

Downtown Knoxville Design Overlay District Certificate of Appropriateness

Name of Applicant: Andy Powers
☐ Owner ☐ Contractor ☒ Architect ☐ Engineer ☐ Other
Date Filed: 11/27/13 Application accepted by: Michael ReynoldsFee Amount: \$250 Review Date: 12/10/13 File Number: 12-B-13-DT**PRE-APPLICATION CONFERENCE**Date Completed: 10/24/13**PROPERTY INFORMATION**

Building or Project Name: _____

WALNUT STREET GARAGEStreet Address: 400 LOCUST STREETParcel Identification Number(s): CLT TAX 094L
GROUP H, PARCEL 019.03**PROPERTY OWNER**

PLEASE PRINT

Name: SCOTTIE EPPERSONCompany: WALNUT STREET GARAGE LLCAddress: 520 W SUMMIT HILL #1201City: KNOXVILLE State: TN Zip: 37902Telephone: 865.546.7020Fax: 865.971.4881E-mail: scottiefri@aol.com**PROJECT ARCHITECT/ENGINEER**

PLEASE PRINT

Name: ANDY POWERSCompany: GEORGE EWARTAddress: 404 BEARDEN PARK CIRCLECity: KNOXVILLE State: TN Zip: 37919Telephone: 865.599.3254Fax: 865.602.7742E-mail: apowers@georgeewart.com**PROJECT CONTRACTOR**

PLEASE PRINT

Name: NOT SELECTED

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

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: ANDY POWERSCompany: GAEAAddress: 404 BEARDEN PARK CIRCLECity: KNOXVILLE State: TN Zip: 37919Telephone: 865.599.3254Fax: 865.602.7742E-mail: apowers@georgeewart.com



10 December, 2013

Mike Reynolds
Metropolitan Planning Commission
Suite 403, City County Building
400 Main Street
Knoxville, TN 37902

Re: Downtown Design Review Committee
Walnut Street Garage (*Revised*)

Dear Mr. Reynolds:

For your convenience, revised text appears in this format. This letter accompanies our submission for the December 18th meeting and provides information that will be useful to understanding our proposed design.

Summary

The site is bounded by Walnut Street, Summer Place and Locust Street. The property currently houses the Liberty Building which is being demolished prior to transfer of the property to the developer. All existing structures, retaining walls, street trees, and sidewalks are to be demolished.

The proposed structure is a 10 story building which houses approximately *1065* parking spaces which are to be privately leased and open to the public after hours and on weekends. The property contains approximately 1100 square feet of street level retail at Summer Place. There is also an additional 4100 square foot commercial building at the southwest corner of the site. This structure is three floors tall with a storefront entrance onto Locust.

The concrete construction will have tinted, textured precast walls and decorative inlayed brick. The precast color will be similar to the adjacent Market Square Garage. The field brick will match the existing landscaping walls of the Langley Building, complimented by *an* accent inlay.

The south wall along the Dewhurst property is a fire wall without openings as required by Code. It is constructed entirely of precast concrete walls with varying shades of color and patterns shown on the exterior elevations. The retail/commercial components are accented with flat metal panels. *The color of the panels will complement the Langley building. The storefront will have clear glazing as required by the guidelines.*

The site features urban scaled landscaping which is designed to eventually replace the canopy of trees lost as a result of the demolition of the buildings and sidewalks. The building fills the property while respecting the setbacks prescribed by the Zoning Ordinance. Short term parking is created along Summer Place to support the retail function. Other amenities include street furnishings, bike racks, and concrete paving patterns.

The lower level is classified as an enclosed garage and which will require mechanical ventilation and dry sprinklers. The remainder of the structure is classified as an open structure allowing for natural ventilation and daylight.

Downtown Design Review Committee
December 10, 2013
Page 2

The lowest level is at Locust which is essentially a daylight basement. Two entry and exit points are located mid-block on both Walnut and Locust Streets. The surface directly facing public streets is level on all floors with the ramp being isolated to the rear of the project.

