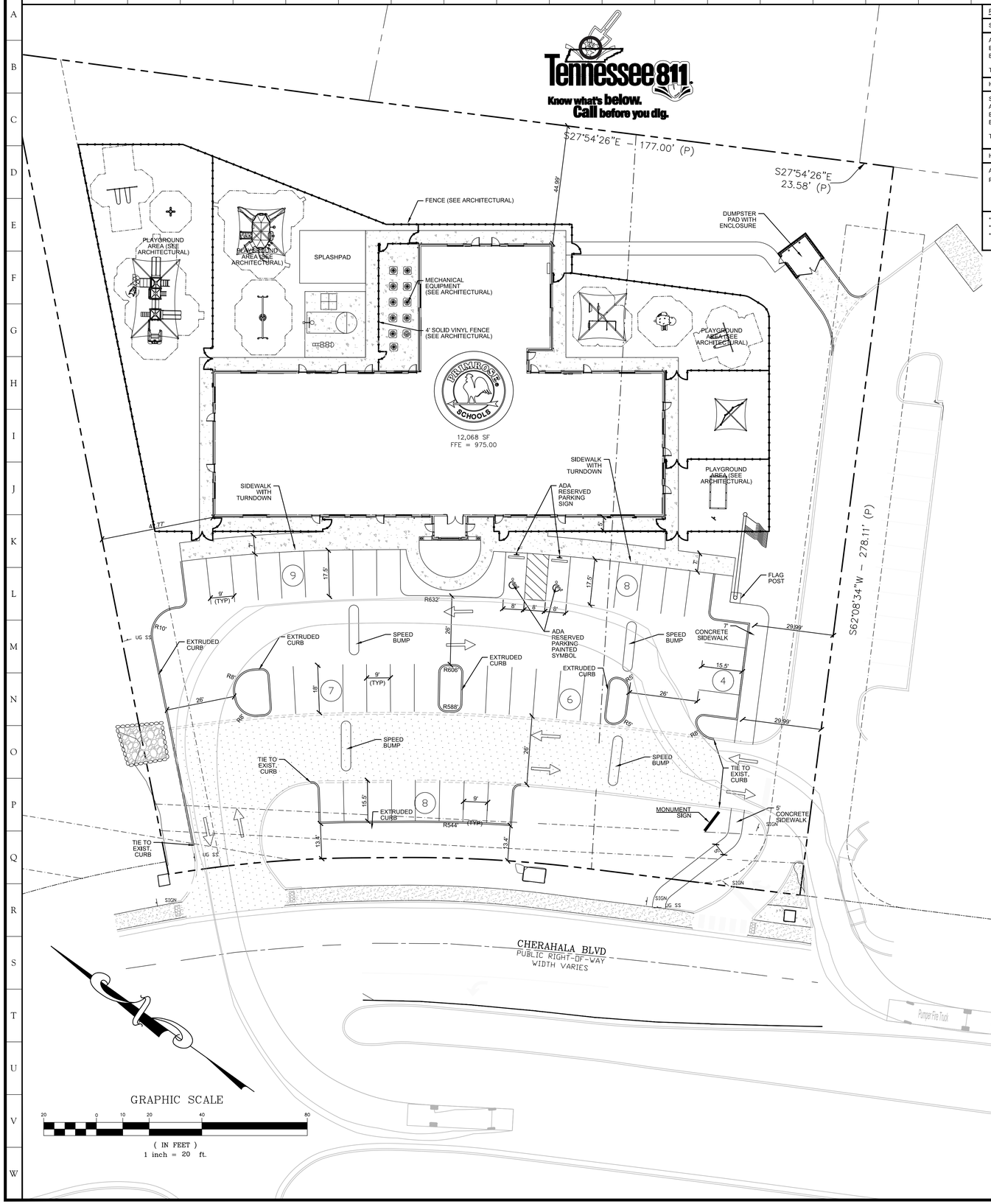


GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

5-M-20-UR

Revised: 4/29/2020

PAVING MATERIALS SCHEDULE:

STANDARD DUTY ASPHALT PAVING		
AGGREGATE BASE COURSE*	6"	TDOT TYPE A, CLASS A & GRADING D
BITUMINOUS ASPHALT BASE MIX**	2 1/2"	TDOT GRADING BM
BITUMINOUS ASPHALT SURFACE MIX***	1 1/2"	TDOT GRADING E
TACK COAT		0.07 GAL PER SQ YD UNDER SURFACE MIX
HEAVY DUTY ASPHALT PAVING		
STRATA SYSTEMS STRATABASE SB12 GEOGRID	1 LAYER	PLACED ON APPROVED SUBGRADE WITH 1 FT OVERLAP
AGGREGATE BASE COURSE*	6"	TDOT TYPE A, CLASS A & GRADING D
BITUMINOUS ASPHALT BASE MIX**	2 1/2"	TDOT GRADING BM
BITUMINOUS ASPHALT SURFACE MIX***	1 1/2"	TDOT GRADING E
TACK COAT		0.07 GAL PER SQ YD UNDER SURFACE MIX
HEAVY DUTY CONCRETE PAVING		
AGGREGATE BASE COURSE	6"	TDOT TYPE A, CLASS A & GRADING D
PORTLAND CEMENT CONCRETE	7"	PCC 4000 PSI TYPE I WITH 2 LAYERS 6X6 W6.0xW6.0 WWF CONTINUOUS SAWED OR FORMED CONTROL JOINTS AT 15 FOOT BY 15 FOOT SPACING MAX.

*REFER TO TDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTION 903.05
**REFER TO TDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTION 307
***REFER TO TDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTION 411

SITE PAVING NOTES:

PAVING ELEVATION TOLERANCE
FINAL SUBGRADE SHALL BE INSPECTED BY PAVING CONTRACTOR FOR REQUIRED ELEVATION AND ADEQUATE COMPACTION BEFORE COMMENCING ANY PAVING ACTIVITY. PAVING ELEVATION SHALL NOT HAVE MORE THAN 2"DEVIATION IN ANY 10' INCREMENT.

PAVING THICKNESS TOLERANCE
PAVING THICKNESS AT ANY ONE CORE SHALL NOT BE LESS THAN 90% OF SPECIFIED THICKNESS. THE AVERAGE OF ALL APPROVED TESTS MUST BE AT LEAST EQUAL TO THE SPECIFIED THICKNESS FOR EACH MATERIAL. NOT MORE THAN 20% OF ALL APPROVED TEST MAY FALL BELOW SPECIFIED MINIMUMS. ANY AREA FOUND TO BE LESS THAN 90% SPECIFIED THICKNESS SHALL BE OVERLAIN WITH ASPHALT AS DIRECTED BY SITE, INC.

TESTING DURING PLACEMENT
GENERAL CONTRACTOR SHALL PERFORM SEVERAL SPOT CHECKS OF PAVING BASE THICKNESS PRIOR TO INSTALLATION OF ANY ASPHALTIC OR CONCRETE PAVING. DENSITY TESTS SHALL BE PERFORMED ON EACH LIFT AT THE RATE OF ONE TEST PER 10,000 SQUARE FEET.

CONTRACTOR SHALL PROVIDE FOR TESTING OF COMPLETED PAVING INSTALLATION FOR COMPLIANCE WITH DESIGN CRITERIA AND REQUIRED THICKNESS. CONTRACTOR SHALL REPLACE ALL NON-CONFORMING MATERIAL AT HIS OWN EXPENSE.

TESTING SHALL BE PERFORMED ONLY BY AN INDEPENDENT TESTING AGENT APPROVED BY SITE, INC. TEST HOLES NOT SPOTTED BY SITE, INC. MAY NOT BE CONSIDERED ACCEPTABLE.

ALLOW A MINIMUM OF SIXTEEN CORE TESTS TO BE LOCATED ONLY BY WRITTEN INSTRUCTION BY SITE, INC.

THE PAVING CONTRACTOR SHALL REPAIR ALL CORING HOLES BY FILLING HOLES WITH CONCRETE FLUSH TO TOP OF PAVEMENT.

ASPHALTIC PAVING MATERIALS
MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SPECIFICATION OF THE HIGHWAY DEPARTMENT OF THE STATE IN WHICH THE PROJECT IS LOCATED. REFER TO PAVING MATERIALS LEGEND.

CONCRETE
CONCRETE CURBING SHALL BE 4000 PSI 28 DAY STRENGTH 2" - 3" SLUMP, (NO CURB DEFORMATION) 3% - 5% AIR ENTRAINED. INSTALL WITH RC-70 TACK COAT EMULSION OVER ASPHALT.

PROVIDE CYLINDER BREAK TEST - 3/500 L.F. OF CURBING OR 1-DAY POUR WITH BREAKS - 1 @ 7-DAYS, 2 @ 28-DAYS. COMPLY WITH ASTM C-31 AND ASTM C-39. ALSO PROVIDE ONE SLUMP TEST PER 500 L.F. OF CURBING OR 1-DAY POUR.

