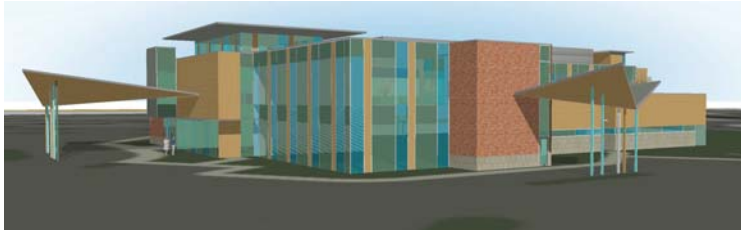
1 A4.1 NORTHWEST PERSPECTIVE
SCALE: 3/32" = 1'-0"

2 A4.1 NORTHEAST PERSPECTIVE
SCALE: 3/32" = 1'-0"



3 A4.1 SOUTHWEST PERSPECTIVE
SCALE: 3/32" = 1'-0"

4 A4.1 SOUTHEAST PERSPECTIVE
SCALE: 3/32" = 1'-0"

2-B-18-UR
Revised: 3/27/2018

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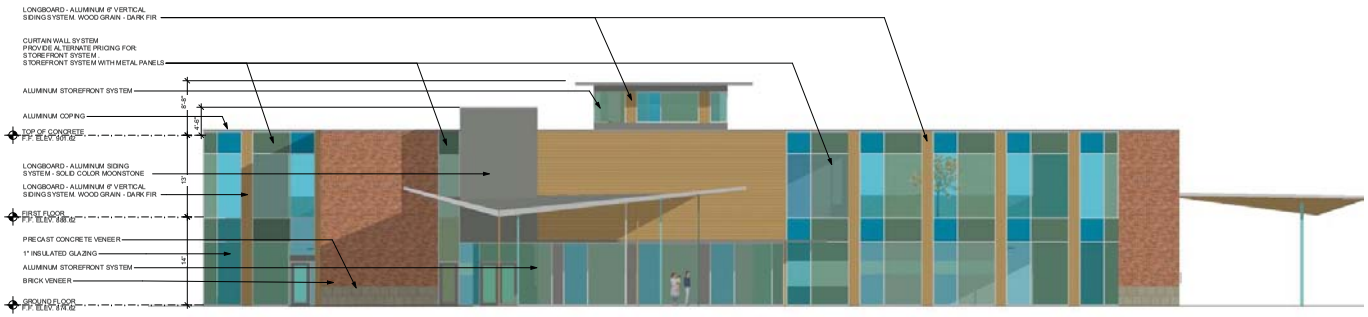
MEDICAL OFFICE BUILDING
0000 BOARDWALK BLVD.
KNOXVILLE, TENNESSEE

PRELIMINARY - NOT FOR CONSTRUCTION

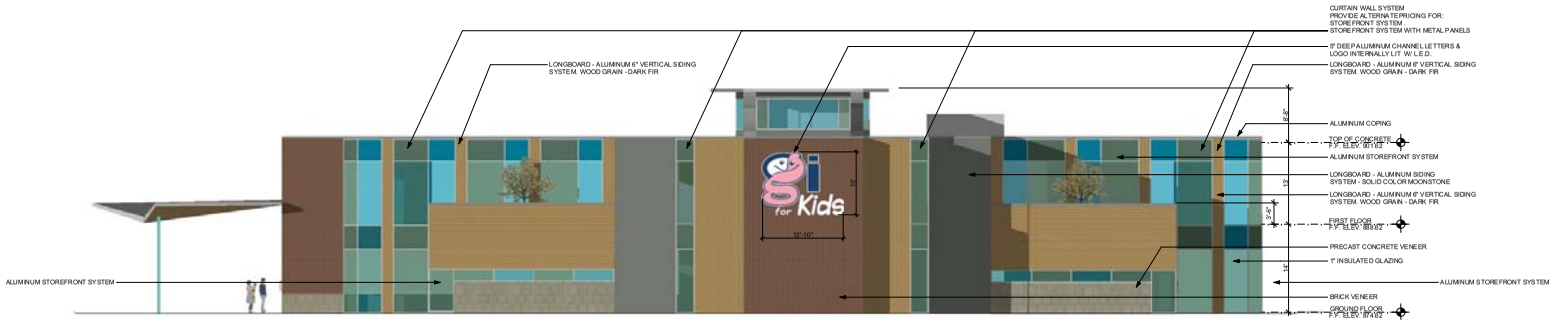
EXTERIOR ELEVATIONS

DATE: 08 DEC 2017
PROJECT NO.: 17009
PROJECT MGR.: SHA

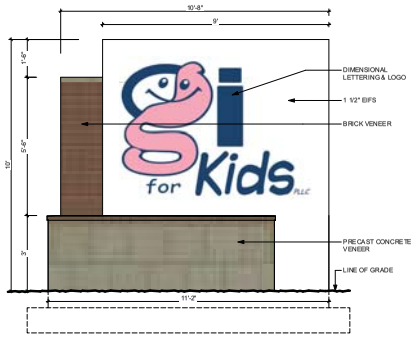
A4.1



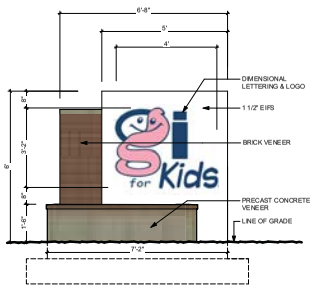
1 A4.2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 A4.2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 A4.2 MONUMENT SIGN FRONT ELEVATION
SCALE: 1/2" = 1'-0"



