



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

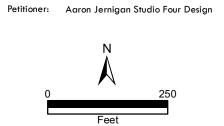


1642 Highland Ave. 37916

Ft. Sanders NC

Original Print Date: 10/8/2021

Knoxville/Knox County Planning -- Historic Zoning Commission





Staff Report

Knoxville Historic Zoning Commission

File Number: 10-D-21-HZ

Meeting: 10/21/2021

Applicant: Aaron Jernigan Studio Four Design

Owner: Redeemer Church of Knoxville

Property Information

Location: 1642 Highland Ave. Parcel ID 94 N G 001

District: Ft. Sanders NC

Zoning: RN-5 (General Residential Neighborhood)

Description: Midcentury, c.1960

Gable-roof church building with an exterior of brick veneer, a brick-clad foundation, and arched windows.

Description of Work

Level II Construction of Addition or Outbuilding, Demolition/Relocation of Noncontributing Structure

Demolition of one wing of church complex and new major addition fronting Highland Avenue and S. Seventeenth Street. Church complex is listed as non-contributing to Fort Sanders National Register Historic District.

C.1950, two-story, side-gable brick masonry structure recessed at the southwest corner of the property (fronting S. 17th Street and the alley) proposed for demolition. A surface parking lot currently fronts Highland Avenue on the west side of the church; the parking will be relocated to be recessed behind the new addition and accessible from the alley.

New addition is rectangular in form, with a side-gable roof oriented towards Highland Avenue. Addition measures approximately 61 feet on the Highland Avenue elevation and extends 44 feet long along S. 17th Street. Addition is two-and-one-half-stories tall, with a lower level accessible from the sidewalk on Highland Avenue and a main level accessible via a corner entry along S. 17th Street and the new recessed parking lot. While the new addition measures 18' tall from main level to eave (compared to the existing nave of the church at 22'-6" from main level to eave), the roof peak heights of the addition and the nave are comparable in height. Addition will be connected to the existing building with a flat-roof hyphen. Primary materials include steel wall panels (metal siding) with 16" wide panels and 2" batten caps, a limestone-veneer clad lower level, and aluminum storefront windows and doors.

On the Highland Avenue elevation (north), the rectangular addition features a "basement level" at street level on Highland Avenue. The basement level will be clad in wet-laid limestone veneer with a variegated pattern; the limestone veneer continues to the lowest level of the hyphen. The upper levels are clad in steel wall panels. The addition's lower level is five bays long, with two full-light aluminum storefront doors in the first and final bays and full-light storefront windows in the remaining openings. At the eaves of the upper level are four wall dormers with four full-light aluminum storefront windows and flat roofs. The flat-roof hyphen features an aluminum storefront system. A set of steps extends east-west along the elevation, behind a limestone-veneer-clad wall. The steps and landing serve as a porch and provide access to the main level in the hyphen.

On the S. 17th Street elevation (west), the lower level is clad in limestone veneer. A single-light aluminum

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storefront window is located on the upper level, extending into the gable field. On the main level, a storefront system of full-height single-light windows wraps around to the rear elevation. A limestone boulder "site wall" to be constructed of existing limestone from the site's retaining wall will serve as a base for a sign. A flat aluminum canopy wraps around the corner entry. Four HVAC condensing units are located on the west elevation, at ground level, adjacent to the Highland Avenue corner.

On the rear (south) elevation of the addition, the main-level storefront system wraps around and includes two pairs of full-light double-doors to provide rear entry to the main level. Four flat-roof wall dormers, featuring single-light aluminum windows, intersect the roof eaves. The hyphen features an aluminum storefront system and paired single-light double doors.

Removal of the rear addition requires a new exterior wall to be constructed on the rear section of the existing building's west elevation. The 22'-6" tall wall will feature steel panel siding to match the addition and one flat-roof wall dormer. Another sign and a pair of single-light storefront doors will be installed in the existing tower.

Additional elements:

Signs: 1) on the Highland Avenue elevation, a 4'-4" tall by 16' wide sign is located on the stair access to the hyphen. The non-illuminated steel sign features raised galvanized lettering. 2) On the S. 17th Street elevation, a 4'-4" tall by 16' wide, non-illuminated, steel sign rests on the limestone boulder site wall. 3) on the west elevation, fronting the parking lot, a rectangular steel wall sign is located to the left of the doors.

Landscaping elements: extensive landscape plan, including native and naturalized plants and trees; shown on landscape plan, sheet L1.1.

Applicable Design Guidelines

Fort Sanders NC-1, adopted by the Knoxville City Council on September 13, 2000.

- A. Height, Scale, & Massing
- 1. Foundation heights should be consistent with other pre-1940 buildings in the neighborhood.
- 2. Single-family detached infill housing should be proportional to other pre-1940 houses in terms of height and width.
- 3. With redevelopment of two or more lots for apartment, office, commercial, or mixed use development, street-facing facades of new buildings should be broken up with bays or porches that are consistent with the dimensions of historic buildings in the neighborhood.
- 6. For the first 35 feet, buildings should have similar setbacks, bays, and covered entrances that complement the historic architecture on the street.
- 7. Upper stories should be stepped back at least 8 feet. In addition to providing a pedestrian scale at street level, the landings should be used for balconies, providing open space to those who use the building.
- B. Roofs
- 1. Select a roof pitch that is in keeping with other pre-1940 houses of the neighborhood, not being less than an 8/12 pitch.
- 2. Use variations in the form of the roof above the second story such as gables at different angles, hipped roofs, and dormers.
- 3. Use roofing materials that are in keeping with historic development styles. Asphalt shingle, tile, pressed metal, and slate were used.
- 4. Darker shades of shingles were historically used and should be selected in new construction.
- C. Porches
- 1. Provide porches with proportions and materials that complement pre-1940 housing. For clapboard-type construction, wood is the most appropriate primary material. Brick or cut stone are appropriate as foundations or

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in column supports.

2. Porches should be no less than 6 feet deep and no more than 10 feet deep. They may be recessed behind the main setback line or alternatively can extend 10 feet into the front setback line.

D. Wall Materials

- 1. Paint color is not regulated.
- 2. Clapboard (or clapboard-type materials such as aluminum or vinyl), shingle (or shingle-like material), or brick should be used.
- 3. Board and batten siding can be used on accessory buildings.
- 4. Quarried, square cut stone can be used on porches or other accents. Such stone should be used in constructing retaining walls.
- 6. Materials that are not typical in pre-1940 construction should not be used. These include cinder block, T-111 siding, and stone facing.

E. Windows and Entrances

- 1. Window proportions and symmetry should be similar to the pre-1940 styles in the neighborhood.
- 2. Windows should be double-hung sash windows. Vinyl or metal-clad windows may be used in place of wood frame windows.
- 5. Variations of double-hung windows should be considered in relation to the design of new buildings.
- 6. The proportions of upper-level windows should not exceed the proportion of the first level.
- 7. Upper level windows should be provided and aligned with doors.
- 9. Entrances to the building should be provided from the street, using doors that have similar proportions and features to pre-1940 architecture.
- 10. When parking areas are provided behind buildings, rear entrances are also allowed.

F. Parking

- 1. In new building construction, the front yard space shall not be used for parking. Do not break up curbs or sidewalks to provide street access.
- 2. Provide parking access off the alley or off a side street.
- 3. Plant one native shade tree for every 50 feet of lot width, adjacent to or as islands within the lot area.
- 7. Surface parking area shall always be to the rear of the building.
- 8. Primary or secondary entrances to the buildings from parking areas are allowable.

G. Landscaping, Fencing, & Retaining Walls

- 1. Plant one native shade tree (e.g. oak or maple) and one ornamental tree (e.g. dogwood) in both the front and rear yards for every 50 feet of lot width.
- 2. Plant shrubs near new buildings to complement the foundation height, windows, and entries. Select species and a distance from the building that will not harm foundation materials.
- 5. Keeping with tradition, low, square cut stone, poured concrete, or brick walls should be used in constructing retaining walls.

J. Demolition

Property owners may demolish structures in the NC district that the Knoxville HZC finds to be non-contributing to the district. A report, dated July/August 2000, establishes the location of non-contributing structures at the time that the NC district was under consideration.

In the future, the HZC shall take the following into account in making their determination about whether or not a building may be demolished.

- 1. Physical Condition: the HZC may allow demolition if a building has been condemned by the City of Knoxville for structural reasons, or if the HZC finds that structural problems and associated costs to address the problems warrant demolition; the decision shall be based on an assessment by a licensed structural engineer or architect.
- 2. Architectural Integrity: the HZC may allow demolition if the original design is so compromised that historic

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architectural integrity is lot and cannot, in the Commission's view, be reasonably re-established.

Secretary of the Interiors Standards for Rehabilitation (related to Fort Sanders NRHP Historic District)

- 9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Comments

N/A

Staff Findings

- 1. 1642 Highland Avenue is listed on the NRHP nomination for the Fort Sanders Historic District under Non-Contributing structures as "405. 1642 Highland Avenue (1960) three-story brick church, stone trim, Gothic-style stained glass windows." The address, parcel ID, and building are omitted from the 2000 Fort Sanders NC District Designation Report. While the rear massing of the church is 50 years old or older, it is not noted as a contributing building to the Fort Sanders Historic District. Per the design guidelines, demolition of the church's rear massing is appropriate.
- 2. The Fort Sanders design guidelines focus primarily on residential development in the neighborhood, with minor recommendations for commercial or mixed-use buildings. Specific guidelines for institutional (or specifically, church) buildings are not included in the guidelines. However, the intent of many of the guidelines (height, scale, & massing; roofs, wall materials; windows; parking; landscaping) can be applied to a major new addition to a church building.
- 3. As a NRHP District, the SOI Standards should also be taken into account. Standard for Rehabilitation #9 recommends that "new additions [...] not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."
- 4. The property is zoned RN-5 and subject to special use approval by the Planning Commission as a religious facility (to be reviewed at November 2021 Planning Commission meeting, 11-E-21-SU). The property received variances for parking, front yard setback, and impervious surface coverage at the May 2021 BZA meeting (5-E-21-VA).

PLACEMENT

5. The addition is proposed to be placed adjacent to the façade of the existing church building, set approximately 8.9' from the front property line along Highland Avenue and 17.4' from the left side property line along S. 17th Street. The addition's placement will bring visual interest to both streets and connect the existing building with the overall streetscape. It will also relocate the surface parking lot to the rear of the buildings, providing most access and egress from the alley. The new addition will not remove or alter any character-defining features of the existing building. Placement of the addition is appropriate.

HEIGHT, SCALE, & MASSING

6. The proposed addition is approximately the same height as the existing church building, turning the form of the existing church building 90 degrees and orienting it towards Highland Avenue. The addition is slightly smaller than the existing building, though it will present as similar in size from the street. The addition is smaller in size than the existing addition that will be demolished.

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- 7. The overall form of the proposed addition is a simple rectangular massing, with a side-gable roof which transitions smoothly into the walls with no eave overhangs, cornice, or other roof details. The c.1960 church building has a similar massing and roof form. The new addition serves as a contemporary interpretation of the existing building's form.
- 8. The roof pitch is compatible with the simple gable-roof form of the existing building. The guidelines include "pressed metal" as a "roofing material [...] in keeping with historic development styles."
- 9. The proposed design uses flat-roof wall dormers to break up the simple rectangular form, extending above the roofline and featuring single-light windows. The applicant draws reference from Queen Anne-style wall dormers, with examples from the neighborhood. The wall dormers add complexity to the massing, and their form and proportions are appropriate for the contemporary design of the addition.

ELEMENTS/MATERIALS

- 10. The existing church building is built in a modest midcentury interpretation of church architecture, with Gothic Revival-inspired arched windows, a simple gable roof, and brick veneer siding and stone sills with modest Colonial Revival influence. The existing church building's style is not representative of Fort Sanders' high-style church architecture. The proposed addition is sufficiently differentiated from the existing building, and serves as a contemporary interpretation of the simple midcentury style.
- 11. The addition creates the illusion of a limestone foundation, with a limestone veneer-clad lower level with pedestrian access along Highland Avenue. Limestone retaining walls are a character-defining feature of Fort Sanders. The limestone-clad lower level also serves to break up the overall massing of the addition, creating interest at the pedestrian level. Site design elements include the incorporation of historic limestone wall elements (currently a low-height limestone retaining wall around the parking lot).
- 12. The main massing will be clad in steel panel siding and roofing, with a "board-and-batten" impression created by 16" wide panels with 2" battens. In many instances in Fort Sanders, metal siding would not be appropriate for the context. The guidelines note that "materials that are not typical in pre-1940 construction should not be used," which the Commission may choose to discuss. The board-and-batten detail serves to visually break up the siding. In the opinion of staff, the metal siding is appropriate for the contemporary style of the proposed addition. Incorporating a section of metal siding and wall dormer on the existing building (where the old addition is removed) will further tie the two buildings together.
- 13. Windows on the addition include single-light dormer windows and single-light storefront-style windows on the lower level fronting Highland and the corner entry. In many instances in Fort Sanders, single-light metal windows would not be appropriate for the context. However, the existing midcentury building uses somewhat flat, metal-framed arched windows which lack the depth and profile of historic windows. The single-light windows add significant transparency to the lower level along Highland and the upper levels in the dormers.
- 14. Common recommendations of design review focus on avoiding large swaths of siding with no transparency. The "middle" of the proposed addition is comprised of continuous, metal-sided wall space, with the "voids" or transparency focused on lower and upper levels. However, this pattern is also reflected in the existing façade of the church, where the centrally-located arched windows are the only transparency on the brick-veneer clad wall. The addition's lower-level storefronts and the dormer windows are generally aligned with the existing building's windows. The glass-fronted hyphen and the entry steps and "porch" also break up the massing.
- 15. The proposed corner entry and flat-roof awning create a strong sense of entry visible from S. 17th Street, and emphasizes transparency on the rear elevation (which will be visible on S. 17th Street). The flat roof awning is compatible with the contemporary style of the design.

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- 16. One minor element of the design is the proposed HVAC condensing unit pad, which would be prominently located at the corner of Highland Avenue and S. 17th Street. The pad and associated mechanical equipment are shown on elevation drawings but not the renderings. While Fort Sanders' guidelines do not focus on mechanical equipment (due to the nature of the NC overlay), other districts' guidelines recommend that mechanical equipment should be located where they are not visible from primary streets, on sides or rear of buildings, and should be screened with shrubbery or fencing. If possible, the condensing unit and associated equipment should be moved to a less prominent location on the building. If not possible, the condensing unit should receive opaque screening and detailed landscaping to reduce the visual effect.
- 17. In general, the proposed signs are appropriate for the church complex in size, placement, and design. Revisions to the proposed signs may be necessary due to the property's RN-5 zoning (City Sign Code 13.9.D.2.b). As most signs can be reviewed and approved by HZC staff, revisions could be submitted to staff for approval.
- 18. The proposed landscaping meets and exceeds the Fort Sanders design guidelines for "landscaping, fencing, & retaining walls." If installed and maintained, the landscaping will significantly benefit the neighborhood context, especially as the prominent surface parking lot is removed.

Staff Recommendation

Staff recommends approval of Certificate 10-D-21-HZ as submitted, subject to the following conditions:

- 1) Revised placement of condensing unit and associated mechanical equipment, locating the unit on a less-prominent location, or the use of compatible opaque screening and landscaping if relocation of equipment is not possible, with approval by staff;
- 2) Meeting relevant aspects of City Sign Code, with revisions to be approved by staff;
- 3) Meeting any conditions of approval identified by Planning Commission in November 2021 Special Use review.

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CORRESPONDENCE

Applicant

10.01.2021

Aaron Jernigan

414 Clinch Avenue

865.523.5001 x241

1642 Highland Avenue

AUTHORIZATION

pplicant Signature

Property Address

Fort Sanders

Neighborhood

Name

Address

Phone

Date Filed

DESIGN REVIEW REQUEST

Please Print

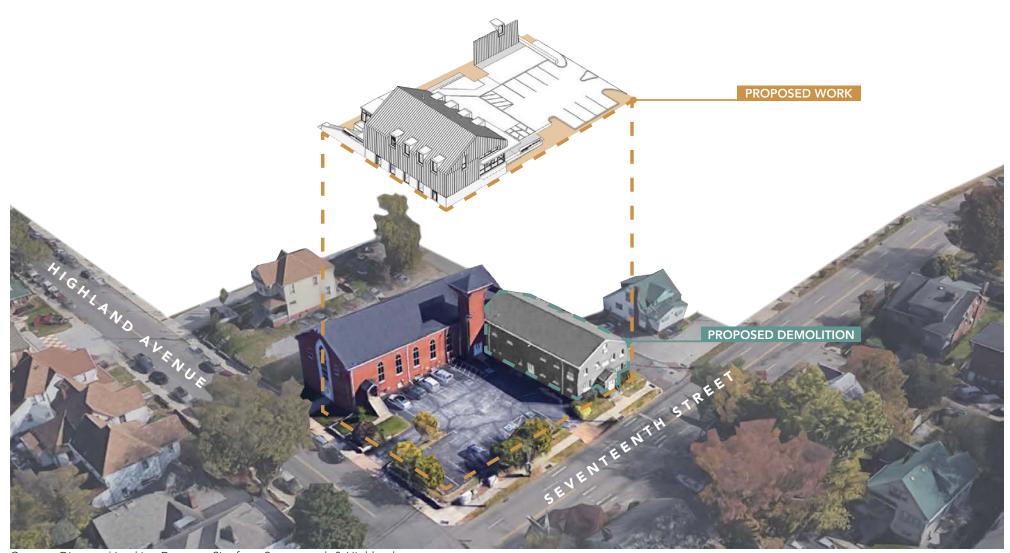
DOWNTOWN DESIGN (DK) HISTORIC ZONING (H) INFILL HOUSING (IH) Aaron Jernigan, Studio Four Design 10.21.2021 Meeting Date (if applicable) File Number(s) All correspondence related to this application should be directed to the approved contact listed below. ☐ Owner ☐ Contractor ☐ Engineer ☐ Architect/Landscape Architect Studio Four Design Company Knoxville Tn 37917 City State Zip ajernigan@s4dinc.com Email **CURRENT PROPERTY INFO** Redeemer Church of Knoxville, Inc. 1642 Highland Avenue 865.524.4552 Owner Name (if different from applicant) Owner Address Owner Phone 094NG001 Parcel ID RN-5 Zoning 10.4.21 Lindsay Crockett
Staff Signature **Lindsay Crockett** Please Print Date Aaron M Jernigan 10.01.2021

Date

REQUEST

DOWNTOWN DESIGN	Level 1: Signs Alteration of an existing building/structure Level 2: Addition to an existing building/structure Level 3: Construction of new building/structure Site design, parking, plazas, landscape See required Downtown Design attachment for more details. Brief description of work:		
HISTORIC ZONING	Level 1: Signs Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors Level 2: Major repair, removal, or replacement of architectural elements or materials Additions and accessory structures Level 3: Construction of a new primary building Level 4: Relocation of a contributing structure Demolition of a contributing structure See required Historic Zoning attachment for more details. Brief description of work: This project involves the demolition of the non-contributing west wing of Redeemer Church and the reconstruction of a similar footprint on the north end of the site. The new building will serve similar functions as the existing west wing, but will make interior and site circulation more intuitive and will improve street presence by shielding Highland Avenue from the parking lot, creating new garden space, and constructing a contemporary building that is in deeper conversation with the architectural language of Fort Sanders.		
INFILL HOUSING	Level 1: Driveways, parking pads, access point, garages or similar facilities Subdivisions Level 2: Additions visible from the primary street Changes to porches visible from the primary street Level 3: New primary structure Site built Modular Multi-Sectional See required Infill Housing attachment for more details. Brief description of work:		
STAFF USE ONLY	ATTACHMENTS Downtown Design Checklist Historic Zoning Design Checklist Infill Housing Design Checklist ADDITIONAL REQUIREMENTS Property Owners / Option Holders Level 1: \$50 • Level 2: \$100 • Level 3: \$250 • Level 4: \$500	FEE 1: 100.00 FEE 2:	TOTAL: 100.00



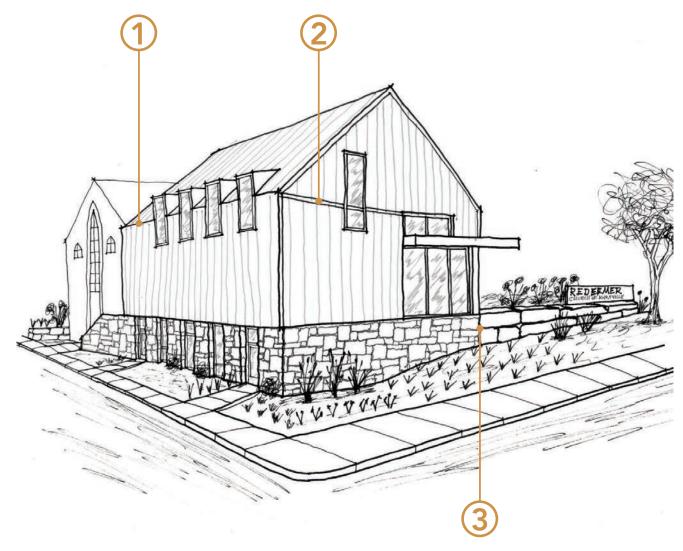


Concept Diagram | Looking Down on Site from Seventeenth & Highland

A Proposed Addition to the Campus of:

Redeemer Church of Knoxville







^ Shows seamless transition from roof to wall metal.



^ Shows additional inspiration for proposed staggered batten detail.



^ Shows transition from building stone to site stone.

Perspective Sketch | Looking East from Seventeenth Street

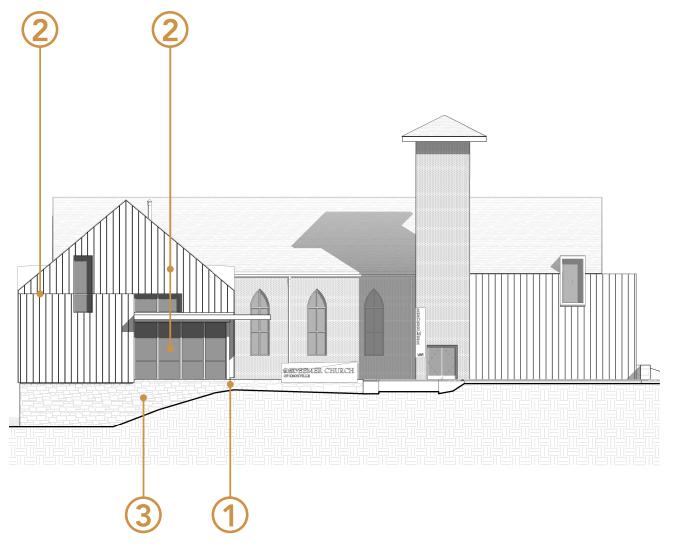
A Proposed Addition to the Campus of:

Redeemer Church of Knoxville

Schematic Design | 01 October 2021

STUDIO FOUR DESIGN

ARCHITECTURE & INTERIORS





A Proposed Addition to the Campus of:

Redeemer Church of Knoxville



^ Shows precedent for scaler transition in limestone.

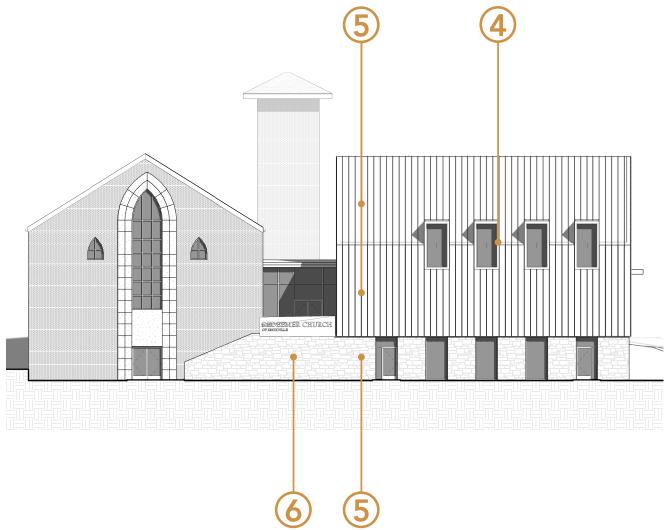


^ Shows common roof, gable, and window proportions and break in gable and wall material configuration.



^ Shows precedent for foundation masonry on a hillside.





 ${\it Campus \ Elevation \ | \ Looking \ South \ from \ Highland \ Avenue}$

A Proposed Addition to the Campus of:

Redeemer Church of Knoxville



^ Shows precendent for wall dormers.

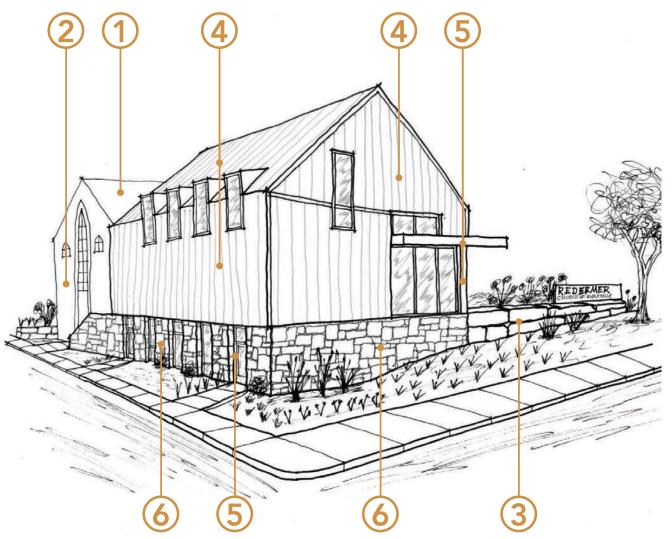


^ Shows 2/3 to 1/3 proportion of wall-to-roof material change. Proposed design inverts with 1/3 to 2/3 limestone-to-metal panel transition.



^ Shows common porch as a partial proportion of a gabled facade.









Existing Asphalt Shingles





Existing Clay Brick





Existing Chiseled Limestone





Battened Metal Panel -See Color Options





Existing & New Clear Anodized Aluminum





Split-Face & Tumbled Indiana Limestone

 $Perspective\ Rendering\ |\ Looking\ Southeast\ from\ Seventeenth$

A Proposed Addition to the Campus of:

Redeemer Church of Knoxville

Schematic Design | 01 October 2021

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WALL DORMER

PORCH

INTERPRETATION OF WINDOW BOX

LIMESTONE BASEMENT WALL

Bird's Eye View | Looking Down on North Side of Connector

A Proposed Addition to the Campus of:

Redeemer Church of Knoxville





A Proposed Addition to the Campus of:

Redeemer Church of Knoxville





Perspective Rendering | Looking Northwest from Seventeenth

A Proposed Addition to the Campus of:

Redeemer Church of Knoxville



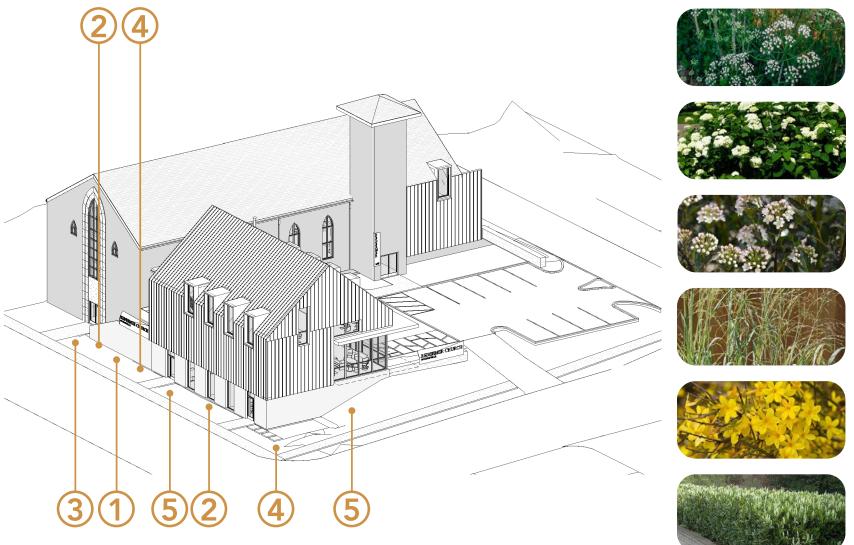


Perspective Rendering | Looking North on Seventeenth

A Proposed Addition to the Campus of:

Redeemer Church of Knoxville





Axonometric Diagram | Planting Concepts

A Proposed Addition to the Campus of:

Redeemer Church of Knoxville

Schematic Design | 01 October 2021

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Anise



Smooth Hydrangia



Ninebark



Switchgrass



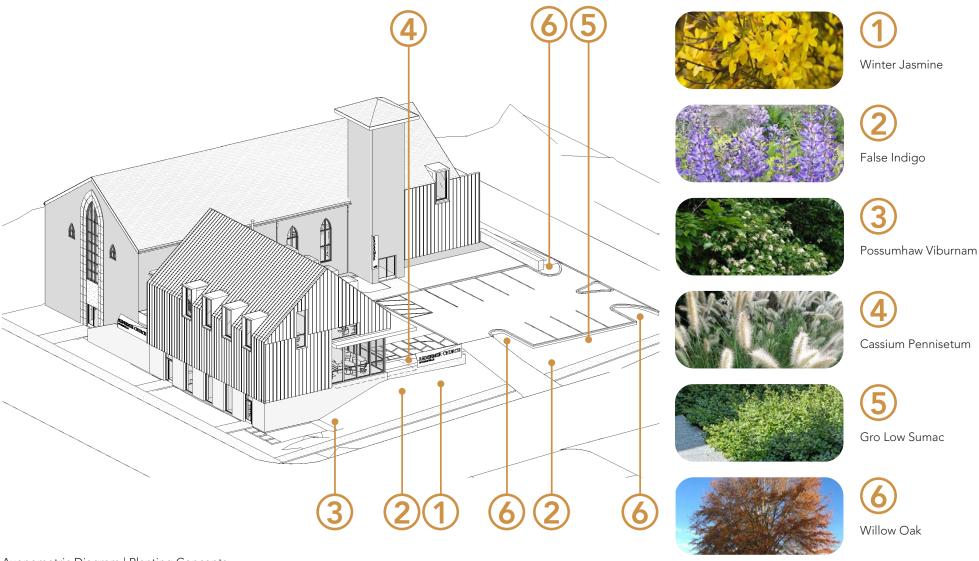
Winter Jasmine





Schipk Laurel





Axonometric Diagram | Planting Concepts

A Proposed Addition to the Campus of:

Redeemer Church of Knoxville

Schematic Design | 01 October 2021

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A Proposed Addition to the Campus of:

Redeemer Church of Knoxville





A Proposed Addition to the Campus of:

Redeemer Church of Knoxville





A Proposed Addition to the Campus of:

Redeemer Church of Knoxville

















A Proposed Addition to the Campus of:

Redeemer Church of Knoxville



Schematic Design A Proposed Renovation & New Building for: 10.01.2021 **Redeemer Church** 0 0 0 Lower Level Framing Plan 1642 Highland Avenue LIFE SAFETY Main Level Framing Plan Upper Level Framing Plan Roof Framing Plan wer Level Life Safety Plan & Code Review Knoxville, Tennessee 37916 Main Level Life Safety Plan & Code Review Upper Level Life Safety Plan & Code Review ARCHITECTURE & INTERIORS 10.01.2021 414 Clinch Ave. Knoxville, TN 37902 p 865 523-5001 f 865 523-5003 studiofourdesign.com andscape Plan Lower Level Demolition Plan - Campus ain Level Demolition Plan - Campu Lower Level Floor Plan - Campus Main Level Floor Plan - Campus Upper Level Floor Plan - Campus Roof Plan - Campus
Lower Level Floor Plan - New Building Main Level Floor Plan - New Building Upper Level Floor Plan - New Building
Roof Plan - New Building
Roof Plan - New Building
Lower Level Reflected Ceiling Plan - New Building Main Level Reflected Ceiling Plan - New Building Upper Level Reflected Ceiling Plan - New Building luilding Elevations - Campus Building Elevations - Campus ilding Elevations - New Building Building Elevations - Existing Building Infill A Proposed Renovation & New E Redeemer Church 1642 Highland Avenue Knoxville, Tennessee 378 Door Schedule, Elevations, & Details Finish Floor Plan Enlarged Floor Plans & Interior Elevations Interior Details Date: 10/1/2021 4/16.25 PM Drawn By: AJ / RG File: C:\Users\AlemignfDox EARTH WOOD - ROUGH LIGHTING ALLOWANCE PROVIDED BY SESCO, BASED ON SCHEMATIC CONVERSATION AND DRAWINGS MARKUPS. COST DOES NOT INCLUDE LABOR FOR INSTALLATION. GRAVEL BATT INSULATION स्यप्रमु CONCRETE GYPSUM BOARD GENERAL CONTRACTOR TO REVIEW ELEVATOR COMPANY PROPOSAL AND VERIFY ALLOWANCE WITH POTENTIAL ALERNATES AND ELEVATOR OPTIONS. GENERAL CONTRACTOR TO MODIFY LISTED AMOUNT AS DEEMED NECESSARY. NOT FOR RIGID INSULATION ACOUSTIC TILE METAL MASONRY VENEER ALLOWANCE 03: LANDSCAPING \$20,000.00 PLYWOOD CONCRETE MASONRY UNIT (0) COLUMN GRID WOOD - FINISHED 114 Clinch Avenue (noxville, Tennessee 37902 Name Elevation Contact: Shawn Slate, Pastor T: 865.524.4552 E: slate@redeemerknoxville.org Contact: Aaron Jernigan, Assoc. AIA T: 865.523.5001 E: ajernigan@s4dinc.com ELEVATION MARKER EXTERIOR ELEVATION 2 SD Control Estimate Allowances 4 Material Pattern Legend 0 DOINT ELEVATION (101) INTERIOR FINISH ELEVATION Haines Structural Group 800 South Gay Street, Suite 1750 Knoxville, Tennessee 37929 1 WINDOW IDENTIFICATION DO NOT SCALE PARAMINE. IL DIRECTION ACE IL QUESTION, CONTRACTOR SHALL GETAN ON THE CONTRACTOR SHALL GETAN CHIEFLONG AND EXTENSION ACE PROPERTIES OF THE CONTRACTOR SHALL AND PARTITION DIRECTIONS AGE FROM PACE OF STID O FACE OF STID ALESS SHOT DIFFERENCE.

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STATE AND CORRESPONDED OF SHALL BE RESPONSEED. FOR GOTTAMEN, ALL PERSONS REQUIRED FOR CONSTRUCTION.

PRESENENCE OFFENENCE.

FREE LITERACIONES OFFENENCE IN THE SHALL SHA _s[-11.52*] CEILING IDENTIFICATION BASE BID CONDITION:
CONNECTOR REBIANS AS SHOWN ON PLANS, FIRE SHUTTERS OR CURTAINS (45 MINUTE RATED) ARE ADDED TO THE WINDOW IN THE
EXISTING NAME ADJUNCENT TO THE CONNECTOR AND IN THE (2) EAST-FACING WINDOWS IN THE OPEN OFFICE ON THE UPPER LEVEL. Contact: Thomas Wasmund, P.E. T: 865.409.5755 Contact: Charlie Johnson, E.I. T: 865.329.9920 </ NORTH ARROW ALTERNATE OF PAYTED BROCK

AN AUGUST SMATTED BROCK OF THE EXISTING BUILDING AND SUBSTITUTING LIMESTONE VENEER ON NEW BUILDING FOR A SIMILAR

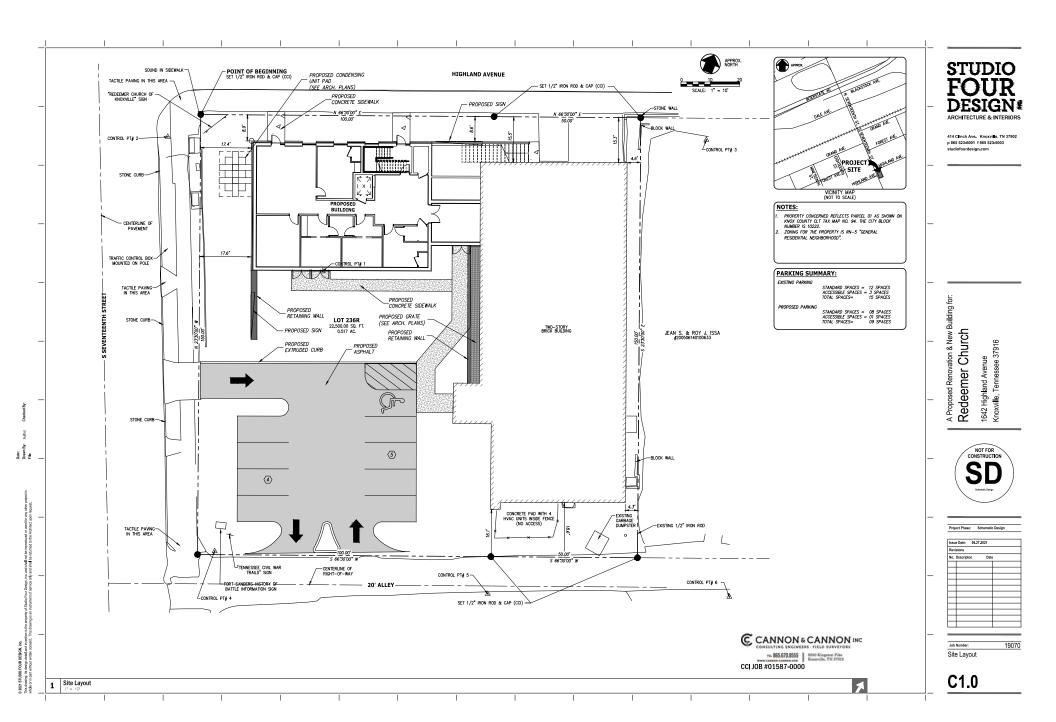
TEXTURE BROCK PAINTED TO MATCH. COST FOR PAINTING SHOULD TAKE INTO ACCOUNT THE UNIQUE TEXTURE OF THE EXISTING BROCK

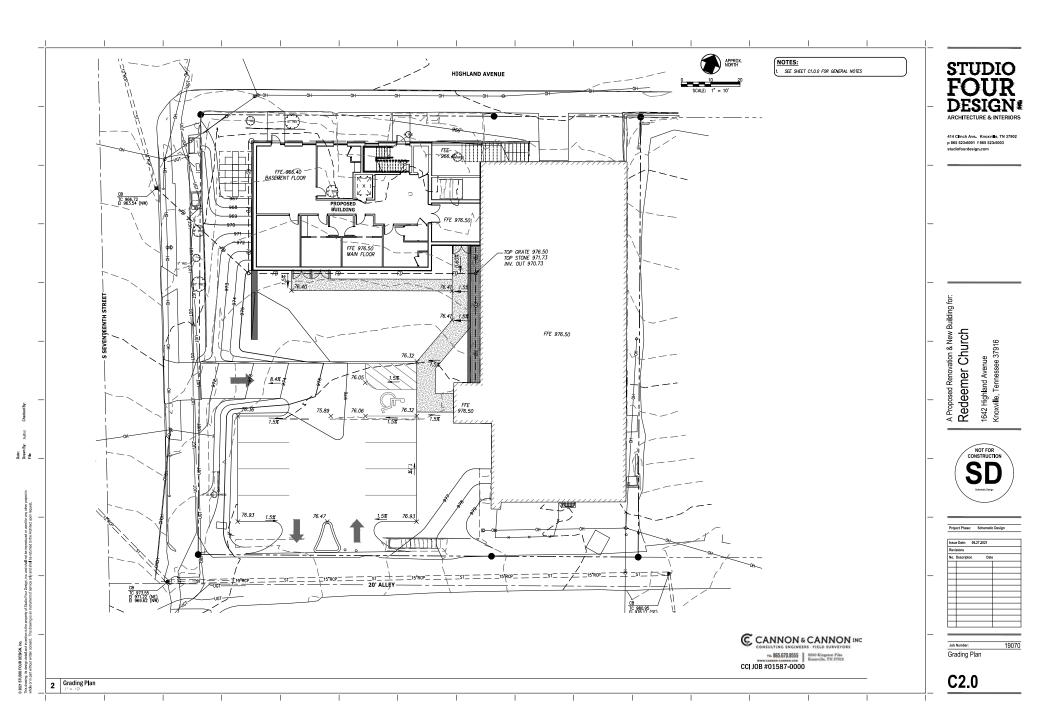
FIELD VERBITY CONDITIONS. (TLT-01) ACCESSORY TAG Beasley Landscape Architects ??? Knoxville, Tennessee 37914 Ferry Construction Services 211 Ellis Avenue Maryville, Tennessee 37804 Room Nam ROOM IDENTIFICATION BASE BID CONDITION: EXISTING BRICK REMAINS AS IS, LIMESTONE VENEER IS INTALLED ON NEW BUILDING AS SHOWN ON DRAWINGS. ONSTRUCTION MATERIALS SECURED AND NOTED ON THE DRAWNINGS, ARE REPRESENTATIVE OF THE GENERAL CONTRACTION TO VERSION INTERT.
GENERAL CONTRACTION TO VERSIV CONDITIONS PRIOR TO BIDDING. F CONDITIONS ARE
DEFERRED THAN SHOWN IN DRAWNINGS, CONTRACT ARCHITECT REMADUAL EXP.
FOR ALL LIGHT ALL SE WHICH AN OTHER SECRETARY FOR GHE CONDITIONS ARE
FOR ALL LIGHT CONDITIONS FIRST INDICATIVE FOR GHE CONTRACT.
FOR ALL LIGHT CONDITIONS FIRST INDICATIVE STEED FOR SECONDILLY MOTED ON THE
DRAWNINGS. Contact: Patrick Beasley T: 865.441.4428 E: patrick@beasleyla.com Contact: Scott Ferry T: 865.724.1169 E: scott@ferryconstruction.com ALTERNATE B. DEMOLITION NIFILL OPTIONS
INSTALL DISTINCE, PRESERVED BISIC ON FACE OF EXISTING BILLIONIS WHERE DEMOLISHED BILLIONIS INTERSECTED IT PREVIOUSLY,
WHICH CONSTRUCTION OF BE ACCURTISHOPMY RIGHC CONTY WALL WITH WEATHER BARRIES, 2" ARE SPACE, MORTA'N RETTING,
ACJUSTABLE BRICK TIES, VERPY QUANTITY OF BRICK ARLE TO BE PRESERVED AND ADVISE IF IT IS BELEVED TO BE TOOLITILE. DRAWNING.

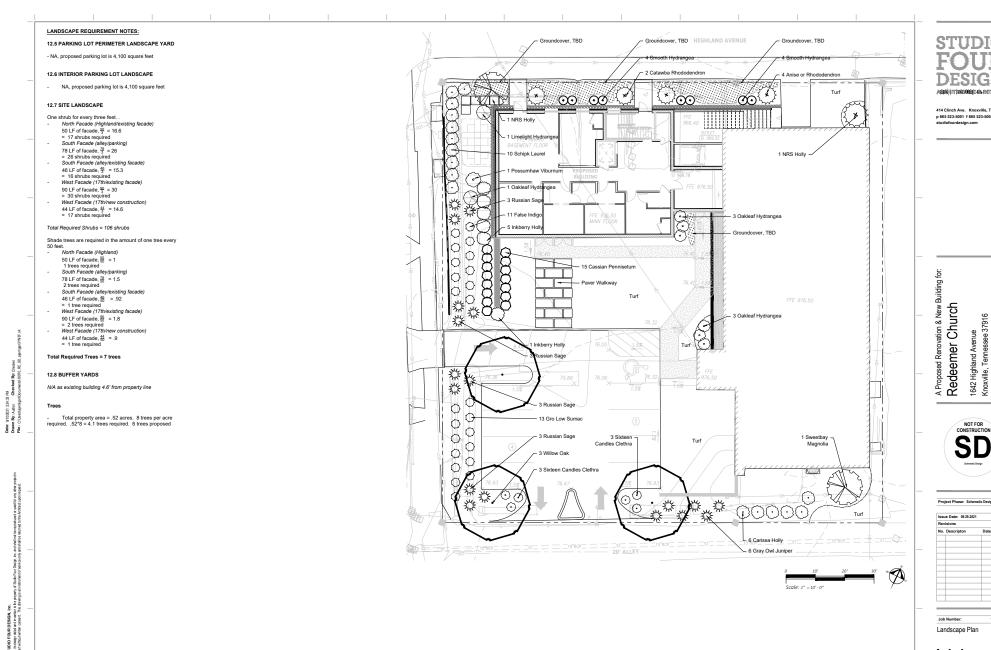
OUTRIACTION SHALL TAKE RECESSARY PRECAUTIONS TO PROTECT SURROUNDINGS PROPERTY, STREETS, WALKS, ETC. DURING CONSTRUCTION ACTIVITIES AND SHALL IS RESPONDED FOR PREPAREND ANY DAMAGE CURSED AS A RESPONDED FOR PREPAREND ANY DAMAGE CURSED AS A RESPONDED FOR PROPERTIES AND SHALL SHAL Cover Sheet 1 SD Control Estimate Alternates T_{0.0} 5 Graphic Symbols Project Contacts 3 General Notes

STUDIO DESIGN

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NOT FOR CONSTRUCTION

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