

MEMORANDUM

TO: Farragut Visual Resources Review Board
FROM: Bart Hose, Assistant Community Development Director
SUBJECT: Regularly Scheduled Meeting - Tuesday, October 23, 2018 at 7:00 p.m.

AGENDA

1. Approval of Minutes for the September 25, 2018 meeting

2. Landscape Plans

a) Phase 3 of Bridgemore Subdivision – Located off Waterslea lane

This item involves a new 29-lot phase of Bridgemore Subdivision. The landscape plan includes streetscaping elements along with a common area with two detention basins. The plan calls for the installation of street trees along both sides of the proposed roadways and required landscaping for the detention basins. The staff recommends approval of the plan subject to the following issues being satisfactorily addressed;

1. Listing the linear distance surrounding the top of the detention basins and providing the required number of trees;
2. Ensuring that all required plant material is clearly located on the open space areas; and
3. Verifying that the street trees will not conflict with planned utilities;

The staff would also suggest that the applicants consider whether to continue using the street tree species (Allee Elm) used in Phase I.

3. Ground Mounted Sign Applications:

a) Dunkin Donuts (Menu Board) – 712 Station West Drive.

30-square foot ground mounted Menu Board for the Dunkin Donuts to be located at 712 Station West Drive.

Dunkin Donuts is requesting approval of a drive-through menu board sign for their new facility located at 712 Station West Drive. The sign regulations permit one menu board per lane, not to exceed 30-square feet in area and 6-feet in height.

The proposed sign appears to comply with the requirements and staff recommends approval.

b) Dunkin Donuts (Directional Signs) – 712 Station West Drive

Two Directional Signs (entry/exit drives) for the Dunkin Donuts Located at 712 Station West Drive.

Dunkin Donuts is requesting approval for two entry/exit directional signs for their new facility located at 712 Station West Drive. The site has frontage and access to both

Station West Drive and Campbell Lakes Drive. The regulations allow for one ground-mounted directional parking sign per entry/exit to a parking lot. Such signs cannot exceed 2-square feet in size and 30-inches in height and must be located at least 15-feet from the edge of the roadway and 5-feet from the pavement edge of all drives and parking lots. The proposed signs meet the size and height requirements. The sign locations will need to be verified for code compliance and the application/site sheet updated to include the setback requirements.

Staff recommends approval subject to the application/plan being updated to include the setback location requirements and actual location of the signs being field verified by a surveyor.

- c) **Avenir Memory Care (formally Clarity Pointe) – 901 Concord Road**
30-square foot ground mounted sign for the Avenir Memory Care facility located at 901 Concord Road.

Avenir Memory Care is requesting approval of a 30-square foot ground mounted sign for its facility located at 901 Concord Road. They have replaced/updated the face of the existing monument sign on the property. Unfortunately, this was done without a permit and the facility is now attempting to bring the sign into conformance. The sign is in place and landscaped.

Staff recommends approval subject to the address number being relocated to the top of the sign as required by the regulations.

- d) **Starbucks (Tenant Panel) – 101 Campbell Station Road (Farragut Gateway Development)**

Tenant panel in existing ground mounted sign at the Farragut Gateway Development
There are two ground mounted tenant panel type signs approved for this site. This panel is for the northernmost sign located along the Kingston Pike frontage. It is the larger of the two ground signs and was approved by the Board in August.

The proposed panel appears to be legible and is the first approved panel on the sign. The staff recommends approval.

- e) **Starbucks (Tenant Panel) – 101 Campbell Station Road (Farragut Gateway Development)**

Tenant panel in existing ground mounted sign at the Farragut Gateway Development
As previously noted, there are two ground mounted tenant panel type signs approved for this site. This panel is for the southernmost sign located along the S. Campbell Station Road frontage. It is the smaller of the two ground signs and was also approved by the Board in August.

The proposed panel appears to be legible and is the first approved panel on the sign. The staff recommends approval.

- f) **Starbucks (Pre-Menu Board)** – 101 Campbell Station Road (Farragut Gateway Development)

12-square foot (6.72-square foot message area) ground mounted Pre-Menu Board for the Starbucks located at 101 Campbell Station Road in the Farragut Gateway Development.

Starbucks is requesting approval of a drive-thru pre-menu board sign for their new facility located at 101 Campbell Station Road in the Farragut Gateway Development. The VRRB reviewed and approved a menu board for the facility at its September meeting. The sign regulations permit only one menu board per drive-thru lane. In addition, the development is located in the Mixed-Use Town Center planning area. Under the Town's Zoning Ordinance businesses located in this area are limited to a single drive-thru lane and menu board.

The addition of a second menu ("pre-menu") board is not permitted under the Town's regulations. The staff recommends denial of the request.

- g) **Starbucks (Thank You & Exit Only Sign)** – 101 Campbell Station Road (Farragut Gateway Development)

1.4-square foot ground mounted "Thank You & Exit Only sign for the Starbucks located at 101 Campbell Station Road in the Farragut Gateway Development.

Starbucks is requesting approval of ground mounted "Thank You & Exit Only" drive-thru sign for their new facility located at 101 Campbell Station Road in the Farragut Gateway Development. The Town's sign regulations are quite specific regarding the allowable number and type of signs permitted on any site. In this case, the regulations do not permit approval of the requested additional sign. The regulations do allow for limited advisory signs, such as "exit only" for safety purposes, however, they are restricted to the advisory message only and can't contain additional messaging, branding, or advertising. The location and height of such signs also must be determined by Town staff based on the Manual of Uniform Traffic Control Devices. A representative of the sign company has been made aware of this option.

The staff recommends denial of the request as presented. If a limited advisory sign is warranted, the applicants should pursue that option in conformance with the regulations.

- h) **Starbucks (Directional Sign)** – 101 Campbell Station Road (Farragut Gateway Development)

1.4-square foot ground mounted drive-thru directional sign for the Starbucks located at 101 Campbell Station Road in the Farragut Gateway Development.

Starbucks is requesting approval of an additional ground mounted drive-thru directional sign in the parking lot of their new facility located at 101 Campbell Station Road in the Farragut Gateway Development. The Town's sign regulations specifically permit one directional parking sign per entry/exit to a parking lot. The VRRB has previously interpreted this to include and allow drive-thru directional signs, and the Board permitted two such signs (one per exit/entrance) in September.

The regulations do not permit approval of the requested additional drive-thru directional ground sign. The staff recommends denial of the request as presented.

i) **Starbucks (Directional Sign)** – 101 Campbell Station Road (Farragut Gateway Development)

1.4-square foot ground mounted drive-thru directional sign for the Starbucks located at 101 Campbell Station Road in the Farragut Gateway Development.

Starbucks is requesting approval of a second additional ground mounted drive-thru directional sign in the parking lot of their new facility located at 101 Campbell Station Road in the Farragut Gateway Development. The Town's sign regulations specifically permit one directional parking sign per entry/exit to a parking lot. The VRRB has previously interpreted this to include and allow drive-thru directional signs, and the Board permitted two such signs (one per exit/entrance) in September.

The regulations do not permit approval of the requested additional drive-thru directional ground sign. The staff recommends denial of the request as presented.



FARRAGUT VISUAL RESOURCES REVIEW BOARD

AGENDA

Farragut Town Hall

Board Room

Tuesday, October 23, 2018

7:00 p.m.

1. Approval of Minutes for the September 25, 2018 meeting.
2. Review of a landscape plan for Phase 3 of Bridgemore Subdivision located off Waterslea Lane.
3. Review of a Menu Board Sign for the Dunkin Donuts to be located at 712 Station West Drive.
4. Review of two Directional Signs (entry/exit drives) for the Dunkin Donuts to be located at 712 Station West Drive.
5. Review of a Ground Sign for Avenir Memory Care (formally Clarity Pointe) located at 901 Concord Road.
6. Review of an individual tenant panel (ground sign on Kingston Pike) for the Starbucks to be located at 101 S. Campbell Station Road (Farragut Gateway Development).
7. Review of a second individual tenant panel (ground sign on S. Campbell Station Road) for the Starbucks to be located at 101 S. Campbell Station Road (Farragut Gateway Development).
8. Review of a Pre-Menu Board Sign for the Starbucks to be located at 101 S. Campbell Station Road (Farragut Gateway Development).
9. Review of a "Thank You & Exit Only" Sign for the Starbucks drive-thru to be located at 101 S. Campbell Station Road (Farragut Gateway Development).
10. Review of Starbucks "Drive-Thru Directional" Sign in the parking lot serving their facility to be located at 101 S. Campbell Station Road (Farragut Gateway Development).
11. Review of a second Starbucks "Drive-Thru Directional" Sign in the parking lot serving their facility to be located at 101 S. Campbell Station Road (Farragut Gateway Development).



FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, September 25, 2018 in the Board Room at the Farragut Town Hall. Marty Layman presided. Members in attendance were Marty Layman, Jeanie Stow, Brittany Moore, Cindy Hollyfield, Randy Armstrong, David Freeman, and Youth Representative, Alex Butler. Board member Kaivon Kiumarsi was absent.

Chairman Layman called the meeting to order at 7:00 pm.

1. Minutes:

A motion was made by Hollyfield to approve the August 28, 2018 minutes as submitted. The motion was seconded by Stow and the motion passed unanimously.

2. Ground Mounted Sign Applications:

a) Tire Discounters – 709 N. Campbell Station Road

40-square foot ground mounted sign for the Tire Discounters located at 709 N. Campbell Station Road (Corner of N. Campbell Station Rd. and Campbell Lakes Dr.). Staff reviewed the item noting that the sign will be located 20-feet from the corner property/right-of-way lines of N. Campbell Station Rd. and Campbell Lakes Dr. Staff also noted that the sign was one of two ground signs being requested and must be located a minimum of 150-feet from the second sign. Staff recommended approval subject to the actual location being field verified by a surveyor. Staff also suggested that the applicants consider blending the address number panel into the sign to improve its appearance and substituting a native plant for the proposed shrubs around the sign base.

A motion was made by Stow to approve the sign subject to the setbacks being verified by a surveyor and with a recommendation that the applicants consider blending the address number panel into the sign to improve its appearance. The motion was seconded by Armstrong and the motion passed unanimously.

b) Tire Discounters – 709 N. Campbell Station Road

40-square foot ground mounted sign for the Tire Discounters located at 709 N. Campbell Station Road (N. Campbell Station Rd. and Northern Property Line). Staff reviewed the item noting that the sign will be located 83-feet from the N. Campbell Station Rd. right-of-way line and 10-feet from the site's northernmost property line. Staff also noted that the sign was one of two ground signs being requested and must be located a minimum of 150-feet from the second sign. Staff recommended approval subject to the actual location being field verified by a surveyor. Staff also suggested that the applicants consider blending the address number panel

into the sign to improve its appearance and substituting a native plant for the proposed shrubs around the sign base.

A motion was made by Layman to approve the sign subject to the setbacks being verified by a surveyor and with a recommendation that the applicants consider blending the address number panel into the sign to improve its appearance. The motion was seconded by Hollyfield and the motion passed unanimously.

c) Starbucks (Menu Board) – 101 Campbell Station Road (Farragut Gateway Development)

36-square foot (23-square foot message area) ground mounted Menu Board for the Starbucks located at 101 Campbell Station Road in the Farragut Gateway Development.

Staff reviewed the item noting that the development was located in the Mixed-Use Town Center planning area and is permitted one menu board, not to exceed 36-square feet in area and 6-feet in height. The proposed menu board included a 23-square foot message area and total area of 36-square feet. It also met the 6-foot height requirement. Staff recommended approval subject to field verification that the menu board will not be visible from adjoining properties or rights-of-way.

A motion was made by Hollyfield to approve the sign subject to staffs' recommendations. The motion was seconded by Moore and the motion passed unanimously.

d) Starbucks (Directional Signs) - 101 Campbell Station Road (Farragut Gateway Development)

Two Directional Signs (entry/exit drives) for the Starbucks Located at 101 Campbell Station Road in the Farragut Gateway Development.

