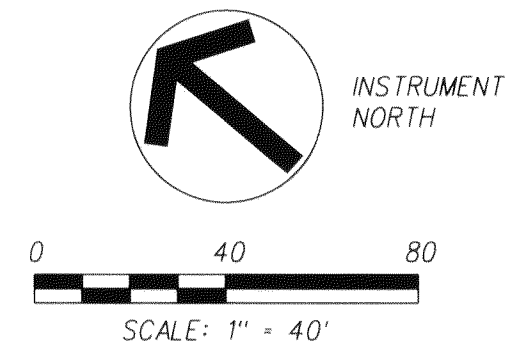
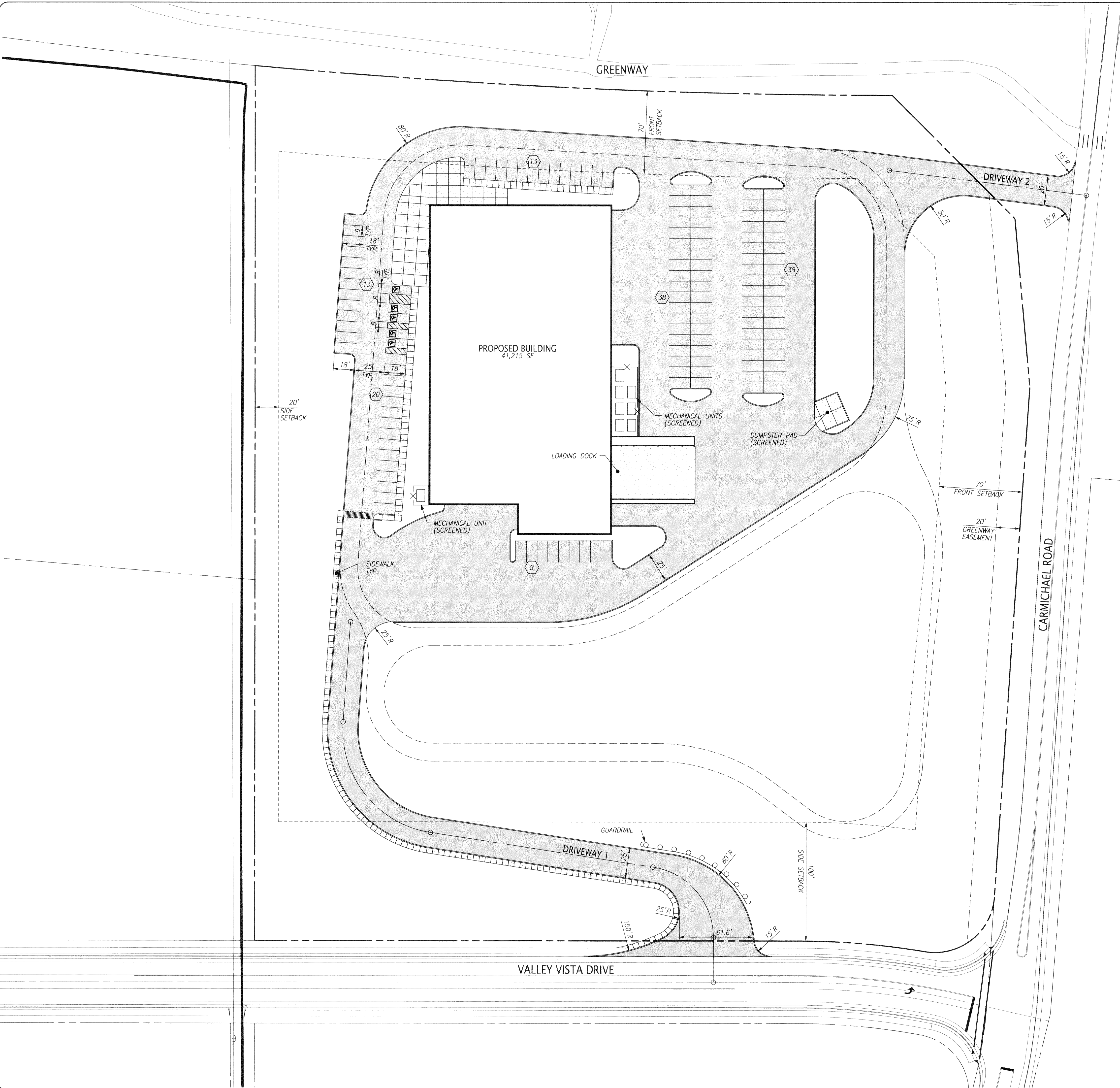


