

LEGAL DESCRIPTION

SITUATE IN THE SIXTH (6TH) CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE, WITH THE 47TH WARD OF THE CITY OF KNOXVILLE, TENNESSEE, AND BEING KNOWN AND DESIGNATED AS LOT 3R3R1, RESUBDIVISION OF LOT 3R3 OF THE SWAN FAMILY LIMITED PARTNERSHIP SUBDIVISION, AS SHOWN BY MAP OF RECORD IN INSTRUMENT 202003170061483, IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE, TO WHICH MAP SPECIFIC REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

BEING PART OF THE PROPERTY CONVEYED TO PELLISSIPPI POINT PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, BY WARRANTY DEED DATED JULY 12, 2006, OF RECORD IN INSTRUMENT 200607190005724 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE.

SCHEDULE B TITLE EXCEPTION

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE COMMITMENT ISSUED BY APPALACHIAN TITLE COMPANY, FILE NO. 9790-1002, DATED JANUARY 19, 2022 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

9. EASEMENTS AND CONDITIONS CONTAINED IN THE WARRANTY DEED DATED NOVEMBER 28, 1969, CONVEYED TO THE STATE OF TENNESSEE OF RECORD IN DEED BOOK 1420, PAGE 23 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE AS MAY AFFECT THE SUBJECT PROPERTY. (The document references Department of Highway stations and we are unable to determine its affect without documents depicting those stations. The ROW's are shown in their current locations.)
10. EASEMENTS AND CONDITIONS CONTAINED IN WARRANTY DEED DATED DECEMBER 9, 1993, CONVEYED TO THE STATE OF TENNESSEE OF RECORD IN DEED BOOK 2128, PAGE 666 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE AS MAY AFFECT THE SUBJECT PROPERTY. (Document establishes a Slope Easement, which was to be "terminated upon completion of construction", and a construction easement which was for a "period of 2 1/2 years from and after the commencement of construction". Easements no longer affects subject property.)
11. EASEMENT GRANTED TO BELLSOUTH TELECOMMUNICATIONS, INC., DATED MAY 9, 1994, OF RECORD IN DEED BOOK 2140, PAGE 62 IN THE KNOX COUNTY REGISTER DEEDS OFFICE. (Affects subject property and is plotted as described.)
12. EASEMENT FOR DRAINAGE AND FLOWAGE OF SURFACE WATERS OVER THE SUBJECT PROPERTY GRANTED UNDER DEED OF CORRECTION DATED DECEMBER 19, 1994, OF RECORD IN DEED BOOK 2163, PAGE 156 IN KNOX COUNTY REGISTER OF DEEDS OFFICE. SEE DEED OF TRUST DATED DECEMBER 10, 1995, OF RECORD IN TRUST BOOK 1976, PAGE 17 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE (SUCH DEED OF TRUST BEING LATER FORECLOSED) FOR ORIGINAL SOURCE SAID EASEMENTS CONVEYED UNDER DEED OF CORRECTION. (Affects subject property, and easement description encompasses the entire subject property and portions of surrounding tracts. Nothing to plot.)
13. DECLARATION OF RESTRICTIONS DATED FEBRUARY 6, 1998, OF RECORD IN DEED BOOK 2276, PAGE 249 IN KNOX COUNTY REGISTER OF DEEDS OFFICE. (Established for a "period of twenty years", and is expired. No longer affects subject property.)
14. MATTERS SHOWN ON PLAT OF RECORD IN INSTRUMENT 20009150018928 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE. (Affects subject property and plotted as shown.)
15. MATTERS DISCLOSED ON PLAT OF RECORD IN INSTRUMENT 200105070076661 IN KNOX COUNTY REGISTER OF DEEDS OFFICE. (Does not affect subject property.)
16. COVENANTS FOR PERMANENT MAINTENANCE OF STORM WATER FACILITIES DATED SEPTEMBER 26, 2007, OF DEED RECORD IN INSTRUMENT 200709270026583 IN KNOX COUNTY REGISTER OF DEEDS OFFICE. (Affects subject property, however easement and utilities are located on the southerly portion of parent property. Nothing to plot.)
17. DECLARATION OF RECIPROCAL EASEMENTS DATED JANUARY 16, 2007 BETWEEN PELLISSIPPI POINT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND PELLISSIPPI POINT II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT 200703120074072 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE; AMENDED AND RESTATED DECLARATION OF RECIPROCAL EASEMENTS DATED OCTOBER 15, 2007; OF RECORD IN INSTRUMENT 200710160031950 IN KNOX COUNTY REGISTER OF DEEDS OFFICE; AMENDED AND RESTATED DECLARATION OF RECIPROCAL EASEMENTS DATED SEPTEMBER 24, 2008, OF RECORD IN INSTRUMENT 200810100025086 IN KNOX COUNTY REGISTER OF DEEDS OFFICE. (Does not affect subject property.)
18. MATTERS SHOWN ON THE MAPS OF RECORD IN INSTRUMENT 200710040028836, AS REVISED IN INSTRUMENT 200809190020014 AND IN INSTRUMENT 201101050040994 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE. (Affects subject property and plotted as shown.)
19. NEW SERVICE UTILITY EASEMENT DATED JUNE 8, 2009, CONVEYED TO THE KNOXVILLE UTILITIES BOARD OF RECORD IN INSTRUMENT 200910290030121 IN KNOX COUNTY REGISTER OF DEEDS OFFICE. (Affects subject property and establishes a 15' utility easement over installed utility lines. Field location of utilities needed to mark location of easements. Unable to plot.)
20. MATTERS SHOWN ON THE MAP OF RECORD IN INSTRUMENT 202003170061483 IN KNOX COUNTY REGISTER OF DEEDS OFFICE. (Affects subject property and plotted as shown.)

SURVEYOR'S NOTES

1. THIS IS AN ALTA SURVEY, MADE ON THE GROUND UNDER THE SUPERVISION OF AN TENNESSEE REGISTERED LAND SURVEYOR. DATE OF FIELD SURVEY IS JANUARY 22, 2022.
2. BEARINGS ARE BASED ON "GRID NORTH", IN ACCORDANCE WITH THE STATE PLANE COORDINATES FOR THE STATE OF TENNESSEE, FROM THE NORTH AMERICAN DATUM OF 1983 (NAD83), VERTICAL DATUM: NAVD 88. ONSITE HORIZONTAL CONTROL WAS ESTABLISHED THROUGH GPS OBSERVATIONS.
3. NO UNDERGROUND ENCROACHMENTS OR BUILDING FOUNDATIONS WERE MEASURED OR LOCATED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN. TREES AND SHRUBS NOT LOCATED, UNLESS OTHERWISE SHOWN.
4. THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF AN ALTA/NSPS SURVEY ONLY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.
5. ATTENTION IS DIRECTED TO THE FACT THAT THIS SURVEY MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE DUE TO REPRODUCTION. THIS SHOULD BE TAKEN INTO CONSIDERATION WHEN OBTAINING SCALED DATA.
6. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF AN ABSTRACT TITLE SEARCH PROVIDED BY THE CLIENT.
7. SURVEY SHOWN HEREON CONFORMS TO THE MINIMUM REQUIREMENTS AS SET FORTH BY THE STATE BOARD FOR A CLASS "I" SURVEY.
8. FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF NOT LESS THAN ONE-FOOT IN 15,000 FEET (1":15,000") AND AN ANGULAR ERROR THAT DOES NOT EXCEED 10 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED. FIELD TRAVERSE WAS NOT ADJUSTED.
9. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL OF A STATE LICENSED SURVEYOR.
10. THE BOUNDARIES OF THE PROPERTY SURVEYED ABUTS AND IS CONTIGUOUS WITH THE ADJOINING PROPERTIES, WITHOUT GAPS OR GORES, AND WAS ESTABLISHED BY LOCATION OF EXISTING MONUMENTS AND/OR RECORDED INFORMATION AS SHOWN HEREON.
11. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO GLEN DUTCHTOWN ROAD, BEING A DEDICATED PUBLIC ROADWAY.
12. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
13. THERE DOES NOT APPEAR TO BE CHANGES IN STREET RIGHT-OF-WAY LINES THAT HAVE NOT BEEN COMPLETED.
14. EXCEPT AS SHOWN, THE SURVEYOR IS UNAWARE OF ANY OFFSITE EASEMENTS REGARDING THE SUBJECT PROPERTY, NOR WAS HE PROVIDED ANY SUCH EASEMENTS BY THE CLIENT.
15. THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY PLATS PROVIDED TO THE SURVEYOR AND LINE LOCATOR MARKINGS FOUND ON SITE ON THE DATE OF SURVEY. INFORMATION OBTAINED FROM UTILITY PLATS ARE SHOWN IN AN APPROXIMATE LOCATION BY GRAPHIC PLOTTING ONLY. UTILITY LOCATION SHOULD BE VERIFIED PRIOR TO ANY EXCAVATION.
16. THE DIFFERENCES BETWEEN MEASURED AND RECORDED BEARINGS AND DISTANCES DO NOT CREATE ANY GAPS, OVERLAYS OR OTHER TITLE PROBLEMS.

ALTA/NSPS LAND TITLE SURVEY
 WAKEFIELD DEVELOPMENT, LLC
 10320 Dutchtown Road
 Knoxville, TN 37932
 KNOX COUNTY, STATE OF TENNESSEE

USA Surveying & Engineering
 USA
 AL State License: Proprietary Engineering, LLC
 AL FIRM CA-1887-LS
 AL FIRM CA-1087-E
 ALABAMA | GEORGIA | MINNESOTA | MAINE | TENNESSEE | TEXAS
 ALTAandSurvey.com | USAandSurveyor.com
 Phone (800) 798-9540

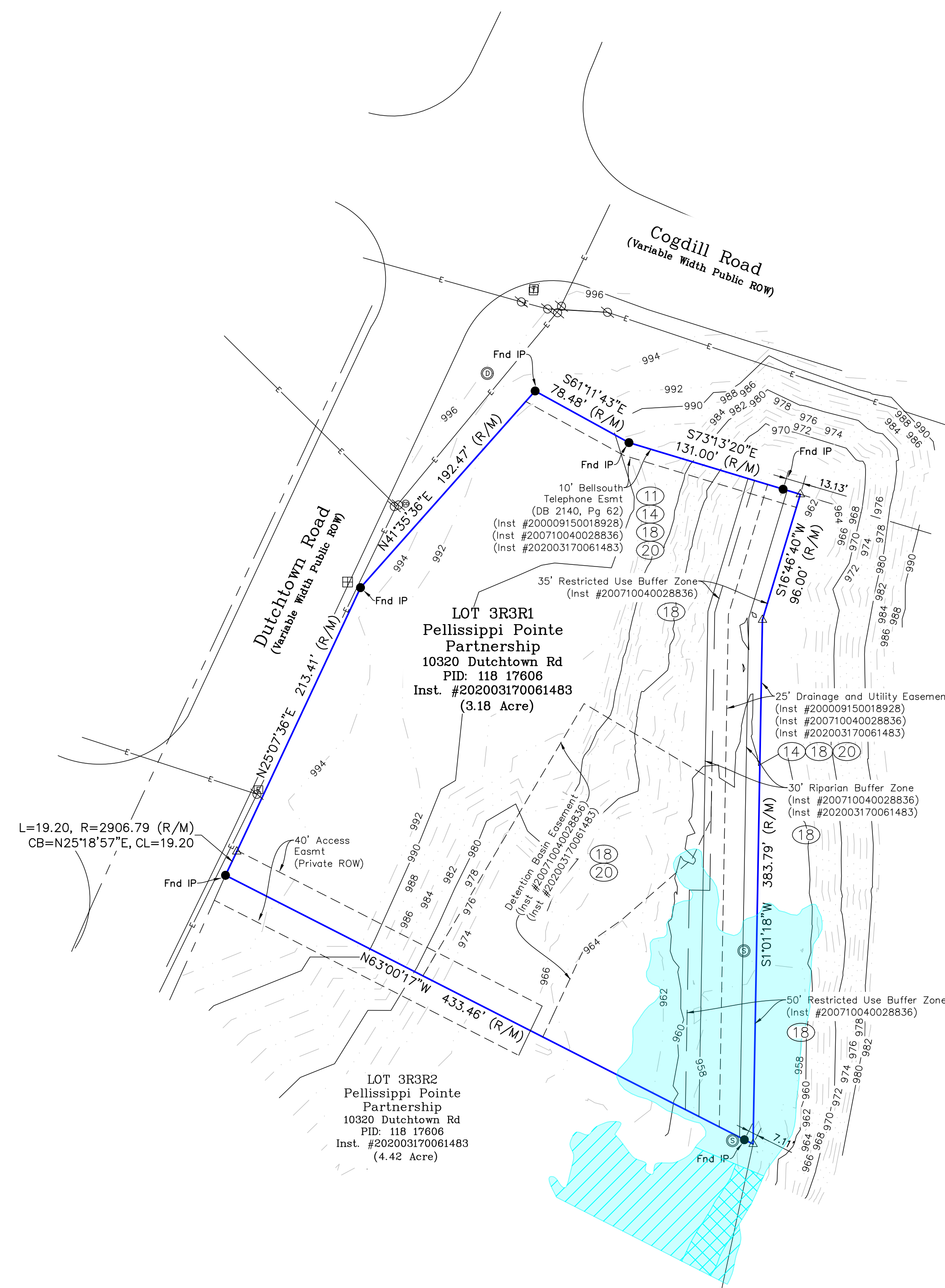
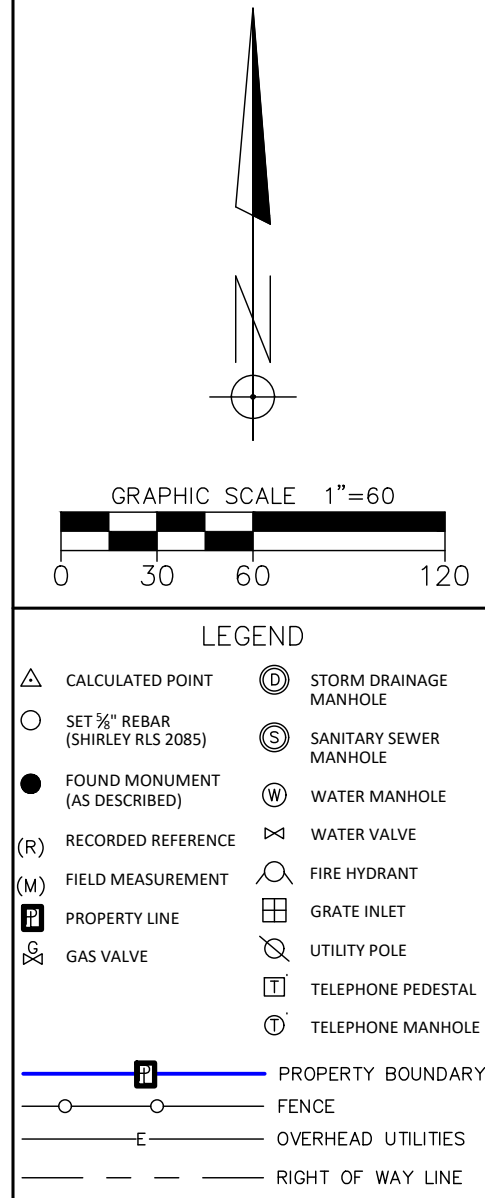
SURVEYOR'S CERTIFICATION

TO: WAKEFIELD DEVELOPMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY & APPALACHIAN TITLE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES 2, 3, 4, 5, 6(a), 8, 13, 16 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MONTH JANUARY 22, 2022.