4 A4.2 INCIDENTAL SIGN FRONT ELEVATION
SCALE: 1/2" = 1'-0"

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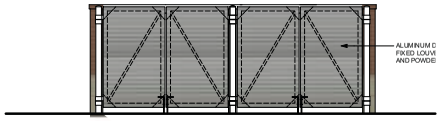
EXTERIOR ELEVATIONS

DATE: 21 MAR 2018
PROJECT NO.: 17009
PROJECT MGR.: SHA

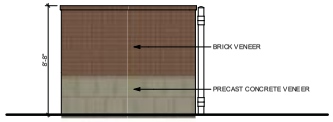
A4.2

1 A4.3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

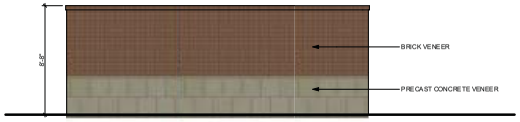
2 A4.3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 A4.3 DUMPSTER FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4 A4.3 DUMPSTER SIDE ELEVATION
SCALE: 1/4" = 1'-0"



5 A4.3 DUMPSTER REAR ELEVATION
SCALE: 1/4" = 1'-0"

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EXTERIOR ELEVATIONS

DATE: 21 MAR 2018
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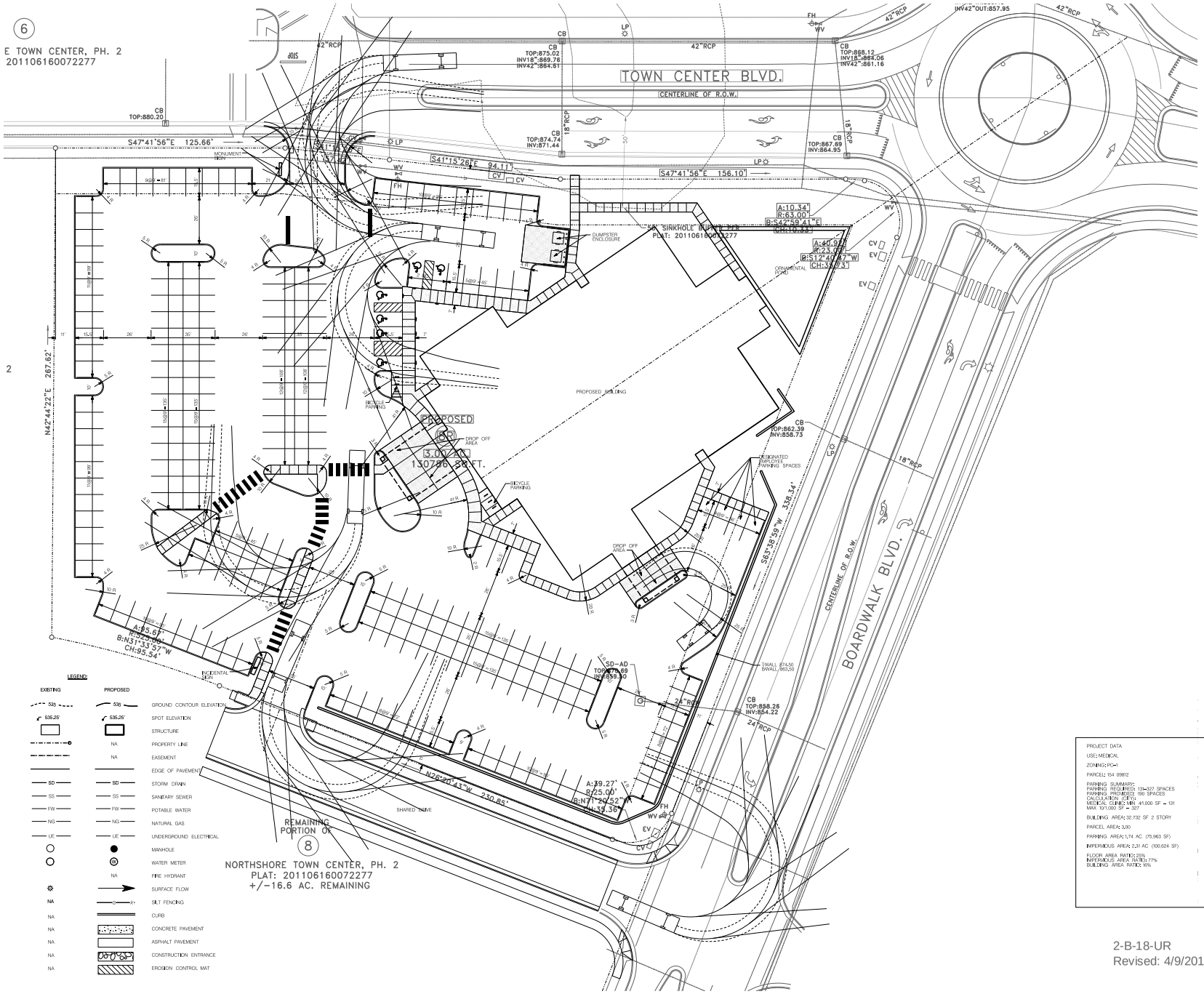
A4.3



