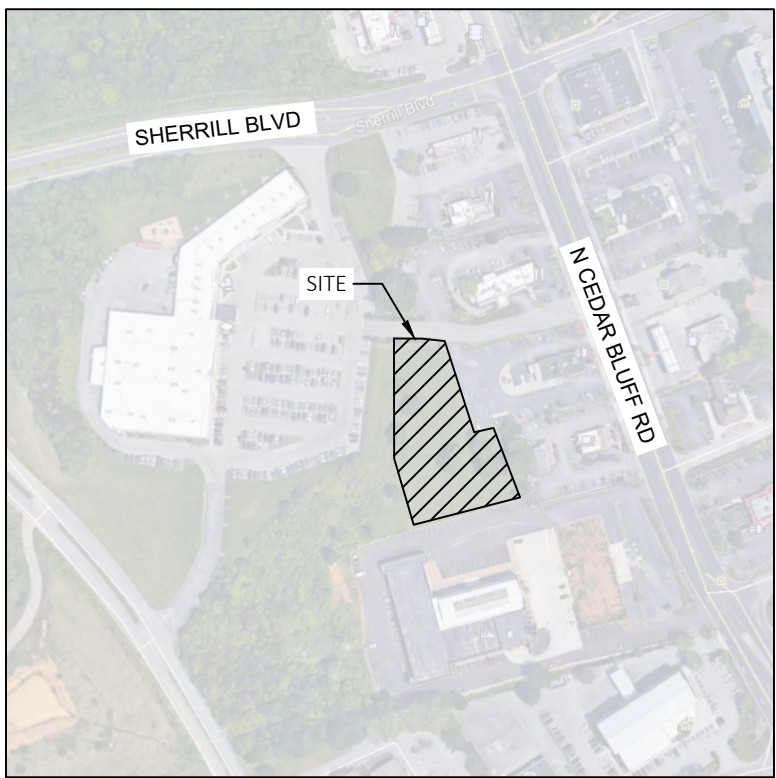
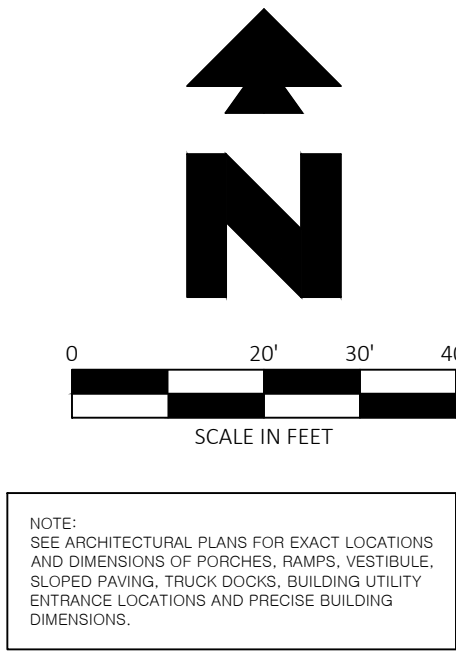
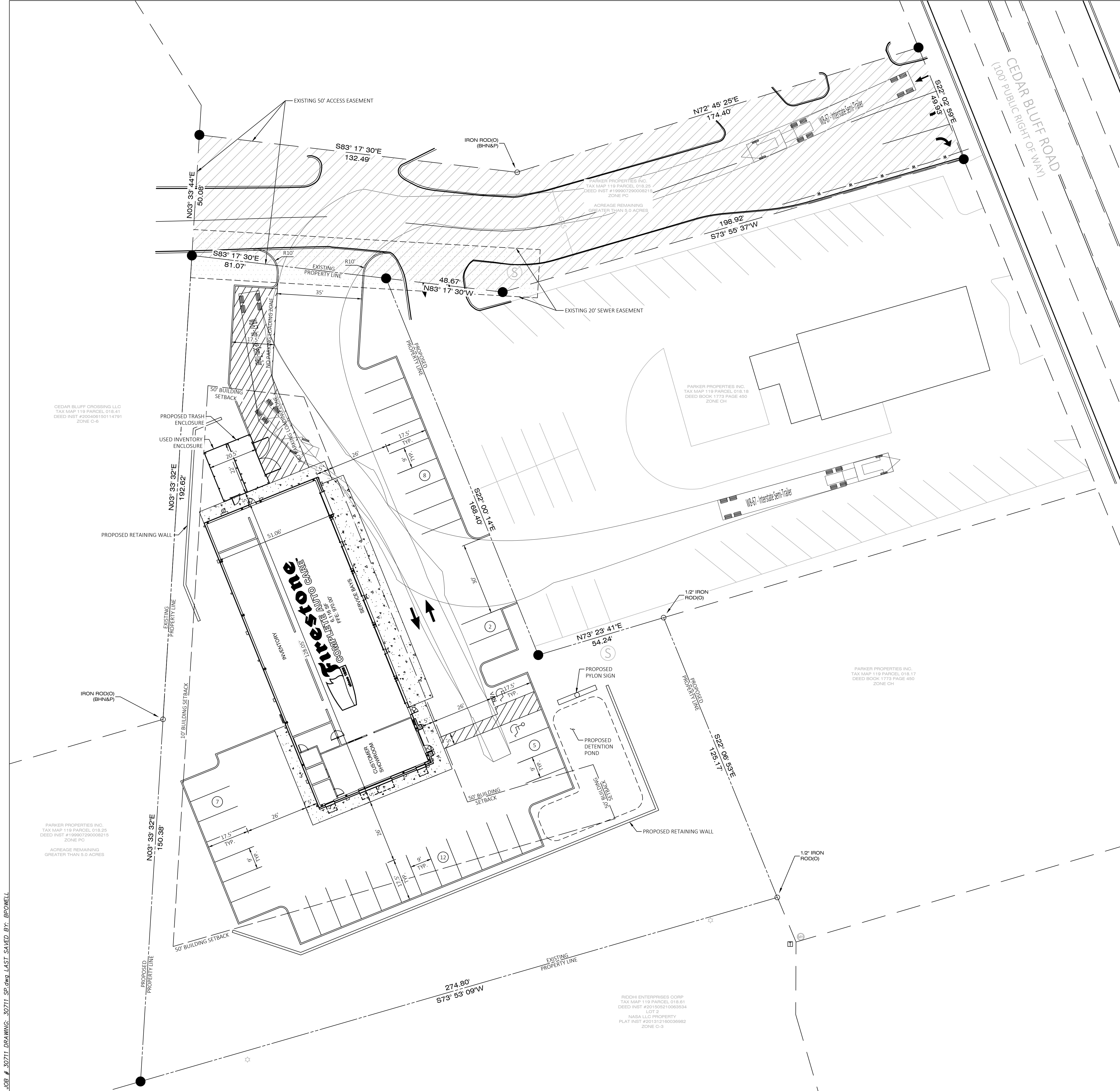


