

# Downtown Knoxville Design Overlay District Certificate of Appropriateness

Name of Applicant: SOUTHEASTERN GLASS BLDG. LLC

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

Date Filed: 7/1/11 Application accepted by: Michael Reynolds

Fee Amount: 50.00 Review Date: 7/20/11 File Number: 7-6-11-DT

<b>PRE-APPLICATION CONFERENCE</b>		Date Completed: <u>6-30-11</u>
<p style="text-align: center;"><b>PROPERTY INFORMATION</b></p> <p>Building or Project Name: <u>SOUTHEASTERN GLASS BUILDING</u></p> <p>Street Address: <u>555 W. JACKSON AVE</u></p> <p>Parcel Identification Number(s): <u>94 EJ 006</u></p>	<p style="text-align: center;"><b>PROJECT ARCHITECT/ENGINEER</b></p> <p>PLEASE PRINT                  Name: _____                  Company: _____                  Address: _____                  City: _____ State: _____ Zip: _____                  Telephone: _____                  Fax: _____                  E-mail: _____</p>	
<p style="text-align: center;"><b>PROPERTY OWNER</b></p> <p>PLEASE PRINT                  Name: <u>JOE PETRE ET AL</u>                  Company: <u>SOUTHEASTERN GLASS BLDG. LLC</u>                  Address: <u>4713 PAPERMILL DRIVE SUITE 300</u>                  City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37909</u>                  Telephone: <u>246-1332</u>                  Fax: _____                  E-mail: <u>jpetre@conversionprop.com</u></p>	<p style="text-align: center;"><b>PROJECT CONTRACTOR</b></p> <p>PLEASE PRINT                  Name: <u>B.K. GLAZING CONTRACTOR, INC.</u>                  Company: _____                  Address: <u>7.0 BOX 6533</u>                  City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37914</u>                  Telephone: <u>932-2221</u>                  Fax: _____                  E-mail: _____</p>	
<p style="text-align: center;"><b>ACCOMPANYING MATERIALS</b></p> <p>Please see the reverse side of this form for a list of information required as part of this application.</p>		
<b>FOR OFFICE USE ONLY</b>		
<p style="text-align: center;"><b>PROJECT INFORMATION</b></p> <p><b>LEVEL 1: \$50</b>  <input checked="" type="checkbox"/> Minor Alteration of an Existing Building/Structure  <input type="checkbox"/> Sign</p> <p><b>LEVEL 2: \$100</b>  <input type="checkbox"/> Major Alteration of an Existing Building/Structure  <input type="checkbox"/> Addition to an Existing Building/Structure</p> <p><b>LEVEL 3: \$250</b>  <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>JOE PETRE</u>                  Company: <u>SOUTHERN GLASS BLDG. LLC</u>                  Address: <u>4713 PAPERMILL DRIVE, SUITE 300</u>                  City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37909</u>                  Telephone: <u>246-1332 *599-1696</u>                  Fax: _____                  E-mail: <u>jpetre@conversionprop.com</u></p>	

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

Downtown Design Review Board  
July 20, 2011  
Certificate of Appropriateness Narrative for Improvements to  
Southeastern Glass Building  
555 W. Jackson Ave  
Knoxville, TN 37902

The requested change to the 6<sup>th</sup> Floor exterior are specifically to Unit 603. This is a condominium unit with a sales contract contingency to enclose the balcony with store front glass and aluminum in the same manner as the rest of the storefront material on this floor of the building. The front and side handrails will be taken off, and the storefront material will be used from floor to ceiling. The glass is tempered.

The new storefront will fit under the existing overhanging roof design and will be of the same design as that across the rest of the unit's front and that to the rear of this room which is the current exterior wall of the master bedroom. The current exterior bedroom wall will remain in place. The new storefront will simply create a dining/sitting room which will look like the rest of the storefront and consist of aluminum and tempered glass.

This type of storefront is used for the whole 6<sup>th</sup> floor which was a contemporary addition to the top of the building.

Respectfully submitted by:

Joe Petre  
SOUTHEASTERN GLASS BLDG. LLC

# THE SOUTHEASTERN GLASS BUILDING

RESIDENTIAL • OFFICE • RETAIL • COMMERCIAL • AT THE CORNER OF BROADWAY AND JACKSON

JOE PETRE  
OWNER / AGENT

599-1696

[jpetre@ConversionProp.com](mailto:jpetre@ConversionProp.com)

 FOLLOW OUR PROGRESS



DEVELOPER



GENERAL CONTRACTORS  
[HTTP://WWW.JAFIELDEN.COM](http://www.jafielden.com)

SANDERS PACE ARCHITECTURE

KNOXVILLE, TENNESSEE | [WWW.SANDERSPACE.COM](http://www.sanderspace.com)

