

Downtown Knoxville Design Overlay District Certificate of Appropriateness

Name of Applicant: PBA

Owner Contractor Architect Engineer Other

Date Filed: 11-29-2012 Application accepted by: Michael Reynolds

Fee Amount: 50.00 Review Date: 12/10/12 File Number: 12-C-12-DT

PRE-APPLICATION CONFERENCE Date Completed: _____

PROPERTY INFORMATION
Building or Project Name: Andrew Johnson Hotel
Street Address: 912 S Gay Street
Parcel Identification Number(s): 095ID003

PROJECT ARCHITECT/ENGINEER
PLEASE PRINT Name: Doug Shover
Company: Lewis Group
Address: 1111 Northshore Dr., Suite S-800
City: Knoxville State: TN Zip: 37919
Telephone: (865) 405-9299
Fax: (865) 588-1272
E-mail: dshover@lewisgroup.net

PROPERTY OWNER
PLEASE PRINT Name: County of Knox, Tennessee
Company: _____
Address: 400 Main Street
City: Knoxville State: TN Zip: 37902
Telephone: _____
Fax: _____
E-mail: _____

PROJECT CONTRACTOR
PLEASE PRINT Name: John Blum
Company: Messer Construction
Address: 120 Perimeter Park Road
City: Knoxville State: TN Zip: 37922
Telephone: (865) 474-6725
Fax: (865) 531-8961
E-mail: jblum@messer.com

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

FOR OFFICE USE ONLY

PROJECT INFORMATION
LEVEL 1: \$50
 Minor Alteration of an Existing Building/Structure
 Sign
LEVEL 2: \$100
 Major Alteration of an Existing Building/Structure
 Addition to an Existing Building/Structure
LEVEL 3: \$250
 Construction of New Building/Structure

PROJECT CONTACT
All application-related correspondence should be directed to:
PLEASE PRINT Name: Dan Martin
Company: PBA
Address: 912 S Gay St., Suite 700
City: Knoxville State: TN Zip: 37902
Telephone: (865) 215-4614
Fax: (865) 215-4674
E-mail: dmartin@ktnpba.org

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

EXTERIOR MASONRY REPAIRS FOR:

The Andrew Johnson Building Knoxville, Tennessee

The Public Building Authority of the
County of Knox and the City of
Knoxville, Tennessee

ARCHITECTS:

The Lewis Group Architects, Inc., P.C.
Knoxville, Tennessee

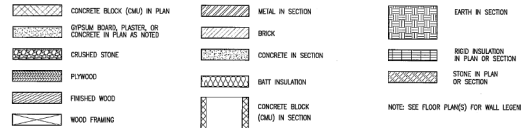
ENGINEERS:

Ross Bryan Associates, Inc.
Nashville, Tennessee

INDEX OF DRAWINGS

COVER SHEET
S1.0 BUILDING ELEVATIONS
S2.0 BUILDING ELEVATIONS
S3.0 DETAILS

MATERIALS LEGEND



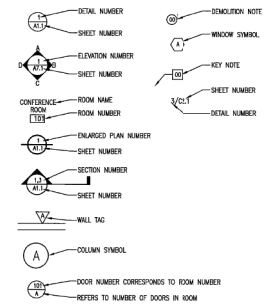
PROJECT DATA

PROJECT TITLE: EXTERIOR MASONRY REPAIRS FOR THE ANDREW JOHNSON BUILDING KNOXVILLE, TENNESSEE
PROJECT ADDRESS: 912 S. GAY STREET KNOXVILLE, TENNESSEE 37942
ADDRESS OF OWNER: THE PUBLIC BUILDING AUTHORITY ATTENTION: DAN MARTIN 912 S. GAY STREET, SUITE F10 KNOXVILLE, TENNESSEE 37941 PH: 865-215-4814
ARCHITECT: THE LEWIS GROUP ARCHITECTS, INC., P.C. 6512 DEANE HILL DRIVE KNOXVILLE, TENNESSEE 37919 PH: 865-584-5000
CODE REFERENCES: INTERNATIONAL BUILDING CODE, 2006 EDITION
INTERNATIONAL ENERGY CODE, 2006 EDITION
INTERNATIONAL MECHANICAL CODE, 2006 EDITION
INTERNATIONAL PLUMBING CODE, 2009 EDITION
NATIONAL ELECTRICAL CODE, 2009 EDITION
1974 STATE PUBLIC BUILDING ACCESSIBILITY ACT (1991 NORTH CAROLINA HANDICAPPED CODE WITH 1996 REVISIONS)
NFPA 1 UNIFORM FIRE CODE, 2006 EDITION
NFPA 101 LIFE SAFETY CODE, 2006 EDITION