Staff reviewed the item noting that the regulations allow for one ground-mounted directional parking sign per entry/exit to a parking lot. Staff also noted that the signs can't exceed 2-square feet in size and 30-inches in height and must be located at least 15-feet from the edge of the roadway and 5-feet from the pavement edge of all drives and parking lots. Staff recommended approval subject to the plan/application clearly documenting that the signs will meet the setback location requirements, and their actual location being field verified by a surveyor.

A motion was made by Armstrong to approve the sign subject to staffs' recommendations. The motion was seconded by Stow and the motion passed unanimously.

e) Premier Eyecare / Premier Center – 11111 Kingston Pike

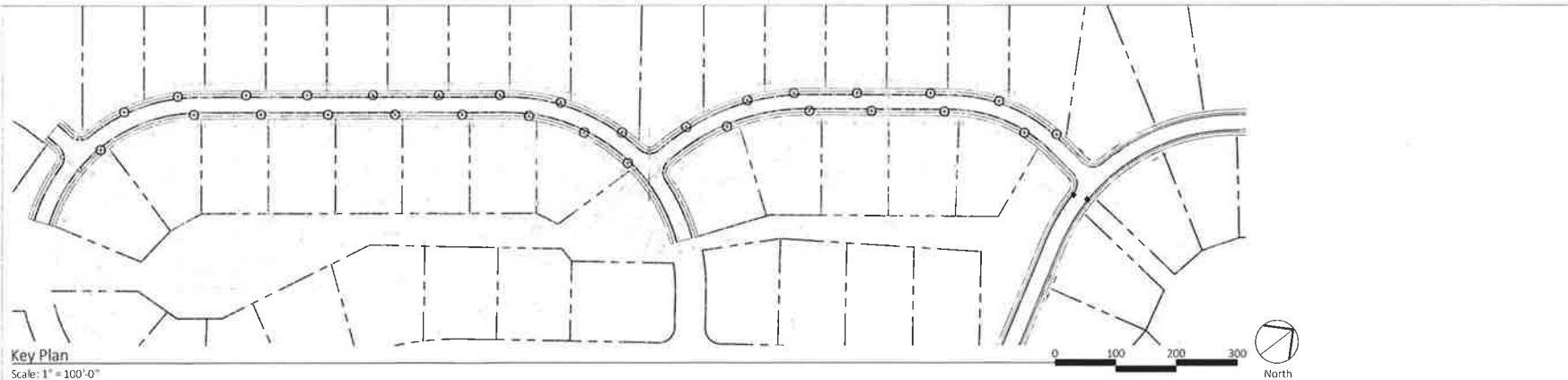
50-square foot ground mounted sign for the Premier Eyecare/Premier Center development located at 11111 Kingston Pike.

Staff reviewed the item noting that it involved a tenant panel type ground sign. The proposed sign was 50 square feet in area and located 20-feet from the property/right-of-way line. Staff recommended approval subject to the actual sign location and height being field verified by a surveyor, a compliant landscaping plan for the area around the base being submitted, and the sign base material/color being revised to be architecturally compatible with the building.

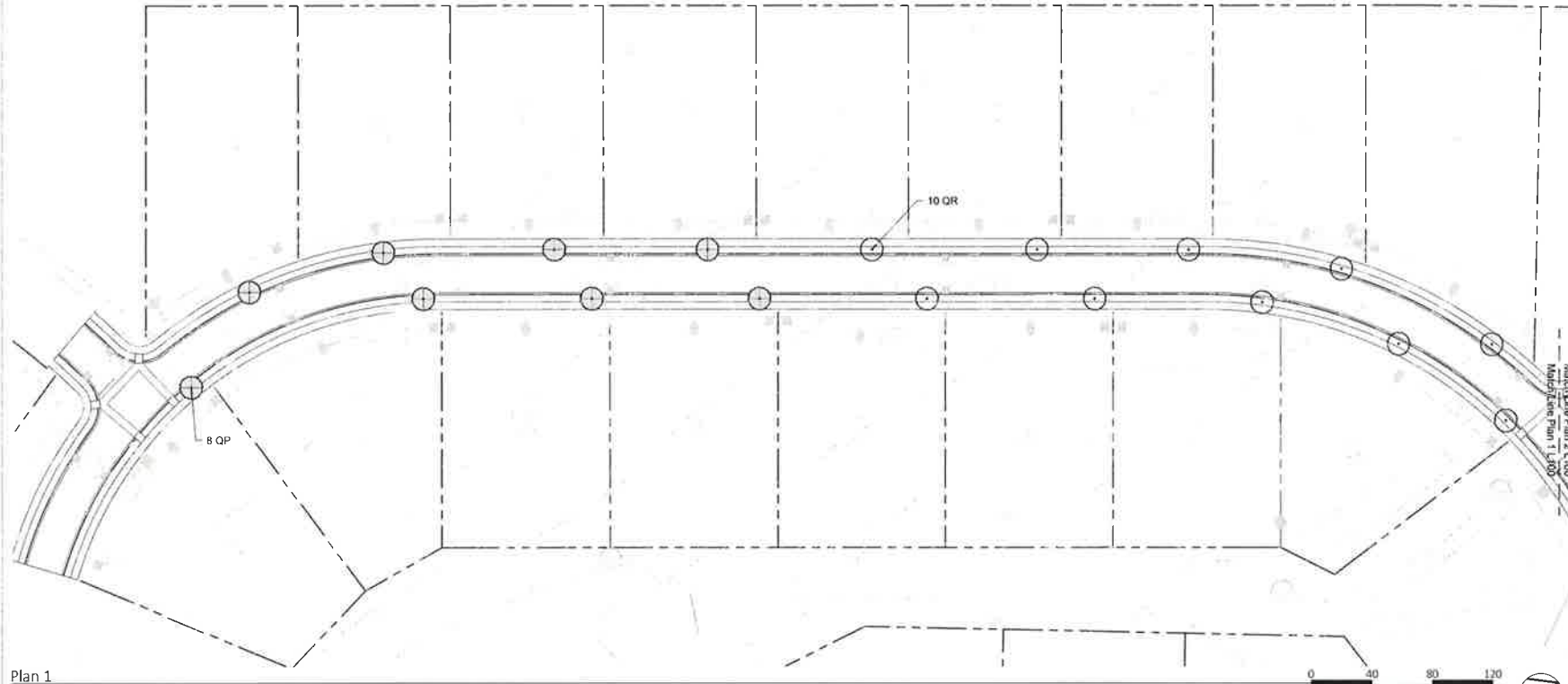
The Board discussed the application and the size of the remaining tenant panels on the proposed sign. The members questioned the effect of the panel size on visibility and wanted to ensure that the sign's designer reviewed the issue. The Board also wanted to receive a copy of the landscape plan when submitted. The Board then addressed the base material/color compatibility issue. They determined that using and matching the material/color of the upper portion of the building as proposed was acceptable.

A motion was made by Freeman to approve the sign subject to staffs' recommendation regarding height and setback verification and a compliant landscaping plan being submitted. The motion also directed the applicant to verify the size and legibility of the proposed tenant panels. The motion was seconded by Hollyfield and the motion passed unanimously.

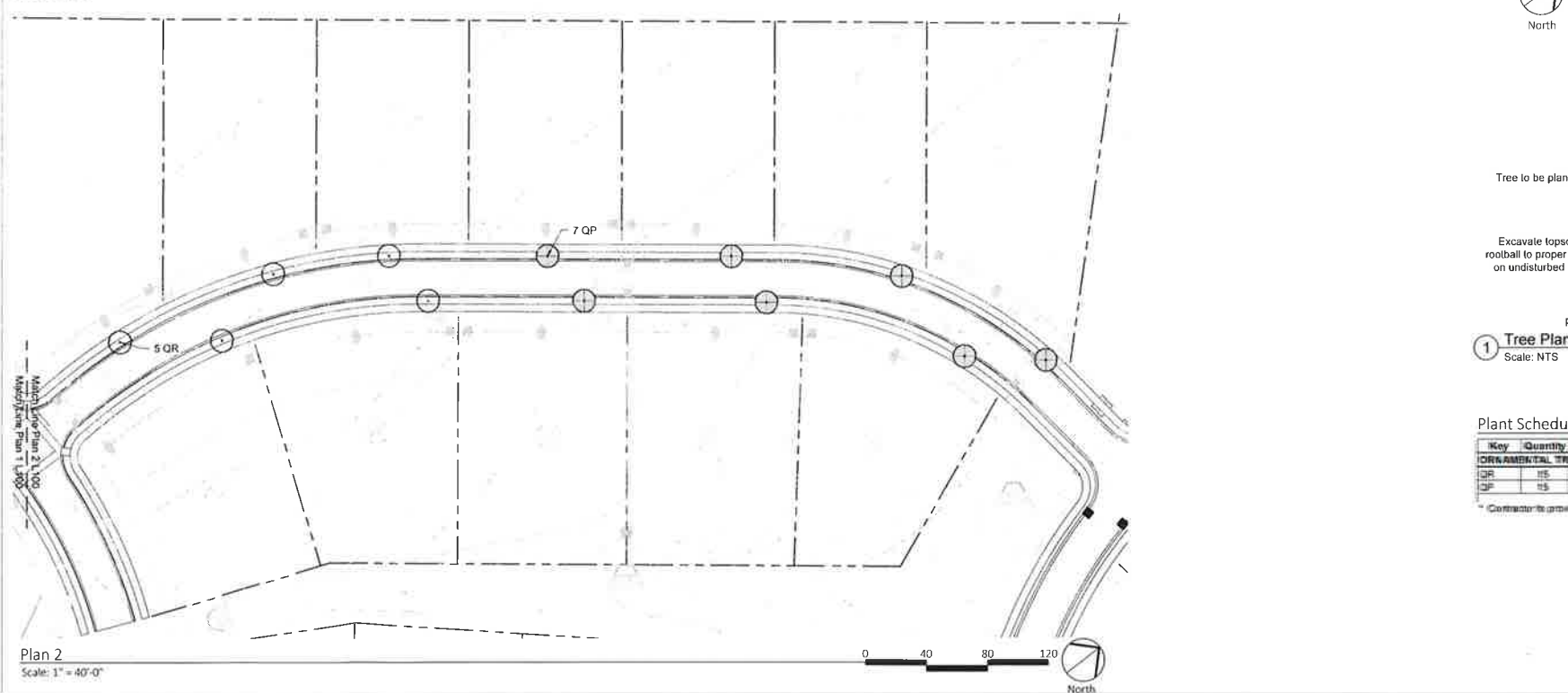
Meeting adjourned at 7:35 p.m.



