

ALLEY (R.O.W.)

PROPERTY LINE

2 EMPLOYEES - 1 REQUIRED, 1 PROVIDED
ADA SPACES - 1 PROVIDED

2 SPACES REQUIRED, 2 SPACES PROVIDED.

INDUSTRIAL ESTABLISHMENTS: ONE (1) PER
TWO (2) EMPLOYEES ON THE COMBINED
TWO (2) LARGEST SUCCESSIVE SHIFTS,
PLUS ADEQUATE PARKING SPACE FOR
CUSTOMER AND VISITOR VEHICLES AS
DETERMINED BY THE PLANNING
COMMISSION. BUILDING NOT OPEN TO THE
PUBLIC.

BREWERY AREA: 3,744 SF
OFFICE AREA: 516 SF
TOTAL GROSS SF: 4,260 SF

ADD WALL SOURCE HERE:
BACK IN PARKING ONLY

ADD WALL SOURCE HERE:
BACK IN PARKING ONLY

LINE OF ROOF OVERHANG ABOVE

8'-0"

9'-2"

18'-0"



PARKING SPACES (1 EXISTING SPACE +
1 NEW ADA SPACE)

wheel stop

EXIST.
DOCK LIFT
FLUSH WITH
EXISTING
PAVEMENT

50 gal bar

50 gal bar

50 gal bar

50 gal bar

EXIT

COMPRESSOR

MILLROOM/MILL STORAGE

MILL

10 MIL. WEIGHT

10 MIL. WEIGHT

10 MIL. WEIGHT

10 MIL. WEIGHT

10 MIL. WEIGHT

10 MIL. WEIGHT

10 MIL. WEIGHT

10 MIL. WEIGHT

10 MIL. WEIGHT

10 MIL. WEIGHT

10 MIL. WEIGHT

10 MIL. WEIGHT

10 MIL. WEIGHT

17'-8"

MASH TUN

MAIN PLATFORM

OVERFLOW PLATFORM

BREW KETTLE

BREW HOUSE

HEAT EXCHANGER

WATER

12"

110T LIQUOR

104
BREWERY

BREWERY AREA: 3,744 SF

107
TOILET

ADA

105
COOLER

17'-8"

EXIT

OFFICE AREA: 516 SF

EXIT

100
ENTRY LOBBY

EXIT

101
LAB

102
TOILET

ADA

103
OFFICE

DOOR TO NOT SWING OVER PROPERTY LINE (R.O.W.)
[OCCUPANCY LESS THAN 50 PEOPLE, DOOR TO SWING IN]

REPLACE TWO CRACKED/DAMAGED PANELS AT EXISTING SIDEWALK
TO MEET CDR. ENGINEERING STANDARDS.

PROPERTY LINE

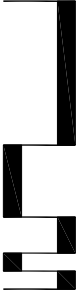
40'-0"

0

4'

8'

16'



SCALE: 3/32" = 1'-0"

TRUE NORTH



PROJECT NORTH



4-H-17-UR

Revised: 3/28/2017

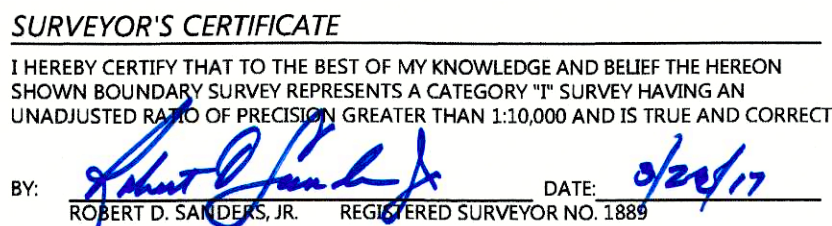
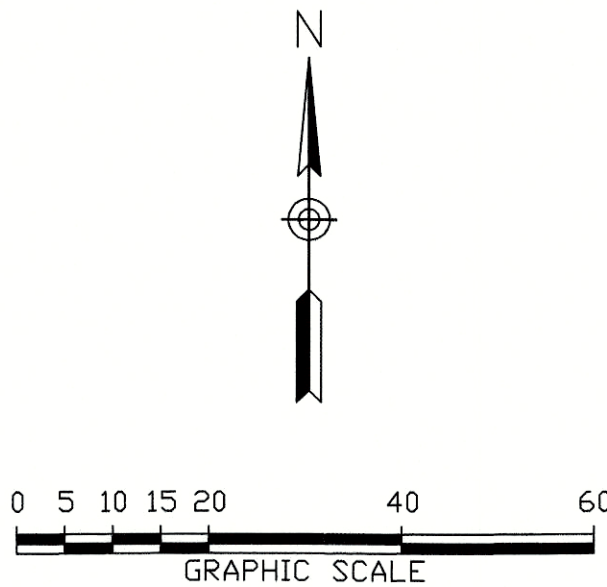
ELST BREWING COMPANY LLC
2417 N. CENTRAL STREET
KNOXVILLE, TENNESSEE 37917
SPA PROJECT #: 1618