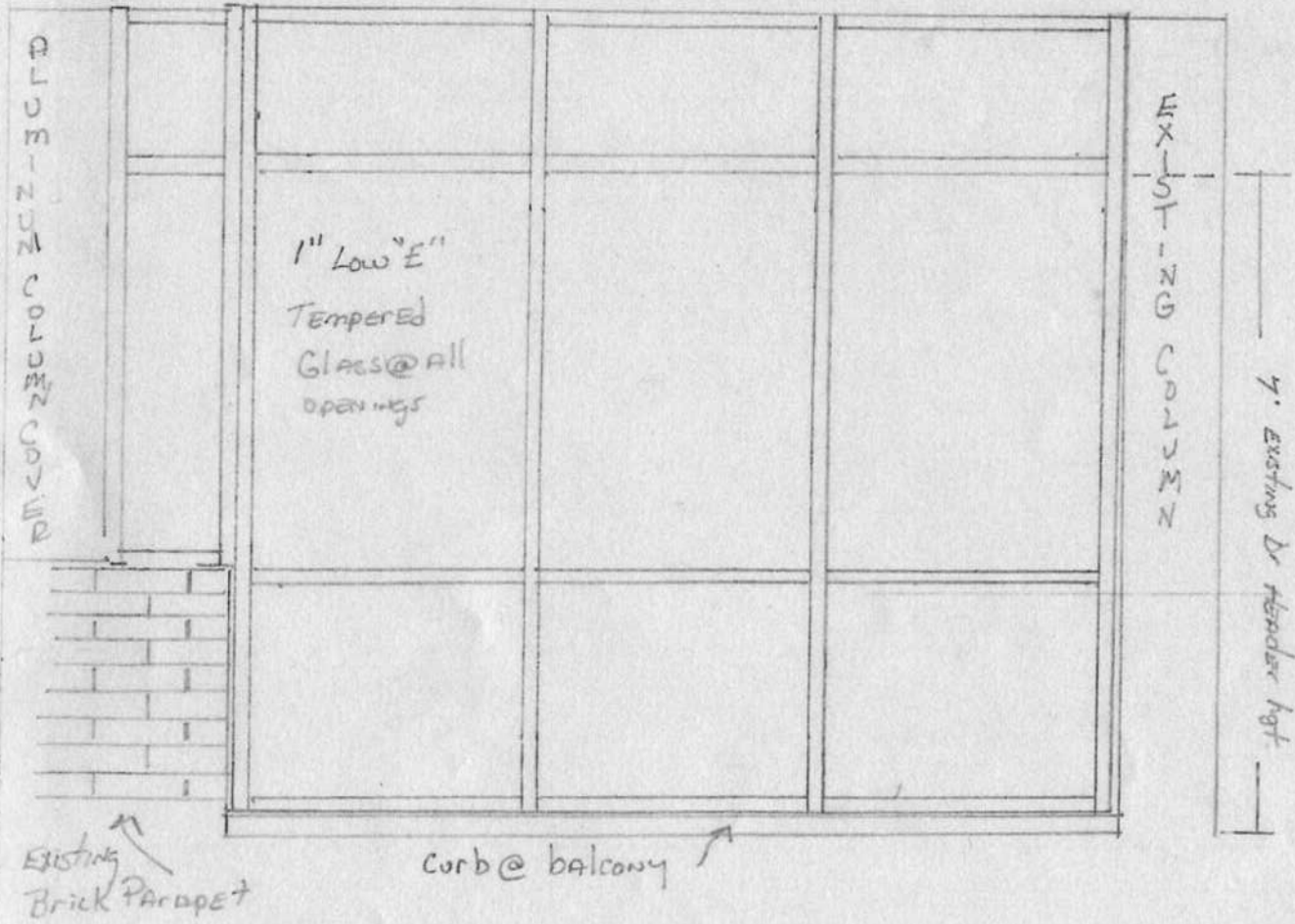


**TYPE OF STOREFRONT MATERIAL** which will be installed from floor to ceiling in place of current handrail.

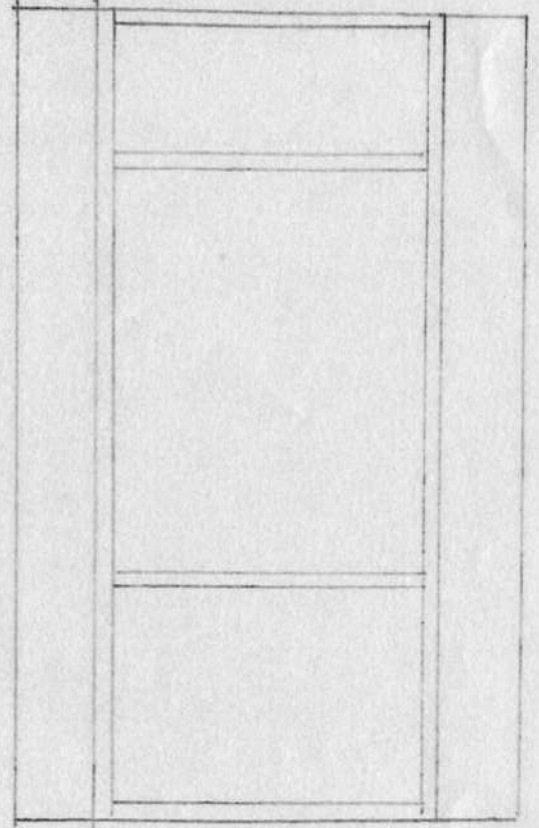


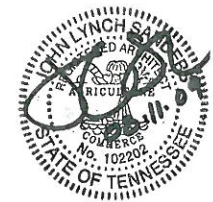
6th Fl Southeastern  
Glass Bldg

South Elevation



EAST Elevation





THESE DOCUMENTS ARE INVALID WITHOUT A SIGNED STAMP BY ARCHITECT

OWNER:  
**SOUTHEASTERN GLASS BLDG, LLC.**  
900 S. GAY STREET, SUITE 1  
KNOXVILLE, TENNESSEE 37  
T 865.246.1331  
F 865.637.4492

ARCHITECT:  
**SANDERS PACE ARCHITECT**  
133 SOUTH GAY STREET  
KNOXVILLE, TENNESSEE 37  
T 865.329.0316  
F 865.546.2348

CIVIL ENGINEER:  
**WILL ROBINSON & ASSOCI**  
131 BRENTWOOD DRIVE  
OAK RIDGE, TENNESSEE 37  
T 865.386.4200  
F 877.663.2233

STRUCTURAL ENGINEER:  
**MALLIA ENGINEERING CO.**  
1827 WHITE AVENUE  
KNOXVILLE, TENNESSEE 37  
T 865.637.3224  
F 865.521.9165