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNATTENDED SURVEY IS 1:7,500 OR GREATER AS SHOWN HEREON. THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

DATE OF PLAT OR MAP: January 28, 2022



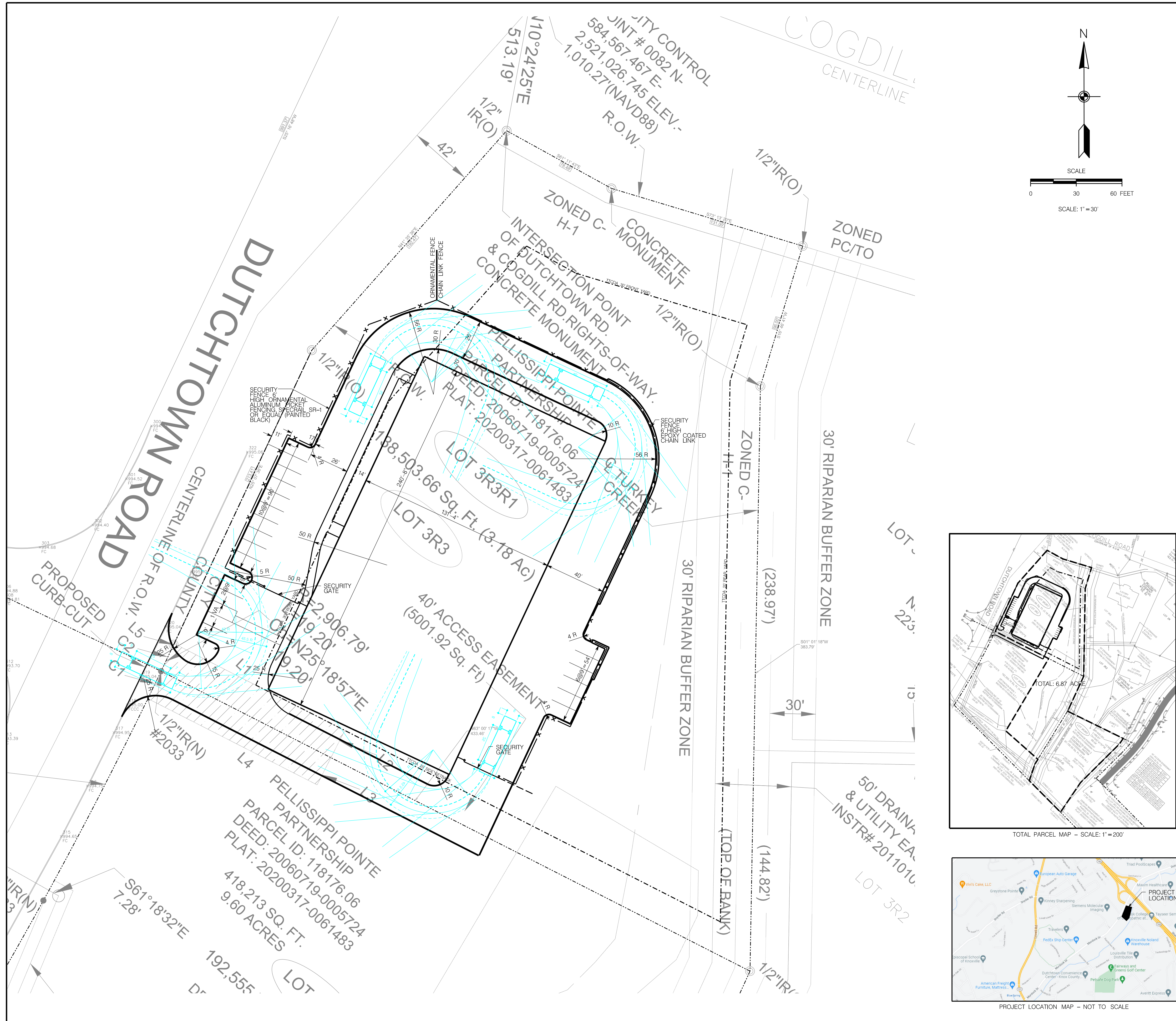
ADMINISTRATIVE NOTES

1. FLOOD ZONE INFORMATION
 - 1.1. THE SUBJECT PROPERTY IS LOCATED IN ZONES X AND A AS SHOWN. ZONE A IS THE AREA DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOOD EVENT, AS PER COMMUNITY PANEL NO. 47093C0242G WITH AN EFFECTIVE DATE OF AUGUST 5, 2013.
 - 1.2. FLOOD ZONE LEGEND
 - FEMA ZONE A
 - FEMA ZONE AE
 - FEMA ZONE AE - FLOODWAY
2. PARKING CALCULATIONS
 - 2.1. NO PARKING WAS OBSERVED ON SITE AT TIME OF SURVEY
3. TOTAL ACREAGE SURVEYED
 - 3.1. 3.18 ACRE

4-F-22-SU

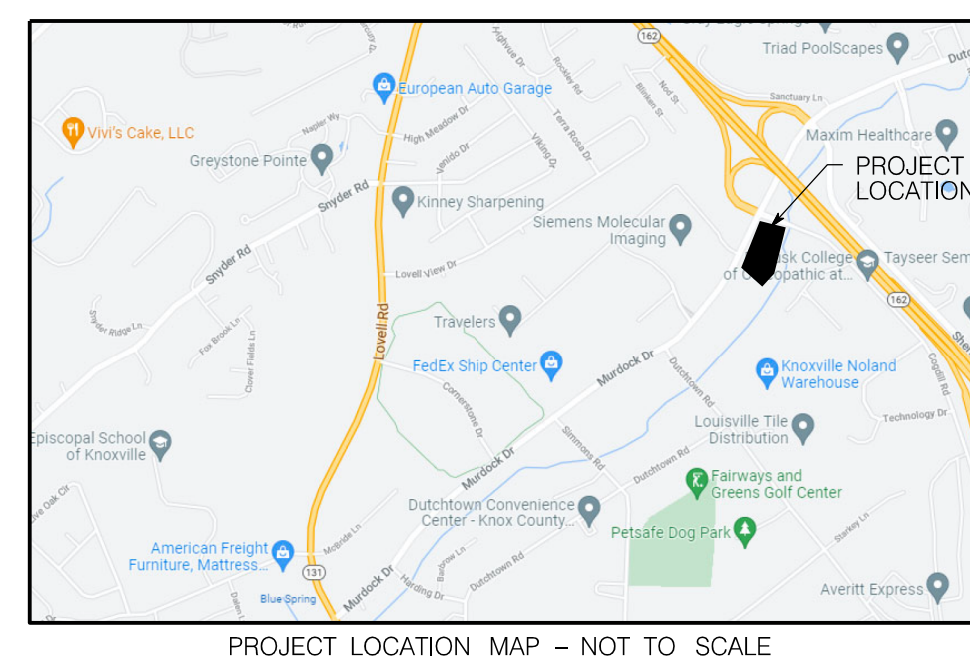
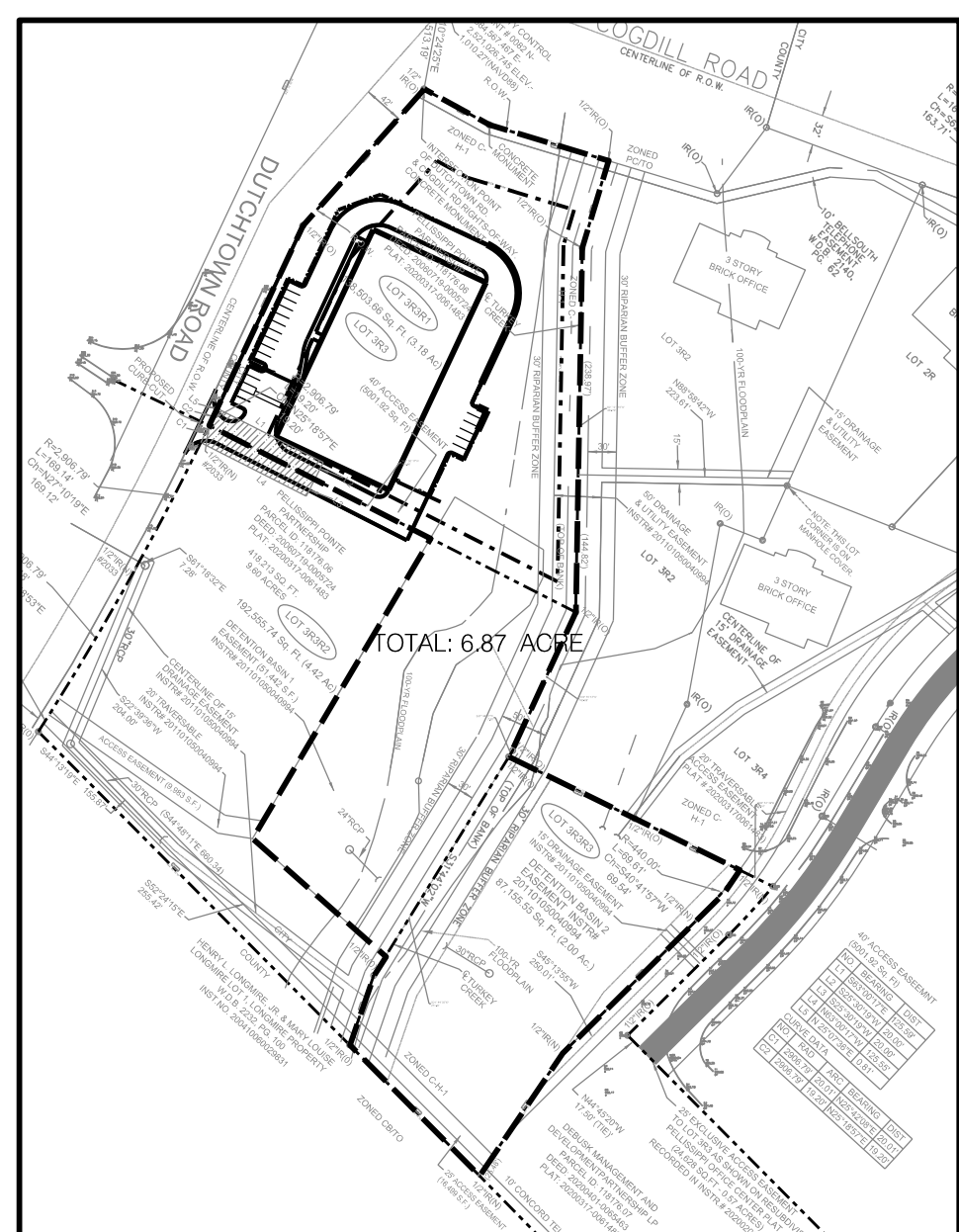
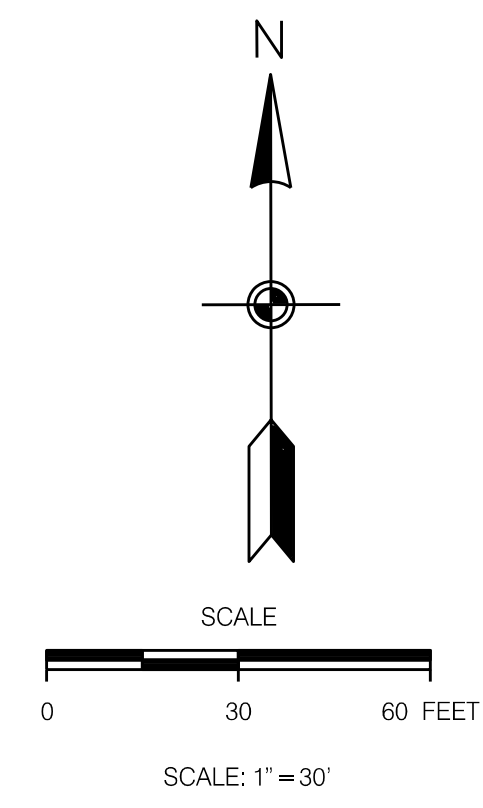


Drawn By:	TBL	Scale:	1"=80'
Project:	2022-105 Wakefield Development		
File Name:	2022-105 ALTA.dwg		
Date:	January 28, 2022	Sheet:	1 of 1



LEGEND:

EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
		FIRE HYDRANT
		SURFACE FLOW
		SILT FENCING
		CURB
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		RIP RAP



AG

AUTOGATE, INC.
7306 DRIVER ROAD, P.O. BOX 50
BETHLEHEM, TN 37614
TOLL FREE: 1-800-944-4283
PHONE: 419-588-2788
FAX: 419-588-2514
www.autogate.com

VERTICAL PIVOT GATE SYSTEMS

600 BUCKETEER VERTICAL PIVOT GATE (VPG)

SECURITY GATE

MANUFACTURER NOTES:

- ALL OF OUR GATES ARE TYPICALLY OBTAINED FROM THE PRIVATE SIDE LOOKING OUT.
- LENGTH AND HEIGHT VALUES CONSULT WITH AUTOGATE SALES FOR MORE INFORMATION.
- SHOWN WITH CONCRETE FOUNDATION. SEE DRAWING FOR YOUR SPECIFIC.
- CONTOURS AND CURVES WILL REQUIRE CUSTOM DRAWINGS. CONSULT WITH AUTOGATE.