JOB # 30711 DRAWING: 30711.SP.dwg LAST SAVED BY: BRODELL



Vicinity Map
Not to Scale

PROPERTY INFO		
PROPERTY AREA	52,751 S.F.	1.21 ACRES
BUILDING AREA	6,116 S.F.	.15 ACRES
BUILDING COVERAGE	11.59%	
IMPERVIOUS AREA	27,263 S.F.	.63 ACRES (51.7%)
OPEN SPACE	25,488 S.F.	.59 ACRES (48.3%)
SETBACKS		
FRONT	50 FEET	
SIDE	50 FEET	
REAR	10 FEET	

PARKING RATIO		
	REQUIRED	PROVIDED
	1 SPACE PER 250 GSF	
STANDARD PARKING	25 SPACES	32 SPACES
ACCESSIBLE PARKING	2 SPACES	2 SPACES
TOTAL	27 SPACES	34 SPACES

A VARIANCE FOR A REDUCTION OF THE BUILDING SETBACK LINE FROM 50 FEET TO 10 FEET ALONG THE WESTERN PROPERTY LINE WAS APPROVED BY THE BOARD OF ZONING APPEALS ON OCTOBER 24, 2018.

2-B-19-UR
Revised: 1/28/2019

PRELIMINARY NOT FOR CONSTRUCTION

Engineering Associates, Inc.
CEI
REGISTERED PROFESSIONAL ENGINEER
KNOXVILLE, TN 37622

Firestone
COMPLETE AUTO CARE™
since 1988

THE COMPANY OF THE PROPERTY OF BRIDGESTONE RETAIL OPERATIONS, LLC AND ITS AFFILIATES, INCLUDING BUT NOT LIMITED TO BRIDGESTONE RETAIL OPERATIONS, LLC, IS THE SOLE OWNER OF THE PROPERTY. THE INTERESTS OF BRIDGESTONE RETAIL OPERATIONS, LLC, THE BRIDGESTONE RETAIL OPERATIONS, LLC, AND ITS AFFILIATES, INCLUDING BUT NOT LIMITED TO BRIDGESTONE RETAIL OPERATIONS, LLC, ARE THE SOLE BASIS FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE DRAWING IS THE PROPERTY OF BRIDGESTONE RETAIL OPERATIONS, LLC.

NEW FCAC STORE
8-BAY-FCAC-ER-RIGHT
CEDARBLUFF RD NEAR SHERRILL BLVD
KNOXVILLE, TN

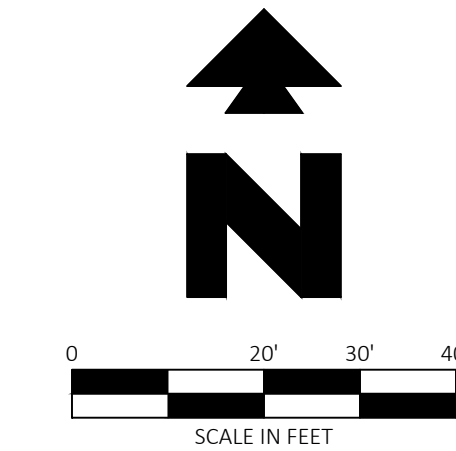
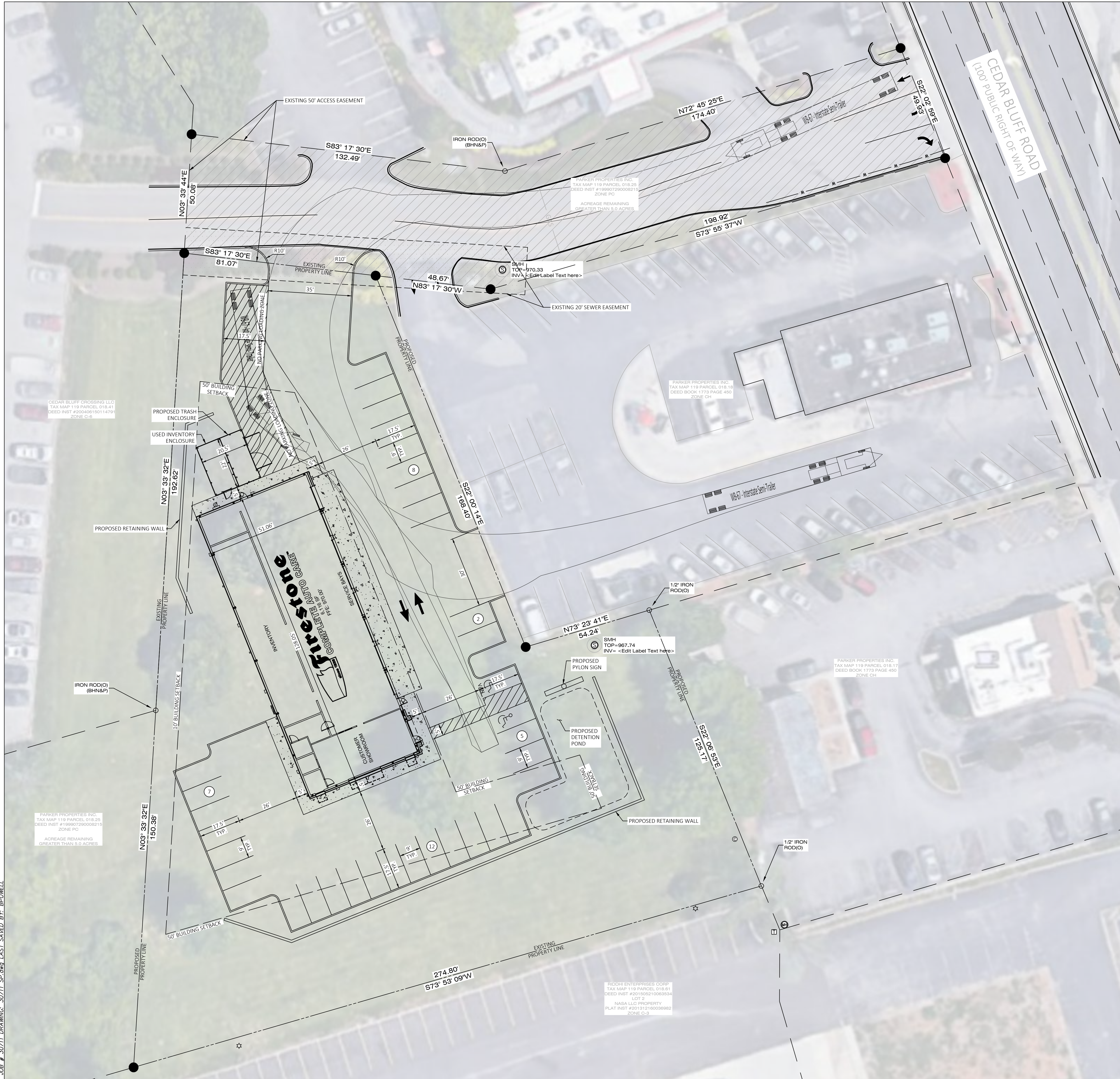
ANDREW D. SLYER
REGISTERED ENGINEER
AGRICULTURE
NO. 11113
STATE OF TENNESSEE
01/28/2019

