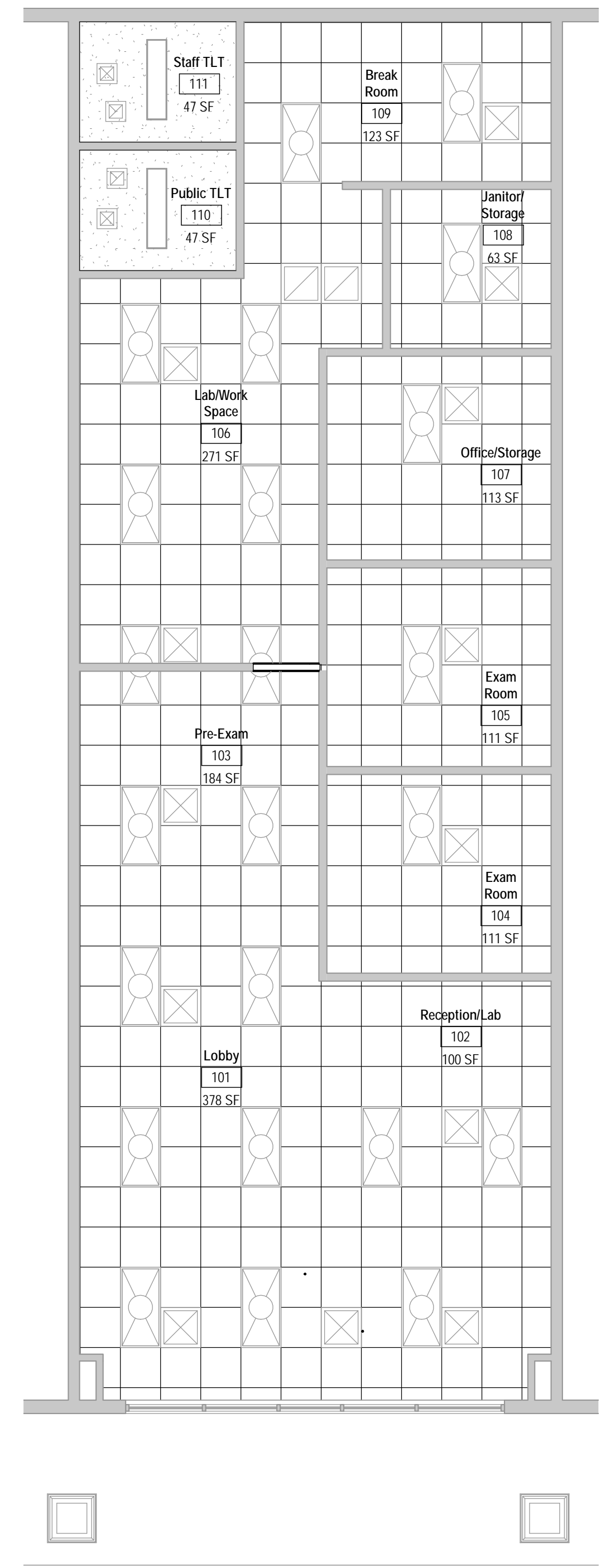
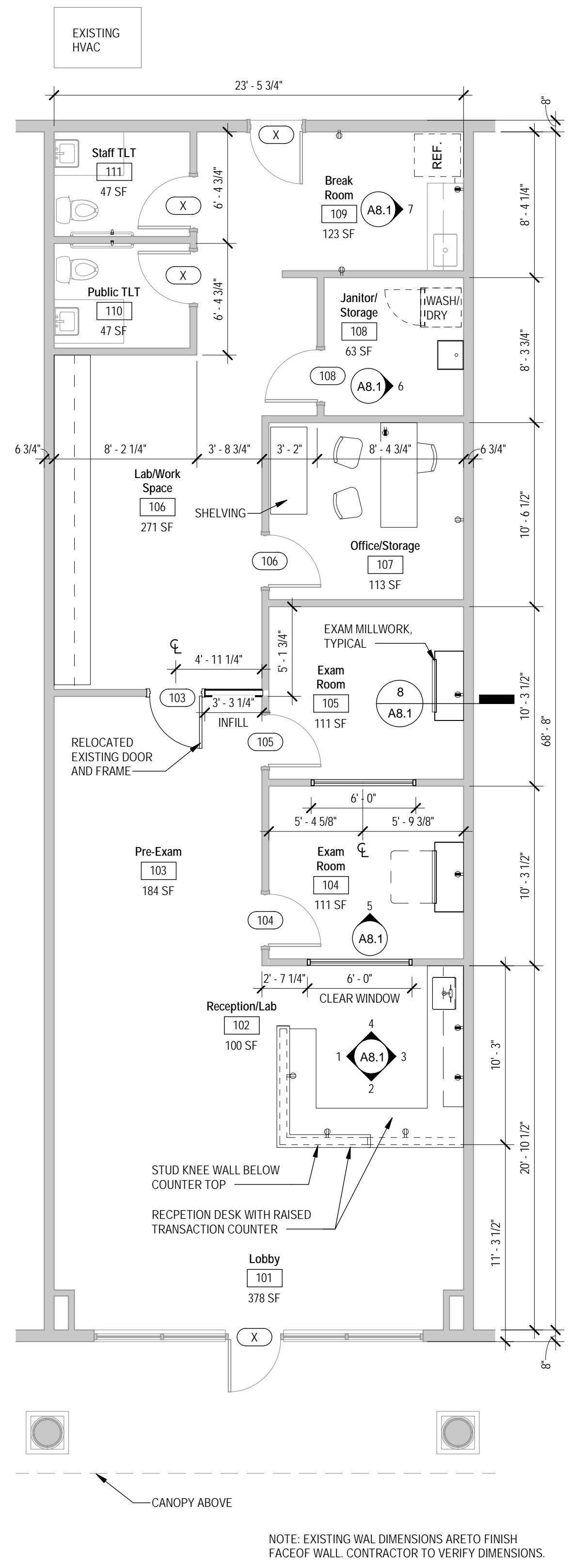
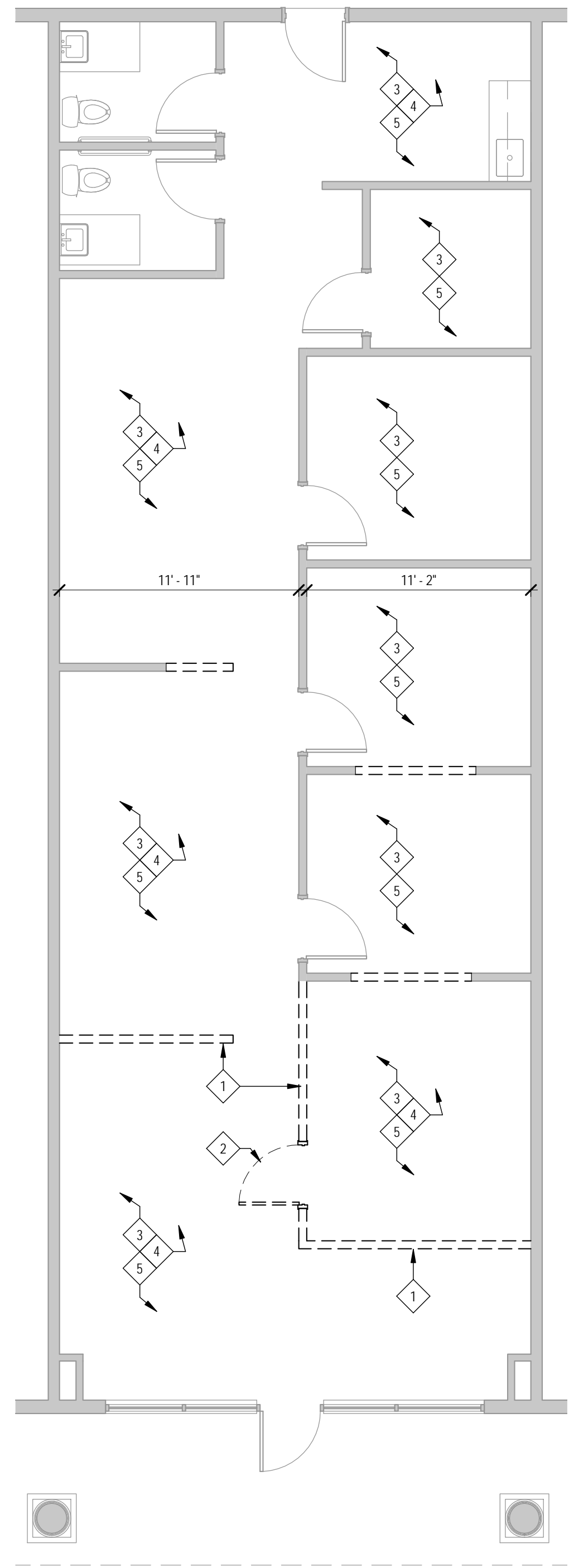