PROVIDE EXPANSION JOINT @ 50' O.C. (MAX) AND CONTROL JOINTS @ 20' O.C. (MAX) AT ALL CONCRETE PAVING AREAS. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

PAVEMENT MARKING
PROVIDE PAVEMENT MARKING AS SHOWN ON THE DRAWINGS. STRIPING SHALL BE 4" WIDE OR AS NOTED OTHERWISE ON THE PLANS. ALL MARKINGS SHALL BE THERMOPLASTIC AND SHALL MEET THE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, MARCH 1, 2006 (SECTION 918.23).

CONTRACTOR SHALL REMOVE ALL EXISTING PAVEMENT MARKINGS THAT DO NOT CONFORM TO TDOT STANDARDS FOR MODIFIED INTERSECTION.

TEMPORARY PAVEMENT LINE MARKINGS ON INTERMEDIATE LAYERS OF PAVEMENT SHALL BE REFLECTIVE TAPE OR REFLECTORIZED PAINT INSTALLED TO PERMANENT STANDARDS BEFORE DARK HOURS. SHORT, UNMARKED SECTIONS SHALL NOT BE ALLOWED.

ALL MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD AND TDOT STANDARD DRAWINGS T-M-1 THROUGH T-M-4.

SITE PLAN NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. ALL DISTURBED AREAS NOT BUILT NOR PAVED UPON ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
3. ALL CURBED AND STRIPED RADII ARE TO BE 3' UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. BUILDING DIMENSIONS SHOWN ON SITE LAYOUT PLAN ARE NOMINAL DIMENSION ONLY INTENDED FOR USE IN DETERMINING APPROXIMATE SQUARE FOOTAGES. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS OF BUILDING CONSTRUCTION.
6. EXISTING STRUCTURES WITHIN THE CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, FENCING, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, AND UTILITY INFORMATION WAS TAKEN FROM SURVEY BY SAM DATED 03/04/2020.
9. THE SITEWORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE PROJECT SITE WORK SPECIFICATIONS". ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
10. IN ORDER TO PREVENT PONDING THE CONTRACTOR SHALL INSTALL REVERSE-PITCH GUTTER AT ALL LOCATIONS WHERE ASPHALT SLOPES AWAY FROM GUTTER.
11. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.

SITE DATA

GROSS BUILDING AREA:	12,068 SF
TTCDA PARKING REQUIRED:	2.0 / 1,000 S.F. MIN 3.5 / 1,000 S.F. MAX
KNOX COUNTY PARKING REQUIRED:	2 SPACES PER 3 EMPLOYEES + 1 PER 8 CHILDREN = 38 SPACES
PARKING PROVIDED:	42 SPACES - 3.5 SPACES PER 1,000 S.F. OF GROSS FLOOR AREA

PROPERTY DATA:

LOT AREA:	1.90 ACRES
ZONING:	CA / TO
BUILDING SETBACKS:	
FRONT:	20' 20/60'*
SIDE:	0' 20'
REAR:	16' 20'
ABUTTING RESIDENTIAL:	N/A 100'
* - WITH PARKING IN FRONT YARD	
BUILDING SIZE:	12,068 SF
GAC: 12,068 SF / 82,818 SF	14.5%
FAR: 12,068 SF / 82,818 SF	14.5%
IAR: 44,927 SF / 82,818 SF	54.3%

RECORDED EASEMENTS:
30FT JOINT INGRESS/EGRESS EASEMENT BETWEEN PARCELS - 200801310057198
PERMANENT EASEMENT ACROSS PARCEL103EA107 - 200805210068403

KNOX COUNTY CODE 4.91

LOT AREA: REQUIRED = NOT LESS THAN 10,000SF PROVIDED = 82,818SF

INDOOR PLAY SPACE: 30SF/CHILD REQUIRED / 35SF/CHILD PROVIDED

FENCED PLAY AREA:
REQUIRED: 2,500SF FOR FIRST 20 CHILDREN PLUS 100SF EACH ADD CHILD
PROVIDED: 16,099SF FOR A MAXIMUM OF 156 CHILDREN AT ONE TIME
REQUIRED: 35' SETBACK FROM ROW
PROVIDED: >35' SETBACK FROM ROW
REQUIRED: MINIMUM FENCE HEIGTH OF 4 FEET
PROVIDED: 6 FOOT PERIMETER AND 4 FOOT INTERIOR

OFF-STREET PARKING, LOADING, AND UNLOADING OF CHILDREN: SITE COMPLIES.

SITE, INCORPORATED
CIVIL ENGINEERS & SURVEYORS
EST. 1997
10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com

USE ON REVIEW

Site Layout Plan

Primrose Schools

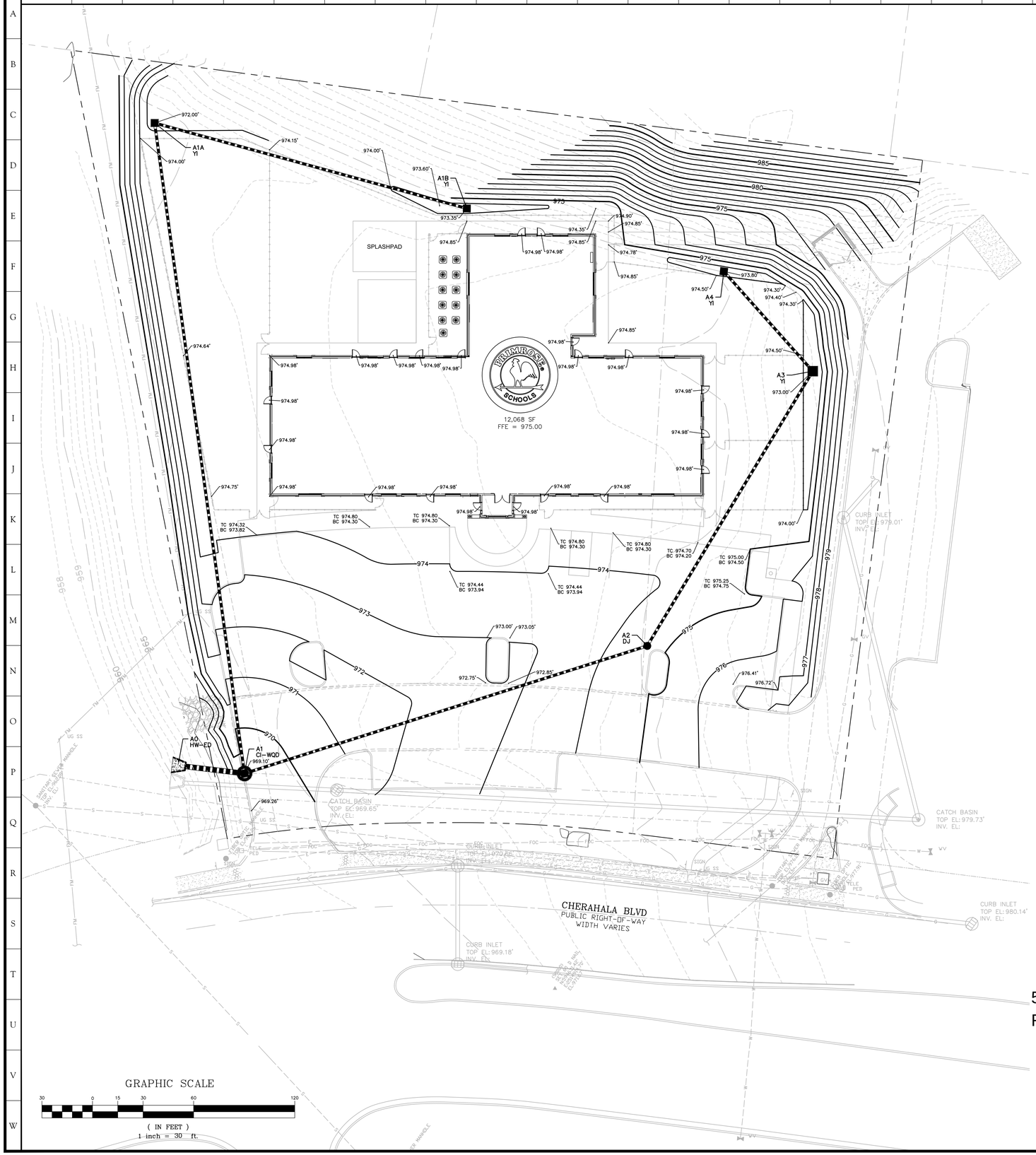
2326 Cherahala Blvd, Knoxville, Tennessee 37932
5-M-20-UR & 5-B-20-TOB
Parcel 103 E A 017

REVISIONS

NO.	DATE	COMMENTS
1	04/29/2020	REVISED PER MPC & TTCDA COMMENTS

ORIGINAL ISSUE: 03/30/2020
SITE PROJECT#: 2007
FILE: 2007-Layout

C4.0



5-M-20-UR
Revised: 4/29/2020

STRIPPING AND COMPACTION SCHEDULE:

TOPSOIL STRIPPING DEPTH 6" AVERAGE. DEEPER IF REQUIRED LOCALLY.