FILE NAME: 30711.SP.dwg
CEI PROJECT NUMBER: 30711
REVISION: REV-1 DATE: 1/25/19

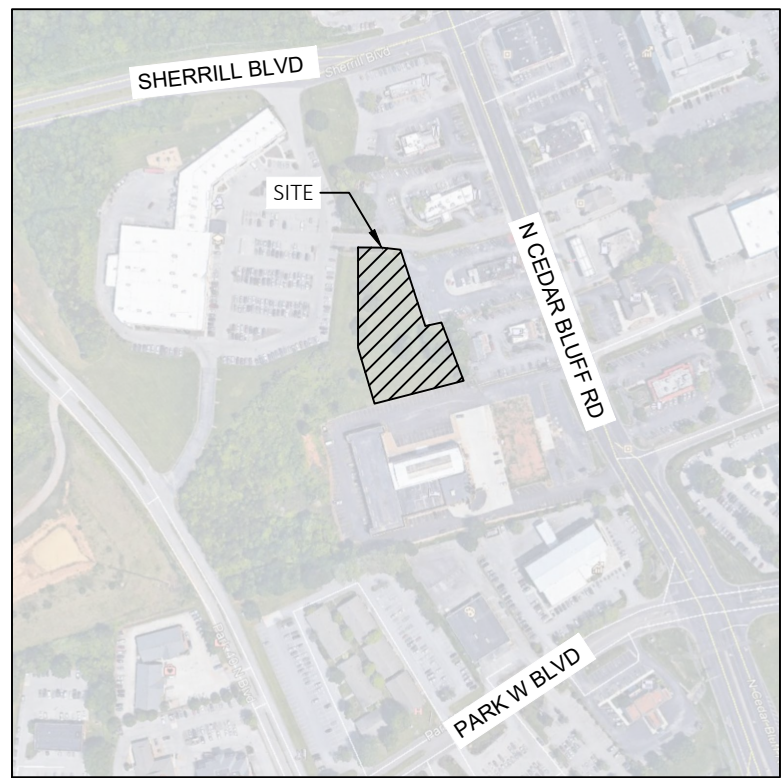
2-B-19-UR
SHEET TITLE:
SITE PLAN

CEI JOB NUMBER: 30711
SHEET NUMBER:
C1.0

JOB # 30711 DRAWING: 30711 SP.dwg LAST SAVED BY: BROWNELL



NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS
AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE,
SLOPED PAVING, TRUCK DOORS, BUILDING UTILITY
ENTRANCE LOCATIONS AND PRECISE BUILDING
DIMENSIONS.



Vicinity Map
Not to Scale

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2-B-19-UR
Revised: 1/28/2019

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Engineering Associates, Inc.
CEI
2022 Cedar Bluff Road, Suite 202
Knoxville, TN 37922
(615) 582-1234