Key Plan
Scale: 1" = 100'-0"



Plan 1
Scale: 1" = 40'-0"



Plan 2
Scale: 1" = 40'-0"

Planting Notes

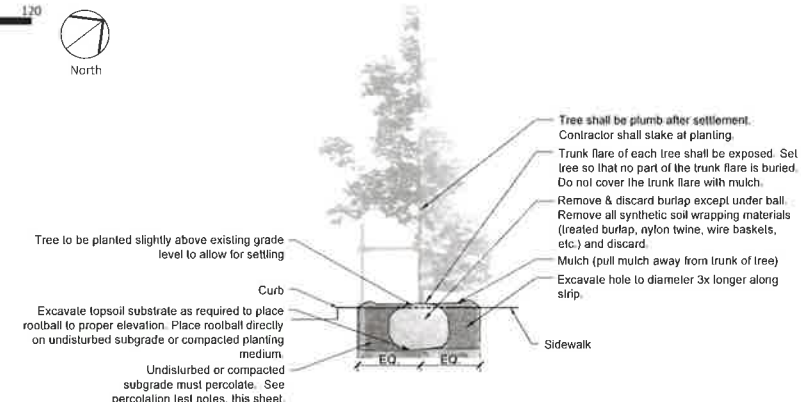
- Contractor shall verify all existing conditions in the field and report any discrepancies to the Owner's Representative or Landscape Architect prior to starting work.
- No planting shall occur until soil sample results have been received from all planting areas and soils are properly amended based on the results of the soil tests. See this sheet for soil sampling instructions.
- No planting shall occur until percolation testing has been completed and soils have been properly amended to drain. See this sheet for percolation testing procedures.
- All new plant material shall conform to the guidelines established for nursery stock published by the American Association of Nurserymen, Inc. In addition, all new plant material for the project shall be of the highest specimen quality. Plant material delivered to the site that does not meet the requirements stated herein may be rejected by the Owner's representative or Landscape Architect.
- Do not assume trunk flare will be exposed at the nursery. Contractor to expose trunk flares to check for root girdling. Pull mulch away from the trunk flare of trees and from the base of all shrubs.
- No plant material shall be planted before acceptance of rough grading. The finished grade shall not cover any part of the tree trunk flare. See tree planting detail on this sheet.
- All new plants shall be balled and burlapped or container grown unless otherwise noted on the plant list.
- The Contractor shall locate and verify all existing utility lines prior to planting and report any conflicts to the Owner's Representative or Landscape Architect.
- Planting plans are not layout plans. Plants may need to be shifted in the field, based on the existing conditions. Coordinate with the Owner's Representative or Landscape Architect prior to any changes.
- Thoroughly water trees and shrubs during the first 24 hours after planting. Wet the soil to a depth of 18-24". When runoff starts, stop watering, let the water soak in and repeat until the proper depth is wet.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit, and culture only as approved by the Owner's Representative or Landscape Architect.
- Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
- Contractor to complete work within schedule established by Owner.
- Contractor to provide one year warranty for all material from date of substantial completion. Contractor to provide interim maintenance (watering, pruning, fertilizing, guying, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, and general landscape clean-up) until substantial completion notice is provided by the Owner's Representative. Application of insecticides/herbicides must be approved by Owner's Representative or Landscape Architect prior to use on site.
- See civil drawings for further information regarding:
 - Erosion and sediment control.
 - Locations of existing and proposed structures, paving, driveways, cut and fill areas, and retention areas.
 - Limits of construction.
 - Locations of existing and proposed utilities or easements.
 - Street trees to be planted in the landscape strip equidistant from edge of sidewalk and back of curb.

Percolation Test Notes

- Dig a hole 18-24" deep & a minimum of 6" wide.
- Fill hole with water to the top and let drain for several hours. Ideally let the hole pre-wet over night and test the following day.
- Refill hole to within a couple inches of the top.
- To aid in measurement, place a stick across the top of the hole and use a second stick to mark periodic drops in water level; mark side of hole; or mark soil on side of hole with nail or stick.
- Measure drop in water level after 30 minutes and one hour. If possible measure drop in water level the next day.
- Determine drop in water level per hour. If water level in hole drops more than one inch per hour, it is well drained and suitable for all plant species.

Instructions For Existing Soil Sampling:

- Using a spade, dig a v-shape hole to a 6" depth; then cut a thin slice of soil from one side of the hole. Place the slice in a plastic bucket, do not use a metal bucket. Mix slices together and fill a plastic sample bag with three (3) cups of dirt. The sample bags can be ziploc bags that are labeled with the project name and sample number.
- A well mixed composite from 10 to 20 random locations should be subsampled to make the three (3) cup sample.
- Mark the plan to show soil sample locations.
- Send samples to A & L Analytical Labs, Inc., 2790 Whitten Road, Memphis, Tennessee 38133, 800-264-4522, www.al-labs.com.
- Results to be copied to the Owner.



1 Tree Planting Detail
Scale: NTS

Plant Schedule

Key	Quantity	Botanical Name	Common Name	Size	Notes
ORNAMENTAL TREES					
QR	15	Quercus robur 'Q. alba 'Crataegus'	Crimson Spire Oak	4.5' cal.	Central leader: M & well branched
QP	15	Quercus palustris 'Pringle's GREEN PILLAR'	Green Pillar Pin Oak	4.5' cal.	Central leader: M & well branched

* Contractor to provide quantity for mulch



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Any amendments, non-compliance of any drawings, field notes, or other documents shall be directed only to the project manager. The Contractor shall be responsible for ensuring that all drawings, field notes, and other documents are kept in the same place as the drawings. All drawings shall be kept in the same place as the drawings. All drawings shall be kept in the same place as the drawings.

Preliminary Plat- Phase 3
Bridgemoore Subdivision
Waterslea Lane, Knoxville, TN

RECEIVED
OCT 03 2018
TOWN OF FARRAGUT



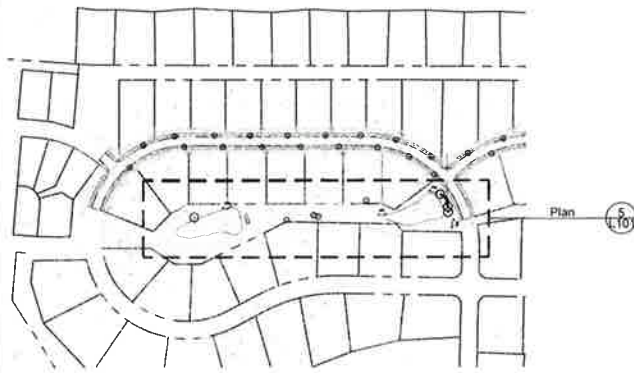
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Job Number: 18-085
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Ck'd By: SHP

Rev	Description	Date

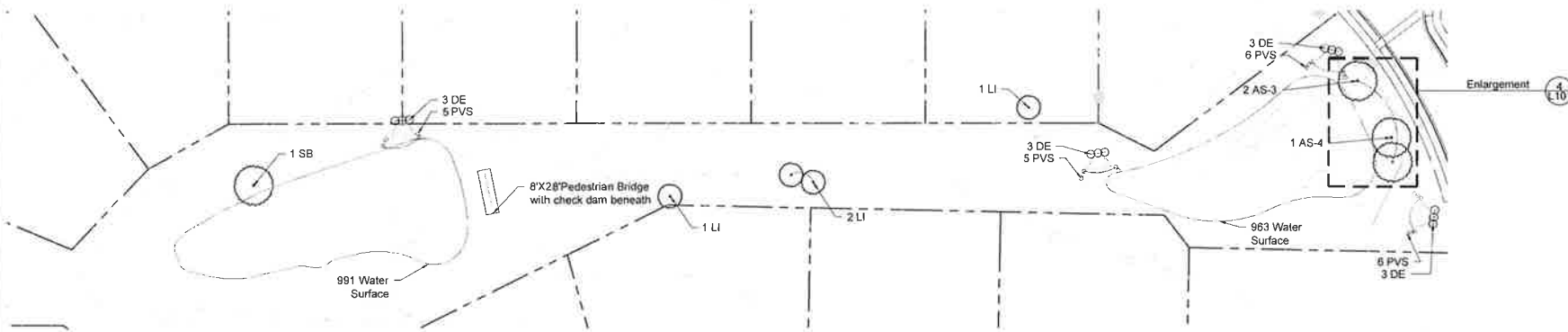
Sheet Name:
Streetscape
Planting Plan

Sheet Number:

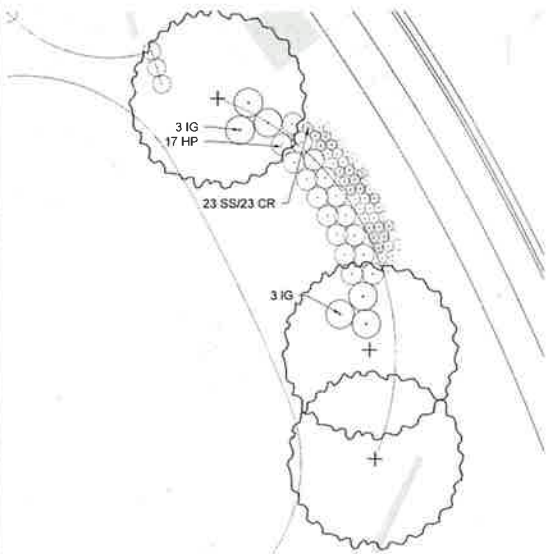
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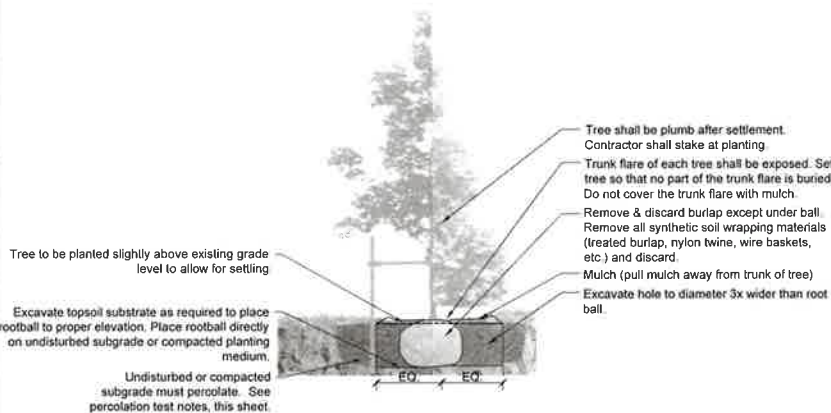
6 Key Plan
Scale: 1" = 200'-0"



5 Plan
Scale: 1" = 40'-0"



4 Enlargement
Scale: 1" = 10'-0"

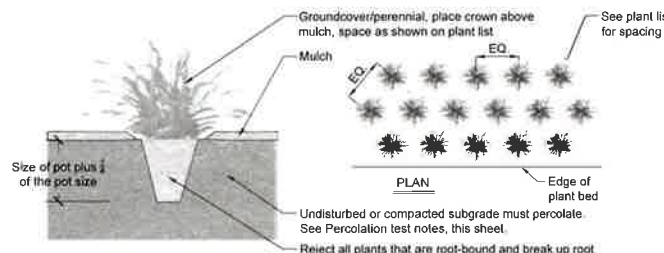


3 Tree Planting Detail
Scale: NTS

Plant Schedule

Key	Quantity	Botanical Name	Common Name	Size	Notes
SHADE TREES					
AS-4	7	Acer saccharum 'Sugar'	Lepus Sugar Maple	4" cal.	16' CF Central leader, full well branched
AS-3	2	Acer saccharum 'Lepus'	Lepus Sugar Maple	3" cal.	16' CF Central leader, full well branched
SB	1	Salix babingtonii	Weeping Willow	4" cal.	Central leader, full well branched
ORNAMENTAL TREES					
U	4	Lagerströmia indica 'White' Redwood	Redwood	18" hgt. min.	16' CF Central leader, full well branched, white flowers
SHRUBS					
HP	17	Hydrangea paniculata 'Limbo'	Little Lime Hydrangea	3 gal. - 24" min. hgt.	12" c.c. full & dense, chartreuse flowers
IG	16	Reynoldsia	Reynoldsia	3 gal. - 18" min. hgt.	14" c.c. full & dense
DE	112	Coreopsis 'Pardon My Square'	Coreopsis	3 gal. - 18" min. hgt.	15" c.c. full & dense
GROUNDCOVERS & PERENNIALS					
SS	25	Salvia x sylvestris 'Blue Hill'	Blue Hill Meadow Sage	2 gal.	18" c.c. purple flowers
CR	25	Coreopsis rosea 'American Dream'	American Dream Coreopsis	1 gal.	18" c.c. pink flowers
ORNAMENTAL GRASSES					
PVS	25	Panicum virgatum 'Shenandoah'	Shenandoah Switchgrass	1 gal.	12" c.c. full & dense