REQUIRED COMPACTION PERCENTAGES (% MAX DRY DENSITY)

STANDARD PROCTOR METHOD ASTM TEST # D-698

BUILDING AREA 98% PARKING AREA 98%

UPPER 8 INCHES OF BUILDING AREA TO BE COMPACTED TO 98%

UPPER 8 INCHES OF PARKING AREA TO BE COMPACTED TO 98%

TESTING:

ALLOW 1 COMPACTION TEST PER EA. 2500 S.F. (MAX 50' X 50' AREA) PER LIFT AT BUILDING AREAS.

ALLOW 1 COMPACTION TEST PER EACH 10,000 S.F. OF CUT OR NATURAL GRADE AT BUILDING AREA.

ALLOW 1 COMPACTION TEST PER EA. 5500 S.F. (MAX 75' X 75' AREA) PER LIFT AT PARKING AREA.

ALLOW 1 COMPACTION TEST PER EACH 40,000 S.F. OF CUT OR NATURAL GRADE AT PARKING AREA.

MAXIMUM LIFT THICKNESS SHALL BE 8", UNLESS NOTED OTHERWISE

LEGEND:

- 830 — EXISTING CONTOUR LINE
- 830 — PROPOSED CONTOUR LINE
- 833.50 — PROPOSED SPOT ELEVATION
- EX 24" RCP — EXISTING STORM SEWER PIPE
- PROPOSED STORM SEWER PIPE
- EX CI/EX CB — EXISTING CURB INLET/CATCH BASIN
- EX ST — EXISTING STORM MANHOLE
- CI — PROPOSED CURB INLET
- JB — PROPOSED JUNCTION BOX
- DRAINAGE SLOPE ARROW

Tennessee 811
Know what's below.
Call before you dig.

SITE GRADING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY AND PAY ALL FEES.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR SHALL RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES AND PAY ALL FEES.

3. THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY EXISTING STRUCTURES THAT ARE DAMAGED DURING, AND AS A RESULT OF, CONSTRUCTION. REPAIRS AND/OR REPLACEMENTS SHALL BE MADE AS NECESSARY TO RETURN THE DAMAGED STRUCTURE(S) TO ORIGINAL OR BETTER CONDITION. REPAIRS AND/OR REPLACEMENTS SHALL BE AT THE CONTRACTORS EXPENSE.

4. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

5. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.

6. ALL CUT OR FILL SLOPES SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE NOTED.

7. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES STEEPER THAN 3H:1V. CONTRACTOR SHALL GRASS DISTURBED AREAS PER GRASSING SCHEDULE UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

8. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

9. CONTRACTOR SHALL ADJUST AND/OR SAW CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

10. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY SITE, INCORPORATED, DATED 07/06/2017. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.

11. CONTRACTOR SHALL INSPECT, REPAIR, AND CLEAN ALL EXISTING DRAINAGE STRUCTURES AND PIPING. ALL SEDIMENT AND DEBRIS SHALL BE REMOVED.

12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED.

13. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6 INCHES ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".

14. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.

15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

16. MINIMUM COVER FROM TOP OF STORM PIPE TO FINISH GRADE SHALL BE 2 FEET.

17. HEADWALLS SHALL BE CONSTRUCTED AND/OR INSTALLED IMMEDIATELY FOLLOWING INSTALLATION OF PIPE TO MINIMIZE POSSIBLE PIPE DAMAGE AND FACILITATE FINAL GRADING.

18. RIP-RAP STONE FOR EROSION PROTECTION SHALL BE PROVIDED AT ALL STORMWATER DISCHARGE LOCATIONS.

19. WATER, SEWER, AND STORM LINES SHALL BE KEPT 10 FEET APART HORIZONTALLY AND 18 INCHES APART VERTICALLY WHEN CROSSING (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE), UNLESS NOTED OTHERWISE.

20. WHEN CROSSING, WATER LINES SHALL BE CONSTRUCTED ABOVE SEWER LINES AND STORM LINES, UNLESS A LACK OF DEPTH ABOVE THE SEWER OR STORM LINE NECESSITATES CONSTRUCTION OF WATER LINES BENEATH SEWER LINES OR STORM LINES. IN THE EVENT OF A VERTICAL CONFLICT, THE FOLLOWING MODIFICATIONS MUST OCCUR:
-SEWER LINES SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF THE CROSSING.
-STORM LINES SHALL HAVE "O-RING" GASKETS WITH HUGGER BAND COUPLING AT LEAST 10 FEET ON BOTH SIDES OF THE CROSSING.
-WATER LINES SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AND APPROPRIATE THRUST BLOCKING MEETING THE REQUIREMENTS OF ANSI 21.10 OR 21.11 (AWWA C-151)(CLASS 50).

21. WATER QUALITY UNITS ARE TO BE OFFLINE AND PIPES TO/FROM ARE TO BE PLUGGED UNTIL FINAL STABILIZATION IS COMPLETE.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EARTHWORK REQUIRED TO PREPARE THE UNCLASSIFIED SITE TO THE LINES AND GRADES AS SHOWN ON PLANS. THIS INCLUDES, BUT IS NOT LIMITED TO, ANY QUANTITY OF IMPORT OR EXPORT OF STRUCTURAL FILL AND/OR DISPOSAL OF UNSUITABLE MATERIAL, AS REQUIRED. ALL COSTS SHALL BE INCLUDED IN OVERALL BASE BID. ALL EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED.

REFER TO SHEETS C8.0, C8.1 FOR GRADING AND DRAINAGE DETAILS.

REFER TO STORMWATER POLLUTION PREVENTION PLANS FOR GRASSING/SEEDING SCHEDULES

STORM WATER PIPES AND STRUCTURES

STORM STRUCTURE TABLE:

ID	Type	Top Elev. (ft) **
A1	CI-WQD	969.10
A2	DJ	974.60
A3	YI	973.00
A4	YI	973.80
A1A	YI	972.00
A1B	YI	973.55

STORM PIPE TABLE:

Pipe	Length (ft)	Size (in)	Slope (%)	Inv. Down (ft)	Inv. Up (ft)	Material
A0-A1	24	18	10.0	961.00	963.40	HDPE-WT
A1-A2	167	12	2.4	965.10	969.10	HDPE-WT
A2-A3	127	12	5.5	969.20	969.90	HDPE-WT
A3-A4	53	12	1.5	970.00	970.80	HDPE-WT
A1-A1A	260	12	1.5	965.10	968.90	HDPE-WT
A1A-A1B	128	12	1.2	969.00	970.55	HDPE-WT

** SEE DETAIL SHEET FOR CLARIFICATION OF "TOP" FOR EACH STRUCTURE TYPE

STORM DRAIN STRUCTURE LEGEND:

TYPE	USE	MODEL
CI-WQD	WATER QUALITY DEVICE WITH CURB INLET	SEE DETAIL SHEET
DJ	DRAIN JUNCTION	SEE DETAIL SHEET
YI	YARD INLET	SEE DETAIL SHEET
HW-ED	ENERGY DISSIPATING HEADWALL	SEE DETAIL SHEET

STORM PIPE MATERIAL:

ALL STORM PIPE LOCATED WITHIN RIGHT-OF-WAY SHALL BE RCP. ALL OTHER STORM PIPE SHALL BE HDPE-WT OR RCP, UNLESS OTHERWISE NOTED ON THE PLAN. APPROVED STORM PIPE IS AS FOLLOWS:

A. REINFORCED CONCRETE PIPE (RCP):
ASTM C76, CLASS III UNLESS NOTED OTHERWISE ON DRAWINGS, INSTALLED WITH FLEXIBLE PLASTIC, BITUMEN GASKETS AT JOINTS.
1. GASKETS: AASHTO M198, TYPE B OR ASTM C443, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

B. HIGH DENSITY POLYETHYLENE PIPE – WATER TIGHT (HDPE-WT):
AASHTO M 252 TYPE S, M 294 TYPE S, OR ASTM F 2306 SMOOTH INTERIOR/ANNULAR EXTERIOR.
1. RUBBER GASKET: ASTM F477
2. RUBBER GASKET JOINTS: ASTM 3212
3. CORRUGATED COUPLING BANDS: AS RECOMMENDED BY MANUFACTURER

SITE, INCORPORATED
CIVIL ENGINEERS & SURVEYORS
EST. 1997
10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com

