

EARTHWORK SPECIFICATIONS:

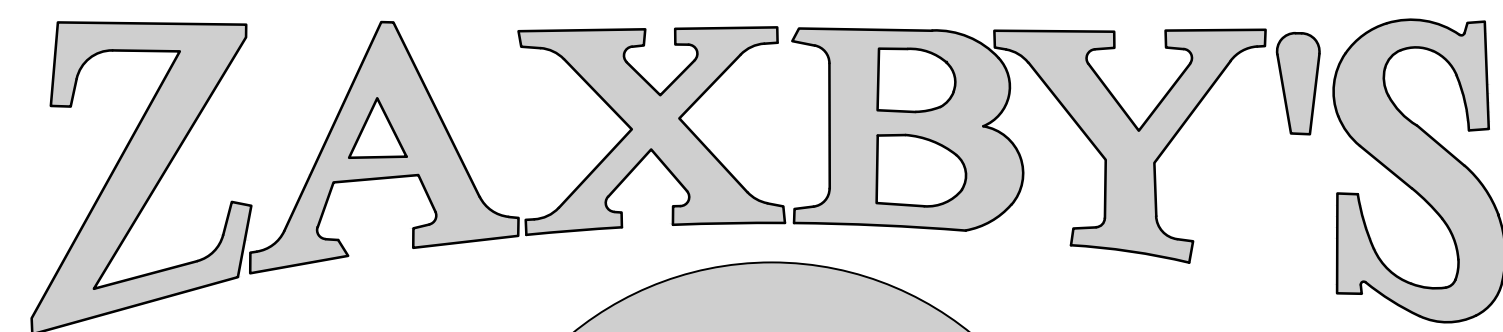
1. CLEARING AND GRUBBING
 - 1.1. CLEARING AND GRUBBING SHALL CONSIST OF CLEARING THE SURFACE OF THE GROUND OF THE DESIGNATED AREAS OF ALL TREES, LOGS, SNAGS, BRUSH, UNDERGROWTH, HEAVY GROWTH OF GRASS, WEEDS, FENCE STRUCTURES, DEBRIS AND RUBBISH OF ANY NATURE, NATURAL OBSTRUCTIONS SUCH AS OBSTRUCTIONAL SOIL MATERIAL UNSATISFACTORY FOR FOUNDATIONS. IT SHALL ALSO CONSIST OF GRUBBING OF STUMPS, ROOTS FOUNDATIONS AND DISPOSAL OF ALL SUCH MATERIAL. ALL HOLES REMAINING AFTER THE GRUBBING OPERATION IN EMBANKMENT AREAS AND IN EXCAVATION AREAS LESS THAN TWO (2) FEET IN DEPTH, SHALL HAVE SIDES BROKEN DOWN AND LEVELED IF NECESSARY TO FLATTEN OUT SLOPES, REFILED WITH ACCEPTABLE MATERIAL THAT IS PROPERLY COMPACTED IN LAYERS BY TAMPERS, ROLLERS OR CONSTRUCTION EQUIPMENT.
 - 1.2. BURNING ON SITE IS NOT PERMITTED WITHOUT WRITTEN APPROVAL OF THE LOCAL GOVERNING AUTHORITIES HAVING JURISDICTION
2. EXISTING TREES AND AREA OUTSIDE OF GRADING LIMITS LINE
 - 2.1. TREES AND VEGETATION TO BE SAVED SHALL BE PROTECTED FROM DAMAGE BY A FENCE BARRICADE PRIOR TO, OR DURING, CLEARING OPERATIONS. TREES TO BE SAVED SHALL BE DESIGNATED BY THE OWNER. NO TREES ARE TO BE REMOVED FROM THE AREA OUTSIDE THE LIMITS OF GRADING OR FROM SPECIFICALLY DESIGNATED AREAS WITHIN THE CONSTRUCTION AREAS. IF, IN THE OPINION OF THE ENGINEER, A CONTRACTOR DAMAGES A TREE NOT TO BE REMOVED, THE CONTRACTOR WILL BE FINED A PREDETERMINED AMOUNT FOR EACH DAMAGED TREE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ALL COSTS ASSOCIATED IN REMOVING THE DAMAGED TREES FROM THE SITE.
3. FILL
 - 3.1. ALL VEGETATION SUCH AS ROOTS, BRUSH, HEAVY GROWTH OF GRASS, TOPSOIL, ALL DECAYED VEGETABLE MATTER, RUBBISH, AND OTHER UNSUITABLE MATERIAL WITHIN THE AREA UPON WHICH FILL IS TO BE PLACED SHALL BE STRIPPED OR BE OTHERWISE REMOVED BEFORE THE FILL OPERATION IS STARTED. IN NO CASE SHALL UNSUITABLE MATERIAL REMAIN IN OR UNDER THE FILL AREA. SLOPED GROUND SURFACE STEEPER THAN ONE VERTICAL TO FOUR HORIZONTAL, ON WHICH FILL IS TO BE PLACED, SHALL BE PLACED, STEPPED OR BENCHED IN SUCH A MANNER THAT THE FILL TO BE PLACED SHALL BE 97 PERCENT OF THE MAXIMUM LABORATORY DRY DENSITY ACCORDING TO STANDARD PROCTOR (ASHSTO T99, ASTM D-698), MOISTURE CONTENT SHALL BE WITHIN 3 PERCENT OF THE OPTIMUM MOISTURE CONTENT. PRIOR TO FILL THE AREAS TO BE FILLED OR ON WHICH STRUCTURES ARE TO BE PLACED, A LOADED DUMP TRUCK OR OTHER RUBBER Tired EQUIPMENT SHALL BE USED PROOF ROLLING, OVERLAPPING PASSES OF A VEHICLE SHOULD BE MADE ACROSS THE SITE IN ONE DIRECTION AND THEN PERPENDICULAR TO THE ORIGINAL DIRECTION OF ROLLING.
 - 3.2. ANY YIELDING, PUMPING OR SOFT AREAS SHOULD BE CUT OUT AND REPLACED WITH FILL COMPACTED AS DESCRIBED HEREIN.
 - 3.3. THE PROPOSED FILL SHOULD BE LIMITED TO SOILS CLASSIFIED IN ACCORDANCE WITH ASTM D-2487 AS GM, GC, SW, SM, SC, ML AND CL SOIL CLASSIFIED AS PT, OH, OL, CH AND MH ARE NOT SATISFACTORY AS COMPACTED FILL.
 - 3.4. FILLS AND EMBANKMENTS SHALL BE CONSTRUCTED AT THE LOCATIONS AND TO THE LINES AND GRADES INDICATED ON CONSTRUCTION PLANS. THE SLOPE SHALL NOT EXCEED 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL. (3 FOOT HORIZONTAL TO 1 FOOT VERTICAL IN THE PUBLIC RIGHT OF WAY) THE COMPLETED FILL SHALL CORRESPOND TO THE SHAPE OF THE TYPICAL SECTIONS INDICATED ON THE CONSTRUCTION PLANS. MATERIAL REMOVED FROM THE EXCAVATION SHALL BE USED IN FORMING THE FILL. FILL MATERIAL SHALL BE REASONABLY FREE FROM ROOTS, OTHER ORGANIC MATERIAL, TRASH AND STONES HAVING MAXIMUM DIMENSIONS GREATER THAN 6 INCHES (4 INCHES IN TRENCHES FOR UTILITIES). NO FROZEN MATERIAL WILL BE PERMITTED IN THE FILL. STONES HAVING A MAXIMUM DIMENSION OF 4 INCHES WILL NOT BE PERMITTED IN THE UPPER SIX INCHES OF FILL ON EMBANKMENT OR UTILITY TRENCH. THE MATERIAL SHALL BE PLACED IN SUCCESSIVE HORIZONTAL LAYERS NOT MORE THAN 8 INCHES THICK, UNLESS OTHERWISE NOTED, IN LOOSE DEPTH FOR THE WIDTH OF THE CROSS-SECTION AND SHALL BE COMPACTED TO AT LEAST 97 PERCENT OF THE MAXIMUM LABORATORY DRY DENSITY ACCORDING TO STANDARD PROCTOR (ASTM D-698, ASHSTO T-99). MOISTURE SHALL BE WITHIN 3 PERCENT OF THE OPTIMUM MOISTURE CONTENT. THE TOP 12 INCHES OF THE PAVING, PARKING AND/OR ROADWAY SUB-GRADE SHALL BE COMPACTED TO 97 PERCENT OF THE MAXIMUM DRY DENSITY (STANDARD PROCTOR). EACH LIFT SHALL BE ROLLED WITH A VIBRATORY ROLLER, A SHEEPSFOOT ROLLER, OR A LOADED RUBBER Tired DUMP TRUCK, SCRAPER OR LOADER. IF THE SOIL IS TOO DRY, A WATER TRUCK WITH SPRAY BAR OR SPRAY HOSE SHALL BE USED TO BRING THE SOIL TO THE PROPER MOISTURE RANGE. THE WATER SHALL BE THOROUGHLY AND PROPERLY MIXED WITH THE SOIL PRIOR TO COMPACTION.
 - 3.5. STORM DRAIN PIPES SHALL BE PLACED ON FIRM BOTTOM AND HAND TAMPED TO SAFE UP THE PIPE. A CUSHION OF SOIL SHALL BE TAMPED ABOVE THE CROWN OF THE PIPE IN ACCORDANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS SO THAT THE HEAVIER COMPACTION EQUIPMENT CAN THEN BE USED TO BRING THE SOIL TO A DENSITY AS DESCRIBED ABOVE FOR FILL AREAS.
 - 3.6. IF SOILS INVESTIGATION REPORT IS PROVIDED, THEN FOLLOW THE RECOMMENDATIONS OF THE REPORT IF THEY EXCEED THE RECOMMENDATIONS OF THESE SPECIFICATIONS.
4. TOPSOIL
 - 4.1. UNLESS OTHERWISE SPECIFIED, AREAS DESIGNATED FOR GRADING OPERATIONS THAT CONTAIN A BLANKET OF TOPSOIL SHALL BE STRIPPED AND PLACED IN CONVENIENT STOCKPILES FOR LATER USE AS A TOPSOIL BLANKET ON THE NEW GRADED AREAS SPECIFIED HEREIN, OR AS DESIGNATED. TOPSOIL SHALL BE STRIPPED FROM ALL AREAS DESIGNATED TO RECEIVE FILL. THE STRIPPING OF MATERIAL FOR TOPSOIL SHALL BE CAREFULLY DETERMINED AND ONLY THE QUANTITY REQUIRED SHALL BE STOCKPILED. MATERIAL STOCKPILED SHALL BE STORED IN A SATISFACTORY MANNER TO AFFORD PROPER DRAINAGE. WHEN GRADING OPERATIONS PERMIT, INSTEAD OF STOCKPILING, THE TOPSOIL SHALL BE HAULED AND SPREAD DIRECTLY ON THE AREAS DESIGNATED TO RECEIVE TOPSOIL.
5. ROCK EXCAVATION
 - 5.1. IF ROCK IS ENCOUNTERED, CLEAR AWAY EARTH TO EXPOSE MATERIAL, NOTIFY OWNER AND RECEIVE WRITTEN INSTRUCTIONS PRIOR TO EXCAVATION. REMOVE ROCK TO A DEPTH OF 6 INCHES BELOW AND 8 INCHES ON EACH SIDE OF PIPES IN TRENCHES. A MEASUREMENT OF EXTENT OF ROCK TO BE REMOVED SHALL BE MADE. ROCK EXCAVATION SHALL BE PAID FOR IN ACCORDANCE WITH AGREEMENT WITH THE OWNER.

NOTE:
A PRE-CONSTRUCTION CONFERENCE WILL BE REQUIRED PRIOR TO ISSUANCE OF A PERMIT. PLEASE CONTACT THE DEPARTMENT OF ENGINEERING (215-2148) TO SCHEDULE THE PRE-CONSTRUCTION CONFERENCE ONCE THE INSTALLATION OF THE EROSION AND SEDIMENT CONTROLS HAS BEEN CERTIFIED.