A bridge connects the 2nd Floor of the Walnut Street Garage to the Plaza Level of the Langley Building. The bridge is a prefabricated metal structure comprised of a Vierendeel truss which is guardrail height and posts supporting a standing seam metal roof. A powder coated painting scheme will tie the two structures together visually.

Materials

Garage Walls: Tinted and sandblast textured precast concrete in various colors
Brick inlays field with accent brick accents as shown

South Wall: Tinted and sandblast textured precast concrete in various colors

Retail Walls: Flush metal panels

Bridge: Powder coated, prefab metal bridge with standing seam aluminum roof

Roofs: White EPDM, fully adhered

Windows: Aluminum storefront shall be *anodized with clear glazing*.

Coping: Prefinished to match adjacent surface

Lighting

Decorative exterior lighting is provided at the top level with LED fixtures providing a starburst accent which will contribute the skyline. Masonry columns facing public streets are up lit with fluorescent columns which have a downward component to provide lighting at the public zone. Cut Sheets for this lighting are attached for reference. City of Knoxville required street lighting is also provided.

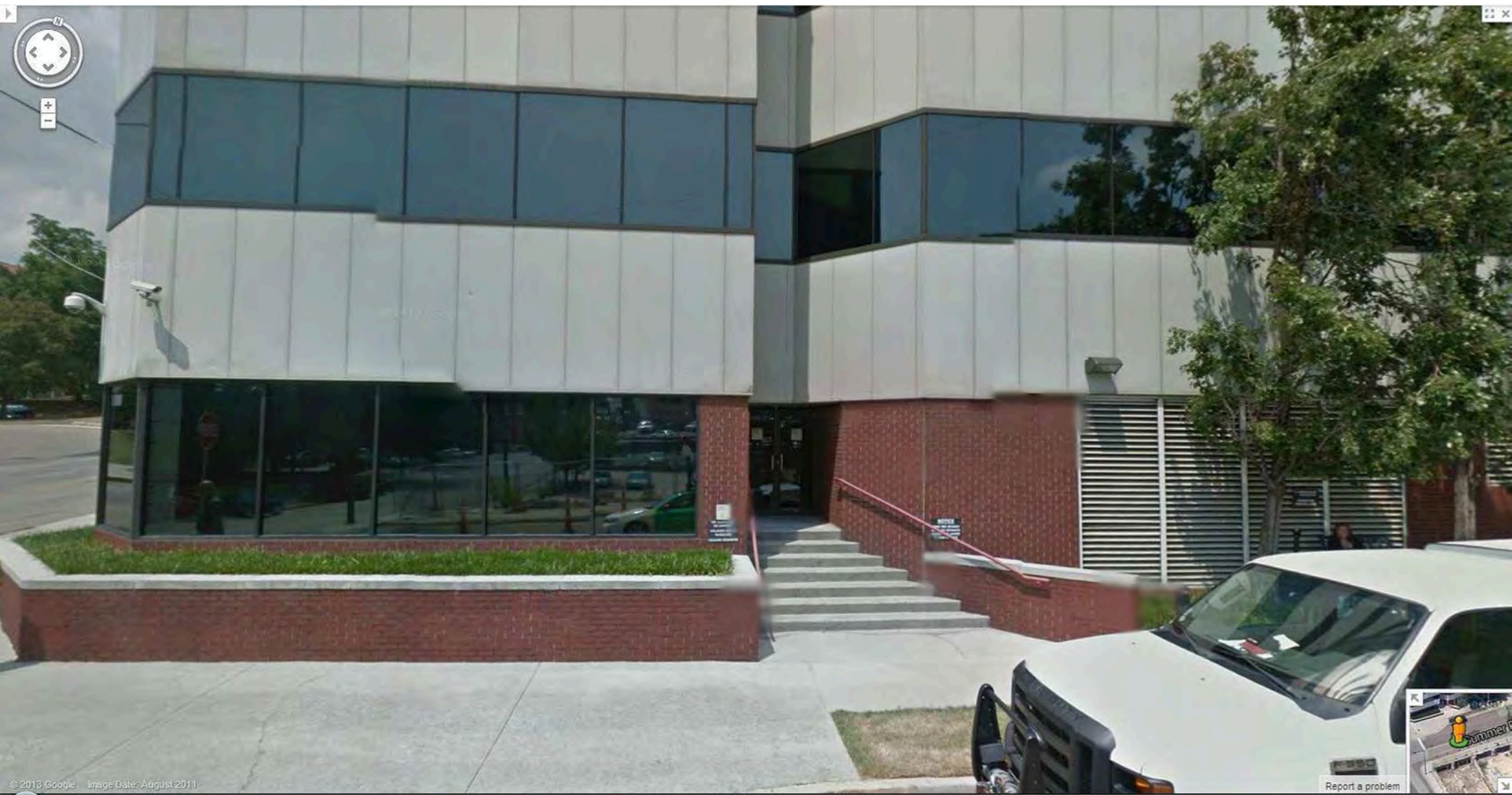
The interior of the building is provided with fluorescent lighting for safety and energy efficiency. The perimeter zones of the parking floor plates stay on during night time at 30% power. Each zone is further controlled by sensors which power the lights up to 100% when motion is detected. Lighting in the stairwells is provided at all times for safety.

