



Michelle Portier <michelle.portier@knoxplanning.org>

TTCDA 11-A-21-TOB_KI Properties

Markus Chady <mchady@s4dinc.com>

Tue, Nov 23, 2021 at 7:12 PM

To: "Michelle Portier (michelle.portier@knoxplanning.org)" <michelle.portier@knoxplanning.org>

Cc: "Chris Sharp (chris@urban-eng.com)" <chris@urban-eng.com>, Brant Quinton <bquinton@agiletn.com>, Vallie Noles <vnoles@s4dinc.com>

Hello Michelle,

Following the fruitful discussion at the November TTCDA meeting, we've gone back to the drawing board. We have attached our revision for staff consideration. We endeavor to satisfy the requirement that proposed loading dock doors have a reduced visual impact by landscaping and architectural features as stipulated in the TTCDA Design Guidelines (Section 2.5.3). As we discussed at the meeting, the dock doors are proposed to be located at the front of the building by necessity due to topographic hardship and prohibitive size and shape of the lot.

While gates have been employed as a solution in similar cases and was discussed as a potential approach here, we seek a solution other than gates that will achieve the same goal without the operations and maintenance impediment of gates. We also believe that when weighing the choice of the front elevation having either gates or instead having another combination of architectural elements, that "another combination of architectural elements" better demonstrates the spirit of the Section 2.5.3 stipulation. Specifically, we propose as illustrated in the attached renderings:

1. Recessing the wall with the dock doors so as to reduce their hierarchy in the front elevation, thereby visually prioritizing the entry towers and office portion of the building which contains enhanced architectural metal panels, stone veneer and windows. We wish to render the warehouse and dock door portion of the building subordinate to the public face of the building that contains enhanced architectural features.
2. Extending the main roof overhang to create an eave over the loading dock and cast a shadow on the subordinate elevation that contains the dock doors.
3. Applying attractive horizontal canopies with tie-backs at each overhead door to further cast shadows, while also complimenting the architecture of the entry towers which contain a similar element.
4. Careful selection of a high-quality overhead door and trim which will be color-matched to adjacent building metal panels.

Thank you for your careful consideration of our proposed revisions. We hope this design solution will be met with staff approval in lieu of gates, as stipulated as condition for approval (item #8) in the case summary.

Please do not hesitate to contact me if you have any questions.

