

# Downtown Knoxville Design Overlay District Certificate of Appropriateness

Name of Applicant: John L. Sanders, AIA LEED AP

Owner  Contractor  Architect  Engineer  Other

Date Filed: 7/21/10 Application accepted by: Michael Reynolds

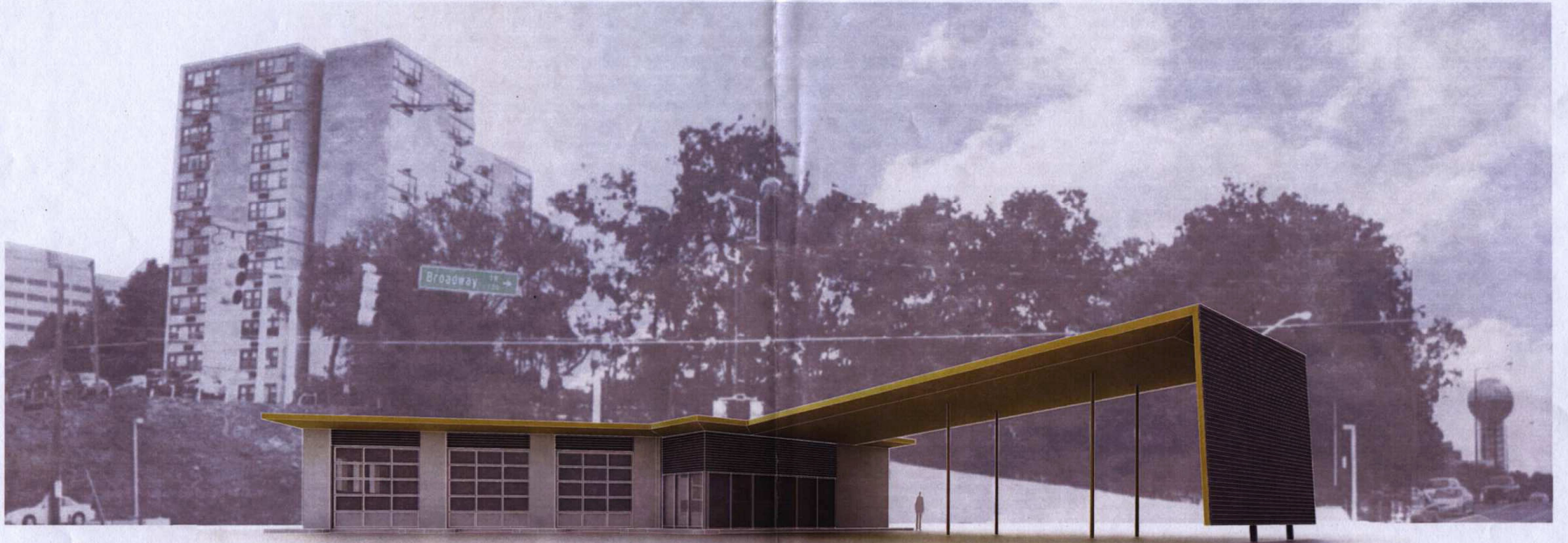
Fee Amount: \$100.00 Review Date: 8/18/10 File Number: 8-A-10-DT

JUL 21 2010  
 METROPOLITAN  
 PLANNING COMMISSION

<b>PRE-APPLICATION CONFERENCE</b>		Date Completed: _____
<p style="text-align: center;"><b>PROPERTY INFORMATION</b></p> <p>Building or Project Name: <u>100 S Broadway</u></p> <hr/> <p>Street Address: <u>100 S Broadway</u></p> <p>Tax Identification Number(s): <u>094EJ048</u></p>	<p style="text-align: center;"><b>PROJECT ARCHITECT/ENGINEER</b></p> <p>PLEASE PRINT Name: <u>John L. Sanders, AIA LEED AP</u></p> <p>Company: <u>Sanders Pace Architecture, LLC</u></p> <p>Address: <u>133 S Gay Street; Suite C</u></p> <p>City: <u>Knoxville</u> State: <u>IN</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;"><b>PROPERTY OWNER</b></p> <p>PLEASE PRINT Name: <u>John L. Sanders, AIA LEED AP</u></p> <p>Company: <u>Sanders Ohlgren, LLC</u></p> <p>Address: <u>133 S. Gay Street, Suite C</u></p> <p>City: <u>Knoxville</u> State: <u>IN</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;"><b>PROJECT CONTRACTOR</b></p> <p>PLEASE PRINT Name: <u>IBD</u></p> <p>Company: _____</p> <p>Address: _____</p> <p>City: _____ State: _____ Zip: _____</p> <p>Telephone: _____</p> <p>Fax: _____</p> <p>E-mail: _____</p>	
<b>ACCOMPANYING MATERIALS</b>		
Please see the reverse side of this form for a list of information required as part of this application.		
<b>FOR OFFICE USE ONLY</b>		
<p style="text-align: center;"><b>PROJECT INFORMATION</b></p> <p>LEVEL 1: \$30</p> <p><input type="checkbox"/> Minor Alteration of an Existing Building/Structure</p> <p><input type="checkbox"/> Sign</p> <p>LEVEL 2: <del>\$70</del> <u>100.00</u></p> <p><input checked="" type="checkbox"/> Major Alteration of an Existing Building/Structure</p> <p><input type="checkbox"/> Addition to an Existing Building/Structure</p> <p>LEVEL 3: \$100</p> <p><input type="checkbox"/> Construction of New Building/Structure</p>	<p style="text-align: center;"><b>PROJECT CONTACT</b></p> <p>All application-related correspondence should be directed to:</p> <p>PLEASE PRINT Name: <u>John L. Sanders, AIA LEED AP</u></p> <p>Company: <u>Sanders Pace Architecture, LLC</u></p> <p>Address: <u>133 S. Gay Street; Suite C</u></p> <p>City: <u>Knoxville</u> State: <u>IN</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>	

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

**SANDERS PACE ARCHITECTURE**



**100 SOUTH BROADWAY**  
13 JULY 2010



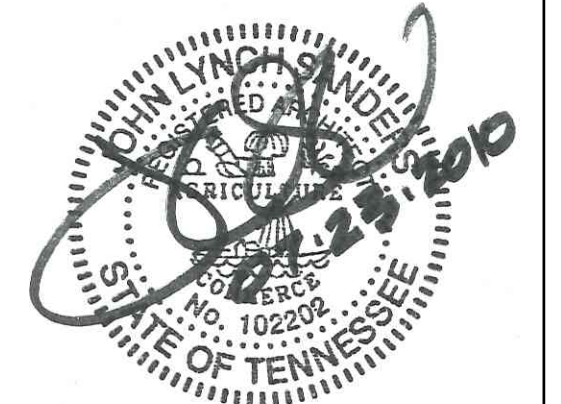
# Facade Improvement Package for 100 SOUTH BROADWAY

Knoxville, Tennessee 37902

PROJECT #: 1025

OWNER:  
**SANDERS OHLGHREN, LLC**  
133 S. GAY STREET, SUITE C  
KNOXVILLE, TENNESSEE 37902  
T 865.329.0316  
F 865.546.2348

ARCHITECT:  
**SANDERS PACE ARCHITECTURE**  
133 SOUTH GAY STREET  
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 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**

