

FILE PATH & NAME: Y:\1900-H Galbraith Laboratories 8031 Cross Park Drive\1900 Drawings\31 CD - 1900-AS101 Plan Site Architectural.dwg

DATE & TIME OF LAST FILE SAVE: 7/22/2014 4:42 PM

DATE: Wednesday, July 23, 2014

1 ARCHITECTURAL SITE PLAN
AS101 1" = 20'

HORTICULTURE

APPROX LOC OF EXST FLOWERING DOGWOOD TO RETAIN, 1/2" - 4" CALIPER

APPROX LOC OF EXST EASTERN HEMLOCK TO RETAIN, 1/2" - 8" CALIPER

APPROX LOC OF EXST SUGAR MAPLE TO RETAIN, 1/2" - 14" CALIPER

APPROX LOC OF EXST TREE TO RETAIN

NOTE: CITY OF KNOXVILLE ZONING ORDINANCE REQUIRES (8) 2" CALIPER TREES PER ACRE.

2.13 ACRES * 8 = 17 TREES REQUIRED
EXISTING TREES 2" CALIPER OR MORE TO RETAIN: 21

PARKING

ZONING: PC-1

V.1. INDUSTRIAL USE: (1) PER (2) EMPLOYEES ON THE COMBINED (2) LARGEST SUCCESSIVE SHIFTS, PLUS ADEQUATE PARKING SPACE FOR CUSTOMERS AND VISITOR VEHICLES AS DETERMINED BY PLANNING COMMISSION.

FIRST SHIFT: 10 EMPLOYEES + 3 VISITORS
SECOND SHIFT: 3 EMPLOYEES
TOTAL: 13 EMPLOYEES / 2 = 31

ACCESSIBLE PARKING: 16-100 SPACES = 3 VAN, 1 AUTO
31 + 4 = 41 SPACES REQUIRED

STANDARD SPACES PROVIDED: 89
ACCESSIBLE SPACES PROVIDED: 3 VAN + 1 AUTO

SITE AND SURVEY INFORMATION

SURVEY AND NOTES BY LEMAY & ASSOCIATES CONSULTING ENGINEERS, RL3# 164

10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES, 5' EACH SIDE ALL INTERIOR LOT LINES