PROJECT DATA

USE: MEDICAL

ZONING: PC-1

PARCEL: 154 09812

PARKING SUMMARY:
PARKING REQUIRED: 131~327 SPACES
PARKING PROVIDED: 190 SPACES
CALCULATION (CITY):
MEDICAL CLINICS MIN: 41,000 SF = 131
MAX: 101,000 SF = 327

BUILDING AREA: 32,732 SF 2 STORY

PARCEL AREA: 3.00

PARKING AREA: 1.74 AC (75,963 SF)

IMPERVIOUS AREA: 2.31 AC (100,624 SF)

FLOOR AREA RATIO: 25%
IMPERVIOUS AREA RATIO: 77%
BUILDING AREA RATIO: 16%

2-B-18-UR
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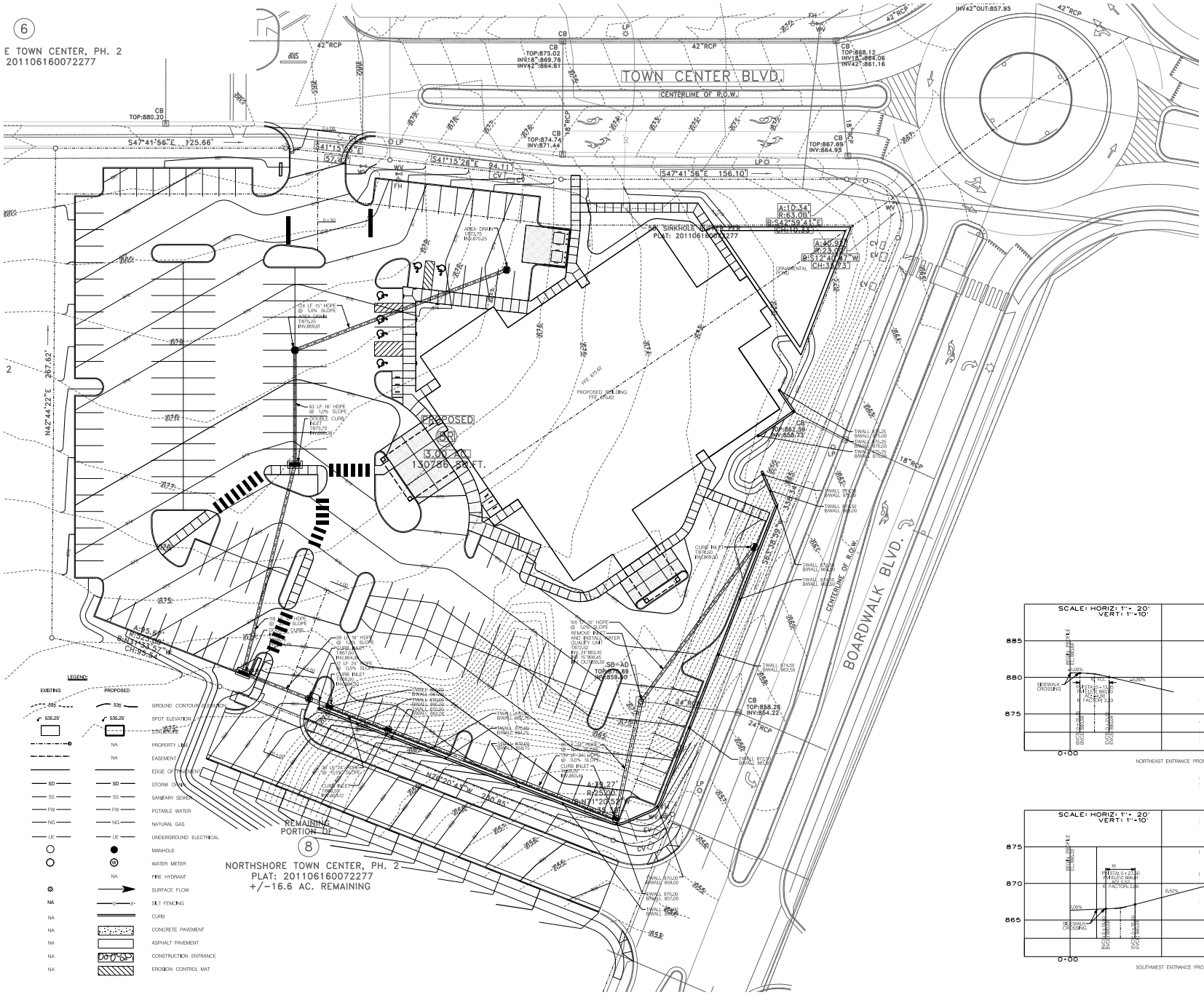
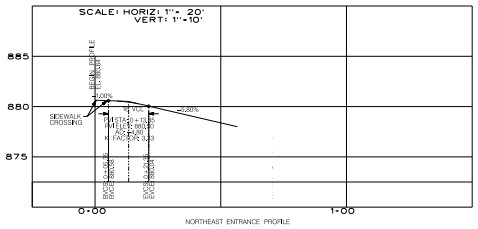
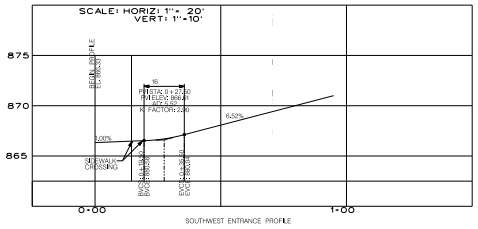
CONCEPT SITE PLAN

