C-G-2 General Comme North + East + South: C Use: Industrial non-cont Parcel 9 Parcel ID 0 Parcel 10 Parcel ID 0	22053 Graphic Creations Expansion 213 E. 4 th Avenue, Knoxville, Ten Addition to existing structure	nessee 37917	SCOPE: New addition/ex	pansion of existing building for vehicle	wrapping support
Building Description: ZONING: City of Knoxville C-G-2 General Comme North + East + South: C Use: Industrial non-cont Parcel 9 Parcel ID 0 Parcel 10 Parcel ID 0		inessee 37917	New addition/expansion of existing building for vehicle wrapping, support		
ZONING: City of Knoxville C-G-2 General Comme North + East + South: C Use: Industrial non-cont Parcel 9 Parcel ID 0 Parcel 10 Parcel ID 0	Ç		spaces on first floor, and busine	ess office on second floor.	
C-G-2 General Comme North + East + South: C Use: Industrial non-cont Parcel 9 Parcel ID 0 Parcel 10 Parcel ID 0			IECC CLIMATE ZONE: Zone 4A IEC OCCUPANCY (IBC Chapter 3): Occupancy Group Factory (moderate-hazard) - Group-F1 IBC		IECC Table C301.
Parcel 9 Parcel ID 0 Parcel 10 Parcel ID 0					IBC 306.2
	94DK009 Site for addition		CONSTRUCTION TYPE: Type III-B, Unsprinklered		IBC Chapter 6
Table 5-1: Commercia	al District Dimensional Standards		FIRE SEPARATION DISTANCE X<5 Type III	·	IBC T602
Minimum Lot Area Minimum Lot Width	n None		FIRE RESISTANCE RATING:		IBC T601
Maximum Gross F Maximum Building Minimum Front Se	Height 70'	201	Primary Structural Frame Bearing Walls Interior	0 hours	
Minimum B	Build-To Percentage 50%		Exterior Non-bearing	2 hours	
Minimum Corner S	ide Setback None, unless abutting reside ide Setback Build-To Zone 0' to 10'	ential district, then 20	Exterior Interior	2 hours (distance <5' total) 0 hours	IBC T602
Minimum E Minimum Rear Set Table 5-2: Façade De	,	ng residential district (20')	Floor and Secondary Memb	pers 0 hours	
Building facades abu	utting public right-of-way (excluding alleys	s) must not contain blank	ALLOWABLE AREA: Allowable Building Height a	bove Grade Plane 55'	IBC T504.3
wall areas of > 30' linear Building facades > 100' linear (excluding alleys) must include repeating pattern with no less than two elements: texture change, material module change, wall articulation change of no less than 2' in depth or projection (reveal, pilaster, projecting rib). All elements to repeat at interval of 50' linear or less		Allowable Number of Stories above Grade Plane 3 Stories IBC T504.4 Allowable Building Area per floor 19,000 s.f. IBC T506.2 Actual: 4,900 s.f. 1 st + 1,525 s.f. 2 nd + 675 s.f. Mezzanine = 7,100 total s.f. 2-story, 30' maximum height			
Public entry from sidewalk along primary building frontage, visually distinctive from remaining portions of façade where located		OCCUPANCY SEPARATION:	illiam noight	IBC T508.4	
Building materials sued at primary frontage to continue through facades along ROW Fenestration Design:			B to F-1 No separat	ion requirement (accessory occupancy	
The ground floor of front façade must maintain 30% min transparency between 2' and 10' height		INTERIOR FINISHES: NonSprinklered		IBC T803.	
Upper floors at front façade to have 15% transparency min. of wall area of story Commercial Site design:			•	ass B; Corridors Class C; Rooms Class ass A; Corridors Class B; Rooms Class	
Ensure safe pedestrian access from public ROW and circulation within the development Establish cohesive character with hardscape and landscape		AUTOMATIC SPRINKLER SYSTEM: Sprinkler Not Required Smoke Alarm Not Required		IBC 903.2 IBC 907.2.	
Building Material restrictions Prohibited on façade facing public ROW (excluding alleys), or abutting to residential district - may still be use as decorative or detail elements for 25% of façade max or as part of exterior construction but not as surface finish material: - Concrete plain concrete masonry units (cmu) - Aluminum, steel or other metal siding (does not include metal architectural wall panels) - Exposed aggregate concrete wall panels		PORTABLE FIRE EXTINGUISH 5lb 2A:10B:C minimum, 11	HERS: ,250 s.f., 75' travel distance	IBC T906.	
