

Rural Retreat Addition of the Holston Springs Building at: THE STABLES AT STRAWBERRY CREEK

733 McCubbins Road
Knoxville, Tennessee 37924
October 2, 2023

ARCHITECT:



Johnson
Architecture

2332 News Sentinel Dr., Suite 230
Knoxville, TN 37921
865.671.9060
jainc.com

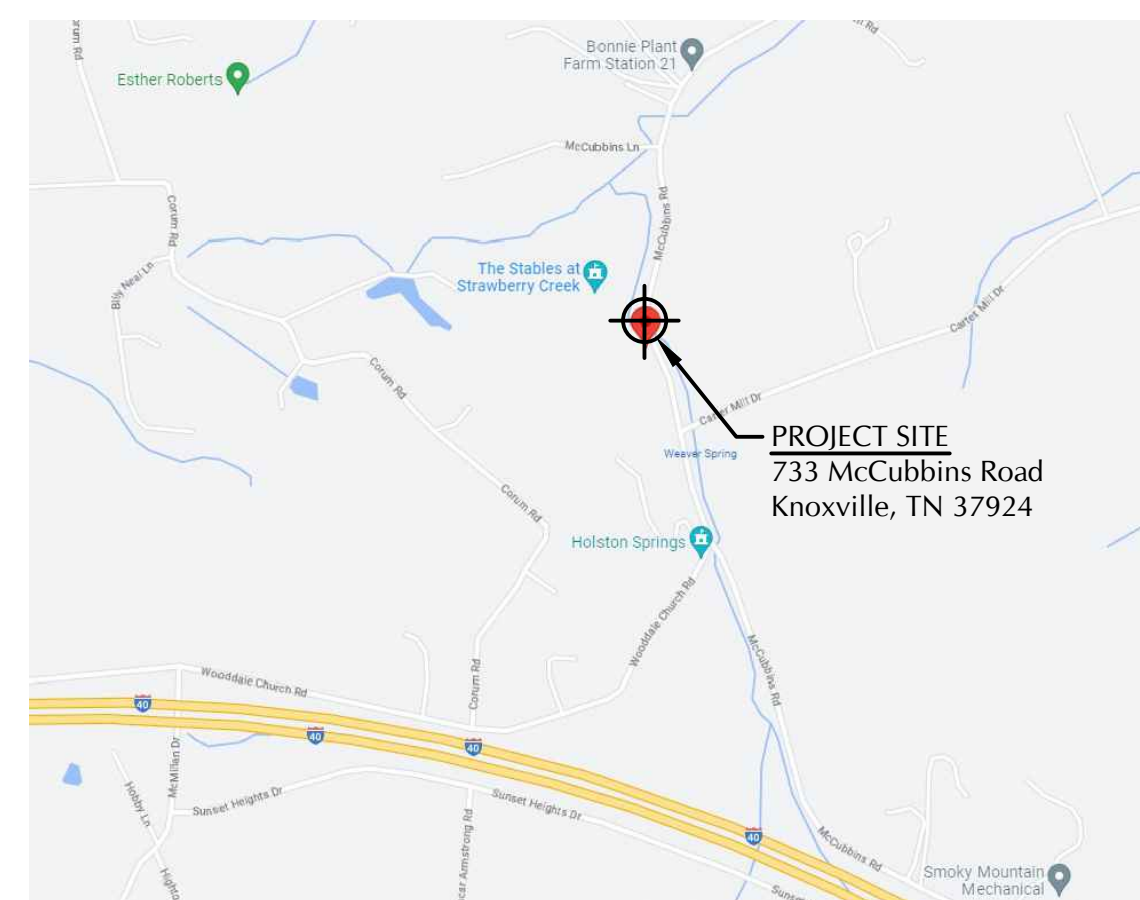
Revised: 10/2/2023

File Number: 10-C-23-UR

Submitted for Knox County
Planning Use on Review

10/02/2023

LOCATION



CODE REQUIREMENTS

BUILDING CODE/ ZONE ANALYSIS

KNOX COUNTY

PROJECT: Rural Retreat Addition to the Holston Springs Building at:
THE STABLES AT STRAWBERRY CREEK

ARCHITECT: Johnson Architecture, Inc.
2332 News Sentinel Dr., Suite 230
Knoxville, Tennessee 37921
865-671-9060

CONTACT: Daryl R. Johnson (865) 671-9060

Applicable Codes:

2009 ICC/ANSI A117.1
2018 International Energy Conservation Code as adopted by City Ordinance 0-181-2018
2018 International Building Code as adopted by City Ordinance 0-180-2018
2018 International Existing Building Code as adopted by City Ordinance 0-179-2018
2018 International Residential Code as adopted by City Ordinance 0-182-2018
2017 edition of the National Electrical Code as adopted by City Ordinance 0-176-2018
2018 edition of the International Fuel Gas Code as adopted by City Ordinance 0-178-2018
2018 edition of the International Mechanical Code as adopted by City Ordinance 0-177-2018
2018 edition of the International Plumbing Code as adopted by City Ordinance 0-175-2018
2018 edition of the International Property Maintenance Code as adopted by City Ordinance 0-174-2018
Knoxville Code of Ordinances: Chapter 6 Buildings and Building Regulations, Article I, Section 6-5. Fire District
In addition, the Fire Inspection Bureau reviews plans for compliance with:
2018 International Fire Code with Local Amendments as adopted by City Ordinance 0-171-2018

Occupancy Classification: A3 (ASSEMBLY)

Type of Construction: TYPE V, UNPROTECTED, UNSPRINKLERED

Table 506.2 Allowable Area Factor:
Assembly, Type V, NS = 6,000 SF

Square Footage: 1,728 SF - MAIN LEVEL
1,728 SF - UPPER LEVEL
3,556 SF - TOTAL

Table 601 Requirements - TYPE V:

Fire-resistance rating requirements for building elements (hour)

Structural frame (Including columns, girders, trusses):	0
Bearing walls:	0
Exterior {f}	0
Interior	0
Non-bearing walls and partitions:	See Table 602
Exterior	0
Interior {e}	0
Floor Construction: (Including supporting beams and joists)	0
Roof Construction: (Including supporting beams and joists)	0

Table 602
Fire-resistance rating requirements for Exterior Walls
based on Fire Separation Distance {a, d, g}:

Fire Separation Distance – X (feet)	Type of Construction	Group H{e}	Group F-1, M, S-1{f}	Group A, B, E, F-2, I, R{g}, S-2, U{h}
X < 5{b}	All	3	2	1
5 < X < 10	I-A Others	3 2	2 1	1 1
10 < X < 30	I-A, I-B II-B, V-B Others	2 1 1	1 0 1	1{c} 0 1{c}
X > = 30	All	0	0	0

