



**GEORGE
ARMOUR
EWART
ARCHITECT**

404 Bearden Park Circle
Knoxville, TN 37919
865.602.7771
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www.georgeewart.com

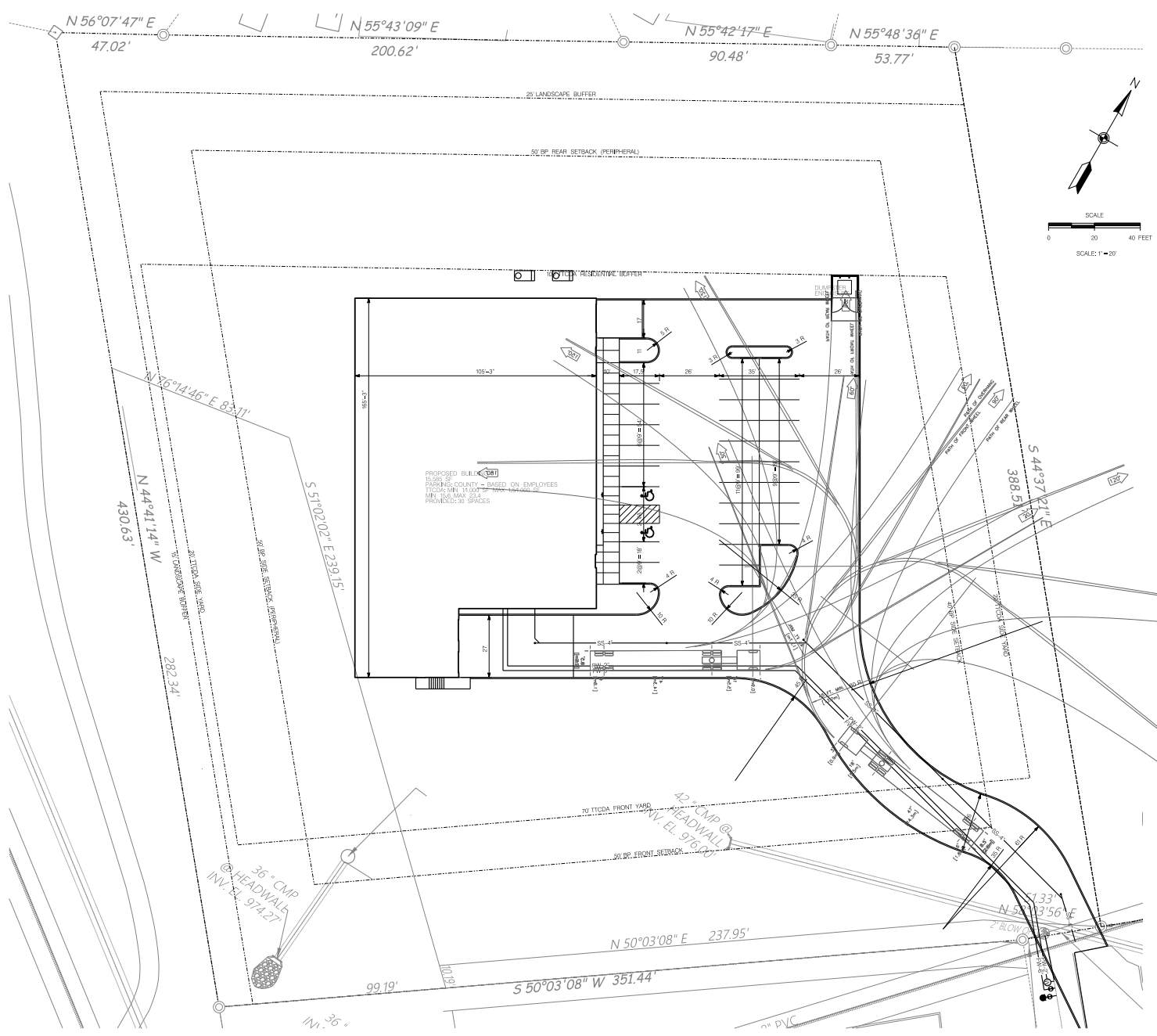
TTCCA 7-4-23-TOB, PC 7-C-23-DP
A NEW BUILDING FOR
**LAUREL PROPERTIES
PARTNERSHIP**
CORRIDOR PARK BLVD.,
LOT 14, DATA LANE
KNOX COUNTY, TN
AREA - 3.6 ACRES



CONCEPT SITE PLAN

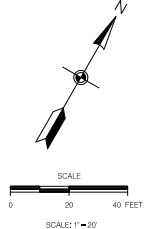
DATE: 13 JUN 2023
PROJECT NO.: 23052
PROJ. MGR.: G.B.