DATE: 05 APR 2018
PROJECT NO.: 17009
PROJ. MGR.: SHA

MPC01







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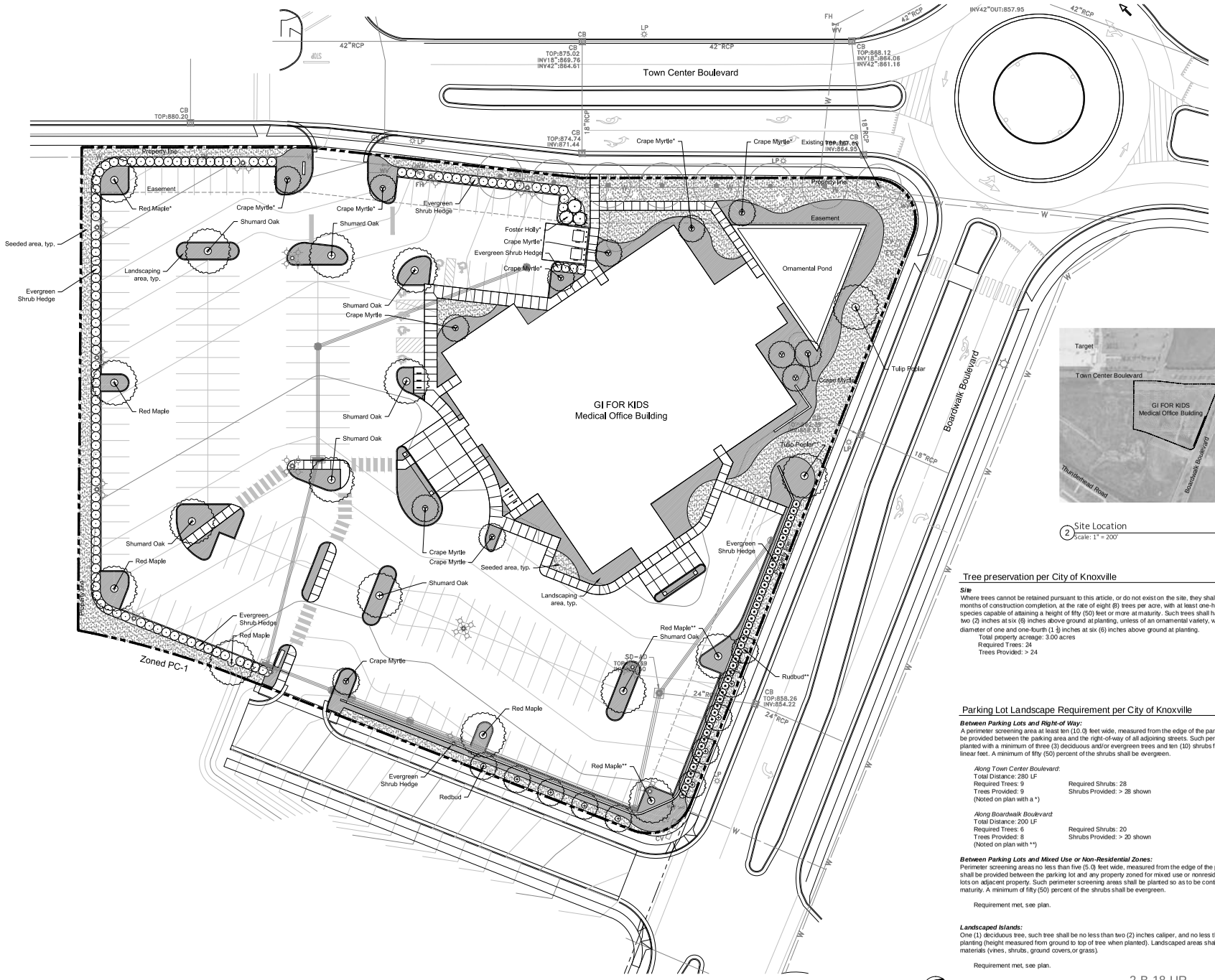
CONCEPT SITE PLAN