NOTES:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- DO NOT SCALE DRAWINGS.
- FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
- ALL INFORMATION CONSIDERED TO BE CORRECT AT THE TIME OF DEVELOPMENT BUT MUST BE REVERSED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
- CONTRACTOR NOTE FOR PRODUCT AND COMPANY INFORMATION VISIT www.autogate.com AND ENTER REFERENCE NUMBER 02-04

PROJECT DATA

USE: CLIMATE CONTROL STORAGE

ZONING: C-H-110

BUILDING AREA: 95,085 SF (3 STORY)

PARCEL: 118 17606

PARKING SUMMARY:

PARKING REQUIRED: CITY - 13 SPACES MIN 22 SPACES MAX, TTODA - NOT DEFINED

PARKING PROVIDED: 20 SPACES

CALCULATION (CITY):

STORAGE: MIN 5 + 0.02 PER UNIT, MAX 5 + 0.033 PER UNIT

CALCULATION (CITY):

MIN: 5 + 0.02 X 663 (UNITS) = 18.26 SPACES

MAX: 5 + 0.033 X 663 (UNITS) = 28.86 SPACES

SETBACKS:

FRONT: TTODA - 60'

CALCULATION (CITY):

MIN: 5 + 0.02 X 663 (UNITS) = 18.26 SPACES

MAX: 5 + 0.033 X 663 (UNITS) = 28.86 SPACES

BUILDING AREA: NEW 95,089 SF 3 STORY

PARCEL AREA: 6.87 AC 138,594 SF

IMPERVIOUS AREA: 1.42 AC

FLOOR AREA RATIO: 31.6 %

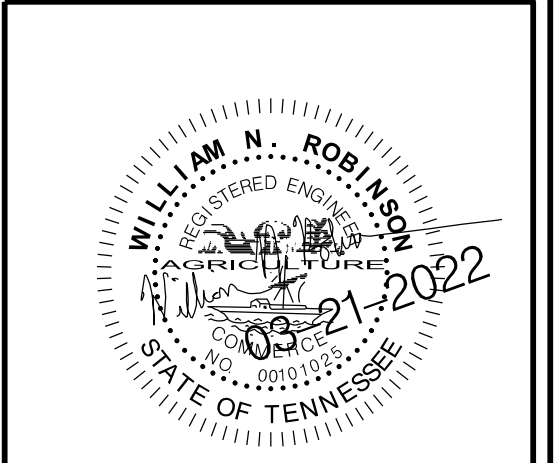
IMPERVIOUS AREA RATIO: 20.7 %

GROSS AREA COVERAGE: 10.6 %

4-F-22-SU

WILL ROBINSON & ASSOCIATES

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Caryville, TN 37714
(865) 386-4200
wraassociates@bellsouth.net

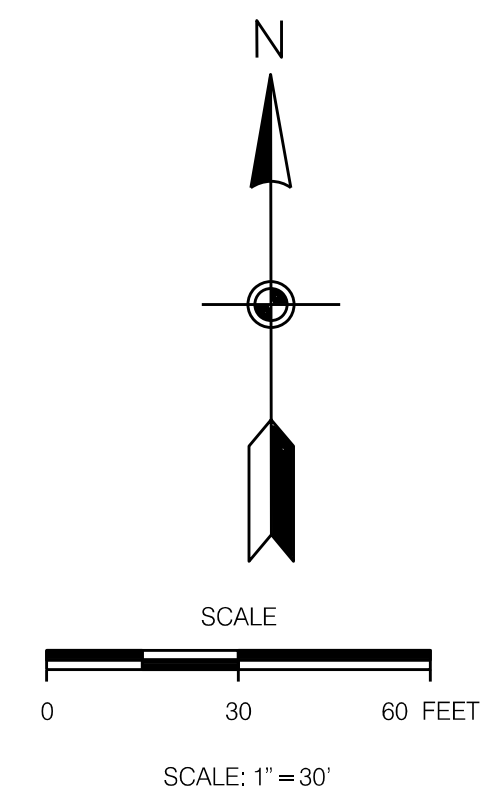
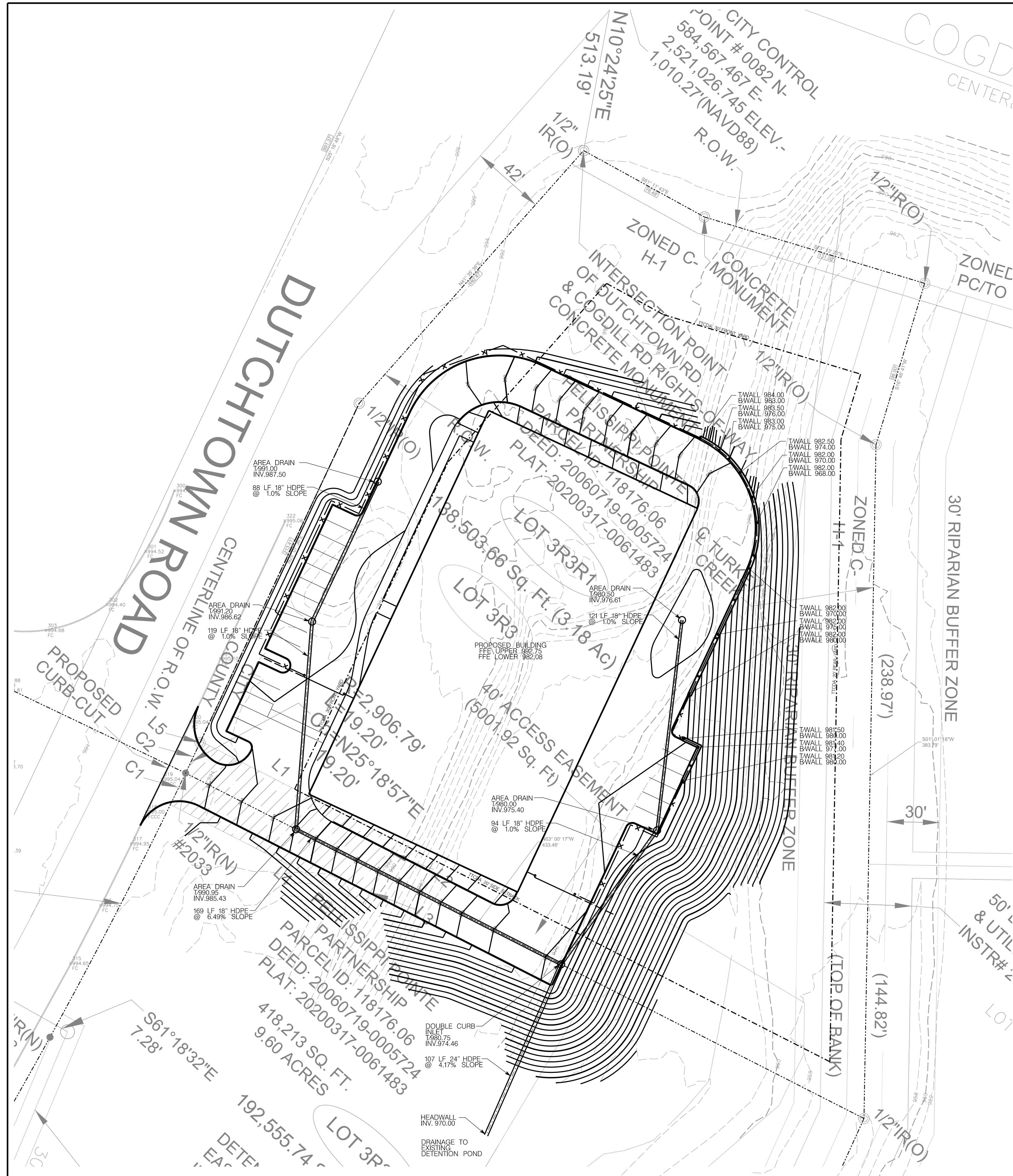


A Site Plan for:
Dutchtown Storage
PC File# 4-F-22-SU TTODA File# 4-B-22-TOB
Dutchtown Road
Knoxville, TN

REVISIONS:

DRAWN: WNR
CHECKED: WNR
DATE: 03-21-2022
FILE NAME:
PROJECT NO:

PL01
CONCEPT LAYOUT PLAN
DRAWING

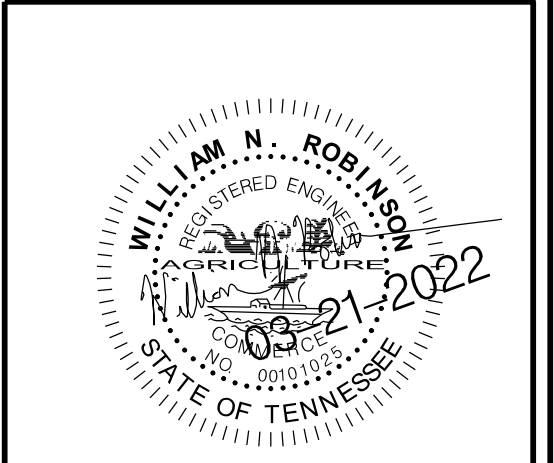


LEGEND:

EXISTING	PROPOSED	
535	535	GROUND CONTOUR ELEVATION
535.25'	535.25'	SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
		FIRE HYDRANT
		SURFACE FLOW
		SILT FENCING
		CURB
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		RIP RAP

**WILL ROBINSON
& ASSOCIATES**

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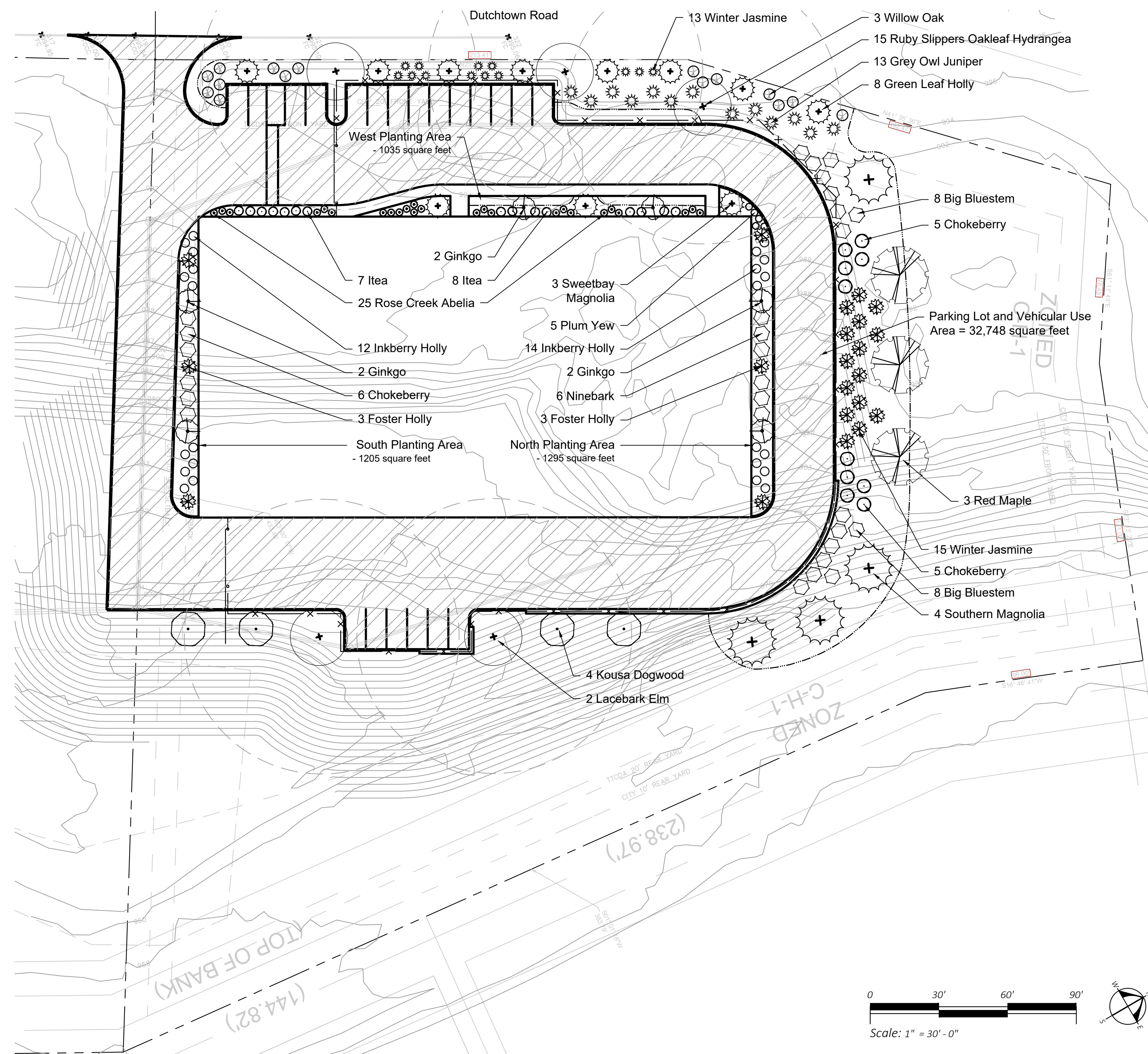
A Site Plan for:
Dutchtown Storage
PC File# 4-F-22-SU TTODA File# 4-B-22-TOB
Dutchtown Road
Knoxville, TN