CONSTRUCTION NOTES:

1. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO COVER A COMPLETE PROJECT, READY TO USE, AND ALL ITEMS NECESSARY FOR A COMPLETE AND WORKABLE JOB SHALL BE FURNISHED AND INSTALLED. ANY DISCREPANCY SHALL BE IMMEDIATELY REPORTED TO THE OWNER OR HIS REPRESENTATIVE.
2. NOTIFY THE INSPECTOR OF THE LOCAL GOVERNING AUTHORITY 24 HOURS BEFORE EVERY PHASE OF CONSTRUCTION.
3. ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR, AT HIS EXPENSE, UNLESS ALREADY OBTAINED BY THE OWNER.
4. THE CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF ALL UNDERGROUND UTILITIES AND APPURTENANCES TO MINIMIZE DISTURBING CURBING, PAVING, AND ALL OTHER UTILITIES.
5. THE EXISTING UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE DRAWINGS. THE UTILITIES SHOWN ARE THOSE LOCATED BY THE SURVEYOR OF RECORD. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE UTILITIES SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR CONSENT OF THE ENGINEER AND THE MUNICIPALITY MAY CAUSE FOR THE WORK TO BE UNACCEPTABLE.
6. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER.
7. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
8. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
9. THE CONTRACTOR SHALL PROVIDE SHEETING AND SHORING FOR ALL TRENCH CONSTRUCTION IN ACCORDANCE WITH OSHA GUIDELINES.
10. ALL PIPE LENGTHS SHOWN ARE TO THE CENTERLINE OF THE STRUCTURES UNLESS SPECIFICALLY NOTED.
11. PIPES (STORM AND SANITARY SEWER) SHALL BE LAID ON SMOOTH, CONTINUOUS GRADES WITH NO VISIBLE BENDS AT THE JOINTS.
12. BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUM REQUIRED FOR RELATIVELY DRY STABLE EARTH CONDITIONS. ADDITIONAL BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES TO PROVIDE SUCH ADDITIONAL BEDDING AS REQUIRED TO PROPERLY CONSTRUCT WORK.
13. ALL STORM DRAINAGE INLET STRUCTURES SHALL HAVE METAL RING AND COVER FOR ACCESS.
14. ALL ANGLES SHOWN ARE 90 DEGREES UNLESS SHOWN OTHERWISE.
15. ALL GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY DIMENSIONS, GRADES, AND EXISTING ELEVATIONS PRIOR TO CONSTRUCTION.
16. CONCRETE CURBS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS SHOWN ON PLANS. MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO STATE D.O.T. STANDARD SPECIFICATIONS.
17. ALL CONCRETE SHALL HAVE 3000 PSI COMPRESSIVE STRENGTH AFTER 28 DAYS, WITH A MAXIMUM SLUMP OF FOUR (4) INCHES, UNLESS SPECIFIED OTHERWISE.
18. ALL EXPOSED CONCRETE SHALL HAVE A FINE HAIR BROODED FINISH.
19. PARKING AND DRIVEWAY BASE COURSE AND ASPHALTIC CONCRETE SURFACE AND PRIME MATERIALS, EQUIPMENT, METHODS FOR CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO STATE D.O.T. STANDARD SPECIFICATIONS.
20. CONTRACTOR TO FIELD VERIFY ALL STORM, SANITARY, WATER AND OTHER UTILITIES LOCATIONS AND INVERTS PRIOR TO INSTALLATION OF ANY UTILITIES. NOTIFY ENGINEER PRIOR TO PROCEEDING WITH ANY WORK IF DISCREPANCIES FOUND.
21. CONTRACTOR SHALL USE CONCRETE THRUST BLOCKS FOR INSTALLATION OF WATER MAINS.
22. ALL DIMENSIONS ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
23. A PRE-CONSTRUCTION CONFERENCE WILL BE REQUIRED PRIOR TO ISSUANCE OF A PERMIT. PLEASE CONTACT THE DEPARTMENT OF ENGINEERING (215-2148) TO SCHEDULE THE PRE-CONSTRUCTION CONFERENCE ONCE THE INSTALLATION OF THE EROSION AND SEDIMENT CONTROLS HAS BEEN CERTIFIED BY THE ENGINEER.
24. MPC WILL BE REQUIRED TO SIGN OFF ON THE DESIGN PLANS PRIOR TO ISSUANCE OF A SITE DEVELOPMENT PERMIT. PLEASE COORDINATE.

SITE DEVELOPMENT PLANS



FOR

TEDS PROPERTIES 2, LLC

2936 MILLER PLACE WAY, KINZEL WAY,

KNOXVILLE, TN

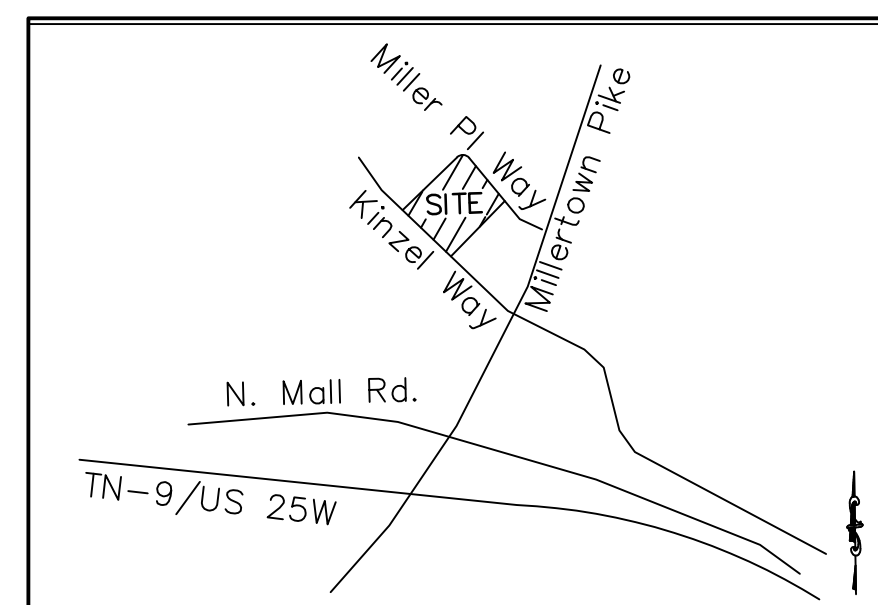
CITY OF KNOXVILLE

PARCEL No.: 059EA002 & 059EA003

CITY CLOCK: 33970

CITY WARD: 33

DECEMBER 22, 2016



LOCATION MAP
SCALE: N.T.S.

PROJECT NOTES:

OWNER / DEVELOPER:
TEDS Properties 2, LLC
5513 River Point Cove Rd
Knoxville, TN 37919
Contact: Dennis Strange
Tel.: (706) 499-5131

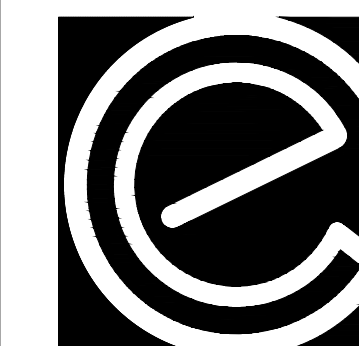
ENGINEER:
Carter Engineering Consultants, Inc.
3651 Mars Hill Road
Suite 2000
Watkinsville, Georgia 30677
Contact: Mark Campbell, P.E.
Tel.: (770) 725-1200
e-mail: mark@carterengineering.net

SHEET INDEX

SHEET No.	DESCRPTION
1	COVER
2	EXISTING CONDITIONS & DEMO PLAN
3	SITE PLAN
4	UTILITY PLAN
5	GRADING AND DRAINAGE PLAN
6	SWPPP PHASE I
7	SWPPP PHASE II
8	SWPPP PHASE III
9	SWPPP DETAILS
10	STANDARD DETAILS
11	PIPE PROFILES
12	WATER QUALITY UNIT DETAILS
13	MENU BOARD DETAILS
14	CANOPY DETAILS
15	ADA ACCESS PLAN
16	ADA DETAILS
17	LANDSCAPE PLAN
18	OUTDOOR LIGHTING PLAN
19	TRUCK TURNING PLAN

REVISION BLOCK

REV. NO.	DATE	DESCRIPTION
C	03/09/17	ADD W.Q. PER CITY
D	04/10/17	ADDRESS CITY COMMENTS
E	04/11/17	BID SET
F	04/26/17	ADDRESS ENGINEERING COMMENTS
G	05/19/17	ADDRESS MPC COMMENTS



Carter Engineering Consultants, Inc.
3651 Mars Hill Road
Suite 2000
Watkinsville, GA 30677
P: 770.725.1200
F: 706.559.7435
www.carterengineering.net



05/19/17

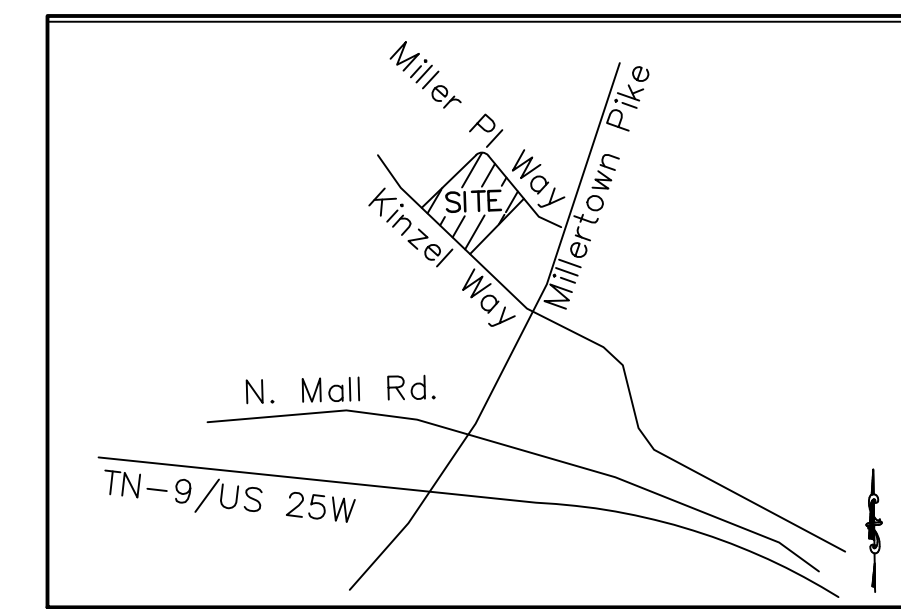
24-HOUR CONTACT: Dennis Strange (706) 499-5131

6-J-17-UR
Revised: 5/24/2017

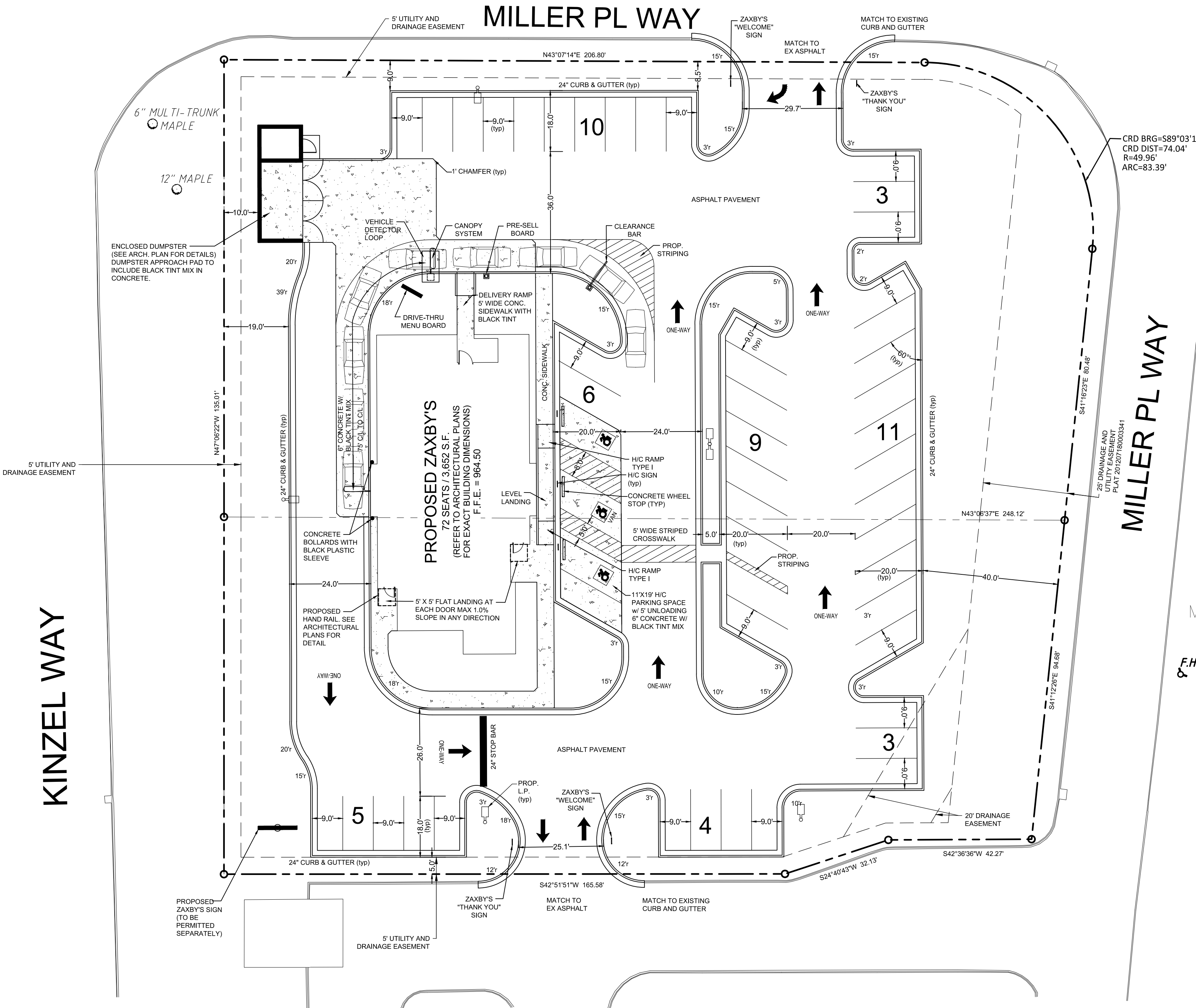
SITE DEVELOPMENT PLANS
OF



FOR
TEDS PROPERTIES 2, LLC
ZONED: SC-3
TOTAL SITE AREA: 1.35 ACRES
DISTURBED AREA: 1.26 ACRES



LOCATION MAP
SCALE: N.T.S.