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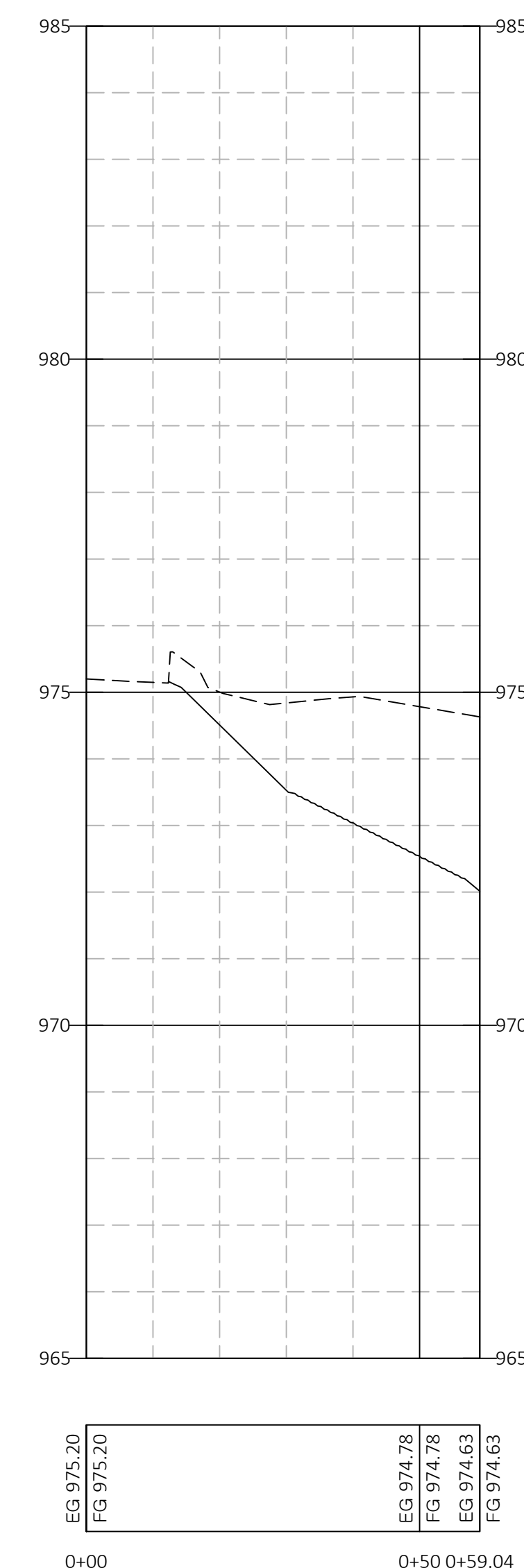
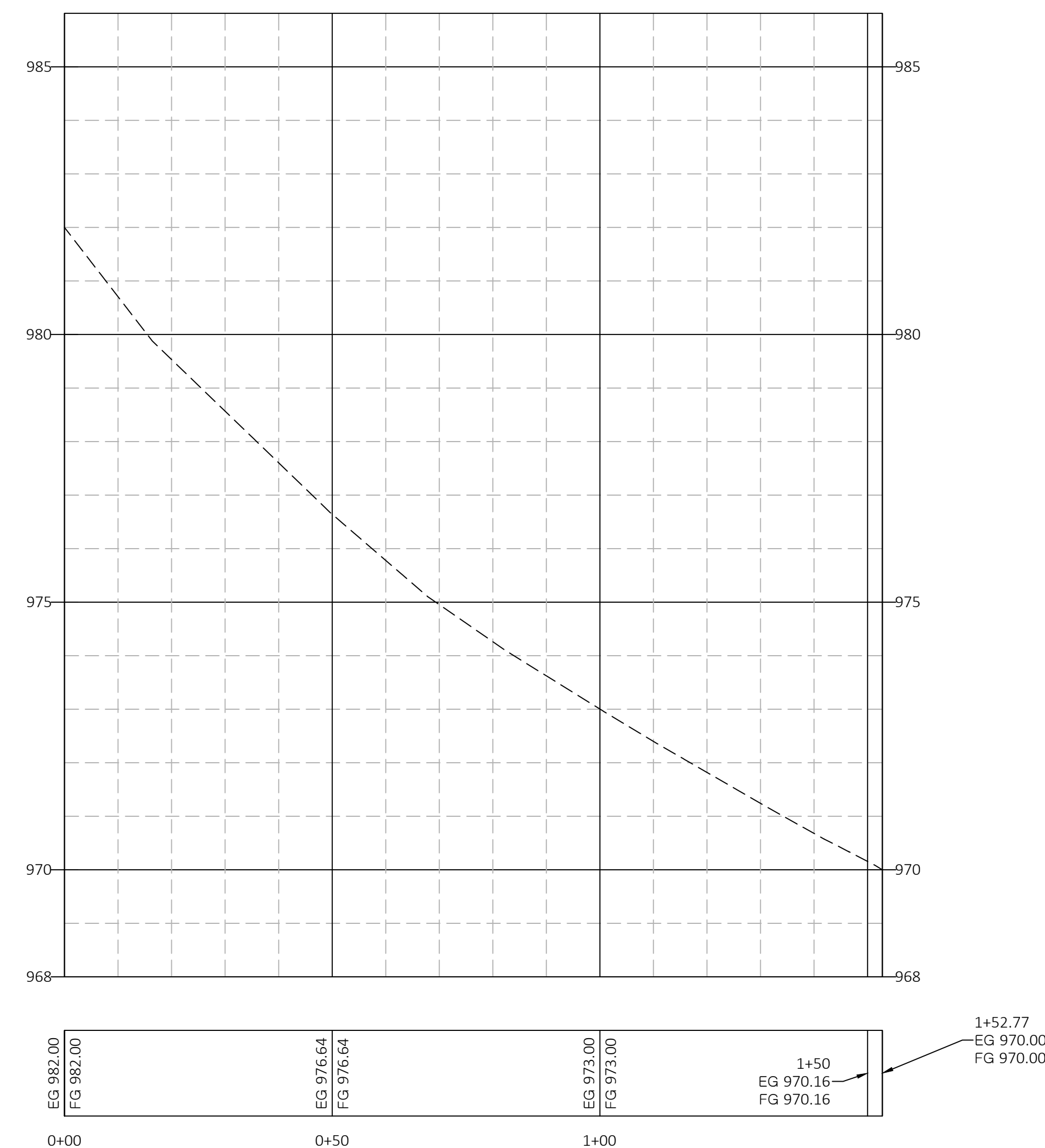
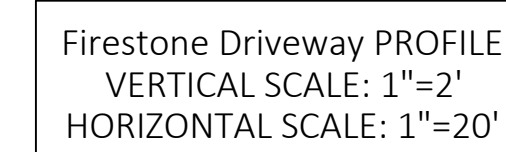
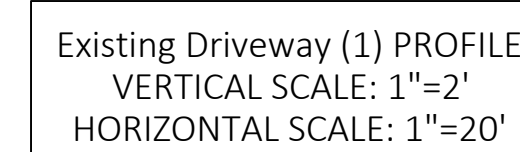
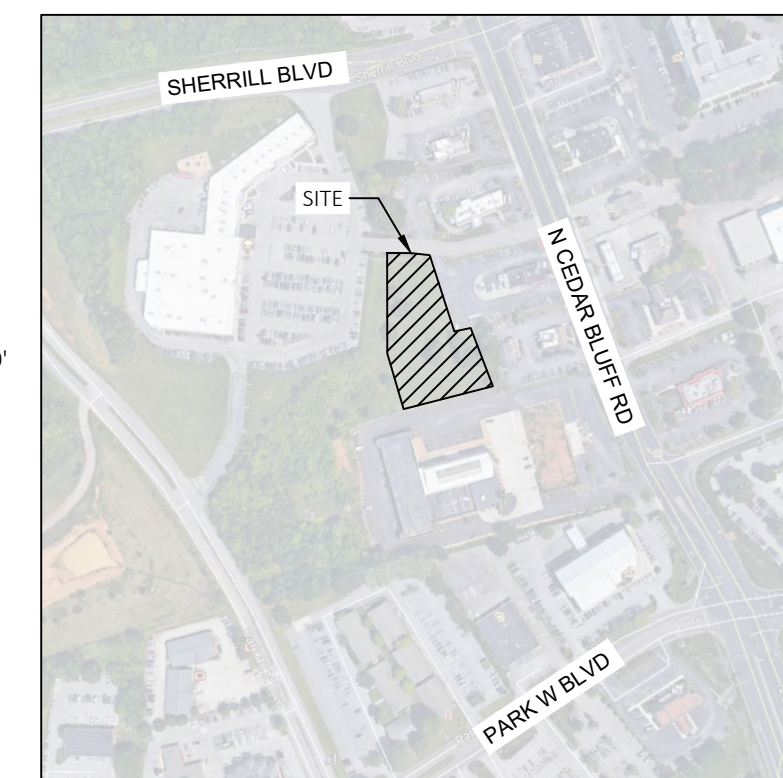