01 AREA REVISED

**SECTION KEY**

A8/A3.1 DIRECTION OF VIEW  
SHEET NUMBER  
CONDOC IDENTIFICATION

**ELEVATION KEY**

D4/A1.3 SHEET NUMBER  
CONDOC IDENTIFICATION

**DETAIL KEY**

E9/A1.2 CONDOC IDENTIFICATION  
SHEET NUMBER

**ROOM NUMBER**

201 STORAGE 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



## DRAWING LIST

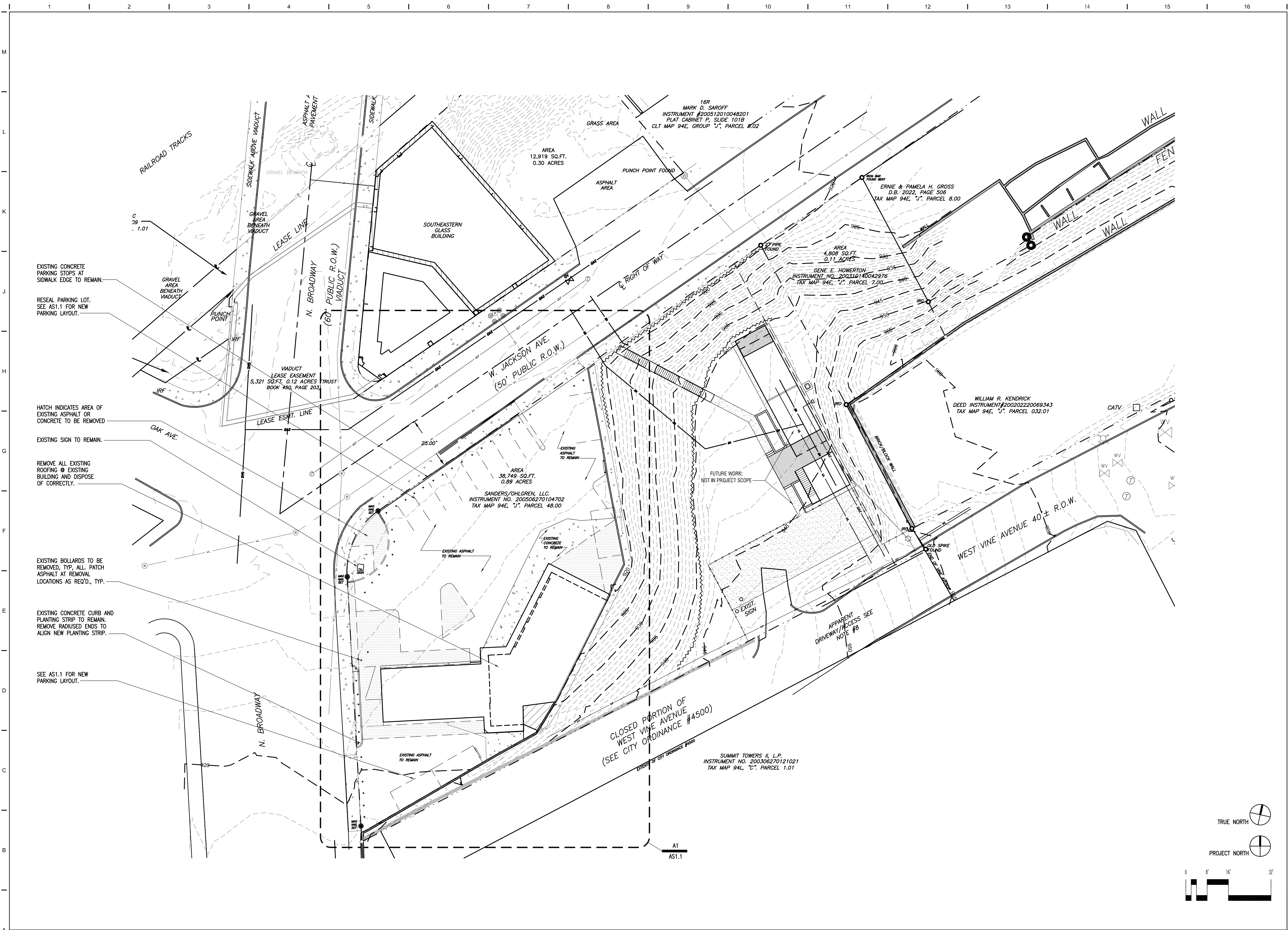
COVER SHEET WITH NOTES

**ARCHITECTURAL DRAWINGS**

- AS1.0 - OVERALL | DEMOLITION SITE PLAN
- AS1.1 - ENLARGED SITE PLAN
- AD1.1 - EXISTING CONDITIONS | DEMO PLAN
- AD2.0 - SELECTIVE DEMOLITION | ELEVATIONS
- AD2.1 - SELECTIVE DEMOLITION | ELEVATIONS
- A1.0 - FLOOR PLAN
- A1.1 - REFLECTED CEILING PLAN
- A2.0 - ELEVATIONS
- A2.1 - ELEVATIONS
- A2.2 - ELEVATIONS
- A3.0 - STOREFRONT ELEVATIONS | DOOR SCHEDULE

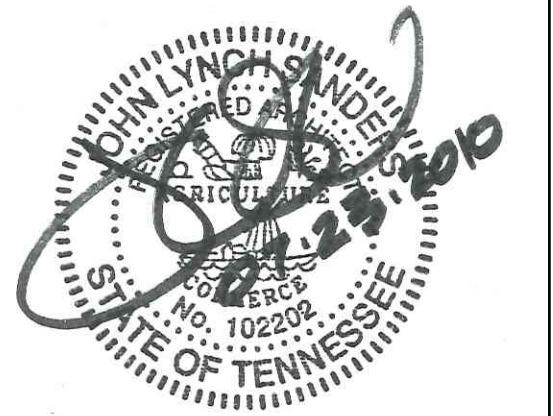
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CDBG.R GRANT SUB.	25 JUNE 2010
FACADE PACKAGE	23 JULY 2010



A1 OVERALL | DEMOLITION SITE PLAN  
 1025\_xpsi\_overall 3/32" = 1' - 0"

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

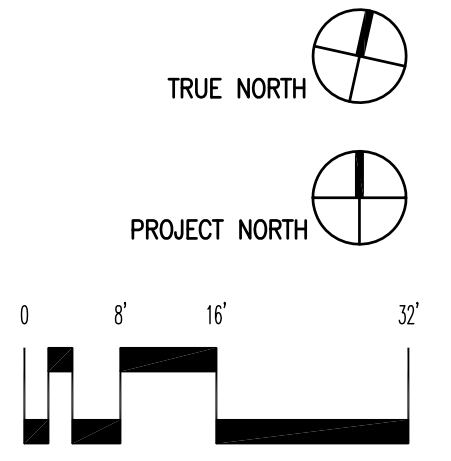


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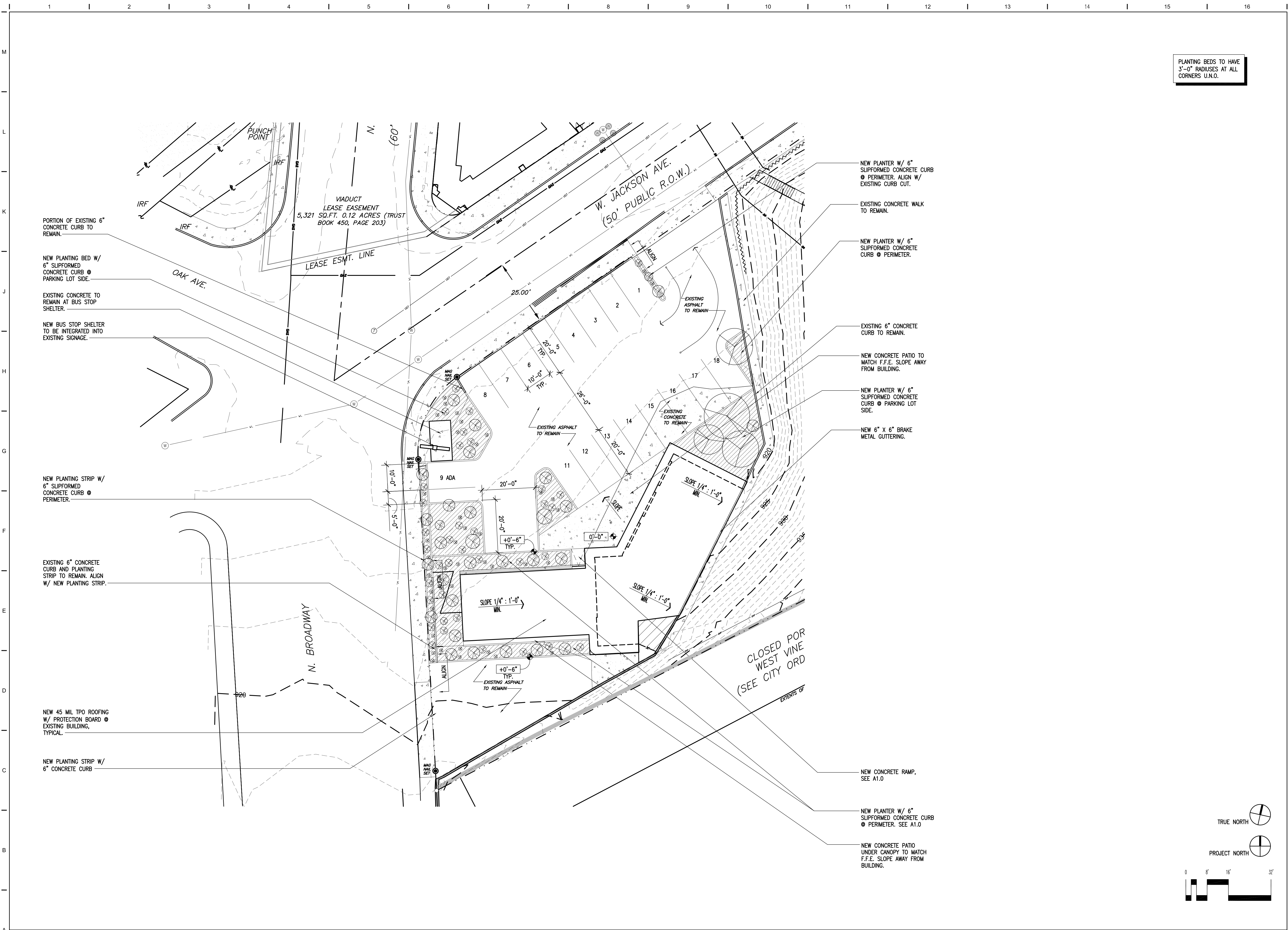
ARCHITECT:  
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OVERALL | DEMOLITION SITE PLAN

**AS1.0**  
 1025\_AS10.dwg  
 © 2010 SANDERS PACE ARCHITECTURE

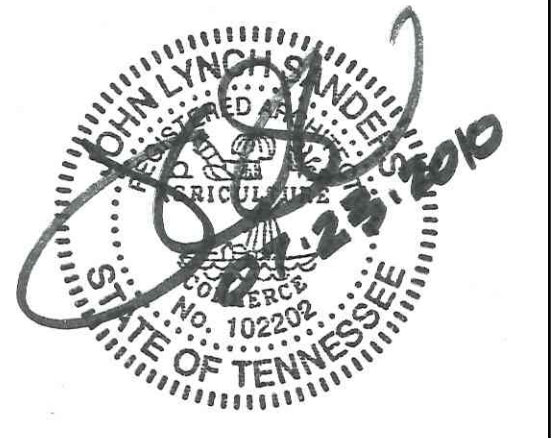


PLANTING BEDS TO HAVE 3'-0" RADIUSSES AT ALL CORNERS U.N.O.