DATE: 05 APR 2018
PROJECT NO.: 17009
PROJ. MGR.: SHA

MPC02



1 Plan
Scale: 1" = 20'-0"

2 Site Location
Scale: 1" = 200'

Tree preservation per City of Knoxville

Site
Where trees cannot be retained pursuant to this article, or do not exist on the site, they shall be provided, within twelve (12) months of construction completion, at the rate of eight (8) trees per acre, with at least one-half of the required number being species capable of attaining a height of fifty (50) feet or more at maturity. Such trees shall have a minimum trunk diameter of two (2) inches at six (6) inches above ground at planting, unless of an ornamental variety, which shall have a minimum trunk diameter of one and one-fourth (1 1/4) inches at six (6) inches above ground at planting.

Total property acreage: 3.00 acres
Required Trees: 24
Trees Provided: > 24

Parking Lot Landscape Requirement per City of Knoxville

Between Parking Lots and Right-of Way:
A perimeter screening area at least ten (10.0) feet wide, measured from the edge of the parking lot to the right-of-way, shall be provided between the parking area and the right-of-way of all adjoining streets. Such perimeter screening area shall be planted with a minimum of three (3) deciduous and/or evergreen trees and ten (10) shrubs for every one hundred (100.0) linear feet. A minimum of fifty (50) percent of the shrubs shall be evergreen.

Along Town Center Boulevard:
Total Distance: 280 LF
Required Trees: 9 — Required Shrubs: 28
Trees Provided: 9 — Shrubs Provided: > 28 shown
(Noted on plan with a *)

Along Boardwalk Boulevard:
Total Distance: 200 LF
Required Trees: 6 — Required Shrubs: 20
Trees Provided: 8 — Shrubs Provided: > 20 shown
(Noted on plan with **)

Between Parking Lots and Mixed Use or Non-Residential Zones:
Perimeter screening areas no less than five (5.0) feet wide, measured from the edge of the parking lot to the property line, shall be provided between the parking lot and any property zoned for mixed use or nonresidential purposes, including parking lots on adjacent property. Such perimeter screening areas shall be planted so as to be continuous when plants reach maturity. A minimum of fifty (50) percent of the shrubs shall be evergreen.

Requirement met, see plan.

Landscaped Islands:
One (1) deciduous tree, such tree shall be no less than two (2) inches caliper, and no less than eight (8) feet tall at the time of planting (height measured from ground to top of tree when planted). Landscaped areas shall be planted with natural plant materials (vines, shrubs, ground covers, or grass).

Requirement met, see plan.

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PRELIMINARY - NOT FOR CONSTRUCTION