REVISIONS:

DRAWN: WNR
CHECKED: WNR
DATE: 03-21-2022
FILE NAME:
PROJECT NO:

PL02
CONCEPT GRADING PLAN
DRAWING

4-F-22-SU



TTCCA - LANDSCAPE REQUIREMENT NOTES:

3.1.4 In order to provide year-round greenery, at least 25% of newly planted or conserved trees should be evergreen.
 - 33 trees proposed
 - 15 evergreen = 45%

3.1.5 When planting trees on a development site, a roughly equal combination of large, medium and small trees (see Appendix B) should be planted, with at least 10 large maturing trees per acre of yard space.
 - 3.1 acres * 10 = 31 trees
 - 33 trees proposed

3.1.8 The required front yard for a 1-, 2- or 3-story building with no parking in front shall be landscaped. A minimum 20-foot landscaped yard shall be placed between the right-of-way and a parking area in front of a building.
 - landscape yard provided

3.2.1 The arrival areas should be landscaped to make an introductory statement about each site.
 - landscape provided at driveway entrance and front of building

3.2.2 Landscaping should be used to accentuate entryways to the site and the building(s) and to provide areas of shade
 - all entry areas landscaped, shade provided where adequate room for tree growth is available

3.3.2 Entrances into buildings should be accented by plantings.
 - all entry areas landscaped

3.3.3 Areas around buildings equal to 50% of the area of each front and side elevation shall be planted with ornamental trees, shrubbery and bedding plants (see Appendix B).
 - North Elevation = 6,491 South Elevation = 4,397 West Elevation = 4,415
 - Total Front and Side Elevations = 15,303 Required Square Footage of Landscape = 7,651
 - Total Proposed Perimeter Landscape = 3,535 square feet
 - Total Proposed Landscape Bed @ NE Drive Aisle = 8,244
 - Total Proposed Landscape = 11,779

3.3.4 Minimize shading of south-facing facades in winter; maximize shading of south-facing facades in summer.
 - trees proposed near south facade

3.3.5 Landscaping should buffer the building from the microclimate of the parking area.
 - trees proposed around parking and drive aisles

3.3.6 Landscaping should be used to screen mechanical equipment or other unsightly exterior building elements.
 - NA

3.4.1 Parking areas should be screened from public rights-of-way by landscaped berms, low level shrubbery or a combination of the two.
 - landscape proposed between building and Dutchtown Road

3.4.2 If surface parking is necessary, existing trees both upslope and downslope should be conserved for environmental and aesthetic purposes. In cases where existing vegetation cannot be saved, or does not exist, medium and large maturing canopy trees should be planted between parking areas.
 - trees proposed near all parking areas

3.4.3 Trees shall be required at the rate of one (1) medium or large maturing canopy tree for every ten parking spaces provided.
 - 20 parking space proposed, 8 large trees proposed

3.4.4 In addition to the planting of required canopy trees, planting areas for ornamental trees, shrubbery and bedding plants shall be no less than five (5) percent of the surface area devoted to parking.
 - Total Parking Lot and Vehicular Use Area = 32,748 square feet
 - Total Landscape Bed Area = 8,086 square feet
 - 24%

3.4.5 Medium and large maturing canopy and ornamental trees may be chosen from the recommended species list in Appendix B.

3.3.6 Mature trees that are preserved within eight feet of the parking area may be used to satisfy up to 50% of the required number of canopy trees, as described in (a) above. In all other respects, however, the number of trees and other plantings required for parking areas shall be in addition to those required under Section 3.1.
 - N/A, no trees preserved

3.3.7 Required canopy trees shall be located within the parking areas as terminal islands, interior islands, interior wells, medians, traffic delineators, between rows of parking spaces, or in planting areas adjacent to buildings in a manner such that no parking space is located more than sixty (60) feet from the trunk of a large canopy tree.
 - trees proposed within 60' of all parking spaces

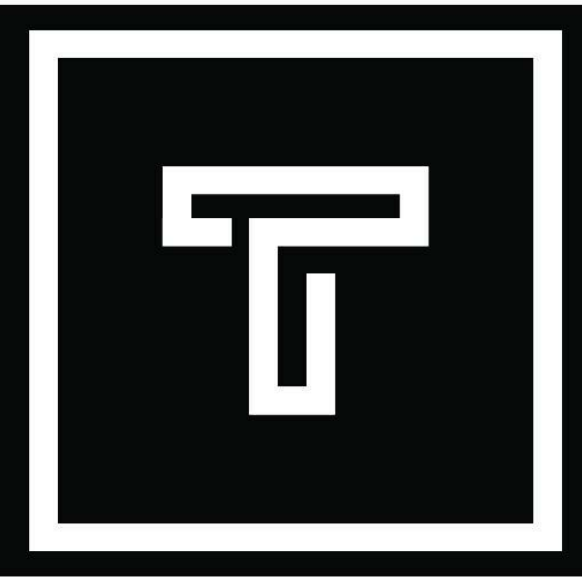
3.3.8 Interior islands at the rate of one for every 200 feet of parking shall be installed to break up long rows of parking stalls.

Planting Notes:

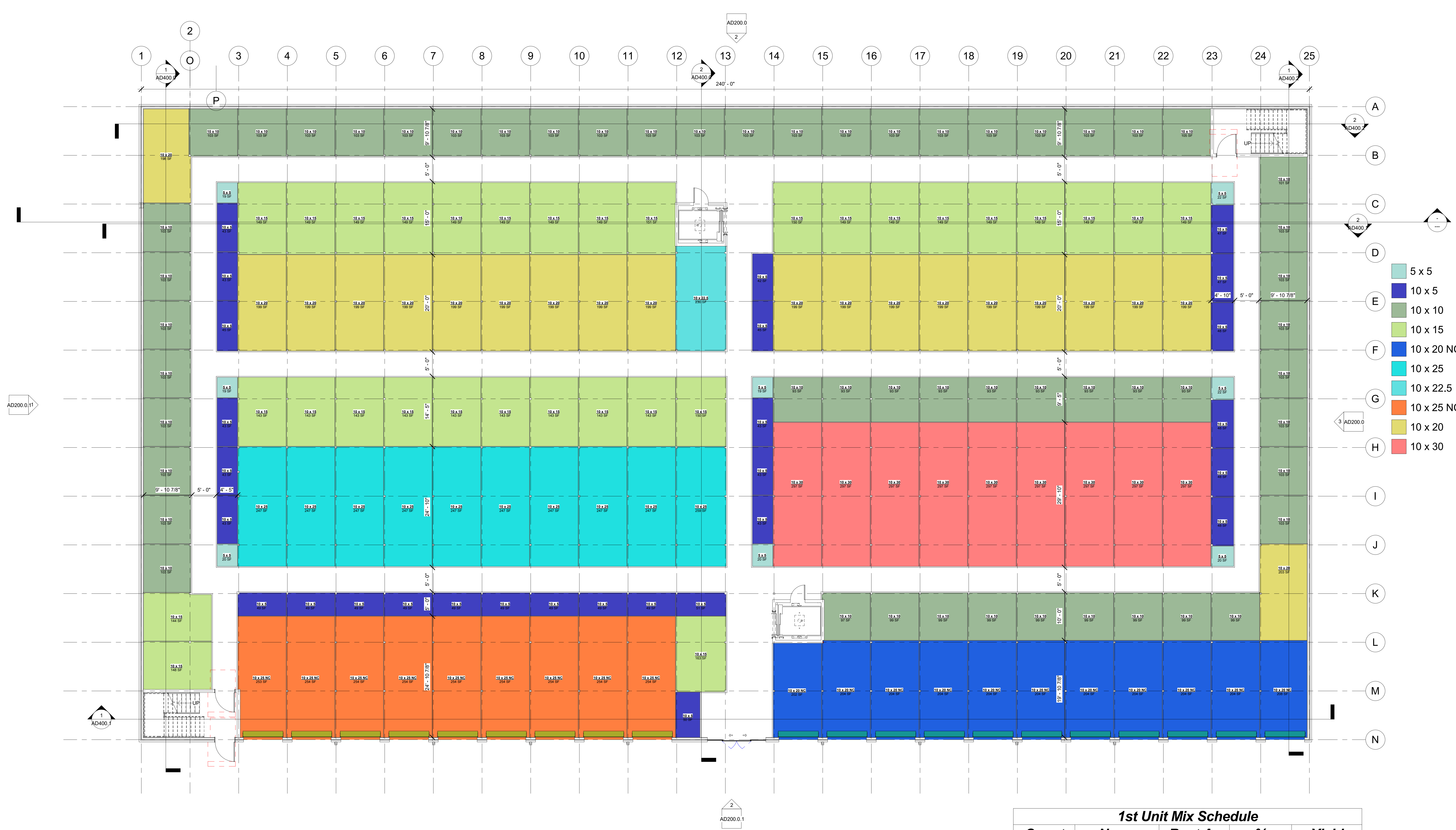
- Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
- Contractor to provide allowance for soil amendments, percolation tests, soil tests, mulch and irrigation.
- Irrigation system to be drip unless otherwise noted and approved.
- Contractor to complete work within schedule established by owner.
- Contractor to provide one year warranty for all plant 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, application of insecticides/herbicides, and general landscape clean-up) until substantial completion notice is provided by the owner or landscape architect.
- The contractor shall locate and verify all existing utilities prior to planting and report any conflicts to the landscape architect. Perform work in compliance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide for permits required by local authorities.
- All plant material to be specimen quality as established by the American Association of Nurserymen, horticultural standards, latest edition. quality of the plant material to be judged by the landscape architect. Inferior plant material to be rejected.
- Plant material to be free of disease, weeds and insect pests. Damaged plant material shall be rejected.
- No planting shall take place until rough grade has been reviewed and approved by the landscape architect.
- Planting plans may need to be adjusted in the field. Contractor to coordinate layout of plant material with landscape architect for on site approval prior to installation.
- Test plant beds and plant pits for adequate drainage. Hardpan or moisture barriers shall be broken, or drain pipes to be installed to provide proper drainage of plant areas. Plant pits shall be excavated to the bottom of the pit. Fill each plant pit with water and observe the pit for 2 hours. If the water has not dissipated by 50% within 2 hours, notify landscape architect of such in writing before installing plants in the questionable area. Otherwise contractor shall be held liable for plants.
- Trees shall be installed 3" above finish grade in hardpan areas to provide good drainage unless otherwise directed.
- Groundcover and shrub mass beds shall be cultivated to a depth of 12 inches below grade to break through compacted or hardpan soil. Remove all stones, roots, and weeds. Add specified soil amendments and fertilizer. Install plants, edge bed area, mulch and water thoroughly.
- Set all plants plumb and turned so that the most attractive side is viewed.
- Plants shall be measured to their main structure, not tip to tip of branches.
- Tree pit and shrub pit to be twice the size of the root mass. Fill with plant mix.
- Broken root balls for trees shall be rejected. Contractor to check root balls and expose rootflares to check for root girdling. Do not assume the rootflare is exposed upon purchase from the nursery.
- Any plant materials shipped to site in uncovered vehicles/ trailer shall be rejected regardless of season.
- All tree scars over 1-1/2" shall be rejected and tree to be replaced.
- All shrubs to be dense and full. All trees to have a symmetrical growth habit (360 degrees) unless uncharacteristic to plant type or otherwise noted on plans.
- Remove all excess growth of trees and shrubs as directed by landscape architect. Do not cut central leader.
- If rootball is wrapped in non-biodegradable burlap, remove entire wrap after placed in pit.

Planting Legend:

Qty	Botanical Name	Common Name	Size	Notes
Deciduous Trees				
3	Quercus phellos	Willow Oak,	2" cal.	central leader, full and dense
2	Ulmus parvifolia	Lacebark Elm	2" cal.	central leader, full and dense
6	Ginkgo biloba	Ginkgo	2" cal.	central leader, full and dense, male
4	Cornus kousa	Kousa Dogwood	2" cal.	central leader, full and dense
3	Acer rubrum	October Glory Red Maple	2" cal.	central leader, full and dense
Evergreen Trees				
8	Ilex opaca	Green Leaf Holly	6' ht.	central leader, full and dense
6	Ilex x attenuata	Foster Holly	6' ht.	central leader, full and dense
3	Magnolia virginiana	Sweetbay Magnolia	6' ht.	central leader, full and dense
4	Magnolia grandiflora	Southern Magnolia	6' ht.	central leader, full and dense
Deciduous Shrubs				
15	Hydrangea quercifolia	Ruby Slippers Hydrangea	3 gallon	full and dense
15	Itea virginica	Itea	3 gallon	full and dense
16	Aronia melanocarpa	Chokeberry	3 gallon	full and dense
6	Physocarpus	Ninebark	3 gallon	full and dense
16	Andropogon gerardii	Big Bluestem	3 gallon	full and dense
Evergreen Shrubs				
5	Cephalotaxus harringtonia 'Prostrata'	Plum Yew	3 gallon	full and dense
24	Ilex glabra	Inkberry Holly	3 gallon	full and dense
13	Juniperus virginiana	Grey Owl Juniper	3 gallon	full and dense
25	Abelia x chinensis	Rose Creek Abelia	3 gallon	full and dense
27	Jasminum nudiflorum	Winter Jasmine	3 gallon	full and dense



Owner | GC | Team Review
Not for Permit or Construction



- 5 x 5
- 10 x 5
- 10 x 10
- 10 x 15
- 10 x 20 NC
- 10 x 25
- 10 x 22.5
- 10 x 25 NC
- 10 x 20
- 10 x 30

Commission # 4-F-22-SU
TTCCA # 4-B-22-TOB

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Commission: MSSI Design LLC
6520 Cobb Center Drive - Kennesaw, GA
New Self Storage Facility
Proposed Storage
10320 Dutchtown Road
Knoxville, TN 37922
Commission Number: 2022-5
Issue Date: 01/24/2022
Revisions:

Project Reference North

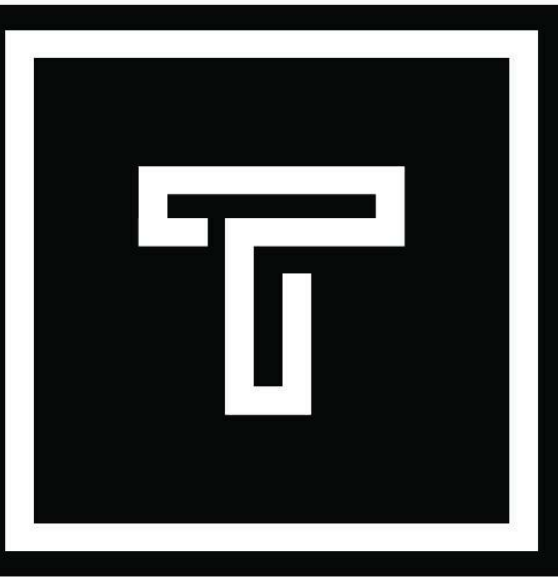
Architectural:
First Floor Plan

AD100.0
Sheet No.

