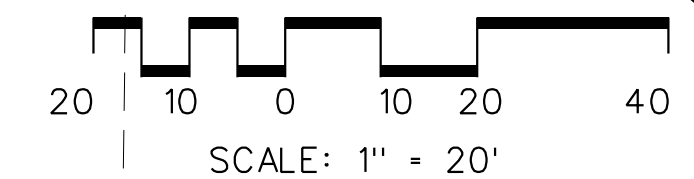


SITE DATA:
 AREA: 4.1 ACRES
 GAC: 28,786 SF / 178,795 SF = 16.1%
 FAR: 28,786 SF / 178,795 SF = 16.1%
 IAR: 41,500 SF / 178,795 SF = 23.2%

PARKING:
 TTCDA REGULATIONS FOR SHOPPING CENTERS
 MIN. 2 SPACES FOR EVERY 1000 SF
 MAX. 3.5 SPACES FOR EVERY 1000 SF
 KNOX COUNTY REQUIREMENTS FOR SHOPPING CENTERS
 1 SPACE FOR EVERY 200 SF

TOTAL BUILDING SF - 28,786 SF
 PARKING PER TTCDA - 58 SPACES MIN., 101 SPACES MAX
 PARKING PER KNOX CO. - 144 SPACES
 TOTAL PARKING PROPOSED - 152 SPACES

LOT 2
 SUBDIVISION OF BURR PROPERTY
 INST.NO. 20070427-0087760



BILLY H. & DEBBIE PALMER
 DEED BOOK 2109, PAGE 443
 MAP CABINET N, SLIDE 4A

C. H. JR & NELLIE GILL PALMER
 DEED BOOK 2167, PAGE 478

MAY NEED TO BE
 CEDED IN SOME AREAS
 IE PROPOSED GUARD

NG WALL MAY
 ADDITIONAL
 EAS TO
 ING GRADE (FIELD
 CTURAL INTEGRITY
 NER.

EXISTING REAINING
 DE, RETAINING WALL
 BE SUBMITTED THE

EXISTING
 RETAINING WALL
 AND FENCE

12" RCP (EXISTING)

PROPOSED
 GUARD RAIL

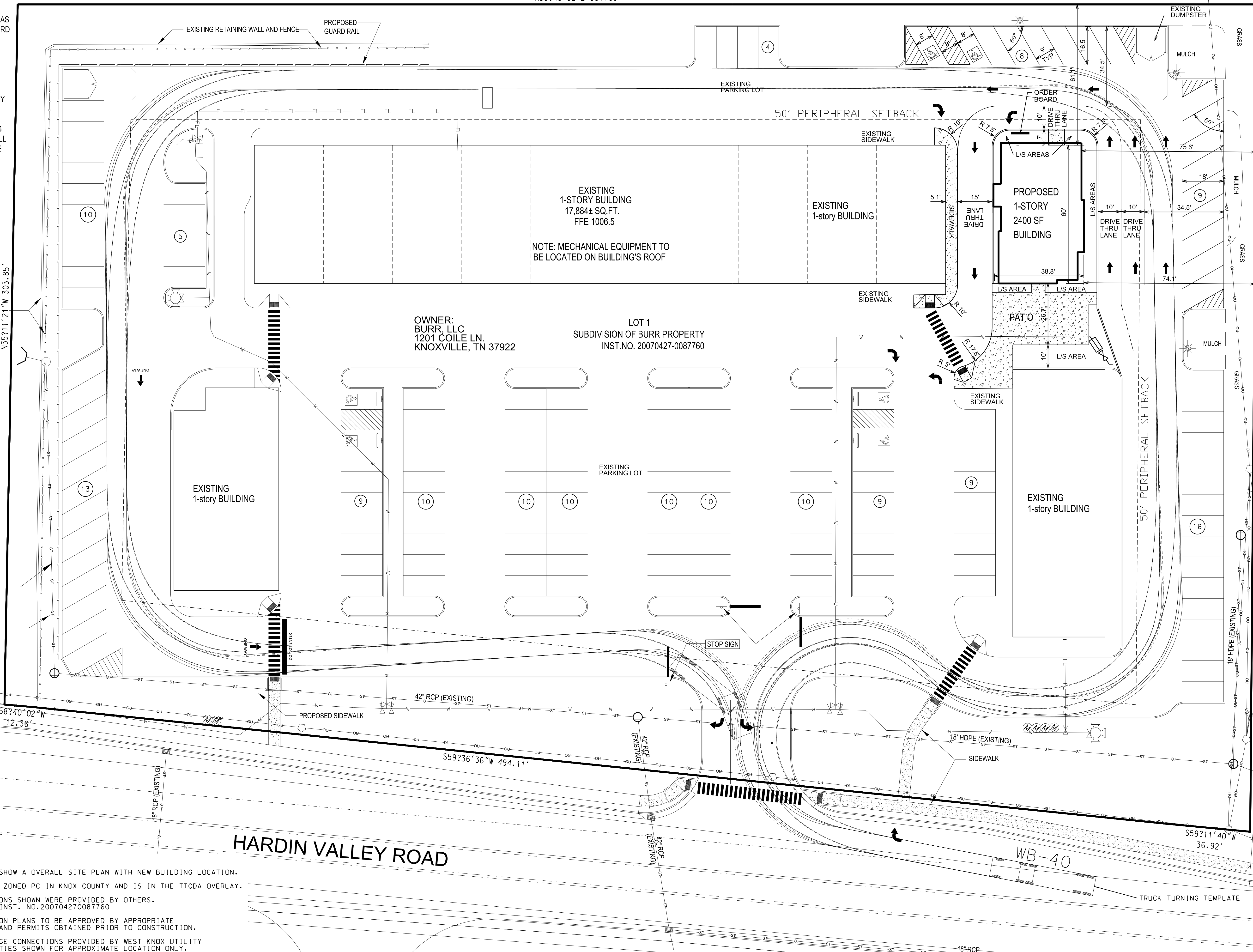
BENCHMARK
 IRON PIN IN
 CONCRETE
 ELEV. 1000.19'

HARDIN VALLEY ROAD

NOTES:
 THIS PLAN IS TO SHOW A OVERALL SITE PLAN WITH NEW BUILDING LOCATION.
 THIS PROPERTY IS ZONED PC IN KNOX COUNTY AND IS IN THE TTCDA OVERLAY.
 EXISTING CONDITIONS SHOWN WERE PROVIDED BY OTHERS.
 PLAT REFERENCE: INST. NO. 200704270087760

FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE
 REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION.

WATER AND SEWERAGE CONNECTIONS PROVIDED BY WEST KNOX UTILITY
 DISTRICT. UTILITIES SHOWN FOR APPROXIMATE LOCATION ONLY.



NO.	DATE	DESCRIPTION	PC COMM.
1	1/20/26		

OVERALL SITE PLAN
 K-BREW
 10837 HARDIN VALLEY ROAD
 KNOXVILLE, TN 37932
 DISTRICT 6, KNOX COUNTY, TN
 CLT: MAP 10-2-26-01



W. SCOTT WILLIAMS ASSOCIATES
 4530 Annelise Way
 Knoxville, TN 37921
 P: 865.523.5889
 E: WILLIAMS@wscottwilliams.com

CLIENT:
MICHAEL GRAVES
 Stacy Cox, AIA
 Principal
 scox@michaelgraves.com
 18 Emory Place | Suite 100 | Knoxville, TN 37917
 W 865.523.5001 x 0300 | C 865.599.4568

ORIGINAL ISSUE:
DEC. 23, 2025

SHEET NO.
C1

JOB NO. 2399

NOT FOR CONSTRUCTION

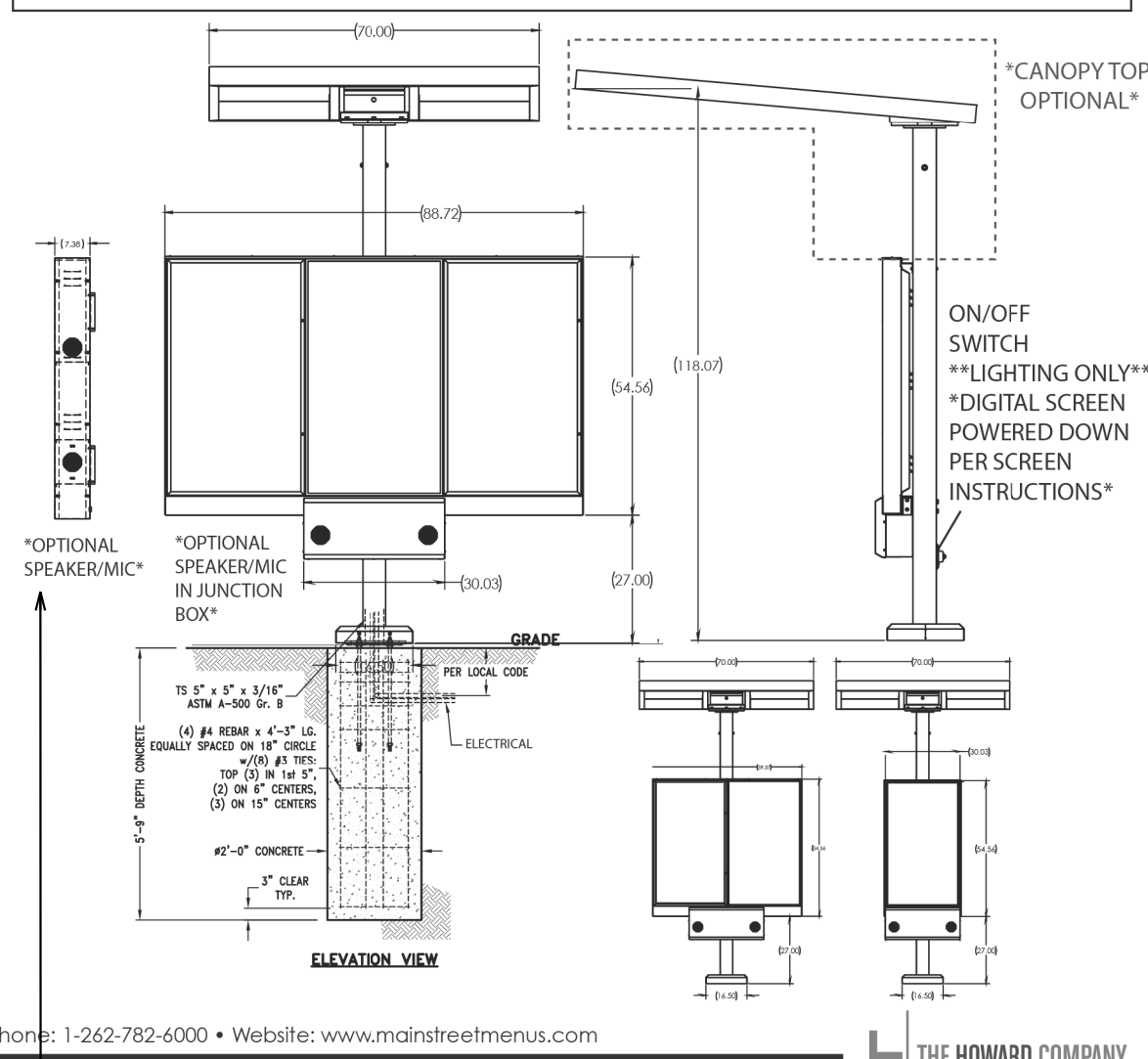


VICINITY MAP
N.T.S.

