MHC Kenworth
KNOXVILLE, TN

Located At:

0 CROSSWOOD BLVD.
KNOXVILLE, TN 37924

Project No.:	22002
Date:	6/27/22
Issued For:	Planning Submittal
F/O #:	8-F-22-DP

FINKLE + WILLIAMS
ARCHITECTURE

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ELECTRICAL
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Drawing Index:

Civil
C-1 EXISTING CONDITIONS
C-2 SITE PLAN
C-3 GRADING AND UTILITY PLAN

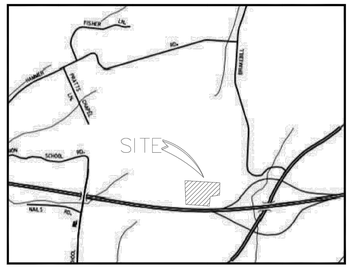
Landscape
L-1 LANDSCAPE PLAN

Architectural
A1.01 FIRST FLOOR PLAN
A1.02 ENLARGED PLANS
A1.03 SECOND FLOOR PLAN
A4.01 EXTERIOR ELEVATIONS

Electrical
E0.01 ELECTRICAL SITE LIGHTING
E0.02 ELECTRICAL SIGE LIGHTING SCHEDULE

Rendering
R0.01 SITE RENDERING

8-F-22-DP
Revised: 7/26/222



VICINITY MAP
NO SCALE

0' 60' 120' 180'

N

BEARING BASIS:
TENNESSEE STATE PLANE
COORDINATE SYSTEM -
NAD 1983

SCHEDULE B, PART II EXCEPTIONS TO TITLE

9. DECLARATION OF EASEMENT, COVENANT AND RESTRICTIONS RECORDED IN DEED BOOK 2109, PAGE 1116, AS AMENDED IN DEED BOOK 2126, PAGE 709, BOTH IN THE REGISTER'S OFFICE FOR KNOX COUNTY, TENNESSEE. (**DOES NOT AFFECT SUBJECT PROPERTY**)
10. POWER LINE EASEMENT CONVEYED TO KNOXVILLE UTILITIES BOARD BY INSTRUMENT DATED APRIL 25, 2000, OF RECORD IN INSTRUMENT NO. 200005220033955, IN THE KNOX COUNTY REGISTERS OFFICE. (**DOES NOT AFFECT SUBJECT PROPERTY**)
11. MATTERS DEPICTED OR DISCLOSED ON MAP OF EAST PROPERTIES, LTD, RECORDED IN MAP CABINET M, SLIDE 400C, AND MAP OF LOT 8 AND RIGHT-OF-WAY EAST VIEW OF RECORD IN MAP CABINET N, SLIDE 66A, BOTH IN THE KNOX COUNTY REGISTER'S OFFICE. (**DOES NOT AFFECT SUBJECT PROPERTY**)
12. MATTERS DEPICTED OR DISCLOSED ON MAP OF CROSSWOOD BLVD. SUBDIVISE RECORDED AS INSTRUMENT NO. 202205120085925, IN THE KNOX COUNTY REGISTER'S OFFICE. (**SHOWN HEREON**)

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47093C0169F, WHICH BEARS AN EFFECTIVE DATE OF MAY 2, 2007 AND COMMUNITY PANEL NO. 47093C0170F, WHICH BEARS AN EFFECTIVE DATE OF MAY 2, 2007 .

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

SITUATED IN DISTRICT EIGHT OF KNOX COUNTY, TENNESSEE, WITHOUT THE CORPORATE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE, AND BEING KNOWN AND DESIGNATED AS TRACT 1 (17.85 ACRES, MORE OR LESS), AS DEPICTED ON MAP ENTITLED "CROSSWOOD BLVD. SUBDIVIDE", RECORDED AS INSTRUMENT NO. 202205120085925, IN THE REGISTER'S OFFICE FOR KNOX COUNTY, TENNESSEE; SAID TRACT BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS SHOWN ON MAP OF RECORD AFORESAID, TO WHICH MAP SPECIFIC REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO EAST PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUIT CLAIM DEED FROM EAST PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, DATED APRIL 12, 1996, OF RECORD IN DEED BOOK 2213, PAGE 1189, IN THE KNOX COUNTY REGISTER'S OFFICE.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN TENNESSEE VALLEY TITLE INSURANCE COMPANY TITLE REPORT NUMBER 212596 WITH AN EFFECTIVE DATE MAY 11, 2022.

ZONING INFORMATION

ZONING REPORT NOT PROVIDED AT TIME OF SURVEY

SIGNIFICANT OBSERVATIONS

NO SIGNIFICANT OBSERVATIONS MADE AT TIME OF SURVEY

PARKING INFORMATION

NO PARKING OBSERVED AT TIME OF SURVEY

GENERAL NOTES

A. SOURCE OF TITLE
INSTRUMENT NO. 202205120085925

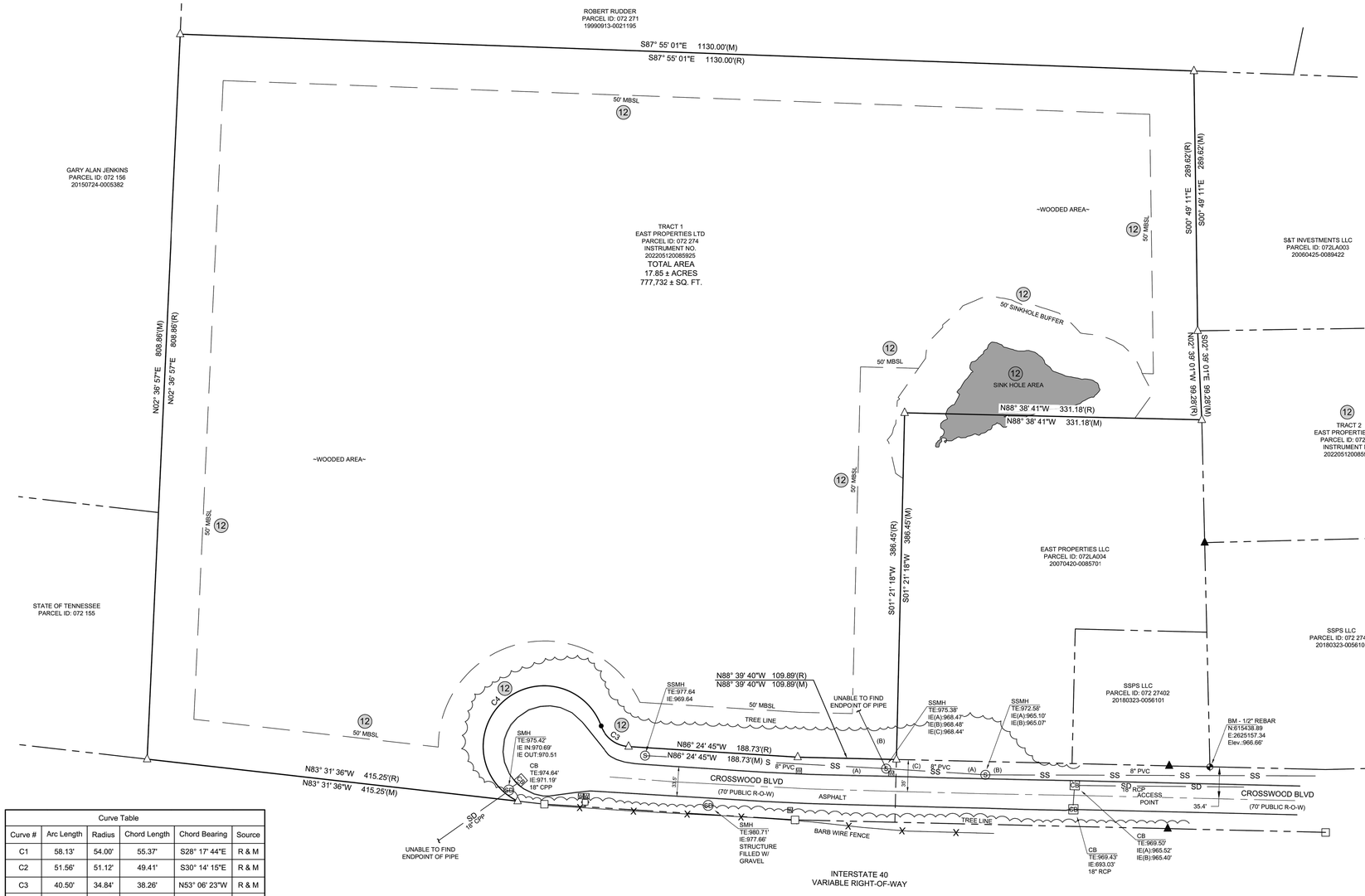
PARCEL ID # 072 274

0 BLAKELY CT
KNOXVILLE, KNOX COUNTY, TENNESSEE
AREA = 20.81 ± ACRES

THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.

FIELD SURVEY DATE: 12/28/2021

B. THE ADDRESS WAS NOT OBSERVED ON SITE.
C. NO BUILDINGS ARE PRESENT ON THE PROPERTY SHOWN HEREON.
D. PROPERTY IS LOCATED APPROXIMATELY 630 FT WEST OF THE NEAREST INTERSECTION WITH CROSSWOOD BLVD AND BLAKELY COURT.
E. THERE ARE NO CEMETERIES APPARENT ON THIS PROPERTY.
F. NO CERTIFICATION IS MADE HEREIN AS TO THE PRESENCE OF UNDERGROUND STORAGE TANKS.
G. HORIZONTAL POSITIONS BASED ON STATIC GPS OBSERVATION.
HORIZONTAL POSITIONS ARE TENNESSEE STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD 83.
H. NO WETLANDS WERE DELINEATED AS PART OF THIS SURVEY.
I. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
J. LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE, AND ARE BASED UPON VISIBLE EVIDENCE AND MARKINGS BY UTILITY COMPANIES AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.
K. THERE ARE NO GAPS, GORES, OVERLAPS OR HIATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED.
L. THE PROPERTY ACCESSES THE DEDICATED PUBLIC WAY CROSSWOOD BLVD THROUGH ONE (1) ACCESS POINT INTO AND OUT OF THE SURVEYED PROPERTY. THE R/W (RIGHT-OF-WAY) IS LABELED.



Curve Table					
Curve #	Arc Length	Radius	Chord Length	Chord Bearing	Source
C1	58.13'	54.00'	55.37'	S28° 17' 44"E	R & M
C2	51.56'	51.12'	49.41'	S30° 14' 15"E	R & M
C3	40.50'	34.84'	38.26'	N53° 06' 23"W	R & M
C4	256.01'	67.69'	125.39'	S48° 02' 42"W	R & M

LEGEND

- PROPERTY LINE
- PROPERTY EASEMENT LINE
- OE — OVERHEAD UTILITY LINE
- X — FENCE LINE
- W — DOMESTIC WATER LINE
- G — NATURAL GAS LINE
- SD — STORM DRAINAGE LINE
- SS — SEWER LINE
- FIRE HYDRANT
- GUY WIRE
- UTILITY POLE
- CB — CATCH BASIN
- REBAR/PIPE FOUND
- REBAR SET
- MONUMENT FOUND
- BENCHMARK

ALTA/NSPS LAND TITLE SURVEY

TENNESSEE M-H, LLC

BASED ON TITLE COMMITMENT NO. 212596 OF
TENNESSEE VALLEY TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF MAY 11, 2022 AT 8:00 AM.

To Tennessee M-H LLC, East Properties, LLC and Tennessee Valley 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8, 9, 10, 11, 13, 16,17, 18, and 21 of Table A thereof. The field work was completed on December 28, 2021.