* Contractor to provide quantity for mulch



2 Groundcover/Perennial Planting Detail
Scale: NTS

Planting Notes

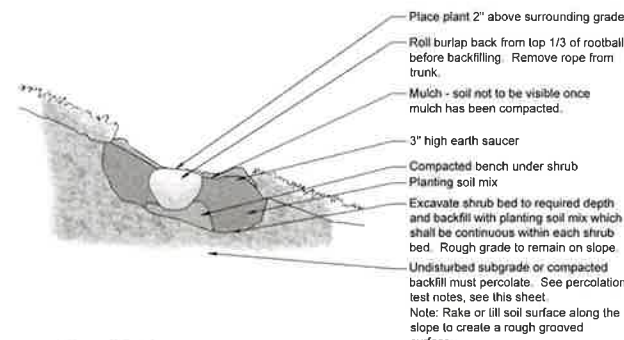
- Contractor shall verify all existing conditions in the field and report any discrepancies to the Owner's Representative or Landscape Architect prior to starting work.
- No planting shall occur until soil sample results have been received from all planting areas and soils are properly amended based on the results of the soil tests. See this sheet for soil sampling instructions.
- No planting shall occur until percolation testing has been completed and soils have been properly amended to drain. See this sheet for percolation testing procedures.
- All new plant material shall conform to the guidelines established for nursery stock published by the American Association of Nurserymen, Inc. In addition, all new plant material for the project shall be of the highest specimen quality. Plant material delivered to the site that does not meet the requirements stated herein may be rejected by the Owner's Representative or Landscape Architect.
- Do not assume trunk flare will be exposed at the nursery. Contractor to expose trunk flares to check for root girdling. Pull mulch away from the trunk flare of trees and from the base of all shrubs.
- No plant material shall be planted before acceptance of rough grading. The finished grade shall not cover any part of the tree trunk flare. See tree planting detail on this sheet.
- All new plants shall be balled and burlapped or container grown unless otherwise noted on the plant list.
- The Contractor shall locate and verify all existing utility lines prior to planting and report any conflicts to the Owner's Representative or Landscape Architect.
- Planting plans are not layout plans. Plants may need to be shifted in the field, based on the existing conditions. Coordinate with the Owner's Representative or Landscape Architect prior to any changes.
- Thoroughly water trees and shrubs during the first 24 hours after planting. Wet the soil to a depth of 18-24". When runoff starts, stop watering, let the water soak in and repeat until the proper depth is wet.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit, and culture only as approved by the Owner's Representative or Landscape Architect.
- Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
- Contractor to complete work within schedule established by Owner.
- Contractor to provide one year warranty for all material from date of substantial completion. Contractor to provide interim maintenance (watering, pruning, fertilizing, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, and general landscape clean-up) until substantial completion notice is provided by the Owner's Representative. Application of insecticides/herbicides must be approved by Owner's Representative or Landscape Architect prior to use on site.
- See civil drawings for further information regarding:
 - Erosion and sediment control.
 - Locations of existing and proposed structures, paving, driveways, cut and fill areas, and retention areas.
 - Limits of construction.
 - Locations of existing and proposed utilities or easements.

Percolation Test Notes

- Dig a hole 18-24" deep & a minimum of 6" wide.
- Fill hole with water to the top and let drain for several hours. Ideally let the hole pre-wet over night and test the following day.
- Refill hole to within a couple inches of the top.
- To aid in measurement, place a stick across the top of the hole and use a second stick to mark periodic drops in water level; mark side of hole; or mark soil on side of hole with nail or stick.
- Measure drop in water level after 30 minutes and one hour. If possible measure drop in water level the next day.
- Determine drop in water level per hour. If water level in hole drops more than one inch per hour, it is well drained and suitable for all plant species.

Instructions For Existing Soil Sampling:

- Using a spade, dig a v-shape hole to a 6" depth; then cut a thin slice of soil from one side of the hole. Place the slice in a plastic bucket, do not use a metal bucket. Mix slices together and fill a plastic sample bag with three (3) cups of dirt. The sample bags can be ziploc bags that are labeled with the project name and sample number.
- A well mixed composite from 10 to 20 random locations should be subsampled to make the three (3) cup sample.
- Mark the plan to show soil sample locations.
- Send samples to A & L Analytical Labs, Inc., 2790 Whitten Road, Memphis, Tennessee 38133, 800-264-4522, www.al-labs.com.
- Results to be copied to the Owner.



1 Slope Planting Detail
Scale: NTS



This drawing is the property of Hedstrom Design, LLC and is not to be reproduced or copied in whole or in part without the authorization from Hedstrom Design, LLC. It is to be used for the project specifically identified herein and is not to be used on any other project. The Contractor is responsible for verifying all field measurements, quantities, dimensions, and material field construction prior to construction.

Preliminary Plat- Phase 3
Bridgmore Subdivision
Waterslea Lane, Knoxville, TN

RECEIVED
OCT 03 2018
TOWN OF FARRAGUT

NOT FOR
CONSTRUCTION

Date: 09.24.18
Job Number: 18-085
Drawn By: BS Ck'd By: SHP

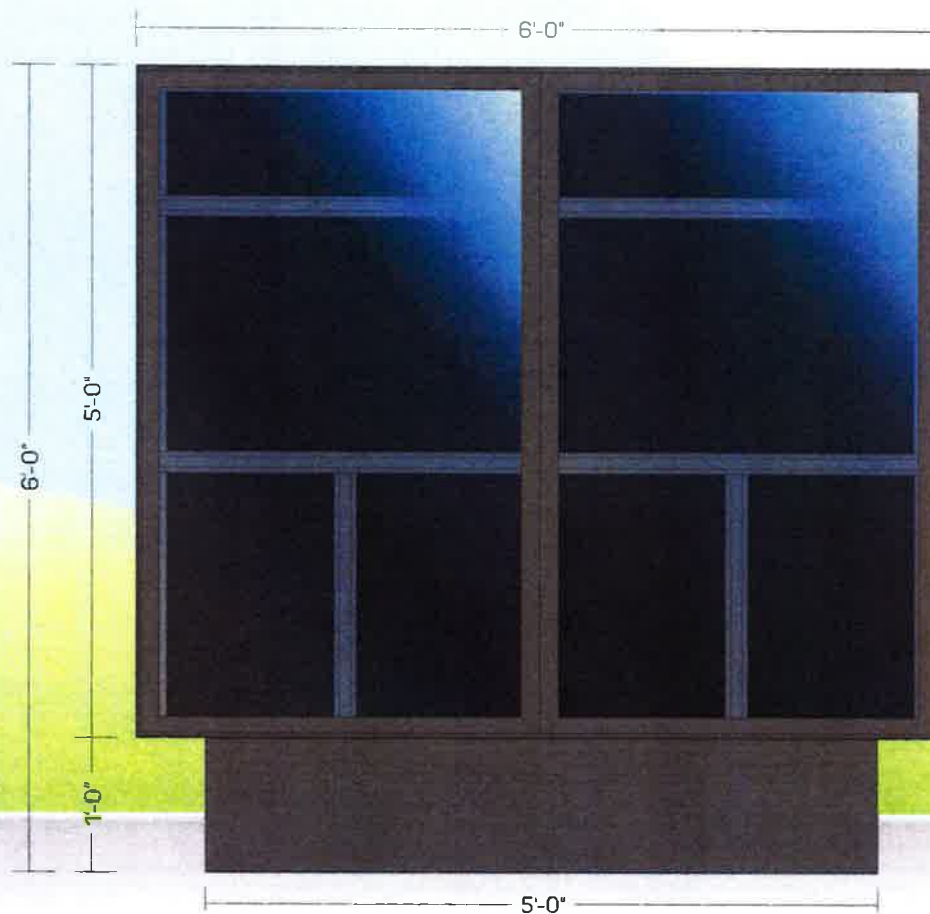
Rev	Description	Date

Sheet Name:

Common Area
Planting Plan

Sheet Number:

L101



MENU BOARD / NO SPEAKER
SCALE: 3/4" = 1'-0"



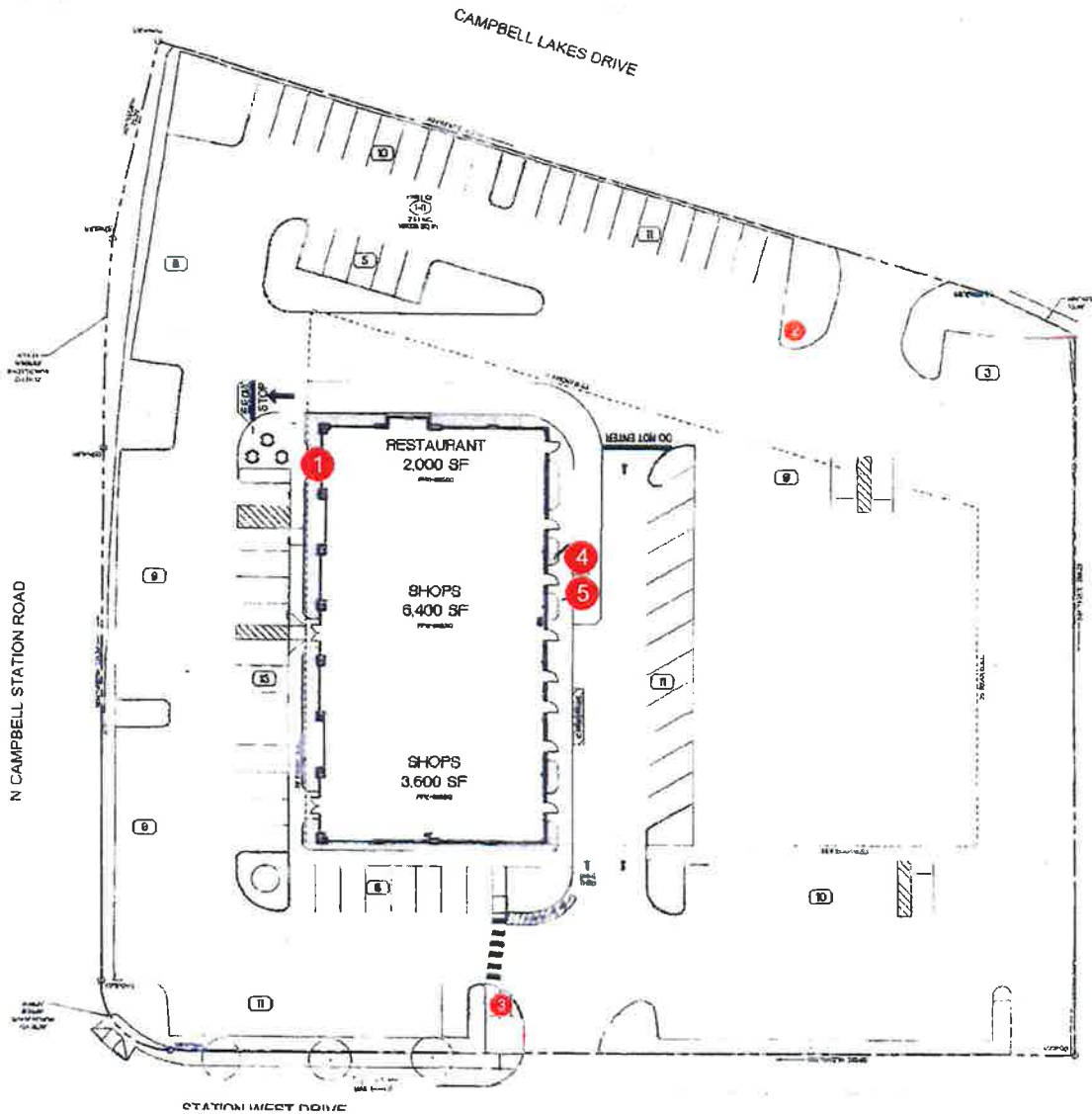
APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: DUNKIN DONUTS	Date: 10/03/18	Prepared By: AT/CB/KH	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	 persona SIGNS LIGHTING IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1 800.843.9888 • www.personasigns.com
Location: FARRAGUT, TN	File Name: 170640 - R3 - FARRAGUT, TN - SIGN PACKAGE		Eng: -		



DUNKIN DONUTS FARRAGUT, TN

- 1 24" "DUNKIN" CHANNEL LETTERS
- 2 11 1/16" X 2'-1 15/16" DRIVE-THRU DIRECTIONAL
- 3 11 1/16" X 2'-1 15/16" DRIVE-THRU DIRECTIONAL
- 4 MENU BOARD
- 5 ORDER HERE CANOPY

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation

Customer: DUNKIN DONUTS	Date: 10/03/18	Prepared By: KH/CB/KH	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	 persona SIGNS LIGHTING IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: FARRAGUT, TN	File Name: 170640 - R3 - FARRAGUT, TN - SIGN PACKAGE	Eng: -			



3

4" x 4" square tube

2'-5 15/16"

30"