Table 1017.2 - Exit Access Travel Distance {a}:

Max. exit travel distance: 200' {c}
Max. length of dead end corridor: 20'

Table 1020.2 - Minimum Corridor Width

Min. corridor width: 44 inches

Section 1006.3.2

Capacity of Means of Egress:

Occupant Load (persons per story)	Min. Number of Exits (per story)
1-500	2
501-1,000	3
1,000+	4

Table 716.1(2)
OPENING FIRE PROTECTION ASSEMBLIES,
RATINGS AND MARKING:

TYPE OF ASSEMBLY	REQUIRED WALL ASSEMBLY RATING (HOURS)	MIN FIRE DOOR AND FIRE SHUTTER ASSEMBLY RATING (HOURS)
Fire walls and fire barriers having a required fire-resistance rating greater than 1 hour	4 3 2 1 1/2	3 3a 1 1/2 1 1/2
Enclosures for shafts, interior exit stairways and interior exit ramps.	2	1 1/2
Horizontal exits in fire walls {d}	4 3	3 3{a}
Fire barriers having a required fire-resistance rating of 1 hour: Enclosures for shafts, exit access stairways, exit access ramps, interior exit stairways, interior exit ramps and exit passageway walls	1	1
Other fire barriers	1	3/4
Fire partitions: Corridor walls	1 0.5	1/3 {b} 1/3 {b}
Other fire partitions	1 0.5	3/4 1/3
Exterior walls	3 2 1	1 1/2 1 1/2 3/4
Smoke barriers	1	1/3

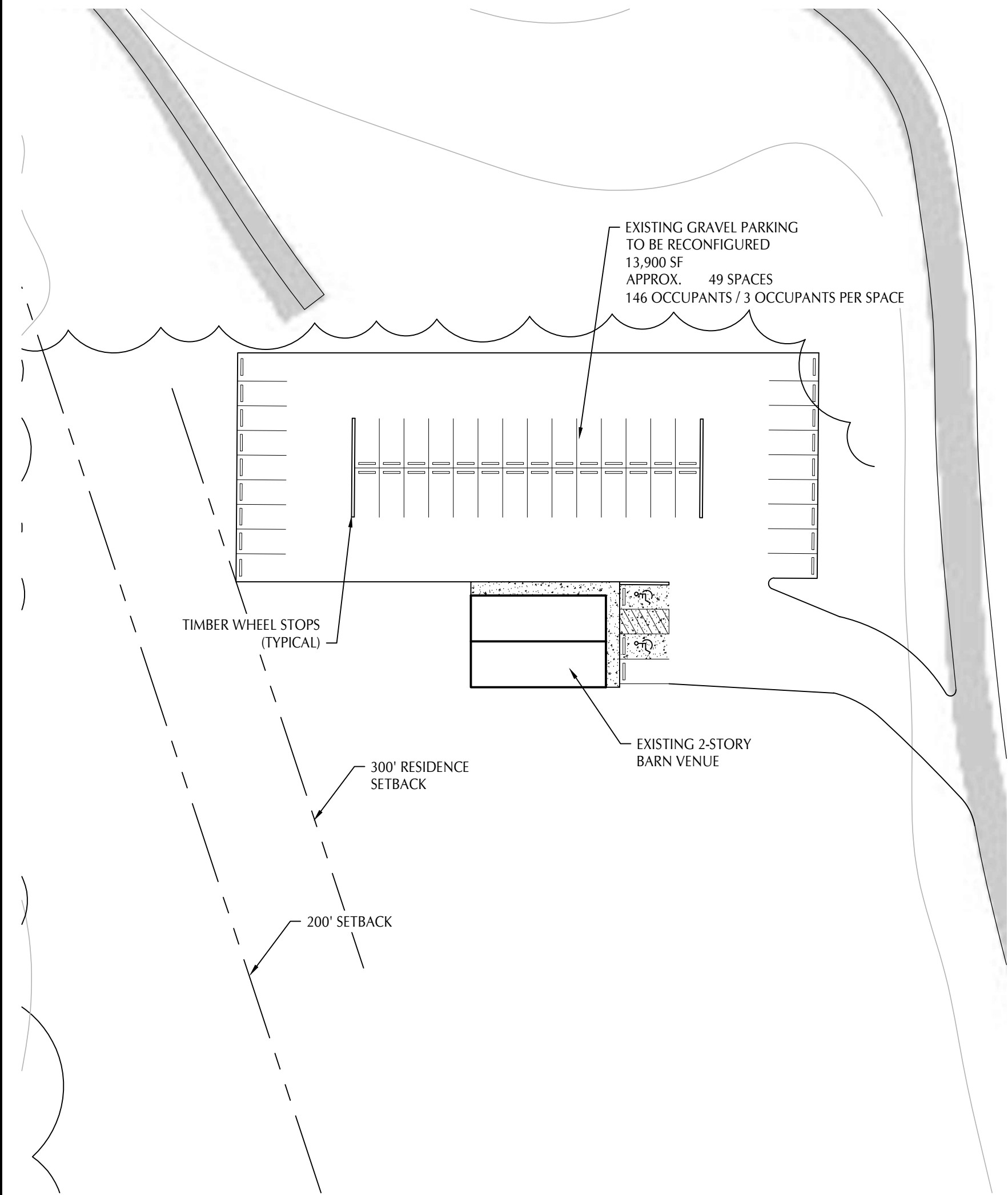
DRAWING INDEX

TITLE SHEET:

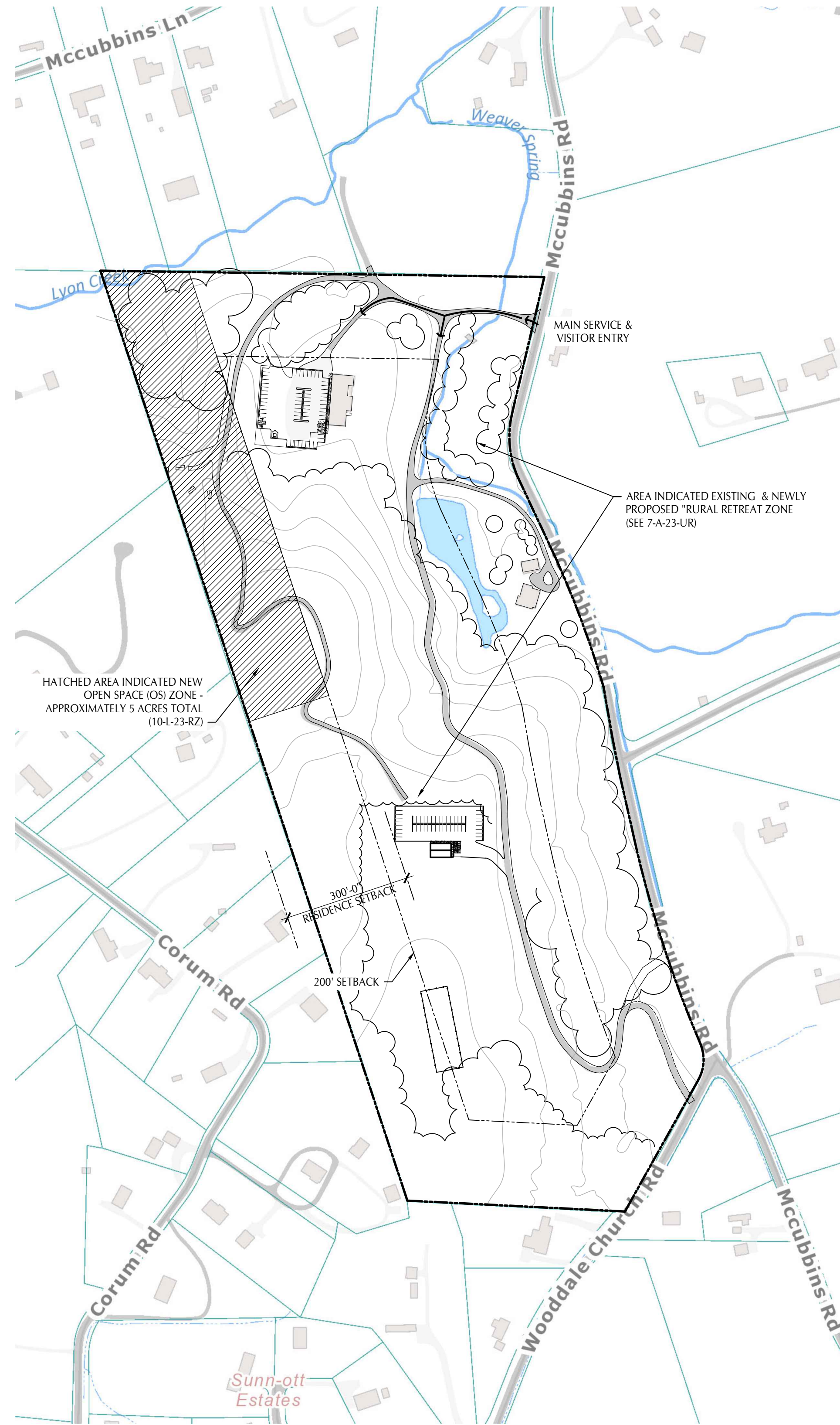
ARCHITECTURAL:
A2.0 SITE PLAN
A2.1 FLOOR PLANS, ENLARGED PLAN
& INTERIOR ELEVATION

NOTE: REZONE TO RURAL
RETREAT HAS BEEN APPROVED

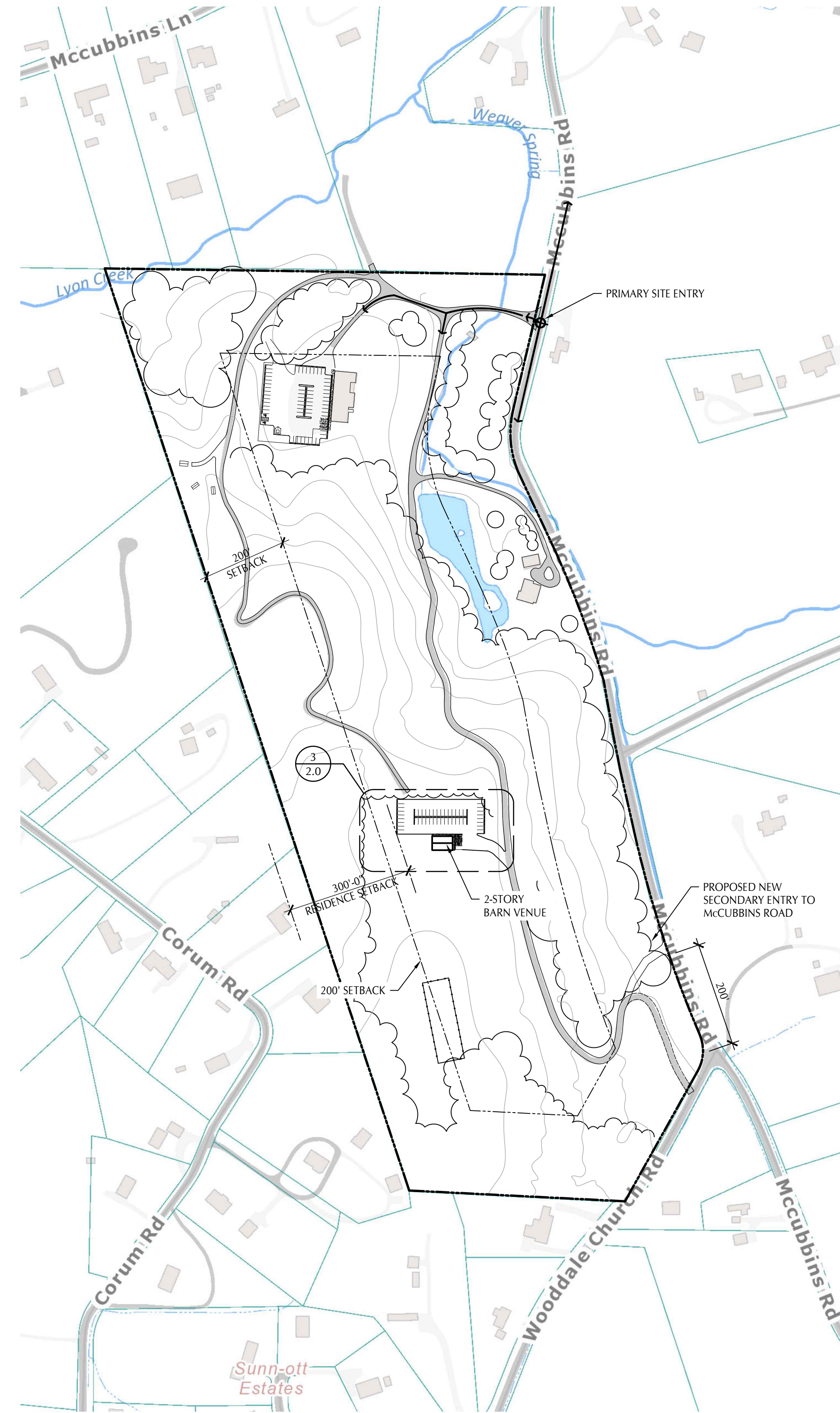
PLOT SCALE: AS NOTED



3 ENLARGED SITE PLAN
2.0 SCALE: 1 : 40



2 SITE PLAN - PROPOSED ZONE CHANGE
2.0 SCALE: 1 : 200



1 SITE PLAN
2.0 SCALE: 1 : 200



Johnson Architecture
2332 News Sentinel Dr., Ste 230
Knoxville, TN 37921
865.671.9060
jainc.com

File No. 10-C-23-UR
NOT FOR CONSTRUCTION
Submitted for Knox County Planning Use on Review
NOT FOR CONSTRUCTION
10/02/2023

Rural Retreat Addition of the Holston Springs Building at:
THE STABLES AT STRAWBERRY CREEK
733 McCubbins Road
Knoxville, Tennessee 37924

SITE PLAN - REZONING

REVISIONS:

DATE: 10/02/23
FILE NAME: Stables - 20
PROJECT NO:

10-C-23-UR
Revised: 10/2/2023

2.0

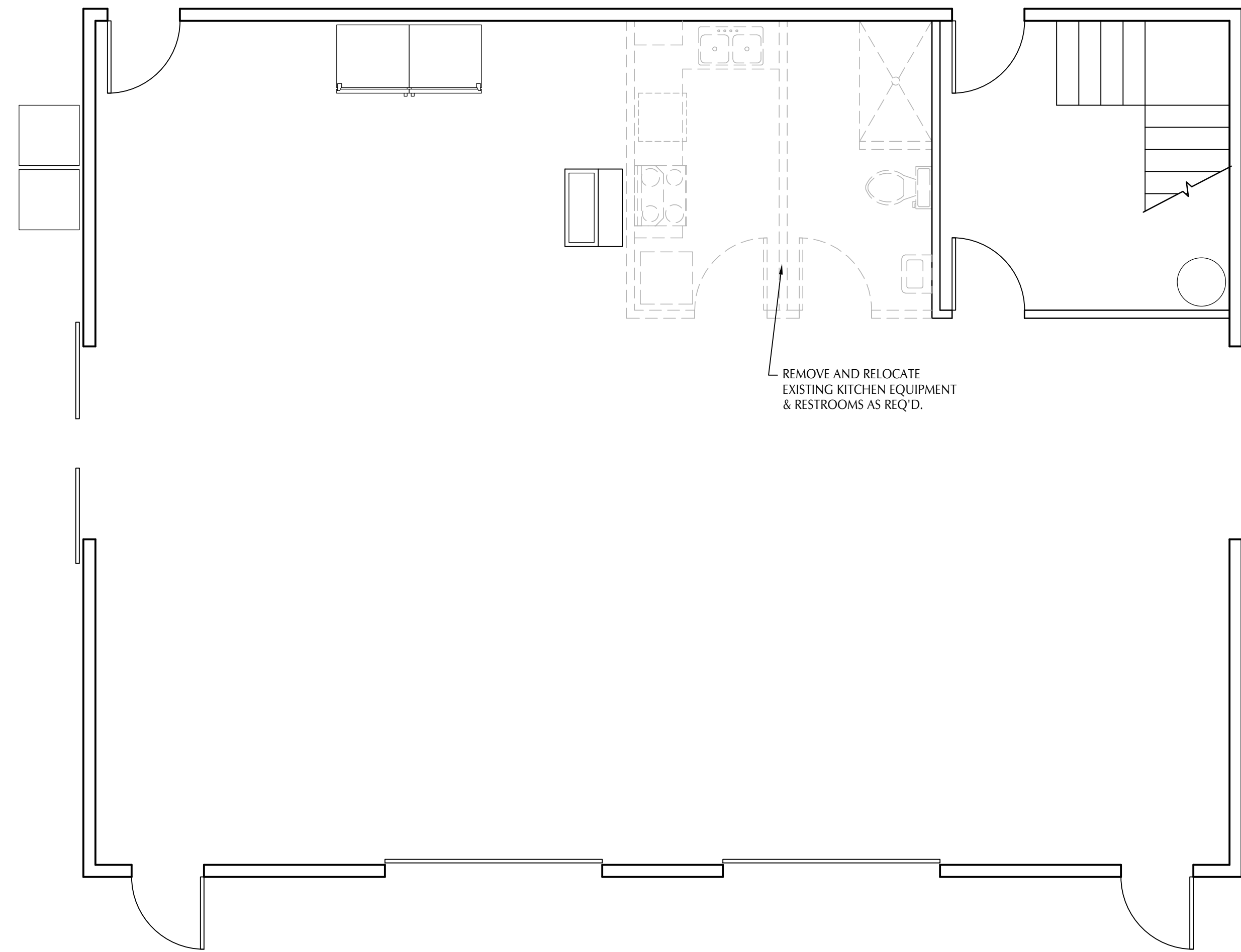


**Johnson
Architecture**

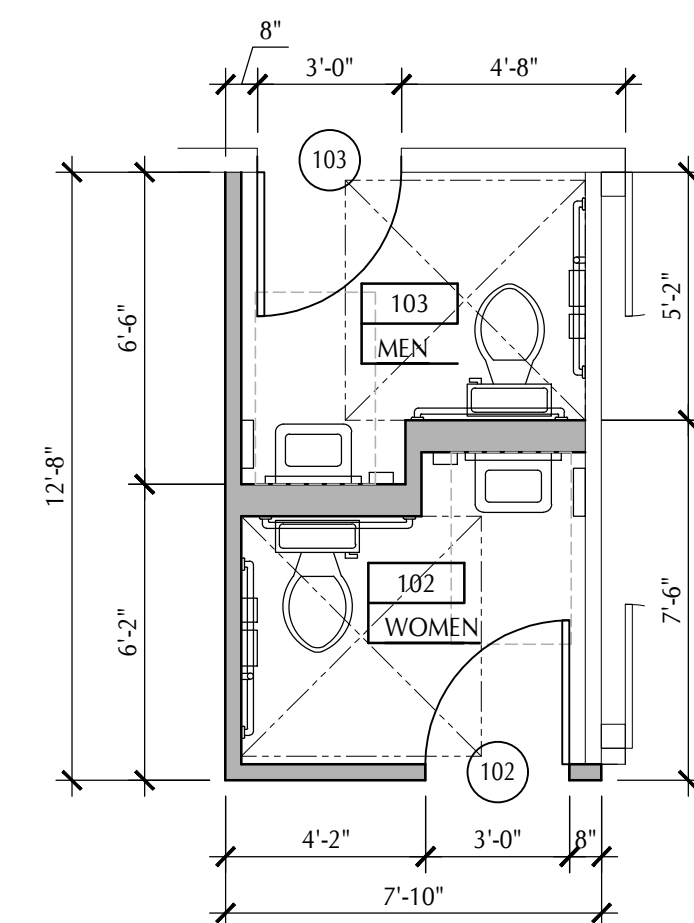
2332 News Sentinel Dr., Ste 230
Knoxville, TN 37921
865.671.9060
jainc.com

File No. 10-C-23-UR
NOT FOR CONSTRUCTION
Submitted for Knox
County Planning Use
on Review
NOT FOR CONSTRUCTION
10/02/2023

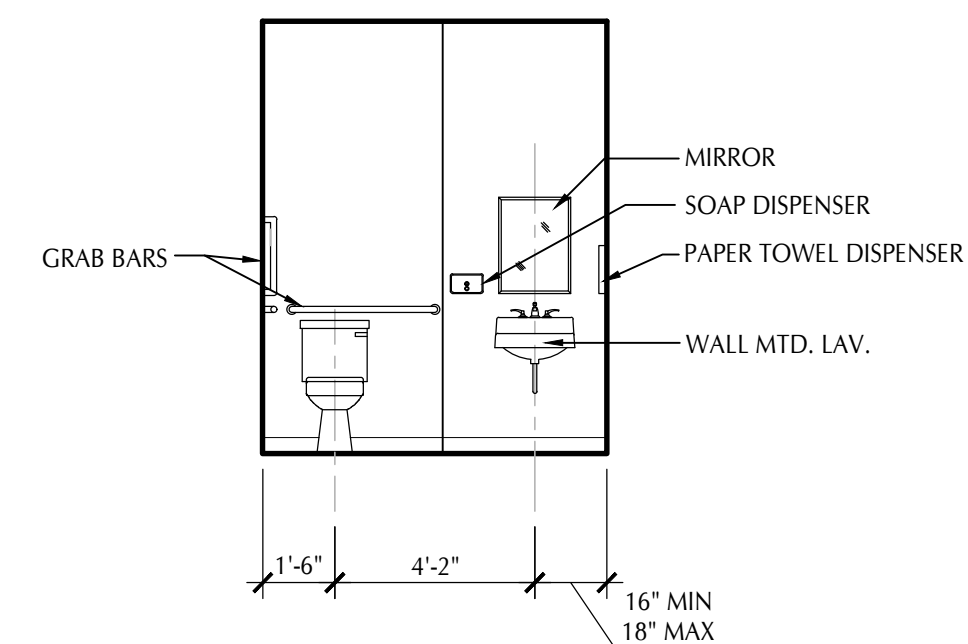
Rural Retreat Addition of the Holston Springs Building at:
THE STABLES AT STRAWBERRY CREEK
733 McCubbins Road
Knoxville, Tennessee 37924



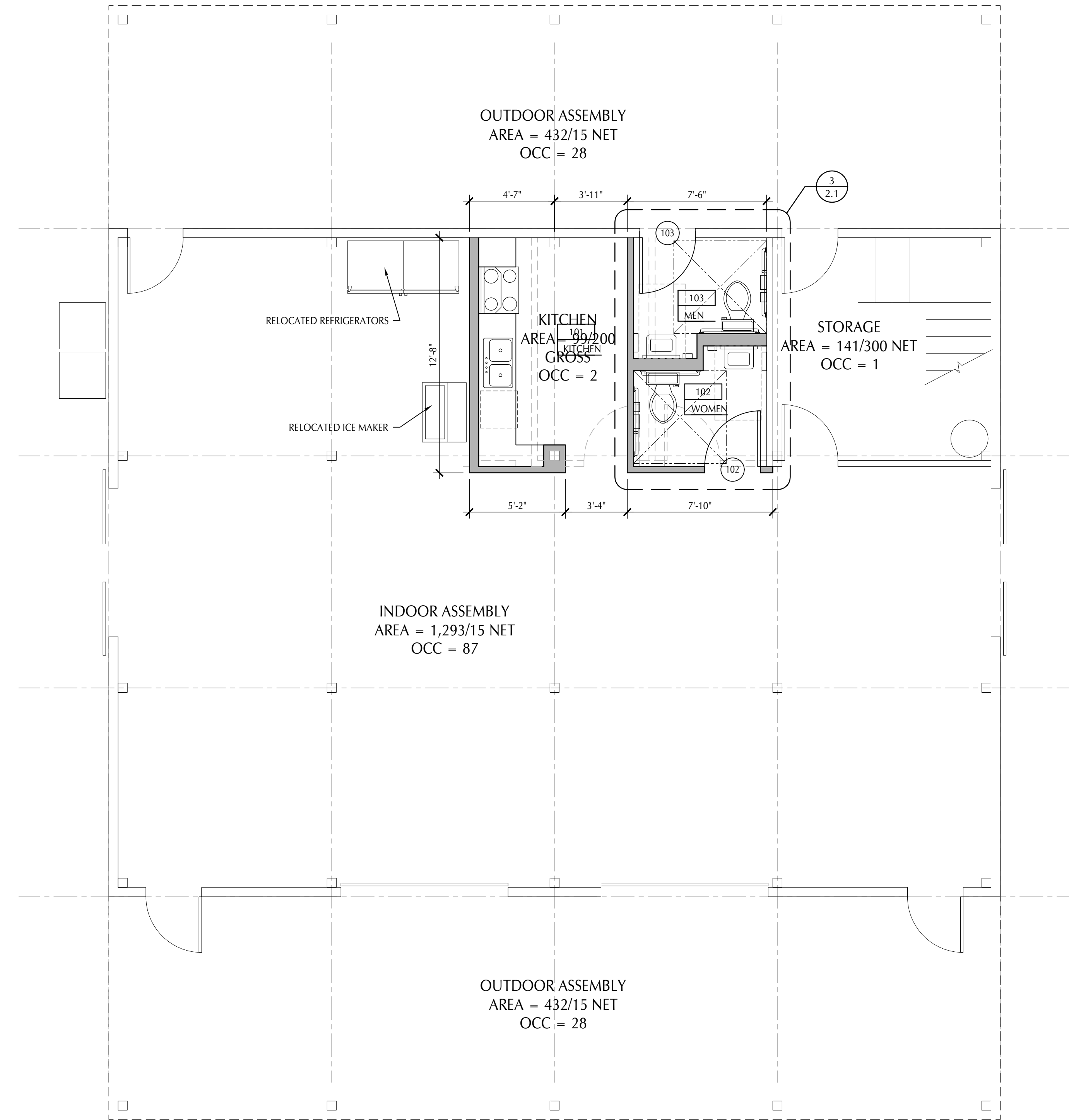
1 FLOOR PLAN - DEMOLITION
2.1 SCALE: 1/4" = 1'-0"



3 ENLARGED RESTROOM PLAN
2.1 SCALE: 1/4" = 1'-0"



4 INTERIOR ELEVATION
2.1 SCALE: 1/4" = 1'-0"



2 FLOOR PLAN - MAIN LEVEL
2.1 SCALE: 1/4" = 1'-0"

Set No. 1 (Restrooms)
Each to have:
3 Ea. Hinges BB1279 - 4.5" x 4.5" 613 HAG
1 Lever Privacy ND405 - RHO 613 SCH
1 Kick Plate 1935 613 HAG
1 Door Stop As required 613 HAG
3 Silencers SR64 -- IVE

OCCUPANCY	
DESCRIPTION	OCCUPANTS
OUTDOOR ASSEMBLY	56 OCCUPANTS
INDOOR ASSEMBLY	87 OCCUPANTS
INDOOR STORAGE	1 OCCUPANTS
KITCHEN	2 OCCUPANTS
TOTAL	146 OCCUPANTS

DOOR & FRAME SCHEDULE						
NO.	DOOR		FRAME		LABEL	NOTES
	SIZE	THK	TYP	ELEV		
101	3'-0"	6'-8"	1 3/4	STL	H.M.	HARDWARE SET 1
102	3'-0"	6'-8"	1 3/4	STL	H.M.	HARDWARE SET 1

10-C-23-UR
Revised: 10/2/2023

FLOOR PLANS

REVISIONS:

DATE: 10/02/23

FILE NAME: Stables - 21

PROJECT NO:

2.1

PLOT SCALE: AS NOTED



**Johnson
Architecture**

2332 News Sentinel Dr., Ste 230
Knoxville, TN 37921
865.671.9060
jainc.com

File No. 10-C-23-UR

NOT FOR CONSTRUCTION
Submitted for Knox
County Planning Use
on Review

10/02/2023

Rural Retreat Addition of the Holston Springs Building at:
THE STABLES AT STRAWBERRY CREEK
733 McCubbins Road
Knoxville, Tennessee 37924

EXTERIOR ELEVATIONS

REVISIONS:

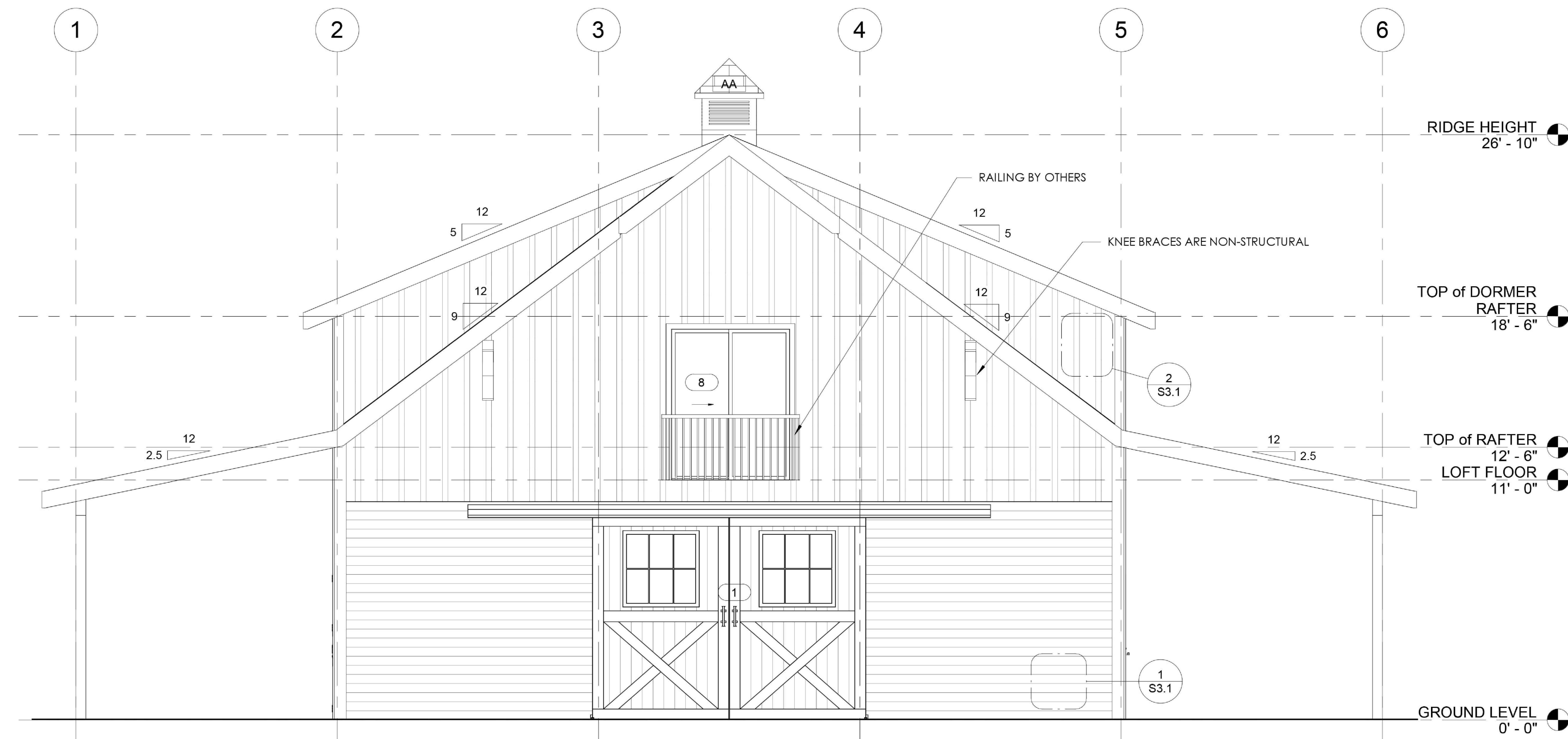
DATE: 10/02/23

FILE NAME: Stables - 31

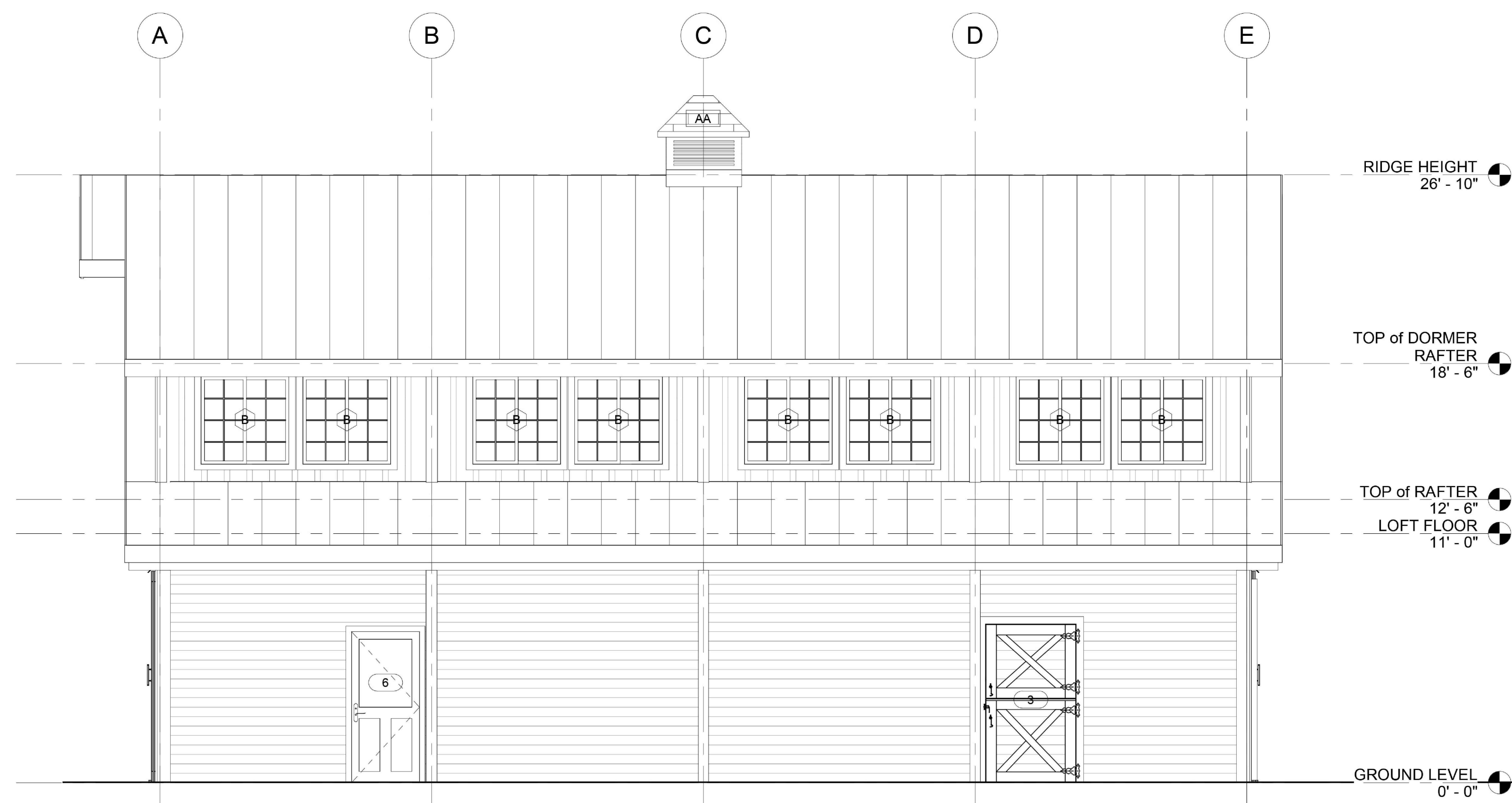
PROJECT NO:

10-C-23-UR
Revised: 10/2/2023

3.1



2 EXTERIOR ELEVATIONS - FRONT
3.1 SCALE: 1/4" = 1'-0"



1 EXTERIOR ELEVATIONS - RIGHT
3.1 SCALE: 1/4" = 1'-0"

PLOT SCALE: AS NOTED



Johnson
Architecture

2332 News Sentinel Dr., Ste 230
Knoxville, TN 37921
865.671.9060
jainc.com

File No. 10-C-23-UR

NOT FOR CONSTRUCTION
Submitted for Knox
County Planning Use
on Review

10/02/2023

Rural Retreat Addition of the Holston Springs Building at:
THE STABLES AT STRAWBERRY CREEK
733 McCubbins Road
Knoxville, Tennessee 37924

EXTERIOR ELEVATIONS

REVISIONS:

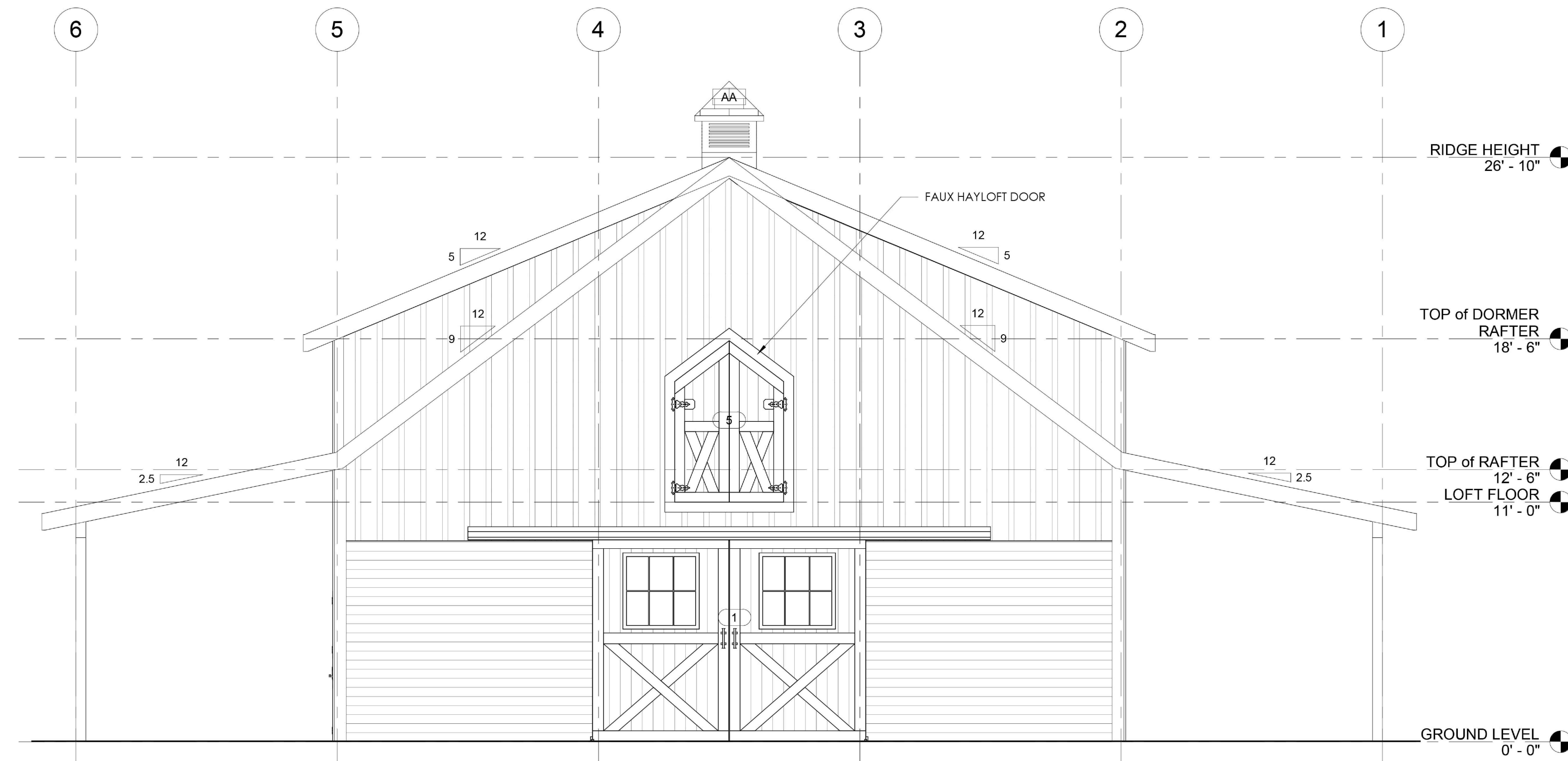
DATE: 10/02/23

FILE NAME: Stables - 32

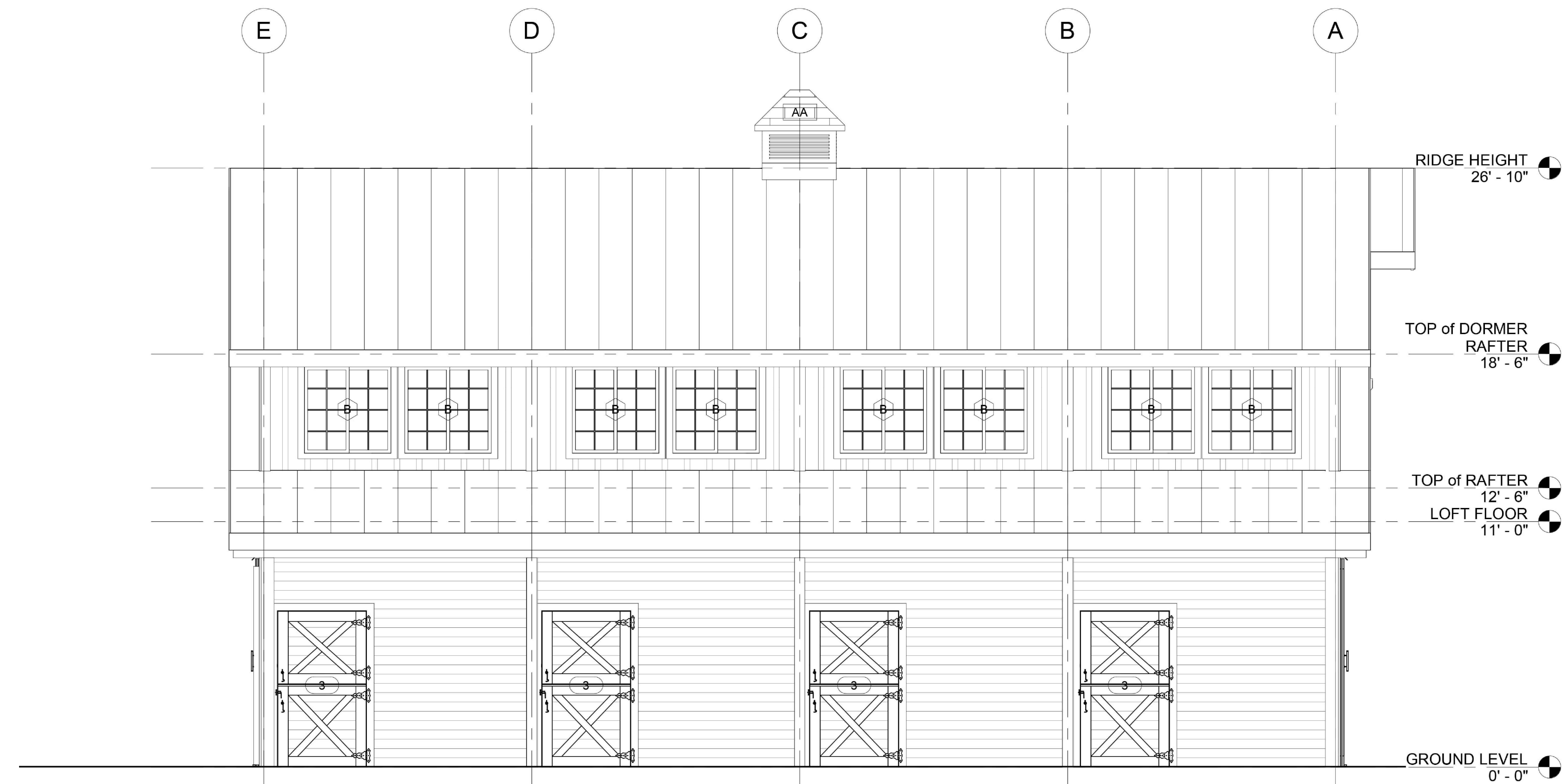
PROJECT NO:

10-C-23-UR
Revised: 10/2/2023

3.2



1
3.2 EXTERIOR ELEVATIONS - BACK
SCALE: 1/4" = 1'-0"



2
3.2 EXTERIOR ELEVATIONS - LEFT
SCALE: 1/4" = 1'-0"

PLOT SCALE: AS NOTED