



PROJECT DATA	
APPLICABLE CODES	
2019 INTERNATIONAL BUILDING CODE (IBC)	
2018 INTERNATIONAL FUEL GAS CODE (IFGC)	
2018 INTERNATIONAL MECHANICAL CODE (IMC)	
2018 INTERNATIONAL PLUMBING CODE (IPC)	
2017 NFPA 70 NATIONAL ELECTRICAL CODE	
2018 INTERNATIONAL FIRE CODE (IFC)	
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)	
2009 ANSI/ICC ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES	
JURISDICTION: KNOX COUNTY, TENNESSEE	
ZONING: PC10 (PLANNED COMMERCIAL/TECHNOLOGY OVERLAY)	
PROPOSED OCCUPANCY: B-BUSINESS (F-2 ACCESSORY OCCUPANCY PER 2016 IBC, SECTION 508.2)	

	NEW IMPERVIOUS AREA
	NEW PERVIOUS AREA
	NEW ASPHALT
	OVERHEAD ELECTRICAL
	UNDERGROUND ELECTRICAL
	SEWER

M15	SITE PLAN LEGEND
	N.T.S

<b>GROUND AREA COVERAGE (PER TTCD DESIGN GUIDELINES 1.3.1)</b>	
MAXIMUM GROUND AREA COVERAGE:	25%
PROPOSED GROUND AREA COVERAGE:	
EXISTING:	3,025 SF
ADDITIONAL PROPOSED:	2,123 SF
TOTAL:	5,148 SF
GAC = 5,148 SF / 352,787 SF (GROSS LOT AREA) =	1.4% < 25% (COMPLIES)
<b>FLOOR AREA RATIO (PER TTCD DESIGN GUIDELINES 1.3.2)</b>	
MAXIMUM FLOOR AREA RATIO:	30%
PROPOSED FLOOR AREA:	
EXISTING FLOOR AREA:	5,465 SF
ADDITIONAL PROPOSED FLOOR AREA:	2,123 SF
TOTAL:	7,588 SF
FAR = 7,588 SF / 352,787 SF (GROSS LOT AREA) =	2.2% < 30% (COMPLIES)
<b>IMPERVIOUS AREA RATIO (PER TTCD DESIGN GUIDELINES 1.3.3)</b>	
MAXIMUM IMPERVIOUS AREA RATIO:	70%
PROPOSED IMPERVIOUS AREA:	
EXISTING IMPERVIOUS AREA:	50,241 SF
ADDITIONAL IMPERVIOUS AREA:	5,375 SF
TOTAL:	55,375 SF
IAR = 55,375 SF / 352,787 SF (GROSS LOT AREA) =	15.7% < 70% (COMPLIES)
<b>MINIMUM REQUIRED SETBACKS (PER TTCD DESIGN GUIDELINES 1.4.1; TABLE 2)</b>	
FRONT YARD (1-STORY BUILDING):	20 FEET / 60 FEET*
SIDE YARD:	50 FEET
REAR YARD:	20 FEET
ABUTTING RESIDENTIAL ZONE:	100 FEET
* WITH PARKING IN FRONT YARD	
<b>SITE CIRCULATION (PER TTCD DESIGN GUIDELINES 1.6)</b>	
INTERNAL ACCESS STREET WIDTH (1.6.3):	22-24 FEET MINIMUM
SIDEWALKS AND PATHWAY WIDTH (1.6.6):	5 FEET MINIMUM
<b>PARKING (PER TTCD DESIGN GUIDELINES 1.7)</b>	
(1.7.1) PARKING MUST MEET THE STANDARDS OF THE KNOXVILLE OR KNOX COUNTY ZONING ORDINANCES FOR THEIR RESPECTIVE ZONES, UNLESS THE REQUIREMENTS OF THESE DESIGN GUIDELINES ARE MORE RESTRICTIVE.	
<b>MINIMUM AND MAXIMUM PARKING SPACES (1.7.5; TABLE 3)</b>	
LAND USE:	ALL OTHER NON-RESIDENTIAL USES
MINIMUM REQUIRED:	2 PER 1000 SF OF GROSS FLOOR AREA
MAXIMUM REQUIRED:	3.5 PER 1000 SF OF GROSS FLOOR AREA
2,123 (GROSS FLOOR AREA) / 1000 = 2.1 x 2 = 4.2	4 PARKING SPACES MINIMUM
2,123 (GROSS FLOOR AREA) / 1000 = 2.1 x 3.5 = 7.35	8 PARKING SPACES MAXIMUM
PARKING SPACES PROVIDED:	4 (COMPLIES)
<b>OFF-STREET PARKING STALL MINIMUM SIZE REQUIREMENTS (1.7.6; TABLE 4)</b>	
PARKING ANGLE:	90 DEGREES
STALL DEPTH TO WALL / TO CURB:	17.5 FEET / 15.5 FEET
STALL WIDTH:	9 FEET
AISLE DEPTH:	26 FEET

E15	CODE COMPLIANCE
	N.T.S

<b>DRAINAGE NOTES</b>	
<ul style="list-style-type: none"> <li>NO EXISTING SUB-SURFACE STORMWATER SYSTEM SERVING THE FACILITY.</li> <li>EXISTING IMPERVIOUS AREAS SHEET FLOW AND DISCHARGE VIA CURB CUTS TO LAWN AREAS</li> <li>A DETENTION POND NOT ANTICIPATED FOR THE PROJECT</li> <li>MINOR STORM COLLECTION AND CONVEYANCE COMPONENTS ARE ANTICIPATED FOR THIS PROJECT, E.G., DOWNSPOUT BOOTHS, PVC PIPE ROOF DRAIN LEADERS, PERFORATED PVC PIPES FOR UNDERDRAINS, ETC. ALTERNATE METHODS OF RUN-OFF REDUCTION MAY BE UTILIZED, E.G., BIO-RETENTION (RAIN GARDENS), CISTERNS FOR REUSE, ETC.</li> </ul>	
<b>GRADING NOTES</b>	
<ul style="list-style-type: none"> <li>GRADING WILL, IN GENERAL, MATCH EXISTING ELEVATIONS AND ESTABLISHED GRADES.</li> <li>PRIOR TO COMMENCING GRADING ACTIVITIES, THE AFFECTED AREAS SHALL BE CLEARED AND GRUBBED OF ALL SURFACE MATERIALS.</li> <li>THERE SHALL BE NO BouldERS, STUMPS, OR OTHER OBSTRUCTIONS REMAINING AT PORTIONS OF THE SITE TO RECEIVE PAVEMENT, SIDEWALKS, BUILDINGS, ETC. THIS TYPE OF UNSUITABLE MATERIAL SHALL BE REMOVED TO A DEPTH OF 2 FEET BELOW THE SUBGRADE.</li> <li>MATERIAL THAT IS NOT TO BE USED DURING FINAL CONSTRUCTION IS TO BE DISPOSED OF IN A LOCATION APPROVED BY THE OWNER.</li> <li>TOPSOIL ON ANY AFFECTED AREA SHALL BE STRIPPED TO FULL DEPTH AND STOCKPILED AT AN APPROVED LOCATION.</li> <li>GRADING FOR THE SITE SHALL BE LIMITED TO THE AMOUNT NECESSARY TO PROVIDE ADEQUATE DRAINAGE WHILE ALLOWING FOR A TRAVERSABLE SITE.</li> <li>ALL AREAS TO RECEIVE FILL SHALL BE PROOF-ROLLED PRIOR TO PLACEMENT.</li> <li>FILL MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES, WHERE REQUIRED. TOPSOIL SHALL BE SPREAD AND PLACED A MINIMUM OF 6 INCHES IN DEPTH.</li> <li>DURING CONSTRUCTION, THE CONTRACTOR WILL BE REQUIRED TO MAINTAIN A FREE DRAINING SITE THAT DOES NOT ALLOW WATER TO ACCUMULATE ON THE SITE.</li> </ul>	

A15	SITE WORK NOTES
	N.T.S

NEW CONSTRUCTION FOR:  
**WILD SPACES BREWERY AND FARMSTEAD**  
 940 SANCTUARY LANE  
 KNOXVILLE, TN 37932  
 SPA PROJECT #: 1921

OWNER:  
**WILD SPACES BREWERY AND FARMSTEAD**  
 940 SANCTUARY LANE  
 KNOXVILLE, TN 37932  
 T (865) 207-8675  
 E rob@wildspacesbrewing.com  
 CONTACT: ROBERT WALLACE

CIVIL ENGINEER:  
**ARDURRA GROUP, INC.**  
 10330 HARDIN VALLEY RD  
 SUITE 201  
 KNOXVILLE, TN 37932  
 T (865) 690-6419  
 E agray@ardurra.com  
 CONTACT: AARRON GRAY, P.E.

LANDSCAPE ARCHITECT:  
**WMWA LANDSCAPE ARCHITECTS**  
 1426 WILLIAMS STREET,  
 SUITE 12  
 CHATTANOOGA, TN 37408  
 T (423) 551-3800  
 E mwmw@wmwala.com  
 CONTACT: MATT WHITAKER, ASLA

ARCHITECT:  
**SANDERS PACE ARCHITECTURE**  
 514 W. JACKSON AVENUE  
 SUITE 102  
 KNOXVILLE, TN 37902  
 T (865) 329-0316  
 E jsanders@sanderspace.com  
 CONTACT: JOHN SANDERS, FAIA

STRUCTURAL ENGINEER:  
**HAINES STRUCTURAL GROUP**  
 800 S GAY STREET, SUITE 1750  
 KNOXVILLE, TN 37929  
 T (865) 329-9920  
 E bhaines@haines-sg.com  
 CONTACT: BOBBY HAINES, P.E., S.E.

MECHANICAL ENGINEER:  
**ENGINEERING SERVICES GROUP, INC.**  
 900 EAST HILL AVE. SUITE 350  
 KNOXVILLE, TN 37915  
 T (865) 522-0393  
 E nvalukas@esg1989.com  
 CONTACT: NATE VALUKAS, P.E.

PLUMBING ENGINEER:  
**ENGINEERING SERVICES GROUP, INC.**  
 900 EAST HILL AVE. SUITE 350  
 KNOXVILLE, TN 37915  
 T (865) 522-0393  
 E nvalukas@esg1989.com  
 CONTACT: NATE VALUKAS, P.E.

ELECTRICAL ENGINEER:  
**ENGINEERING SERVICES GROUP, INC.**  
 900 EAST HILL AVE. SUITE 350  
 KNOXVILLE, TN 37915  
 T (865) 522-0393  
 E edhenderson@esg1989.com  
 CONTACT: ED HENDERSON, P.E.

NO.	ISSUE	DATE
	TTCD APPLICATION	30 MAY 2023

SITE PLAN- TTCD  
**TTCD-1**  
 © 2023 SANDERS PACE ARCHITECTURE

TTCD FILE NUMBER: 7-B-23-TOB

A1	SITE PLAN
	1" = 30'