USE ON REVIEW

Site Grading Plan

Primrose Schools

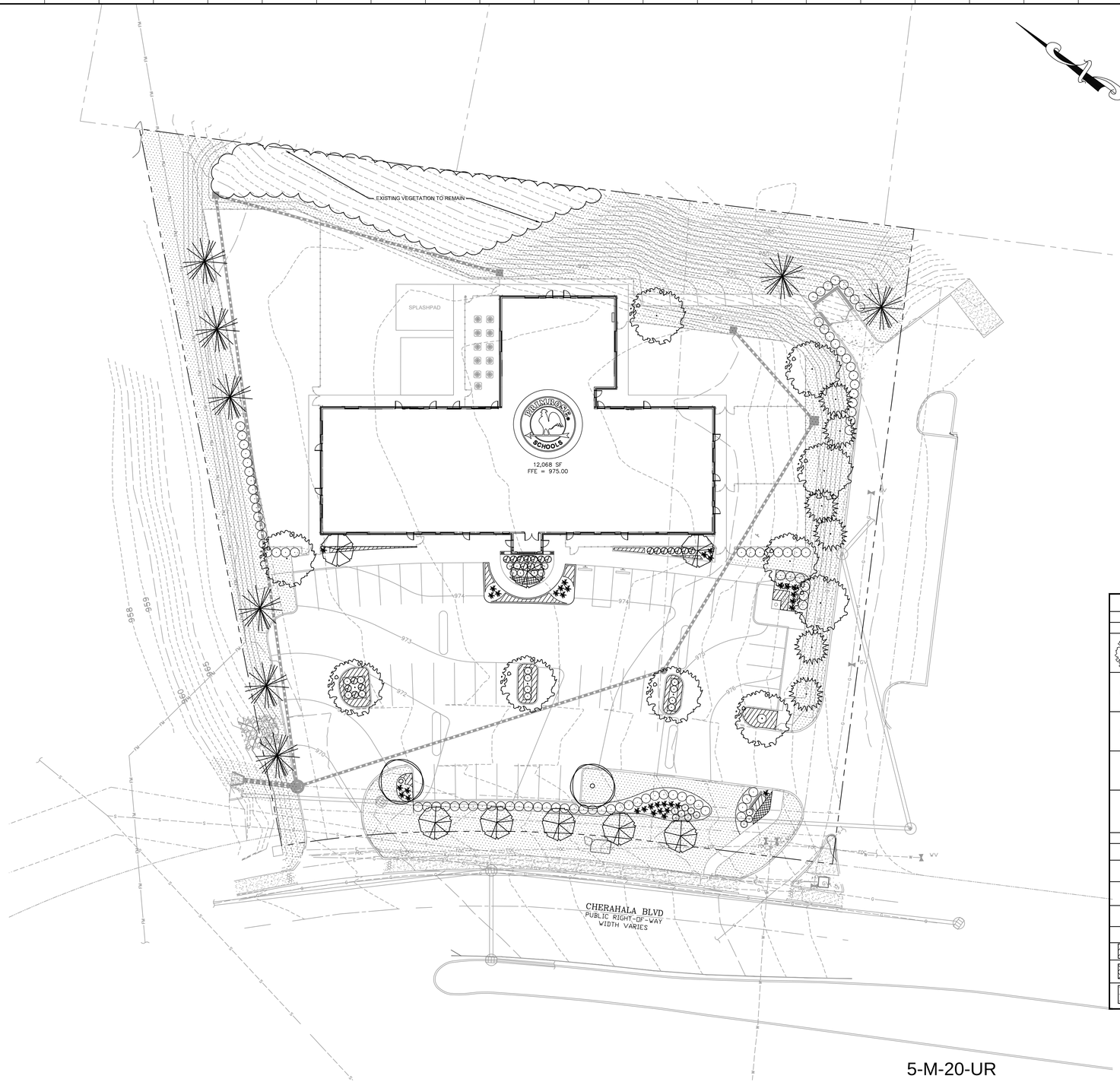
2326 Cherahala Blvd, Knoxville, Tennessee 37932
5-M-20-UR & 5-B-20-TOB
Parcel 103 E A 017

REVISIONS

NO.	DATE	COMMENTS
1	04/29/2020	REVISED PER MRC & TTCDA COMMENTS

ORIGINAL ISSUE: 03/30/2020
SITE PROJECT #: 2007
FILE: 2007-GRADING

C3.0



LANDSCAPE NOTES:

1. ALL DISTURBED AREAS NOT TO BE PAVED OR BUILT UPON ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
2. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
4. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
5. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER BEFORE, DURING, AND AFTER INSTALLATION.
6. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
7. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1.) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2.) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3.) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN UNTIL FINAL ACCEPTANCE OF WORK.
12. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
13. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF 12 MONTHS AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE OF WORK. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
14. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
15. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
16. WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A HARDWOOD BARK MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER TO A MINIMUM DEPTH OF THREE INCHES.
17. REFER TO PROJECT SPECIFICATIONS FOR INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
18. WEED MAT IS REQUIRED IN MULCHED LANDSCAPED BEDS AS SPECIFIED.
19. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
20. THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
21. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
22. THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF SWPPP PLAN.
23. THE CONTRACTOR SHALL MEET ALL OF THE REQUIREMENTS OF KNOX COUNTY AND TTCDA REGARDING THIS PROJECT.
24. THIS LANDSCAPE PLAN REFLECTS AND IS CONSISTENT WITH THE REMAINING PLAN SHEETS ASSOCIATED WITH THIS PROJECT.
25. BASED ON AVAILABLE INFORMATION, PROPOSED PLANT MATERIALS WILL NOT INTERFERE WITH ANY EXISTING OR PROPOSED UTILITIES.
26. THE SUBJECT PROPERTY IS ZONED CA / TO.
27. THERE ARE NO SLOPES STEEPER THAN 2:1 ON THIS SITE.

PLANT MATERIAL SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	SPACING	TYPE
TREES	CALIPER SHALL BE MEASURED AT A POINT 6" ABOVE THE GROUND					
	10	Acer rubrum "Autumn Flame""	Autumn Flame Red Maple	2" caliper, 12' height, 6' spread	As shown	LARGE TREE
	6	Ilex x attenuata "Foster"	Foster Holly	8' height	As shown	SMALL TREE
	8	Lagerstroemia indica x fauriei "Muskogee"	Muskogee Crape Myrtle	8' height, 3 canes, 4' spr.	As shown	SMALL TREE
	8	Thuja "Green Giant"	Green Giant Arborvitae	8' height'	As shown	MEDIUM TREE
	2	Ulmus parvifolia "Emer II" Allee	Allee Chinese Elm	2" caliper, 12' height, 6' spread	As shown	MEDIUM TREE
SHRUBS						
	34	Abelia "Rose Creek"	Rose Creek Abelia	3 gal, 18" height	3'-0" O.C.	
	20	Buxus "Green Mound"	Green Mound Boxwood	3 gal, 18" height	3'-0" O.C.	
	91	Prunus lauroceracus " Otto Luyken"	Otto Luyken Laurel	24" height, 24" spread	4'-0" O.C.	
	30	Rosa "Meidrifora"	Coral Drift Rose	3 gal, 12" height	3'-0" O.C.	
GROUNDCOVERS						
		Liriope muscari "Big Blue"	Big Blue Liriope	1 gal	1'-6" O.C.	
		Annuals				
		Turf Type Tall Fescue				

LANDSCAPE DATA:

AT LEAST 10 LARGE TREES PER ACRE OF YARD AREA:
YARD AREA = 0.50 ACRES
LARGE TREES PROVIDED = 5 LARGE TREES

50% OF AREA OF EACH FRONT AND SIDE ELEVATION PLANTED:
FRONT = 50%
LEFT SIDE = 50%
RIGHT SIDE = 50%

1 MEDIUM OR LARGE TREE FOR EVERY 10 PARKING SPACES PROVIDED:
PARKING SPACES = 42
TREES PROVIDED = 5

5% PARKING AREA PLANTED WITH ORN. TREES, SHRUBS, GROUNDCOVERS
PARKING AREA = 23,143 SF
LANDSCAPE AREA REQUIRED = 1157 SF
LANDSCAPE AREA PROVIDED = 1274 SF

ROUGHLY EQUAL NUMBER OF LARGE, MEDIUM & SMALL TREES SHOULD BE PLANTED:
LARGE TREES = 10
MEDIUM TREES = 10
SMALL TREES = 14

AT LEAST 25% OF NEWLY PLANTED OR CONSERVED TREES TO BE EVERGREEN:
TOTAL TREES = 30
EVERGREEN TREES REQUIRED = 8
EVERGREEN TREES PROVIDED = 12

5-M-20-UR
Revised: 4/29/2020

Tennessee 811
Know what's below.
Call before you dig.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SITE, INCORPORATED
CIVIL ENGINEERS & SURVEYORS
EST. 1997
10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com