Please let me know what other information you need or how we can be of further assistance.

Sincerely,



Andrew P. Powers, Principal
George Armour Ewart, Architect

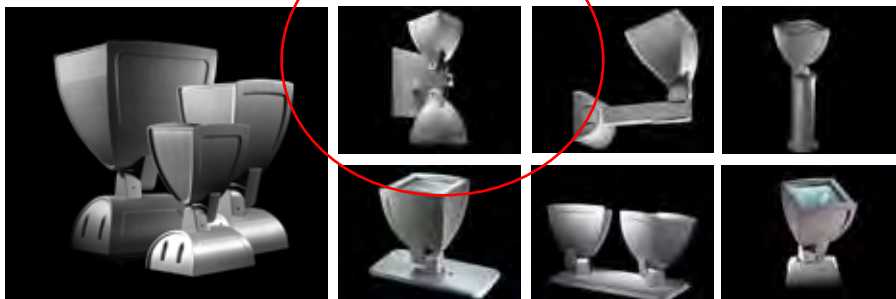


Langley Building

LED ARCHITECTURAL FACADE LIGHTING

MASQUE-LED

WHITE LIGHT, STATIC COLORS & RGB COLOR CHANGING



SPECIFICATIONS	
OUTPUT	BEAM ANGLE 7°, 15°, 30°, 45°, 100°, 10° X 60° = HSL
	COLOR TEMPERATURE & COLOR RANGE 2700 K, 3500 K, 4000 K, Static Red, Green, Blue, Amber, RGBW, RGB
	LUMENS & EFFICACY (lm / W)
	WHITE LIGHT (4000K)
	WATTAGE OPTICS LUMENS EFFICACY
	30W 7° 2025 lm 57 lm/W
ELECTRICAL	30W 15° 1798 lm 51 lm/W
	30W 30° 1908 lm 54 lm/W
	30W 45° 1857 lm 52 lm/W
	120W 7° 7900 lm 62 lm/W
	120W 10° X 60° 7145 lm 56 lm/W
	RGB (COLOR CHANGING)
	50W 7° 1568 lm 33 lm/W
	135W 7° 4655 lm 28 lm/W
CONTROL	LUMEN MAINTENANCE WHITE: 75,000 HRS L70
	INPUT VOLTAGE 120V to 277V
	POWER CONSUMPTION 30W White & RGB: 37W 50W WHITE & RGB: 55W 120W WHITE: 126W 135W RGB: 155W
	DMX Ready
	DIMENSIONS (HEIGHT X WIDTH X DEPTH) MASQUE 1 - SM Mounting: 9-5/8" x 5-1/8" X 6-3/4"
	MASQUE 2 - SM Mounting: 12-3/4" x 5-3/4" X 7-1/8"
PHYSICAL	MASQUE 4 - SM Mounting: 21" x 9-1/2" X 13-1/8"
	Weight MASQUE 1 - SM Mounting: 7 lbs (XX kg)
	MASQUE 2 - SM Mounting: 12 lbs (XX kg)
	MASQUE 4 - SM Mounting: 47 lbs (XX kg)
	HOUSING Heavy duty die-cast aluminum, powder-coated finish
	EPA MASQUE 1: 0.551 FT ² MASQUE 2: 0.891 FT ² MASQUE 4: 2.269 FT ²
CERTIFICATION	LENS / LENS FRAME Tempered glass / Heavy duty single piece die-cast aluminum, powder-coated finish
	OPERATING TEMPERATURES -25° C to 40° C
WARRANTY	CERTIFICATION UL/CUL Wet Location
5 YEAR LIMITED	
Lumen measurement tested in accordance with IES LM-79-08	

