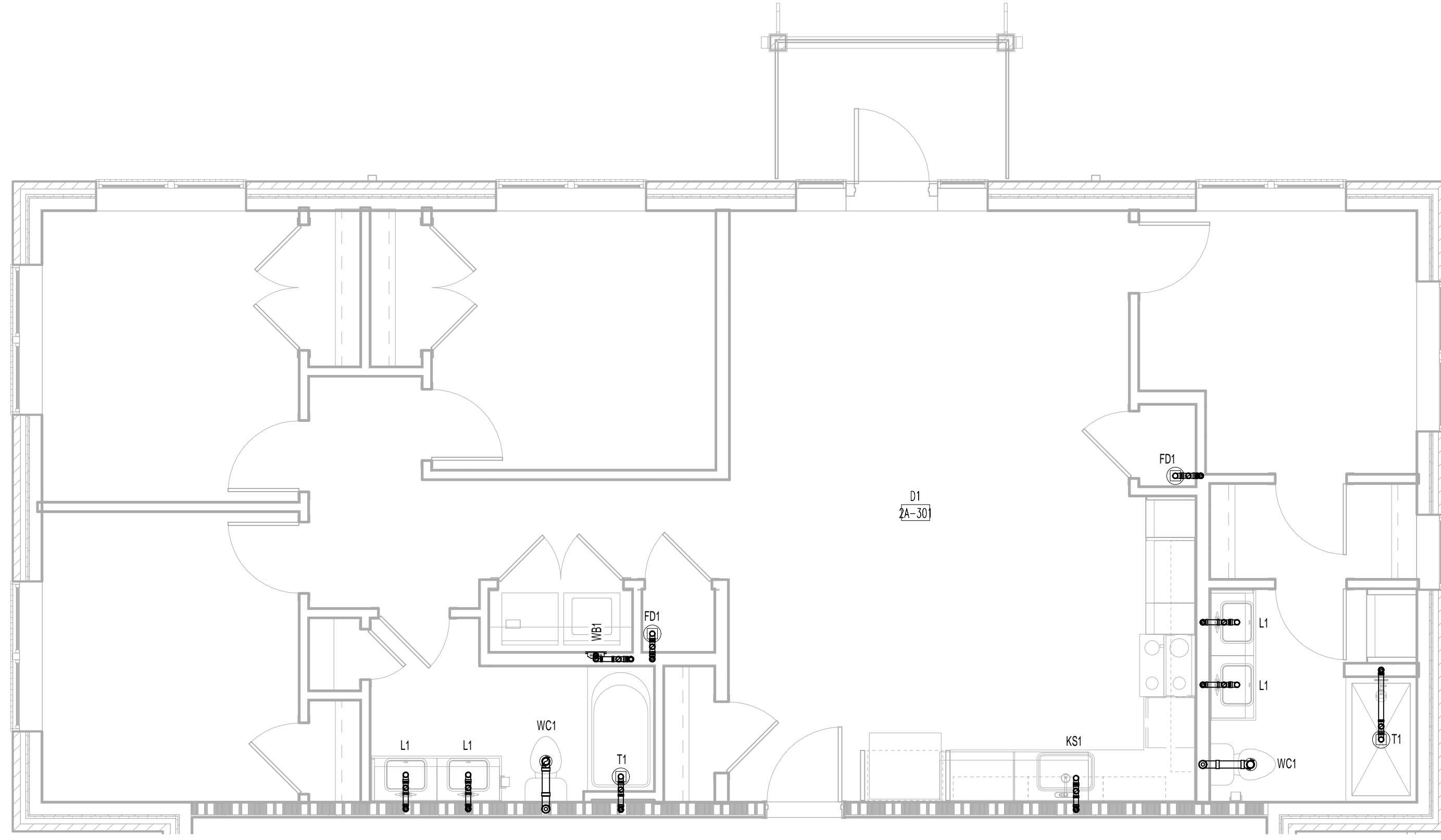
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Drawing:  
TYPICAL UNITS D1 AND D1a PLUMBING PLANS

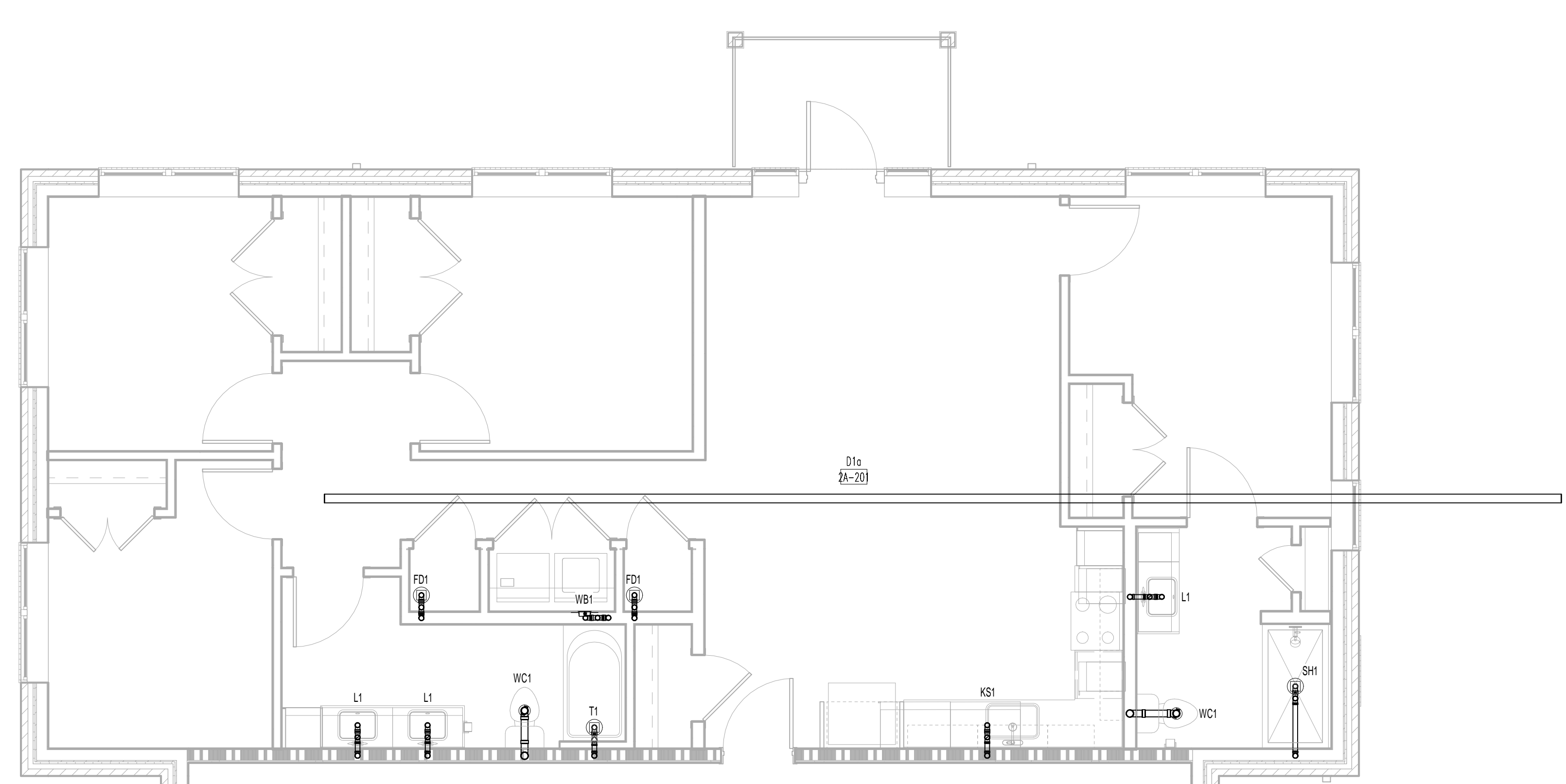
05/26/2023

SCHEMATIC DESIGN SET

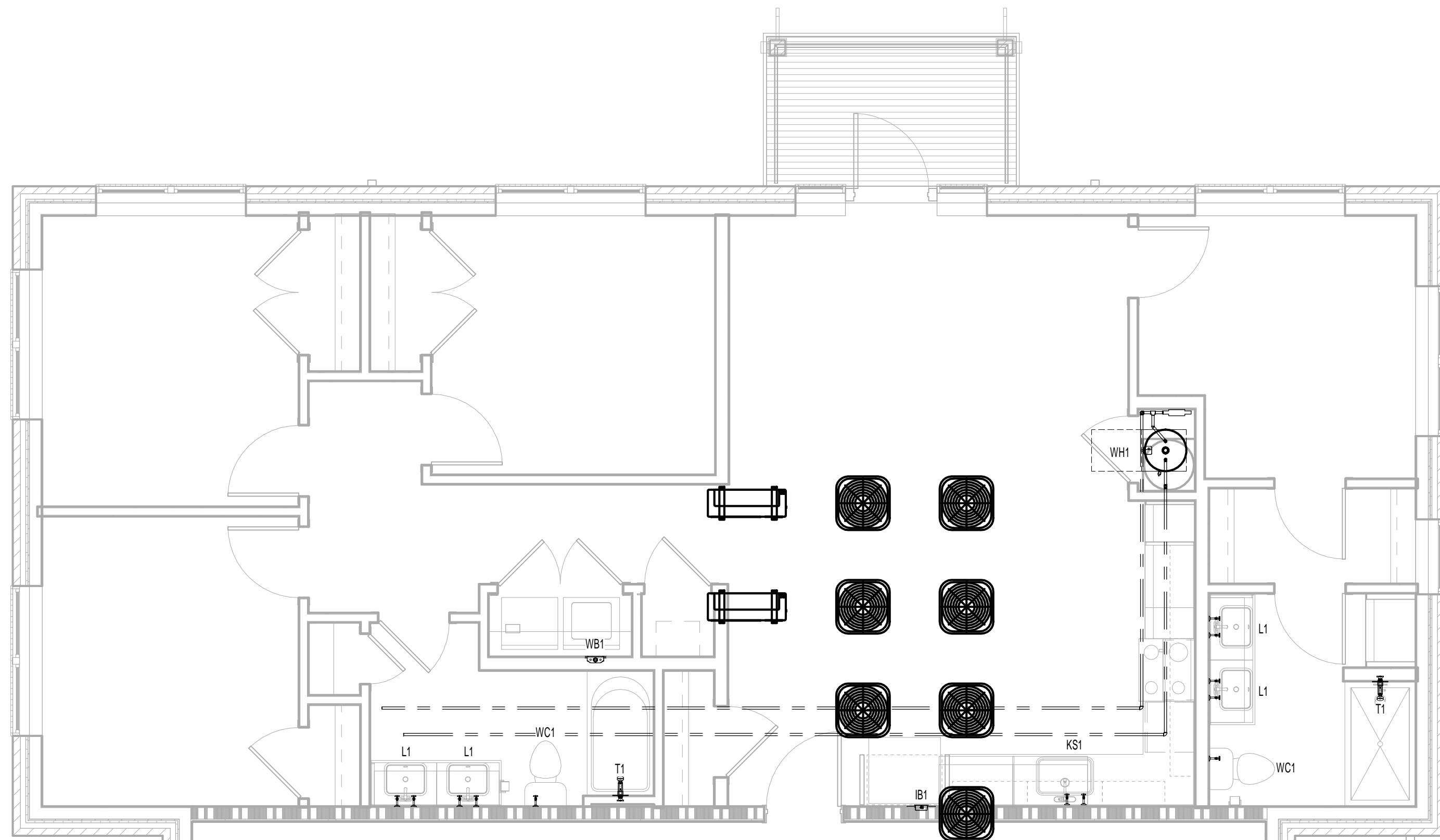
# P115



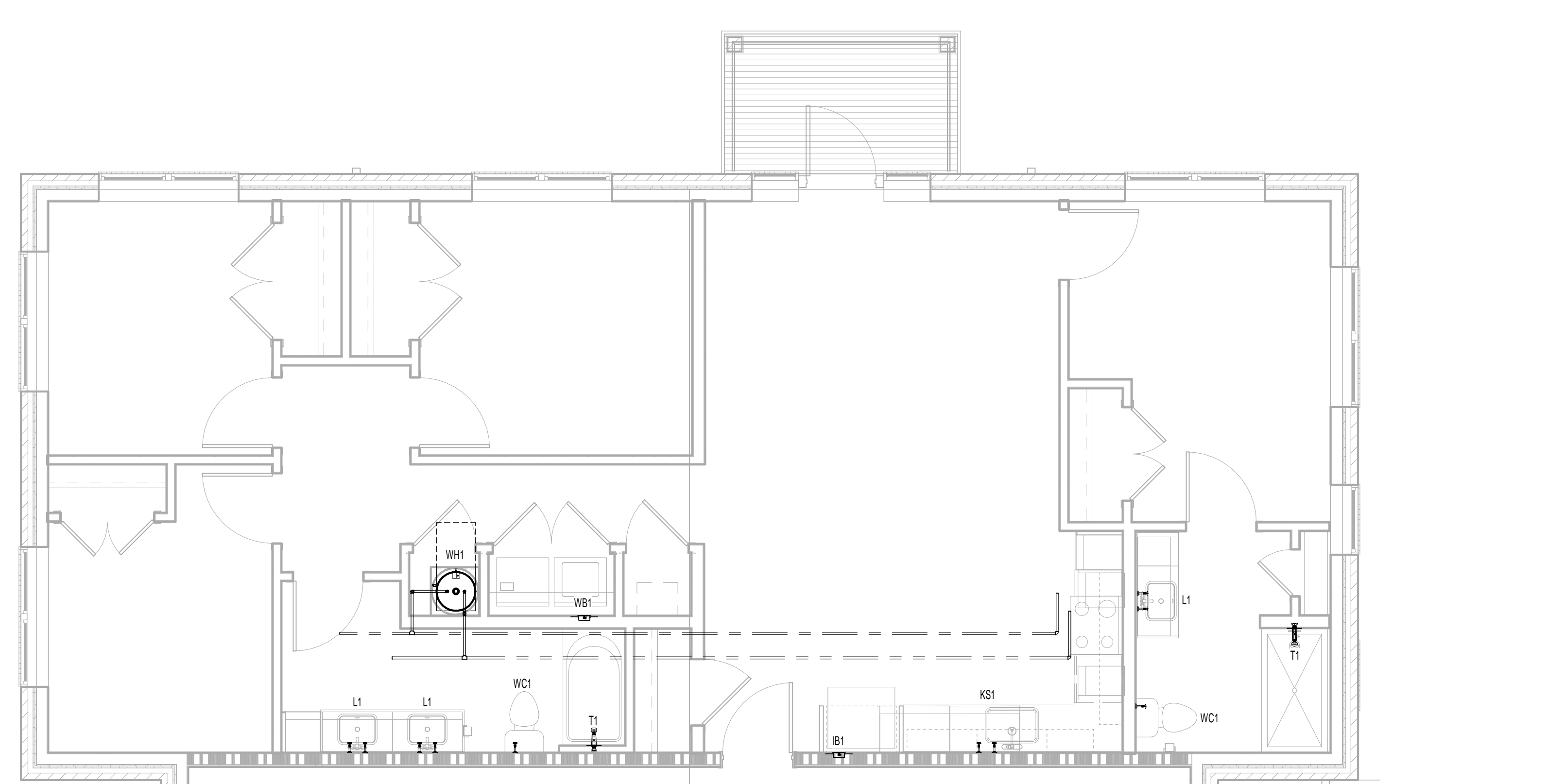
1 TYPICAL UNIT D1 SANITARY  
1/4" = 1'-0"



2 TYPICAL UNIT D1a SANITARY  
1/4" = 1'-0"



3 TYPICAL UNIT D1 DOMESTIC WATER  
1/4" = 1'-0"



4 TYPICAL UNIT D1a DOMESTIC WATER  
1/4" = 1'-0"

6/29/2023 4:53:57 PM

6/29/2023 4:55:56 PM



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Client Contact: ANNA LIBBY  
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SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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**WESTERN HEIGHTS PHASE 1 RINSHORE**



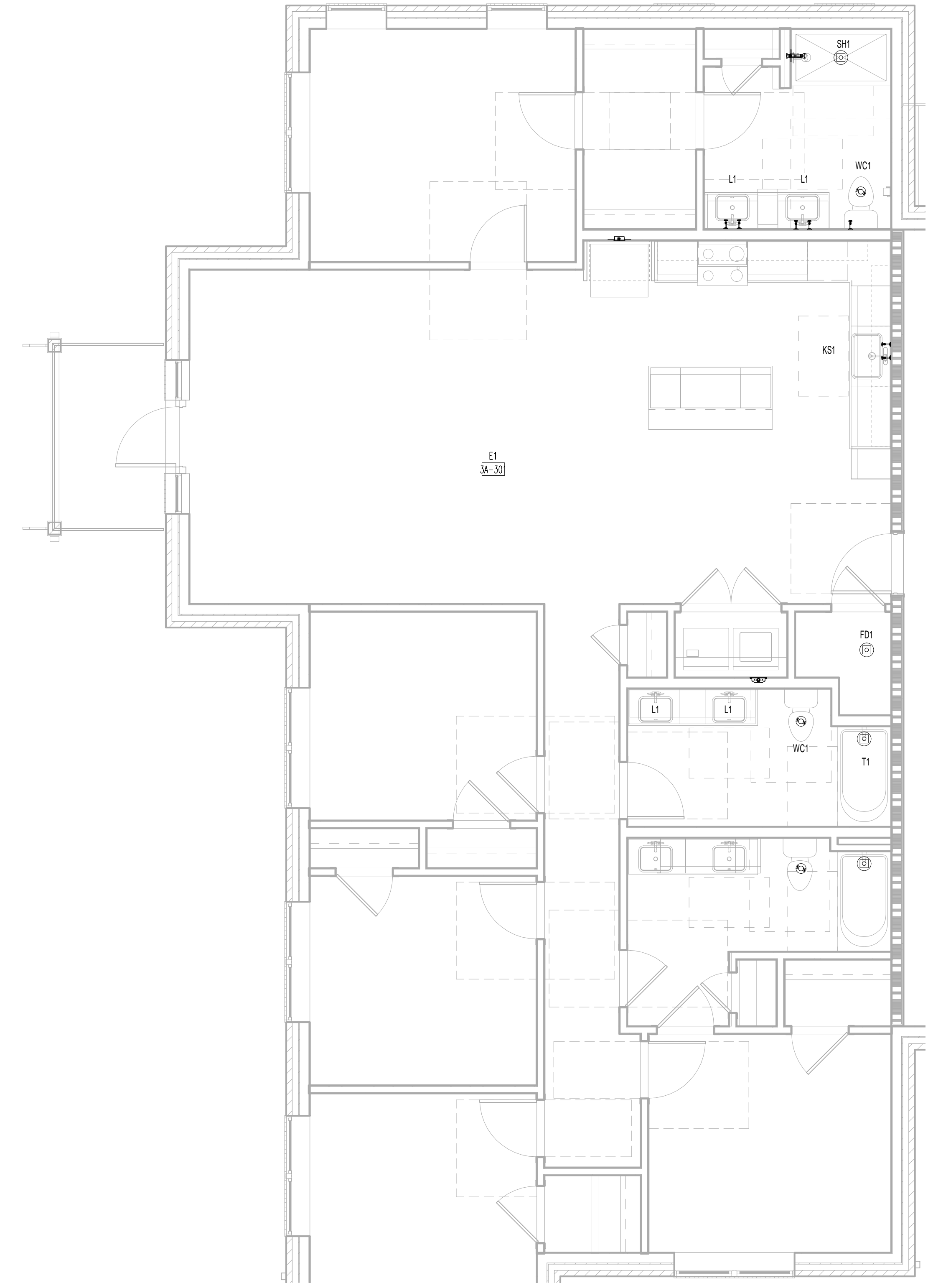
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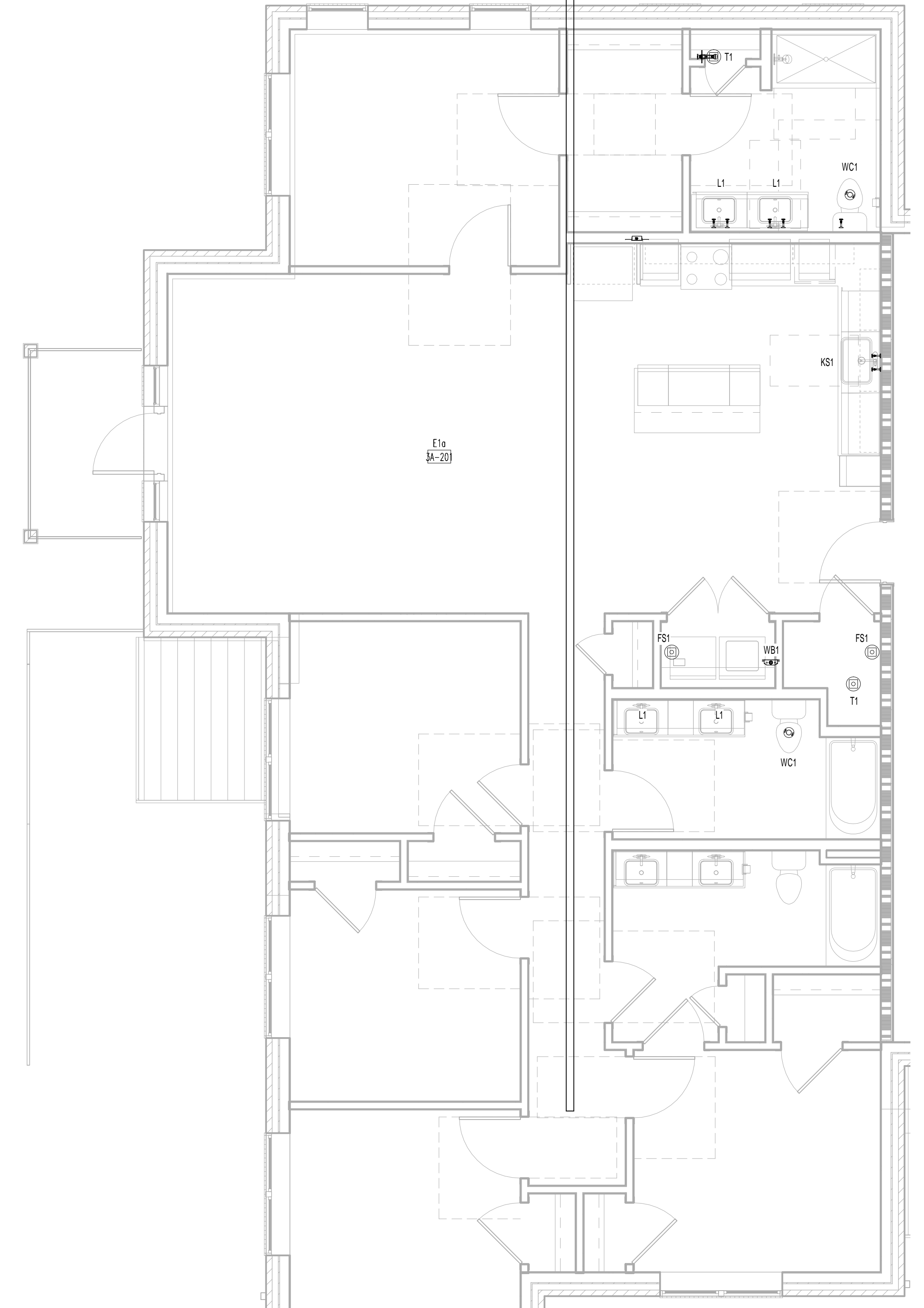
Drawing:  
TYPICAL UNITS E1 AND E1a SANITARY PLANS

02/17/2023  
50% SCHEMATIC DESIGN PRICING SET

**P116**

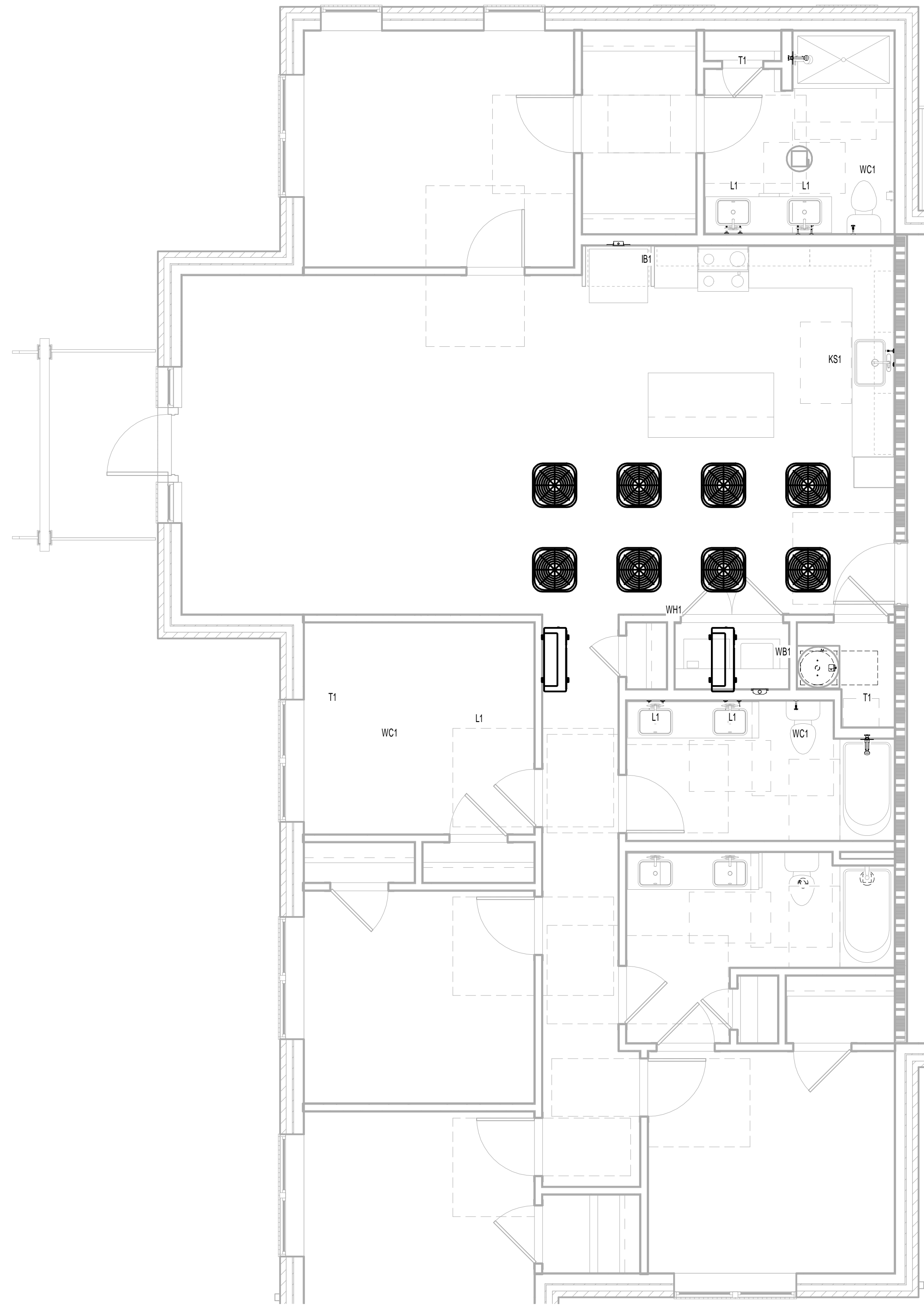


1 TYPICAL UNIT E1 SANITARY  
1/4" = 1'-0"

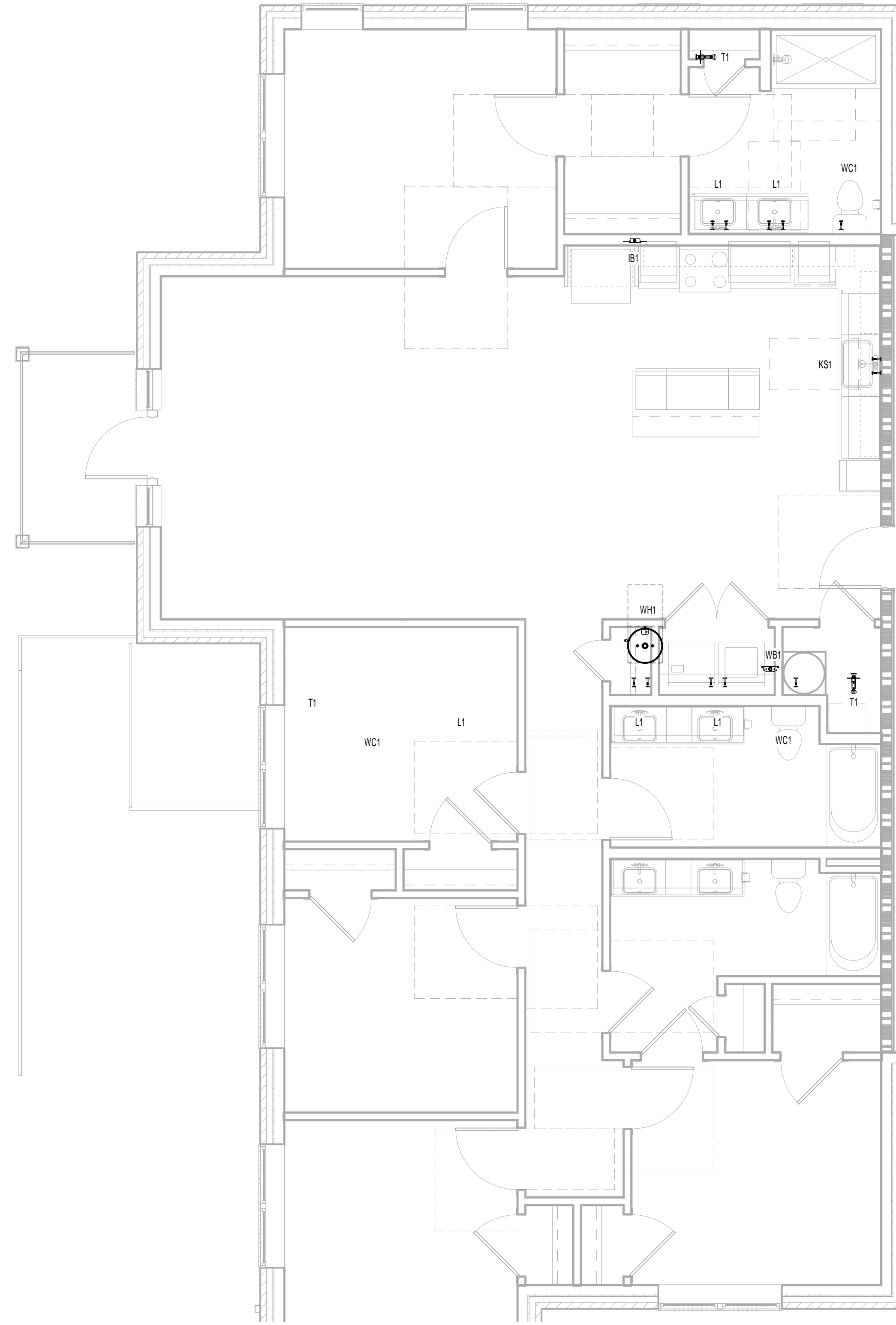


2 TYPICAL UNIT E1a SANITARY  
1/4" = 1'-0"

6/29/2023 4:56:01 PM



① TYPICAL UNIT E1 DOMESTIC WATER  
1/4" = 1'-0"



② TYPICAL UNIT E1a DOMESTIC WATER  
1/4" = 1'-0"



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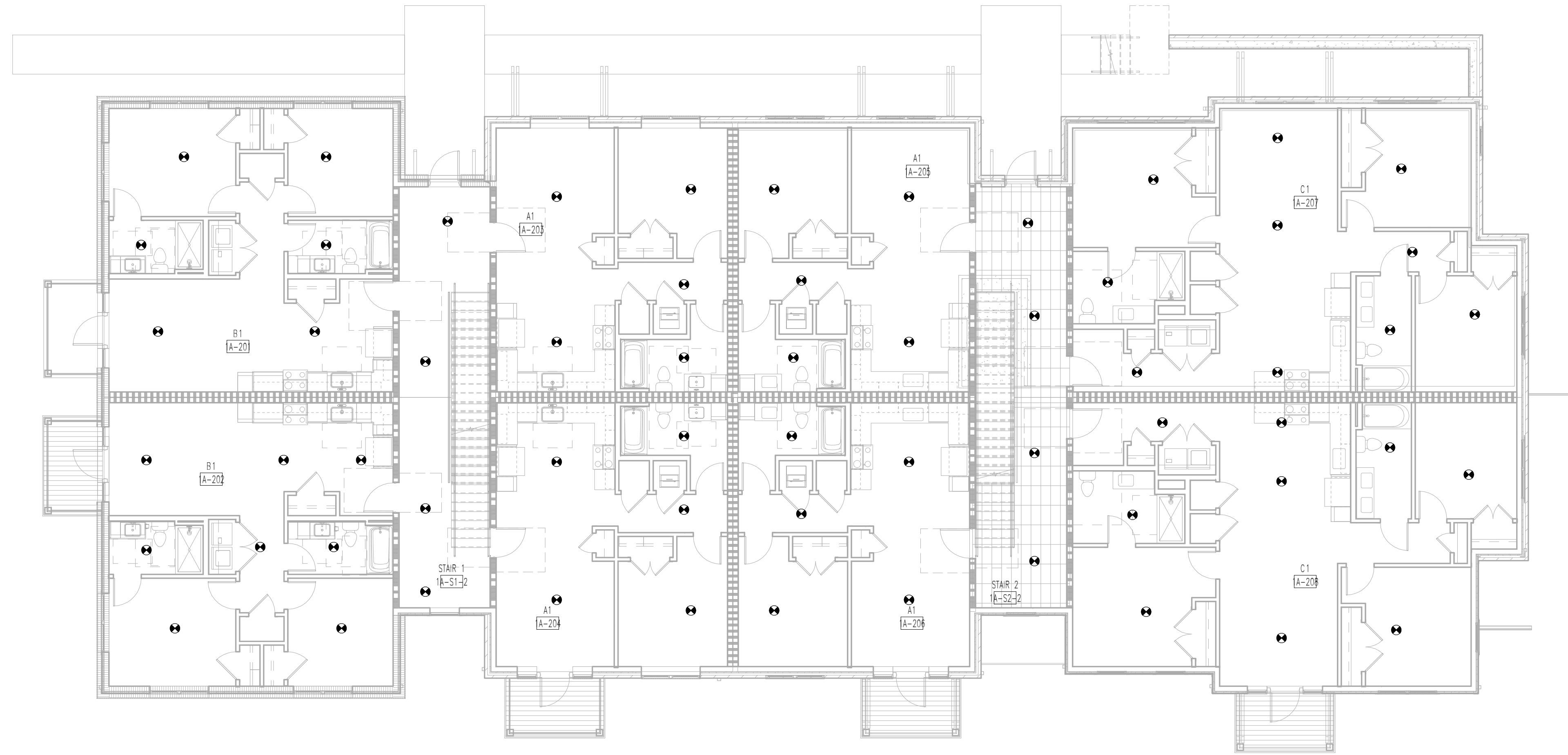
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Drawing:  
TYPICAL UNIT E1a  
DOMESTIC WATER  
PLANS

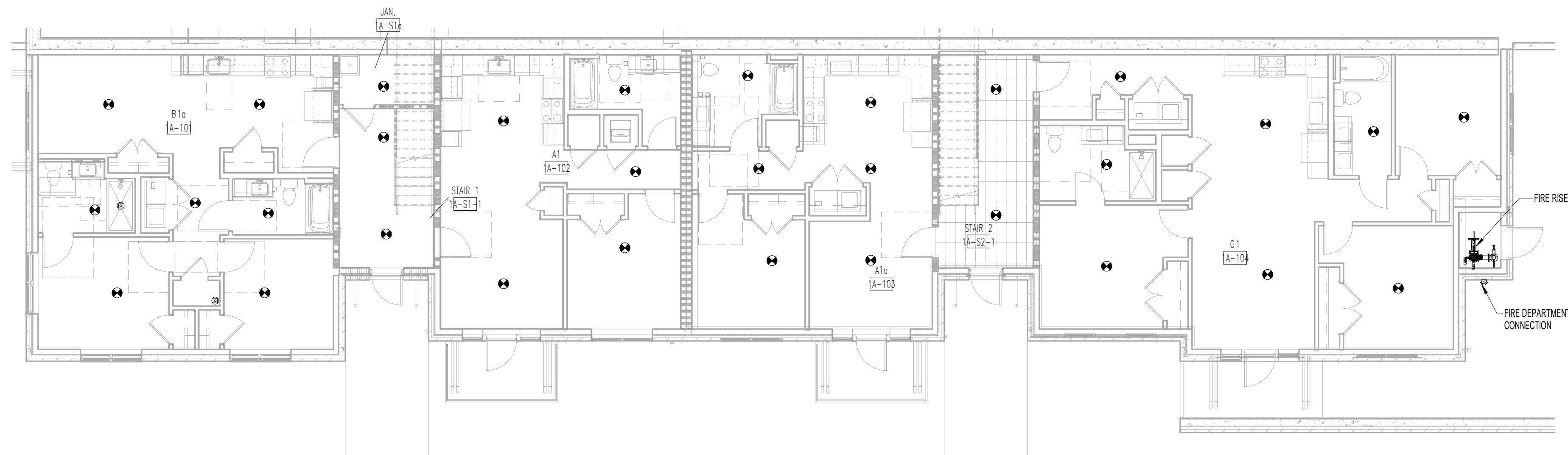
02/17/2023  
50% SCHEMATIC DESIGN  
PRICING SET

**P117**

6/29/2023 5:05:04 PM



② BUILDING 1A - 2ND FLOOR OVERALL FIRE PROTECTION PLAN  
1/8" = 1'-0"



① BUILDING 1A - 1ST FLOOR OVERALL FIRE PROTECTION PLAN  
1/8" = 1'-0"



**FACILITY  
SYSTEMS  
CONSULTANTS, LLC**  
713 South Central Street, Suite 101  
Knoxville, Tennessee 37902  
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Fax: (845) 246-1084

No: Date: Revision::

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208



**WESTERN HEIGHTS PHASE 1 RINSHORE**

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**Drawing:**  
BUILDING 1A - 1st AND  
2nd FLOOR FIRE  
PROTECTION PLANS

06/30/2023

100% DESIGN DEVELOPMENT  
SET

**FP101a**





No: Date: Revision:

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SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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WESTERN HEIGHTS PHASE 1 RINSHORE

- FIRE SPRINKLER SYSTEM NOTES:**
- FIRE SPRINKLER CONTRACTOR SHALL PROVIDE A FIRE SPRINKLER SYSTEM DESIGN COMPLIANT WITH ALL APPLICABLE PROVISIONS OF NFPA 13 2010 EDITION. FURNISH AND INSTALL A WET SPRINKLER SYSTEM THROUGHOUT THE BUILDING.
  - THESE DRAWINGS ARE SCHEMATIC FOR DESIGN INTENT ONLY AND THE DESIGN-BUILD CONTRACTOR IS RESPONSIBLE FOR A COMPLETE AND FUNCTIONAL SYSTEM WITH ANY NECESSARY APPURTENANCES.
  - FIRE SPRINKLER SHOP DRAWINGS (2 SETS OF WORKING PLANS, PRODUCT DATA AND HYDRAULIC CALCULATIONS) ARE TO BE SUBMITTED FOR REVIEW AFTER THE ENGINEER OF RECORD IS SATISFIED THAT THE SHOP DRAWINGS SATISFY THE REQUIREMENTS OF THE NFPA 13 AND THE PROJECT DOCUMENTS. THE ENGINEER OF RECORD SHALL DATE SUCH APPROVAL ON THE SHOP DRAWINGS.
  - ALL DETAIL DESIGN DRAWINGS AND CALCULATIONS SHALL BE SEALED BY A SPRINKLER SYSTEM ENGINEER OR R.I.E. LICENSED IN THE STATE OF TENNESSEE.
  - THE SPACES ARE CLASSIFIED AS LIGHT HAZARD (EXCEPT WHERE NOTED BELOW) THROUGHOUT SYSTEM. DESIGN CALCULATIONS SHALL INCLUDE SPRINKLERS TO PROVIDE A DESIGN DENSITY OF 0.10 GPM/FT<sup>2</sup> FOR THESE OCCUPANCIES. JANITOR CLOSETS, MECHANICAL ROOMS, AND CHEMICAL STORAGE ROOMS SHALL BE CLASSIFIED AS "ORDINARY HAZARD," USING A DESIGN DENSITY OF 0.15 GPM/FT<sup>2</sup>.
  - PIPE AND FITTINGS
    - DUCTILE-IRON PIPE: AWWA C151, PUSH-ON JOINT TYPE, WITH CEMENT-MORTAR LINING AND SEAL COAT ACCORDING TO AWWA C104. INCLUDE RUBBER GASKET ACCORDING TO AWWA C111.
    - DUCTILE-IRON PIPE: AWWA C151, MECHANICAL JOINT TYPE, WITH CEMENT-MORTAR LINING AND SEAL COAT ACCORDING TO AWWA C104. INCLUDE GLAD RUBBER ACCORDING TO NFPA 985 AND MATCHING LOCAL FIRE DEPARTMENT SIZES AND THREADS, AND BOTTOM OUTLET WITH PIPE THREADS. INCLUDE BRASS, LUGGED CAPS, GASKETS, AND BRASS CHAINS, BRASS, LUGGED SWIVEL CONNECTION AND DROP CLIPPERS FOR EACH HOSE CONNECTION. LET, EIGHTEEN (18) INCH (450-MM) HIGH BRASS SLEEVE, AND ROUND, FLOOR, BRASS, ESCUTCHEON PLATE WITH MARKING "AUTO DRAIN".
      - FINISH INCLUDING SLEEVE: POLISHED CHROME-PLATED.
      - FINISH INCLUDING SLEEVE: POLISHED BRASS.
    - STEEL PIPE: ERW OR DW SCHEDULE 40 OR 40. ALL FITTINGS SHALL COMPLY WITH NFPA 13.
    - (WHERE APPLICABLE) ELAZEMASTER (M APPROVED) CPVC SDR 13.5 CPVC PIPE AND FITTINGS (OR APPROVED EQUAL).
  - CONTRACTOR SHALL COORDINATE WITH ARCHITECT TO ENSURE INSULATION IN ATTIC COMPLETELY COVERS PIPING FOR MAIN FLOOR SPRINKLER SYSTEM. PIPING MAY REQUIRE ROUTING THROUGH JOIST TRUSSES IN ACCORDANCE WITH NFPA 13. CONFIRM WITH STRUCTURAL ENGINEER.
  - QUICK RESPONSE SIDERAIL SPRINKLERS SHALL BE INSTALLED AT EACH STAIRWAY LANDING.
  - A SIDEWALL SPRINKLER SHALL BE PROVIDED AT THE BOTTOM OF ELEVATOR SHAFT AND LOCATED PER NFPA CODE. AN UPRIGHT STYLE HEAD SHALL BE LOCATED AT THE TOP OF THE ELEVATOR SHAFT AND SHALL BE OF ORDINARY OR INTERMEDIATE TEMPERATURE RATING PER NFPA 13 STANDARDS.
  - ALL SYSTEM VALVES AND GAUGES SHALL BE ACCESSIBLE FOR OPERATION, INSPECTION, TEST, AND MAINTENANCE.
  - AIR COMPRESSOR SHALL BE PROVIDED FOR DRY PIPE SYSTEMS. PROVIDE AIR PIPING VALVES, GAUGES AND PRESSURE SENSORS AS PER NFPA.
  - COORDINATE LOCATION OF SPRINKLER WITH ALL OTHER DISCIPLINES. SPRINKLER HEADS SHALL BE CENTER OR QUARTERED IN CEILING TILE UNLESS NOTED OTHERWISE. ALL SPRINKLERS IN GRID CEILING TO BE ON RETURN BENDS OR UTILIZE FLEXIBLE SPRINKLER DROP (VICTALIC A2000 OR APPROVED EQUAL).
  - COORDINATE WITH THE ELECTRICAL CONTRACTOR FOR INSTALLATION AND MONITORING OF ALL TRIPPER AND FLOW SWITCHES. FLOW SWITCHES AND ALARM CHECK VALVES SHALL BE CONNECTED TO GENERAL FIRE ALARM AND SHALL SOUND WITHIN 90 SECONDS OF FLOW.
  - CONTRACTOR SHALL SUPPLY FLEXIBLE PIPE COUPLINGS ON ALL PIPES 2" OR LARGER AT ALL FLEXIBLE JOINTS PER NFPA 13. FLEXIBLE COUPLINGS SHALL ALSO BE PROVIDED WITHIN 1' OF BOTH SIDES OF STRUCTURAL ELEMENTS THAT PIPING PASSES THROUGH.
  - ALL PIPING SHALL HAVE HANGERS INSTALLED PER NFPA 13.
  - SPARE HEAD CABINET SHALL BE LOCATED AS CLOSE TO RISER AS POSSIBLE AND MUST CONTAIN A MINIMUM OF SIX HEADS. THIS SHALL INCLUDE TWO SPRINKLER HEADS OF EACH TYPE AND TEMPERATURE RATING.
  - A 100 GPM HOSE STREAM SHALL BE ADDED TO THE SPRINKLER REQUIREMENTS FOR COMBINED INSIDE AND OUTSIDE HOSE, AT THE POINT OF CONNECTION TO THE SYSTEM.
  - ALLOW 10% PRESSURE LOSS SAFETY FACTOR FOR REDUCTION OR FLUCTUATION OF WATER PRESSURE.
  - PENETRATION OF FIRE AND SMOKE BARRIERS/PARTITIONS SHALL BE ADEQUATELY SEALED/PROTECTED. SEE ALSO RISE TOP DETAILS ON DWG.
  - THE PRESENT WATER SUPPLY SYSTEM SERVING THE FACILITY HAS NOT BEEN DETERMINED AS BEING ADEQUATE FOR THE FIRE PROTECTION SYSTEM. DETERMINATION WILL BE MADE UPON RECEIVING FLOW TEST DATA.