ANNETTE C. HOMMEL
REGISTERED ENGINEER
AGRICULTURE
04/29/2020
STATE OF TENNESSEE

Landscape Plan

Primrose Schools

2326 Cherahala Blvd, Knoxville, Tennessee 37932
5-M-20-UR & 5-B-20-TOB
Parcel 103 E A 017

REVISIONS

NO.	DATE	COMMENTS
1	04/29/2020	REVISED PER MPC & TTCDA COMMENTS

ORIGINAL ISSUE: 03/30/2020
SITE PROJECT#: 2007
FILE: 2007-Landscape

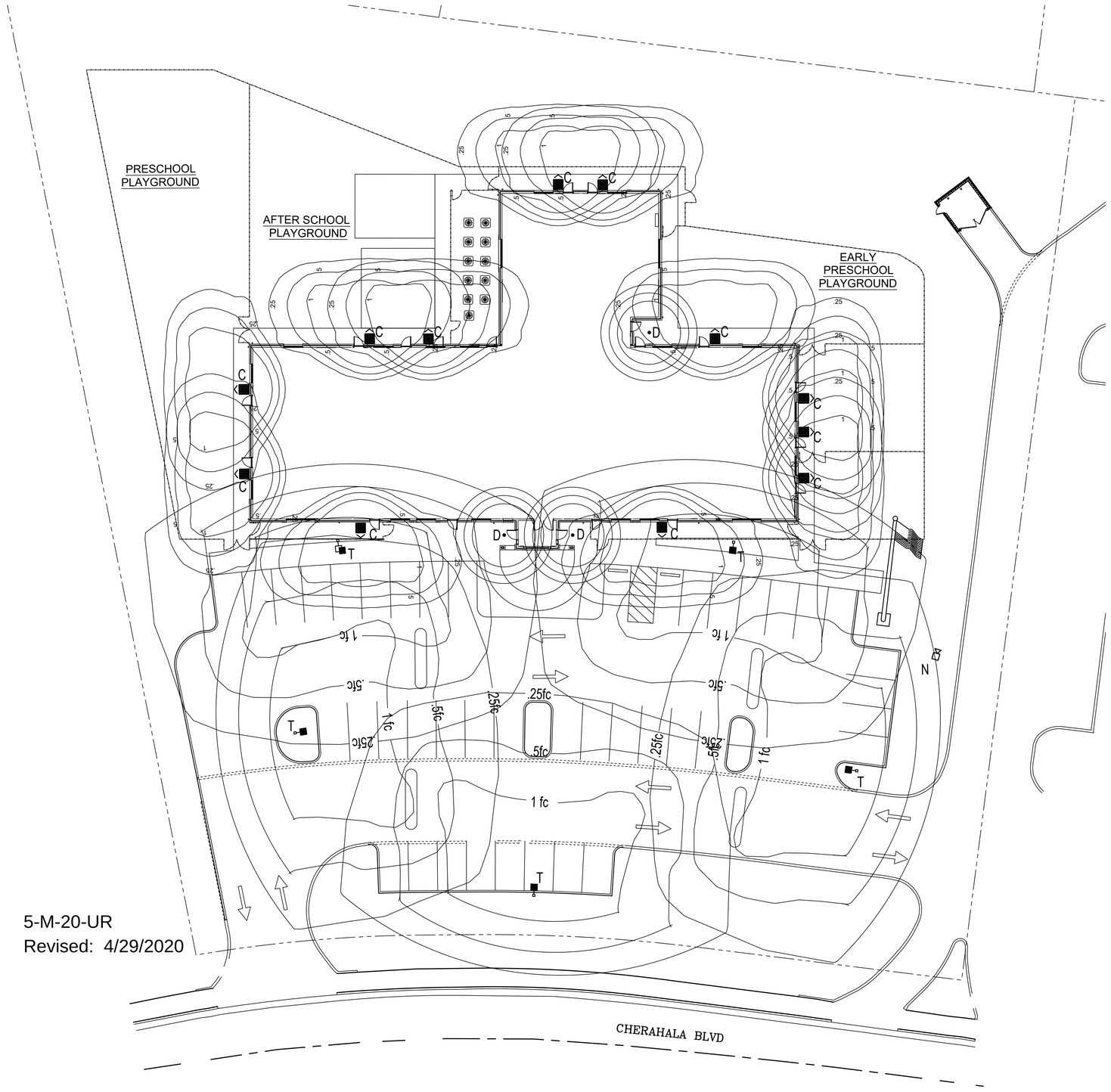
C7.0

FIXTURE "C"

FIXTURE "D"

FIXTURE "N"
FLAG LIGHT

FIXTURE "T"



5-M-20-UR
Revised: 4/29/2020

PHOTOMETRIC SITE PLAN

0 10' 20' 30' 60'

NORTH

LIGHT FIXTURE LEGEND

MARK	MANUFACTURER	CATALOG NO.	VOLT	LAMP	# LAMPS	DESCRIPTION	REMARKS
C	LUMARK	XTOR3B	120	26W LED 2751 LUMENS	1	LED Wall Pack	
D	HALO/TCP	H7ICT + LED14DR5630K	120	14WATT LED TRIM	1	RECESSED EXTERIOR	6" HOUSING
N	RAB	FFLED39	120	39W LED	1	LED FLOOD FLAG LIGHT	SEE X-1 & A-7.1
T	LUMARK	PFPRV-1-C25-T4-20-0	120	87W LED 13,140 LUMENS	1	PARKING LOT LIGHT	20' POLE/HEAD COMBO - MEDIUM-BRONZE

MAXIMUM POLE HEIGHT SHALL BE 20'

A New Building For:

Primrose School Franchising Company

3200 Windy Hill Road SE - Suite 1200 E
Atlanta , Ga 30339-5640

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Children's Design Group
Mark D. Pavey, A.I.A. - Architect
PO BOX 1365
GULF SHORES, AL 36547
(334)-546-3624
(206)-350-0593 Fax
child.design@mindspring.com

Site:
Primrose School of Hardin Valley
2326 Cherahala Blvd.
Hardin Valley, TN

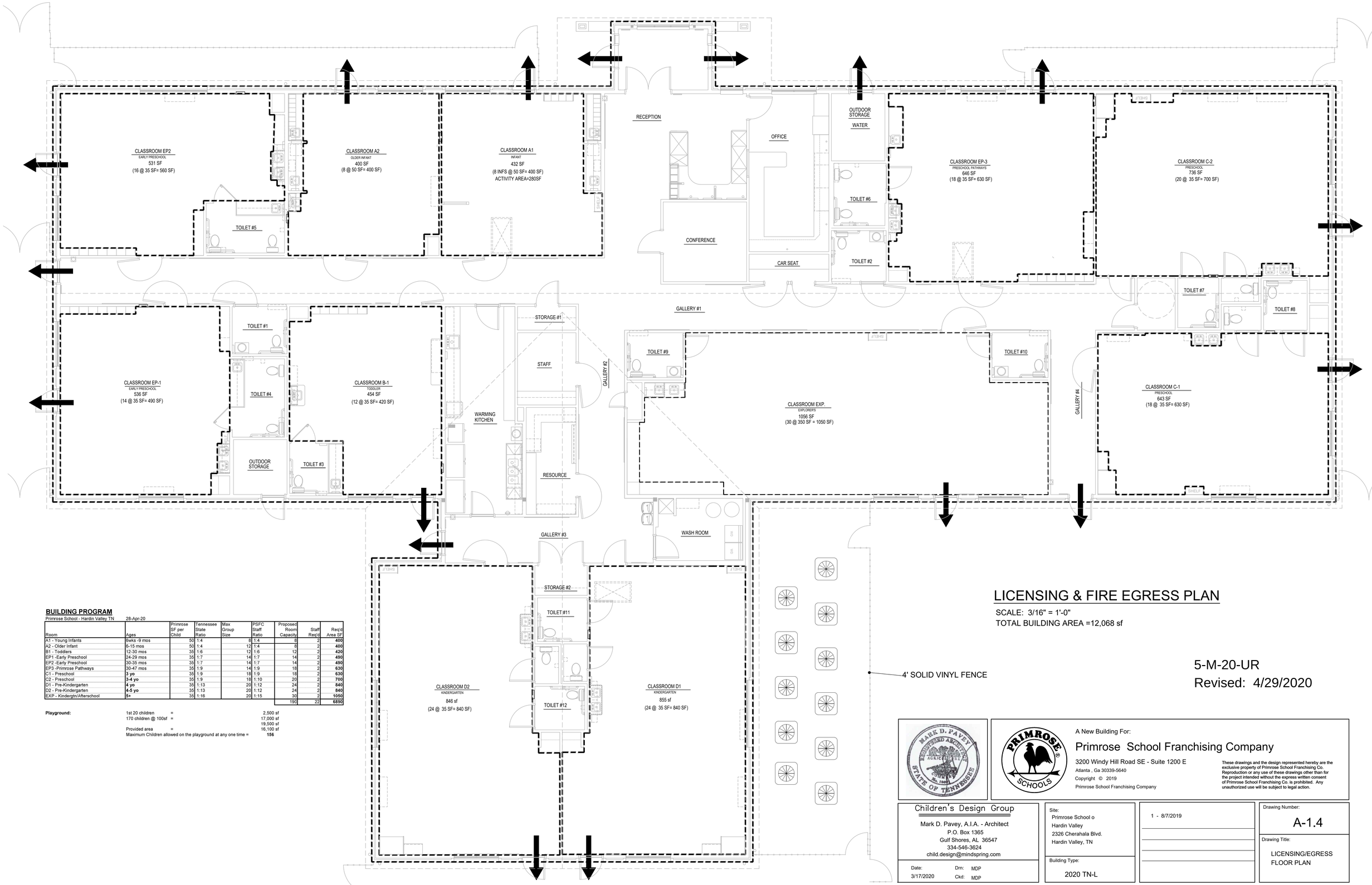
Building Type:
2020 TN-L

Drawing Title:
PHOTOMETRIC SITE PLAN

Date: 4/28/2020
Drn: DWS
Ckd: MDP

Drawing Number:
PH-1

Issue Date:



LICENSING & FIRE EGRESS PLAN

SCALE: 3/16" = 1'-0"
TOTAL BUILDING AREA =12,068 sf

5-M-20-UR
Revised: 4/29/2020

BUILDING PROGRAM

Primrose School - Hardin Valley TN 28-Apr-20

Room	Ages	Primrose SF per Child	Tennessee State Ratio	Max Group Size	PSFC Staff Ratio	Proposed Room Capacity	Staff Req'd	Req'd Area SF
A1 - Young Infants	6wks -9 mos	50	1:4	8	1:4	8	2	**400**
A2 - Older Infant	6-15 mos	50	1:4	12	1:4	8	2	**400**
B1 - Toddlers	12-30 mos	35	1:6	12	1:6	12	2	**420**
EP1 -Early Preschool	24-29 mos	35	1:7	14	1:7	14	2	**490**
EP2 -Early Preschool	30-35 mos	35	1:7	14	1:7	14	2	**490**
EP3 -Primrose Pathways	30-47 mos	35	1:9	14	1:9	18	2	**630**
C1 - Preschool	**3 yo**	35	1:9	18	1:9	18	2	**630**
C2 - Preschool	**3-4 yo**	35	1:9	18	1:10	20	2	**700**
D1 - Pre-Kindergarten	**4 yo**	35	1:13	20	1:12	24	2	**840**
D2 - Pre-Kindergarten	**4-5 yo**	35	1:13	20	1:12	24	2	**840**
EXP - Kindergtn/Afterschool	**5+**	35	1:16	20	1:15	30	2	**1050**
						190	22	**6890**

Playground:

1st 20 children	=	2,500 sf
170 children @ 100sf	=	17,000 sf
		19,500 sf
Provided area	=	16,100 sf
Maximum Children allowed on the playground at any one time	=	**156**

A New Building For:

Primrose School Franchising Company

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Atlanta , Ga 30339-5640

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Children's Design Group
Mark D. Pavey, A.I.A. - Architect
P.O. Box 1365
Gulf Shores, AL 36547
334-546-3624
child.design@mindspring.com

Date: 3/17/2020 Drn: MDP Ckd: MDP

Site:
Primrose School o
Hardin Valley
2326 Cherahala Blvd.
Hardin Valley, TN

Building Type:
2020 TN-L

1 - 8/7/2019

Drawing Number:
A-1.4

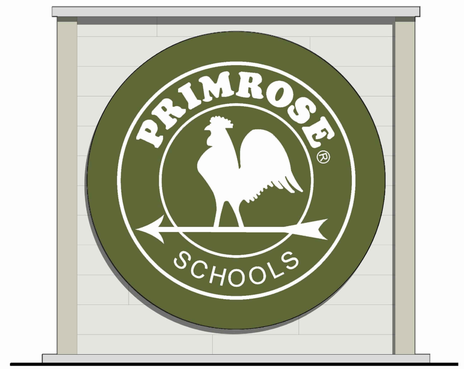
Drawing Title:
LICENSING/EGRESS FLOOR PLAN

Front Elevation

Monument Sign

Primrose School of Hardin Valley
Meridian Concord Modular Brick w/ Artic White Hardie Board & Baton and Cobble Stone Trim

5-M-20-UR
Revised: 4/29/2020



Primrose School of Hardin Valley
LED Sign Face w/ Siding & trim colors to match building, and
2" Cap Stones - Top and Bottom

A New Building For:
Primrose School Franchising Company
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Atlanta , Ga 30339-5640
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(206)-350-0593 Fax
child.design@mindspring.com

Site:
Primrose School of Hardin Valley
2326 Cherahala Blvd.
Hardin Valley, TN

Building Type:
2020 TN-L

Drawing Title:
EXTERIOR
ELEVATIONS

Date: 3/17/2020
Drn: DWS
Ckd: MDP

Drawing Number:
A-4c

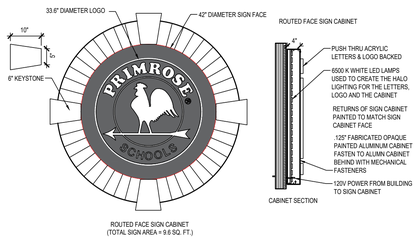
Issue Date:

EXTERIOR COLOR SCHEDULE

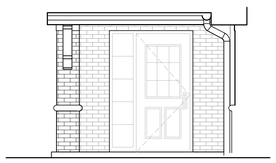
TRASH ENCLOSURE GATES (POST & HINGES)	COBBLE STONE JH40-10 (BM HC-176 OR SW9173) (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
EXTERIOR WD. TRIM, EXTERIOR DOORS, FRAMES, LOUVERS, CUPOLA WALLS, GUTTERS AND AND DOWNSPOUTS, SOFFITS.	TO MATCH HARDIE TRIM COBBLE STONE JH40-10 (BM HC-176 OR SW9173)
EXTERIOR HARDIE TRIM, FASCIA, FRIEZE	COBBLE STONE JH40-10 (BM HC-176 OR SW9173)
WINDOWS	BEIGE OR ALMOND ALUMINUM/VINYL
BRICK:	MERIDIAN CONCORD MODULAR GROUT: BUFF COLORED MORTAR
FIBERGLASS SHINGLES:	MANUF.: GAF STYLE: TIMBERLINE, HD or CERTAINTEED LANDMARK - LIFETIME WARRANTY COLOR: WEATHERED WOOD
NOTE: ALL ROOF MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH ROOF COLOR	
STANDING SEAM ROOF:	AEP-SPAN SNAPSEAM - 12" COLOR = DARK BRONZE
BOARD AND BATON SIDING:	HARDIE - ARCTIC WHITE

CONSTRUCTION NOTES:

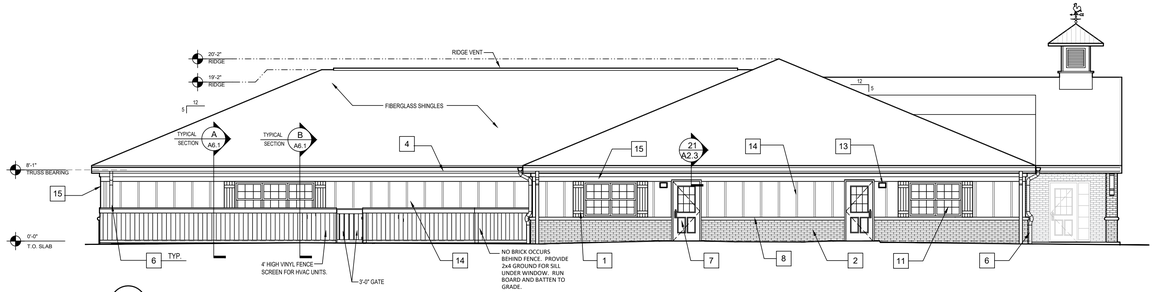
1. VINYL SHUTTERS- SEE WINDOW SCHEDULE FOR SIZES.
2. BRICK: SEE EXTERIOR COLOR ABOVE FOR MANUF.
3. CUPOLA WITH WEATHER VANE, SEE SPECIFICATIONS SECTION OF DRAWINGS. PAINT CUPOLA WALLS AND LOUVERS PER EXTERIOR FINISH SCHEDULE. DARK BRONZE STANDING SEAM ROOF. (EPOXY ROOSTER)
4. EXTRUDED ALUMINUM 6" WIDE GUTTERS WITH SPIKE & FERRILE AT 36" O.C. OGEE PROFILE. CONNECT 4"DIA. DOWNSPOUTS TO UNDERGROUND STORM SYSTEM.
5. BRICK SOLDIER COURSE
6. EXTRUDED ALUMINUM 3" WIDE DOWNSPOUTS TO UNDERGROUND STORM SYSTEM.
7. H.M. INSUL. EXTERIOR DOOR AND FRAME - SEE DOOR SCHEDULE
8. ROUNDED PRECAST SILL - NATURAL WHITE COLOR
9. STANDING SEAM ROOF ON METAL FRAME
10. 22" OR 36" DIAMETER VENT LOUVERS. PROVIDE PAINTABLE UNIT AND PAINT PER SCHEDULE. SIZE AND HEIGHT AS SHOWN ON ELEVATIONS.
11. ALUMINUM SINGLE HUNG WINDOWS WITH CLEAR GLASS (SEE ELEV. SHEET A2.1)
12. FIXED ALUMINUM WINDOWS WITH TINTED GLASS. (SEE ELEVATIONS SHEET A2.1)
13. WALL MOUNTED LIGHT FIXTURE, TYP. AT EACH EXTERIOR DOOR. SEE LIGHT FIXTURE SCHEDULE. FLUSH TOP TO BOT OF SOFFIT OR 80" MIN AFG.
14. HARDIE BOARD AND BATON SIDING
15. HARDIE 1X TRIM
16. 6" REFLECTORIZED ADDRESS NUMBERS - 6" BLACK