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DEVELOPMENT INTENSITY

GROUND AREA COVERAGE (GAC)
REQUIREMENT: GAC < 25%
LA = AREA COVERED BY A BUILDING
GA = GROSS AREA OF LOT
GAC = LA/GA

0.95 AC.
10.41 AC.
9.13%

FLOOR AREA RATIO (FAR)
REQUIREMENT: FAR < 30%
GAF = GROSS FLOOR AREA OF BUILDING
GA = GROSS AREA OF LOT
FAR = GAF/GA

1.08 AC.
10.41 AC.
10.37%

IMPERVIOUS AREA RATIO (IAR)

REQUIREMENT: IAR < 70%
IA = GROSS IMPERVIOUS AREA
GA = GROSS AREA OF LOT
IAR = IA/GA

3.99 AC.
10.41 AC.
38.33%

VARIANCE REQUEST

1. WAIVER OF PARKING STALL SIZE FROM 200 SQUARE FEET IN AREA TO 162 SQUARE FEET IN AREA.

PARKING SUMMARY

REQUIRED PARKING TTCDA
OFFICE: 3/1,000 SF
5,867 SF/1,000 SF x 3 = 18
RESEARCH AND DEVELOPMENT 2/1,000 SF
9,726 SF/1,000 SF x 2 = 30
INDUSTRIAL AND MANUFACTURING 1/1,000 SF
21,452 SF/1,000 SF x 1 = 22
RETAIL 3/1,000 SF
10,038 SF/1,000 SF x 3 = 31
TOTAL REQUIRED PARKING 101 SPACES
TTCDA MAX. PARKING = 175%*(MIN. PARKING) 177 SPACES

REQUIRED PARKING KNOX COUNTY
INDUSTRIAL: 1/2 EMPLOYEES ON LARGEST SHIFTS
80 EMPLOYEES/2 = 40 SPACES
VISITOR AND CUSTOMER PARKING = 61-137 SPACES
TOTAL MIN. REQUIRED PARKING 101 SPACES
TOTAL MAX. PARKING = 177 SPACES

TOTAL PARKING PROVIDED
STANDARD SPACES (9'x18') 126
HANDICAP (2 VAN ACCESSIBLE) 5
TOTAL 131 SPACES

12-B-14-UR
REVISED
12-2-14



10330 HARDIN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
FAX: 865.690.6448
www.fulghummacindoe.com

PRELIMINARY
NOT FOR
CONSTRUCTION

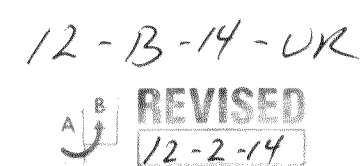
LOCAL MOTORS FACILITY
VALLEY VISTA DRIVE
KNOXVILLE, TENNESSEE 37932

PARTNERS DEVELOPMENT
502 UNION AVENUE
KNOXVILLE, TN 37902
CONTACT: ORLANDO DIAZ
TELEPHONE NO.: 865.246.0126
EMAIL: odiaz@partnersinfo.com

USE ON REVIEW PLAN

PROJ. WGR.	DESIGNED BY	DRAWN BY	Date
AMC	AMC	ADC	12/02/14
AMC	AMC	AMC	11/26/14
AMC	AMC	AMC	11/03/14
AMC	AMC	AMC	10/22/14
No.	Revision/Issue		

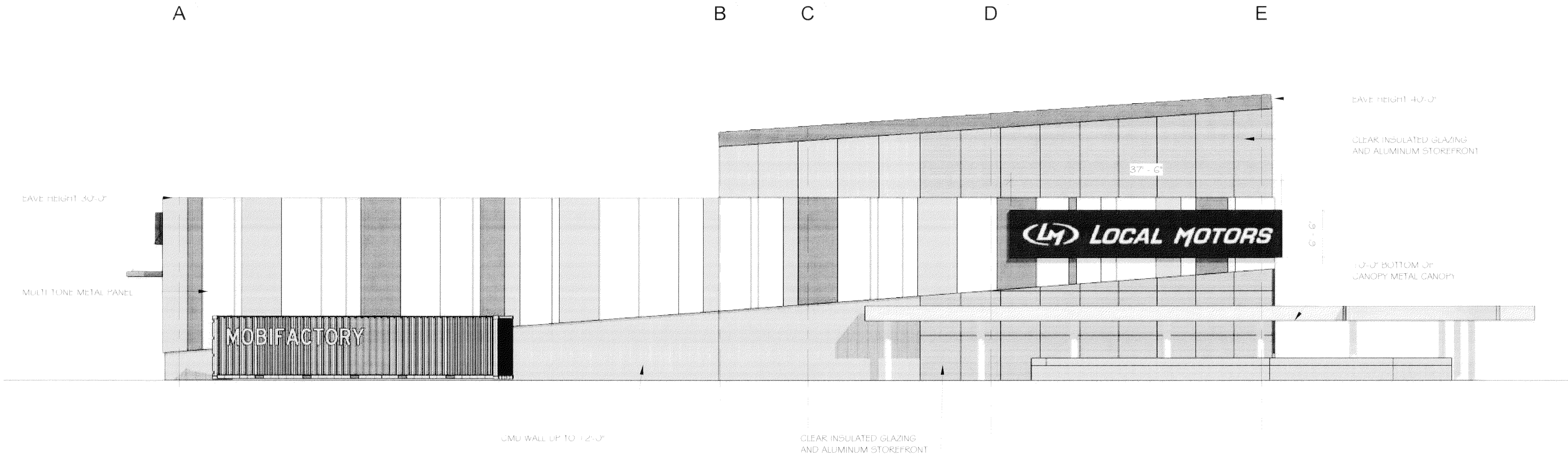
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10/22/14	
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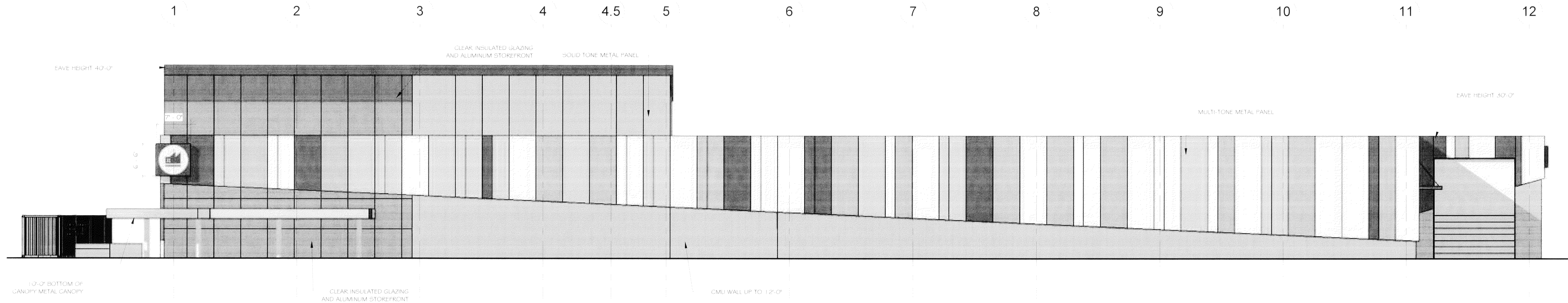


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2 Elevation
3/32" = 1'-0"



1 Elevation
3/32" = 1'-0"

SD

Project Name:
LOCAL MOTORS

Project Number: 14135
Date: 10.22.2014
Drawn By: M. LEWIS
Checked By: J. ENGLAND

Drawing Issued For:
☒ Schematic Design
☐ Design Development
☐ Construction

Revisions:
No. Date Description

Sheet Title:
ELEVATIONS

Sheet No:

A5.1



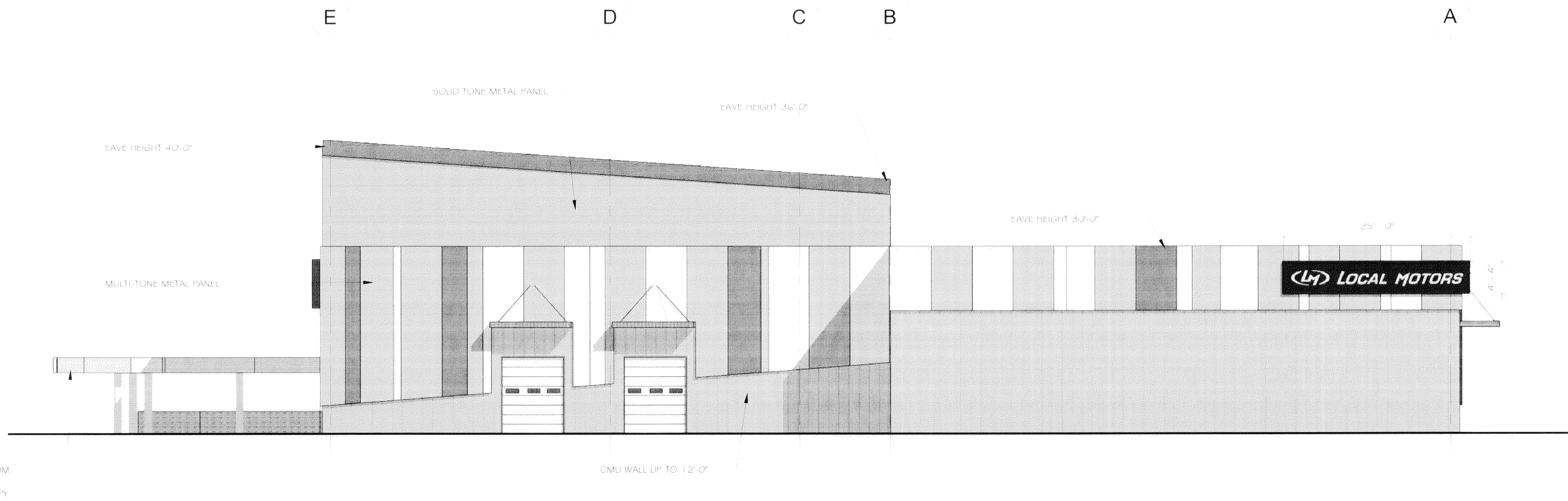
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studiofourdesign.com



2 Elevation

3/32" = 1'-0"



SD

Project Name:
LOCAL MOTORS

Project Number: 14135
Date: 10.22.2014
Drawn By: M. LEWIS
Checked By: J. ENGLAND

Drawing Issued For:
☒ Schematic Design
☐ Design Development
☐ Construction

Revisions:
No. Date Description

Sheet Title:
ELEVATIONS

Sheet No:

A5.2

1 Elevation

3/32" = 1'-0"

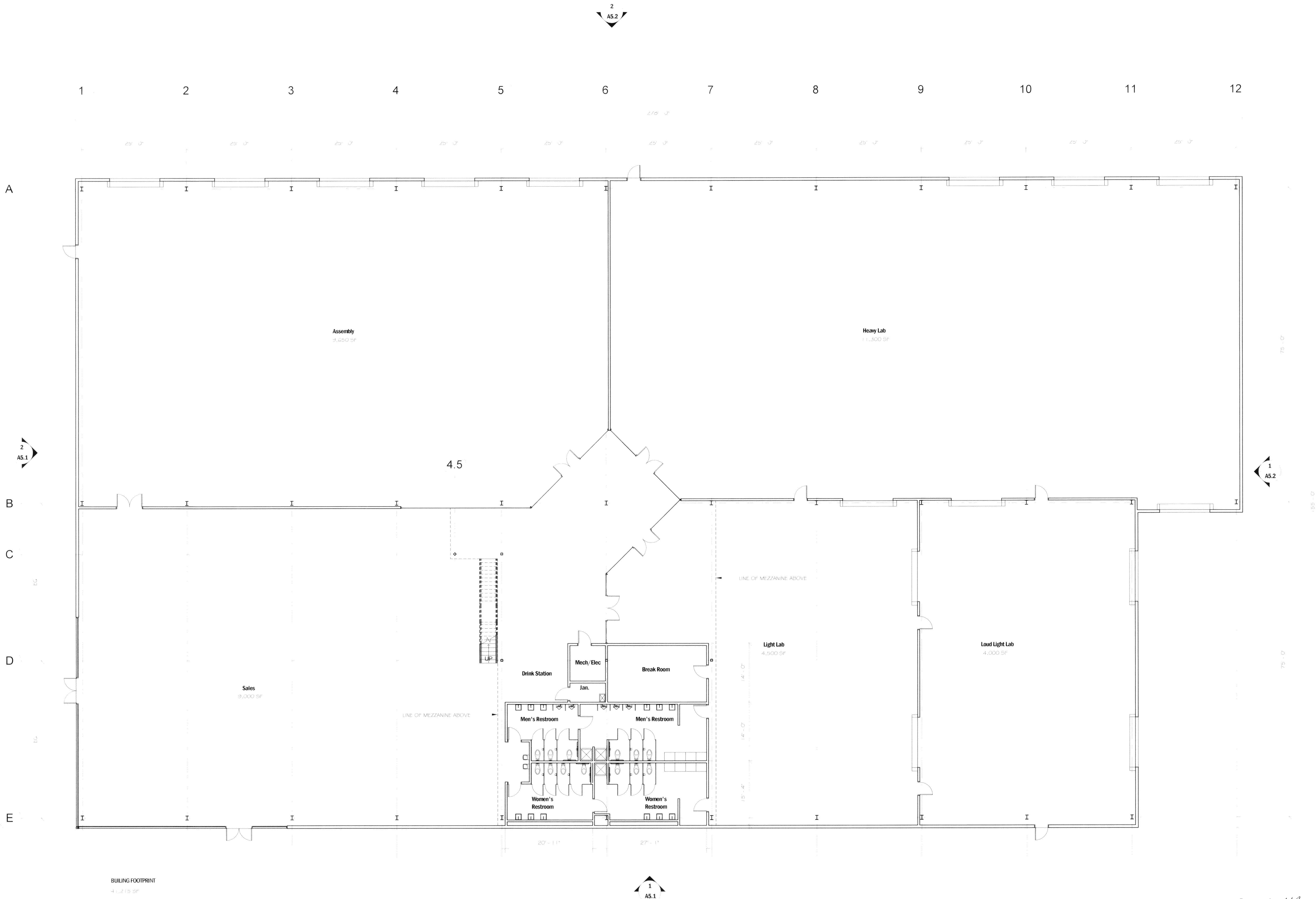
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SD

Project Name:
LOCAL MOTORS

Project Number: 14135
Date: 10.22.2014
Drawn By: M. LEWIS
Checked By: J. ENGLAND

Drawing Issued For:
☒ Schematic Design
☐ Design Development
☐ Construction

Revisions:
No. Date Description

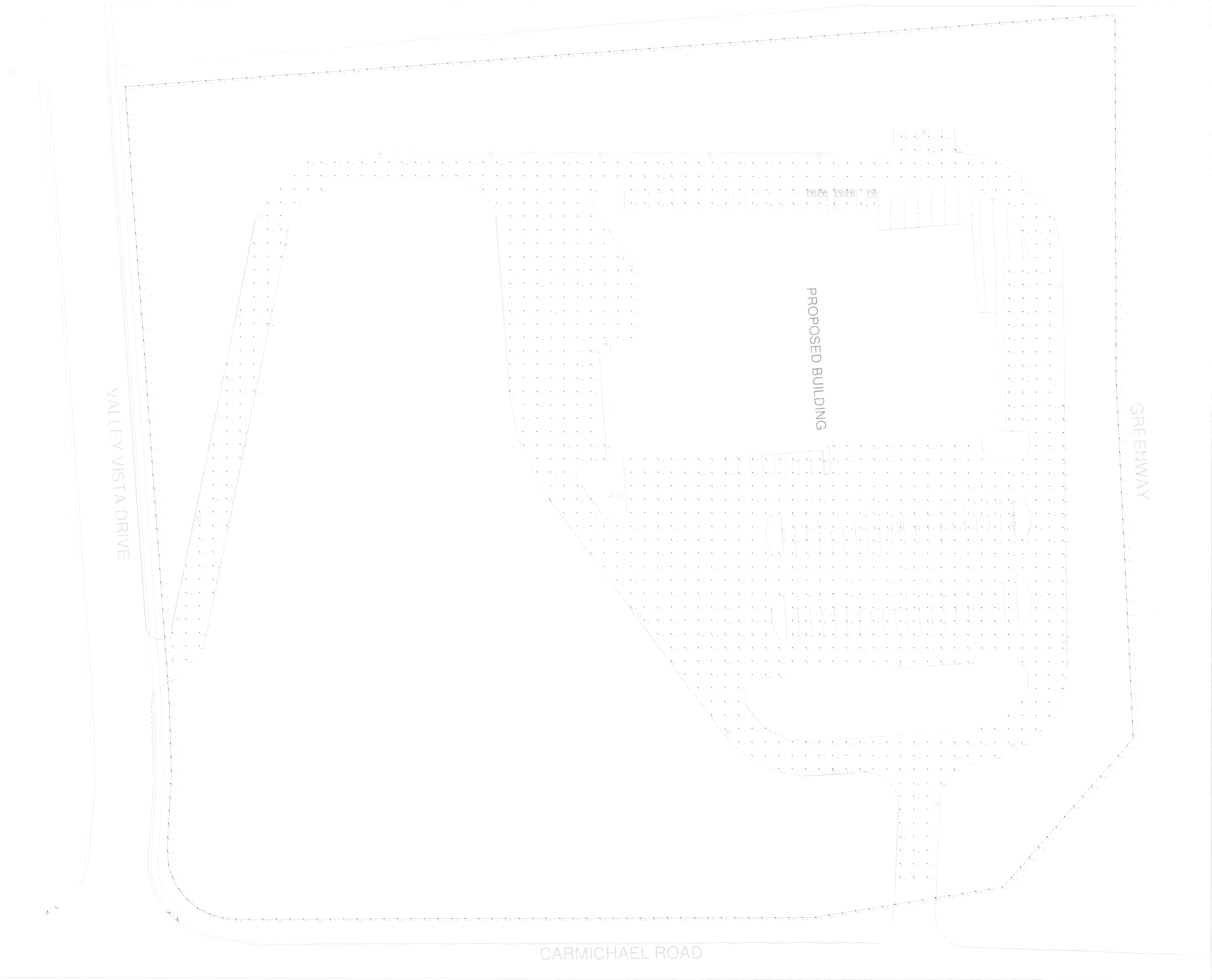
Sheet Title:
FLOOR PLAN - GROUND LEVEL

Sheet No:
A2.1

12-B-14-UR



A
B
C
D
E
F

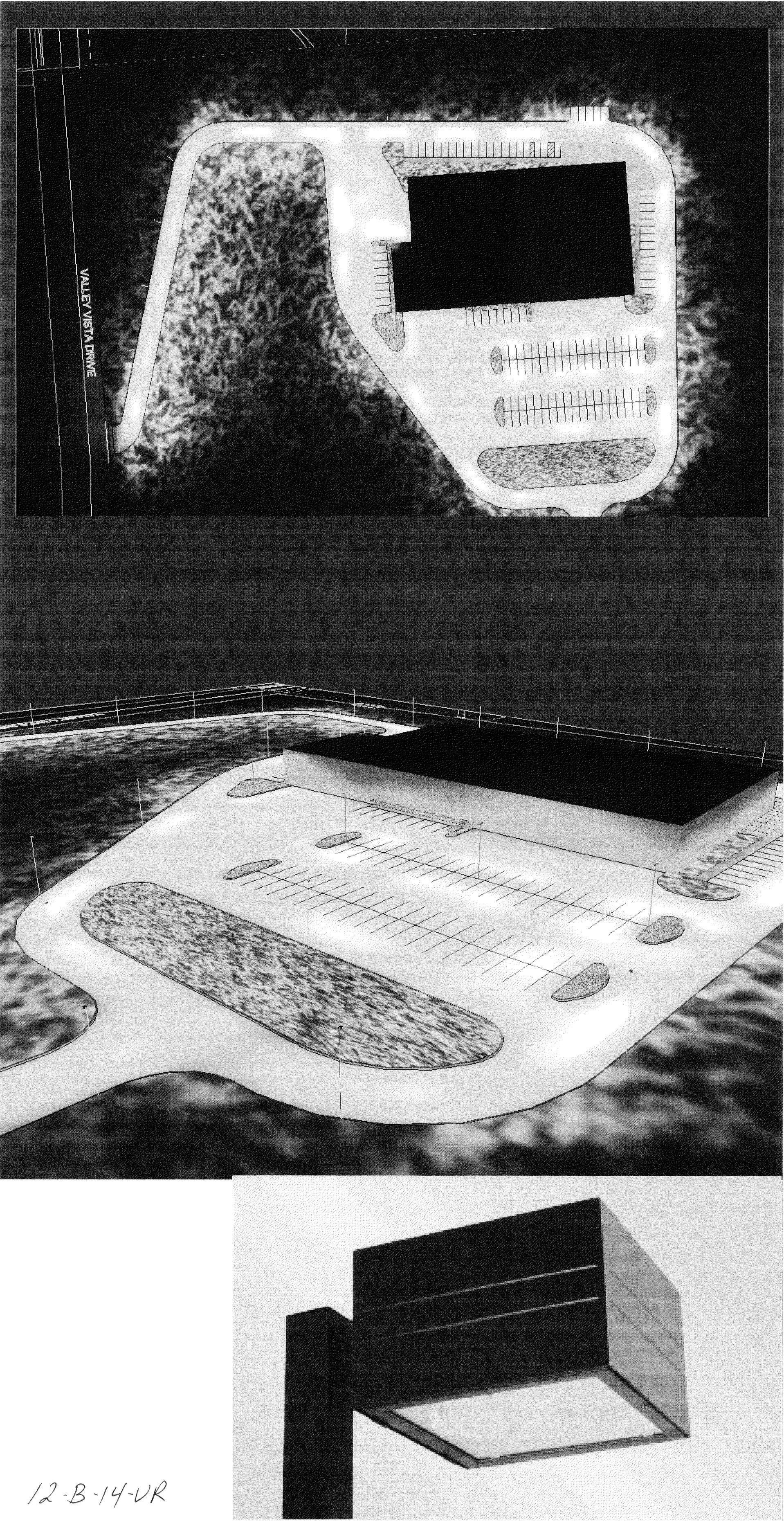


Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CALCULATION AREA	Illuminance	Fc	1.46	2.5	0.5	2.92	5.00
PROPERTY LINE	Illuminance	Fc	0.00	0.2	0.0	N.A.	N.A.

G

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	BUG Rating
	4	2-T4-250PS	BACK-BACK	25000	0.800	Visionaire AME-2-T4-INT LOUVER-BACK2BACK@27.5MTG.HT.	B1-U0-G2
	24	1-T4-250PS	SINGLE	25000	0.800	Visionaire AME-2-T4-INT LOUVER-SINGLE@27.5MTG.HT.	B1-U0-G2

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12-B-14-VR

NOTE: ALL CALCULATIONS ARE TAKEN AT 3' ABOVE GRADE.

DRAWING NUMBER : MG101014DS-LOCAL MOTORS SITE LAYOUT
PROJECT NAME : LOCAL MOTORS SITE LAYOUT
LAYOUT DESIGNER : MG
DESIGNER EMAIL : mgonzales@visionairelighting.com
PROJECT DATE : 10/10/14
REVISION DATE : 10/24/14
REP : DS

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POINT-BY-POINT CALCULATION
Illuminance at Grade (Footcandles), unless otherwise specified.

ALLIANCE ELECTRIC
PHOTOMETRIC STUDY