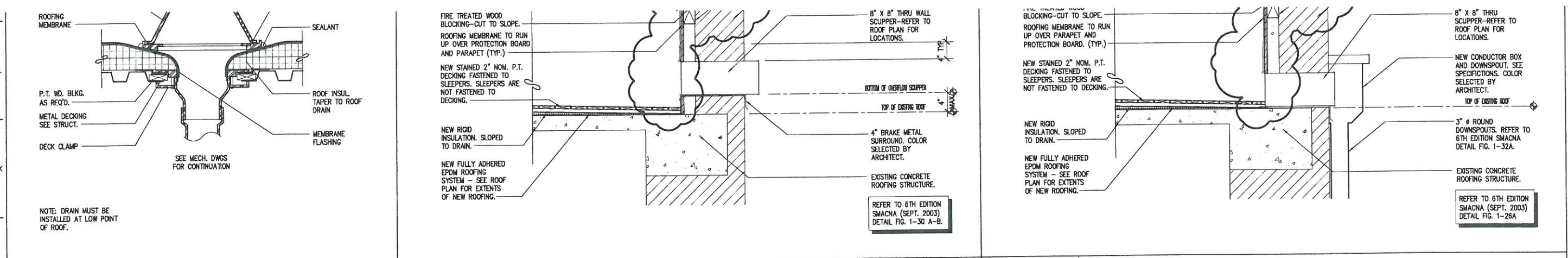
MECHANICAL ENGINEER:  
**ALBERT F. G. BEDINGER CONSULTING ENGINEERS, I**  
500 CLYDE STREET  
KNOXVILLE, TENNESSEE 37  
T 865.637.8420  
F 865.523.8186

ELECTRICAL ENGINEER:  
**VREELAND ENGINEERS INC**  
3107 SUTHERLAND AVENUE  
KNOXVILLE, TENNESSEE 37  
T 865.637.4451  
F 865.637.1558

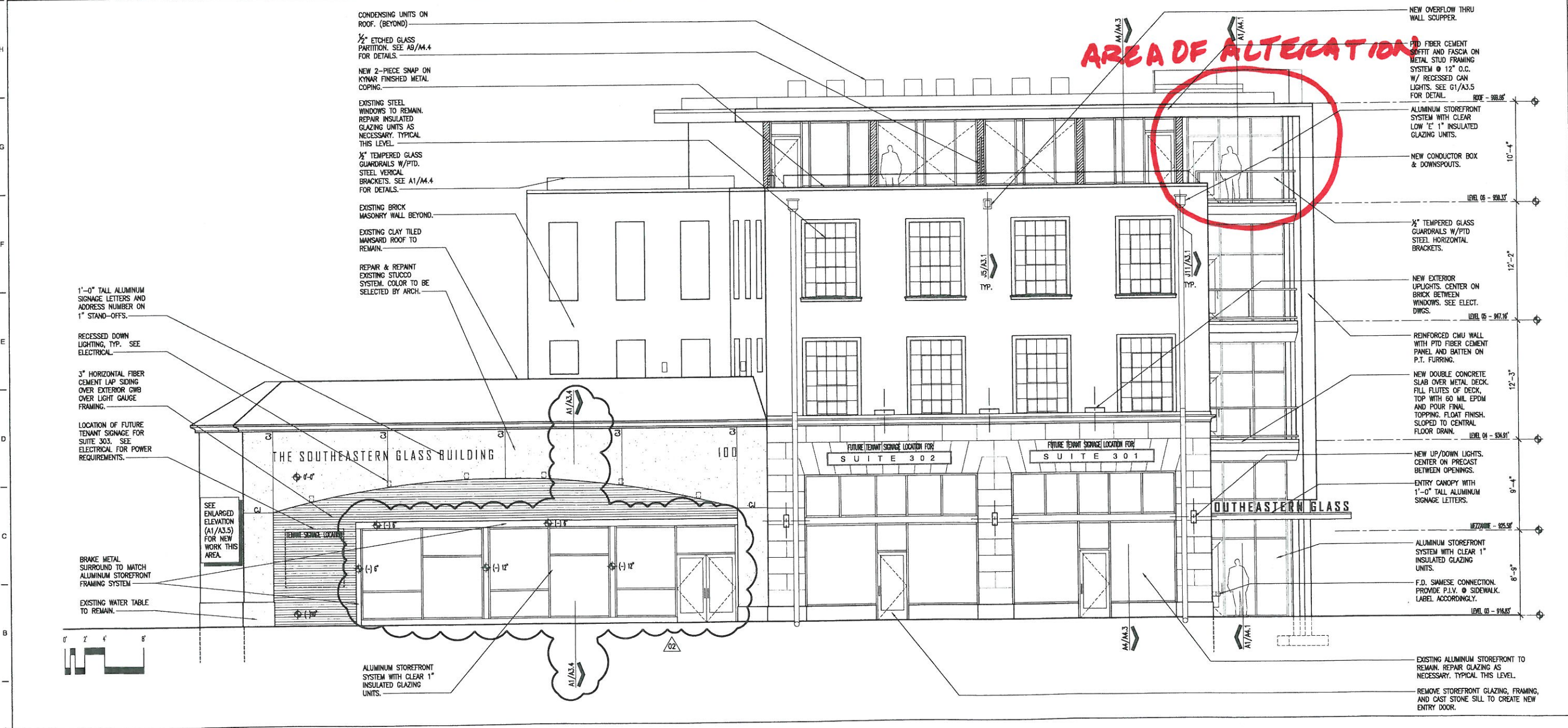
100% DD CHECKSET	25 APR
100% CHECKSET	31 JUL
100% CD	12 SEPTEMBER
01 REVISION 01	27 APR
02 REVISION 02	11 AUGUST