DT FLEX AIO INSTRUCTIONS

- INSTALL FOUNDATION AND LOCATION PAGES 2-5
- ELECTRICAL WIRING PAGES 6
- INSTALL CANOPY PAGES 7-8
- INSTALL SCREENS PAGES 9-13
- INSTALL GRAPHICS PAGES 14

ONCE INSTALLED DO NOT TURN OFF POWER TO SYSTEM WITHOUT TURNING POWER OFF EACH DIGITAL SCREEN VIA REMOTE. SEE DIGITAL SCREEN INSTRUCTIONS (PACKED 1 PER SCREEN) FOR MORE INFORMATION



Phone: 1-262-782-6000 • Website: www.mainstreetmenus.com
C102376-002 08-28-19 THE HOWARD COMPANY

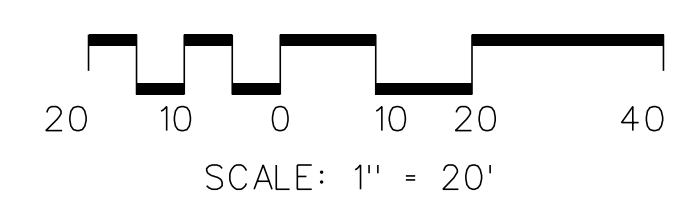
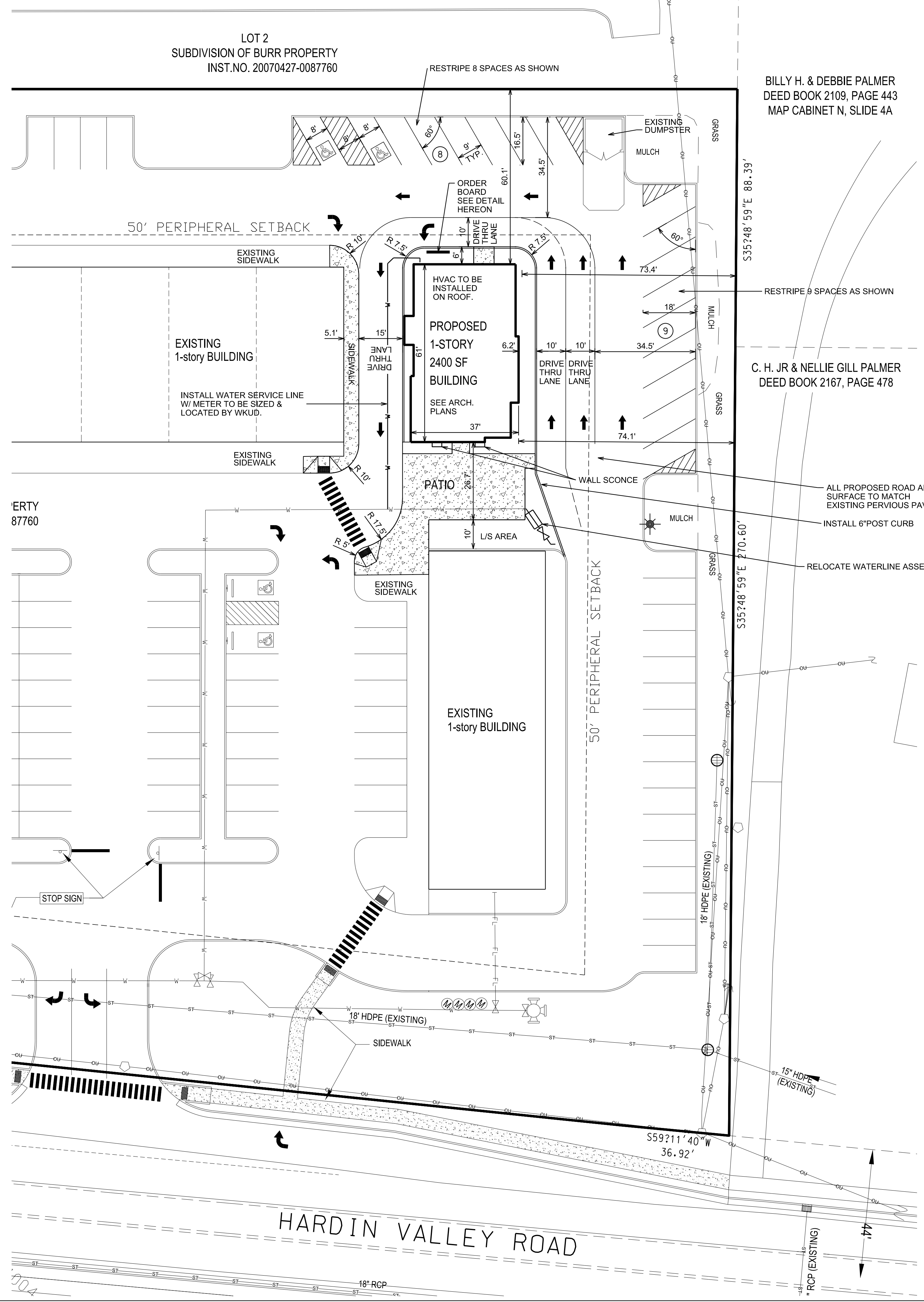
OUTDOOR SPEAKER BOX TO BE LOCATED ON A SEPARATE SPEAKER POST FROM THE MENU BOARD. MAX. VOLUME TO BE 65 DECIBELS. EQUIPMENT SHALL UTILIZE AUTOMATIC VOLUME CONTROL (AVC) TO REDUCE SOUND OUTPUT.

ANTICIPATED HOURS OF OPERATION:
Monday - Saturday: 7 am - 6 pm
Sunday: 8 am - 6 pm

PER COUNTY ZONING ORDINANCE 4.108.1.B

ORDER BOARD DETAIL
N.T.S.

NOTES:
THIS PLAN IS TO SHOW A PROPOSED BUILDING AND PARKING LAYOUT.
THIS PROPERTY IS ZONED PC IN KNOX COUNTY AND IS IN THE TTCDL OVERLAY.
EXISTING CONDITIONS SHOWN WERE PROVIDED BY OTHERS.
FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION.
WATER AND SEWERAGE CONNECTIONS PROVIDED BY WEST KNOX UTILITY DISTRICT. UTILITIES SHOWN FOR APPROXIMATE LOCATION ONLY.
EXISTING SITE LIGHTING TO REMAIN. NEW LIGHTING ON BUILDING ON FRONT FACADE BESIDE DOORS (2). SEE DETAIL HEREON.



LEGEND

- BOUNDARY LINES
- BUILDING SETBACK
- EASEMENT
- PROPOSED CURB
- PROPOSED SIDEWALK
- PARKING SPACE COUNT
- EXISTING WATERLINE
- PROPOSED WATERLINE
- EXISTING LIGHT POLE

Control Number: WALL_CEILING-ARS-1-06_10_2022

ARIA SCENCE LED Specifications

The **Aria - Wall Scence** offers a contemporary architectural shape, superior mechanical features combined with high performance and low maintenance LED sources.

The **ARS-1** is a low-profile luminaire designed to integrate easily into any architectural environment. The **ARS-1** is a full-cutoff, Dark-Sky approved luminaire.

Ordering Information

MODEL	OPTICS	SOURCE	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
ARS-1	T2 Type-2 T3 Type-3 T4 Type-4	16LC S2LC	3A 300mA 5 500mA 7 700mA	3K 3000K 4K 4000K 5K 5000K	UNV 120V/277V 6 247V 5 480V	WM Wall Mount	GY Gray SL Silver/Black BK Black SBK Brush Black WH White SWH Smooth White	PC-120 Button Type Photocell PC-208 Button Type Photocell PC-240 Button Type Photocell PC-277 Button Type Photocell WSC-8 Motion Sensor WSC-20 Motion Sensor GP Graphics CC Custom Color	VRH Remote Hardware ACE Anti-Corrupt Box EBP Emergency Backup VMS Visual Sensor CRD-CR Custom Color EPL-CLD Cold Weather Emergency Locking WSP Weather Seal 90° Mounting Hardware 90° Mounting Hardware DIM Dimming

VISIONAIRE LIGHTING REV. 0 CXCABR22-03

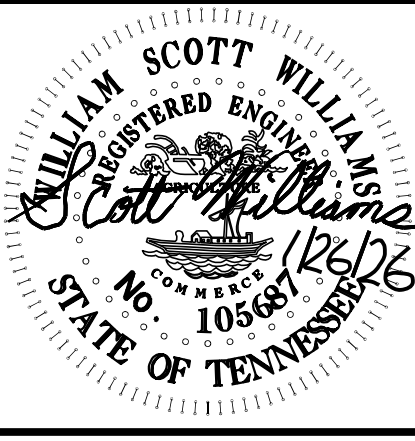
WALL SCENCE
N.T.S.

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
1	1/20/26	PC COMM.
2	1/26/26	PC COMM.

SITE LAYOUT PLAN
K-BREW
10837 HARDIN VALLEY ROAD
KNOXVILLE, TN 37932
DISTRICT 6, KNOX COUNTY, TN
CLT. MAP. 10-26-26



W. SCOTT WILLIAMS & ASSOCIATES
4538 Annelise Way
Knoxville, TN 37921
P: 865.585.5858
E: williams@wscoll.com

CLIENT:
MICHAEL GRAVES
Stacy Cox, AIA
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scoc@micahgraves.com
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w 865.523.5001 x 0300 | c 865.599.4568