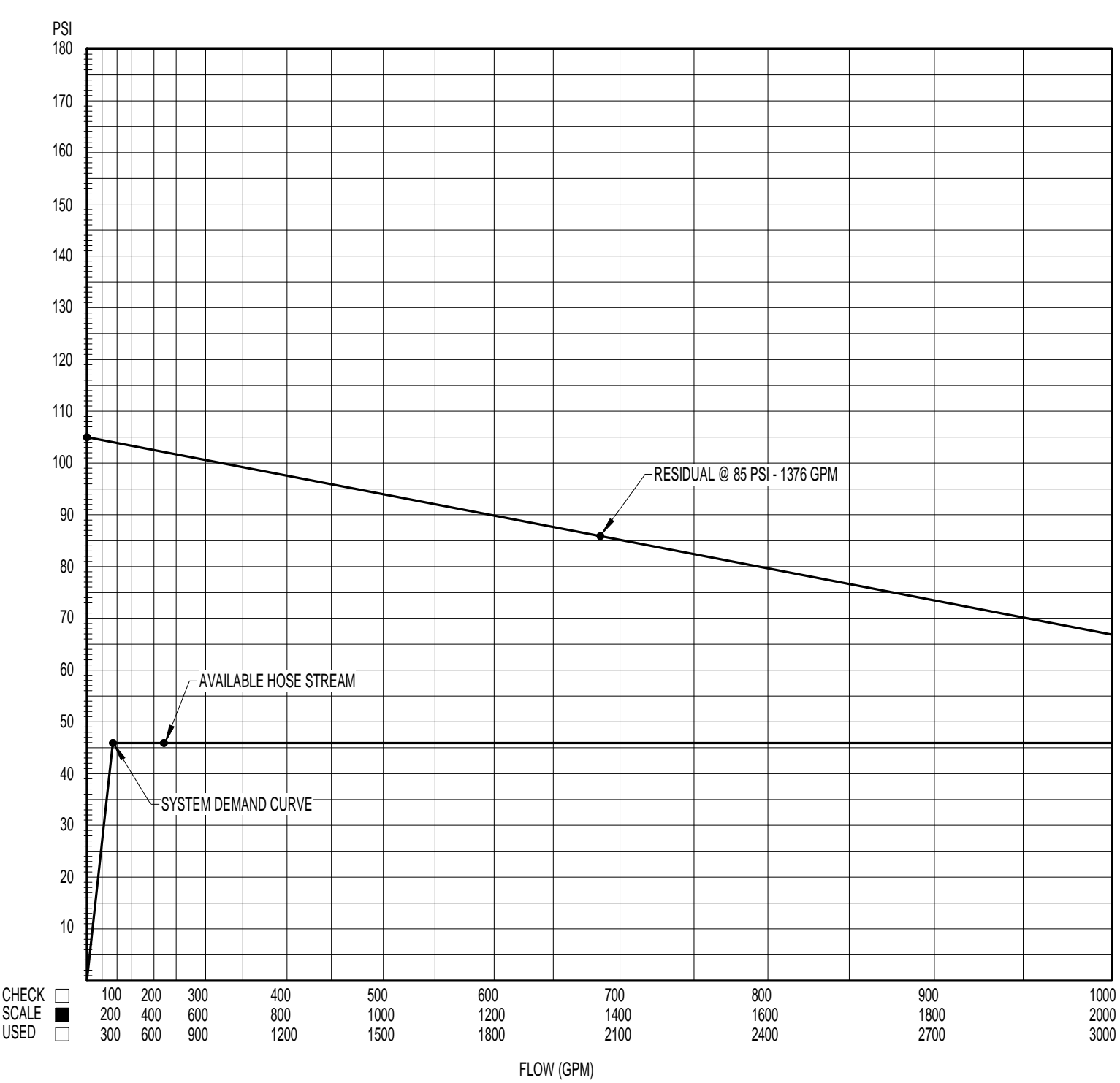
**PIPING LEGEND**

---	WET FIRE LINE
---	DRY FIRE LINE

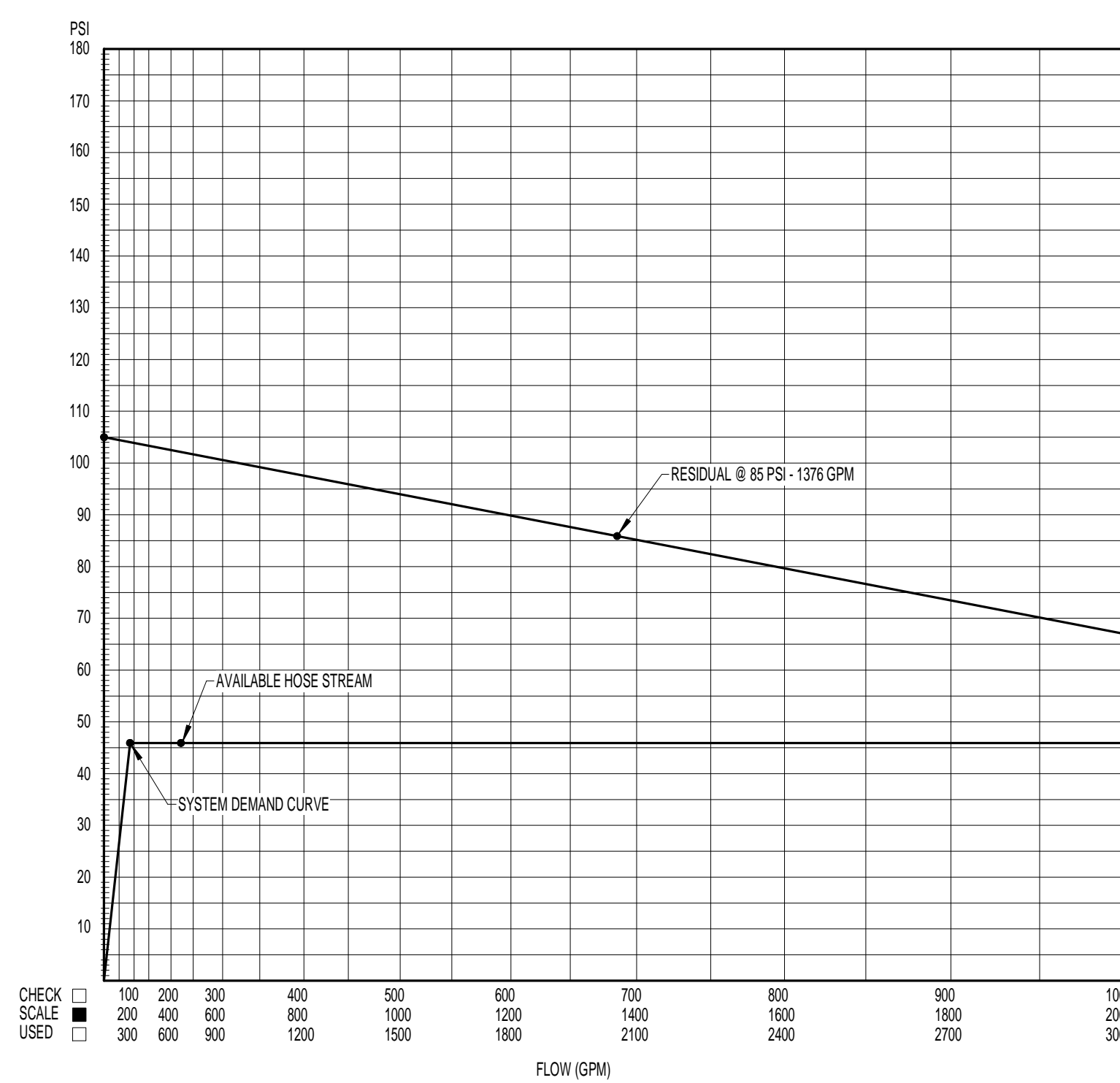
**SPRINKLER HEAD LEGEND**

SYMBOL	TYPE	TEMP	K	MAX PRESSURE	MANUFACTURER	MODEL	SERIES	COMMENTS
○	PENDENT	167°	4.2	175	TYCO	TY2986	LFI	CONCEALED, FLAT PLATE
●	PENDENT	155°	4.8	175	TYCO	TY2234	LFI	RESIDENTIAL
▲	WALL	155°	4.2	175	TYCO	TY1324	LFI	RESIDENTIAL

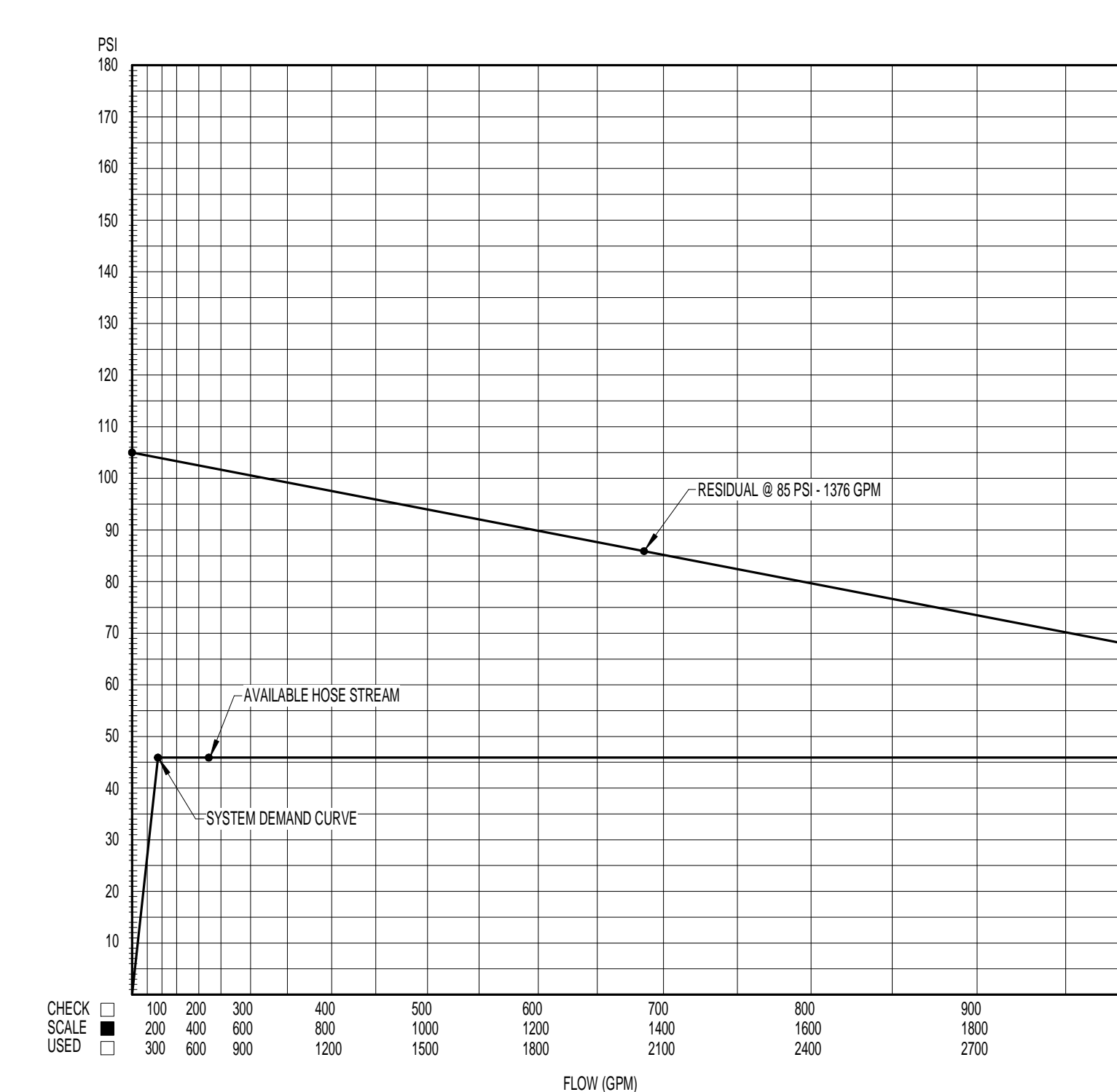
\* PROVIDE ALL BRACING, SUPPORTS AND HANGERS PER NFPA 13 - 2016 EDITION  
 \* "W" DENOTES WIRE GUARD  
 \* COORDINATE SPRINKLER HEAD FINISH WITH ARCHITECT



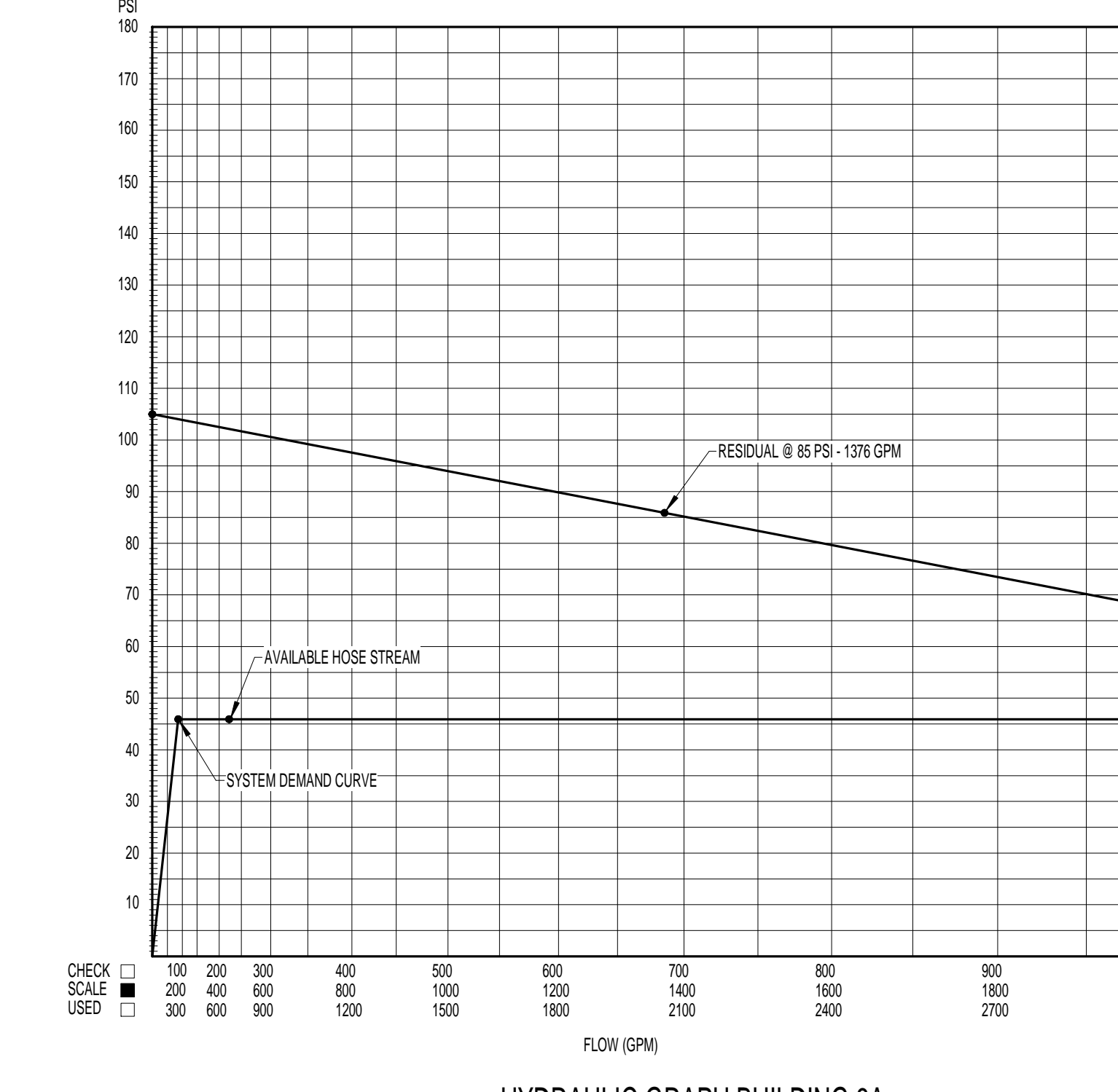
HYDRAULIC GRAPH BUILDING 1A



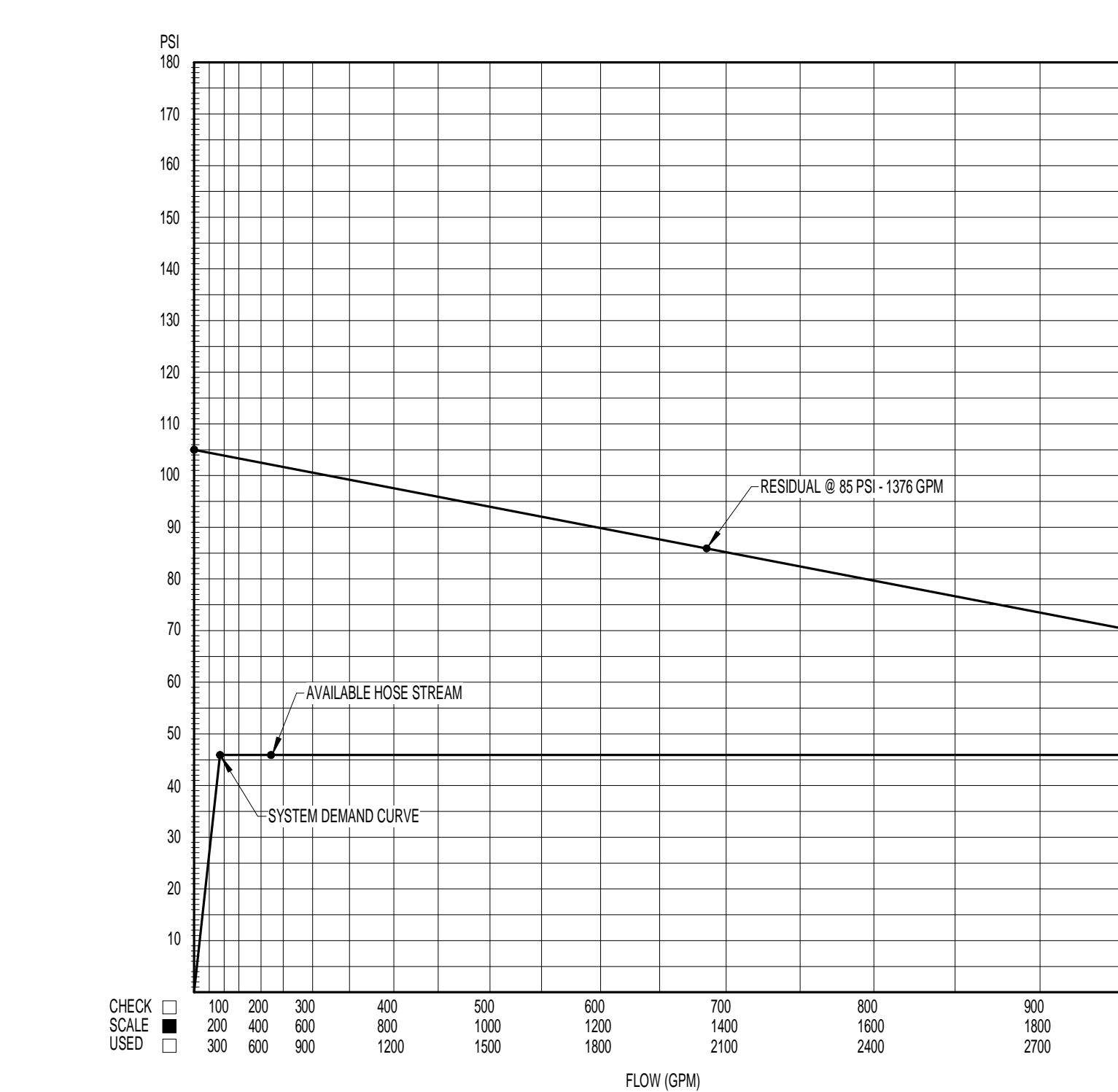
HYDRAULIC GRAPH BUILDING 1B



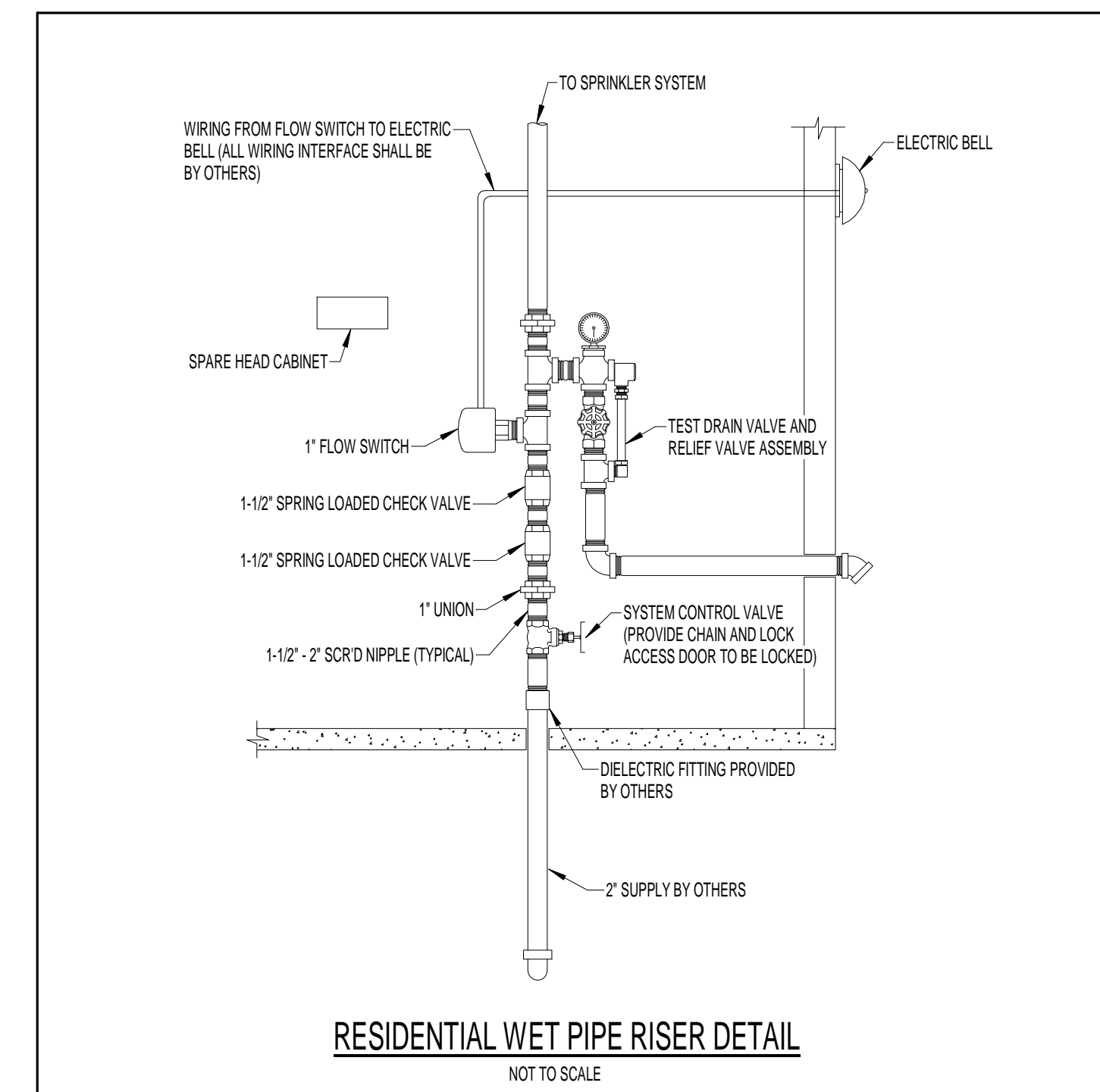
HYDRAULIC GRAPH BUILDING 2A



HYDRAULIC GRAPH BUILDING 3A



HYDRAULIC GRAPH BUILDING CLUBHOUSE



RESIDENTIAL WET PIPE RISER DETAIL  
NOT TO SCALE

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Drawing:  
FIRE PROTECTION NOTES, LEGEND FLOW TESTS

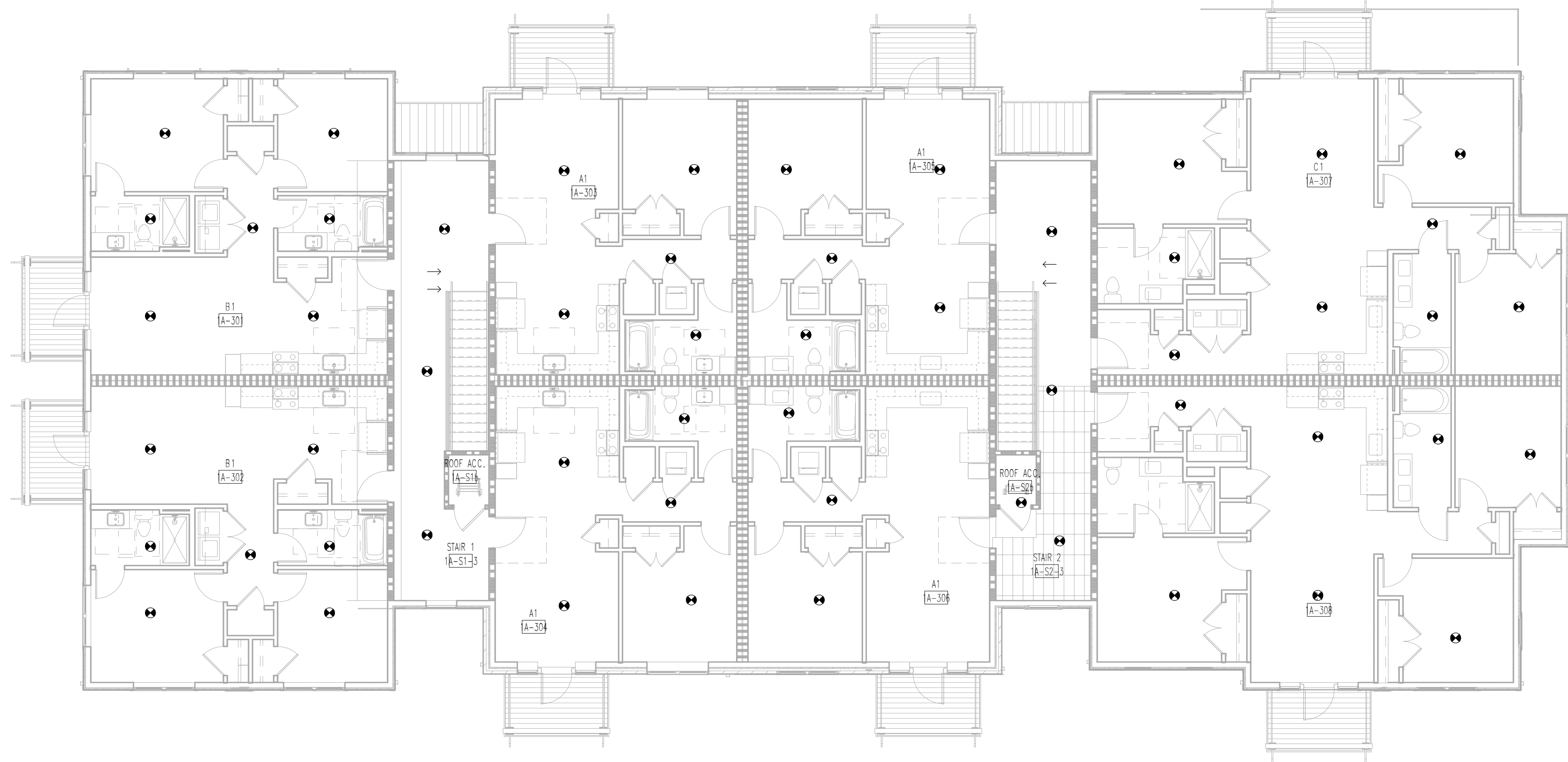
06/30/2023  
100% DESIGN DEVELOPMENT SET

FP000

6/29/2023 5:05:03 PM

6/29/2023 5:05:10 PM

1 BUILDING 1A - 3RD FLOOR OVERALL FIRE PROTECTION PLAN  
1/8" = 1'-0"



No:      Date:      Revision:..

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
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**WESTERN HEIGHTS PHASE 1 RINSHORE**

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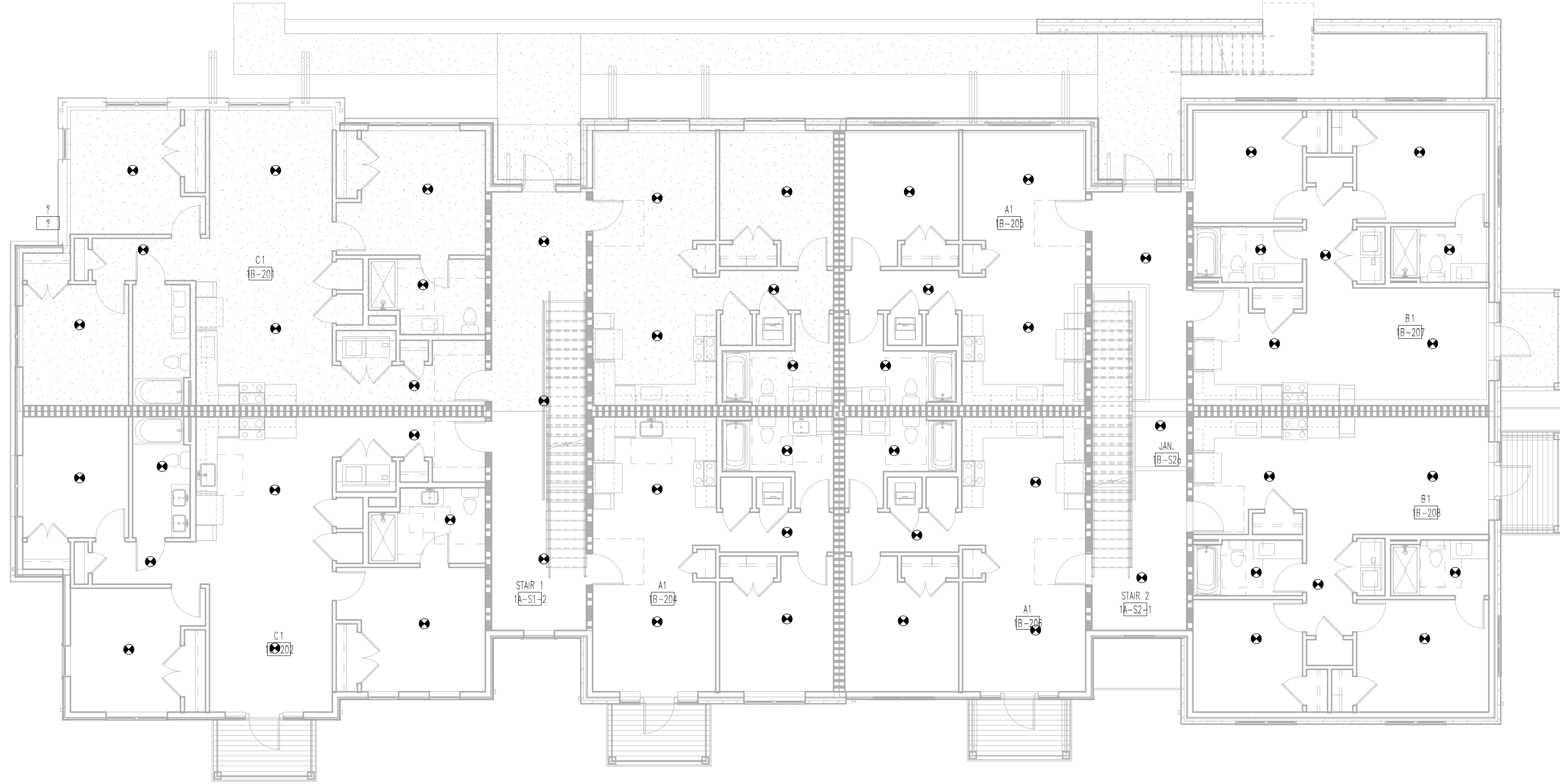
**Drawing:**  
BUILDING 1A - 3rd  
FLOOR FIRE  
PROTECTION PLAN

06/30/2023

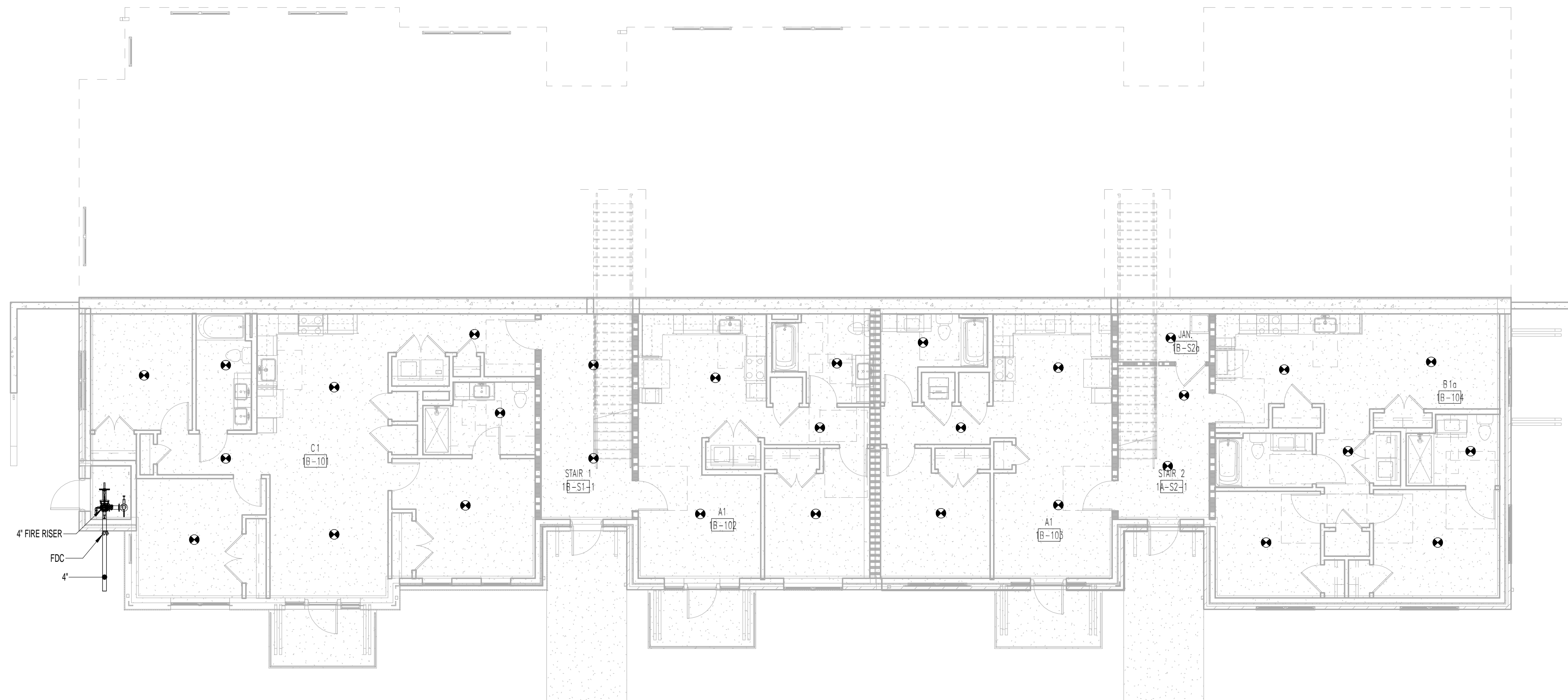
100% DESIGN DEVELOPMENT SET

**FP101b**

6/29/2023 4:58:38 PM



② BUILDING 1B - 2ND FLOOR FIRE PROTECTION PLAN  
1/8" = 1'-0"