2'-1 15/16"

11 1/16"



SIDE B:



2

DIRECTIONAL SIGN
SCALE: 3/4" = 1'-0"

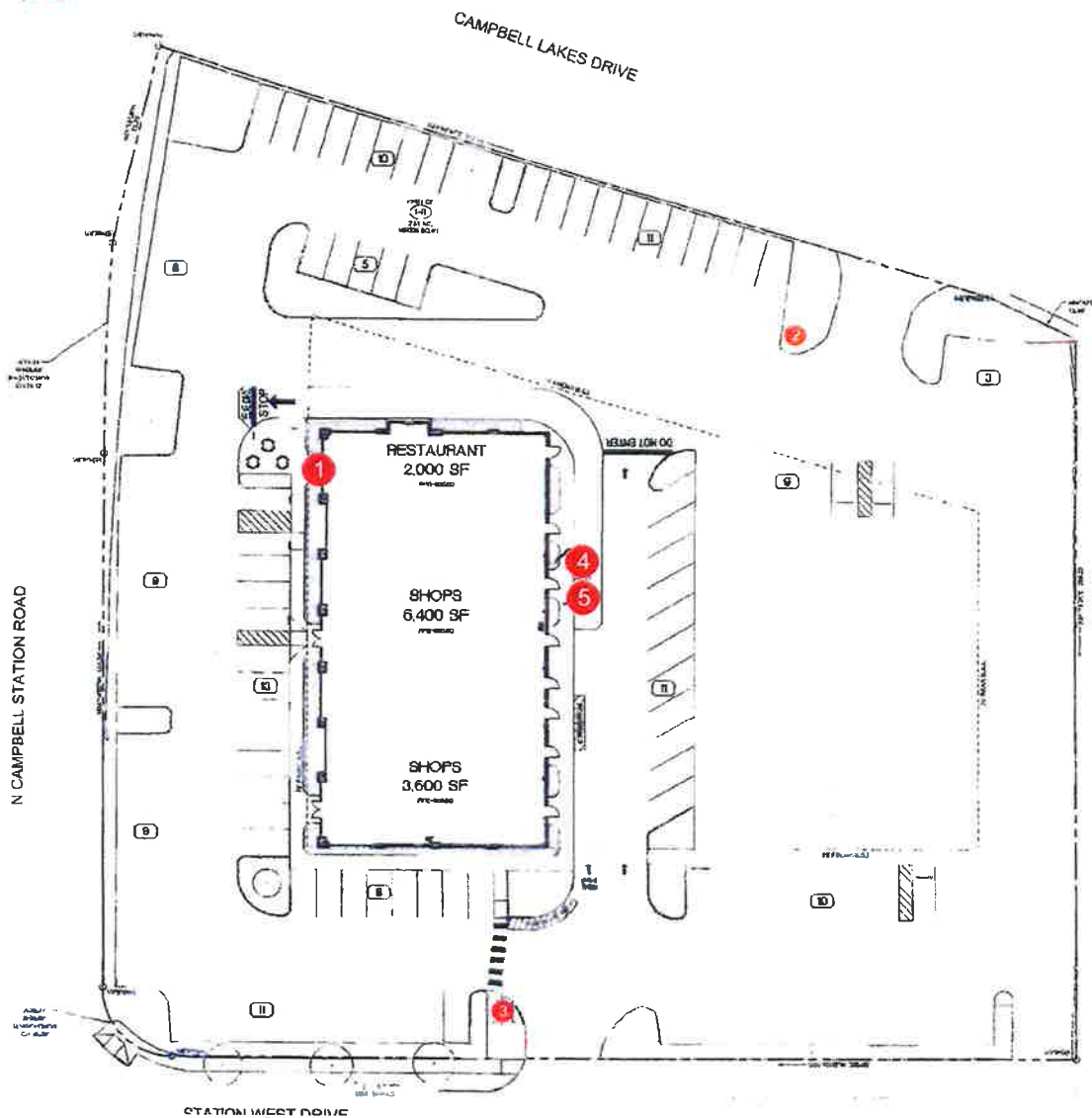
APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation

Customer: DUNKIN DONUTS	Date: 10/03/18	Prepared By: AT/KH/CB/KH	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect please provide the correct PMS match and a revision to this drawing will be made.	 persona SIGNS LIGHTING IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 - www.personasigns.com
Location: FARRAGUT, TN	File Name: 170640 - R3 - FARRAGUT, TN - SIGN PACKAGE	Eng: -			



DUNKIN DONUTS FARRAGUT, TN

- 1 24" "DUNKIN'" CHANNEL LETTERS
- 2 11 1/16" X 2'-1 15/16" DRIVE-THRU DIRECTIONAL
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APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation

Customer:
DUNKIN DONUTS

Date:
10/03/18

Prepared By:
KH/CB/KH

Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

Location:
FARRAGUT, TN

File Name:
170640 - R3 - FARRAGUT, TN - SIGN PACKAGE

Eng:

persona
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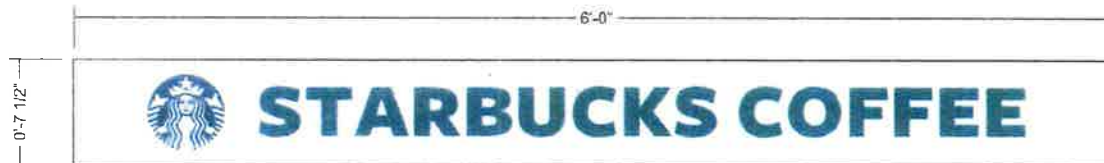


TENANT PANELS

QTY. 2

**SURVEY REQUIRED**

Monument structure and its placement is the responsibility of the LL.
Hilton Displays is only responsible for the application of the vinyl on
to the tenant faces for Starbucks.

**SPECIFICATIONS**

.187" WHITE ACRYLIC PANELS WITH FIRST SURFACE

3M 3630-76 HOLLY GREEN SIREN

COLOR LEGEND			
PMS/PANTONE	VINYL		
PMS 3425 C	3M 3630-76		
RAL 7021M	3M 3630-22		
PMS WHITE	3M 3630-20/ 7725-10	TRANSPARENT	OPAQUE

HILTON DISPLAYS

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P 800 353 9132 • F 864 242 2264
www.hiltondisplays.com

QID 18-41472**JOB NAME**

Starbucks 47932

LOCATION101 S. Campbell Station Road
Knoxville, TN 37934**CUSTOMER CONTACT****SALESMAN / PM**

Eric Spears

DESIGNER

Greg Sloan

DWG. DATE

4-16-18

REV. DATE / REVISION

8-20-18 CW

8-27-18 PA/ notes

9-25-28 CW / Updates

SCALE

As Noted

FILE2018/Starbucks/Knoxville TN/
18-41472/SB Knoxville TN
47932**DESIGN SPECIFICATIONS ACCEPTED BY:**

EST. CLIENT:

SUSP. LANDLORD:

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REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO
VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE
FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

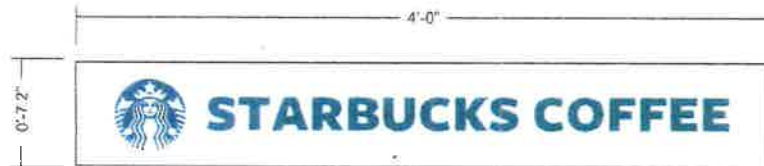
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TENANT PANELS SURVEY REQUIRED

QTY. 2



Monument structure and its placement is the responsibility of the LL.
Hilton Displays is only responsible for the application of the vinyl on
to the tenant faces for Starbucks.



SPECIFICATIONS

.187" WHITE ACRYLIC PANELS WITH FIRST SURFACE

3M 3630-76 HOLLY GREEN SIREN

COLOR LEGEND	
PMS/PALIST	VINYL
PMS 3425 C	3M 3630-76
RAL 7021M	3M 3630-22
PMS WHITE	3M 3630-26/ 7725-10

HILTON DISPLAYS

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www.hiltondisplays.com

QID 18-41472

JOB NAME

Starbucks 47932

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CUSTOMER CONTACT

SALESMAN / PM

Eric Spears

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SCALE

As Noted

FILE

2018/Starbucks/Knoxville TN/
18-41472/SB Knoxville TN
47932

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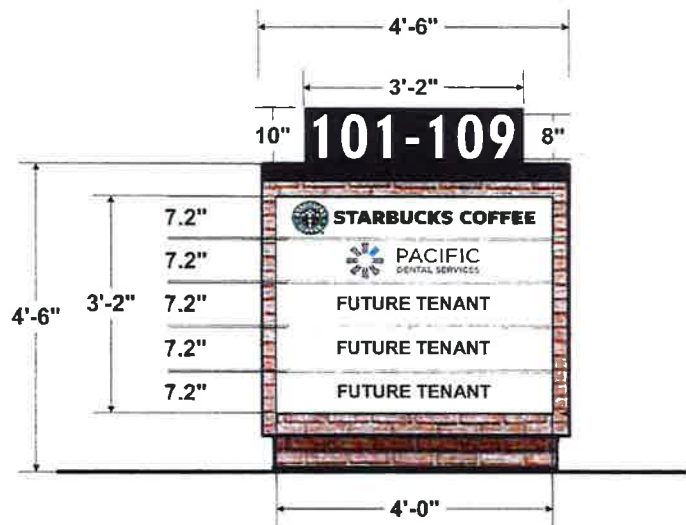
SUSP. LANDLORD

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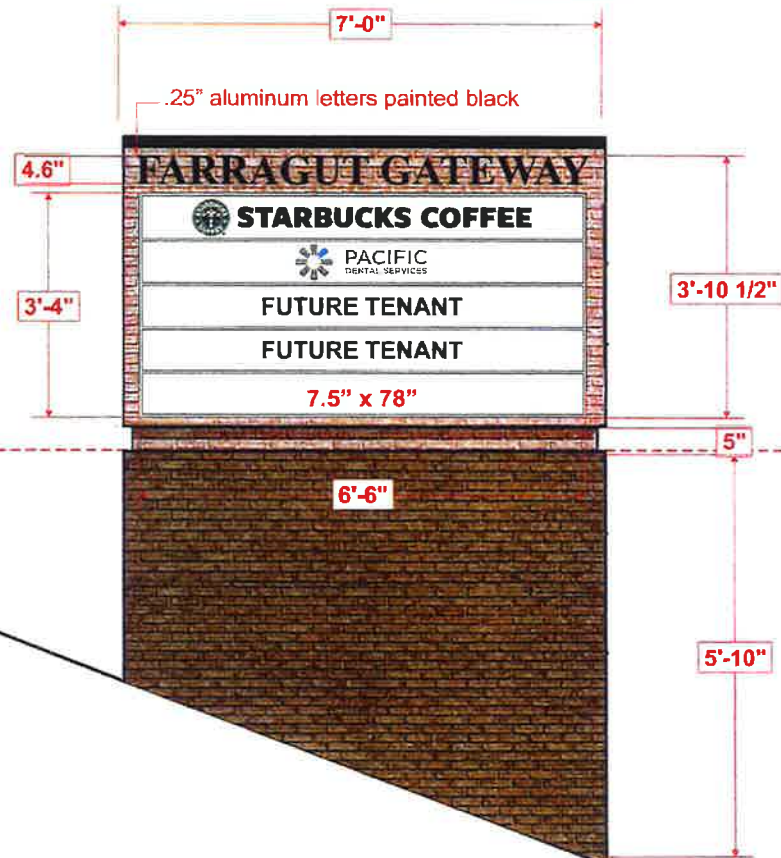


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SIGN SIZE FOR 15' FT FROM ROAD