PROPERTY RECORDED: DEED BOOK 2279, PAGE 1020

CLT: 119

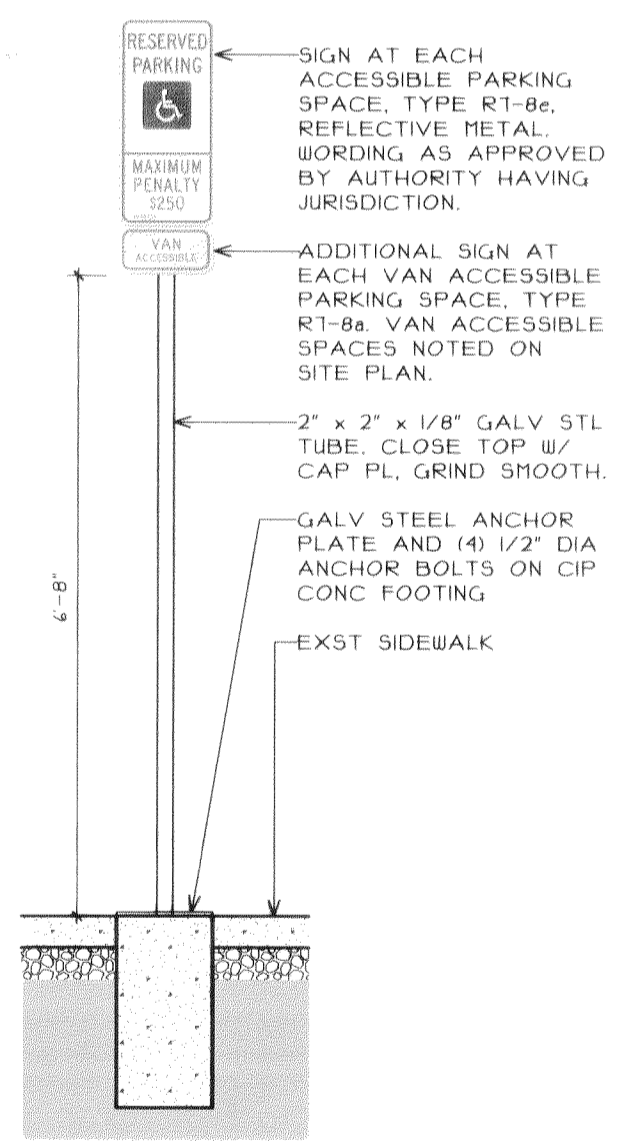
PARCEL: 33.18

ZONING: PC-1

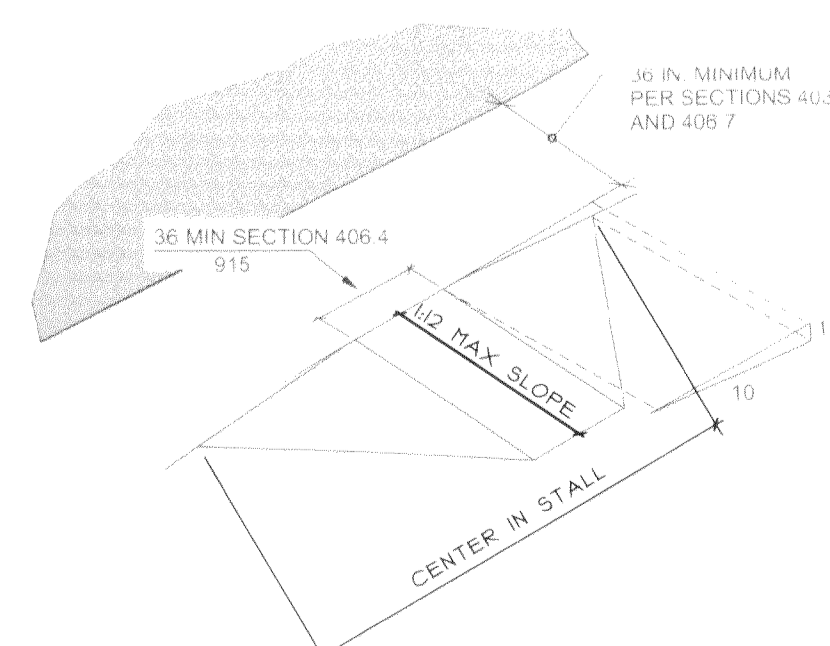
TOTAL AREA: 2.13 ACRES

TOTAL LOTS: 1

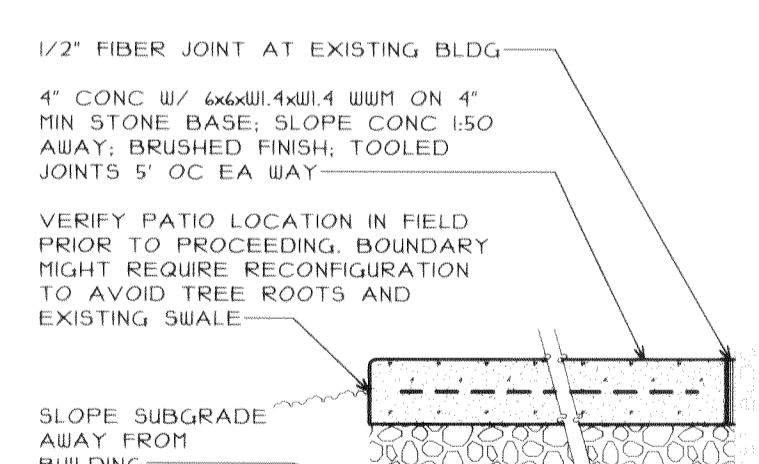
2 ACCESSIBLE PARKING SIGN
AS101 1/2" = 1'-0"