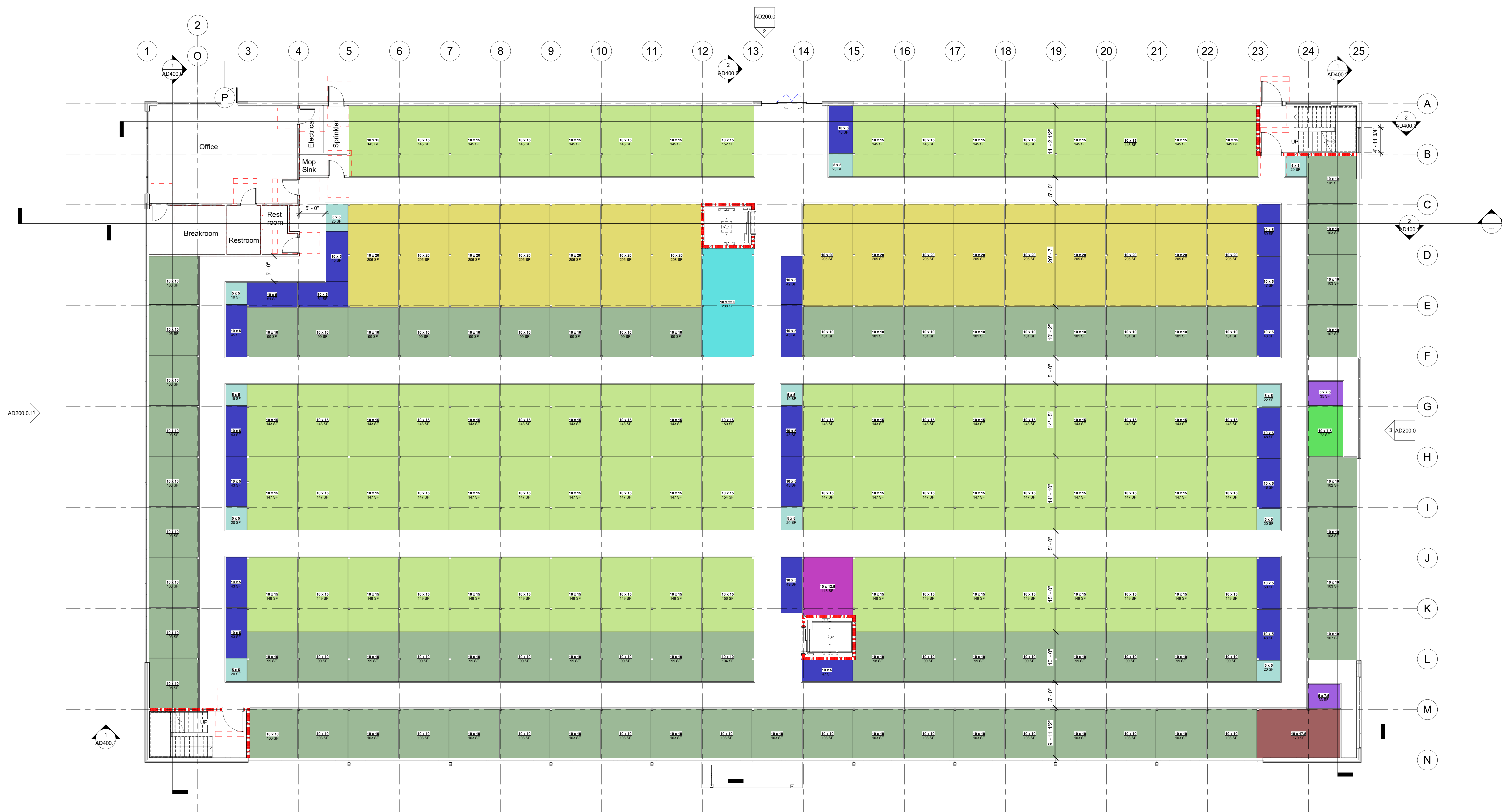
Total Unit Mix Schedule				
Count	Name	Rent As	%	Yield
57	5 x 5	1425	9%	1.52%
5	5 x 7.5	187.5	1%	0.20%
45	5 x 10	2250	7%	2.40%
56	10 x 5	2800	8%	2.99%
42	10 x 7.5	3150	6%	3.37%
238	10 x 10	23800	36%	25.43%
3	10 x 12.5	375	0%	0.40%
138	10 x 15	20700	21%	22.12%
2	10 x 17.5	350	0%	0.37%

Total Unit Mix Schedule				
Count	Name	Rent As	%	Yield
36	10 x 20	7200	5%	7.69%
11	10 x 20 NC	2200	2%	2.35%
2	10 x 22.5	450	0%	0.48%
10	10 x 25	2500	2%	2.67%
9	10 x 25 NC	2250	1%	2.40%
9	10 x 30	2700	1%	2.88%
663		72337.5	100%	77.28%

1st Unit Mix Schedule				
Count	Name	Rent As	%	Yield
8	5 x 5	200	4%	0.64%
28	10 x 5	1400	15%	4.49%
55	10 x 10	5500	30%	17.63%
31	10 x 15	4650	17%	14.90%
20	10 x 20	4000	11%	12.82%
11	10 x 20 NC	2200	6%	7.05%
1	10 x 22.5	225	1%	0.72%
10	10 x 25	2500	5%	8.01%
9	10 x 25 NC	2250	5%	7.21%
9	10 x 30	2700	5%	8.65%
182		25625	100%	82.13%



Owner | GC | Team Review
Not for Permit or Construction

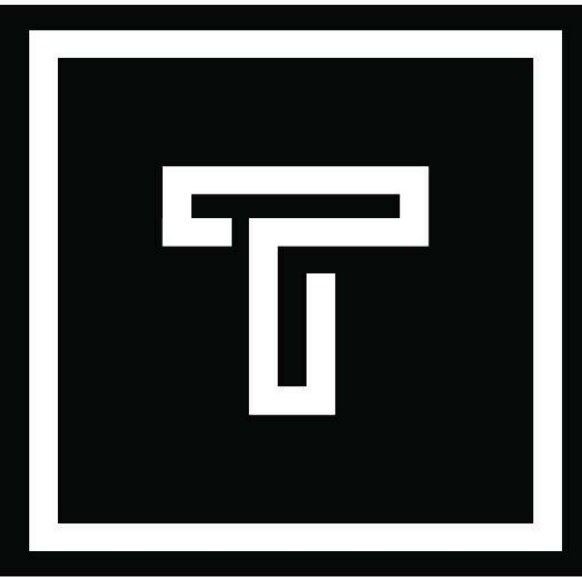


Commission # 4-F-22-SU
TTCCA # 4-B-22-TOB

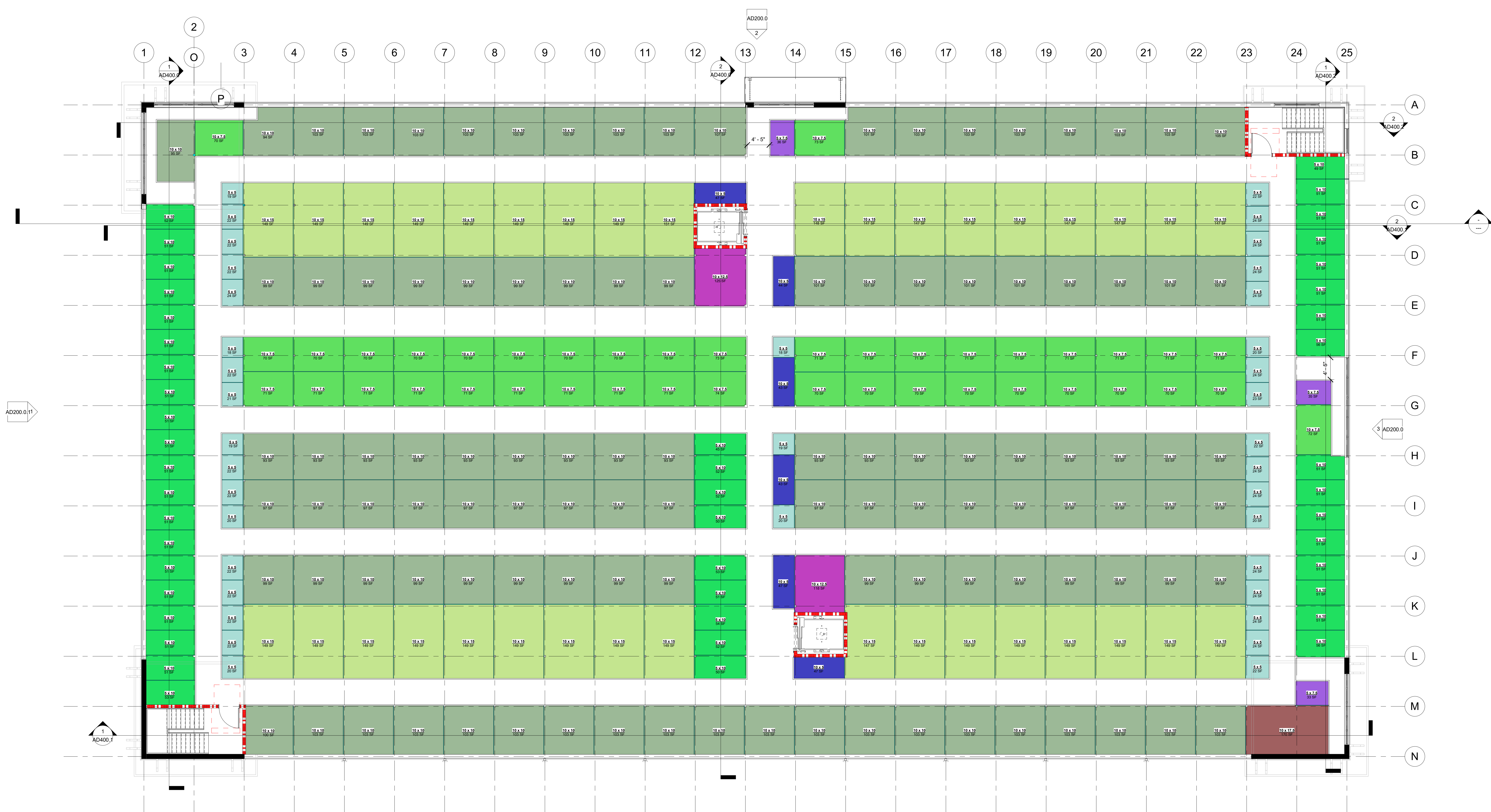
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Commission:
MSSI Design LLC
6520 Cobb Center Drive - Kennesaw, GA
New Self Storage Facility
Proposed Storage
10320 Dutchtown Road
Knoxville, TN 37922
Commission Number:
2022-5
Issue Date:
01/24/2022
Revisions:

2nd Unit Mix Schedule				
Count	Name	Rent As	%	Yield
12	5 x 5	300	6%	0.96%
2	5 x 7.5	75	1%	0.24%
22	10 x 5	1100	11%	3.53%
1	10 x 7.5	75	0%	0.24%
73	10 x 10	7300	36%	23.40%
1	10 x 12.5	125	0%	0.40%
72	10 x 15	10800	36%	34.62%
1	10 x 17.5	175	0%	0.56%
16	10 x 20	3200	8%	10.26%
1	10 x 22.5	225	0%	0.72%
201		23375	100%	74.92%



Owner | GC | Team Review
Not for Permit or Construction



Commission # 4-F-22-SU
TTCA # 4-B-22-TOB

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Commission:
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6530 Cobb Center Drive - Kennesaw, GA
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Knoxville, TN 37922
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01/24/2022

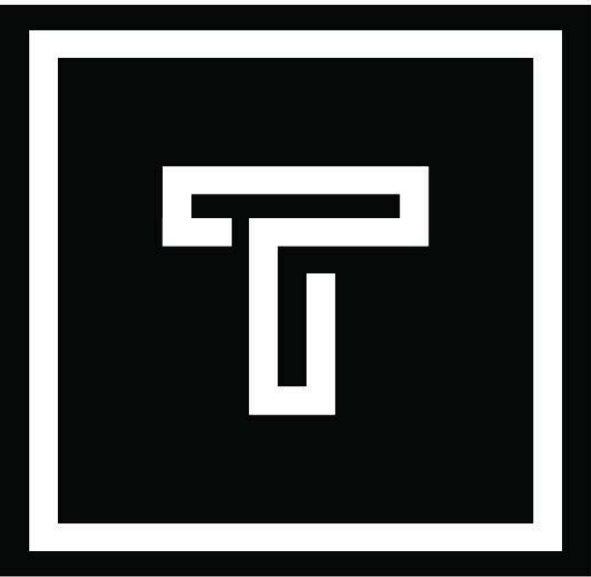
Revisions:

Project Reference North

Architectural:
Third Floor Plan

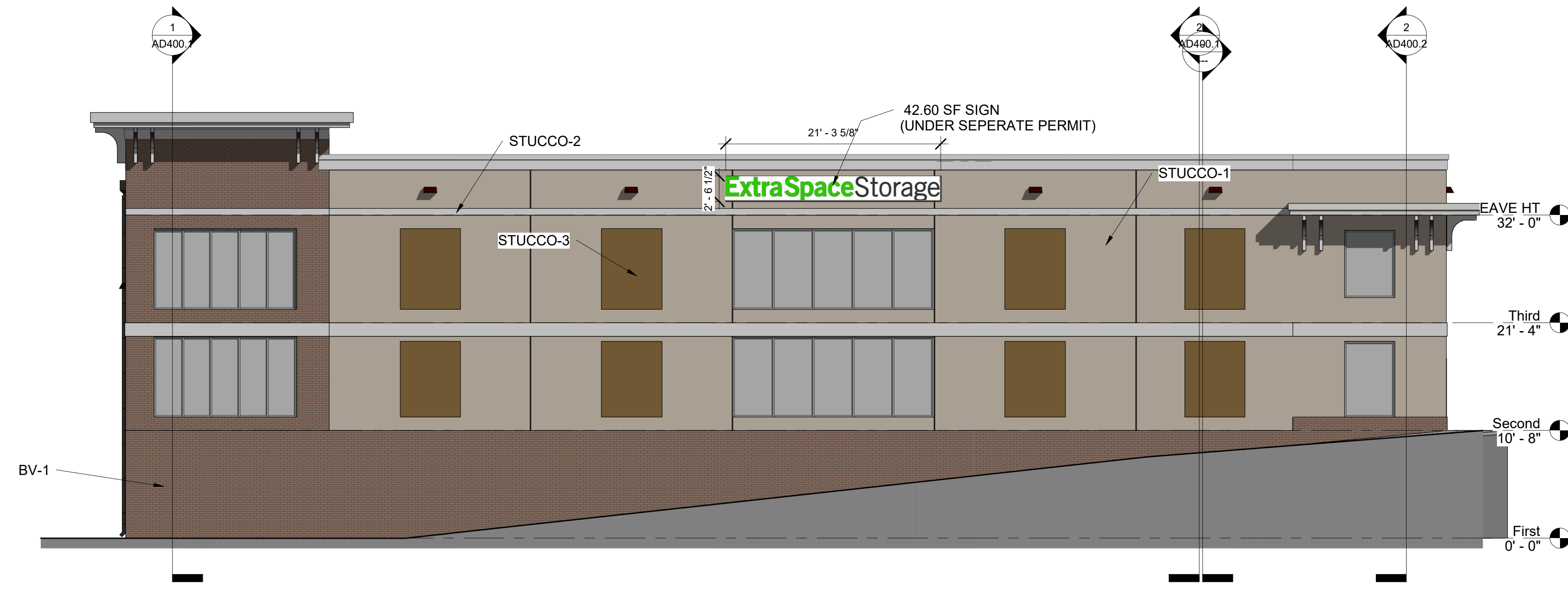
AD100.2
Sheet No.

3rd Unit Mix Schedule				
Count	Name	Rent As	%	Yield
37	5 x 5	925	13%	2.96%
3	5 x 7.5	112.5	1%	0.36%
45	5 x 10	2250	16%	7.21%
6	10 x 5	300	2%	0.96%
41	10 x 7.5	3075	15%	9.86%
110	10 x 10	11000	39%	35.26%
2	10 x 12.5	250	1%	0.80%
35	10 x 15	5250	13%	16.83%
1	10 x 17.5	175	0%	0.56%
280		23337.5	100%	74.80%



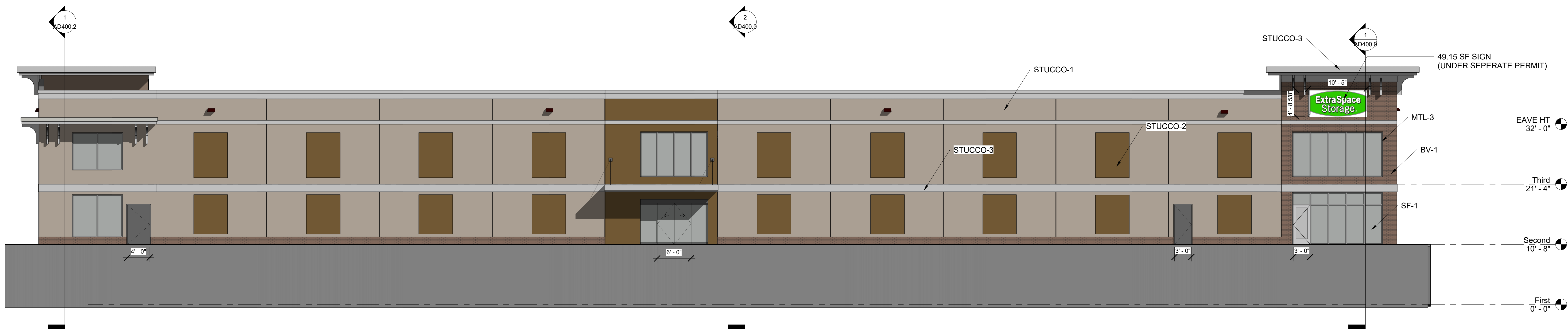
MATERIALS LEGEND	
	BV-1 ARCHITECTURAL BRICK VENEER MFR: COUNTY MATERIALS COLOR: HERITAGE_COFFEE_BLEND
	STUCCO-1 SYNTHETIC STUCCO FIELD COLOR MFR: DRYVIT COLOR: CLOVER (#450A) FINISH: SAND PEBBLE
	STUCCO-2 SYNTHETIC STUCCO ACCENT COLOR MFR: DRYVIT COLOR: DARK COPPER (#427B) FINISH: SAND PEBBLE
	STUCCO-3 SYNTHETIC STUCCO ACCENT COLOR MFR: DRYVIT COLOR: NATURAL WHITE (#102) FINISH: SAND PEBBLE
	MTL-1 EXTERIOR OVERHEAD DOORS MFR: JANUS INTERNATIONAL COLOR: EXR WASABI GREEN
	MTL-2 MISCELLANEOUS METALS (PARAPET COPING, GUTTER / D.S. HM EXT., DOORS, ETC) COLOR: SLATE GRAY
	MTL-3 WINDOW/DOOR FRAMES, GLASS MFR: YKK COLOR: CLEAR
	SF-1 STORE-FRONT MFR: YKK GLASS: CLEAR

1 MATERIALS LEGEND
1/8" = 1'-0"



AD200.0.3 - NORTH ELEVATION

1/8" = 1'-0"



AD200.0.2 - WEST ELEVATION (FACING DUTCHTOWN RD)

1/8" = 1'-0"

100 SF TOTAL MAXIMUM BUILDING MOUNTED SIGNAGE PERMITTED

Commision # 4-F-22-SU
TTCCA # 4-B-22-TOB

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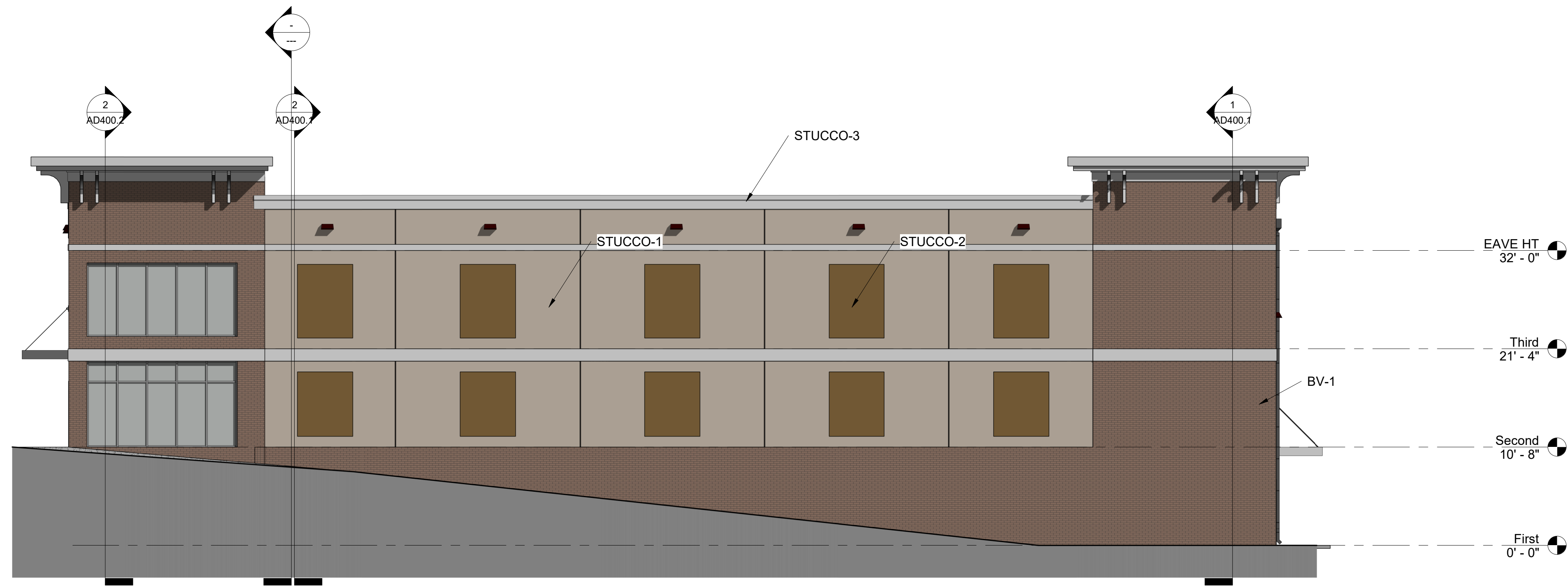
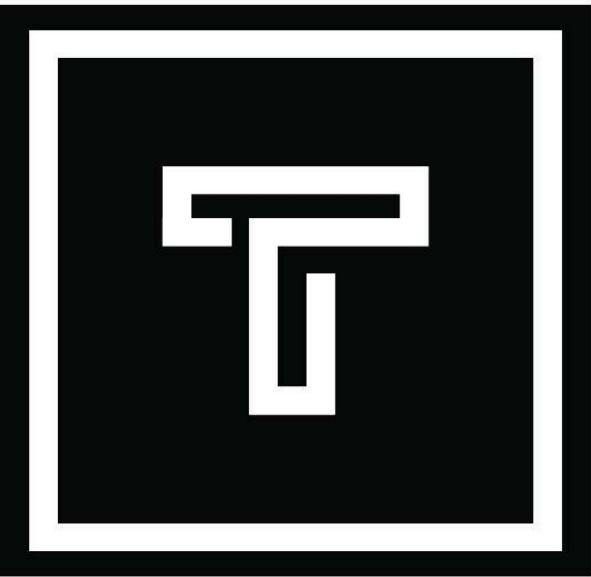
Project Reference North

Architectural:
Exterior Elevations

4-F-22-SU

AD200.0

Sheet No.

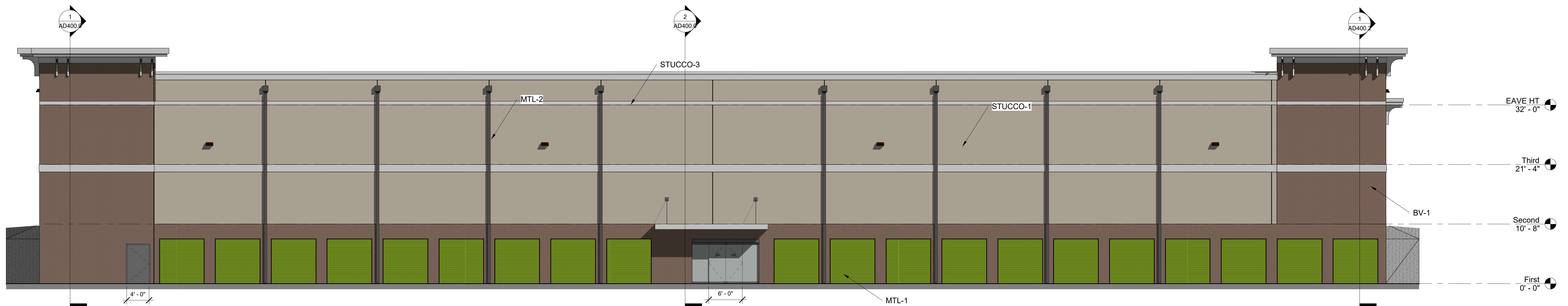


MATERIALS LEGEND	
	BV-1 ARCHITECTURAL BRICK VENEER MFR: COUNTY MATERIALS COLOR: HERITAGE_COFFEE_BLEND
	STUCCO-1 SYNTHETIC STUCCO FIELD COLOR MFR: DRYVIT COLOR: CLOVER (#450A) FINISH: SAND PEBBLE
	STUCCO-2 SYNTHETIC STUCCO ACCENT COLOR MFR: DRYVIT COLOR: DARK COPPER (#427B) FINISH: SAND PEBBLE
	STUCCO-3 SYNTHETIC STUCCO ACCENT COLOR MFR: DRYVIT COLOR: NATURAL WHITE (#102) FINISH: SAND PEBBLE
	MTL-1 EXTERIOR OVERHEAD DOORS MFR: JANUS INTERNATIONAL COLOR: EXR WASABI GREEN
	MTL-2 MISCELLANEOUS METALS (PARAPET COPING, GUTTER / D.S, HM EXT. DOORS, ETC) COLOR: SLATE GRAY
	MTL-3 WINDOW/DOOR FRAMES, GLASS MFR: YKK COLOR: CLEAR
	SE-1 STORE-FRONT MFR: YKK GLASS: CLEAR

3 MATERIALS LEGEND Copy 1
1/8" = 1'-0"

1 SOUTH ELEVATION
1/8" = 1'-0"

100 SF TOTAL MAXIMUM BUILDING MOUNTED SIGNAGE PERMITTED



2 EAST ELEVATION
1/8" = 1'-0"

Comission # 4-F-22-SU
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Commission Number:
2022-5
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01/24/2022

Revisions:

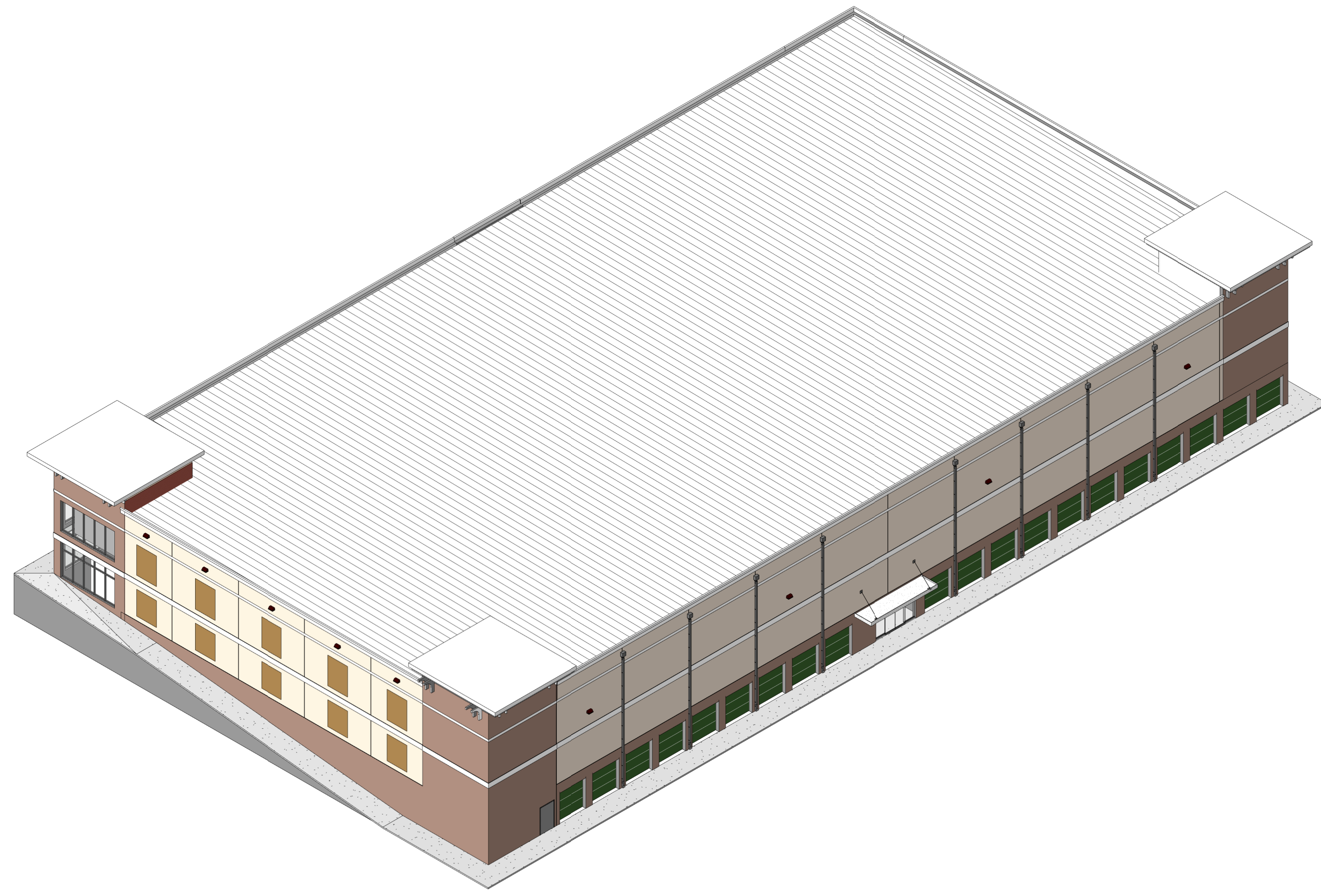
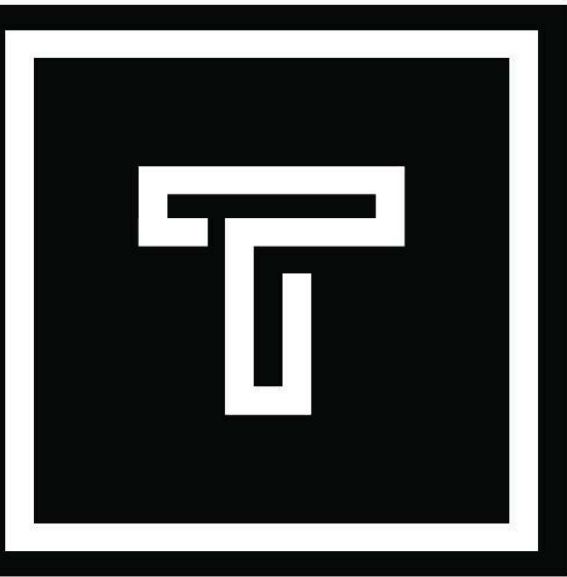
Project Reference North

Architectural:
Exterior Elevations

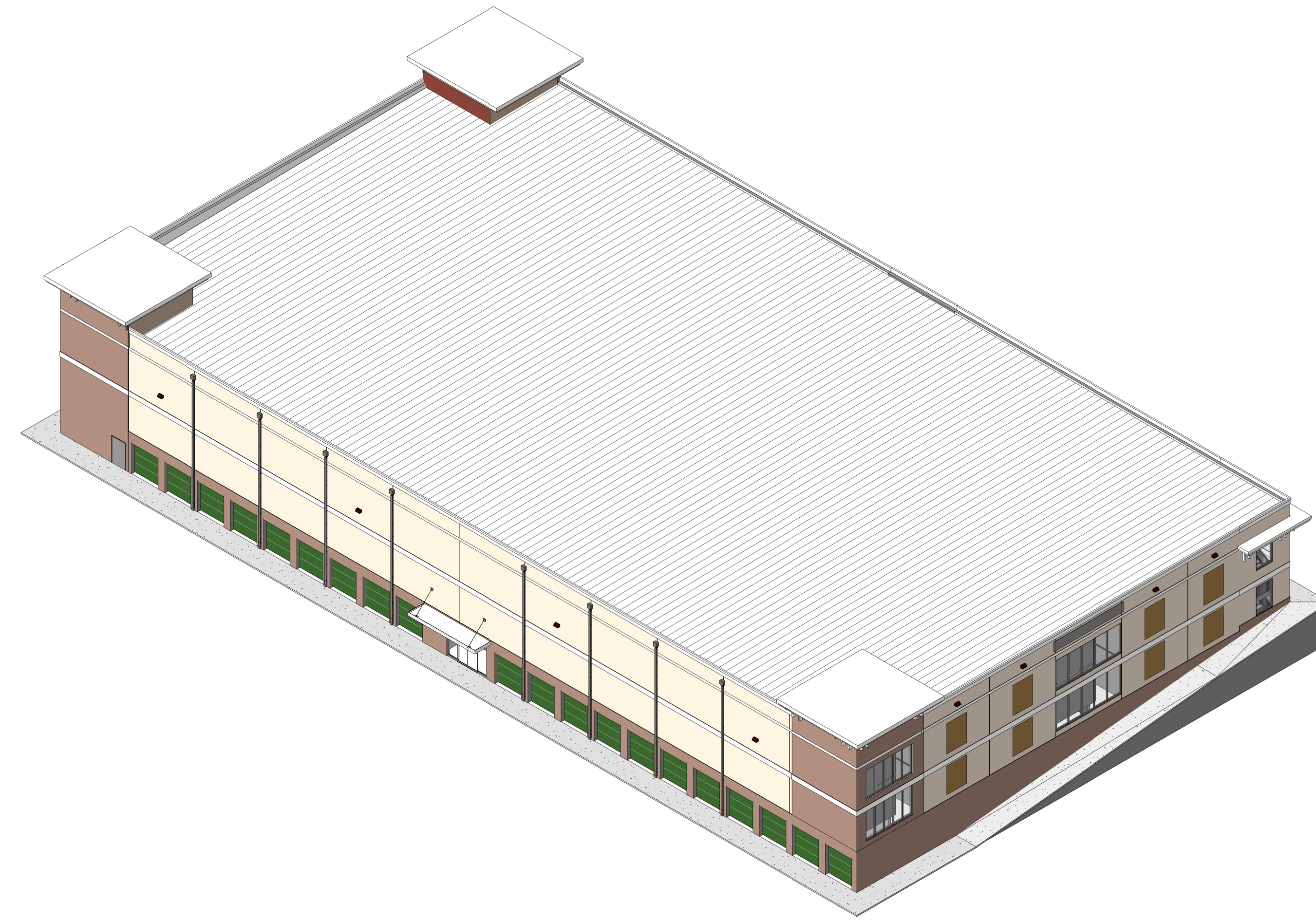
4-F-22-SU

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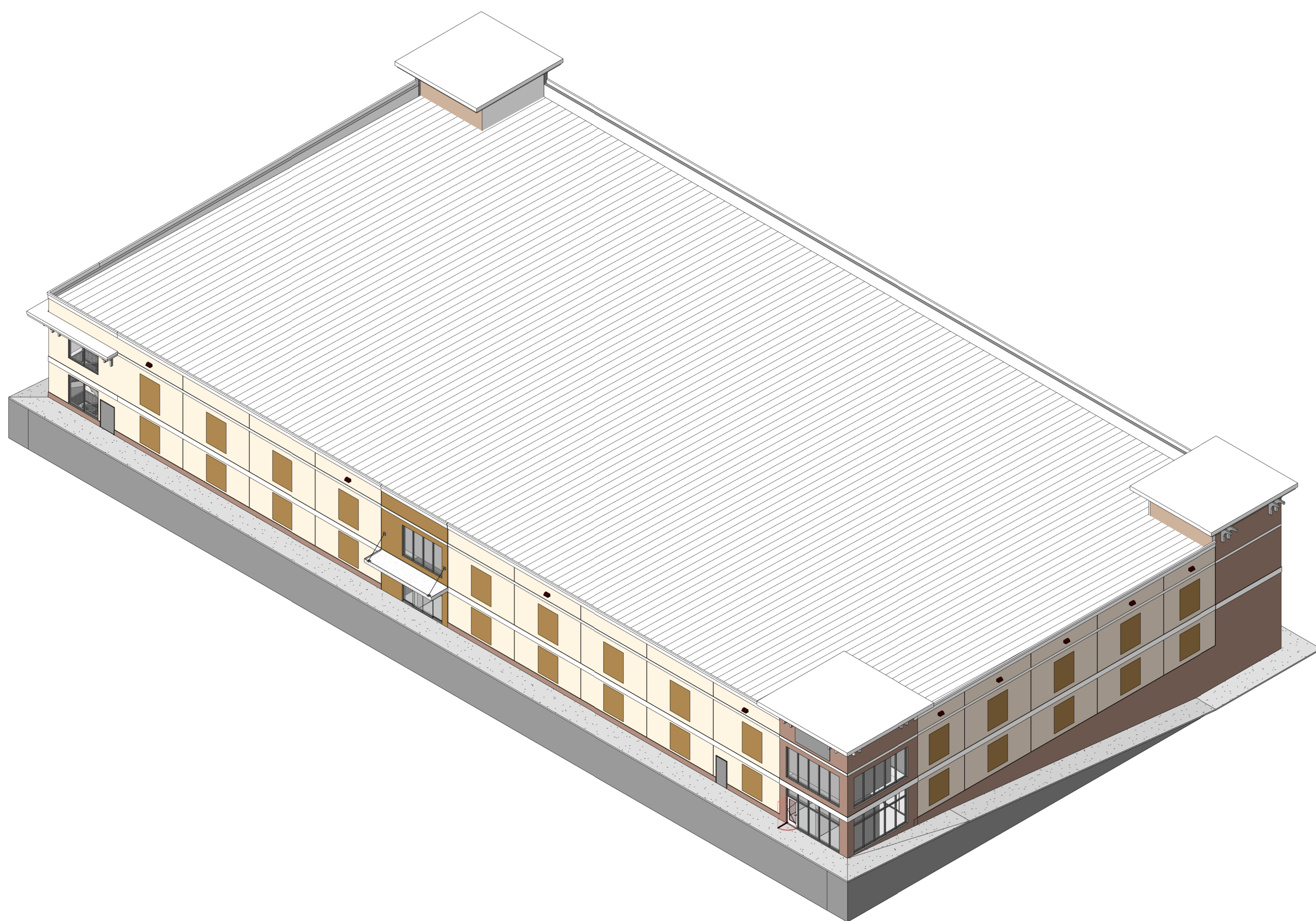
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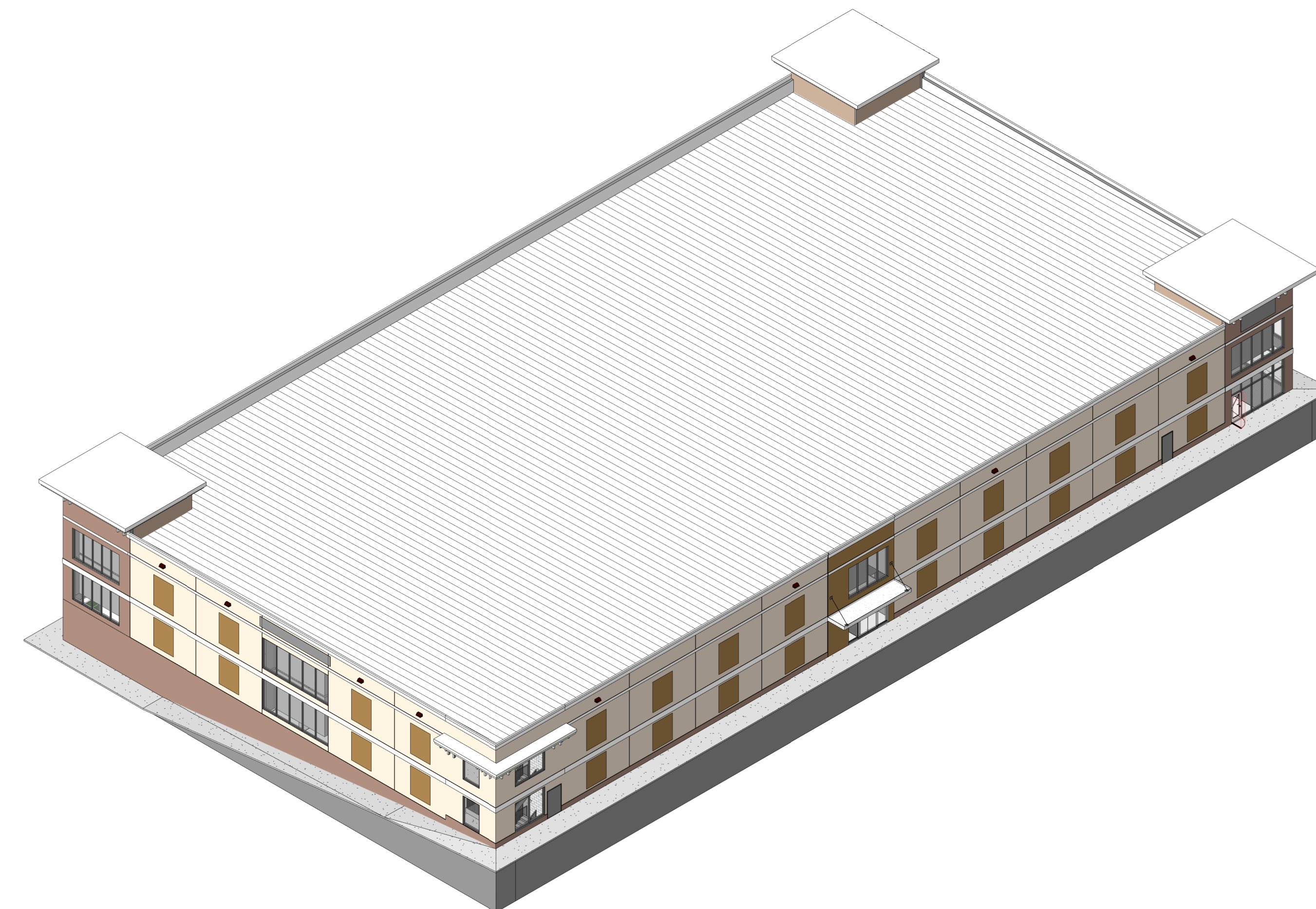
AD200.2.3 - Axon View