ELEVATION AND DETAILS

# A3.1



J1	ROOF DRAIN	J5	OVERFLOW SCUPPER DETAIL	J11	SCUPPER   CONDUCTOR BOX DETAIL
0517_xdr02	1 1/2"=1'-0"	0517_xdr01	1"=1'-0"	0517_xdr01	1"=1'-0"



A1	SOUTH ELEVATION - JACKSON AVENUE
0517_xelev	3/16"=1'-0"



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OWNER:  
**SOUTHEASTERN GLASS  
BLDG, LLC.**  
900 S. GAY STREET, SUITE 1901  
KNOXVILLE, TENNESSEE 37902  
T 865.246.1331  
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ARCHITECT:  
**SANDERS PACE ARCHITECTURE**  
133 SOUTH GAY STREET  
KNOXVILLE, TENNESSEE 37902  
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CIVIL ENGINEER:  
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STRUCTURAL ENGINEER:  
**MALLIA ENGINEERING CO.**  
1827 WHITE AVENUE  
KNOXVILLE, TENNESSEE 37916  
T 865.637.3224  
F 865.521.9165

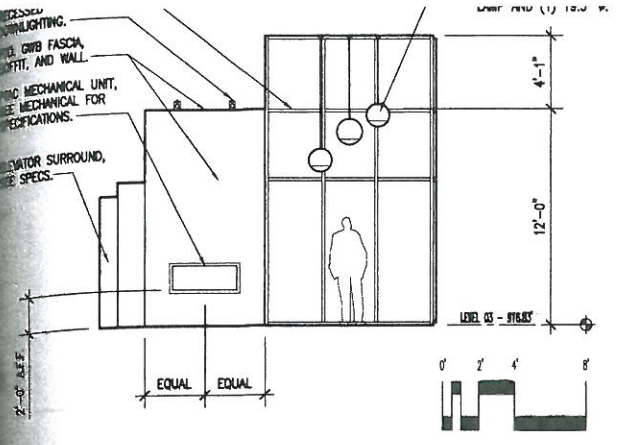
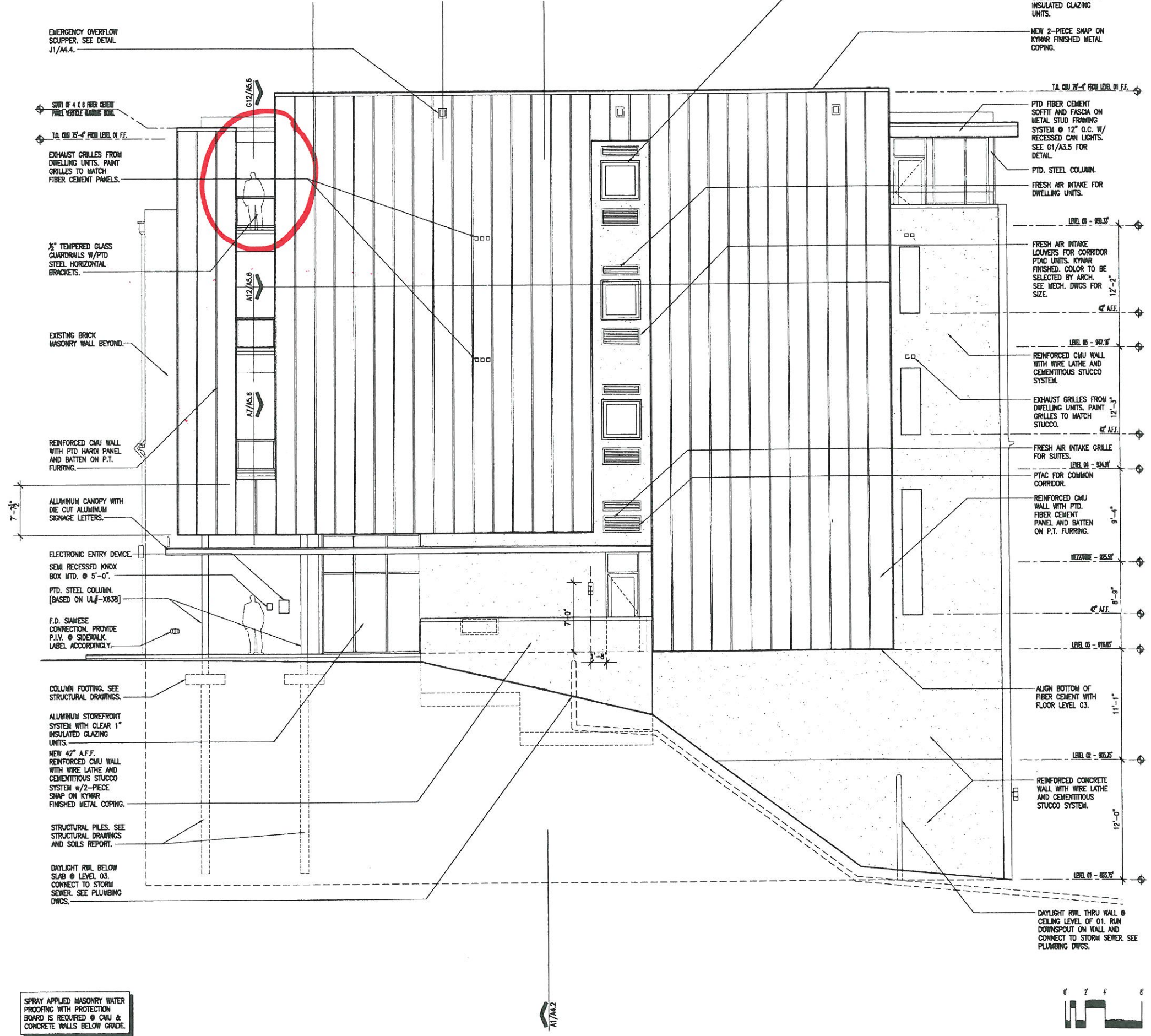
MECHANICAL ENGINEER:  
**ALBERT F. G. BEDINGER  
CONSULTING ENGINEERS, P.C.**  
500 CLYDE STREET  
KNOXVILLE, TENNESSEE 37921  
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ELECTRICAL ENGINEER:  
**VREELAND ENGINEERS INC.**  
3107 SUTHERLAND AVENUE  
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T 865.637.4451  
F 865.637.1558