ABBREVIATIONS

A.F.F. ABOVE FINISH FLOOR	F.F. FOOT	R.M. ROOM
ALT. ALTERNATE	F.F.L. FOOTING	R.O. ROUGH OPENING
ALUM. ALUMINUM	GA. GALVANIZED	ROOF-TR. ROOF-TRUSS
ARCH. ARCHITECTURE	CL. CALUMINATED	SCHED. SCHEDULE
ASPH. ASPHALT	GR. GRADE	SECT. SECTION
ATTN. ATTENTION	G.P. GYP/PLM	SHEE. SHEET
BENT. BRACKET	H.B. HOSE END	SM. SIMPL.
BLOC. BUILDING	H.W. HARDWARE	SPECS. SPECIFICATIONS
B.L.C. BLOCK	H.V. HYDRO. VENTILATION, & AIR CONDITIONING	SQ. FT. SQUARE FEET
BRG. BRACING	W.C. WEIGHT	ST. STEEL
C.B. CROWN BRUSH	H.M. HOLLOW METAL	STW. STAIRWELL
C.C. CREST	IN. INCH	STOR. STORAGE
C.C.S. or C.L. COLLAR	IN. INCH	STOR. DRAWN STORED DRAWN
CL. CLEAR	INCR. INCREMENT	SUSP. SUSPENDED
CL.C. COLLAR	JAN. JANITOR	TOP. TOP
COMP. COMPOSITION	J.V. JUNCTION	STRUC. STRUCTURE
CONC. CONCRETE	LA. LANDSCAPE	TYP. TYPICAL
C.M.U. CONCRETE MASONRY UNIT	L.P. LEAD	U.L. UNDERWRITER'S LABORATORY
CONSE. CONSTRUCTION	M.A.F. MANUFACTURER	UNLES. UNLESS NOTED OTHERWISE
C.J. CONTROL JOINT	M.C. MASONRY OPENING	V.C.T. VINYL COMPOSITION TILE
C.T. CERAMIC TILE	M.T. METAL	W.C. WATER CLOSET
DN. or # DOWN	M.E. MECHANICAL	W.H. WOOD
DN. DOWN	M.F. MASONRY	W.F. WIRE FLANGE
DN.C. DOWNCAST	M.S. MISCELLANEOUS	W.I. WIRE
D.F. DRINKING FOUNTAIN	M.T.C. NOT IN CONTACT	W.M.F. WELD WIRE FABRIC
D.S. DOWNSTAIR	N.T.S. NOT TO SCALE	W.W.M. WELD WIRE MESH
EA. EACH	MS. METAL SHEET	
E.I.F.S. EXTERIOR INSULATION AND FINISH SYSTEM	N.C. NON CENTER	
E.L.C. ELECTRIC	O.D. OUTSIDE DIMETER	
E.L.C. ELECTRIC WATER COOLER	OPP. OPPOSITE	
ELEV. ELEVATION	P. PLATE	
ED. EDGE	PLAS. PLASTIC	
EXST. EXISTING	PLAS. LAM. PLASTIC LAMINATE	
EXT. EXTERIOR	PLUMB. PLUMBING	
F.C. FIRE EXTINGUISHER CABINET	PLY. PLYWOOD	
F.F. FINISH FLOOR	PLY. PRES. PRESURE TREATED	
F.F.C. FINISH FLOOR	R. or R.O. ROOF DRAIN	
F.A. FLOOR	REIN. REINFORCING	
F.B. FLOOR DRAIN	REIN. REQ'D. REINFORCING REQUIRED	