Landscape Plan

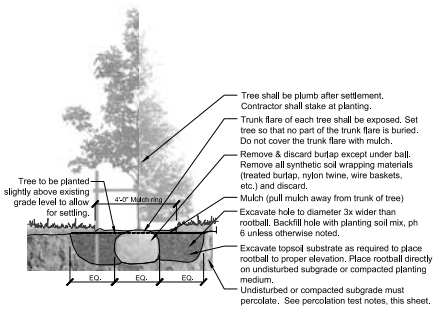
DATE: 09 APR 2018
PROJECT NO.: 17009
PROJECT MGR.: SHA

L1.0

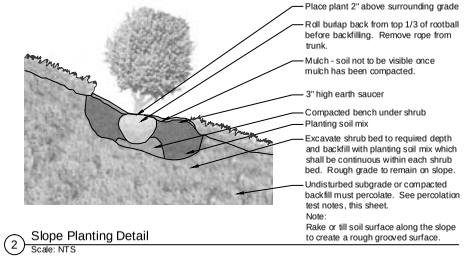
Plant Schedule

Key	Quantity	Botanical Name	Common Name	Size	Notes
SHADE TREES					
AR*	7	Acer rubrum 'October Glory'	October Glory Red Maple	2" cal.	6' CT-central leader, full & well branched, mature hgt. >50'
LT*	2	Liriodendron tulipifera	Tulip Poplar	2" cal.	6' CT-central leader, full & well branched, mature hgt. >50'
QS*	8	Quercus shumardii	Shumard Oak	2" cal.	6' CT-central leader, full & well branched, mature hgt. >50'
EVERGREEN TREES					
IA	3	Ilex x attenuata 'Fosteri'	Foster's Holly	8' hgt. min.	FTG, open branching, mature hgt. <50'
ORNAMENTAL TREES					
CC	10	Cercis canadensis 'Appalachian Red'	Appalachian Red Redbud	2" cal.	Central leader, full & well branched, pink to red flower,mature hgt. <50'
LI	13	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	8' hgt. min.	MT, 3 cane min., full & well branched, white flower, mature hgt. <50'
SHRUBS					
TBD					
GROUNDCOVERS & PERENNIALS					
TBD					
ORNAMENTAL GRASSES					
TBD					
SOD					
TBD					

* Tree species capable of attaining a height of fifty 50 feet or more at maturity
** Contractor to provide quantity for mulch.



1 Tree Planting Detail
Scale: NTS



2 Slope Planting Detail
Scale: NTS

Planting Notes

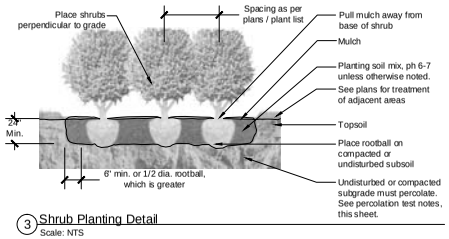
1. Contractor shall verify all existing conditions in the field and report any discrepancies to the Landscape Architect or Owner's representative prior to starting work.
2. No planting shall occur until soil sample results have been received from all planting areas and soils are properly amended based on the results of the soil tests. See this sheet for soil sampling instructions.
3. No planting shall occur until percolation testing has been completed and soils have been properly amended to drain. See this sheet for percolation testing procedures.
4. All new plant material shall conform to the guidelines established for nursery stock published by the American Association of Nurserymen, Inc. In addition, all new plant material for the project shall be of the highest specimen quality. Plant material delivered to the site that does not meet the requirements stated herein may be rejected by the Landscape Architect or Owner's representative.
5. Do not assume trunk flare will be exposed at the nursery. Contractor to expose trunk flares to check for root girdling. Pull mulch away from the trunk flare of trees and from the base of all shrubs.
6. No plant material shall be planted before acceptance of rough grading. The finished grade shall not cover any part of the tree trunk flare. See tree planting detail.
7. All new plants shall be balled and burlapped or container grown unless otherwise noted on the plant list.
8. The Contractor shall locate and verify all existing utility lines prior to planting and report any conflicts to the Landscape Architect or Owner's representative.
9. Stake location of all proposed trees and planting areas for approval by the Landscape Architect or Owner's representative prior to the commencement of planting.
10. Planting plans are not layout plans. Plants may need to be shifted in the field, based on the existing conditions. Coordinate with the Landscape Architect or Owner's representative prior to any changes.
11. All lawn areas disturbed by construction operations inside and outside the limit of work shall be prepared and seeded as specified.
12. Prepare all shrub beds with planting soil to a minimum depth matching the depth of shrub root balls; prepare perennial beds with a minimum of 12" planting soil; prepare groundcover beds with a minimum of 6" planting soil.
13. All plant beds are to receive one and a half inches (1.5") of double shredded hardwood mulch.
14. Thoroughly water trees and shrubs during the first 24 hours after planting. Wet the soil to a depth of 18-24". When runoff starts, stop watering, let the water soak in and repeat until the proper depth is wet.
15. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit, and culture only as approved by the Landscape Architect or Owner's representative.
16. All areas to be seeded shall receive soil preparation as specified prior to seeding, unless otherwise noted on plan.
17. Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
18. Contractor to complete work within schedule established by Owner.
19. Contractor to provide one year warranty for all material from date of substantial completion. Contractor to provide interim maintenance (watering, pruning, fertilizing, guying, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, and general landscape clean-up) until substantial completion notice is provided by the Owner's Representative. Application of insecticides/herbicides must be approved by Landscape Architect prior to use on site.
20. See civil drawings for further information regarding:
    - Erosion and sediment control.
    - Locations of existing and proposed structures, paving, driveways, cut and fill areas, and retention areas.
    - Limits of construction.
    - Locations of existing and proposed utilities or easements.
21. Plant beds to join walks or walls at an angle between 90° & 60°.
22. Shade trees to be planted a minimum of 5' from sidewalks, water line, sewer line or manholes. Evergreen and ornamental trees to be planted a minimum of 3' from sidewalks, water line, sewer line or manholes.
23. Mulch rings around shade trees to be a minimum diameter of 4' and a minimum of 3' around ornamental and evergreen trees. If evergreen trees are specified as full to ground, mulch ring to extend a minimum of 12" beyond the edge of plant.
24. Square footage of seed quantities is approximate and is an estimate of the disturbed areas. Contractor to verify quantities prior to purchase and installation.

