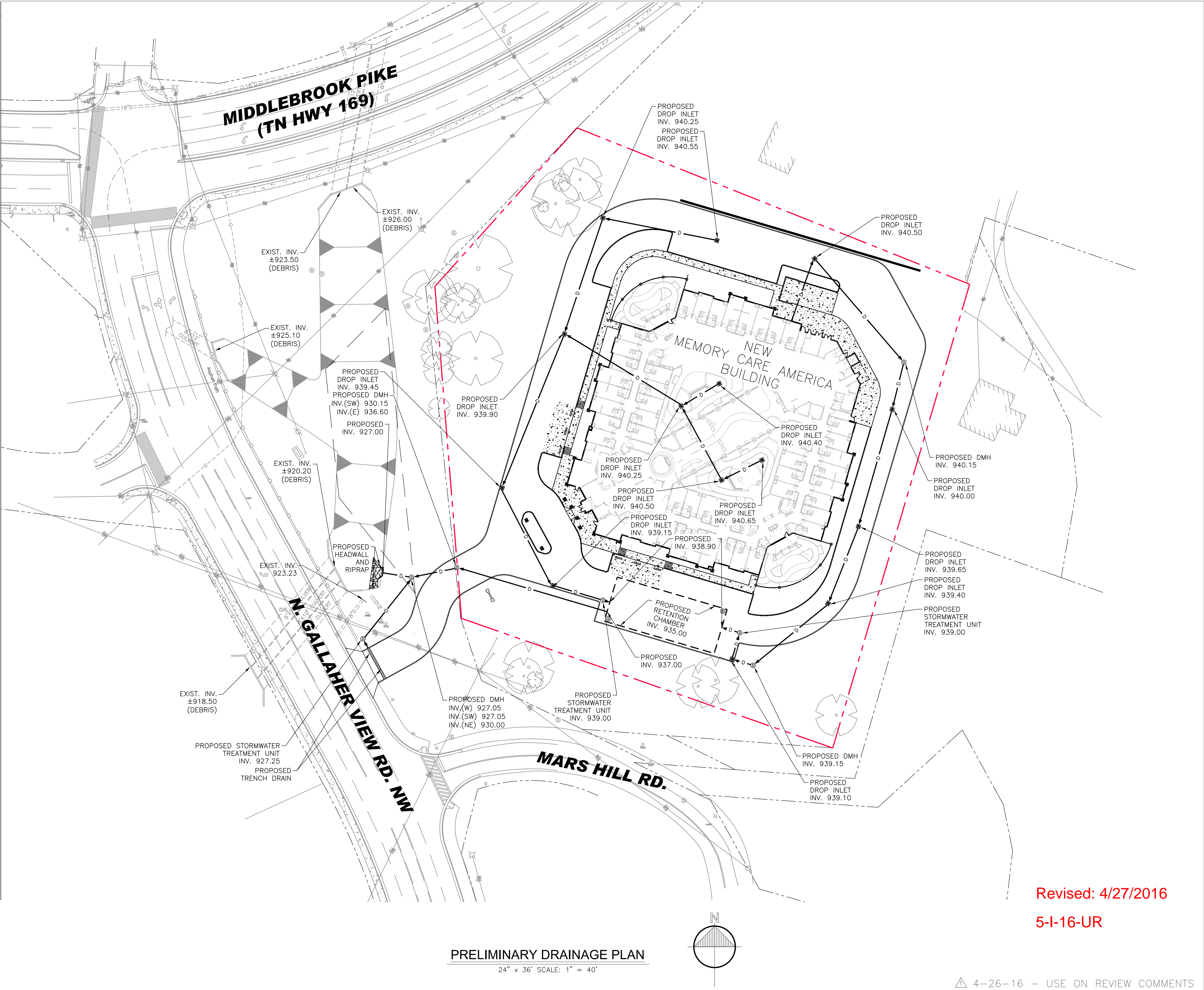


LEGEND	
EXISTING FEATURES	
	EXIST. DROP INLET
	EXIST. GUY WIRE
	EXIST. WATERLINE
	EXIST. GAS LINE
	EXIST. UNDERGROUND ELECTRIC LINE
	EXIST. SEWER LINE
	EXIST. UNDERGROUND TELEPHONE LINE
	EXIST. DRAIN LINE
	TEMPORARY BENCHMARK
	THE POINT OF CHANGE FROM CIRCULAR CURVE TO SPIRAL
	TOP OF CASTING/CURB ELEVATION
	ELEVATION
	HANDICAP
	SEWER MANHOLE
	EXIST. SEWER MANHOLE
	EXIST. DRAIN MANHOLE
	EXIST. FIRE HYDRANT
	EXIST. WATER VALVE
	EXIST. WATER METER
	GAS METER
	GAS VALVE
	EXIST. SEWER CLEANOUT
	EXIST. SIGN
	EXIST. BOLLARD
	EXIST. FUEL FILLER LIDS
	EXIST. LIGHT POLE
	EXIST. TRAFFIC LIGHT
	HOSE BIB
	EXIST. TRAFFIC SIGNALBOX
	EXIST. RIGHT-OF-WAY MARKER
	EXIST. POWER OR TELEPHONE POLE
	EXIST. CATCH BASIN
	CROSS CUT IN CONC.
	EXIST. ACCESS SERVITUDE LINE
	EXIST. BOUNDARY LINE
	REINFORCED CONCRETE PIPE
	CORRUGATED METAL PIPE
	INVERT ELEVATION
	CONCRETE
	SIDEWALK
	EXIST. SPOT ELEVATION
	FOUND
	OVERHEAD ELECTRIC
	EXIST. TREE OR SHRUB
	EXIST. DITCH
	EXIST. CHAINLINK FENCE
	EXIST. WOODEN FENCE
	FOUND IRON PIPE
	FOUND RAILROAD SPIKE
	EXIST. MAILBOX
	EXIST. TELEPHONE PEDESTAL
	EXIST. ELECTRICAL TRANSFORMER
	EXIST. AC UNIT
	EXIST. STEEL POLE
NEW FEATURES	
	REQ'D DROP INLET
	REQ'D CLEANOUT
	REQ'D GAS LINE
	REQ'D DRAIN LINE
	REQ'D SEWER LINE
	REQ'D ELECTRICAL CONDUIT
	REQ'D TELEPHONE CONDUIT
	REQ'D WATERLINE
	REQ'D OVERHEAD ELECTRIC
	POLYVINYL CHLORIDE
	REINFORCED CONCRETE PIPE
	REINFORCED CONCRETE PIPE ARCH
	REQ'D SEWER MANHOLE
	REQ'D DRAIN MANHOLE
	REQ'D CONFLICT BOX
	REQ'D POWER POLE
	PAD-MOUNTED TRANSFORMER

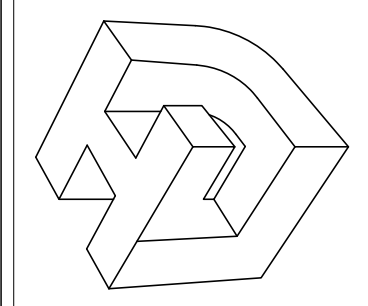


PRELIMINARY DRAINAGE PLAN
24" x 36" SCALE: 1" = 40'

Revised: 4/27/2016
5-I-16-UR

4-26-16 - USE ON REVIEW COMMENTS

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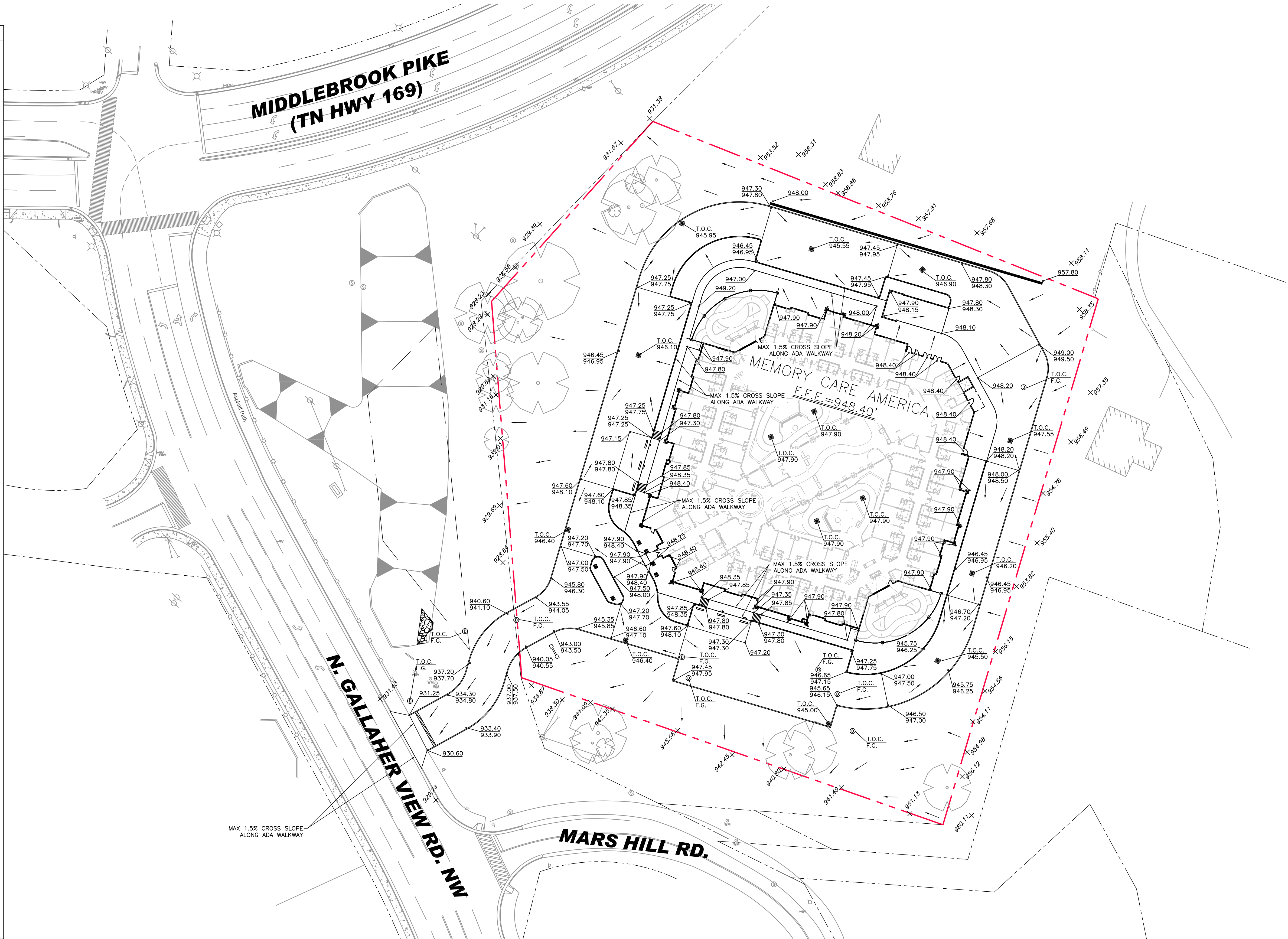
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MEMORY CARE AMERICA	
NORTH GALLAHER VIEW ROAD NORTHWEST	
KNOXVILLE, TN	
PRELIMINARY DRAINAGE PLAN	
THIS SHEET	APPROVED BY
DRAWN BY	CHECKED BY
LHJ	LHJ

PROJ. NO.	15-167
DATE	03-29-16
SHEET NO.	

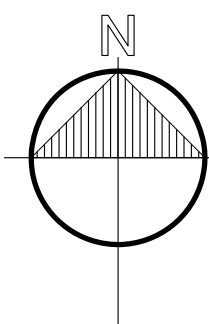
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LEGEND	
EXISTING FEATURES	
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	EXIST. GAS LINE
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	EXIST. SEWER LINE
	EXIST. TELEPHONE LINE
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	TEMPORARY BENCHMARK
	THE POINT OF CHANGE FROM CIRCULAR CURVE TO SPIRAL
	TOP OF CASTING/CURB ELEVATION
	ELEVATION
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	EXIST. SPOT ELEVATION
	FOUND
	OVERHEAD ELECTRIC
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	EXIST. WOODEN FENCE
	FOUND IRON PIPE
	FOUND RAILROAD SPIKE
	EXIST. MAILBOX
	EXIST. TELEPHONE PEDESTAL
	EXIST. ELECTRICAL TRANSFORMER
	EXIST. AC UNIT
	EXIST. STEEL POLE
NEW FEATURES	
	DRAINAGE ARROW
	GUTTER ELEVATION
	TOP OF CURB ELEVATION
	TOP OF CASTING ELEVATION
	GRADE LINE
	TOP OF CASTING
	FINISHED GRADE
	EXISTING GRADE



PRELIMINARY GRADING PLAN

24" x 36" SCALE: 1" = 40'



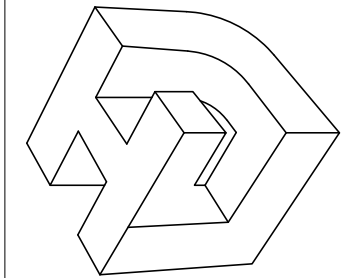
- NOTES:
- ELEVATIONS SHOWN REFER TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).
 - CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT THE WORK AND VERIFYING ALL MEASUREMENTS AND GRADES AND REPORTING ANY DISCREPANCIES TO THE ENGINEER BEFORE STARTING CONSTRUCTION.
 - THE GRADE IN THE GRASS AND LANDSCAPED AREAS SHALL COME TO THE TOP OF CURB UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
 - CONTRACTOR SHALL CONFIRM ALL EXISTING SLOPES FOR ACCESSIBLE ROUTES AS WELL AS THE ACCESSIBLE PARKING STALLS AND ACCESSIBLE AISLES WITH A SLOPE METER TO CONFIRM MAXIMUM SLOPES ARE NOT EXCEEDED. SLOPE METERS GREATER THAN 2" WILL NOT BE ACCEPTED.
 - CONTRACTOR IS REQUIRED TO PROVIDE AS-BUILT SPOT ELEVATIONS ALONG THE ACCESSIBLE ROUTES SHOWN ON THIS PLAN EVERY 10' IN ORDER TO CONFIRM MAXIMUM (2%) CROSS-SLOPE AND MAXIMUM (5%) SLOPES IN THE DIRECTION OF TRAVEL. IN ADDITION, SPOT ELEVATIONS ARE REQUIRED ON ALL CORNERS AND MIDPOINTS OF ACCESSIBLE PARKING STALLS AND ACCESSIBLE AISLES TO CONFIRM MAXIMUM 2% SLOPES ARE NOT EXCEEDED IN ALL DIRECTIONS. THIS INFORMATION SHALL BE PROVIDED A MINIMUM OF 4 WEEKS BEFORE TURNOVER.
 - AT ADJOINING MATERIALS THERE IS TO BE A SMOOTH AND LEVEL TRANSITION OF NO MORE THAN 1/4" VERTICAL CHANGE.
 - PROPOSED SIDEWALKS ALONG ADA ROUTE SHALL BE BUILT WITH A 1.5% MAXIMUM CROSS-SLOPE AWAY FROM THE BUILDING.
 - CONTRACTOR TO CHECK EXISTING SPOT GRADES AT AREAS OF NEW AND ADJACENT EXISTING SIDEWALK AND/OR PAVING PRIOR TO BEGINNING OF CONSTRUCTION TO VERIFY THAT COMPLIANCE WITH SLOPE LIMITS CAN BE MET.