① BUILDING 1B - 1ST FLOOR FIRE PROTECTION PLAN  
1/8" = 1'-0"



No: Date: Revision:

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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WESTERN HEIGHTS PHASE 1 RINSHORE

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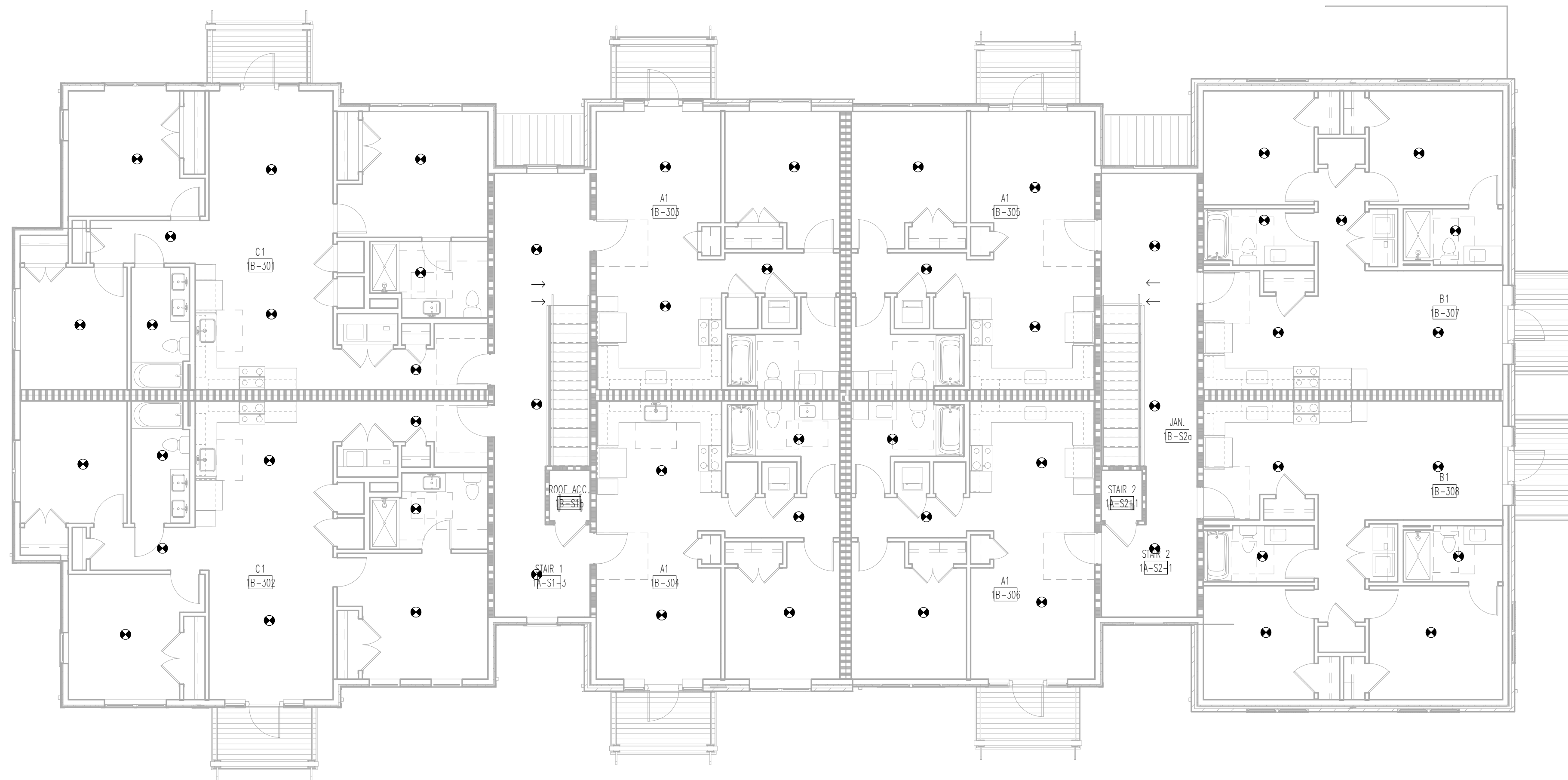
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Drawing:  
BUILDING 1B - 1ST AND 2ND FLOOR FIRE PROTECTION PLANS

6/30/2023

100% DESIGN DEVELOPMENT PRICING SET

FP101c



1 BUILDING 1B - 3RD FLOOR FIRE PROTECTION PLAN  
1/8" = 1'-0"

6/29/2023 5:00:12 PM



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SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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WESTERN HEIGHTS PHASE 1 RINSHORE

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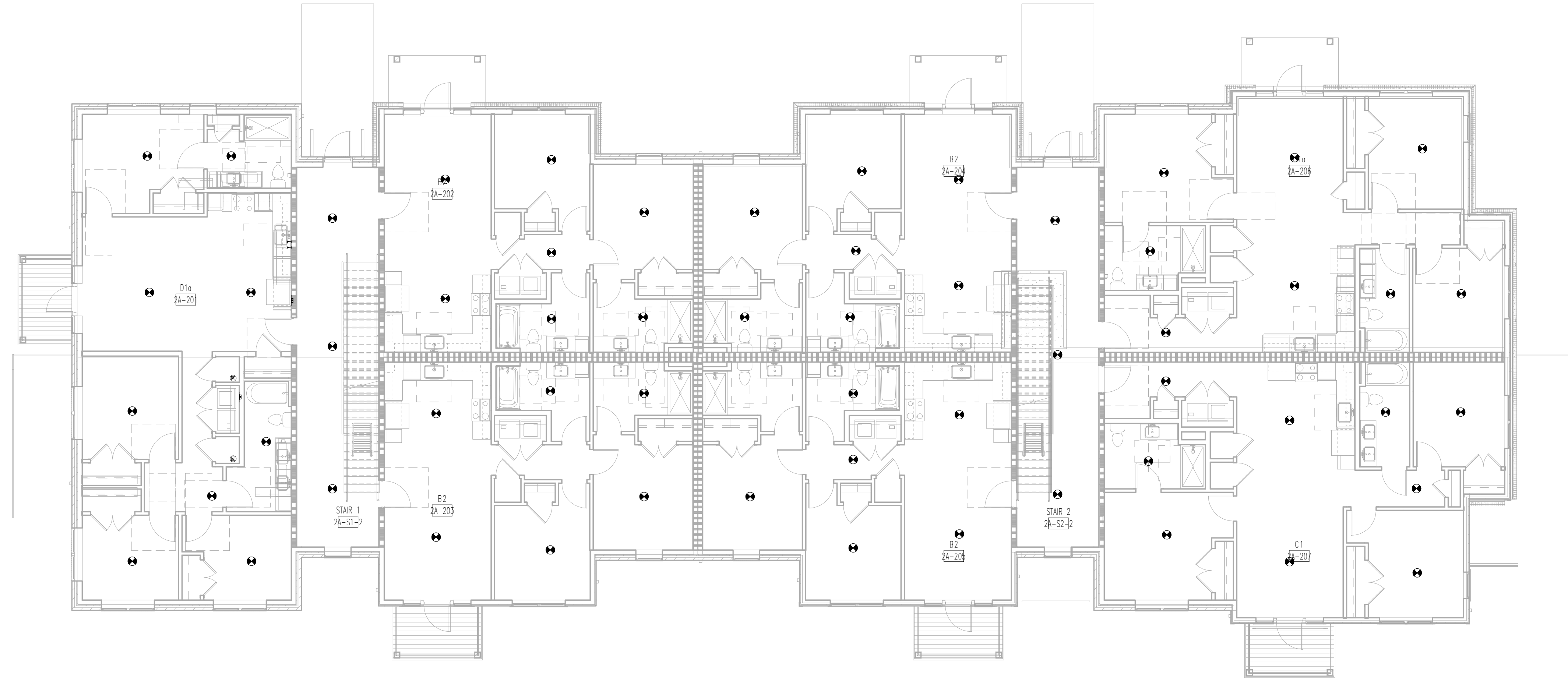
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Drawing:  
BUILDING 1B - 3rd  
FLOOR FIRE  
PROTECTION PLAN

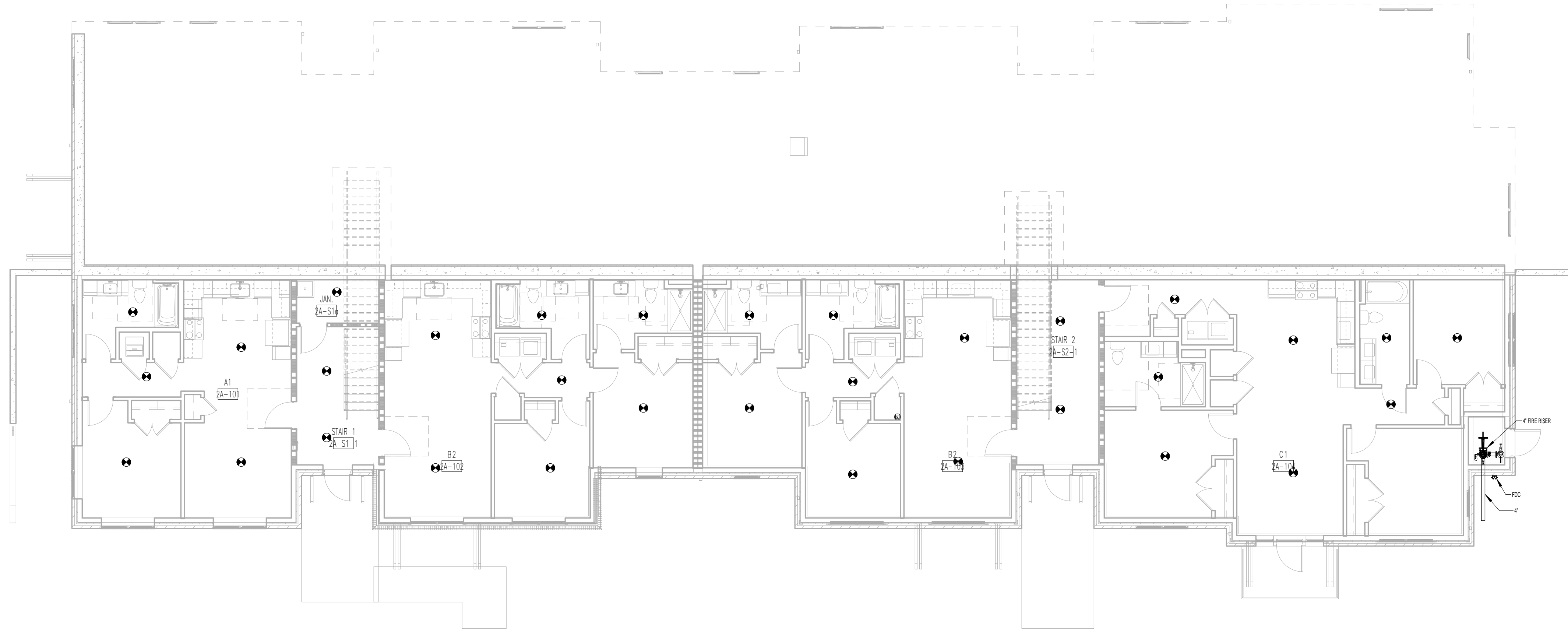
6/30/2023

100% DESIGN DEVELOPMENT  
PRICING SET

FP101d



② BUILDING 2A - 2ND FLOOR FIRE PROTECTION PLAN  
1/8" = 1'-0"



① BUILDING 2A - 1ST FLOOR FIRE PROTECTION PLAN  
1/8" = 1'-0"

6/29/2023 5:25:44 PM

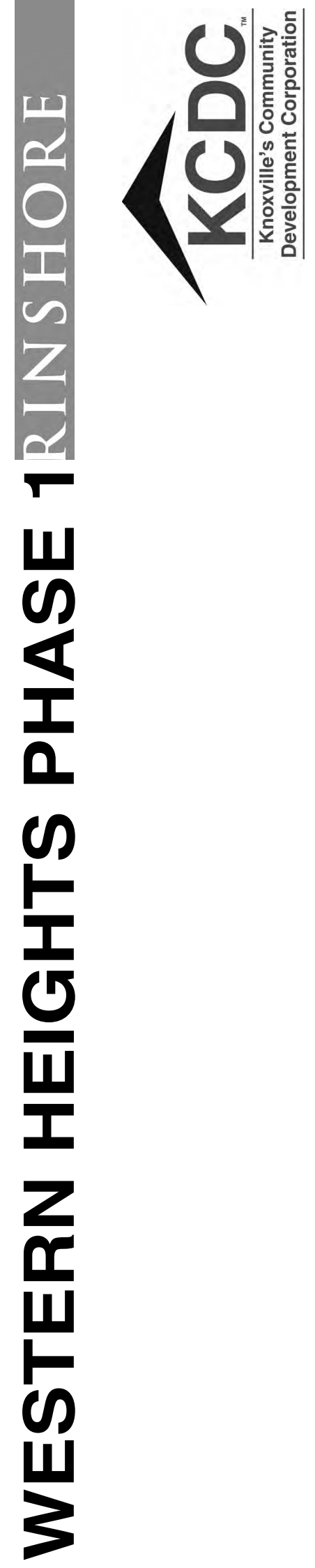


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Drawing:  
BUILDING 2A - 1st AND 2nd FLOOR FIRE PROTECTION PLANS

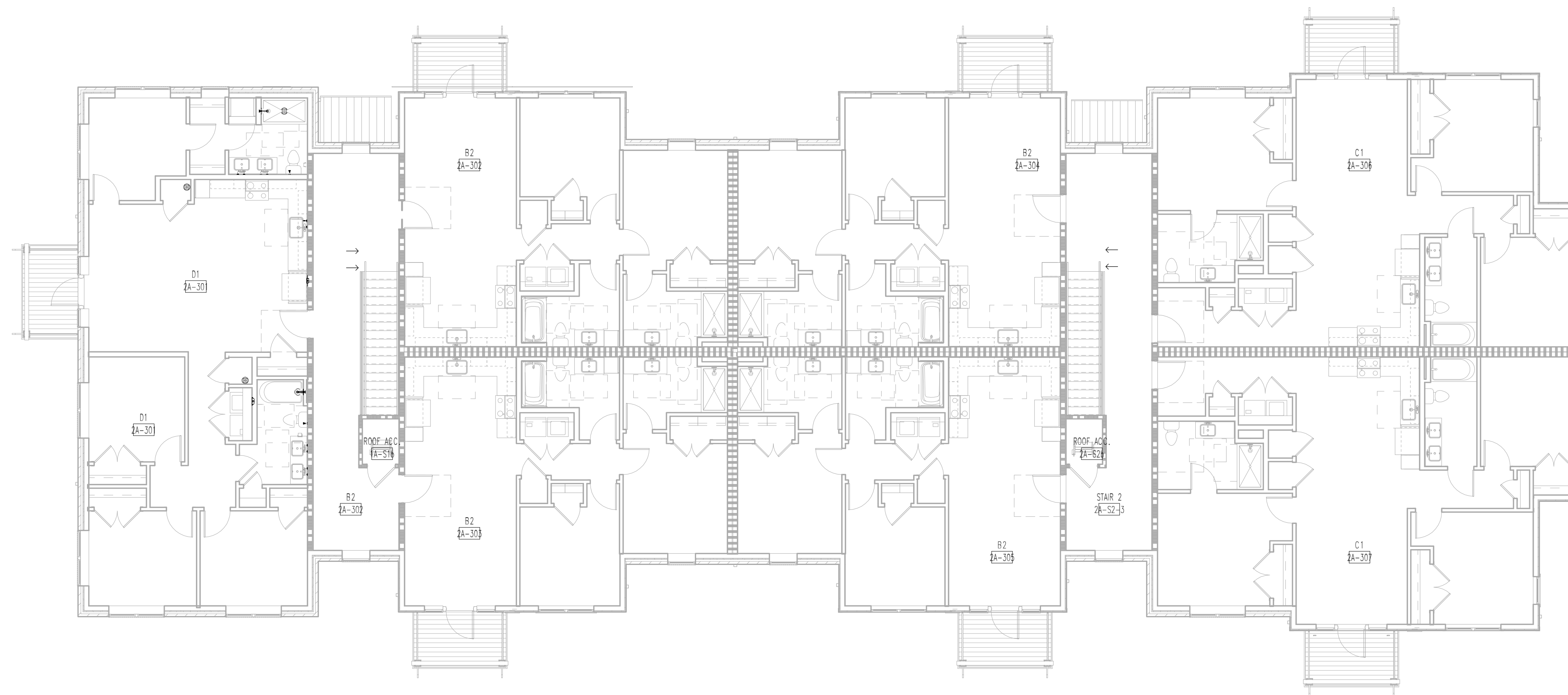
05/26/2023

SCHEMATIC DESIGN SET

FP102a

6/29/2023 5:25:45 PM

1 BUILDING 2A - 3RD FLOOR FIRE PROTECTION PLAN  
1/8" = 1'-0"



No: Date: Revision::

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# WESTERN HEIGHTS PHASE 1 RINSHORE

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Drawing:  
BUILDING 2A - 3rd  
FLOOR FIRE  
PROTECTION PLAN

05/26/2023

SCHEMATIC DESIGN SET

# FP102b



No: Date: Revision::

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WESTERN HEIGHTS PHASE 1 RINSHORE

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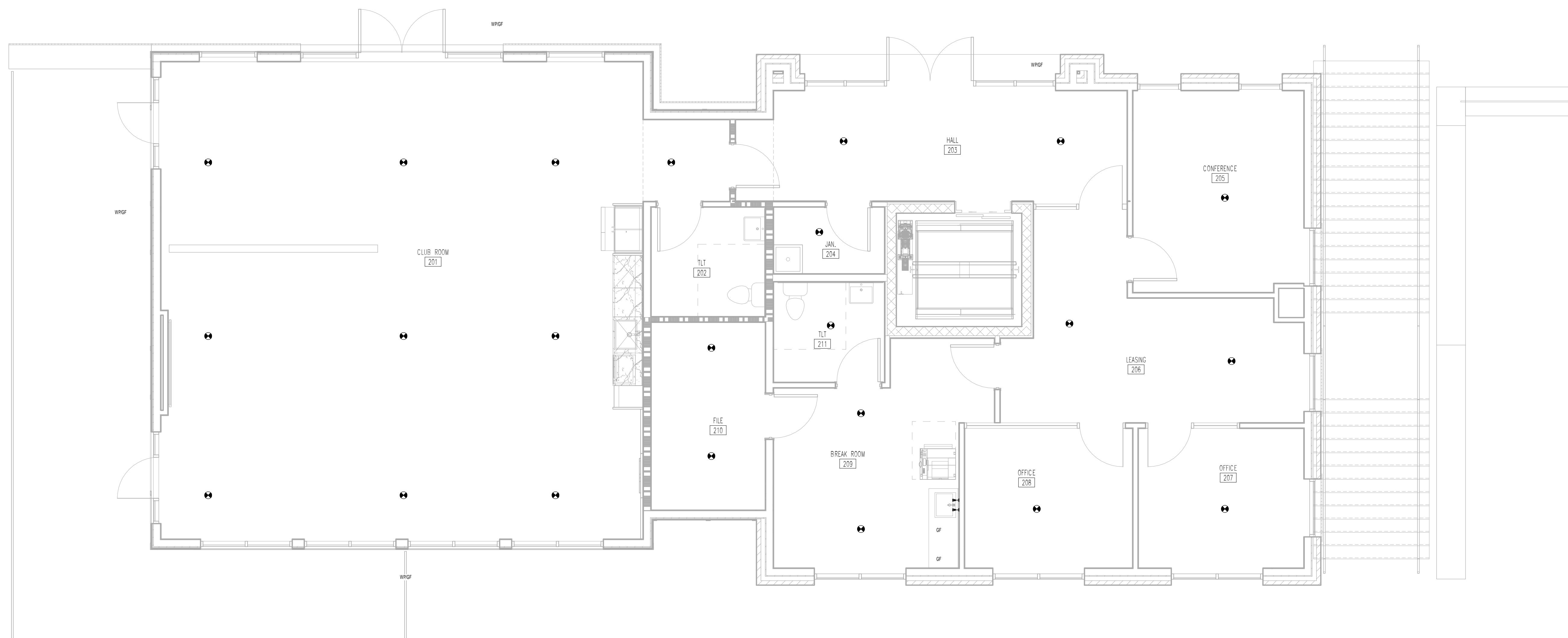
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Drawing:  
CLUBHOUSE 1st AND 2nd FLOOR FIRE PROTECTION PLANS

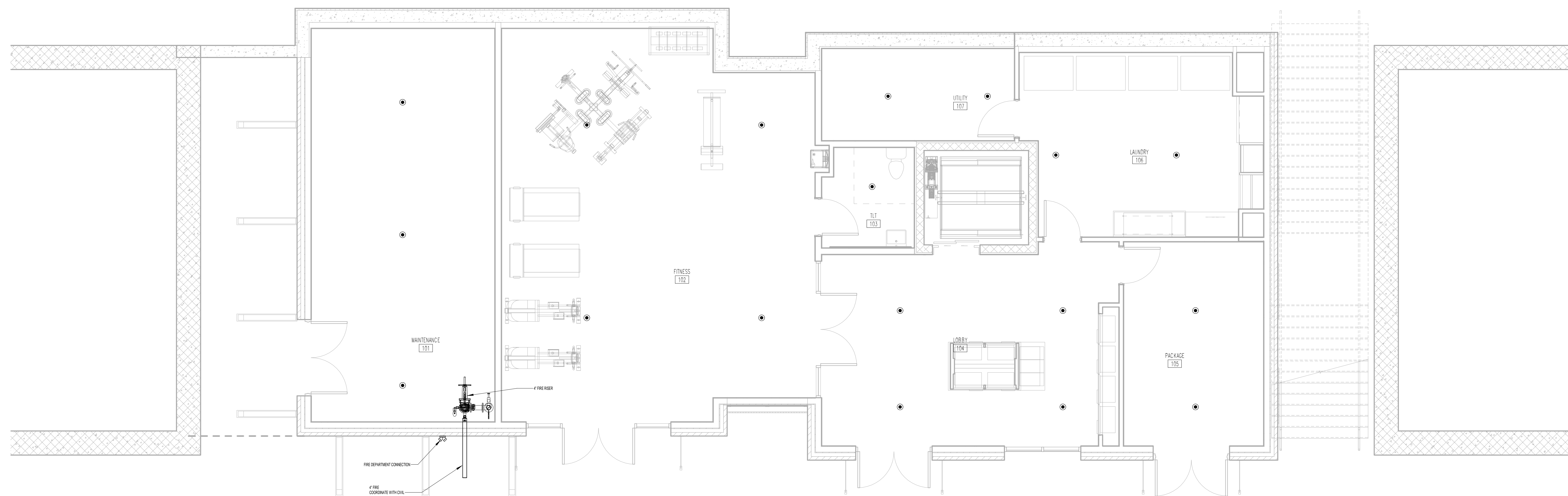
06/30/2023

100% DESIGN DEVELOPMENT SET

FP104



2 CLUBHOUSE - 2ND FLOOR FIRE PROTECTION PLAN  
1/4" = 1'-0"



1 CLUBHOUSE - 1ST FLOOR FIRE PROTECTION PLAN  
1/4" = 1'-0"

6/29/2023 5:10:38 PM

LEGEND	
SYMBOL:	DESCRIPTION:
	METER, PROVIDE AND INSTALL IN ACCORDANCE WITH LOCAL UTILITY COMPANY REQUIREMENTS.
	FLUORESCENT LIGHTING FIXTURE, "A" REFERS TO DESIGNATION IN THE LIGHTING FIXTURE SCHEDULE
	INCANDESCENT H.I.D. OR COMPACT FLUORESCENT LIGHTING FIXTURE, "A" REFERS TO DESIGNATION IN THE LIGHTING FIXTURE SCHEDULE
	CEILING FAN WITH LIGHT KIT, "A" REFERS TO DESIGNATION IN THE LIGHTING FIXTURE SCHEDULE
	WALL SWITCH SINGLE POLE UNLESS NOTED 3 OR 4 WAY. "W" INDICATES WEATHERPROOF. -RFP- ABOVE FLOOR EXCEPT IN MASONRY WALLS WHERE HEIGHT SHALL BE ADJUSTED TO MAKE BOX EASE EQUIP AT MASONRY JUNCT.
	3 WAY LIGHT SWITCH, 20 AMP, 277V, MTD 48" AFF. UNO.
	4 WAY LIGHT SWITCH, 20 AMP, 277V, MTD 48" AFF. UNO.
	EXIT SIGN, SHADED QUADRANTS INDICATE NUMBER OF FACES, PROVIDE DIRECTIONAL ARROWS AS SHOWN, WHERE WALL MOUNTED, INSTALL 96" AFF. UNIT SHALL BE EQUIPPED WITH INTEGRAL BATTERY BACK-UP. REFER TO TYPE EX IN LIGHTING FIXTURE SCHEDULE.
	COMBINATION EMERGENCY LIGHT/EXIT SIGN, SHADED QUADRANTS INDICATE NUMBER OF FACES, PROVIDE DIRECTIONAL ARROWS AS SHOWN, WHERE WALL MOUNTED, INSTALL 96" AFF. UNIT SHALL BE EQUIPPED WITH INTEGRAL BATTERY BACK-UP. REFER TO TYPE EX IN LIGHTING FIXTURE SCHEDULE.
	EMERGENCY LIGHT, WHERE WALL MOUNTED, INSTALL 96" AFF. UNIT SHALL BE EQUIPPED WITH INTEGRAL BATTERY BACK-UP. REFER TO TYPE ED IN LIGHTING FIXTURE SCHEDULE.
	EXIT DISCHARGE EMERGENCY LIGHT, UNIT SHALL BE WET LOCATION LISTED AND EQUIPPED WITH INTEGRAL BATTERY BACK-UP. REFER TO TYPE ED IN LIGHTING FIXTURE SCHEDULE.
	20A, 120V, 2 POLE, 1 WIRE, GROUNDING DUPLEX RECEPTACLE, MTD 18" AFF. UNO.
	20A, 120V, 2 POLE, 1 WIRE, GROUNDING DUPLEX RECEPTACLE MTD 42" AFF. UNO.
	OCCUPANCY SENSOR, DUAL TECHNOLOGY, CEILING MOUNTED OR 8" AFF. WALL MOUNTED IN ROOMS WITH CEILING 10' OR ABOVE, WATTSTOPPER DT 200 OR EQUAL, PROVIDE 60 SEC POWER PACK
	208 VOLT SINGLE-PHASE RECEPTACLE, NEMA 14-60R, INSTALL 44" AFF. EXTEND 6.5 WIG TO PANEL IN UNIT.
	PANELBOARD, RECESSED OR SURFACE MOUNTED AS INDICATED ON DRAWINGS, TOP 6 FEET ABOVE FINISHED FLOOR OR 4 FEET ABOVE FINISHED FLOOR IN ACCESSIBLE APARTMENT UNITS, ADJUSTED TO OCCUPY A MAXIMUM VTY. UNIT, SEE PANELBOARD SCHEDULE FOR EQUIPMENT CONTAINED.
	HOMES IN CONDUIT AND CONDUCTORS EXTENDED TO PANELBOARD "A", CIRCUITS NOT 1, CROSS LINES INDICATE THE NUMBER OF NO. 10 AWG CONDUCTORS WHERE MORE THAN TWO CIRCUITS SHARING THE SAME NEUTRAL, SHALL BE CONNECTED TO DIFFERENT PHASES WITHIN THE PANELBOARD REGARDLESS OF NUMBERING INDICATED ON THE DRAWINGS.
	PHONE OUTLET, PROVIDE JUNCTION BOX WITH COVERPLATE AND R11 JACK, EXTEND CAT SE TO MODULAR WIRING CABINET, 18" AFF. UNO.
	PHONE OUTLET, PROVIDE JUNCTION BOX WITH COVERPLATE AND R11 JACK, EXTEND CAT SE TO MODULAR WIRING CABINET, MOUNTED 42" AFF. UNO.
	TELEVISION OUTLET, PROVIDE JUNCTION BOX WITH COVERPLATE AND F-TYPE CONNECTOR EXTEND RG6 TO MODULAR WIRING CABINET, 18" AFF. UNO.
	SINGLE STATION ALARM COMBINATION SMOKE CARBON MONOXIDE DETECTOR WALL OR CEILING MOUNTED AS INDICATED ON PLANS, CONNECT TO 120V, MOUNT TOP OF DETECTOR 8" BELOW CEILING WHERE WALL MOUNTED, INTERLOCK ALL DETECTORS IN UNITS, 8PK BRAND MODEL NO. SC7108.
	SINGLE STATION ALARM COMBINATION SMOKE CARBON MONOXIDE DETECTOR WITH STROBE, 10A COMB. UNIT, WALL OR CEILING MOUNTED AS INDICATED ON PLANS, CONNECT TO 120V, MOUNT TOP OF DETECTOR 8" BELOW CEILING WHERE WALL MOUNTED, INTERLOCK ALL DETECTORS IN UNITS, 8PK BRAND MODEL NO. 70388SL.
	DOOR CHIME STROBE, WHEELCOX CO. RSS-24MOV OR EQUAL, PROVIDE LOW VOLTAGE WIRING FROM DOORBELL CHIME.
	RANGE HOOD, PROVIDE 120 VOLT RECEPTACLE IN CABINET ABOVE
	DISHWASHER, PROVIDE 120 VOLT RECEPTACLE BELOW COUNTER IN ADJACENT CABINET, PROVIDE CORD AND PLUG ON DISHWASHER.
	GARBAGE DISPOSAL, PROVIDE 120 VOLT CONNECTION BELOW COUNTER, TO BE CONTROLLED BY WALL SWITCH.
	WATER HEATER, 240 VOLTS, 4-5KW PROVIDE 30A, 2-POLE, DISCONNECT SWITCH AND CONNECT 10/2WG TO PANEL IN UNIT.
	MODULAR WIRING CABINET, RECESSED OR SURFACE MOUNTED AS INDICATED ON PLANS, TOP 9" AFF. USE HUBBELL CO. MODEL NO. NSCBN14 WITH 8 PORT PHONE AND 4 PORT FOR COAX.
	240 VOLT SINGLE-PHASE RECEPTACLE, NEMA 14-30R, INSTALL 48" AFF. EXTEND 10.0 WIG TO PANEL IN UNIT.
	DOOR BELL BUTTON MOUNT 42" AFF. USE NUTONE CO. MODEL NO. BK12BLWH
	DOOR BELL CHIME MOUNT 84" AFF. INCLUDED WITH DOOR BELL.

ELECTRICAL ABBREVIATIONS	
ABBREVIATIONS	DESCRIPTION:
A	AMPERE
AFF	ABOVE FINISHED FLOOR, MEASURED FROM FLOOR TO CENTER OF DEVICE, EXCEPT AS OTHERWISE SPECIFICALLY NOTED.
ADA	AMERICANS WITH DISABILITIES ACT OF 1990
AFS	ABOVE FINISH GRADE
C	CONDUIT
CR	INDICATES DEVICE TO BE CEILING MOUNTED
F	FUSE
G	GROUND
GF	INDICATES RECEPTACLE OR CIRCUIT BREAKER, AS APPLICABLE, TO HAVE GROUND-Fault PROTECTION
MM	mm (THOUSAND CIRCULAR MILS)
NEC	NATIONAL ELECTRICAL CODE
N	NEUTRAL
NL	INDICATES FIXTURE TO BE CONNECTED UNSWITCHED TO SERVE AS A "NIGHT" LIGHT.
PH	PHASE
SO	SPACE ONLY
TSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR, LEVITON 67771 SERIES OR EQUAL.
UNO	UNLESS NOTED OTHERWISE
VF	VERIFY IN FIELD
WP	INDICATES DEVICE TO HAVE WEATHERPROOF COVER, TAYMAC MODEL NO. M3200 OR EQUAL.

FIRE ALARM DEVICE LEGEND			
SYMBOL:	DESCRIPTION OF DEVICE	DEVICE MODEL NUMBER(S)	HEIGHT
	FIRE ALARM CONTROL PANEL	4019-9101	TOP @ 6'-0"
	REMOTE ANNUNCIATOR PANEL	4099-9101	TOP @ 5'-6"
	MANUAL PULL STATION	4099-9301	48"
	SMOKE DETECTOR	4099-9792 BASE WITH 4099-9714 SENSOR	CLG
	DUCT MOUNTED SMOKE DETECTOR	4099-9759	DUCT MOUNTED
	REMOTE TEST STATION FOR	2099-9806	5'-0"
	HORNSTROBE UNIT, 15d, RED	4099-9151	7'-6"
	HORNSTROBE UNIT, 75d, RED	4099-9151	7'-6"
	HORNSTROBE UNIT, 110d, RED	4099-9151	7'-6"
	WEATHER PROOF HORNSTROBE UNIT	4099-9131	7'-6"
	STROBE UNIT, 15d, RED	4099-9101	7'-6"
	TAMPER SWITCH	F.B.O. SUPERVISED BY I.A.M. MODEL 4099-9001	AS REQUIRED
	FLOW SWITCH	F.B.O. SUPERVISED BY I.A.M. MODEL 4099-9001	AS REQUIRED
	PRESSURE SWITCH	F.B.O. SUPERVISED BY I.A.M. MODEL 4099-9001	AS REQUIRED
	HEAT DETECTOR 139° FIXED TEMP.	4099-9733	CLG
	MINI HORN - 520 HZ	4091-9858	7'-6"

NOTES:  
MODEL NUMBERS ARE SIMPLEX GRINNELL UNLESS OTHERWISE NOTED

FIRE ALARM WIRING SCHEDULE	
DEVICE TYPE	WIRE QUANTITY, SIZE, AND TYPE
MARKET/IDNET CIRCUIT, COMMUNICATION/DATA LINE	2 #16 TWISTED/SHELD
STROBE CIRCUIT, HORN/STROBE CIRCUIT	2 #14
24 VDC MARKET/IDNET POWER	2 #14

NOTES:  
FIRE ALARM SYSTEM WIRING SHALL BE INSTALLED IN CONDUIT.

GENERAL ELECTRICAL NOTES  
1. CONTRACTOR IS STRONGLY ENCOURAGED TO VISIT THE JOB SITE AND CAREFULLY EXAMINE THOSE PORTIONS OF THE SITE AFFECTED BY THIS WORK SO AS TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND DIFFICULTIES THAT WILL AFFECT EXECUTION OF THE WORK.  
2. CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND PERMITS, ALSO, THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL WORK WITH LOCAL UTILITY COMPANY. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR TESTING EQUIPMENT AND ALL ELECTRICAL EQUIPMENT AND WIRING FED FROM THE MAIN SERVICE ENTRANCE.  
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT/APPLICABLE EDITION OF THE NATIONAL ELECTRICAL CODE, NFPA 70, SHOULD PLANS AND CODES CONFLICT, THE CODE TAKES PRECEDENCE. MAKE NO CHANGES, EVEN IN THE CASE OF CONFLICT, WITHOUT FIRST OBTAINING APPROVAL OF THE ENGINEER.  
4. ALL MATERIALS SHALL BE LISTED AND LABELED (UNLESS OTHERWISE LAID OUT BY) AND UNLESS OTHERWISE NOTED, ALL POWER CIRCUIT CONDUCTORS SHALL BE COPPER #12 AWG MINIMUM WITH THIRTYTHIN 600 VOLT INSULATION, SERVICE ENTRANCE AND FEEDERS SHALL BE INSTALLED IN CONDUIT, BRANCH CIRCUIT WIRING SHALL BE NON-METALLIC CABLE, "ROMEX". PROVIDE BRANCH CIRCUIT WIRING TO CONNECT ALL DEVICES, FIXTURES, HVAC UNITS, ETC TO CIRCUITS INDICATED ON DRAWINGS, UNDERGROUND CONDUITS SHALL BE SCHEDULE 40 PVC, AND EXPOSED ABOVE GROUND CONDUITS SHALL BE SCHEDULE 90 PVC.  
5. A GROUND COPPER BOND AND WIRE SHALL BE INSTALLED IN ALL CONDUIT SYSTEMS PER NEC AND SHALL BE BONDED TO ALL ENCLOSURES, BOXES, AND EQUIPMENT.  
6. BONDING AMPERS SHALL BE USED TO BOND CONDUIT TO ENCLOSURES, BOXES, AND EQUIPMENT WHERE KNOCKOUTS ARE USED.  
7. PROVIDE "AS USED" HERE AND ON THE DRAWINGS, IS AN ALL INCLUSIVE TERM REQUIRING CONTRACTOR TO FURNISH, INSTALL, WIRE, AND CONNECT ALL SPECIFIED EQUIPMENT AS WELL AS COMPONENTS, ACCESSORIES, AND MOUNTING HARDWARE TO INSURE THAT SPECIFIED EQUIPMENT FUNCTIONS TO MEET SYSTEM REQUIREMENTS.  
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT OTHER FACILITIES AND EQUIPMENT FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE FOR REPAIR OR REPLACEMENT OF FACILITIES, EQUIPMENT, OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONNECTION WITH THE COMPLETION OF THIS WORK. ELECTRICAL CONTRACTOR SHALL GIVE ADEQUATE NOTIFICATION TO TENNESSEE ONE CALL, (800) 251-1111, PRIOR TO COMMENCEMENT OF ANY EXCAVATION.  
9. THE CONTRACTOR SHALL PROVIDE FIRESTOPPING OF ALL RATED PENETRATIONS PER DETAIL, ELECTRICAL BOXES INSTALLED ON OPPOSITE SIDE OF A FIRE RATED WALL SHALL HAVE A TWO FOOT MINIMAL HORIZONTAL SEPARATION.