Instructions For Existing Soil Sampling:

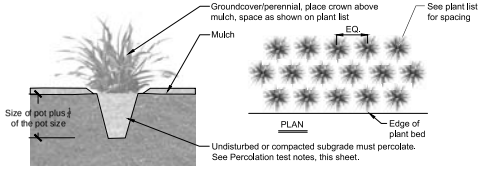
1. Using a spade, dig a v-shape hole to a 6" depth; then cut a thin slice of soil from one side of the hole. Place the slice in a plastic bucket, do not use a metal bucket. Mix slices together and fill a plastic sample bag with three (3) cups of dirt. The sample bags can be ziploc bags that are labeled with the project name and sample number.
2. A well mixed composite from 10 to 20 random locations should be subsampled to make the three (3) cup sample.
3. Mark the plan to show soil sample locations.
4. Send samples to A & L Analytical Labs, Inc., 2790 Whitten Road, Memphis, Tennessee 38133, 800-264-4522, www.al-labs.com.
5. Results to be copied to the Owner.

Percolation Test Notes

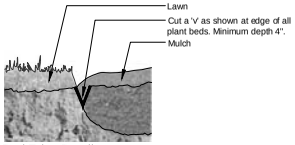
1. Dig a hole 18- 24" deep & a minimum of 6" wide.
2. Fill hole with water to the top and let drain for several hours. Ideally let the hole pre-wet over night and test the following day.
3. Refill hole to within a couple inches of the top.
4. To aid in measurement, place a stick across the top of the hole and use a second stick to mark periodic drops in water level; mark side of hole; or mark soil on side of hole with nail or stick.
5. Measure drop in water level after 30 minutes and one hour. If possible measure drop in water level the next day.
6. Determine drop in water level per hour. If water level in hole drops more than one inch per hour, it is well drained and suitable for all plant species.



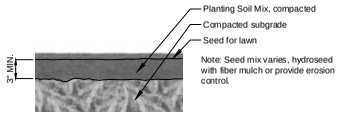
3 Shrub Planting Detail
Scale: NTS



4 Groundcover/Perennial Planting Detail
Scale: NTS



5 Bed Edge Detail
Scale: NTS



6 Seed Detail
Scale: NTS

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for kids

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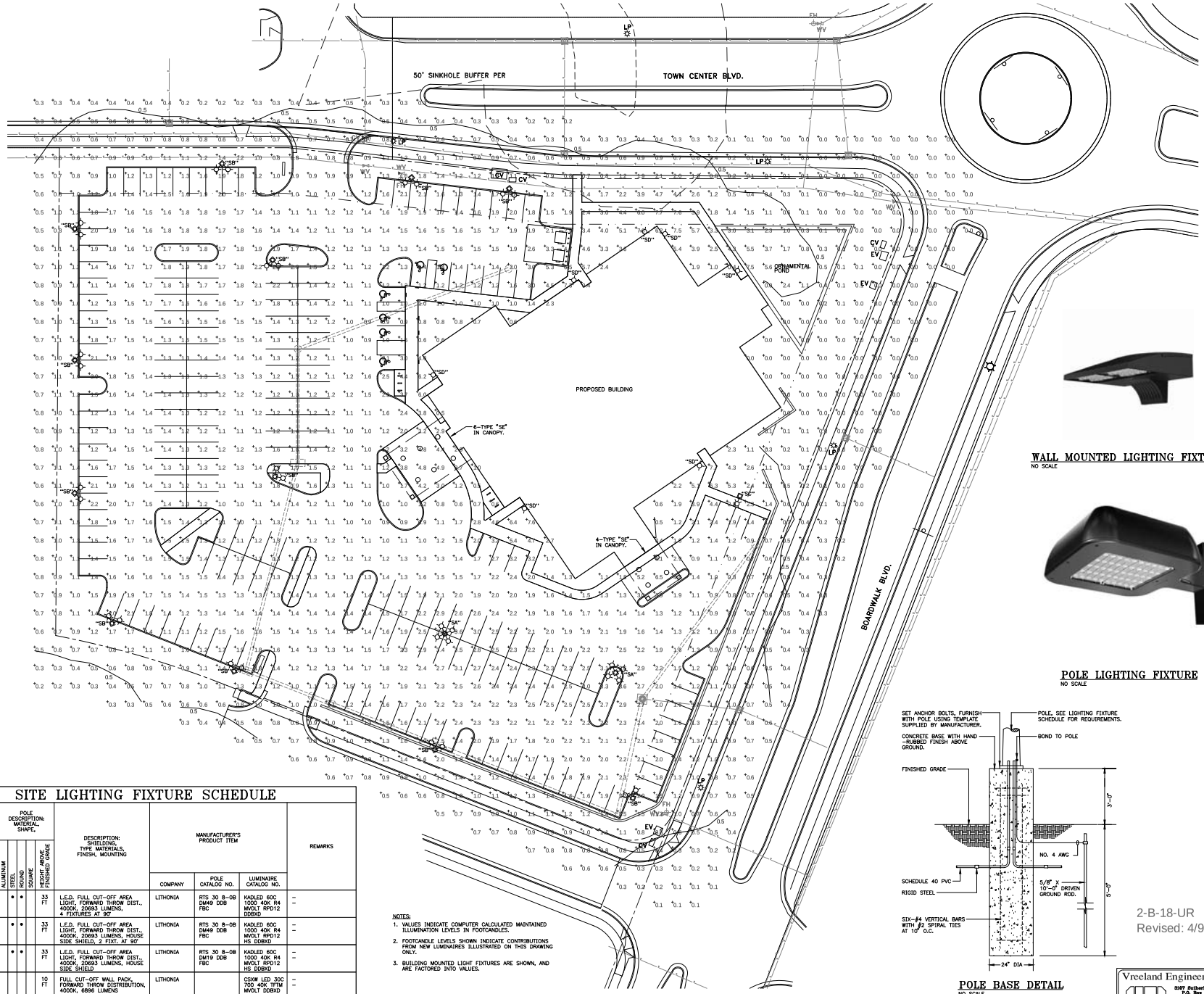
Plant Schedule & Planting Details

