



Suite 403 • City County Building
 400 Main Street
 Knoxville, Tennessee 37902
 865 • 215 • 2500
 FAX • 215 • 2068
 www.knoxmpc.org

Downtown Knoxville Design Overlay District Certificate of Appropriateness

Name of Applicant: Sanders Pace Architecture, LLC.

Owner Contractor Architect Engineer Other _____

Date Filed: _____ Application accepted by: _____

Fee Amount: _____ Review Date: _____ File Number: _____

PRE-APPLICATION CONFERENCE		Date Completed: <input style="width: 150px;" type="text"/>
<p style="text-align: center;">PROPERTY INFORMATION</p> <p>Building or Project Name: <u>1025 100 S. Broadway</u></p> <hr/> <p>Street Address: <u>100 S. Broadway</u></p> <p>Parcel Identification Number(s): <u>094EJ048</u></p> <hr/> <p style="text-align: center;">PROPERTY OWNER</p> <p>PLEASE PRINT Name: <u>Allen Crabtree</u></p> <p>Company: <u>CRABTREE PROPERTIES LLC</u></p> <p>Address: <u>339 Norton Pond Dr</u></p> <p>City: <u>Maryville</u> State: <u>TN</u> Zip: <u>37801</u></p> <p>Telephone: <u>865.384.0558</u></p> <p>Fax: _____</p> <p>E-mail: <u>allen_crabtree@hotmail.com</u></p>	<p style="text-align: center;">PROJECT ARCHITECT/ENGINEER</p> <p>PLEASE PRINT Name: <u>John L. Sanders C/O SANDERS PACE ARCH., LLC</u></p> <p>Company: <u>SANDERS PACE ARCHITECTURE, LLC</u></p> <p>Address: <u>514 W Jackson Ave Ste 102</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37902</u></p> <p>Telephone: <u>865.329.0316</u></p> <p>Fax: <u>865.546.2348</u></p> <p>E-mail: <u>jsanders@sanderspace.com</u></p>	
<p style="text-align: center;">ACCOMPANYING MATERIALS</p> <p>Please see the reverse side of this form for a list of information required as part of this application.</p>	<p style="text-align: center;">PROJECT CONTRACTOR</p> <p>PLEASE PRINT Name: _____</p> <p>Company: _____</p> <p>Address: _____</p> <p>City: _____ State: _____ Zip: _____</p> <p>Telephone: _____</p> <p>Fax: _____</p> <p>E-mail: _____</p>	
FOR OFFICE USE ONLY		<p style="text-align: center;">PROJECT CONTACT</p> <p>All application-related correspondence should be directed to:</p> <p>PLEASE PRINT Name: <u>John L. Sanders</u></p> <p>Company: <u>SANDERS PACE ARCHITECTURE, LLC</u></p> <p>Address: <u>514 W Jackson Ave Ste 102</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37902</u></p> <p>Telephone: <u>865.329.0316</u></p> <p>Fax: <u>865.546.2348</u></p> <p>E-mail: <u>jsanders@sanderspace.com</u></p>
<p style="text-align: center;">PROJECT INFORMATION</p> <p>LEVEL 1: \$50</p> <p><input type="checkbox"/> Minor Alteration of an Existing Building/Structure</p> <p><input type="checkbox"/> Sign</p> <p>LEVEL 2: \$100</p> <p><input type="checkbox"/> Major Alteration of an Existing Building/Structure</p> <p><input type="checkbox"/> Addition to an Existing Building/Structure</p> <p>LEVEL 3: \$250</p> <p><input type="checkbox"/> Construction of New Building/Structure</p>		

NOTE: Payment is due at time of application. Please make check payable to **Knoxville Knox County Metropolitan Planning Commission.**

ACCOMPANYING MATERIALS

All applications must be accompanied by a written description of the request(s). The description may be brief but must include information on existing conditions and each element of the overall project. We require one (1) paper copy and one (1) PDF file OR 10 paper copies of ALL printed materials. A graphic scale is required for all scaled drawings.

LEVEL 1:

SIGNS:

1. Scaled drawings for proposed signs
 - a. Drawings for wall signs should include a scaled drawing of the facade(s) on which the signs will be placed.
 - b. For free-standing signs, a site plan should include the location of signs and the relationship to existing buildings and other site features on the property.
2. Fully labeled color photographs of the property and surrounding properties
3. A list of proposed materials and colors, including manufacturer's specifications.
4. Information illustrating the design and type of lighting, if any.

LEVEL 1 & LEVEL 2:

ALTERATION OF AN EXISTING BUILDING/STRUCTURE:

1. Scaled drawings, or a written narrative for simpler projects, indicating the extent of the proposed alteration.
2. Fully labeled color photographs of the property, with detailed photos of any existing elements that you wish to change.
3. A list of proposed materials.
4. Other information needed to explain your request such as labeled photos of existing elements that you wish to imitate from the subject property or any other property.

LEVEL 2:

ADDITION TO AN EXISTING BUILDING/STRUCTURE:

1. Site Plan, indicating the extent of the proposal and its relationship to any existing structures on the property and neighboring properties, as well as the relationship to property lines.
2. Building elevations for all sides. Drawings for additions should illustrate the relationship to the existing structure. Drawings should show the relationship to buildings on the property and adjacent lots.
3. Fully labeled color photographs of the property, with detailed photos of any existing elements that you wish to change.
4. A list of proposed materials.
5. Information illustrating the design and type of lighting and trim details.
6. Other information needed to explain your request such as labeled photos of existing elements that you wish to imitate from the subject property or any other property.

LEVEL 3:

CONSTRUCTION OF NEW BUILDING/STRUCTURE:

1. Site Plan, indicating the extent of the proposal and its relationship to any existing structures on the property and neighboring properties, as well as the relationship to property lines.
2. Building elevations for all sides. Drawings should show the relationship to buildings on the property and adjacent lots.
3. Fully labeled color photographs of the property, with detailed photos of any existing elements that you wish to change.
4. A list of proposed materials.
5. Information illustrating the design and type of lighting and trim details.
6. Other information needed to explain your request.

LEVEL 3:

SITE DESIGN, PARKING, PLAZAS, LANDSCAPE:

1. Site Plan, indicating the extent of the proposal and its relationship to any existing structures on the property, streets, public property, and any structures on immediate adjacent lots.
2. Landscape plan, indicating species and planting sizes, irrigation, lighting location and detail, hardscape materials and colors
3. Fully labeled color photographs of the property and surrounding properties
4. Information illustrating the design and type of lighting and other design elements.

NOTE: Demolition Of An Existing Building/Structure

Please check with local H-1 or National Register Districts before considering demolition of an existing structure.

Record#: 1025.01

30 October 2012

Allen Crabtree
Crabtree Properties, LLC
339 Norton Pond Dr.
Maryville, TN 37801

RE: 100 S Broadway
SPA#: 1025

Allen:

We have created a narrative of the proposed changes to the property for your review.

Site

Parking – Parking stops to remain. Re-seal and re-stripe parking as indicated by drawings. Remove existing bollards and patch at removal location.

Landscape – Remove areas of paving for planting as indicated by drawings. The perimeter railing is to be painted metal, 42 inches tall. Patio railing is to be painted metal, 36 inches tall.

Concrete – New slab on grade patios to match existing finished floor elevation as indicated by drawings. Cast in place ADA ramp as indicated by drawings.

Stair – New site stair in existing location to be wood and concrete with painted steel railing.

Miscellaneous - Existing swale to remain, clean and seal all cracks with hydraulic cement.

Facade – Southeast Elevation and Canopy

Walls – Existing painted plywood to remain, patch and paint as necessary for new corrugated metal siding.

Soffit- Existing soffit to remain, patch and paint as necessary.

Canopy – New brake metal fascia to match existing profile thickness.

Doors-N/A

Storefront – Replace existing storefront with new aluminum storefront system.

Lighting – Existing canopy perimeter lighting to be restored and returned to working condition.

Miscellaneous – Existing steel columns and saddles to be painted. Install new patio railing as indicated by drawings.

Facade – East Elevation

Walls – Existing masonry to be painted.

Soffit- Existing soffit to remain, patch and paint as necessary.

Doors – Existing garage doors to remain. Repair and repaint fascia above garage doors as necessary for new corrugated metal siding.

Lighting – Surface mounted light fixtures to be removed and holes patched.

Miscellaneous – N/A

Facade – South Elevation

Walls – Existing masonry to be painted.

Soffit- Existing soffit to remain, patch and paint as necessary.

Doors – Removing existing doors and frames and install new H.M. doors and frames.

Lighting – Surface mounted light fixtures to be removed and holes patched. Install new lighting over H.M. doors.

Miscellaneous – N/A

Facade – North Elevation

Walls – Existing masonry to be painted. Saw cut masonry and prep for new doors as indicated by drawings.

Windows - Remove existing window and prep for new storefront system.

Soffit - Existing soffit to remain, patch and paint as necessary.

Doors – Install new aluminum storefront doors (3) with insulated clear glazing.

Lighting – Surface mounted light fixtures to be removed and holes patched. Install new lighting over H.M. doors.

Miscellaneous – N/A

New Materials – Exterior

Railing - Painted metal

Patio – new slab on grade concrete patios

Siding – Corrugated Metal

Storefront – Replace existing storefront with new aluminum storefront

Doors – New H.M. doors and frames

Respectfully submitted,

SANDERS PACE ARCHITECTURE

A handwritten signature in black ink, appearing to read 'D.A. Jones', with a long horizontal line extending to the right.

Daniel A. Jones
Intern Architect

SURFACE MOUNTED LIGHT FIXTURES TO BE REMOVED AND HOLES PATCHED.

INSTALL NEW CORRUGATED METAL OVER EXISTING PLYWOOD.

EXISTING MASONRY TO BE PAINTED.

NEW SITE STAIR IN EXISTING LOCATION, SEE DRAWINGS.

EXISTING BOLLARDS TO BE REMOVED AND REMOVAL LOCATIONS PATCHED.

NEW PERIMETER RAILING TO BE PAINTED METAL, SEE DRAWINGS FOR LOCATION.



NEW SLAB ON GRADE PATIO TO MATCH EXISTING FINISH FLOOR ELEVATION.

EXISTING STOREFRONT TO BE REPLACED WITH NEW ALUMINUM STOREFRONT SYSTEM.

INSTALL NEW CORRUGATED METAL OVER EXISTING PLYWOOD.