100% DD CHECKSET 25 APRIL 2008  
100% CHECKSET 31 JULY 2008  
100% CD 12 SEPTEMBER 2008

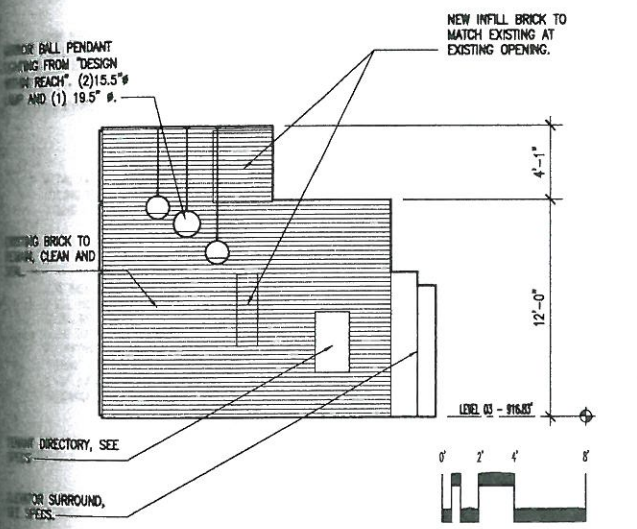
ELEVATIONS

**A3.2**



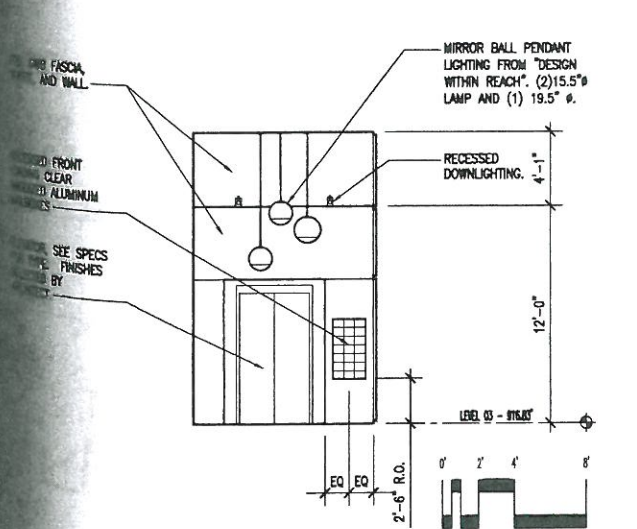
INTERIOR ELEVATION @ RES. ENTRY LOBBY

3/16" = 1'-0"



INTERIOR ELEVATION @ RES. ENTRY LOBBY

3/16" = 1'-0"



INTERIOR ELEVATION @ RES. ENTRY LOBBY

3/16" = 1'-0"

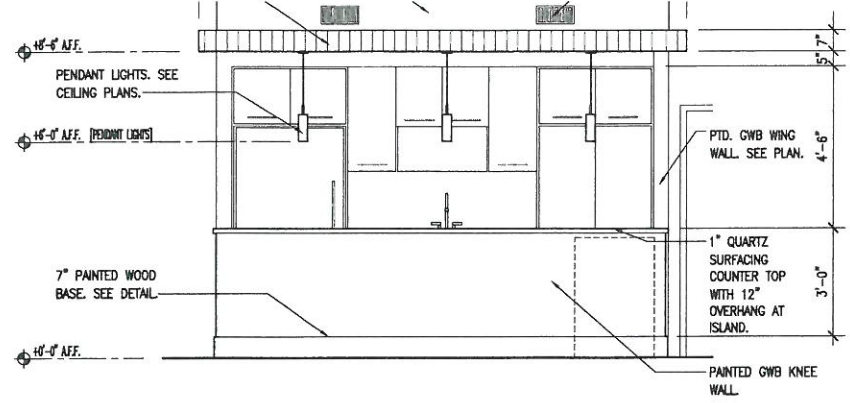
SPRAY APPLIED MASONRY WATER PROOFING WITH PROTECTION BOARD IS REQUIRED @ CMU & CONCRETE WALLS BELOW GRADE.

A5

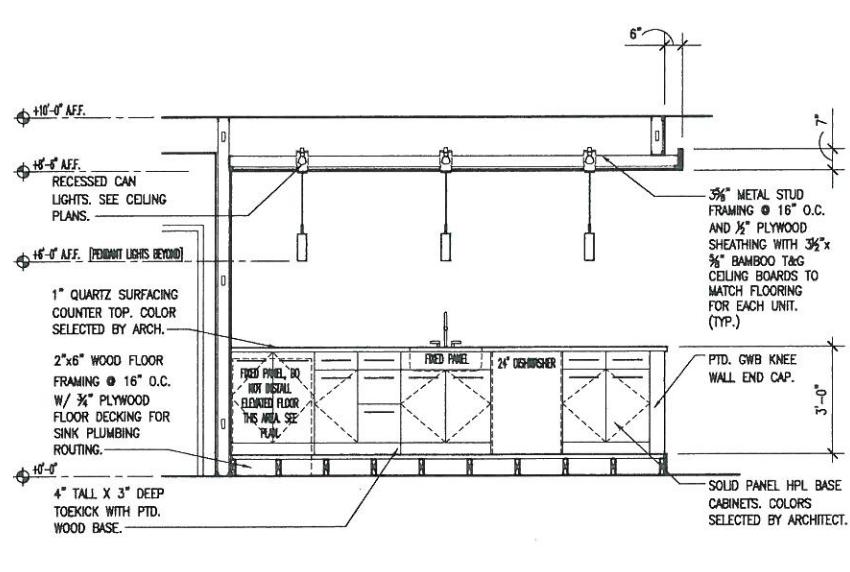
EAST ELEVATION - NEW CONSTRUCTION

3/16" = 1'-0"