Revised: 4/27/2016

5-I-16-UR

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MEMORY CARE AMERICA
NORTH GALLAHER VIEW ROAD NORTHWEST
KNOXVILLE, TN
PRELIMINARY GRADING PLAN

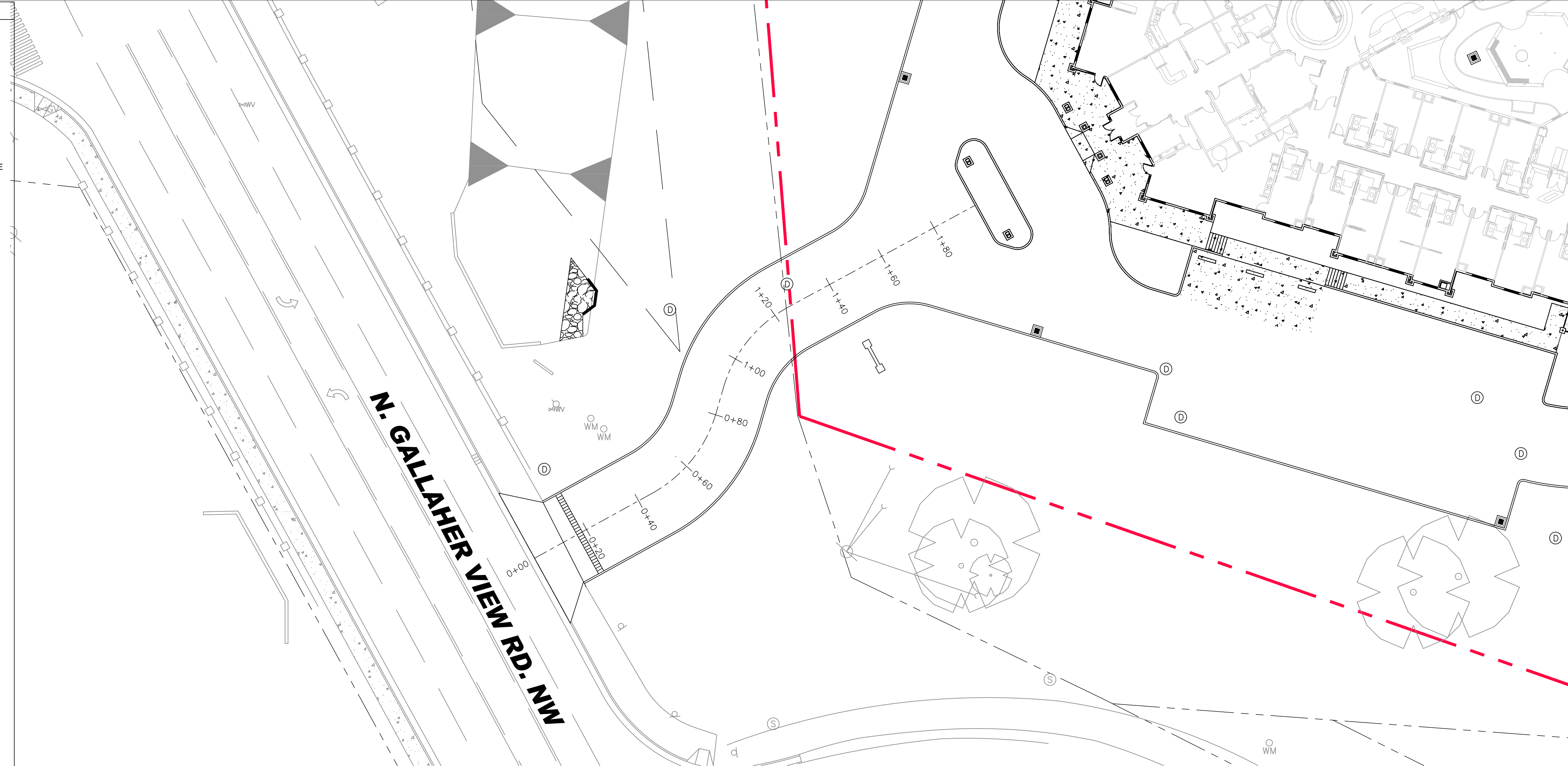
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CHECKED BY
APPROVED BY

PROJ. NO. 15-167
DATE 03-29-16
SHEET NO.

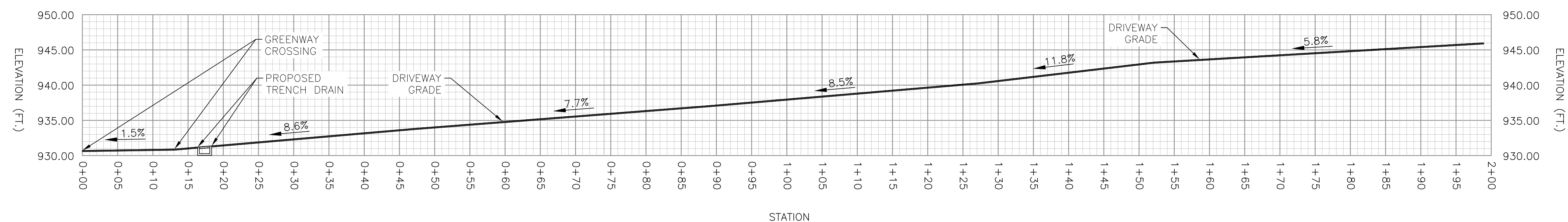
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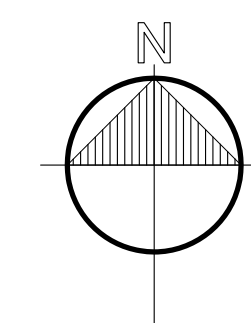
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	EXIST. GUY WIRE
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	REQ'D SEWER MANHOLE
	REQ'D DRAIN MANHOLE
	REQ'D CONFLICT BOX
	REQ'D POWER POLE
	PAD-MOUNTED TRANSFORMER



DRIVEWAY PLAN VIEW



DRIVEWAY PROFILE VIEW
24" x 36' SCALE: 1" = 10'

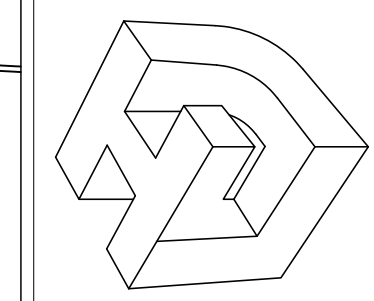


Revised: 4/27/2016

5-I-16-UR

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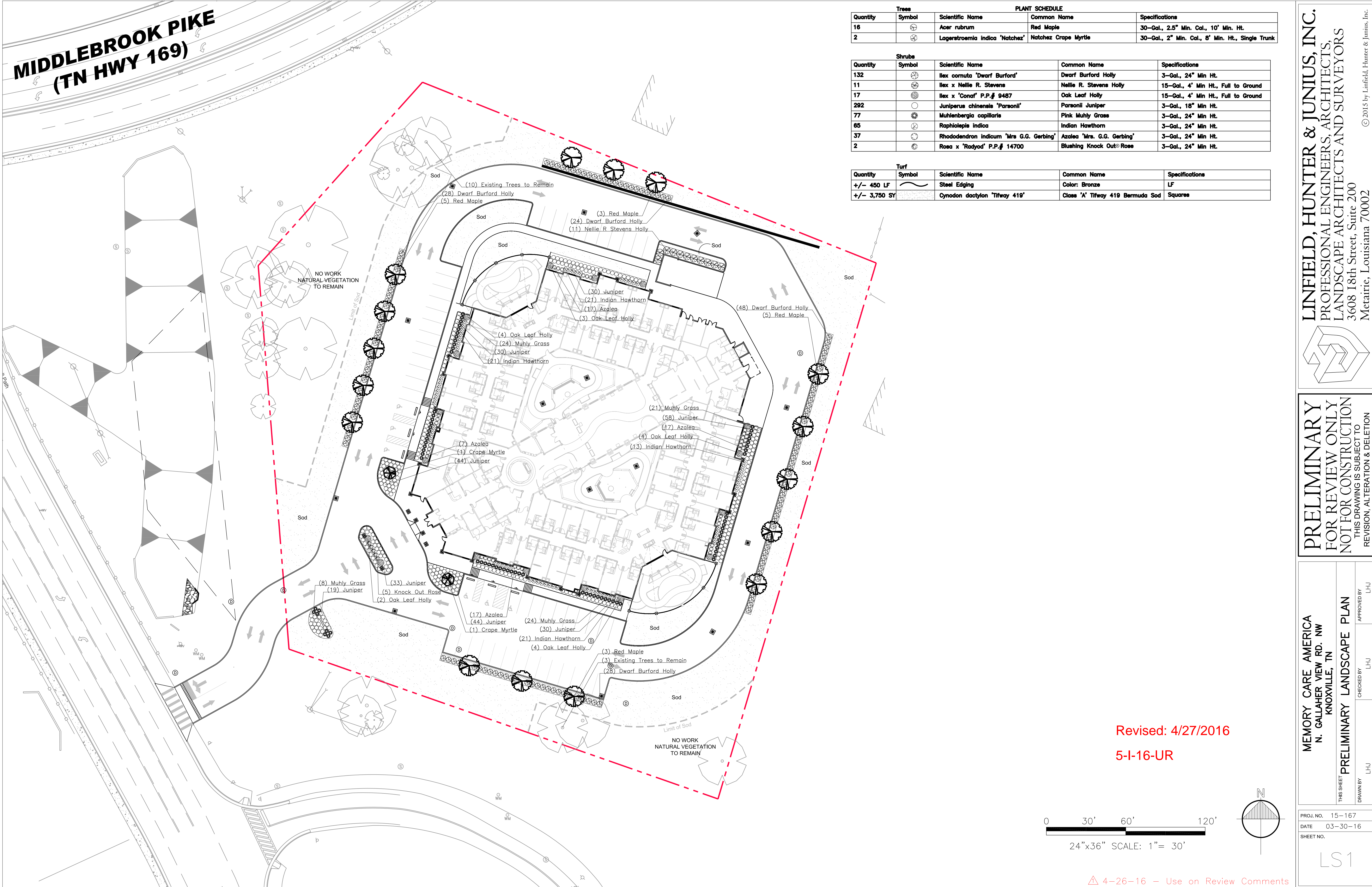


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DRAWN BY		LHU	LHU	LHU	LHU

PROJ. NO.	15-167
DATE	03-29-16
SHEET NO.	

C4



Trees		PLANT SCHEDULE		
Quantity	Symbol	Scientific Name	Common Name	Specifications
16		Acer rubrum	Red Maple	30-Gal., 2.5" Min. Cal., 10' Min. Ht.
2		Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	30-Gal., 2" Min. Cal., 8' Min. Ht., Single Trunk

Shrubs		Scientific Name	Common Name	Specifications
132		Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	3-Gal., 24" Min Ht.
11		Ilex x Nellie R. Stevens	Nellie R. Stevens Holly	15-Gal., 4' Min Ht., Full to Ground
17		Ilex x 'Conat' P.P.# 9487	Oak Leaf Holly	15-Gal., 4' Min Ht., Full to Ground
292		Juniperus chinensis 'Parsonii'	Parsonii Juniper	3-Gal., 18" Min Ht.
77		Muhlenbergia capillaris	Pink Muhly Grass	3-Gal., 24" Min Ht.
65		Raphiolepis indica	Indian Hawthorn	3-Gal., 24" Min Ht.
37		Rhododendron indicum 'Mrs G.G. Gerbing'	Azalea 'Mrs. G.G. Gerbing'	3-Gal., 24" Min Ht.
2		Rosa x 'Radyod' P.P.# 14700	Blushing Knock Out® Rose	3-Gal., 24" Min Ht.

Turf		Scientific Name	Common Name	Specifications
Quantity	Symbol	Scientific Name	Common Name	Specifications
+/- 450 LF		Steel Edging	Color: Bronze	LF
+/- 3,750 SY		Cynodon dactylon 'Tifway 419'	Class 'A' Tifway 419 Bermuda Sod	Squares

Revised: 4/27/2016
5-I-16-UR

030'60'120'

24"x36" SCALE: 1"= 30'

N

△ 4-26-16 – Use on Review Comments

MEMORY CARE AMERICA
N. GALLAHER VIEW RD. NW
KNOXVILLE, TN

PRELIMINARY LANDSCAPE PLAN

PROJ. NO. 15-167
DATE 03-30-16
SHEET NO.

LS1

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LHJ

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LHJ

DRAWN BY
LHJ

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Horizontal and Vertical Datum Notes

The City of Knoxville has established a 3D network of survey control points throughout the city. The Department of Engineering maintains the network and publishes information for public use. This information is available via an interactive KGIS website. The City's network is based on the Tennessee Coordinate System of 1983. Horizontal coordinates for all points in the network (effective and destroyed) have been adjusted to conform to the National Spatial Reference System of 2007.

Control Points	
Station ID: 1170	Station ID: 1165
Northing: 590,667.064	Northing: 589,697.618
Easting: 2,542,833.774	Easting: 2,542,796.723
Elevation (NAVD 88): 928.58	Elevation (NAVD 88): 931.86

**Schedule B - Section II
Exceptions**

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

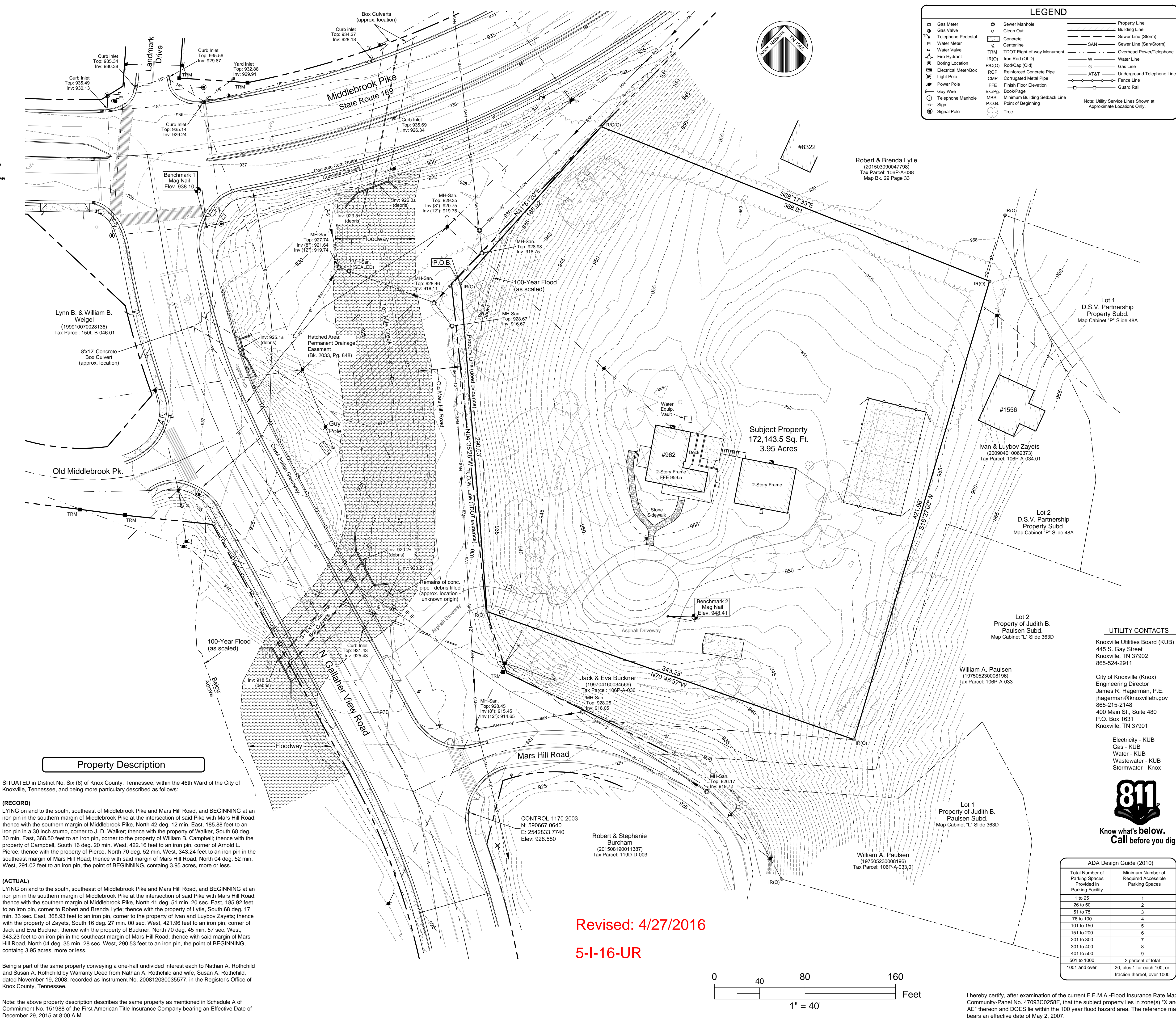
1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. *(NOT SURVEY RELATED)*
2. The dower, curtesy, homestead, community property, or other statutory marital rights, if any, of the spouse of any individual insured. *(NOT SURVEY RELATED)*
3. Rights or claims of parties in possession not shown by the public records. *(NOT SURVEY RELATED)*
4. Easements, or claims of easements, not shown by the public records. *(SURVEYOR HAS SHOWN EXISTING UTILITIES AS OBSERVED ON-SITE AND DOES NOT WARRANT AGAINST ANY ADDITIONAL UTILITIES THAT MAY BE BURIED OR OTHERWISE OBSTRUCTED FROM VIEW)*
5. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey would show.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records. *(NOT SURVEY RELATED)*
7. Taxes and/or assessments levied or assessed against the subject property pursuant to the provisions of TCA 67-5-601, et seq., which have not been assessed and are not payable, as of the date of this Policy. *(NOT SURVEY RELATED)*
8. Taxes for the year 2016, and all taxes for subsequent years. *(NOT SURVEY RELATED)*
9. Permanent drainage easement conveyed to the State of Tennessee in deed dated March 5, 1991, of record in Deed Book 2033, page 848, in the Register's Office for Knox County, Tennessee. *(AS SHOWN HEREON)*
10. NOTE: The commitment, when issued, will not insure the exact square footage and/or acreage set out in the description in Schedule A hereof.