AD200.2.2 - Axon View



AD200.2.1 - Axon View



AD200.2.0 - Axon View

4-F-22-SU

Commission # 4-F-22-SU
TTCDA # 4-B-22-TOB

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Knoxville, TN 37922
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Revisions:

Project Reference North

Architectural:
Axon Views

AD200.2
Sheet No.

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	OB41	3	NLS:NV-1-T4-32L-7-40K-UNV-ASA-BRZ-PCR	NV Series Area Lighting Fixture		NV-1-T4-32L-7-40K.IES	Absolute	0.90	71
	DOCW2	2	NLS:V-W-T2-16L-35-40KUNLS:NV-BRZ-PC	LED LUMINAIRE		NV-W-T2-16L-35-40K.IES	Absolute	0.50	9.5
	ODW4	8	NLS:V-W-T4-16L-35-40KUNV-WM-BRZ-PC	LED LUMINAIRE		NV-W-T4-16L-35-40K.IES	Absolute	0.90	19
	DODW4	4	NLS:V-W-T4-16L-35-40KUNV-WM-BRZ-PC	LED LUMINAIRE		NV-W-T4-16L-35-40K.IES	Absolute	0.45	9.5

GENERAL NOTES

- THIS SITE LIGHTING PLAN ILLUMINATION LEVELS ARE CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH (IESNA) ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINARIES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- CONDUITS SHALL BE INSTALLED A MINIMUM OR 2 FEET BEHIND GUIDELINE POSTS.
- ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL COMFORM TO THE CURRENT NATIONAL ELECTRIC CODE.
- REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING DIAGRAM.
- ALL FIXTURE TO BE DARK BRONZE IN COLOR.

LUMINAIRE LOCATIONS

No.	Label	Location			MH	Orientation	Tilt
		X	Y	Z			
1	OB41	86.5	224.8	25.0	25.0	119.6	0.0
2	OB41	124.8	305.4	25.0	25.0	119.6	0.0
3	DODW4	241.3	387.1	15.0	15.0	29.6	0.0
4	DODW4	223.5	381.3	15.0	15.0	-65.7	0.0
5	ODW4	194.3	320.0	15.0	15.0	-65.7	0.0
6	ODW4	164.7	256.2	15.0	15.0	-65.7	0.0
7	DOCW2	144.0	164.0	15.0	15.0	206.2	0.0
8	DOCW2	212.3	132.1	15.0	15.0	206.2	0.0
9	ODW4	132.0	188.1	15.0	15.0	-65.7	0.0
10	OB41	337.5	174.6	25.0	25.0	-65.2	0.0
11	ODW4	248.3	121.8	15.0	15.0	112.9	0.0
12	ODW4	271.8	171.7	15.0	15.0	112.9	0.0
13	ODW4	295.0	221.1	15.0	15.0	112.9	0.0
14	ODW4	319.0	272.3	15.0	15.0	112.9	0.0
15	ODW4	343.5	323.6	15.0	15.0	112.9	0.0
16	DODW4	292.0	363.1	14.0	14.0	29.6	0.0
17	DODW4	341.3	340.8	15.0	15.0	29.6	0.0

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	+	0.4 fc	2.2 fc	0.0 fc	N / A	N / A



NO.	DESCRIPTION	DATE
	PERMIT SET	02/28/22
	PERMIT COMMENTS	03/10/22

1607 Dunlap Road
Winterville, GA 30683
770-367-3072
www.axcel-eng.com

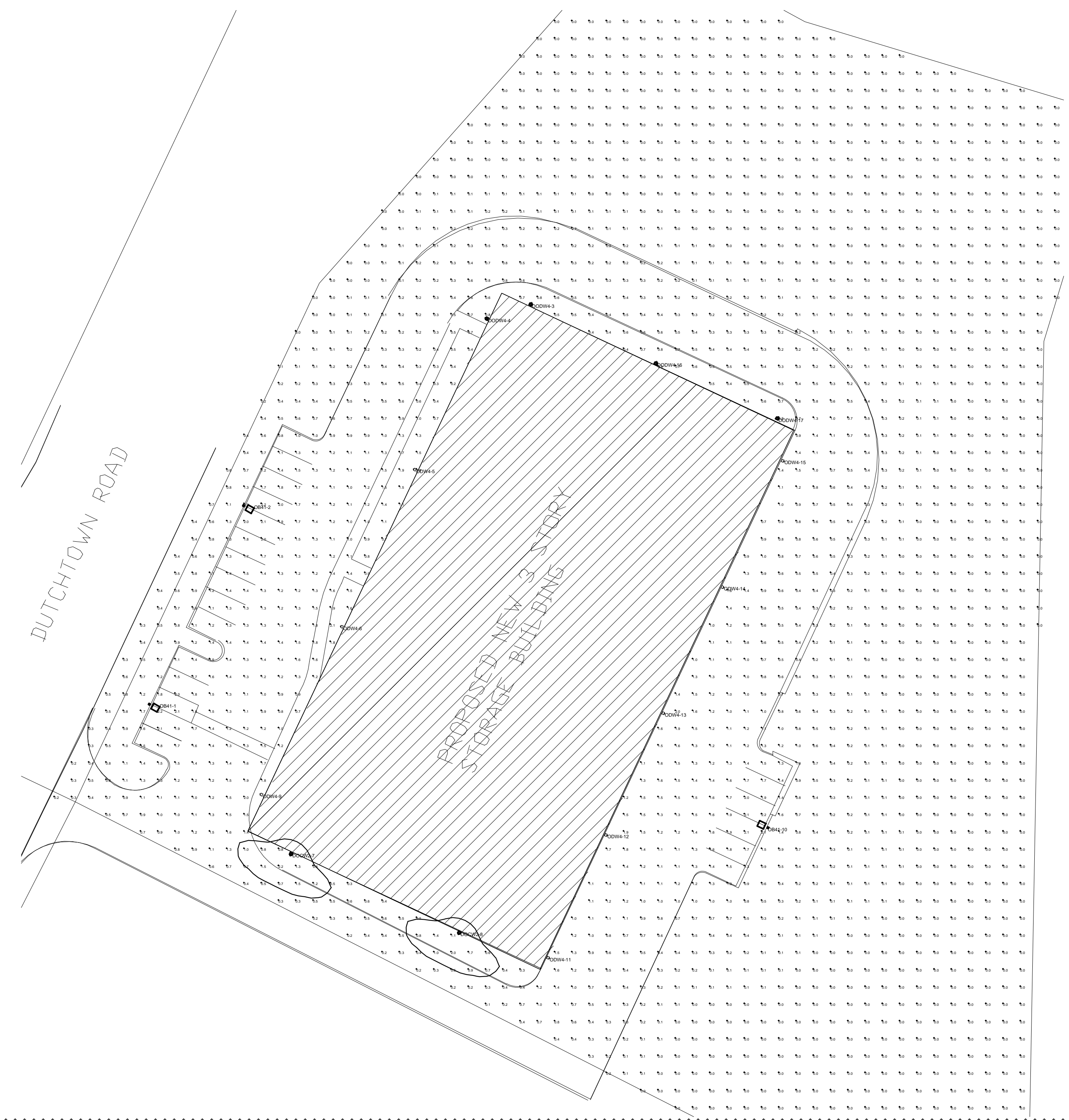
Commission # 4-F-22-SU
TTCCA # 4-B-22-TOB

DUTCHTOWN STORAGE
DUTCHTOWN ROAD,
KNOXVILLE, TN

SHEET TITLE
SITE PLAN - LIGHTING

SHEET NUMBER
E100

02/23/2022



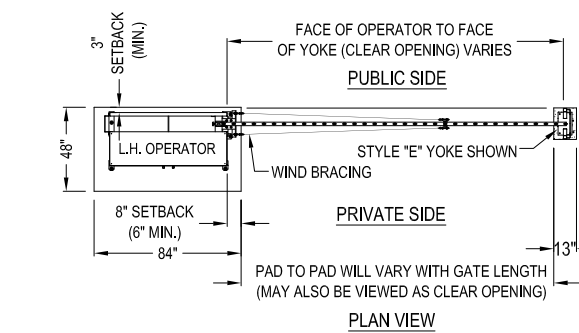
1 SITE PLAN - LIGHTING
1" = 30'-0"

4-F-22-SU

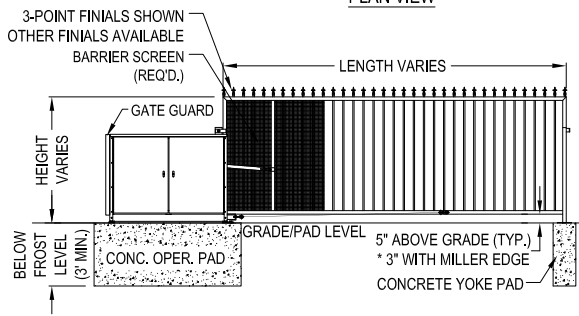
RELEASED FOR CONSTRUCTION



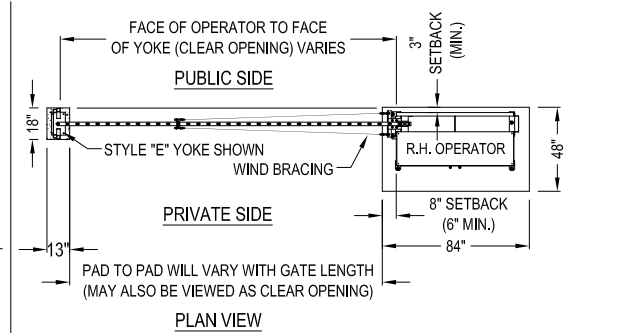
AUTOGATE, INC.
 7306 DRIVER ROAD, P.O. BOX 50
 BERLIN HEIGHTS, OH 44814
 TOLL FREE: 1-800-944-4283
 PHONE: (419) 588-2796
 FAX: (419) 588-3514
 www.autogate.com



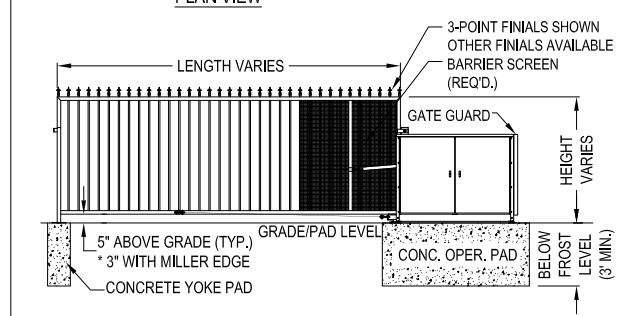
PLAN VIEW



ELEVATION VIEW
 VIEWED FROM PRIVATE SIDE
 LEFTHAND - VERTICAL PIVOT GATE (VPG)



PLAN VIEW



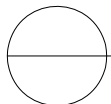
ELEVATION VIEW
 VIEWED FROM PRIVATE SIDE
 RIGHTHAND - VERTICAL PIVOT GATE (VPG)

MANUFACTURER NOTES:

1. ALL OF OUR GATES ARE TYPICALLY DRAWN FROM THE PRIVATE SIDE LOOKING OUT.
2. LENGTH AND HEIGHT VARIES, CONSULT WITH AUTOGATE SALES FOR MORE INFORMATION.
3. SHOWN WITH STANDARD 5" STYLE "E" YOKE. SEE DRAWING #105 FOR YOKE STYLES.
4. CONTOURS AND CURBS WILL REQUIRE CUSTOM DRAWINGS. (CONSULT WITH AUTOGATE).

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 022-148



VERTICAL PIVOT GATE SYSTEMS

500 BUCKEYE VERTICAL PIVOT GATE (VPG)

022-148

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REVISION DATE 22/09/2016

CADdetails.com

SECURITY GATE DETAILS (500 BUCKEYE)

4-F-22-SU

EXTRA SPACE STANDARDS MANUAL

C2.2.2