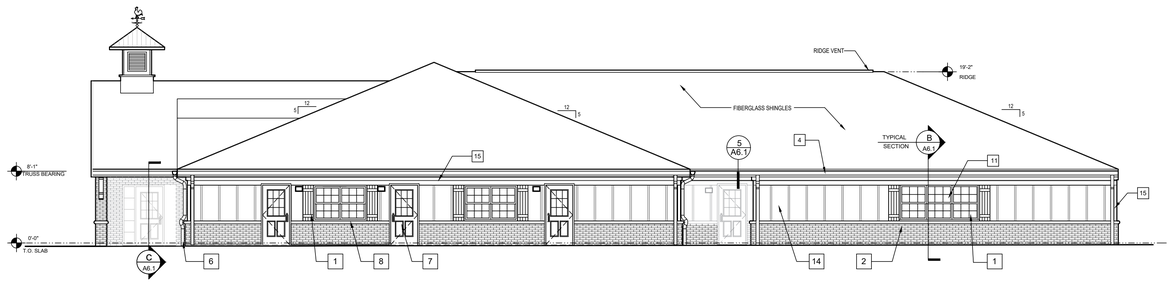
1 WALL MOUNTED LOGO SIGN
N.T.S.



2 ENLARGED ENTRY. ELEV. N.T.S.

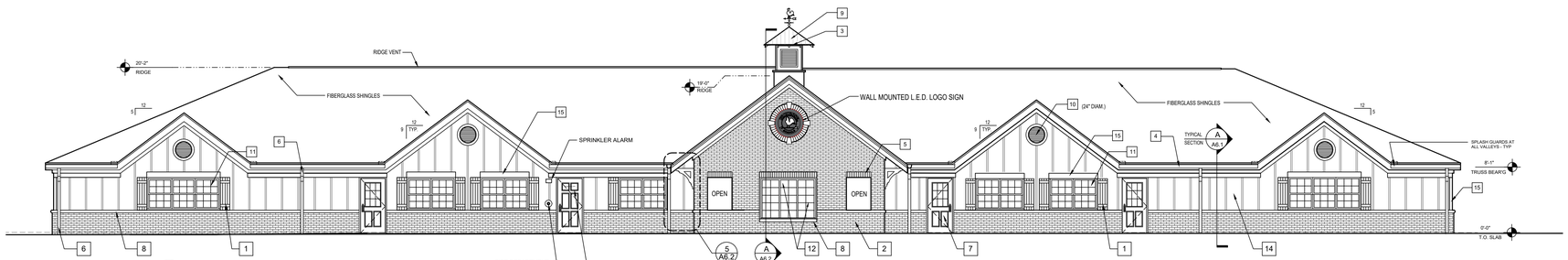


A WEST ELEVATION 1/8"=1'-0"

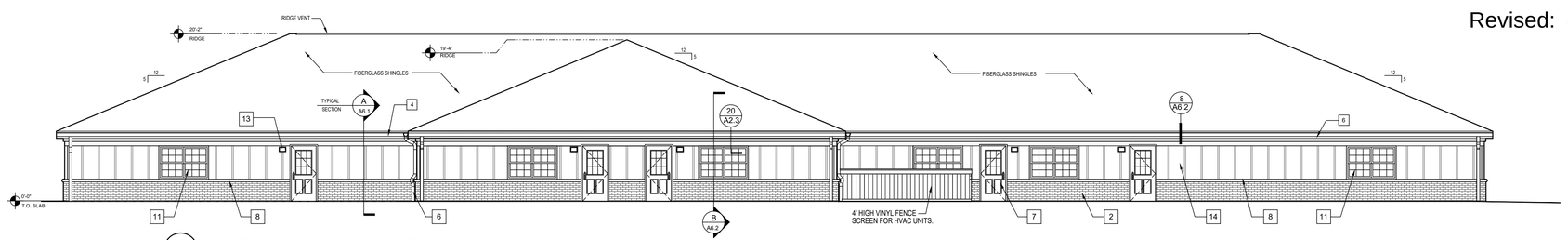


B EAST ELEVATION 1/8"=1'-0"

NOTES:
1. ALL EXTERNAL SERVICES (I.E. ELECTRICAL CONDUITS, GAS LINES METERS, ETC.) ARE TO BE PAINTED TO MATCH BUILDING. ALSO, CONDUIT RUNS AND SERVICE LINES SHOULD BE GROUPED TOGETHER IN A NEAT AND ORDERLY MANNER. SERVICE LINES SHOULD PENETRATE THE WALL AT THE LOWEST POINT, AND ARE NOT TO BE RUN OVER THE TOP OF THE PARAPET.
2. THE PROPERTY OWNER AND CONTRACTOR ARE RESPONSIBLE FOR ENSURING THAT ALL CONDUITS AND JUNCTION BOXES FOR SECURITY CAMERAS AND ANY OTHER EXTERNAL EQUIPMENT ARE FULLY CONCEALED WITHIN THE BUILDING CONSTRUCTION.
3. ALL STACK VENTS, EXHAUST FANS AND ROOF TOP EQUIPMENT TO BE AT THE INTERIOR SIDE OF THE ROOF AND SHOULD BE SCREENED FROM NEAR BY STREETS AND NEIGHBORING SITE VISIBILITY.
4. NOTE: ALL GROUND MOUNTED CONDENSER UNITS MUST BE FULLY ENCLOSED SCREEN FOR SCREENING AND SUPPLEMENTED WITH LANDSCAPE PLANTINGS.



C SOUTH ELEVATION 1/8"=1'-0"



D NORTH ELEVATION 1/8"=1'-0"

5-M-20-UR
Revised: 4/29/2020

A New Building For:
Primrose School Franchising Company
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Atlanta , Ga 30339-5640
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P.O. BOX 1365
GULF SHORES, AL 36547
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(206)-350-0593 Fax
child.design@mindspring.com

MARK D. PAVEY REGISTERED ARCHITECT STATE OF TENNESSEE

Site:
Primrose School of Hardin Valley
2326 Cherahala Blvd.
Hardin Valley, TN

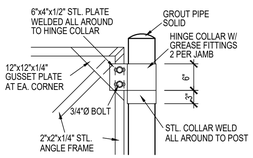
Building Type:
2020 TN-L

Drawing Title:
EXTERIOR ELEVATIONS

Date: 3/17/2020
Drn: DWS
Ckd: MDP

Drawing Number:
A-4

Issue Date:



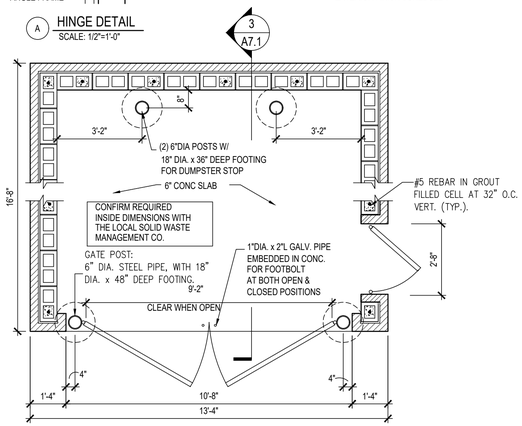
A HINGE DETAIL
SCALE: 1/2"=1'-0"

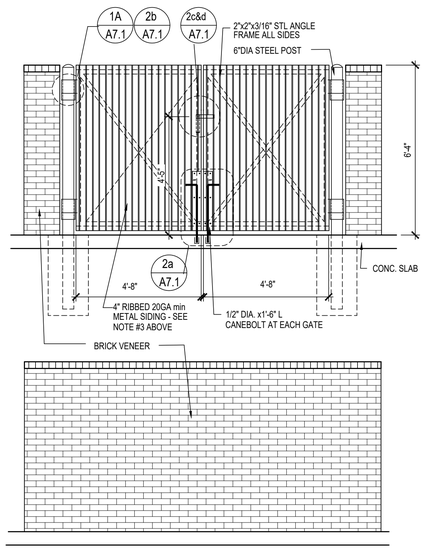
GEN. NOTES

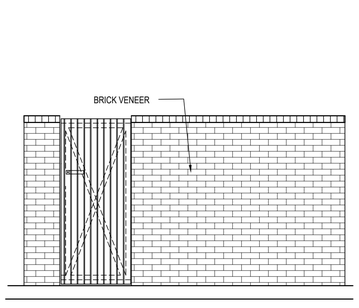
1.) 6"DIA STEEL POSTS SHALL BE SET A MINIMUM OF 36" INTO CONCRETE.