ORIGINAL ISSUE:
DEC. 23, 2025

SHEET NO.
C2

JOB NO. 2399

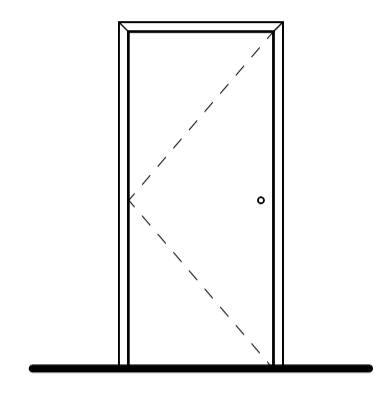
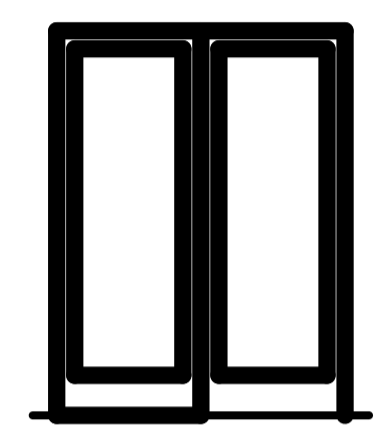
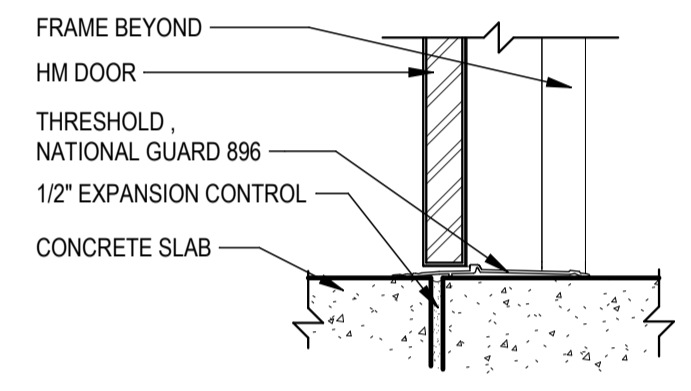
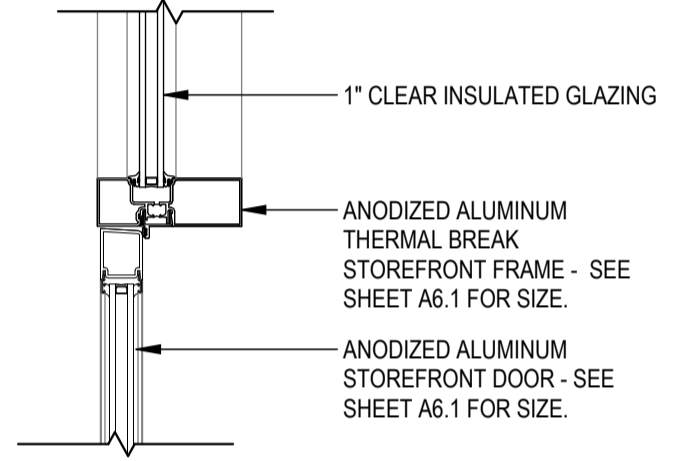
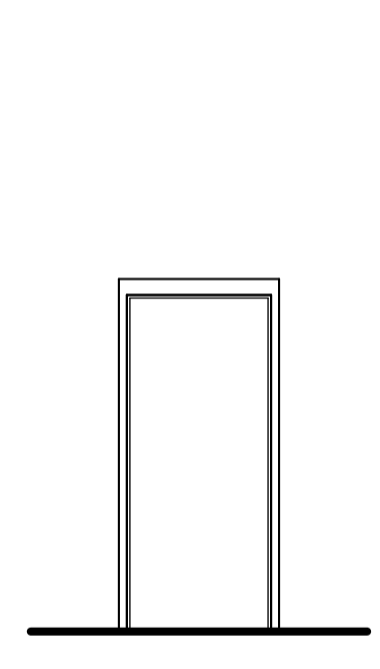
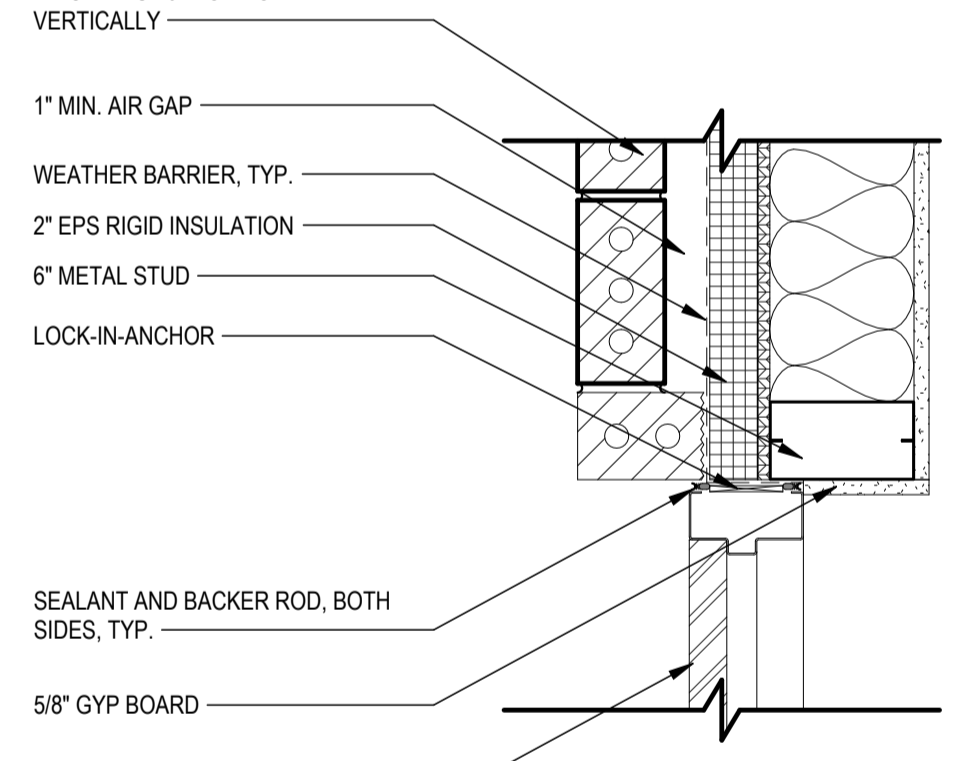
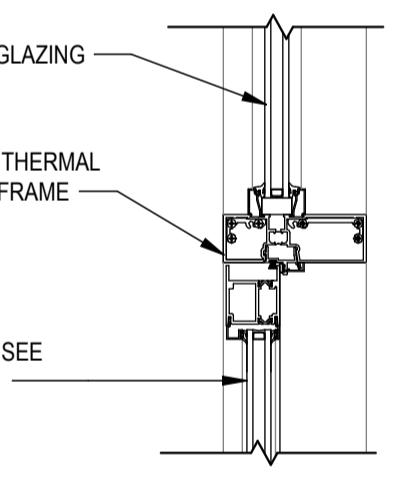
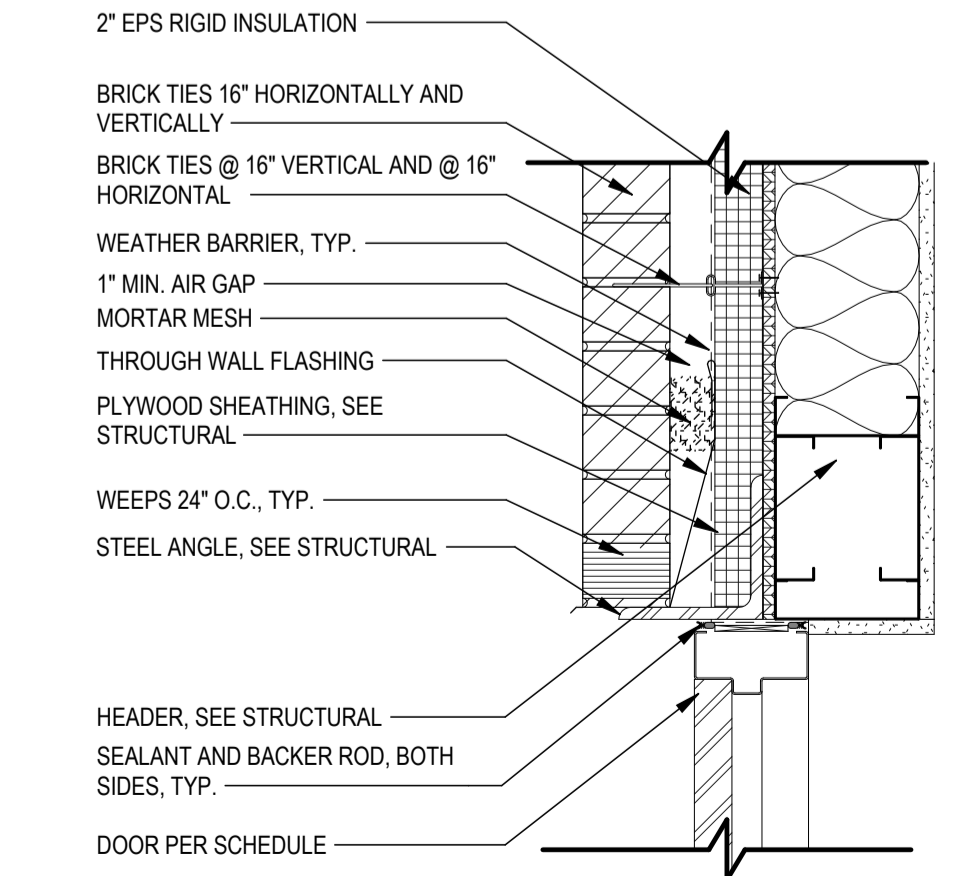
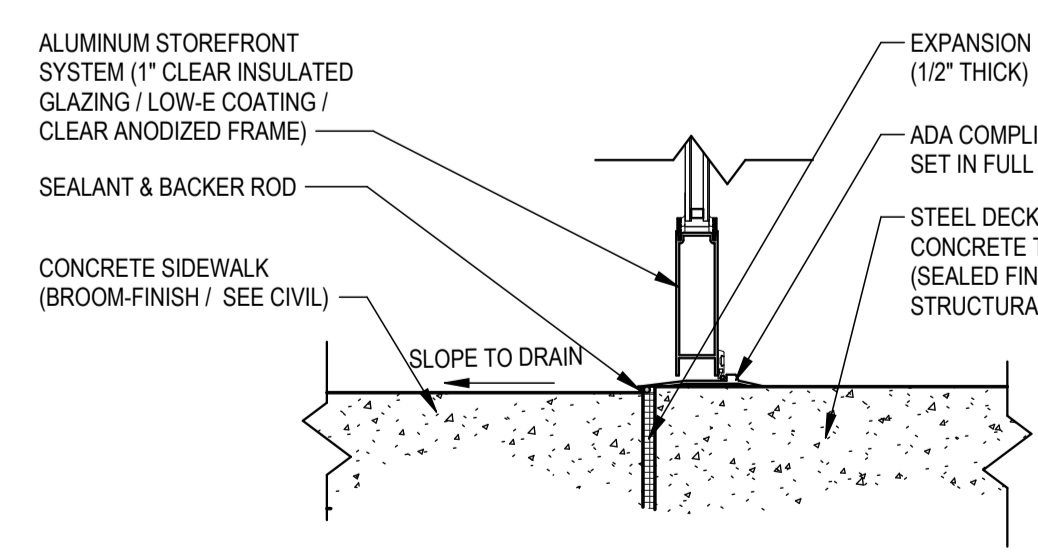


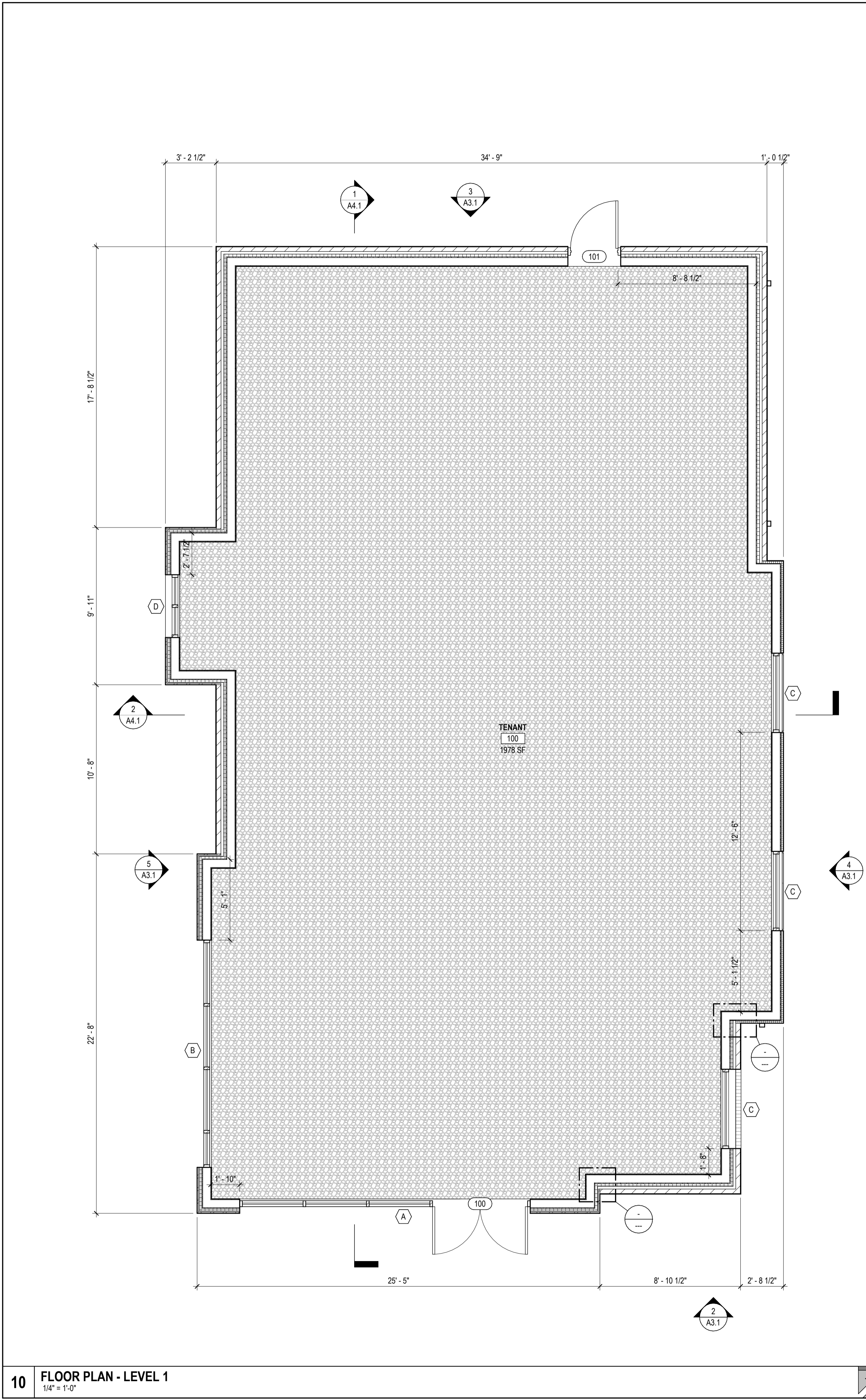
PROJECT PHASE: CONSTRUCTION DOCUMENTS

ISSUE DATE: YYYY.MM.DD		
REVISIONS		
#	DESCRIPTION	DATE

JOB NUMBER: #####
 FLOOR PLAN & DOOR SCHEDULE

A1.1

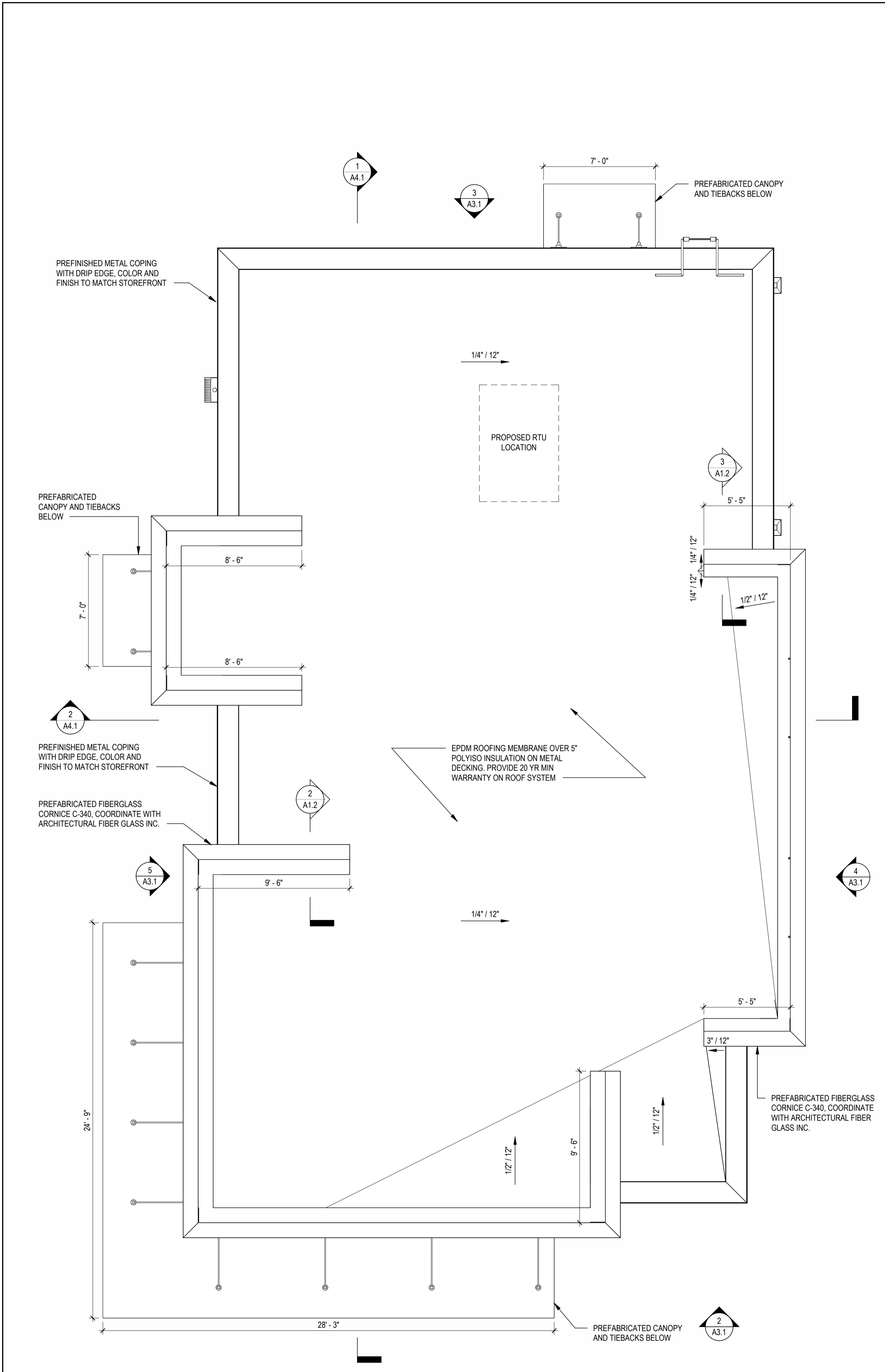
DOOR SCHEDULE														
DOOR NUMBER	DOOR			DOOR TYPE	DOOR MATERIAL	FRAME			Details			HARDWARE	FIRE RATING	COMMENTS
	WIDTH	HEIGHT	THICKNESS			FRAME TYPE	FRAME MATERIAL	HEAD	JAMB	THRESHOLD				
100	6'-0"	8'-0"	0'-1 3/4"	B	AL	0	AL	4/A1.1	5/A1.1	1/A1.1	#1	N/A		
101	5'-0"	7'-0"	0'-1 3/4"	A	HM	1	HM	6/A1.1	7/A1.1	8/A1.1	#2	N/A		
10	DOOR SCHEDULE NTS													
<p>HARDWARE SET #1 ALUMINUM STOREFRONT DOOR: 100 DOOR COMPLETE WITH ALL REQUIRED HARDWARE INCLUDING: BUTTS PUSH PULLS CLOSERS CYLINDER LOCK DOOR SWEEP WEATHER-STRIPPING THRESHOLD</p>				<p>HARDWARE SET #2 HOLLOW METAL DOOR: 101 DOOR COMPLETE WITH ALL REQUIRED HARDWARE INCLUDING: BUTTS EXIT DEVICE DOOR CLOSER CYLINDER LOCK DOOR SWEEP WEATHER-STRIPPING THRESHOLD DRIP CAP PEEP HOLE</p>				 <p>A NO LITE FLUSH PANEL</p>  <p>B FULL LITE STILE & RAIL</p>						
9	DOOR HARDWARE NTS													
 <p>FRAME BEYOND HM DOOR THRESHOLD NATIONAL GUARD 896 1/2" EXPANSION CONTROL CONCRETE SLAB</p>				 <p>1" CLEAR INSULATED GLAZING ANODIZED ALUMINUM THERMAL BREAK STOREFRONT FRAME - SEE SHEET A6.1 FOR SIZE. ANODIZED ALUMINUM STOREFRONT DOOR - SEE SHEET A6.1 FOR SIZE.</p>				 <p>1 HOLLOW-METAL 4" HEAD</p>						
8	Ext HM Door Sill Detail @ Metal Stud 1 1/2" = 1'-0"													
<p>BRICK TIES 16" HORIZONTALLY AND VERTICALLY 1" MIN. AIR GAP WEATHER BARRIER, TYP. 2" EPS RIGID INSULATION 6" METAL STUD LOCK-IN-ANCHOR</p>  <p>SEALANT AND BACKER ROD, BOTH SIDES, TYP. 5/8" GYP BOARD DOOR AND FRAME PER SCHEDULE</p>				<p>1" CLEAR INSULATED GLAZING ANODIZED ALUMINUM THERMAL BREAK STOREFRONT FRAME ANODIZED ALUMINUM STOREFRONT DOOR - SEE SHEET A6.1 FOR SIZE.</p> 				<p>2 DOOR FRAME TYPES NTS</p>						
7	Exterior Door Jamb 1 1/2" = 1'-0"													
<p>2" EPS RIGID INSULATION BRICK TIES 16" HORIZONTALLY AND VERTICALLY BRICK TIES @ 16" VERTICAL AND @ 16" HORIZONTAL WEATHER BARRIER, TYP. 1" MIN. AIR GAP MORTAR MESH THROUGH WALL FLASHING PLYWOOD SHEATHING, SEE STRUCTURAL WEEPS 24" O.C., TYP. STEEL ANGLE, SEE STRUCTURAL</p>  <p>HEADER, SEE STRUCTURAL SEALANT AND BACKER ROD, BOTH SIDES, TYP. DOOR PER SCHEDULE</p>				<p>ALUMINUM STOREFRONT SYSTEM (1" CLEAR INSULATED GLAZING / LOW-E COATING / CLEAR ANODIZED FRAME) SEALANT & BACKER ROD CONCRETE SIDEWALK (BROOM-FINISH / SEE CIVIL) EXPANSION MATERIAL (1/2" THICK) ADA COMPLIANT THRESHOLD SET IN FULL BED OF MASTIC STEEL DECKING WITH CONCRETE TOPPING (SEALED FINISH / SEE STRUCTURAL)</p>  <p>SLOPE TO DRAIN</p>				<p>1 Exterior Storefront Door Threshold at Concrete 1 1/2" = 1'-0"</p>						
6	Exterior Door Head 1 1/2" = 1'-0"													
5	Exterior Storefront Door Jamb Detail 1 1/2" = 1'-0"													
4	Exterior Storefront Door Head Detail 1 1/2" = 1'-0"													
3	DOOR PANEL TYPES NTS													
2	DOOR FRAME TYPES NTS													
1	Exterior Storefront Door Threshold at Concrete 1 1/2" = 1'-0"													



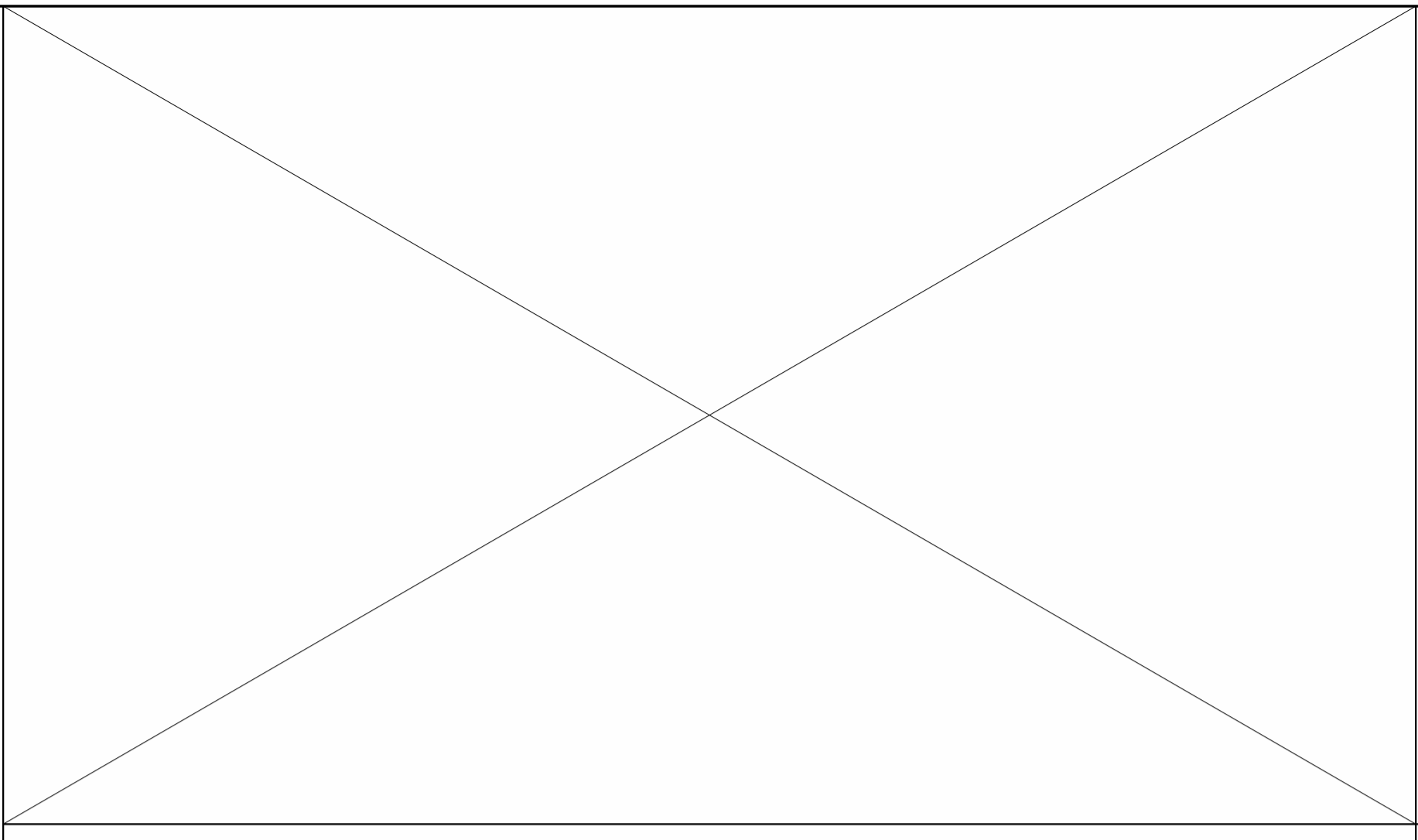
10 FLOOR PLAN - LEVEL 1
1/4" = 1'-0"

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 Drawn By: Author
 Checked By: R24, ahrngshbrvrt
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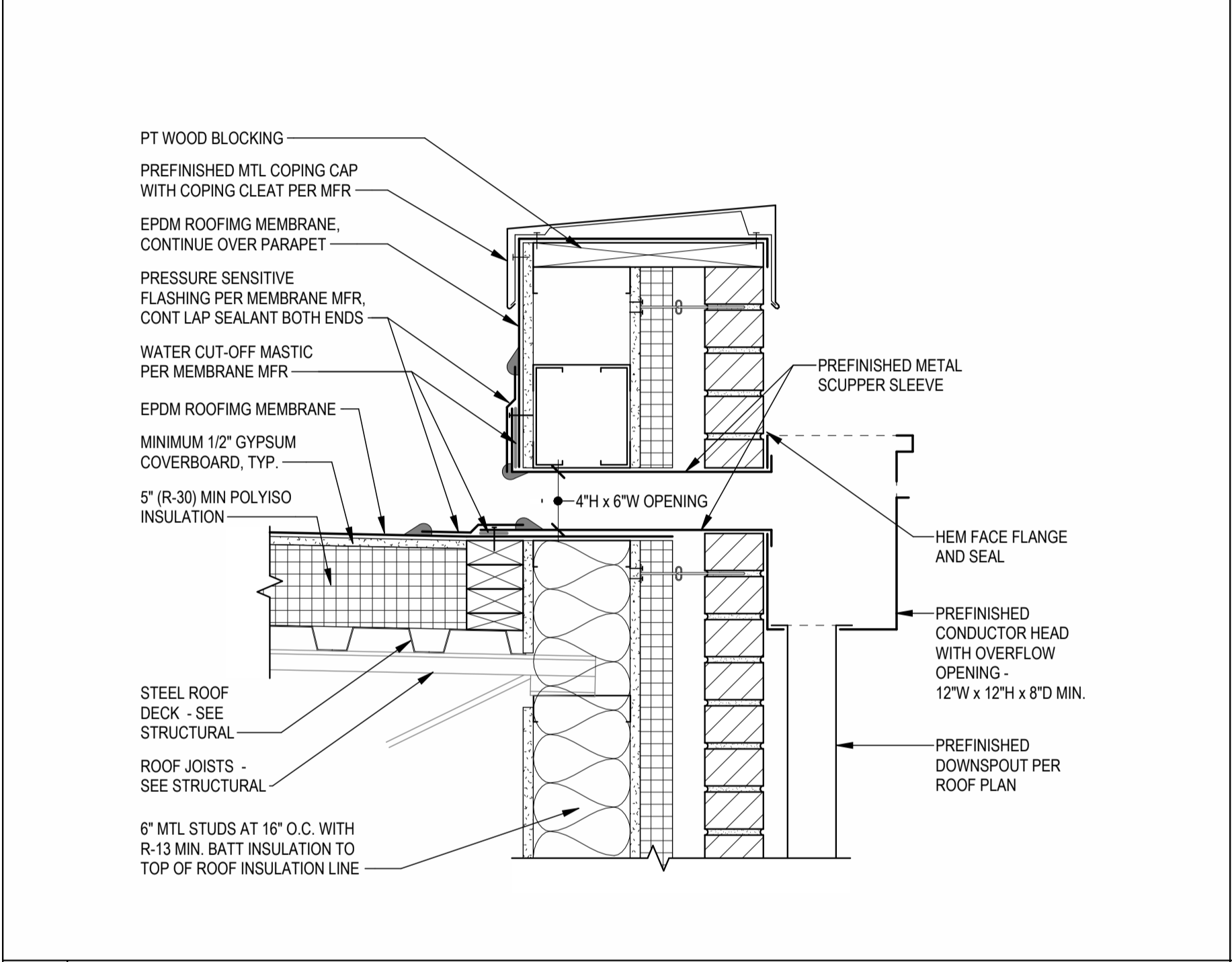
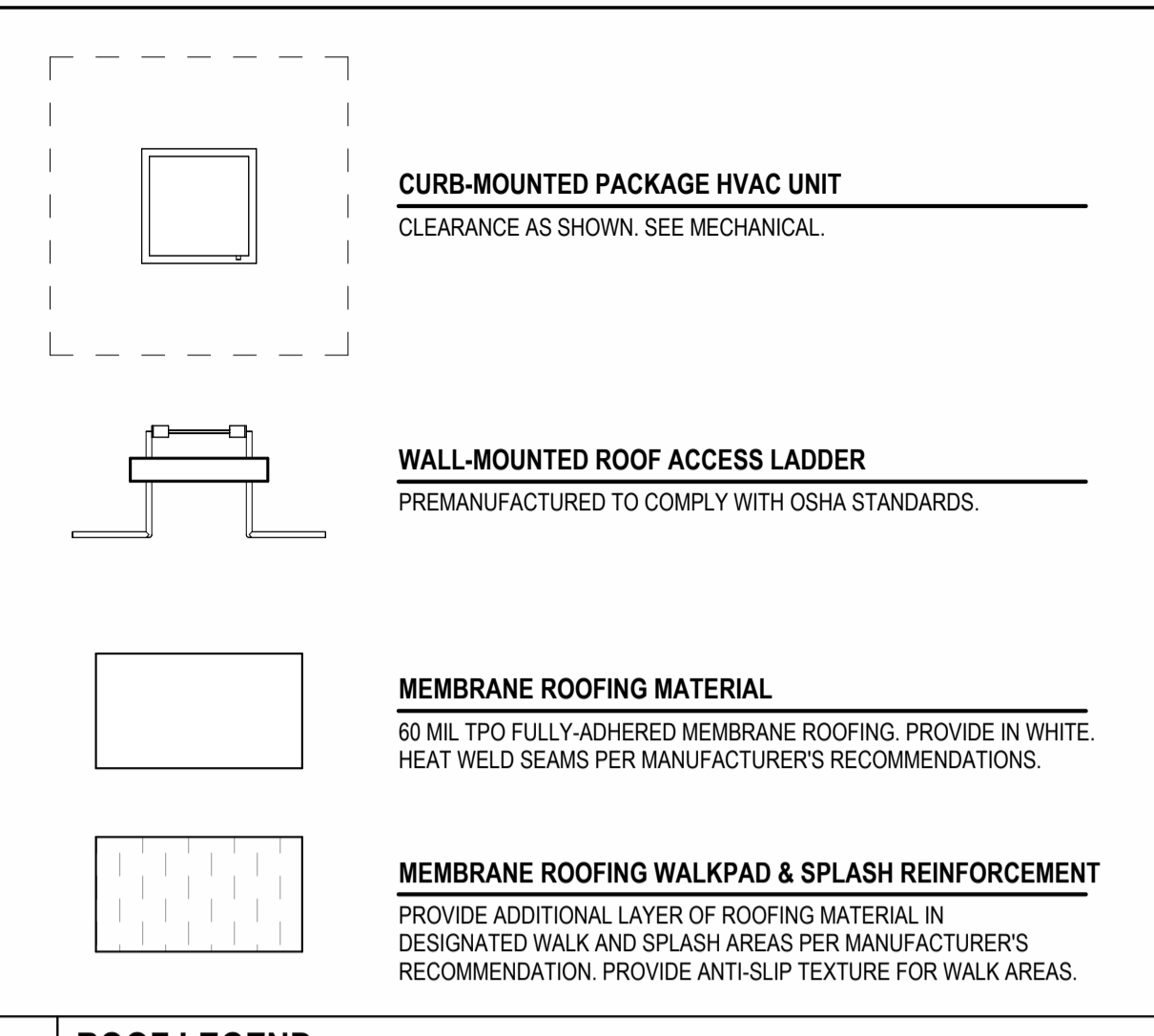
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 Checked By: R24, alringsher@mg.com
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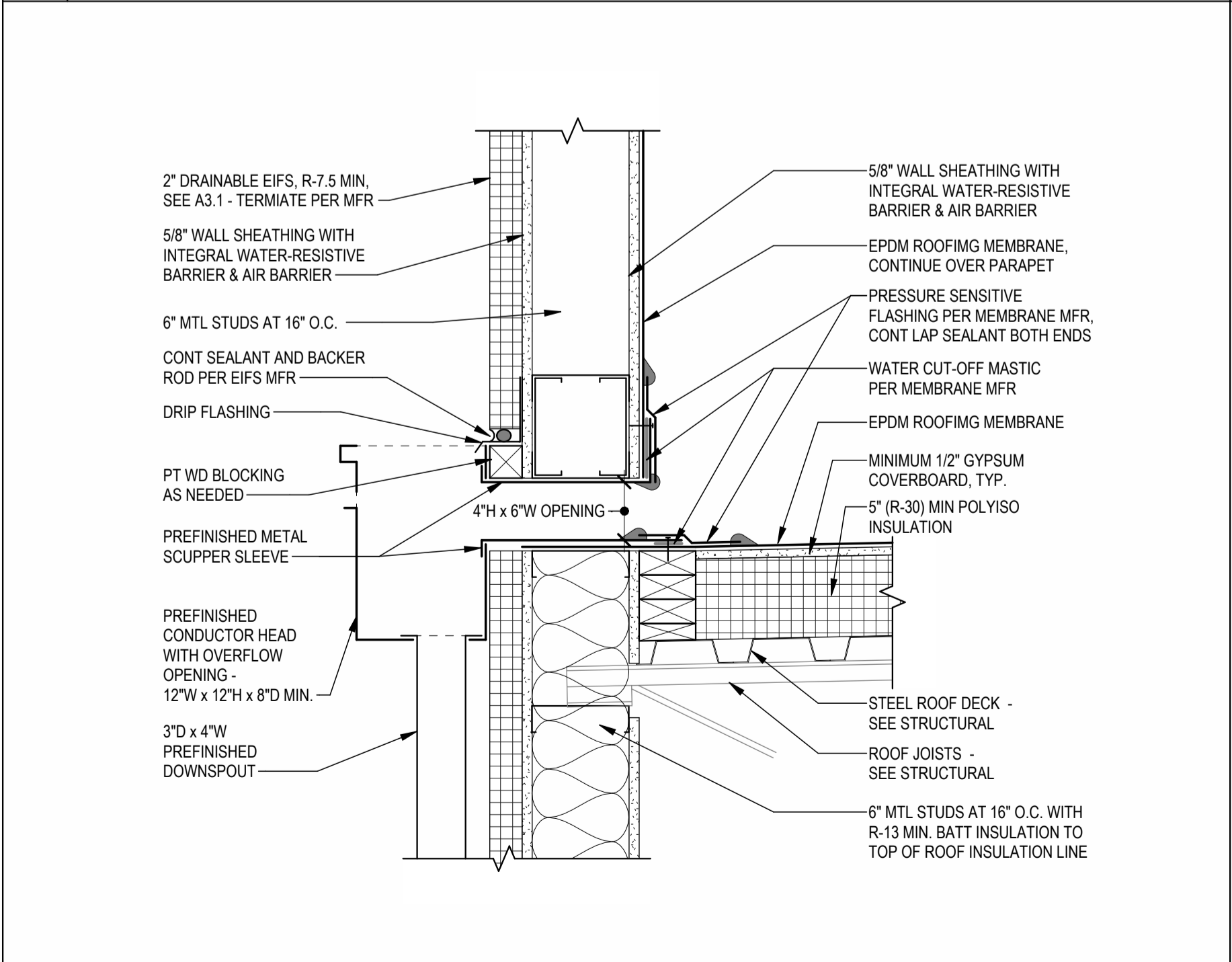
1 ROOF PLAN
1/4" = 1'-0"



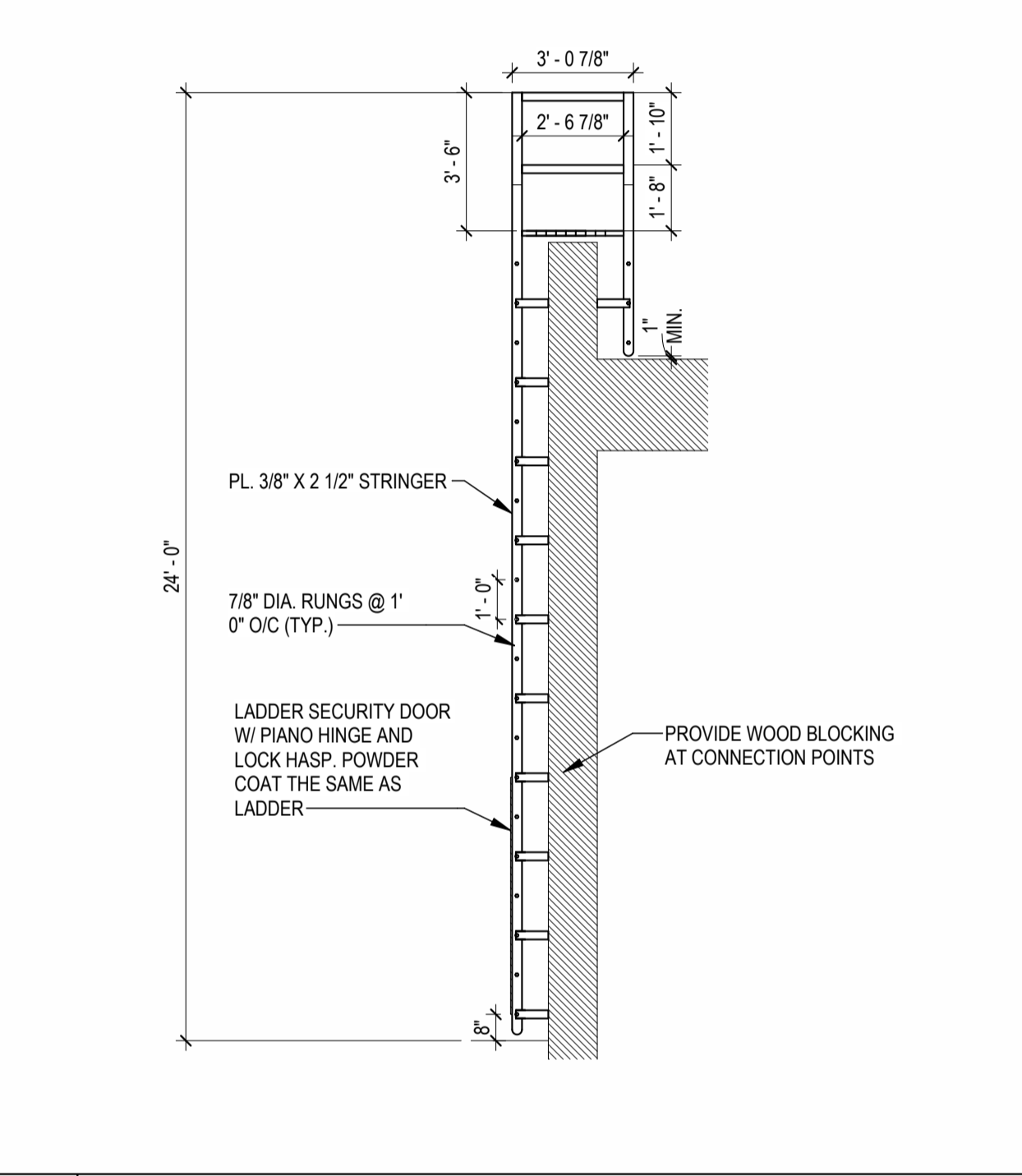
1 ROOF LEGEND
NTS



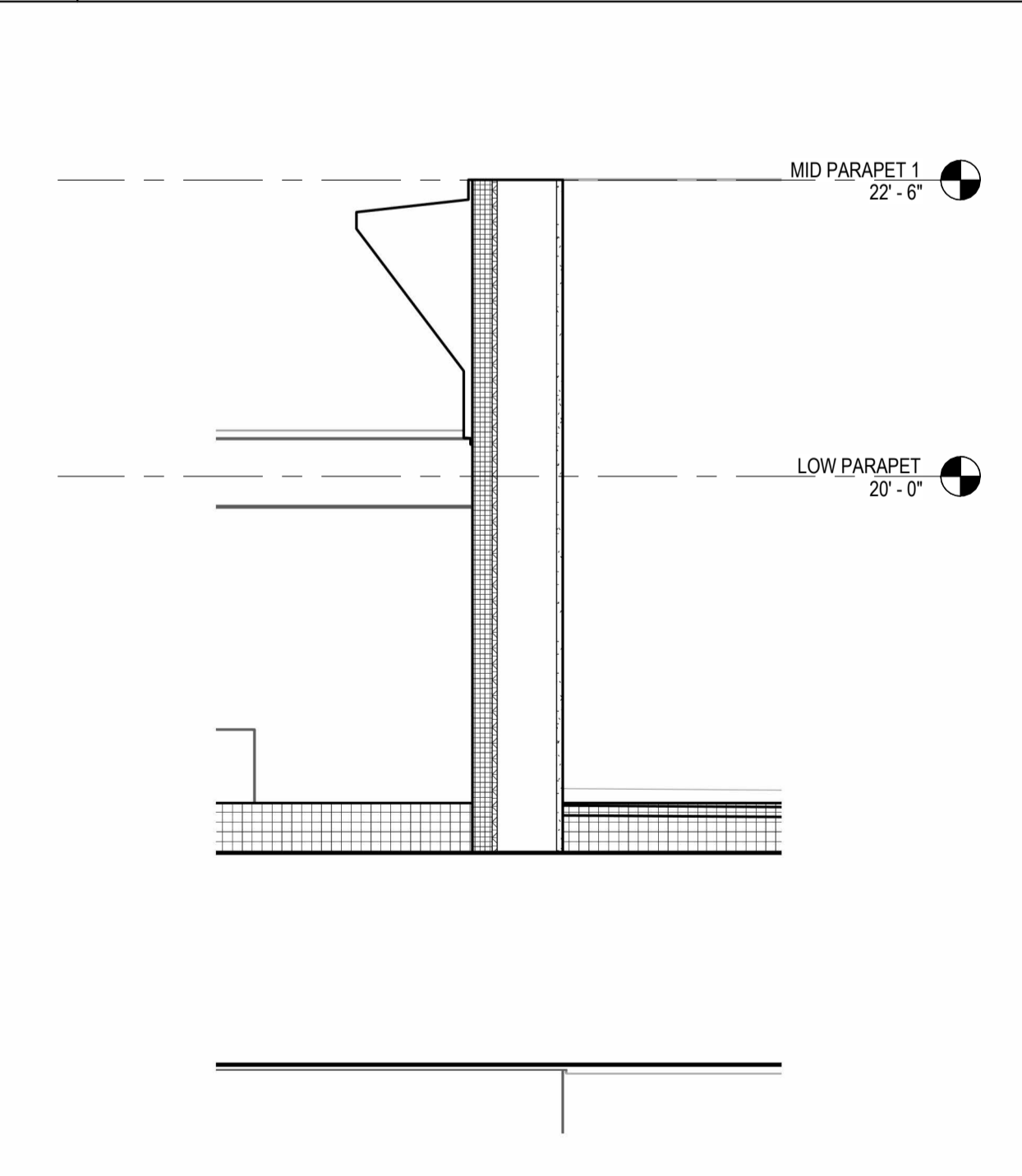
5 DETAIL- SCUPPER AT BRICK
1 1/2" = 1'-0"



6 DETAIL- SCUPPER AT EIFS
1 1/2" = 1'-0"



4 DETAIL - ROOF ACCESS LADDER
1/4" = 1'-0"



3 Section 2
3/4" = 1'-0"

A NEW SHELL BUILDING FOR
HARDIN VALLEY SHOPPING CENTER

10813 HARDIN VALLEY RD
 KNOXVILLE, TN 37932

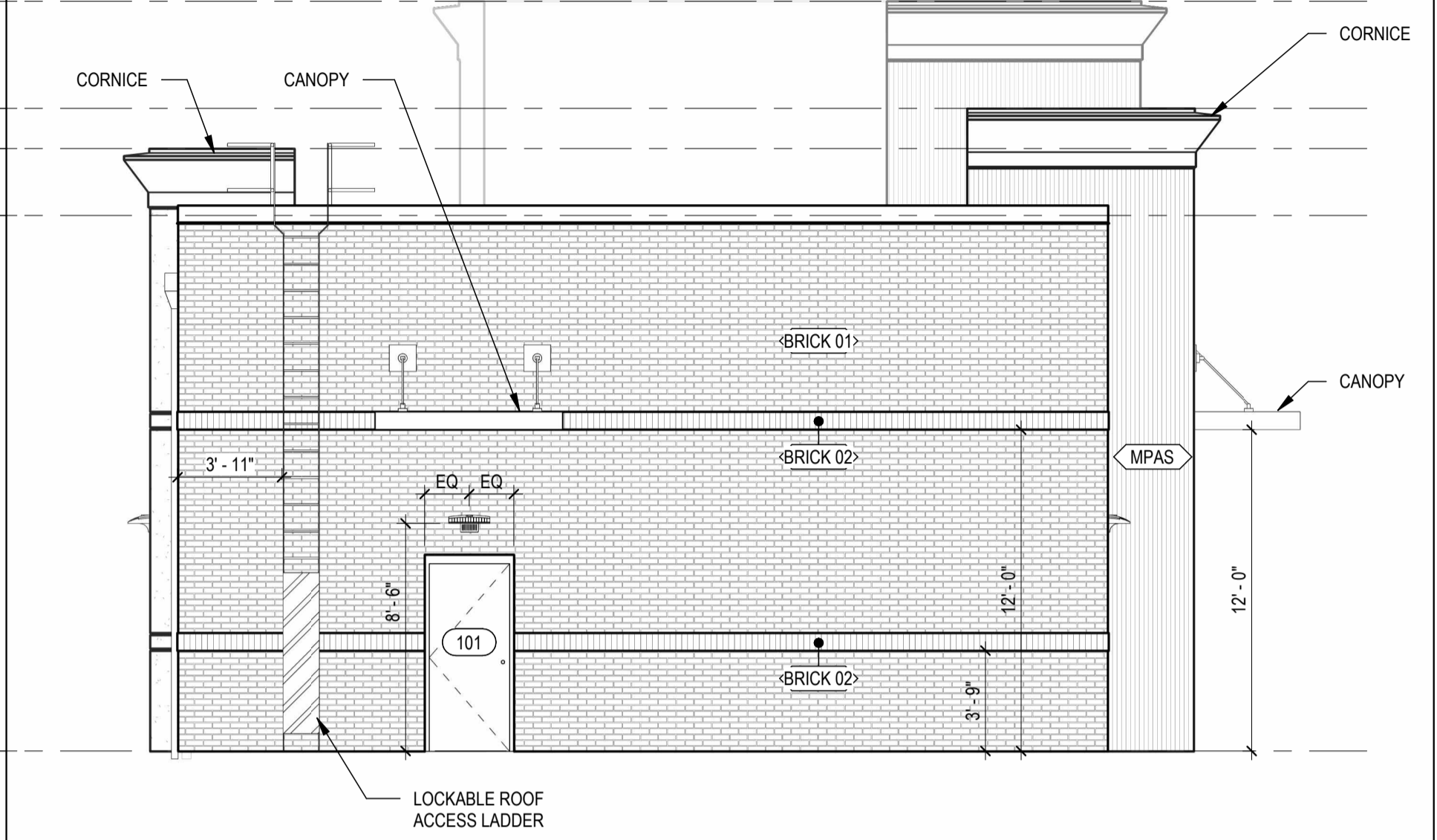
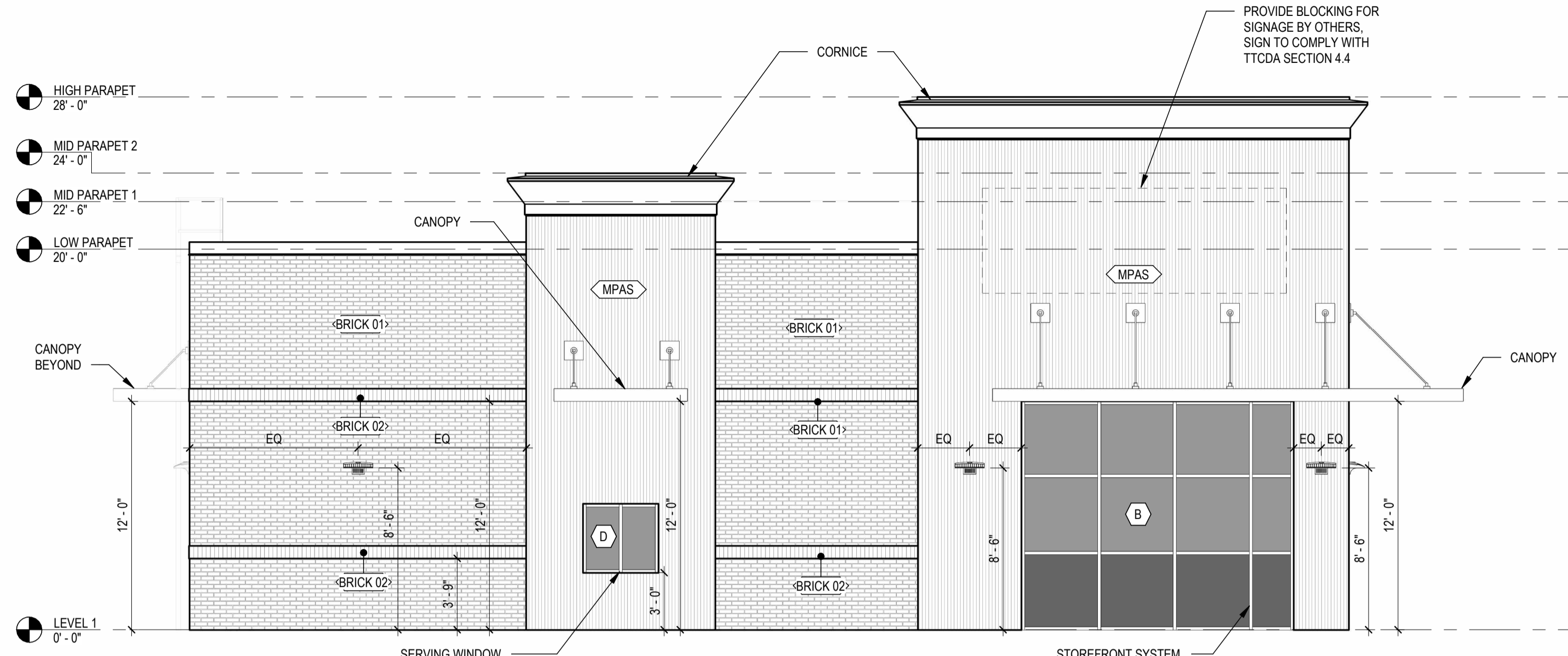