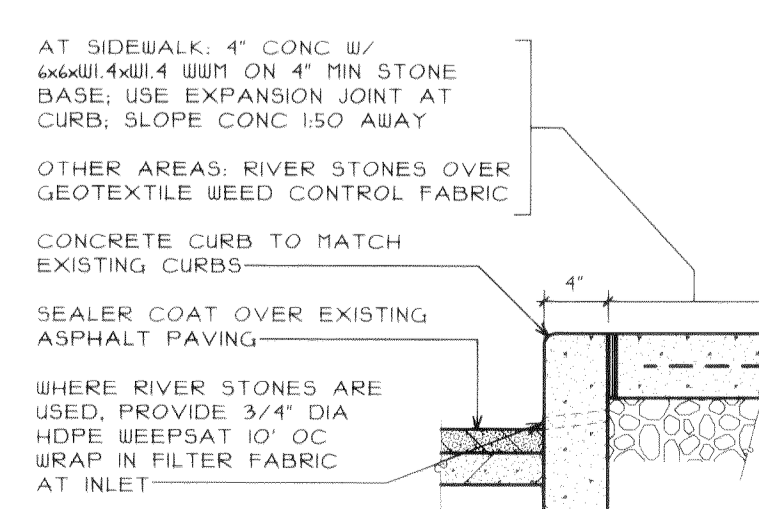
5 DETAIL - CONC CURB RAMP
AS101 SCALE: N/A



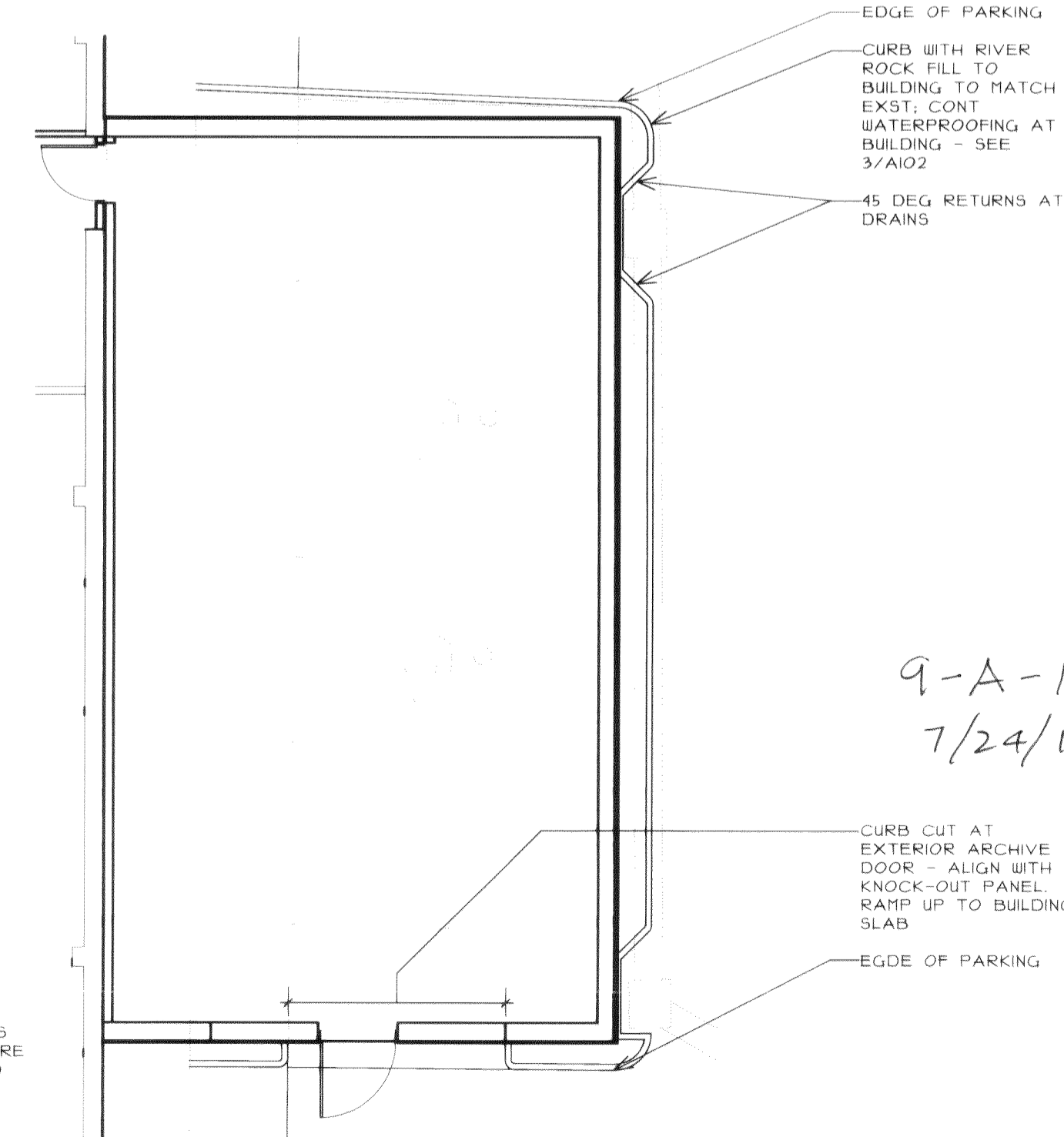
3 DETAIL - PATIO AT CAFE
AS101 1" = 1'-0"