2.) BRICK COLOR TO MATCH THE BRICK ON THE BUILDING, U.N.O.

3.) PAINT DUMPSTER GATE, POST, HINGES AND ACCESSORIES AS SPECIFIED ON "EXTERIOR FINISH SCHEDULE".



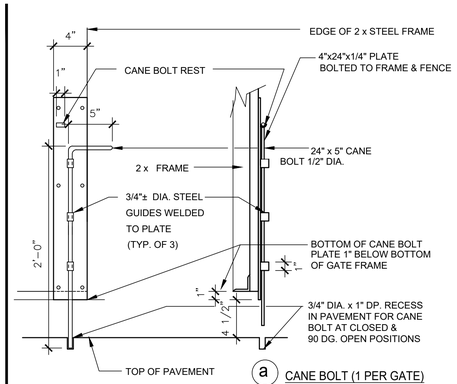




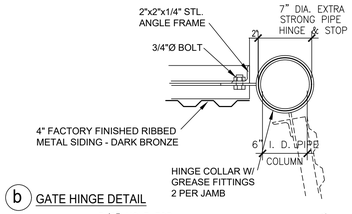
REAR ELEVATION (LEFT SIDE ELEVATIONS ARE SIMILAR)

RIGHT SIDE ELEVATION

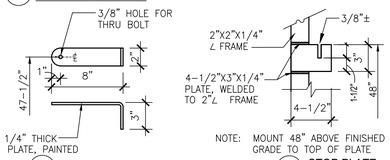
1 DUMPSTER PLAN & ELEVATION 3/8"=1'-0"



a CANE BOLT (1 PER GATE)



b GATE HINGE DETAIL

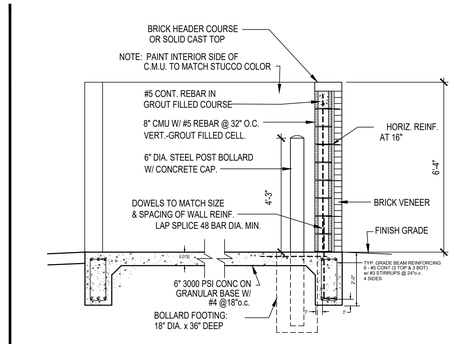


c SWING LATCH

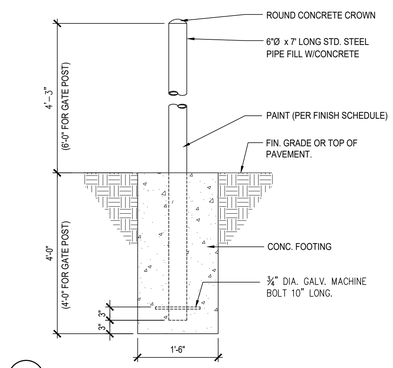
d STOP PLATE

2 HARDWARE DETAILS N.T.S.

PS-MS14

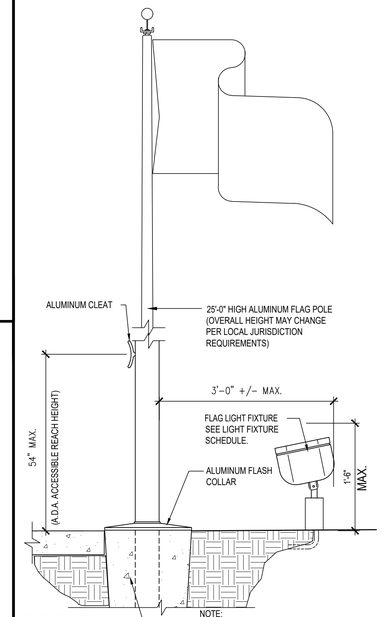


3 DUMPSTER SECTION 3/8"=1'-0"



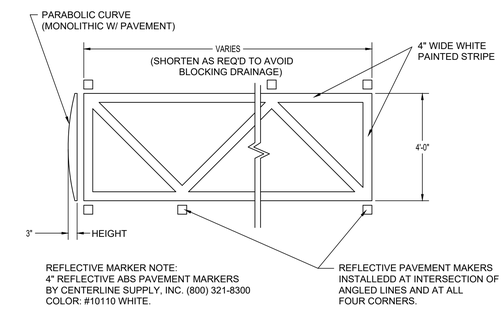
4 BOLLARD (OR GATE POST) DETAIL 3/4"=1'-0"

PS-BOL01



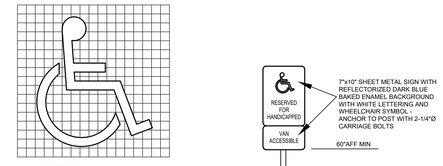
5 FLAG POLE DETAIL 1'=1'-0"

PR-DL01



6 SPEED REDUCER DTL 3/8"=1'-0"

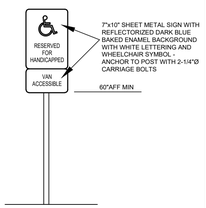
7 NOT USED



SYMBOL DETAIL
NOT TO SCALE

SIGNS MAY BE CENTERED ON WALL AT INTERIOR END OF PARKING SPACE AT MIN. 36" ABOVE PARKING SPACE FINISH GRADE, GROUND OR SIDEWALK.

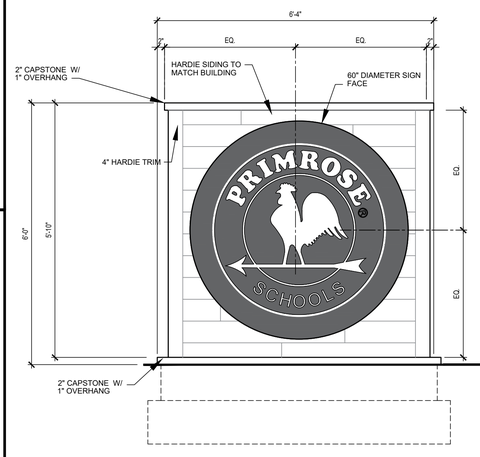
IN ADDITION TO SIGN, ACCESSIBLE STALLS SHALL BE OUTLINED IN BLUE AND A VIEW OF THE WHEELCHAIR WITH OCCUPANT 36"x36" OUTLINED IN WHITE CENTERED IN THE SPACE



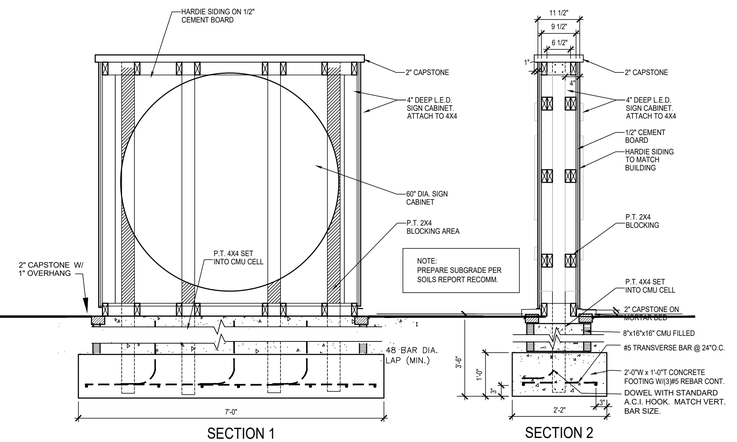
10 HC PARKING SIGN DETAIL NO SCALE

5-M-20-UR
Revised: 4/29/2020

SIGN AREAS (ONE SIDE)
LOGO - 24"DIA =19.6 S.F.
OVERALL STRUCTURE= 54 SF



ELEVATION



SECTION 1

SECTION 2

8 MONUMENT SIGN ELEVATION N.T.S.

Children's Design Group
Mark D. Pavey, A.I.A. - Architect
PO BOX 1365
GULF SHORES, AL 36547
(334)-546-3624
(206)-350-0593 Fax
child.design@mindspring.com

A New Building For:
Primrose School Franchising Company
3200 Windy Hill Road SE - Suite 1200 E
Atlanta , Ga 30339-5640

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Site:
Primrose School of Hardin Valley
2326 Cherahala Blvd.
Hardin Valley, TN

Building Type:
2020 TN-L

Drawing Title:
SITE DETAILS

Date: 4/28/2020
Drn: DWS
Ckd: MDP

Drawing Number:
A7.1

Issue Date: