

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: Thomas Caldwell, Architect

Owner  Contractor  Architect  Engineer  Other \_\_\_\_\_

Date Filed: 8/31/07 Application accepted by: Kelley Schütz

Fee Amount: \$70 Review Date: 9/19/07 File Number: 9-D-07-DT

**PRE-APPLICATION CONFERENCE** Date Completed: 8/31/07

**PROPERTY INFORMATION**  
 Building or Project Name: Renovations to:  
Knox Cigar  
 Street Address: 118 S. Central St.  
 Tax Identification Number(s): 62-1748928-  
095 HA 005

**PROJECT INFORMATION**  
 LEVEL 1:  
 Minor Alteration of an Existing Building/Structure  
 Sign  
 LEVEL 2:  
 Major Alteration of an Existing Building/Structure  
 Addition to an Existing Building/Structure  
 LEVEL 3:  
 Construction of New Building/Structure

**ACCOMPANYING MATERIALS**  
 Please see the reverse side of this form for a list of information required as part of this application

**PROPERTY OWNER**  
 PLEASE PRINT  
 Name: Pete and Sherrie Zaring  
 Company: Knox Cigar Company  
 Address: 3200 Mynatt Avenue  
 City: Knoxville State: TN Zip: 37919  
 Telephone: (865) 673-0136  
 Fax: (865) 546-8481  
 E-mail: pzaring@knoxcigar.net  
szaring@knoxcigar.net

**PROJECT ARCHITECT/ENGINEER**  
 PLEASE PRINT  
 Name: Thomas Caldwell  
 Company: Thomas Caldwell, Architect  
 Address: 114 Westfield Drive  
 City: Knoxville State: TN Zip: 37919  
 Telephone: (865) 588-0860  
 Fax: (865) 558-9844  
 E-mail: thomas@tcarchitect.com

**PROJECT CONTRACTOR**  
 PLEASE PRINT  
 Name: Jack Trammell  
 Company: Trammell Construction Company  
 Address: 1714 W Emory Road  
 City: Powell State: TN Zip: 37849  
 Telephone: (865) 938-7554  
 Fax: (865) 938-8668  
 E-mail: \_\_\_\_\_

**PROJECT CONTACT**  
 All application-related correspondence should be directed to:  
 PLEASE PRINT  
 Name: Thomas Caldwell  
 Company: Thomas Caldwell, Architect  
 Address: 114 Westfield Drive  
 City: Knoxville State: TN Zip: 37919  
 Telephone: (865) 588-0860  
 Fax: (865) 558-9844  
 E-mail: thomas@tcarchitect.com

④

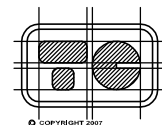


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STREET FACADE IMPROVEMENTS FOR:  
**KNOXCIGAR.COM**  
 KNOXVILLE, TENNESSEE  
 DATE: 08/31/07      COMM. NO. 0718A

PRELIMINARY:  
 NOT FOR CONSTRUCTION



**THOMAS CALDWELL, ARCHITECT**  
 114 WESTFIELD DRIVE  
 KNOXVILLE, TENNESSEE 37919  
 (865) 588-0860 (865) 558-9844/FAX  
[HTTP://WWW.TCARCHITECT.COM](http://www.tcarchitect.com)

②

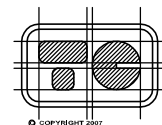


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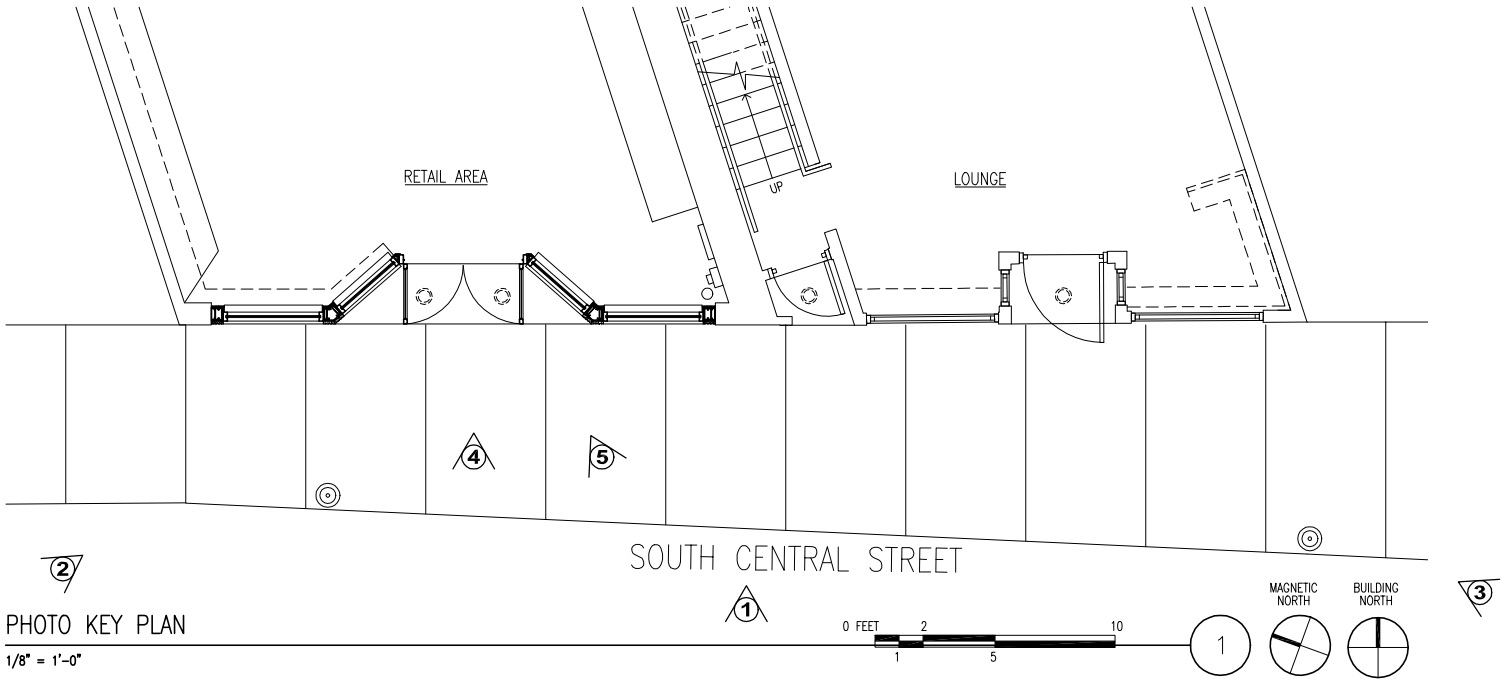


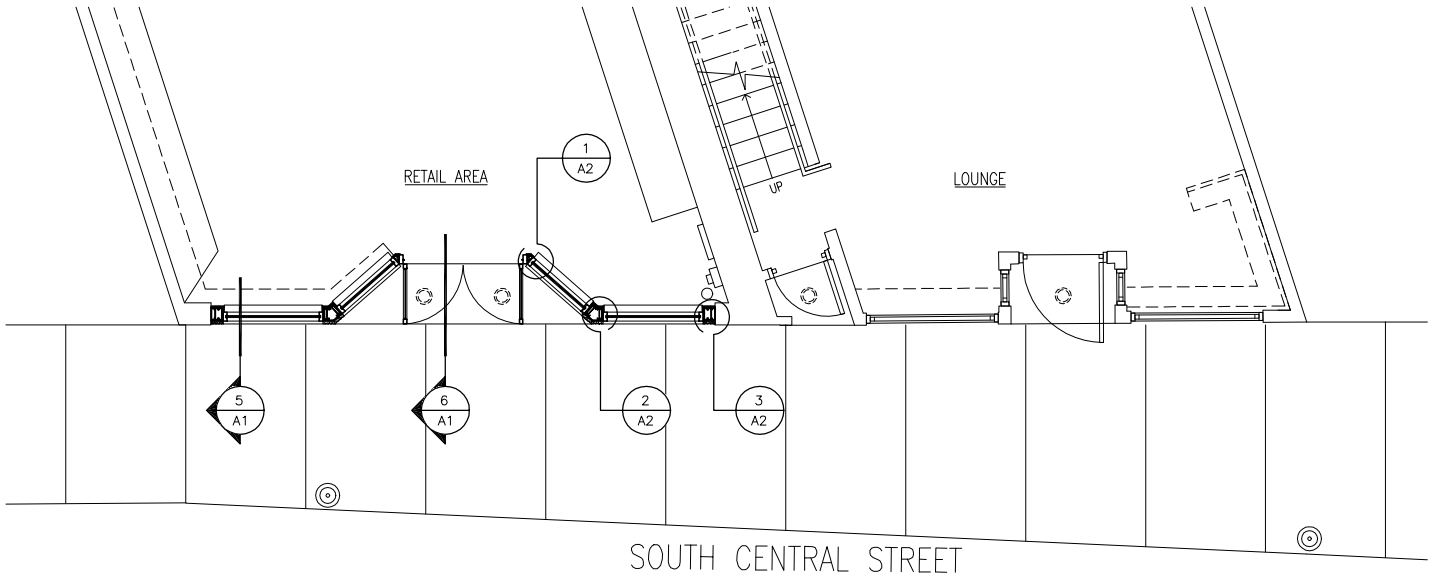
STREET FACADE IMPROVEMENTS FOR:  
**KNOXCIGAR.COM**  
 KNOXVILLE, TENNESSEE  
 DATE: 08/31/07      COMM. NO. 0718A

PRELIMINARY:  
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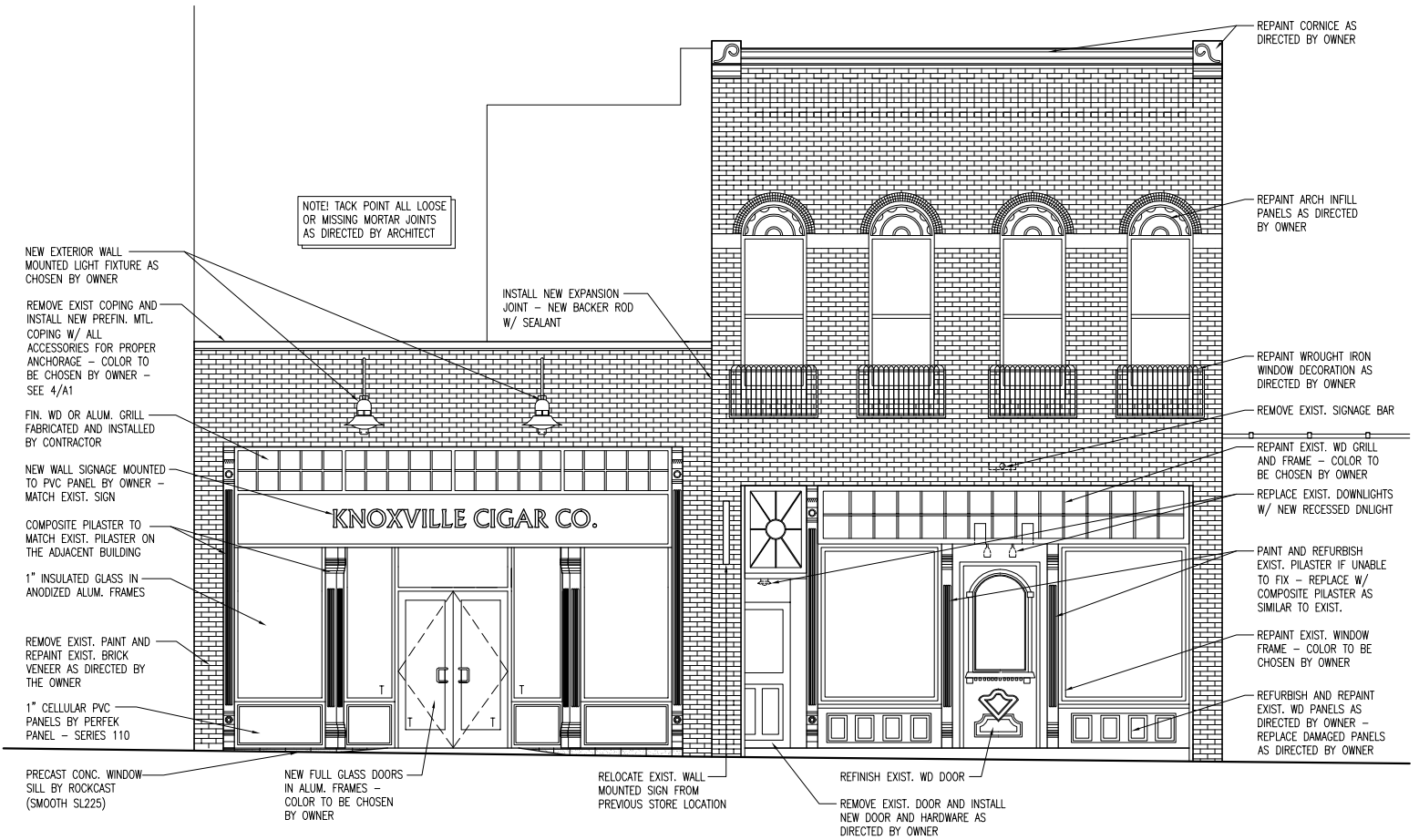
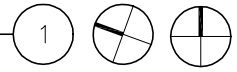
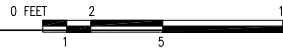
**THOMAS CALDWELL, ARCHITECT**  
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PARTIAL MAIN FLOOR PLAN

1/8" = 1'-0"



ENTRY FACADE ELEVATION

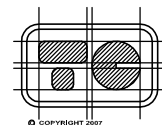
1/8" = 1'-0"



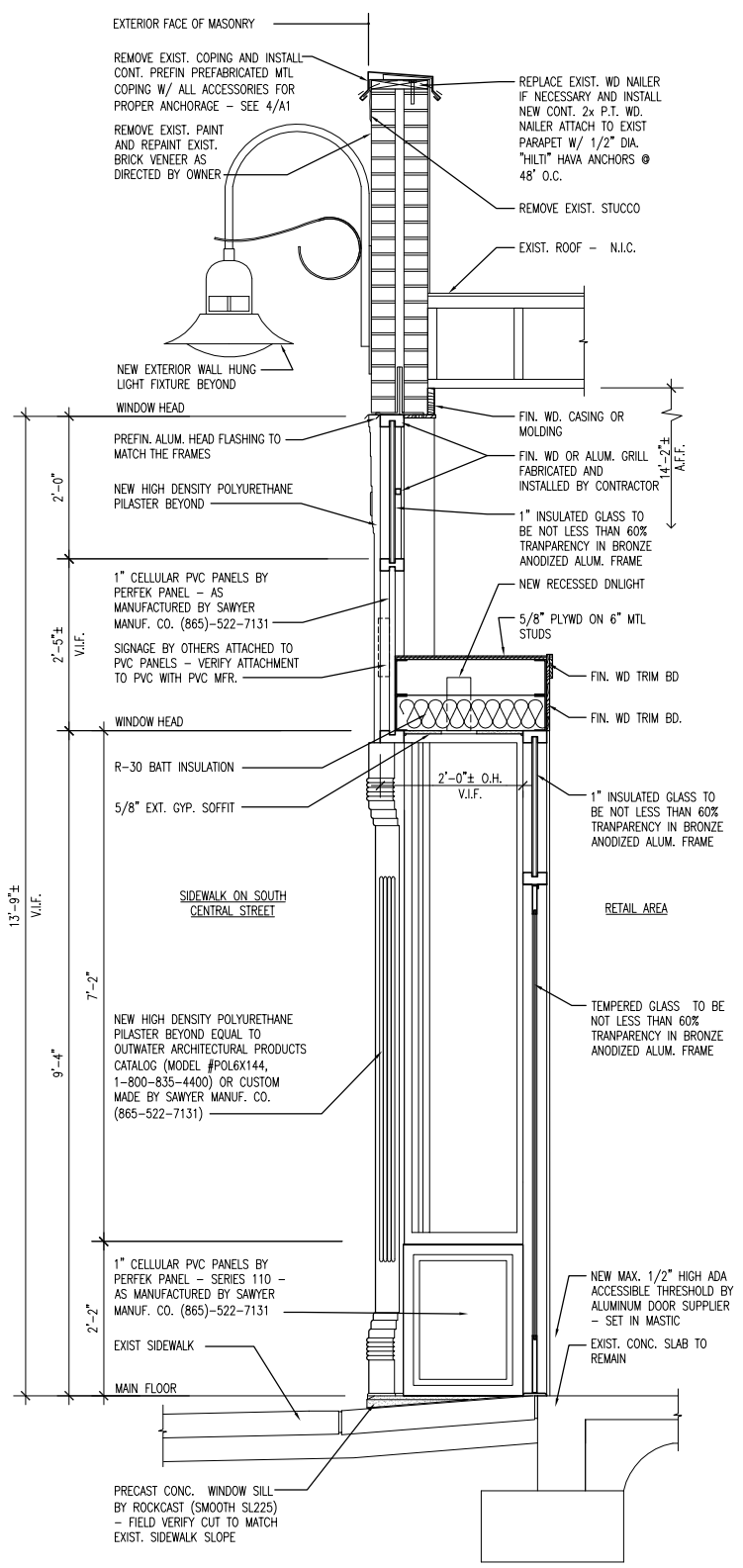
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STREET FACADE IMPROVEMENTS FOR:  
**KNOXCIGAR.COM**  
 KNOXVILLE, TENNESSEE  
 DATE: 08/31/07 COMM. NO. 0718A