PL01



LEGEND:

EXISTING	PROPOSED	DESCRIPTION
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
		FIRE HYDRANT
		SURFACE FLOW
		SILT FENCING
		CURB
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		RP RAP



PROJECT DATA
 USE: OFFICE/WAREHOUSE
 ZONING: BPTO
 BUILDING SF: 15,559 SF
 PARCEL: 118 17325

PARKING SUMMARY
 PARKING REQUIRED:
 KNOX COUNTY - BASED ON NUMBER OF EMPLOYEES
 TTCCA - MIN 11,000 SF MAX 151,000 SF

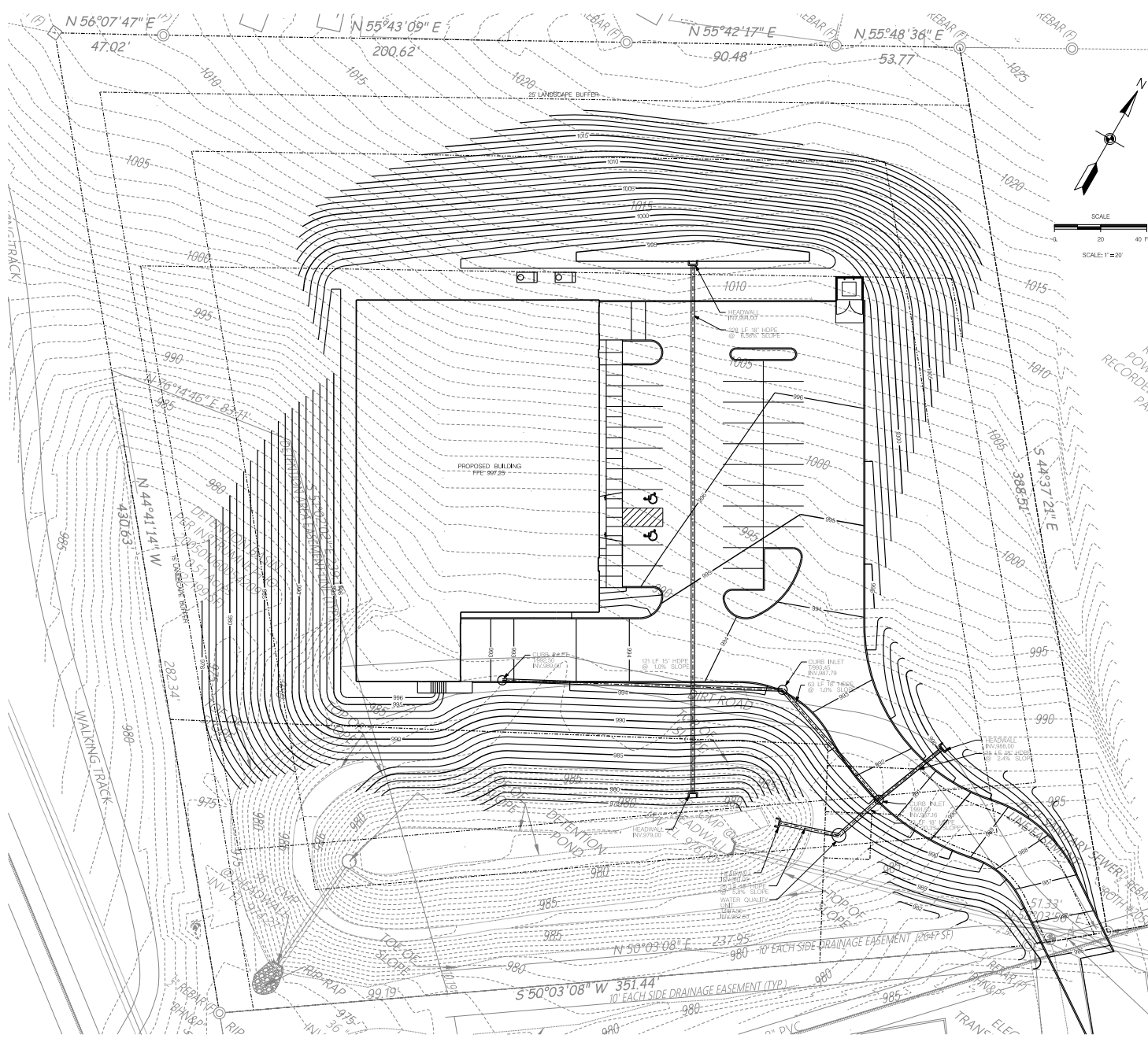
PARKING CALCULATION
 KNOX COUNTY # OF EMPLOYEES NOT KNOWN
 TTCCA MIN 15,559 X 1/1000 = 16 SPACES
 MAX 15,559 X 1.5 /1000 = 23 SPACES
 PROVIDED: 30 SPACES (NUMBER REQUESTED)

TTCCA SETBACKS:
 FRONT: 0 FT
 SIDE: 20 FT
 REAR: 100 FT (ADJACENT RESIDENTIAL IN THE REAR)
 RP SETBACKS:
 FRONT: 5 FT
 SIDE: (NORTH-EASTERN: 40 FT)
 SIDE: (SOUTHWESTERN: 50 FT (PERIPHERAL BOUNDARY APPLIES))
 REAR: 50 FT (PERIPHERAL BOUNDARY APPLIES)
 THE MOST STRINGENT REQUIREMENT WILL APPLY FOR ALL SETBACKS

PARCEL AREA: 3.6 AC
 IMPERVIOUS AREA: 0.4 AC
 FLOOR AREA RATIO: 0.4%
 IMPERVIOUS AREA RATIO: 2.1%
 GROSS AREA COVERAGE: 0.3%

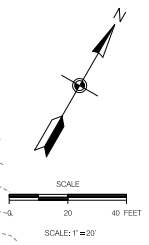


7-C-23-DP



LEGEND:

EXISTING	PROPOSED	DESCRIPTION
---	---	GROUND CONTOUR ELEVATION
○	○	SPOT ELEVATION
□	□	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
PW	PW	POTABLE WATER
NG	NG	NATURAL GAS
OE	OE	OVERHEAD ELECTRICAL
⊙	⊙	WATER METER
⊕	⊕	FIRE HYDRANT
NA	→	SURFACE FLOW
NA	---	SILT FENCING
NA	---	CURB
NA	---	CATCH BASIN
NA	---	CONCRETE PAVEMENT
NA	---	ASPHALT PAVEMENT
NA	---	RIP RAP



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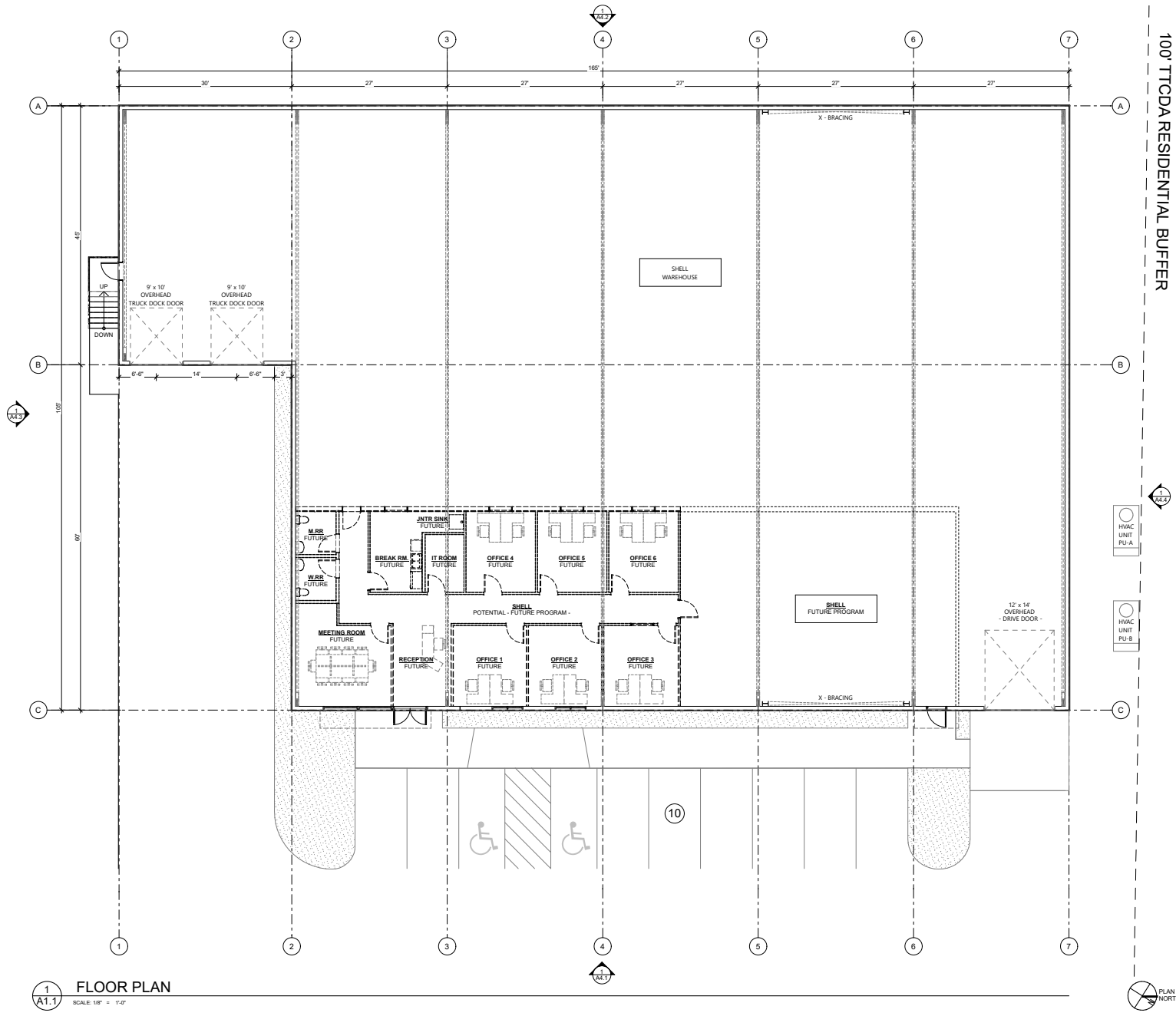
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LOT 14, DATA LANE
KNOX COUNTY, TN
AREA: 3.6 ACRES



CONCEPT GRADING PLAN

DATE: 13 JUN 2023
PROJECT NO.: 23052
PROJ. MGR.: G.B.

PL02



1 FLOOR PLAN
 AT.1 SCALE: 1/8" = 1'-0"

GEORGE ARMOUR EWART ARCHITECT
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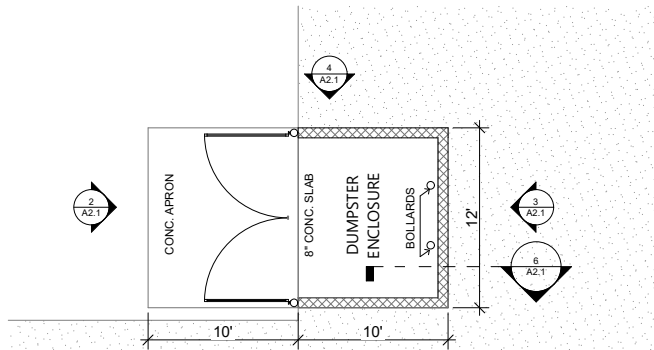
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 KNOX COUNTY, TN.
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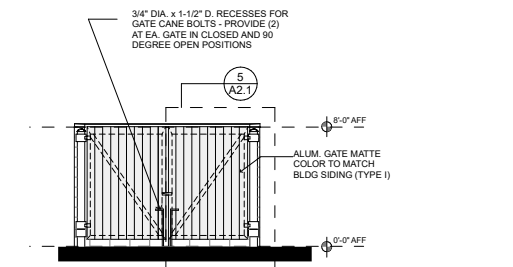
FLOOR PLAN

DATE: 21 JUN 2023
 PROJECT NO.: 23052
 PROJECT MGR.: G.B.

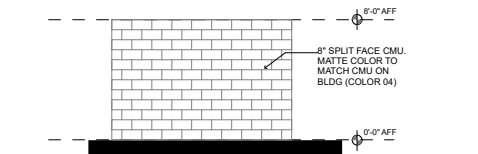
A1.1



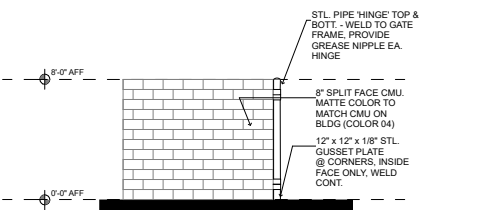
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A2.1
DUMPSTER ENCLOSURE - PLAN
SCALE: 1/4" = 1'-0"



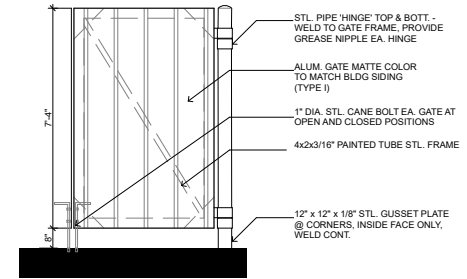
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A2.1
DUMPSTER ENCLOSURE - FRONT ELEVATION
SCALE: 1/4" = 1'-0"



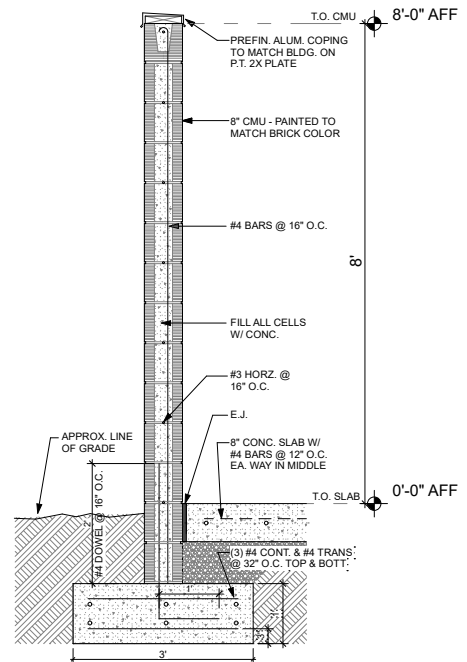
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A2.1
DUMPSTER ENCLOSURE - REAR ELEVATION
SCALE: 1/4" = 1'-0"



4
A2.1
DUMPSTER ENCLOSURE - SIDE ELEVATIONS
SCALE: 1/4" = 1'-0"



5
A2.1
GATE DETAIL
SCALE: 1/2" = 1'-0"



6
A2.1
WALL SECTION - DETAIL
SCALE: 1" = 1'-0"



DUMPSTER ENCLOSURE - 120 SQFT

GATE COLOR: MATTE COLOR 01 - TO MATCH TYPE I SIDING - TO BE APPROVED BY CLIENTS.

CMU COLOR: MATTE COLOR 04- TO MATCH CMU PAINT ON BLDG - TO BE APPROVED BY CLIENTS



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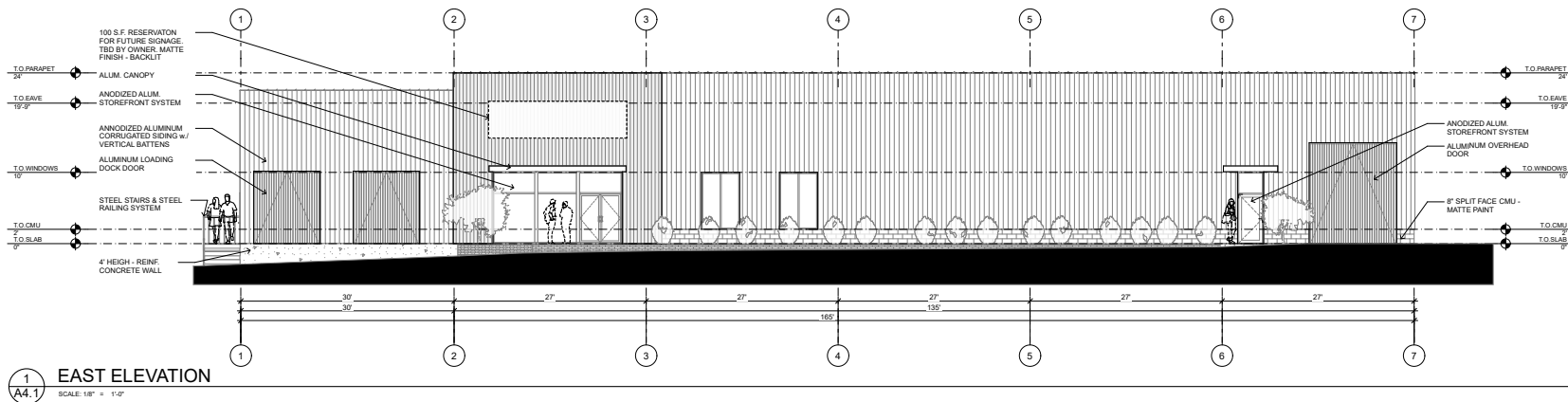
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EAST ELEVATION

DATE: 21 JUN 2023
PROJECT NO.: 23052
PROJECT MGR.: G.B.

A4.1



2 EAST VIEW
A4.1

EAST VIEW WITH A SUGGESTIVE* SIGNAGE & SUGGESTIVE TREES & PLANTS

NOTES: THIS IS A SHELL BUILDING. THE SHOWN SIGNAGE IN 3D IS ONLY SUGGESTIVE. FUTURE TENANTS / OWNERS WILL DESIGN A SIGNAGE THAT COMMUNICATES THEIR BUSINESS BRAND. THE BLDG. SIGNAGES ARE TO BE PROVIDED BY THE OWNERS / TENANTS AND THE BLDG. SIGNAGES' SHOP DRAWINGS ARE TO BE PROVIDED BY THE SIGNAGE CONTRACTOR. THE TREES AND PLANTS SHOWN IN 3D ARE ONLY SUGGESTIVE. REFER TO THE LANDSCAPE PLAN (L100) FOR TREES AND PLANTS TYPES

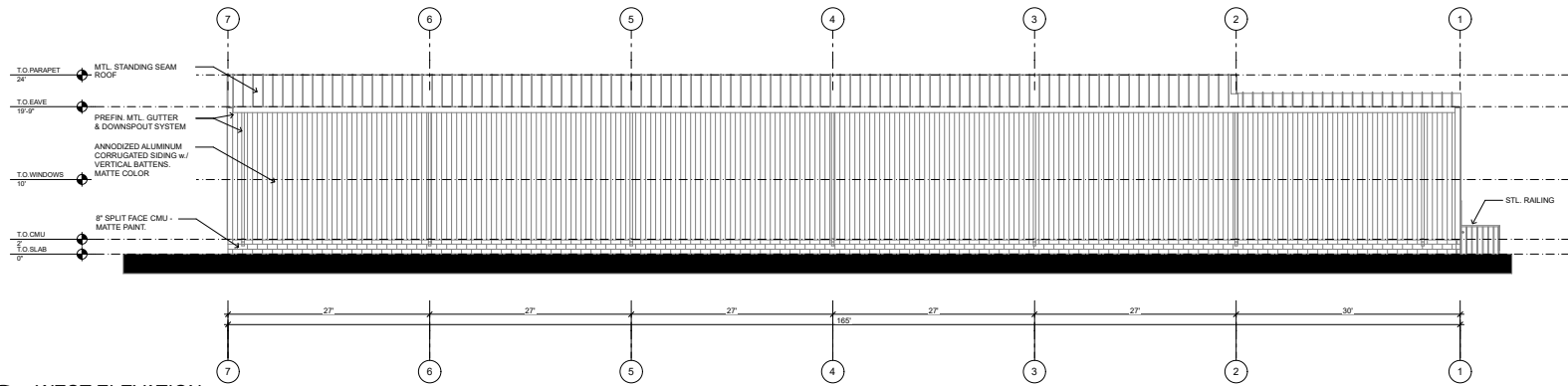
BLDG. FLOOR AREA - 15,559 SQFT

- 1** METAL SIDING TYPE I: VERTICAL BOARD AND BATTEN - MATTE COLOR 01 - TO BE APPROVED BY CLIENTS.
- 2** METAL SIDING TYPE II: VERTICAL BOARD AND BATTEN PANELS - MATTE COLOR 02 - TO BE APPROVED BY CLIENTS.
- 3** CANOPY SYSTEM: MATTE COLOR 03 - TO BE APPROVED BY CLIENTS.
- 4** CMU: MATTE COLOR 04 - TO BE APPROVED BY CLIENTS.



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1 WEST ELEVATION
A4.2 SCALE: 1/8" = 1'-0"



2 SOUTH WESTERN VIEW
A4.2

NOTE: THE TREES AND PLANTS SHOWN IN 3D ARE ONLY SUGGESTIVE. REFER TO THE LANDSCAPE PLAN (L100) FOR TREES AND PLANTS TYPES

BLDG. FLOOR AREA - 15,559 SQFT

- 1 METAL SIDING TYPE I: VERTICAL BOARD AND BATTEN - MATTE COLOR 01 - TO BE APPROVED BY CLIENTS.
- 2 METAL SIDING TYPE II: VERTICAL BOARD AND BATTEN PANELS - MATTE COLOR 02 - TO BE APPROVED BY CLIENTS.
- 3 CANOPY SYSTEM: MATTE COLOR 03 - TO BE APPROVED BY CLIENTS.
- 4 CMU: MATTE COLOR 04 - TO BE APPROVED BY CLIENTS.

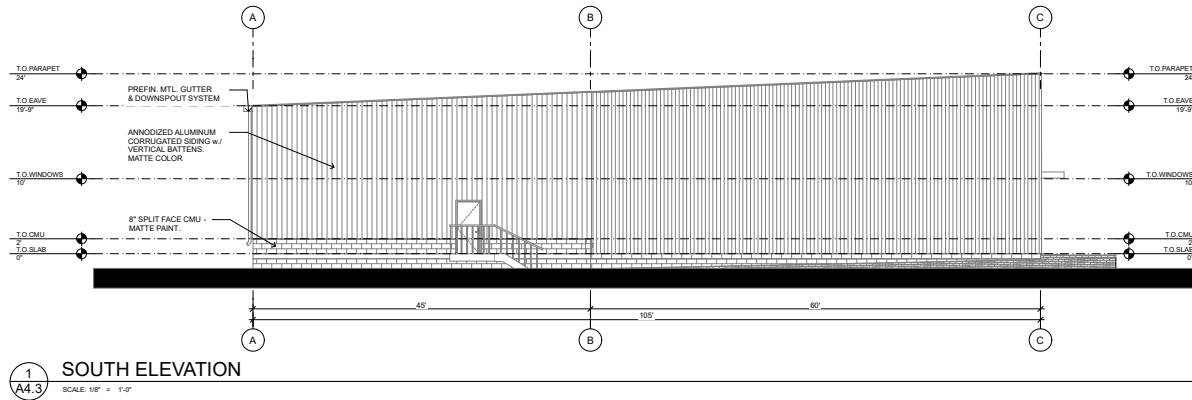
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KNOX COUNTY, TN.
AREA: 3.6 ACRES



WEST ELEVATIONS

DATE: 21 JUN 2023
PROJECT NO.: 23052
PROJECT MGR.: G.B.

A4.2



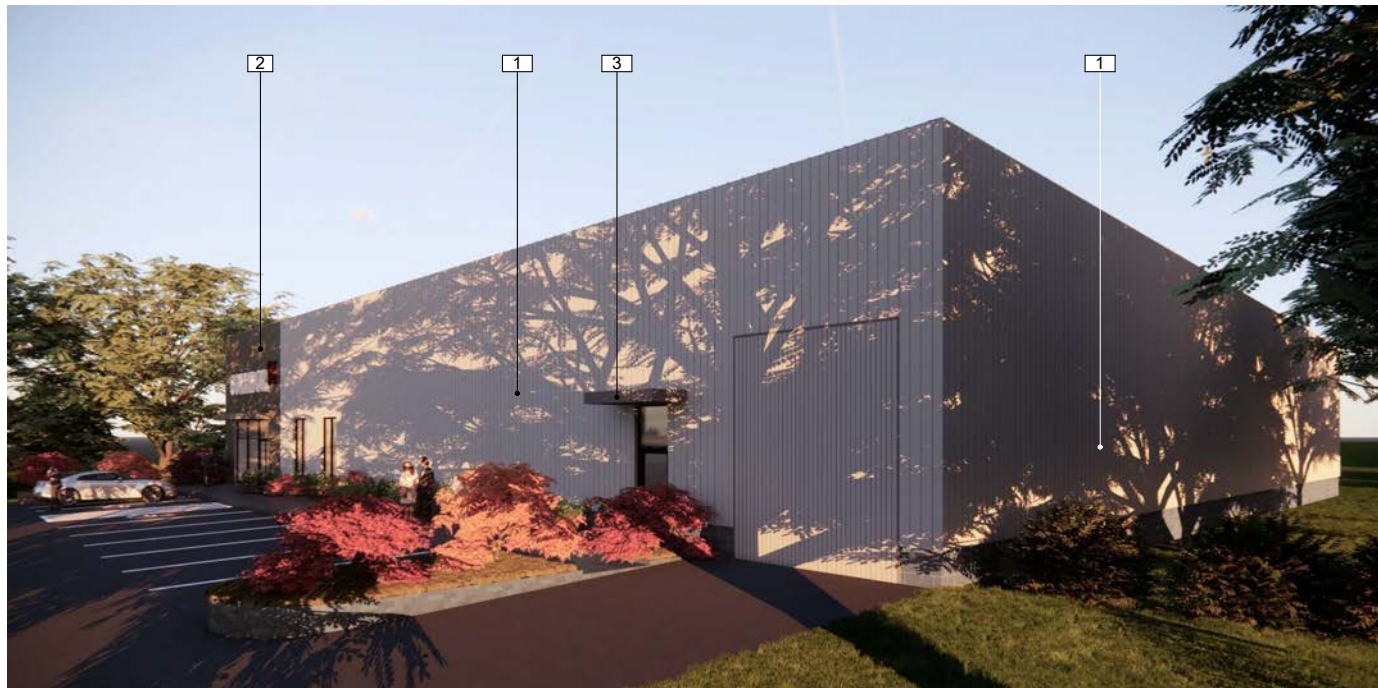
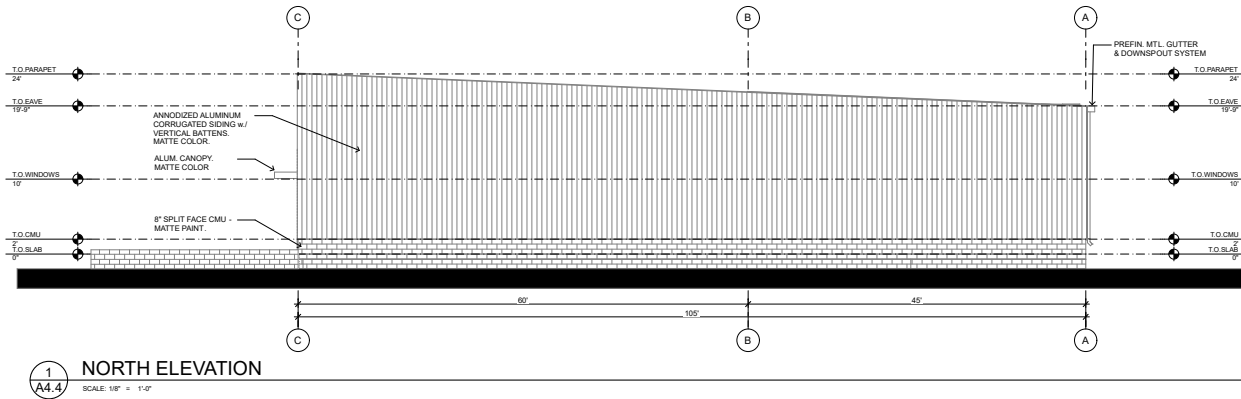
2
A4.3 SOUTH EASTERN VIEW

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BLDG. FLOOR AREA - 15,559 SQFT

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- 2** METAL SIDING TYPE II: VERTICAL BOARD AND BATTEN PANELS - MATTE COLOR 02 - TO BE APPROVED BY CLIENTS.
- 3** CANOPY SYSTEM: MATTE COLOR 03 - TO BE APPROVED BY CLIENTS.
- 4** CMU: MATTE COLOR 04 - TO BE APPROVED BY CLIENTS.





2 NORTH EASTERN VIEW
A4.4

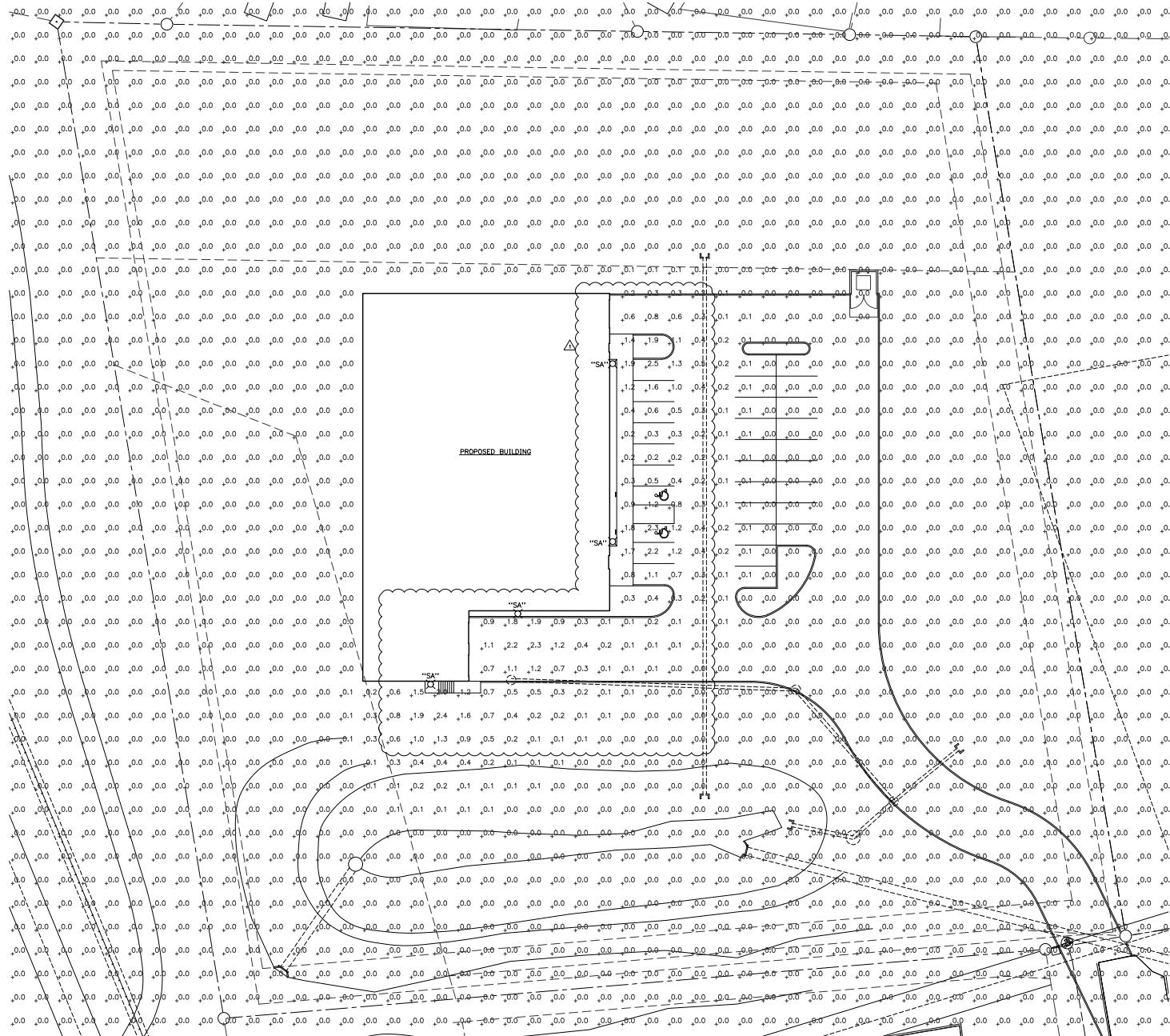
NOTE: THE TREES AND PLANTS SHOWN IN 3D ARE ONLY SUGGESTIVE. REFER TO THE LANDSCAPE PLAN (L100) FOR TREES AND PLANTS TYPES

BLDG. FLOOR AREA - 15,559 SQFT

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- 3 CANOPY SYSTEM: MATTE COLOR 03 - TO BE APPROVED BY CLIENTS.
- 4 CMU: MATTE COLOR 04 - TO BE APPROVED BY CLIENTS.



EST - Lot 14 Corridor Fork - Site Illumination Plan.dwg
ALS - 06/19/25 10:53 AM HD3186(6)



SITE PLAN - ILLUMINATION
SCALE: 1"=20'-0"
0 10 20 40'

- NOTES:**
- VALUES INDICATE COMPUTER CALCULATED MAINTAINED ILLUMINATION LEVELS IN FOOTCANDLES; USING A TOTAL MAINTENANCE FACTOR UTILIZED OF 0.81.
 - FOOTCANDLE LEVELS SHOWN INDICATE CONTRIBUTIONS FROM NEW LUMINAIRES ILLUSTRATED ON THIS DRAWING ONLY.

SIGNAGE NOTE:
ANY AND ALL EXTERIOR SIGNAGE FOR THE DEVELOPMENT SHALL COMPLY WITH TTODA SIGNAGE REQUIREMENTS AND SHALL BE APPROVED AT A LATER DATE.

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P.O. Box 10648
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1-800-385-9789
www.vreelandeng.com

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TTODA: Z-C-23-DP/17-A-23-TOB
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CORRIDOR PARK BLVD.
LOT 14, DATA LANE,
KNOX COUNTY, TN.
AREA: 3.6 ACRES


SITE PLAN - ILLUMINATION

DATE: 30 MAY 2023
PROJECT NO.: 23052
PROJ. MGR.: G.B.
△ TTODA COMMENTS 6/19/25

ES.1

LIGHTING FIXTURE SCHEDULE											
DESIGNATION	ILLUMINATION		POLE DESCRIPTION: MATERIAL, SHAPE, FINISH GRADE	DESCRIPTION: SHIELDING, TYPE MATERIALS, FINISH, MOUNTING	MANUFACTURER'S PRODUCT ITEM			# EQUAL PRODUCT PERMITTED		REMARKS	
	FEET	DELIVERED LUMENS			COMPANY	POLE CATALOG NO.	LUMINAIRE CATALOG NO.	YES	NO		
S A	30	3000	4000	18 FT.	BUILDING MOUNTED WALL PACK, FULL CUT-OFF	LITHONIA		ARC1 LED P3 40K MVOLT	*		DARK BRONZE FINISH

* UNLESS NOTED, EQUAL PRODUCT TO THAT SPECIFIED WILL BE ACCEPTED. THE DESIGN PROFESSIONAL SHALL HAVE SOLE JUDGEMENT CONCERNING EQUIVALENCY OF SUBSTITUTION.



ARC1 LED
Architectural Wall Luminaire

Depth (D1): 5.5"
 Depth (D2): 4.75"
 Height: 5"
 Width: 11"
 Weight (without option): 7 lbs.

ARC1 LED P3 40K MVOLT

TYPE "SB"

Introduction
 The Lithonia Lighting ARC1 LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for grade financial payback.

ARC1 delivers up to 3,000 lumens with a soft, non-polluted light source, creating a visually comfortable environment. The compact size of ARC1, with its integrated emergency battery backup option, is ideal for over-the-door applications.

ARC LED Family Overview

Luminaire	Depth (D1)	Depth (D2)	Height	Width	Maximum Output (LM)			
					P1	P2	P3	P4
ARC1B	4"	-	-	-	1,500	2,000	3,000	-
ARC1D	6"	-	-	-	1,500	2,000	3,000	4,500

Ordering Information EXAMPLE: ARC1 LED P2 40K MVOLT PE DORX2

Item	Options	Quantity	Unit Price	Material	Notes
ARC1 LED	P1 3,000 Lumens P2 3,000 Lumens P3 3,000 Lumens	500 400 500	100.00 120.00 140.00	PE PE PE	Emergency battery (E) complete (ARC1E) not available for outdoor use. If 9V battery is used, please specify (ARC1E) in the order. ARC1E is not available with (D) or (D) options. ARC1E is not available with (D) or (D) options. ARC1E is not available with (D) or (D) options.

Accessories

EMERGENCY BATTERY - See schedule for capacity and notes.

NOTES

1. See schedule for capacity and notes.
 2. (D) not available with (D) or (D) options.

LITHONIA LIGHTING COMMERCIAL OUTDOOR The Lithonia File • Smyrna, Georgia 30082 • Phone: 1-800-365-5678 • www.lithonia.com

ARC1 LED
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SITE ELECTRICAL DETAILS

DATE: 30 MAY 2023
 PROJECT NO.: 23052
 PROJ. MGR.: G.B.
 TTODA COMMENTS: 6/19/23

Vreeland Engineers Inc.



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