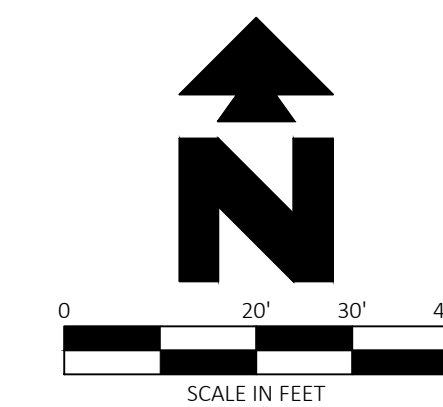
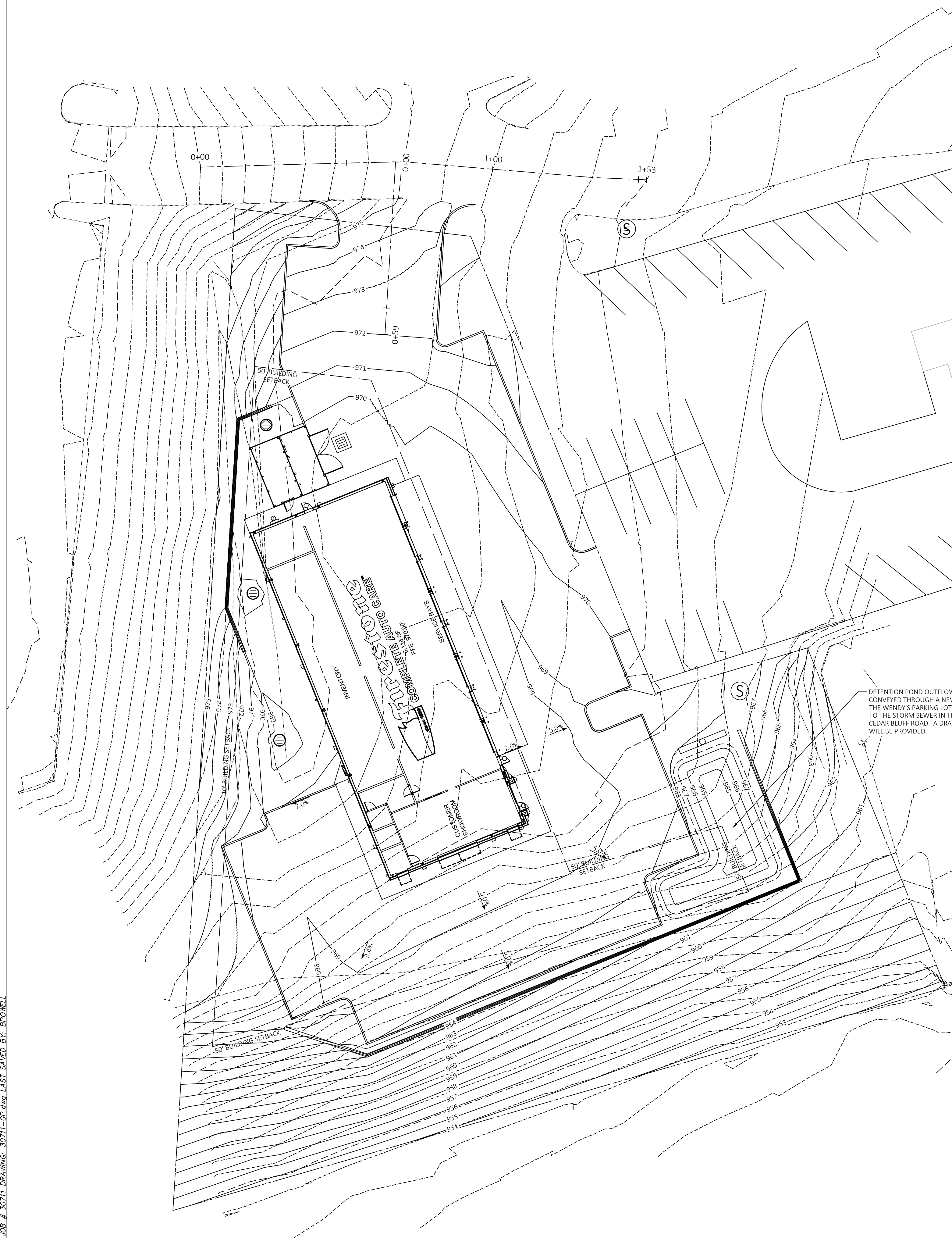
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NEW FCAC STORE
8-BAY-FCAC-ER-RIGHT
CEDAR BLUFF RD NEAR SHERRILL BLVD
KNOXVILLE, TN