Requested Zoning: RP-1
Current Zoning: R-1E
(per KGIS Zoning Maps)
Knox County Metropolitan Planning Commission (MPC)
865-215-2500

- Article IV. - SPECIFIC DISTRICT REGULATIONS, Section 3.1
- D. Area regulations. All buildings shall be set back from street right-of-way lines and from the periphery of the project to comply with the following requirements:
1. *Front yard.*
 - a. The front yard setback for all structures shall be determined by the planning commission.
 2. *Periphery boundary.* All buildings shall have a minimum setback requirement from the periphery boundary of not less than twenty-five (25) feet, with two (2) feet additional for each floor above two (2), except that within the Hillside and Ridgeway Protection Area as established by the Hillside and Ridgeway Protection Plan this requirement shall not apply to any periphery boundary setback that is also a front yard setback.
 3. *Default minimum setbacks.* For situations when there are no building setbacks specified on approved development plans and when not controlled by a periphery boundary setback, the minimum setbacks for main structures will be as follows:
 - Front: Not less than twenty-five (25) feet.
 - Side: Not less than five (5) feet.
 - Rear: Not less than fifteen (15) feet.Accessory structures, when not controlled by the periphery boundary setback, shall be subject to the minimum accessory structure setbacks of the R-1 zoning district.

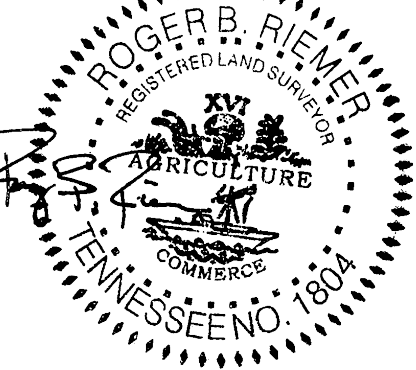
Miscellaneous Notes

- MN1** This property is designated as Tax Map Parcel: 106P-A-037
- MN2** At the time of the ALTA Survey there were no changes in street right-of-way lines either completed or proposed, and available from controlling jurisdiction. The street and highway right-of-ways shown are based on TDOT Right-of-way plans Project Number 47206-2502-04 Sheet 10A (R.O.W. dated 1998 and Construction dated 1999).
- MN3** At the time of the ALTA Survey, no evidence of site use as a solid waste dump, sump or sanitary landfill was observed by the surveyor.
- MN4** No title research or utility servitude research was performed by the surveyor
- MN5** Current zoning classification is R-1EC-2 (KGIS Zoning Map)
- MN6** At the time of the ALTA Survey, no evidence of current earth moving work, building construction or building additions.
- MN7** Any locations of underground utilities as shown hereon are based on aboveground structures and record drawings provided the surveyor and may vary from locations shown hereon. Additional buried utilities/structures may be encountered. no excavations were made during the progress of this survey to locate buried utilities/structures. For information regarding these utilities, contact the appropriate agencies.



Surveyor's Certification
To: HR Acquisitions, LLC; First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 5, 6(a), 6(b), 7(a), 8, 9, 11(a), 11(b), 13, 16, 19, 20(a) and 21 of Table A thereof. The field work was completed on March 30, 2016.



ALTA/ACSM Land Title Survey
Memory Care Clinic
962 N. Gallaher View Road
Knoxville, Tennessee 37923

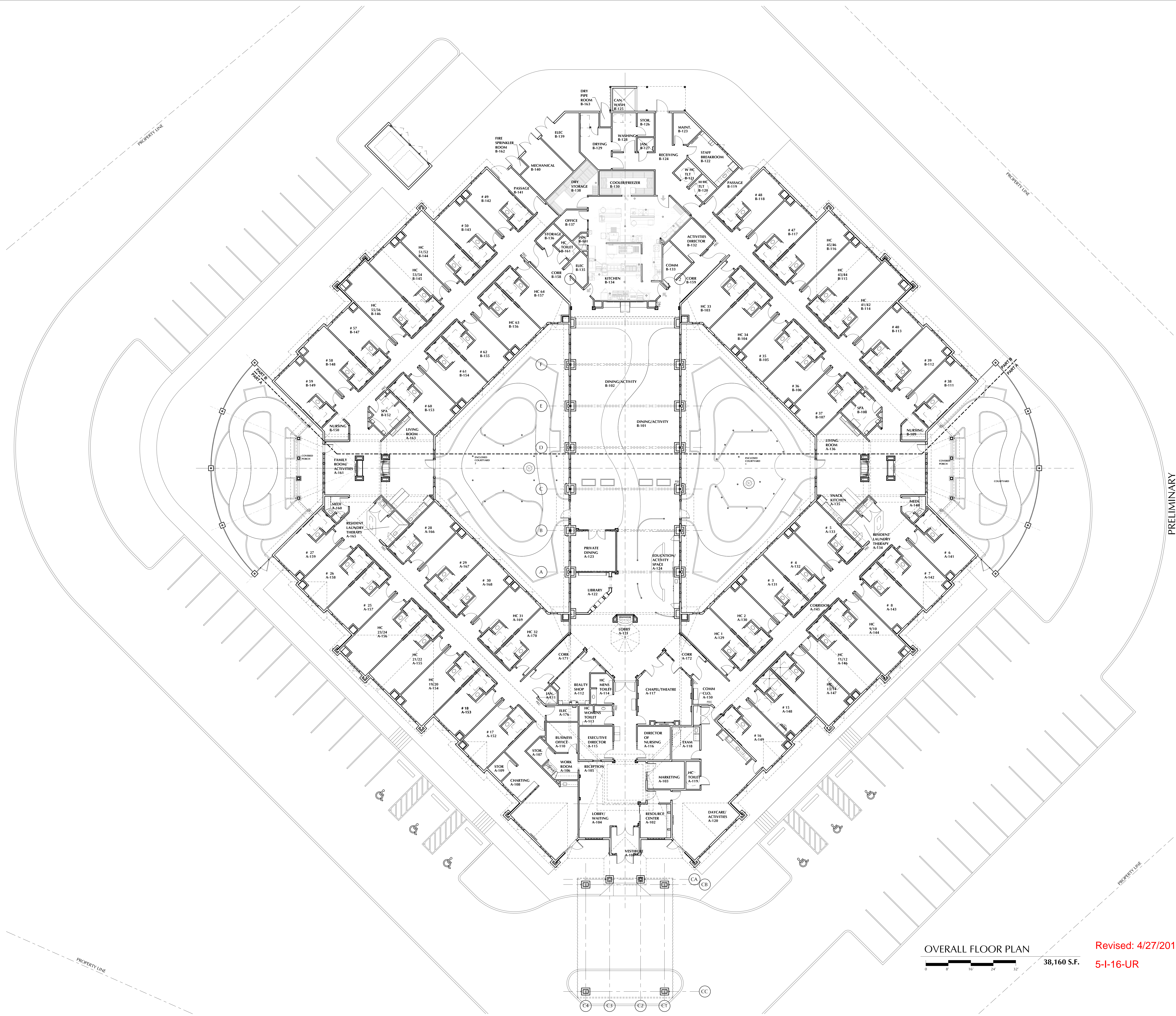
No.	Update Notes	Revision/Issue	Date
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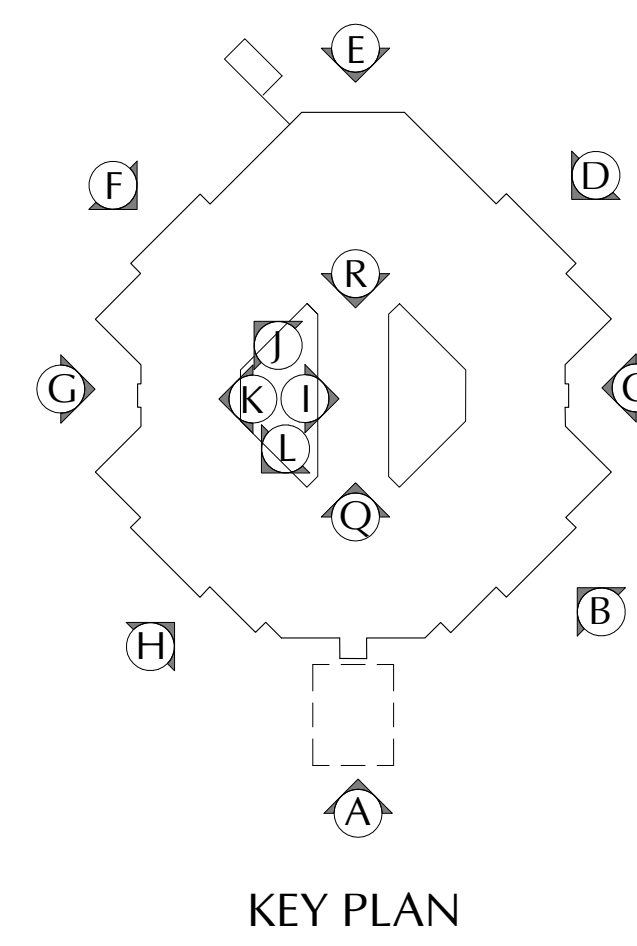
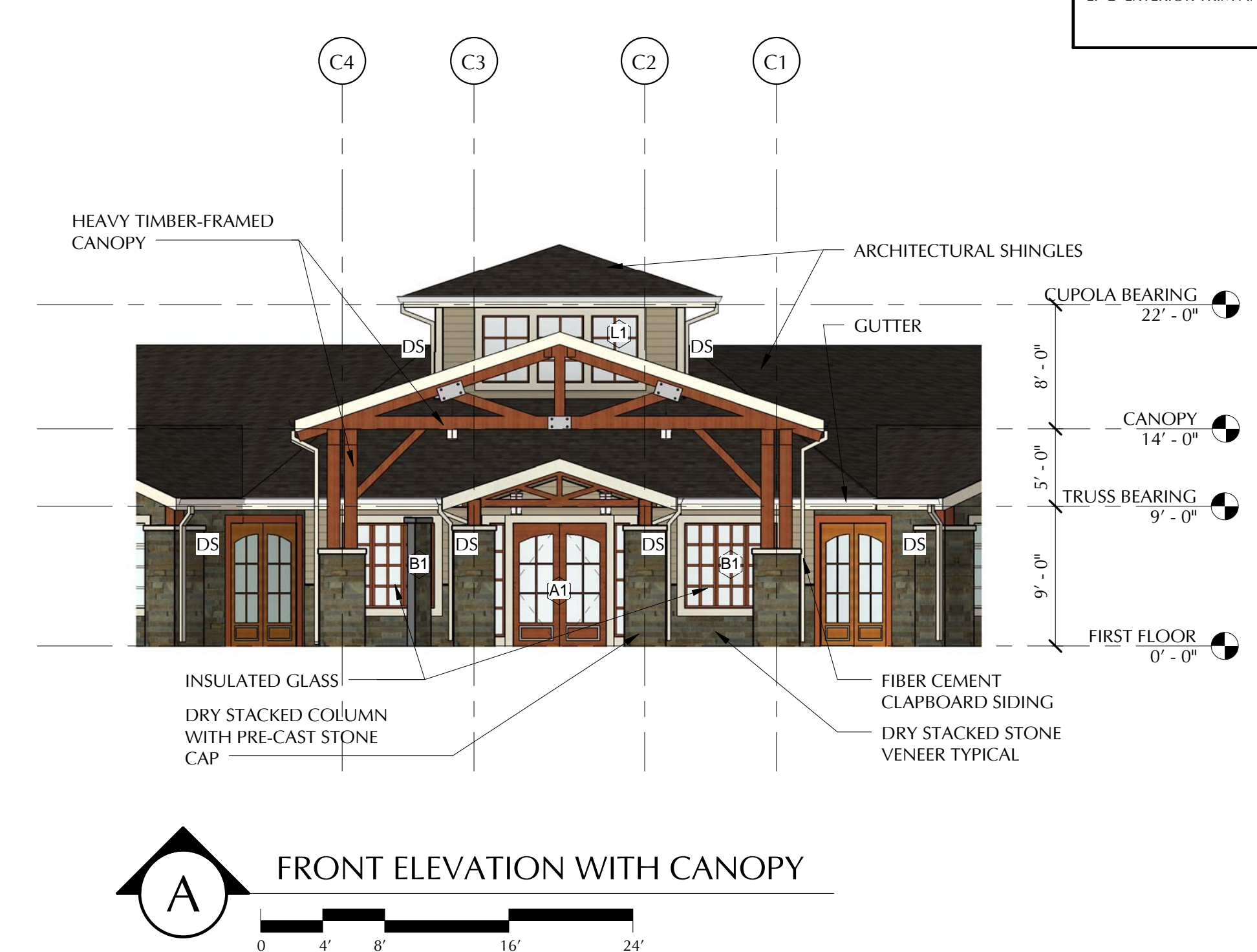
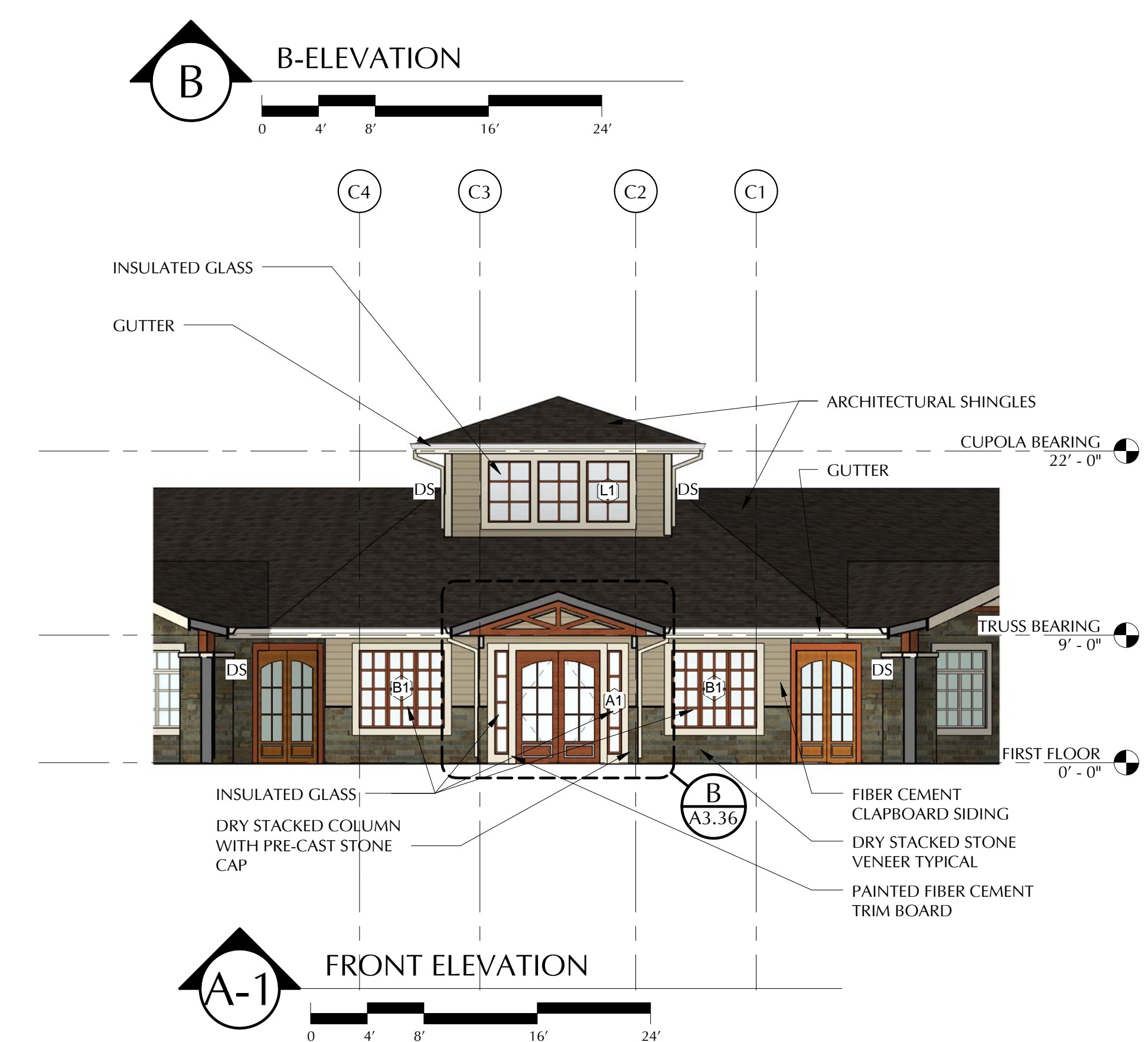
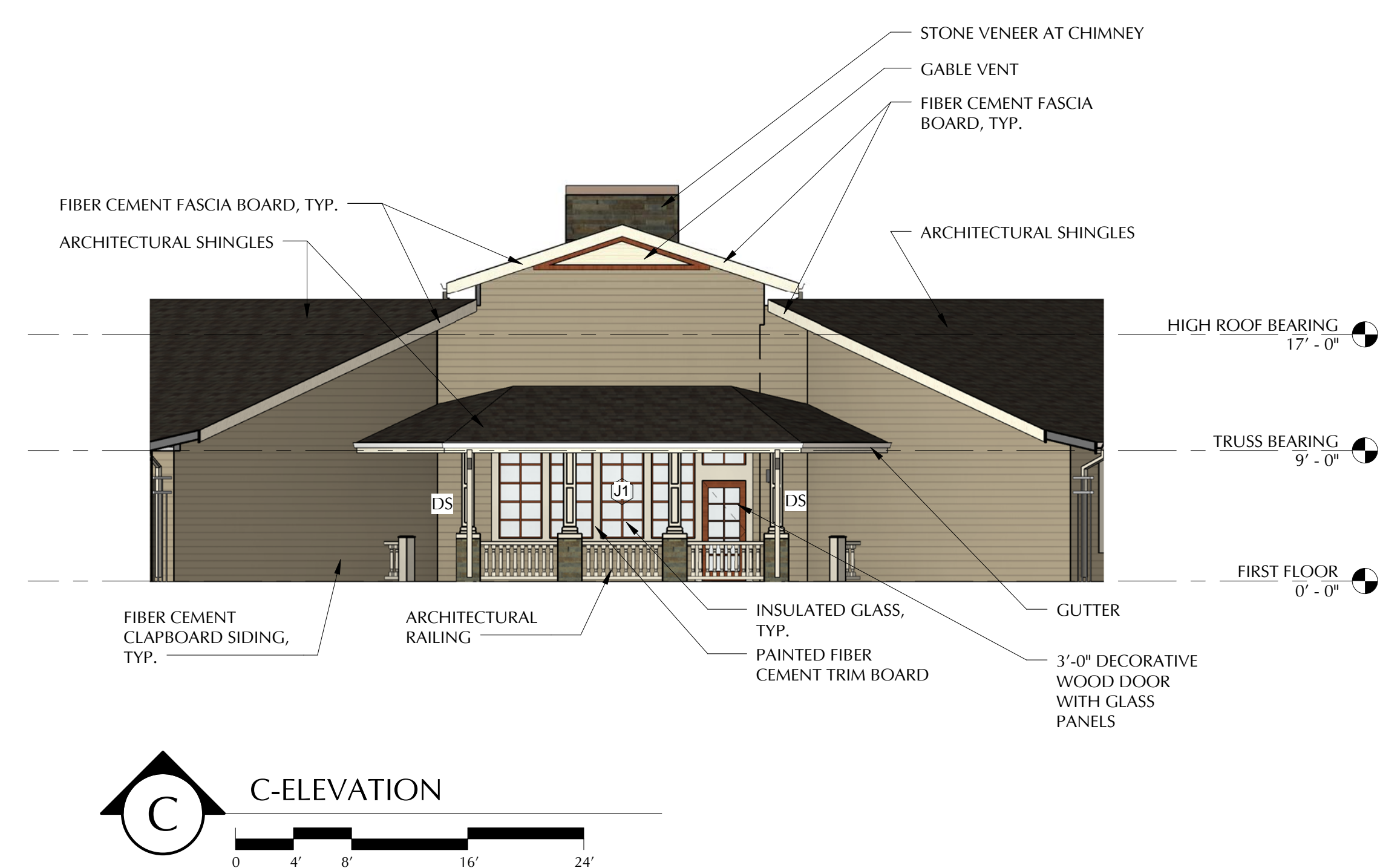
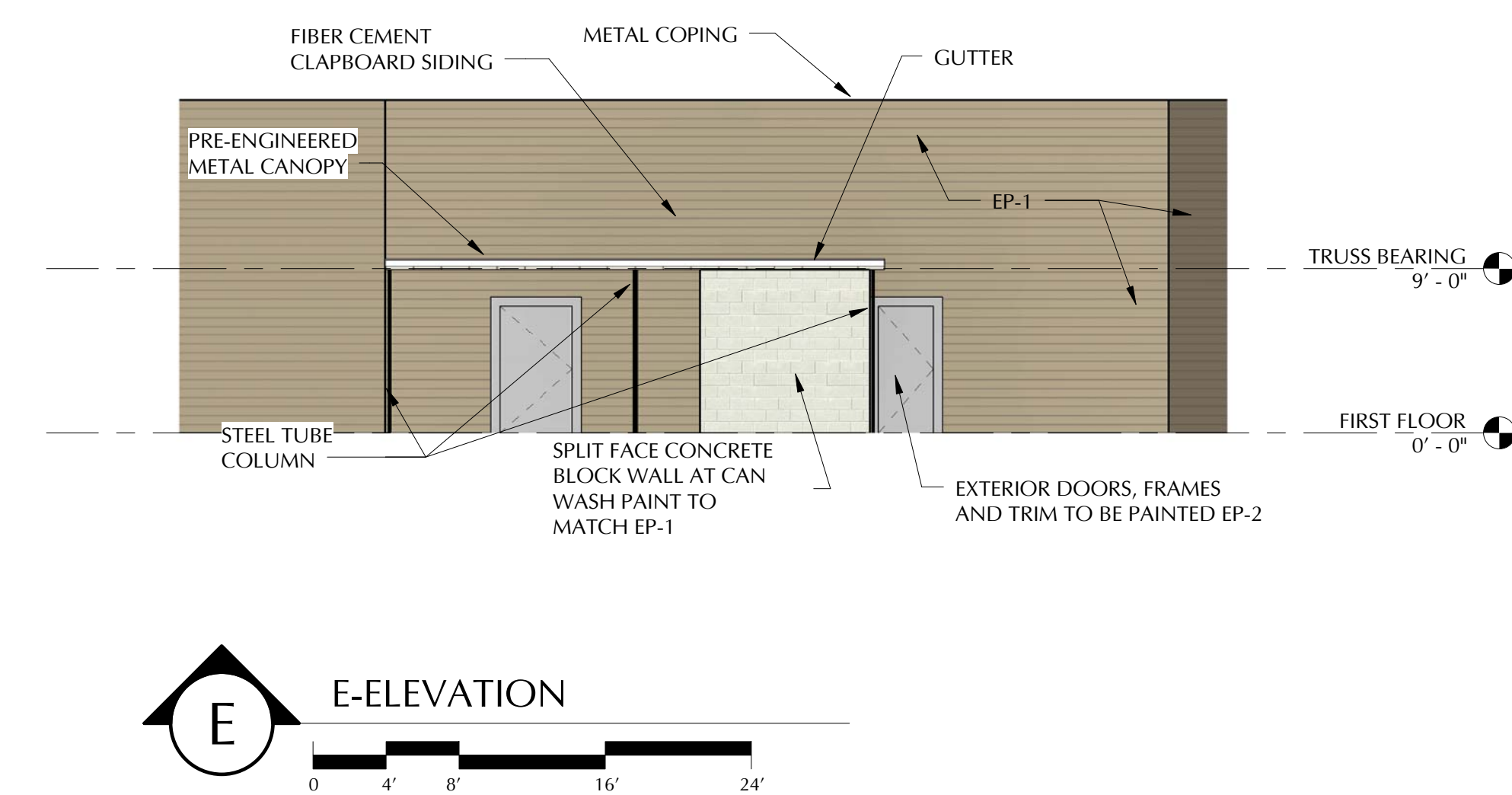
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This Survey is NOT transferable to any other owner or lender, and may not be copied or used in any way without express written consent of the surveyor.