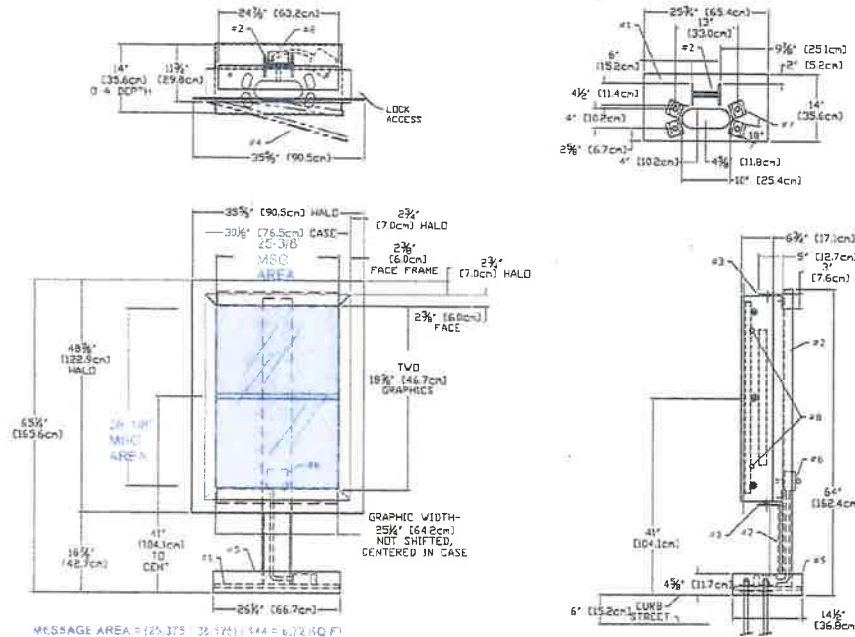
KINGSTON PIKE

SIGNCO inc. PLASTIC.NEON.ELECTRONIC This drawing is the property of SIGNCO, Inc. & to be used for contractual purposes between the customer & SIGNCO, Inc. only. Unauthorized use of this information will result in claims up to 1/3 value of the job represented on this drawing. VALUE OF THIS DRAWING: \$500.00	SIGN & FAX BACK SO THAT WE MAY APPROVE YOUR ORDER. FAX: 865.947.2089 info@signco-inc.com		☐ APPROVED ☐ APPROVED W/CHANGES ☐ REVISE & RESUBMIT		APPROVAL SIGNATURE	
	FILE LOCATION: Pat/F/Farragut Gateway		SALES REPRESENTATIVE: Pat Boles		DATE: 08-22-2018	
	LOCATION: Knoxville, TN		FILE: Farragut Gateway Monuments		SCALE: 3/8" = 1'	
					DRAWN BY: Tiffany Poling	

PRE-MENU BOARD - FREESTANDING

Qty. 1

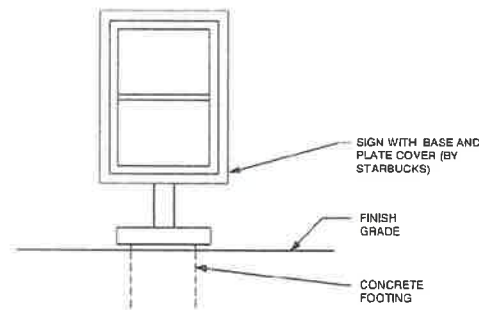
H



MESSAGE AREA = (25.375' x 36.175') = 921.44 sq. ft. (86.56 sq. ft.)

DTE - PRE-MENU FREESTANDING

Scale: 1/2" = 1' (11x17 paper)



DTE - PRE-MENU FREESTANDING

Scale: 3/8" = 1' (11x17 paper)

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QID 18-41472

JOB NAME

Starbucks 47932

LOCATION

103 S. Campbell Station Road
Knoxville, TN 37934

CUSTOMER CONTACT

SALESMAN / PM

Eric Spears

DESIGNER

Greg Sloan

DWG. DATE

4-16-18

REV. DATE / REVISION

SCALE

As Noted

FILE

2018/Starbucks/Knoxville TN/
18-41472/SB Knoxville TN
47932

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SITE PLAN

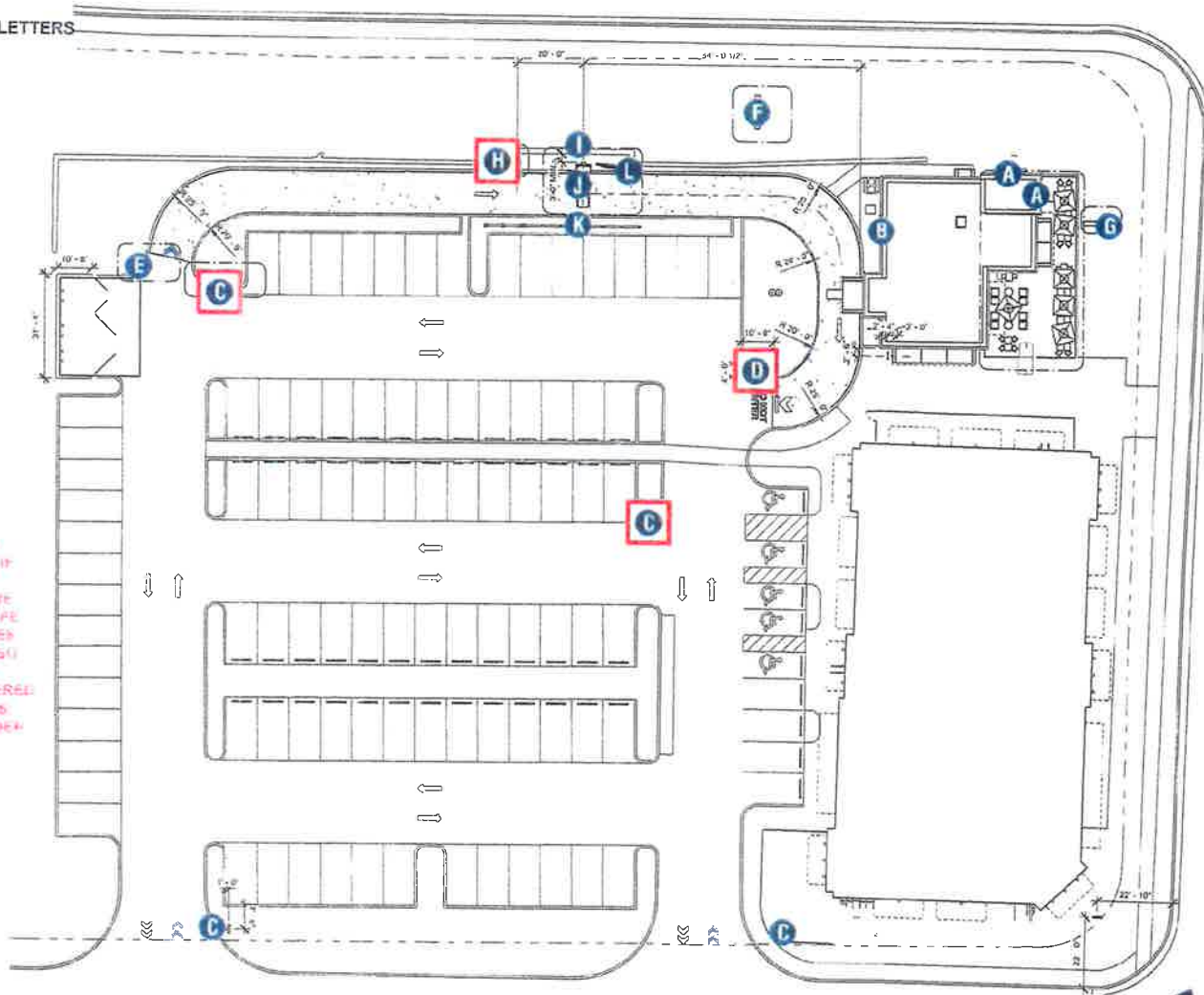
- A CUSTOM WALL SIGN
- B 20" REVERSE LIT CHANNEL LETTERS
- C 30" DT DIRECTIONAL
- D 30" TY/EO DIRECTIONAL
- E CLEARANCE BAR
- F TENANT PANELS
- G TENANT PANELS
- H PRE-MENU BOARD
- I DCB
- J CANOPY
- K DOS
- L MENU BOARD



SUBMITTING FOR VARIANCE PLEASE NOTE

THE INTERIOR DIRECTIONALS WOULD BE PREFERRED OVER THE PRE-MENU IF POSSIBLE.

1. THE VEHICULAR DIRECTIONALS ARE CONSIDERED TO HELP MAINTAIN A SAFE TRAFFIC FLOW AND TO KEEP VEHICLES MOVING IN THE PROPER DIRECTIONS SO CONGESTION DOESN'T OCCUR.
2. THE PRE-MENU BOARD IS CONSIDERED TO ASSIST IN THE ORDERING PROCESS AND ALLOW FOR CUSTOMERS TO ORDER AND BE SERVED QUICKER.



1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

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QID 18-41472

JOB NAME

Starbucks 47932

LOCATION

103 S. Campbell Station Road
Knoxville, TN 37934

CUSTOMER CONTACT

SALESMAN / PM

Eric Spears

DESIGNER

Greg Sloan

DWG. DATE

4-16-18

REV. DATE / REVISION

SCALE

As Noted

FILE

2018/Starbucks/Knoxville TN/
18-41472/SB Knoxville TN
47932

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SLS/PA: LANDLORD:

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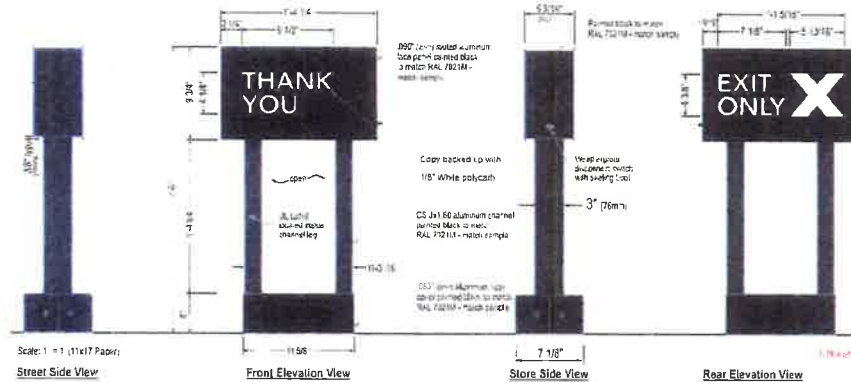


30" ILLUMINATED DIRECTIONAL TY / EO

Qty. 1

SBC-AD3016

D



Sign Specifications:

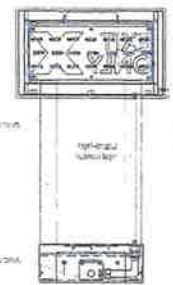
Cabinet:

- Fabricated .090" (2mm) aluminum housing painted black to match RAL 7021 as shown.
- Directional copy and "X" symbol backed up with 1/8" White polycarb.
- All acrylic face elements to be attached to aluminum face panel with weld studs.
- Interior aluminum surfaces of sign cabinet to be painted white with Lacryl Starbrite.
- Internal structure of cabinet shall be per approved shop drawings.

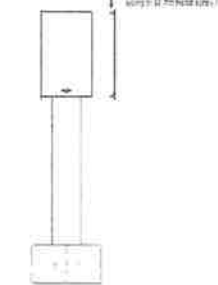
Support:

- Supporting structure will be all welded aluminum tube and channel construction painted black to match RAL 7021 as per approved shop drawings and shall be integral to the sign cabinet.
- Base tube will be constructed so that it can be retro-fittable to existing sign foundations. All foundations, existing and new must be analyzed for suitability and must meet all local city or state codes regulations.

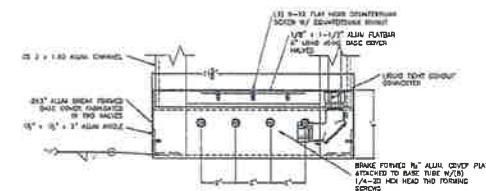
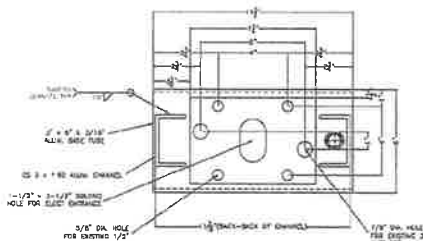
GE DEPS 10-Watt LED's
or Starbright LED's
or Starbright LED's



Vertical Cross-Section View, Typ.