FILE NAME: 30711 SP.dwg
CEI PROJECT NUMBER: 30711
REVISION: REV-1 DATE: 1/25/19

2-B-19-UR
SHEET TITLE:
SITE PLAN

CEI JOB NUMBER: 30711
SHEET NUMBER:
C1.1



2-B-19-UR
Revised: 1/28/2019

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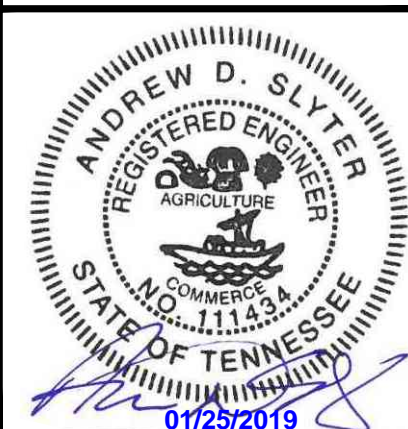
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COURTESY OF THE BROOKSTONE RETAIL OPERATIONS, LLC. THE
FOLLOWING CONDITION AND ADDITION TO THE EXCLUSIVE OWNERSHIP IN AND TO
THE PROPERTY OF BROOKSTONE RETAIL OPERATIONS, LLC.

GEI Engineering Associates, Inc.
10000 W. 15th Street, Suite 2
Overland Park, KS 66204
Fax: (913) 671-0044

NEW FCAC STORE
8-BAY-FCAC-ER-RIGHT
CEDAR BLUFF RD NEAR SHERRILL BLVD
KNOXVILLE, TN



FILE NAME: 30711-GP.dwg
CEI PROJECT NUMBER: 30711
REVISION: REV-1 DATE: 1/25/19

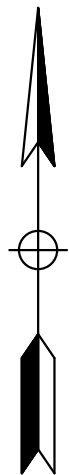
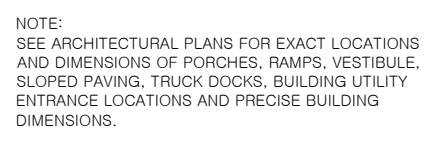
2-B-19-UR

SHEET TITLE:


GRADING PLAN

SHEET NUMBER:
C2.0





JOB NUMBER
30711



Not to Scale

	BOUNDARY LINE
	RIGHT OF WAY LINE
	STORM DRAIN
	TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)

50A TREE PLANTING
50B SHRUB PLANTING
50Q STEEL EDGING

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	DETAIL	
	64	Abelia x grandiflora 'Kaleidoscope' / Glossy Abelia	3 gal		
	74	Buxus x 'Green Gem' / Green Gem Boxwood	3 gal		
	22	Echinacea purpurea / Purple Coneflower	3 gal		
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	SPACING
	23,392 sf	Cynodon dactylon / Bermuda Grass	sod		

INTERIOR LANDSCAPING	REQUIRED	PROVIDED
LANDSCAPED ISLANDS SHALL BE PLANTED AT MINIMUM WITH: 1 DECIDUOUS TREE (2' CALIPTRAND 8' TALL MIN.). LANDSCAPE AREAS SHALL CONSIST OF WITH NATURAL PLANTING MATERIALS (VINES, SHRUBS, GROUND COVERS, OR GRASS).	YES	4 TREES AND 22 INTERIOR SHRUBS
PARKING LOT LANDSCAPING		
PERIMETER SCREENING AREAS NO LESS THAN FIVE (5) 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.	YES	CONTINUOUS PERIMETER SCREENING. 53% OF SHRUBS ARE EVERGREEN.

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CEI **Engineering Associates, Inc.**
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
110 S.W. Regency Parkway, Suite 2
Portland, OR 97205
TEL: (503) 753-0672
FAX: (503) 753-0644