FIRE ALARM SYSTEM NOTES  
1. FURNISH AND INSTALL A COMPLETE ADDRESSABLE FIRE DETECTION AND EVACUATION SYSTEM AS DESCRIBED HEREIN AND AS SHOWN ON THE PLANS, TO BE WIRED, CONNECTED, TESTED, AND LEFT IN FIRST CLASS OPERATING CONDITION, THE SYSTEM SHALL USE ADDRESSABLE INITIATING DEVICE CIRCUITS WITH REQUIRED SUPERVISION, ALL EQUIPMENT SHALL BE UL LISTED AND LABELED, HEREIN SPECIFIED IS THAT OF FARADAY AND DEPTHS IS THE TYPE AND QUALITY OF EQUIPMENT TO BE FURNISHED, THE ENTIRE INSTALLATION SHALL CONFORM TO THE APPLICABLE SECTIONS OF NFPA 72, NATIONAL FIRE ALARM CODE, NFPA 101, LIFE SAFETY CODE, NFPA 70, NATIONAL ELECTRICAL CODE, THE AMERICANS WITH DISABILITIES ACT, AND LOCAL AUTHORITIES HAVING JURISDICTION TO MEET THE COMPLETE FUNCTIONALITY REQUIREMENTS AS SET FORTH IN THESE SPECIFICATIONS.  
2. COORDINATE AND INSTALL REQUIRED INITIAL ALARM FUNCTIONS IN THESE SPECIFICATIONS, INCLUDING THE MONITORING OF SPRINKLER SYSTEMS AND HVAC SHUTDOWN.  
3. ADDRESSABLE FIRE ALARM CONTROL PANEL - FARADAY MODEL MPC-7000 OR EQUAL WITH A MINIMUM OF 256 ACTIVE POINTS, CAPABLE OF SUPPORTING ALARM INITIATING APPLIANCES AND ALARM INDICATING APPLIANCES AS REQUIRED ON THE PLANS, THE CONTROL PANEL SHALL BE PROGRAMMABLE VIA THE FRONT PANEL FOR INPUT/OUTPUT FUNCTIONS AND SHALL CONTAIN A HISTORICAL EVENT LOG, AN OPERATOR LOCAL DISPLAY, AND A SYSTEM WALK TEST OPTION.  
4. CONTROL PANEL REMOTE REPORTING - THE SYSTEM SHALL HAVE AN INTEGRAL 1" MODULATED DIGITAL ALARM COMMUNICATING TRANSMITTER (DACT), CAPABLE OF BEING PROGRAMMED FOR COMMUNICATIONS WITH UP TO TWO TELEPHONE CIRCUITS AND WITH PROGRAMMABLE LOCAL AC POWER FAIL TIME, DELAY REPORTING, 24 VDC OPERATING VOLTAGE AND BATTERY BACKUP SHALL BE PROVIDED BY THE FIRE ALARM CONTROL PANEL, DACT SHALL REPORT TO MANUFACTURER'S (UL LISTED) CENTRAL STATION MONITORING FACILITY.  
5. PROVIDE BATTERY CALCULATIONS TO SHOW THAT THE PROPOSED QUANTITY OF BATTERIES ARE SUPPLIED THAT UPON LOSS OF 120 VAC POWER WILL PROVIDE A MINIMUM OF 24 HOURS OF NORMAL SUPERVISORY MODE FOLLOWED BY 5 MINUTES OF ALARM INDICATION.  
6. PROVIDE SUBMITTALS CONTAINING COMPLETE DESCRIPTIVE DATA AND CAD DRAWING SHOWING CONDUIT LAYOUT, WIRE COUNT, AND DEVICE LOCATIONS.  
7. SYSTEM SHALL BE FULLY TESTED BY A NECT CERTIFIED TECHNICIAN IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE AND BE WARRANTED FOR ONE YEAR.  
8. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THE FIRE ALARM SYSTEM IS ACCEPTABLE TO THE LOCAL FIRE OFFICIAL HAVING JURISDICTION, ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY FOR AN OPERATING AND FULLY FUNCTIONAL SYSTEM IS INCLUDED IN THIS CONTRACT.  
9. THE FIRE ALARM CONTRACTOR MUST BE CERTIFIED IN ACCORDANCE WITH THE TENNESSEE ALARM CONTRACTORS LICENSING ACT OF 1991, TCA TITLE 62, AND CHAPTER 32, (CALL 815 741 9171 FOR ADDITIONAL INFORMATION).  
10. ALL REQUIRED DOCUMENTATION REGARDING THE DESIGN OF FIRE DETECTION, ALARM, AND COMMUNICATIONS SYSTEMS AND THE PROCEDURES FOR MAINTENANCE, INSPECTION, AND TESTING OF THE FIRE DETECTION, ALARM, AND COMMUNICATIONS SYSTEMS SHALL BE MAINTAINED AT AN APPROVED, SECURED LOCATION FOR THE LIFE OF THE SYSTEM.  
11. THE FIRE ALARM CONTROL PANEL, CIRCUIT DISCONNECTING MEANS SHALL HAVE A RED WARNING, SHALL BE ACCESSIBLE ONLY TO AUTHORIZED PERSONNEL, AND SHALL BE IDENTIFIED AS "FIRE ALARM CIRCUIT," THE LOCATION OF THE CIRCUIT DISCONNECTING MEANS SHALL BE PERMANENTLY IDENTIFIED AT THE FIRE ALARM CONTROL UNIT.

LIGHTING NOTES  
1. CONTRACTOR SHALL FURNISH AND INSTALL LIGHT SWITCHES FOR ALL LIGHTING AT LOCATIONS AS SHOWN ON THE DRAWINGS.  
2. CONFIRM EXACT LIGHT FIXTURE LOCATIONS WITH OWNER/ARCHITECT.  
3. EXHAUST FANS SHALL BE FED FROM ROOM LIGHTING CIRCUITS.  
4. LIGHT FIXTURES AND CEILING FANS SHALL BE SELECTED BY OWNER/ARCHITECT.  
5. PRIOR TO ORDERING THE SPECIFIED LIGHT FIXTURES, THE CONTRACTOR SHALL VERIFY THE FIXTURE IS SUITABLE FOR THE CEILING TYPE, FOR EXAMPLE, A FIRE RATED FIXTURE SHALL BE INSTALLED IN A FIRE RATED ASSEMBLY, IF DIS-PRENCES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER PRIOR TO PROCEEDING.

COMMUNICATIONS NOTES  
1. CONTRACTOR SHALL FURNISH AND INSTALL TELEPHONE CABLE FROM THE TELEPHONE TERMINAL LOCATION TO EACH DWELLING UNIT, TELEPHONE LOCATIONS IN EACH UNIT SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION, CONTRACTOR SHALL COORDINATE TELEPHONE SYSTEM REQUIREMENTS WITH LOCAL TELEPHONE PROVIDER.  
2. CONTRACTOR SHALL FURNISH AND INSTALL TELEVISION CABLE FROM THE CABLE TELEVISION SERVICE ENTRANCE TO EACH DWELLING UNIT, CABLE TELEVISION OUTLET LOCATIONS IN EACH UNIT SHALL BE DETERMINED AT THE TIME OF BUILDOUT, CONTRACTOR SHALL FURNISH AND INSTALL CABLE TELEVISION CABLE, BOXES, TERMINATIONS, ETC. REQUIRED FOR A FULLY OPERATIONAL SYSTEM, COORDINATE SYSTEM REQUIREMENTS WITH LOCAL TELEVISION SUPPLIER.  
3. ALL COMMUNICATIONS SERVICE CABLES/CONDUCTORS SHALL ENTER THE BUILDING UNDERGROUND IN CONDUITS AS SPECIFIED BY THE SERVICE PROVIDERS, COORDINATE SERVICE ENTRANCE LOCATIONS WITH GENERAL CONTRACTOR/ENGINEER.  
4. EMPTY DUCTS SHALL HAVE A PULL ROPE INSTALLED.

FINISH NOTES  
1. CONTRACTOR SHALL FURNISH AND INSTALL FUSED DISCONNECTS FOR ALL HVAC EQUIPMENT WITH FUSES AS PER MANUFACTURER RECOMMENDATIONS, AIR CAPACITY, POLES, AND TYPE NEMA ENCLASURE OF DISCONNECT SWITCHES AS REQUIRED, FURNISH AND INSTALL A WEATHERPROOF, GFCI DUPLEX RECEPTACLE OUTLET WITHIN 25 FEET OF EACH HVAC TYPE OF EQUIPMENT.  
2. MOUNT ALL SWITCHES AND OTHER ELECTRICAL EQUIPMENT IN COMPLIANCE WITH APPLICABLE PROVISIONS OF THE ADA.  
3. ALL INTERIOR TOILET, UTILITY, SWIM, LAUNDRY, AND OTHER HVAC SERVICE RECEPTACLES SHALL BE GFCI, ALL EXTERIOR RECEPTACLES SHALL HAVE APPROVED WEATHERPROOF IN-USE COVERS AS PER CURRENT/APPLICABLE NEC, ARTICLE 406.8.  
4. MOUNT TOP OF ELECTRICAL PANELBOARDS AT 6' AFF.  
5. ELECTRICAL BOXES INSTALLED ON OPPOSITE SIDES OF A FIRE RATED WALL SHALL HAVE A TWO FOOT MINIMUM HORIZONTAL SEPARATION.  
6. AFCI-FAULT BREAKERS SHALL BE INSTALLED ON BREAKERS SERVING OUTLETS IN ALL LIVING SPACES PER NEC.  
7. CONTRACTOR SHALL CONNECT ALL EQUIPMENT SHOWN ON THE DRAWINGS, CONTRACTOR SHALL PROVIDE ALL COMPONENTS NECESSARY (CONDUIT, CONDUCTORS, CABLE, BOXES, ETC.) TO "CONNECT" EQUIPMENT.  
8. CONTRACTOR SHALL FURNISH AND INSTALL ALL EQUIPMENT NECESSARY (CONDUIT, CONDUCTORS, BOXES, ETC.) TO CONNECT ALL SMOKE ALARMS, CONTRACTOR SHALL INTERCONNECT ALL SMOKE ALARMS TOGETHER INSIDE EACH UNIT.  
9. ALL DWELLING UNIT RECEPTACLES SHALL BE TAMPER RESISTANT TYPE.

6/29/2023 4:25:05 PM



No: Date: Revision:

Client Contact: ANNA LIBBY (847) 562-9400

SGS Contact: HUNTER GEE SGS Project Number: 23002.00

Smith Gee Studio, LLC 602 Taylor Street, Suite 201 Nashville, TN 37208

WESTERN HEIGHTS PHASE 1 RINSHORE  
KCDC Knoxville's Community Development Corporation

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Drawing: ELECTRICAL LEGEND AND SCHEDULE

06/30/2023  
100% DESIGN DEVELOPMENT SET

E000





No: Date: Revision::

Client Contact: ANNA LIBBY (647) 562-9400

SGS Contact: HUNTER GEE SGS Project Number: 23002.00

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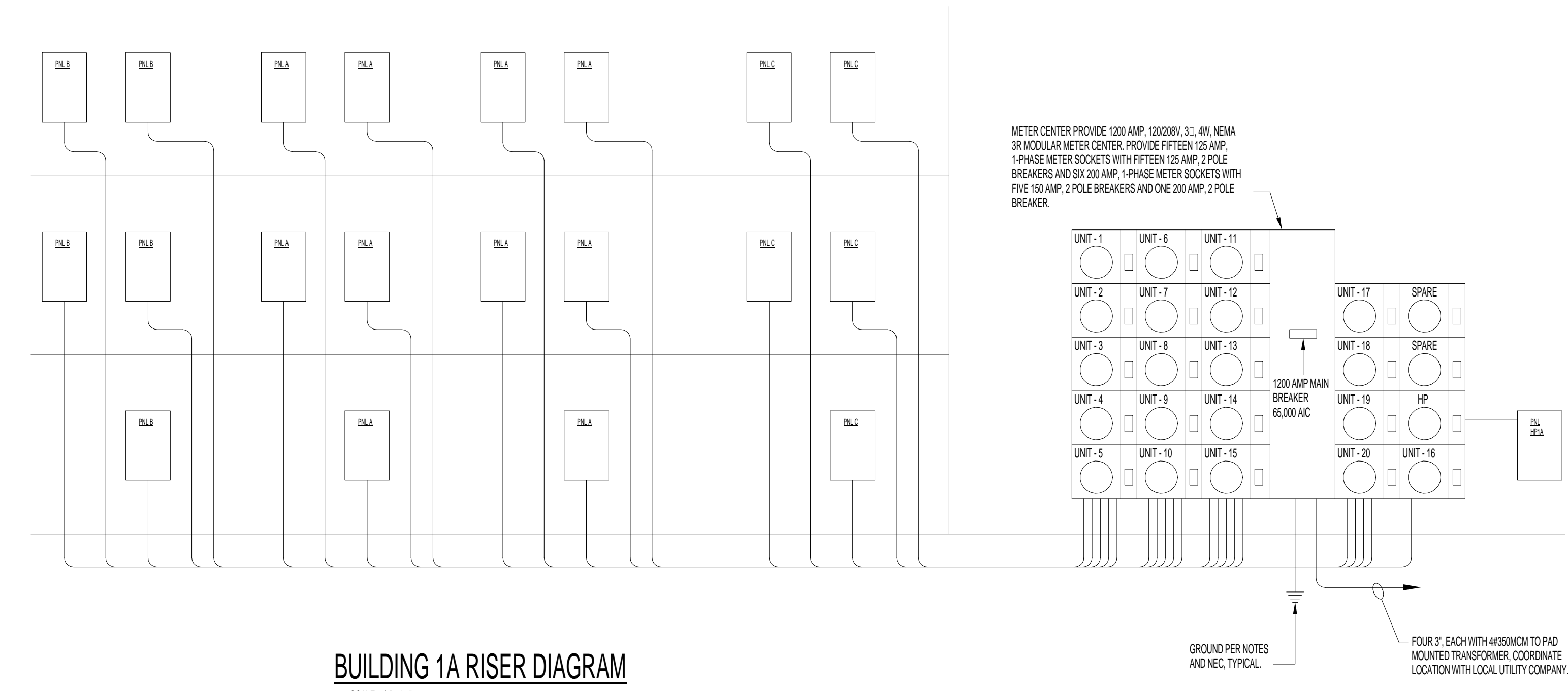
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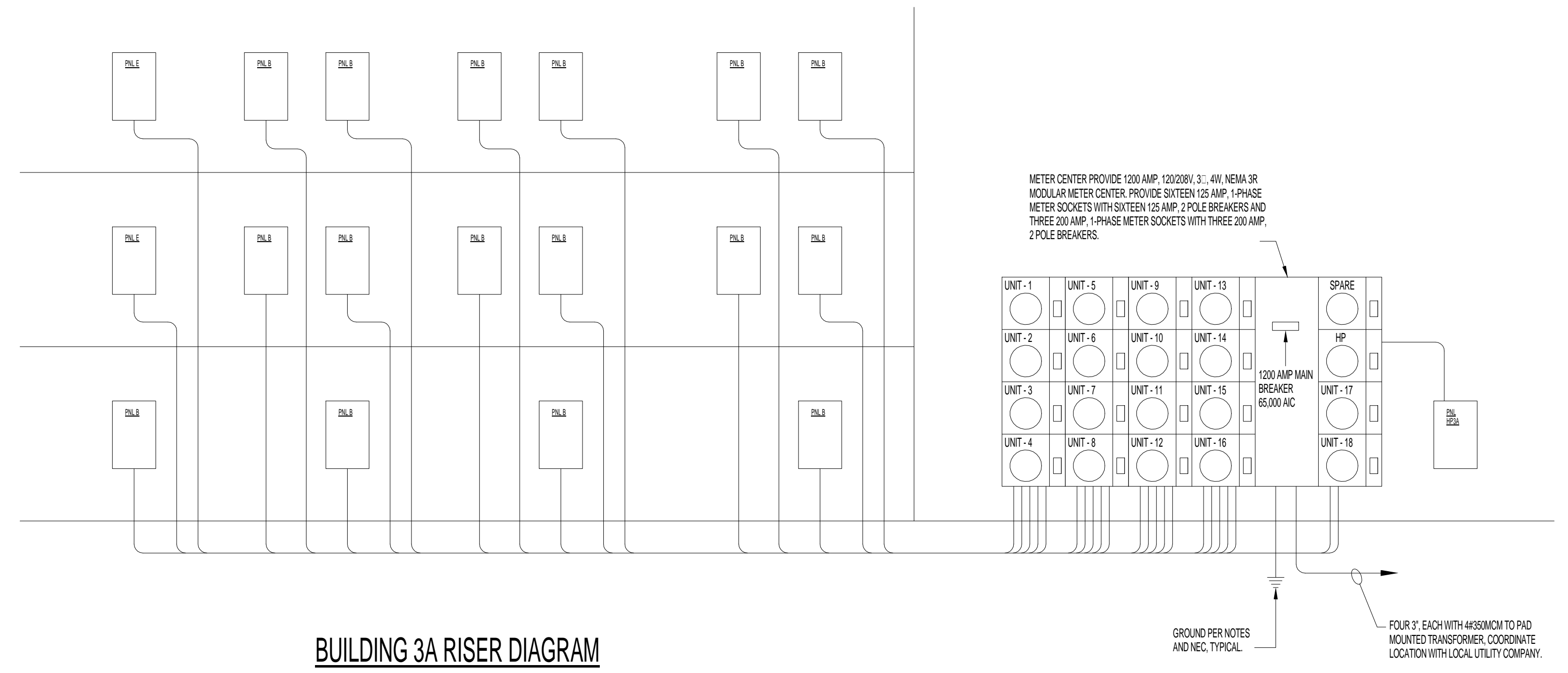
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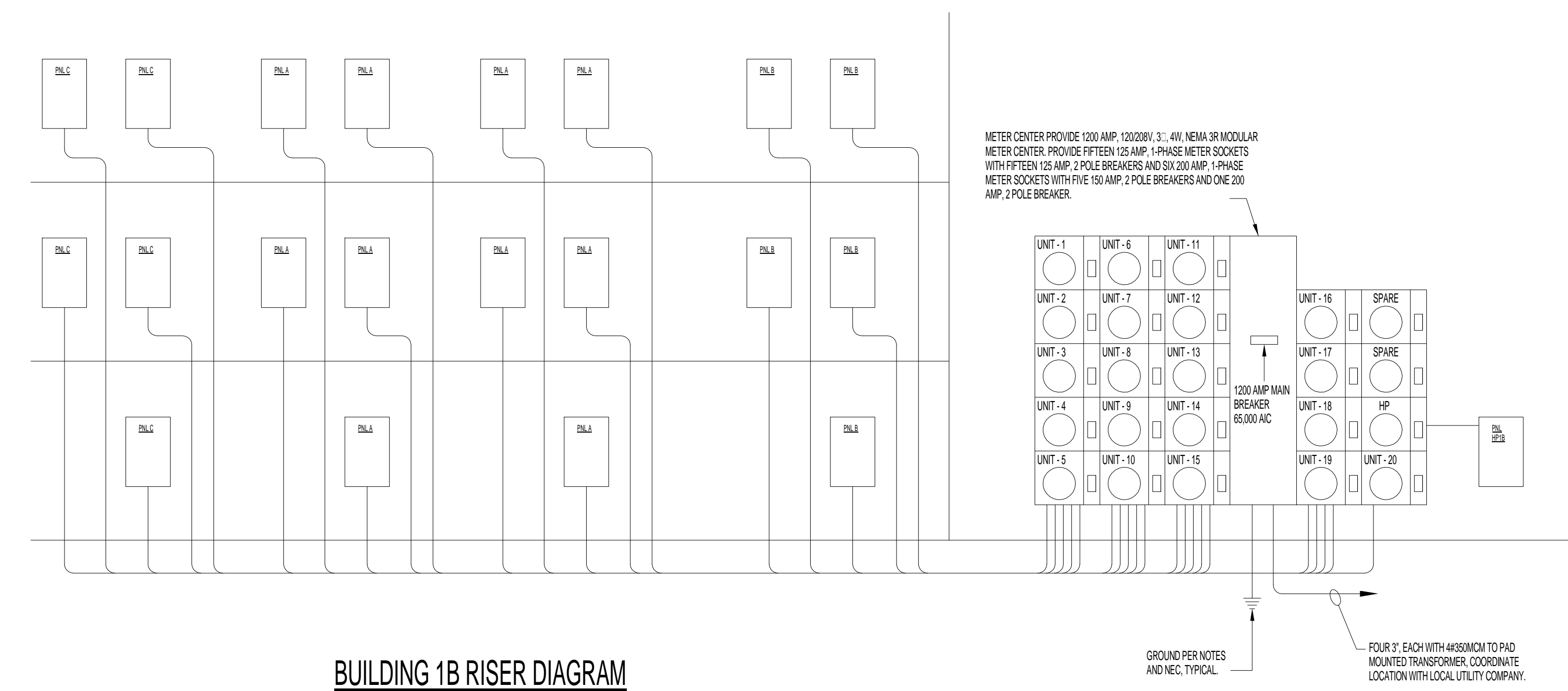
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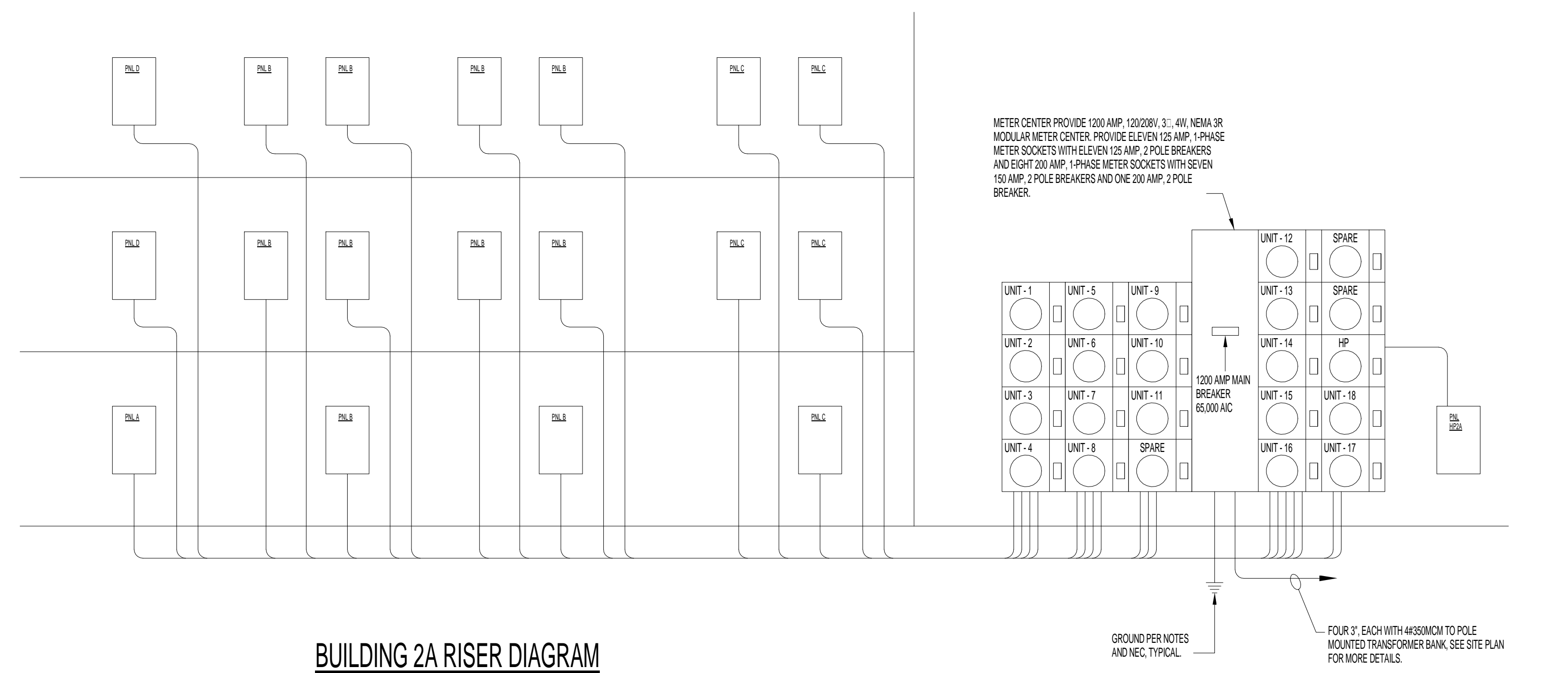
BUILDING 1A RISER DIAGRAM SCALE: 1/8"=1'-0"



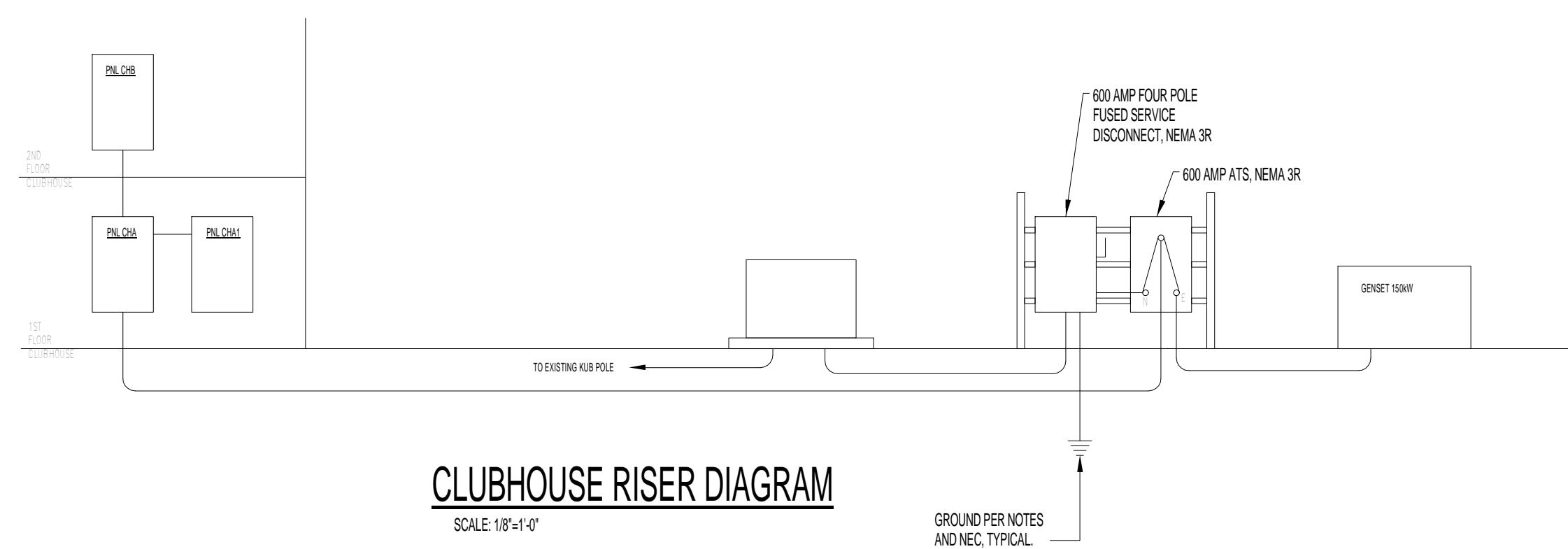
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BUILDING 1B RISER DIAGRAM SCALE: 1/8"=1'-0"



BUILDING 2A RISER DIAGRAM SCALE: 1/8"=1'-0"



CLUBHOUSE RISER DIAGRAM SCALE: 1/8"=1'-0"

- ELECTRICAL RISER DIAGRAM NOTES**
1. THIS SERVICE HAS BEEN DESIGNED FOR 120/240 VOLT, SINGLE PHASE, THREE WIRE.
  2. CONTRACTOR SHALL PROVIDE GROUNDING ELECTRODE SYSTEMS AND CONDUCTORS PER NEC 250.50 AT A MINIMUM AND ADDITIONAL REQUIREMENTS AS SHOWN ON THE RISER DIAGRAM.
  3. CONTRACTOR SHALL PROVIDE GROUNDING ELECTRODE CONDUCTOR(S) TO ALL METALLIC PIPING SYSTEM(S) AND BOND AS PER NEC 250.52 (A)(1).
  4. CONTRACTOR SHALL PROVIDE GROUNDING ELECTRODE CONDUCTOR TO METAL BUILDING FRAME AND BOND PER NEC 250.52 (A)(2).
  5. CONTRACTOR SHALL PROVIDE CONCRETE ENCASED ELECTRODE IN BUILDING FOUNDATION AND BOND PER NEC 250.52 (A)(3).
  6. CONTRACTOR SHALL PROVIDE GROUNDING ELECTRODE RODS (3/4" BY 10' COPPER) AND BOND PER NEC 250.52 (A)(5)(B).
  7. ALL UNDERGROUND AND ENCASED CONNECTIONS SHALL BE EXOTHERMIC. EXPOSED CONNECTIONS MAY BE COMPRESSION TYPE.
  8. ALL COMPONENTS SHALL BE COPPER UNLESS NOTED OTHERWISE.

- ELECTRICAL RISER DIAGRAM NOTES**
1. THIS SERVICE HAS BEEN DESIGNED FOR 208Y/120 VOLT, THREE PHASE, FOUR WIRE, SOLIDLY GROUND WYE.
  2. CONTRACTOR SHALL PROVIDE GROUNDING ELECTRODE SYSTEMS AND CONDUCTORS PER NEC 250.50 AT A MINIMUM AND ADDITIONAL REQUIREMENTS AS SHOWN ON THE RISER DIAGRAM.
  3. CONTRACTOR SHALL PROVIDE GROUNDING ELECTRODE CONDUCTOR(S) TO ALL METALLIC PIPING SYSTEM(S) AND BOND AS PER NEC 250.52 (A)(1).
  4. CONTRACTOR SHALL PROVIDE GROUNDING ELECTRODE CONDUCTOR TO METAL BUILDING FRAME AND BOND PER NEC 250.52 (A)(2).
  5. CONTRACTOR SHALL PROVIDE CONCRETE ENCASED ELECTRODE IN BUILDING FOUNDATION AND BOND PER NEC 250.52 (A)(3).
  6. CONTRACTOR SHALL PROVIDE GROUNDING ELECTRODE RODS (3/4" BY 10' COPPER) AND BOND PER NEC 250.52 (A)(5)(B).
  7. ALL UNDERGROUND AND ENCASED CONNECTIONS SHALL BE EXOTHERMIC. EXPOSED CONNECTIONS MAY BE COMPRESSION TYPE.
  8. ALL COMPONENTS SHALL BE COPPER UNLESS NOTED OTHERWISE.

6/29/2023 4:25:05 PM



No: Date: Revision::

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208



# WESTERN HEIGHTS PHASE 1 RINSHORE

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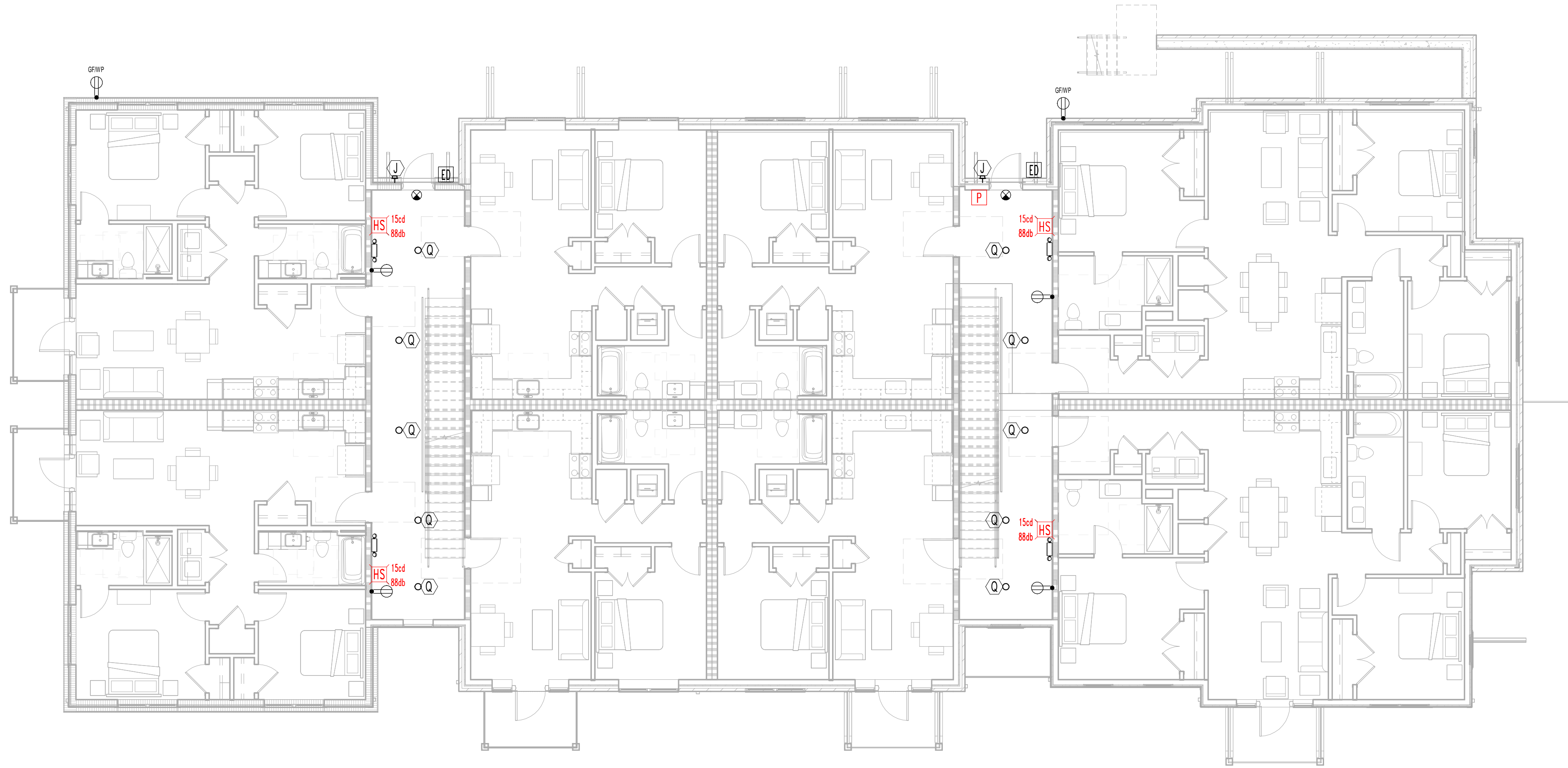
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Drawing:  
BUILDING 1A - 1ST AND 2ND FLOOR ELECTRICAL PLAN

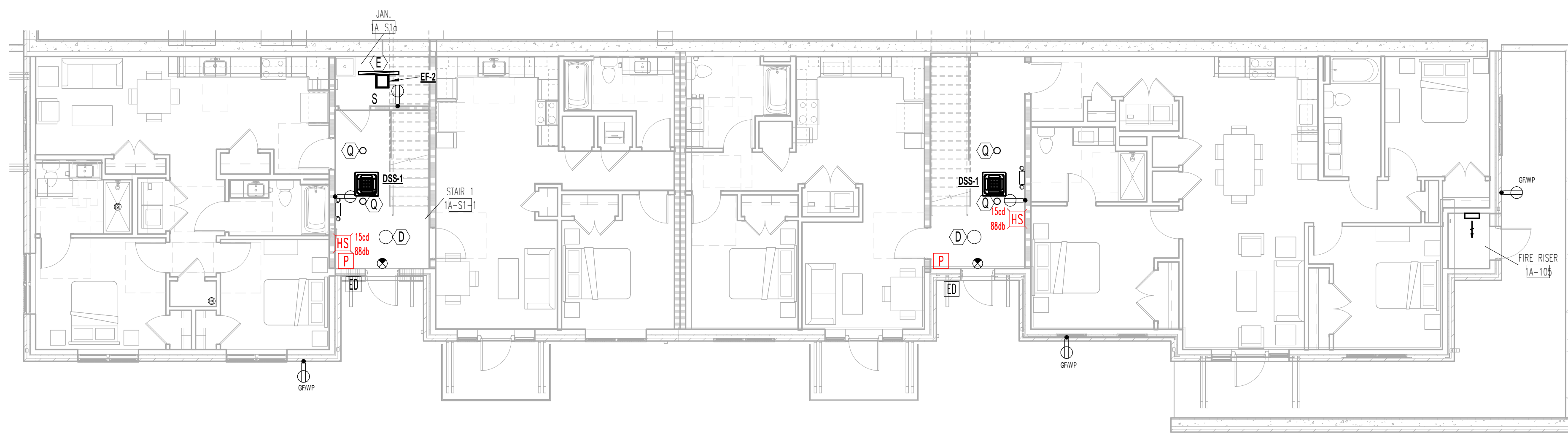
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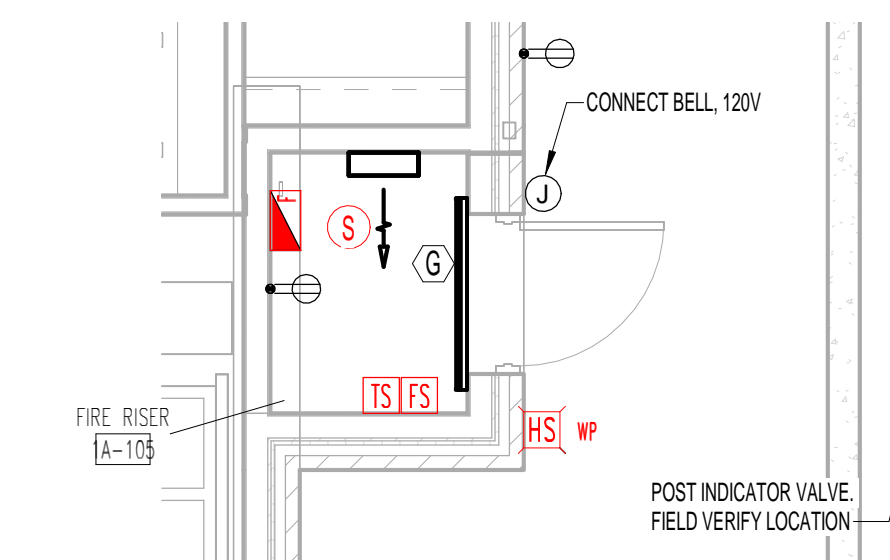
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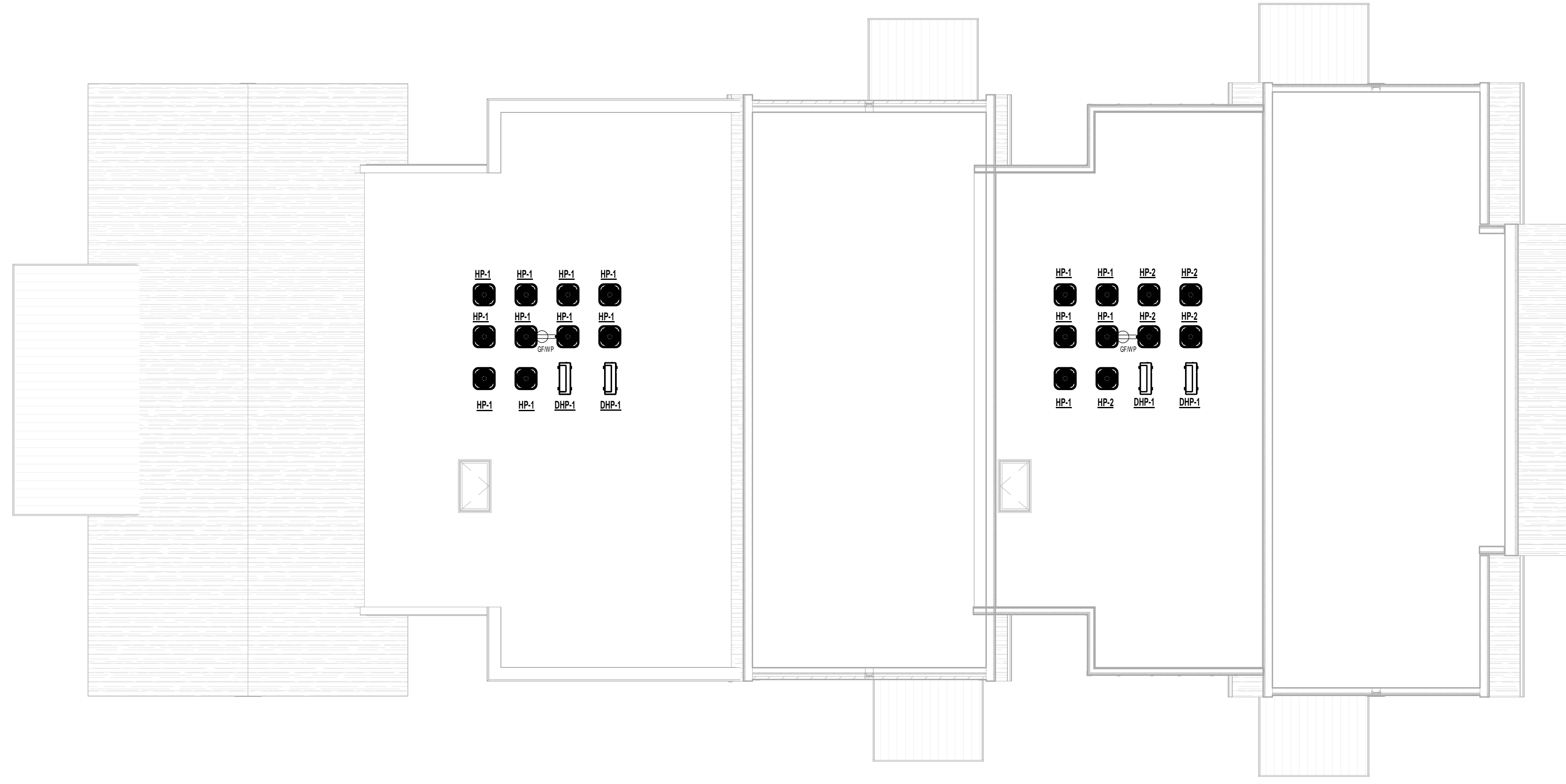
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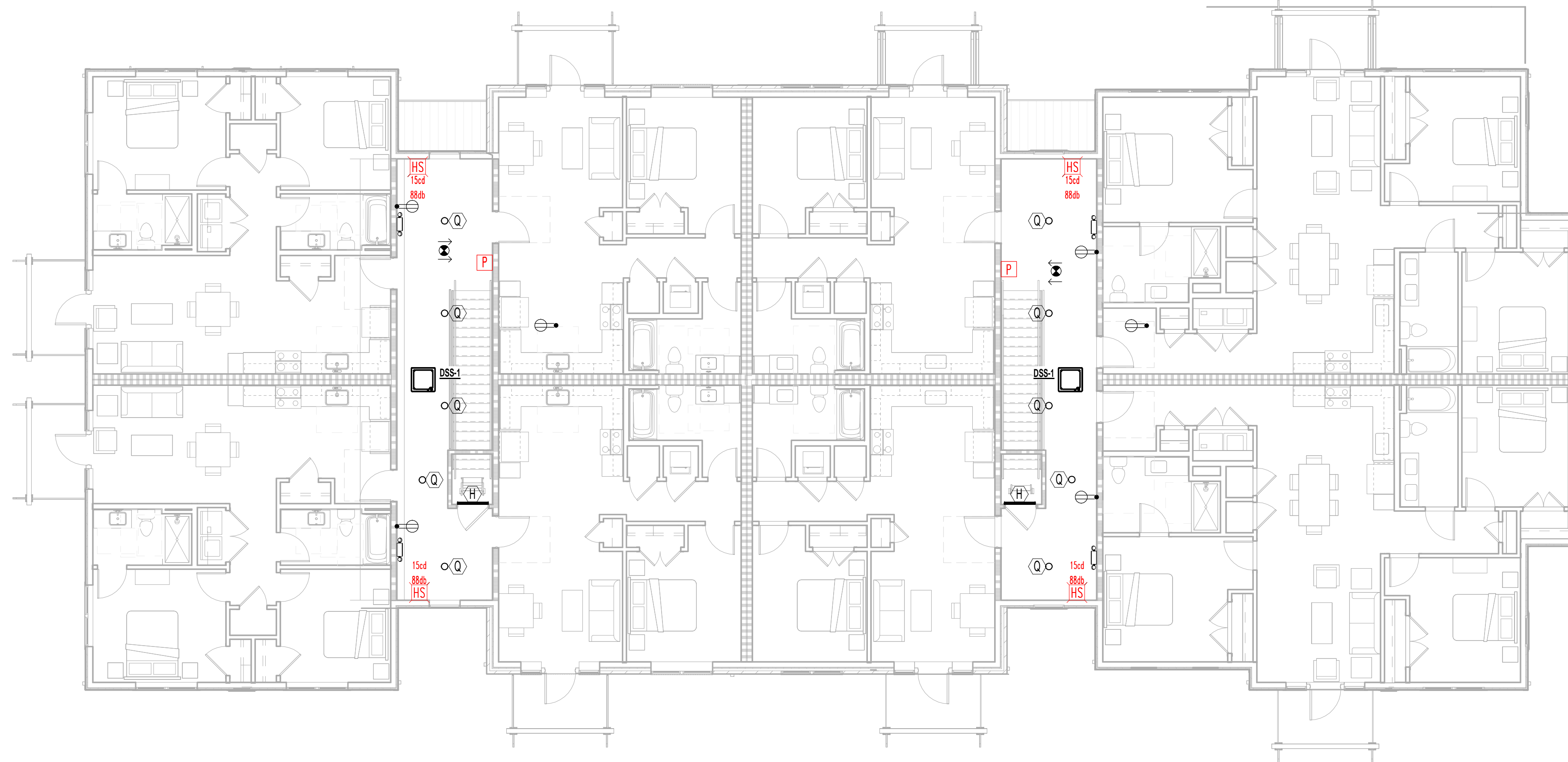
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1/8" = 1'-0"