PRELIMINARY:  
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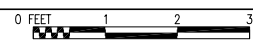


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WALL SECTION AT FRONT FACADE

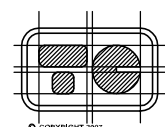
3/8" = 1'-0"



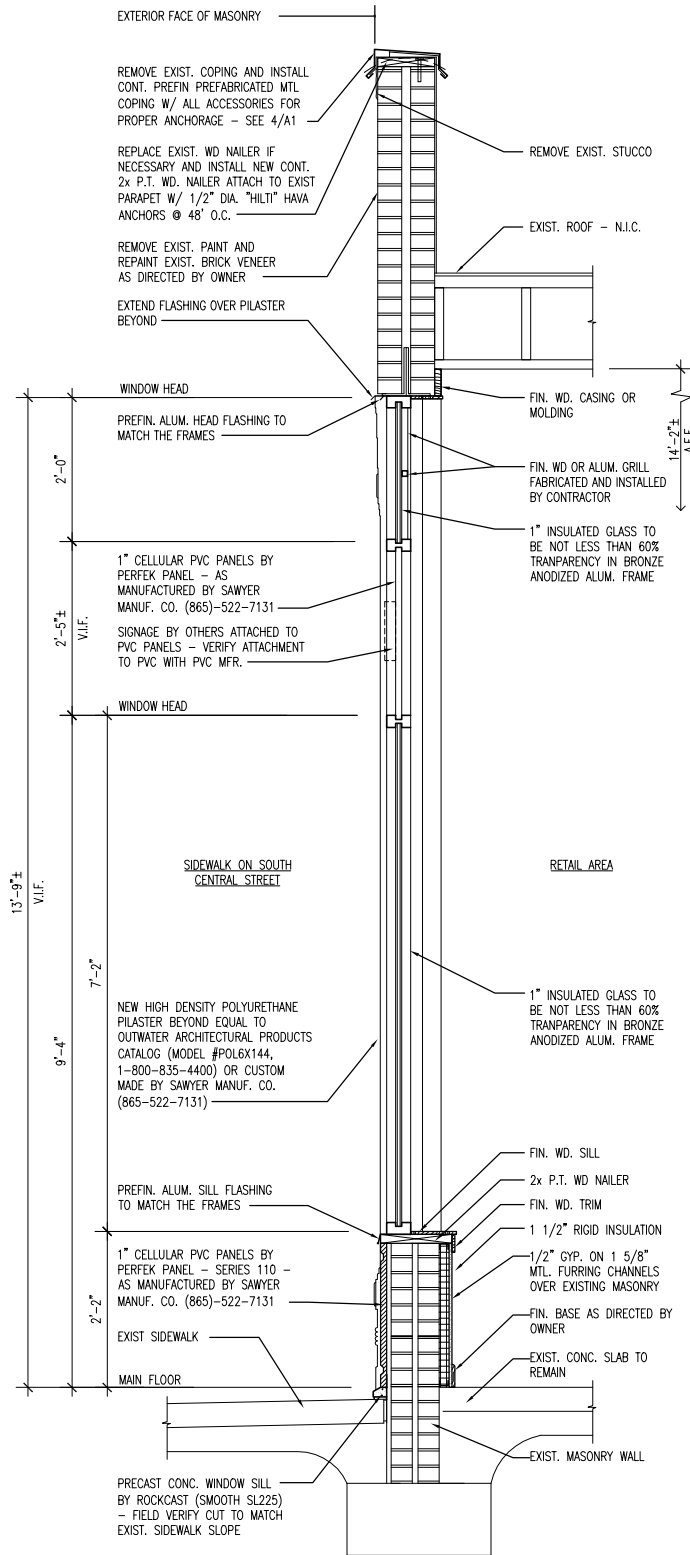
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STREET FACADE IMPROVEMENTS FOR:  
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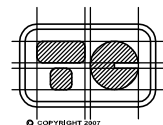


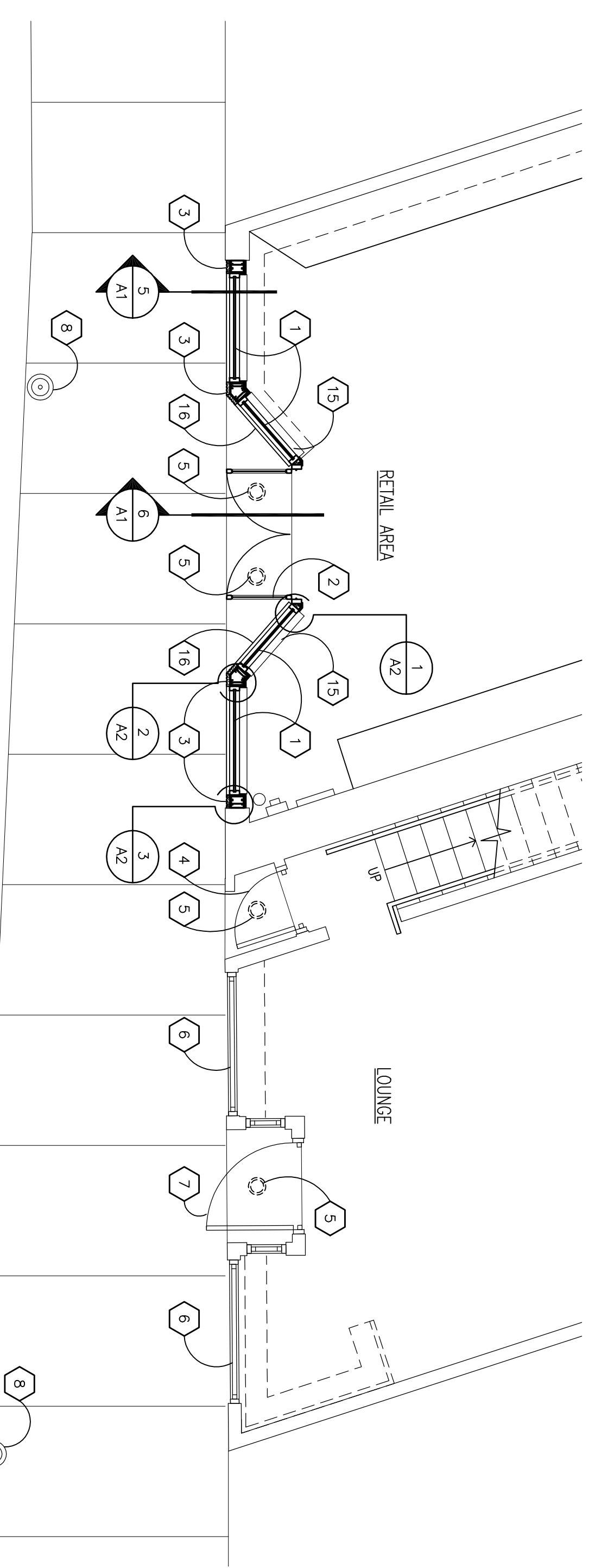
WALL SECTION AT FRONT FACADE

3/8" = 1'-0"