since 1982

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KNOXVILLE, TN



FILE NAME: LANDSCAPE PLAN.dwg
CEI PROJECT NUMBER: 30711
REVISION: REV-1 DATE: 1/25/19

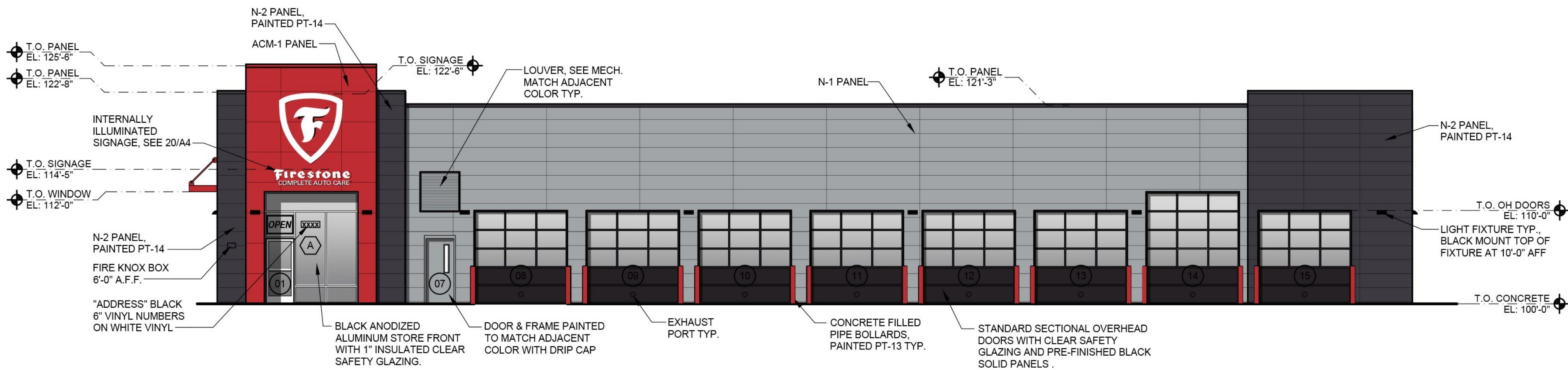
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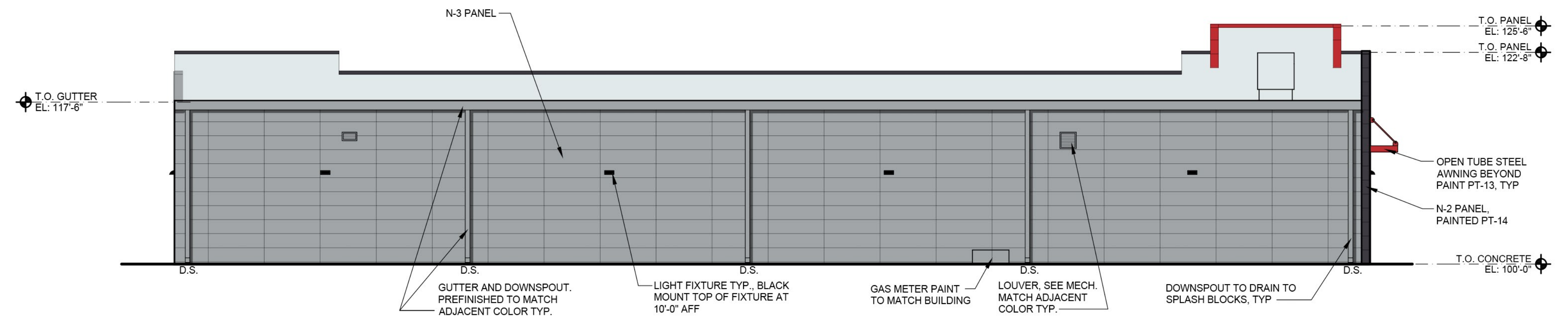
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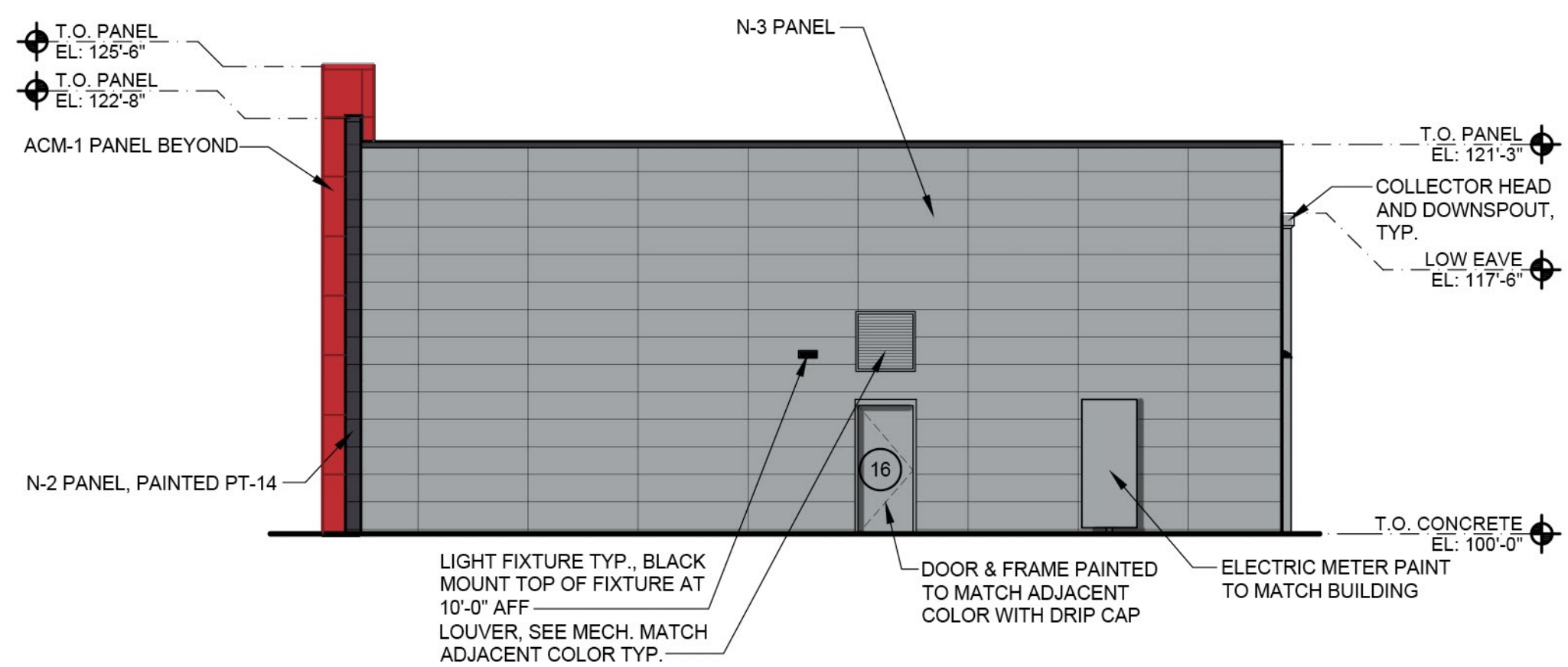
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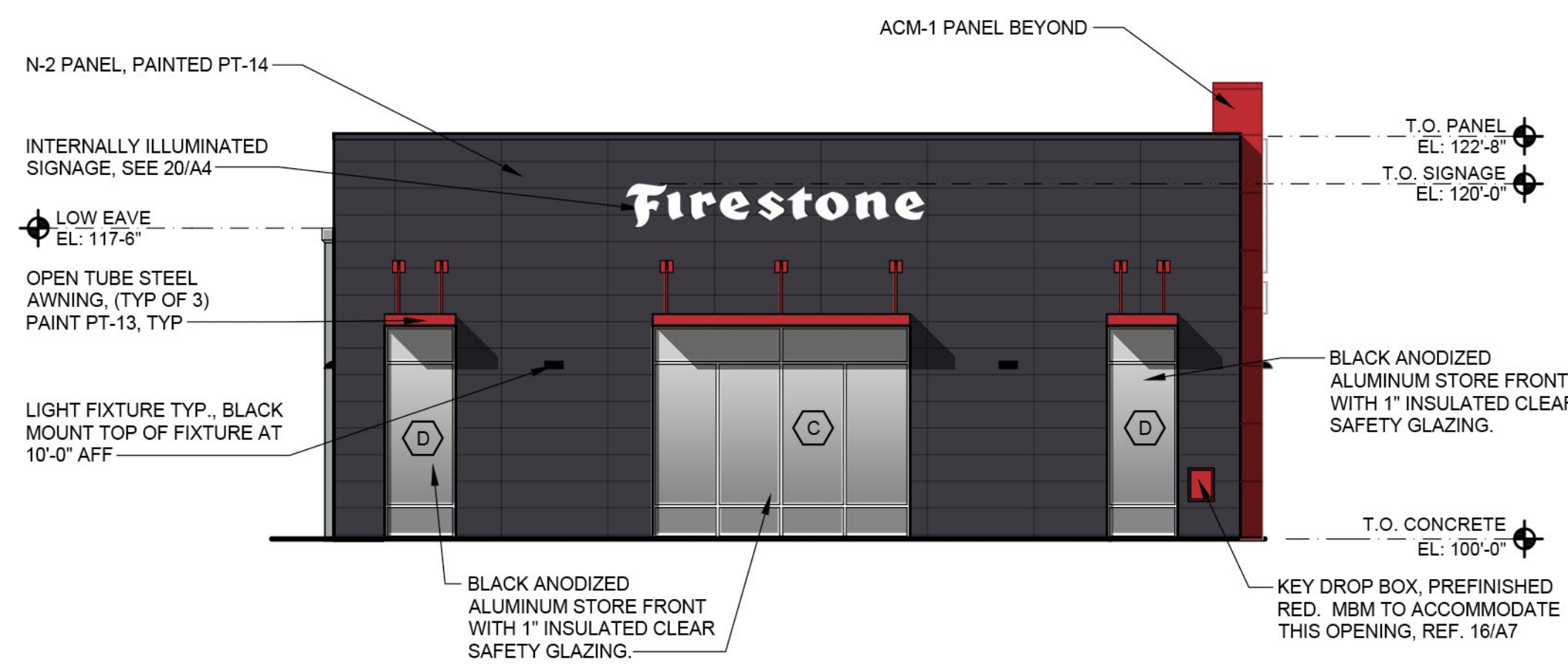
1 (SOUTH) ELEVATION
A4 SCALE: 1/8"=1'-0"