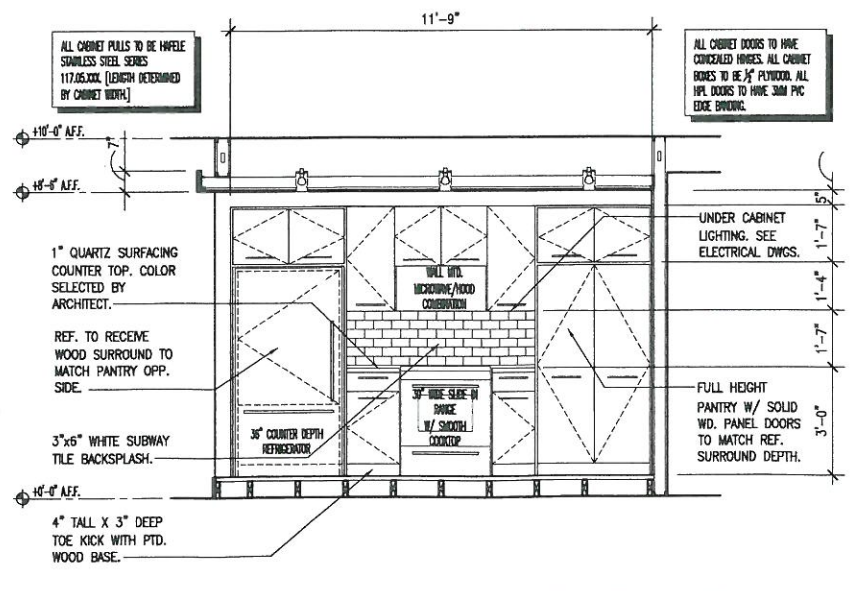
0517\_xelev



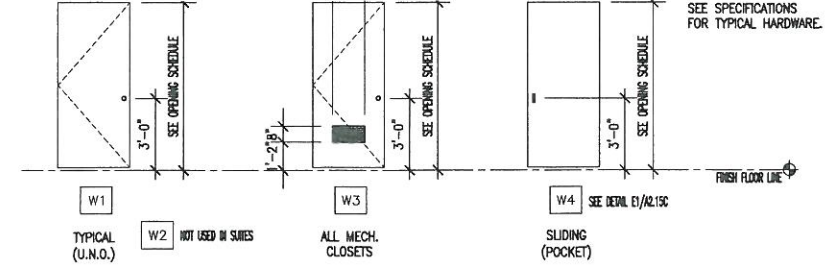
**J1 ISLAND ELEVATION**  
0517\_templates\_kitchen 3/8" = 1'-0" SUITE 601



**E1 INSIDE ISLAND ELEVATION**  
0517\_templates\_kitchen 3/8" = 1'-0" SUITE 601

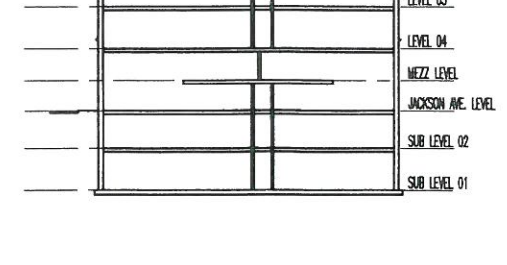


**A1 BACK CABINET ELEVATION**  
0517\_templates\_kitchen 3/8" = 1'-0" SUITE 601



601K	2'-4"	7'-0"	W4	POCKET	-	TOILET
601L	2'-8"	7'-0"	W1	WD	-	CLOSET
601M	2'-8"	7'-0"	W1	WD	-	BR
601N	5'-0"	6'-0"	GLASS	SLIDING	-	SHOWER