**FACADE IMPROVEMENT PACKAGE FOR**

**100 SOUTH BROADWAY  
KNOXVILLE, TENNESSEE 37902**

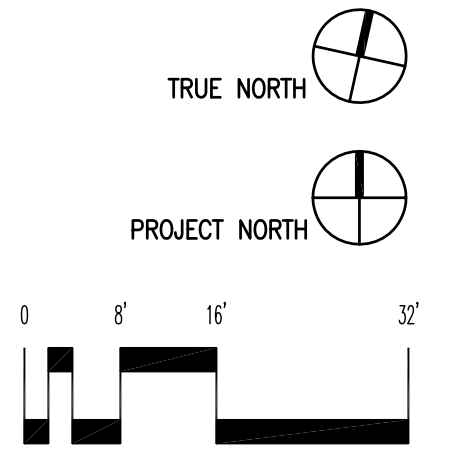
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A1	ENLARGED SITE PLAN
1025_xpsi_overall	3/32" = 1' - 0"

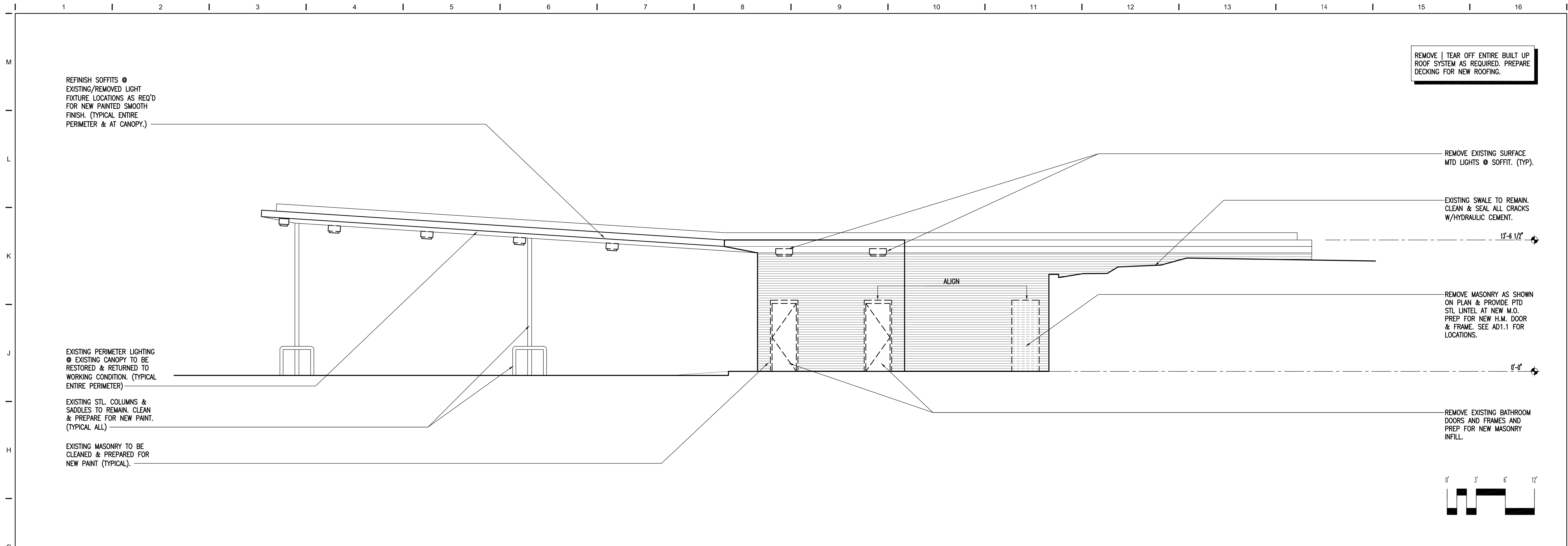
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ENLARGED SITE PLAN

**AS1.1**

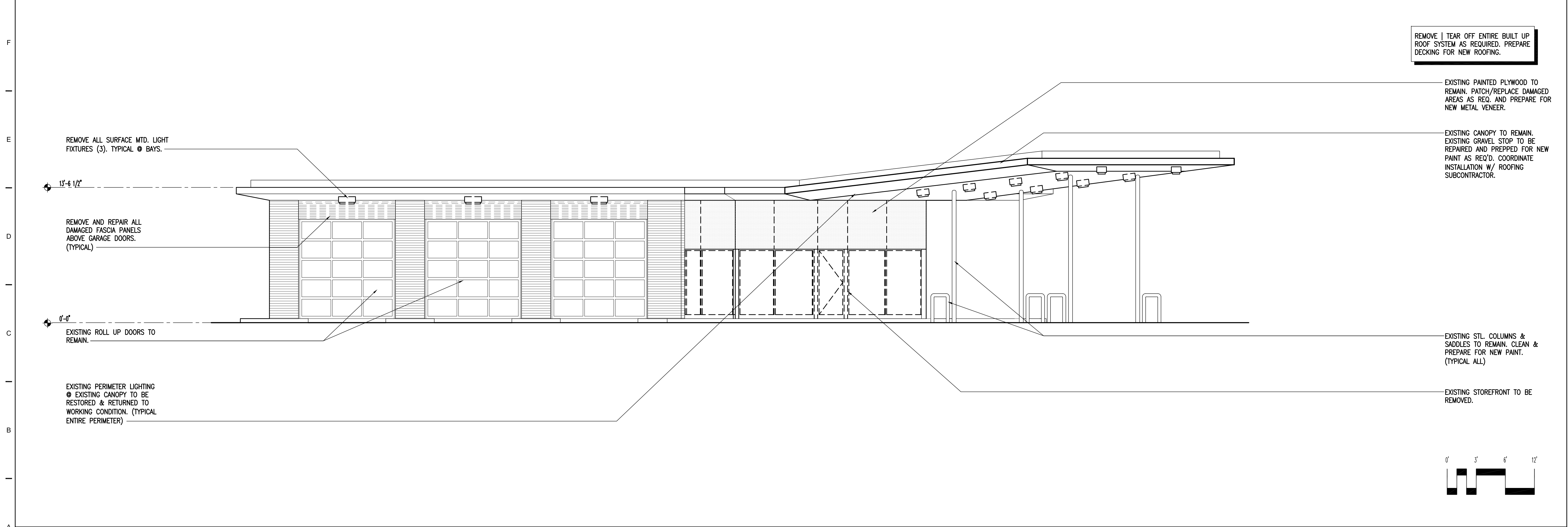
1025\_A11.dwg  
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**G1** SELECTIVE DEMOLITION | ELEVATION

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



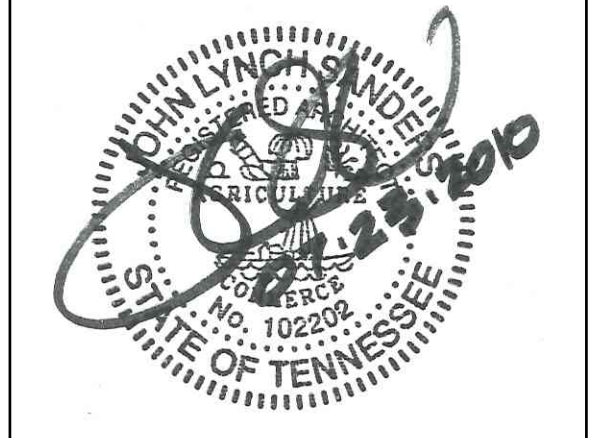
**A1** SELECTIVE DEMOLITION | ELEVATION

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

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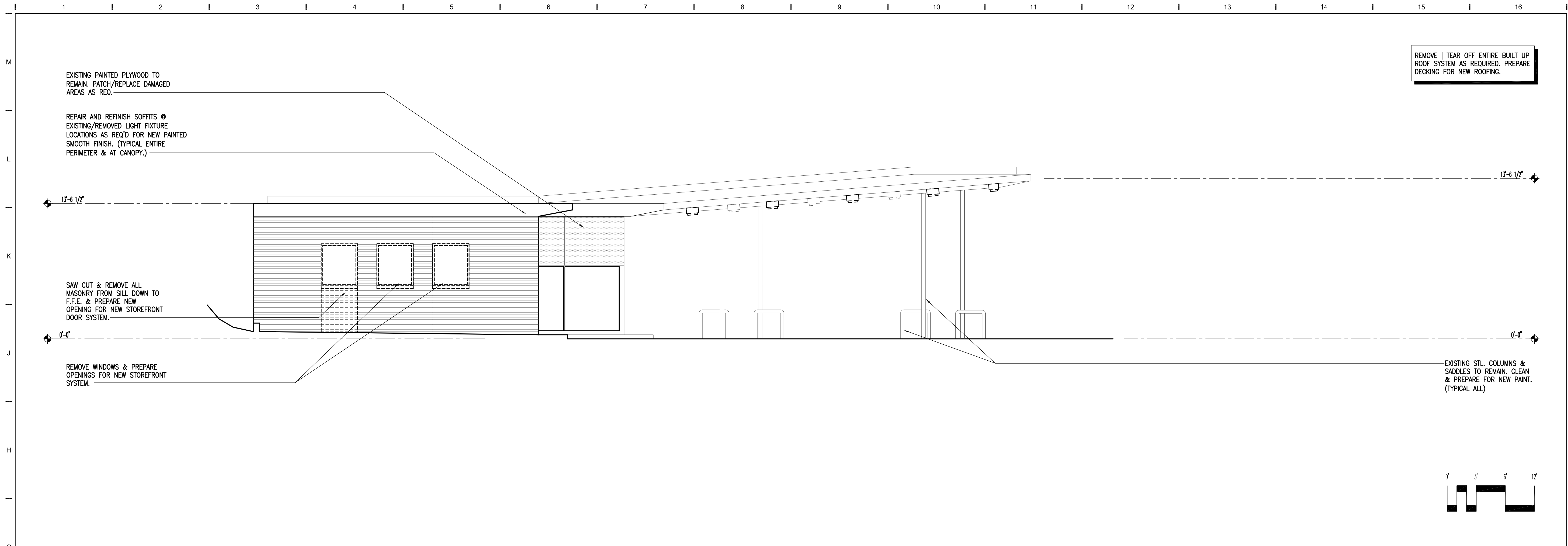
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SELECTIVE DEMOLITION | ELEVATIONS