GRAPHIC SYMBOLS



6512 DEANE HILL DRIVE
KNOXVILLE, TENNESSEE
37919

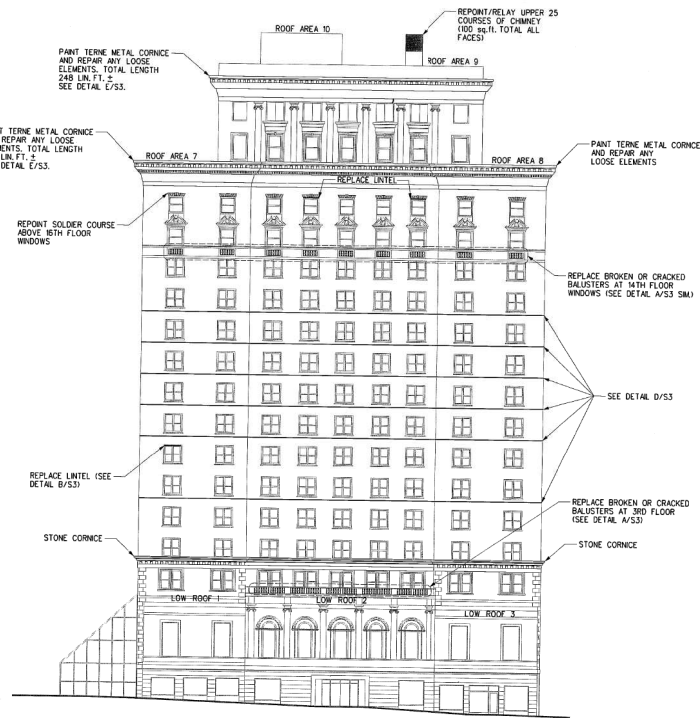
PH. 865.584.5000
FX. 865.588.1272
E. info@lewisgroup.net



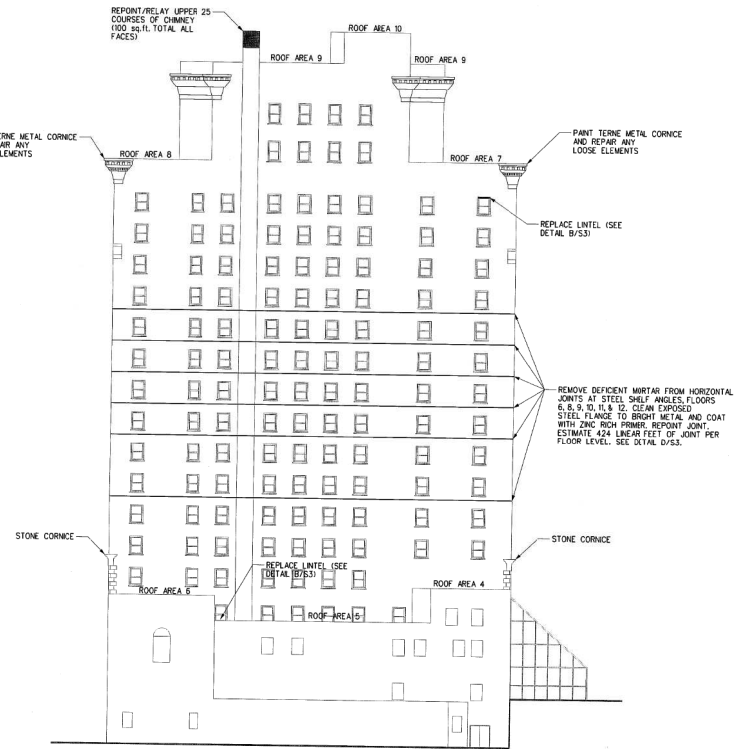
PROJECT NO.
11027

SET NO.
1

OWNER



WEST ELEVATION 1
SCALE: 1/8"=1'-0" SI



EAST ELEVATION 2
SCALE: 1/8"=1'-0" SI

REPAIR QUANTITIES - REFERENCE REPORT DATED JANUARY 2012

1. BRICK REPAIR TO CHIMNEY (EAST ELEVATION) ESTIMATED 150 sq.ft.
2. REPLACE 70 DAMAGED BALUSTERS AT 3RD FLOOR AND 14TH FLOOR. ESTIMATE 35 OF 70 TOTAL AND 28 HALVES AT 3RD FLOOR AND 35 OF 105 FULL AND 42 HALVES AT 14TH FLOOR.
3. REPLACE AN ESTIMATED 20 RUSTED DEFORMED LINTELS ABOVE WINDOWS.
4. SCRAPE AND POINT SHEET METAL COPING AND REPLACE LOOSE OR DAMAGED "DENTIL" ELEMENTS. LOWER CORNICE ESTIMATED LENGTH 296 LIN. FT. UPPER CORNICE ESTIMATED LENGTH 248 LIN. FT.
5. REPOINT HORIZONTAL MORTAR JOINTS (ESTIMATED 2500 sq.ft.) WHERE STEEL IS EXPOSED.