Service Position View



COLOR LEGEND	
PMS/PANTONE	VINYL
PMS 3425 C	3M 3630-78
RAL 7021M	3M 3636-22
PMS WHITE	3M 3636-20/7725-16
PMS 369 C	NA
REFL. WHITE	3M 680-10

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QID 18-41472

JOB NAME

Starbucks 47932

LOCATION

103 S. Campbell Station Road
Knoxville, TN 37934

CUSTOMER CONTACT

SALESMAN / PM

Eric Spears

DESIGNER

Greg Sloan

DWG. DATE

4-16-18

REV. DATE / REVISION

SCALE

As Noted

FILE

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SITE PLAN

- A** CUSTOM WALL SIGN
- B** 20" REVERSE LIT CHANNEL LETTERS
- C** 30" DT DIRECTIONAL
- D** 30" TY/EO DIRECTIONAL
- E** CLEARANCE BAR
- F** TENANT PANELS
- G** TENANT PANELS
- H** PRE-MENU BOARD
- I** DCB
- J** CANOPY
- K** DOS
- L** MENU BOARD

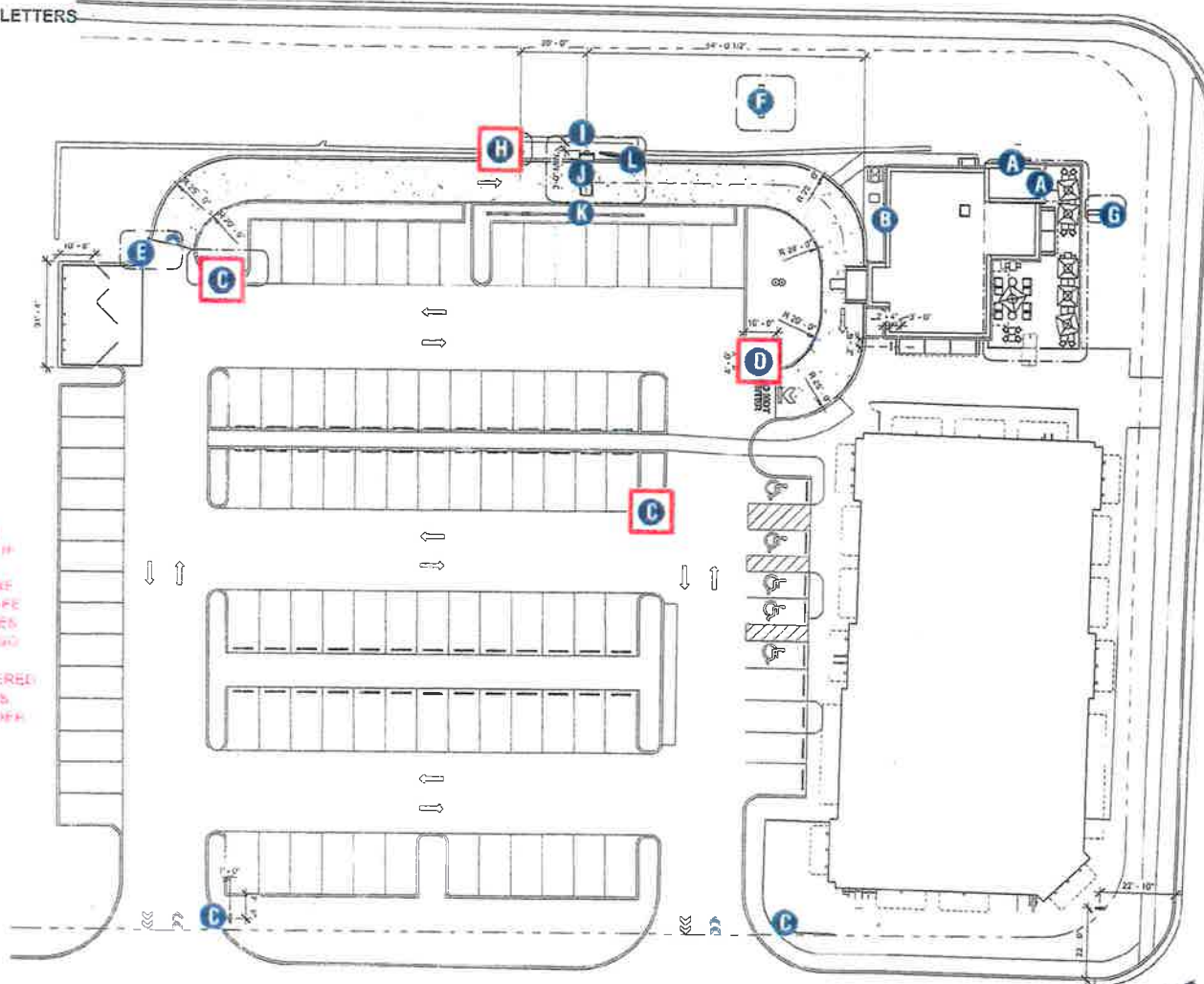


SUBMITTING FOR VARIANCE PLEASE NOTE

THE INTERIOR DIRECTIONALS WOULD BE PREFERRED OVER THE PRE-MENU IF POSSIBLE.

1. THE VEHICULAR DIRECTIONALS ARE CONSIDERED TO HELP MAINTAIN A SAFE TRAFFIC FLOW, AND TO KEEP VEHICLES MOVING IN THE PROPER DIRECTIONS SO COLLISION DOESN'T OCCUR.

2. THE PRE-MENU BOARD IS CONSIDERED TO ASSIST IN THE ORDERING PROCESS, AND ALLOW FOR CUSTOMERS TO ORDER AND BE SERVED QUICKER.



1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

HILTON DISPLAYS

175 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

QID 18-41472

JOB NAME

Starbucks 47932

LOCATION

103 S. Campbell Station Road
Knoxville, TN 37934

CUSTOMER CONTACT

SALESMAN / PM

Eric Spears

DESIGNER

Greg Sloan

DWG. DATE

4-16-18

REV. DATE / REVISION

SCALE

As Noted

FILE

2018/Starbucks/Knoxville TN/
18-41472/SB Knoxville TN
47932

DESIGN SPECIFICATIONS ACCEPTED BY:

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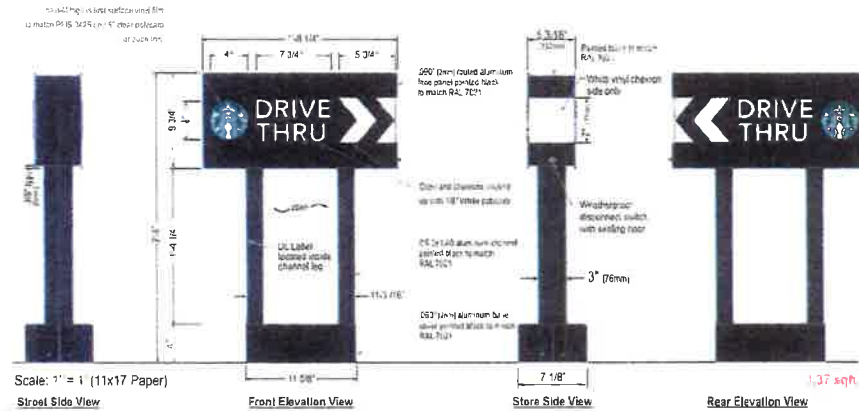


30" ILLUMINATED DIRECTIONAL <DT / DT>

Qty. 2

SBC-AD3020

C



Scale: 1" = 1' (11x17 Paper)

Street Side View

Front Elevation View

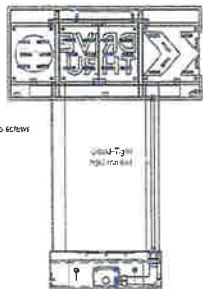
Store Side View

Rear Elevation View

GE GEPST2-20 driver supply or equal

GE Tetra MiniMax LEDs or Starbucks approved equal

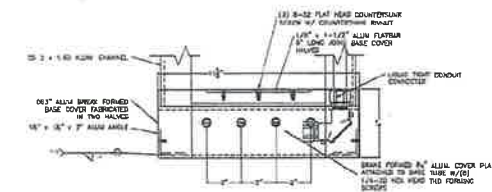
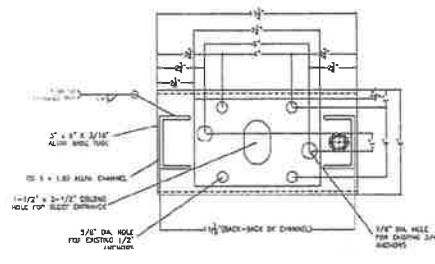
Star 120 AC 555 60/90W



Vertical Cross-Section View, Typ.



Service Position View



Sign Specifications:

Cabinet:

- Fabricated .090" [2mm] aluminum housing painted black to match RAL 7021 with white end cap as shown.
- Directional copy and chevrons backed up with 1/8" White polycarb. Siren logo is 3/8" clear polycarb routed to push thru aluminum face. Decorate logo with 1st surface computer cut vinyl film to match PMS 3425. Edges of push thru logo are to be polished. All acrylic face elements to be attached to aluminum face panel with weld studs.
- Interior aluminum surfaces of sign cabinet to be painted white with Lacryl Starbrite.
- Internal structure of cabinet shall be per approved shop drawings.
- Graphic elements are internally illuminated using GE Tetra MiniMax LED system or Starbucks approved equal. LED's to be mounted on an internal baffle with self-contained power supply. All electrical components are removable for service.

Support:

- Supporting structure will be all welded aluminum tube and channel construction painted black to match RAL 7021 as per approved shop drawings and shall be integral to the sign cabinet.
- Base tube will be constructed so that it can be retro-fittable to existing sign foundations. All foundations, existing and new must be analyzed for suitability and must meet all local city or state codes regulations.

COLOR LEGEND	
PMS PAINT	VINYL
PMS 3425 C	3M 3630-76
RAL 7021M	3M 3630-22
PMS WHITE	3M 3630-20/ 7725-10
PMS 369 C	NA
REFL. WHITE	3M 680-10

HILTON DISPLAYS
115 HILLSIDE DRIVE - CANNONVILLE SC 29607
P 803 353 9132 - F 864 242 2294
www.hiltondisplays.com