MILLERTOWN II RETAIL PARTNERS, LLC
INST. NO. 20140992-0016728
PARCEL: 059EA003

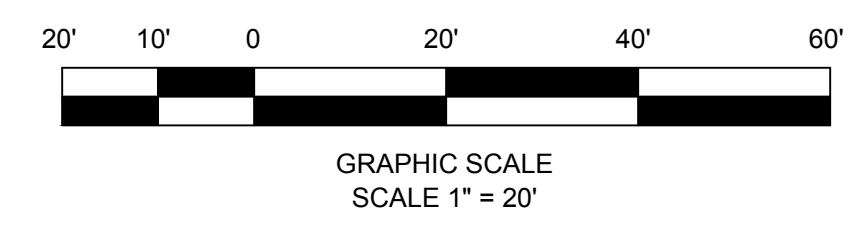
6-J-17-UR
Revised: 5/24/2017

PROJECT NOTES:
OWNER / DEVELOPER:
TEDS PROPERTIES 2, LLC
5513 River Point Cove Rd
Knoxville, TN 37919
Contact: Dennis Strange
Tel.: (706) 499-5131
ENGINEER:
Carter Engineering Consultants, Inc.
3651 Mans Hill Road, Suite 2000
Watkinsville, Georgia 30677
Contact: Mark Campbell, P.E.
Tel. (770) 725-1200
mark@cartereengineering.net
Property located at Kinzel Way, City Of Knoxville, Knox County TN
Current Zoning: SC-3
Setbacks: Front 25' Rear 0' Side 0'
Proposed use is a restaurant with drive-thru
Proposed building height is 20'
Boundary and topographical information obtained from field run survey by Vaughn & Melton dated:
November 11, 2016 Phone: (828) 253-2796
Project tract contains 1.35 acres, disturbed area = 1.26 acres
Contour interval is 1 foot. (NAVD 88)
The property shown hereon does not lie within a 100 year flood plain according to Flood Insurance
Rate Map # 4709303101G dated August 5, 2013.
The underground utilities shown hereon have been located from field information and existing
drawings. The surveyor nor engineer warrants that the underground utilities shown comprise all
such utilities in the area, either in service or abandoned. The surveyor nor engineer warrants that
the underground utilities shown are in the exact location indicated. The surveyor nor engineer has
physically located all the underground utilities.
It is the responsibility of the contractor to field locate all utilities prior to commencing work and
notify engineer if a discrepancy is found.
The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures
prior to commencement of storm and sanitary sewer construction.

UNDERGROUND UTILITIES DISCLAIMER
Information regarding the reputed presence, size, character and location of existing
underground utilities and structures related to underground utilities is shown hereon.
There is no certainty of the accuracy of this information and it shall be considered in
that light by those using this drawing. The location and arrangement of underground
utilities and structures related to underground utilities shown hereon may be
inaccurate and utilities and structures related to underground utilities not shown may
be encountered. The owner, his employees, his consultants and his contractors shall
hereby distinctly understand that the surveyor is not responsible for the correctness
or sufficiency of this information regarding the underground utilities and structures
related to underground utilities shown hereon.

SITE DATA:
TOTAL SITE AREA = 1.35 ACRES
BUILDING AREA = 3,847 S.F.
PROPOSED IMPERVIOUS AREA = 0.83 ACRES
PROPOSED IMPERVIOUS COVERAGE = 61.5 %
DISTURBED AREA = 1.26 ACRES

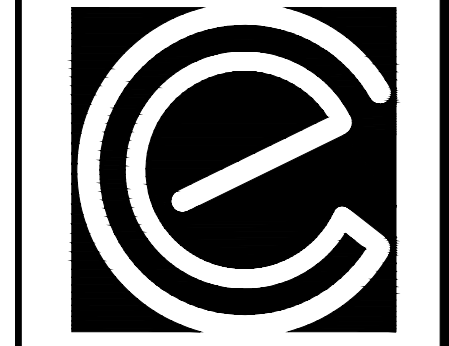
PARKING DATA:
PARKING SPACE REQUIRE:
TEN (10) PARKING SPACES PER EACH ONE THOUSAND (1,000)
S.F. OF GROSS FLOOR AREA
3,847 S.F. / 1000 * 10 = 38.47 = 38 SPACES REQUIRED
PARKING SPACES PROVIDED:
51 SPACES
(48 regular spaces provided)
(3 handicap spaces provided)



REVISION BLOCK:	#	DATE	DESCRIPTION
	A	12/22/16	INITIAL SUBMITTAL
	B	03/03/17	REVISED PER OWNER
	C	03/09/17	ADD W.D. PER CITY
	D	04/10/17	ADDRESS CITY COMMENTS
	E	04/11/17	BID SET
	F	04/28/17	ADDRESS ENGINEERING COMMENTS
	G	05/18/17	ADDRESS MPC COMMENTS



05/19/17



**CARTER
ENGINEERING
CONSULTANTS**

Carter Engineering Consultants, Inc.
3651 Mans Hill Road, Suite 2000
Watkinsville, GA 30677
P: 770.725.1200
F: 770.725.1204
www.cartereengineering.net

SITE DEVELOPMENT PLANS
for
TEDS PROPERTIES 2, LLC
KINZEL WAY, CITY OF KNOXVILLE, KNOX COUNTY TN

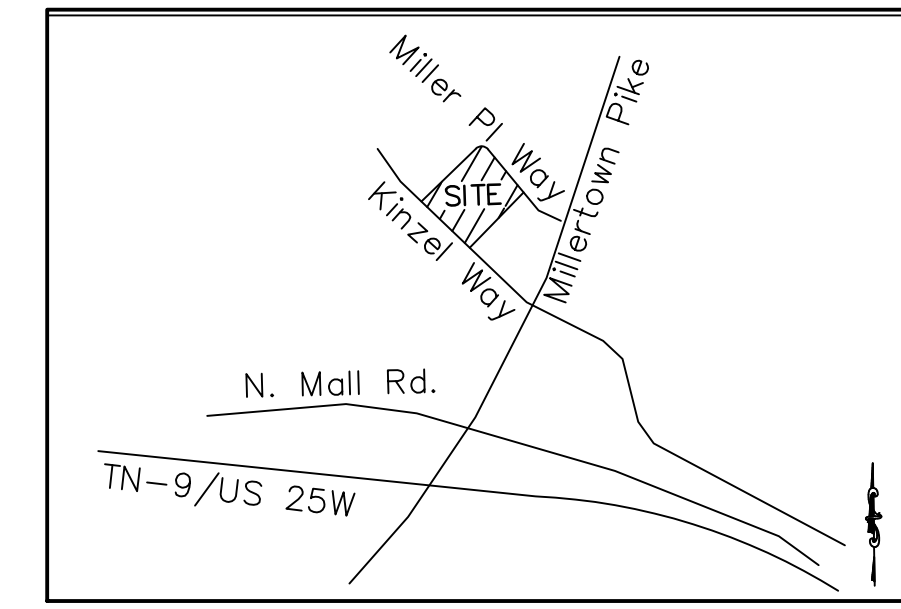
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ZAXBY'S

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
3

PROJECT NUMBER:
16325ZAX

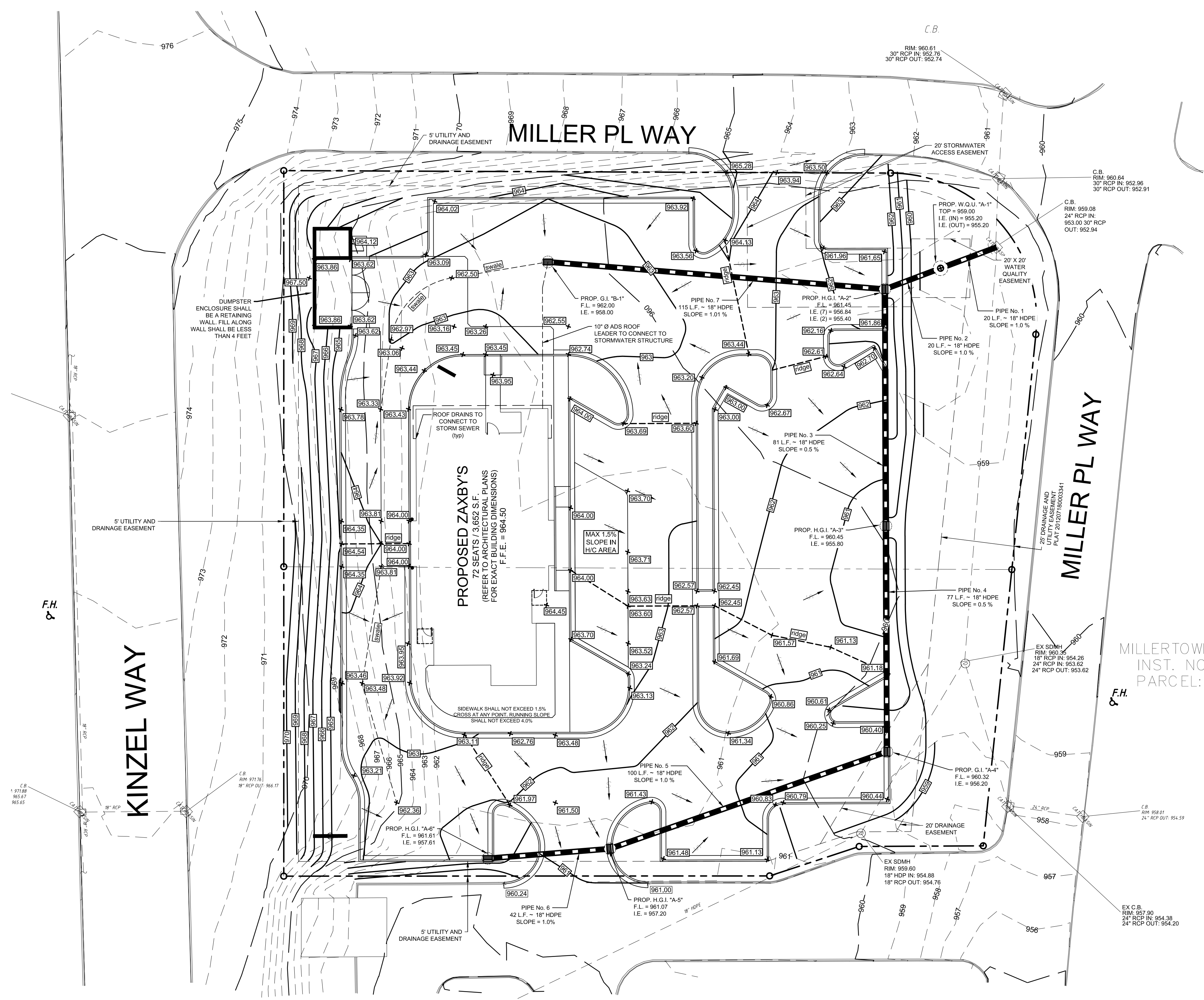
DATE:
12/22/16



LOCATION MAP
SCALE: N.T.S.