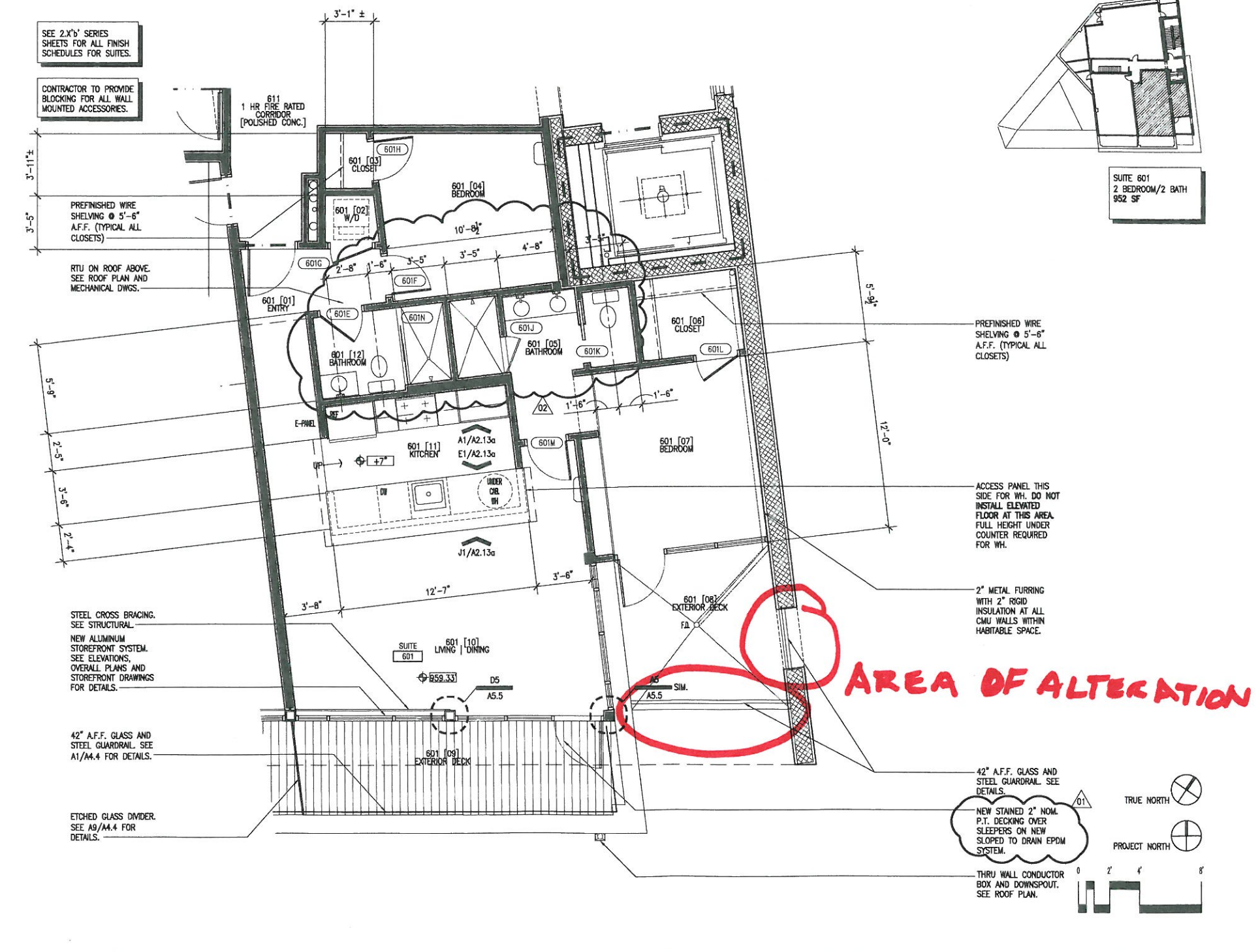
GENERAL NOTES:  
 - SUBCONTRACTOR TO CONSULT WITH ARCHITECT FOR KEYING AND HARDWARE REQUIREMENTS.  
 - SEE DOOR ELEVATIONS FOR TYPES.  
 - ALL FINISHES (PAINTS AND SEALANTS TO BE SELECTED BY ARCH.).



**K14 KEY SECTION**  
0517\_keysection NTS

**K6 DOOR ELEVATIONS**  
0517\_xodr\_suites 1/4" = 1'-0"

**K11 OPENING SCHEDULE**  
NTS DOOR SCHEDULE



**A6 ENLARGED UNIT PLAN - SUITE 601**  
0517\_xpfl 1/4" = 1'-0" LEVEL 06

100 N. BROADWAY ST.  
KNOXVILLE, TENNESSEE 37902  
SPA PROJECT #: 0517

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OWNER:  
**SOUTHEASTERN GLASS BLDG, LLC.**  
 900 S. GAY STREET, SUITE 190  
 KNOXVILLE, TENNESSEE 3790  
 T 865.246.1331  
 F 865.637.4492

ARCHITECT:  
**SANDERS PACE ARCHITECTUF**  
 133 SOUTH GAY STREET  
 KNOXVILLE, TENNESSEE 3790  
 T 865.329.0316  
 F 865.546.2348

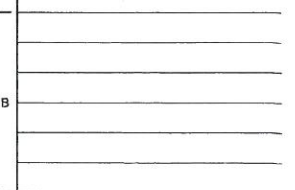
CIVIL ENGINEER:  
**WILL ROBINSON & ASSOCIATE**  
 131 BRENTWOOD DRIVE  
 OAK RIDGE, TENNESSEE 3783  
 T 865.386.4200  
 F 877.663.2233

STRUCTURAL ENGINEER:  
**MALLIA ENGINEERING CO.**  
 1827 WHITE AVENUE  
 KNOXVILLE, TENNESSEE 3791  
 T 865.637.3224  
 F 865.521.9165

MECHANICAL ENGINEER:  
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 F 865.523.8186

ELECTRICAL ENGINEER:  
**VREELAND ENGINEERS INC.**  
 3107 SUTHERLAND AVENUE  
 KNOXVILLE, TENNESSEE 3793  
 T 865.637.4451  
 F 865.637.1558

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100% CHECKSET	31 JULY 21
100% CD	12 SEPTEMBER 21
01 REVISION 01	27 APRIL 21
01 REVISION 02	11 AUGUST 21