PROJECT NO.	16-0022
DATE	3/30/2016
SCALE	AS SHOWN
DRAWN BY	RBR
CHECKED BY	RBR
SHEET NO.	

3/31/2016 9:52:47 AM
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EXTERIOR ELEVATIONS
A2.01

KEY PLAN

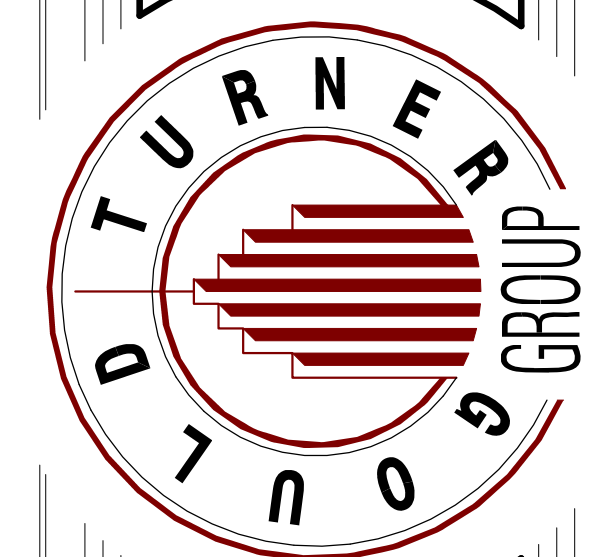
REVISIONS:

DATE:
3/12/2016

GOULD TURNER GROUP, P.C.