- STORM NOTES:**
- PROPOSED SITE DRAINS TO AN EXISTING STORMWATER CONVEYANCE SYSTEM AND OFF-SITE STORMWATER MANAGEMENT FACILITY.
 - THIS SITE HAS AN ALLOWABLE CN OF 94 PER THE HYDROLOGY REPORT FOR MILLERTOWN COMMERCIAL CENTER DATED 10/24/2011. THE ZAXBYS SITE PROPOSES A CN OF 84, THEREFORE, NO ADDITIONAL DETENTION IS PROVIDED FOR THIS SITE.
 - THIS SITE WILL PROVIDE AN AQUASHIELD AQUA SWIRL WATER QUALITY UNIT FOR WATER QUALITY PER CITY OF KNOXVILLE

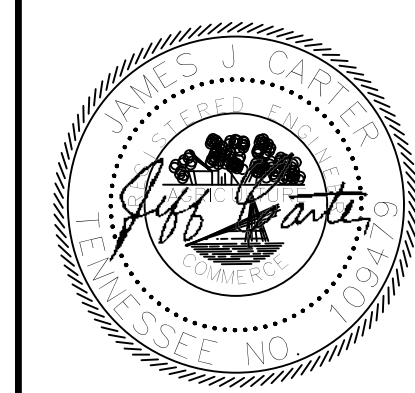
NOTE:
ALL CATCH BASINS AND AREA DRAIN GRATES, AND MANHOLE COVERS SHALL THE PERMANENTLY STAMPED WITH THE ENVIRONMENTAL MESSAGE "NO DUMPING, DRAINS TO RIVER"



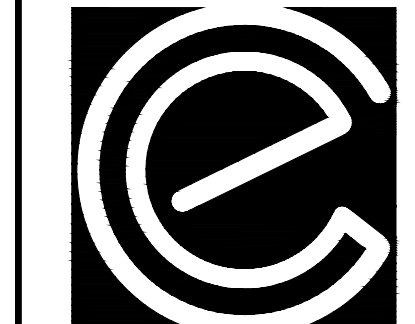
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05/19/17



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SITE DEVELOPMENT PLANS
for
TEDS PROPERTIES 2, LLC
KINZEL WAY, CITY OF KNOXVILLE, KNOX COUNTY TN

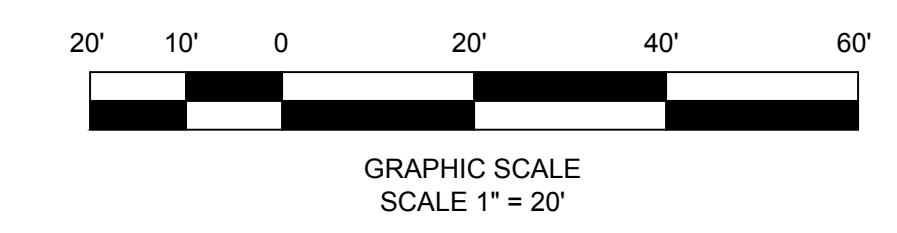
PROJECT NAME:
ZAXBY'S

SHEET TITLE:
GRADING AND DRAINAGE PLAN

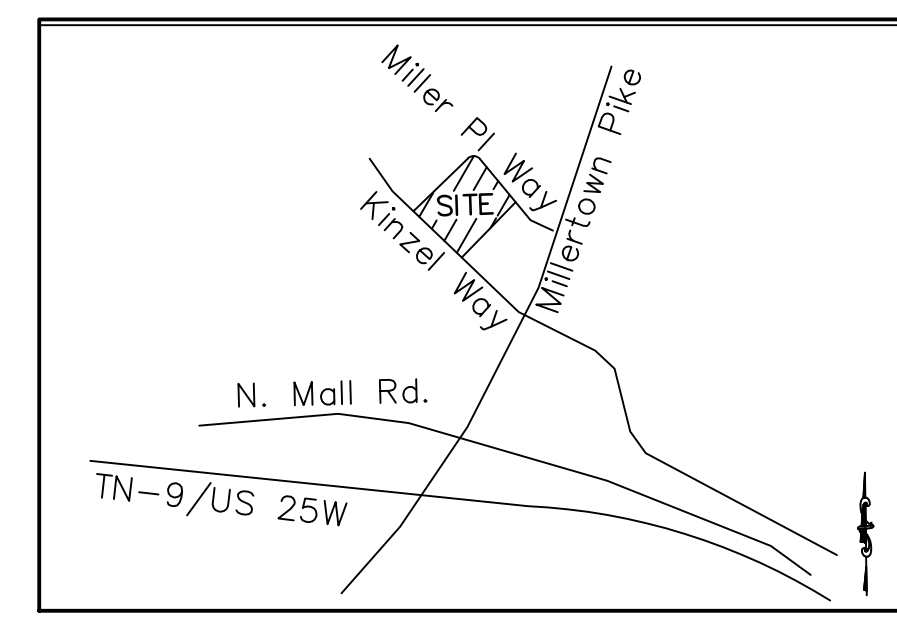
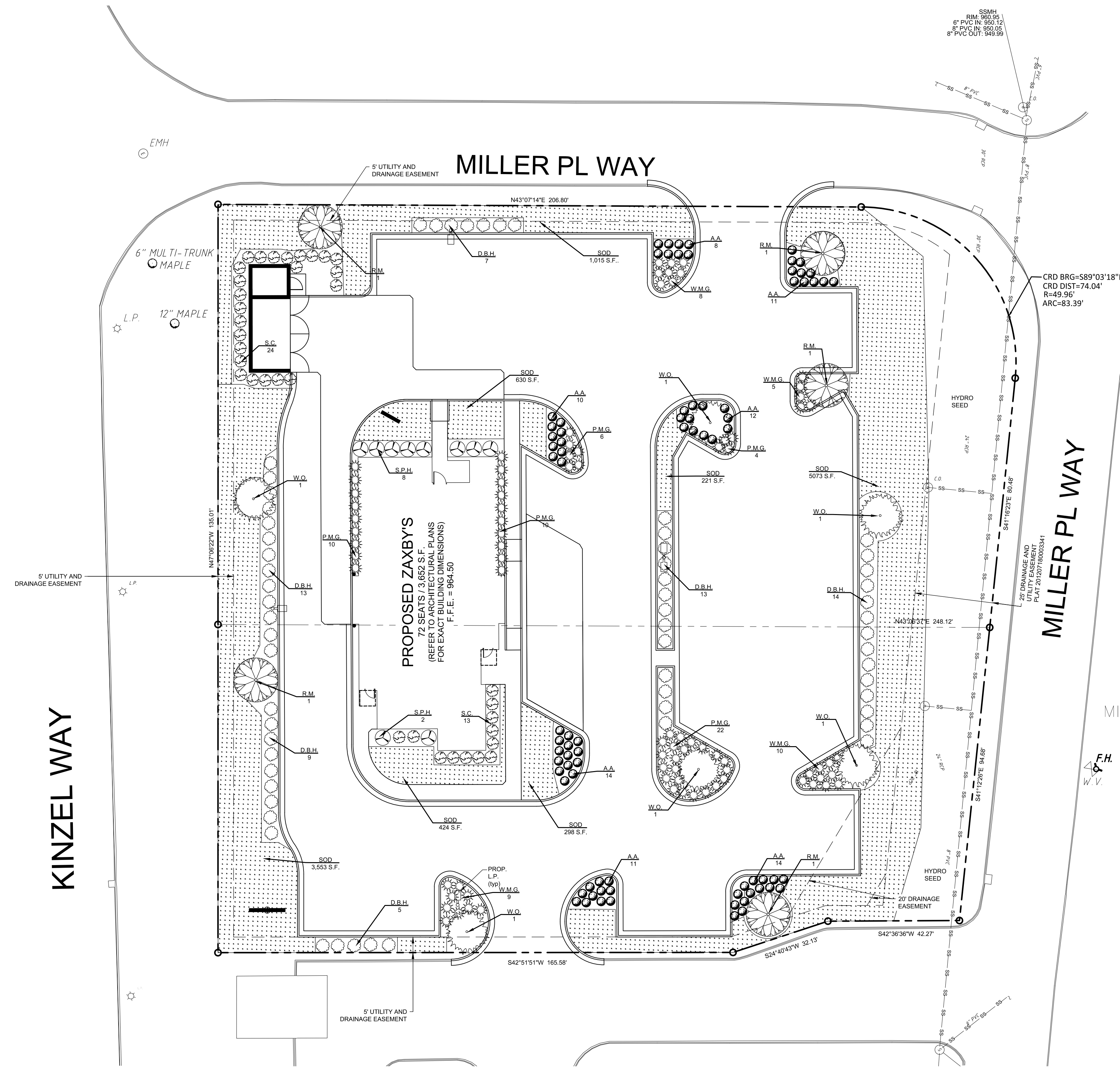
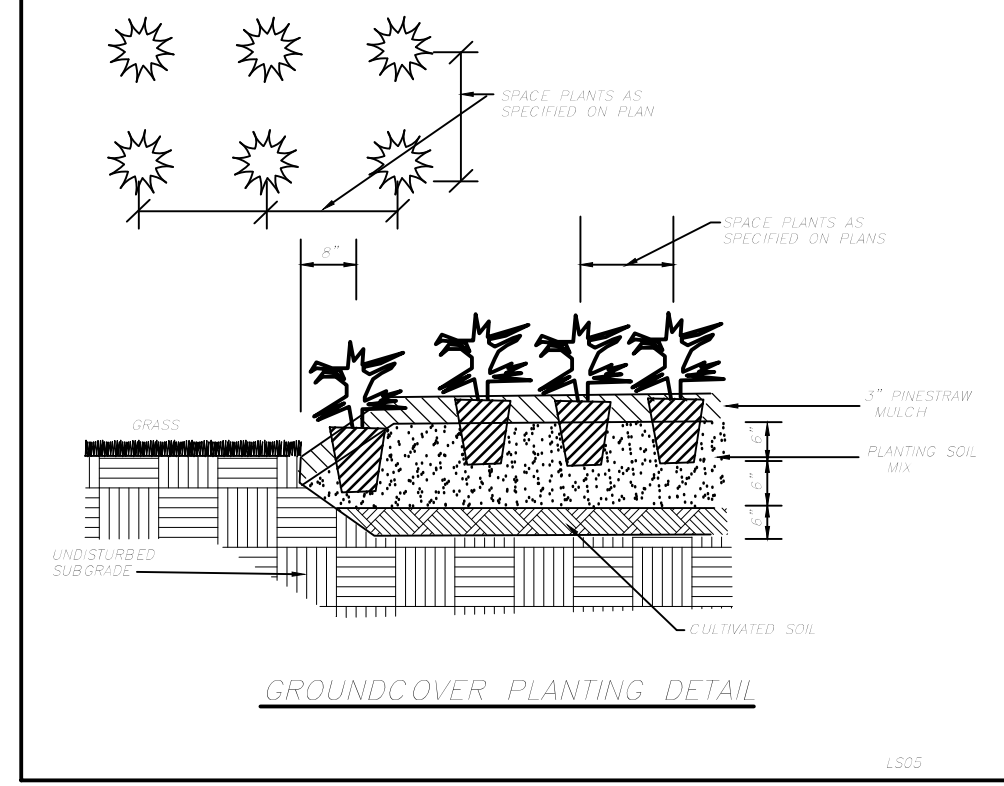
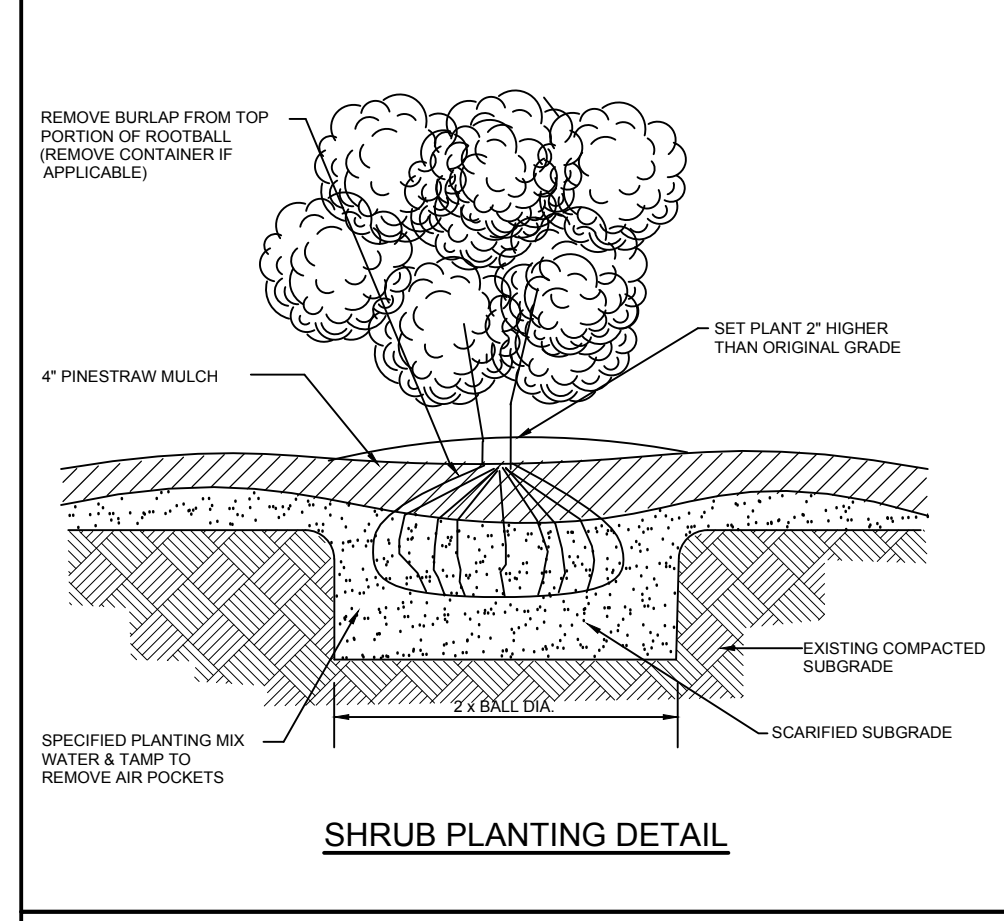
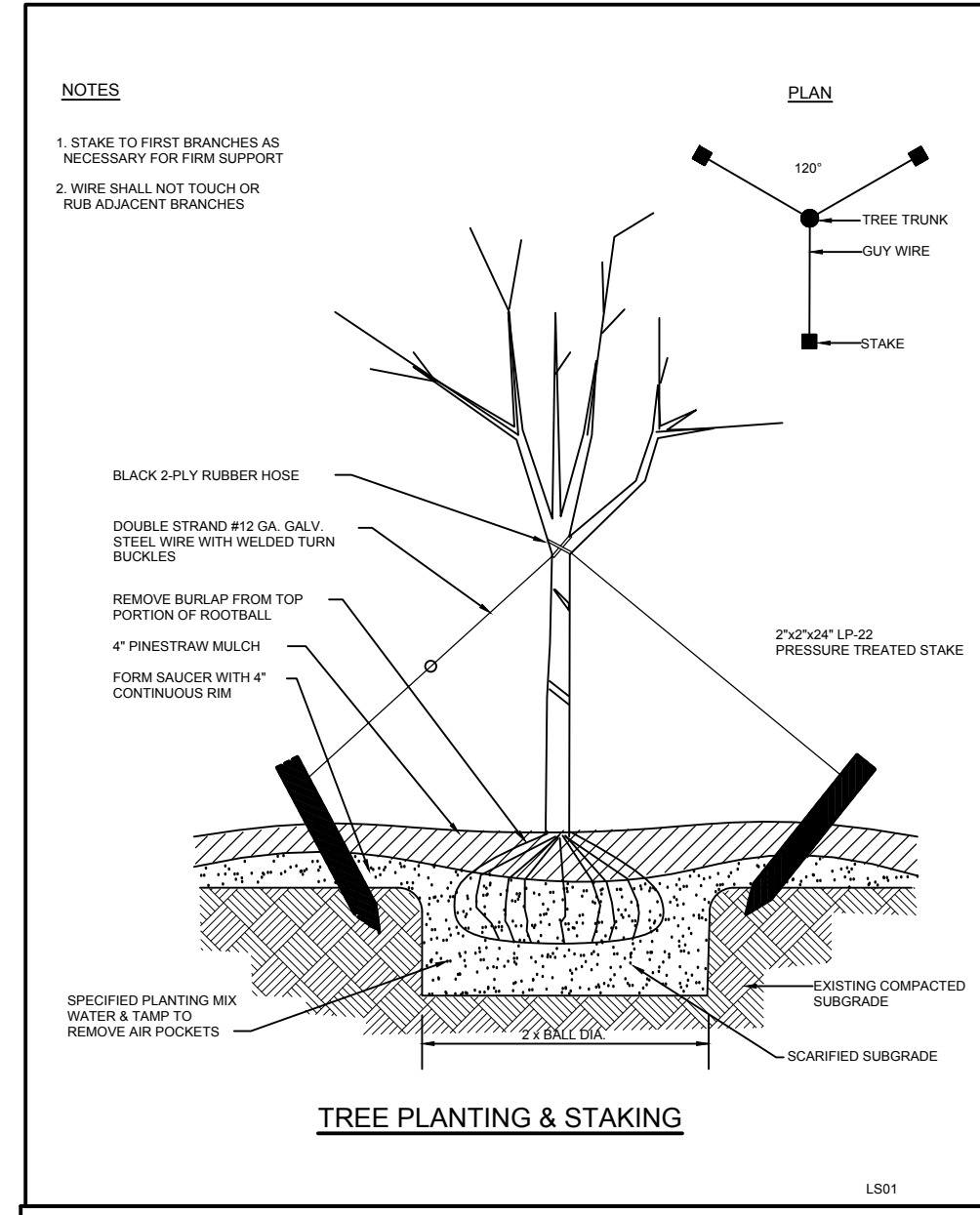
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PROJECT NUMBER:
16325ZAX