The Andrew Johnson Building
Knoxville, Tennessee

THE PUBLIC BUILDING AUTHORITY OF THE COUNTY OF KNOX AND THE CITY OF KNOXVILLE, TENNESSEE

BUILDING ELEVATIONS

Exterior
Repairs
For:



THE LEWIS GROUP
ARCHITECTS

4015 ELMORE HILL DRIVE
KNOXVILLE, TENNESSEE
37919

PH: 865.584.0300
FX: 865.588.1272
E: info@lewisgroup.net

PROJECT REVISIONS

DATE	DESCRIPTION

ALL DIMENSIONS ARE IN UNITS OF FEET AND INCHES UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

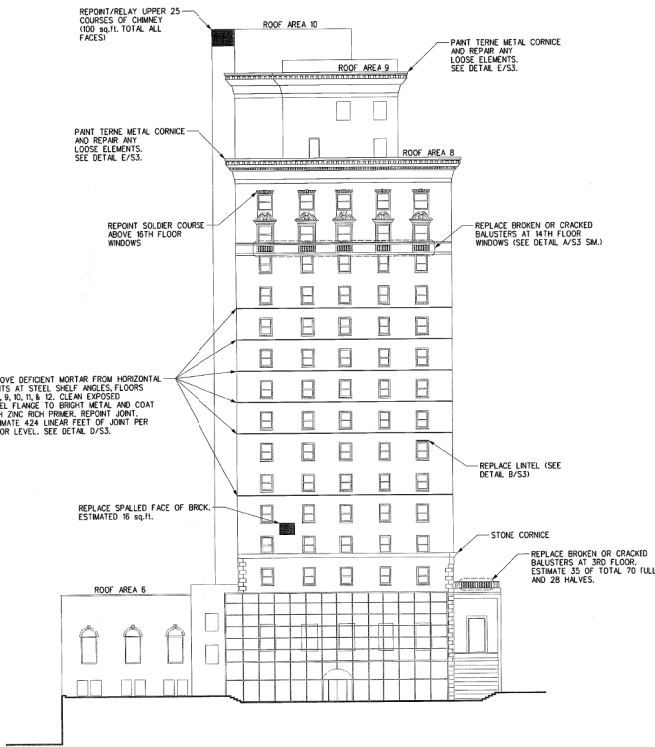
Project Number

11027

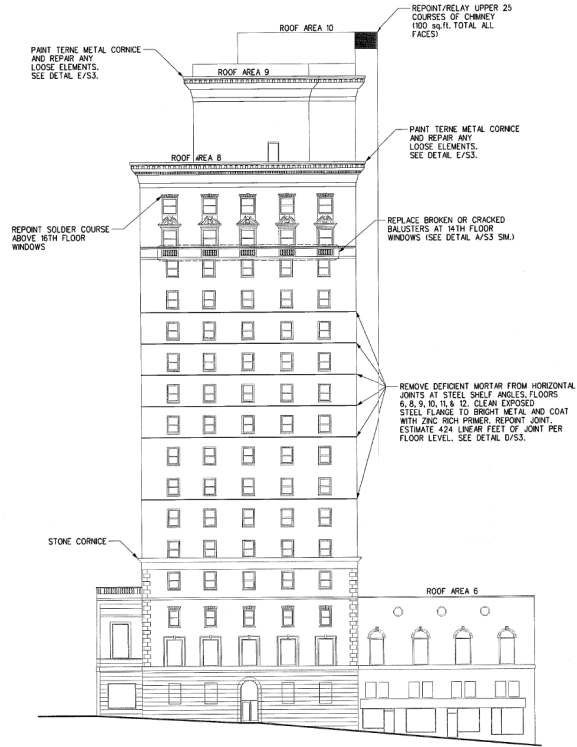
11/16/2012

SI.0

ib ROSS BRYAN ASSOCIATES, INC.
CONSULTING STRUCTURAL ENGINEERS
2017 Powers Building, Suite 300
Nashville, Tennessee 37208
Phone: (615) 259-1200
Fax: (615) 957-4444
www.rossbryan.com



NORTH ELEVATION 1
SCALE: 1/8"=1'-0"



SOUTH ELEVATION 2
SCALE: 1/8"=1'-0"