Best Regards,

Markus Chady, AIA, LEED AP | Principal, Vice President

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c: 865.804.0884

STUDIO FOUR DESIGN

414 Clinch Avenue Knoxville Tn 37902

studiofourdesign.com



4 attachments



11-A-21-TOB_Case Summary.pdf
76K



KI Properties_renderings_211113_reduced.pdf
912K



625-brochure.pdf
838K



Powder Coat color chart.pdf
3133K

Section 2.5: Service Areas

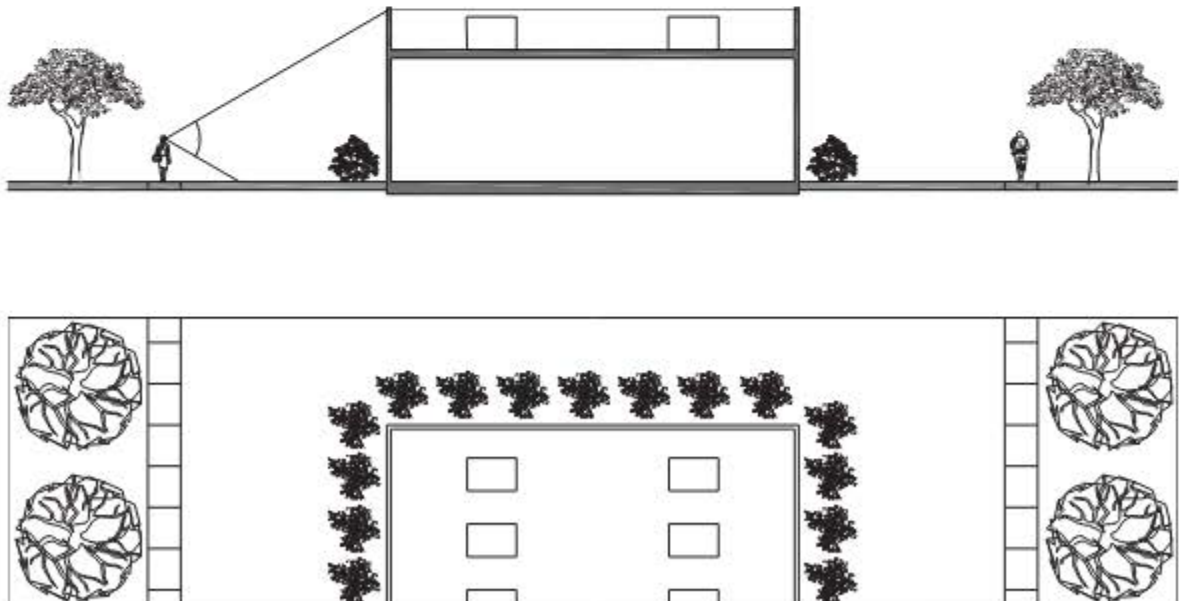
The quality of the Technology Corridor as viewed from public rights-of-way is very important to the image of the Corridor. Service and maintenance areas, because of their propensity to become nuisances, are to be screened from view.



A combination of building materials and landscaping effectively screen a dumpster pad.

- 2.5.1 All rooftop and ground-mounted mechanical equipment (HVAC units, ventilating fans, cooling towers, vents, etc.) is to be completely screened from view by a screening device, evergreen vegetation and/or by the design of the building structure itself.
- 2.5.2 Garbage dumpsters shall be screened from view.
- 2.5.3 Loading docks and overhead doors shall be located in the rear of buildings. If the size and shape of the lot prohibits the location on the rear of the building, front or side locations for loading docks and overhead doors may be proposed provided their visual impact can be reduced by landscaping and/or architectural feature.

Figure 13: Roof-Mounted Mechanical Equipment Screening Example







625

STORMTITE™



INSULATED HEAVY-DUTY ROLLING SERVICE DOOR



THERMAL PROTECTION.
HEAVY-DUTY DESIGN.
AIR INFILTRATION PROTECTION.



INDUSTRY LEADING
COMMERCIAL & INDUSTRIAL SOLUTIONS

Standard features at a glance

Max height	28'4" (8636 mm)
Max width	30'4" (9246 mm)
Curtain	24-gauge galvanized steel front; 24-gauge galvanized steel back
Slat profile	Flat, insulated, type F-265i
Insulation	Foamed-in-place, CFC/HCFC-free polyurethane
R-value*	7.7 (1.35 W/Msq)
STC rating	21
Finish	White, Tan, Gray or Brown
Hood	24 ga. galvanized steel
Wind load	20 psf
Standard mounting	Face-of-wall
Operation	Chain hoist
Standard springs	20,000 cycle
Weatherseals	Bottom, exterior curtain-side guide, interior hood baffle
Guides	Three structural steel angles; PowderGuard® weathered finish with black powder coat
Bottom bar	Insulated double angle with vinyl weatherseal
Lock	Padlockable chain keeper
Warranty	24-month limited; 3 years/20,000 cycle limited on Overhead Door door and operator system

Options

- Electric operator (RHX®, RSX®, RMX®) or crank operation
- Bottom sensing edge
- Galvanized steel bottom bar angle and guides; insulated guides
- Sloping bottom bar
- Between-jambs mounting
- Stainless steel or aluminum slats
- High-usage package
- High-wind load option (FBC, TDI, DADE, HVHZ)†
- Weatherseal for interior side guide; Lintel seal
- Cylinder lock; Slide bolts; Exhaust ports
- Fenestrated slats with uniformly spaced openings of
5/8" x 3" (16 mm x 76 mm) or 1" x 10" (25.4 mm x 254 mm)
- PowderGuard® Premium powder coat paint finish in 197
standard colors
- PowderGuard® Zinc and PowderGuard® Weathered finishes
- Special application doors:
 - Oversized doors to 1500 sq. ft. (139.4 sq. m)
 - Combination doors with grilles and/or with full or partial
standard, perforated or fenestrated slats
 - Spark-resistant doors, Craneway doors, pass doors
- Air infiltration package (meets IECC code requirements
2012 C402.4.3/2015 C402.5.2); includes guide cover and cap;
dual brush guide seal; lintel seal; bottom astragal