ARCHITECTURE
4400 HARDING ROAD, SUITE 1000
NASHVILLE, TENNESSEE 37205

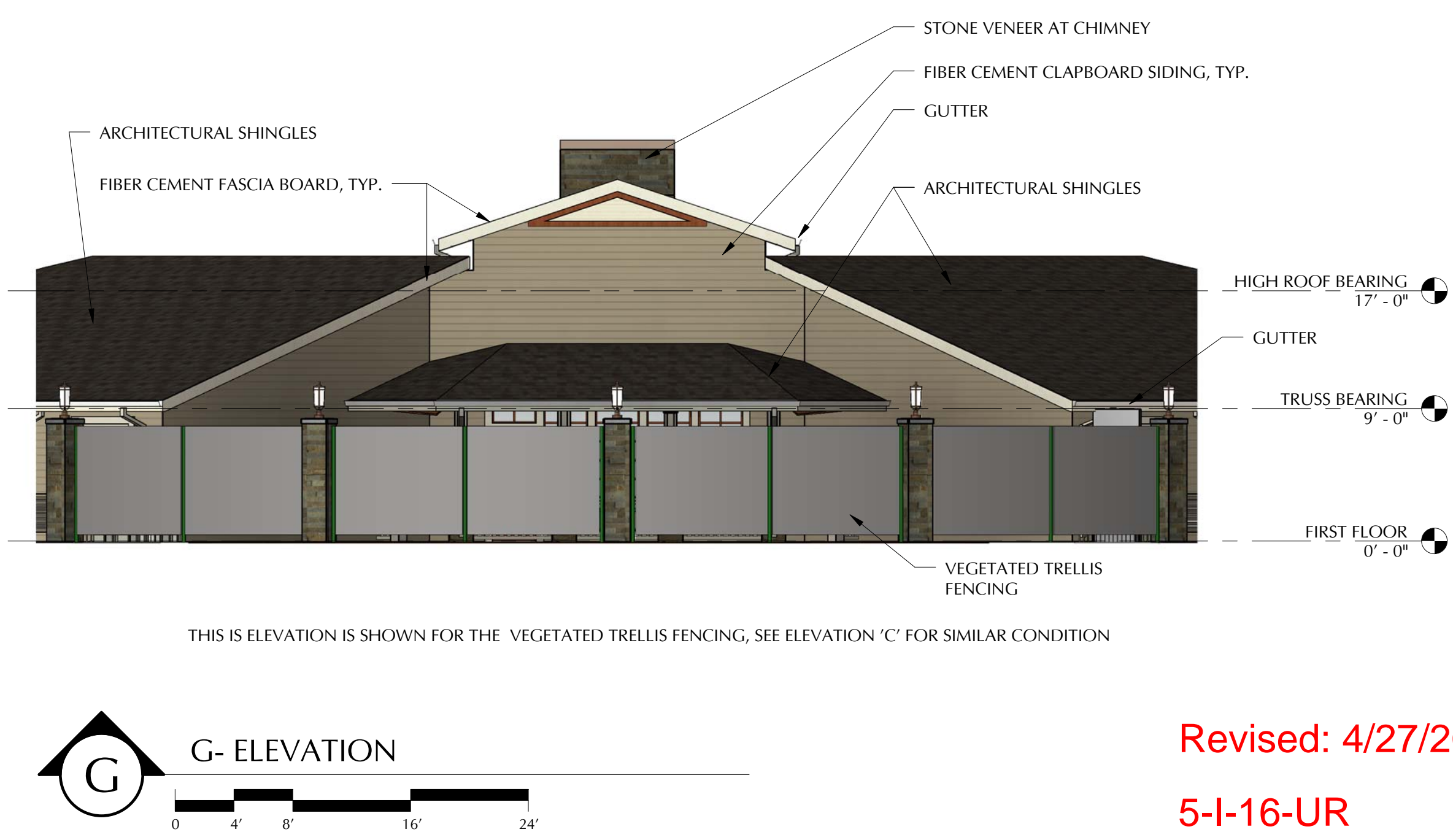
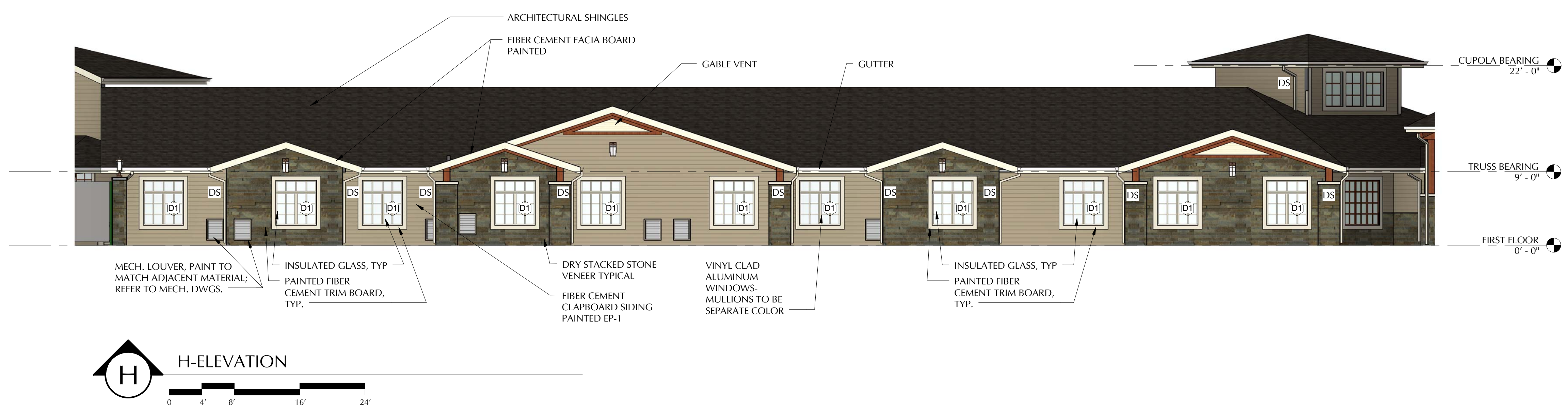
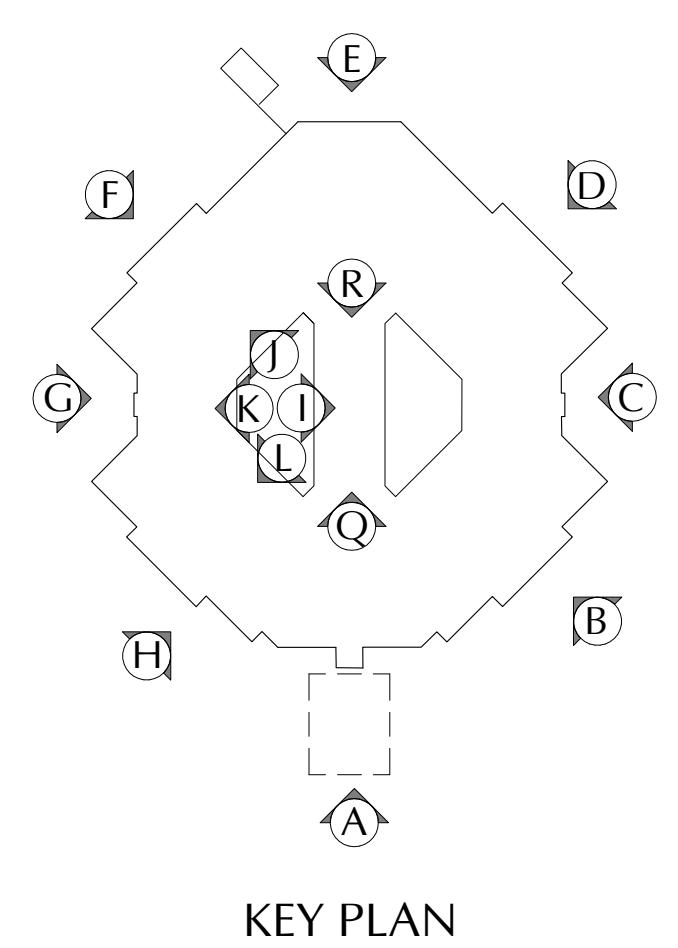
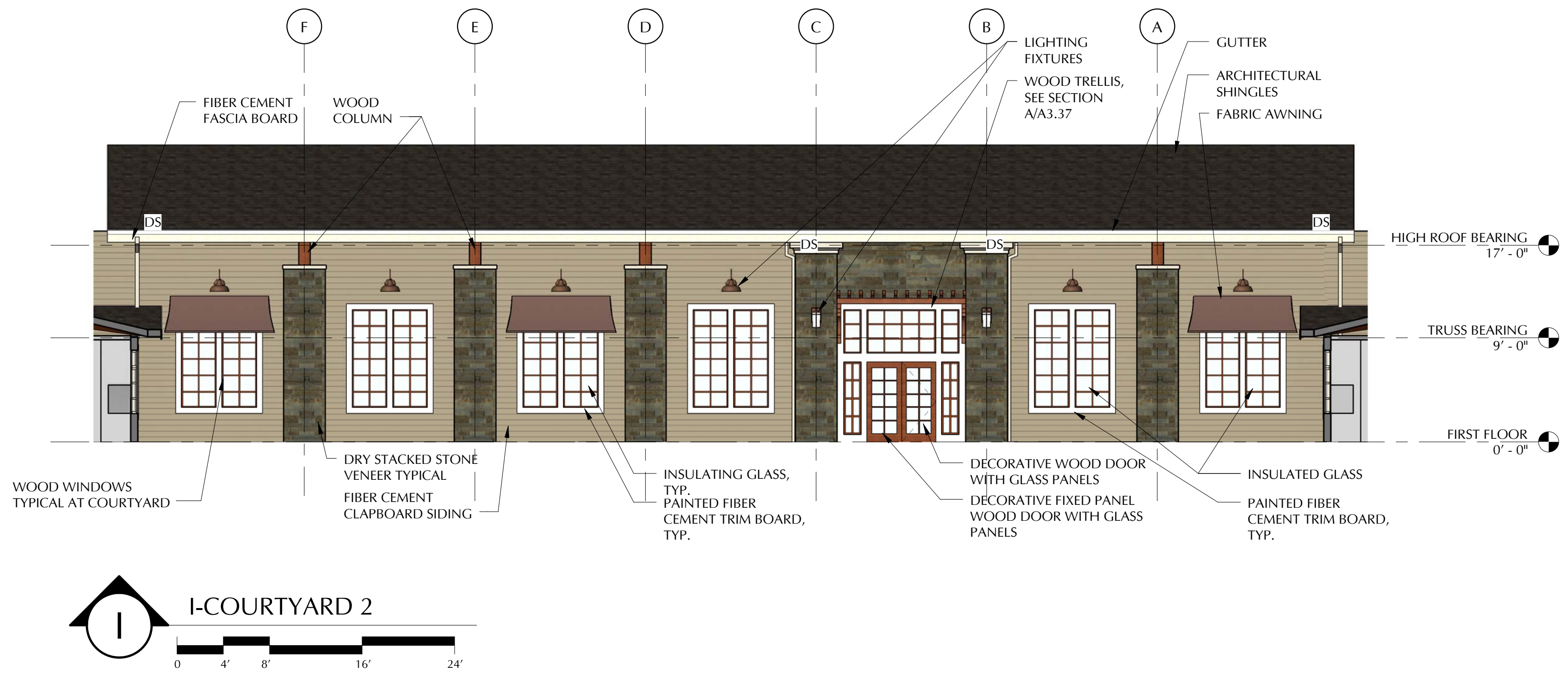
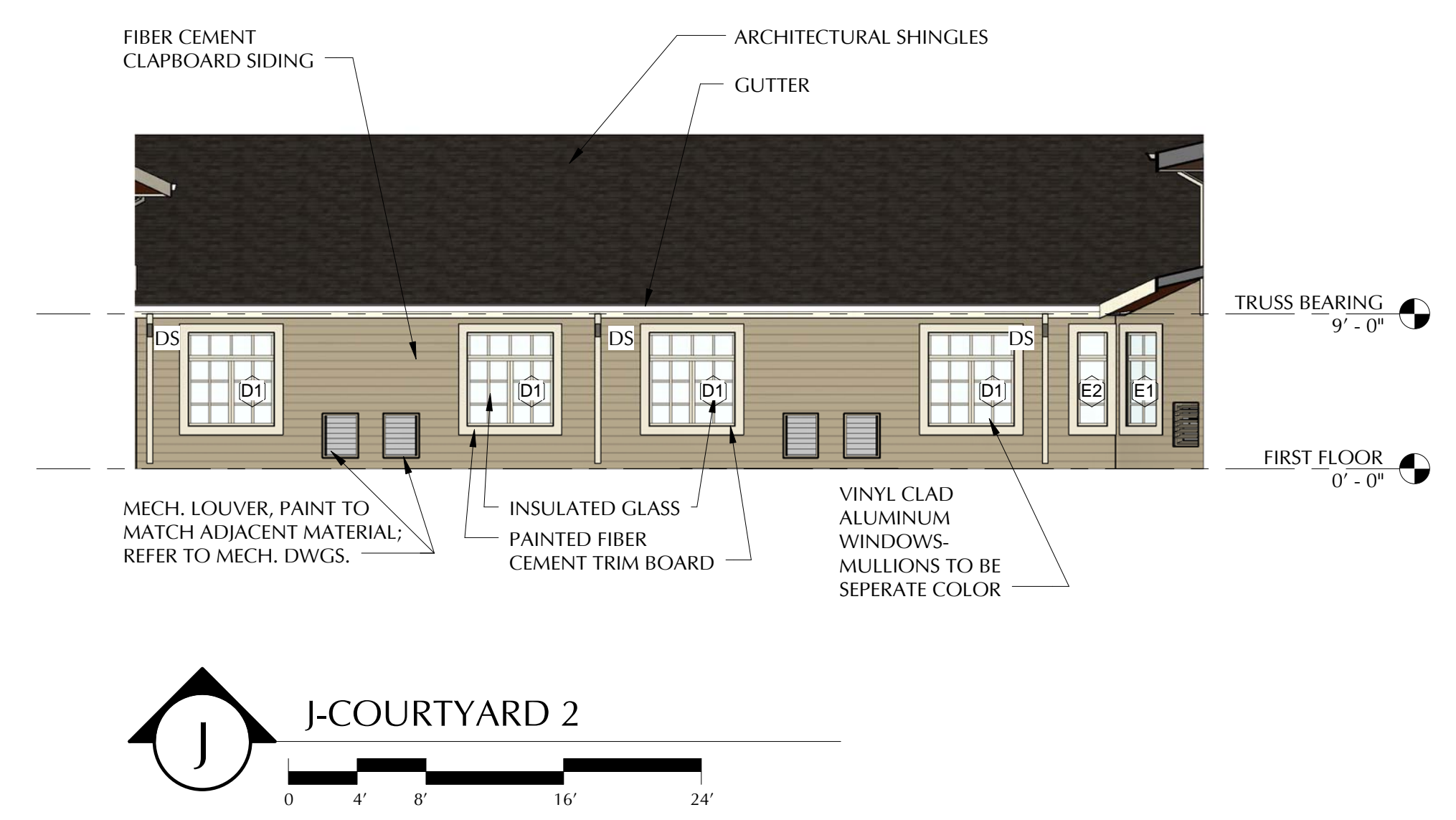
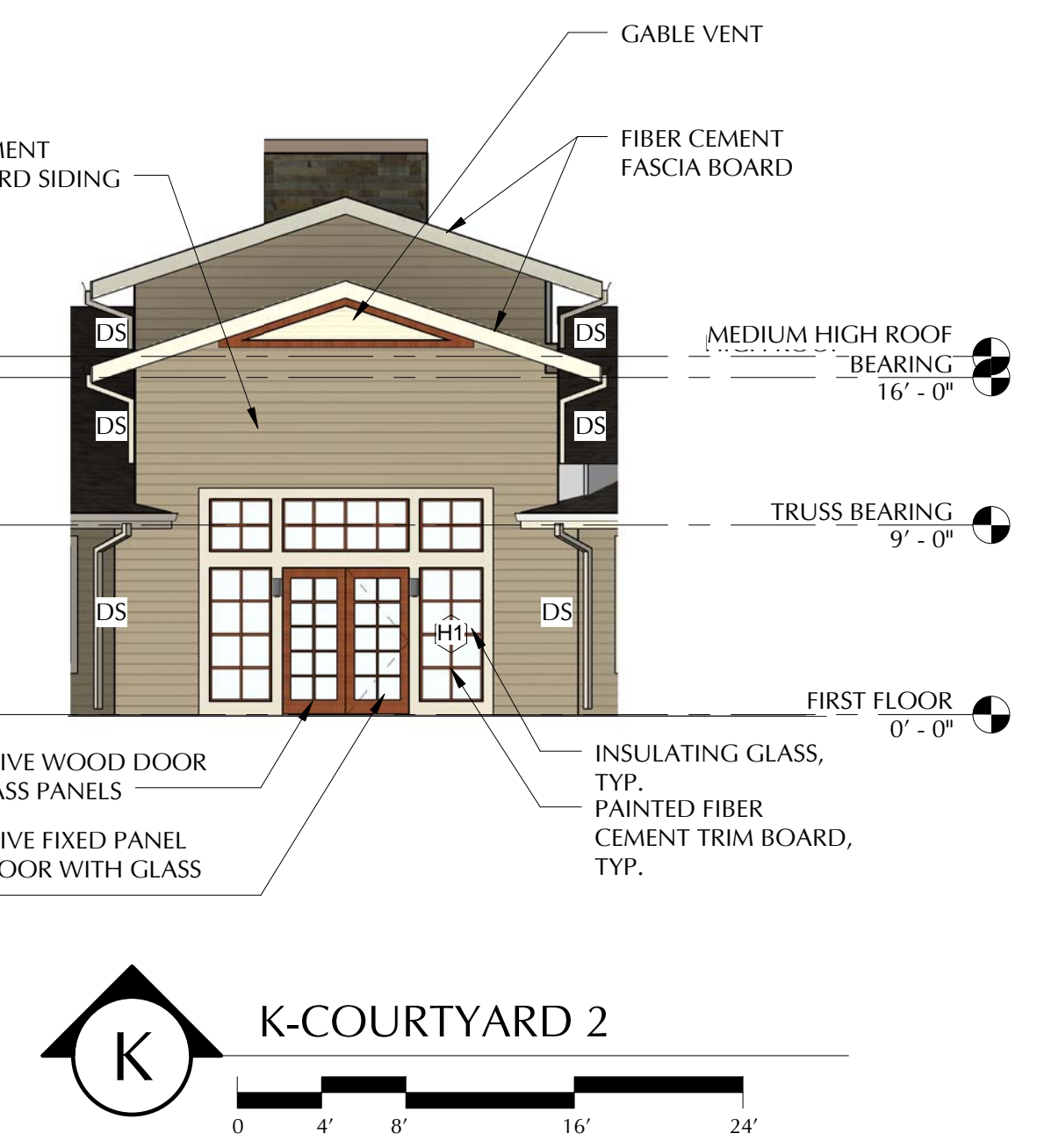
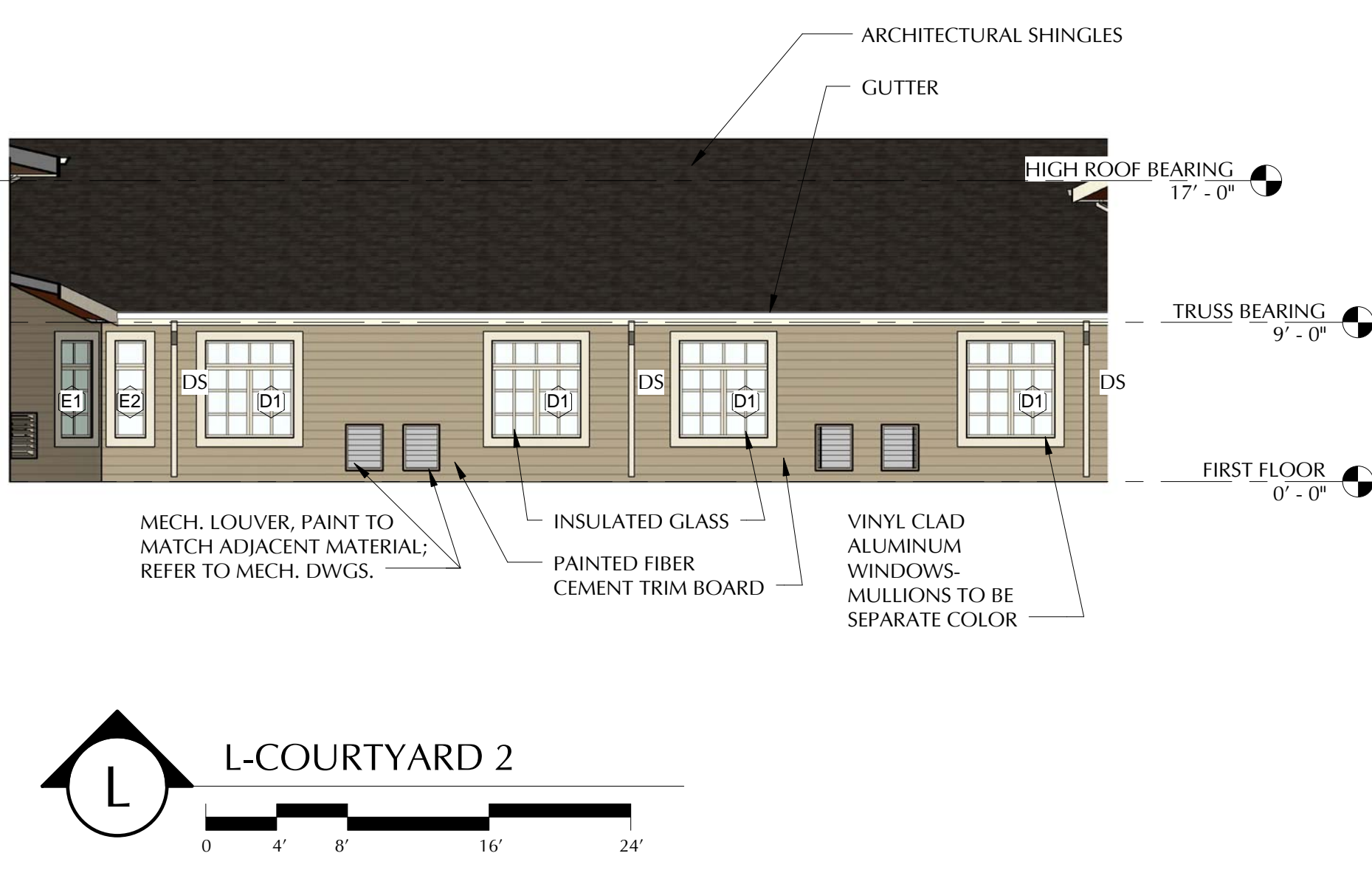
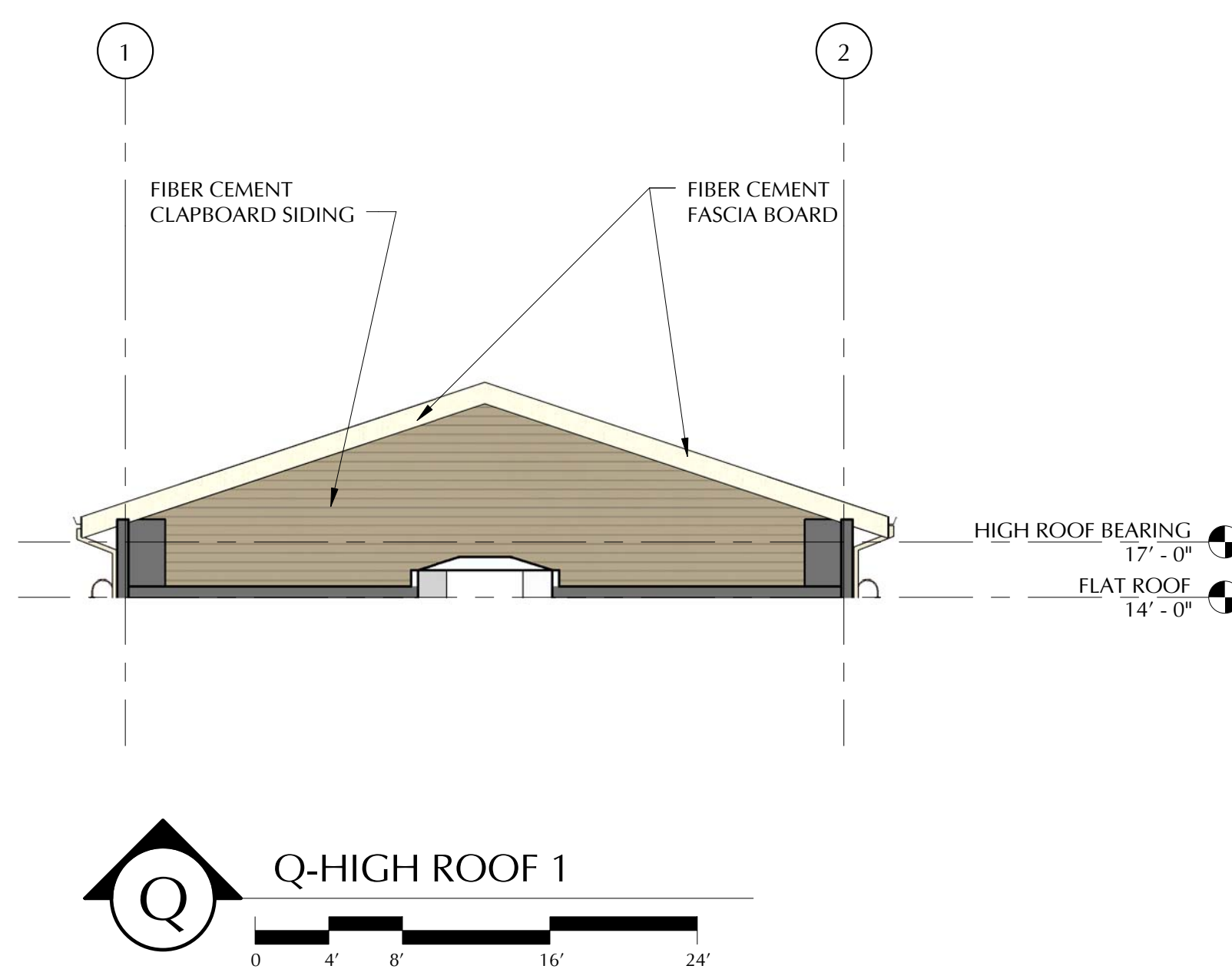
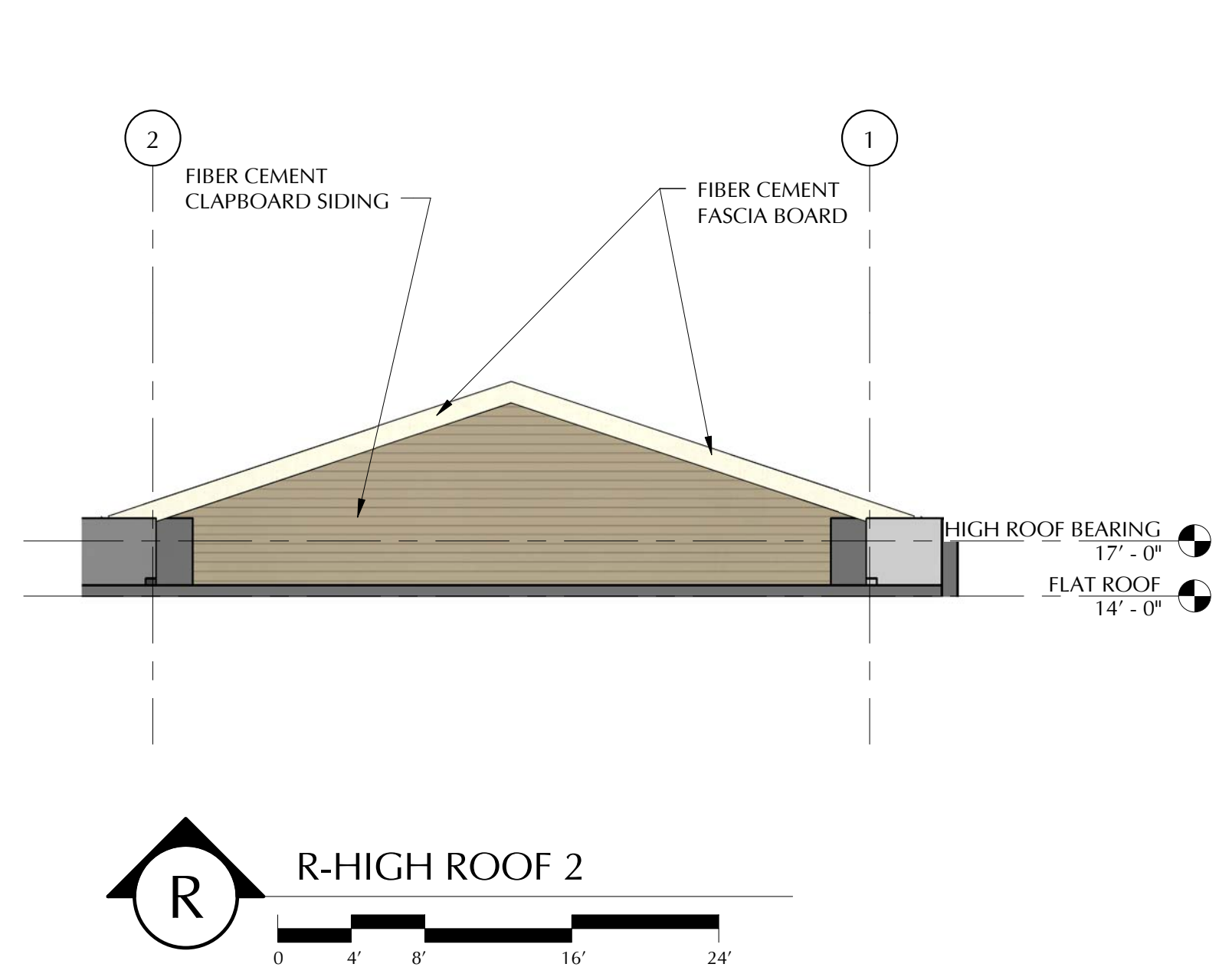
PRELIMINARY