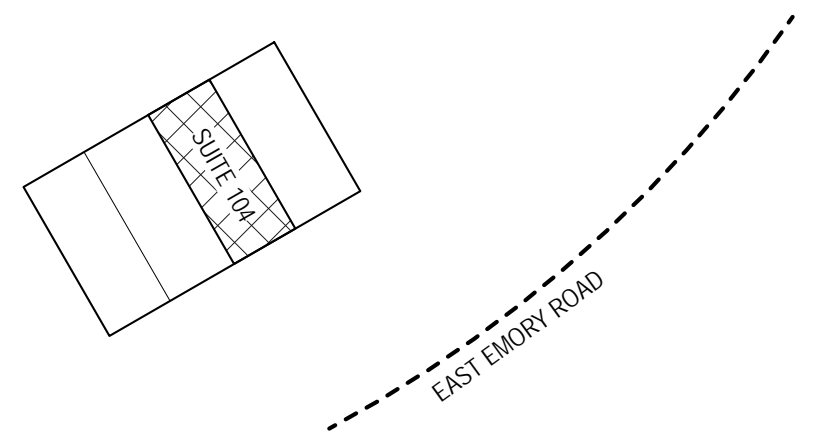
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 Date: 5/1/2020 9:30:24 AM Checked By: Checker
 Drawn By: Author File: W:\2020_P\Projects\20030_PetWellClinic\at Colton Center\03_Design\3.2_Productions\3.2_Revit & CAD\2003030_PetWell @ ColtonCenter.rvt