3 BUILDING 1A - SPRINKLER RISER ROOM ELECTRICAL PLAN  
1/4" = 1'-0"



2 BUILDING 1A - ROOF OVERALL ELECTRICAL PLAN  
1/8" = 1'-0"



1 BUILDING 1A - 3RD FLOOR OVERALL ELECTRICAL PLAN  
1/8" = 1'-0"

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SGS Project Number: 23002.00

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WESTERN HEIGHTS PHASE 1 RINSHORE



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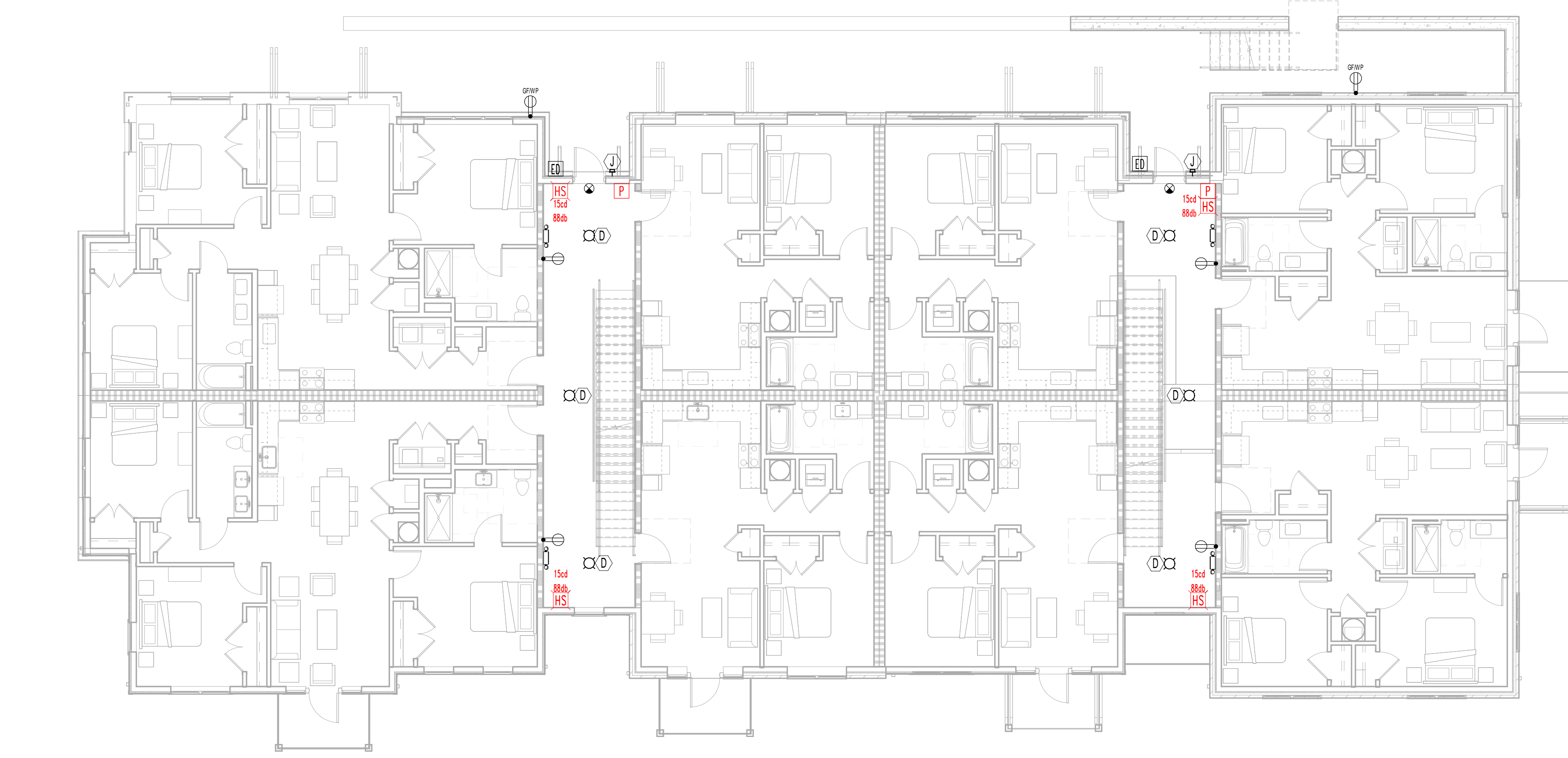
Drawing:  
BUILDING 1A - 3RD FLOOR AND ROOF ELECTRICAL PLAN

06/30/2023

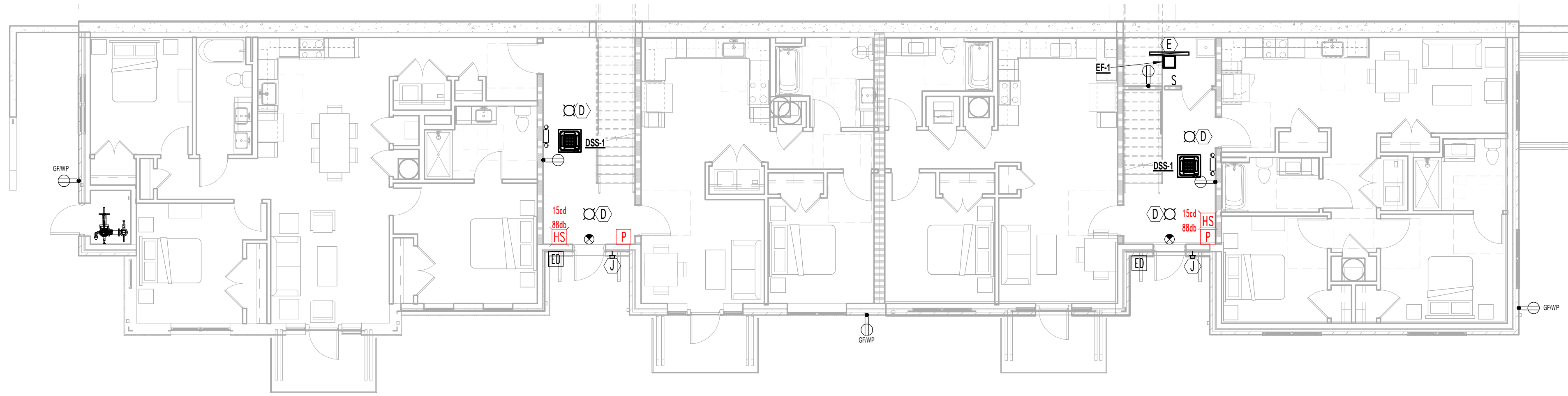
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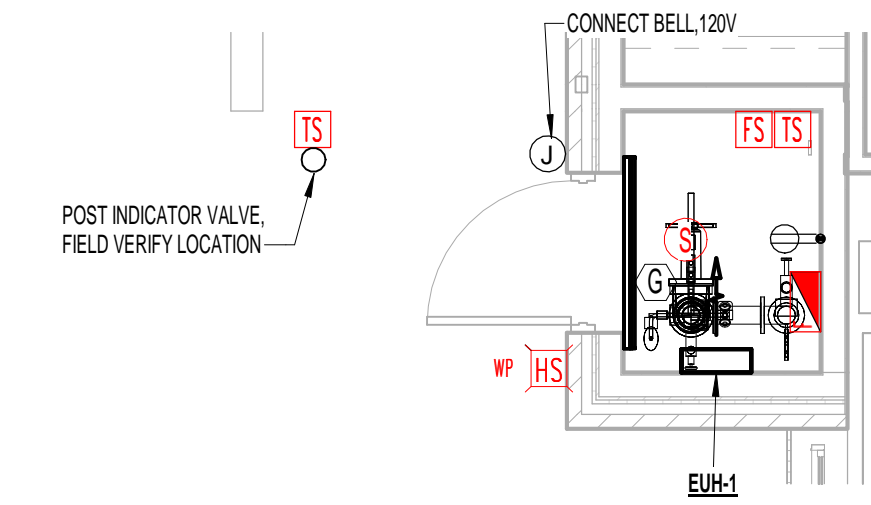
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② BUILDING 1B - 2ND FLOOR ELECTRICAL PLAN  
1/8" = 1'-0"



① BUILDING 1B - 1ST FLOOR ELECTRICAL PLAN  
1/8" = 1'-0"



③ BUILDING 1B - SPRINKLER RISER ROOM ELECTRICAL PLAN  
1/4" = 1'-0"



No: Date: Revision::

Client Contact: ANNA LIBBY  
(617) 562-9400

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WESTERN HEIGHTS PHASE 1 RINSHORE

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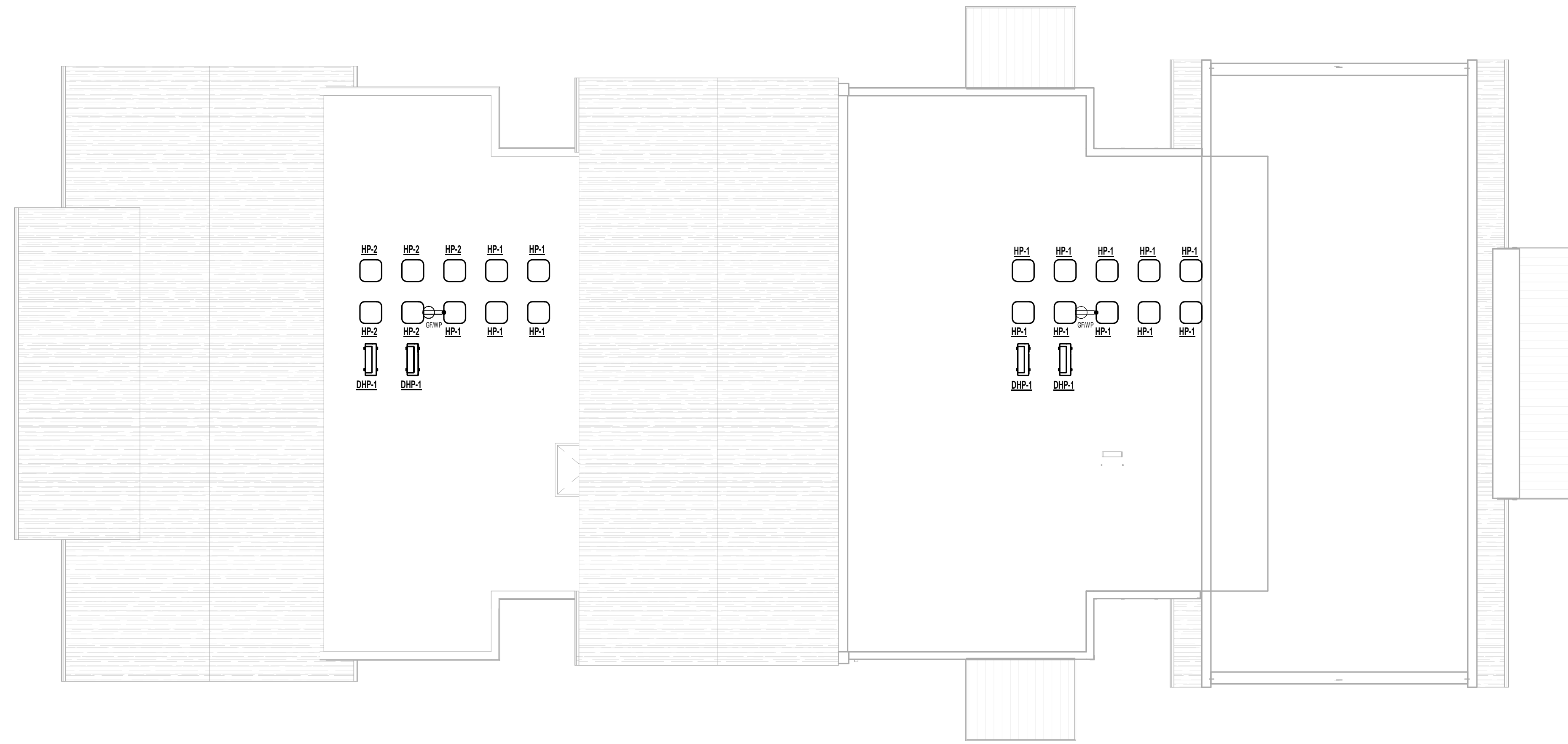
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Drawing:  
BUILDING 1B - 1ST AND 2ND FLOOR ELECTRICAL PLAN

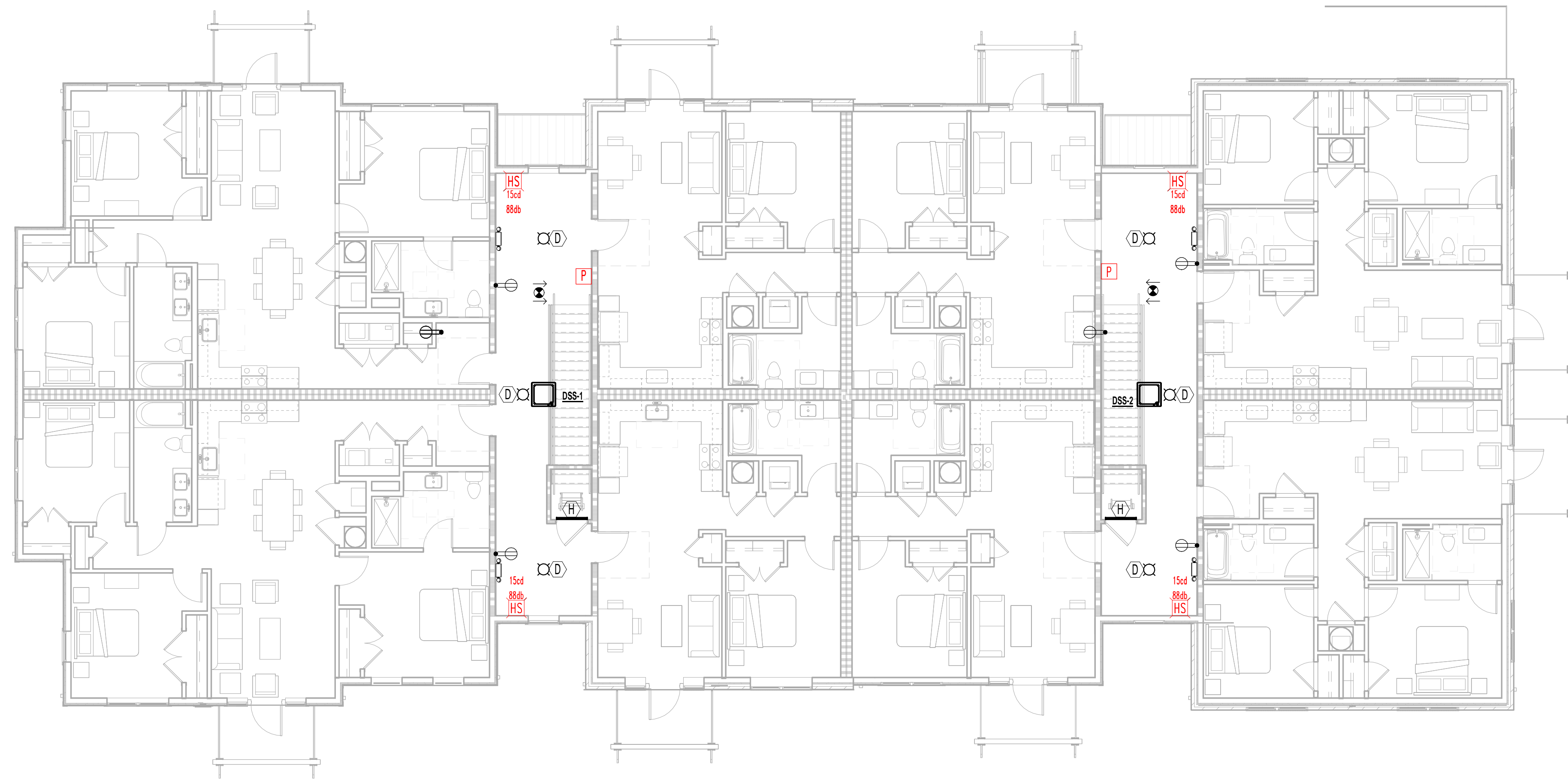
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50% SCHEMATIC DESIGN PRICING SET

E101c



2 BUILDING 1B - ROOF ELECTRICAL PLAN  
1/8" = 1'-0"



1 BUILDING 1B - 3RD FLOOR ELECTRICAL PLAN  
1/8" = 1'-0"

6/29/2023 4:32:37 PM



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Client Contact: ANNA LIBBY  
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SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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**WESTERN HEIGHTS PHASE 1 RINSHORE**

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Drawing:  
BUILDING 1B - 3RD FLOOR AND ROOF ELECTRICAL PLAN

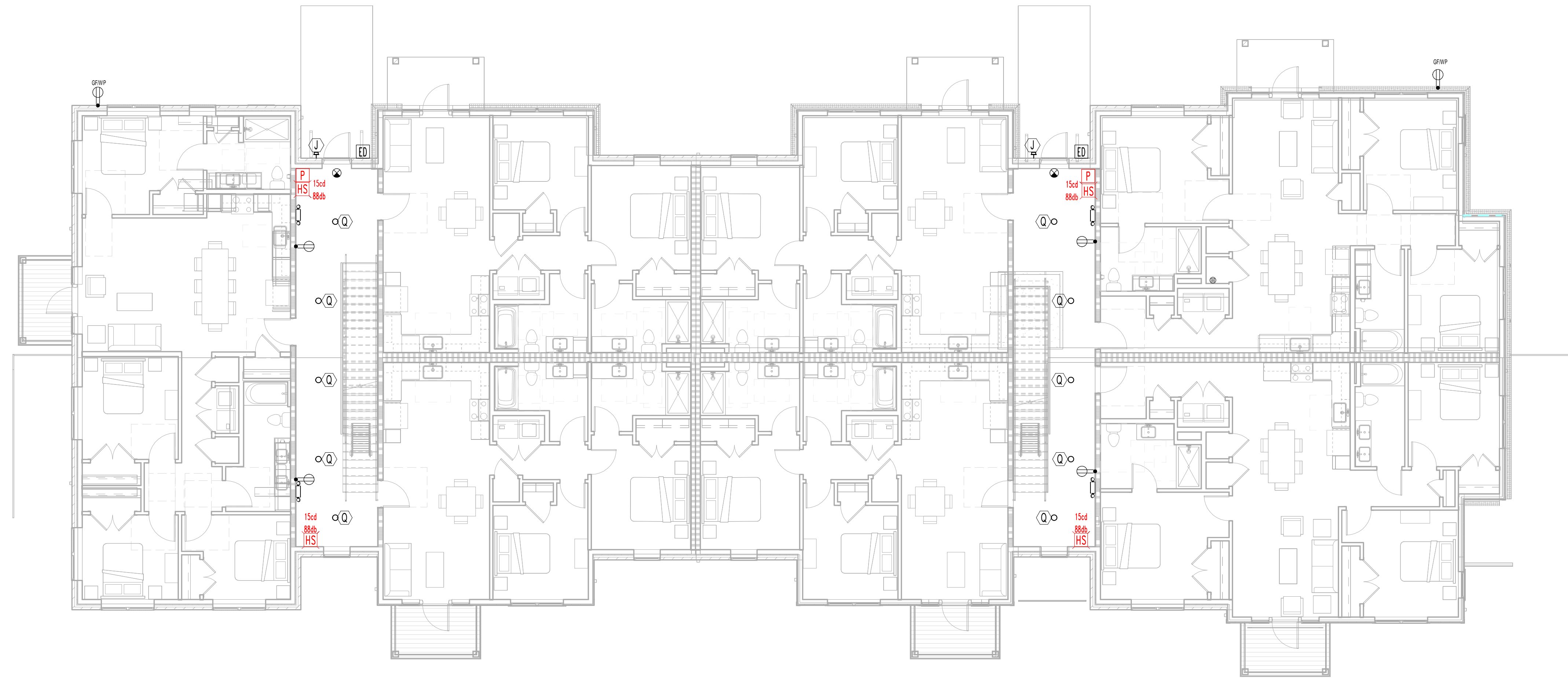
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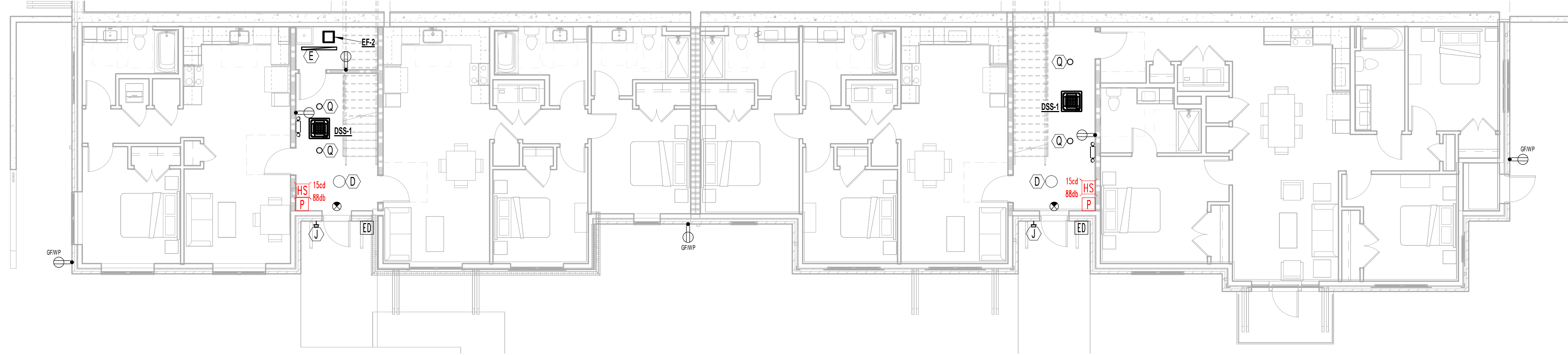
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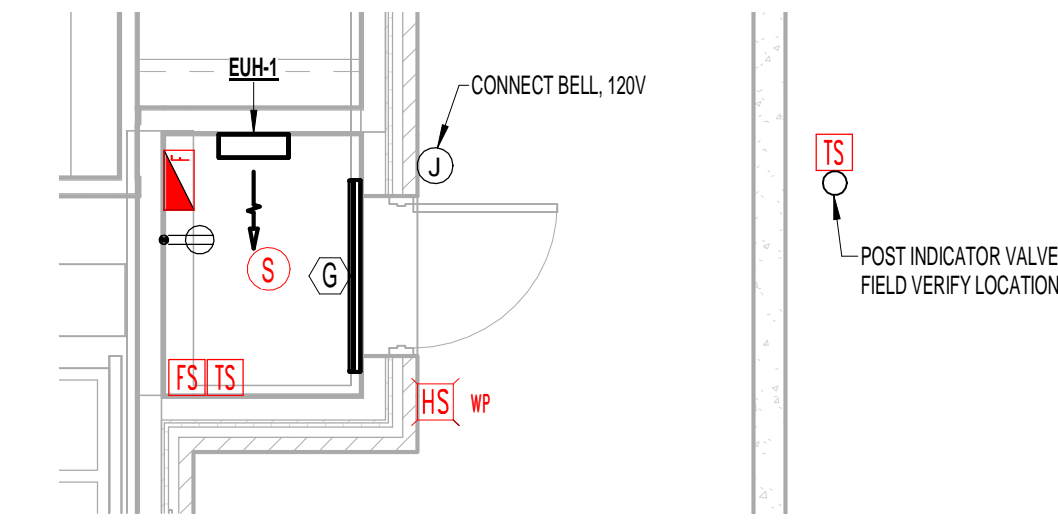
No: Date: Revision::



2 BUILDING 2A - 2ND FLOOR ELECTRICAL PLAN  
1/8" = 1'-0"



1 BUILDING 2A - 1ST FLOOR ELECTRICAL PLAN  
1/8" = 1'-0"



3 BUILDING 2A - SPRINKLER ROOM ELECTRICAL PLAN  
1/4" = 1'-0"

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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Nashville, TN 37208



WESTERN HEIGHTS PHASE 1 RINSHORE

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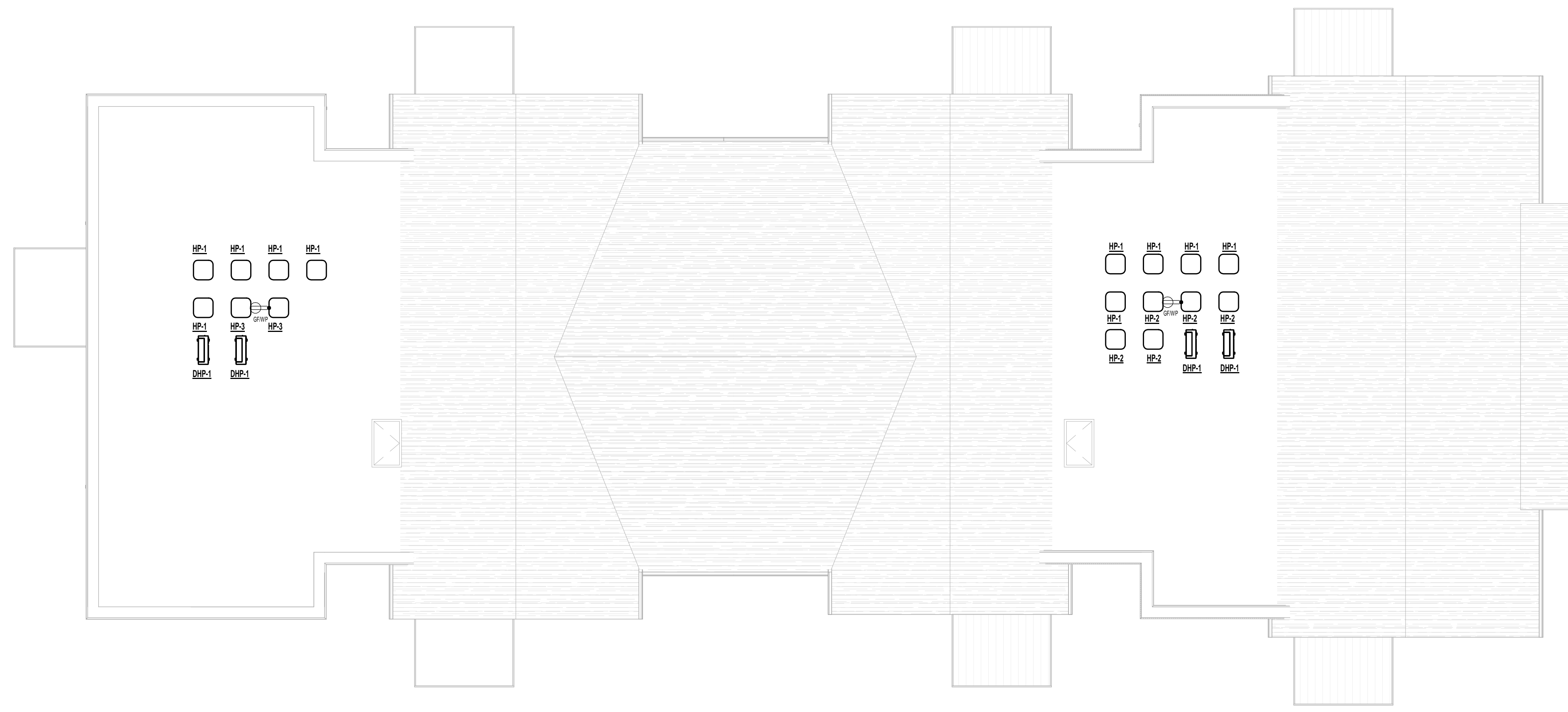
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BUILDING 2A - 1ST AND 2ND FLOOR ELECTRICAL PLAN

05/26/2023

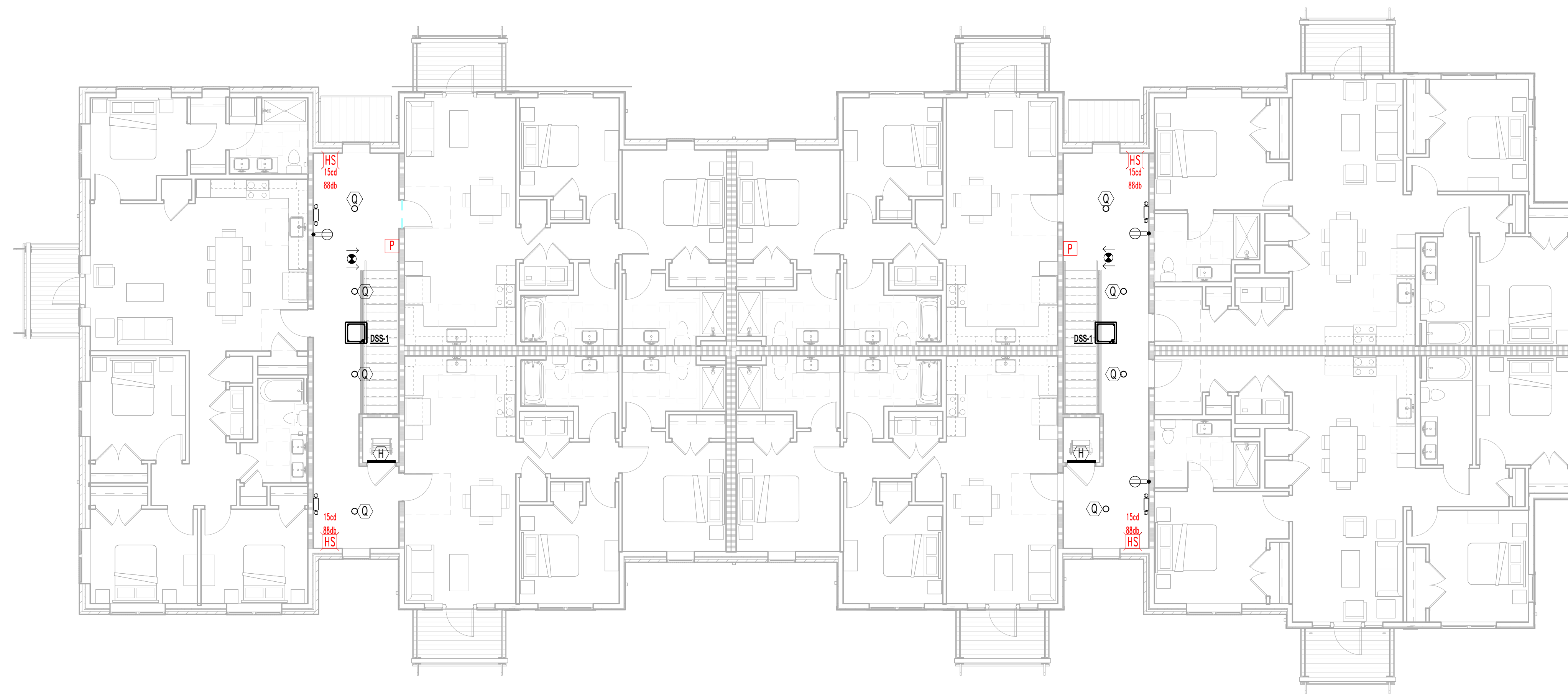
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② BUILDING 2A - ROOF ELECTRICAL PLAN  
1/8" = 1'-0"



① BUILDING 2A - 3RD FLOOR ELECTRICAL PLAN  
1/8" = 1'-0"



No:                      Date:                      Revision::

Client Contact: ANNA LIBBY  
(617) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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**WESTERN HEIGHTS PHASE 1 RINSHORE**



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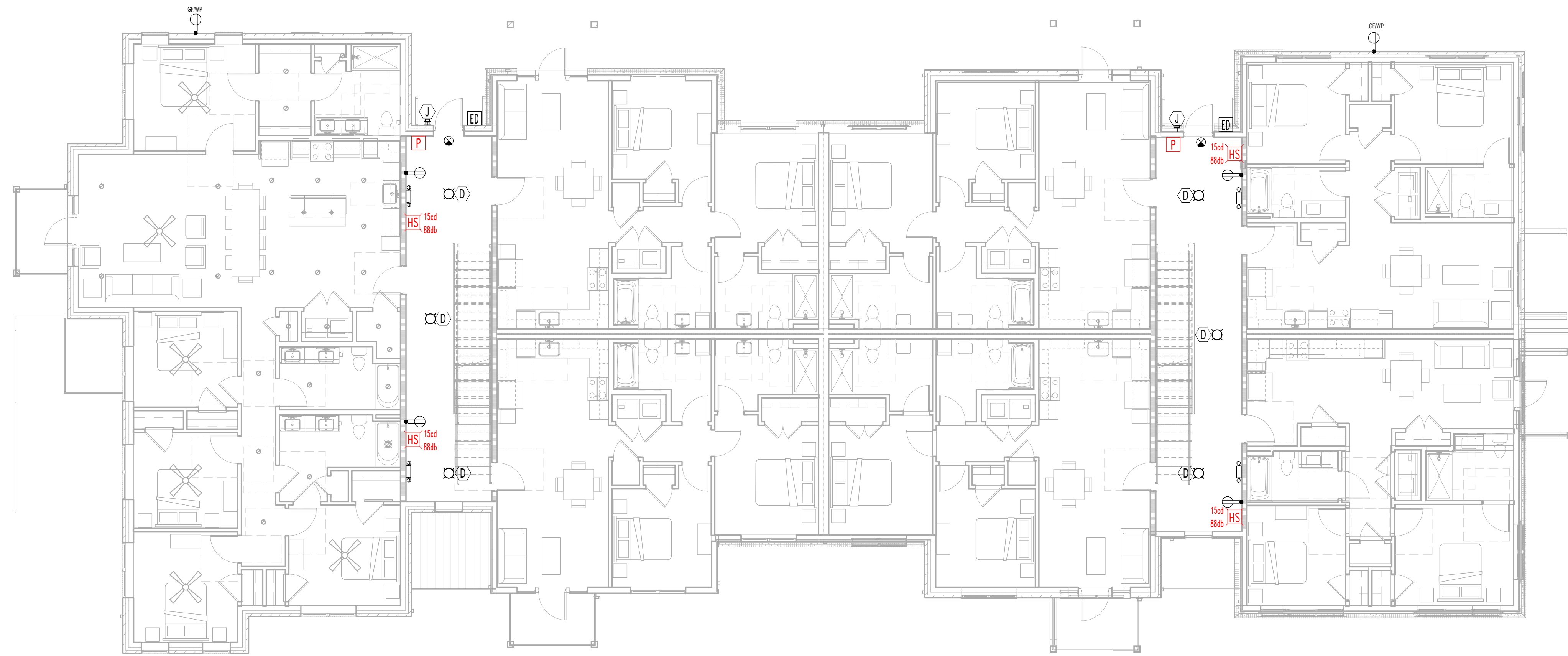
Drawing:  
BUILDING 2A - 3RD FLOOR AND ROOF ELECTRICAL PLAN

05/26/2023

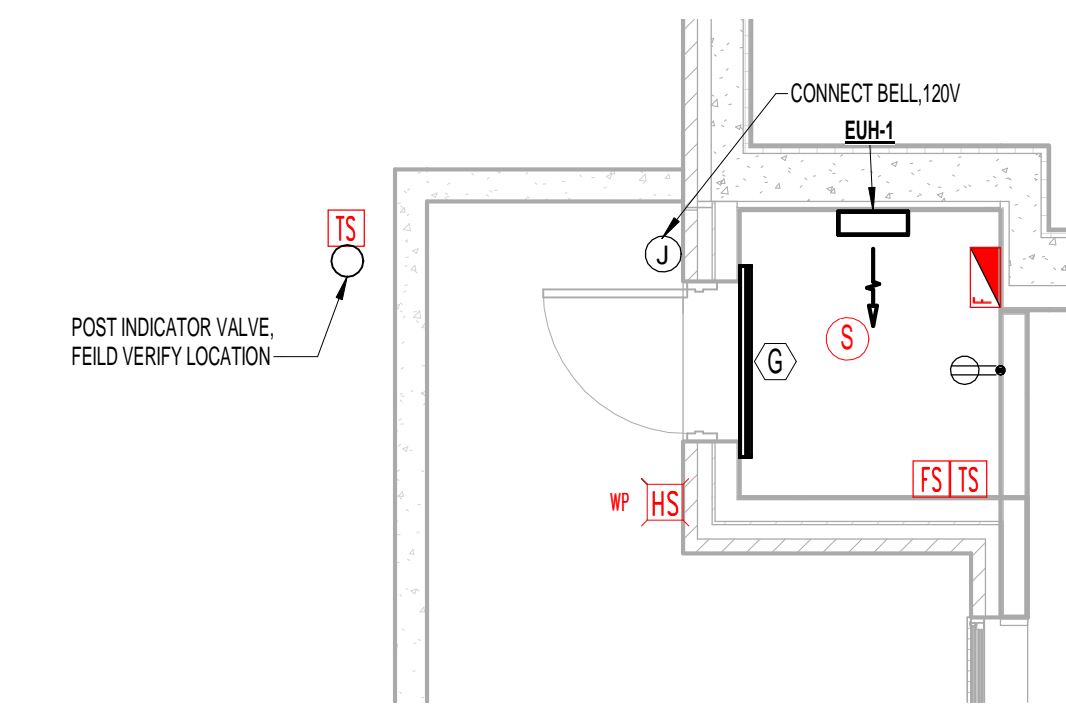
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**E102b**