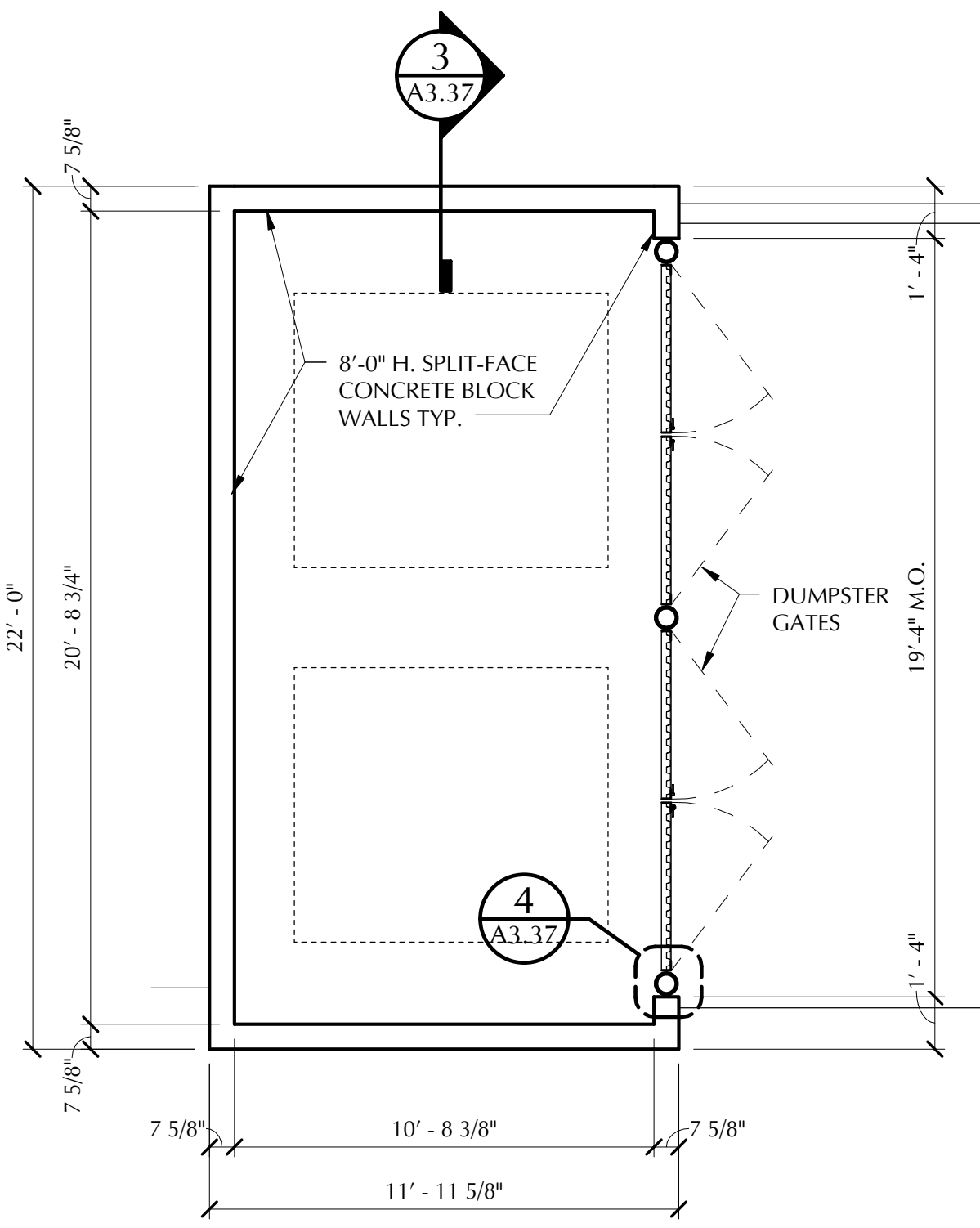
MEMORY CARE of KNOXVILLE

KNOXVILLE, TENNESSEE
CTGP# 36018

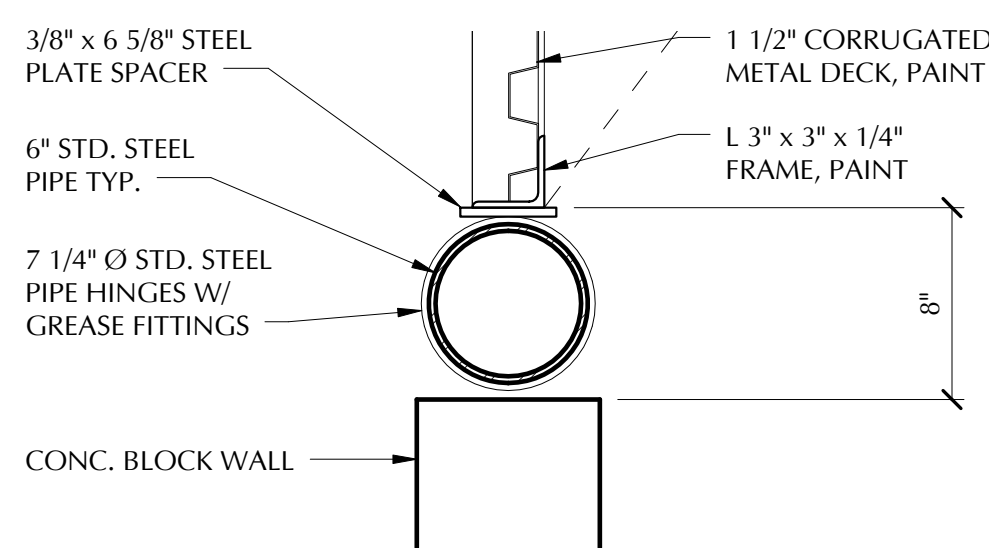
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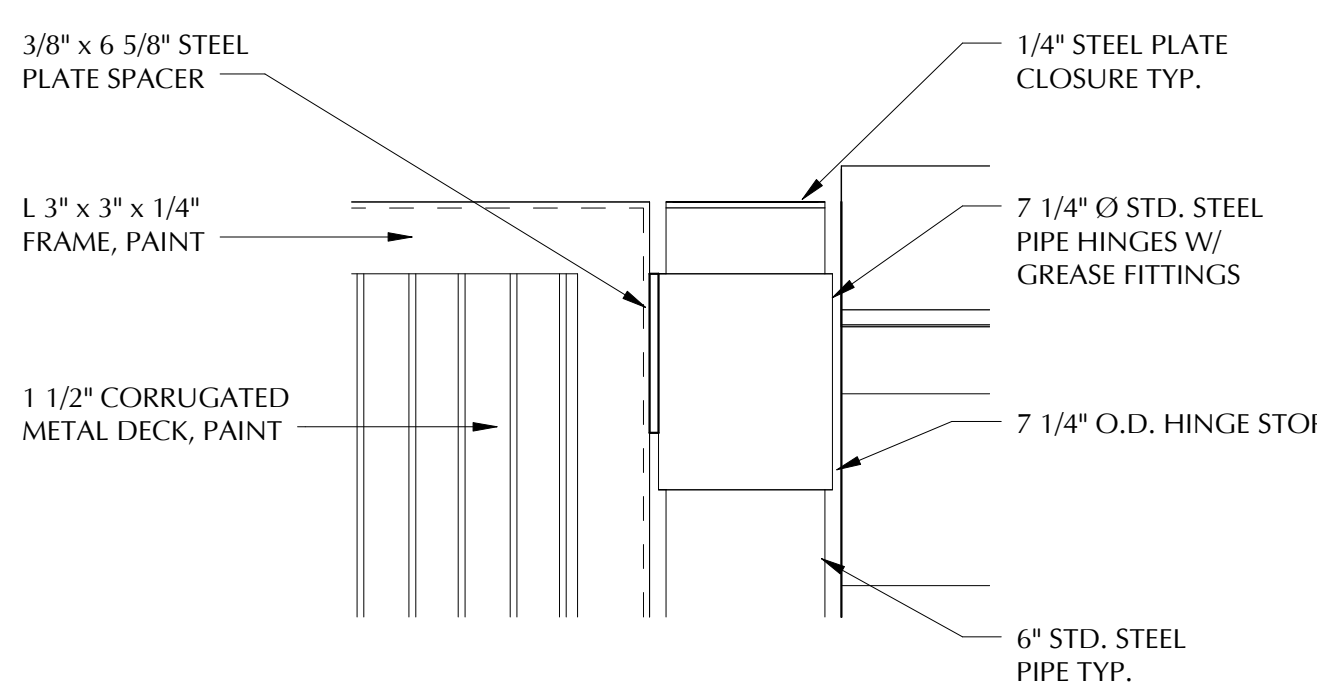
Revised: 4/27/2016
5-I-16-UR