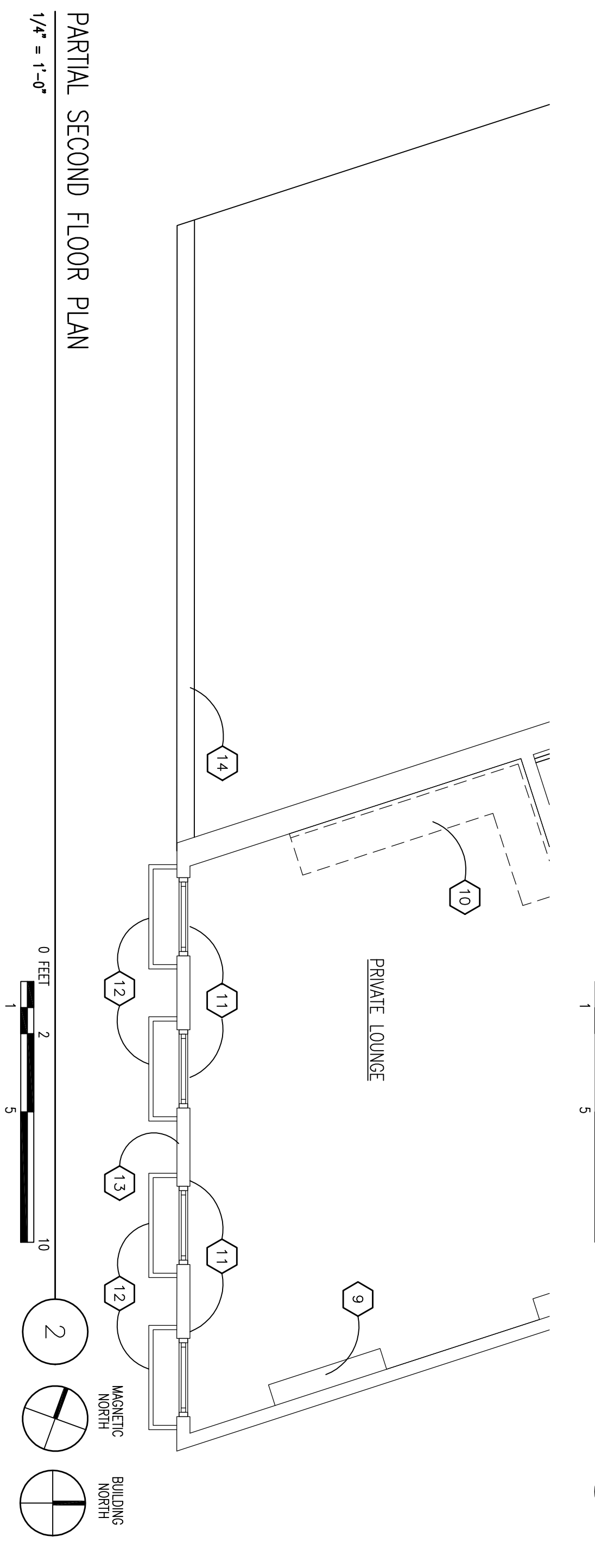
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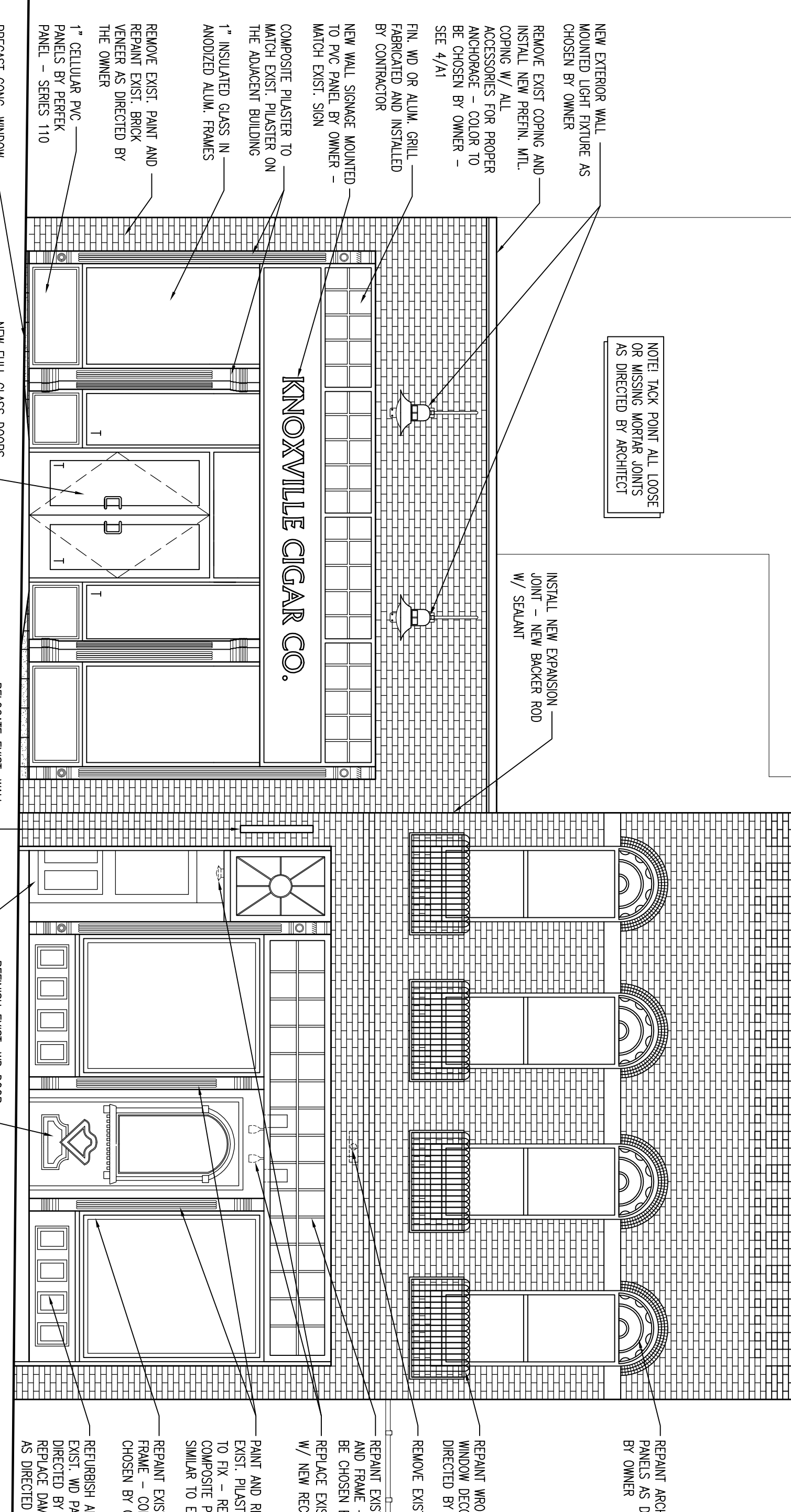
PARTIAL MAIN FLOOR PLAN