**The Andrew Johnson Building
Knoxville, Tennessee**

THE PUBLIC BUILDING AUTHORITY OF THE COUNTY OF KNOX AND THE CITY OF KNOXVILLE, TENNESSEE

BUILDING ELEVATIONS

Interior
Material
Repairs
PDR



THE LEWIS GROUP
ARCHITECTS

643 SHAW WALKER
KNOXVILLE, TENNESSEE
37915
PH 865.584.9000
FX 865.588.1272
E. info@lewisgroup.com

PROJECT REVISIONS

DATE	DESCRIPTION

ALL WORK IS TO BE ACCORDING TO THE LATEST EDITION OF THE BUILDING CODE OF THE STATE OF TENNESSEE AND THE CITY OF KNOXVILLE, TENNESSEE. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL FIRE AND SAFETY CODE. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL SMOKE AND ALARM CODE. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE.

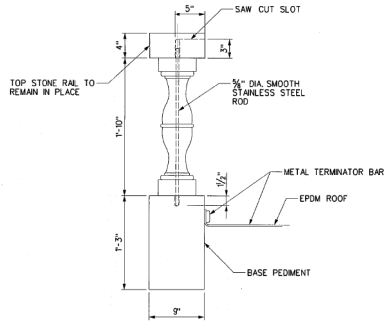
Project Number
11027

11/16/2012
S2.0

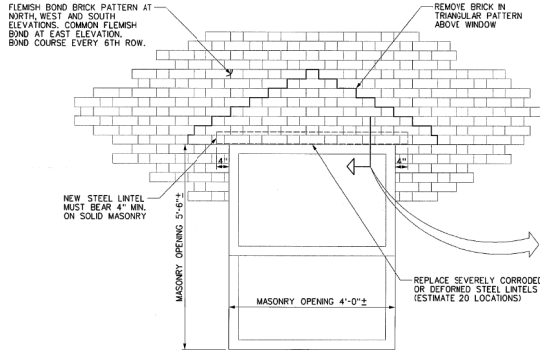
ROSS BRYAN ASSOCIATES, INC.
CONSULTING STRUCTURAL ENGINEERS
227 French Landing Drive, Suite 500
Memphis, Tennessee 38108
Phone: (901) 338-1100
Fax: (901) 327-4446
www.rossbryan.com

BALUSTER REPAIR

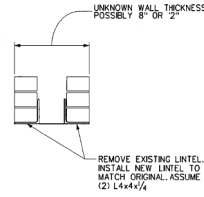
1. PREPARE PLASTER OR RUBBER MOLD USING INTACT BALUSTER.
2. REMOVE ALL BROKEN BALUSTERS
 - ESTIMATE 35 BALUSTERS CRACKED ON 3RD FLOOR
 - ESTIMATE 35 BALUSTERS CRACKED OR BROKEN ON 14TH FLOOR
3. REPRODUCE A TOTAL OF 70 BALUSTERS (VERIFY NUMBER IN FIELD) USING DRY TAMPED CAST STONE PRODUCTION METHODS. BALUSTERS TO HAVE 3/4" DIA. HOLE IN CENTER FULL HEIGHT TO RECEIVE 3/4" DIA. SMOOTH STAINLESS STEEL ROD. ROD TO MEASURE 22'-1/2" x 1/2" - 25".
4. SAW CUT 3/4" WIDE x 3" DEEP x 5" SLOT IN TOP RAIL AT BALUSTER LOCATION AND DRILL 3/4" DIA. x 1/2" DEEP HOLE IN BOTTOM PEDIMENT TO RECEIVE ROD.
5. FILL HOLE IN BOTTOM PEDIMENT WITH EPOXY GEL ADHESIVE (SIKADUR 31H MOD GEL OR EQUAL).
6. PUSH ROD UP FLUSH WITH BOTTOM OF BALUSTER AND SLIDE BALUSTER INTO POSITION HAVING "BUTTERED" TOP AND BOTTOM WITH 3/8" MORTAR.
7. MOVE BALUSTER TO CORRECT POSITION ALLOWING ROD TO DROP 1/2" TO FALL INTO HOLE IN BASE PEDIMENT.
8. FILL SLOT IN UPPER STONE RAIL WITH CEMENTITIOUS REPAIR MORTAR.