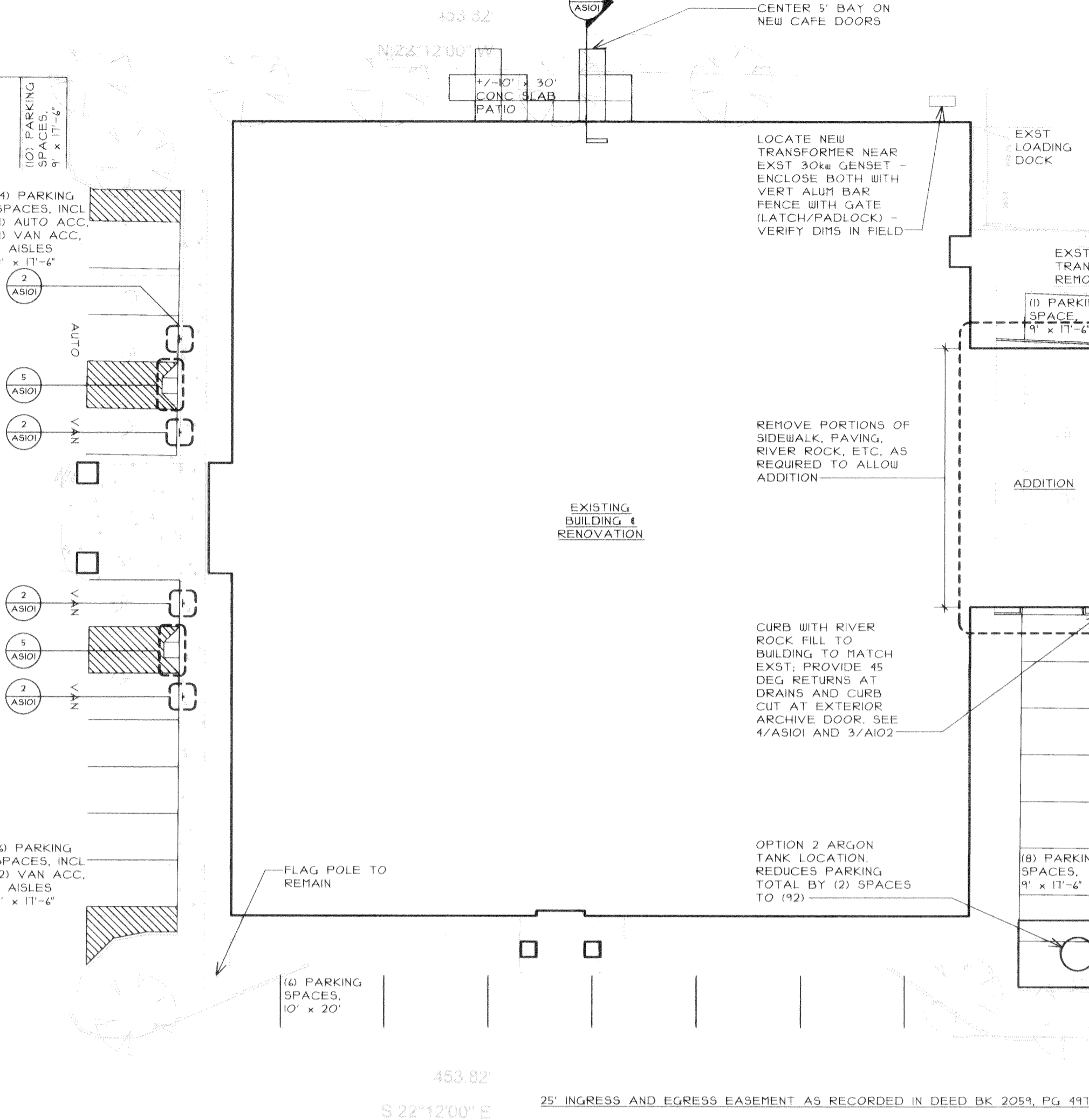
6 DETAIL - CURB AT ADDITION
AS101 1" = 1'-0"