1/4" = 1'-0"



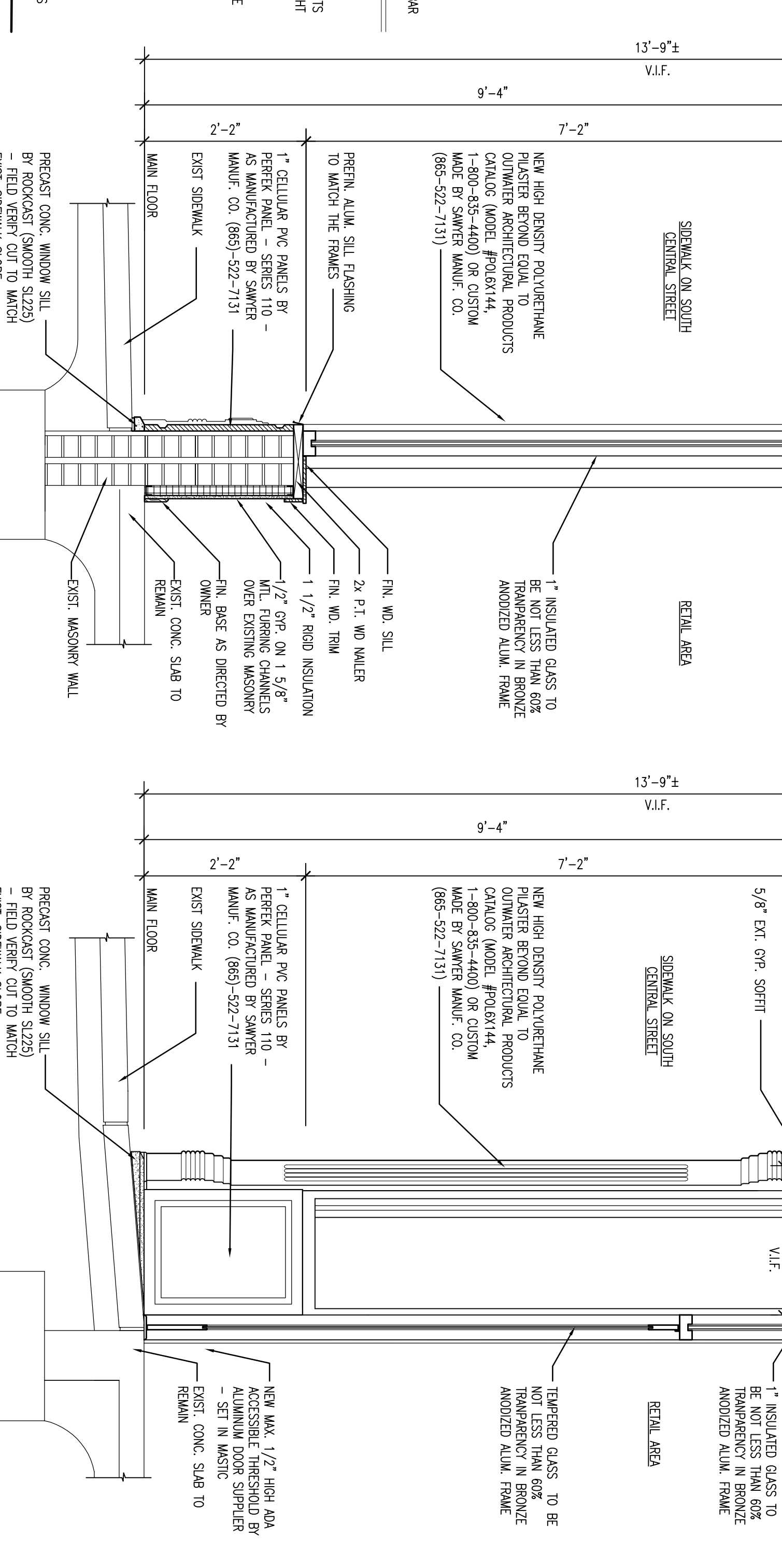
PARTIAL SECOND FLOOR PLAN

1/4" = 1'-0"



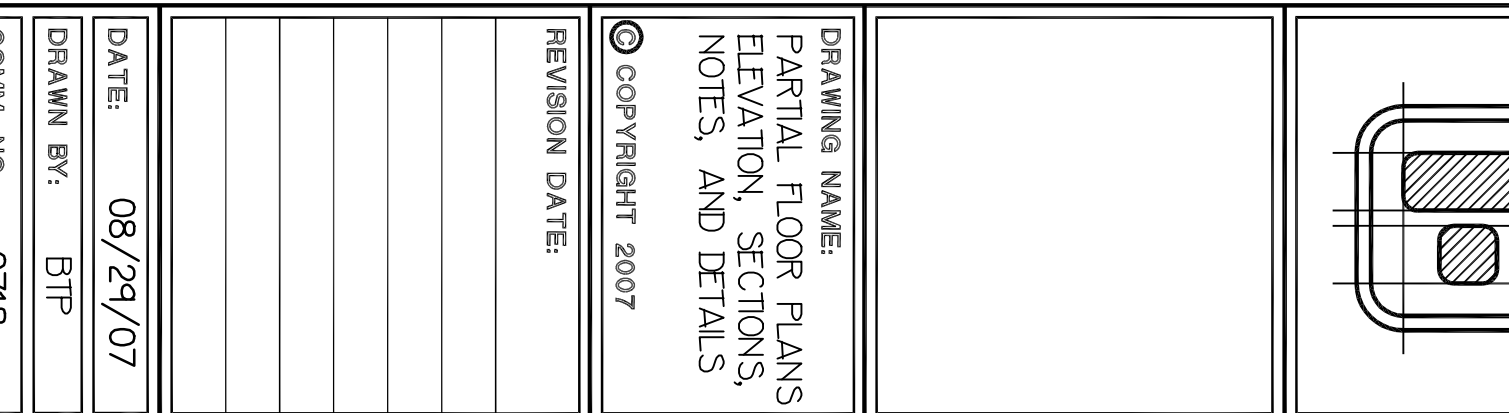
ENTRY FACADE ELEVATION

1/4" = 1'-0"



WALL SECTION AT FRONT FACADE

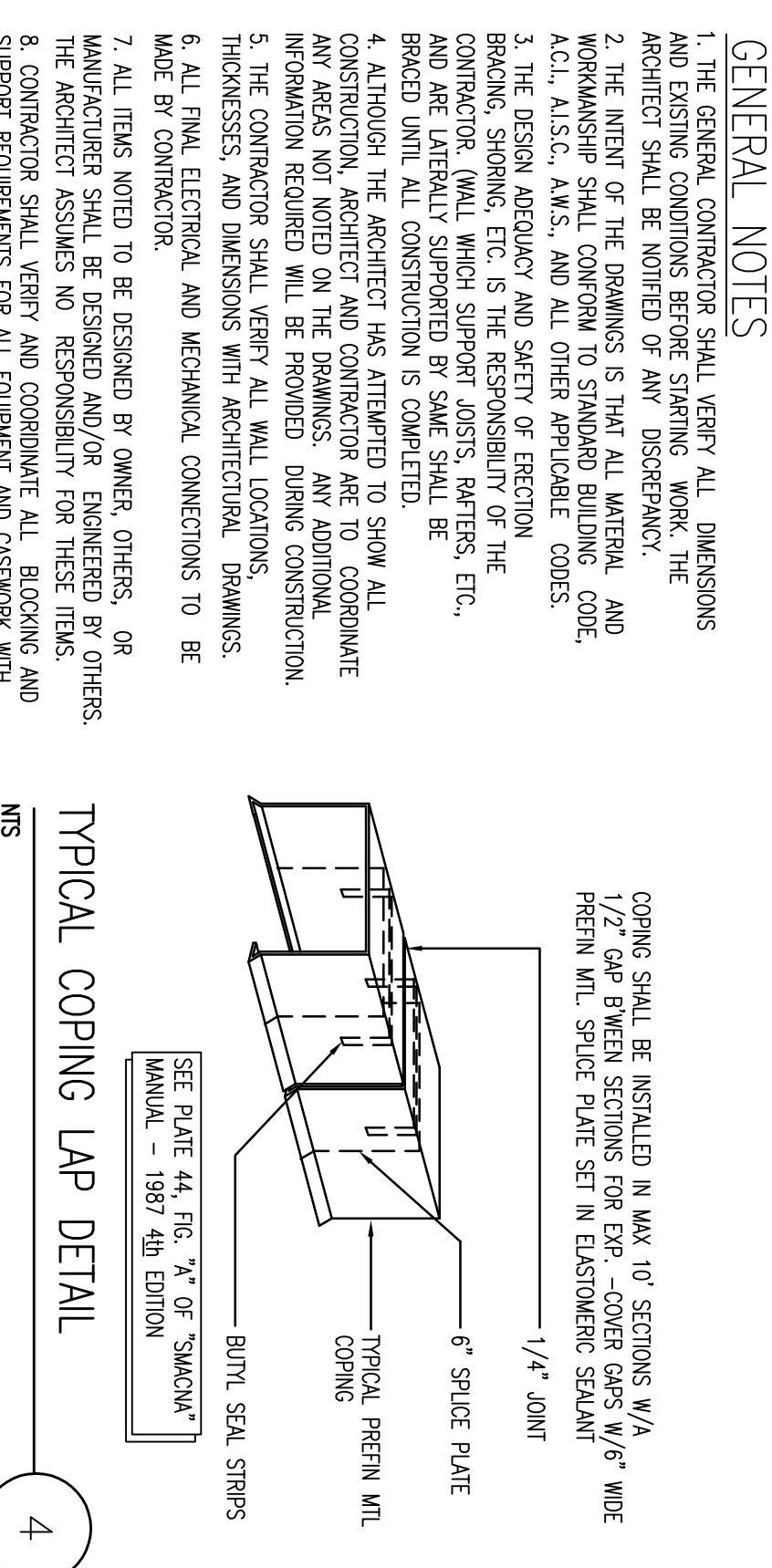
3/4" = 1'-0"



WALL SECTION AT FRONT FACADE

3/4" = 1'-0"

- KEYED NOTES**
- REMOVE EXIST. WINDOWS AND INSTALL NEW STORMED WINDOW UNITS W/ 1" INSULATED GLASS IN BRONZE ANODIZED ALUM. FRAMES
  - REMOVE EXIST. DOOR AND INSTALL NEW TILT GLASS DOOR WITH ALUMINUM FRAMES AND H-CP ACCESSIBLE HARDWARE
  - NEW PAINTED COMPOSITE PLASTER TO MATCH EXIST. PLASTER ON THE ADJACENT BUILDING
  - REMOVE EXIST. DOOR AND INSTALL NEW DOOR AS DIRECTED BY ARCHITECT
  - REMOVE EXIST. LIGHT FIXTURE AND INSTALL NEW RECESSED DOWNLIGHTS
  - EXISTING WINDOW TO REMAIN - REFINISH NEW RECESSED DOWNLIGHTS
  - EXIST. DOOR TO REMAIN, REFINISH WITH NEW PAINT OR STAIN, AND NEW DOOR HARDWARE
  - EXIST. STREET LAMP POLE TO REMAIN
  - EXIST. BUMP OUT WITH MIRROR AND WOOD WANTED TO REMAIN
  - EXIST. BRICK TO BE REMOVED
  - EXISTING WINDOW TO REMAIN
  - EXIST. WROUGHT IRON WINDOW DECORATION TO REMAIN - REPAIR AS DIRECTED BY OWNER
  - EXIST. BRICK FACADE TO BE CLEANED AS DIRECTED BY ARCHITECT
  - REMOVE EXISTING COPING AND INSTALL NEW PREFIN. MTL. COPING W/ ALL ACCESSORIES FOR PROPER ANCHORAGE - SEE 4/A1
  - REMOVE EXISTING WINDOW FRAME - SEE 4/A1
  - REMOVE EXIST. WINDOW SILL
  - 1" CELLULAR PVC PANELS BELOW BY PERFEX MANUF. CO. (865)-522-7131



FACADE RENOVATIONS TO:

**KNOXCIGAR.COM**  
**116 AND 118 S. CENTRAL ST.**

KNOXVILLE, TENNESSEE

**THOMAS CALDWELL, ARCHITECT**  
 114 WESTFIELD DRIVE  
 KNOXVILLE, TENNESSEE 37919-4819  
 (865) 588-0860 (865) 558-9844/FAX  
 HTTP://WWW.TCARCHITECT.COM

**THOMAS CALDWELL ARCHITECT**

DRAWING NAME:  
PARTIAL FLOOR PLANS  
ELEVATION SECTIONS,  
NOTES, AND DETAILS

REVISION DATE:  
08/29/07

DATE:  
08/29/07

DRAWN BY:  
BITP

COMD. NO.:  
0718

SHEET:  
2 OF 3

DRAWING  
NO.:  
A1





# Facade Renovations to:

# KNOXCIGAR.COM

116 and 118 South Central Street,

Knoxville, Tennessee

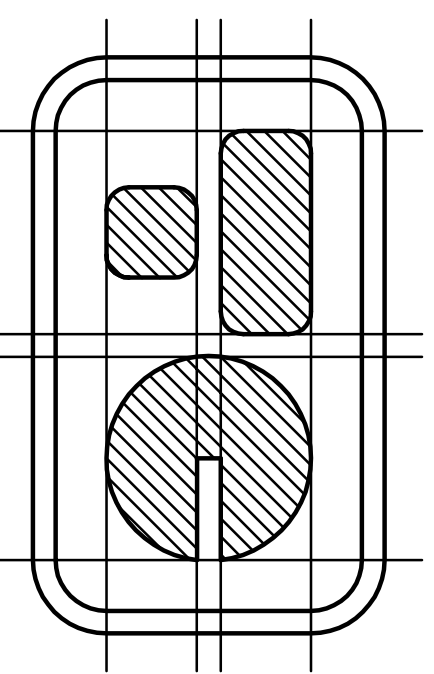


# KNOXCIGAR.COM

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Architect:

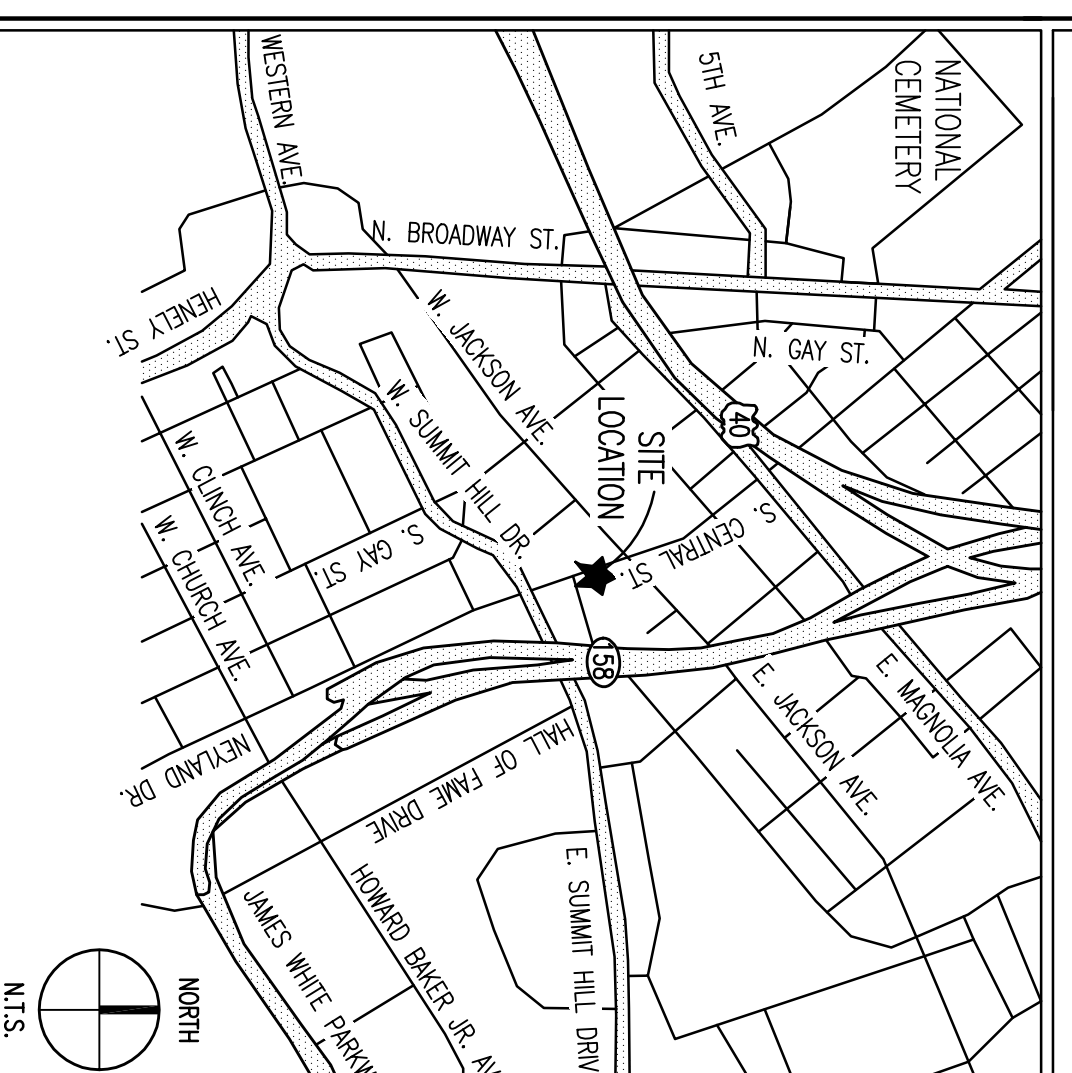
Thomas Caldwell, Architect



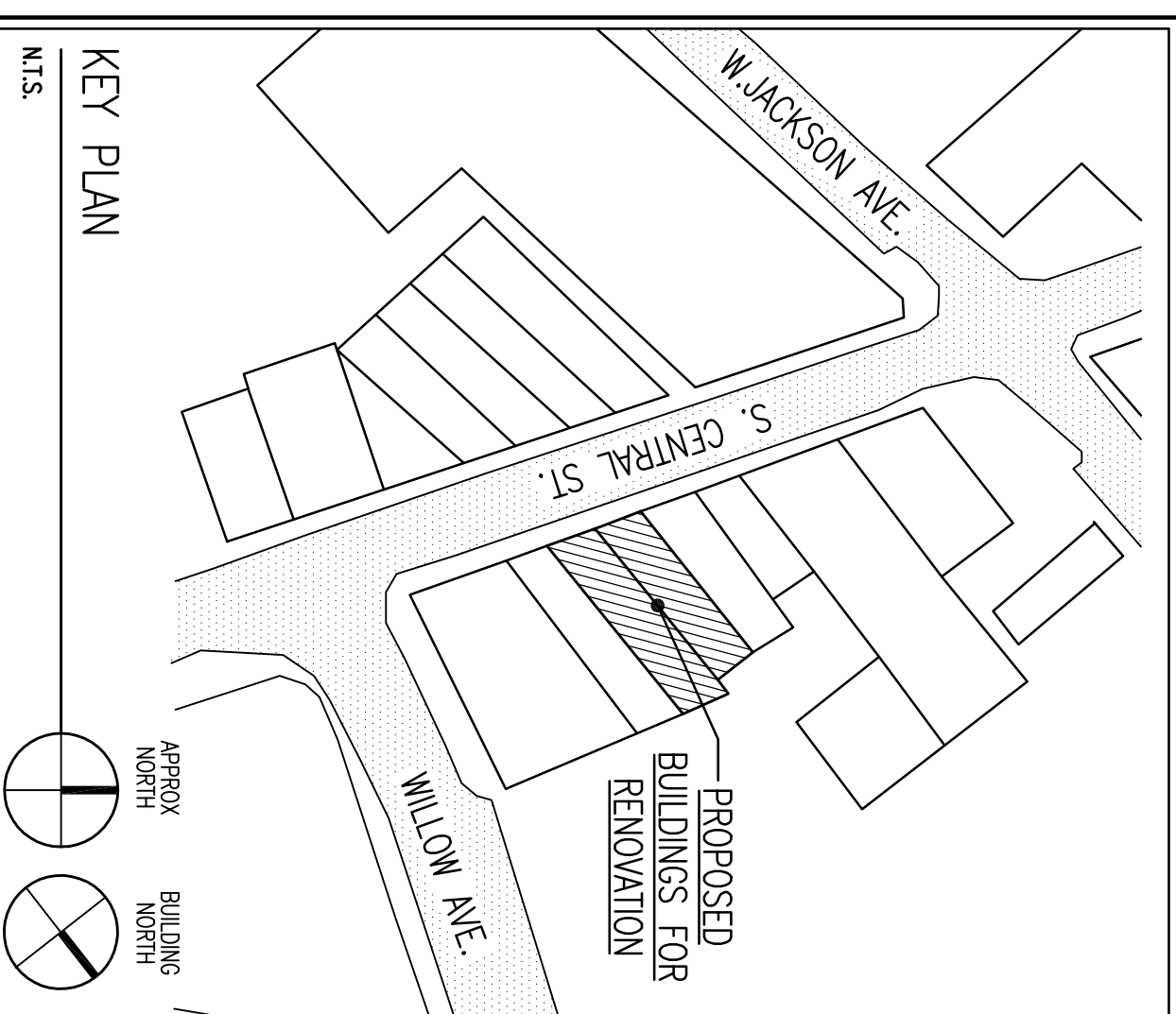
Contractor:

Trammell Construction

## SITE LOCATION MAP



## KEY PLAN



## PROJECT INFORMATION

<b>PROJECT NAME:</b>	FAÇADE RENOVATIONS TO: KNOXCIGAR COMPANY 116 AND 118 SOUTH CENTRAL ST. KNOXVILLE, TENNESSEE 37919
<b>OWNER'S NAME &amp; ADDRESS:</b>	PETE ZBANE, A/E 3700 W. WASHINGTON ST. KNOXVILLE, TENNESSEE 37919 865-673-0136 (WORK) 865-388-3161 (CELL)
<b>ARCHITECT:</b>	THOMAS CALDWELL, ARCHITECT 114 WESTFIELD DRIVE KNOXVILLE, TENNESSEE 37919 (865) 588-0860 (865) 558-9844 (FAX) HTTP://WWW.TCARCHITECT.COM
<b>APPLICABLE CODES:</b>	CPY OF KNOXVILLE ZONING ORDINANCE W/AMENDMENTS 1999 STANDARD BUILDING CODE 1991 NORTH CAROLINA STATE BLDG CODE VOL. 1-1-C 2003 W/1997 AMENDMENTS CODE 1997 STANDARD GAS CODE 1997 STANDARD MECHANICAL CODE 2003 STANDARD PLUMBING CODE 1997 STANDARD FIRE PREVENTION CODE
<b>ZONING:</b>	D-1,"C"-2 - CENTRAL BUSINESS DISTRICT CPY OF KNOXVILLE ZONING ORDINANCE W/AMENDMENTS 1991 NORTH CAROLINA STATE BLDG CODE VOL. 1-1-C PARCEL ID: 0594005
<b>OCCUPANCY TYPE:</b>	MIXED OCCUPANCIES: MAIN FLOOR: GROUP A2-SMALL ASSEMBLY OCCUPANCY SECOND FLOOR: GROUP B-BUSINESS OCCUPANCY
<b>OCCUPANCY LOAD:</b>	MAIN FLOOR = 110 PEOPLE SECOND FLOOR = 280 PEOPLE TOTAL = 390 PEOPLE
<b>ACTUAL BUILDING AREA:</b>	EXISTING 4,200 S.F. NEW 0 TOTAL 4,200 S.F. SECOND FLOOR: 2,200 S.F. TOTAL: 6,400 S.F.
<b>NUMBER OF STORIES:</b>	2 STORIES
<b>CONSTRUCTION TYPE:</b>	TYPE V - UNPROTECTED, UNSPRINKLERED
<b>ALLOWABLE BUILDING AREA:</b>	8,000 S.F. PER FLOOR ALLOWED
<b>ACTUAL BUILDING AREA:</b>	6,400 S.F.

## MATERIALS LEGEND

	GYP. BLD. PLASTER IN SECTION AS NOTED		METAL AT SMALL SCALE
	POURED CONCRETE IN SECTION		CRUSHED STONE
	METAL IN ELEVATION		BATT INSULATION
	CONC. IN PLAN		ROOF INSULATION
	BRICK		PLYWOOD
	C.M.U. IN SECTION		FINISHED WOOD
	C.M.U. IN PLAN		WOOD
	UNDISTURBED DIRT		

## DRAWING INDEX

<b>ARCHITECTURAL</b>
C1 COVER SHEET
A1 PARTIAL FLOOR PLANS, ELEVATION, SECTIONS, NOTES, AND DETAILS
A2 NOTES AND DETAILS

## GRAPHIC SYMBOLS

	DOOR NUMBER		ELEVATION OR SECTION		EQUIPMENT NUMBER OR KEYED NOTE
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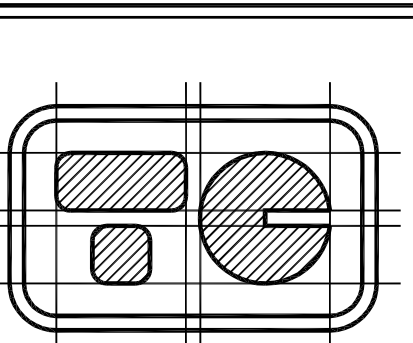
## GENERAL NOTES

- ALL ITEMS NOTED TO BE DESIGNED BY OWNER, OTHERS, OR MANUFACTURER SHALL BE DESIGNED AND/OR ENGINEERED BY OTHERS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THESE ITEMS.
- THIS SET OF DRAWINGS IS AN ABBREVIATED SET OF DESIGN BUILD CONTRACT DOCUMENTS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE PERFORMANCE OF ANY OTHER CONSTRUCTION PHASE SERVICES. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE DESIGN OF ANY MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS WITH THE EXCEPTION OF THE MECHANICAL, PLUMBING, AND ELECTRICAL DESIGN, COORDINATION, AND DOCUMENTATION SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE SUBCONTRACTORS.
- IT IS UNDERSTOOD AND AGREED THAT THE PROFESSIONAL'S SERVICES DO NOT INCLUDE THE DESIGN OF ANY OTHER CONSTRUCTION PHASE SERVICES. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE DESIGN OF ANY MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS WITH THE EXCEPTION OF THE MECHANICAL, PLUMBING, AND ELECTRICAL DESIGN, COORDINATION, AND DOCUMENTATION SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE SUBCONTRACTORS.

## ABBREVIATIONS

A.C.T.	ACROSTICAL TILE	F.T.	FACE OF BRICK	SCHED.	SCHEDULE
ALUM.	ALUMINUM	F.O.B.	FACE OF MASONRY	SECT.	SECTION
ARCH.	ARCHITECTURAL	F.T.C.	FOOTING	SHT.	SHEET
ASPH.	ASPHALT	F.T.C.	FOOTING	SHT.	SHEET
A.F.F.	ABOVE FINISHED FLOOR	G.I.	GALVANIZED IRON	SP.	SPACE OR SPACING
B.D.	BOARD	G.P.	GRIP	SP.	SPACE OR SPACING
B.F.	BASEMENT FINISH	H.C.	HOLLOW CORE WOOD	SQ. FT.	SQUARE FEET
B.M.	BENCH MARK	H.D.	HOLLOW CORE WOOD	STOR.	STORAGE
B.L.D.	BUILDING	H.W.	HEIGHT	STR.	STORM DRAIN
B.L.K.	BLOCK	H.M.	HOLLOW METAL	SUSP.	SUSPENDED
B.R.G.	BEARING	I.D.	INSIDE DIAMETER	SQ.	SQUARE
B.W.	BOTH WAYS	I.N.	INCH	S.W.S.L.	SIDE WALL STEEL LINE
C.B.	CATCH BASIN	I.N.	INCH	T.B.	TACK BOARD
C.B.S.	CATCH BASIN	I.N.	INCH	T.B.	TACK BOARD
C.D.	CETILING	J.M.	JACK	T.B.	TACK BOARD
C.L.S.	CLOSE	J.M.	JACK	T.B.	TACK BOARD
C.L.R.	CLEAR	J.M.	JACK	T.B.	TACK BOARD
C.O.L.	COLUMN	J.M.	JACK	T.B.	TACK BOARD
C.O.M.P.	COMPOSITION	J.M.	JACK	T.B.	TACK BOARD
C.O.N.C.	CONCRETE	J.M.	JACK	T.B.	TACK BOARD
C.O.N.S.T.	CONCRETE MASONRY UNIT	J.M.	JACK	T.B.	TACK BOARD
C.P.C.	CERAMIC TILE	J.M.	JACK	T.B.	TACK BOARD
C.T.	CERAMIC TILE	J.M.	JACK	T.B.	TACK BOARD
C.T.	CERAMIC TILE	J.M.	JACK	T.B.	TACK BOARD
D.I.L.	DETAIL	J.M.	JACK	T.B.	TACK BOARD
D.N.	DOWN	J.M.	JACK	T.B.	TACK BOARD
D.M.	DRAWING FOUNDATION	J.M.	JACK	T.B.	TACK BOARD
D.F.	DRAIN SPOUT	J.M.	JACK	T.B.	TACK BOARD
D.S.	DRAIN SPOUT	J.M.	JACK	T.B.	TACK BOARD
E.L.	ELECTRIC	J.M.	JACK	T.B.	TACK BOARD
E.L.C.	ELECTRIC WATER COOLER	J.M.	JACK	T.B.	TACK BOARD
E.W.C.	ELECTRIC WATER COOLER	J.M.	JACK	T.B.	TACK BOARD
E.X.S.T.	EXISTING	J.M.	JACK	T.B.	TACK BOARD
E.W.S.L.	END WALL STEEL LINE	J.M.	JACK	T.B.	TACK BOARD
F.F.	FIRE EXTINGUISHER	J.M.	JACK	T.B.	TACK BOARD
F.N.	FLOOR FINISH	J.M.	JACK	T.B.	TACK BOARD
F.R.	FLOOR FINISH	J.M.	JACK	T.B.	TACK BOARD
F.D.	FLOOR FINISH	J.M.	JACK	T.B.	TACK BOARD

## SET NO.



**THOMAS CALDWELL, ARCHITECT**  
114 WESTFIELD DRIVE  
KNOXVILLE, TENNESSEE 37919-4819  
(865) 588-0860 (865) 558-9844/FAX  
HTTP://WWW.TCARCHITECT.COM

THE DESIGN PROFESSIONAL WAIVES ANY AND ALL LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR OTHER'S FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

FAÇADE RENOVATIONS TO:  
**KNOXCIGAR.COM**  
**116 AND 118 S. CENTRAL ST.**  
KNOXVILLE, TENNESSEE

DATE:	08/29/07
DRAWN BY:	BTB
COHM. NO.:	0718
SHEET:	DRAWING NO.:
	C

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REVISION DATE:
DRAWING NAME:
COVER SHEET