Partition (2X4" Wood Stud)
 5/8" GWB ON BOTH SIDES OF 2x4 WID STUDS. EXTEND STUDS TO STRUCTURE AS REQUIRED TO BRACE PARTITION. FINISH TO EXTEND 6" ABOVE FINISHED CEILING, UNO.

Existing 1 Hour Fire Barrier

4 Wall Legend
NTS



4 Key Plan
1/4" = 1'-0"

- GYPSUM BOARD CEILING
- CEILING TILE (2X2 OR 2X4)
- 2X4 LED RECESSED TROFFER
- 4 FT LED SURFACE MOUNTED
- 6" OPEN DOWNLIGHT

2 RCP Legend
NTS

- GC TO REMOVE WALL TO THE EXTENT SHOWN ON DEMOLITION PLAN.
- GC TO REMOVE DOOR AND FRAME FOR REUSE. GC TO STORE DOOR AND FRAME IN A MOISTURE CONTROLLED LOCATION UNTIL RELOCATION.
- REMOVE EXISTING FINISH FLOOR, PREPARE, AND PATCH EXISTING SUBSTRUCTURE TO RECEIVE NEW FLOOR FINISH.
- GC TO REMOVE AND STORE IN A MOISTURE CONTROLLED LOCATION LIGHT FIXTURES FOR REUSE AS INDICATED ON THE DEMOLITION REFLECTED CEILING PLAN.
- EXISTING HVAC UNIT(S) TO BE USED. MODIFY EXISTING SUPPLY AND RETURN DUCTWORK AS REQUIRED TO PROVIDE AIR DISTRIBUTION TO THE NEW SPACES.