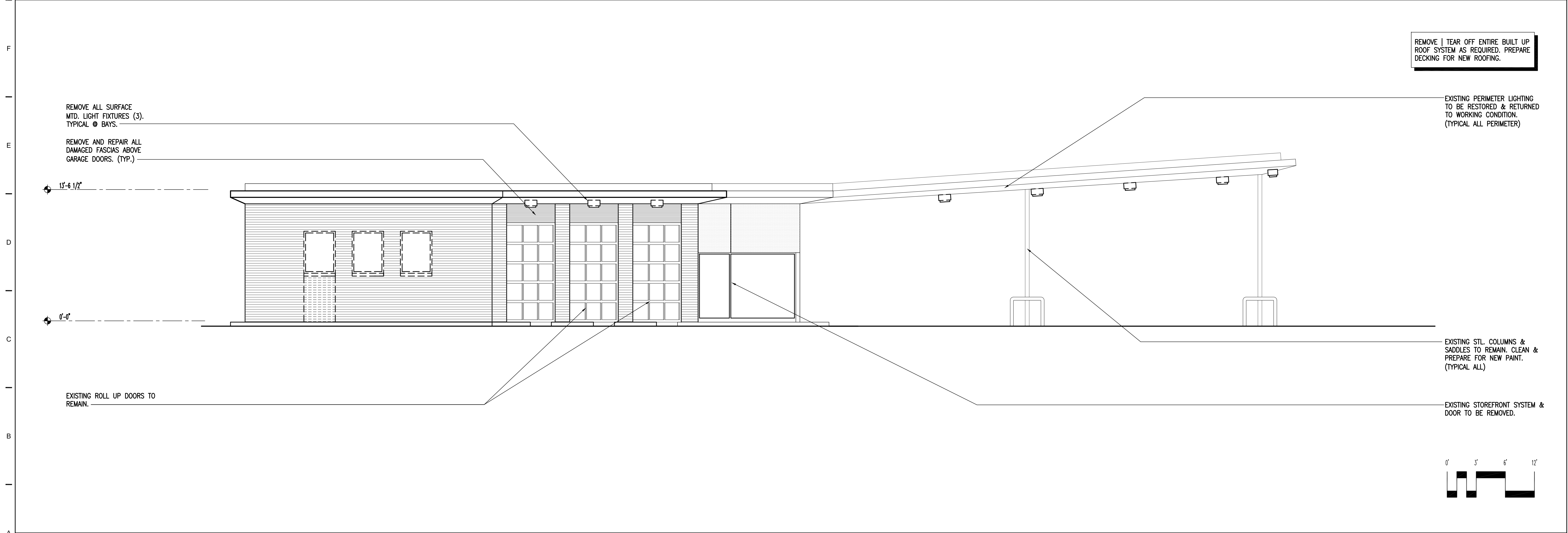
**AD2.0**

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"

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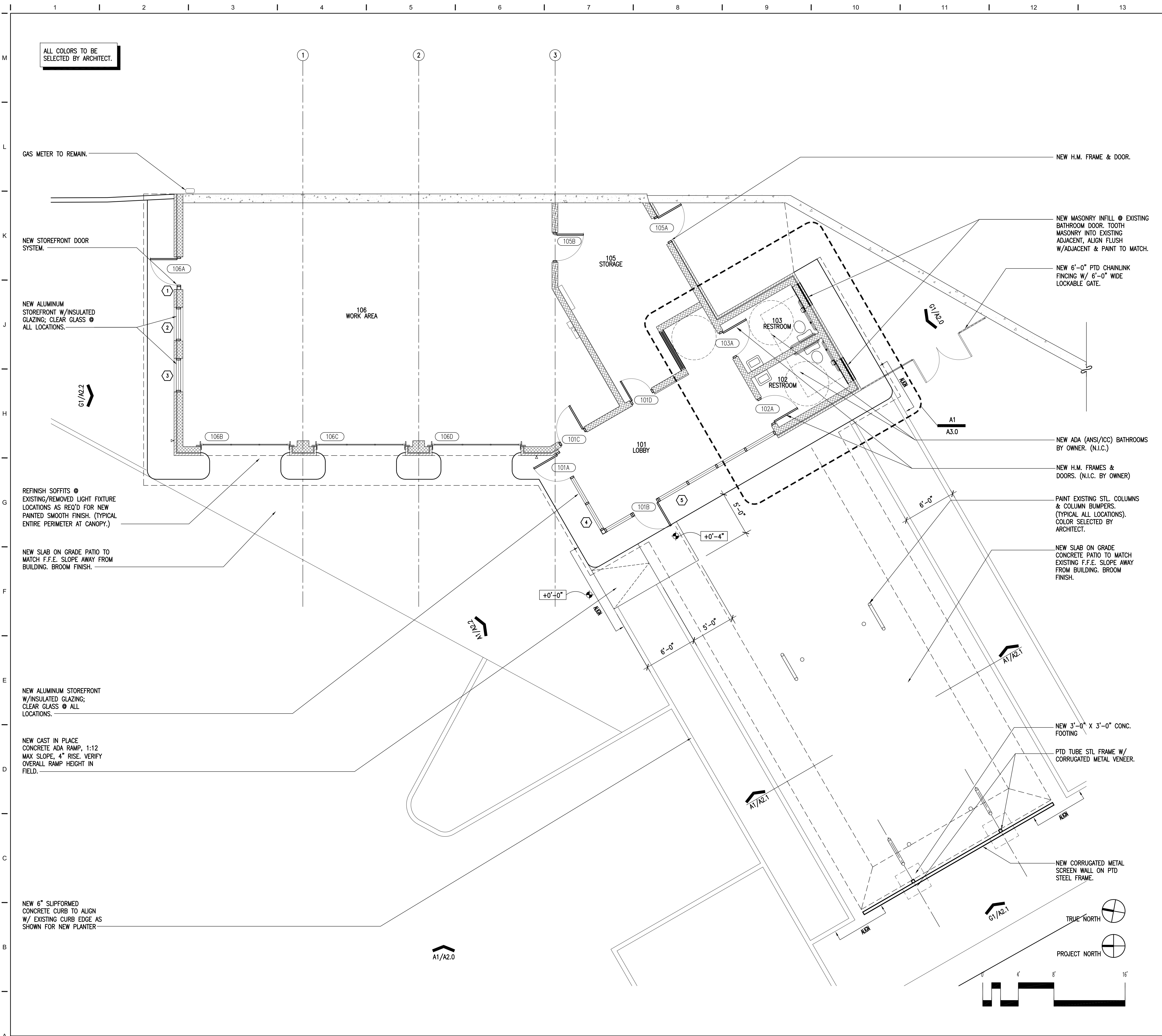
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SELECTIVE DEMOLITION | ELEVATIONS

**AD2.1**

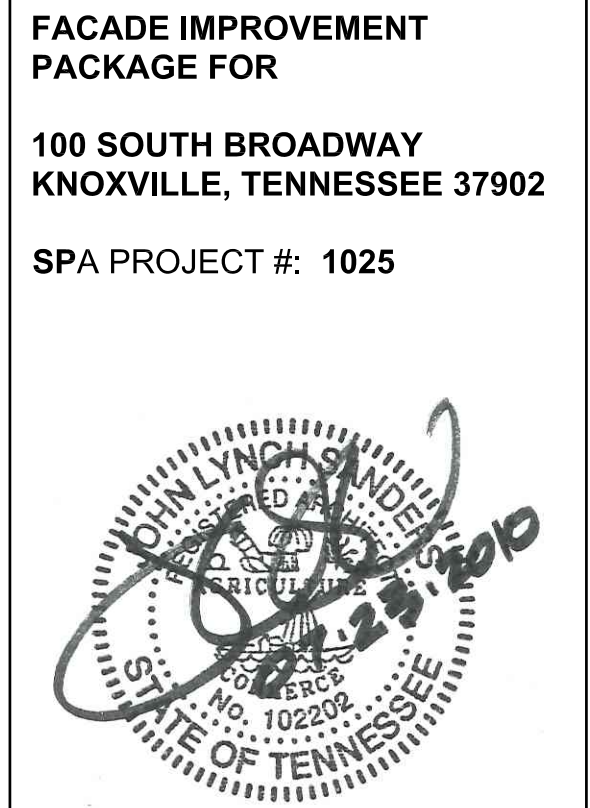
1025\_AD21.dwg  
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	WALLS/ITEMS TO BE REMOVED
	EXISTING MASONRY WALL W/ BRICK VENEER
	EXISTING CONCRETE RETAINING WALL
	NEW 6" WD. STUD WALL W/ BATT INSULATION (N.I.C.) BY OWNER.