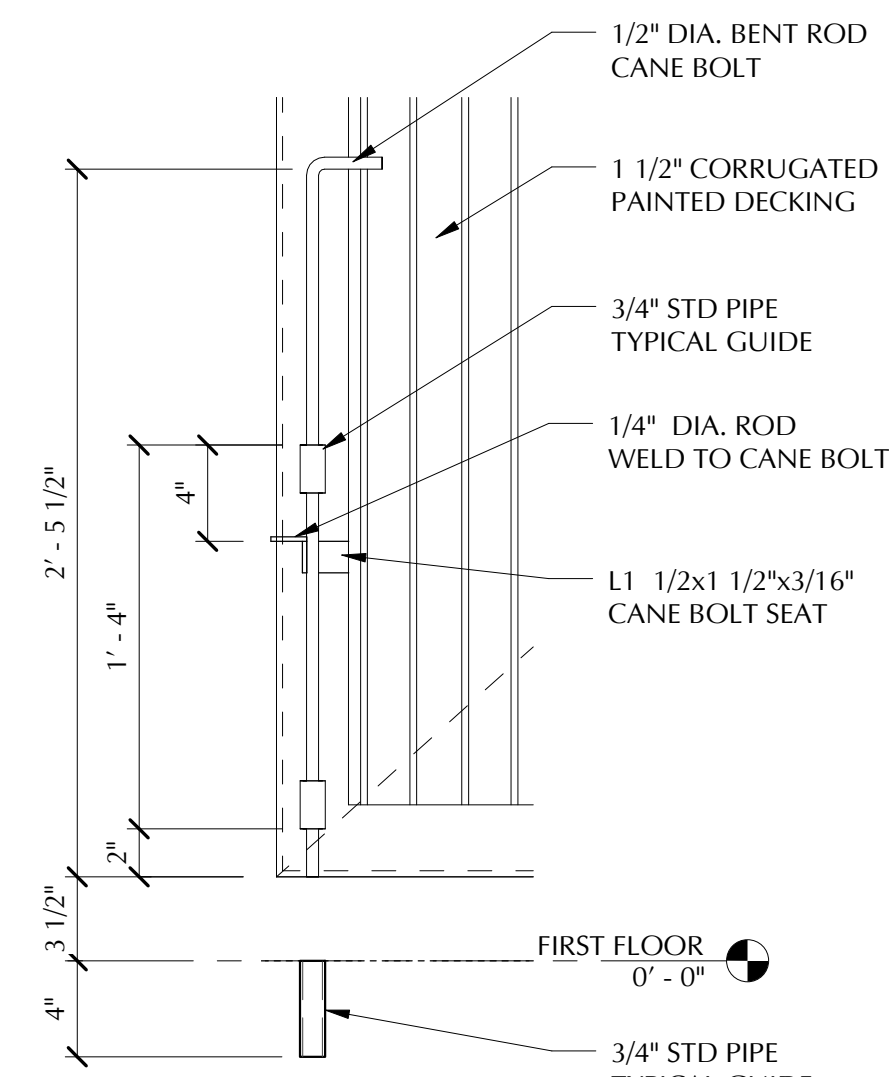
1 DUMPSTER ENCLOSURE PLAN
A1.01B



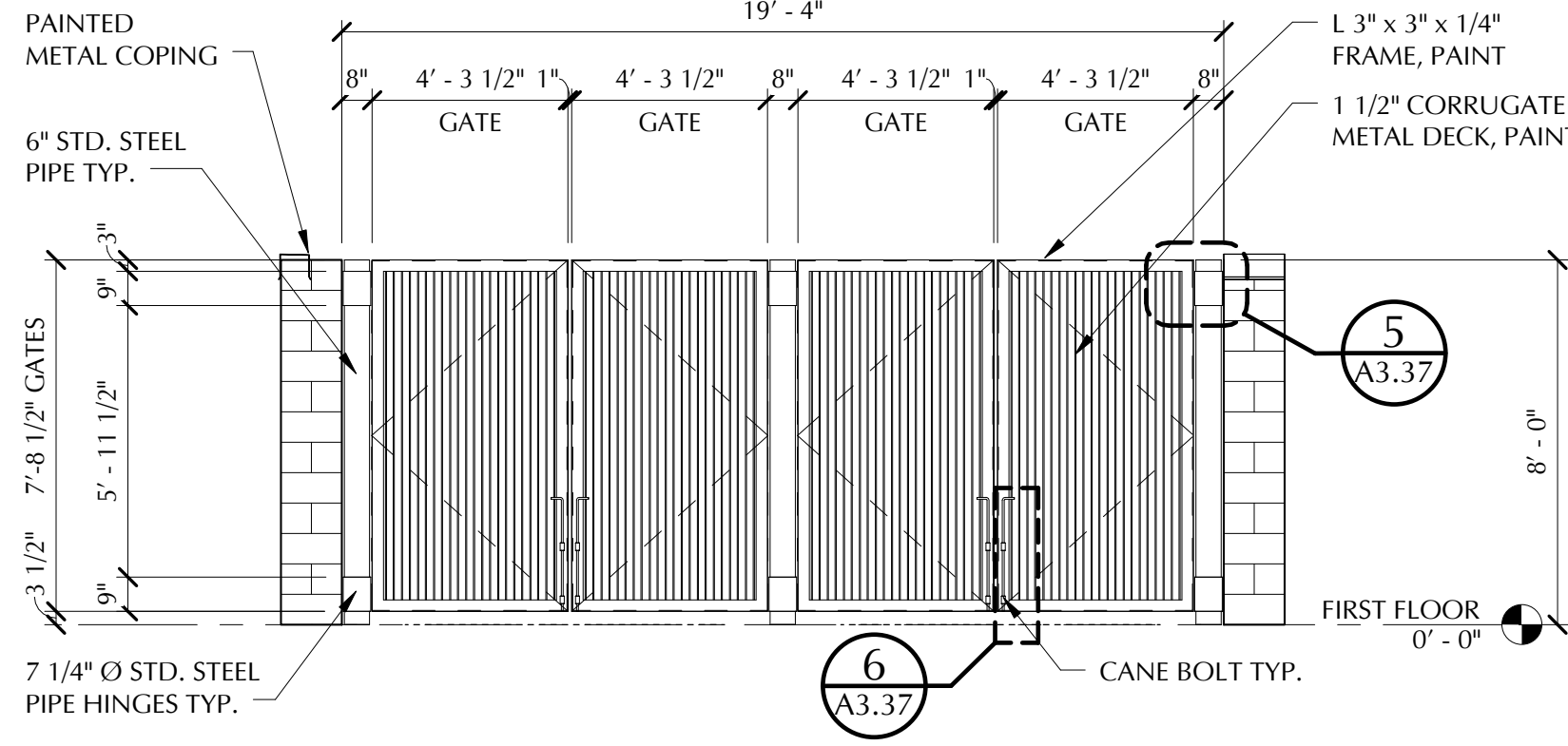
4 GATE HINGE DETAIL
A3.37



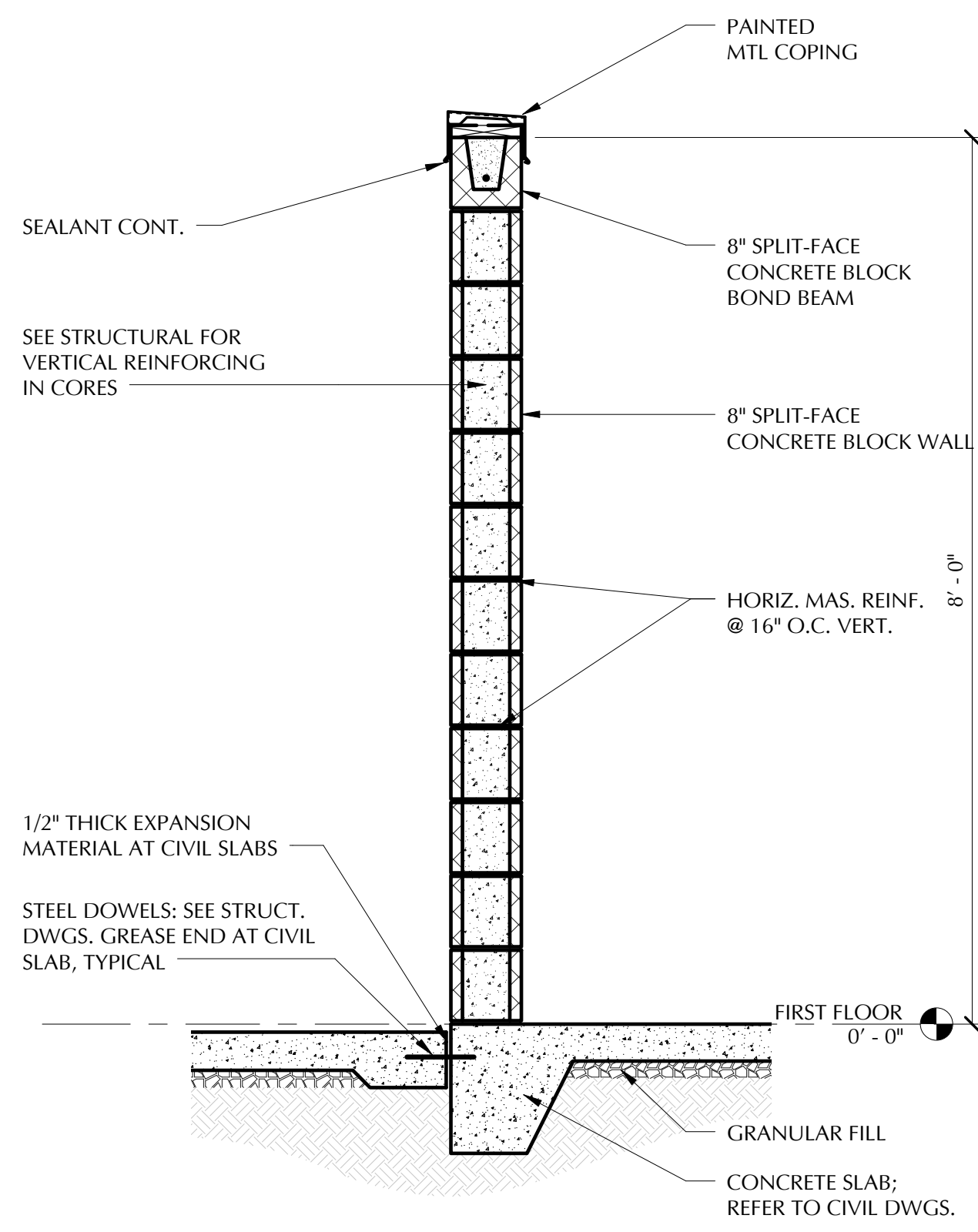
5 GATE HINGE ELEVATION
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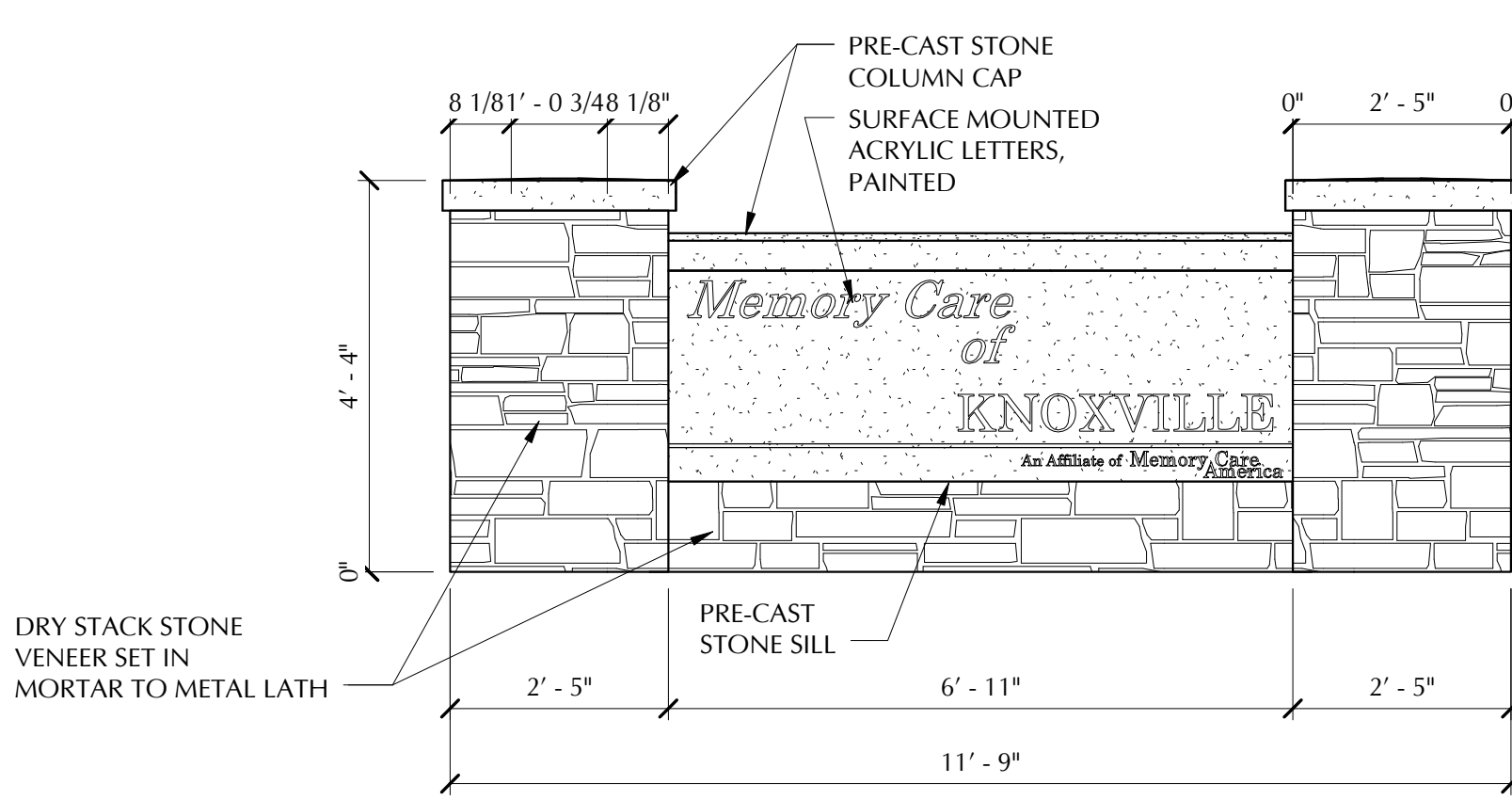
6 TYPICAL CANE BOLT DETAIL
A3.37