SANDERS PACE ARCHITECTURE
514 W. JACKSON AVENUE; STE 102
KNOXVILLE, TN 37902
T 865.329.0316 | F 865.546.2348

LEVEL 01 | BREWERY
SK.001
DATE: 03/28/17 - REV 02 - POST DEV. MTG.

1. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
2. PARCELS NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 81-K. GROUP A.
3. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
4. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
5. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.
6. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.
7. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER OF DEEDS OFFICE OF KNOX COUNTY, TN.
8. SURVEY FIELD DATA COLLECTED ON 2/15/17.

LOT NO.	()
PARCEL NO.	○
IRON ROD (OLD)	⊙ IR(O)
IRON ROD (SET)	⦿ IR(N)
IRON PIPE (OLD)	⊙ IP(O)
IRON PIPE (SET)	⦿ IP(N)
P K NAIL (OLD)	⊙ PK(O)
CONCRETE MON (OLD)	◻ MON(O)
CONCRETE MON (SET)	◼ MON(N)
PROPERTY LINE	_____
CONTOUR LINE (MAJ)	_____500_____
CONTOUR LINE (MIN)	_____502_____
UNDERGROUND TELEPHONE LINE	_____
UNDERGROUND ELECTRIC LINE	_____
OVERHEAD POWER LINE	_____
SANITARY SEWER LINE	_____
STORM SEWER LINE	_____
WATER LINE	_____
GAS LINE	_____
GUARDRAIL	_____
TELEPHONE MANHOLE	⑦
TELEPHONE RISER	⊗ TR
TELEPHONE PEDESTAL	⊠ TP
ELECTRIC RISER	⊗ ER
ELECTRIC METER	⌚ E
TRAFFIC SIGNAL POST	⦿
UTILITY POLE	⤵
GUY WIRE	←
LIGHT POST	☀
TRAFFIC SIGNAL BOX	◻ TSB
SANITARY SEWER MANHOLE	⑤
STORM SEWER MANHOLE	①
CURB INLET	⌚
CATCH BASIN	⌚
CLEANOUT	○ CO
FIRE HYDRANT	⌚
WATER METER	⌚ W
WATER VALVE	⌚ WV
IRRIGATION CONTROL VALVE	○ ICV
GAS METER	⌚ G
GAS VALVE	⌚ GV
SIGN POST	⤵
BOLLARD	⊙
CONCRETE	◻

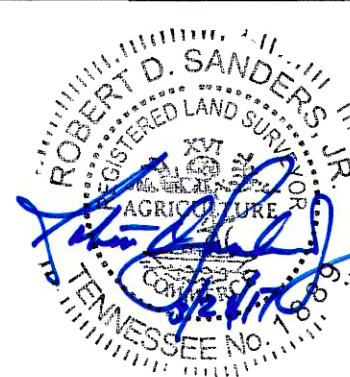


4-H-17-UR
Revised: 3/28/2017



JOHN SANDERS
514 W JACKSON AVENUE
SUITE 102
KNOXVILLE, TN 37902
PHONE 865-329-0316

BOUNDARY & AS-BUILT SURVEY
2417 N CENTRAL
SECOND CIVIL DISTRICT KNOX COUNTY, TN
17TH WARD CITY OF KNOXVILLE, TN

[illegible]

PROJECT NUMBER	554317004
DRAWING NUMBER	1 OF 1
DRAWING NAME	S.1