<b>K14</b>	<b>WALL LEGEND</b>
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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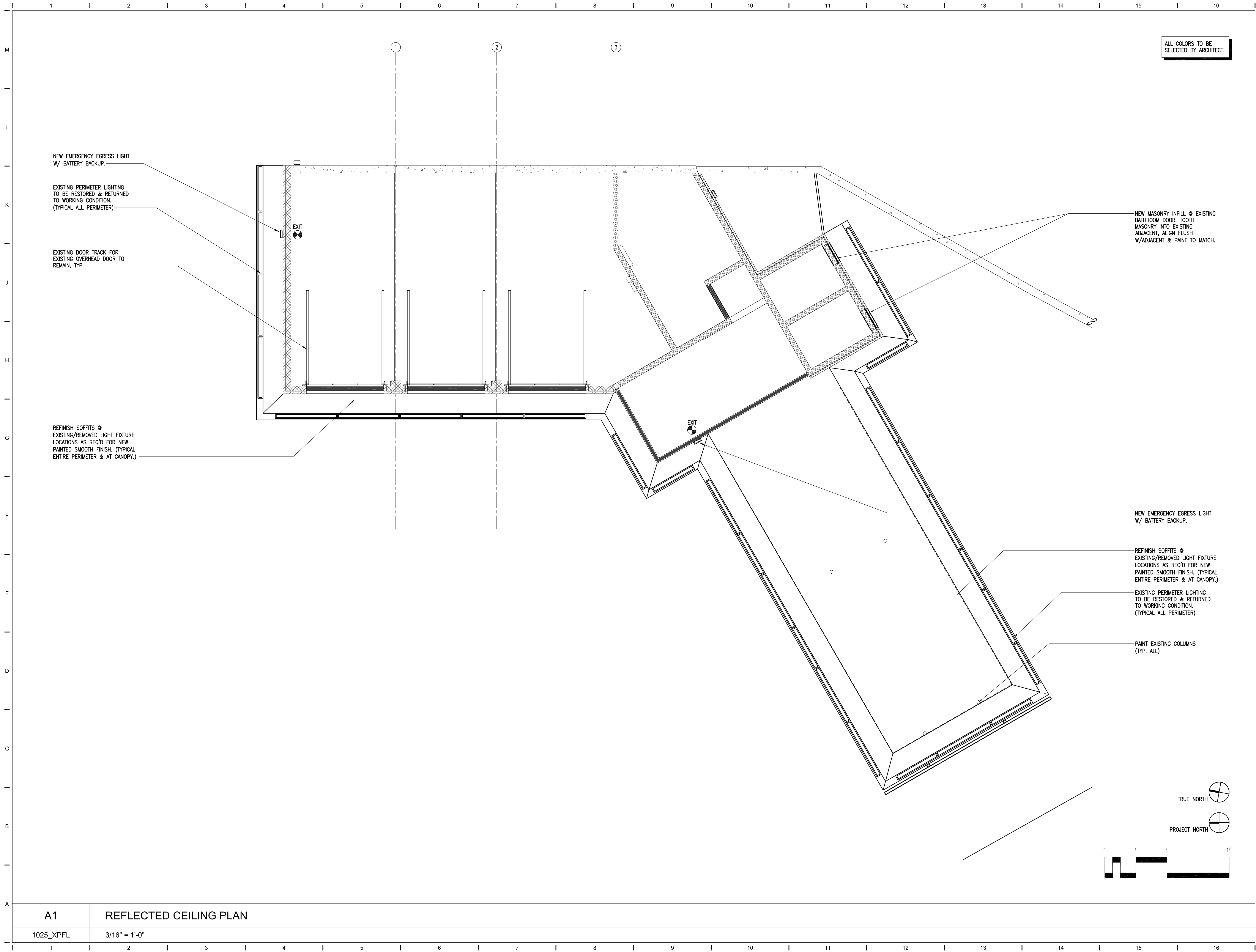
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FLOOR PLAN  
**A1.0**  
 1025\_A10.dwg  
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<b>A1</b>	<b>FLOOR PLAN</b>
1025_xpfl	3/16"=1'-0"

<b>A14</b>	<b>GENERAL NOTES</b>
1025_xngp	NTS

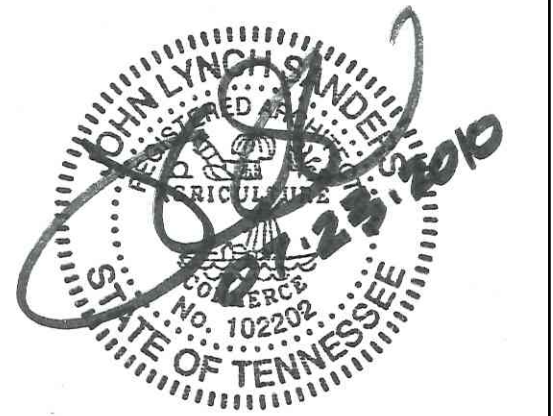


ALL COLORS TO BE SELECTED BY ARCHITECT.

**FACADE IMPROVEMENT PACKAGE FOR**

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SPA PROJECT #: 1025



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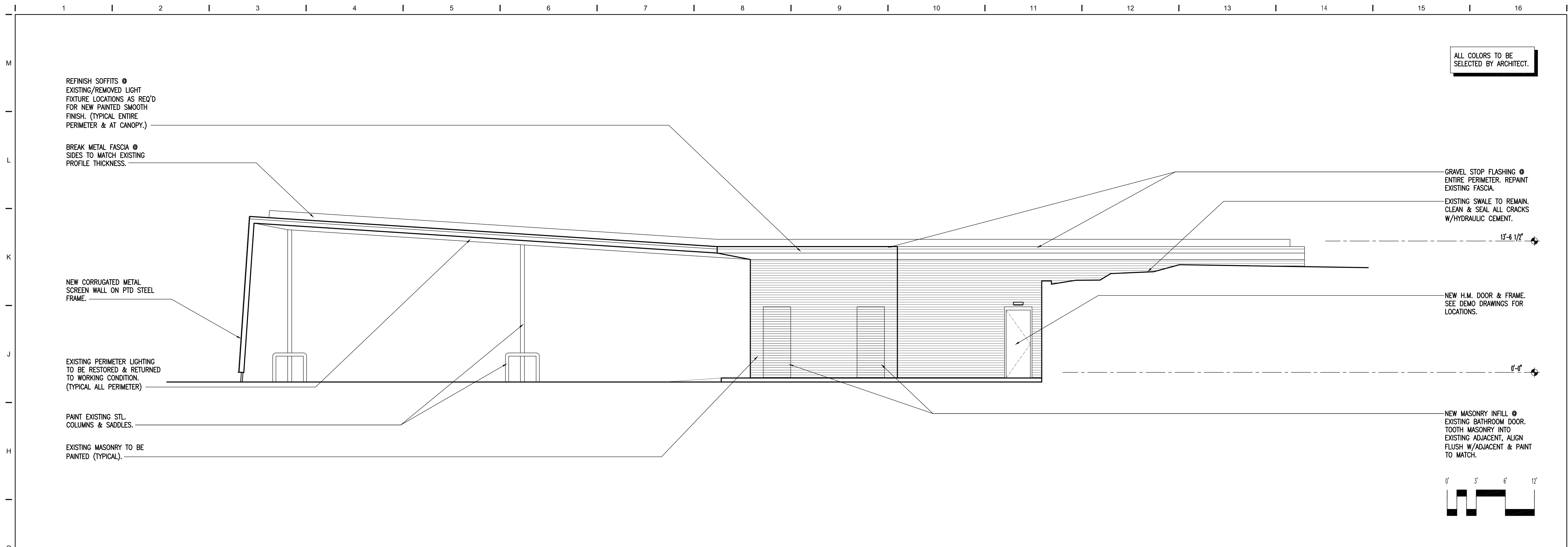
FACADE PACKAGE 23 JULY 2010

REFLECTED CEILING PLAN

**A1.1**

1025\_A1.1.dwg

A1	REFLECTED CEILING PLAN
1025_XPFL	3/16" = 1'-0"



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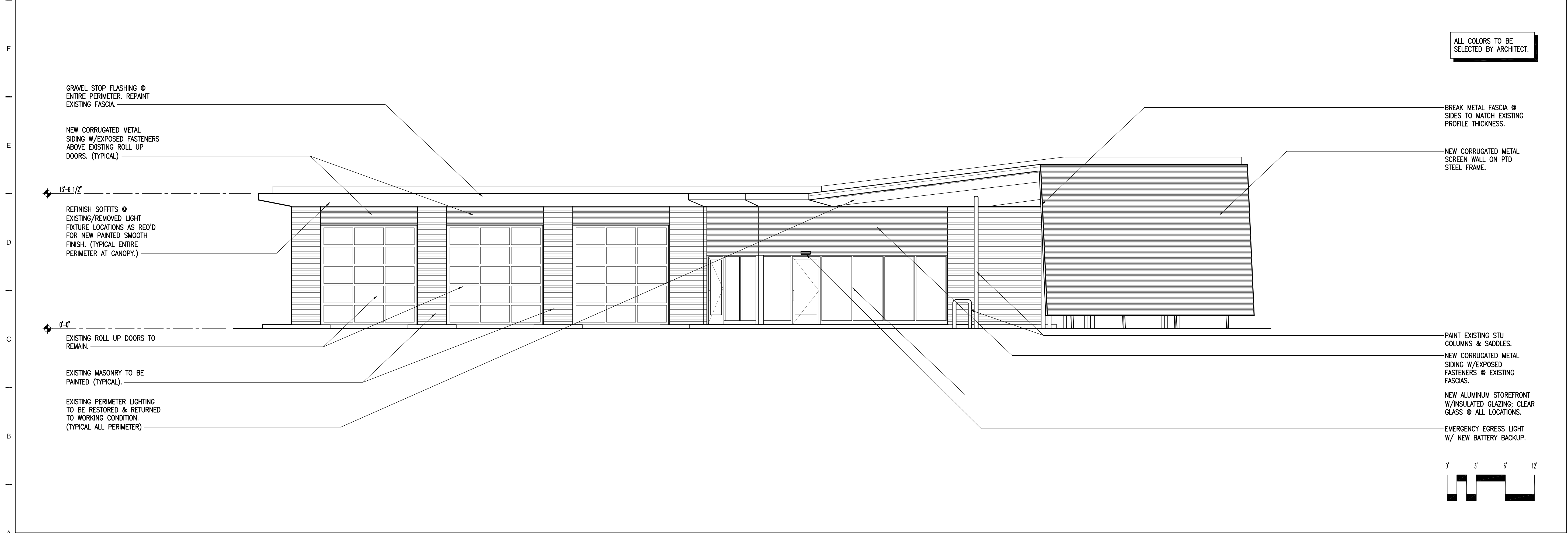
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<b>G1</b>	<b>ELEVATION</b>
1025_XELEV.dwg	3/16"=1'-0"