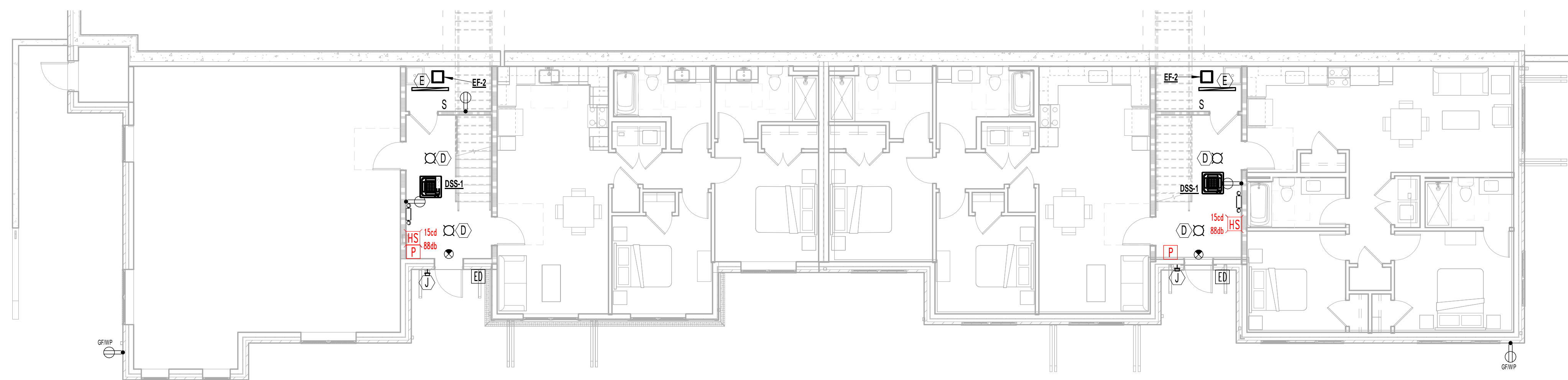
6/29/2023 4:44:25 PM



2 BUILDING 3A - 2ND FLOOR ELECTRICAL PLAN  
1/8" = 1'-0"



3 BUILDING 3A - SPRINKLER RISER ROOM ELECTRICAL PLAN  
1/4" = 1'-0"



1 BUILDING 3A - 1ST FLOOR ELECTRICAL PLAN  
1/8" = 1'-0"



No: Date: Revision::

Client Contact: ANNA LIBBY  
(617) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208

WESTERN HEIGHTS PHASE 1 RINSHORE  
KCDC  
Knoxville's Community Development Corporation

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Drawing:

BUILDING 3A - 1ST AND 2ND FLOOR ELECTRICAL PLAN

02/17/2023

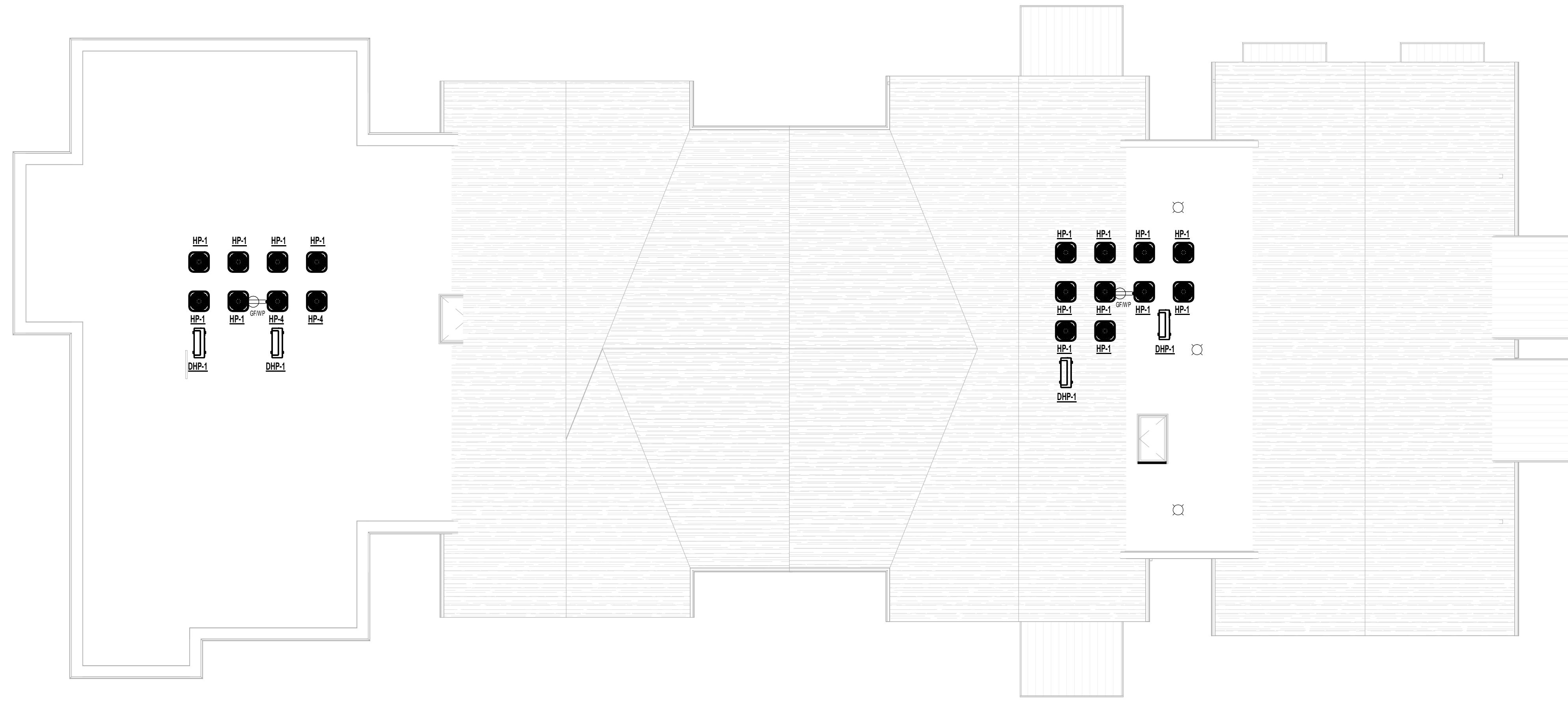
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E103a

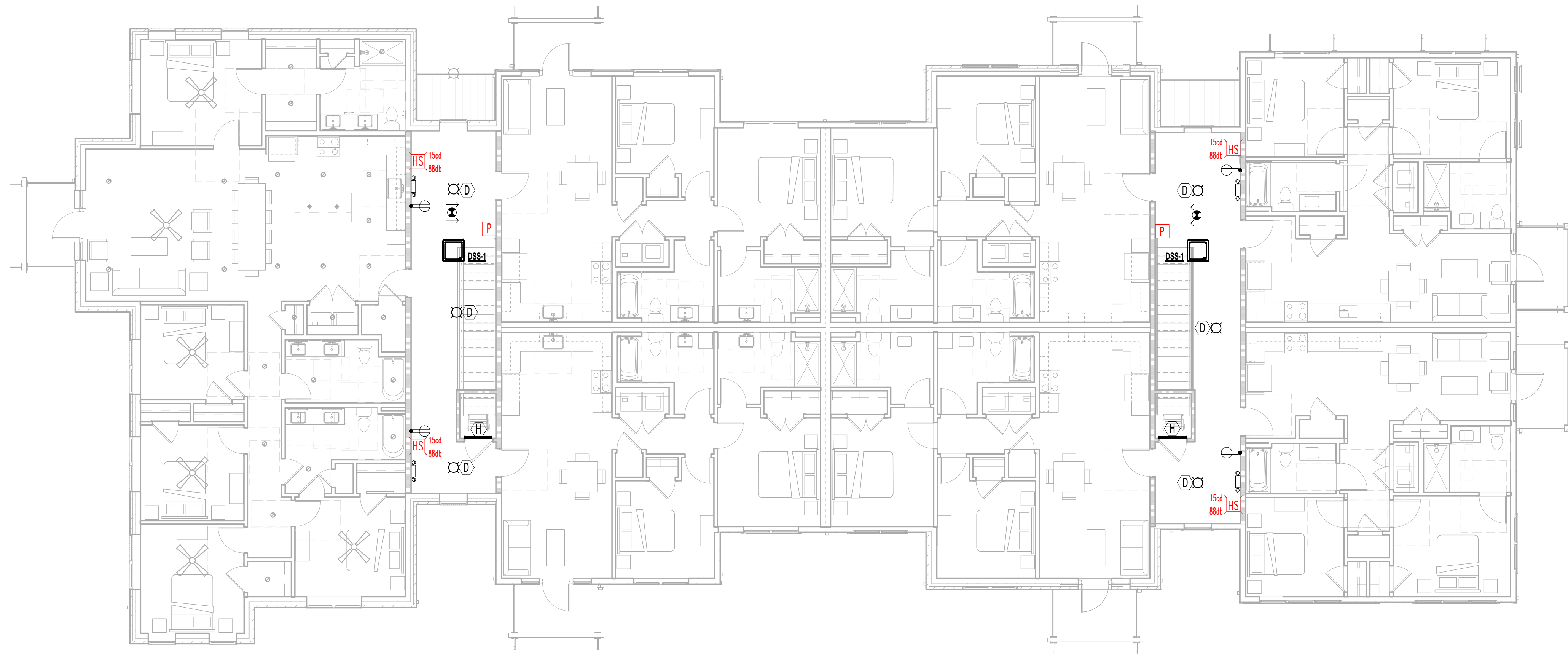


6/29/2023 4:44:47 PM

2 BUILDING 3A - ROOF ELECTRICAL PLAN  
1/8" = 1'-0"



1 BUILDING 3A - 3RD FLOOR ELECTRICAL PLAN  
1/8" = 1'-0"



No: Date: Revision::

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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WESTERN HEIGHTS PHASE 1 RINSHORE



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Drawing:  
BUILDING 3A - 3RD FLOOR AND ROOF ELECTRICAL PLAN

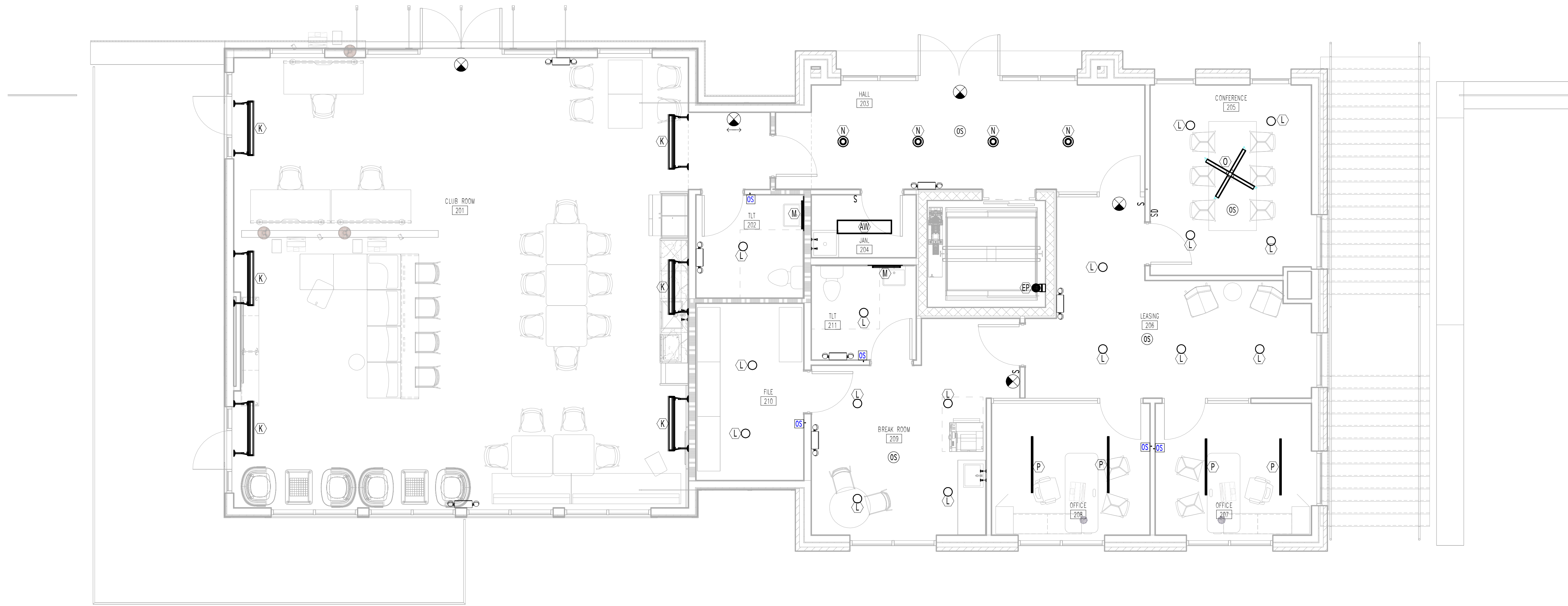
02/17/2023

50% SCHEMATIC DESIGN PRICING SET

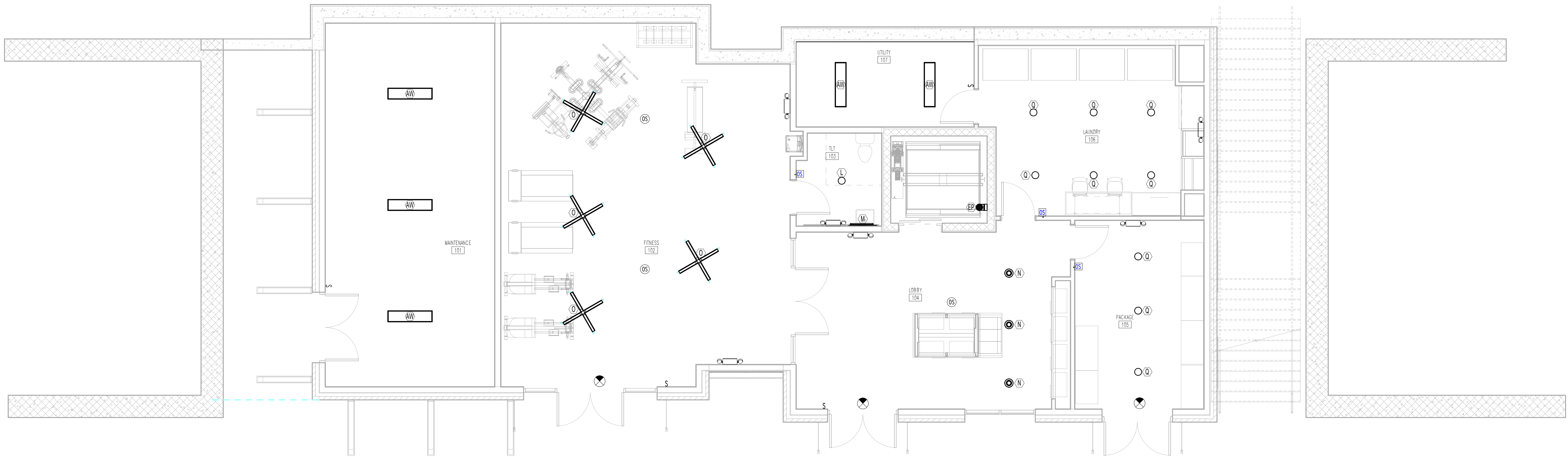
E103b



No: Date: Revision::



2 CLUBHOUSE - 2ND FLOOR LIGHTING PLAN  
1/4" = 1'-0"



1 CLUBHOUSE - 1ST FLOOR LIGHTING PLAN  
1/4" = 1'-0"

6/29/2023 4:19:31 PM

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(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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WESTERN HEIGHTS PHASE 1 RINSHORE



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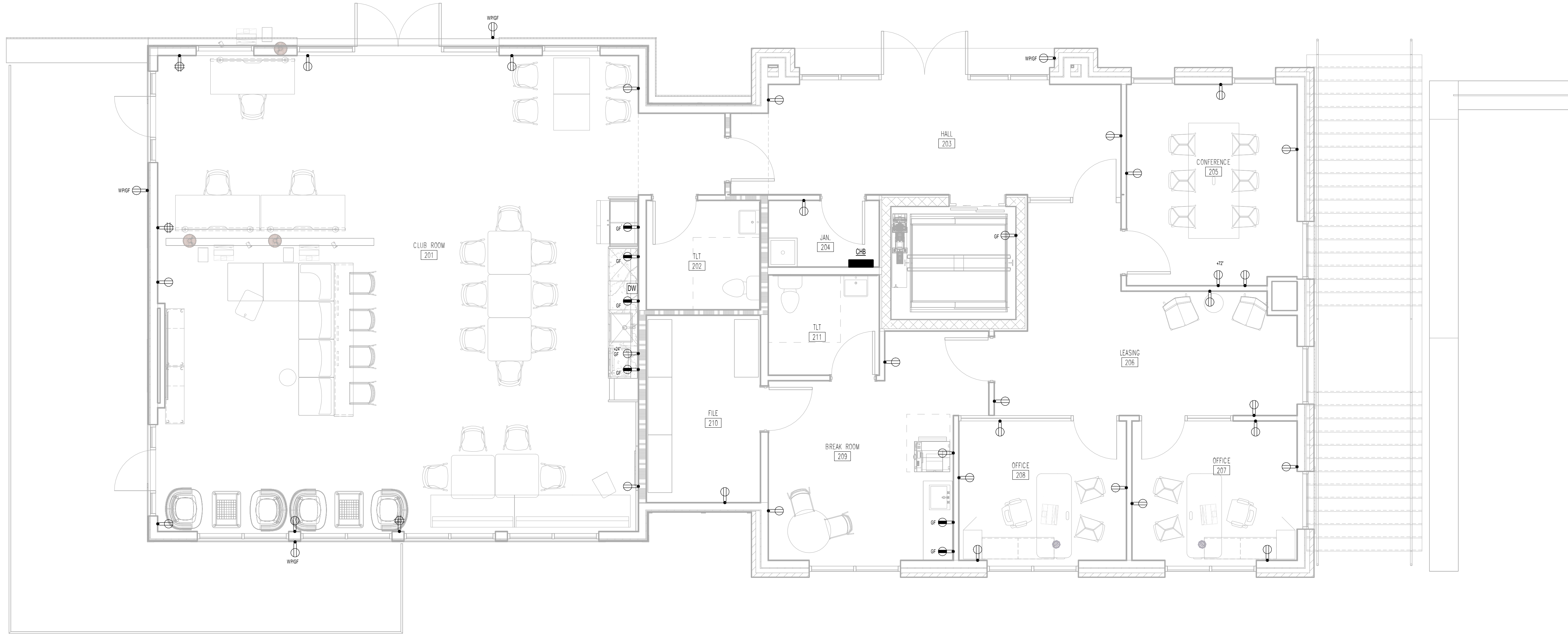
Drawing:  
CLUBHOUSE LIGHTING PLAN

06/30/2023  
100% DESIGN DEVELOPMENT SET

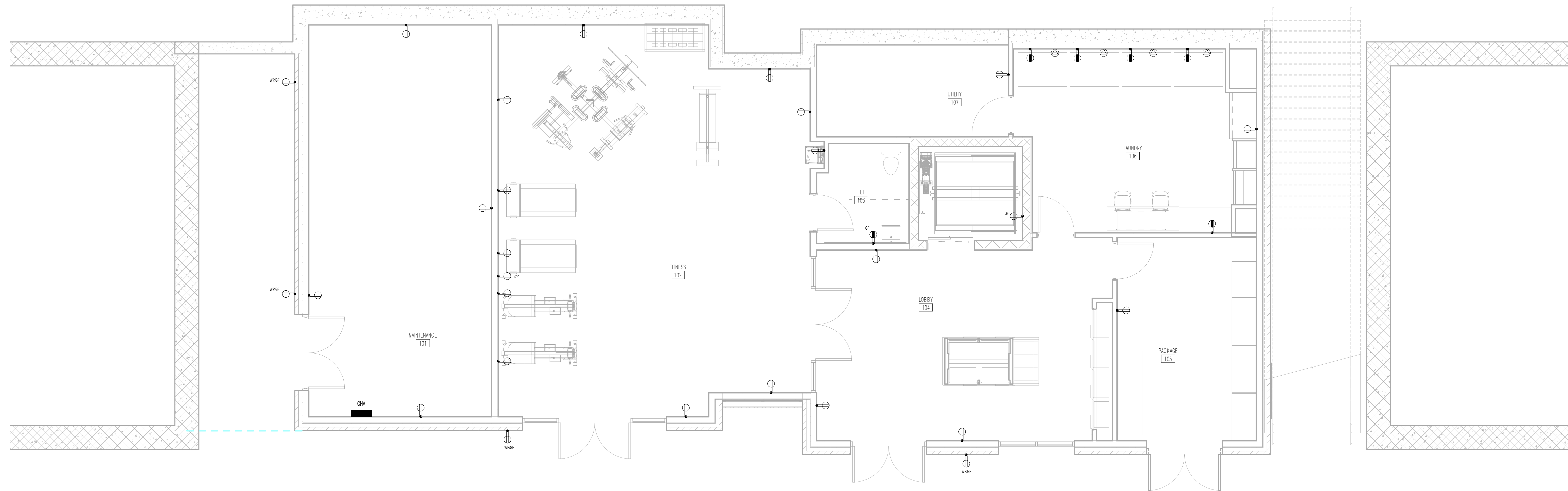
E104a



No: Date: Revision::



2 CLUBHOUSE - 2ND FLOOR POWER PLAN  
1/4" = 1'-0"



1 CLUBHOUSE - 1ST FLOOR POWER PLAN  
1/4" = 1'-0"

Client Contact: ANNA LIBBY  
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SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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WESTERN HEIGHTS PHASE 1 RINSHORE



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Drawing:  
CLUBHOUSE POWER PLAN

06/30/2023  
100% DESIGN DEVELOPMENT SET

E104b

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SGS Project Number: 23002.00

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Nashville, TN 37208

WESTERN HEIGHTS PHASE 1 RINSHORE



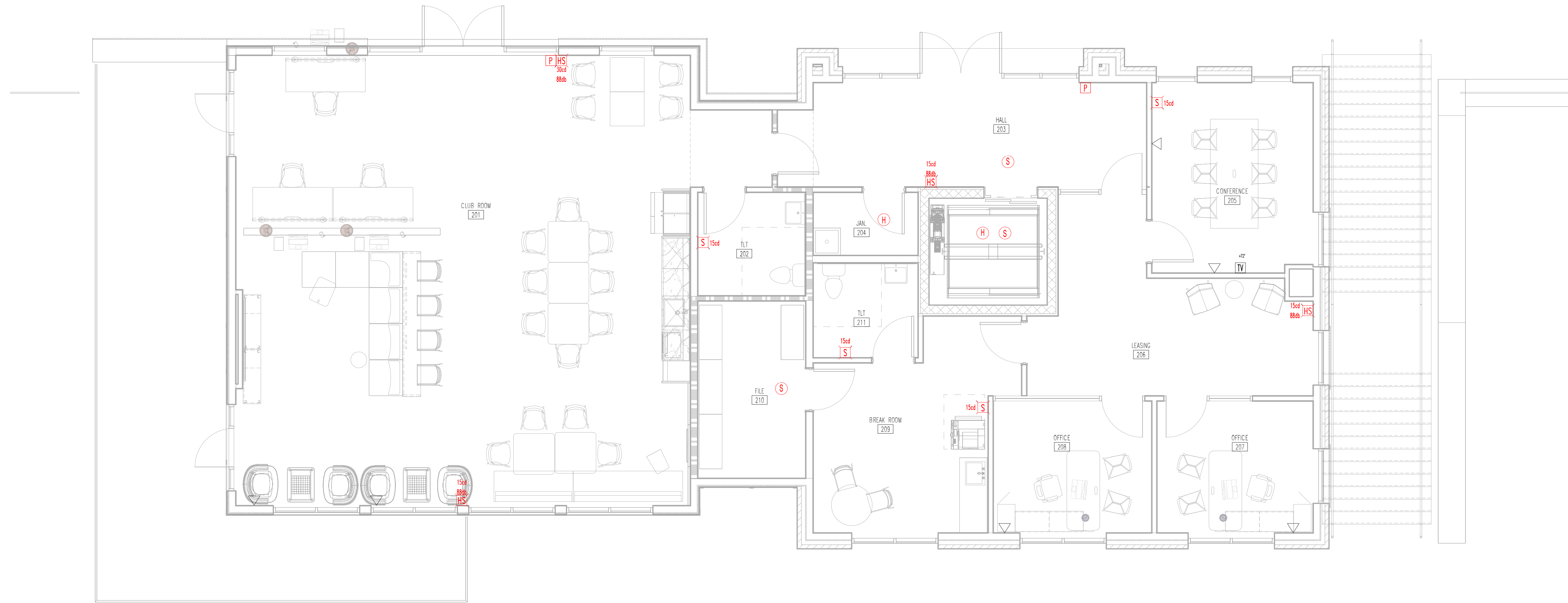
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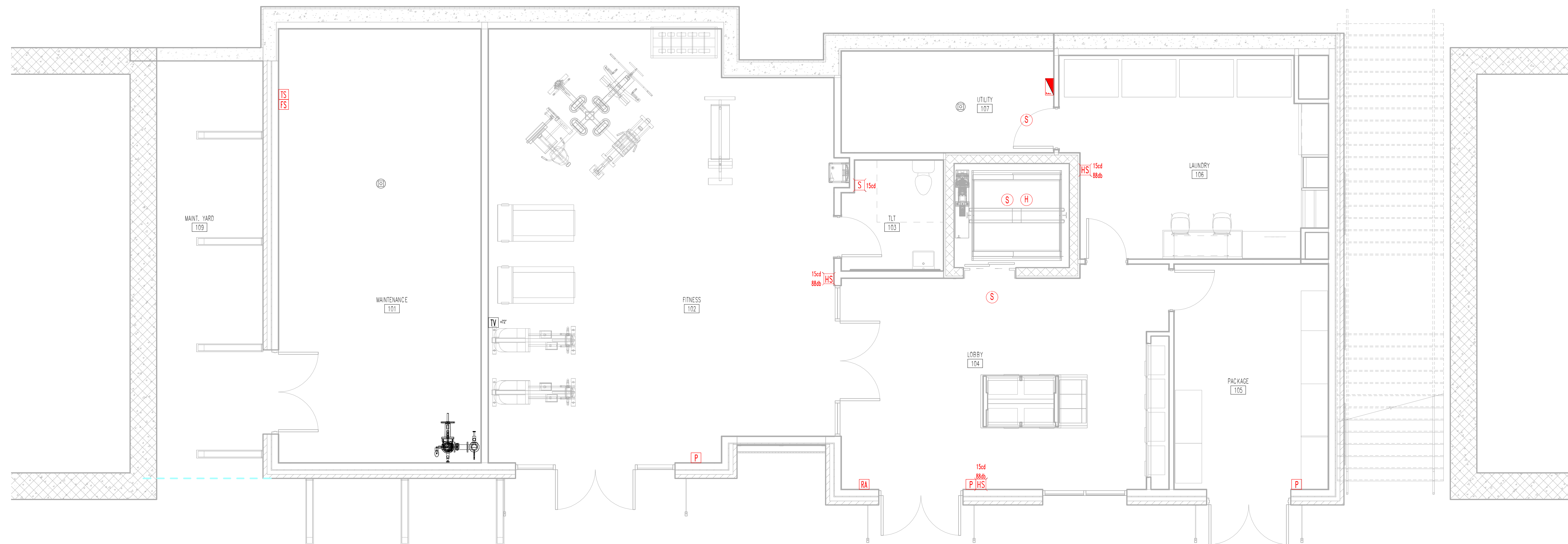
Drawing:  
CLUBHOUSE  
COMMUNICATION AND  
FIRE ALARM PLAN

06/30/2023  
100% DESIGN DEVELOPMENT SET

E104c



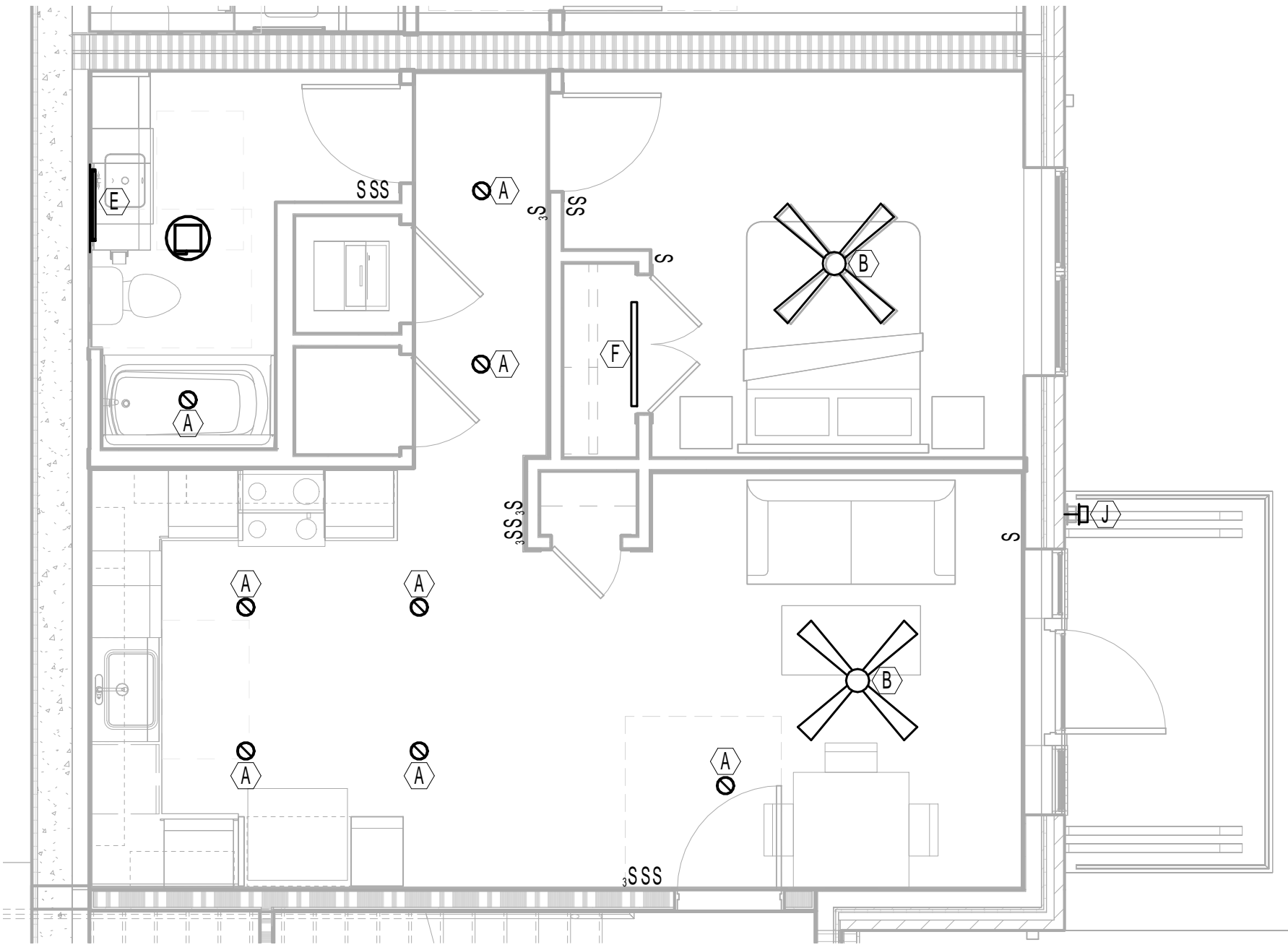
2 CLUBHOUSE - 2ND FLOOR COMMUNICATION AND FIRE ALARM PLAN  
1/4" = 1'-0"



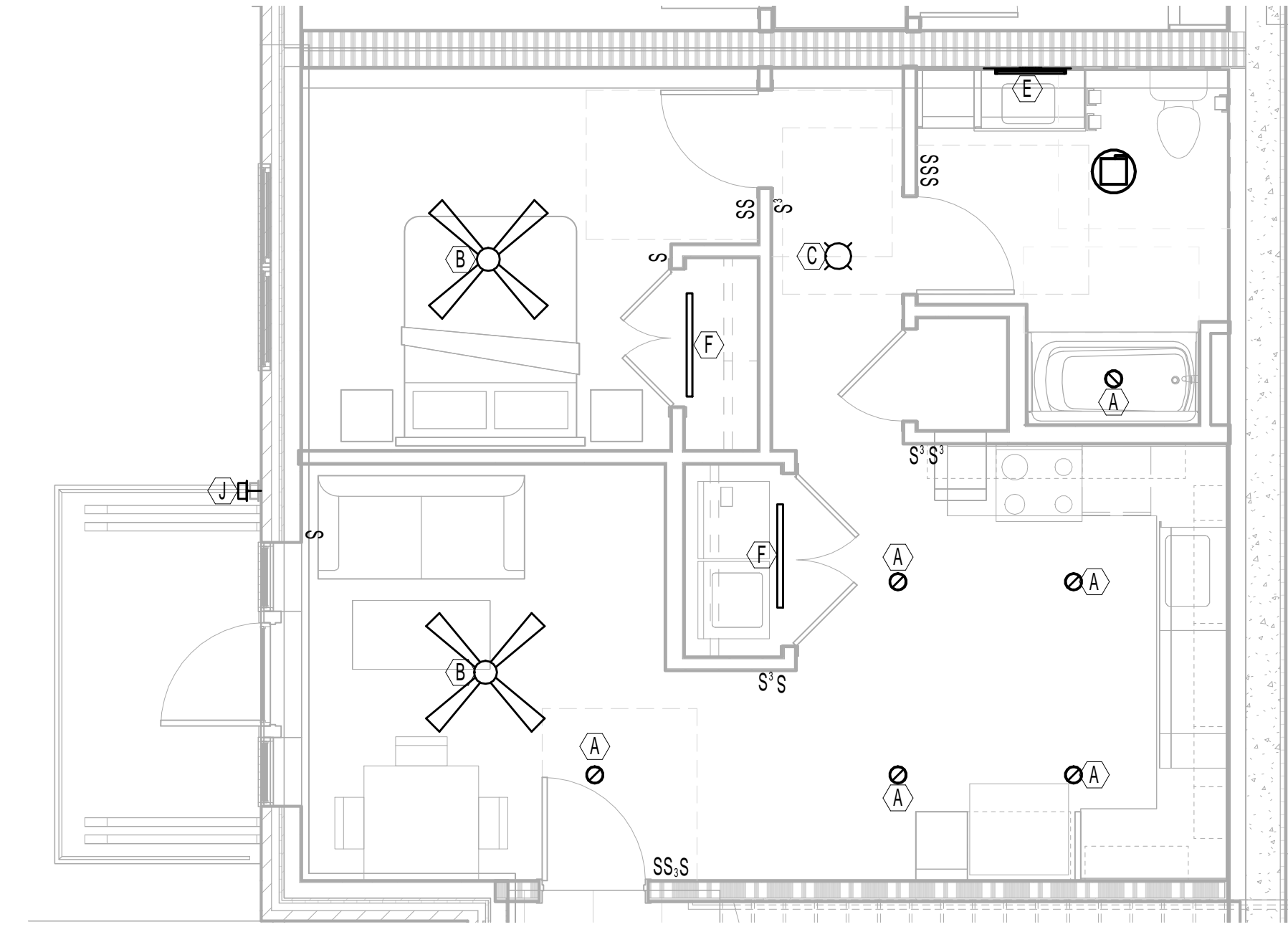
1 CLUBHOUSE - 1ST FLOOR COMMUNICATION AND FIRE ALARM PLAN  
1/4" = 1'-0"

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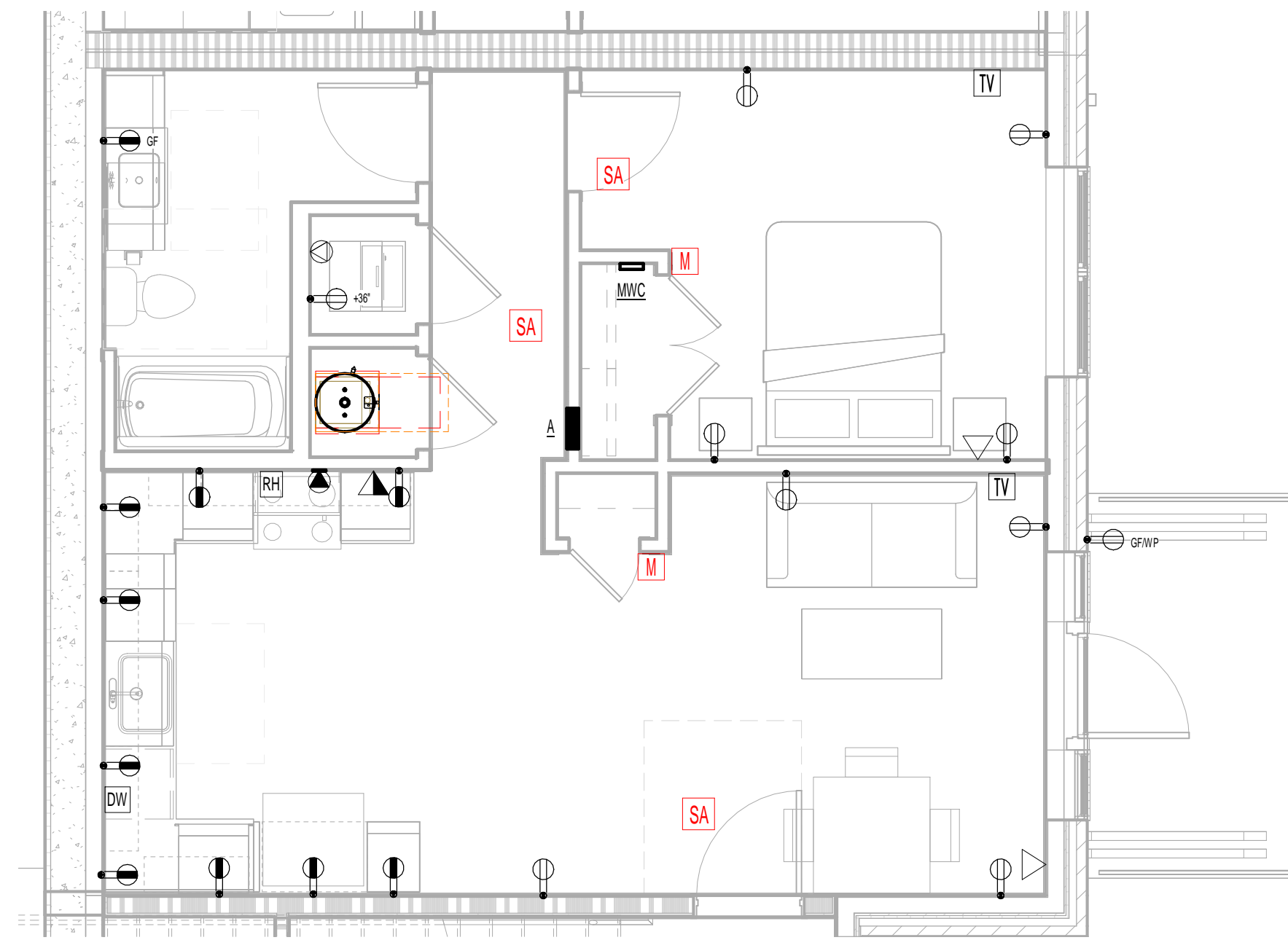
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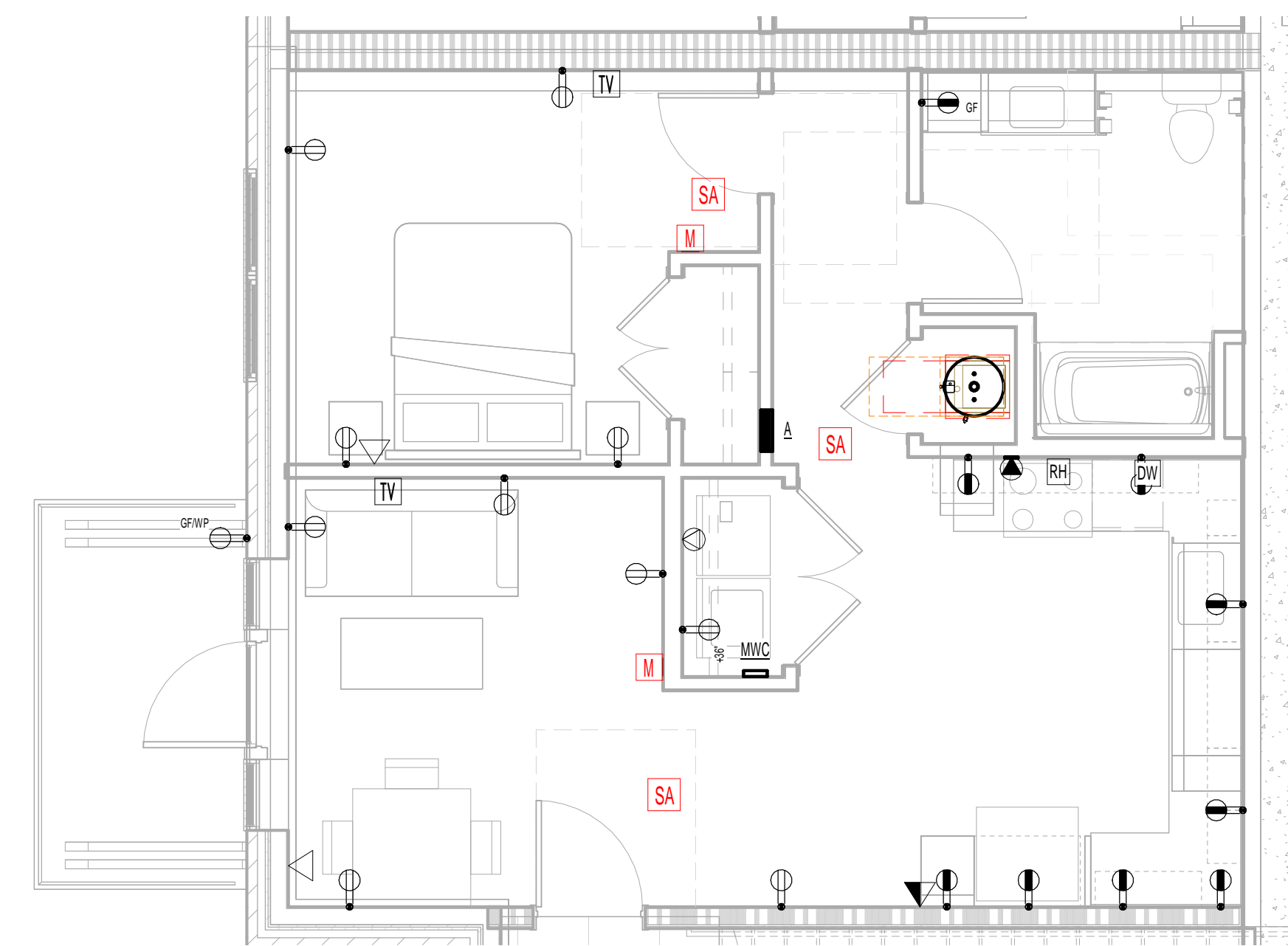
1 TYPICAL UNIT A1 LIGHTING PLAN  
1/4" = 1'-0"



3 TYPICAL UNIT A1a LIGHTING PLAN  
1/4" = 1'-0"



2 TYPICAL UNIT A1 POWER AND COMMUNICATION PLAN  
1/4" = 1'-0"



4 TYPICAL UNIT A1a POWER AND COMMUNICATION PLAN  
1/4" = 1'-0"



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Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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Nashville, TN 37208



# WESTERN HEIGHTS PHASE 1 RINSHORE

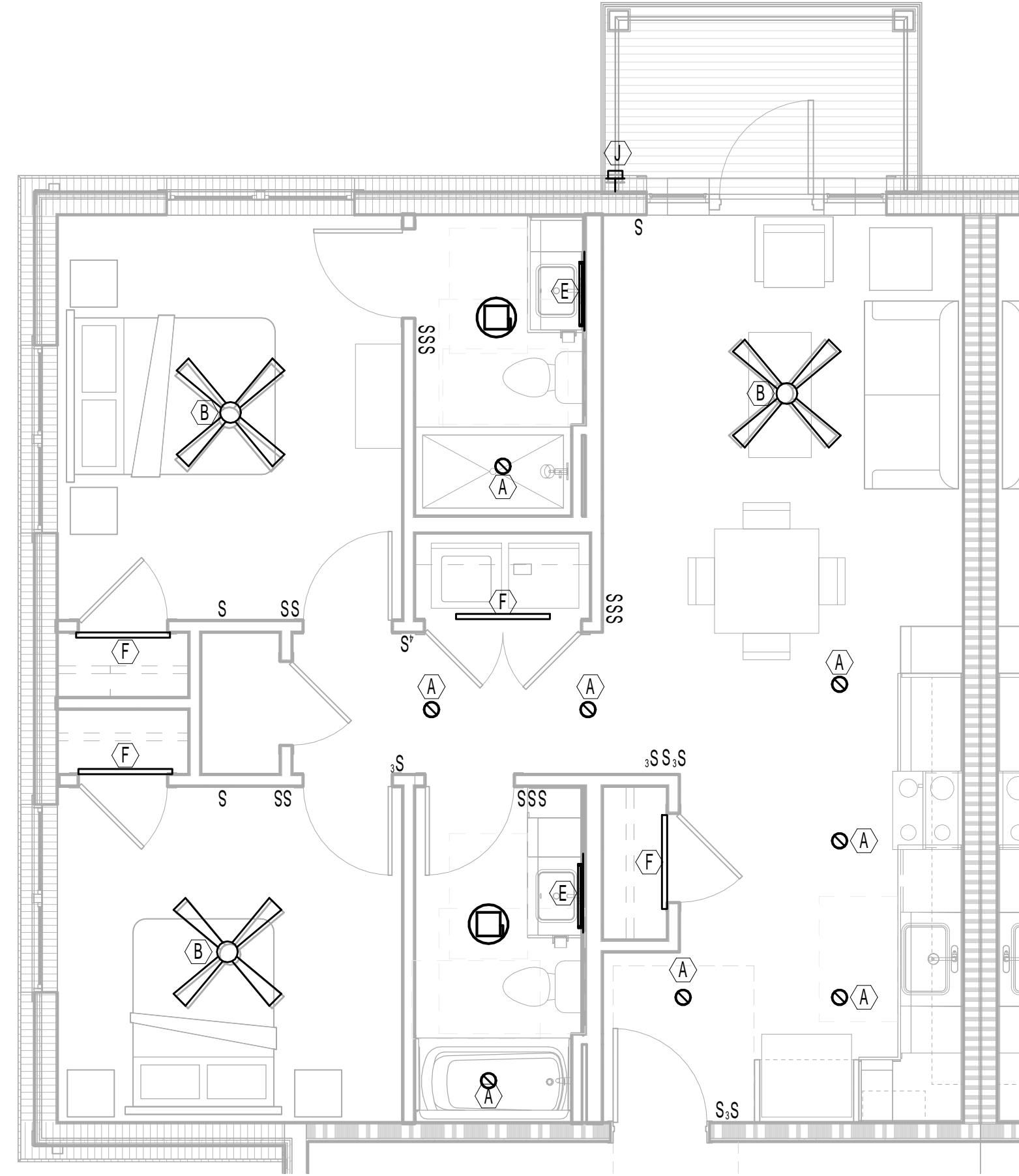
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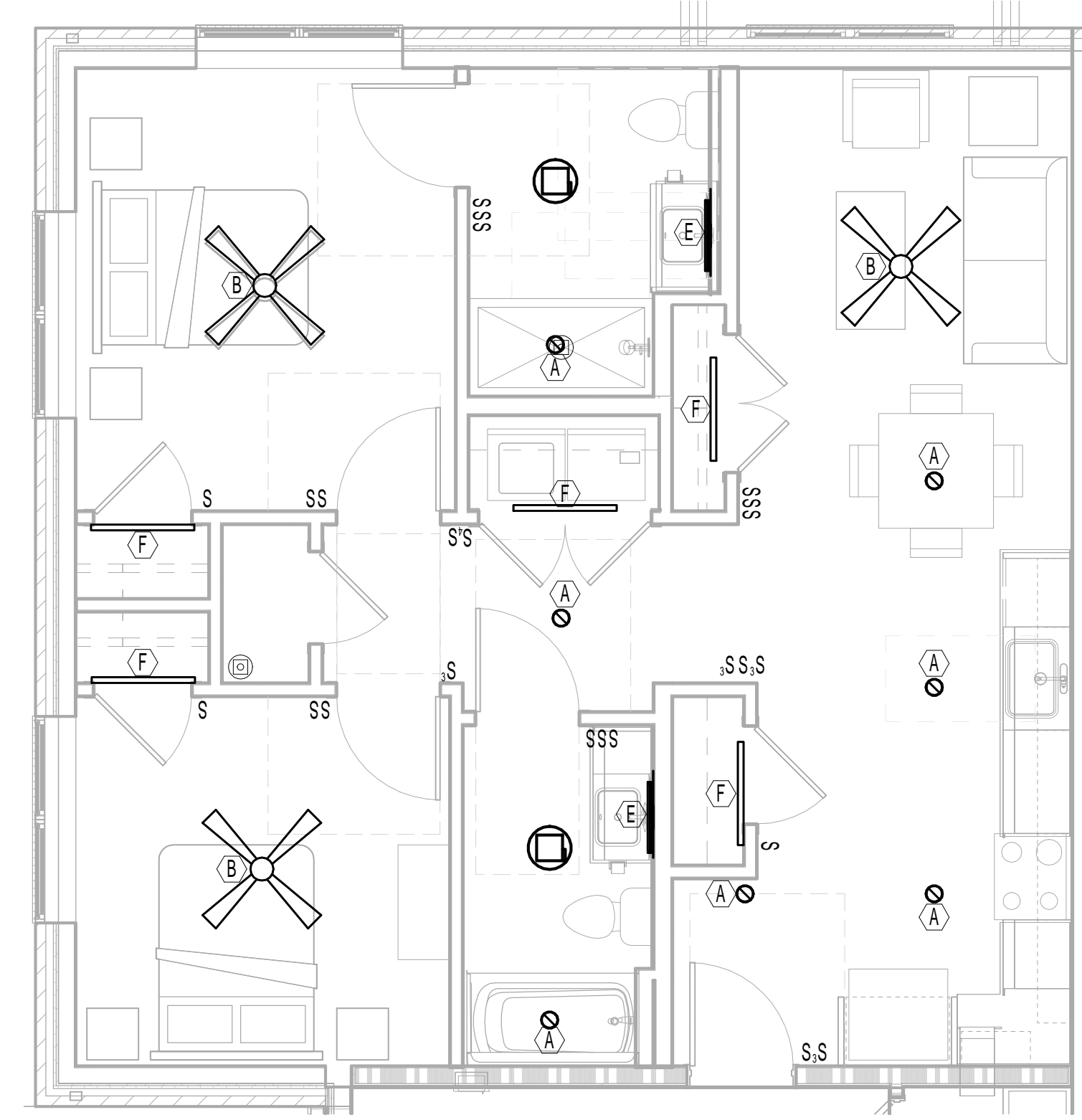
Drawing:  
TYPICAL UNITS A1 AND  
A1a ELECTRICAL PLAN

06/30/2023  
100% DESIGN DEVELOPMENT  
SET

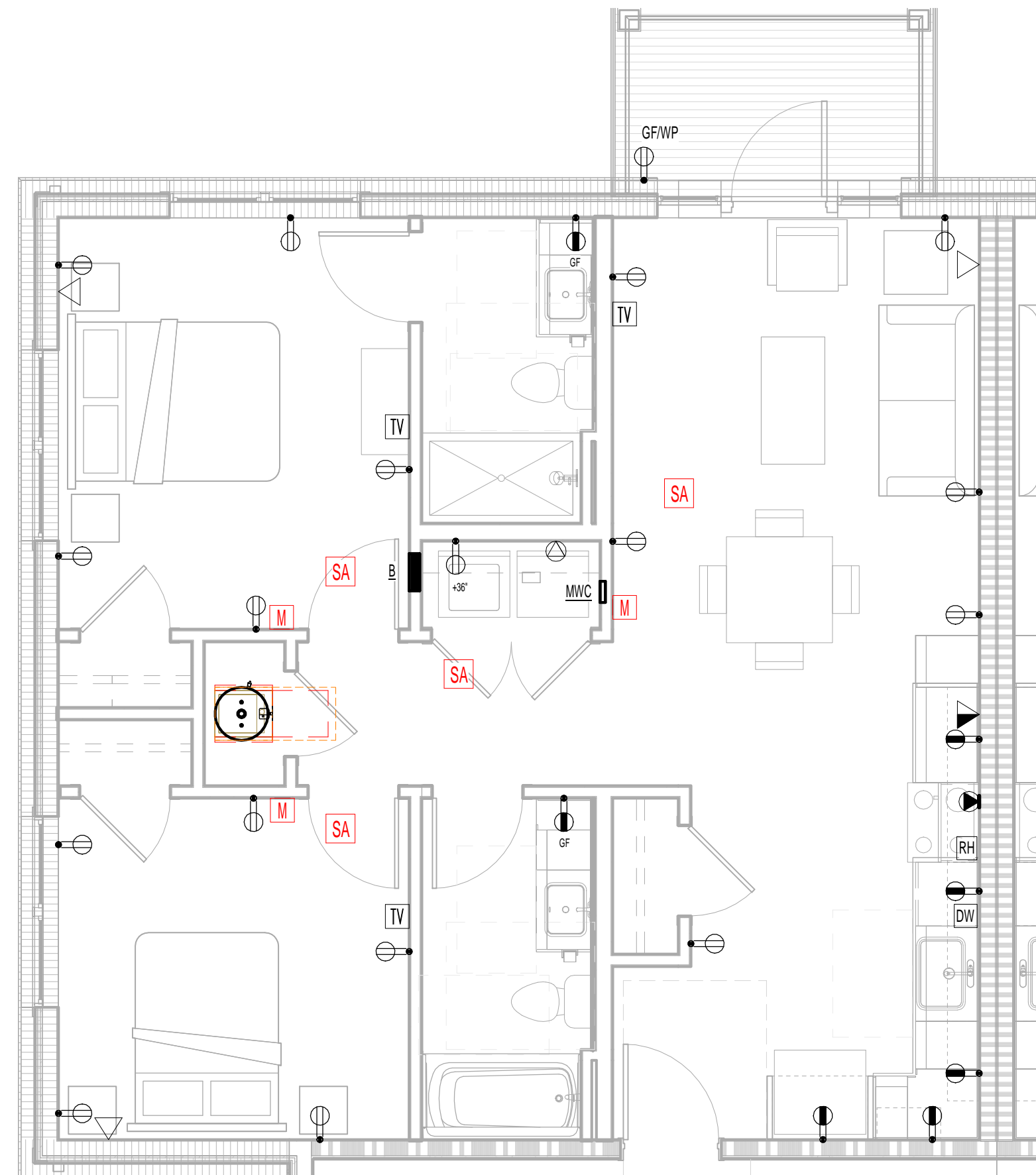
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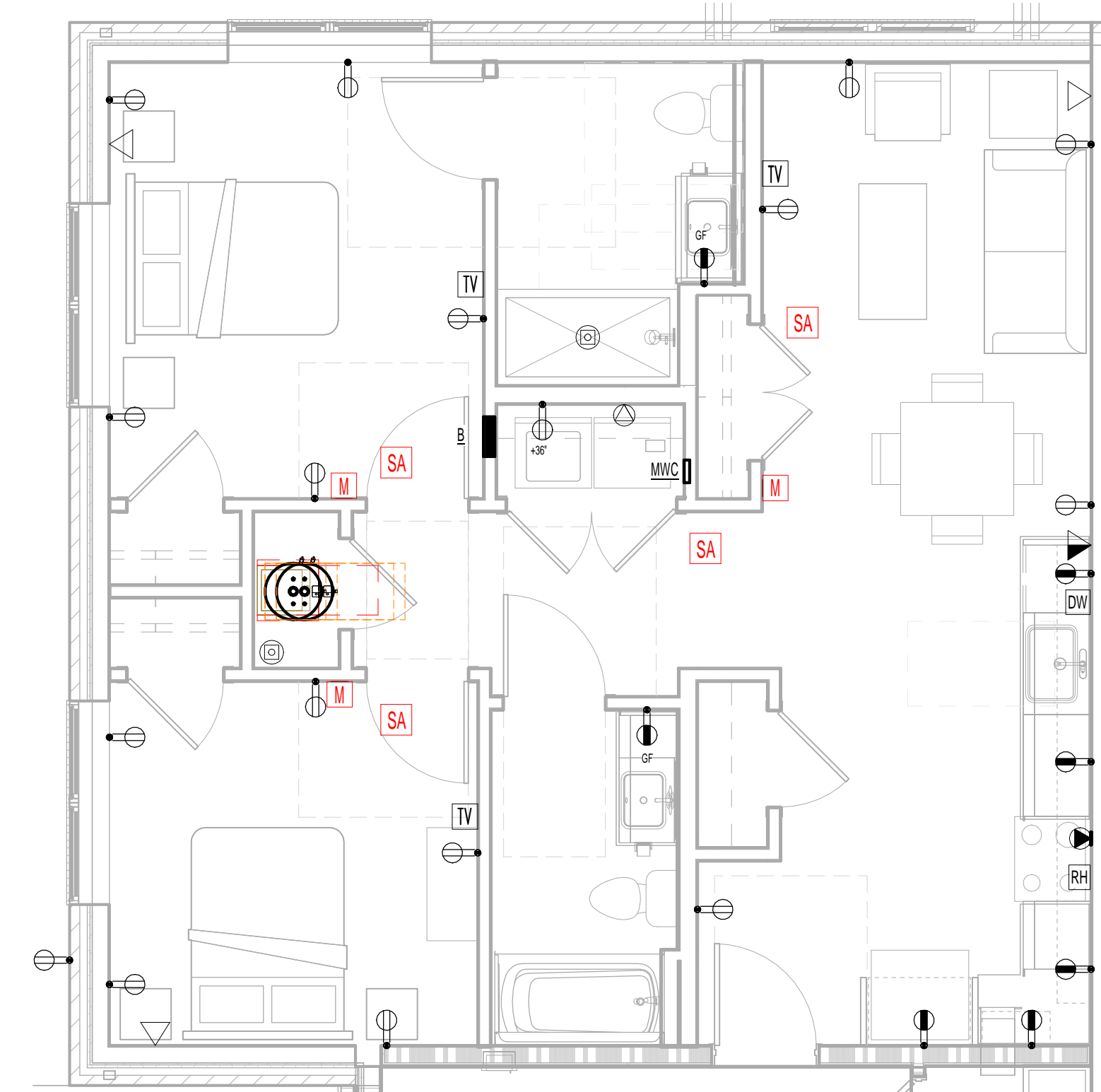
1 TYPICAL UNIT B1 LIGHTING PLAN  
1/4" = 1'-0"



3 TYPICAL UNIT B1a LIGHTING PLAN  
1/4" = 1'-0"



2 TYPICAL UNIT B1 POWER AND COMMUNICATION PLAN  
1/4" = 1'-0"



4 TYPICAL UNIT B1a POWER AND COMMUNICATION PLAN  
1/4" = 1'-0"



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Client Contact: ANNA LIBBY  
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SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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WESTERN HEIGHTS PHASE 1 RINSHORE

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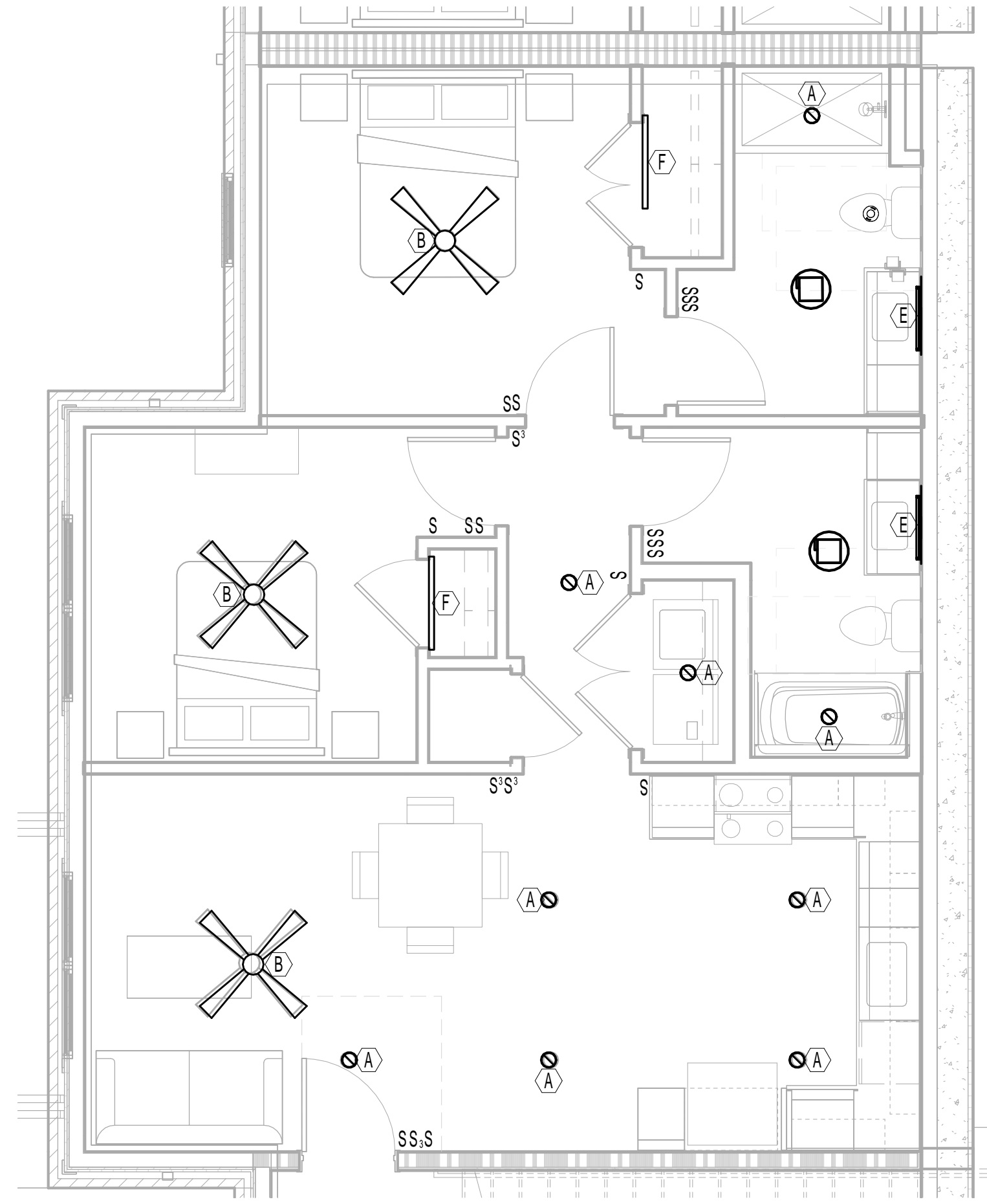
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Drawing:  
TYPICAL UNITS B1 AND B1a ELECTRICAL PLANS

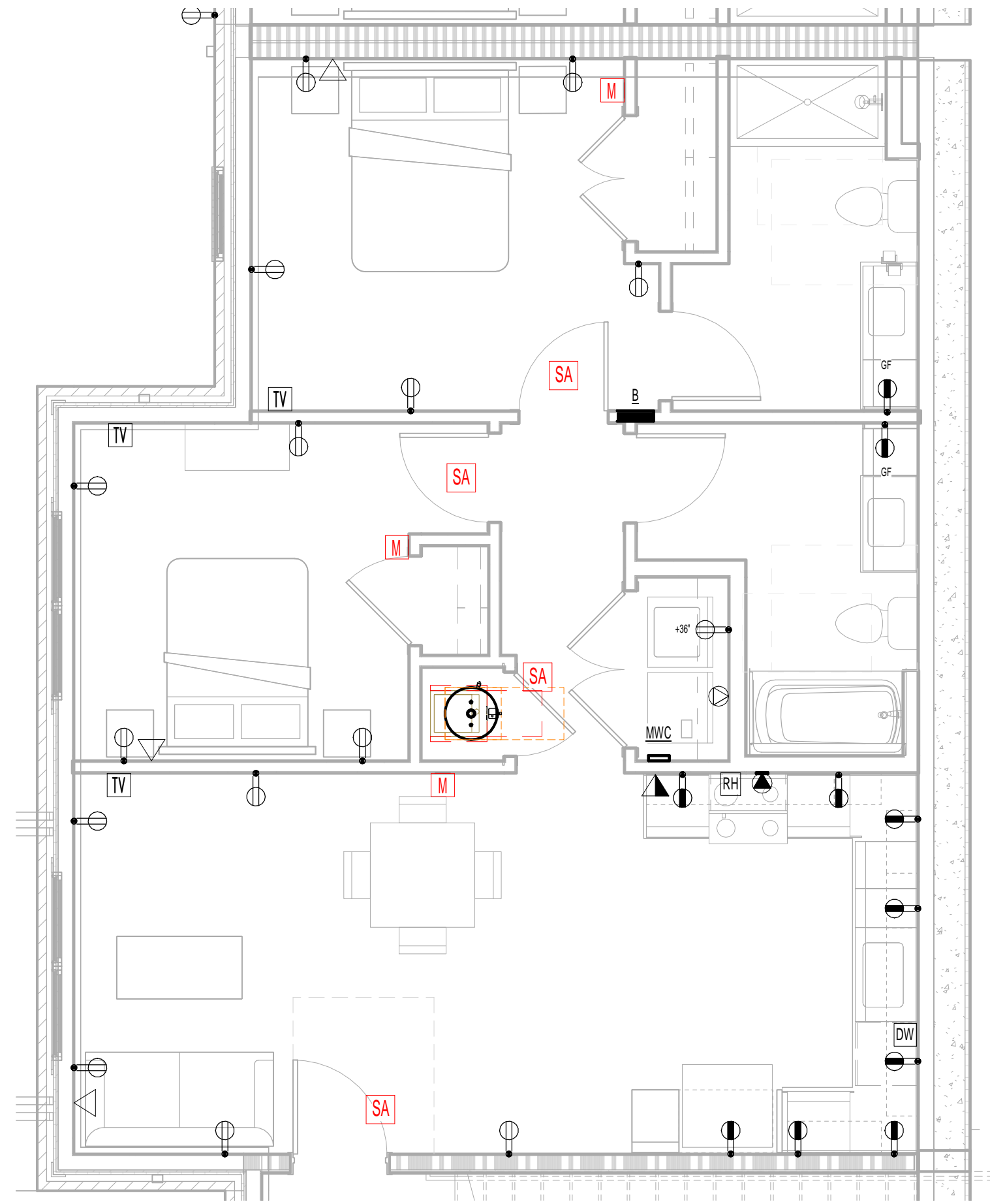
06/30/2023  
100% DESIGN DEVELOPMENT SET

E112

6/29/2023 4:49:47 PM



1 TYPICAL UNIT B2 LIGHTING PLAN  
1/4" = 1'-0"



2 TYPICAL UNIT B2 POWER AND COMMUNICATION PLAN  
1/4" = 1'-0"



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Client Contact: ANNA LIBBY  
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WESTERN HEIGHTS PHASE 1 RINSHORE

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Drawing:  
TYPICAL UNIT B2  
ELECTRICAL PLAN

05/26/2023  
SCHEMATIC DESIGN SET

E113



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SGS Project Number: 23002.00

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# WESTERN HEIGHTS PHASE 1 RINSHORE

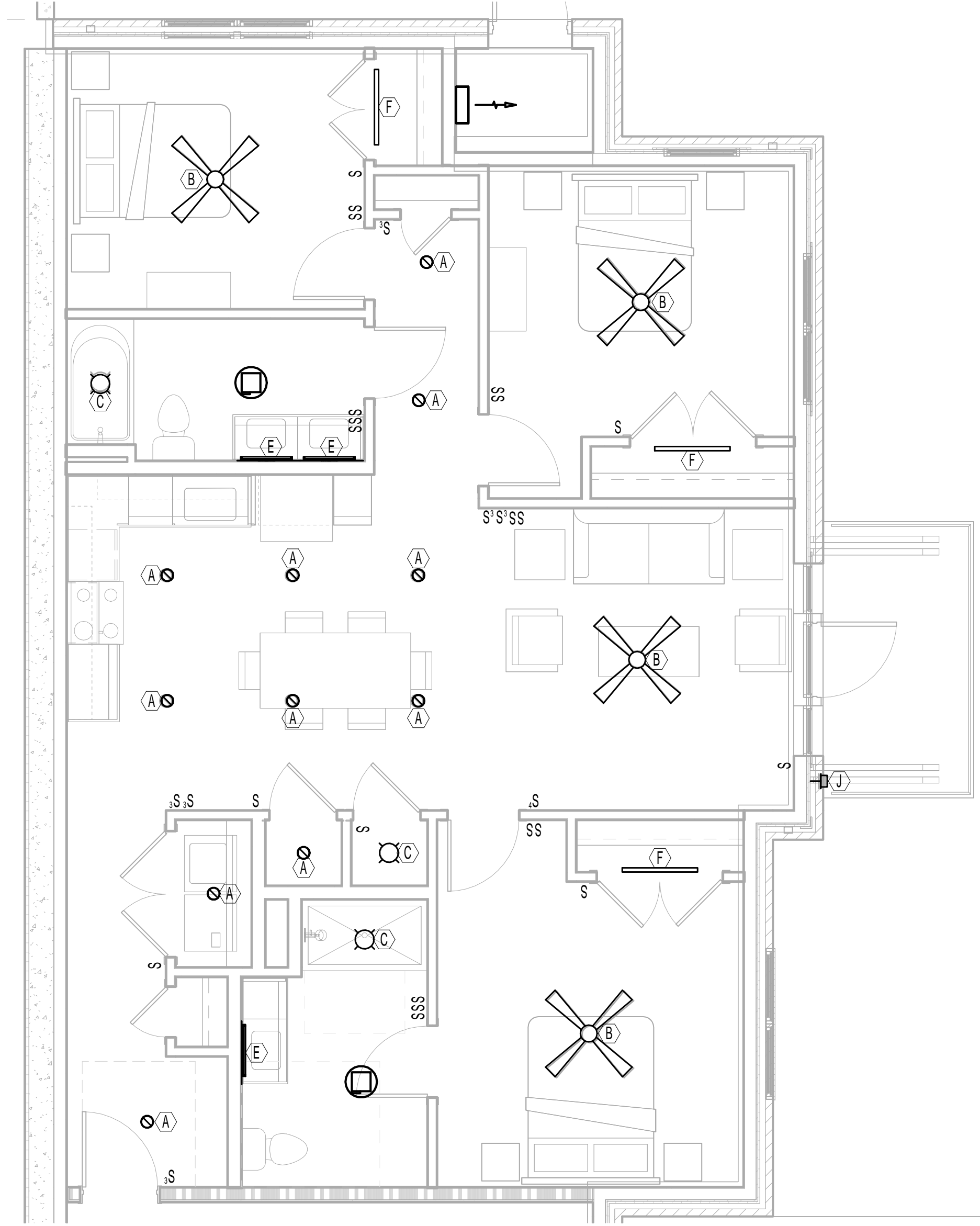
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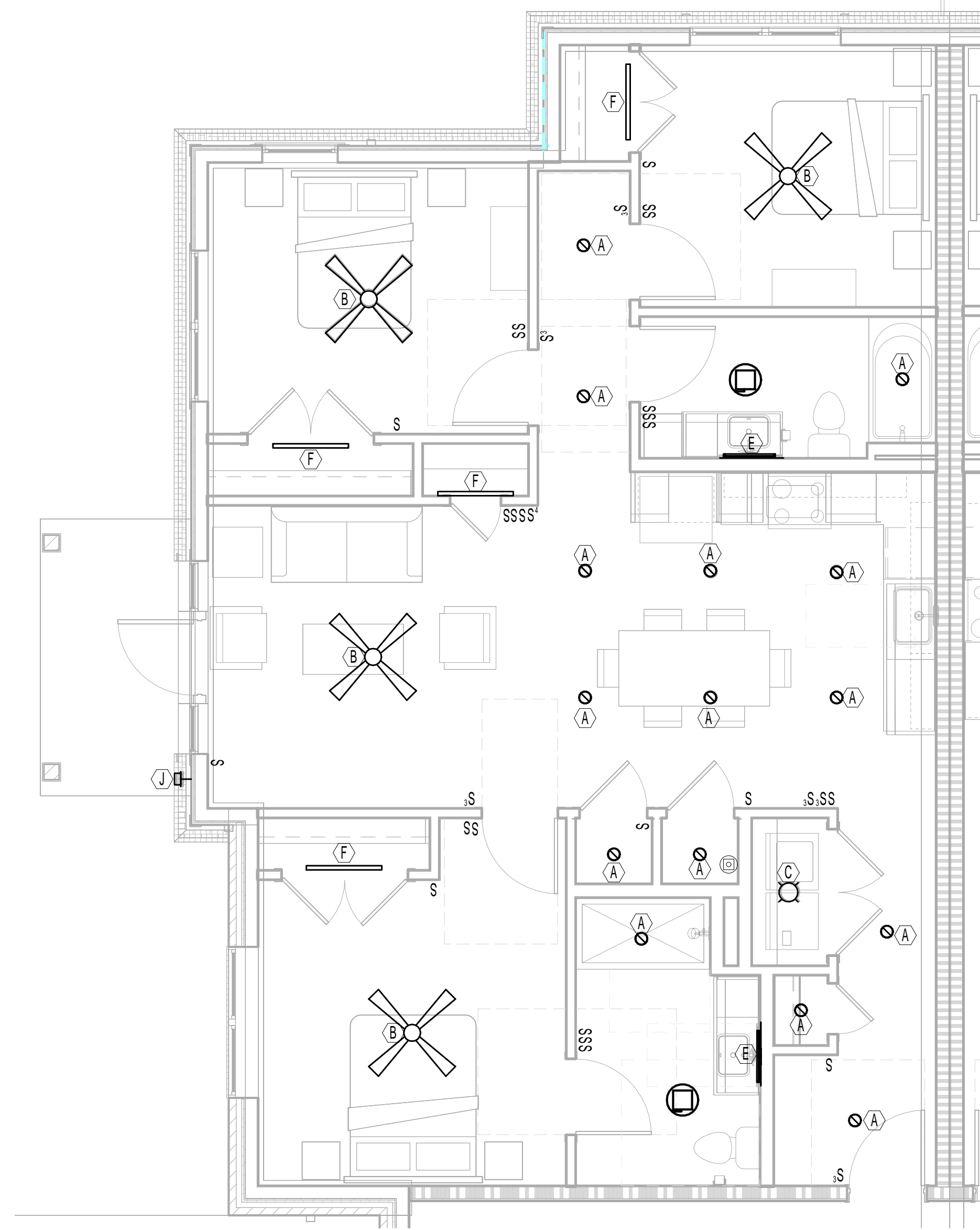
Drawing:  
TYPICAL UNITS C1 AND C1a ELECTRICAL PLAN

05/26/2023  
SCHEMATIC DESIGN SET

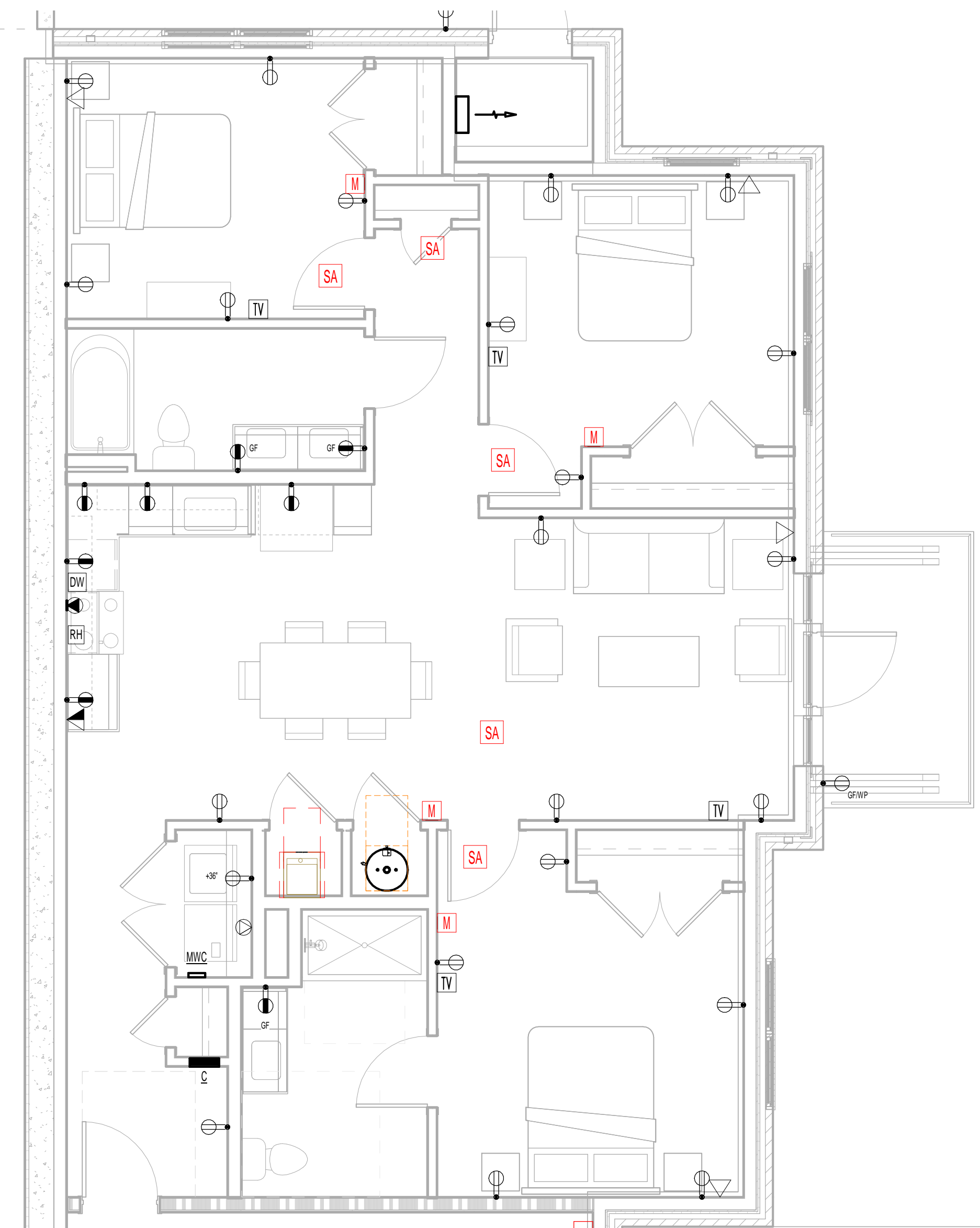
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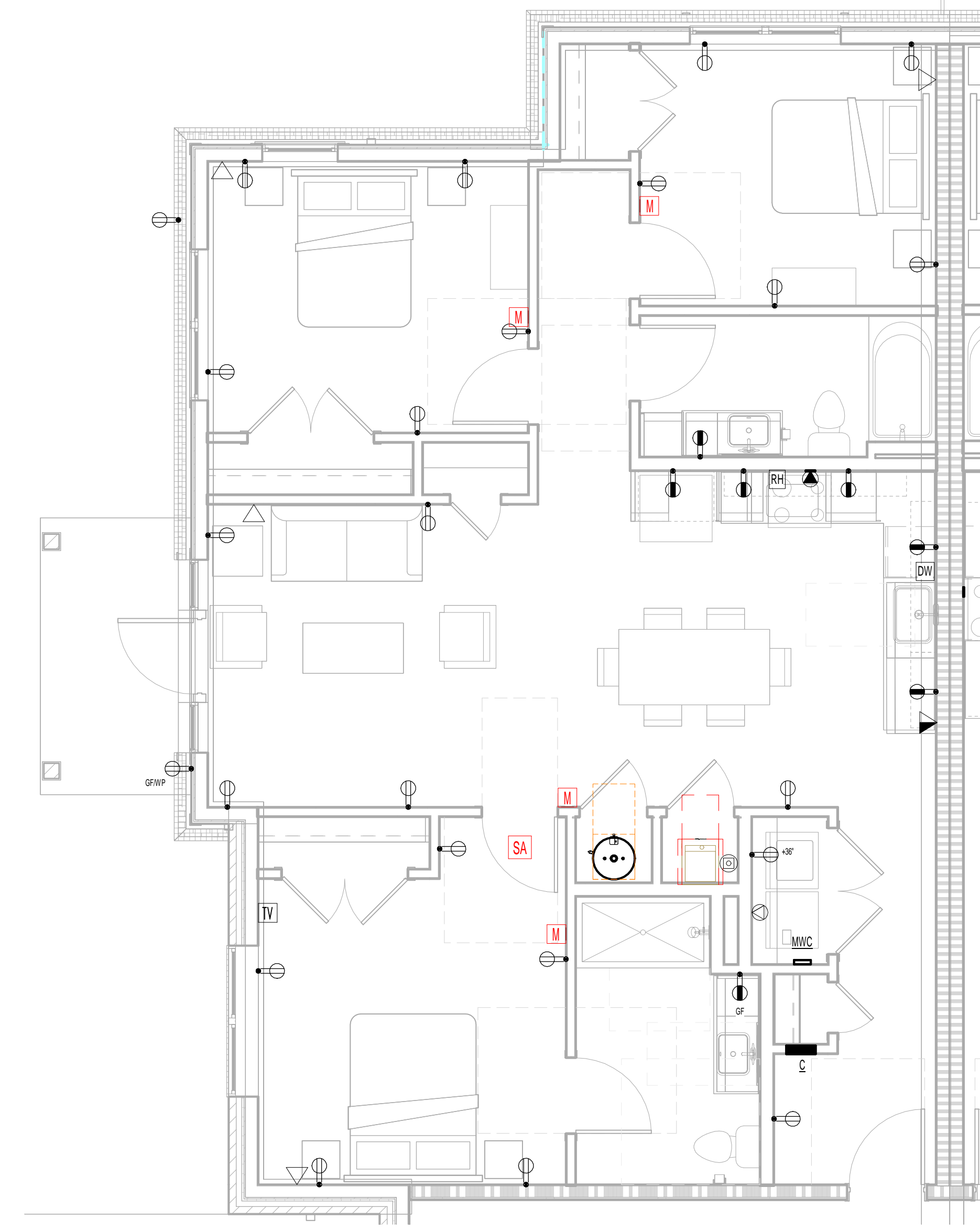
1 TYPICAL UNIT C1 LIGHTING PLAN  
1/4" = 1'-0"