NEW PATIO RAILING TO BE PAINTED METAL, SEE DRAWINGS FOR LOCATION.

NEW SLAB ON GRADE PATIO TO MATCH EXISTING FINISH FLOOR ELEVATION.

#1025 - 100 South Broadway

Facade Review Package

PERMIT DOCUMENTS | PROPOSED ALTERATIONS
22 OCTOBER 2012

VIEW 01

CANOPY PERIMETER LIGHTING TO BE RESTORED AND REUSED.

NEW BRAKE METAL FASCIA TO MATCH EXISTING PROFILE AND THICKNESS.

EXISTING STOREFRONT TO BE REPLACED WITH NEW ALUMINUM STOREFRONT SYSTEM.

NEW PATIO RAILING TO BE PAINTED METAL, SEE DRAWINGS FOR LOCATION.

EXISTING BOLLARDS TO BE REMOVED AND REMOVAL LOCATIONS PATCHED.

NEW PERIMETER RAILING TO BE PAINTED METAL, SEE DRAWINGS FOR LOCATION.

INSTALL NEW CORRUGATED METAL OVER EXISTING PLYWOOD.

SURFACE MOUNTED LIGHT FIXTURES TO BE REMOVED AND HOLES PATCHED.

REMOVE EXISTING DOORS AND FRAMES AND INSTALL NEW H.M. DOORS AND FRAMES.

EXISTING MASONRY TO BE PAINTED.

NEW SLAB ON GRADE PATIO TO MATCH EXISTING FINISH FLOOR ELEVATION.



#1025 - 100 South Broadway

Facade Review Package

PERMIT DOCUMENTS | PROPOSED ALTERATIONS
22 OCTOBER 2012

EXISTING MASONRY TO BE PAINTED.

EXISTING WINDOW TO BE REPLACED WITH NEW STOREFRONT WINDOW.

EXISTING WINDOWS TO BE REPLACED WITH NEW STOREFRONT DOORS.

EXISTING MASONRY TO BE PAINTED.

EXISTING BOLLARDS TO BE REMOVED AND REMOVAL LOCATIONS PATCHED.

NEW PERIMETER RAILING TO BE PAINTED METAL, SEE DRAWINGS FOR LOCATION.

INSTALL NEW CORRUGATED METAL OVER EXISTING PLYWOOD, TYPICAL OVER ALL GARAGE DOORS.

SURFACE MOUNTED LIGHT FIXTURES TO BE REMOVED AND HOLES PATCHED.

NEW SLAB ON GRADE PATIO TO MATCH EXISTING FINISH FLOOR ELEVATION.

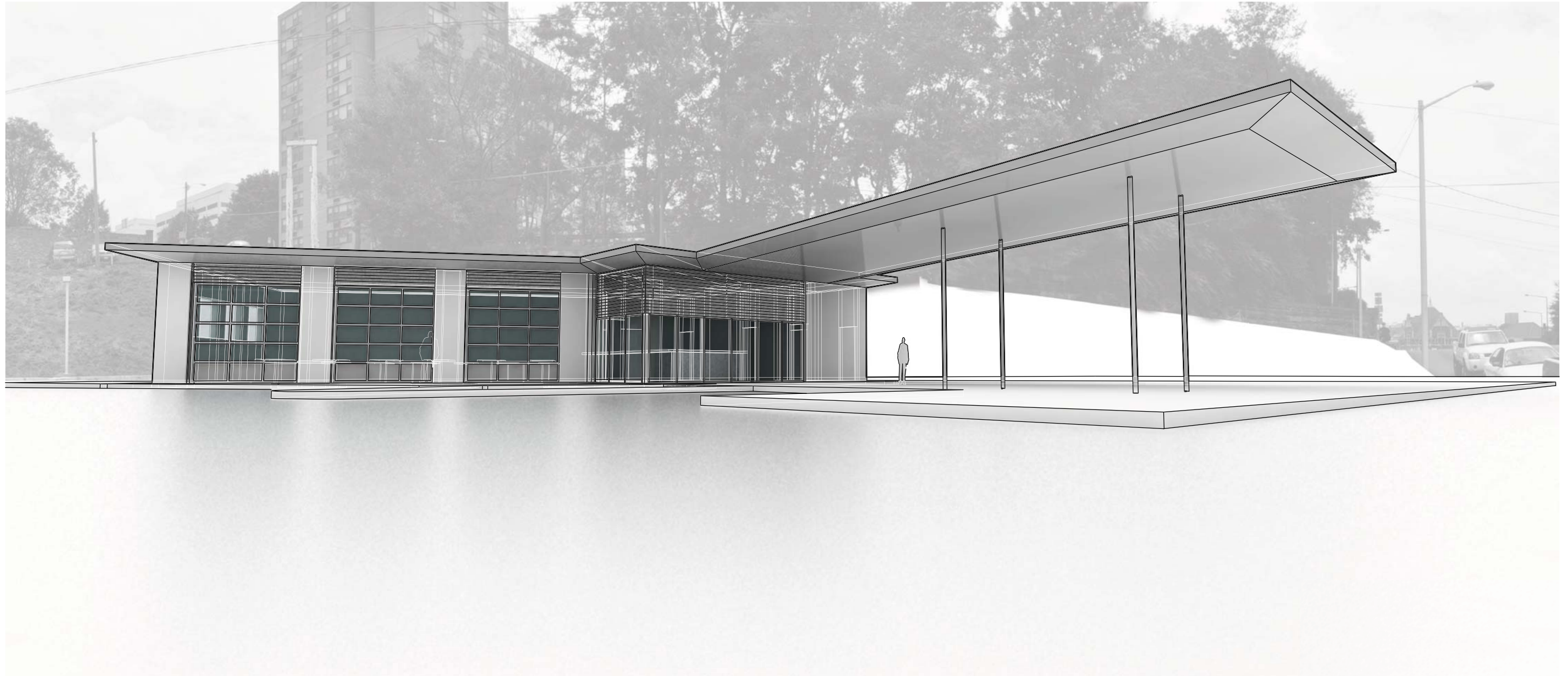
NEW PATIO RAILING TO BE PAINTED METAL, SEE DRAWINGS FOR LOCATION.



#1025 - 100 South Broadway

Facade Review Package

PERMIT DOCUMENTS | PROPOSED ALTERATIONS
22 OCTOBER 2012



#1025 - 100 South Broadway
Facade Review Package

PERMIT DOCUMENTS | PROPOSED ALTERATIONS
22 OCTOBER 2012

OVERALL VIEW 01

Facade Improvement Package for 100 SOUTH BROADWAY

Knoxville, Tennessee 37902

PROJECT #: 1025

OWNER:
CRABTREE PROPERTIES, LLC
339 NORTON POND DR
MARYVILLE, TENNESSEE 37801
T 865.384.0558

ARCHITECT:
SANDERS PACE ARCHITECTURE
514 W JACKSON AVE, SUITE 102
KNOXVILLE, TENNESSEE 37902
T 865.329.0316
F 865.546.2348

PROJECT DATA

APPLICABLE CODES

2006 EXISTING BUILDING CODE (WITH LOCAL AMENDMENTS IF APPLICABLE)
2006 INTERNATIONAL ELECTRIC CODE (WITH LOCAL AMENDMENTS IF APPLICABLE)
2006 INTERNATIONAL GAS CODE WITH (WITH LOCAL AMENDMENTS IF APPLICABLE)
2006 INTERNATIONAL MECHANICAL CODE (WITH LOCAL AMENDMENTS IF APPLICABLE)
2006 NFPA 101 LIFE SAFETY CODE (NFPA)
2006 NFPA 1 UNIFORM FIRE CODE
2003 ANSI/ICC ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
2006 INTERNATIONAL ENERGY CONSERVATION CODE

BUILDING DATA

City of Knoxville Zoning Ordinance
Currently Zoned C-2 / D-1 Overlay

Gross Floor Area:
Level 01 - 2048 SF

Occupancy Classification:

Existing Occupancy: Business

Occupant Load:

Facade work only.
Occupant Count to be determined at tenant improvement package submittal.

Construction Type:

Type IIIB
Max. Number of Stories = 4 Stories
Max. Floor Area/Floor = 23,000

Fire Protection Requirements:

Stairwells: NA
Exit Access Corridor: 1 hour minimum
Tenant Separation: NA
Shafts: NA
Sprinkler System: Unsprinklered
Fire Detection: Smoke and Heat Detection as required.

Energy Code Requirements:

All new construction within this adaptive reuse has been designed in accordance with the the **2006 INTERNATIONAL ENERGY CONSERVATION CODE**. All unaltered portions of the existing building are not required to comply with this code as stated in Section 101.4.3 of the 2006 International Energy Conservation Code.

NOTE TO CONTRACTOR: Prior to the issuance of a Certificate of Occupancy, the Mechanical Subcontractor must provide proof of air system balancing capabilities, hydronic system balancing capabilities (if present) and provide an operating and maintenance manual to the Architect for distribution to the Owner. See Mechanical Specifications.

DRAWING SYMBOLS

REVISION NUMBER: AREA REVISED

SECTION KEY: DIRECTION OF VIEW
 A9/A3.1 SHEET NUMBER
 CONDOC IDENTIFICATION

ELEVATION KEY: D4/A1.3 SHEET NUMBER
 CONDOC IDENTIFICATION

DETAIL KEY: E9/A1.2 CONDOC IDENTIFICATION
 SHEET NUMBER

ROOM NUMBER: NUMBER/FLOOR
 ROOM NAME

OPENING NUMBER: 213B

WINDOW TYPE: A

TOILET ACCESSORY: 04

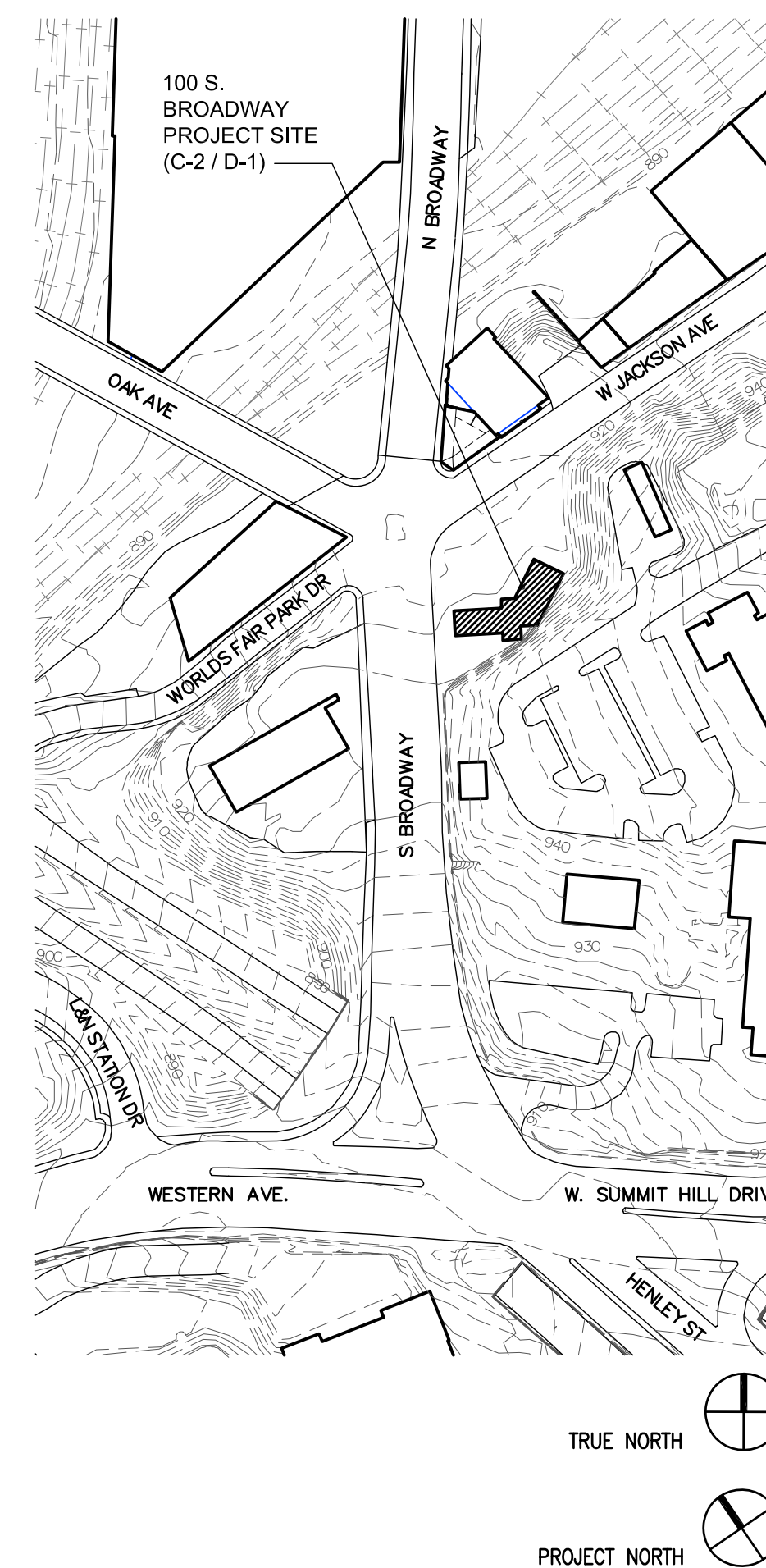
EQUIPMENT TAG: 2

PARTITION TYPE: W2

CONDOC IDENTIFICATION

XY	TITLE
FILENAME	SCALE

PROJECT LOCATION



COVER SHEET WITH NOTES

ARCHITECTURAL DRAWINGS

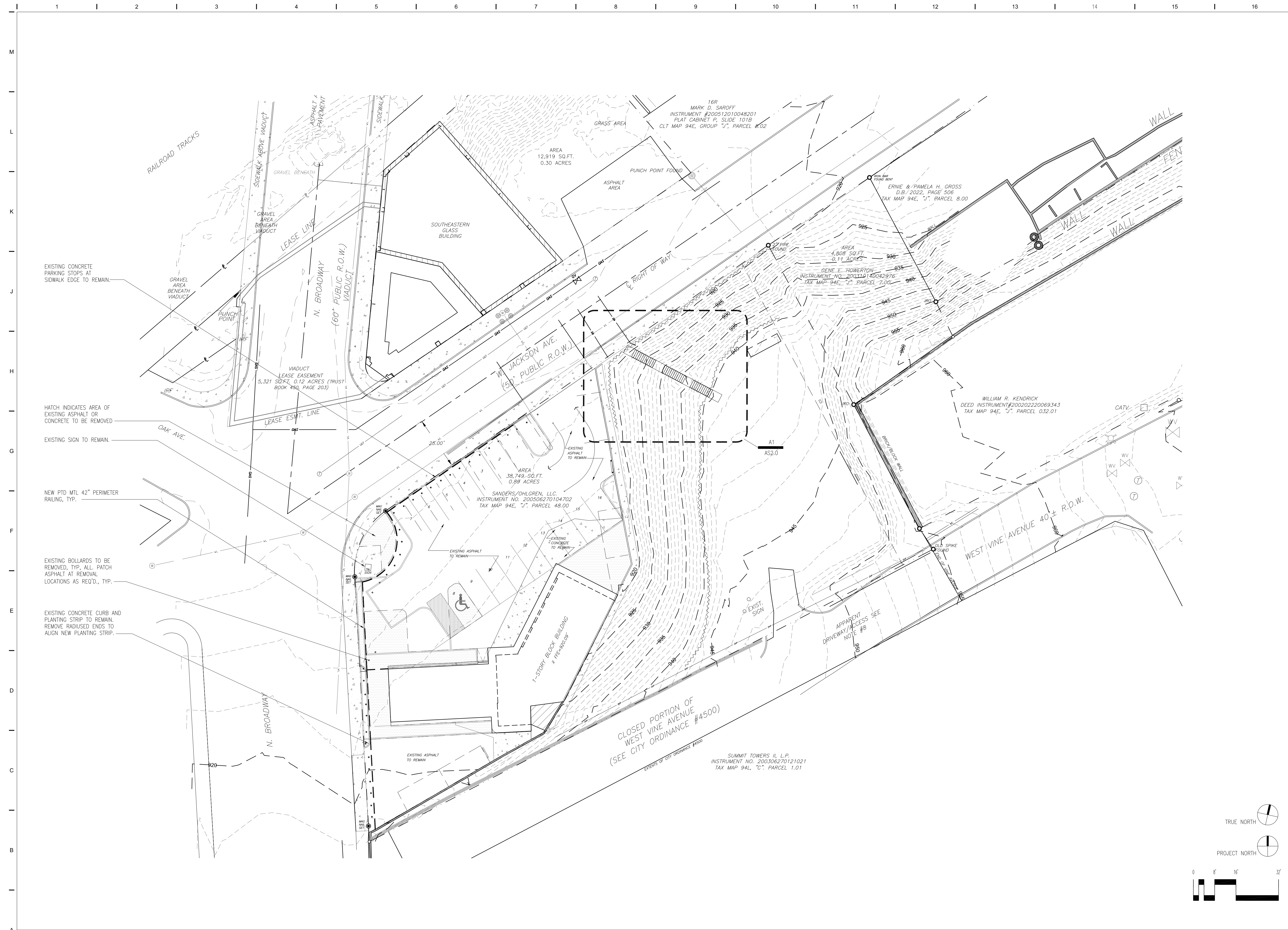
AS1.0 - OVERALL | DEMOLITION SITE PLAN
AS2.0 - SITE DETAILS/SECTIONS
AD1.1 - EXISTING CONDITIONS | DEMO PLAN
AD2.0 - SELECTIVE DEMOLITION | ELEVATIONS
AD2.1 - SELECTIVE DEMOLITION | ELEVATIONS
A1.0 - FLOOR PLAN
A2.0 - ELEVATIONS
A2.1 - ELEVATIONS
A2.2 - ELEVATIONS

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CDBG.R GRANT SUB. 25 JUNE 2010

FACADE PACKAGE 23 JULY 2010

FACADE REVISION 2 25 OCTOBER 2012



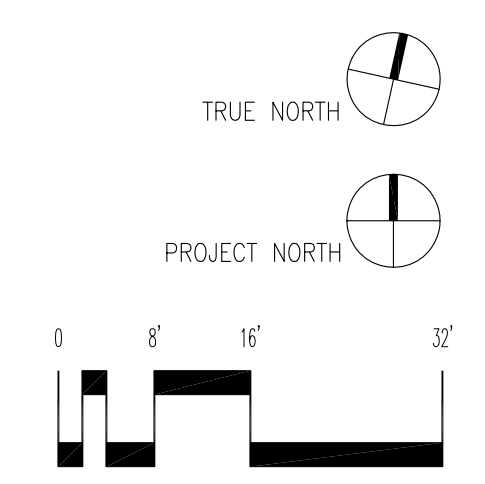
FACADE IMPROVEMENT PACKAGE FOR
100 SOUTH BROADWAY
KNOXVILLE, TENNESSEE 37902
SPA PROJECT #: 1025

THESE DOCUMENTS ARE INVALID WITHOUT A SIGNED STAMP BY ARCHITECT

OWNER:
CRABTREE PROPERTIES, LLC
 339 NORTON POND DR
 MARYVILLE, TENNESSEE 37801
 T 865.384.0558

ARCHITECT:
SANDERS PACE ARCHITECTURE
 514 W. JACKSON AVE, SUITE 102
 KNOXVILLE, TENNESSEE 37902
 T 865.329.0316
 F 865.546.2348

CDBG.R GRANT SUB. 25 JUNE 2010
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 FACADE REVISION 2 25 OCTOBER 2012



A1 **OVERALL | SITE PLAN**
 1025_xpsi_overall 3/32" = 1' - 0"

OVERALL | SITE PLAN
AS1.0
 1025_AS10.dwg
 © 2012 SANDERS PACE ARCHITECTURE

**FACADE IMPROVEMENT
PACKAGE FOR**

**100 SOUTH BROADWAY
KNOXVILLE, TENNESSEE 37902**

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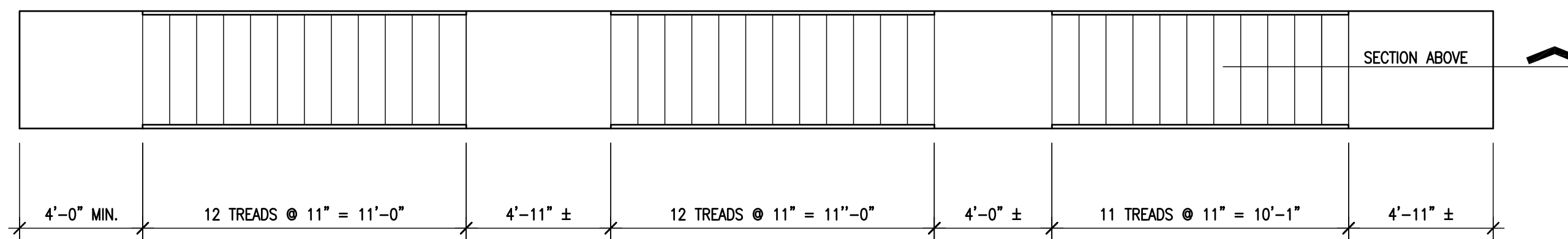
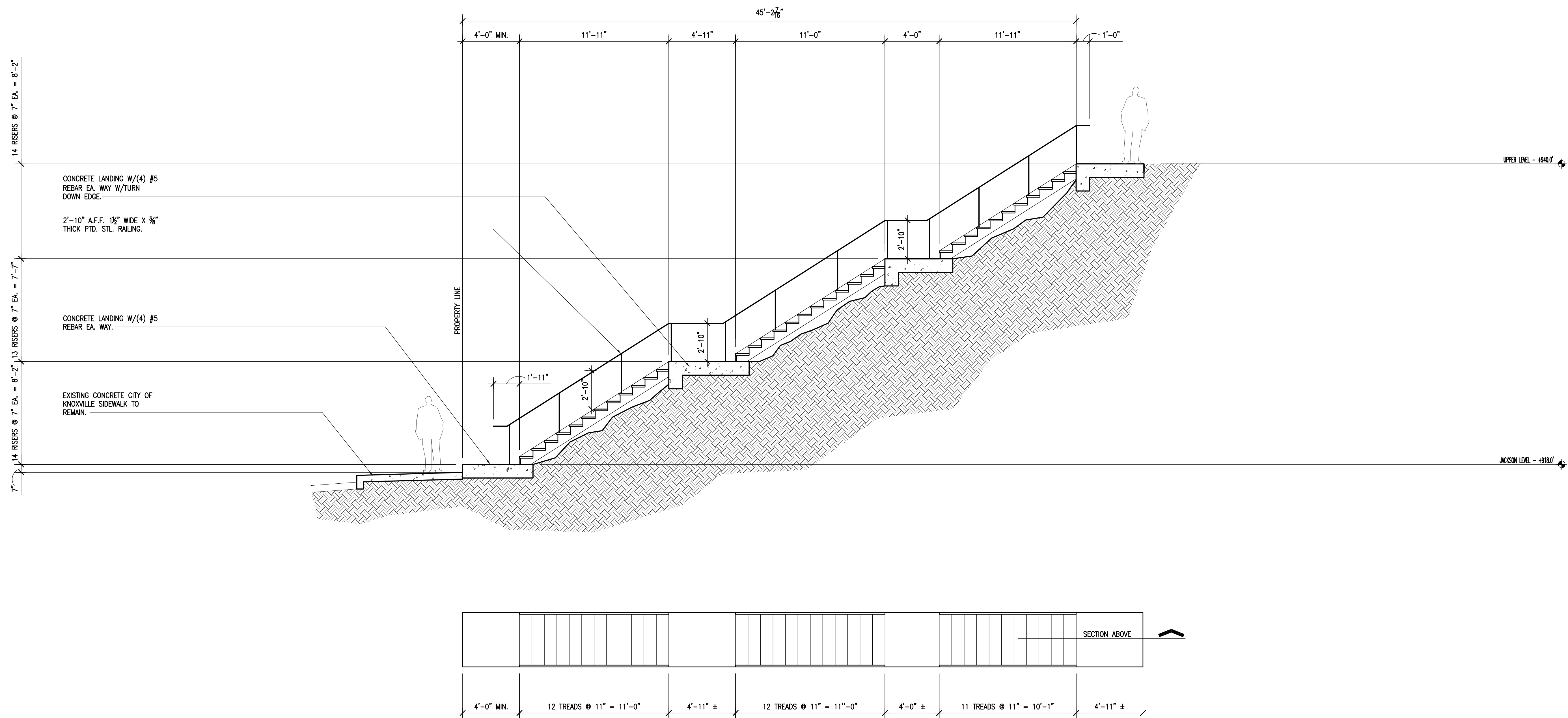
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J1 NOT USED



A1 SITE STAIR SECTION AND PLAN

1016_XDTL 1/4" = 1'-0"

@ EXISTING LOCATION

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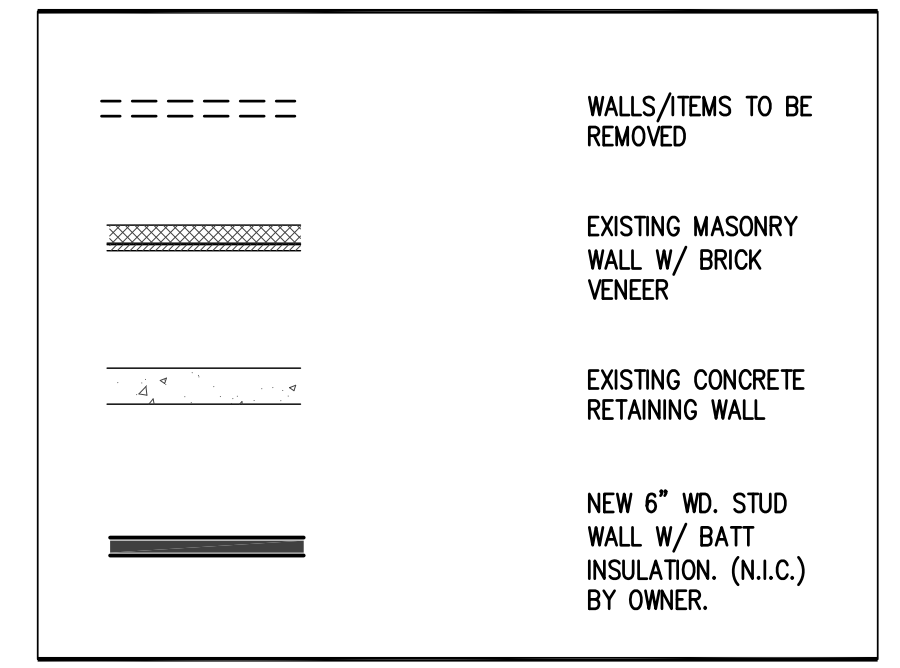
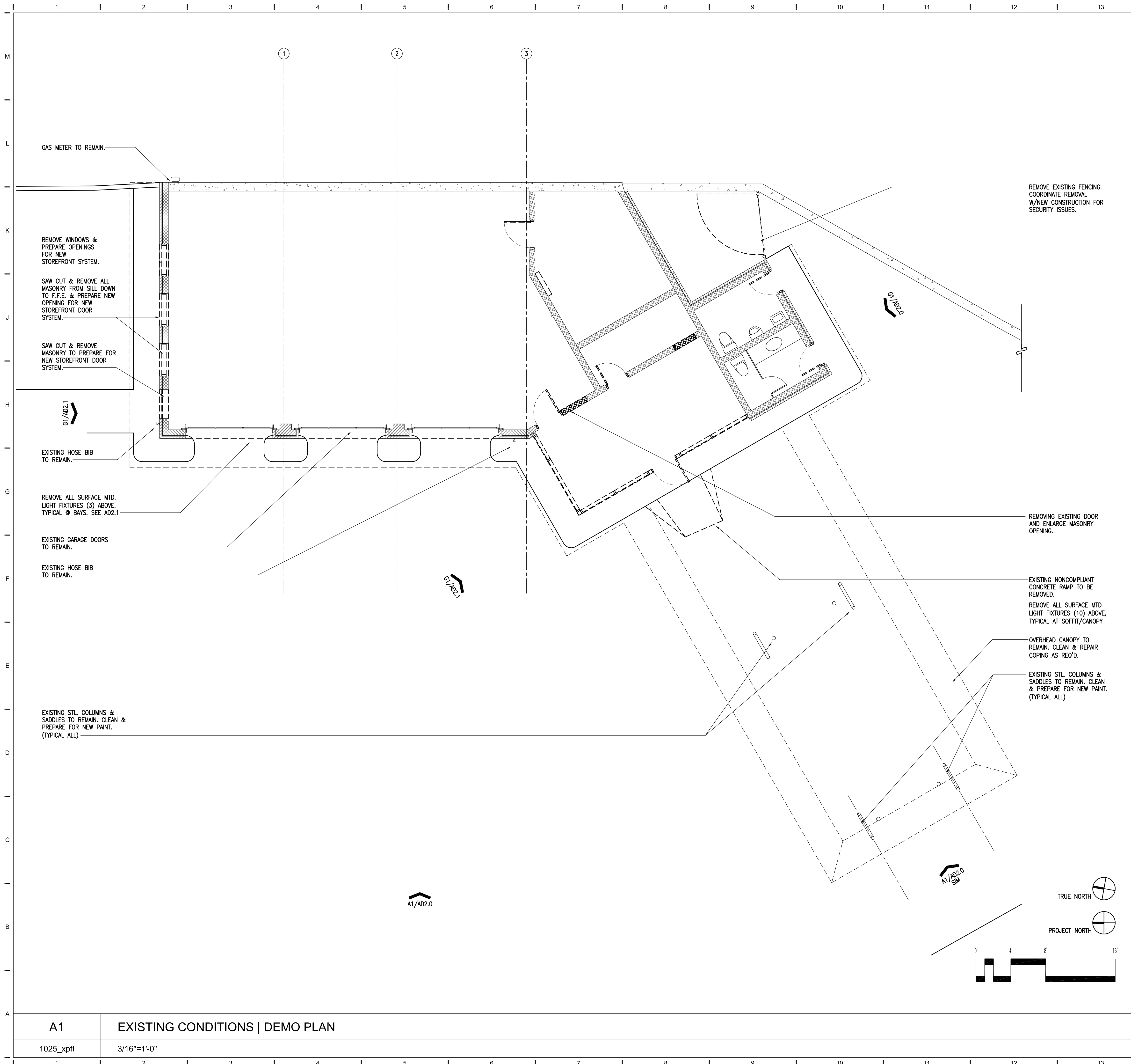
FACADE REVISION 2 25 OCTOBER 2012

SITE DETAILS / SECTIONS

AS2.0

1025_AS20.dwg

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K14 WALL LEGEND
1025_xlpt 3/16"=1'-0"

1. CAREFULLY REMOVE ALL COMPONENTS WHERE SHOWN TO BE REMOVED. DETERMINE STRUCTURAL CHARACTER OF SUCH COMPONENTS PRIOR TO REMOVAL. ALL LOAD BEARING COMPONENTS TO REMAIN FOR REVIEW BY ARCHITECT.
2. CAP PLUMBING AND ELECTRICAL PER CODE OUTSIDE BUILDING CONSTRUCTION ABOVE CEILING OR BELOW SUBFLOOR WHERE SERVICES ARE UNUSED. PROVIDE ACCESS WHERE APPLICABLE.
3. HANDLE AND DISPOSE OF DEBRIS, MATERIALS AND TRASH IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS AND REGULATIONS.
4. COORDINATE WORK TO PREVENT INTERRUPTION TO BUILDING SERVICES IN OCCUPIED AREAS IF APPLICABLE. NOTIFY OWNER IN ADVANCE TO ACQUIRE APPROVAL FOR SERVICES INTERRUPTION.
5. NO DEMOLITION OR REMOVAL OF COMPONENTS SHALL REDUCE CURRENT LEVEL OF SECURITY AND BUILDING PROTECTION EXPOSED WEATHER.
6. ALL AREAS IN THE EXISTING BUILDING, OR ON THE SITE THAT ARE DISTURBED BY DEMOLITION NOT CALLED FOR ON THE DOCUMENTS TO BE DEMOLISHED, ARE TO BE REPAIRED, PATCHED AND MATCHED TO SURROUNDING SURFACE. CONSULT WITH ARCHITECT.
7. THE CONTRACTOR, DURING THE COURSE OF THE WORK IN THE EXISTING BUILDING, MAY UNCOVER EXISTING CONSTRUCTION, HERETOFORE UNEXPOSED TO VIEW, THAT IS IN NEED OF REPLACEMENT OR REMOVAL. WHENEVER SUCH A SITUATION IS ENCOUNTERED, THE CONTRACTOR SHALL CALL THE CONDITIONS TO THE ARCHITECT'S ATTENTION.
9. DO NOT ALTER OR REMOVE STRUCTURAL MEMBERS WITHOUT PERMISSION OF THE ARCHITECT.
10. REMOVE ALL ABANDONED ELECTRICAL, MECHANICAL, AND PLUMBING SERVICES W/ IN BUILDING AND DISPOSE OF ACCORDINGLY.
11. THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, ETC., IS THE SOLE RESPONSIBILITY TO THE CONTRACTOR. (WALLS WHICH SUPPORT JOISTS, RAFTERS, ETC., AND ARE LATERALLY SUPPORTED BY SAME SHALL BE BRACED UNTIL ALL CONSTRUCTION IS COMPLETED.)
12. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY.
13. ALL DIMENSIONS MARKED "V.I.F." SHALL BE VERIFIED WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK. REPORT ALL DISCREPANCIES TO ARCHITECT.
14. CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION WITH OTHER TRADES IN FAILURE TO FAMILIARIZE THEMSELVES WITH OTHER TRADES IN THE CONTRACT DOCUMENTS SHALL RESULT IN CORRECTING AND/OR PROVIDING THESE SERVICES AT NO ADDITIONAL COST TO THE OWNER.
15. IN CASE OF DIMENSIONAL DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS, ARCHITECTURAL DIMENSIONS SHALL GOVERN.
16. CONTRACTOR SHALL NOT SCALE THIS OR ANY OTHER DRAWING IN CONTRACT DOCUMENTS. DIMENSIONS SHALL ALWAYS BE USED FOR REFERENCE. CONTACT ARCHITECT FOR ADDITIONAL DIMENSIONAL INFORMATION OR FOR CLARIFICATION CONCERNING ANY DISCREPANCIES.
17. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS CONCERNING FIXTURE AND EQUIPMENT LOCATIONS ON-SITE. IN THE EVENT DIMENSIONS ARE IN QUESTION OR IF ANY DISCREPANCIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK.
18. CONTRACTOR TO PROVIDE ALL TEMPORARY WATERPROOFING AND DRAINAGE TO PROTECT BUILDING DURING CONSTRUCTION. FINAL WATERPROOFING TO BE INCLUDED IN FINAL CONSTRUCTION DRAWINGS.
19. REMOVE ALL MISCELLANEOUS DEBRIS FROM SITE. DEMOLITION CONTRACTOR TO HAVE ENTIRE BUILDING BROOM SWEEP CLEAN FOR NEW CONSTRUCTION TO BEGIN.

FACADE IMPROVEMENT PACKAGE FOR
100 SOUTH BROADWAY KNOXVILLE, TENNESSEE 37902
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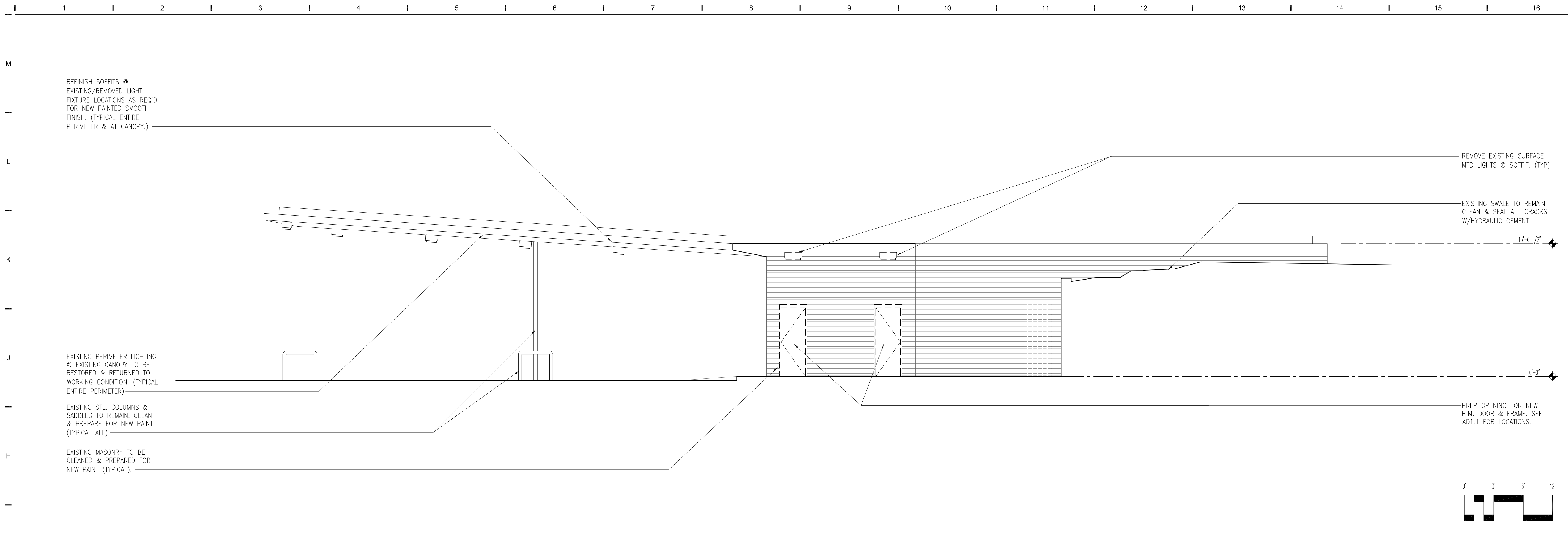
EXISTING CONDITIONS | DEMO PLAN

AD1.1

1025_AD11.dwg
© 2012 SANDERS PACE ARCHITECTURE

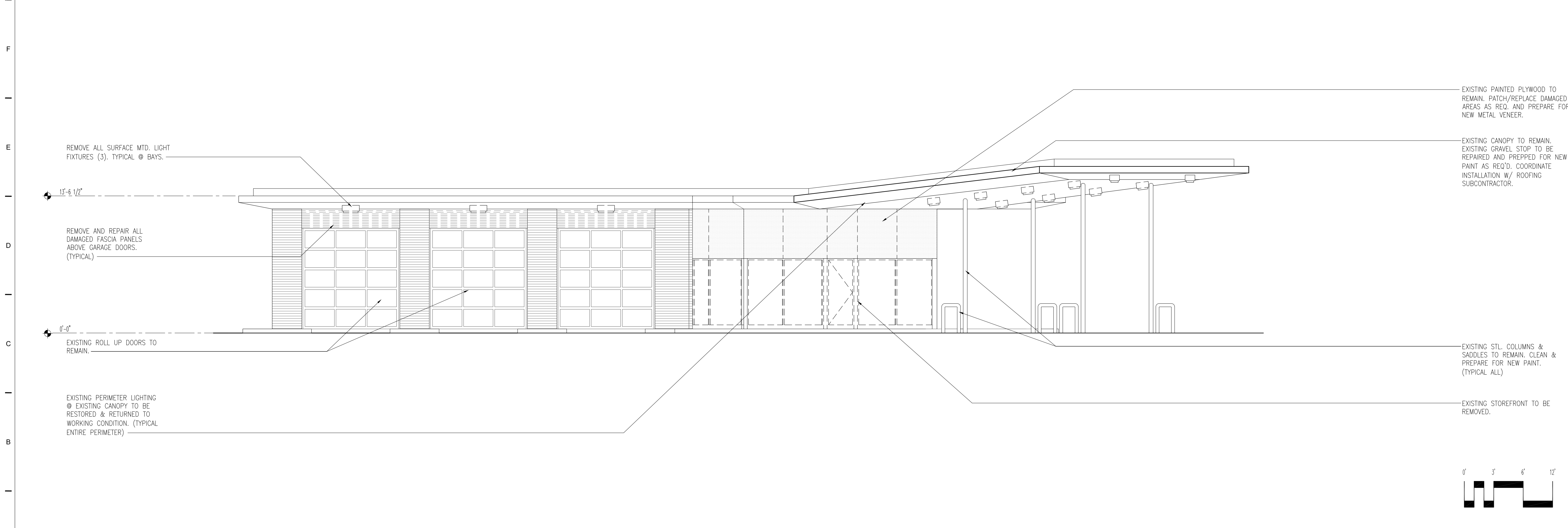
A1 EXISTING CONDITIONS | DEMO PLAN
1025_xpl 3/16"=1'-0"

A14 DEMOLITION NOTES
1025_demo_notes 3/16"=1'-0"



G1 SELECTIVE DEMOLITION | ELEVATION

1025_XELEV.dwg 3/16"=1'-0"



A1 SELECTIVE DEMOLITION | ELEVATION

1025_XELEV.dwg 3/16"=1'-0"

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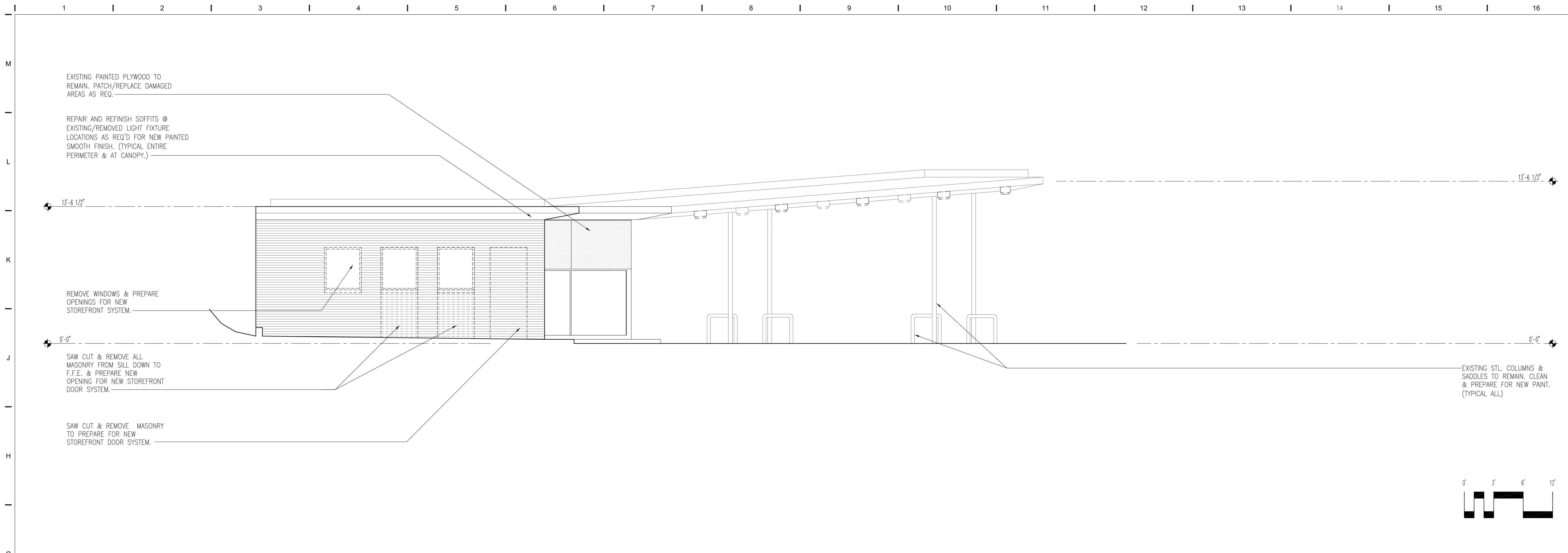
FACADE PACKAGE 23 JULY 2010

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SELECTIVE DEMOLITION | ELEVATIONS

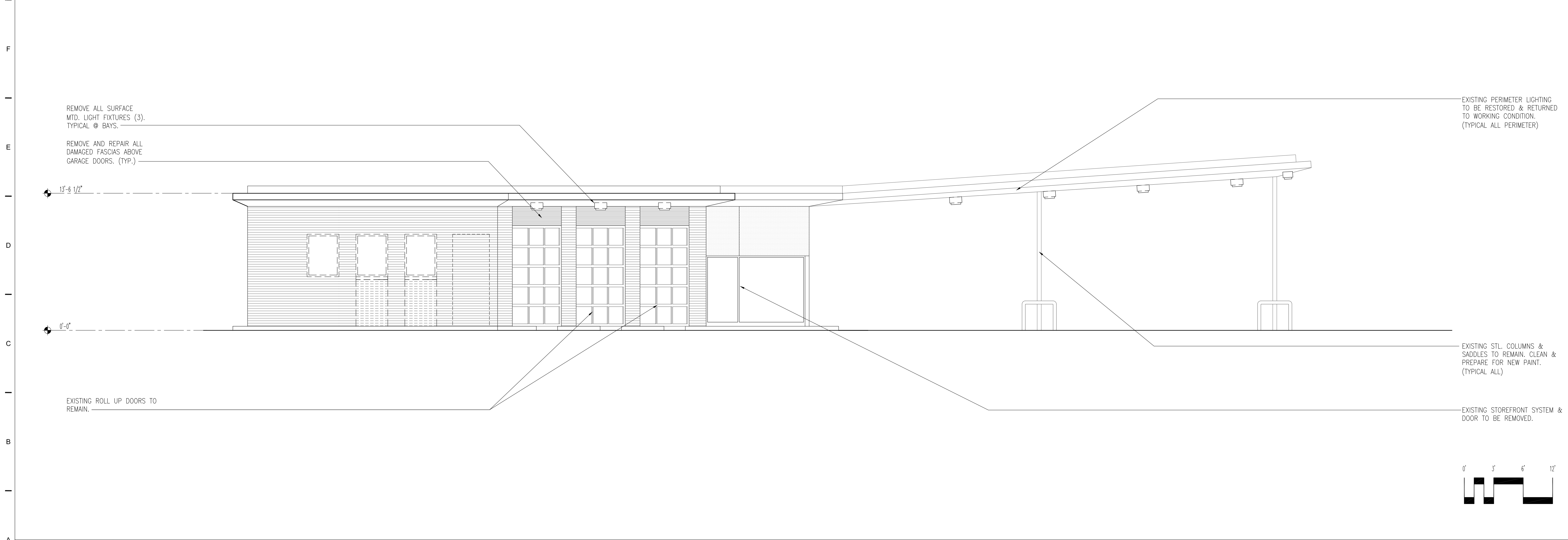
AD2.0

1025_A20.dwg



G1 SELECTIVE DEMOLITION | ELEVATION

1025_XELEV.dwg 3/16"=1'-0"



A1 SELECTIVE DEMOLITION | ELEVATION

1025_XELEV.dwg 3/16"=1'-0"

FACADE IMPROVEMENT PACKAGE FOR

100 SOUTH BROADWAY KNOXVILLE, TENNESSEE 37902

SPA PROJECT #: 1025

THESE DOCUMENTS ARE INVALID WITHOUT A SIGNED STAMP BY ARCHITECT

OWNER:
CRABTREE PROPERTIES, LLC
 339 NORTON POND DR
 MARYVILLE, TENNESSEE 37801
 T 865.384.0558

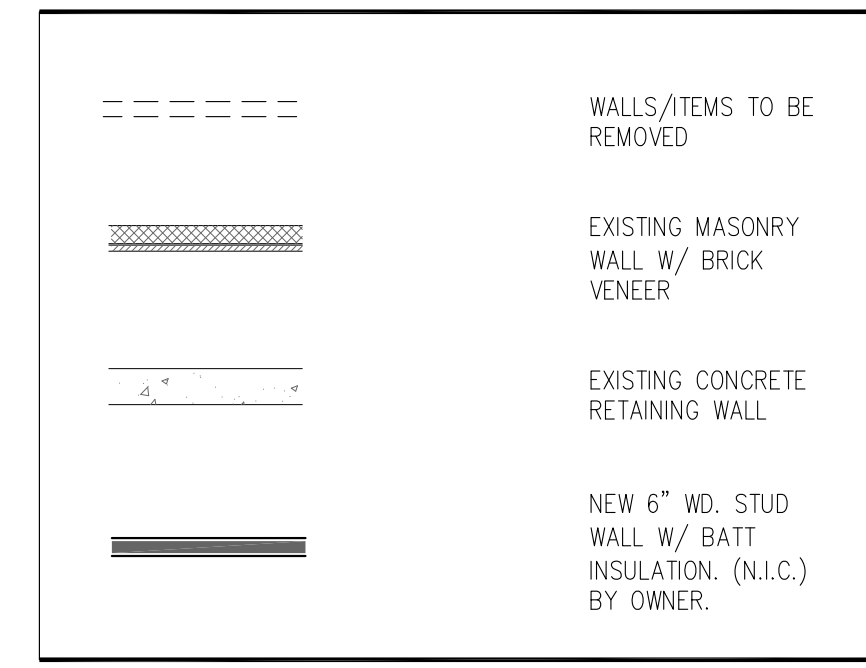
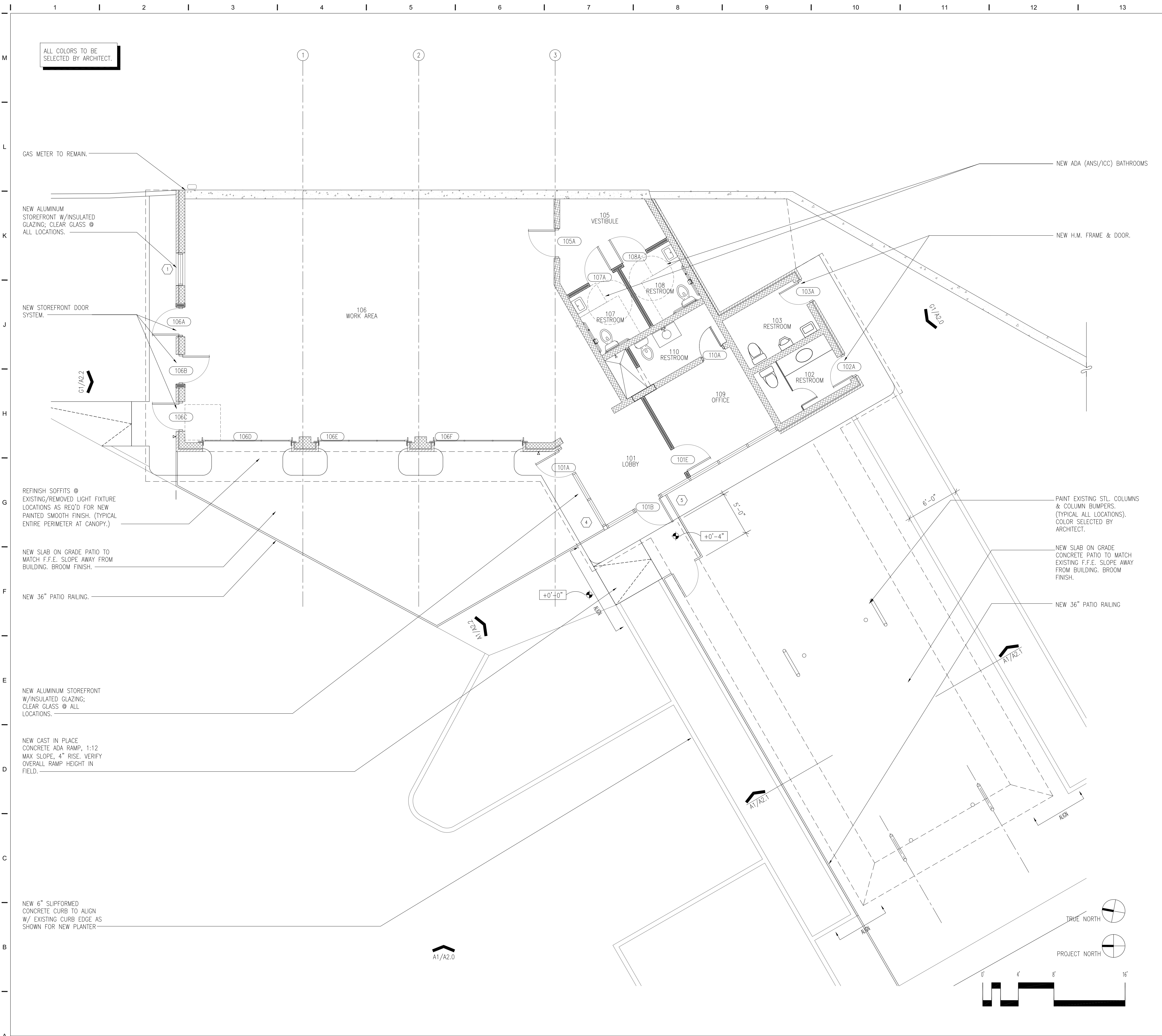
ARCHITECT:
SANDERS PACE ARCHITECTURE
 514 W. JACKSON AVE, SUITE 102
 KNOXVILLE, TENNESSEE 37902
 T 865.329.0316
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CDBG.R GRANT SUB.	25 JUNE 2010
FACADE PACKAGE	23 JULY 2010
FACADE REVISION 2	25 OCTOBER 2012

SELECTIVE DEMOLITION | ELEVATIONS

AD2.1

1025_AD21.dwg



K14	WALL LEGEND
1025_xlpt	3/16"=1'-0"

- FIRESTOP ALL OPENINGS AND PENETRATIONS AROUND PIPES, CONDUITS, AND FLOORS WITH APPROVED NON-COMBUSTIBLE MATERIALS INDICATED IN SPECIFICATIONS. INSTALLED MATERIAL SHALL PREVENT THE PASSAGE OF FLAMES AND HOT GASES WHEN SUBJECTED TO ASTM E-199 TIME-TEMPERATURE FIRE CONDITIONS.
- PROVIDE FIRE TREATED WOOD BLOCKING AND UTILITIES NECESSARY FOR ITEMS NOT IN CONTRACT (N.I.C.). BLOCKING IN EXTERIOR WALLS TO BE FIRE TREATED. COORDINATE WITH OWNER FOR EXACT LOCATIONS OF OWNER-FURNISHED ITEMS.
- ALL DOORS ARE TO BE HINGED 6" FROM ANY ADJOINING WALL (U.N.O.).
- DIMENSIONS ARE FROM FACE OF STUD, CENTERLINE OF STRUCTURAL STEEL, AND FACE OF CMU BLOCK/CONCRETE, U.N.O.
- THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. (WALLS WHICH SUPPORT JOISTS, RAFTERS, ETC., AND ARE LATERALLY SUPPORTED BY SAME SHALL BE BRACED UNTIL ALL CONSTRUCTION IS COMPLETED.)
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. ALL DIMENSIONS MARKED "N.I.C." SHALL BE VERIFIED WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY.
- THE CONTRACTOR SHALL COORDINATE THE ARCHITECTURAL, MECHANICAL, ELECTRICAL WITH THE STRUCTURAL DRAWINGS.
- THE CONTRACTOR SHALL COORDINATE THE PLACEMENT OF THE FOOTINGS, COLUMNS, SLABS, WALLS, SHAFTS, ETC. WITH ALL SUBCONTRACTORS INVOLVED.
- THE CONTRACTOR SHALL COORDINATE TOP OF FOOTING ELEVATIONS WITH PLUMBING, MECHANICAL, ELECTRICAL, ETC.
- SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF CONTROL JOINTS IN FLOOR SLABS.
- PROVIDE SMOKE TIGHT AND FIRE-RATED CONSTRUCTION AS NOTED ON DRAWINGS.
- HANDLE AND DISPOSE OF DEBRIS, MATERIALS AND TRASH IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS, REGULATIONS AND LEED FOR HOMES STANDARDS.
- REFER TO SCHEDULES AND SPECIFICATIONS FOR ALL INTERIOR FINISHES.
- CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION WITH OTHER TRADES IN FAILURE TO FAMILIARIZE THEMSELVES WITH OTHER TRADES IN THE CONTRACT DOCUMENTS SHALL RESULT IN CORRECTING AND/OR PROVIDING THESE SERVICES AT NO ADDITIONAL COST TO THE OWNER.
- IN CASE OF DIMENSIONAL DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS, ARCHITECTURAL DIMENSIONS SHALL GOVERN. NOTIFY ARCHITECT AT ALL INSTANCES.
- CONTRACTOR SHALL NOT SCALE THIS OR ANY OTHER DRAWING IN CONTRACT DOCUMENTS. DIMENSIONS SHALL ALWAYS BE USED FOR REFERENCE. CONTACT ARCHITECT FOR ADDITIONAL DIMENSIONAL INFORMATION OR FOR CLARIFICATION CONCERNING ANY DISCREPANCIES.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS CONCERNING FIXTURE AND EQUIPMENT LOCATIONS ON-SITE. IN THE EVENT DIMENSIONS ARE IN QUESTION OR IF ANY DISCREPANCIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK.

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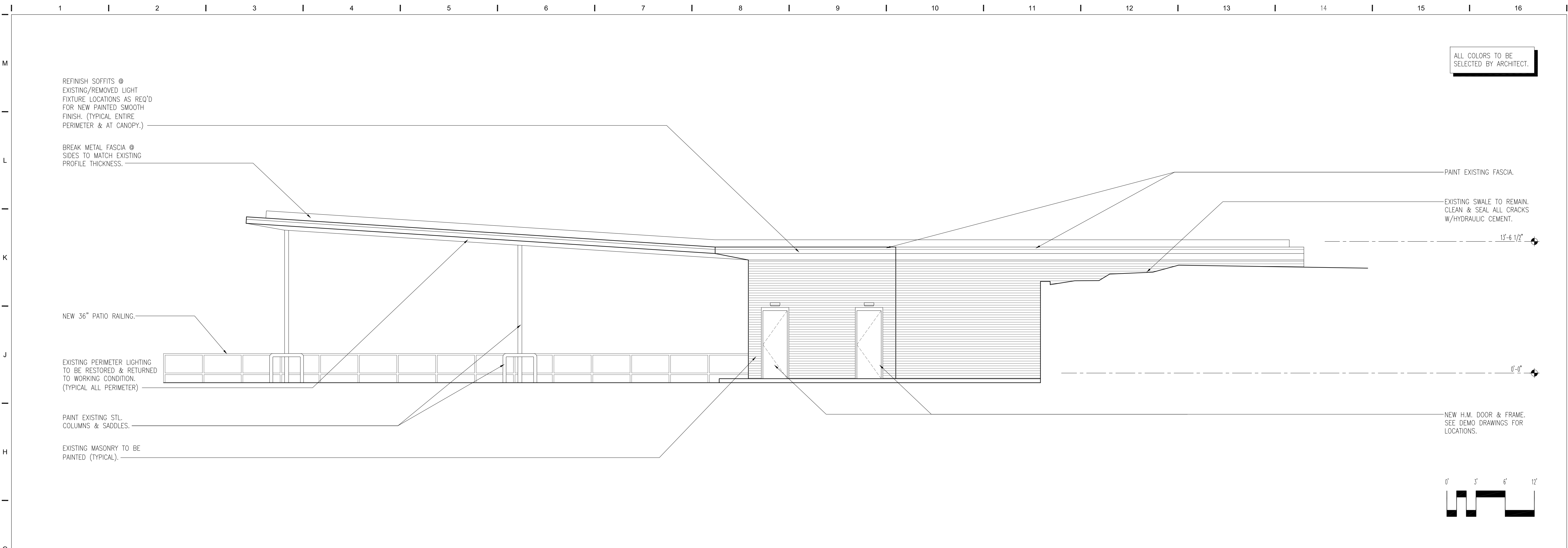
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FLOOR PLAN
A1.0
 1025_A10.dwg
 © 2012 SANDERS PACE ARCHITECTURE

A1	FLOOR PLAN
1025_xpfl	3/16"=1'-0"

A14	GENERAL NOTES
1025_xngp	NTS



ALL COLORS TO BE SELECTED BY ARCHITECT.

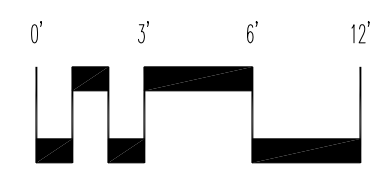
PAINT EXISTING FASCIA.

EXISTING SWALE TO REMAIN. CLEAN & SEAL ALL CRACKS W/HYDRAULIC CEMENT.

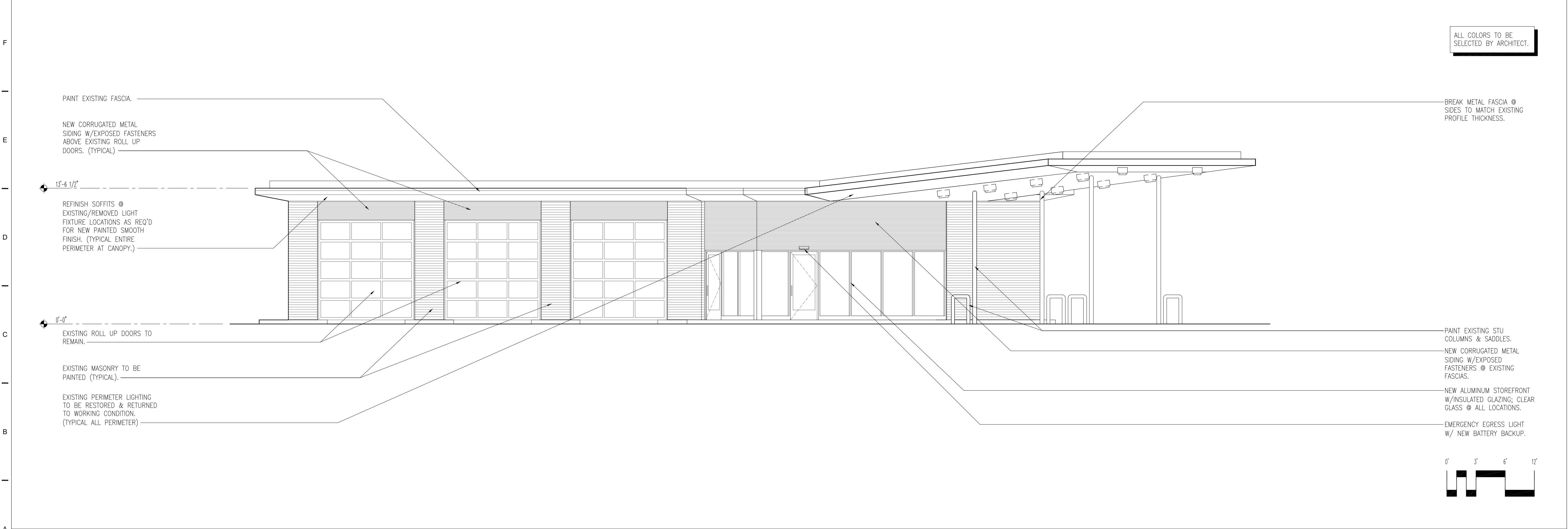
13'-6 1/2"

0'-0"

NEW H.M. DOOR & FRAME. SEE DEMO DRAWINGS FOR LOCATIONS.



G1	ELEVATION
1025_XELEV.dwg	3/16"=1'-0"



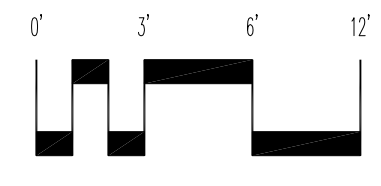
ALL COLORS TO BE SELECTED BY ARCHITECT.

PAINT EXISTING STL COLUMNS & SADDLES.

NEW CORRUGATED METAL SIDING W/EXPOSED FASTENERS @ EXISTING FASCIAS.

NEW ALUMINUM STOREFRONT W/INSULATED GLAZING; CLEAR GLASS @ ALL LOCATIONS.

EMERGENCY EGRESS LIGHT W/ NEW BATTERY BACKUP.



A1	GARAGE ELEVATION
1025_XELEV.dwg	3/16"=1'-0"

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ELEVATIONS

A2.0

1025_A20.dwg

**FACADE IMPROVEMENT
PACKAGE FOR**

**100 SOUTH BROADWAY
KNOXVILLE, TENNESSEE 37902**

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MARYVILLE, TENNESSEE 37801
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ARCHITECT:

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G1 NOT USED

ALL COLORS TO BE
SELECTED BY ARCHITECT.

PAINT EXISTING FASCIA

NEW CORRUGATED METAL
SIDING W/EXPOSED FASTENERS
ABOVE EXISTING ROLL UP
DOORS. (TYPICAL)

13'-6 1/2"

REFINISH SOFFITS @
EXISTING/REMOVED LIGHT
FIXTURE LOCATIONS AS REQ'D
FOR NEW PAINTED SMOOTH
FINISH. (TYPICAL ENTIRE
PERIMETER AT CANOPY.)

0'-0"

EXISTING MASONRY TO BE
PAINTED (TYPICAL)

EXISTING ROLL UP DOORS TO
REMAIN.

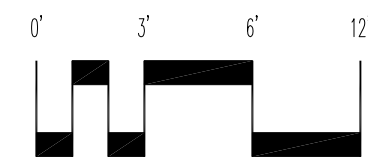
BREAK METAL FASCIA @
SIDES TO MATCH EXISTING
PROFILE THICKNESS.

NEW CORRUGATED METAL
SIDING W/EXPOSED
FASTENERS @ EXISTING
FASCIAS.

PAINT EXISTING STL
COLUMNS & SADDLES.

NEW ALUMINUM STOREFRONT
W/INSULATED GLAZING;
CLEAR GLASS @ ALL
LOCATIONS.

NEW 36" PATIO RAILING.



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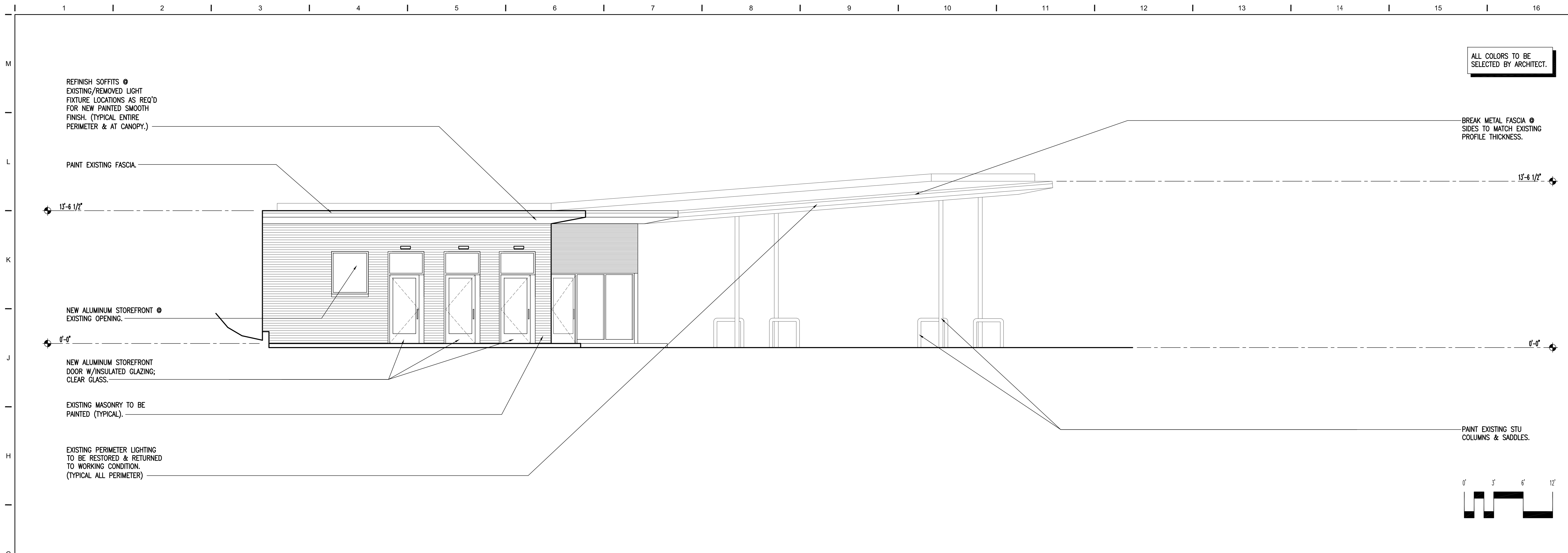
ELEVATIONS

A2.1

1025_A21.dwg

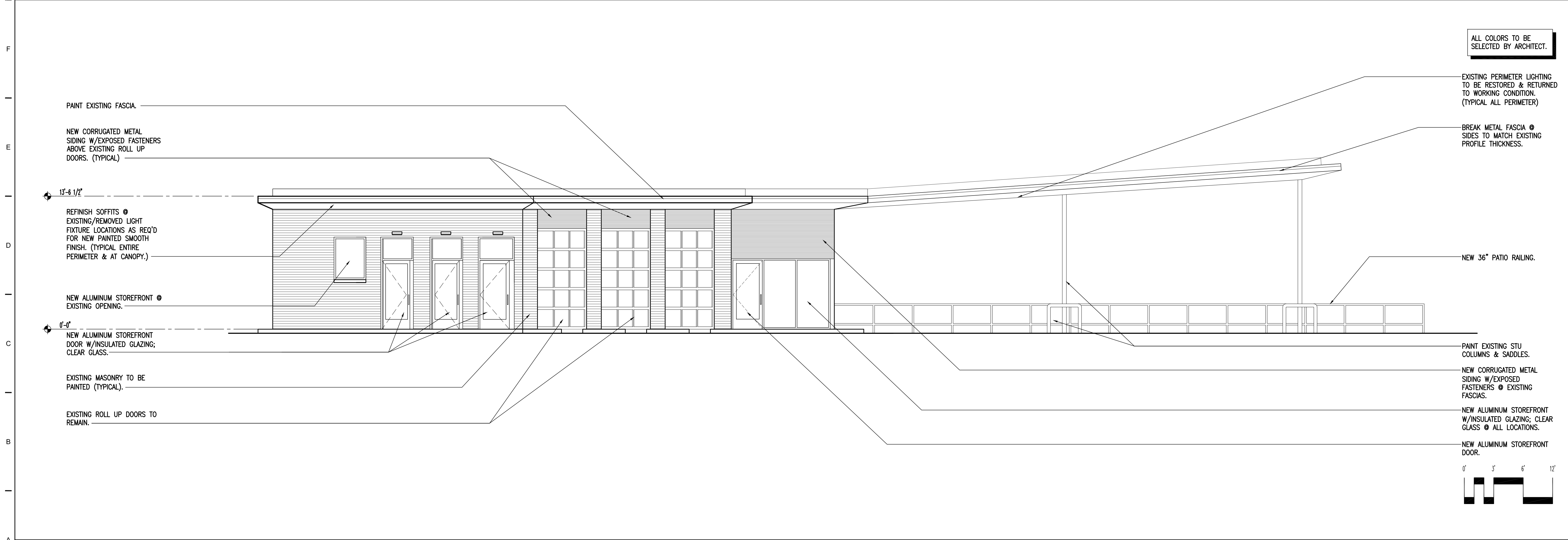
A1 SECTION THROUGH CANOPY

1025_XELEV.dwg 3/16"=1'-0"



G1 ELEVATION

1025_XELEV.dwg 3/16"=1'-0"



A1 ELEVATION

1025_XELEV.dwg 3/16"=1'-0"

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ELEVATIONS

A2.2

1025_A22.dwg