DATE:
12/22/16



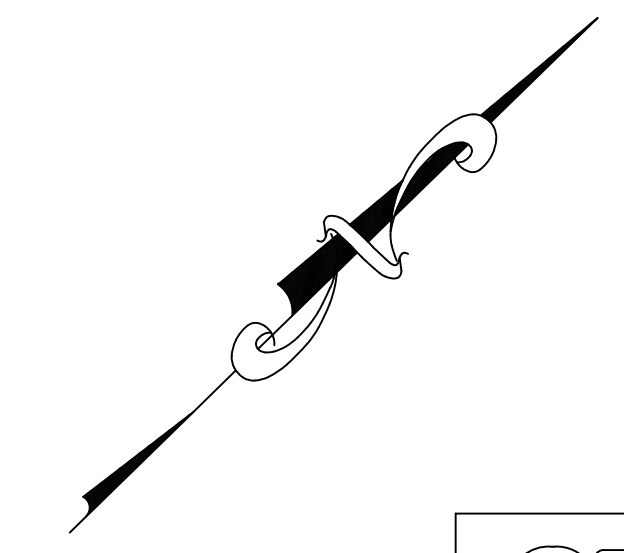
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Revised: 5/24/2017



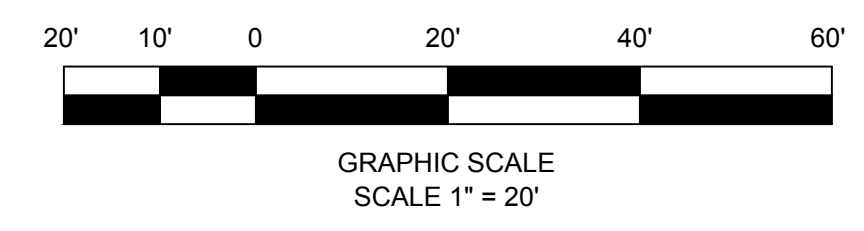
- NOTES:**
1. LANDSCAPING SHOWN ON THIS PLAN SHALL BE MAINTAINED IN COMPLIANCE WITH CITY LANDSCAPING ORDINANCE
 2. TREES SELECTED FOR PLANTING MUST BE FREE FROM INJURY, PESTS, DISEASE, NUTRITIONAL DISORDERS OR ROOT DEFECTS, AND MUST BE OF GOOD VIGOR, SO AS TO ASSURE A REASONABLE EXPECTATION OF SURVIVABILITY.
 3. ALL TREES TO BE BALLED AND BURLAPPED WHEN SHIPPED TO THE SITE FOR PLANTING.
 4. TREES TO BE A MINIMUM OF 10' IN HEIGHT AT TIME OF PLANTING.
 5. ALL DISTURBED GROUND SHALL HAVE GROUND COVER OF MULCH AND/OR GRASSING.
 6. SOD SHALL BE SPECIFIED BY OWNER.
 7. IRRIGATION SHALL BE PROVIDED.

LANDSCAPE CALCULATIONS:
PARKING LOT REQUIREMENTS:
1 CANOPY TREE PER 5,000 S.F. OF PARKING AREA
1 TREE / 5,000 S.F. X 32,351 S.F. OF PARKING AREA = 6.47 TREES = 7 TREES REQUIRED
11 TREES PROPOSED (5 R.M. AND 6 W.O.)

Botanical Name	Common Name	Key	Size - Units	Quantity	Spacing
Groundcover					
Sod	AS DIRECTED BY OWNER	SOD		10,697 S.F.	
Shrubs					
<i>Ilex cornuta</i> 'Dwarf Burford'	Dwarf Burford Holly	D.B.H.	18" high	57	3' o.c.
<i>Muhlenbergia capillaris</i> 'White Cloud'	White Muhly Grass	W.M.G.	18" high	43	3' o.c.
<i>Muhlenbergia capillaris</i>	Pink Muhly Grass	P.M.G.	18" high	52	3' o.c.
<i>Ilex crenata</i> 'Sky Pencil'	Sky Pencil Holly	S.P.H.	36" high	10	4' o.c.
<i>Camelia</i> 'Sasanqua Yuletide'	Sasanqua Camellia	S.C.	36" high	37	3' o.c.
<i>Azalea</i> x 'Conlee'	Azalea Autumn Amethyst	A.A.	24" high	82	3' o.c.
Trees					
<i>Acer rubrum drummondii</i>	Red Maple	R.M.	3" Caliper	5	SEE PLAN
<i>Quercus phellos</i>	Willow Oak	W.O.	3" Caliper	6	SEE PLAN

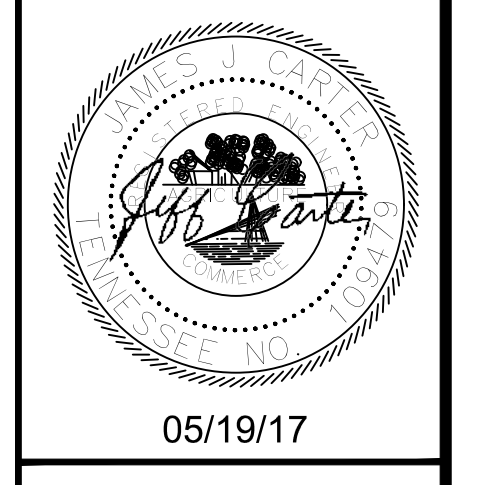


811 Know what's below
Call before you dig
dial 811



REVISION BLOCK:

#	DATE	DESCRIPTION
A	12/22/16	INITIAL SUBMITTAL
B	03/03/17	REVISED PER OWNER
C	03/09/17	ADD W.D. PER CITY
D	04/10/17	ADDRESS CITY COMMENTS
E	04/11/17	BID SET
F	04/26/17	ADDRESS ENGINEERING COMMENTS
G	05/19/17	ADDRESS MPC COMMENTS