DATE: 09 APR 2018
PROJECT NO.: 17009
PROJECT MGR.: SHA

L2.0



NOTES:

1. VALUES INDICATE COMPUTER CALCULATED MAINTAINED ILLUMINATION LEVELS IN FOOTCANDLES.
2. FOOTCANDLE LEVELS SHOWN INDICATE CONTRIBUTIONS FROM NEW LUMINAIRES ILLUSTRATED ON THIS DRAWING ONLY.
3. BUILDING MOUNTED LIGHT FIXTURES ARE SHOWN, AND ARE FACTORED INTO VALUES.

SITE PLAN – ILLUMINATION

SCALE: 1"=20'-0"

0' 10' 20' 40'

SITE LIGHTING FIXTURE SCHEDULE

DESIGNATION	LAMPS: METAL HALIDE	LAMPS: HIGH PRESSURE SODIUM	LAMPS: LED	QUANTITY	WATTS	POLE DESCRIPTION: MATERIAL, SHAPE: ALUMINUM	STEEL	ROUND	SQUARE	HEIGHT ABOVE FINISHED GRADE	DESCRIPTION: SHIELDING, TYPE MATERIALS, FINISH, MOUNTING	MANUFACTURER'S PRODUCT ITEM: COMPANY	POLE CATALOG NO.	LUMINAIRE CATALOG NO.	REMARKS
SA			•	4	216		•	•		33 FT	L.E.D. FULL CUT-OFF AREA LIGHT, FORWARD THROW DIST., 4000K, 20693 LUMENS, 4 FIXTURES AT 90°	LITHONIA	RTS 30 8-0B DM49 DDB FBC	KADLED 60C 1000 40K R4 MVOLT RPD12 DDBXD	– –
SB			•	2	216		•	•		33 FT	L.E.D. FULL CUT-OFF AREA LIGHT, FORWARD THROW DIST., 4000K, 20693 LUMENS, HOUSE SIDE SHIELD, 2 FIXT. AT 90°	LITHONIA	RTS 30 8-0B DM49 DDB FBC	KADLED 60C 1000 40K R4 MVOLT RPD12 HS DDBXD	– –
SC			•	1	216		•	•		33 FT	L.E.D. FULL CUT-OFF AREA LIGHT, FORWARD THROW DIST., 4000K, 20693 LUMENS, HOUSE SIDE SHIELD	LITHONIA	RTS 30 8-0B DM19 DDB FBC	KADLED 60C 1000 40K R4 MVOLT RPD12 HS DDBXD	– –
SD			•	1	73					10 FT	FULL CUT-OFF WALL PACK, FORWARD THROW DISTRIBUTION, 4000K, 6896 LUMENS	LITHONIA		CSXW LED 30C 700 40K TFTM MVOLT DDBXD	– –
SE			•	1	34.7					12 FT	6" L.E.D DOWNLIGHT, DAMP LOCATION, 4000K, 3000 LUMENS	LITHONIA		LDN6 40/30 L06 AR LSS MVOLT	– –

WALL MOUNTED LIGHTING FIXTURE

NO SCALE

POLE LIGHTING FIXTURE

NO SCALE

POLE BASE DETAIL

NO SCALE

2-B-18-UR
Revised: 4/9/2018

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HARLEY N. LUTTRELL
REGISTERED ENGINEER
No. 19811
STATE OF TENNESSEE

Site Illumination Plan

DATE: 6 April 2018
PROJECT NO.: 17009
PROJECT MGR.: SHA

SE1.1

SE1.1 – G14kids – Site Illumination.dwg
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