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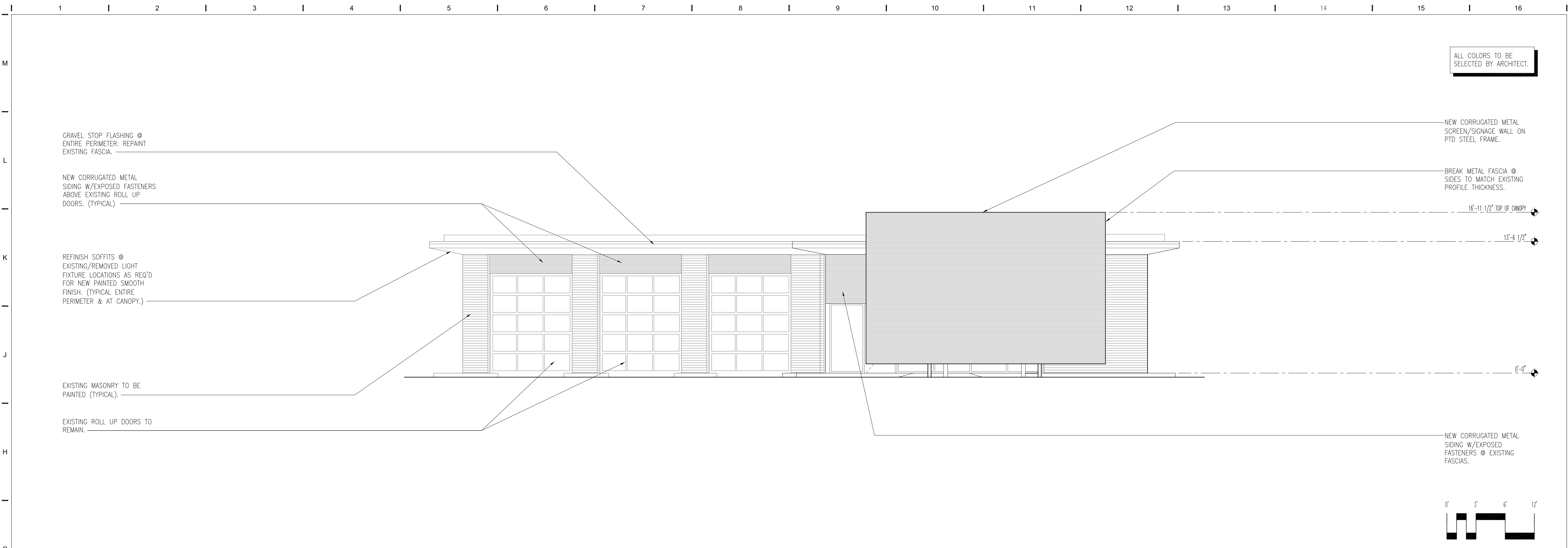
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 FACADE PACKAGE 23 JULY 2010

ELEVATIONS

# A2.0

1025\_A20.dwg

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



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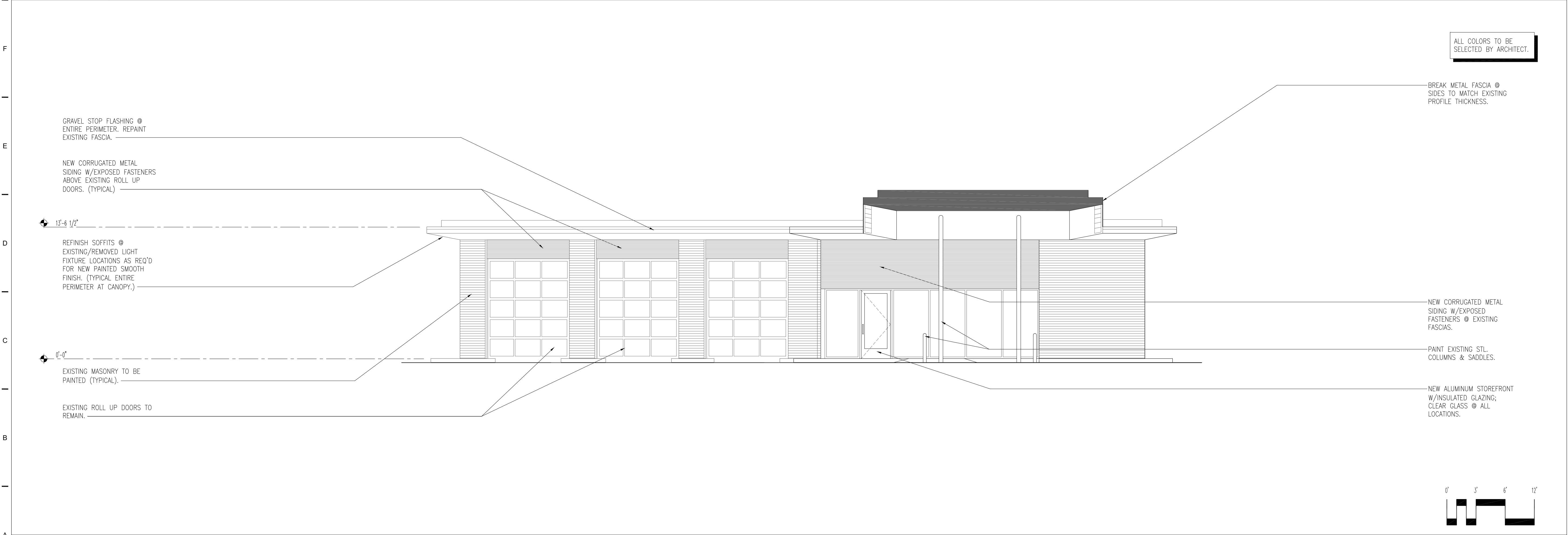


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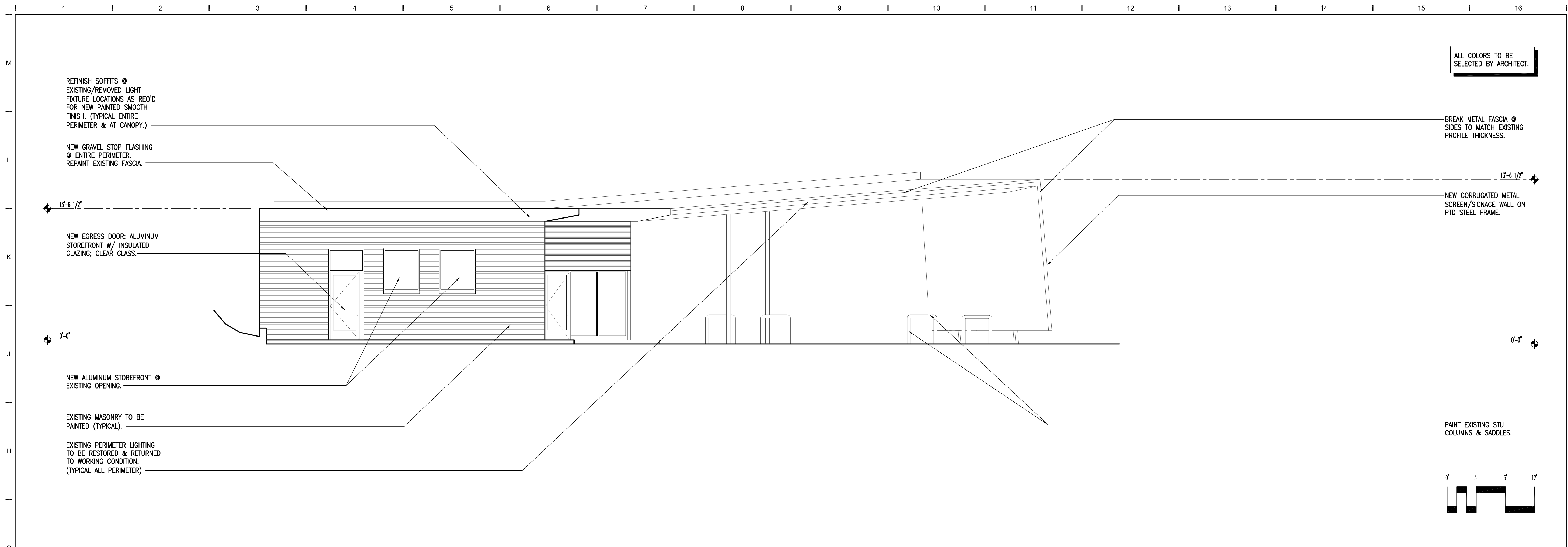