4 ENLARGED SITE PLAN AT ARCHIVE
AS101 1/8" = 1'-0"



PARKWEST PEDIATRIC PROPERTIES, LLC
DEED BK 2294, PG 102



OPTION 1 PROPOSED LOCATION FOR CONC PAD MTD ARGON TANK - 450 cu ft, 15' TALL, PAD, TANK, UNDERGROUND LINES TO GAS TANK FANFOLD ROOM AND OTHER RELATED ACCESSORIES BY OTHERS. CONCRETE PAD, FENCING, GATE, AND BOLLARDS. SEE DRAWINGS FROM LINE: "STANDARD FOUNDATION FOR VERTICAL 500, 100, 1 1500 WITH SA VAP FOR LN, LOX, AND LAR" DATED 03-31-2010

EXISTING DUMPSTER ENCLOSURE TO REMAIN

LOCATE NEW TRANSFORMER NEAR EXST 30# GERSSET - ENCLOSE BOTH WITH VERT ALUM BAR FENCE WITH GATE (LATCH/PADLOCK) - VERIFY DIRS IN FIELD

REMOVE PORTIONS OF SIDEWALK PAVING, RIVER ROCK, ETC. AS REQUIRED TO ALLOW ADDITION

CURB WITH RIVER ROCK FILL TO BUILDING TO MATCH EXST; PROVIDE 45 DEG RETURNS AT DRAINS AND CURB CUT AT EXTERIOR ARCHIVE DOOR. SEE 4/A101 AND 3/A102

OPTION 2 ARGON TANK LOCATION. REDUCES PARKING TOTAL BY (2) SPACES TO (12)

AT ALL ASPHALT PAVING: PATCH DAMAGED AREAS AND RE-SEAL AND STRIPE AT SHOWN SCOPE. DOES NOT INCLUDE SHARED DRIVE

SPARKMAN & ASSOCIATES ARCHITECTS, INC.
3991 MIDLAND AVENUE
KNOXVILLE, TN 37919
(865) 584-9885
FAX: 584-9766
www.sparkmanarchitect.com

project title:
Addition and Renovations for Galbraith Laboratories
9031 Cross Park Drive
Knoxville, TN 37923

project no: 1900-14

drawn by: AG/ST/BL

checked by: FS/AG/ST

date: JULY 18, 2014

All rights reserved. This drawing is the property of SPARKMAN & ASSOCIATES ARCHITECTS, INC. and shall not be reproduced in whole or in part without the architect's permission.

stamp:
FRANK SPARKMAN
REGISTERED ARCHITECT
No. 22540
STATE OF TENNESSEE

sheet title:
ARCHITECTURAL SITE PLAN, DETAILS

sheet no:
AS101
scale: AS NOTED

file name: 1900 AS101 Plan Site Architectural