PROJECT PHASE: CONSTRUCTION DOCUMENTS

ISSUE DATE: YYYY.MM.DD		
REVISIONS		
#	DESCRIPTION	DATE

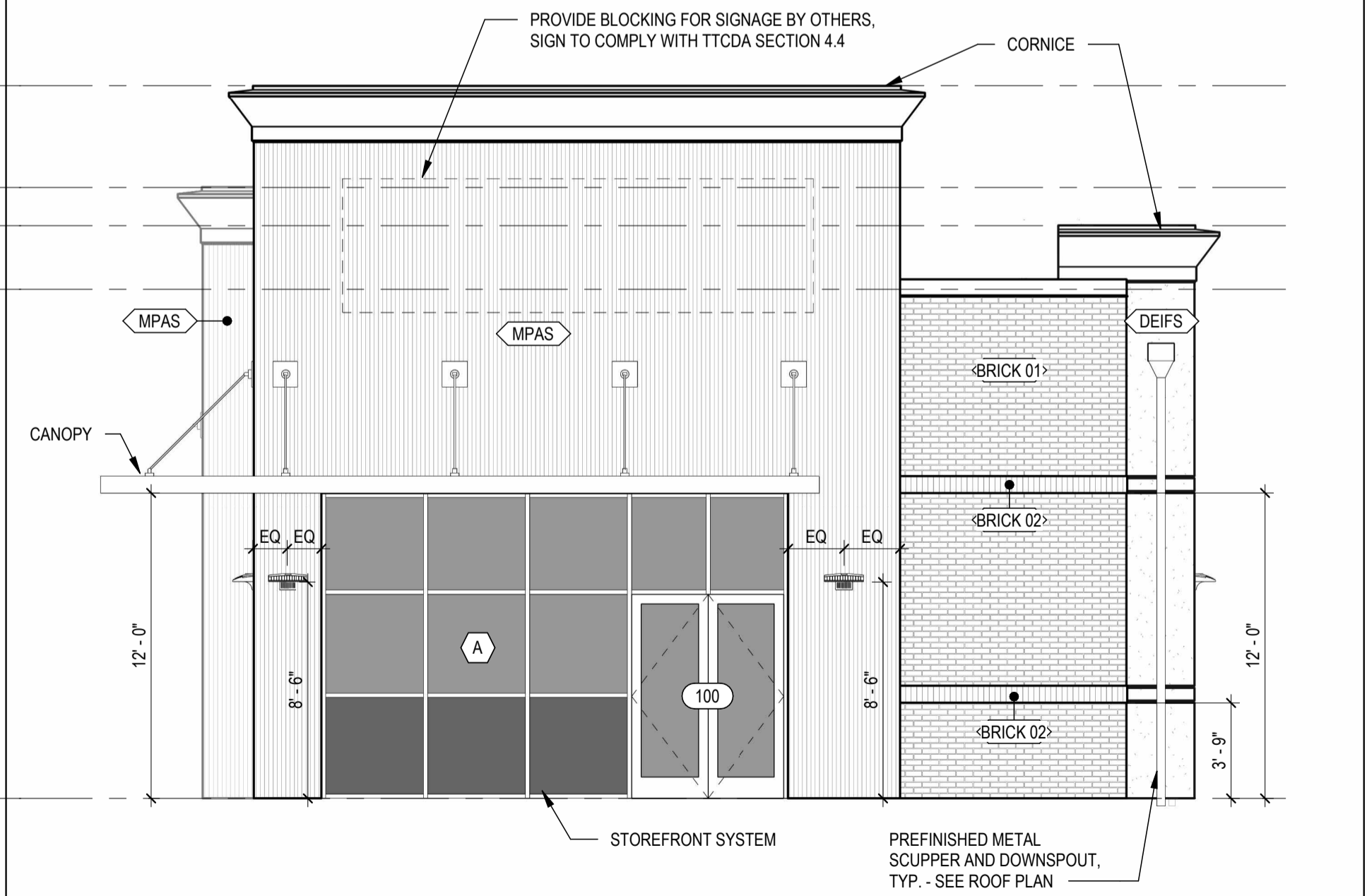
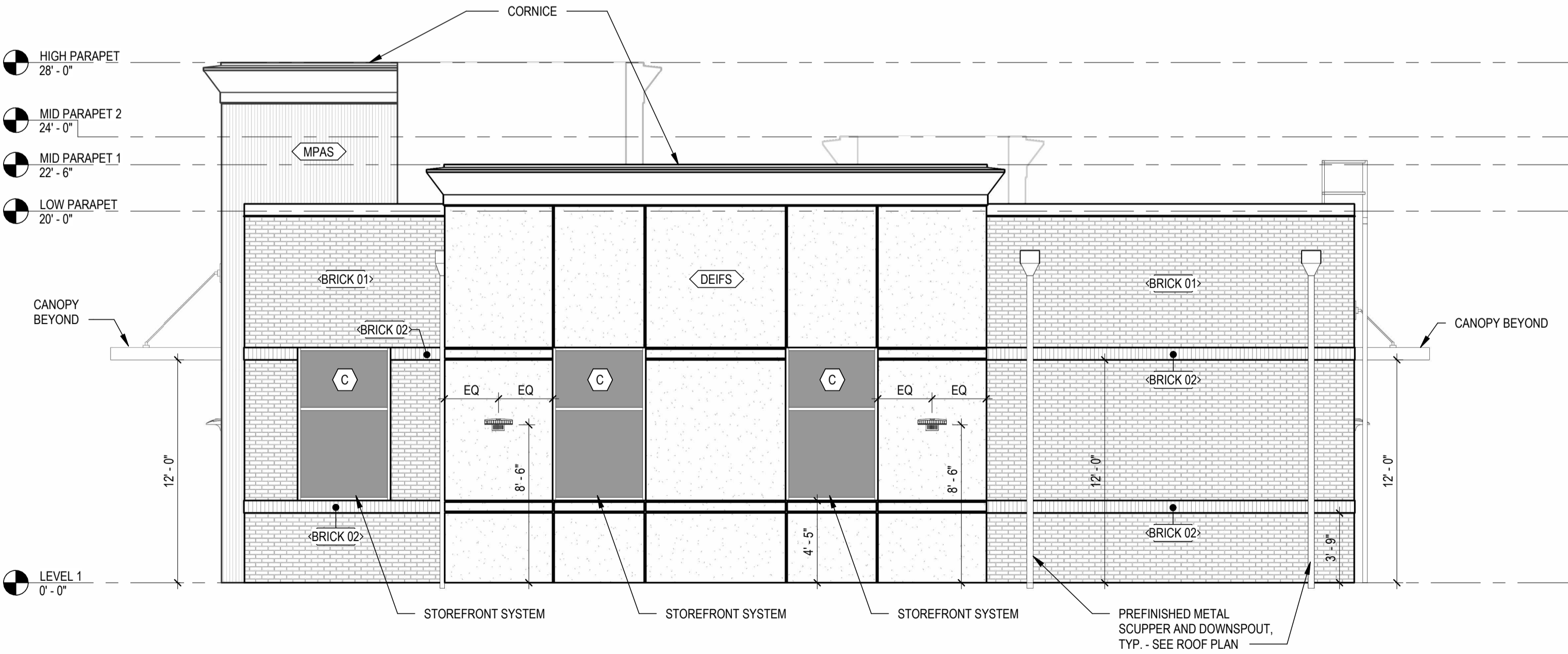
JOB NUMBER: #####
 ROOF PLAN

A1.2



5 BUILDING ELEVATION - SIDE (WEST)
3/16" = 1'-0"

3 BUILDING ELEVATION - REAR (NORTH)
3/16" = 1'-0"



4 BUILDING ELEVATION- SIDE (EAST)
3/16" = 1'-0"

2 BUILDING ELEVATION - FRONT (SOUTH)
3/16" = 1'-0"

- BRICK 01: GENERAL SHALE 'BLUE RIDGE REGENT'
- BRICK 02: GENERAL SHALE 'MILLSTONE' SOLDIER COURSE
- DRAINABLE EIFS (DEIFS): OUTSULATION HDICI SYSTEM OR EQUAL SAND FINISH PAINT TO MATCH SHERWIN WILLIAMS SW1017 'DORIAN GRAY'
- METAL PANELS: MBI MASTERLINE 16 SERIES COLOR: SLATE GRAY
- METAL PANEL ATTACHMENT SYSTEM (MPAS): KNIGHT HGI GIRT SYSTEM, HORIZONTAL ONLY SPACED AT 24" O.C. MAX
- STOREFRONT SYSTEM: ANODIZED ALUMINUM FINISH: DARK BRONZE 1" CLEAR INSULATED GLASS TO MEET IECC REQUIREMENTS
- COPING CAP: PREFINISHED METAL COPING WITH DRIP EDGE COLOR TO MATCH STOREFRONT
- CORNICE: PREFABRICATED FIBERGLASS ARCHITECTURAL FIBERGLASS INC. PROFILE: C-453 PAINT TO MATCH COPING CAP
- CANOPY: COLOR AND FINISH TO MATCH STOREFRONT SEE ROOF PLAN

A NEW SHELL BUILDING FOR
HARDIN VALLEY SHOPPING CENTER

10813 HARDIN VALLEY RD
KNOXVILLE, TN 37932

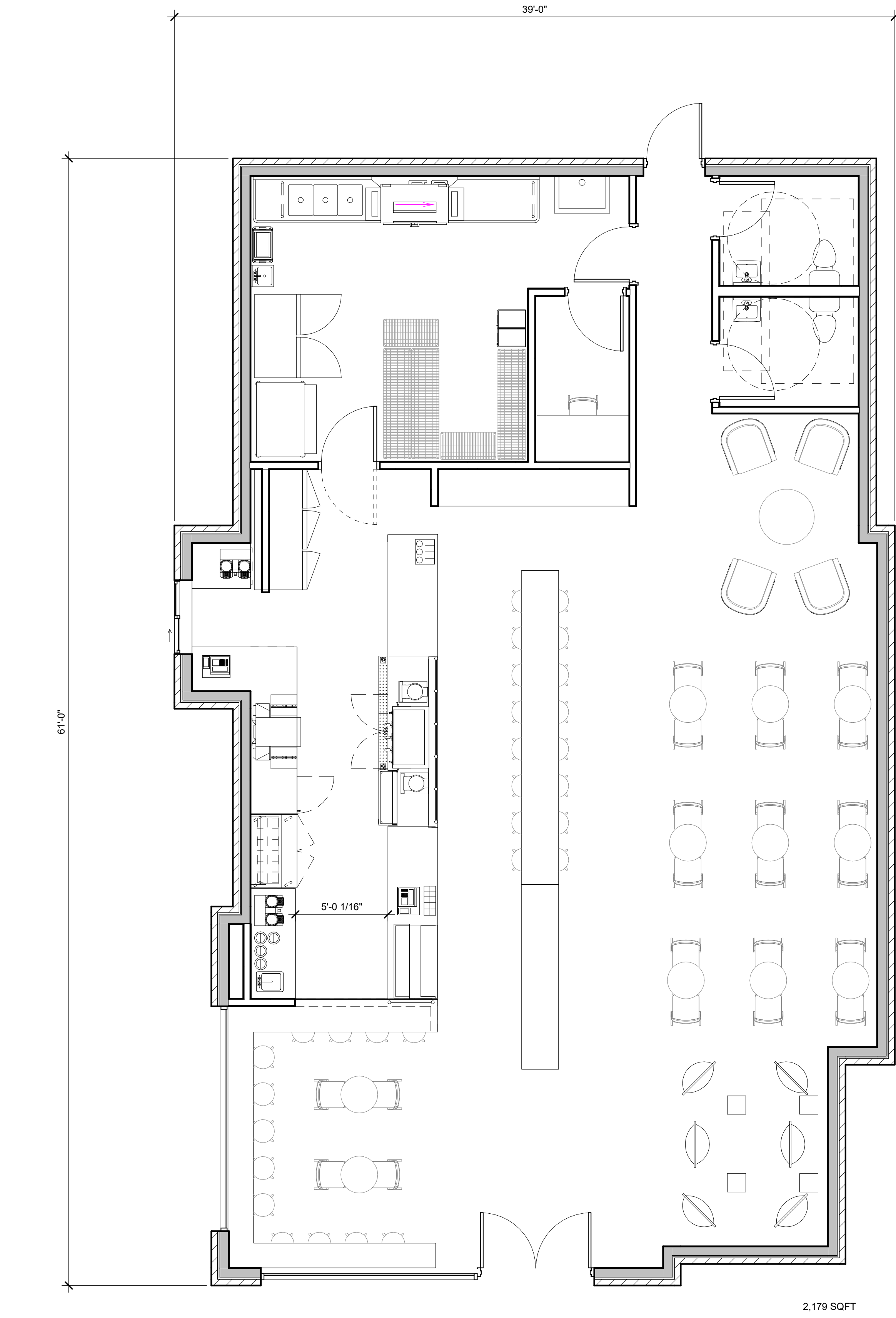


PROJECT PHASE: CONSTRUCTION DOCUMENTS

ISSUE DATE: YYYY.MM.DD		
REVISIONS		
#	DESCRIPTION	DATE

JOB NUMBER: #####
BUILDING ELEVATIONS

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 Checked By:
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1 MAIN FLOOR - PLAN
 A110 1/4" = 1'-0"



DESIGN DEVELOPMENT
 PRELIMINARY
 FOR APPROVAL
 NOT FOR
 CONSTRUCTION
 REVIEW SUBMITTAL

PROJECT NAME
 NEW CONSTRUCTION
 Street Address
 City, State, Zip

ISSUE	DATE	ISSUED FOR

DRAWN BY: MB

FLOOR PLAN - FIRST FLOOR

A110

PROJECT : 25259
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