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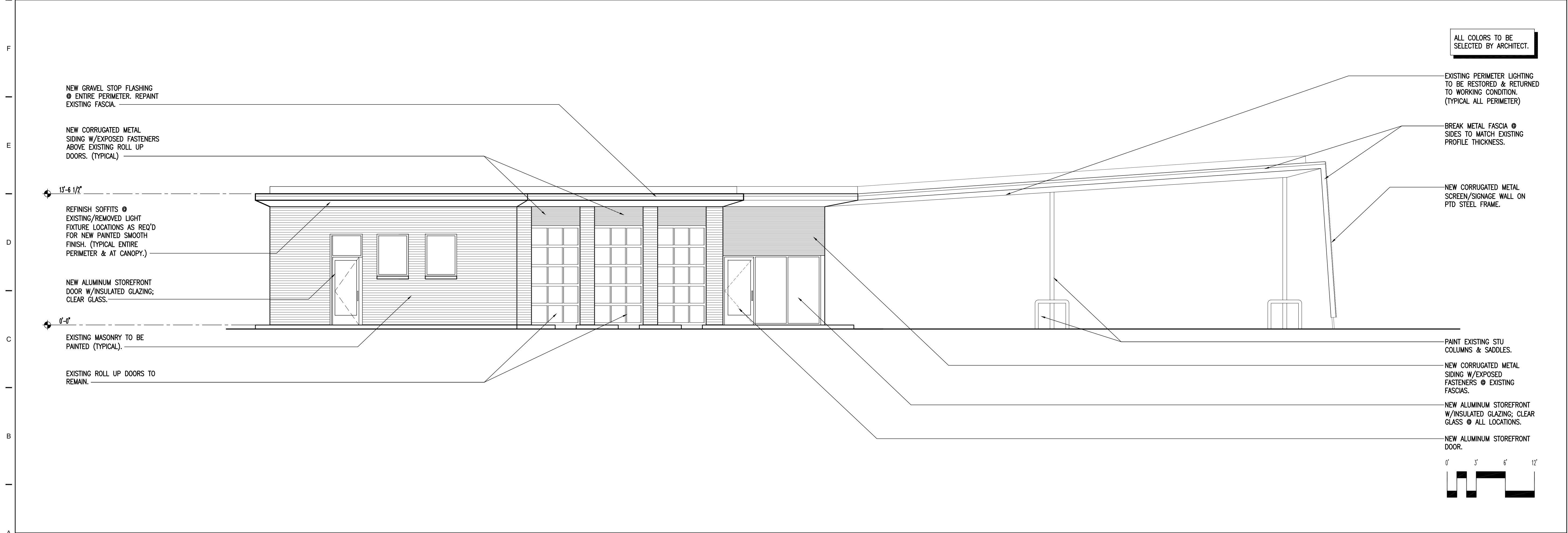
CDBG.R GRANT SUB. 25 JUNE 2010  
 FACADE PACKAGE 23 JULY 2010

<b>A1</b>	<b>SECTION THROUGH CANOPY</b>
1025_XELEV.dwg	3/16"=1'-0"

ELEVATIONS  
**A2.1**  
 1025\_A21.dwg



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



**A1** 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:  
**SANDERS OHLGREN, LLC**  
133 S. GAY STREET, SUITE C  
KNOXVILLE, TENNESSEE 37902  
T 865.329.0316  
F 865.546.2348

ARCHITECT:  
**SANDERS PACE ARCHITECTURE**  
133 SOUTH GAY STREET  
KNOXVILLE, TENNESSEE 37902  
T 865.329.0316  
F 865.546.2348

CDBG.R GRANT SUB. 25 JUNE 2010  
FACADE PACKAGE 23 JULY 2010

ELEVATIONS  
**A2.2**  
1025\_A22.dwg  
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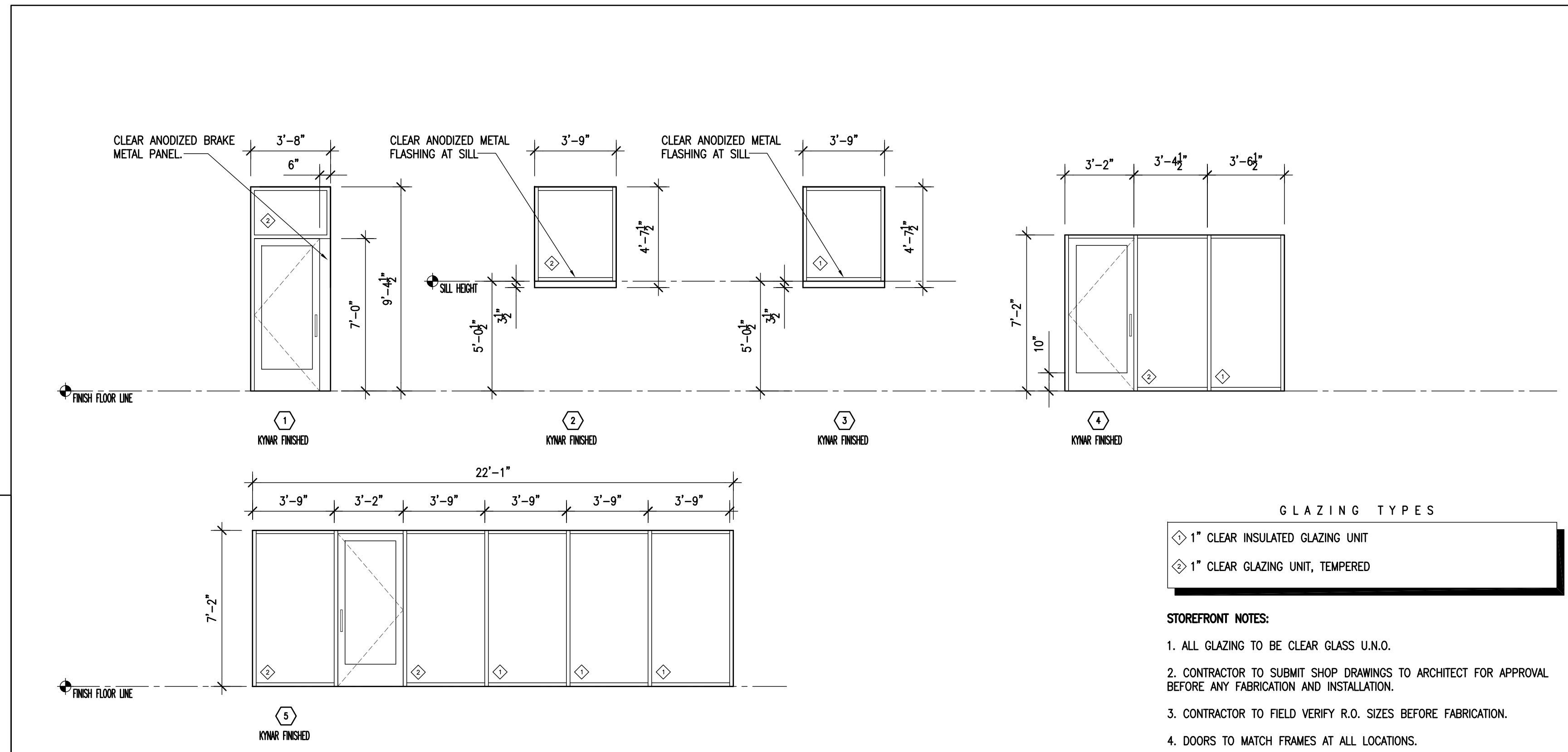
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 KNOXVILLE, TENNESSEE 37902  
 T 865.329.0316  
 F 865.546.2348

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**SANDERS PACE ARCHITECTURE**  
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 KNOXVILLE, TENNESSEE 37902  
 T 865.329.0316  
 F 865.546.2348

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16

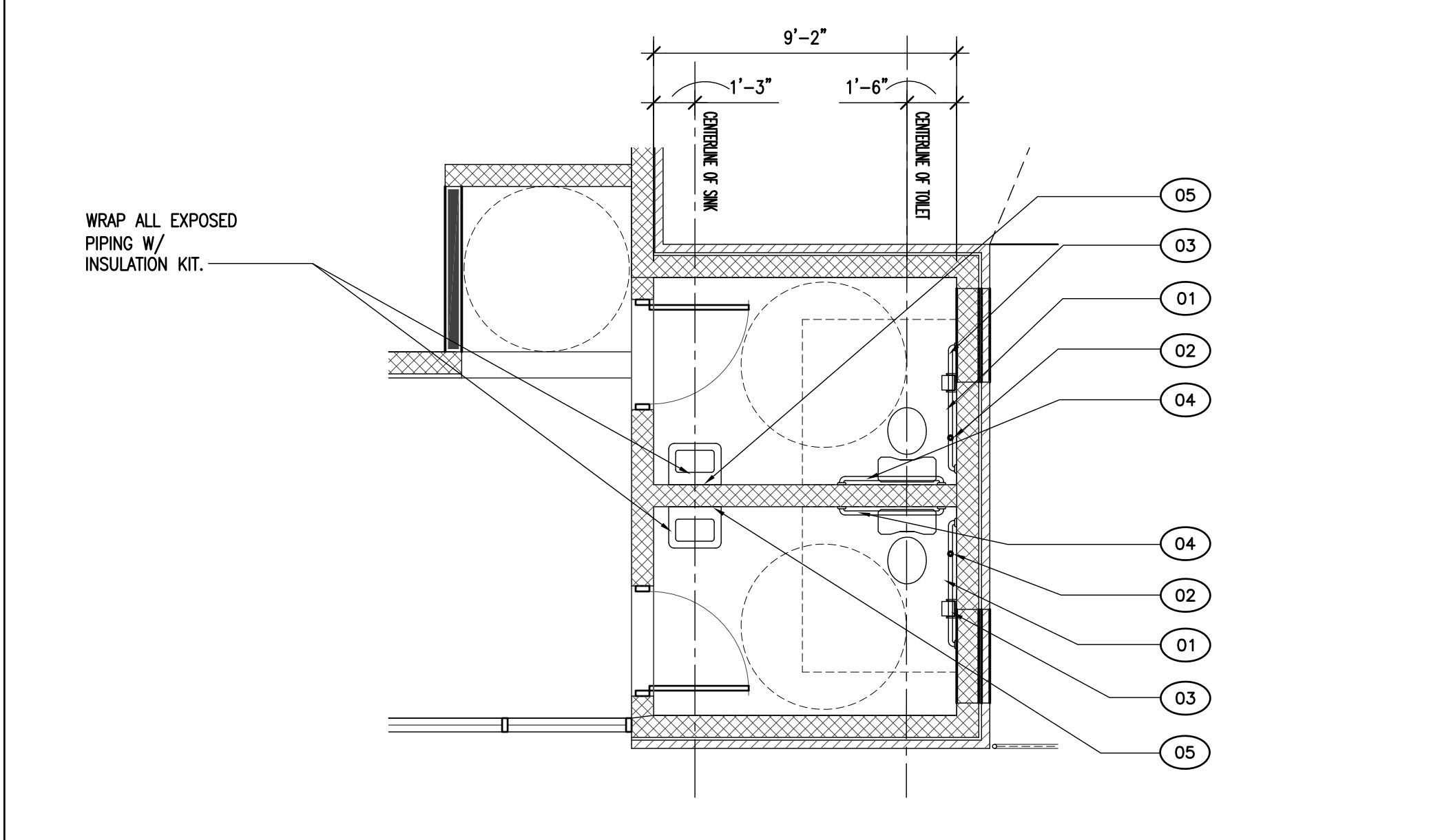
M  
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D  
C  
B  
A