SITE DEVELOPMENT PLANS
for
TEDS PROPERTIES 2, LLC
KINZEL WAY, CITY OF KNOXVILLE, KNOX COUNTY TN

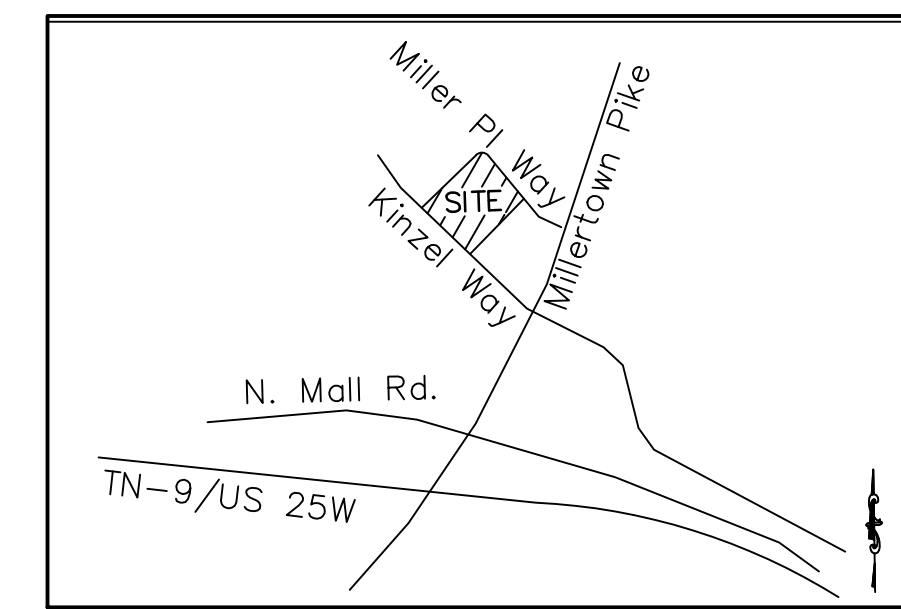
PROJECT NAME:
ZAXBY'S

SHEET TITLE:
LANDSCAPE PLAN

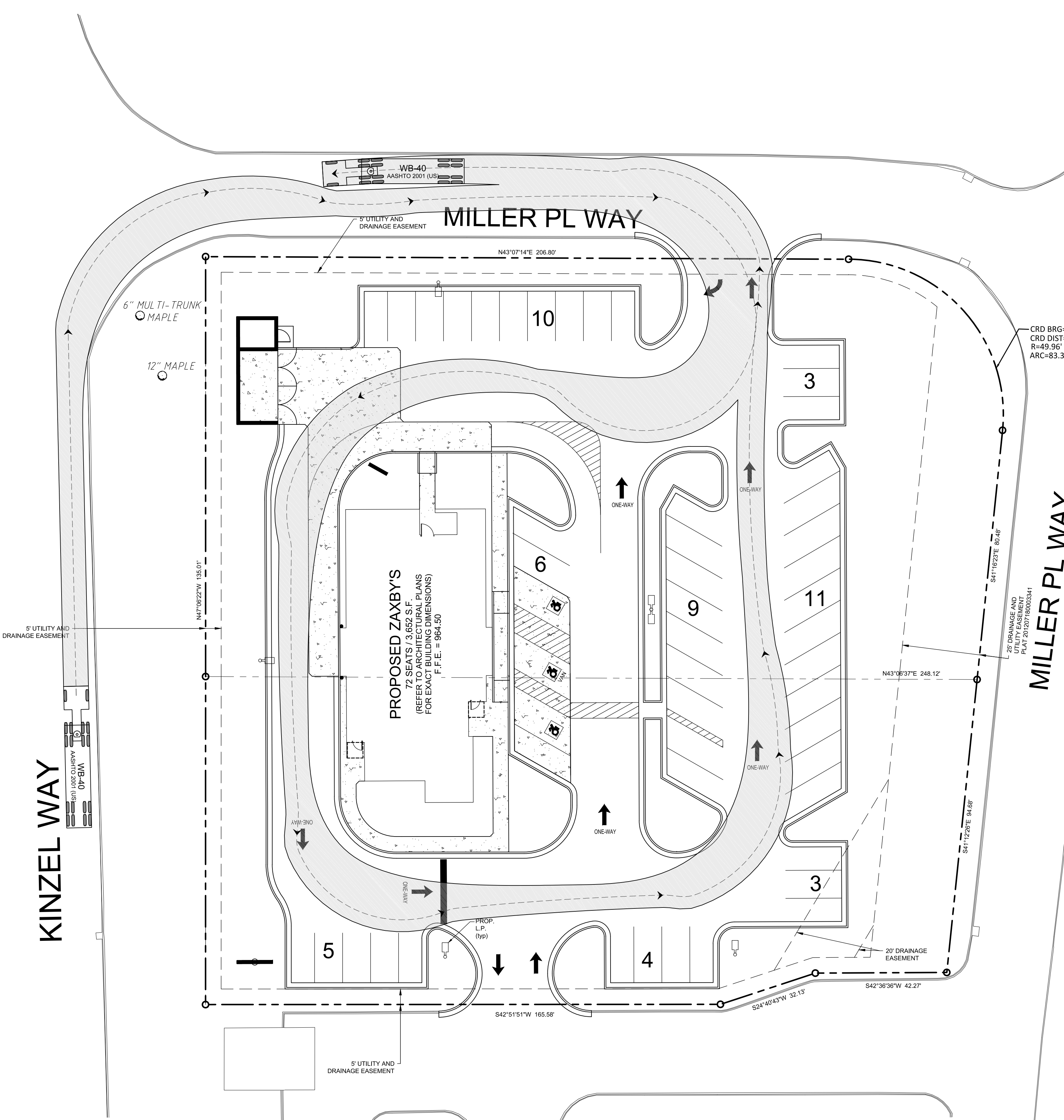
SHEET NUMBER:
17

PROJECT NUMBER:
16325ZAX

DATE:
12/22/16



LOCATION MAP
SCALE: N.T.S.



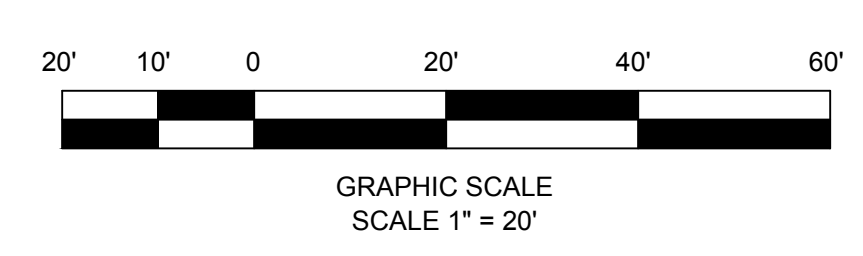
MILLERTOWN II RETAIL PARTNERS, LLC
INST. NO. 20140992-0016728
PARCEL: 059EA003

PROJECT NOTES:
OWNER / DEVELOPER:
TEDS PROPERTIES 2, LLC
5513 River Point Cove Rd
Knoxville, TN 37919
Contact: Dennis Strange
Tel.: (706) 499-5131
ENGINEER:
Carter Engineering Consultants, Inc.
3651 Mars Hill Road, Suite 2000
Watkinsville, Georgia 30677
Contact: Mark Campbell, P.E.
Tel. (770) 725-1200
mark@cartereengineering.net
Property located at Kinzel Way, City Of Knoxville, Knox County TN
Current Zoning: SC-3
Setbacks: Front 25' Rear 0' Side 0'
Proposed use is a restaurant with drive-thru
Proposed building height is 20'
Boundary and topographical information obtained from field run survey by Vaughn & Melton dated: November 11, 2016 Phone: (828) 253-2796
Project tract contains 1.35 acres, disturbed area = 1.26 acres
Contour interval is 1 foot. (NAVD 88)
The property shown hereon does not lie within a 100 year flood plain according to Flood Insurance Rate Map # 47093C01011G dated: August 5, 2013.
The underground utilities shown hereon have been located from field information and existing drawings. The surveyor nor engineer warrants that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor nor engineer warrants that the underground utilities shown are in the exact location indicated. The surveyor nor engineer has physically located all the underground utilities.
It is the responsibility of the contractor to field locate all utilities prior to commencing work and notify engineer if a discrepancy is found.
The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.

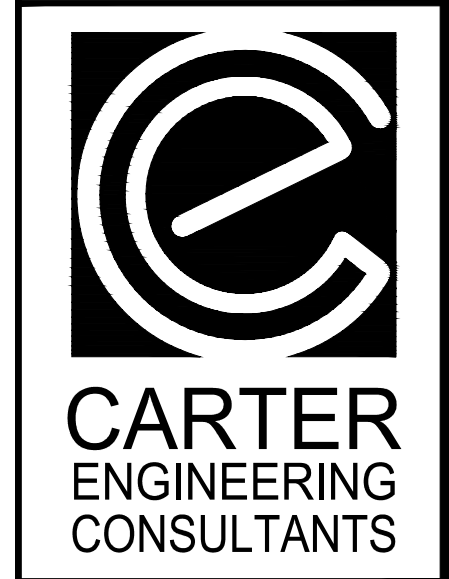
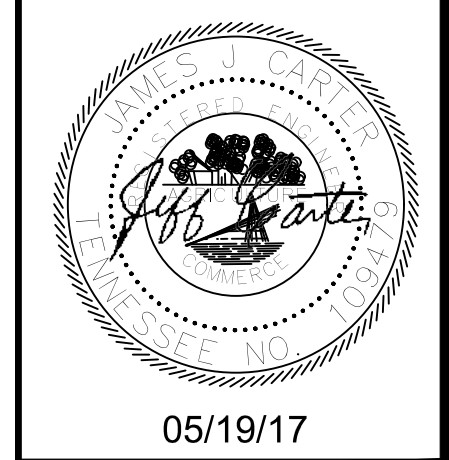
UNDERGROUND UTILITIES DISCLAIMER
Information regarding the reputed presence, size, character and location of existing underground utilities and structures related to underground utilities is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures related to underground utilities shown hereon may be inaccurate and utilities and structures related to underground utilities not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information regarding the underground utilities and structures related to underground utilities shown hereon.

SITE DATA:
TOTAL SITE AREA = 1.35 ACRES
BUILDING AREA = 3,847 S.F.
PROPOSED IMPERVIOUS AREA = 0.83 ACRES
PROPOSED IMPERVIOUS COVERAGE = 61.5 %
DISTURBED AREA = 1.26 ACRES

6-J-17-UR
Revised: 5/24/2017

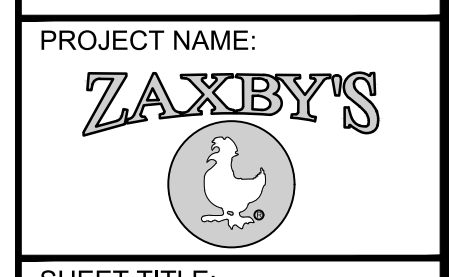


REVISION BLOCK:	#	DATE	DESCRIPTION
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	E	04/11/17	BID SET
	F	04/28/17	ADDRESS ENGINEERING COMMENTS
	G	05/19/17	ADDRESS MPC COMMENTS



Carter Engineering Consultants, Inc.
3651 Mars Hill Road, Suite 2000
Watkinsville, GA 30677
P: 770.725.1200
F: 770.725.1204
www.cartereengineering.net

SITE DEVELOPMENT PLANS
for
TEDS PROPERTIES 2, LLC
KINZEL WAY, CITY OF KNOXVILLE, KNOX COUNTY TN



SHEET TITLE:
TRUCK TURNING PLAN

SHEET NUMBER:
19

PROJECT NUMBER:
16325ZAX

DATE:
12/22/16

ISSUED FOR CONSTRUCTION

ISSUE / REVISIONS:	
DATE	DESCRIPTION:
03-09-17	ISSUE FOR PERMIT

SEAL:



PROJECT NAME & ADDRESS

ZAXBY'S
70 MODEL
2936 MILLER PLACE WAY
KNOXVILLE, TN 37924

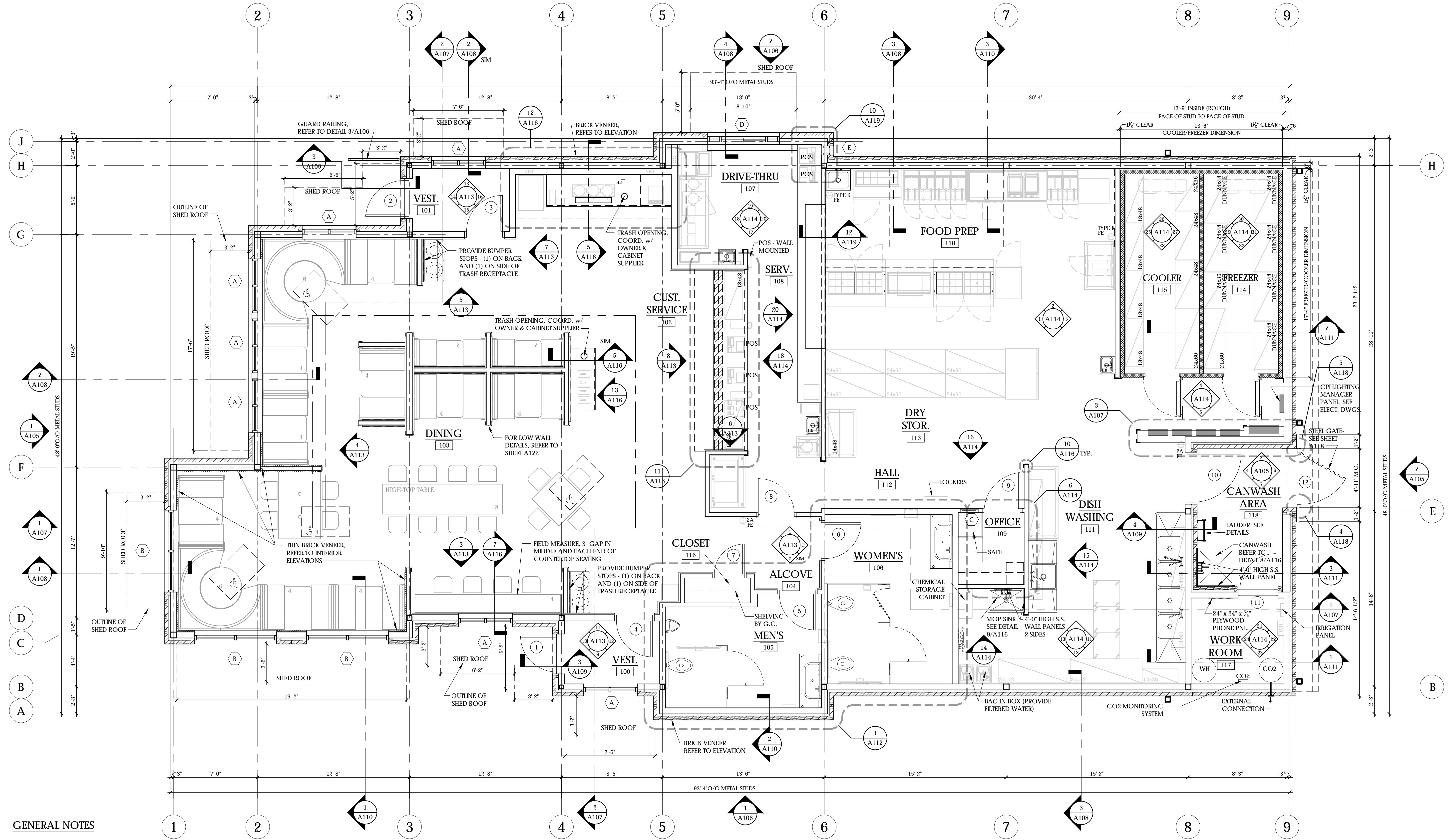
PROTOTYPE SERIES

70 SL (Z) - SDT

SHEET TITLE:
FLOOR PLAN

PROJECT #:
17-825.00

A100



GENERAL NOTES

- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO BUILD PER ALL APPLICABLE CODES AND REGULATIONS: FEDERAL, STATE, AND LOCAL.
- ALL SUBCONTRACTORS INCLUDING MECHANICAL, PLUMBING, AND ELECTRICAL SHALL BE RESPONSIBLE FOR SECURING PERMITS FOR THEIR WORK & TRADE UTILITY. FURTHER DRAWINGS (IF REQUIRED) FOR PERMITS AND UTILITY HOOK-UPS SHALL ALSO BE BY THE SUBCONTRACTOR. THIS STATEMENT SHALL NOT GOVERN OVER MANUFACTURERS' WARRANTIES. THE GENERAL CONTRACTOR SHALL WARRANT HIS WORKMANSHIP FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF OCCUPANCY & ACCEPTANCE OF WORK BY THE OWNER. DEFECTIVE OR INFERIOR MATERIALS OR WORKMANSHIP FOUND AT ANY TIME PRIOR TO FINAL ACCEPTANCE OF THE WORK BY THE OWNER AND ALSO DURING THE WARRANTY PERIOD MAY BE REJECTED, REGARDLESS OF PREVIOUS INSPECTION. CORRECTIVE MEASURES WHEN REQUIRED SHALL BE EXECUTED AT NO ADDITIONAL COST TO THE OWNER.
- ALL MATERIALS RELATED TO THIS WORK SHALL BE SHIPPED, STORED AND INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS.
- THE G.C. WILL LEAVE THIS SITE FREE AND CLEAR OF DEBRIS UPON COMPLETION OF THE WORK.
- WHERE THESE DOCUMENTS INDICATE TRADE OR MANUFACTURER NAMES, THE CONTRACTOR MAY SUBSTITUTE A PRODUCT OR METHOD OF BETTER OR EQUAL QUALITY UPON APPROVAL BY THE OWNER AND ZAXBY'S FRANCHISING.
- UPON COMPLETION OF BUILDING & ACCEPTANCE BY THE OWNER THE CONTRACTOR SHALL PROVIDE, PREPARE, ASSEMBLE, AND TRANSMIT TO THE OWNER THE FOLLOWING: MAINTENANCE MANUALS FOR MECHANICAL EQUIPMENT, WARRANTIES FOR ALL EQUIPMENT FOR A MINIMUM OF ONE YEAR FROM THE ACCEPTANCE DATE, KEYS WITH SCHEDULE AND DEMONSTRATE THE EQUIPMENT.
- TERMITE PROTECTION SHALL BE PROVIDED UNDER THE FLOOR SLAB. INSTALLATION AND WARRANTY SHALL BE PER THE INTERNATIONAL BUILDING CODE.

MUNICIPAL REQUIREMENTS

- PLANS AND DESIGN CRITERIA FROM THE ROOF TRUSS MANUFACTURER FOR ANY TRUSSES USED IN THE PROJECT SHALL BE SUBMITTED TO THE BUILDING INSPECTORS. THE DATA PROVIDED SHOULD BE SEALED AND SIGNED BY A PROFESSIONAL ENGINEER. THE PLANS SHOULD INCLUDE DEAD LOAD, LIVE LOAD, WIND LOAD, AND COLLATERAL LOADING FOR ALL COMPONENT SECTIONS.
- EXHAUST HOODS AND FIRE SUPPRESSION SYSTEMS ARE TO BE APPROVED BY THE APPROPRIATE AUTHORITIES (FIRE MARSHALL, ETC.). IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN APPROVALS.

1 FLOOR PLAN
1/4" = 1'-0"

6-J-17-UR
Revised: 5/24/2017

EXHAUST HOOD NOTES:
THE HOOD SHOWN HEREIN IS STRICTLY FOR GRAPHIC REPRESENTATION SHALL NOT BE SCALED. IT SHALL BE THE RESPONSIBILITY OF THE HOOD PROVIDER & INSTALLER TO VERIFY THE EXTENTS OF THE COOKING LINEUP AS PURCHASED. PRIOR TO FABRICATION TO INSURE PROPER COVERAGE.
SEE CONTINUED NOTES ON Q100.

NOTES
IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE FOR THE PLACEMENT OF THE HOOD INSIDE THE BUILDING. THE G.C. SHALL COORDINATE WITH THE HOOD PROVIDER & SCHEDULING/PHASING OF ALL CONSTRUCTION TRADES TO INSURE THAT HOOD CAN BE MOVED INSIDE THE BUILDING WITHOUT CONFLICT WITH WALLS, OR OTHER ARCHITECTURAL ELEMENTS ONCE CONSTRUCTED.

LEGEND:

- FULL HEIGHT WALL
- COOLER WALL
- BRICK VENEER
- CMU WALL
- DOOR NUMBER
- ◻ GLAZING NUMBER
- ⊕ FE - FIRE EXTINGUISHER
K - CLASS K
2A - CLASS A

KITCHEN EQUIPMENT IS FOR REFERENCE ONLY.
GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING KITCHEN EQUIPMENT, DESIGN AND INSTALLATION WITH A KITCHEN EQUIPMENT SUPPLIER. FINAL DESIGN MUST BE REVIEWED BY OWNER AND GENERAL CONTRACTOR AND ANY CHANGES OR DISCREPANCIES MUST BE DISCUSSED WITH ARCHITECT FOR ELECTRICAL/MECHANICAL COORDINATION AND CONSTRUCTION DOCUMENT UPDATES.

NOTE:
REFER TO CIVIL PLANS & SIDEWALK PLANS FOR SIDEWALKS, PLANTER AREAS, ETC.

NOTE:
DIMENSIONS ARE TO THE CENTERLINE OF 6" METAL STUDS UNLESS NOTED OTHERWISE.

NOTE:
FLOOR PLAN CUT IS TAKEN AT 3'-0" A.F.F.; HOWEVER, WINDOWS ARE SHOWN CUT HIGHER FOR CLARITY.

EXTERIOR FINISH SCHEDULE

ALL MATERIALS & INSTALLATION SHALL CONFORM TO APPLICABLE ASTM STANDARDS UNLESS GOVERNING AUTHORITIES HAVE DIFFERENT REQUIREMENTS.

STANDARD BRICK UNIT 3-5/8" x 2-1/4" x 7-5/8" RUNNING BOND

- 1 COLOR: BRICK - COMMONWEALTH (GENERAL SHALE)
APPROVED ALTERNATE - M/S CHEROKEE NATCHEZ (CHEROKEE BRICK)
APPROVED ALTERNATE - BORAL BRICK (OLDE COLUMBIA)
MORTAR - "COOSA ANTIQUE BUFF"

3/8" THICK MORTAR JOINTS. ASTM C-270, TYPE N.

15# ROOFING FELT OVER ALL SUBSTRATES OR SEALED DENS GLASS GOLD SHEATHING GROUT VOID SOLID @ FENCE AND BELOW F.F. PROVIDE VAPOR BARRIER AS INDICATED.

CONTINUOUS, THROUGH WALL FLASHING, EPDM (BY W.R. GRACE) OR EQUAL, AT BOTTOM OF WALLS & ABOVE OPENINGS. CUT FLASHING FLUSH WITH EXT. FACE. PROVIDE CELL VENT TYPE WEEPS, ABOVE FLASHING @ 32" O.C. MAX.

HOHMANN & BARNARD, INC. HORIZ. REIN. ON CMU FENCE
HOHMANN & BARNARD, INC., DW-10 HS TRIANGULAR MTL. WALL TIES (OR EQUAL) @ 16" O.C. VERT. & AT HORIZ. STUD SPACING, 14 GA. SEE SECTIONS & SPECS. ATTACH TO STUDS WITH (2) 10 - 16 x 1-1/2" SCREWS.

- 2 STO TO HAVE MEDIUM TEXTURE FINISH ON FIELD EIFS. *
STO TO HAVE FINE SAND TEXTURE @ ACCENTS
ICC EVALUATION REPORT NO. ESR-1720
- 2F = FIELD COLOR: STO STOLT 1.5 DARK STO NA13-0033 / SW 2839 "ROYCROFT COPPER RED" (NO SUBSTITUTIONS)

- 2A = ACCENT COLOR: EIFS CORNERS, CORNICE, FRIEZE & TRIM, DECORATIVE BRACKETS, BEAMS OR PURLINS. - STO FINE SAND #80310 - STO NA 13-0034 "BALANCED BEIGE" SW 7037

- 3 (HARDIE) TRIM BOARDS, CORNICE, FRIEZE & TRIM - PAINT SHERWIN WILLIAMS "BALANCED BEIGE" SW 7037

- 4 PREFINISHED, METAL COPING OR GRAVEL STOP & ROOFING
COLOR: COPINGS: MATCH SURROUNDING CORNICE COLOR
ROOFING @ REAR AWNING: GALVANIZED / GALVALUME
MATERIAL SHALL BE 24 GAUGE, HOT DIPPED GALVANIZED STEEL OR 0.032" THICK ALUM. FINISH SHALL BE KYNAR 500 FLUOROCARBON COATING. ACCEPTABLE MANUFACTURERS ARE AS FOLLOWS:

- A. BERRIDGE MANUF. CO., HOUSTON, TX.
- B. MM SYSTEMS, TUCKER, GA.
- C. MBCI
- D. McELROY METAL CO., PEACHTREE CITY, GA.
- E. APPROVED EQUALS WILL BE ACCEPTED

PROVIDE ALL RELATED ACCESSORIES: FLASHING, END CLOSURES, GUTTERS, DOWNSPOUTS, ETC. IN MATCHING COLOR. INSTALL ALL MATERIALS PER MANUF.'S RECOMMENDATIONS.

A MANUFACTURER'S WARRANTY AGAINST DISCOLORATION & WEATHER-TIGHTNESS WILL BE REQUIRED.

NOT ALL ROOF PENETRATIONS & ACCESSORIES ARE SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE G.C. TO INSTALL ITEMS INDICATED ELSEWHERE.

- 5 STOREFRONT: WINDOWS & ENTRANCE DOORS (CLEAR ANODIZED)

ACCEPTABLE MANUFACTURER: KAWNEER. REFER TO SPECIFICATIONS ALL GLAZING SHALL BE IN ACCORDANCE W/ THE FOLLOWING VALUES:

GLAZING - UNCOATED TINTED GLASS						
APPEARANCE	LOCATION	TYPE & THICKNESS	U FACTOR	SHGC	VLT	VLR
GRAY TINT	EXTERIOR SIDE	1/4" TEMPERED	.47	.45	39.6	7.3
CLEAR-NO TINT	INTERIOR SIDE	1/4" TEMPERED	.58	.69	79	15

CONTACT PERSON @ QUALITY GLASS: JOHNNY DOSTER @ 706-548-4481

- 6 SELF-CLOSING & TEMPERED GLASS DRIVE-THRU WINDOW: ROUGH OPENING = 6'-0" WIDE x 5'-8" HIGH QUICKSERV MODEL SC-4030 SELF CLOSING HORIZ. SLIDER WINDOW FIT INTO A "STOREFRONT" FRAME. MATCH STOREFRONT IN COLOR & GLAZING.

QUICKSERV-DIVISION OF MCE SYSTEMS CORP.
P.O. BOX 40466, HOUSTON, TX 77240-0466
P. 800-388-8307 F. 713-462-1936
STOREFRONT & SLIDER ALSO BY:
QUALITY GLASS P. 706-548-4481

- 7 GALVALUME 22 GA. CORRUGATED FINISH METAL ROOF (MBCI PBC OR EQUIV.)

- 8 GALVANIZED METAL FINISH GOOSENECK FIXTURES ARE TO BE INSTALLED BY THE G.C.

ALL SPECIFIED MATERIALS MUST BE INSTALLED PER MANUFACTURER'S REQUIREMENTS. ANY DISCREPANCIES OR CONFLICTS BETWEEN THE DRAWINGS AND THE MANUFACTURER'S REQUIREMENTS SHOULD BE IDENTIFIED BY THE CONTRACTOR PRIOR TO INSTALLATION AND DURING THE BID PHASE TO AVOID CHANGE ORDERS.

