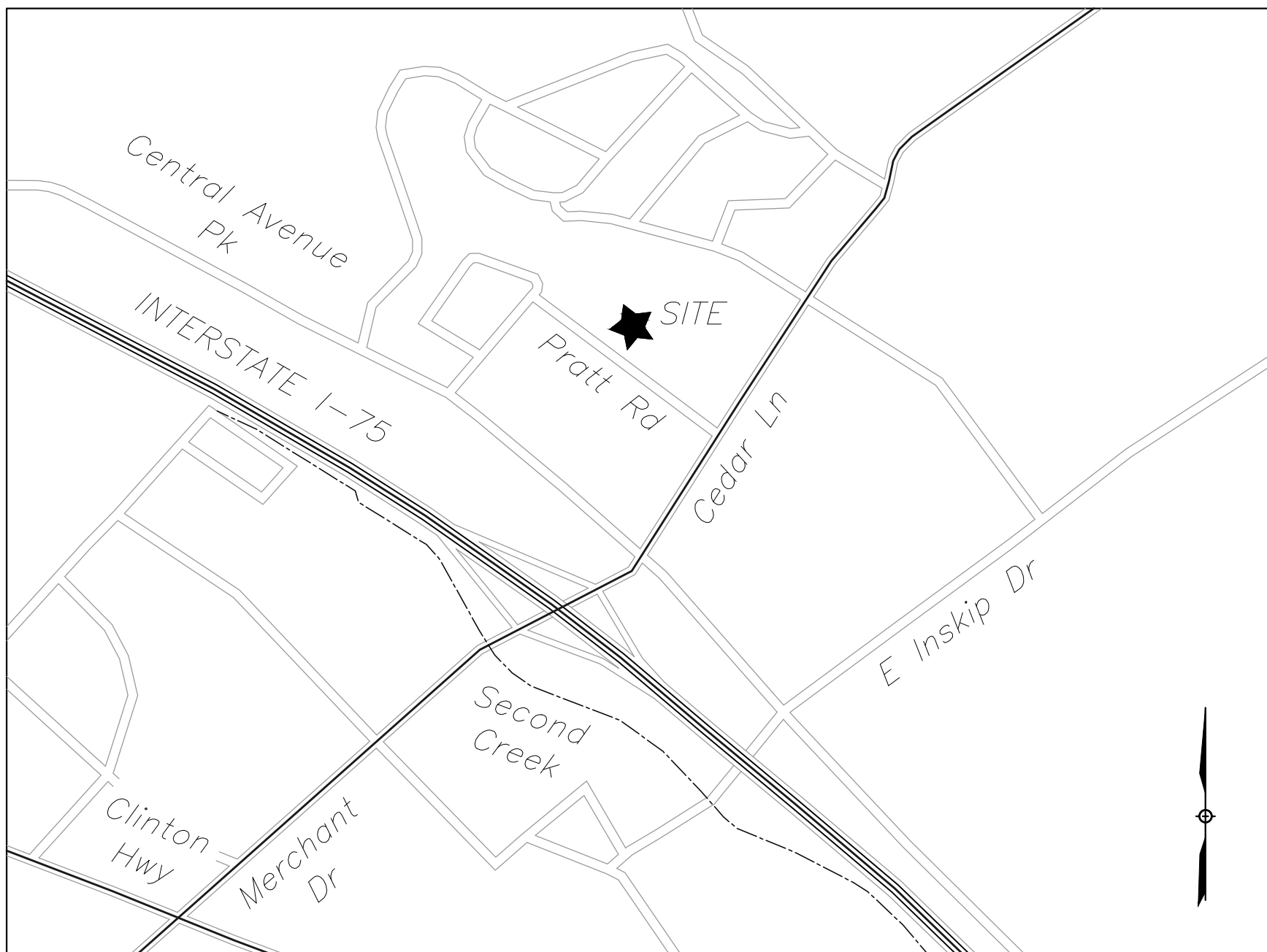


USE ON REVIEW

U.E.I. PROJECT NO. 1610233

TRU NORTH KNOXVILLE

PARCEL 11: 5414 PRATT ROAD, KNOXVILLE (37912), TAX ID# 068EC011
PARCEL 12: 5418 PRATT ROAD, KNOXVILLE (37912), TAX ID# 068EC012
PARCEL 13: 5420 PRATT ROAD, KNOXVILLE (37912), TAX ID# 068EC013
PARCEL 26: 5426 PRATT ROAD, KNOXVILLE (37912), TAX ID# 068EC026



LOCATION MAP

OWNER/DEVELOPER:
MERCHANT SQUARE TOWN CENTER, LLC
5411 PRATT ROAD
KNOXVILLE, TN 37912
(865) 689-1011



SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

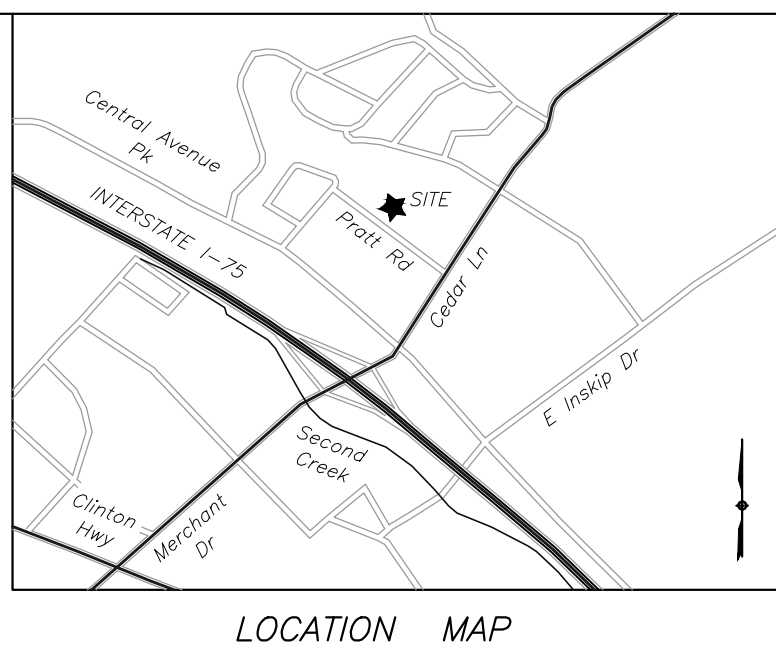
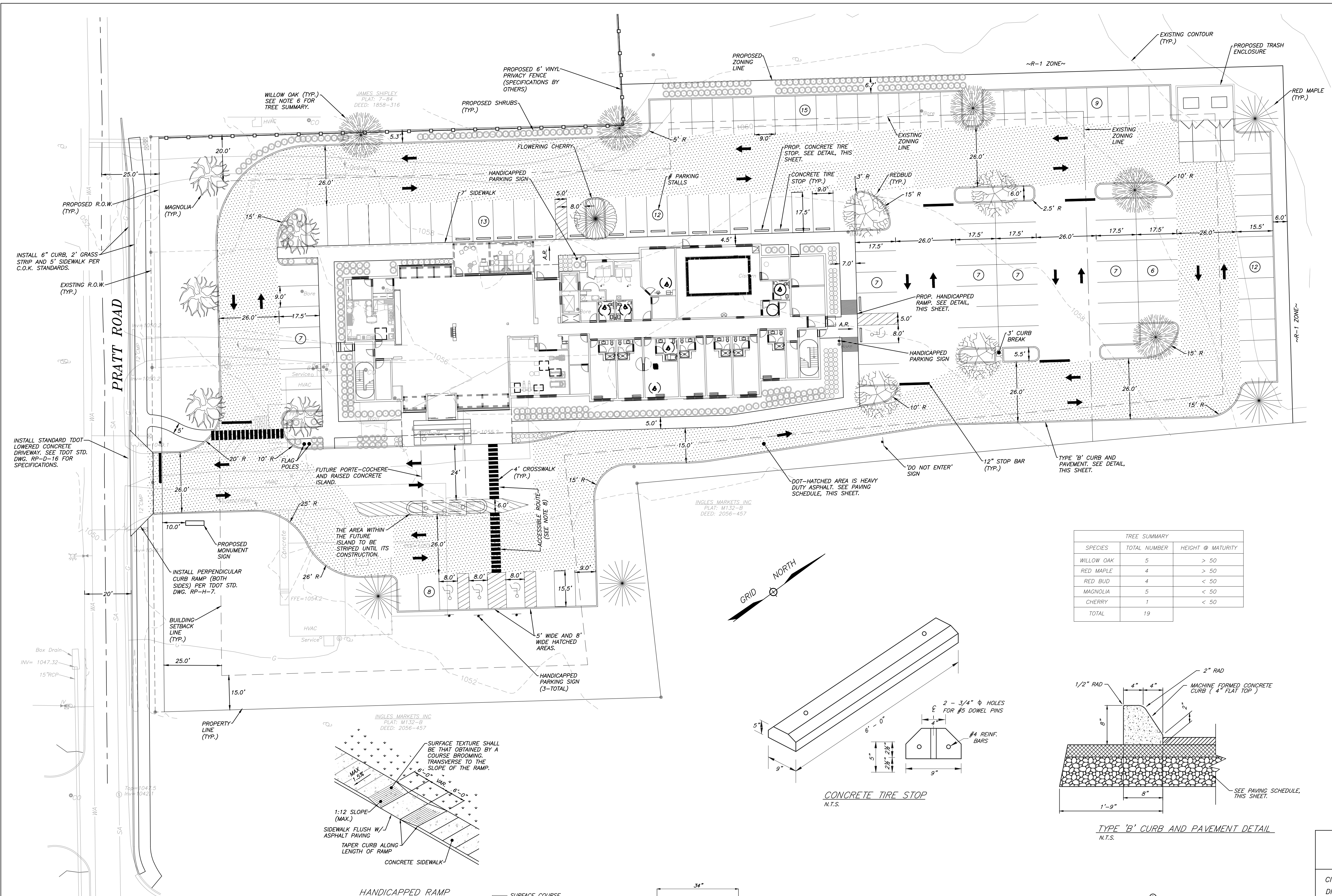
SPECIFICATIONS
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.
ELECTRICAL - AS DIRECTED BY KUB
GAS - AS DIRECTED BY KUB
WATER - AS DIRECTED BY KUB
CABLE TV - AS DIRECTED BY COMCAST
TELEPHONE - AS DIRECTED BY AT&T
SITE DEVELOPMENT - AS PER CITY OF KNOXVILLE STANDARDS AND SPECIFICATIONS

SHEET INDEX

TITLE	SHEET
TITLE SHEET	C-0
EXISTING CONDITIONS MAP	C-1
SITE PLAN	C-2
FIRST FLOOR PLAN	A-401-FP1
2ND & 3RD FLOOR PLAN	A-402-FP2
FOURTH FLOOR PLAN	A-403-FP3
BUILDING ELEVATIONS	A-501-ELEV
BUILDING ELEVATIONS	A-502-ELEV

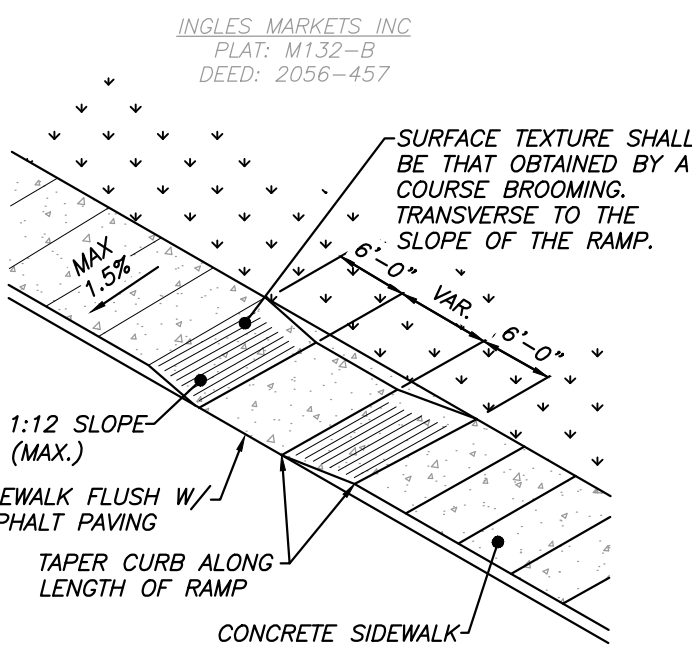
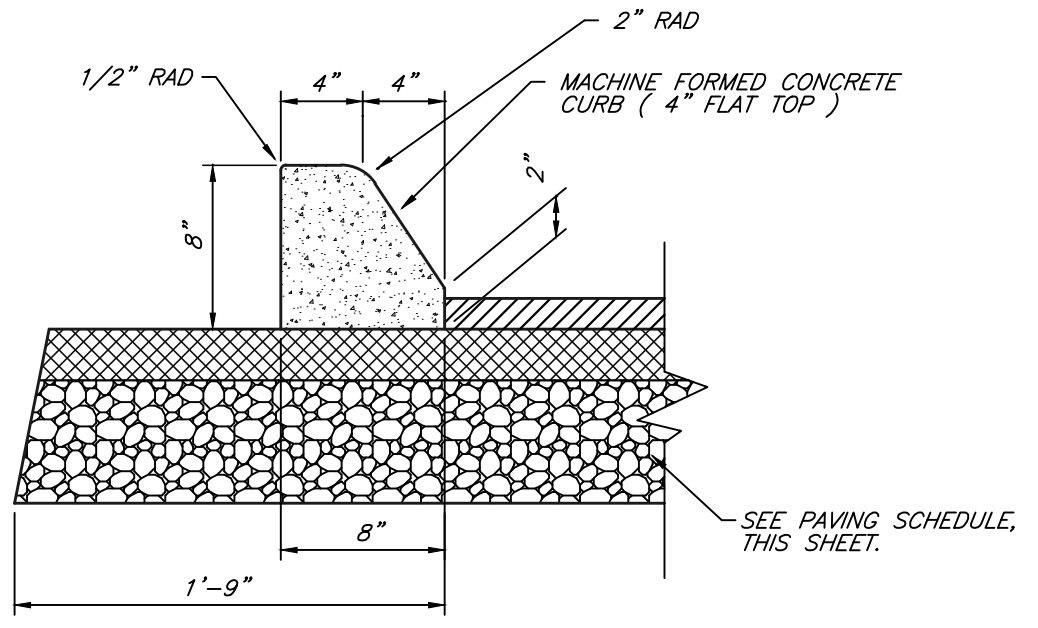
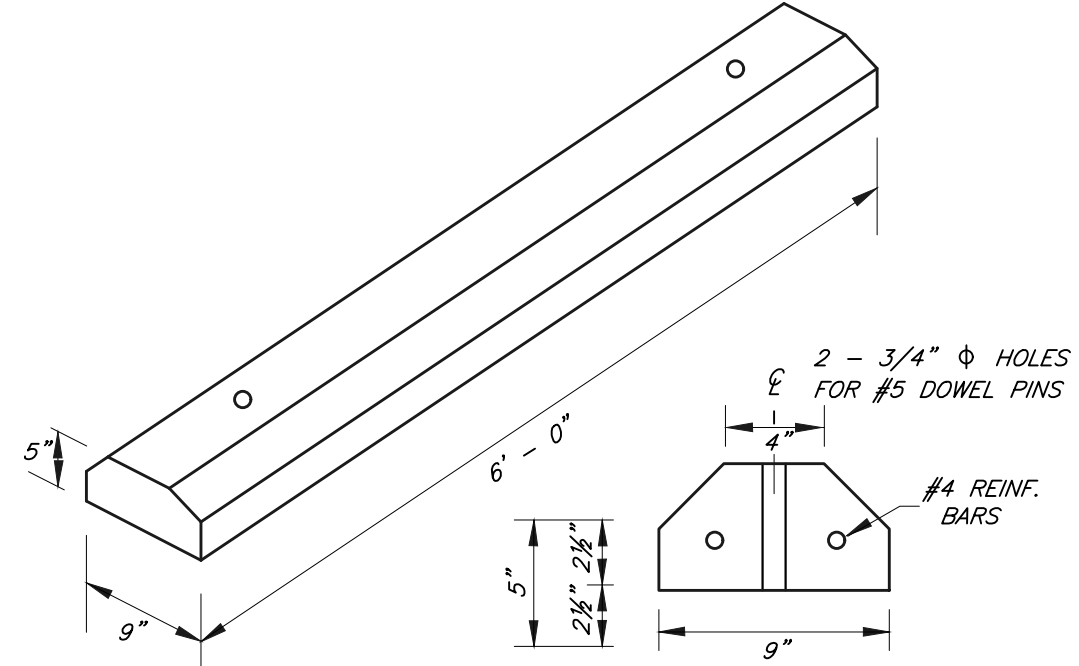
MPC FILE# 8-B-17-UR

ISSUE NO.	DATE	DESCRIPTION

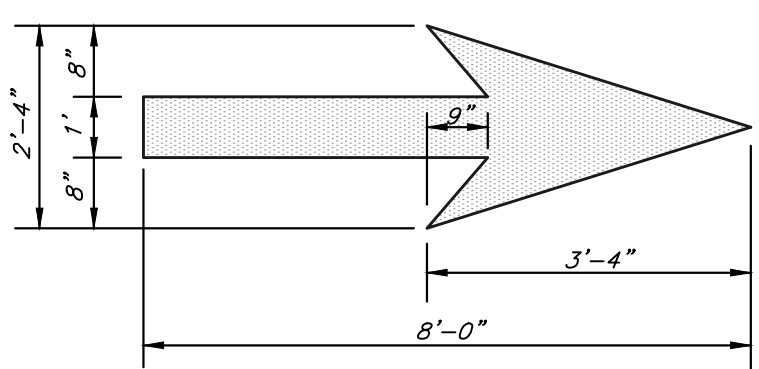
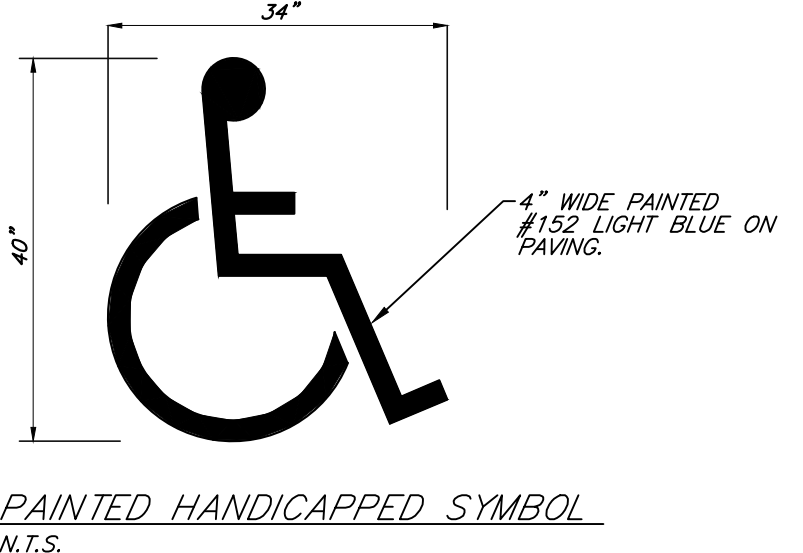


- SITE PLAN NOTES:**
- THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 - SIGNAGE AND STRIPING TO BE IN ACCORDANCE WITH THE MUTCD (LATEST EDITION).
 - SETBACKS ARE PER CITY OF KNOXVILLE 0-1 ZONING ORDINANCE AND ARE AS FOLLOWS:
FRONT - 25 FEET;
SIDE - WHERE A SIDE YARD IS ADJACENT TO A RESIDENTIAL DISTRICT, NO NONRESIDENTIAL BUILDING SHALL BE LOCATED CLOSER THAN TWENTY (20) FEET TO THE SIDE LOT LINE. IN ALL OTHER CASES, NO BUILDING SHALL BE LOCATED CLOSER THAN FIFTEEN (15) TO THE SIDE LOT LINE;
REAR - 30 FEET.
 - BOUNDARY INFORMATION PER SURVEY TITLED 'SURVEY FOR ED SMITH' BY WILLIAM EASTER (RLS# 1514), DATED 12-14-2015 AND REVISED 04-20-16.
 - PARKING SUMMARY (WITH 94 ROOMS AND 10 EMPLOYEES)
REQUIRED: ONE (1) PER TWO (2) ROOMS OR SUITE, PLUS TWO (2) PER THREE (3) EMPLOYEES
 $(94 / 2) + (10 \times (2/3)) = 54$ SPACES
PROVIDED: 110 SPACES (INCLUDING 5 HANDICAPPED)
6) TREE INSTALLATION / REPLACEMENT SUMMARY:
PER THE CITY OF KNOXVILLE ZONING ORDINANCE:
FOR EACH FIVE THOUSAND (5,000) SQUARE FEET OF PARKING AREA, A TREE SHALL BE PROVIDED THAT WILL OBTAIN A MINIMUM HEIGHT OF THIRTY (30) FEET AT MATURITY.
PROPOSED PARKING AREA = 53,601 S.F.
REQUIRED LANDSCAPING = 3,000 S.F.
PROPOSED LANDSCAPING = 3,395 S.F.
REQUIRED TREES = $53,601 / 5,000 = 11$
PER THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE:
TREES SHALL BE PROVIDED AT THE RATE OF EIGHT (8) TREES PER ACRE, WITH AT LEAST ONE HALF OF THE REQUIRED NUMBER BEING SPECIES CAPABLE OF ATTAINING A HEIGHT OF FIFTY (50) FEET OR MORE AT MATURITY.
TOTAL DISTURBED AREA = 2.4-ACRES
REQUIRED TREES = $2.4 \times 8 = 19$ (9 CAPABLE OF REACHING 50')
7) THERE SHALL BE NO CONSTRUCTION TRAFFIC NORTHBOUND ON PRATT ROAD NORTH OF THE JOB SITE. ALL CONSTRUCTION TRAFFIC SHALL ENTER FROM AND EXIT TO CEDAR LANE.
8) FUTURE IMPROVEMENTS SHOWN ON THIS DRAWING ARE FOR REFERENCE ONLY.
9) REFER TO MPC FILE #4-A-17-UR FOR ADDITIONAL INFORMATION.

TREE SUMMARY		
SPECIES	TOTAL NUMBER	HEIGHT @ MATURITY
WILLOW OAK	5	> 50
RED MAPLE	4	> 50
RED BUD	4	< 50
MAGNOLIA	5	< 50
CHERRY	1	< 50
TOTAL	19	



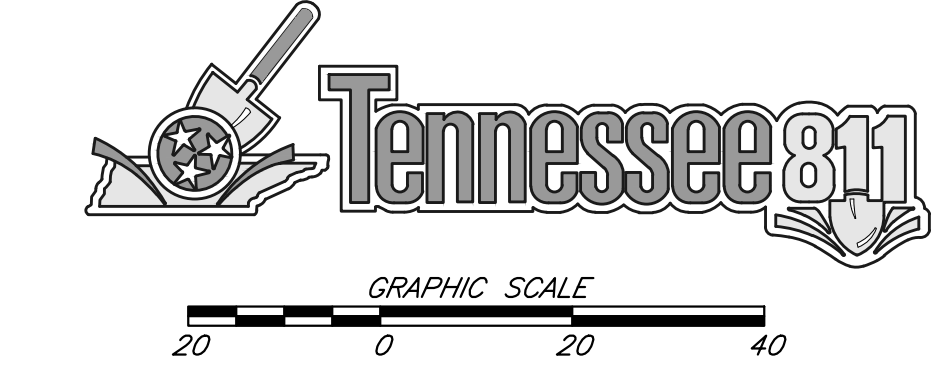
PAVING SCHEDULE			
DIMENSION	MEDIUM DUTY	HEAVY DUTY	NOTE
A	1 1/2"	1 1/2"	
B	2"	2"	
C	6"	7"	



SITE ADDRESSES:
PARCEL 11: 5414 PRATT ROAD, KNOXVILLE (37912)
PARCEL 12: 5418 PRATT ROAD, KNOXVILLE (37912)
PARCEL 13: 5420 PRATT ROAD, KNOXVILLE (37912)
PARCEL 26: 5426 PRATT ROAD, KNOXVILLE (37912)

ALL WORKMANSHIP AND MATERIALS SHALL BE PER CITY OF KNOXVILLE STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

TAX PARCEL	Deed/Plat Reference
068EC011	Deed Inst. 201609020015117 Plat 7-84
068EC012	Deed Inst. 201512300039041 Plat 7-84
068EC013	Deed Inst. 201512300039040 Plat 7-84
068EC026	Deed Inst. 201512300039040 Plat 7-84



REVISION	DATE	DESCRIPTION	BY
1	7/31/17	ADDED TREE SUMMARY	BS

MPC FILE# 8-B-17-UR
SHEET C-2

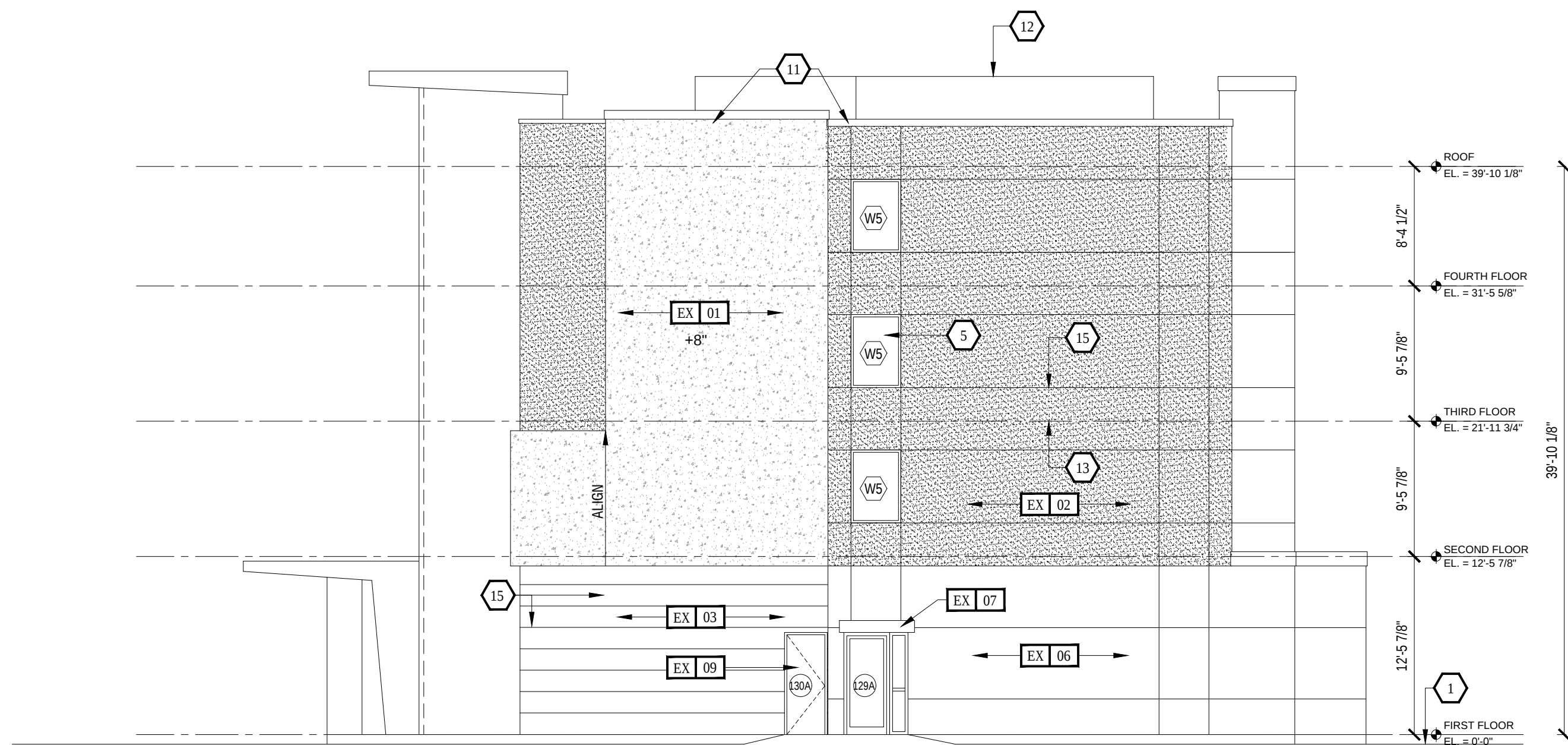
SITE PLAN
TRU NORTH KNOXVILLE

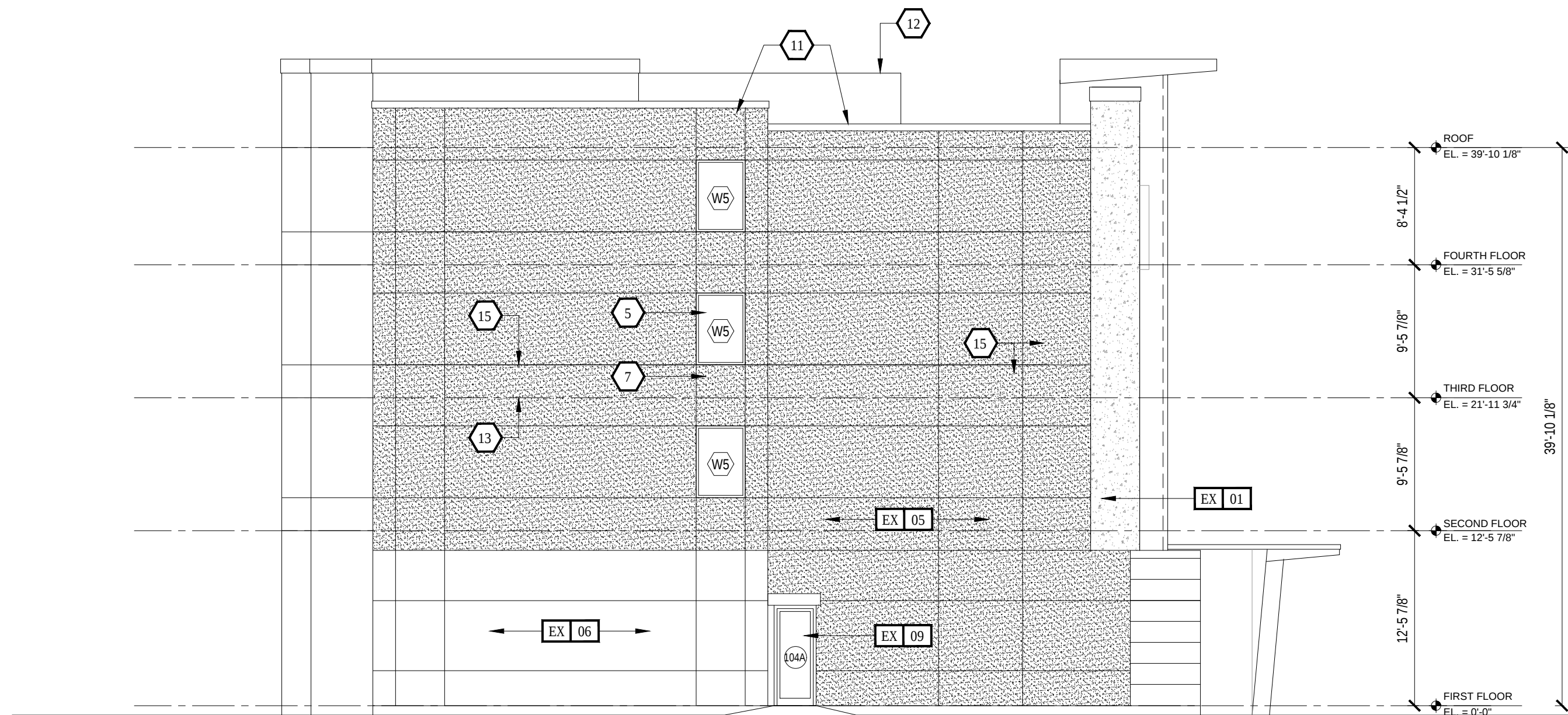
CITY OF KNOXVILLE KNOX COUNTY, TN.
DISTRICT NO. 39 CITY BLOCK NO. 50920
CLT MAP 68 GROUP 'C' PARCELS 11,12,13 & 26
SCALE: 1"=20' JUNE 19, 2017

OWNER/DEVELOPER:
MERCHANT SQUARE TOWN CENTER, LLC
5411 PRATT ROAD
KNOXVILLE, TENNESSEE 37912

CHRIS SHARP, P.E.
URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934
(865) 966-1924

DWN: BDS CHK: CAS DGC. NO. 1612033





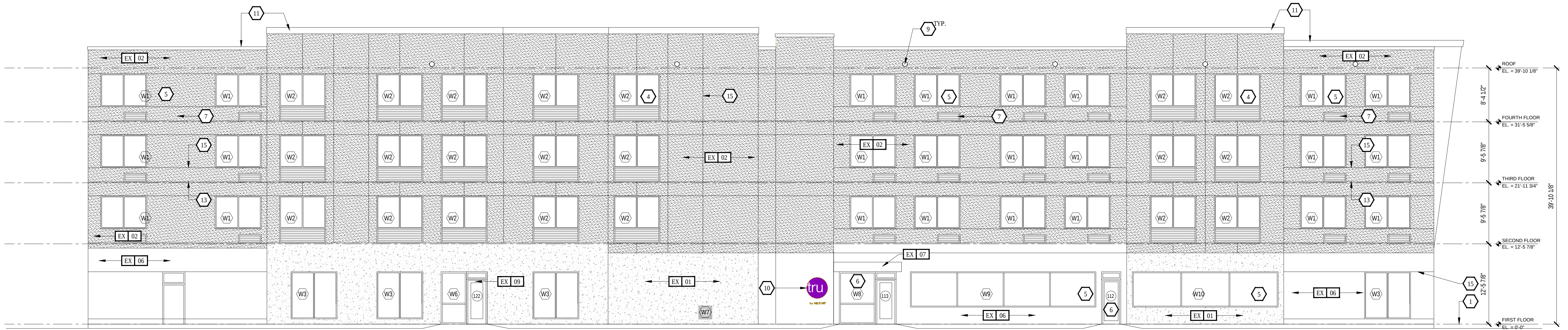
2 LEFT SIDE ELEVATION
A502
SCALE: 1/8" = 1'-0"

KEY NOTES:	
1	APPROXIMATE LINE OF GRADE
2	ABOVE GRADE EXPOSED FOUNDATION WALL
3	CONCRETE FOOTING AND FOUNDATION WALL, AS REQUIRED PER LOCAL FROST DEPTHS
4	ALUMINUM FINED WINDOW W/ THERMAL BROKEN FRAME, INSULATED GLAZING WITH INTEGRAL ALUMINUM LOUVER AT FPAC UNITS
5	ALUMINUM FINED WINDOW W/ THERMAL BROKEN FRAME, INSULATED GLAZING
6	ALUMINUM STOREFRONT SYSTEM W/ THERMAL BROKEN FRAME AND INSULATED GLAZING
7	ALUMINUM FPAC LOUVER - COLOR TO MATCH ADJACENT MATERIAL
8	ALUMINUM SLIDING ENTRY DOOR W/ INSULATED GLAZING
9	OVERFLOOR SCOPPER
10	BASIS OF DESIGN: MESCO MFG INC. - MODEL # SCT914R
11	OVERFLOOR SCOPPER
12	OVERFLOOR SCOPPER
13	OVERFLOOR SCOPPER
14	OVERFLOOR SCOPPER
15	OVERFLOOR SCOPPER
16	OVERFLOOR SCOPPER

BUILDING SIGNAGE:	
ALL SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY - LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.	
MINIMUM 3/4" PLYWOOD BACKER BOARD REQUIRED AT SIGN LOCATIONS - AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FACIA OR SPACE AVAILABLE FOR SIGN	
ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR - ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY - TYPICAL 120V REQUIREMENT	
PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR - CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL	
QUESTIONS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR INSTALLED PRIOR TO CLOSING UP THE WALL - PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY	

FINISH LEGEND:	
EFES GLAZING SYSTEM (EX) - BASIS OF DESIGN - "OUTSULATION PLUS MD EPS" BY DRYVIT SYSTEMS, INC.	
PROVIDE EFES HIGH IMPACT MESH ASSEMBLY FOR LOWER 8' 0" OF WALL AREAS AT GRADE - BASIS OF DESIGN - DRYVIT "STANDARD" MESH OVER "PANDER 25 02" HIGH IMPACT MESH	
COORDINATE FOR MINIMUM EXTERIOR CONTINUOUS INSULATION THICKNESS / R-VALUE REQUIREMENTS IN ACCORDANCE WITH ADOPTED ENERGY CODE REQUIREMENTS FOR ALL GLAZING AREAS	
EX 01	DRYVIT SYSTEMS: DARK FINISH
EX 02	DRYVIT SYSTEMS: MEDIUM FINISH
EX 03	DRYVIT SYSTEMS: LIGHT FINISH
EX 04	DRYVIT SYSTEMS: FINISH VARIANTS
EX 05	DRYVIT SYSTEMS
EX 06	DRYVIT SYSTEMS
EX 07	HIGH PRESSURE LAMINATE PANEL: DARK FINISH
EX 08	HIGH PRESSURE LAMINATE PANEL: LIGHT FINISH
EX 09	BENJAMIN MOORE EXTERIOR PAINT: 1598 NIGHTFALL / HIGH GLOSS FINISH

5 3	3 1 4 5	4 3
1 2	4 3 5 1	5 2
3 4	5 2 1 3	1 4
2 5	1 4 3 2	3 5
4 1	3 5 2 4	2 1
5 3	2 1 4 5	4 3
1 2	4 3 5 1	5 4
3 4	5 2 1 3	1 4



1 REAR ELEVATION
A502
SCALE: 1/8" = 1'-0"

8-B-17-UR

FOR
THOMAS BUILDERS
DESIGN-BUILDERS

NITIN KULKARNI
AIA NCARB
PHONE: 804-200-4085
CELL: 804-514-2455



PRATT ROAD, KNOXVILLE, TN.

A DEVELOPMENT BY

**MERCHANT'S SQUARE
TOWN CENTER LLC**

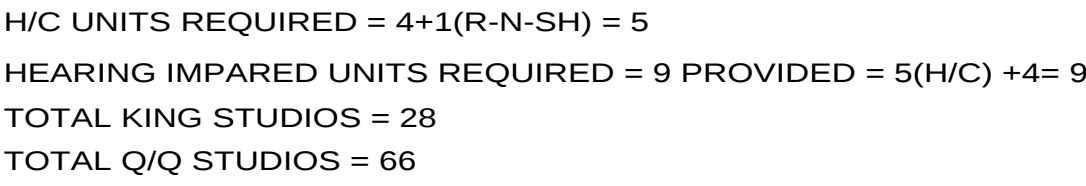
Date: JAN 4, 2017

REVISIONS

NO.	DATE	COMMENTS
1	JAN 4, 2017	FRANCHISE PRELIMINARY DESIGN

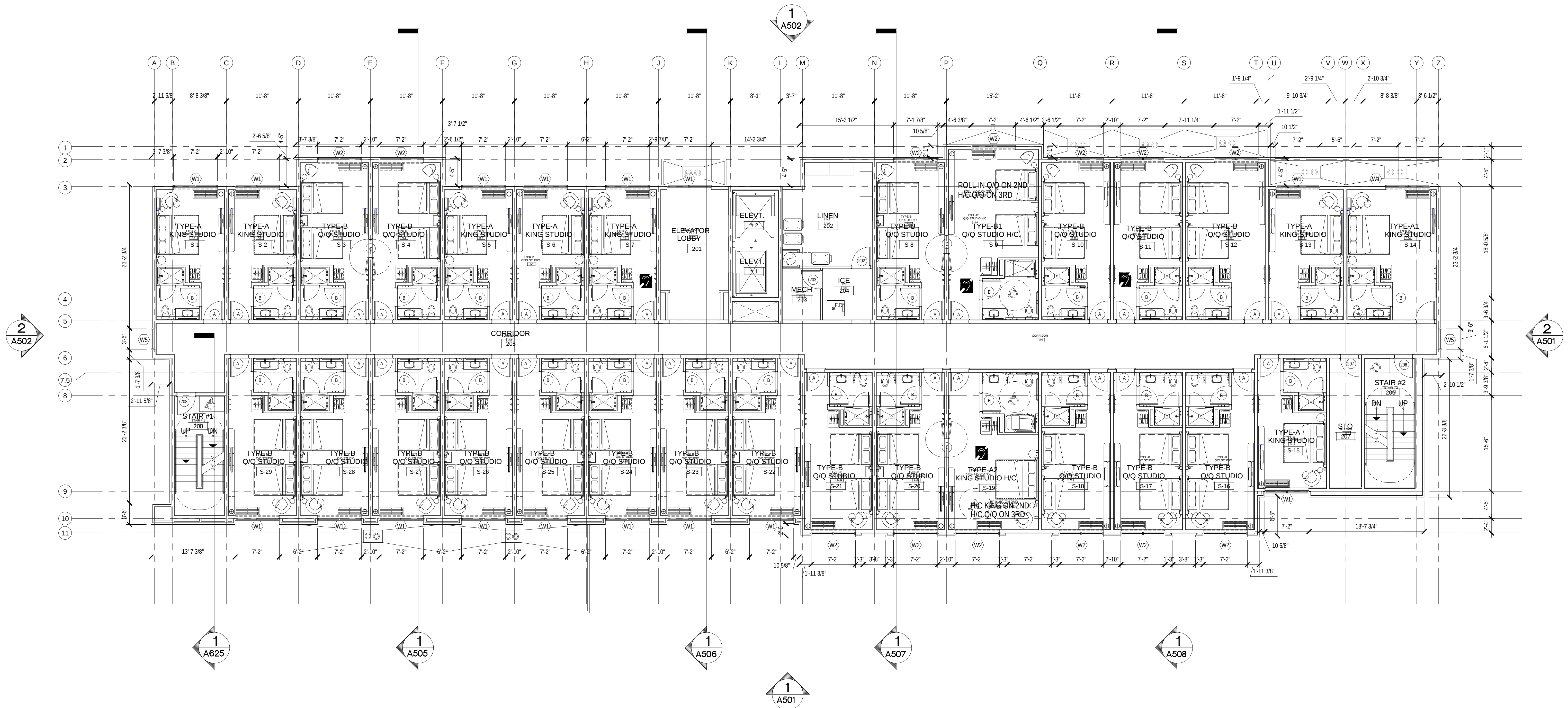
Sheet
BUILDING ELEVATIONS

A-502-ELEV



8-B-17-UR

A-401-FP1



1
A402 TYP. 2ND/3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"

8-B-17-UR

FOR
THOMAS BUILDERS
DESIGN-BUILDERS

NITIN KULKARNI
AIA NCARB
PHONE: 804-200-4085
CELL: 804-514-2455



PRATT ROAD, KNOXVILLE, TN.

A DEVELOPMENT BY

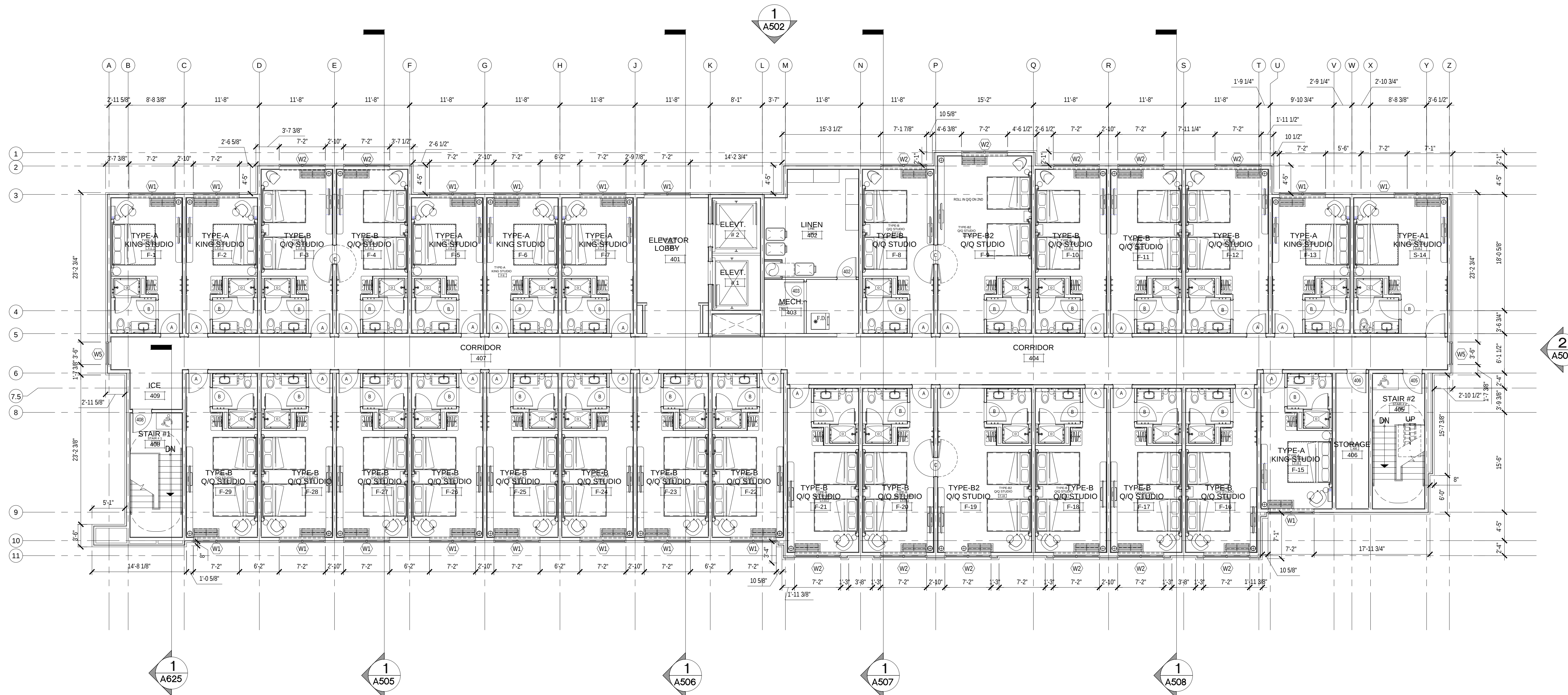
**MERCHANT'S SQUARE
TOWN CENTER LLC**

Date: JAN 4, 2017

REVISIONS		
NO.	DATE	COMMENTS
1	JAN 4, 2017	FRANCHISE PRELIMINARY DESIGN

Sheet
TYP. 2ND/ 3RD FLOOR PLAN

A-402-FP2



1
A403

FOURTH FLOOR PLAN

SCALE: 1/8" = 1'-0"

8-B-17-UR

FOR
THOMAS BUILDERS
DESIGN-BUILDERS

NITIN KULKARNI
AIA NCARB
PHONE: 804-200-4005
CELL: 804-514-2455



PRATT ROAD, KNOXVILLE, TN.

A DEVELOPMENT BY

**MERCHANT'S SQUARE
TOWN CENTER LLC**

Date: JAN 4, 2017

REVISIONS		
NO.	DATE	COMMENTS
1	JAN 4, 2017	FRANCHISE PRELIMINARY DESIGN

Sheet
FOURTH FLOOR PLAN
A-403-FP3