- |    |   |   |
|----|---|---|
| 01 | TOILET PAPER DISPENSER -BOBRICK B-273                             | <b>NOTES:</b><br>1. ALL ITEMS TO MEET ALL APPLICABLE CODES AND ADA REQUIREMENTS.<br>2. ALL MFR. NUMBERS BASED ON BOBRICK. SUBMIT EQUALS TO ARCHITECT FOR APPROVAL.<br>3. ALL BARS TO HAVE A KNURLED SURFACE.<br>4. GENERAL CONTRACTOR TO PROVIDE BLOCKING AS REQ'D BEHIND ALL WALL MOUNTED ACCESSORIES. |
| 02 | 18" VERTICAL GRAB BAR @ 40" A.F.F. - BOBRICK B-5806 X 18"         |   |
| 03 | 42" GRAB BAR @ 36" A.F.F. -BOBRICK B-5806 X 42"                   |   |
| 04 | 36" GRAB BAR @ 36" A.F.F. -BOBRICK B-5806 X 36"                   |   |
| 05 | PLATE MIRROR - 3'-0" TALL X 2'-9" WIDE                            |   |
| 06 | RECESSED PAPER TOWEL DISPENSER/WASTE RECEPTACLE - BOBRICK B-36903 |   |



**K5 TOILET ACCESSORIES**  
 0962\_XSCTA N.T.S.

**E7 STOREFRONT ELEVATIONS**  
 1025\_xesf 1/4"=1'-0"



**A1 ENLARGED PLAN**  
 1025\_xpfl 1/4" = 1'-0"

MARK	DOOR SIZE		DOOR TYPE	FRAME TYPE	HARDWARE	FINISH	REMARKS
	WIDTH	HEIGHT					
101A	3'-0"	7'-0"	A2	ALUM	HW-2	CLEAR ANODIZED	STOREFRONT SYSTEM
101B	3'-0"	7'-0"	A2	ALUM	HW-2	CLEAR ANODIZED	STOREFRONT SYSTEM
101C	3'-0"	7'-0"	--	--	--	--	EXISTING TO REMAIN
101D	3'-0"	7'-0"	--	--	--	--	EXISTING TO REMAIN
102A	3'-0"	7'-0"	A3	HM (4" HEAD)	HW-1	STAIN	*NOT IN CONTRACT*
103A	3'-0"	7'-0"	A3	HM (4" HEAD)	HW-1	STAIN	*NOT IN CONTRACT*
105A	3'-0"	7'-0"	A1	HM (4" HEAD)	HW-2	PAINT	HM FRAME W/ 4" HEAD
105B	3'-0"	7'-0"	--	--	--	--	EXISTING TO REMAIN
106A	3'-0"	7'-0"	A2	ALUM	HW-2	CLEAR ANODIZED	STOREFRONT SYSTEM
106B	10'-0"	10'-3"	--	--	--	--	*NOT IN CONTRACT*
106C	10'-0"	10'-3"	--	--	--	--	*NOT IN CONTRACT*
106D	10'-0"	10'-3"	--	--	--	--	*NOT IN CONTRACT*

**GENERAL NOTES:**

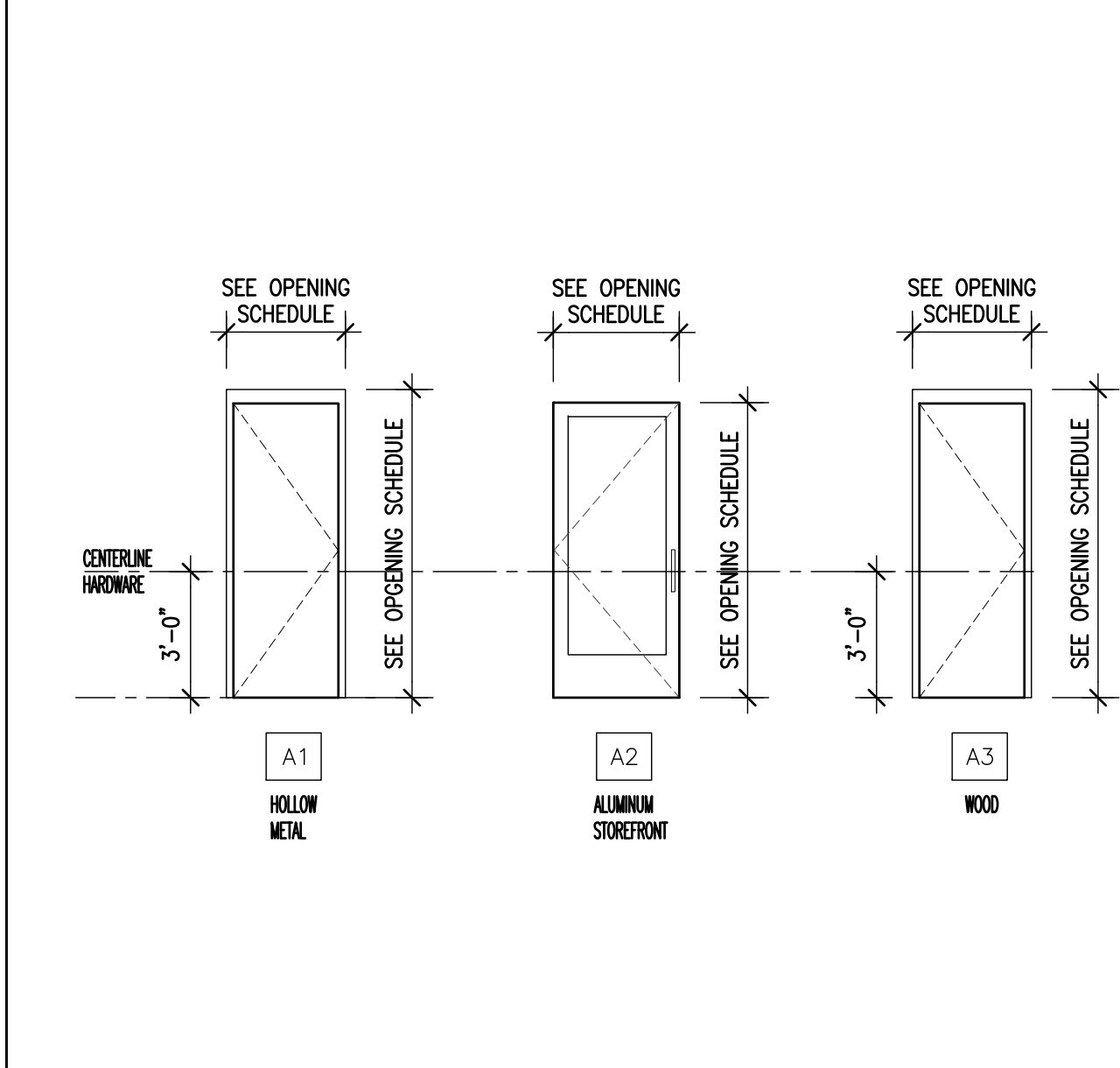
- SUBCONTRACTOR TO CONSULT WITH ARCHITECT FOR KEYING AND HARDWARE REQUIREMENTS.
- HM DOORS TO BE 1 3/4" THICK.
- SEE DOOR ELEVATIONS FOR TYPES.
- ALL FINISHES, STAINS, AND SEALANTS TO BE SUBMITTED FOR APPROVAL BY ARCHITECT.
- SHOP DRAWINGS FOR DOORS AND HARDWARE TO BE SUBMITTED FOR APPROVAL BY ARCHITECT.
- ALL HARDWARE FINISHES TO BE SELECTED BY ARCHITECT

**HARDWARE NOTES:**

HARDWARE SET 1 (HW-1): ADA COMPLIANT LEVER W/ DEADBOLT LOCKSET. THUMBSET AT INTERIOR

HARDWARE SET 2 (HW-2): DEADBOLT LOCKSET W/ STANDARD ALUM. PUSH/PULL. (TYP. ALL EXIT DOORS).

**A7 HARDWARE SCHEDULE**  
 1025\_xesf 1/4"=1'-0"



**A13 DOOR ELEVATIONS**  
 1025\_xesf 1/4"=1'-0"

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STOREFRONT ELEV | DOOR SCHEDULE

**A3.0**  
 1025\_A10.dwg