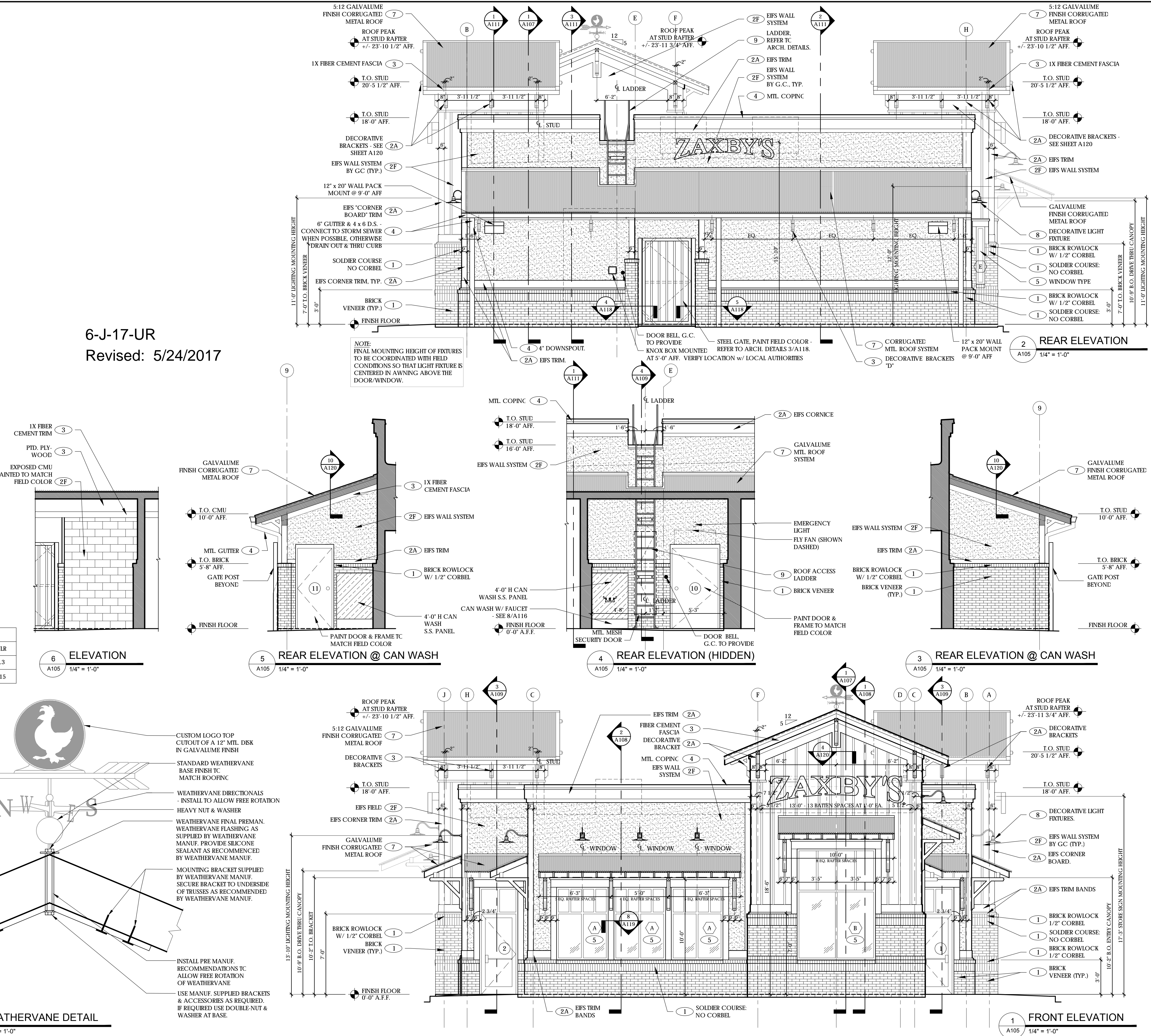
- 9 LADDER. PAINT FIELD COLOR

- GLAZING. REFER TO SHEET A117

- DOORS. REFER TO SHEET A115

* EIFS NOTE:
THESE DRAWINGS USE "STO" BRAND EIFS SYSTEMS AS A BASIS OF DESIGN. "DRYVIT" OUTSULATION PLUS MD SYSTEMS WILL BE ALLOWED AS AN ALTERNATE. ICC EVALUATION REPORT # ESR - 1543.

6-J-17-UR
Revised: 5/24/2017



HR
HILLIOLYROSSI
& ASSOCIATES
ARCHITECTURE
ENGINEERING
3680 Pleasant Hill Road
Suite 200
Duluth, Georgia 30096
p 770.622.9858
f 770.622.9838
www.hilliolyrossi.com

ZAXBY'S
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ISSUED FOR CONSTRUCTION

ISSUE / REVISIONS:

DATE	DESCRIPTION
03-09-17	ISSUE FOR PERMIT

SEAL:

PROJECT NAME & ADDRESS

ZAXBY'S
70 MODEL
2936 MILLER PLACE WAY
KNOXVILLE, TN 37924

PROTOTYPE SERIES

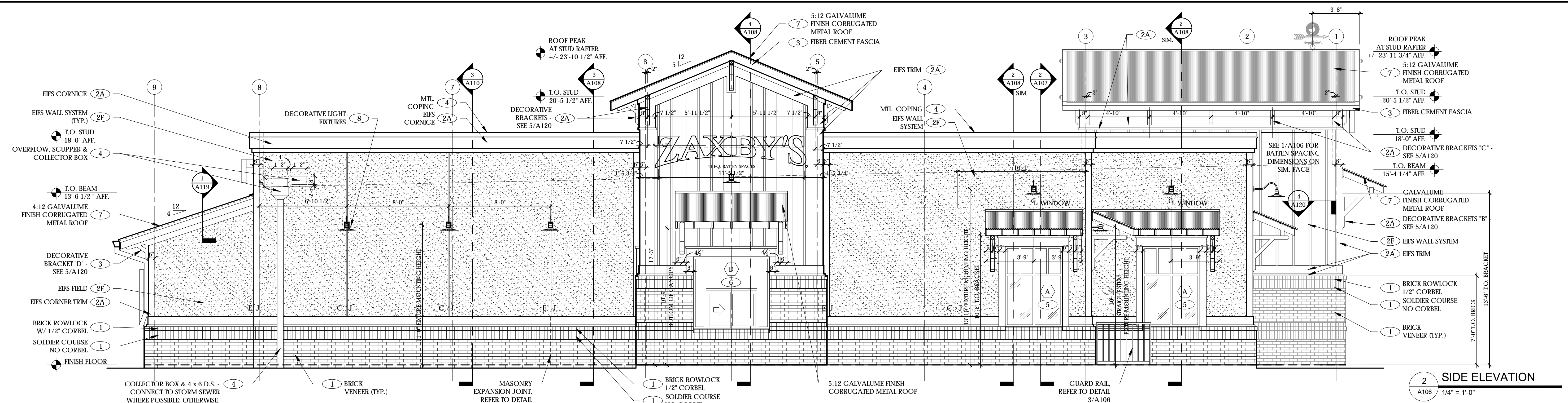
70 SL (Z) - SDT

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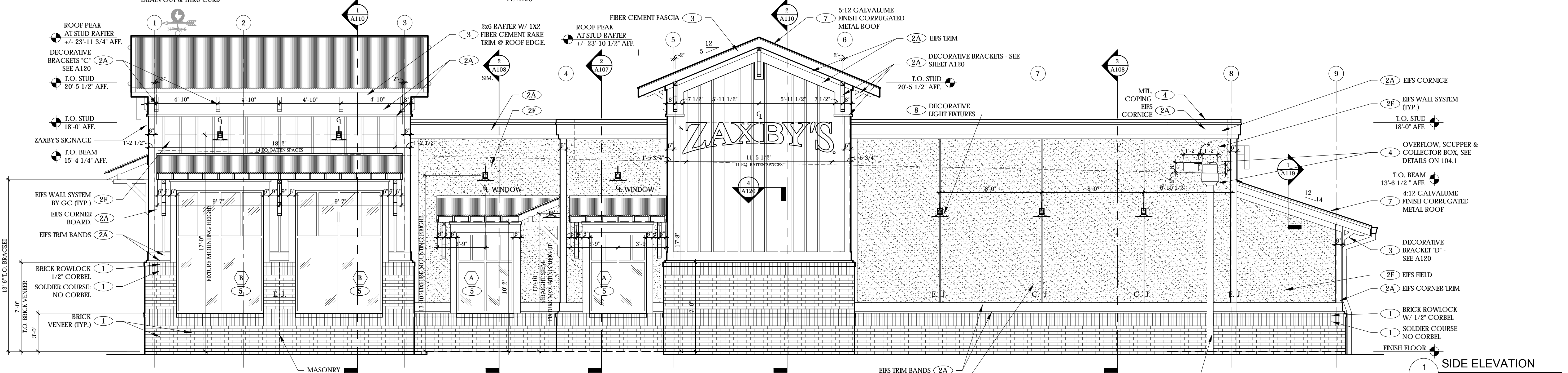
FRONT & REAR EXTERIOR ELEVATIONS

PROJECT #:
17-825.00

A105



2 SIDE ELEVATION
A106 1/4" = 1'-0"



1 SIDE ELEVATION
A106 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

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APPROVED ALTERNATE - M/S CHEROKEE NATCHEZ (CHEROKEE BRICK)
APPROVED ALTERNATE - BORAL BRICK (OLDE COLUMBIA)
MORTAR - "COOSA ANTIQUE BUFF"

3/8" THICK MORTAR JOINTS. ASTM C-270, TYPE N.

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HOHMANN & BARNARD, INC. HORIZ REINF. ON CMU FENCE
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ICC EVALUATION REPORT NO. ESR-1720

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ACCEPTABLE MANUFACTURER: RAWNEER. REFER TO SPECIFICATIONS
ALL GLAZING SHALL BE IN ACCORDANCE W/ THE FOLLOWING VALUES:

GLAZING - UNCOATED TINTED GLASS						
APPEARANCE	LOCATION	TYPE & THICKNESS	U FACTOR	SHGC	VLT	VLR
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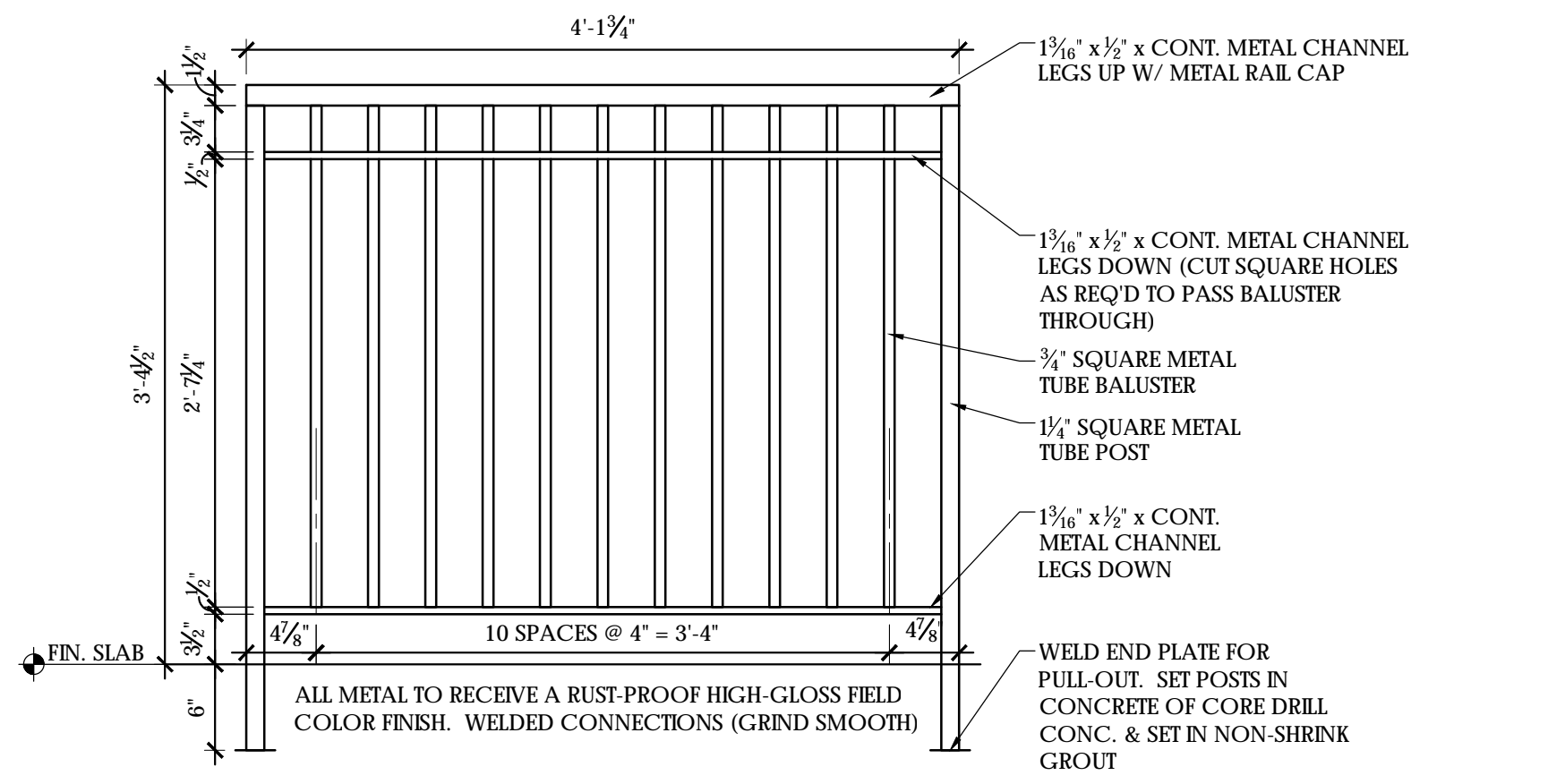
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- 9 LADDER, PAINT FIELD COLOR
- GLAZING. REFER TO SHEET A117
- DOORS, REFER TO SHEET A115

6-J-17-UR
Revised: 5/24/2017



3 DECORATIVE METAL GUARD RAIL
A106 1" = 1'-0"

* E.F.S. NOTE:
THESE DRAWINGS USE "STO" BRAND E.F.S. SYSTEMS AS A BASIS OF DESIGN.
"DRYVIT" OUTSULATION PLUS MD SYSTEMS WILL BE ALLOWED AS AN ALTERNATE. ICC EVALUATION REPORT # ESR-1543.