Christopher R. Conrad, RLS
Tennessee License Number 2166

8-F-22-DP
Revised: 7/26/222

TENNESSEE M-H, LLC
CROSSWOOD BLVD ALTA
0 BLAKELY COURT
KNOXVILLE, KNOX COUNTY, TENNESSEE

REVISIONS

NO.		

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THIS DRAWING SHALL BE CONSIDERED PRELIMINARY IN NATURE AND, IN NO WAY, FINAL AND/OR CONCLUSIVE UNTIL SEALED BY THE ENGINEER OR SURVEYOR OF RECORD IS AFFIXED HERETO.

CHRISTOPHER R. CONRAD
REGISTERED LAND SURVEYOR
No. 2166
TENNESSEE
5/19/2022

SHEET: ALTA/NSPS SURVEY
NUMBER: 1 of 1

L.I. Smith and Associates, Inc.
LAND DEVELOPMENT | INFRASTRUCTURE DESIGN
SURVEYING SERVICES
302 North Caldwell Street, Paris, TN 38242, 731-644-1014 | www.lismith.com
4215 Metropolis Drive, Suite 212 Nashville, TN 37211 | 615-256-6290

DRAWN BY: CWM | CHECKED BY: CRC | SCALE: 1" = 60'
PROJECT # 210801 | DATE: 05/19/2022

MHC
KENWORTH
KNOXVILLE

0 CROSSWOOD BLDV.
KNOXVILLE, TN 37924

For

M-H 5, LLC
11120 Tomahawk Creek Pkwy
Suite 200
Leawood, Kansas 66211
(816)483-6444
FAX (816)483-5842

Project No.:	22002
Date:	06/27/2022
Issued For:	PLANNING SUBMITTAL
File #:	8-F-22-DP

REVISIONS

No.	Date	Description
1	7/25/22	PLANNING COMMENTS #1

REGISTRATION

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	KIMLEY-HORN
LANDSCAPE	KIMLEY-HORN
FOUNDATIONS	BSE
STRUCTURAL	BSE
PLUMBING	PKMR
MECHANICAL	PKMR
ELECTRICAL	PKMR
CONTRACTOR	BRINKMANN CONSTRUCTORS

Kimley»Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
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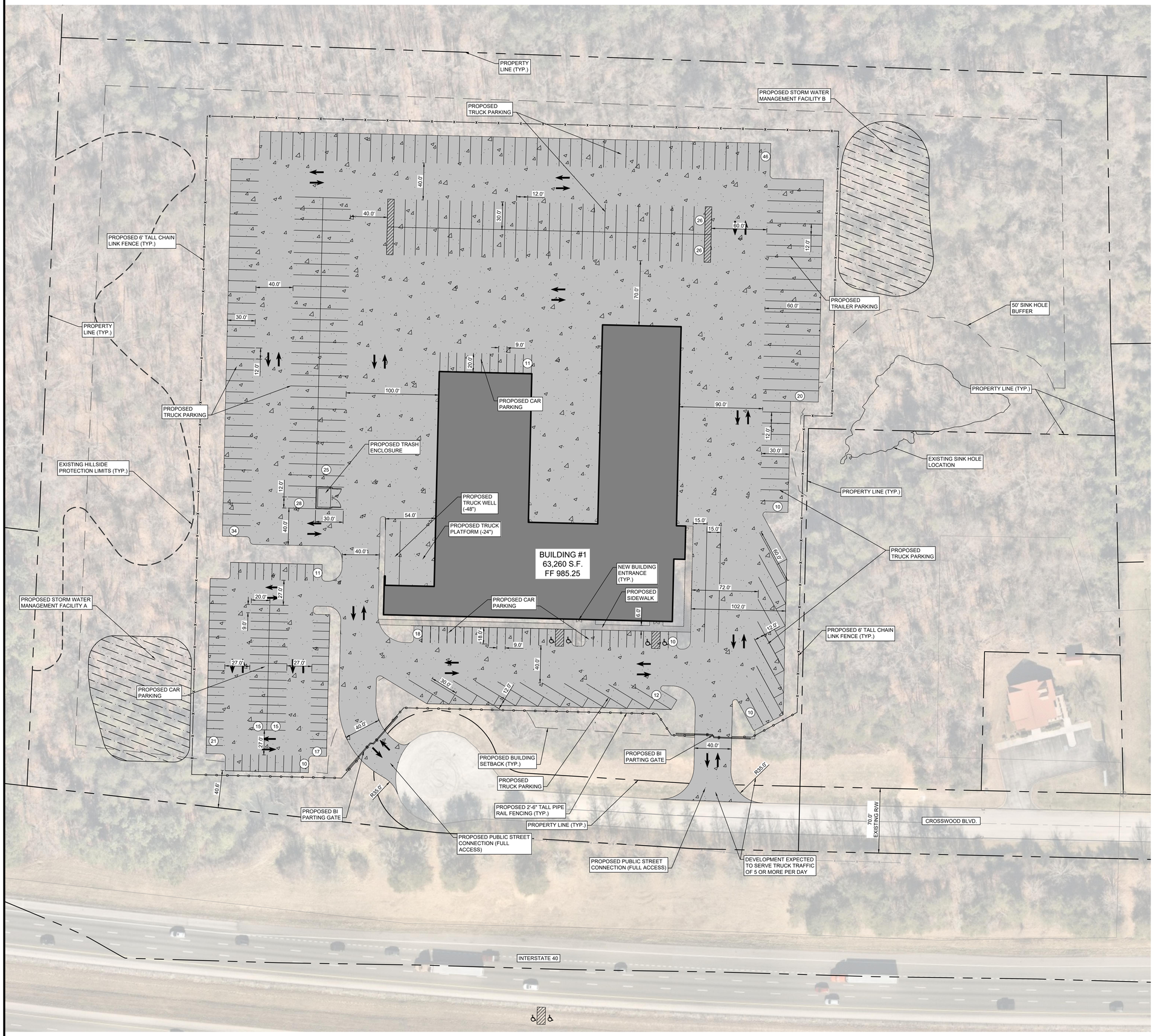
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

C-1



SITE PLAN LEGEND

HEAVY DUTY CONCRETE

CONCRETE SIDEWALK

GENERAL NOTES

1. ALL DIMENSIONS LISTED ARE TO BACK OF CURB, OR EDGE OF PAVED SURFACE, UNLESS SPECIFICALLY NOTED OTHERWISE.
2. ALL ADA DETECTABLE WARNING SURFACES SHALL BE PER CITY STANDARDS.
3. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED WHITE UNLESS OTHERWISE NOTED.

SITE SUMMARY

A	**ZONING**		
	EXISTING	PLANNED COMMERCIAL (PC)	
	PROPOSED	PLANNED COMMERCIAL (PC)	
B	**TOTAL LAND ACRES**		
	EXISTING	17.84	ACRES
C	**RIGHT-OF-WAY**		
	EXISTING	0	ACRES
	PROPOSED	0	ACRES
D	**NET LAND AREA**		
	EXISTING	17.84	ACRES
	PROPOSED	17.84	ACRES
E	**PROPOSED USES**		
	WAREHOUSE, OFFICE, SHOP		
F	**STRUCTURE HEIGHT & # OF FLOORS**		
	NUMBER OF FLOORS	2	
	STRUCTURE HEIGHT	32'-4"	
G	**GROSS FLOOR AREA**		
	TOTAL BUILDING GROSS AREA (SF)	74,850	
H	**PASSENGER VEHICLE PARKING**		
	PROPOSED	128	
	TRUCK VEHICLE PARKING		
	PROPOSED	217	
	TRAILER VEHICLE PARKING		
	PROPOSED	20	
	TOTAL PARKING REQUIRED **	169	
	TOTAL PARKING PROVIDED	365	
I	**PARKING CODE COMPLIANCE ****		
	TRUCK REPAIR SHOP (28 SERVICE STALLS, 18273 SF SERVICE AREA, 21 EMPLOYEES)	88 STALLS	
	OFFICE SPACE (12055 SF OFFICE SPACE)	49 STALLS	
	WAREHOUSE (1ST SHIFT - 21 EMPLOYEES, 2ND SHIFT - 11 EMPLOYEES)	32 STALLS	

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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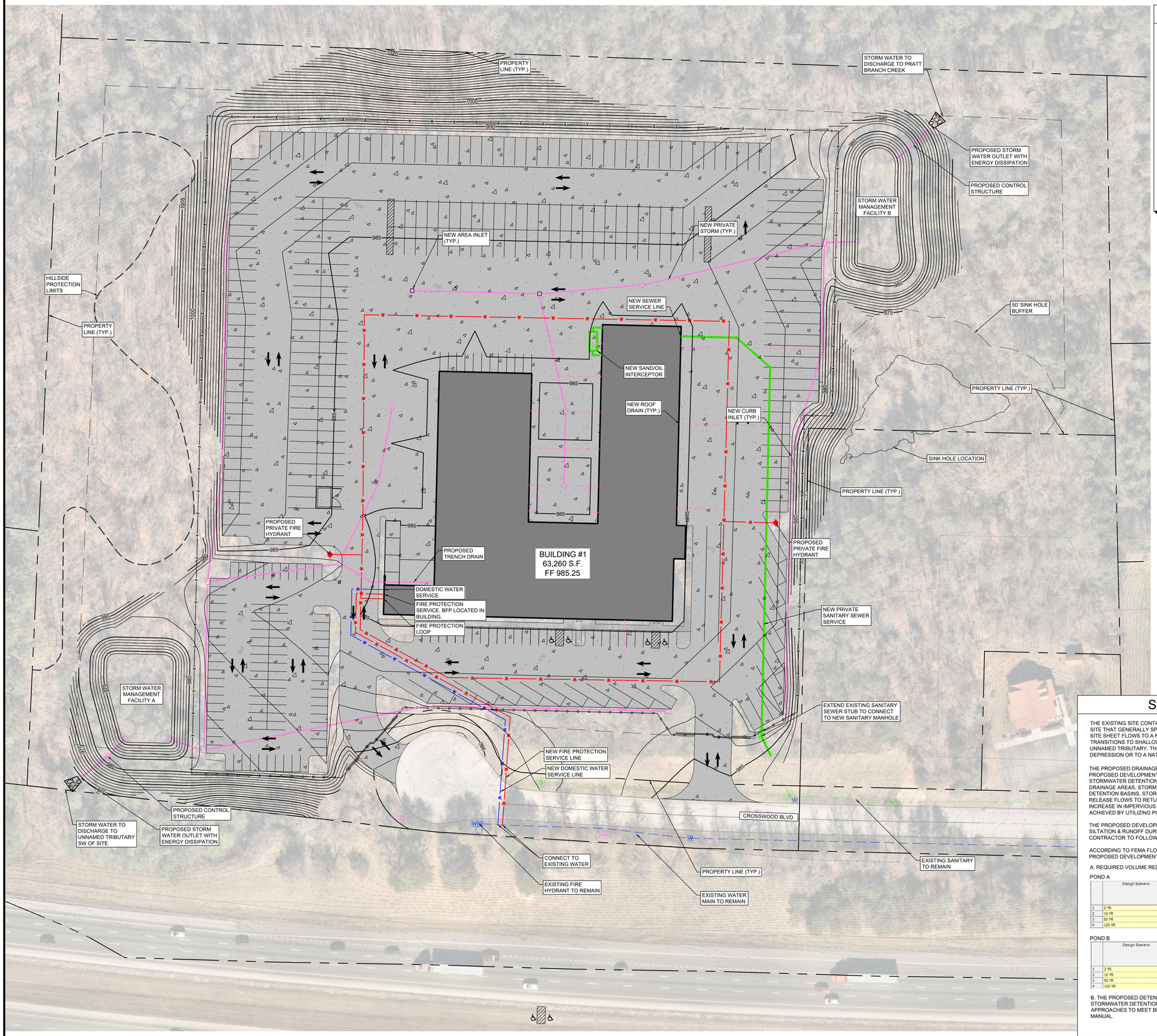
SHEET TITLE

SITE PLAN

SHEET NUMBER

C-2



GRADING AND UTILITY LEGEND

1015	EXISTING CONTOUR
1015	PROPOSED CONTOUR
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
OHE(C)	EXISTING OVERHEAD POWER LINE
	EXISTING STORM STRUCTURE
	PROPOSED STORM SEWER
	PROPOSED ROOF DRAIN
	PROPOSED SANITARY SEWER
W W	PROPOSED WATER LINE
W W	PROPOSED FIRE PROTECTION LOOP
	PROPOSED CATCH BASIN
	PROPOSED FLARED END SECTION
	PROPOSED SANITARY MANHOLE

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

8-F-22-DP
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STORM WATER NOTES

THE EXISTING SITE CONTAINS A RIDGE RUNNING NORTH AND SOUTH THROUGH THE MIDDLE OF THE SITE THAT GENERALLY SPLITS THE SITE INTO TWO DRAINAGE AREAS. THE WESTERN PORTION OF THE SITE SHEET FLOWS TO A NATURAL VALLEY THAT CONVEYS WATER TO THE SOUTH. THE RUNOFF LIKELY TRANSITIONS TO SHALLOW CONCENTRATED FLOW BEFORE DISCHARGING UNDER INTERSTATE 40 TO AN UNNAMED TRIBUTARY. THE EASTERN PORTION OF THE SITE DRAINS EAST TO EITHER AN EXISTING DEPRESSION OR TO A NATURAL VALLEY THAT CARRIES WATER EAST TO PRATT BRANCH CREEK.

THE PROPOSED DRAINAGE PATTERNS WILL BE LARGELY UNCHANGED FROM EXISTING CONDITIONS. THE PROPOSED DEVELOPMENT WILL BE INCREASING IMPERVIOUS AREA SO WILL BE SUBJECT TO PROVIDING STORMWATER DETENTION AND BMP'S FOR WATER QUALITY. SINCE THE SITE IS BROKEN INTO TWO DRAINAGE AREAS, STORM WATER DETENTION WILL BE ACHIEVED USING TWO NEW ABOVE GROUND DETENTION BASINS. STORM WATER WILL BE DISCHARGED USING A CONTROL STRUCTURE TO RESTRICT RELEASE FLOWS TO RETURN THE SITE TO PRE-DEVELOPMENT PEAK FLOW RATES TO ACCOUNT FOR THE INCREASE IN IMPERVIOUS AREA. DETENTION VOLUME REQUIREMENTS FOR THE SITE HAS BEEN ACHIEVED BY UTILIZING PONDPACK SOFTWARE AND ARE INCLUDED BELOW.

THE PROPOSED DEVELOPMENT WILL REQUIRE PHASED EROSION CONTROL PLANS TO ACCOUNT SILTATION & RUNOFF DURING CONSTRUCTION. THE SITE WILL ALSO REQUIRE A SWPPP FOR THE CONTRACTOR TO FOLLOW AND LOG AFTER EACH RAIN EVENT.

ACCORDING TO FEMA FLOOD PLAIN MAP NUMBER: 47093C0170F AND 47093C0169F, NO PORTION OF THE PROPOSED DEVELOPMENT IS WITHIN THE 100-YEAR FLOOD PLAIN.

A. REQUIRED VOLUME REDUCTION:

POND A

	Design Scenario	Design Return Event	Target Peak Outflow (ft³/s)	Target Outflow Volume (ft³)	Peak Pond Inflow (ft³/s)	Total Inflow Volume (ft³)	Estimated Storage (ft³)	Estimated Max Water Surface Elevation (ft)	Estimated Freeboard Depth
1	2 YR	2	3.55	(N/A)	6.16	26,172,000	18,014,548	976.22	Pass
2	10 YR	10	5.11	(N/A)	9.14	40,465,000	28,239,466	977.35	Pass
3	50 YR	50	6.67	(N/A)	12.16	53,852,000	37,952,947	978.31	Pass
4	100 YR	100	7.34	(N/A)	13.33	60,468,000	42,673,514	978.75	Pass

POND B

	Design Scenario	Design Return Event	Target Peak Outflow (ft³/s)	Target Outflow Volume (ft³)	Peak Pond Inflow (ft³/s)	Total Inflow Volume (ft³)	Estimated Storage (ft³)	Estimated Max Water Surface Elevation (ft)	Estimated Freeboard Depth
1	2 YR	2	5.06	(N/A)	7.98	33,317,000	21,928.805	977.25	Pass
2	10 YR	10	7.29	(N/A)	11.83	51,532,000	34,463.593	978.61	Pass
3	50 YR	50	9.51	(N/A)	15.74	68,584,000	46,328.884	979.72	Pass
4	100 YR	100	10.46	(N/A)	17.42	77,131,000	52,130.663	980.20	Fail

B. THE PROPOSED DETENTION BASINS HAVE ADEQUATE STORAGE TO MEET THE COUNTY'S STORMWATER DETENTION REQUIREMENTS. THE DESIGN TEAM WILL CONTINUE TO CONSIDER APPROACHES TO MEET BMP REQUIREMENTS BASED ON KNOX COUNTY STORM WATER MANAGEMENT MANUAL.

MHC

MHC KENWORTH KNOXVILLE

0 CROSSWOOD BLDV.
KNOXVILLE, TN 37924

For

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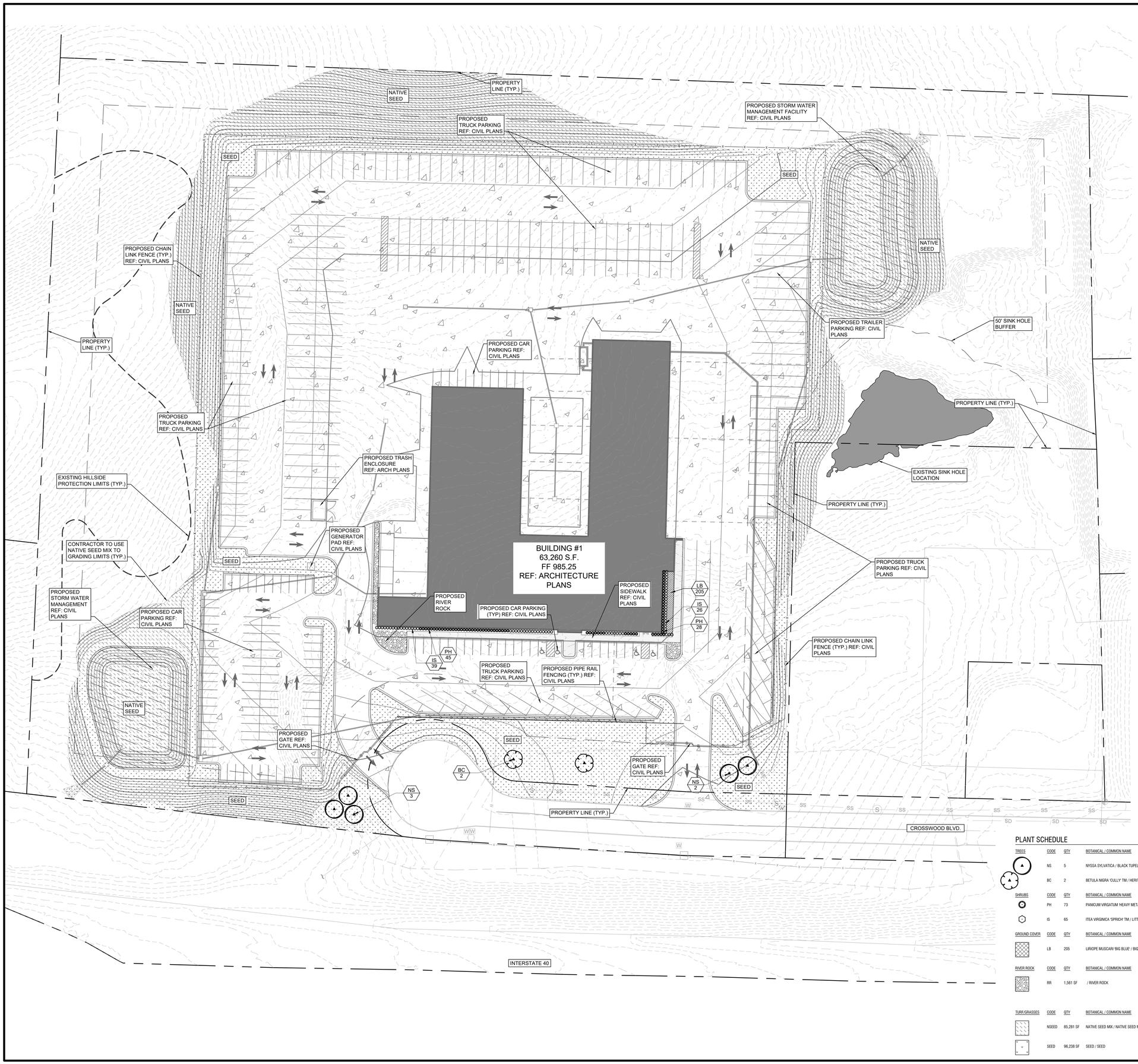
SHEET TITLE

GRADING AND UTILITY PLAN

SHEET NUMBER

C-3



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County of Knoxville, Tennessee - Landscape Data Table		
Site Area: 17.84 acres - Planned Commercial		
	REQUIRED	PROVIDED
Landscaping requirements		
All buildings shall be setback from the street right-of-way not less than 35'	Yes	Yes
The required front yard must contain a minimum of one (1) native shade tree per every 50' of linear street frontage.		
Crosswood Blvd.: 315 LF / 50' = 7 Trees	Crosswood Blvd - 7 Trees	Crosswood Blvd - 7 Trees

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT	REMARKS
	NS	5	NYSSA SYLVATICA / BLACK TUPELO	B & B	2" CAL.	10' -12' HT.	STRONG CENTRAL LEADER, FULL & MATCHING
	BC	2	BETULA NIGRA 'CULLY' TM / HERITAGE RIVER BIRCH	B & B	2" CAL.	10' - 12' HT.	STRONG CENTRAL LEADER, FULL & MATCHING

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
	PH	73	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS	3 GAL	36" HT.	36" O.C.	FULL & MATCHING
	IS	65	ITEA VIRGINICA 'SPRICH' TM / LITTLE HENRY SWEETSPIRE	3 GAL	36" HT.	36" O.C.	FULL & MATCHING

GROUND COVER	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	LB	205	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	CONT.	12" X 18" SPR.	18" O.C.	FULL & MATCHING

RIVER ROCK	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	RR	1,561 SF	/ RIVER ROCK	ROCK	N/A	N/A	3" DEPTH RIVER ROCK. COLOR AND TONE TO MATCH BUILDING. 2"-3" OR LARGER SIZE ROCK.

TURF/GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	NSEED	85,281 SF	NATIVE SEED MIX / NATIVE SEED MIX	N/A	N/A	N/A	
	SEED	96,238 SF	SEED / SEED	N/A	N/A	N/A	

MHC

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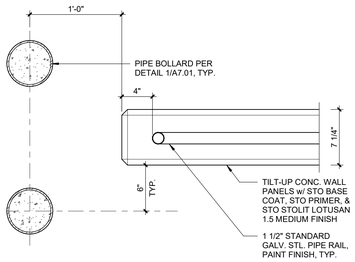
SHEET TITLE

LANDSCAPE PLAN

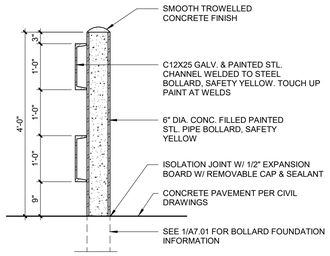
SHEET NUMBER

L-1



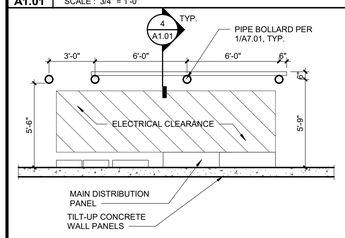
5 BOLLARD PLAN

A1.01 SCALE : 1 1/2" = 1'-0"



4 BOLLARD DETAIL

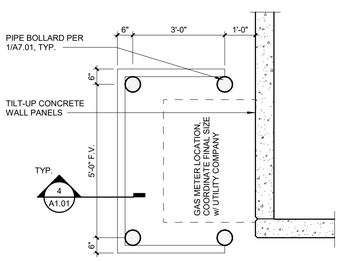
A1.01 SCALE : 3/4" = 1'-0"



FIELD VERIFY FINAL LAYOUT

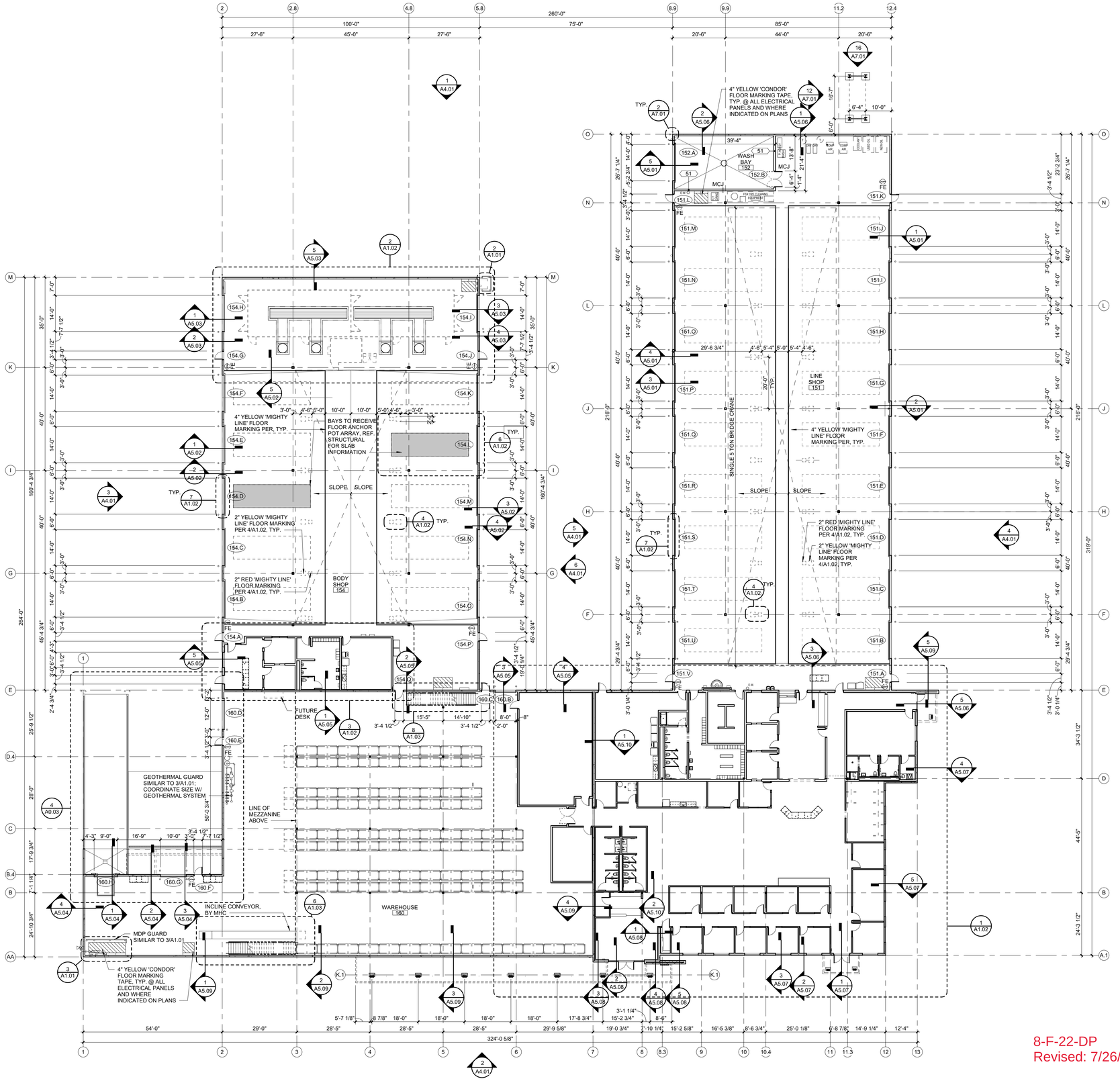
3 BOLLARD DETAIL @ MDP

A1.01 SCALE : 1/4" = 1'-0"



2 BOLLARD DETAIL

A1.01 SCALE : 1/2" = 1'-0"



1 1ST FLOOR PLAN

A1.01 SCALE : 1/16" = 1'-0"

8-F-22-DP
Revised: 7/26/222

GENERAL NOTES:
1. FIRE SPRINKLER SYSTEM TO BE PROVIDED FOR ALL BUILDING AREAS.
2. ALL STRUCTURAL STEEL TO BE FACTORY PRIMED GREY.
3. ALL CMU CORNERS ARE TO BE CONSTUCTED OF BULLNOSE BLOCK.
4. SEE A1.03 FOR SECOND FLOOR PLAN.

C:\Users\Kelsie.Kremer\Documents\MHCKnoxville_CENTRAL2021_KelsieRCarnes.rvt

MHC

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0 CROSSWOOD BLVD.
KNOXVILLE, TN 37924

For

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FAX (816)483-5842

Project No.:	22002
Date:	6/27/22
Issued For:	Planning Submittal
F/O #:	8-F-22-DP

REVISIONS

No.	Date	Description

REGISTRATION

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	KIMLEY-HORN
LANDSCAPE	KIMLEY-HORN
FOUNDATIONS	BSE
STRUCTURAL	BSE
PLUMBING	PKMR
MECHANICAL	PKMR
ELECTRICAL	PKMR
FIRE PROTECTION	N/A
CONTRACTOR	BRINKMANN CONSTRUCTORS

FINKLE + WILLIAMS
ARCHITECTURE

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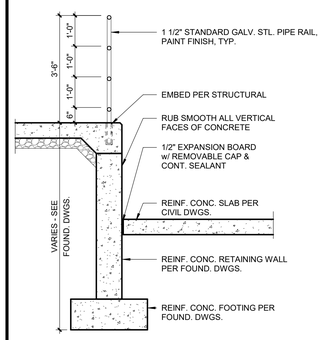
SHEET TITLE

FIRST FLOOR PLAN

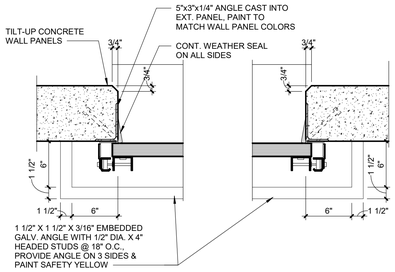
SHEET NUMBER

A1.01



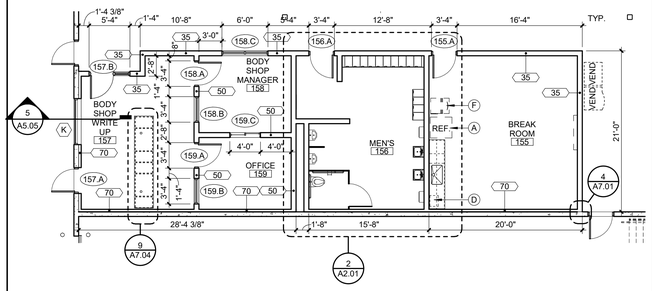
11 TRUCK LOADING DOCK

A1.02 SCALE : 1/2" = 1'-0"



7 OVERHEAD DOOR PLAN DETAIL

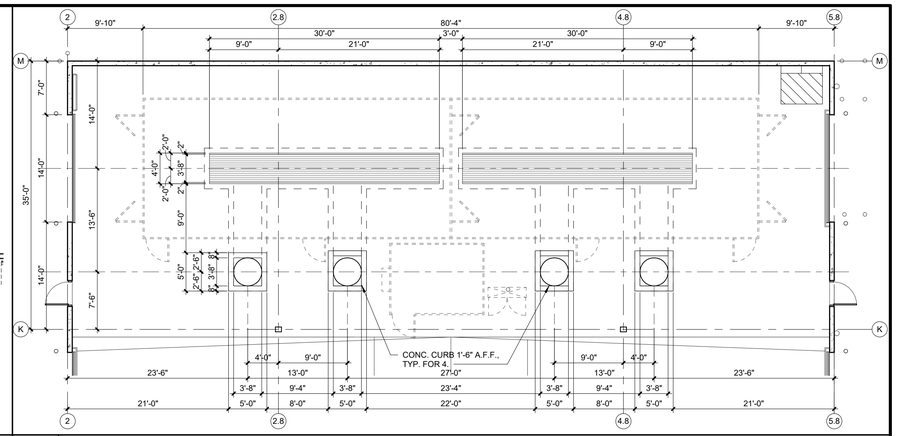
A1.02 SCALE : 1 1/2" = 1'-0"



3 1ST FLOOR PLAN - BODY SHOP AREA

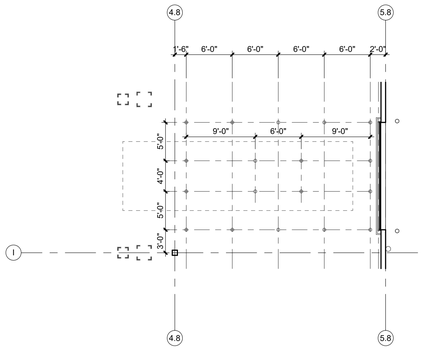
A1.02 1/8" = 1'-0"

PLAN TRUE



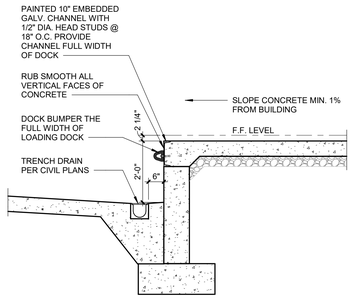
2 PAINT BOOTH PIT PLAN

A1.02 SCALE : 1/8" = 1'-0"



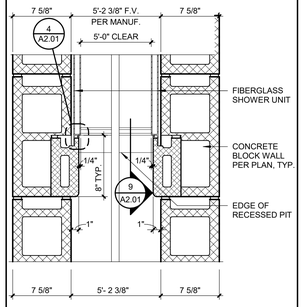
6 BODY SHOP ANCHOR POT DETAIL

A1.02 SCALE : 1/8" = 1'-0"



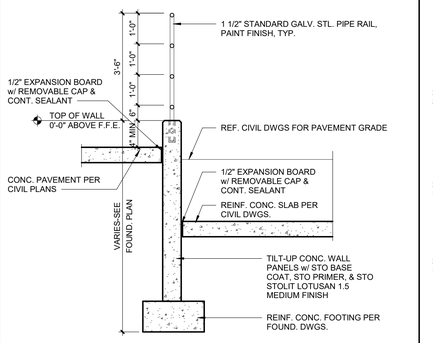
9 TRUCK LOADING DOCK DETAIL

A1.02 SCALE : 1/2" = 1'-0"



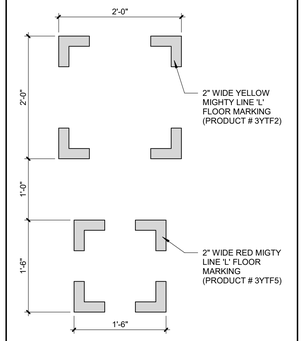
5 SHOWER DETAIL

A1.02 SCALE : 1 1/2" = 1'-0"



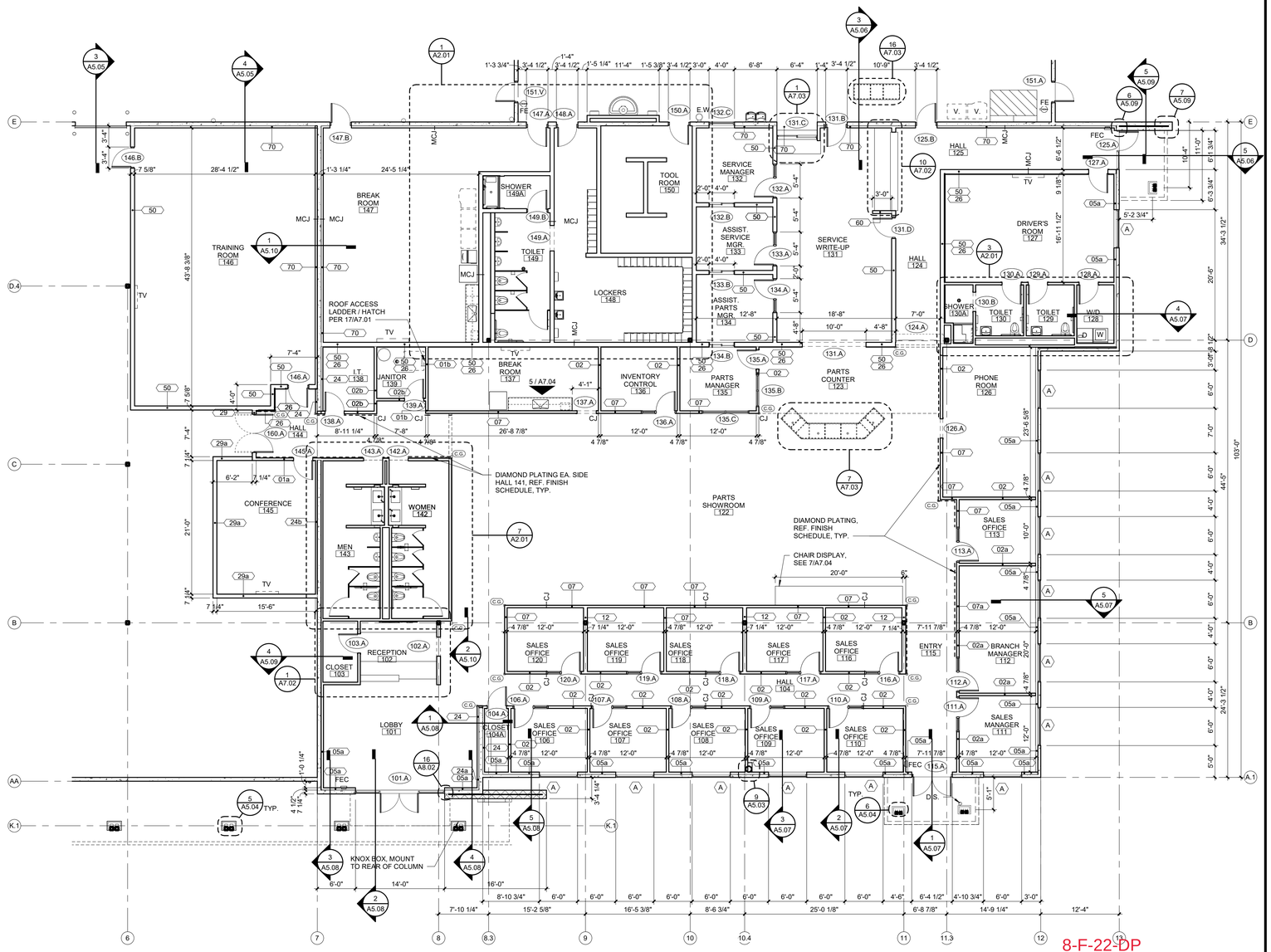
8 TRUCK LOADING DOCK

A1.02 SCALE : 1/2" = 1'-0"



4 FLOOR MARKING

A1.02 SCALE : 1" = 1'-0"



1 1ST FLOOR PLAN - ADMINISTRATION AREA

A1.02 SCALE : 1/8" = 1'-0"

8-F-22-DP
Revised: 7/26/222

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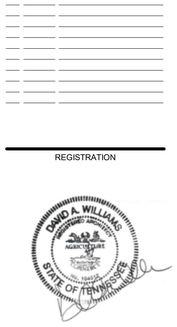

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	KIMLEY-HORN
LANDSCAPE	KIMLEY-HORN
FOUNDATIONS	BSE
STRUCTURAL	BSE
PLUMBING	PKMR
MECHANICAL	PKMR
ELECTRICAL	PKMR
FIRE PROTECTION	N/A
CONTRACTOR	BRINKMANN CONSTRUCTORS

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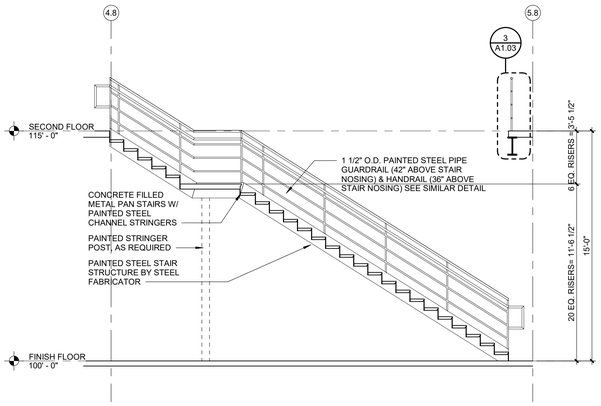
SHEET TITLE

ENLARGED PLANS

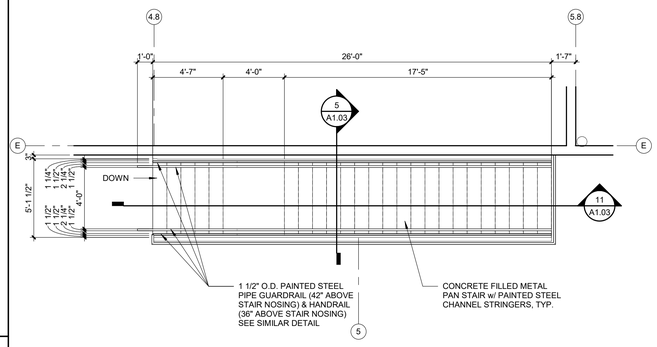
SHEET NUMBER

A1.02



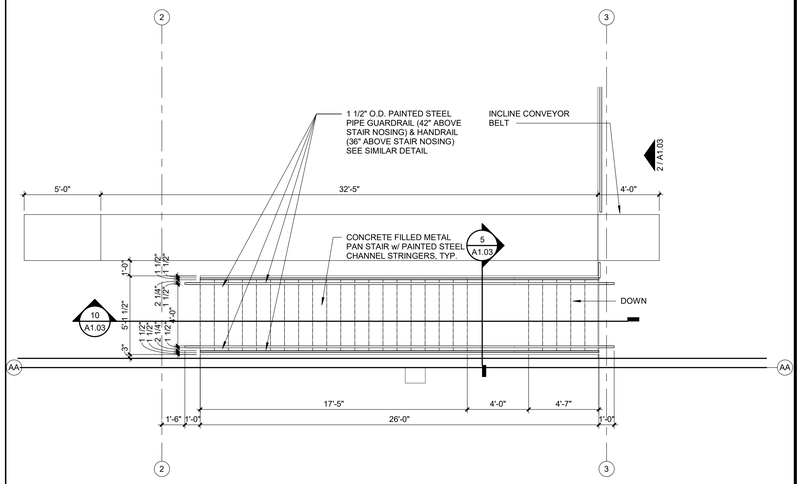
11 STAIR B SECTION

A1.03 SCALE : 1/4" = 1'-0"



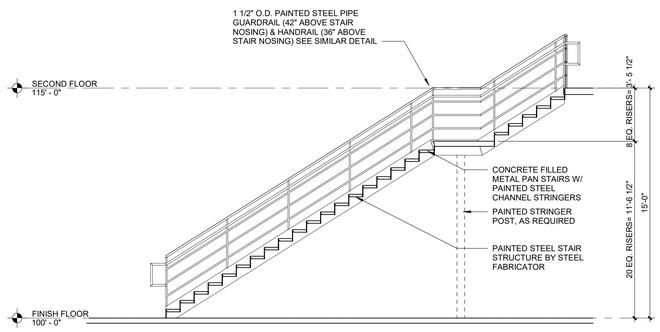
9 STAIR B @ 2ND FLOOR PLAN

A1.03 SCALE : 1/4" = 1'-0"



7 STAIR A @ 2ND FLOOR PLAN

A1.03 SCALE : 1/4" = 1'-0"



10 STAIR A SECTION

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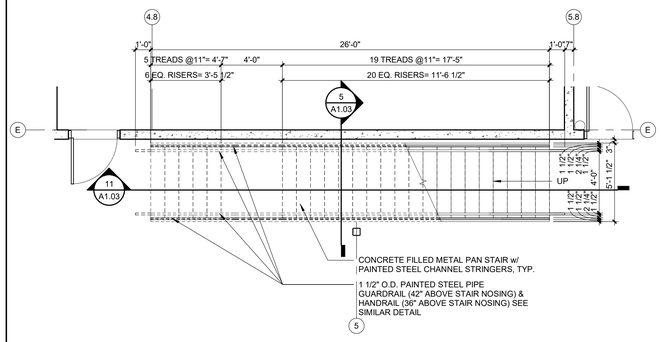
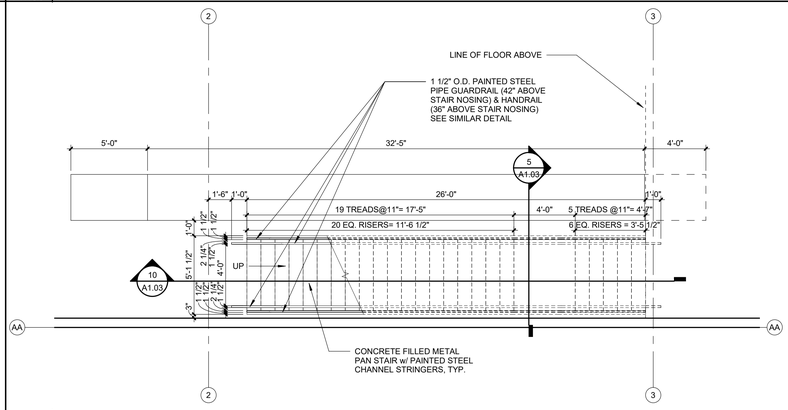


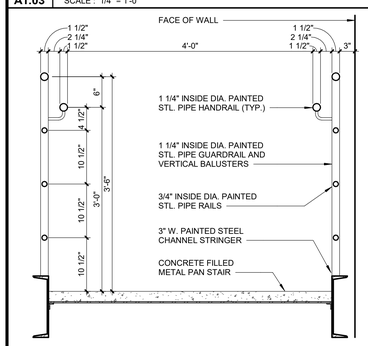
8 STAIR B @ 1ST FLOOR PLAN

A1.03 SCALE : 1/4" = 1'-0"



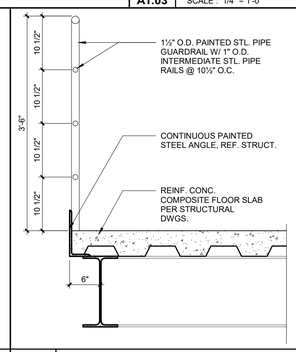
6 STAIR A @ 1ST FLOOR PLAN

A1.03 SCALE : 1/4" = 1'-0"



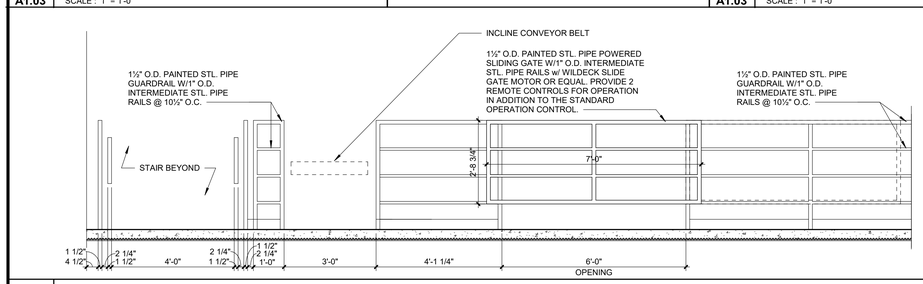
5 STAIR SECTION DETAIL

A1.03 SCALE : 1" = 1'-0"



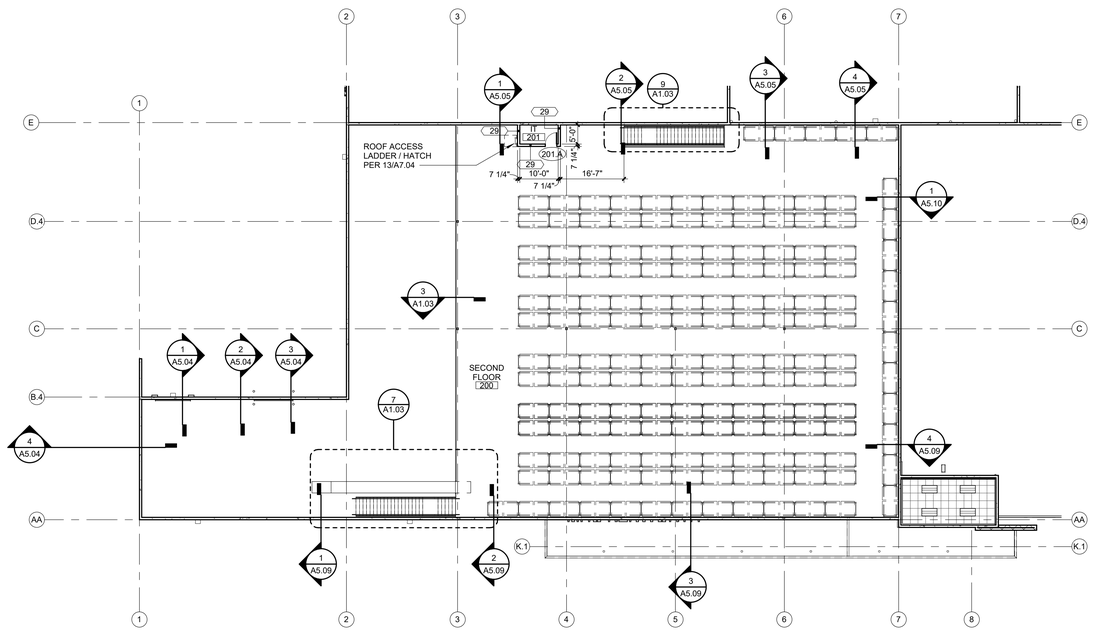
3 GUARDRAIL DETAIL

A1.03 SCALE : 1" = 1'-0"



2 GATE ELEVATION

A1.03 SCALE : 1/2" = 1'-0"



1 SECOND FLOOR PLAN

A1.03 SCALE : 1/16" = 1'-0"

8-F-22-DP
Revised: 7/26/222

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For

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(816)483-5444
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Project No.:	22002
Date:	6/27/22
Issued For:	Planning Submittal
F/O #:	8-F-22-DP

REVISIONS

No.	Date	Description
1	7/25/22	PLANNING COMMENTS #1

REGISTRATION

DAVID A. WILLIAMS
REGISTERED
ARCHITECT
No. 2325
AGRICULTURE
No. 104635
DATE 7/26/22
STATE OF TENNESSEE

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	KIMLEY-HORN
LANDSCAPE	KIMLEY-HORN
FOUNDATIONS	BSE
STRUCTURAL	BSE
PLUMBING	PKMR
MECHANICAL	PKMR
ELECTRICAL	PKMR
FIRE PROTECTION	N/A
CONTRACTOR	BRINKMANN CONSTRUCTORS

FINKLE + WILLIAMS
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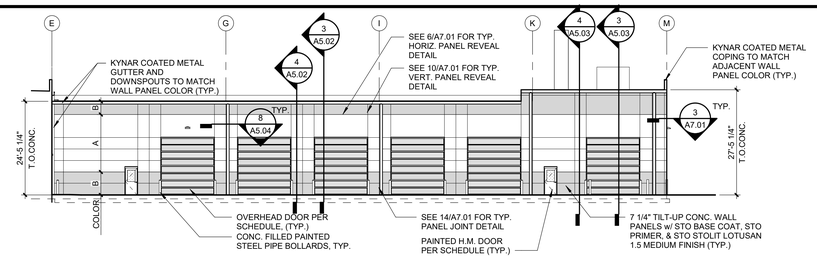
SHEET TITLE

SECOND FLOOR PLAN

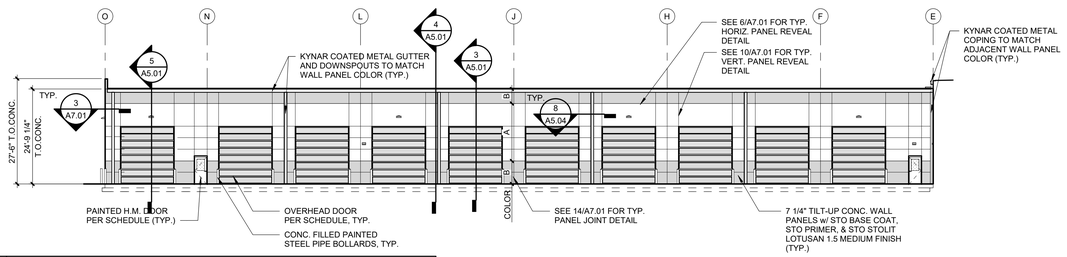
SHEET NUMBER

A1.03



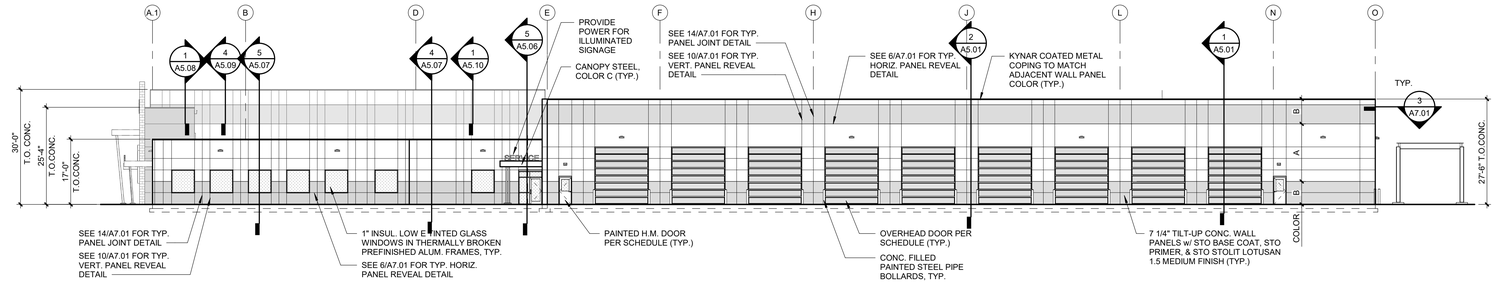
6 BODY SHOP INSIDE ELEVATION

A4.01 SCALE : 1/16" = 1'-0"



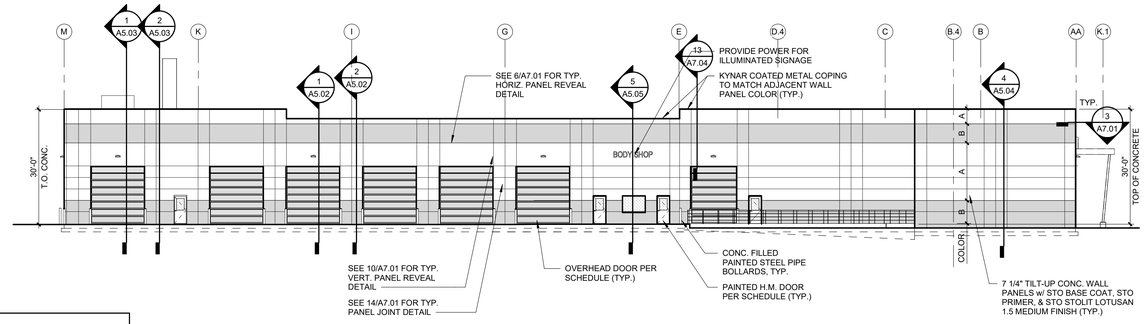
5 LINE SHOP INSIDE ELEVATION

A4.01 SCALE : 1/16" = 1'-0"



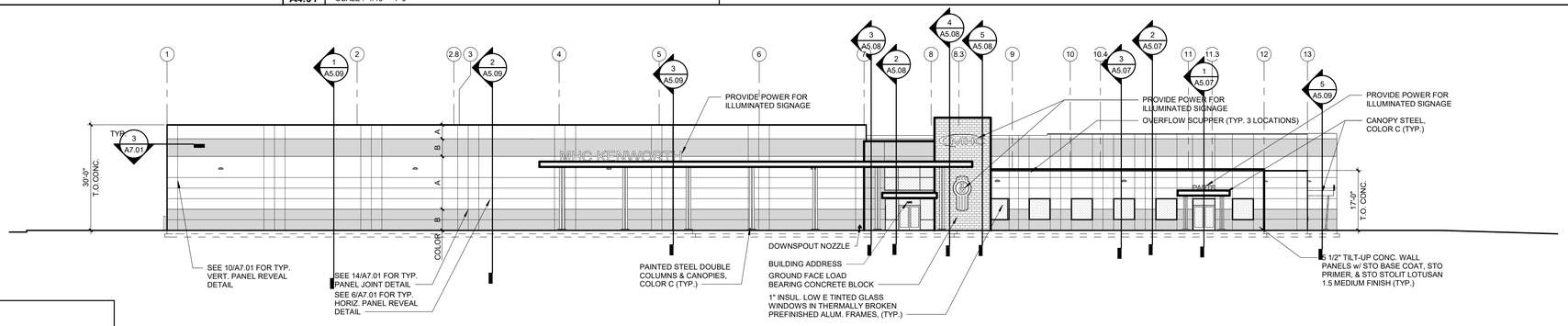
4 EAST ELEVATION

A4.01 SCALE : 1/16" = 1'-0"



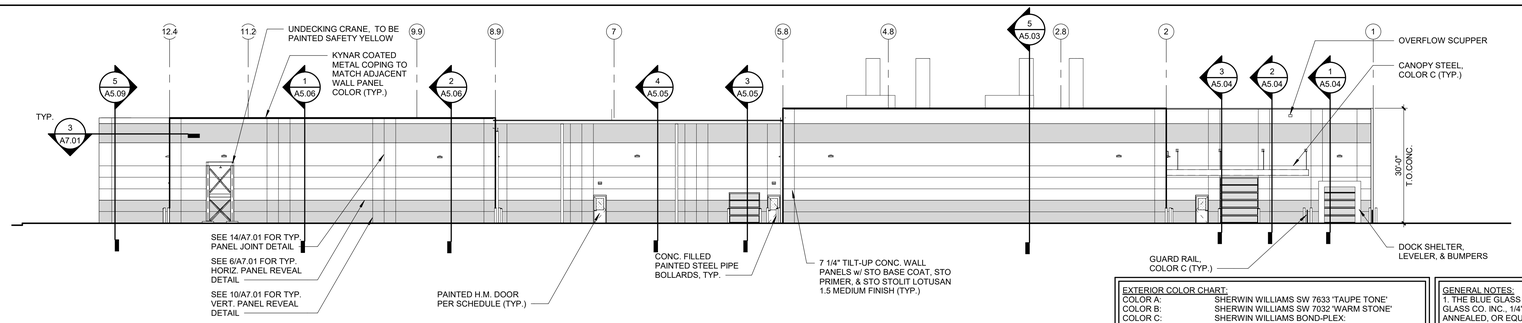
3 WEST ELEVATION

A4.01 SCALE : 1/16" = 1'-0"



2 SOUTH ELEVATION

A4.01 SCALE : 1/16" = 1'-0"



8-F-22-DP
Revised: 7/26/222

EXTERIOR COLOR CHART:	
COLOR A:	SHERWIN WILLIAMS SW 7633 'TAUPE TONE'
COLOR B:	SHERWIN WILLIAMS SW 7032 'WARM STONE'
COLOR C:	SHERWIN WILLIAMS BOND-PLEX: B71W00211 EXTRA WHITE/ B71T00204 CLEAR TINT BASE/ B71S00200 ALUMINUM
GROUND FACE CMU:	BORAL CONCRETE PRODUCTS 'CHARCOAL'

GENERAL NOTES:

1. THE BLUE GLASS REFERENCED IN THE DOCUMENTS IS TO BE INSULITE GLASS CO. INC., 1/4" BLUE ANNEALED, 1/2" MILL SPACER, & 1/4" CLEAR ANNEALED, OR EQUAL. SAMPLES TO BE PROVIDED FOR APPROVAL.

2. ALL EXTERIOR CONTROL JOINTS TO MATCH ADJACENT WALL COLOR PER EXTERIOR COLOR CHART. BREAK SEALANT COLOR PER MANUF. STANDARD.

1 NORTH ELEVATION

A4.01 SCALE : 1/16" = 1'-0"

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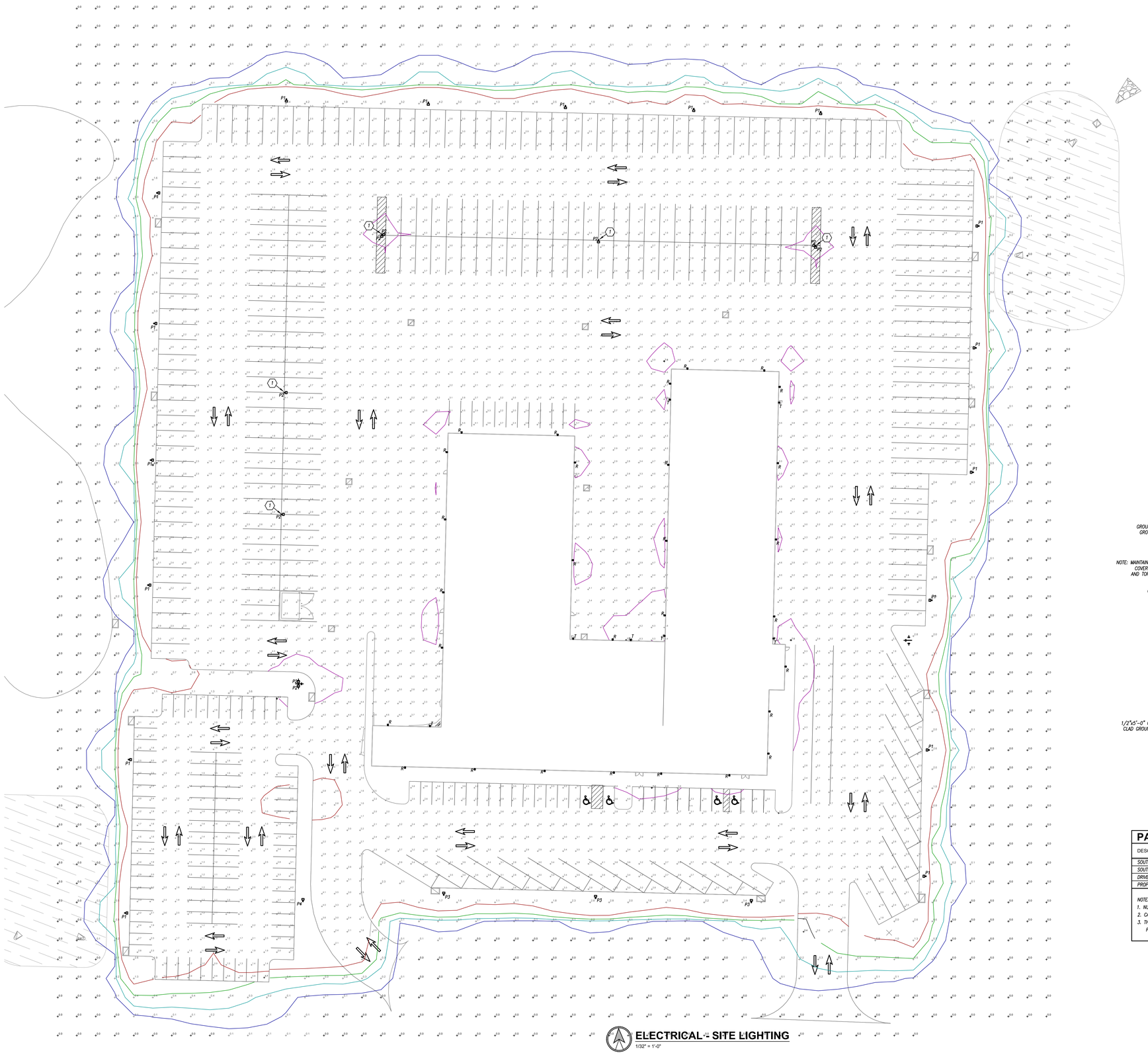
SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A4.01



ELECTRICAL - SITE LIGHTING

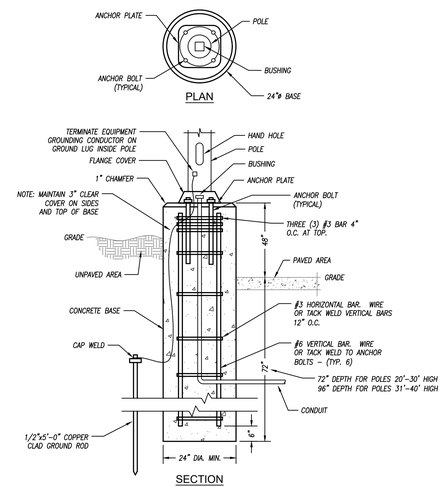
1/32" = 1'-0"

GENERAL SITE PLAN NOTES

1. REFER TO GENERAL NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
2. REFER TO CIVIL PLANS FOR CONTINUATION OF SERVICES BEYOND 5'-0" FROM BUILDING UNLESS OTHERWISE SHOWN.
3. REFER TO RESPECTIVE FLOOR PLANS FOR CONTINUATION OF SERVICES INSIDE BUILDING AND/OR EXACT LOCATIONS OF EQUIPMENT.
4. CONTACT UTILITY LOCATING SERVICE TO LOCATE EXACT LOCATION OF ALL EXISTING UTILITIES BELOW GRADE.

SITE PLAN KEYED NOTES

1. PROVIDE 36' POLE SO THAT FIXTURE IS MOUNTED AT 39'



POLE BASE DETAIL

NOT TO SCALE

PARKING LOT STATISTICS

DESCRIPTION	MAINTAINED LIGHTING LEVELS			UNIFORMITY	
	AVG. (F.C.)	MAX. (F.C.)	MIN. (F.C.)	MAX. / MIN.	AVG. / MIN.
SOUTH PARKING LOT	3.1	7.2	1.3	5.5:1	2.4:1
SOUTH WEST PARKING LOT	1.9	4.9	0.7	7.0:1	2.7:1
DRIVEWAY AND PARKING LOT	2.6	7.6	0.4	19.0:1	6.5:1
PROPERTY SURROUNDINGS	0.3	4.6	0.0	N/A	N/A

NOTES:
1. NUMBERS INDICATE FOOTCANDLE LEVELS AT GRADE.
2. CALCULATIONS PERFORMED USING VISUAL 2.05.
3. THERE SHALL BE NO DIRECT ILLUMINATION OF RESIDENTIAL PROPERTIES ADJACENT TO THIS PROPERTY OR ACROSS PUBLIC RIGHT-OF-WAY.

8-F-22-DP
Revised: 7/26/222

MHC

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KNOXVILLE

0 CROSSWOOD BLVD.
KNOXVILLE, TN 37924

For

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Project No.:	PKMR 22.332
Date:	06/27/2022
Issued For:	PLANNING SUBMITTAL
File #:	8-F-22-DP

REVISIONS

No.	Date	Description

REGISTRATION

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	KIMLEY-HORN
LANDSCAPE	KIMLEY-HORN
FOUNDATIONS	BSE
STRUCTURAL	BSE
PLUMBING	PKMR
MECHANICAL	PKMR
ELECTRICAL	PKMR
FIRE PROTECTION	N/A
CONTRACTOR	BRINKMAN CONSTRUCTORS

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SHEET TITLE

ELECTRICAL SITE LIGHTING

SHEET NUMBER

E0.01

PARKING LOT STATISTICS

DESCRIPTION	MAINTAINED LIGHTING LEVELS			UNIFORMITY	
	AVG. (F.C.)	MAX. (F.C.)	MIN. (F.C.)	MAX. / MIN.	AVG. / MIN.
SOUTH PARKING LOT	3.1	7.2	1.3	5.5:1	2.4:1
SOUTH WEST PARKING LOT	1.9	4.9	0.7	7.0:1	2.7:1
DRIVEWAY AND PARKING LOT	2.6	7.6	0.4	19.0:1	6.5:1
PROPERTY SURROUNDINGS	0.3	4.6	0.0	N/A	N/A

NOTES:
1. NUMBERS INDICATE FOOTCANDLE LEVELS AT GRADE.
2. CALCULATIONS PERFORMED USING VISUAL 2.05.
3. THERE SHALL BE NO DIRECT ILLUMINATION OF RESIDENTIAL PROPERTIES ADJACENT TO THIS PROPERTY OR ACROSS PUBLIC RIGHT-OF-WAY.