6 (NORTH) ELEVATION
A4 SCALE: 1/8"=1'-0"



11 (EAST) ELEVATION
A4 SCALE: 1/8"=1'-0"



16 (WEST) ELEVATION
A4 SCALE: 1/8"=1'-0"



N1- Nichiha Illumination AWP3030 to match "Network Grey" SW 7073



N2- Nichiha Tuffblock Steel



N3- Nichiha Illumination AWP1818 to match "Network Grey" SW 7073



N4- Nichiha Illumination match "Real Red" SW 6868

MATERIAL KEY	
N-1:	NICHIHA ILLUMINATION AWP3030. COLOR TO MATCH SW 7073 NETWORK GREY
N-2:	NICHIHA TUFFBLOCK. PAINTED PT-1
N-3:	NICHIHA ILLUMINATION AWP1818 COLOR TO MATCH SW 7073 NETWORK GREY
ACM-1:	ALUCOBOND SPECTRA PVDF2 PATRIOT RED, GLOSS LEVEL 50
PT-13:	SW 6868 REAL RED
PT-14:	SW 6990 CAVIAR



PT-13 "Real Red" SW 6868

2-B-19-UR
Revised: 1/28/2019

- GENERAL NOTES:
1. PROVIDE DRIP CAP OVER ALL MAN DOORS SEE DETAIL 1C/A8
 2. PAINT ALL EXPOSED LINTELS & JAMBS TO MATCH ADJACENT BUILDING COLOR.
 3. SEE ELECTRICAL FOR SIGNAGE OPERATING TIME SETUP
 4. INSTALLATION OF BUILDING SIGNS AND STREET SIGN BY SIGN VENDOR, G.C. TO PROVIDE WIRING. REFER ELECTRICAL.
 5. REFER SHEET A8 FOR PAINT COLOR KEY.
 6. ANY EXTERIOR CONSTRUCTION JOINT, EXPANSION JOINT, AND CRACK OF ABUTTING DISSIMILAR OR SAME MATERIALS MUST HAVE APPROPRIATE PRODUCT APPLIED TO PROVIDE AN AIR, MOISTURE, AND WATER TIGHT EXTERIOR. REFER TO SPECIFICATION SECTION 079200 FOR PRODUCTS.
 7. INTERMEDIATE SUPPORTS FOR ALL EXTERIOR WALL LOUVER/VENT OPENINGS TO BE PROVIDED BY MBM.

CONSTRUCTION DOCUMENTS WILL BE BASED ON THE LATEST RELEASE OF THE PROTOTYPICAL DOCUMENTS ON LUCERNEX AT THE TIME OF CONSTRUCTION DOCUMENT AUTHORIZATION.

NOTE: THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE INFORMATION WAS OBTAINED FROM THE CLIENTS DOCUMENTS; DESIGN MAY VARY.

PROJECT CONTACTS: PHONE #:

ARCHITECT: KRISTINE PAGANO (918) 587-8600

SGA DESIGN GROUP

PROTOTYPE: SMALL ER - LEFT

ZONE APPROVAL (BY/DATE):

VP. _____

CONT. _____

RM. _____

CM. _____

ENTITY ID: XXXXXXXX

SITE ID: XXXXXXXX

LEGACY ID: XXXXXXXX



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331 N. CEDAR BLUFF RD
KNOXVILLE, TN

SGA Design Group, P.C.

1437 South Boulder, Suite 550
Tulsa, Oklahoma 74119.3609
p: 918.587.8600
f: 918.587.8601
www.sgadesigngroup.com

SHEET TITLE:
EXTERIOR
ELEVATIONS
& DETAILS

SHEET NUMBER:
PA4