1 Demo Legend
NTS

5-H-20-UR

0 Plans Review Number
NTS

414 Clinch Ave. Knoxville, TN 37902
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 studiofourdesign.com

PetWell Clinic
Colton Center
 713 East Emory Road, Suite 104
 Knoxville, TN 37938



Project Phase: Schematic Design

Issue Date: 01.01.20

Revisions		
No.	Description	Date

Job Number: 20030
 First Floor Plan



**Proposal for Use On Review
713 E Emory Road, Knoxville TN 37938
Suite 104
Case Number 5-H-20-UR**

**Prepared by Matthew Harmon and Emily Harmon, DVM
Revised 5/4/2020**

Proposed Use

The PetWellClinic® is a walk-in veterinary wellness clinic dedicated to helping dog and cat owners prevent their pets from getting diseases and parasites, diagnose and treat illnesses, injuries and skin conditions, manage chronic conditions, and monitor lab work in a quick and affordable manner. We offer: quality care, a clean environment, convenient hours, short wait times, affordable prices, and manufacturer-guaranteed preventative medications at internet prices.

We are able to offer our clients extremely competitive prices by focusing on wellness care and lowering our overhead costs. We do not have the burden of maintaining expensive radiology or surgical equipment. **We do not have any kennels for boarding or hospitalization. There are never animals in the building outside of business hours.** We maintain a small pharmacy on site, but do not have any controlled drugs on the premises. PetWellClinic is able to completely accommodate the needs of most of the pets we see. Occasionally, we may refer a patient to a full-service hospital when x-rays, hospitalization, or anesthesia is required.

No appointment is needed. Upon arrival to the clinic, clients sign in and are placed in a virtual queue. Patients are served in the order they arrive. For a vaccine-only visit, a client may spend as little as 5 minutes in the clinic. For pets requiring an exam, the average visit is approximately 30 minutes. Clients have the option of signing in online prior to arrival; this holds their place in line and reduces wait time. We strive for quick efficient service with minimal wait time, however wait time may be increased during peak hours.

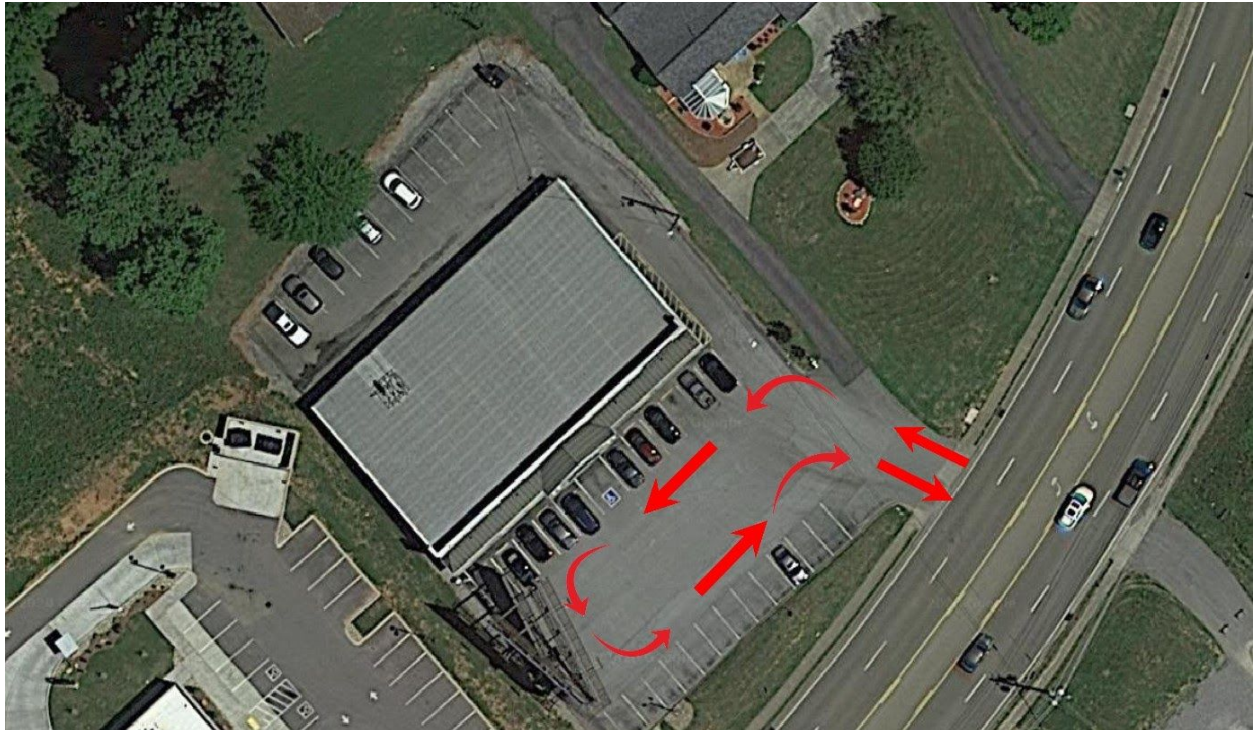
Clinic hours will initially be 11am-7pm, Friday through Monday. Hours will eventually expand to 11am-7pm, seven days a week. Saturdays and Sundays are anticipated to be the busiest days. At peak times, there may be up to 10-12 clients in the building.