LIGHT FIXTURE SCHEDULE

FIXTURE TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LED MODULE / DRIVER							REMARKS
				ID	WATTS	LUMENS	CRI	CCT	DIMMING	VOLTAGE	
P1	McGRAW-EDISON	GALLEON LED GLEON SERIES	ARCHITECTURAL LED POLE-MOUNTED FIXTURE. DIE-CAST ALUMINUM HOUSING AND HEAT SINKS. REMOVABLE TRAY ASSEMBLY WITH SILICONE GASKETING. ONE-PIECE SPECULAR REFLECTOR WITH STANDARD IES TYPE IV (T4FT) DISTRIBUTION WITH FORWARD THROW OPTICS. IESNA FULL CUTOFF LIGHTING CLASSIFICATION AND DARK SKY COMPLIANT. INSTALLED WITH HOUSE-SIDE-SHIELD. STANDARD DIE CAST ALUMINUM MOUNTING ARM. U.L. LISTED WET LOCATION, IP66 RATED. COORDINATE FINISH.	SA4C	225	28,703	70	4000K	–	277V	1
	COOPER	RSS SERIES	PROVIDE FIXTURE WITH 26' HIGH, 5" ROUND STRAIGHT 0.188" THICK STEEL POLE AND BASE COVER ON A 3' BASE. FURNISH WITH VIBRATION DAMPENER OPTION. DARK PLATINUM POWDER COAT FINISH. PROVIDE WITH GFCI RECEPTACLE PROVISION AT LOCATIONS WHERE SHOWN ON PLANS.								
P2	McGRAW-EDISON	GLEON SERIES	SAME AS FIXTURE TYPE 'P1' BUT WITH NO HOUSE-SIDE-SHIELD INSTALLED	SA4C	225	28,539	70	4000K	–	277V	1
P3	McGRAW-EDISON	GLEON SERIES	SAME AS FIXTURE TYPE 'P1' BUT WITH IES TYPE III (T3) DISTRIBUTION.	SA4C	225	28,539	70	4000K	–	277V	1
P4	McGRAW-EDISON	GLEON SERIES	SAME AS FIXTURE TYPE 'P1' BUT WITH IES TYPE V (SNQ) DISTRIBUTION AND NO HOUSE-SIDE-SHIELD INSTALLED.	SA4C	225	29,431	70	4000K	–	277V	1
R	McGRAW-EDISON	GALLEON LED GWC SERIES	EXTERIOR ARCHITECTURAL LED WALL-MOUNTED FIXTURE. DIE-CAST ALUMINUM HOUSING WITH INTEGRAL HEAT SINKS. IES TYPE IV FORWARD THROW (T4FT) DISTRIBUTION. STANDARD 1.0A DRIVE CURRENT. IESNA FULL CUTOFF CLASSIFICIATION. 0-10V DIMMING LED DRIVER. U.L. LISTED WET LOCATION, IP66 RATED. COORDINATE FINISH.	SA2B	86	11998	70	4000K	–	277V	1
T	DUAL-LITE	PG SERIES	EXTERIOR WALL-MOUNTED EMERGENCY LIGHTING FIXTURE. DIE-CAST ALUMINUM HOUSING WITH ALUMINUM REFLECTOR AND GASKETED, ACRYLIC LENS. SEALED NICKEL-CADMIUM BATTERY AND BATTERY CHARGER WITH INTEGRAL TEST SWITCH. FURNISH WITH OPTIONAL BATTERY HEATER. U.L. LISTED WET LOCATION. COORDINATE FINISH.	–	15.7	405	–	6350K	–	277V	1

REMARKS:
1. FURNISH WITH AND INSTALL ALL NECESSARY HARDWARE AND MOUNTING BRACKETS.
2. WHERE FIXTURE IS LABELED "EM", PROVIDE WITH IOTA I-232 EMERGENCY BALLAST (LINEAR FLUORESCENT LAMPS) OR I-42 EMERGENCY BALLAST (COMPACT FLUORESCENT LAMPS) OR APPROVED EQUAL(S).
2. WHERE FIXTURE IS LABELED "EM", PROVIDE WITH IOTA ILB-CP10 (10W CONSTANT POWER EMERGENCY BATTERY PACK) OR APPROVED EQUAL.
2. WHERE FIXTURE IS LABELED "EM", CONNECT TO EMERGENCY CIRCUIT.
3. FURNISH FIXTURE WITH WIRE GUARD.
4. FIXTURE IS OWNER-PROVIDED, CONTRACTOR INSTALLED. COORDINATE EXACT ROUGH-IN REQUIREMENTS PRIOR TO CONSTRUCTION.
5. LUMENS AND WATTAGE VALUES LISTED ARE PER FOOT.
6. REFER TO DETAIL(S) ON SHEET E-XXX FOR WORK AND ADDITIONAL ACCESSORIES REQUIRED FOR MOUNTING OF FIXTURE.
7. FIXTURE HAS BEEN SELECTED BY OWNER. IN GENERAL, NO SUBSTITUTIONS WILL BE ALLOWED – COORDINATE SAME WITH OWNER.

GENERAL NOTES (APPLICABLE TO ALL FIXTURES):
1) EQUALS ARE ACCEPTABLE ON ALL LIGHT FIXTURES UNLESS SPECIFICALLY NOTED OTHERWISE. REFER TO SPECIFICATIONS FOR APPROVED EQUAL FIXTURE MANUFACTURERS.
2) ALL DRIVERS ARE INTEGRAL TO FIXTURE UNLESS NOTED OTHERWISE. REFER TO SPECIFICATIONS FOR ADDITIONAL FIXTURE/DRIVER/BALLAST REQUIREMENTS.
3) ALL FIXTURES WITH PAINTED METAL PARTS SHALL BE PAINTED AFTER FABRICATION.
4) LUMENS LISTED FOR LED FIXTURES ARE GENERALLY DELIVERED LUMENS UNLESS NOTED OTHERWISE.
5) ALL EXTERIOR LED FIXTURES ARE FULL CUTOFF UNLESS NOTED OTHERWISE.
6) ALL FIXTURES IN FOOD PREPARATION OR SERVING AREAS SHALL BE FURNISHED WITH SHATTER-RESISTANT LAMPS UNLESS LENSED.
7) ALL FIXTURES SHALL BE IC RATED OR PROVIDED WITH INSULATION SHIELDS WHEN INSTALLED IN INSULATED AREAS OF THE TRUSS SPACE.
8) FOR ALL FIXTURES INSTALLED IN RATED ASSEMBLIES, FURNISH AND INSTALL APPROVED FIRE BARRIER (E.Z. BARRIER OR TENMAT FF109 SERIES) OVER FIXTURE TO MAINTAIN 1 HOUR CEILING ASSEMBLY RATING.

DUAL LITE

PG
Emergency LED Sconce

FEATURES

Application
The PG is an indoor/outdoor, die-cast architectural emergency unit. It is a wet location listed, emergency luminaire with high-output LED technology that provides path of egress illumination for mounting over entrance/exit ways and perimeter walkways. Spectron® self-testing/self-diagnostic electronics are included standard. A battery heater for cold temperature operation is available as an option.

Construction
Housing and mounting plate are constructed of 0.125" die-cast aluminum and 0.125" closed-cell, medium density, neoprene gasket. The acrylic lens allows 92% light transmission. The reflector is electro-polished aluminum with 95% reflectance. Housing finish is powder coated electro-deposition paint available in four colors: dark bronze, white, platinum silver and black.

Installation
Universal housing knockouts for mounting to standard 31/2" and 4" octagon and 4" square electrical boxes. A 1/2" – 1/4 NPT threaded conduit opening is provided at the top of the housing and sealed with a closure plug. The back plate mounts to the wall surface using installer supplied hardware. The housing "snaps" to the back plate by a "pin and socket" arrangement, and is secured with two Fillister head screws. AC Lockout feature prevents battery discharge prior to initial unit power-up saving installation time.

Lamps
Four high-output, long life LED lamps arranged in redundant pairs.

Compliances
UL 924 Listed (emergency models only)
UL Wet Location Listed
NFPA 101 Life Safety Code
NFPA 70 National Electrical Code
OSHA
U.S. Patent No. D627,916

Warranty
Fixture: 5 Years Full
Battery: 2 Years Full, 8 Years Pro Rata
Lifetime LED Warranty

ORDERING GUIDE

PG – ____ ____ ____

Model	Finish	Options
	W White **Z** Dark Bronze **P** Platinum Silver **B** Black	**HTR** Battery Heater (Add Suffix to Model)

Catalog Number
Comments | Type

White

Dark Bronze

Platinum Silver

Black

Reference "Remote Heads and Fixtures" specification sheet for information on matching PG remote

PGR Remote LED

HUBBELL Lighting

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison
GLEON Galleon
Area / Site Luminaire

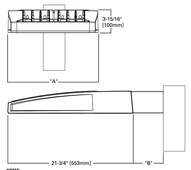
Product Features
LuminaStyle Technology · Light Allnitiative™

Interactive Menu
- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

Product Certifications
IESNA LM-79 · DLC Listed · DLC Premium · 3G VIB · IP66 · Certified · IDA Approved · BAA · 5 YEAR

Quick Facts
- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt
- Options to meet Buy American and other domestic preference requirements

Connected Systems
- WaveLinx
- Enlighted

Dimensional Details


Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length	"B" Quick Mount Arm Length	"B" Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	--
9-10	33-3/4"	7"	16"	--	--

NOTES:
1. Refer to http://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

COOPER Lighting Solutions

PSS0000206EN page 1
June 14, 2022 5:49 PM

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison
GWC Galleon Wall
Wall Mount Luminaire

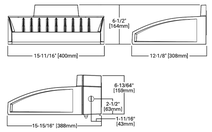
Typical Applications
Exterior Wall - Walkway

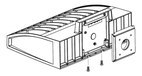
Interactive Menu
- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 3
- Energy and Performance Data page 4
- Control Options page 6

Product Certifications
DLC Listed · DLC Premium · IESNA LM-79 · Certified · FC Compliant · IP66 · IDA Approved · 5 YEAR · Light Allnitiative™

Quick Facts
- Choice of thirteen high-efficiency, patented AccuLED Optics™
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

Connected Systems
- WaveLinx
- Enlighted

Dimensional Details




COOPER Lighting Solutions

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April 8, 2021 12:40 PM

8-F-22-DP
Revised: 7/26/222

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Project No.:	PKMR 22.332
Date:	06/27/2022
Issued For:	PLANNING SUBMITTAL
File #:	8-F-22-DP

REVISIONS

No.	Date	Description

REGISTRATION

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	KIMLEY-HORN
LANDSCAPE	KIMLEY-HORN
FOUNDATIONS	BSE
STRUCTURAL	BSE
PLUMBING	PKMR
MECHANICAL	PKMR
ELECTRICAL	PKMR
FIRE PROTECTION	N/A
CONTRACTOR	BRINKMAN CONSTRUCTORS

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SHEET TITLE
ELECTRICAL SITE LIGHTING SCHEDULES

SHEET NUMBER
E0.02

8-F-22-DP
Revised: 7/26/222

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Project No.:	22002
Date:	06/27/2022
Issued For:	PLANNING SUBMITTAL
File #:	8-F-22-DP

REVISIONS

No.	Date	Description

REGISTRATION

DAVID A. WILLIAMS
REGISTERED ARCHITECT
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STATE OF TENNESSEE

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	KIMLEY-HORN
LANDSCAPE	KIMLEY-HORN
FOUNDATIONS	BSE
STRUCTURAL	BSE
PLUMBING	PKMR
MECHANICAL	PKMR
ELECTRICAL	PKMR
FIRE PROTECTION	N/A
CONTRACTOR	BRINKMANN CONSTRUCTORS

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913 .498.1550
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SHEET TITLE

SITE RENDERING

SHEET NUMBER

R0.01

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