



**FARRAGUT VISUAL RESOURCES REVIEW BOARD
AGENDA**

Farragut Town Hall
Board Room
Tuesday, September 28, 2021
7:00 p.m.

1. Approval of minutes for the August 24, 2021, meeting.
2. Review of new permanent ground mounted subdivision signs for Sugarwood Subdivision, located off Kingston Pike at Sugarwood Drive.
3. Review of a primary ground sign (monument type) for the Marathon Station, located at 10855 Kingston Pike.
4. Review of a revised plan for a permanent ground mounted subdivision entrance sign located along Olympic Drive, Fox Den Homeowners Association.
5. Review of a revised plan for a permanent ground mounted subdivision entrance sign located along Saint Andrews Drive, Fox Den Homeowners Association.
6. Review of a menu-board ground mounted sign for the Hardee's, located at 639 (609) North Campbell Station Road.
7. Review of a primary ground sign (monument type) for the Hardee's, located at 639 (609) North Campbell Station Road.
8. Discussion and input regarding a requested ordinance amendment to permit canopy mounted signs in certain locations/circumstances, requested by Topgolf, 11400 Outlet Drive.

**11408 MUNICIPAL CENTER DRIVE | FARRAGUT, TN 37934 | 865.966.7057 |
WWW.TOWNOFFARRAGUT.ORG**

It is the policy of the Town of Farragut not to discriminate on the basis of race, color, natural origin, gender, gender identity, sexual orientation, age, religion, disability or veteran status pursuant to Title VI of the Civil Rights Act of 1964, Public Law 93-112 and 101-336 in its hiring, employment practices and programs. To request accommodations due to disabilities, please call 865-966-7057 in advance of the meeting

MEMORANDUM

TO: Farragut Visual Resources Review Board
FROM: Bart Hose, Assist. Community Development Director.
SUBJECT: Regularly Scheduled Meeting - Tuesday, September 28, 2021, at 7:00 p.m.

AGENDA

1. Approval of Minutes for the August 24, 2021, meeting

2. Ground Mounted Sign Applications

a) Sugarwood Subdivision Entrance Signs – Located off Kingston Pike

Permanent Ground Mounted Subdivision Signs located off Kingston Pike at Sugarwood Drive.

Sugarwood Subdivision is requesting approval for two new/replacement permanent ground mounted signs located at the subdivision's entrance off of Kingston Pike. Each sign face is approximately 19 square feet in size and is mounted to the existing brick subdivision entrance wall feature located on each side of Sugarwood Drive. The new signs will utilize the existing external lighting system on the site. Sufficient landscaping for the area is also already in place, but the HOA is proposing changes to avoid future conflicts with the new signs.

The staff recommends approval of both signs. Please also note that the existing lighting will have to be checked if it is re-pointed to accommodate the new sign locations on the entrance walls.

b) Marathon Station Ground Sign – 10855 Kingston Pike

Permanent Ground Mounted Sign located at 10855 Kingston Pike.

The Marathon Gas Station is requesting approval for a new monument ground sign located at 11135 Kingston Pike.

The plan includes a new, 40 square foot internally lit monument ground sign. The new sign replaces one that had been destroyed in an accident and is located in the same place on the site. The lighting is being changed from external to internal illumination, and the required landscaping is being reestablished.

The staff recommends approval subject to the following:

1. The use of decorative split-face concrete block (white) for the sign base, and
2. The use of a dwarf Azalea variety to avoid visibility conflicts with the sign. The shrubs can also be grouped around the ends of the sign to improve visibility.

c) Fox Den Permanent Subdivision Entrance Sign – Olympic Drive Entrance

Permanent Ground Mounted Subdivision Sign located along Olympic Drive.

The Fox Den HOA is requesting approval to locate a permanent subdivision sign on an existing roadway island within the Olympic Drive right-of-way. The HOA has been forced to amend their earlier plan, which was reviewed by the VRRB in June.

The Sign Ordinance allows for such signs to be located within the road right-of-way provided they are part of a streetscape plan. The use of the right-of-way and overall plan must be reviewed and recommended to the Board of Mayor and Alderman for approval by both the Planning Commission and VRRB. The VRRB must also review and approve the actual ground sign as it would any other similar proposal. The Planning Commission reviewed and recommended approval of the original plan and use of the right-of-way at its June 17th meeting.

Staff has reviewed the revised plan and has some concerns regarding the sign's proposed location. The HOA has had the existing utilities in the area marked via an 811 call and was forced to revise the original plan and sign location due to the presence of underground communication cables in the ROW. The new sign is now proposed to be located within a couple feet of an existing public storm drainage pipe running through the area. The drainage pipe's location is shown as approximate on the plan but, after looking at the site, the staff believes it is very close. The Town will likely be requiring the HOA to enter into a maintenance and liability agreement, and, under the agreement, the Town will not be responsible for any damage to the sign resulting from public construction/reconstruction related activities in the area. With this agreement in mind, the Town Engineer still felt it necessary to note that drainage infrastructure typically needs to be dug up and replaced periodically and he suggested keeping the sign further away from the pipe, if possible. Site distance at the intersection could also be a consideration if the sign is moved closer to Olympic Drive from its current proposed location. Locating a sign in the ROW is more complicated because utility easements are typically not in place. This means that potential conflicts between any proposed structure and any existing utilities or other infrastructure need to be resolved before permitting and construction.

The following plan items should also be addressed/required for any approval.

1. The sign's lettering should be located at least two feet above grade to avoid conflicts with landscaping and improve visibility. The required plantings can also be clustered around the ends of the sign structure to improve visibility.
2. The applicants will need to work with an arborist to ensure that the existing trees are not damaged during sign installation.
3. A maintenance and liability agreement to protect the public right-of-way and other Town interests will need to be put in place. The Town's attorney will also likely suggest that an easement for the sign be identified which may require a survey.

- d) Fox Den Permanent Subdivision Entrance Sign – Saint Andrews Drive Entrance**
Permanent Ground Mounted Subdivision Sign located along Saint Andrews Drive.
The Fox Den HOA is requesting approval to locate a permanent subdivision sign on an existing roadway island within the Saint Andrews Drive right-of-way. The HOA has been forced to amend their earlier plan, which was reviewed by the VRRB in June.

As previously explained, the Sign Ordinance allows for such signs to be located within the road right-of-way provided they are part of a streetscape plan and are approved by the Board of Mayor and Alderman following a review and recommendation by the Planning Commission and VRRB. The Planning Commission reviewed and recommended approval of the original plan and use of the right-of-way at its June 17th meeting.

The staff has reviewed the revised plan and also has some concerns regarding the sign's proposed location. The HOA has had the existing utilities in the area marked via an 811 call and was forced to revise the original plan and sign location due to the presence of an existing water main in the ROW. The new sign is now proposed to be located two feet from an existing gas line running through the area and three feet from the edge of curb. The minimum two feet of separation from the gas line was based on guidance from the 811 system. Staff has discussed this with the Town's Engineer, and he noted that it is a typical minimum recommendation based on their (811's) margin of error when locating utility lines. The Town will also likely be requiring the HOA to enter into a maintenance and liability agreement, and, under the agreement, the Town will not be responsible for any damage to the sign resulting from public construction/reconstruction related activities in the area. This would protect both the Town, and the gas utility's access to the line, but it is still a very tight site location. As previously noted, locating a sign in the ROW is more complicated because utility easements are typically not in place. Potential conflicts between any proposed structure and any existing utilities or other infrastructure need to be resolved before permitting and construction.

The following plan items should also be addressed/required for any approval.

1. The sign's lettering should be located at least two feet above grade to avoid conflicts with landscaping and improve visibility. The required plantings can also be clustered around the ends of the sign structure to improve visibility.
2. The applicants will need to work with an arborist to ensure that the existing trees are not damaged during sign installation.
3. A maintenance and liability agreement to protect the public right-of-way and other Town interests will need to be put in place. The Town's attorney will also likely suggest that an easement for the sign be identified which may require a survey.

e) Hardee's Menu Board Sign – 639 (609) North Campbell Station Road

Menu Board Sign located at 639 (609) North Campbell Station Road.

Hardee's is requesting approval for new/replacement drive-thru menu board sign located at 639 North Campbell Station Road.

The plan includes a new, approximately 25 square foot drive-thru menu board. The new sign will replace the current menu board on the site and includes an ancillary order box and a covering canopy. The canopy structure will require a building permit and will need to be permitted separately. The new menu-board is part of a larger external renovation project on the site. Unfortunately, some of the renovations and site changes were begun without adequate plan submittal, review, and approval. The Town staff has been attempting to address the situation with a local representative for the project but there are still outstanding issues. This item was placed on the VRRB agenda so the menu board could be reviewed while we/they are working to address the other issues on the site. No permits will be issued until the Town has received adequate plans for all of the proposed site renovations and those renovations have been reviewed and approved.

With respect to the menu board sign and related speaker box, they meet the Town's minimum standards and can be approved subject to all other site renovations/improvements being brought into compliance with Town requirements.

f) Hardee's Ground Sign – 639 (609) North Campbell Station Road

Permanent Ground Mounted Sign located at 639 (609) North Campbell Station Road.

Hardee's is requesting approval for a new/replacement monument ground sign located at 639 (609) North Campbell Station Road.

The plan includes a new 40 square foot monument ground sign. The new sign will replace the existing ground sign and the applicant plans to mount it on the existing sign base on the site. Unfortunately, the submitted plans did not include all of the information needed to fully document code compliance. The applicant is currently working on the needed revisions. The correct property address also needs to be used on the sign. According to Knox County, the official address for this property should be 639 North Campbell Station Road. In addition, and as noted for the proceeding agenda item, the new ground sign is part of a larger site renovation project that was begun without adequate application, review, and approval. Again, no permits will be issued until the Town has received adequate plans for all of the proposed site renovations and those renovations have been reviewed and approved.

Given the nature of proposed sign replacement, it should be relatively easy to document compliance with the Town's standards. The staff will make a full recommendation, based on any submitted plan revisions, at the meeting.

3. Other Business

a) Discussion regarding a requested ordinance amendment to permit canopy mounted signs in certain locations/circumstances, requested by Topgolf, 11400 Outlet Drive.

This item involves a request by Topgolf for an ordinance amendment to allow for a canopy mounted sign. Currently, the Sign Ordinance does not permit canopy signs and the Outlet Drive Regional Entertainment and Employment (OD-RE/E) Zoning District does not include any modifications to address the issue. The building proposed for the Topgolf site along Outlet Drive includes a structural canopy overhanging the main entrance. The company's standard design for this style of building includes a channel letter sign attached to the front of the canopy. Currently, the Town's sign ordinance permits wall signs, and it defines such as "*a sign attached parallel to and projecting not more than 12 inches from the wall of a building and does not project in part or in whole above the top edge of a building wall*". The proposed Topgolf sign would not meet the Town's definition of a wall sign and cannot currently be permitted without an amendment to either the Sign or Zoning Ordinance.

FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, August 24, 2021. Chairman Marty Layman presided. Members in attendance were Marty Layman, Alderman Ron Pinchok, Randy Armstrong, Jeanie Stow, Stephen Marlowe and Youth Representative Inas Lalani. Mr. Derek Wright and Ms. Brittany Moore were absent.

Chairman Layman called the meeting to order at 7:00 pm.

1. Minutes:

A motion was made by Alderman Pinchok to approve the July 27, 2021, minutes as submitted. The motion was seconded by Mr. Armstrong, and it passed unanimously.

2. Annual Election of Officers:

The Board elected officers for the year. This included the positions of Chairman, Vice-Chairman, and Secretary. Alderman Pinchok made a motion to elect Mr. Layman as Chairman. The motion was seconded by Ms. Stow, and it passed unanimously. Mr. Armstrong made a motion to elect Ms. Moore as Vice-Chairman. The motion was seconded by Ms. Stow, and it passed unanimously. Finally, Mr. Armstrong made a motion to elect Ms. Stow as Secretary. The motion was seconded by Alderman Pinchok, and it passed unanimously.

2. Ground Mounted Sign Applications:

a) Luna Boutique Tenant Panel Sign – 11320 Station West Drive

Tenant Panel Sign located at 11320 Station West Drive.

Luna Boutique Suites requested approval for a tenant panel sign(s) located at 11320 Station West Drive (Appalachian Log Square).

Staff noted that the proposed tenant panel appeared to be legible, and recommended approval.

Ms. Stow made a motion to approve the tenant panel sign. Mr. Armstrong seconded the motion, which passed unanimously.

3. Landscape Plan Applications:

a) Kingston Pike Village, Phase II (Grocery & Shops) – Located at 13140 Kingston Pike

Revised Landscape Plan for Kingston Pike Village, Phase II, located at 13140 Kingston Pike.

This item involved a revised landscape plan for the Kingston Pike Village, Phase II development site located at 13140 Kingston Pike. The Board reviewed the original plan



for this phase of the development at its February 2021 meeting. Since that time, several changes to the overall site plan had been made. The revised landscape plan reflected those changes. The Planning Commission reviewed and approved the revised site plan subject to a few minor changes at their meeting this month.

The revised plan included extensive landscaping and addressed updated shade tree requirements, detention basin plantings, and minimum required landscaping around the buildings. With respect to the detention basin area, the plan modified the original landscaping that was approved in connection with Phase I of the development. In addition, the parking and much of the fire access lane area behind and to the south of the larger grocery store building had been eliminated from the earlier plans.

The staff recommended approval subject to the addition of two landscape islands in the row of parking spaces immediately to the south of the two retail buildings located along Kingston Pike. This addition is based on the Planning Commission's action regarding the overall site plan.

The board discussed the revised plan. Alderman Pinchok encouraged the applicant to avoid adding trees to the additional parking islands, if at all possible, under the ordinance. He was concerned about additional visibility impacts. Alderman Pinchok then made a motion for approval subject to the addition of the two noted islands in the parking lot. Mr. Marlowe seconded the motion, which passed unanimously.

Meeting adjourned at 7:35 pm

Size: 17" x 161"

Quantity: 2

Comments: 19 sq. ft per side

Work Order #: 34067bb

☐ Digital print

☐ Vinyl

☒ Other

file location: 21/S/Sugarwood/34067bb flat cut letters/

161 in

17 in

SUGARWOOD



MP Graytint 07273

1/2" thick flat cut acrylic

NTS



Blind stud mounted to monument wall
with appropriate mounting
hardware & anchoring



ALLEN
SIGN
SOUTH
1865 573-3524
2408 CHAPMAN HWY.
FAX 579-0356

This is an original unpublished drawing created by Allen Sign Co. It is for your personal use only. It is not to be shown outside your organization, reproduced, copied, or exhibited without written consent of Allen Sign Co. Failure to obtain consent for use other than by Allen Sign Co. will result in a \$300 fine for the art.

Client: Sugarwood HOA

Date: 8-5-21

Price: \$ As Quoted

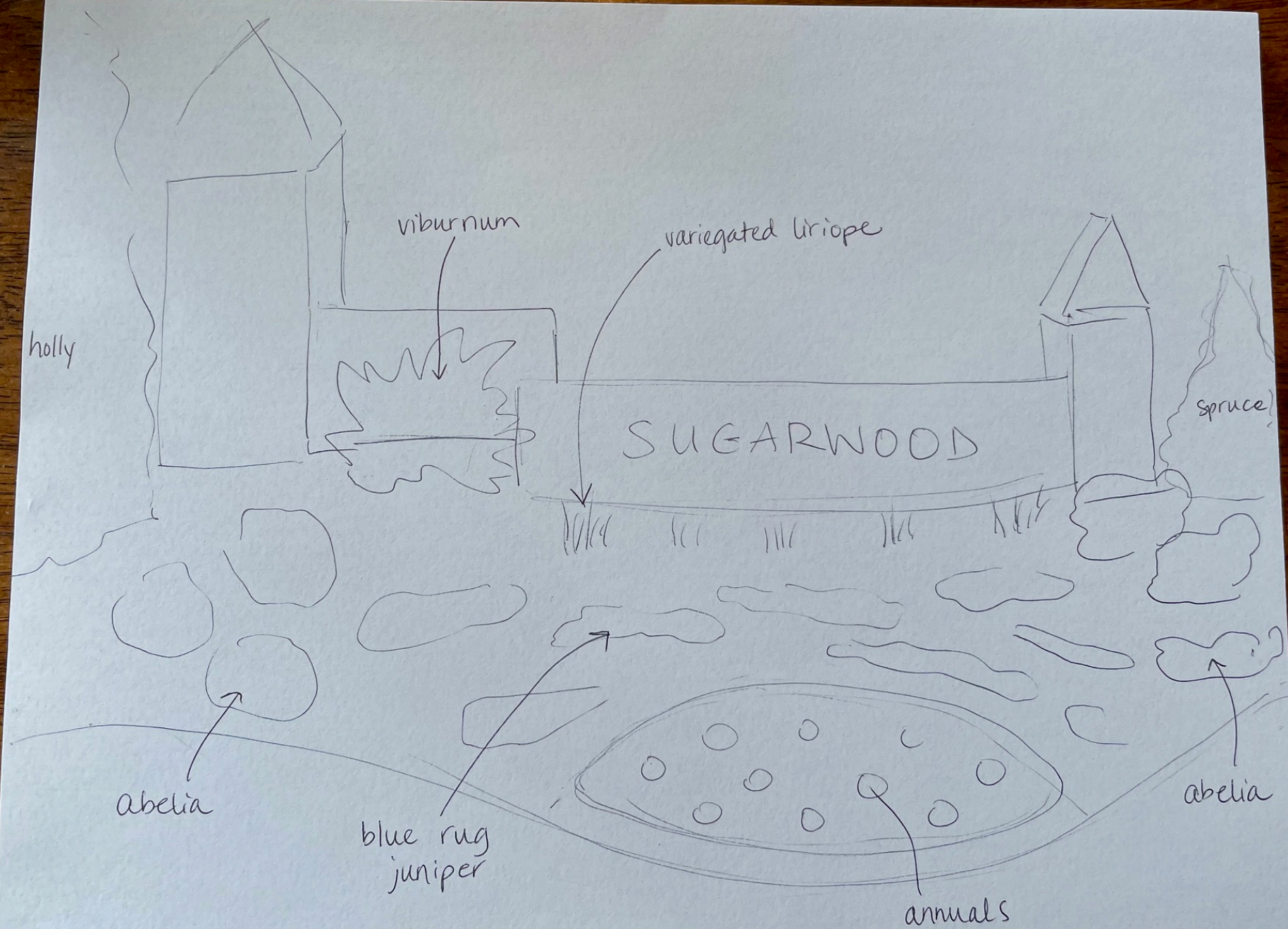
Ph/Email: mlb483@gmail.com

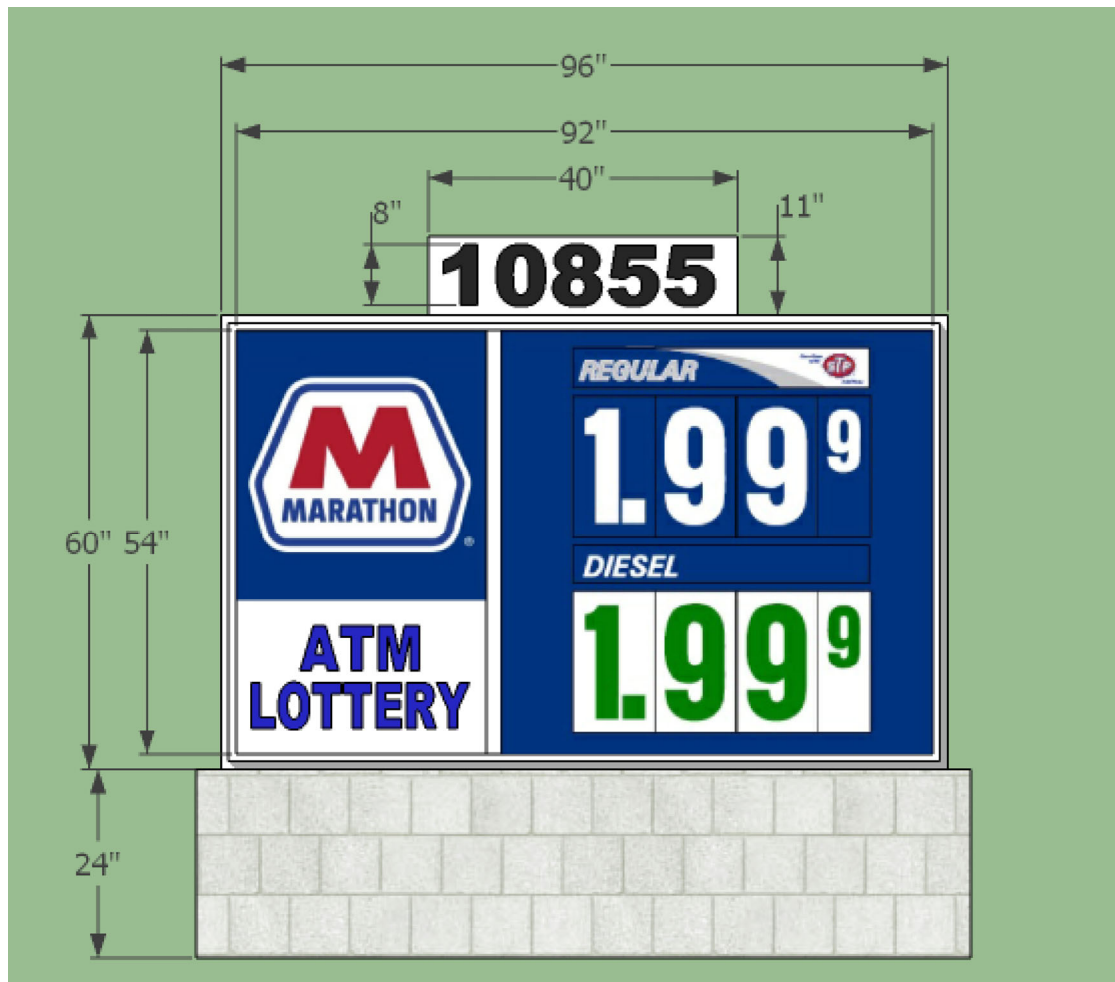
Drawn by: BJA

Title: Custom Signage

Approved by: _____ Date: _____

NOTE: The job will not proceed without a signed approval





CONCRETE BLOCK BASE TO MATCH BLDG EXTERIOR
 SIGN CABINET, FRAME & RETAINERS = ALUMINUM
 SIGN FACES & NUMBERS = TRANSLUCENT PLASTIC
 STREET NUMBERS = BLACK VINYL ON WHITE ACM PANEL

10855

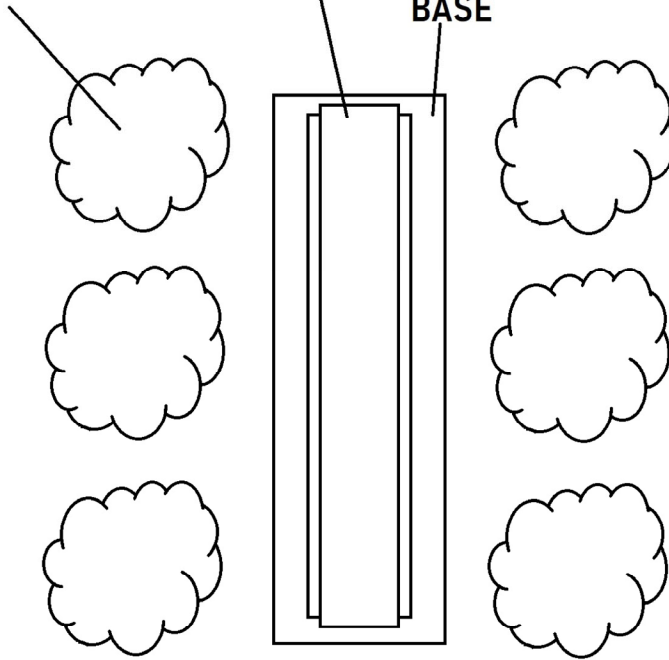


INTERNAL LIGHTING
LED STRIPS
120 VAC INPUT
12 VDC OUTPUT

AZEALEA BUSHES (6)

SIGN

BASE



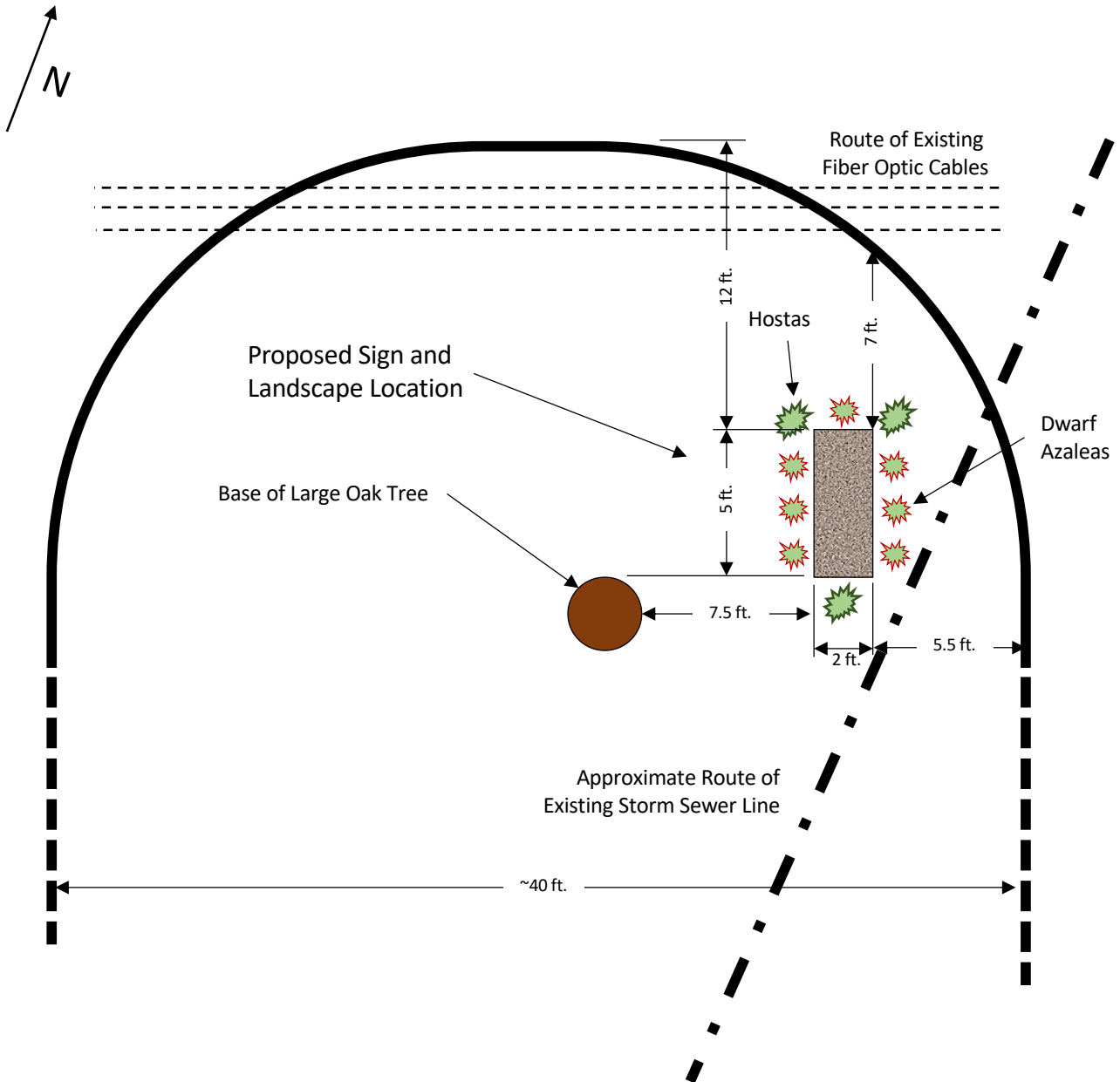
10855 KINSTON PIKE LANDSCAPING

- EXISTING PLANTS TO BE REMOVED**
- EXISTING EXTERNAL LIGHTING TO BE REMOVED**
- NEW SIGN LIGHTING TO BE INTERNAL**
- SIX AZEALEA BUSHES TO BE PLANTED**



OLYMPIC DRIVE TRAFFIC ISLAND

STREETSCAPE PLAN 2

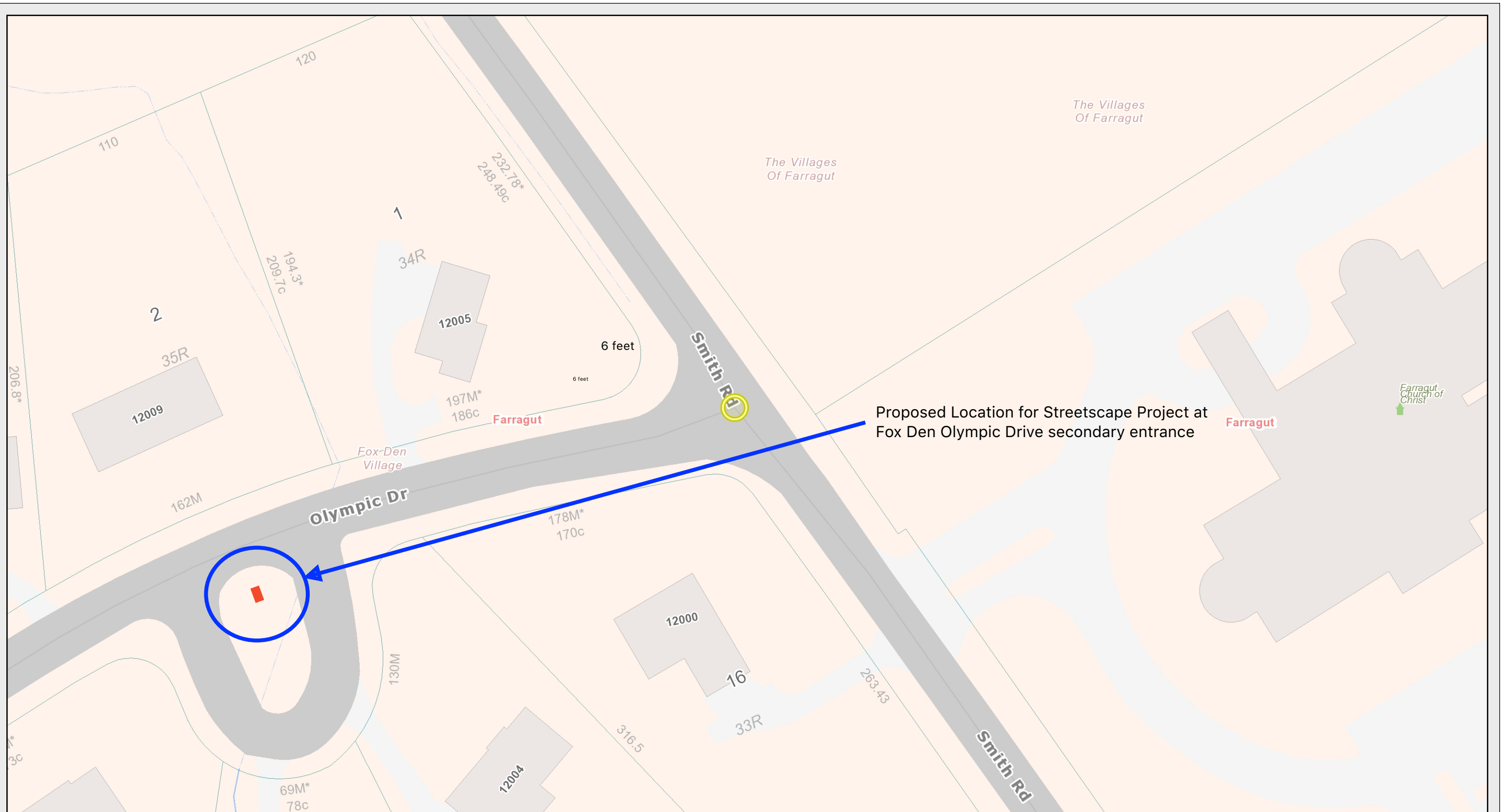


Note: Will adjust sign and landscaping location in the field to avoid any Underground interferences.

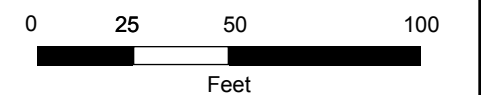
Fox Den Homeowners Association
Farragut, TN
Secondary Entrance Project

13 Sept 2021

JLM



Subdivision Sign
Olympic Dr @ Smith Rd
Fox Den HOA

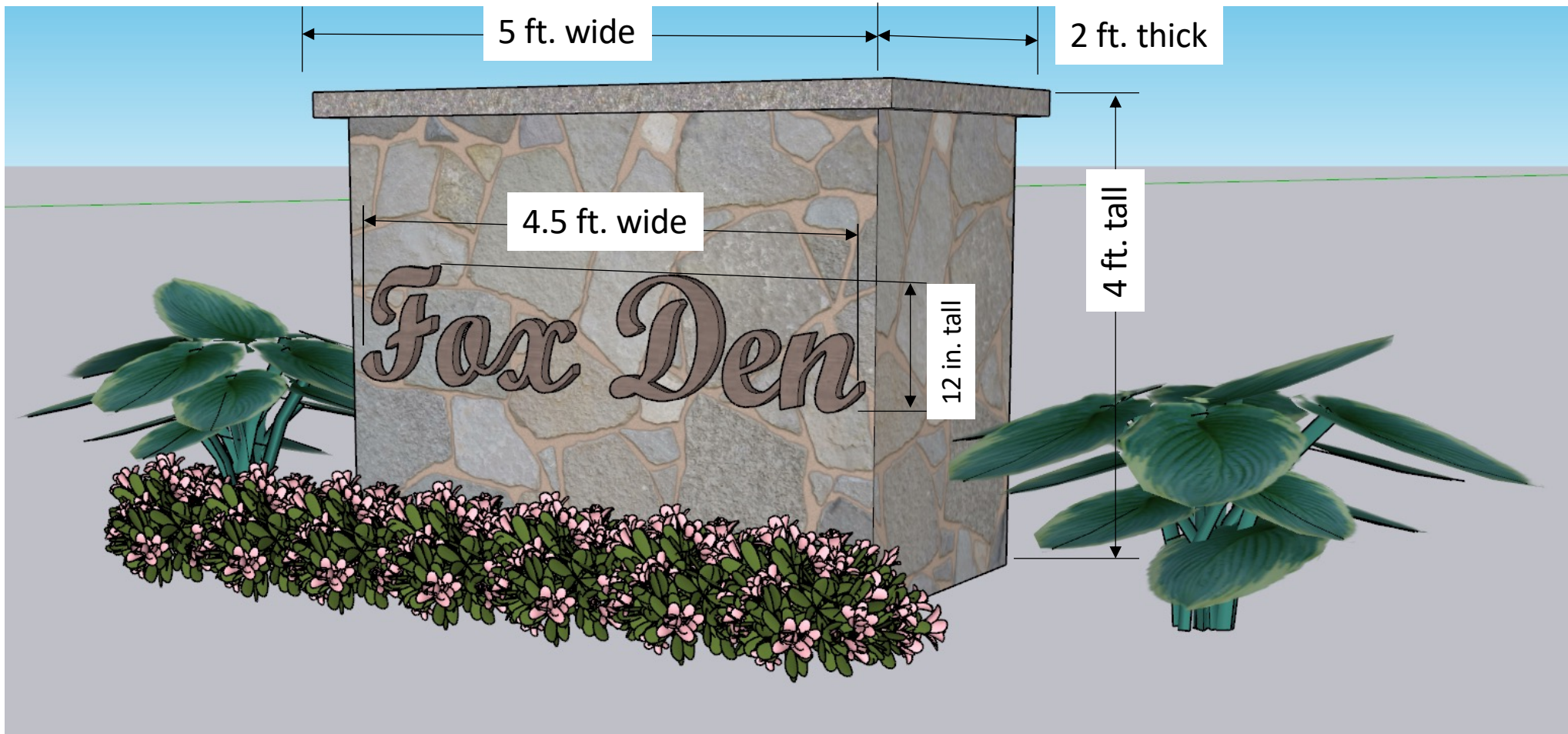


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Fox Den HOA Streetscape Plan Sign Dimensions

Olympic Drive





Olympic Drive
Streetscape Plan 2



Home

SPOT LIGHTS

FLOOD LIGHTS

WALL LIGHTS

INDOOR LIGHTS

U.S. DISCOUNT

CONTACT US

Home > SPOT LIGHTS > White 4 LED Solar Spotlights 2/4/8 Pack



White 4 LED Solar Spotlights 2/4/8 Pack

T-SUN

\$32.99 ~~\$38.99~~

Tax included. [Shipping](#) calculated at checkout.

Pack

2 Pack

4 Pack

8 Pack

Quantity

-

1

+

Add To Cart

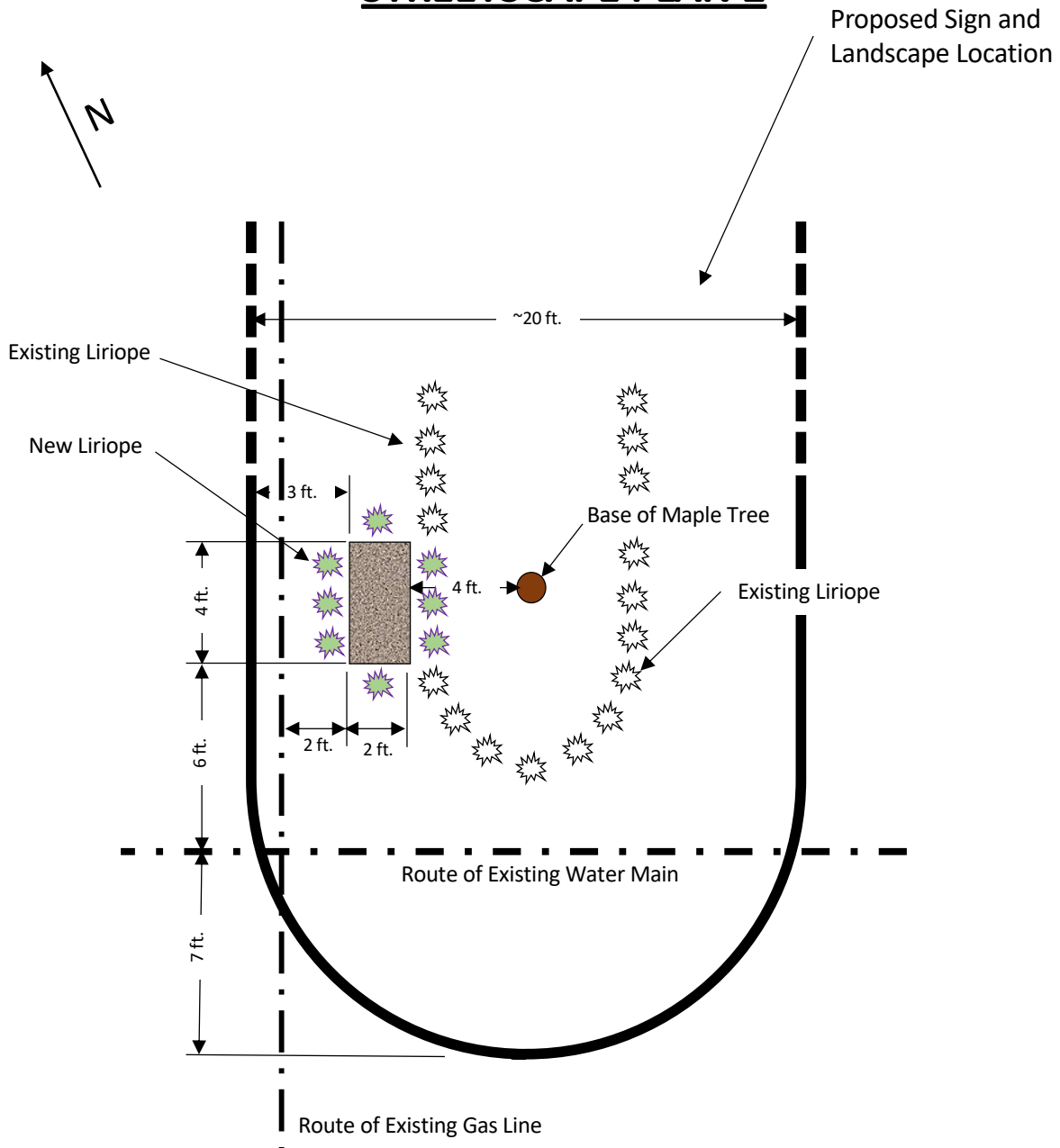
Buy It Now

Description

- 4 LED Chips, IP65 Waterproof, 250 Lumen Output. Built in 18650 Lithium Battery (2000mAh)

ST. ANDREWS DRIVE TRAFFIC ISLAND

STREETSCAPE PLAN 2



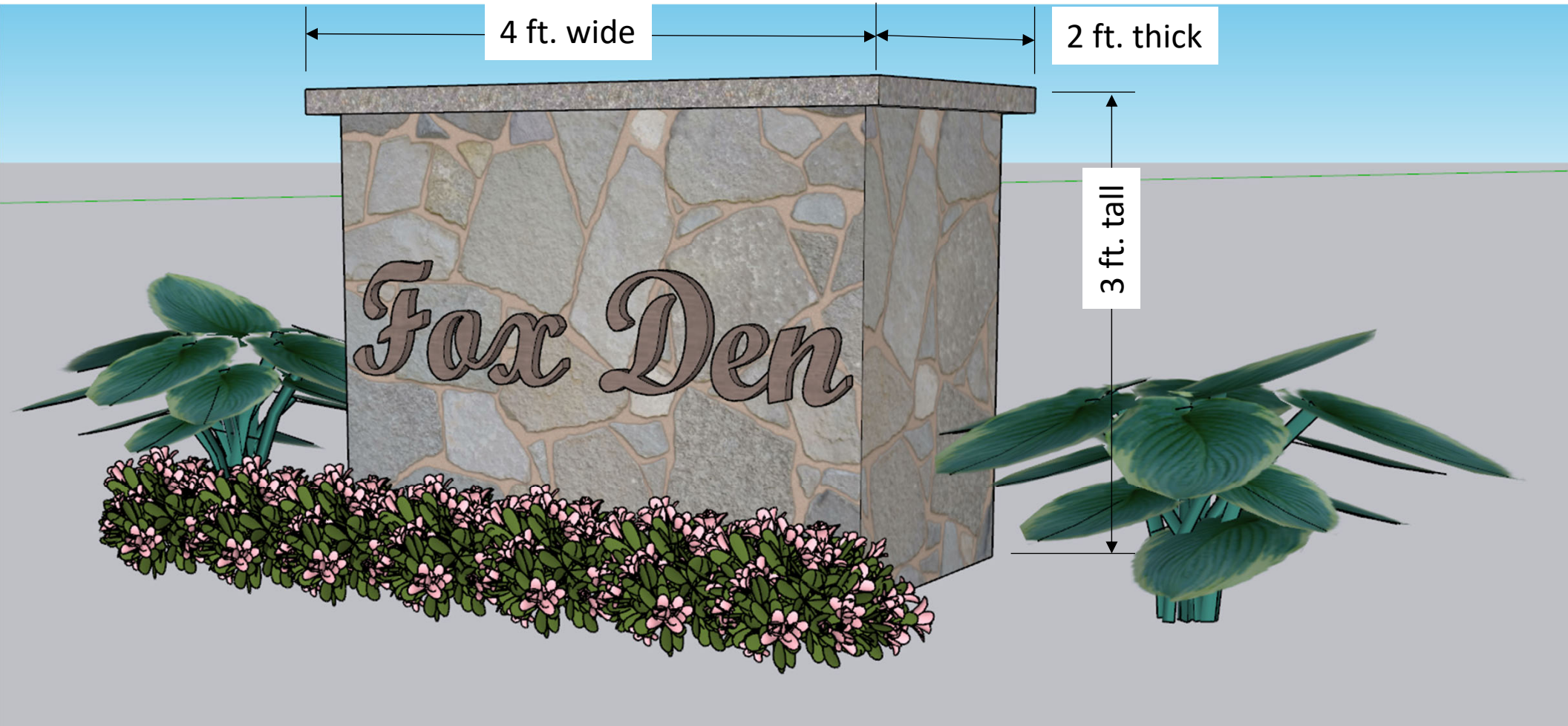
Note: Will adjust sign and landscaping location in the field to avoid any Underground interferences.

Fox Den Homeowners Association
Farragut, TN
Secondary Entrance Project

13 Sept 2021

JLM

Fox Den HOA Streetscape Plan Sign Dimensions





St Andrews Drive
Streetscape Plan 2



Home

SPOT LIGHTS

FLOOD LIGHTS

WALL LIGHTS

INDOOR LIGHTS

U.S. DISCOUNT

CONTACT US

Home > SPOT LIGHTS > White 4 LED Solar Spotlights 2/4/8 Pack



White 4 LED Solar Spotlights 2/4/8 Pack

T-SUN

\$32.99 ~~\$38.99~~

Tax included. [Shipping](#) calculated at checkout.

Pack

2 Pack

4 Pack

8 Pack

Quantity

-

1

+

Add To Cart

Buy It Now

Description

- 4 LED Chips, IP65 Waterproof, 250 Lumen Output. Built in 18650 Lithium Battery (2000mAh)

GENERAL NOTES

- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO BID TO DETERMINE THE EXTENT OF WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BIDDING.
- ALL EXISTING MATERIALS TO REMAIN WHICH ARE DAMAGED OR OTHERWISE DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE PATCHED OR REPAIRED TO MATCH THE EXISTING ADJACENT MATERIALS, SO THAT THE REPAIR IS IMPERCEPTIBLE.
- DURING THE COURSE OF CONSTRUCTION, IF THE CONTRACTOR UNCOVERS ANY CODE VIOLATION KNOWN TO HIM OR ANY DISCREPANCY WITH THE DESIGN, CONTRACTOR SHALL NOTIFY THE ARCHITECT OF SUCH IMMEDIATELY.
- CONTRACTOR SHALL ASSEMBLE AND INSTALL MATERIALS/ PRODUCTS IN STRICT ACCORDANCE WITH THE MANUF'S RECOMMENDATIONS AND INDUSTRIAL/ASSOCIATION STANDARDS.
- CONTACT ARCHITECT AND COORDINATE WITH TENANT ANY ADDITIONAL SPECIFICATIONS NOT SPECIFIED HEREIN AND/OR CLARIFICATIONS REGARDING THE CONTRACT DOCUMENTS.
- NO CURRENT SURVEY WAS PERFORMED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IN WRITING IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IN WRITING IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PDS), WHICH NEGATIVELY IMPACT THE PROJECT. THE ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM THE CONTRACTOR'S FAILURE TO NOTIFY THE ENGINEER AND OWNER.
- IT IS STRONGLY RECOMMENDED THAT NO CONTRACTUAL AGREEMENT OF ANY KIND BE SIGNED PRIOR TO RECEIVING AND THOROUGHLY REVIEWING ALL APPROVALS FROM ALL OF THE REGULATORY AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.

SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL SIGNS ARE BY THE GENERAL CONTRACTOR.
- EXISTING MENU BOARDS AND PRE-SALE BOARDS TO BE REMOVED FROM BASES, REMOVED FROM SITE, AND DISPOSED UNLESS DIRECTED BY BALTIMORE, CONDUITS TO BE CAPPED TO PREVENT MOISTURE ENTRANCE.

UTILITY NOTES

- ALL ELECTRICAL/CONDUIT RUNS ARE SCHEMATIC ONLY. CONDUIT SIZES AND ROUTING PROVIDED BY BALTIMORE.
- IT SHALL BE THE SIGN INSTALLER'S RESPONSIBILITY TO ENSURE THE PROPOSED SIGN LOCATION DOES NOT INTERFERE WITH ANY UTILITIES AND COMPLIES WITH ALL APPLICABLE CITY CODES. SIGN INSTALLER SHALL ALSO OBTAIN APPROVAL FROM THE APPROPRIATE ENTITIES PRIOR TO INSTALLING THE SIGN OVER ANY EXISTING EASEMENTS.
- REFER TO THE BUILDING ELECTRICAL DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.

DEMOLITION NOTES

- CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO: DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH SITE WORK SPECIFICATIONS.
- CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURE. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, OR OTHER MEANS OF PROTECTION, INCLUDING BUT IS NOT LIMITED TO: ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE PUBLIC DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO: CONSTRUCTION FENCING, BARRICADES, SIGNAGE, ETC.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

SCOPE OF WORK

REMOVE EXISTING MENU BOARDS AND CAP CONDUIT PER SITE NOTES. INSTALL NEW MENU BOARDS AND ALL REQUIRED CONDUIT AND WIRING. REFER TO MANUFACTURERS BOARD PUBLISHED INSTALLATION INSTRUCTIONS.

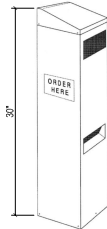
BUILDING CODE SUMMARY

APPLICABLE BUILDING CODE: 2012 INTERNATIONAL BUILDING CODE
APPLICABLE ELECTRICAL CODE: 2017 NATIONAL ELECTRICAL CODE
USE GROUP: A2 - ASSEMBLY
BUILDING DEPARTMENT PHONE NO: 866-215-3669
EXISTING SIGNAGE AREA TO BE REMOVED: 49.32 SQ FT
NEW SIGNAGE AREA TO BE ADDED: 22.61 SQ FT
PROJECT ADDRESS: 609 N. CAMPBELL STATION RD. KNOXVILLE, TN 37904

VICINITY MAP (NTS)



NEW DOUBLE POST CANOPY
NOT TO SCALE



NEW SPEAKER POST
NOT TO SCALE



THREE PANEL MENU BOARD
22.61 SQ FT



SIDE VIEW

NEW MENU BOARDS

NOT TO SCALE



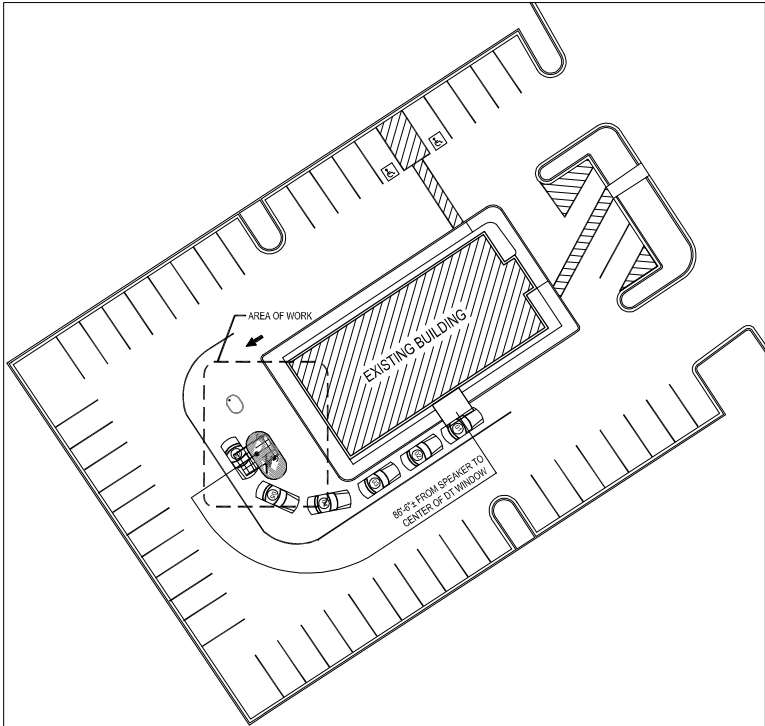
SINGLE FACE PRE-BROWSE
15.39 SQ FT



SINGLE FACE 3-PANEL BOARD W/ TOPPER
33.93 SQ FT

EXISTING MENU BOARDS TO BE REMOVED

NOT TO SCALE



EXISTING OVERALL SITE PLAN

SCALE: 1" = 20'-0"



REV	DATE	BY	DESCRIPTION
1	09/05/2021	CMS	REVISED TO ADD SHEET FOOTING
2	09/16/2021	BS	REVISED TO ADD DIMENSIONS TO SIGNS AND SPEAKER
3	09/27/2021	BS	REVISED SPEAKER



DATE	4/14/2021
PROJECT	27804-11
DESIGNED	BS
DRAWN	BS
CHECKED	DAV

SITE PLAN AND NOTES

C1.0

SIGN B

MONUMENT REFACE



FRONT VIEW



BACK VIEW



BEFORE



AFTER



Location: Knoxville, TN

AGI Rep: E.D.

Date: 09/13/2021

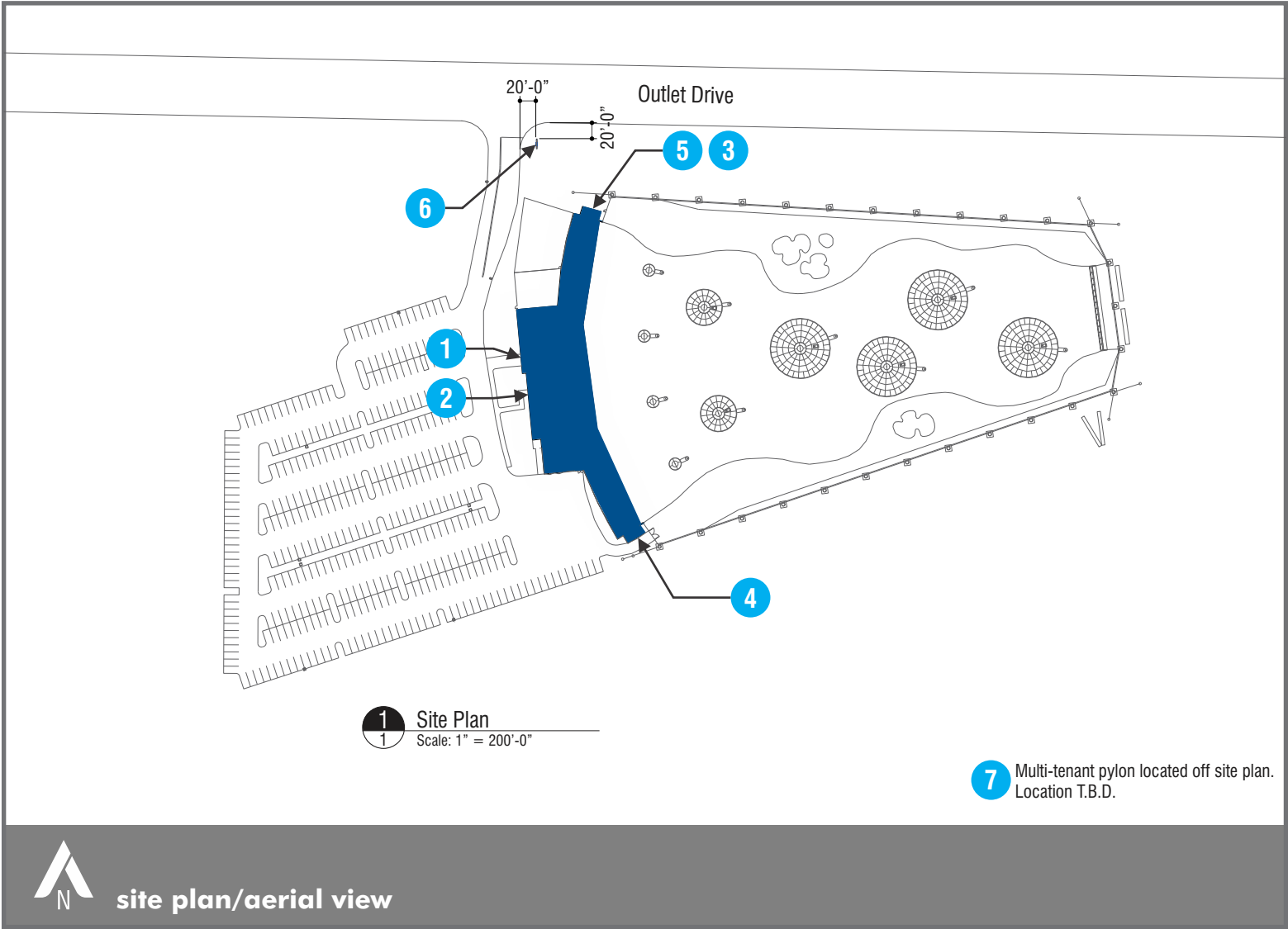
Scale: NTS

Drawn by: N.D.

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**see next sheet for detailed code information

drawing approval

Reviewed By: _____ Date: _____

☐ Approved ☐ Approved As Noted ☐ Not Approved, Revise As Noted

scope of work

EXISTING SIGNS	Sq Ft	PROPOSED SIGNS	Sq Ft	Elect. Req'd.	Amps / Voltage	Sign Weight	Special Instructions
BUILDING SIGNS							
1		48" "TOPGOLF" Channel Letters on Canopy	128.3		5.5/120v	189 lbs	
2		317" LED illuminated Architectural Element on EIFS	736.4		9.9/120v	643 lbs	
3		36" "TOPGOLF" Channel Letters on EIFS Wall	72.1		3.3/120v	148 lbs	
4		36" "TOPGOLF" Channel Letters on EIFS Wall	72.1		3.3/120v	148 lbs	
5		24" Address Numerals on EIFS Facade	12.75		-	17 lbs	
Allowed SF			N/A	Total SF	1,021.6		
FREESTANDING SIGNS							
6		Monument	124.4		5.5/120v	886 lbs	
7		Tenant Panels	67.4		-	-	
Allowed SF			N/A	Total SF	191.8		



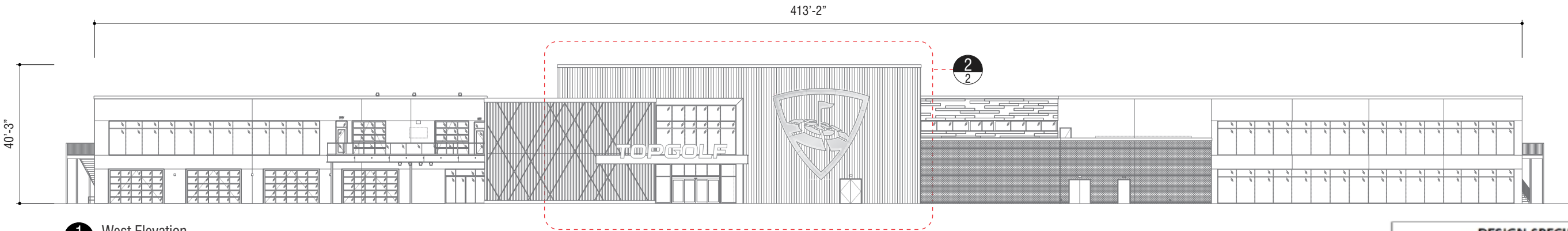
DESIGN SPECIFICATIONS	
IBC 2012 with TN amendments	Including Modifications By State of TN
ASCE 7-10	Minimum Design Loads for Buildings & Other Structures
ACI 318-14	Building Code Requirements for Structural Concrete
ANSI/AISC 360-10	Specification for Structural Steel Buildings
DESIGN LOADS	
Wind	Vult = 115 mph
Exposure	C
Risk Cat.	II
Grnd. Snow	Pg= 10 psf

symbols key

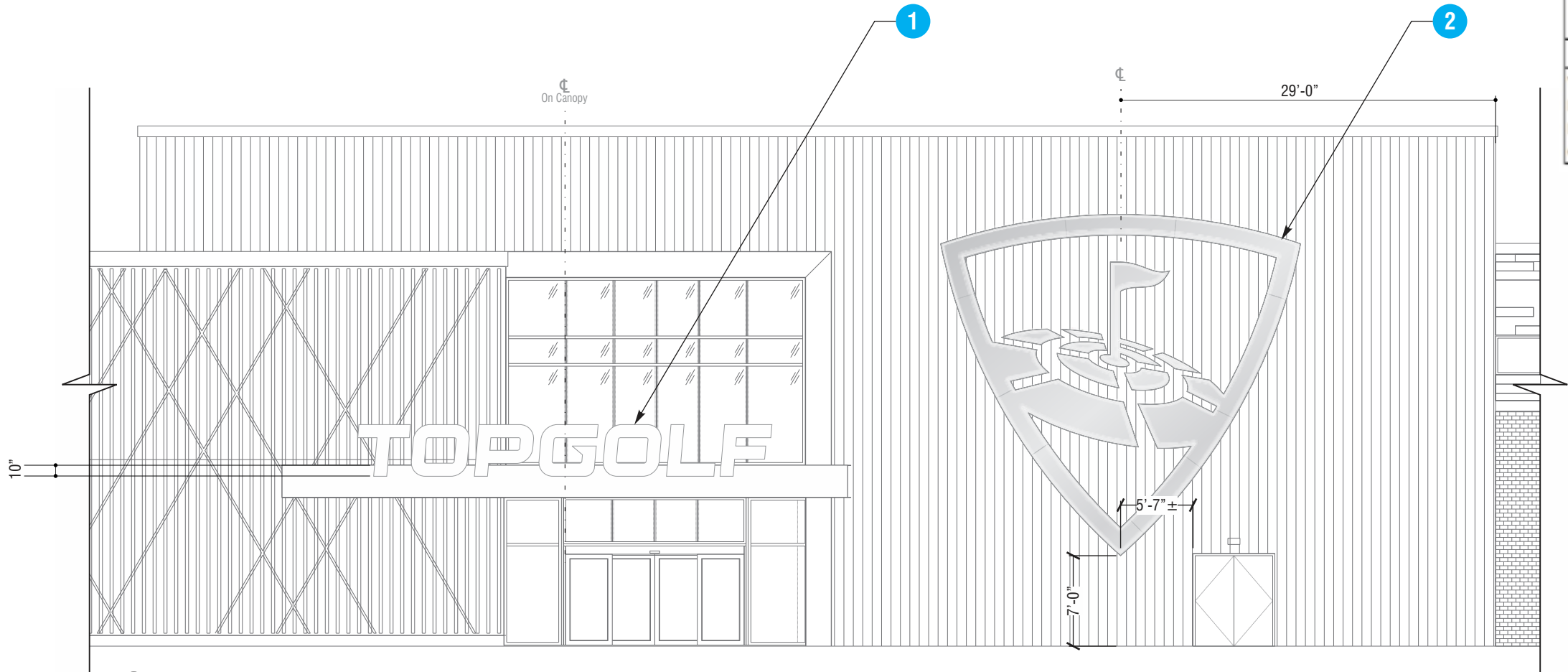
J 120	120 Volt Junction Box
W	Elect Whip: 1/2"Ø x 6'-0" Lg Greenfield
PS	LED Power Supply
B	Blocking Req'd
S	Additional Structure Req'd.
PA	Special Condition Applies
XA	Access Panel - Field Cut
AI	Additional Information Req'd.
X	Remove
GA	Remain As-Is
R	Relocate

revisions

REV#	DATE	REVISION NOTES:	BY	SHEET#
1	2.11.21	Update Arch. elevations and sections - add signage details	MB	Various
2	4.12.21	Add sign 2 install details	MB	9
3	4.26.21	Added Template layout for Shield Feature Outrigger Installation	BE	9 & 10
4	5.13.21	Update Address	MB	ALL
5	5.19.21	Update address for sign #5	MB	14
6	6.10.21	Update mounting hardware on sign 2	MB	8



1 West Elevation
Scale: 1/32"=1'-0"

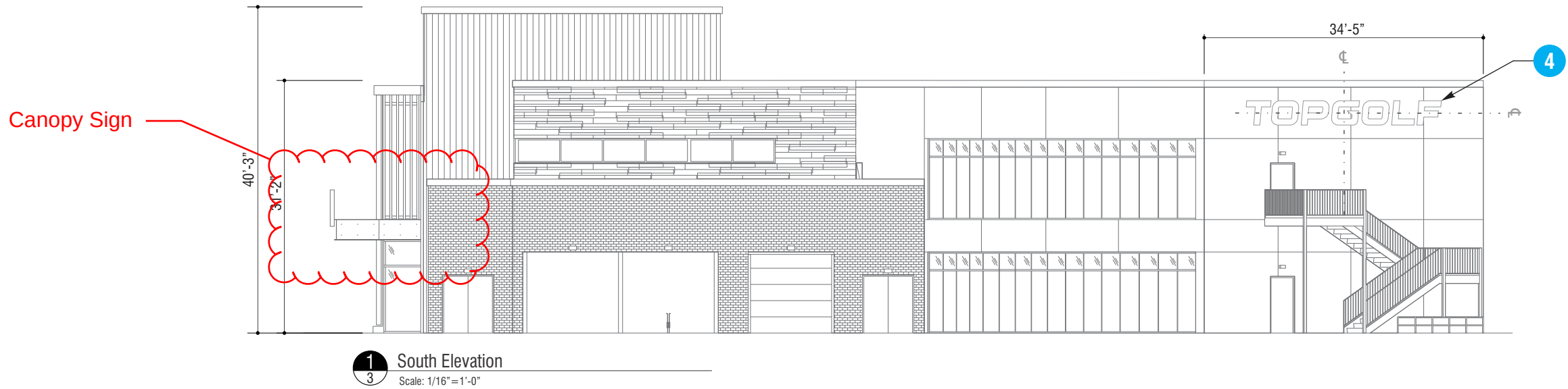
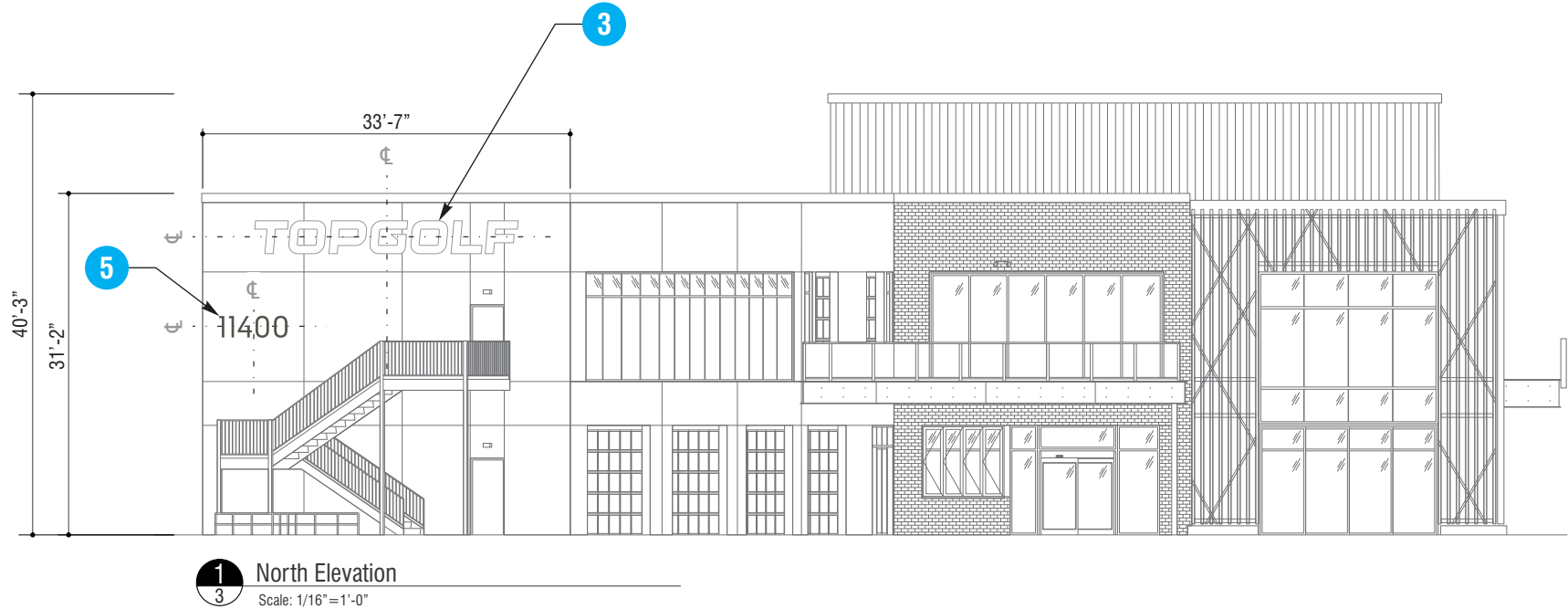


2 West Elevation - Detail
Scale: 3/32"=1'-0"

DESIGN SPECIFICATIONS	
IBC 2012 with TN amendments	
Including Modifications by State of TN	
ASCE 7-10	Minimum Design Loads for Buildings & Other Structures
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ANSI/AISC 360-10	Specification for Structural Steel Buildings
DESIGN LOADS	
Wind	Vult = 115 mph
Exposure	C
Risk Cat.	II
Grnd. Snow	Pg = 10 psf



DESIGN SPECIFICATIONS	
IBC 2012 with TN amendments	
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ASCE 7-10	Minimum Design Loads for Buildings & Other Structures
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DESIGN LOADS	
Wind	Vult = 115 mph
Exposure	C
Risk Cat.	II
Grnd. Snow	Pg = 10 psf





DESIGN SPECIFICATIONS	
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DESIGN LOADS	
Wind	Vult = 115 mph
Exposure	C
Risk Cat.	II
Grnd. Snow	Pg = 10 psf

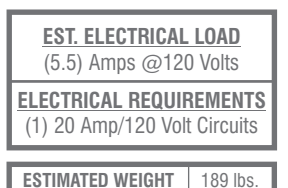
P1. **PAINT:** MP 46633 Brushed Alum. (Satin Finish)
P2. **PAINT:** PMS White (Satin Finish)
P3. **PAINT:** Match Canopy
PF1. **PRE-FINISHED:** #7328 White
PF2. **PRE-FINISHED:** Metallic Silver

1. **FACE:** 3/16" Acrylic
2. **TRIM CAP:** 1" Wide Jewelite Chemically Bonded To Acrylic Face
3. **RETURNS:** .063" Aluminum Formed & Assembled W/ Welds & Silicone Based Adhesive Sealant
4. **BACKER:** 1/8" Thk. Aluminum Back w/ 1/4" Ø riv nuts @ gusset hardware only; electrical holes to accommodate listed liquid-tight flexible conduit connector.
5. **SCREWS:** #8 x 1/2" Truss head, Self Drilling, Self Tapping Screw
6. **DRAIN HOLES:** 1/4"Ø As Needed Per Letter W/ Light Baffle.

8. **LEDS:** 6500K White Sloan
9. **WIRE:** Secondary Low Voltage Led Wire
10. **FLEXIBLE CONDUIT:** Liquid Tight Flexible Conduit Or Approved Equal From Letter To Raceway.
11. **RACEWAY:** Fabricated aluminum raceway. See appropriate details within this drawing package.
12. **CIRCUIT:** 120V/20 amp maximum supply circuit by others. *See appropriate details within this drawing package.*

13. **GUSSET:** 1/4" Thk. Aluminum Fabricated Gusset. See Appropriate Details Within This Drawing Package.
14. **HARDWARE:** 1/4" Ø Thru Bolt W/ 1/4" Washer. Min. 4 Per Letter. See appropriate details within this package.
15. **HARDWARE:** 3/8"-7 x 4 1/2", Grade A, zinc finished, hex head, lag bolt into blocking, Minimum (1) @ 18" O.C w/ 3/8" Ø galvanized bonded sealing washer. (1) per lag bolt. *Note: Installer to seal all penetrations w/ clear silicone sealant.*
16. **BLOCKING:** 2" x 6" Fire treated, exterior grade wood blocking between seams @ canopy system as req'd, mounted to face & top of canopy substrate by others. *See appropriate details within this drawing package.*
17. **HARDWARE:** 1/4" Ø non-corrosive, grade 5, thru bolt behind letters only.

- Use water-proof sealant to seal any/all penetrations through existing canopy w/ clear silicone appropriate for site conditions.
- Owner Responsible for maintaining sealant penetrations.





TOPGOLF