For more information on the PetWellClinic, please visit: <https://www.petwellclinic.com/wp/>

Topographic Information

As this is an established shopping center and not a new construction, topographic information would have already been submitted and approved at the time of the center's construction.

Off-Street Parking & Circulation Diagram



Please see the above image for a basic layout and circulation diagram of the parking area. There is ample room for customers to enter and exit the parking lot simultaneously, as well as **25** parking spaces available for customers. The center parking space in the front of the lot is handicap accessible and is wide enough for van accessibility. An additional **13** spaces are located behind the building for staff parking. The property is also accessible via sidewalk for any customers traveling on foot. The parking lot is large enough to accommodate deliveries to the rear entrance; typical deliveries to PetWellClinic are done via standard UPS/FedEx delivery trucks.

Parking Requirements Summary Table

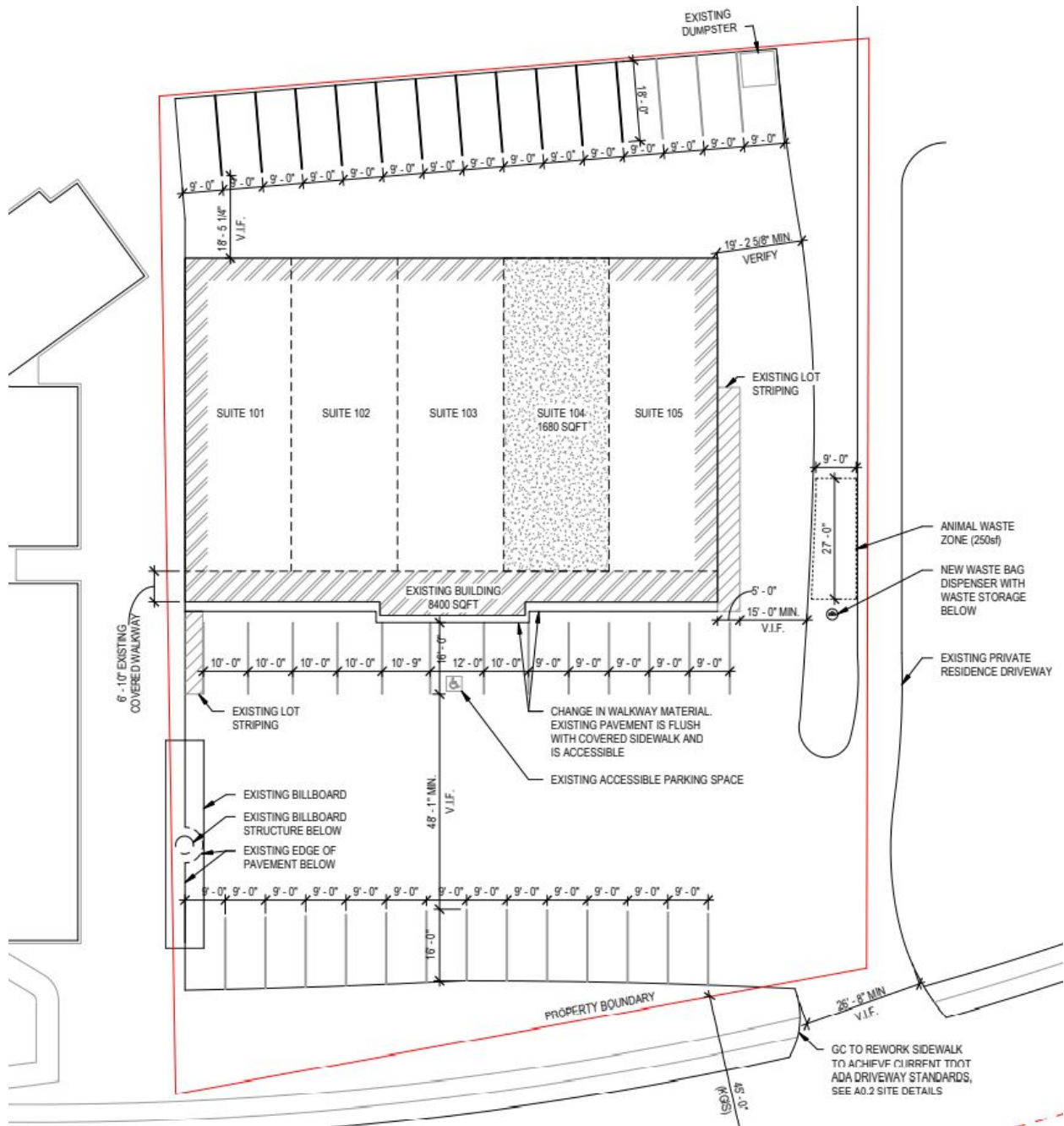
	Employees On Site	Zoning Required Spaces	Total Spaces Needed	Spaces Available
Doctors on Staff	1 - 2	1 per staff doctor	2 staff spaces	13 (staff lot)
Technicians on Staff	2 - 3	2 per (3) employees	2 staff spaces	13 (staff lot)
Customers	N/A	3 per staff doctor	6 customer spaces	25 (customer lot)