Cover image: Model 625, finish in Tan

Image above: Model 625, finish in Tan

† Wind Load options available to meet:
FBC - Florida Building Code; TDI - Texas Department of Insurance;
DADE - Miami-Dade Building Code Compliance Office

* R-value is a measure of thermal efficiency. The higher the R-value the greater the
insulating properties of the door. Overhead Door Corporation uses a calculated door
section R-value for our insulated doors.



Style, function and thermal efficiency.

When overall performance and thermal efficiency are as essential in a rolling service door as are versatile good looks, the Stormtite™ 625 meets specification and exceeds all expectations. This heavy-duty door features insulated slats in a variety of materials – galvanized steel, stainless steel or aluminum – and offers optional wind load protection up to 170 psf. Designed to fit openings up to 30'4" wide and 28'4" high (9246 mm x 8636 mm) and offered with a broad range of product options, the versatility and functionality of the Stormtite™ 625 ensures that your design requirements will be met with ease, functionality and style.



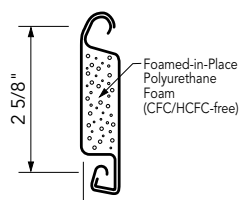
White finish. Installation and service: Overhead Door Company of Concord

Slat data

F-265i slat

Slat	Opening width	Standard	Optional
F265i	Thru 30'4" (9246 mm)	24 ga.	22, 20, 18 ga. 22, 20 ga. ss .032 alum., 18 ga.

Slats are galvanized and painted, stainless steel (specify finish) or aluminum (specify finish). Gauges reflect front slat; back slat is 24-gauge on steel and stainless steel; 22-gauge on aluminum.



R-value* 7.7 (1.35 W/Msq)
U-value .13
Smoke generation = 10
Flame spread = 5
STC = 21



Engineered for maximum protection against air infiltration and thermal transference, Stormtite™ Model 625 meets the IECC code requirements for an air infiltration rating lower than 1.0 cfm/ft² for rolling steel doors.

This superior perimeter sealing system includes:

- Guide cover and cap
- Dual brush guide seal
- Lintel seal
- Bottom astragal

Finish options

	Finish details
Standard polyester base coat	Two-coat system with polyester based top coat.
PowderGuard® Premium powder coat	Weather resistant polyester powder coat available in 197 colors; custom color match and EZ Clean treatment options available.
PowderGuard® Zinc finish	Zinc enriched powder coat provides excellent corrosion protection that outperforms both hot dipped and cold galvanized steel. Color selection from 197 powder coat colors; custom color match also available.
PowderGuard® Weathered finish	Industrial textured powder coat provides a thicker, more scratch resistant coat for added product protection.

Colors



White



Tan



Gray



Brown

Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your Overhead Door Distributor for accurate color matching.



Gray finish. Installation and service: Overhead Door Company of Huntsville



Architect's Corner

A resource for commercial and residential architects, contains comprehensive technical and resource materials to support your project, including drawings for installing garage and overhead doors.

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The original, innovative choice for unequalled quality and service.

Overhead Door Corporation pioneered the upward-acting door industry, inventing the first upward-acting door in 1921 and the first electric door operator in 1926. Today, we continue to be the industry leader through the strength of our product innovation, superior craftsmanship and outstanding customer support, underscoring a legacy of quality, expertise and integrity. That's why design and construction professionals specify Overhead Door Corporation products more often than any other brand. Our family of over 400 Overhead Door Distributors across the U.S. and Canada not only share our name and logo, but also our commitment to excellence.



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