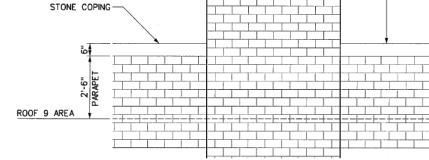
DETAIL A
SCALE: 1/2" = 1'-0"



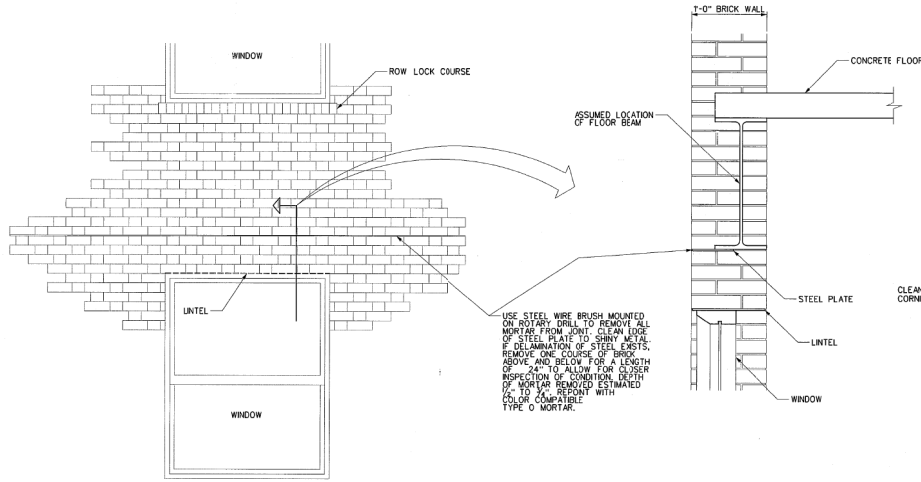
DETAIL B
SCALE: 3/4" = 1'-0"



REPORT AND RELAY AS REQUIRED UPPER 25 COURSES OF BRICK OUTSIDE WYTHES AND AS REQUIRED ON INNER WYTHES. BOND BREAKS EVERY 6TH COURSE. CONVENTIONAL RUNNING BOND.



DETAIL C
SCALE: 1/2" = 1'-0"

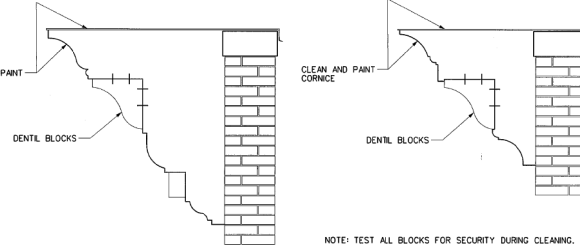


RETRIEVE OF HORIZONTAL MORTAR AT FLOOR LEVELS 6, 8, 10, 11, 12. ESTIMATE 200 LINEAR FEET PER FLOOR. TOTAL 2000 LBS. FT.

DETAIL D
SCALE: 3/4" = 1'-0"

CORNICE REPAIR

1. USE PLASTIC OR WOODEN SCRAPER TO REMOVE SCALED AND LOOSE PAINT.
2. AFTER SCRAPING, WASH ENTIRE CORNICE WITH TSP (TRISODIUM PHOSPHATE) TO REMOVE CHALK, DUST, RUST, AND LOOSE PAINT. RINSE THOROUGHLY WITH CLEAN WATER AND LET DRY.
3. SPOT PRIME ALL EXPOSED METAL WITH RUST INHIBITOR PRIMER 10-520.
4. PAINT ALL SURFACES WITH QUALITY ACRYLIC ELASTOMERIC PAINT SUITABLE FOR METAL ROOFING. SHOWER PROOF WB BY CALBAR OR EQUAL.



NOTE: TEST ALL BLOCKS FOR SECURITY DURING CLEANING. RESECURE AS NEEDED USING (4) #6 SELF-DRILLING SCREWS PHILLIPS WAFER HEAD 2 1/2" LONG (2 EACH SIDE, 4 TOP). INSTALL SCREWS AT 30 DEGREES.

DETAIL E
SCALE: 1" = 1'-0"



THE LEWIS GROUP
ARCHITECTS
4513 OGDEN AVE. DOWNTOWN
KNOXVILLE, TENNESSEE 37916
PH: 603.584.5000
FX: 603.588.1373
E: info@lewisgroup.com

PROJECT REVISIONS

DATE	DESCRIPTION

ALL WORK IS TO BE DONE BY 10:00 AM THE FOLLOWING DAY UNLESS OTHERWISE SPECIFIED. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

Project Number

11027

11/16/2012

S3.0