Per the Knox County off-street parking requirements for a medical facility, a total of 10 spaces are needed for the clinic. The existing parking lot meets this requirement.

Landscape Plan

Landscaping is not within our purview as potential tenants of this shopping center.

Building Footprint & Floor Plan



The above image outlines the building footprint of Colton Center. Please note the proposed animal waste zone on the east side of the property, as well as the location of the billboard on the west side of the parking lot. The dumpster is located in the northeastern corner of the property, in the employee parking area.

The above image outlines the proposed floor plan for the clinic. Total square footage for Suite 104 is 1,680 square feet. Much of the existing layout is being kept intact to allow ample space for exam rooms, a large lobby and pre-exam area, and employee-only areas including a breakroom and an office.

Architectural Elevations



Please see the above image of the current facade of the Colton Center. Suite 104 is situated between Subway and Sulack Health & Wellness.

Proposed Signage



Attachment 3

SIGNCO inc. PLASTIC, NEON, ELECTRONIC <small>This drawing is the property of SIGNCO, Inc. & is to be used for contracted purposes between the customer & SIGNCO, Inc. only. Unauthorized use of this information will result in claims up to 10x value of the job represented on this drawing. VALUE OF THIS DRAWING: \$500.00</small>	SIGN & FAX BACK SO THAT WE MAY APPROVE YOUR ORDER. FAX: 865.947.2089 info@signco-inc.com		<input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED W/CHANGES <input type="checkbox"/> REVISE & RESUBMIT	APPROVAL SIGNATURE	
	FILE LOCATION: Baker/P/PetWell	SALES REPRESENTATIVE: Baker Jones	DATE: 08-08-2016	SCALE: 1/4" = 1'	
LOCATION: Knoxville, TN	FILE: PetWell Bldg	DRAWN BY: Tiffany Poling			

Please see the above image for a sample of a PetWellClinic sign being used at an existing location. Signage to be used at 713 E Emory Road would be identical in content; the only changes would be to account for scale or to be compliant with the landlord's signage guidelines.

Conformance to Building Setbacks

This is an existing structure that would have already been compliant with setbacks at the time of its construction.

Drainage Plan

This is an existing structure; a drainage plan would have already been completed and assessed at the time of the center's construction.

Garbage Dumpster

Please see the first image under the Building Footprint header - a dumpster is located in the northern corner of the property, in the rear section of the parking lot.

Traffic Impact

The clinic will in no way meet or exceed 750 daily trips generated to the Colton Center property.

Contact Information

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