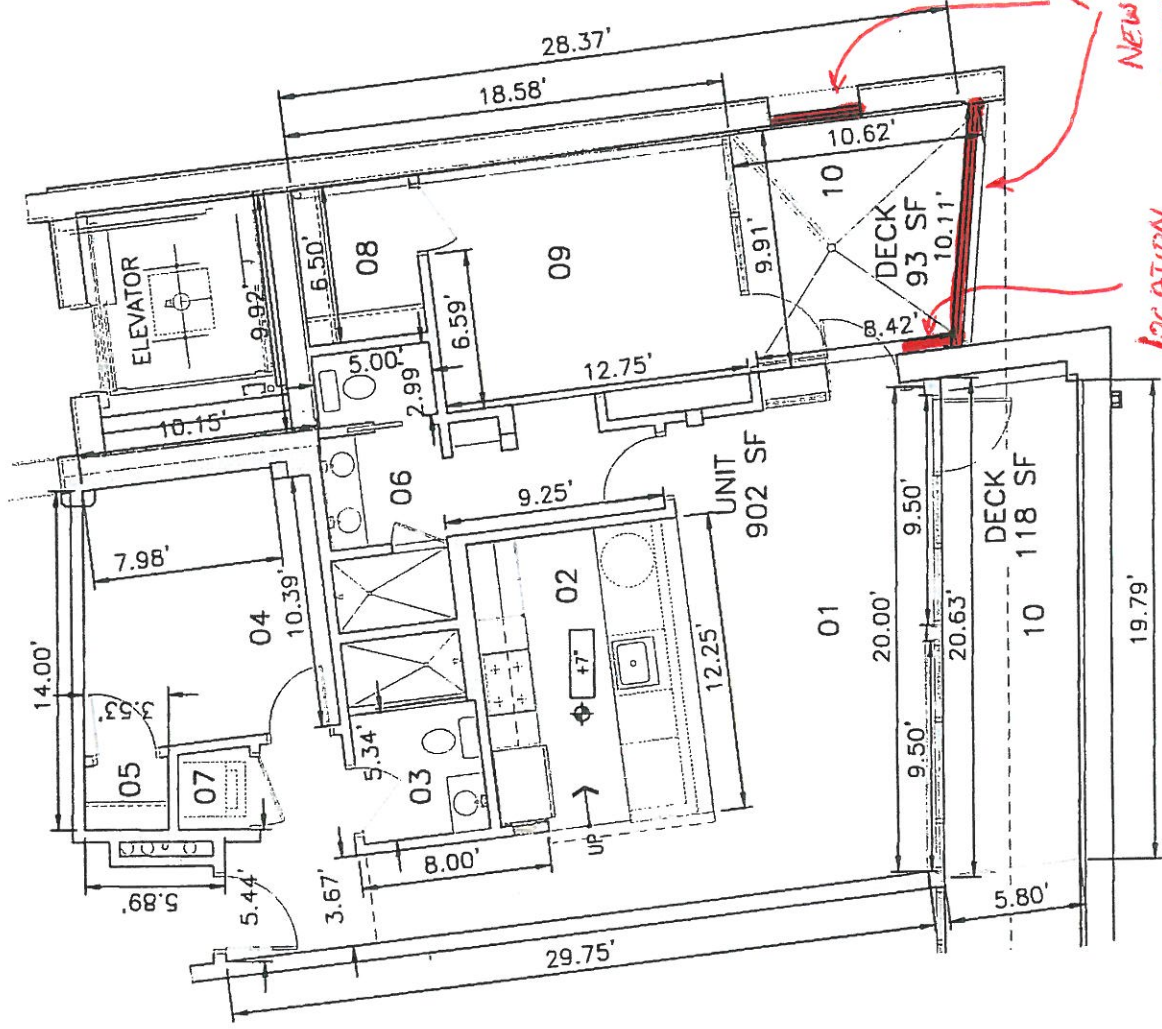
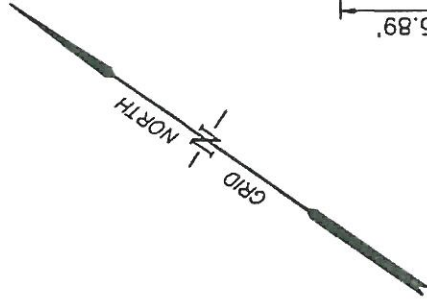


ENLARGED SUITE PLAN  
**A2.13A**  
 0517\_A213A.DWG  
 © 2008 SANDERS PACE ARCHITECTURE



**UNIT 601**

UNIT - 902 SF  
 EAST DECK - 93 SF  
 SOUTH DECK - 118 SF  
 2 BEDROOM / 2 BATH UNIT  
 \* 2 Parking Spaces (on 1st Floor)  
 \* 1 Storage Space (on 2nd Floor)



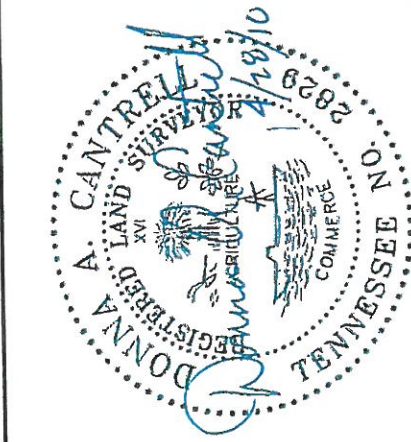
*LOCATION OF CASEMENT WINDOW*

*AREA OF NEW STORE FRONT GLASS*

- 01 LIVING ROOM
- 02 KITCHEN
- 03 FULL BATH
- 04 BEDROOM
- 05 CLOSET
- 06 MASTER BATH
- 07 WASHER/DRYER
- 08 WALK-IN CLOSET
- 09 MASTER BEDROOM
- 10 EXTERIOR DECK

ARCHITECTURAL SCALE: 1/8" = 1'

- \* DIMENSIONS SHOWN HEREON ARE IN DECIMAL FEET, AND ARE APPROXIMATE.
- \* ALL SQUARE FOOTAGE SHOWN IS APPROXIMATE.
- \* SQUARE FOOTAGE AS SHOWN IS BASED ON INTERIOR WALL DIMENSIONS.



**SUITE UNIT 601**

**SOUTHEASTERN GLASS BUILDING**

OWNER: SOUTHEASTERN GLASS BLDG, LLC,  
 INSTR. NO: 200801280056589, PG. 283, TAX I.D: 94EJ006,  
 DISTRICT 4, CITY OF KNOXVILLE, KNOX COUNTY, TENNESSEE



ENGINEERING AND DEVELOPMENT SERVICES, INC.  
 229 PRINCE STREET  
 SEVIERVILLE, TN 37862  
 PHONE: (865) 774-7771  
 www.visioneds.com

SCALE: 1/8" = 1'

DRAWN: DAC

CHECK: DAC

JOB NO. 080218

DATE: 4/28/10