3 TYPICAL UNIT C1a LIGHTING PLAN  
1/4" = 1'-0"



2 TYPICAL UNIT C1 POWER AND COMMUNICATION PLAN  
1/4" = 1'-0"

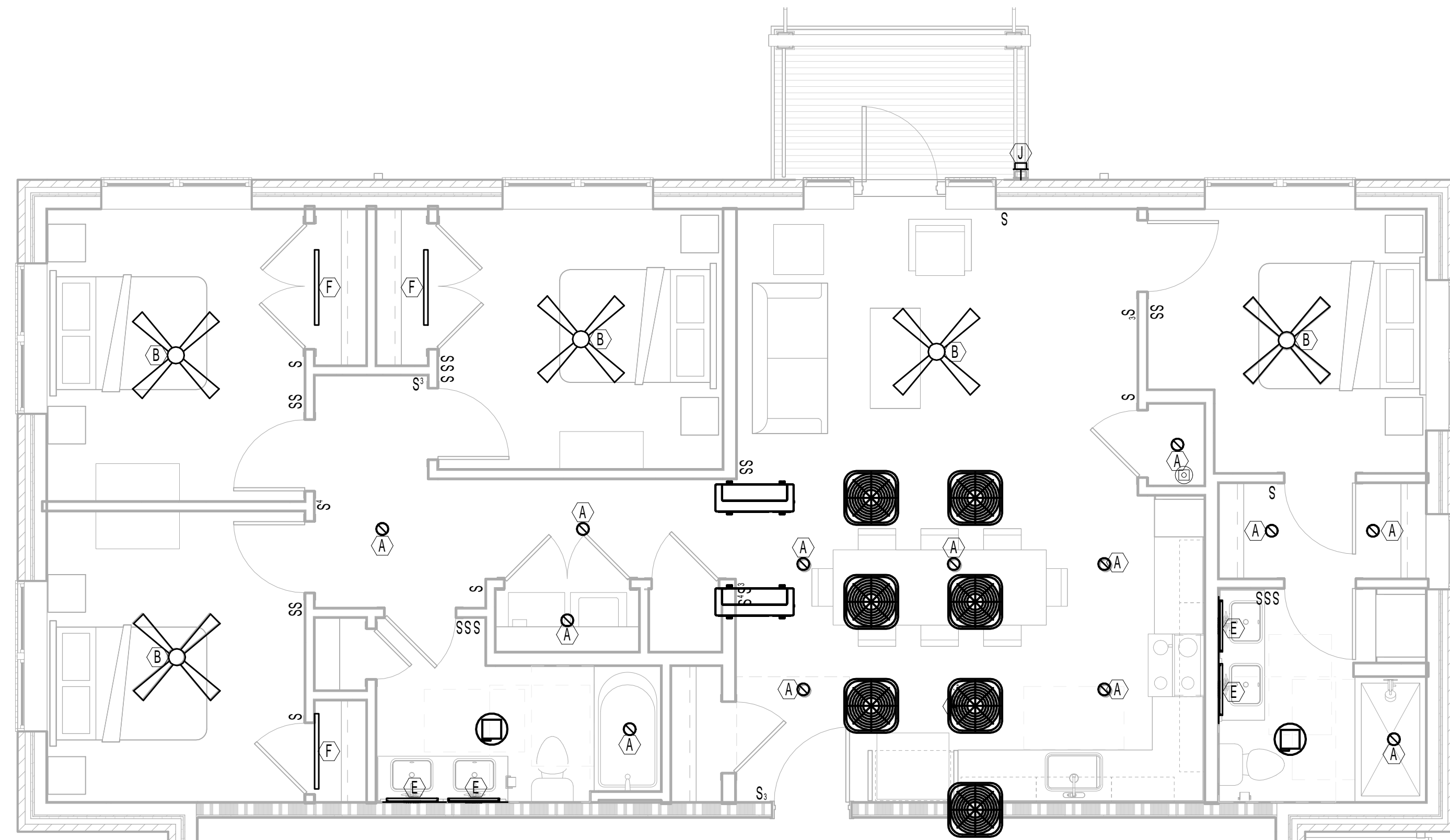


4 TYPICAL UNIT C1a POWER AND COMMUNICATION PLAN  
1/4" = 1'-0"

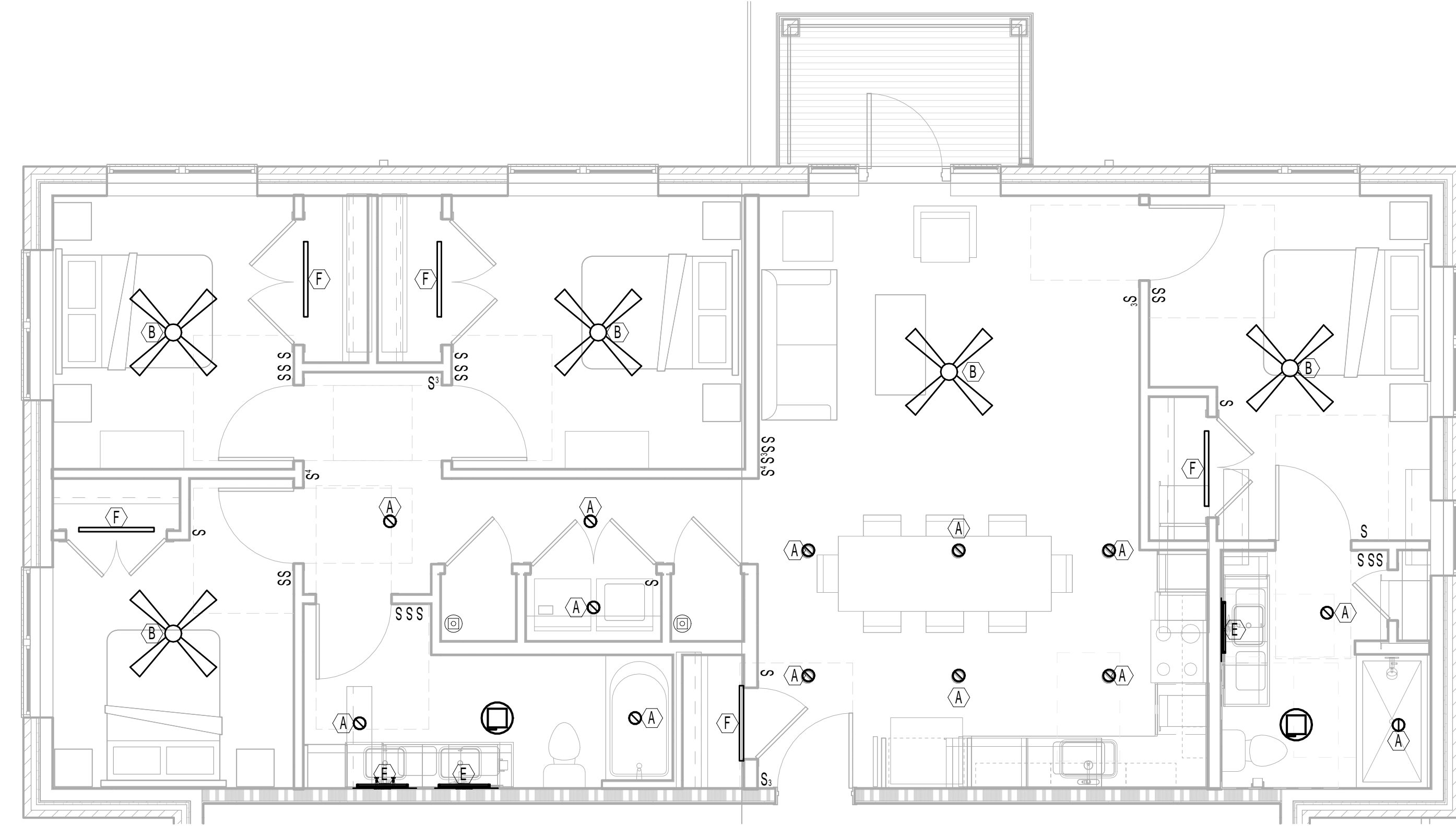
6/29/2023 4:50:09 PM



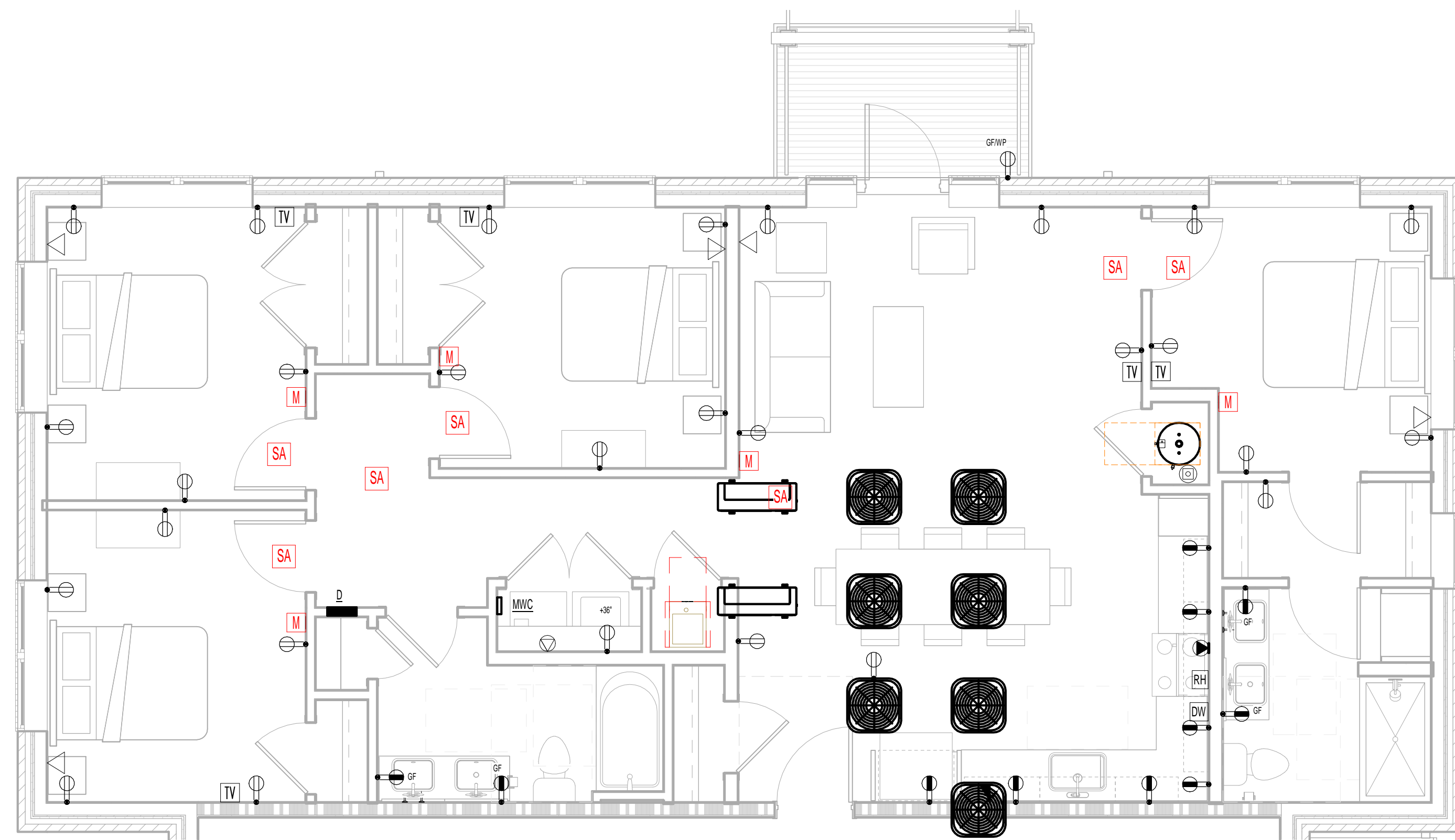
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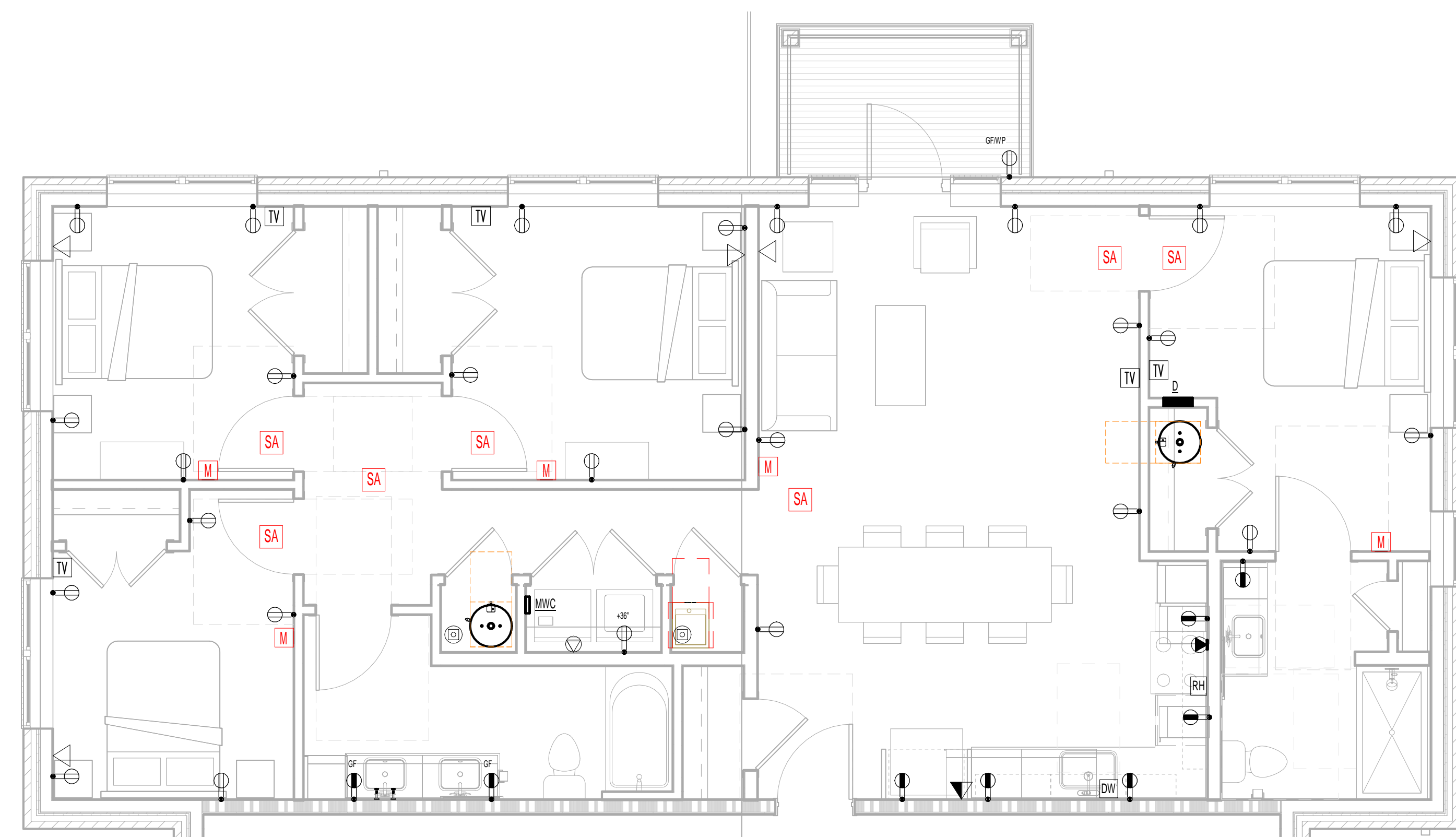
1 TYPICAL UNIT D1 LIGHTING PLAN  
1/4" = 1'-0"



3 TYPICAL UNIT D1a LIGHTING PLAN  
1/4" = 1'-0"



2 TYPICAL UNIT D1 POWER AND COMMUNICATION PLAN  
1/4" = 1'-0"



4 TYPICAL UNIT D1a POWER AND COMMUNICATION PLAN  
1/4" = 1'-0"



No: Date: Revision::

Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

Smith Gee Studio, LLC  
602 Taylor Street, Suite 201  
Nashville, TN 37208

WESTERN HEIGHTS PHASE 1 RINSHORE



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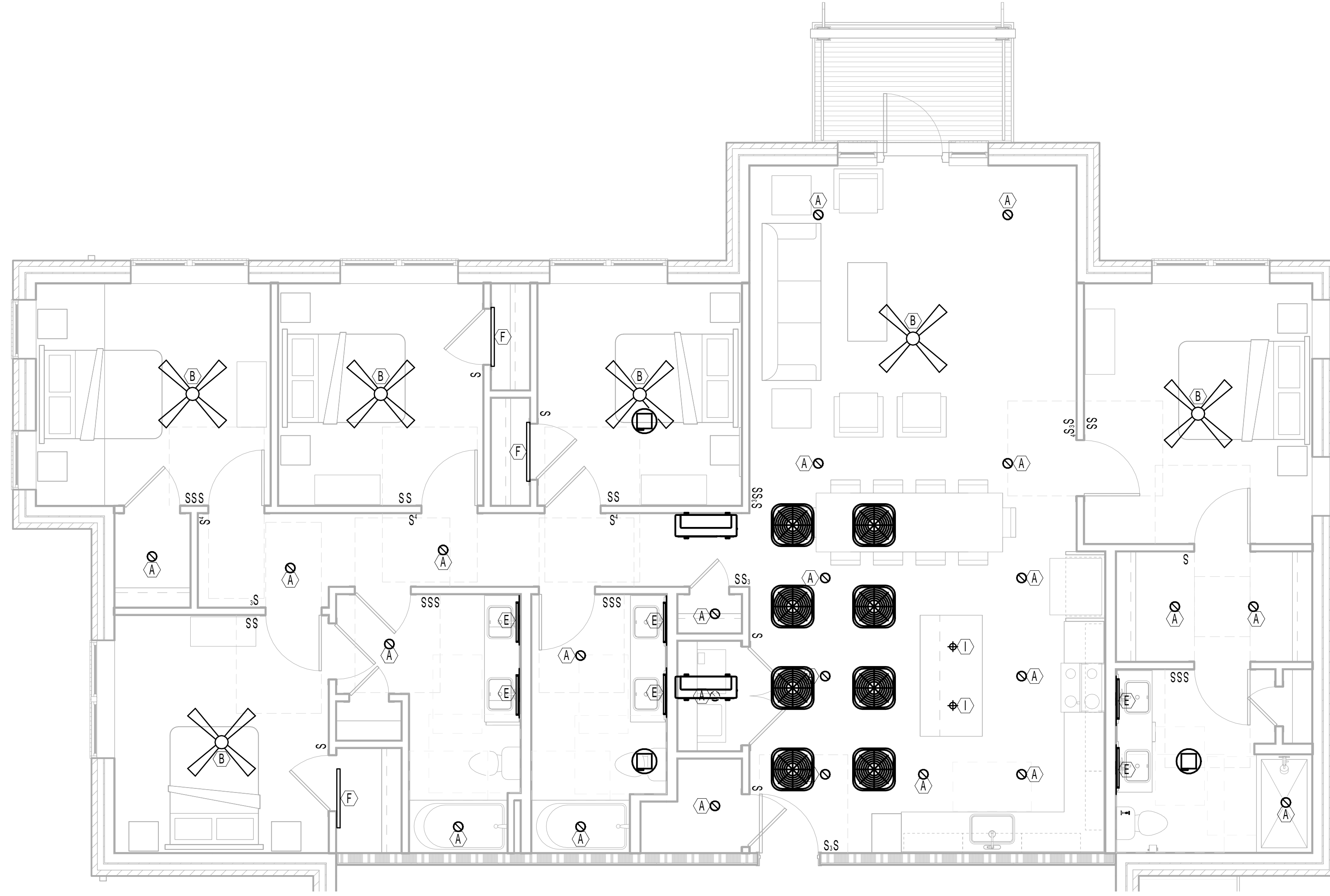
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Drawing:  
TYPICAL UNITS D1 AND D1a ELECTRICAL PLAN

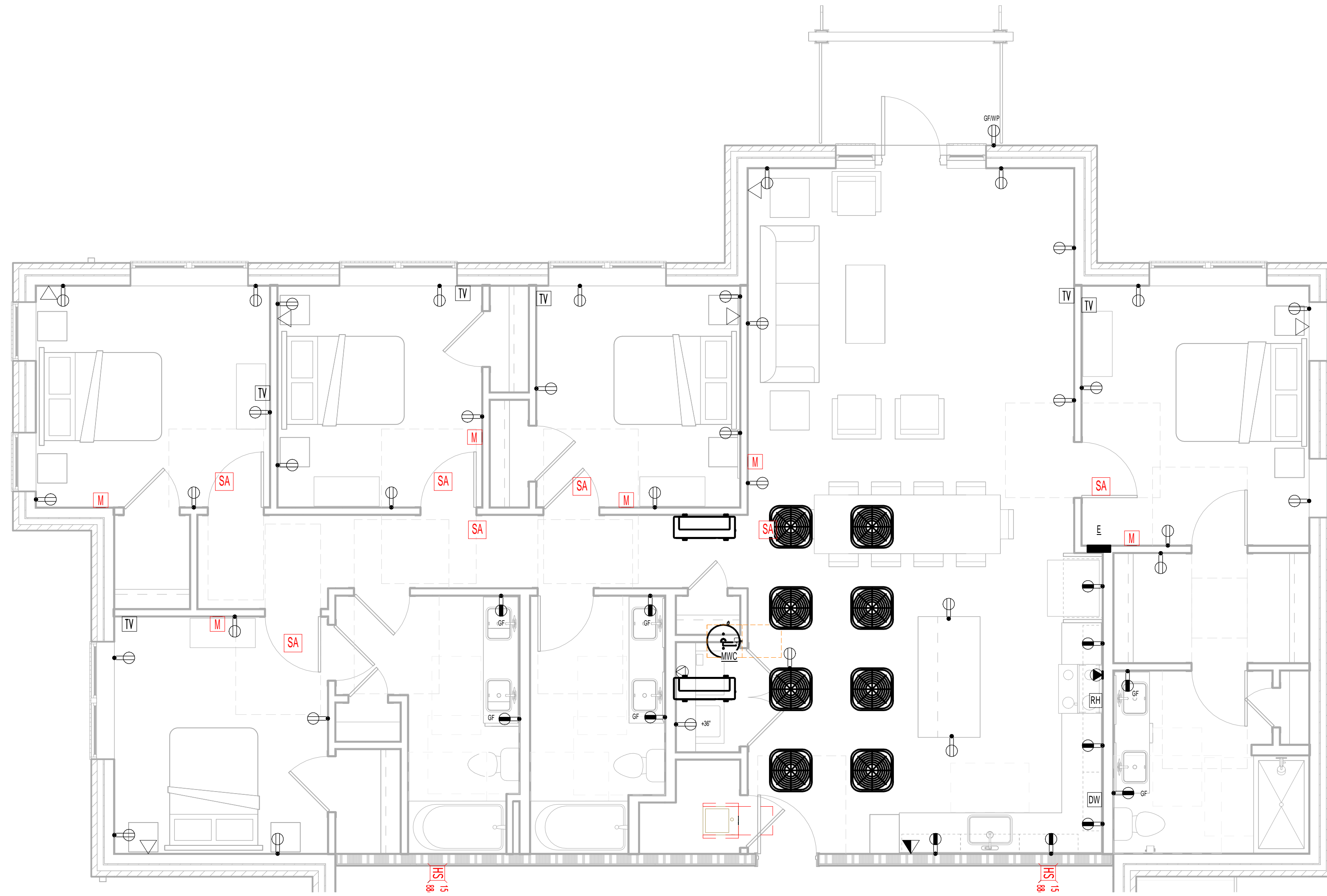
05/26/2023  
SCHEMATIC DESIGN SET

E115

6/29/2023 4:45:00 PM



1 TYPICAL UNIT E1 LIGHTING PLAN  
1/4" = 1'-0"



2 TYPICAL UNIT E1 POWER AND COMMUNICATION PLAN  
1/4" = 1'-0"



No: Date: Revision::

Client Contact: ANNA LIBBY  
(617) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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# WESTERN HEIGHTS PHASE 1 RINSHORE



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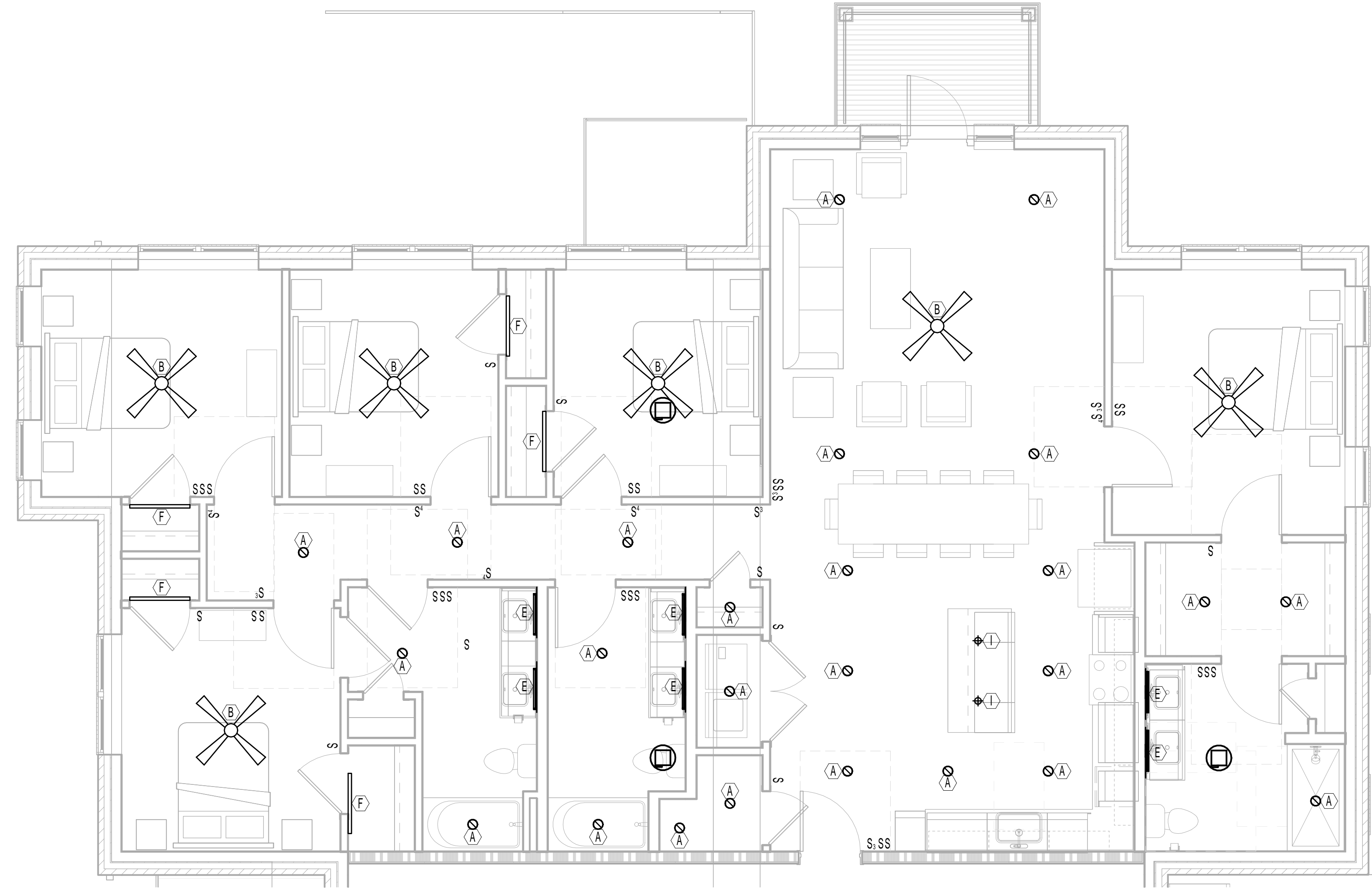
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Drawing:  
TYPICAL UNIT E1  
ELECTRICAL PLAN

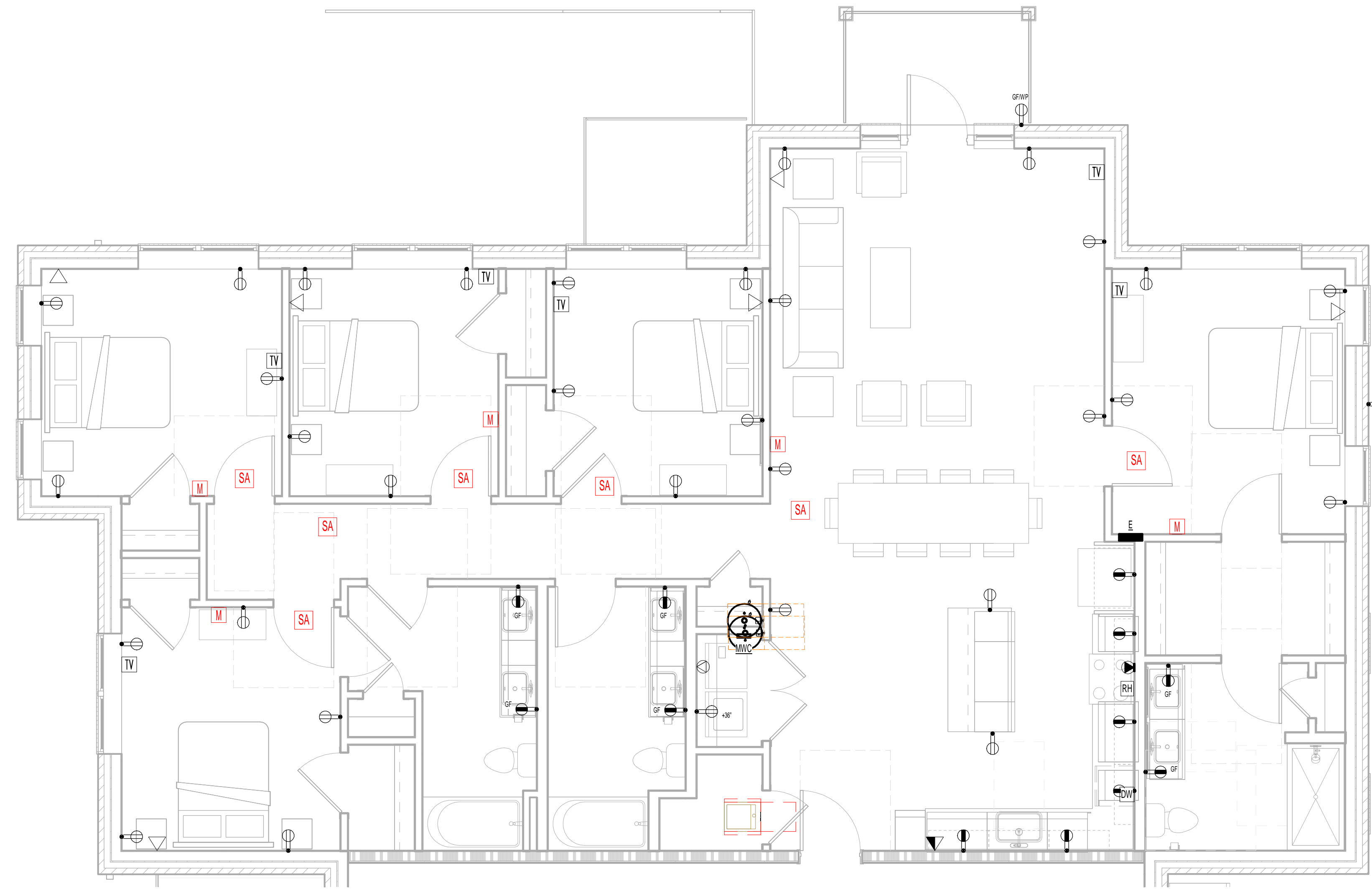
02/17/2023  
50% SCHEMATIC DESIGN  
PRICING SET

# E116

6/29/2023 4:45:12 PM



1 TYPICAL UNIT E1a LIGHTING PLAN  
1/4" = 1'-0"



2 TYPICAL UNIT E1a POWER AND COMMUNICATION PLAN  
1/4" = 1'-0"



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Client Contact: ANNA LIBBY  
(847) 562-9400

SGS Contact: HUNTER GEE  
SGS Project Number: 23002.00

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WESTERN HEIGHTS PHASE 1 RINSHORE



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Drawing:  
TYPICAL UNIT E1a  
ELECTRICAL PLAN

02/17/2023  
50% SCHEMATIC DESIGN  
PRICING SET

E117



No. Date: Revision:



SITE LIGHTING PLAN  
SCALE: 1"=30'

SITE LIGHTING FIXTURE SCHEDULE						
SYM	CATALOG NUMBER		PERFORMANCE		MOUNTING	DESCRIPTION
	COMPANY	MODEL NUMBER	WATTS	TEMP IN K		
SA						STREET LIGHT
SB						PEDESTRIAN POLE LIGHT
SC						BOLLARD

NOTES:  
 1. FINISH SHALL BE SELECTED BY ARCHITECT, NOTED BY ?? IN MODEL NO.  
 2. PROVIDE CONCRETE BASE PER DETAIL.  
 3. ALL FIXTURES HAVE MIN CRI OF 70.  
 4. ALL FIXTURES SHALL BE FURNISHED COMPLETE WITH ELECTRICAL DRIVERS WITH MAXIMUM 10% THD.

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Drawing:  
SITE LIGHTING PLAN

04/05/2023

ES101



No: Date: Revision:



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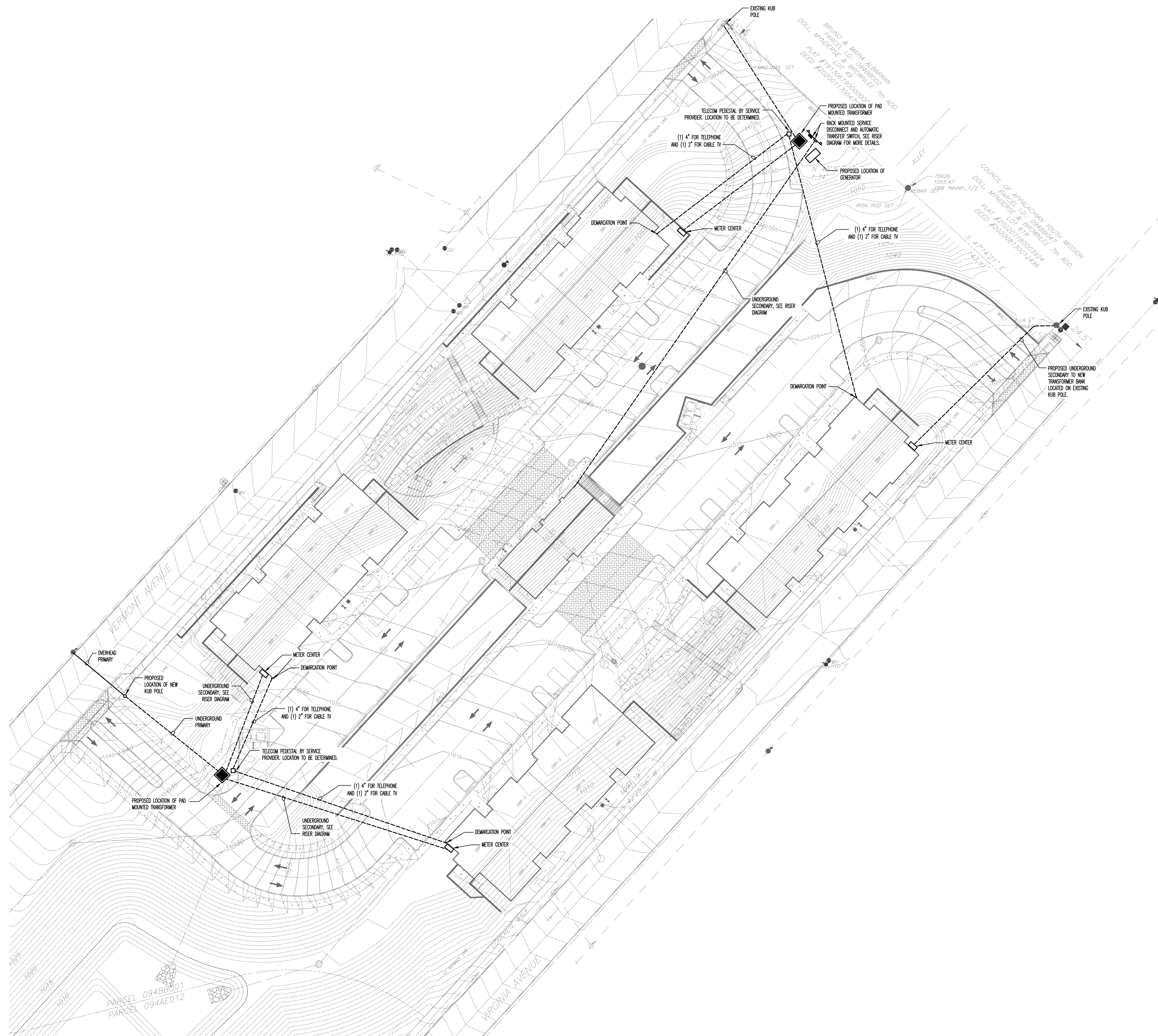
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Drawing:  
SITE POWER PLAN

04/05/2023

**ES102**



**SITE POWER PLAN**  
SCALE: 1"=30'