QID 18-41472

JOB NAME

Starbucks 47932

LOCATION

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Knoxville, TN 37934

CUSTOMER CONTACT

SALESMAN / PM

Eric Spears

DESIGNER

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SITE PLAN

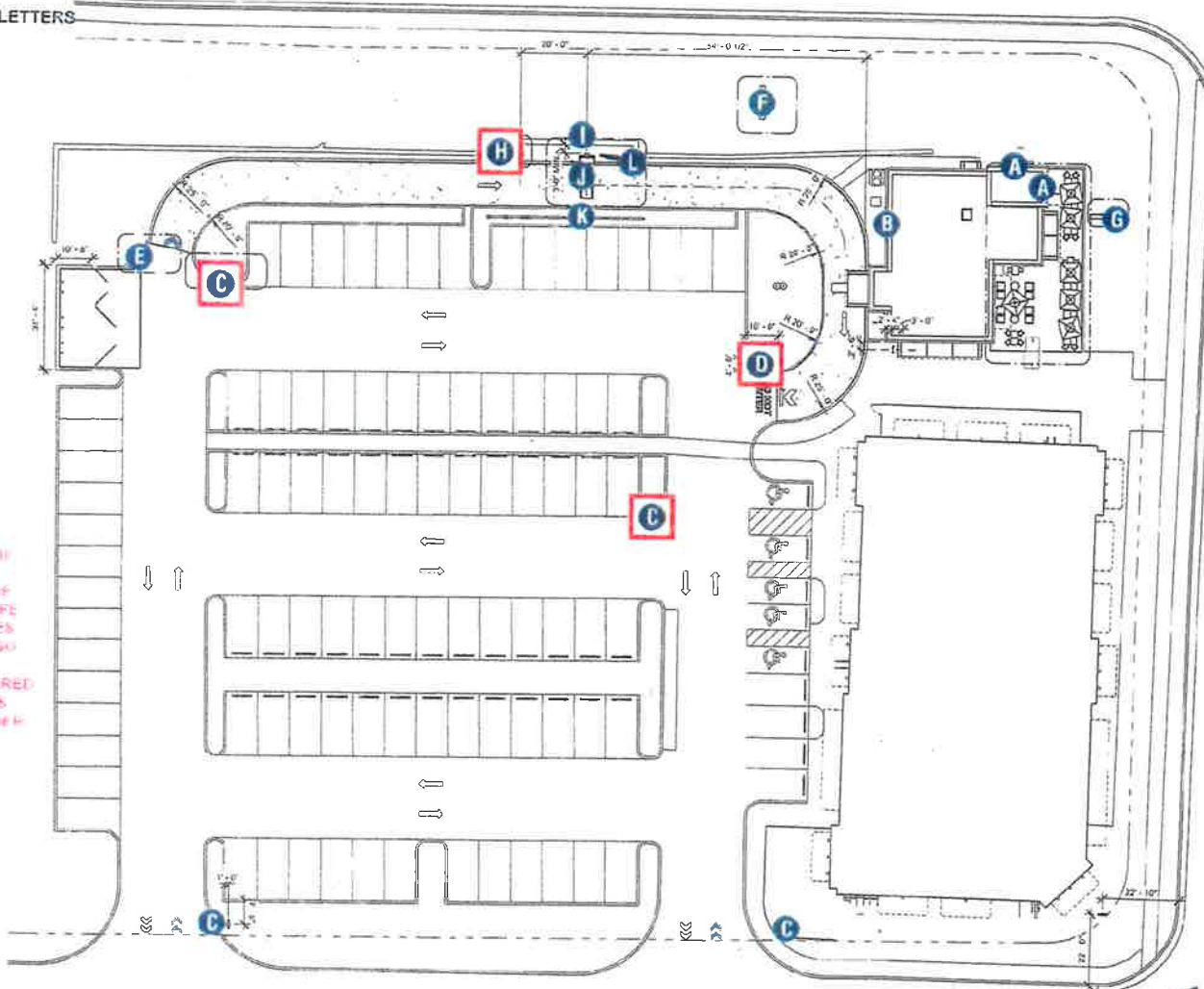
- A** CUSTOM WALL SIGN
- B** 20" REVERSE LIT CHANNEL LETTERS
- C** 30" DT DIRECTIONAL
- D** 30" TY/EO DIRECTIONAL
- E** CLEARANCE BAR
- F** TENANT PANELS
- G** TENANT PANELS
- H** PRE-MENU BOARD
- I** DCB
- J** CANOPY
- K** DOS
- L** MENU BOARD



SUBMITTING FOR VARIANCE PLEASE NOTE

THE INTERIOR DIRECTIONALS WOULD
BE PREFERRED OVER THE PRE-MENU IF
POSSIBLE

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CONSIDERED TO HELP MAINTAIN A SAFE
TRAFFIC FLOW, AND TO KEEP VEHICLES
MOVING IN THE PROPER DIRECTIONS SO
CONGESTION DOESN'T OCCUR.
2. THE PRE-MENU BOARD IS CONSIDERED
TO ASSIST IN THE ORDERING PROCESS
AND ALLOW FOR CUSTOMERS TO ORDER
AND BE SERVED QUICKER.



1 ARCHITECTURAL SITE PLAN
1" = 4' x 32' x 1"

HILTON DISPLAYS

175 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

OID 18-41472

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SLS/PIL: LANDLORD:

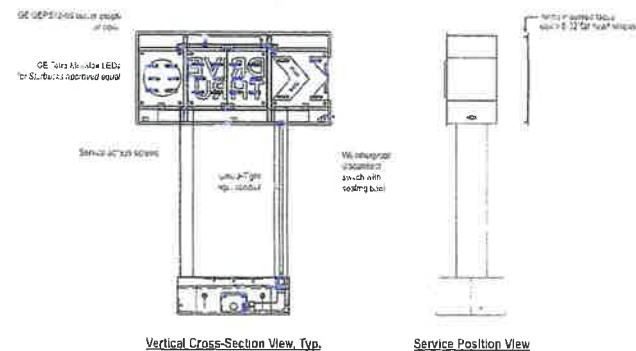
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SBC-AD3020



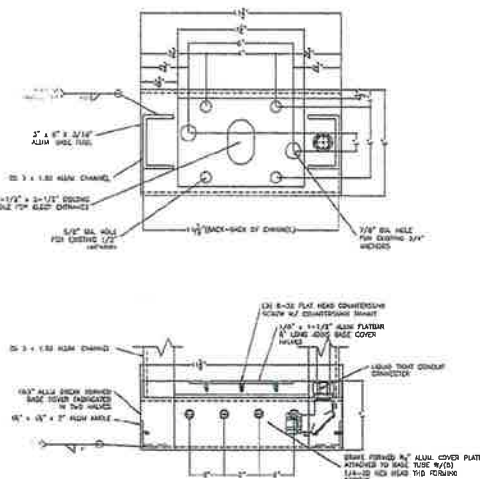
COLOR LEGEND	
WALL PAINT	FLOOR
PMS 3425 C	3M 3630-76
RAL 7021M	3M 3630-22
PMS WHITE	3M 3630-20/ 7725-10 (TRANSLUCENT) OPACQUE
PMS 369 C	NA
REFL. WHITE	3M 680-10

Cabinet:

- Fabricated .090" [2mm] aluminum housing painted black to match RAL 7021 with white end cap as shown.
- Directional copy and chevrons backed up with 1/8" White polycarb. Siren logo is 3/8" clear polycarb routed to push thru aluminum face. Decorate logo with 1st surface computer cut vinyl film to match PMS 3425. Edges of push thru logo are to be polished. All acrylic face elements to be attached to aluminum face panel with weld studs.
- Interior aluminum surfaces of sign cabinet to be painted white with Lacryl Starbrite.
- Internal structure of cabinet shall be per approved shop drawings.
- Graphic elements are internally illuminated using GE Tetra MiniMax LED system or Starbucks approved equal. LED's to be mounted on an internal baffle with self-contained power supply. All electrical components are removable for service.

Support:

- Supporting structure will be all welded aluminum tube and channel construction painted black to match RAL 7021 as per approved shop drawings and shall be integral to the sign cabinet.
- Base tube will be constructed so that it can be retro-fittable to existing sign foundations. All foundations, existing and new must be analyzed for suitability and must meet all local city or state codes regulations.



QID 18-41472

JOB NAME

Starbucks 47932

LOCATION

103 S. Campbell Station Road
Knoxville, TN 37934

CUSTOMER CONTACT

SALESMAN / PM

Eric Spears

DESIGNER

Greg Sloan

DWG. DATE

4-16-18

REV. DATE / REVISION

SCALE

As Noted

FILE

2018/Starbucks/Knoxville TN/
18-41472/SB Knoxville TN
47932

DESIGN SPECIFICATIONS ACCEPTED BY

EST	CLIENT
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SLS/PM:	LANDLORD
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THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



**Underwriters
Laboratories Inc.**



SITE PLAN

- A** CUSTOM WALL SIGN
- B** 20" REVERSE LIT CHANNEL LETTERS
- C** 30" DT DIRECTIONAL
- D** 30" TY/EO DIRECTIONAL
- E** CLEARANCE BAR
- F** TENANT PANELS
- G** TENANT PANELS
- H** PRE-MENU BOARD
- I** DCB
- J** CANOPY
- K** DOS
- L** MENU BOARD

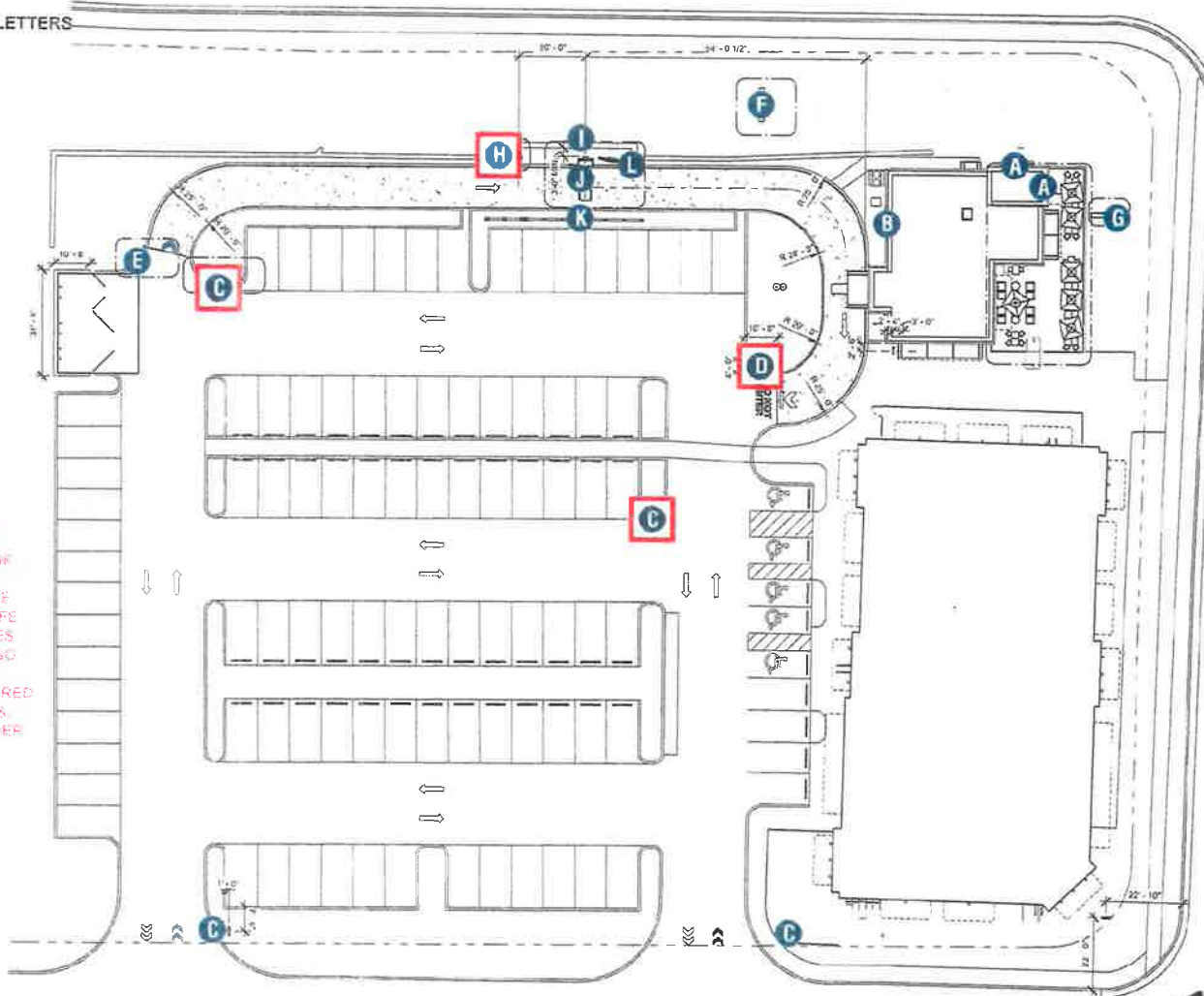


SUBMITTING FOR VARIANCE PLEASE NOTE

THE INTERIOR DIRECTIONALS WOULD
BE PREFERRED OVER THE PRE-MENU IF
POSSIBLE

1. THE VEHICULAR DIRECTIONALS ARE
CONSIDERED TO HELP MAINTAIN A SAFE
TRAFFIC FLOW, AND TO KEEP VEHICLES
MOVING IN THE PROPER DIRECTIONS SO
CONJUNCTION DOESN'T OCCUR.

2. THE PRE-MENU BOARD IS CONSIDERED
TO ASSIST IN THE ORDERING PROCESS,
AND ALLOW FOR CUSTOMERS TO ORDER
AND BE SERVED QUICKER.



1 ARCHITECTURAL SITE PLAN
Scale: 1" = 20'-0"

HILTON DISPLAYS
125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2264
www.hiltondisplays.com

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