		OCCUPANT LOAD:		IBC T1004	
		Storage Mezzanine 300 G.S.F./Occ. 657 s.f. actual		ıl 30 occupa 2 occupan	
T-111 composite plywood sidingPlastic		Business (2 nd level) Business (1 st level)	150 G.S.F./Occ. 1,248 s.f. actual 150 G.S.F./Occ. 638 s.f. actual	I 8 occupan 4 occupan	
- Vinyl			Kitchen Assembly (meeting & breal	200 G.S.F./Occ. 57 s.f. actual (x) 15 Net 477 s.f. actual	1 occupant 32 occupa
Site development standard Exterior Lighting:	ds:			Total Occupants	77 occupa
district.	an required. Photometric plan required w	•	EGRESS WIDTH: Stairs - 0.3 x 77 = 23.1" mir	nimum width	IBC1005.3
Neon or LED lighting to outline doors, windows, architectural features and building facades prohibited. Permitted encroachments:			Other - 0.2 x 77 = 15.4" minimum width NUMBER OF EXITS:		IBC 1005.3
Exterior stairwe	ell (max. 6' in but prohibited at front yard)); ornamental features (max. 3' in); sunsh		2 exits minimum required -	4 provided	IBC T1006
PARKING:			STAIRWAYS: Width/Capacity 36		IBC 1011.2
Required Off-stree Use	Min. parking required	Max. parking required	Headroom 80 Risers 7")" ' max and 4" min	IBC 1011.3 IBC 1011.5
Industrial - Office	3 per 1,000 sf GFA	6 per 1,000 sf GFA 8 per 1,000 sf GFA	Treads 1: Handrails 3:	1" 4" - 38" high	IBC 1011.5 IBC 1014
Office at 1,525 sf =	•		İ	2" high	IBC 1015
Total minimum vehicle parking required = 10 spaces minimum required Required Accessible Parking		TRAVEL DISTANCE: Dead End Corridor	20 feet, Not Sprinklered	IBC 1020.4	
1 to 25 spaces provided: 1 van minimum required Minimum vehicle parking may be reduced by 20% in the C-G-2 District [Article 11			Exit Access Travel Distance Common Path of Travel	e 200 feet, Not Sprinklered 75 feet	IBC T1017 IBC T1006
eB.2.b] Parking Dimension: 90 degrees, 17.5' min. depth to wall or interlock, 15.5' min. depth to curb, 9' min. width, 26' min. aisle width. Accessible spaces to be 8' min. wide, with 5' min.			CORRIDOR: Construction - 1 hour require	rad	IPC 1020 1
aisle, and for van either 11' wide with 5' min. aisle or 8' wide with 8' min. aisle. Pedestrian access aisle must be hatched and include painted "No parking" designation. Bicycle Parking: for less than 50 vehicles required 4 bicycle parking spaces. Must be located 50' from principal entrance. Installed with 3' min. from side of rack clear, 3' front nd back from centerline clear, 4' from side to another bike rack, and 10' front and back from			Width - Minimum corridor w		IBC 1020.1 IBC T1020
			EMERGENCY ESCAPE AND RESCUE: Not Required		IBC 1030
centerline to another bike rack. Off-Street Loading requirements: Industrial Use 10,000 - 40,000 sf GFA requires 1 loading space; 12' wide min., 35' long min., with a 15' min. vertical clearance.		EMERGENCY SYSTEMS: Emergency Lighting required		IBC 1008.1	
LANDSCAPING Plant Diversity			SOUND TRANSMISSION: None required for acces STC 60 or more for wall, and S	ssory occupancy, recommend betweer	ı Group F and Grou
Parking lot Perime Interior Parking: No	ter Landscape Yard: Not required when բ ot required parking areas < 20,000 sf and	_	PLUMBING FIXTURE COUNT		IBC T2902
•	andscape areas not covered by structure		Business		
permeable materials allowed for < 40% of landscape area. Planting area along 60% of linear façade with 1 shrub every 3', 1 shade tree every 50' (2 ornamental trees may substitute 1 shade tree spaced at 25'), Plater boxes / planter pots may satisfy 30% max. of required landscape area.			Lavatories Showers	I per 25, 1 per 50 for remainder excee I per 40, 1 per 80 for remainder excee) I per 100	_
·	ın Sharp, (865) 595-4480		Service Sink	 	
900	900 E Hill Ave, Suite 430 Knoxville, Tennessee 37915 ssharp@knoxvilletn.gov		Factory Water Closet	I per 100	
			Lavatories	r per 100 I per 100 N	
Building Official: Peter Ahrens (865) 215-3669 400 Main St, Suite 475 Knoxville, Tennessee 37902		Onoword) I per 400 I		

IECC IBC IEBC

IFC

APPLICABLE CODES:

2009 ICC/ANSI A117.

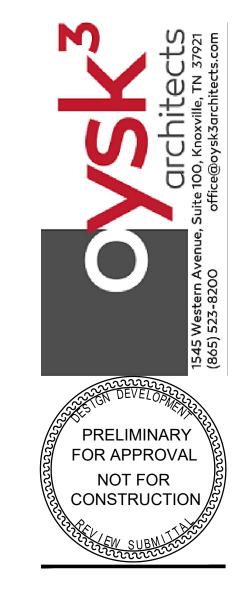
2017 National Electrical Code 2018 International Fuel Gas Code 2018 International Mechanical Code 2018 International Plumbing Code

2018 International Fire Code

2018 International Energy Conservation Code 2018 International Building Code 2018 International Existing Building Code

City of Knoxville

2-D-23-SU Graphic Creations 7 Total Properties and the second of the



SITE PLAN NOTES

G002 | SCALE: 1" = 20'-0"

SP1 BOUNDARY INFORMATION, TOPOGRAPHIC INFORMATION, & OTHER SITE INFORMATION IS TAKEN FROM G.I.S. MAPS & OTHER DOCUMENTS PROVIDED BY THE

SP2 BUILDING SHALL CONNECT TO (NEW/EXISTING) SEWER AT MANHOLE OR TAP; CONNECTION TO BE COORDINATED WITH LOCAL UTILITY.

SP3 PARKING LOT PAVEMENT SHALL BE BITUMINOUS PAVING, THICKNESS AS NOTED ON DRAWINGS, WITH 8" MACHINE-FORMED CONCRETE CURBS; SIDEWALKS & DUMPSTER PAD TO BE CONCRETE, THICKNESS AS NOTED ON DRAWINGS.

SP4 IN ALL AREAS, PROVIDE POSITIVE DRAINAGE; SLOPE GRADE AWAY FROM BUILDINGS; MAINTAIN & EXTEND EXISTING SWALES; PROVIDE FRENCH DRAIN TO GRADE WHERE SURFACE SLOPE DOES NOT PROVIDE ADEQUATE

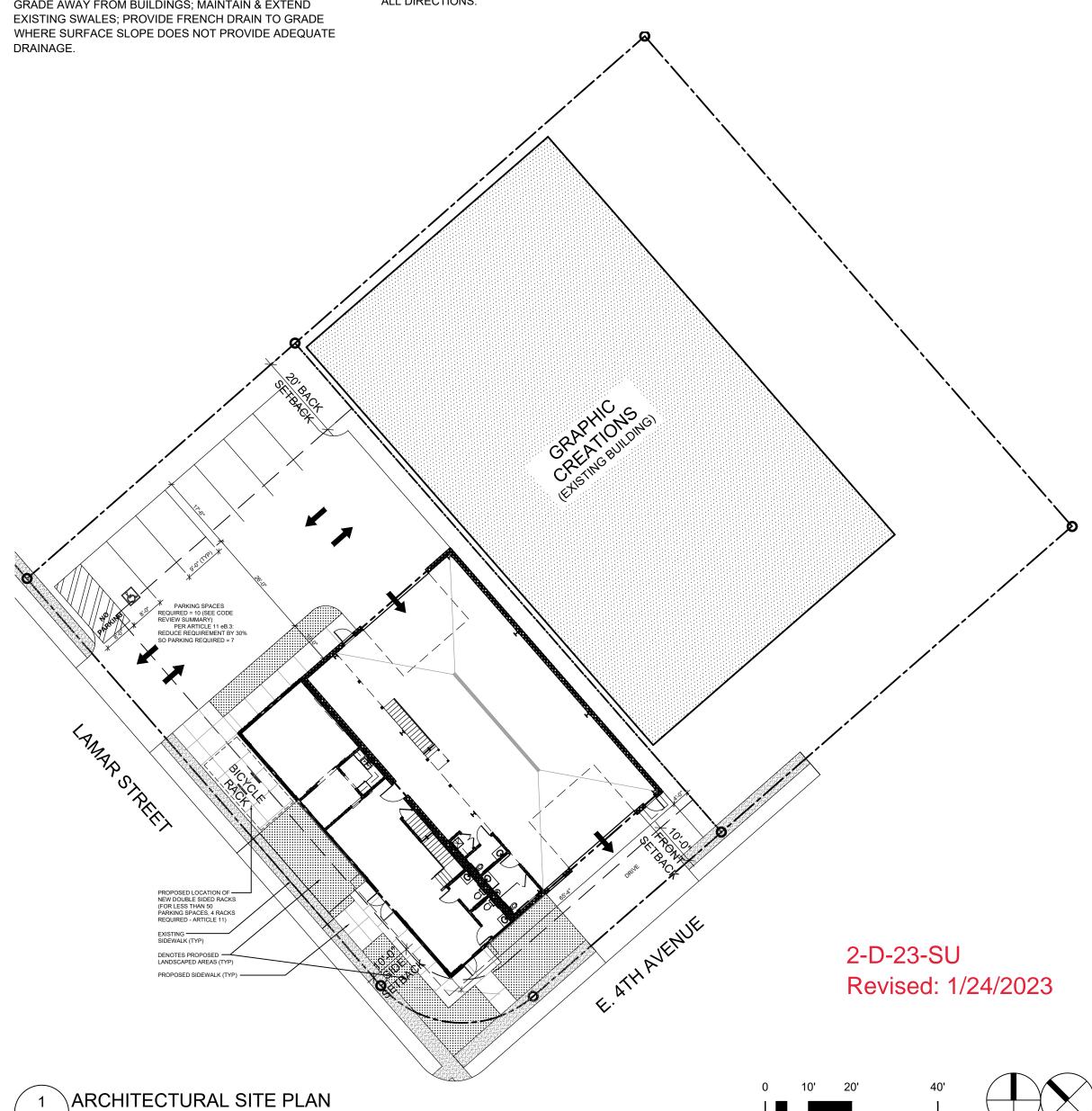
<u>SP5</u> SIDEWALK CONCRETE SHALL HAVE: - 3500 P.S.I. MINIMUM AT 28 DAYS

- 5% AIR ENTRAINED

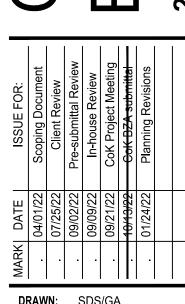
- JOINTS IN SIDEWALK AT 5 FEET INTERVALS - WOOD FLOAT AND LIGHT BROOM FINISH FOR SLIP RESISTANCE

SP6 PUBLIC WALKS CONNECTING PRIMARY ENTRANCES SHALL BE HANDICAP ACCESSIBLE, WITH A MINIMUM CLEAR WIDTH OF 48 INCHES; SLOPE OF ACCESSIBLE WALKS SHALL NOT EXCEED 1:20 (1" RISE OVER 20" RUN); WHERE HANDRAILS ARE PROVIDED, SLOPE SHALL NOT EXCEED 1:12; CURB CUTS & CURB RAMPS SHALL NOT EXCEED 1:12.

SP7 BUILDING ENTRANCE, ACCESSIBLE PARKING SPACE, & ADJACENT LOADING ZONE SLOPE SHALL NOT EXCEED 1:50 IN ALL DIRECTIONS.





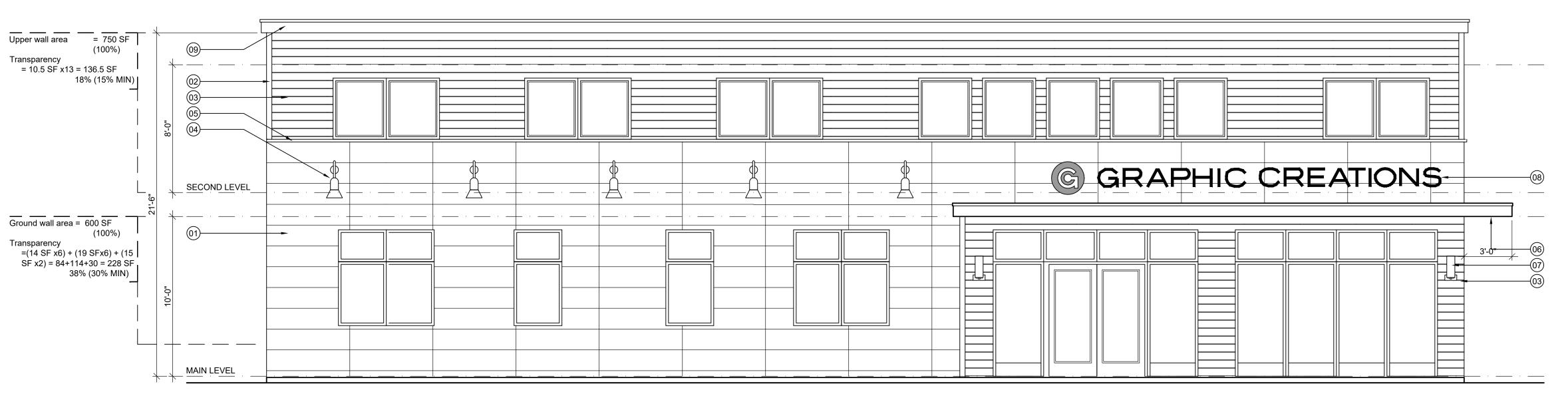


DRAWN: SDS/GA ARCHITECTURAL SITE PLAN, NOTES & DETAILS

MAGNETIC BUILDING NORTH

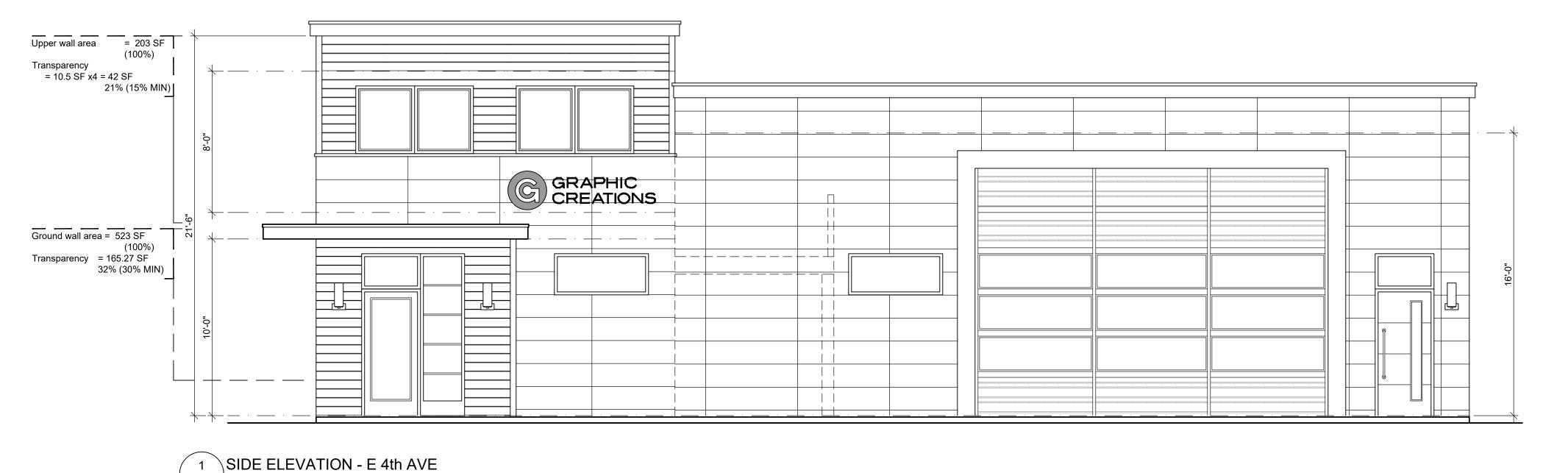
PROJECT: 22053 © COPYRIGHT 2022





2 FRONT ELEVATION - LAMAR ST A201 SCALE: 1/4" = 1'-0"

A201 SCALE: 1/4" = 1'-0"

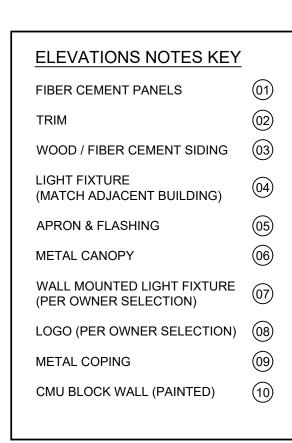


2-D-23-SU Revised: 1/24/2023

© COPYRIGHT 2022

DRAWN: GA

BUILDING ELEVATIONS



SIDE ELEVATION / SECTION CONNECTOR

A202 SCALE: 1/4" = 1'-0"

2-D-23-SU

Graphic Creations

2-D-23-SU

Solventie on the control of the control





2-D-23-SU Revised: 1/24/2023 | MARK | DATE | ISSUE FOR: | 04/01/22 | Scoping Document | 07/25/22 | Client Review | 09/02/22 | Pre-submittal Review | 09/09/22 | In-house Review | 10/19/22 | Cok BzA submittal | 09/19/22 | Cok BzA submittal | 01/24/22 | Planning Revisions | 21/24/22 | 21/24/22 | Planning Revisions | 21/24/24 | Planning Revisions |