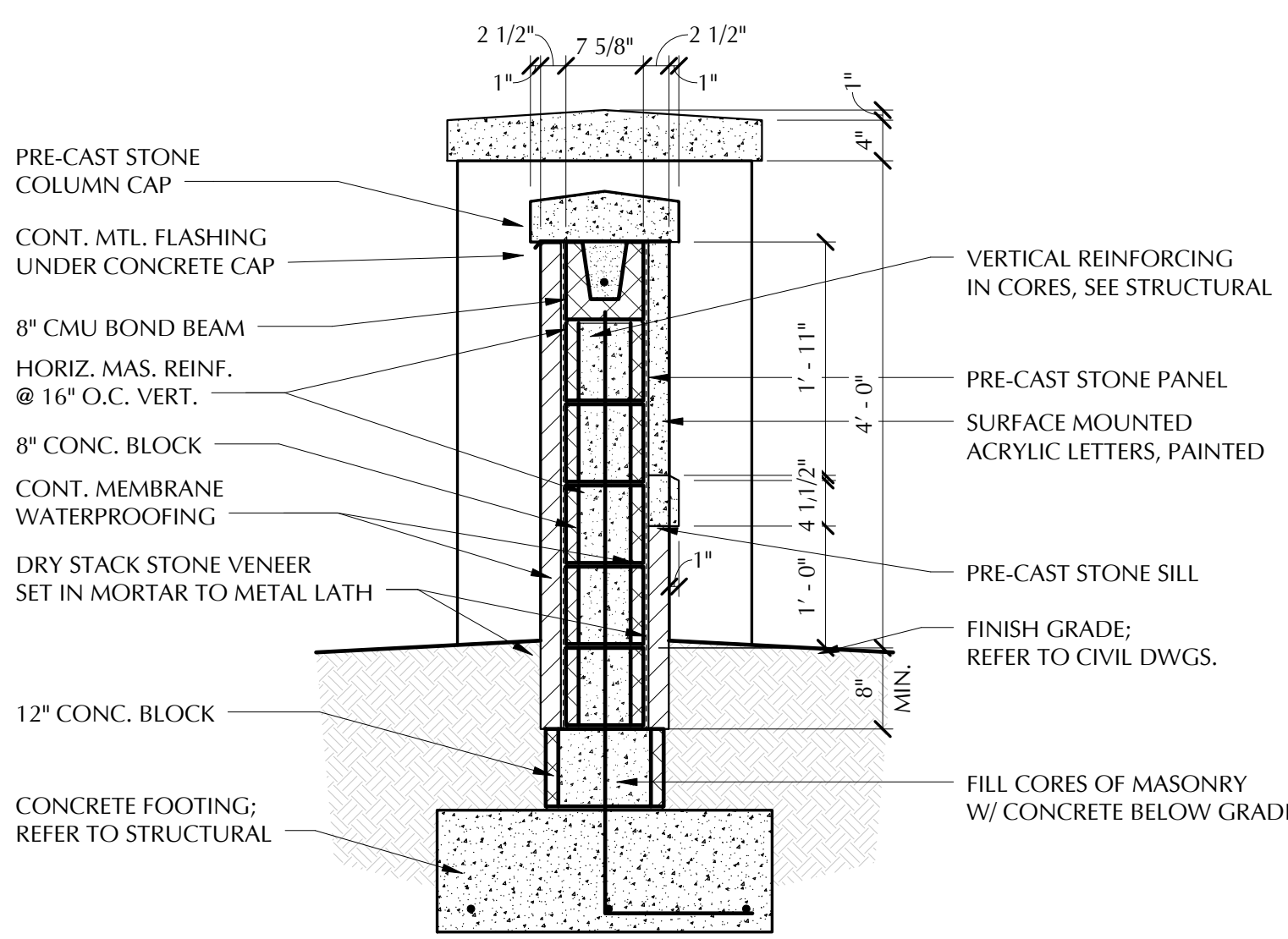
2 DUMPSTER GATE ELEVATION
A1.02B



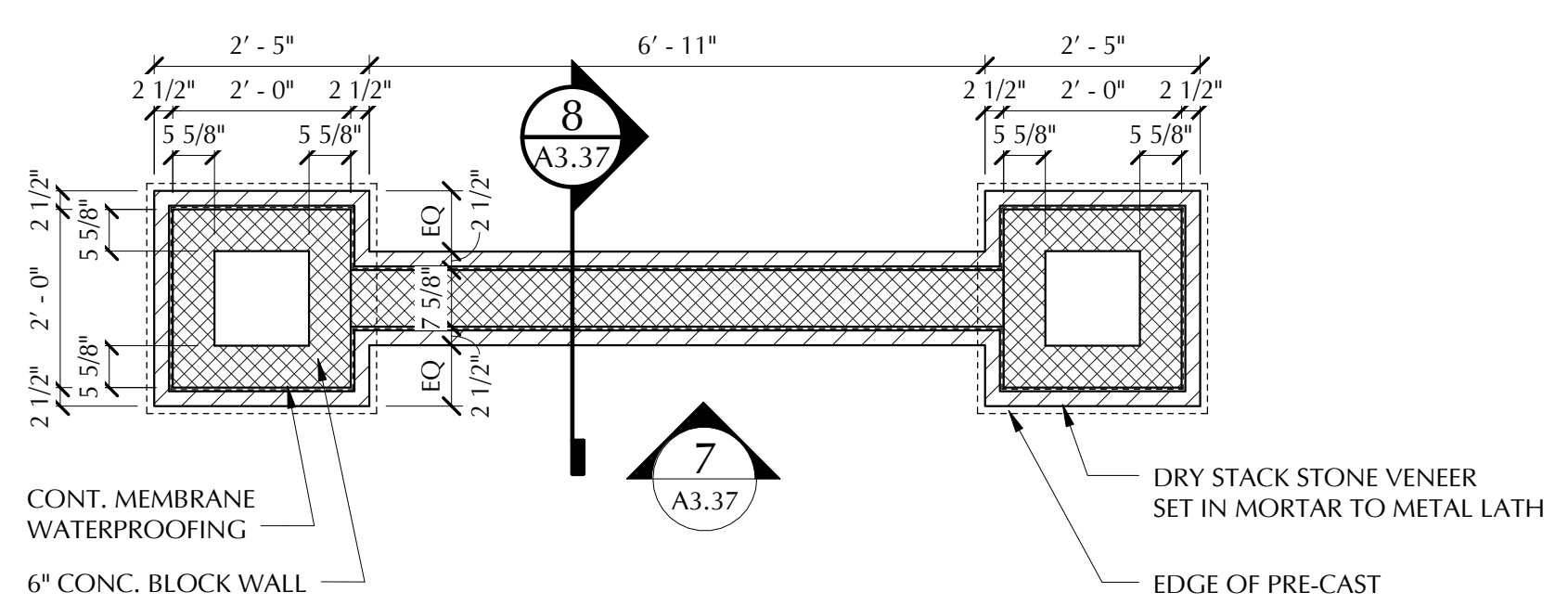
3 SECTION @ DUMPSTER WALL
A3.37



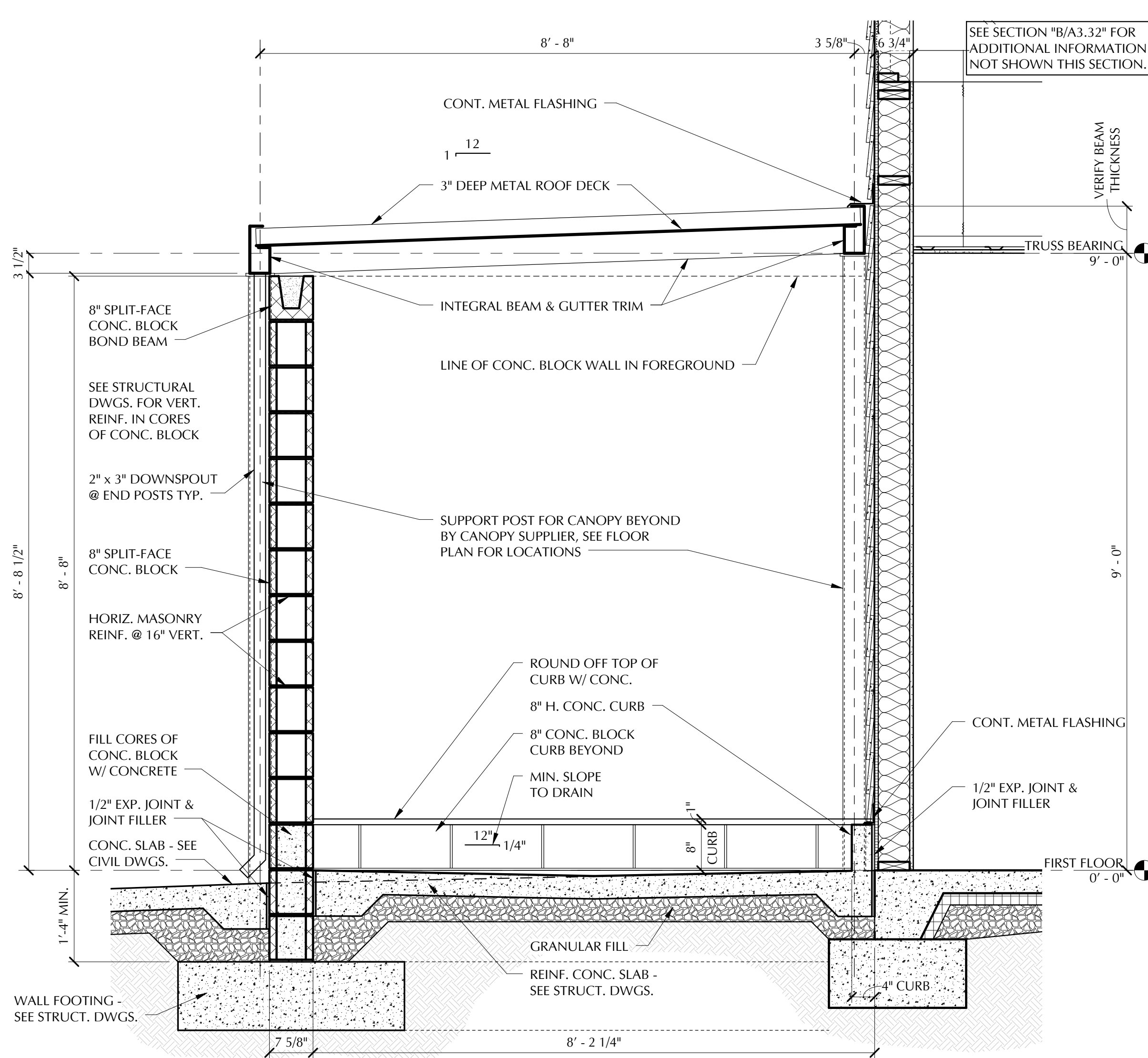
7 SITE SIGNAGE ELEVATION
A3.37



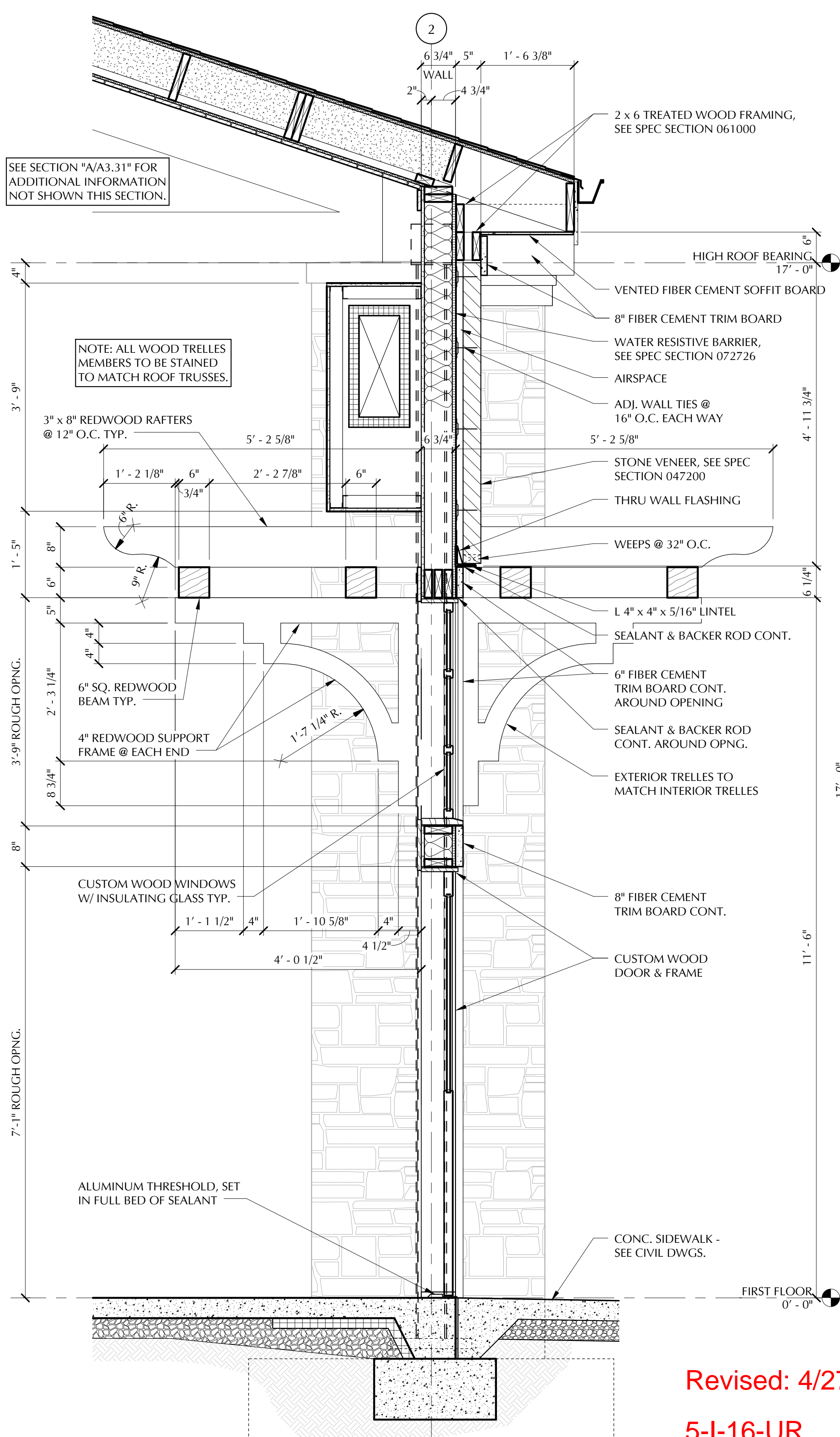
8 SITE SIGN - SECTION
A3.37



9 SITE SIGN PLAN VIEW
A3.37



B SECTION @ CAN WASH
A1.02B



A SECTION @ DOORS TO COURTYARD
A1.01B

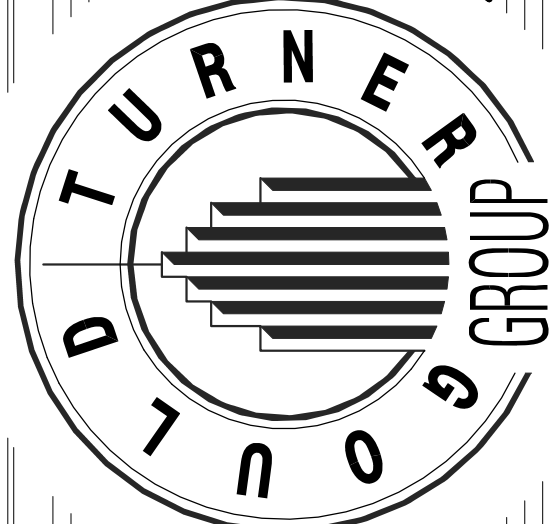
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DATE:

3/16/2016



MEMORY CARE of KNOXVILLE

KNOXVILLE, TENNESSEE

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WALL SECTIONS & SITE DETAILS

A3.37