EXTERNAL SHIELD OPTIONS



ECB

Cross Baffle

Shielding in vertical and horizontal planes.



EHB

Horizontal Baffle

Glare cutoff in the vertical plane.



EVB

Vertical Baffle

45° shielding for low brightness lateral cutoff.



BD

Barn Doors

Flexible framing of the beam pattern.



VS

Cutoff Visor

Shielding for cutoff in front of the luminaire.



FS

Adjustable Framing Snoot

Glare control for precise beam framing.

INSIGHT

Insight Lighting
www.insightlighting.com
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LED ARCHITECTURAL FACADE LIGHTING

MASQUE-LED

WHITE LIGHT, STATIC COLORS & RGB COLOR CHANGING

ORDERING INFORMATION

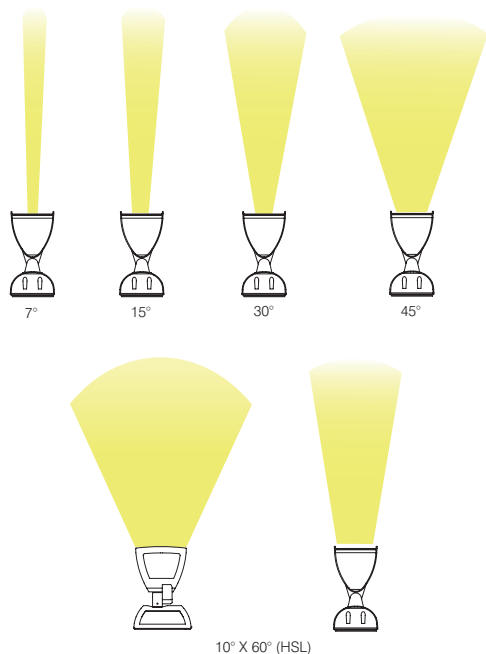
PREFIX	FIXTURE WATTAGE	COLOR TEMP. OR COLOR	OPTICS	MOUNTING	POWER SUPPLY	FINISH	OPTIONS
MASQUE 1	16	White Light 27K = 2700K 35K = 3500K 40K = 4000K R = Static Red G = Static Green B = Static Blue A = Amber	7° 15° 30° 45° 100° HSL (10° X 60°)	MASQUE 1 & 2 MOUNTING OPTIONS SM = Surface Mount, Wall or Ground CM = Conduit Mount EX-X = Extended Arm X = Arm length WM2-X = Twin Fixture, Wall Mount Direct & Indirect X = Arm length	INT = 120V - 277V Integral Power Supply IDIM = 120V - 277V Integral Dimming Power Supply for White Light or Static Colors, 0-10V Contact factory for 347V	TW = Textured White TBL = Textured Black TBR = Textured Bronze TLB = Textured Light Bronze TN = Textured Natural TS = Textured Sandstone SF # = Specify Finish CC # = Custom Color # Contact factory. Additional charges will apply.	EXTERNAL SHIELDS ECB = Cross Baffle EHB = Horizontal Baffle EVB = Vertical Baffle BD = Barn Doors VS = Cutoff Visor SN = Snoot (Contact factory for Masque 4 Snoot availability) FS = Adjustable Snoot WG = Wire Guard OPTIONS TP = Tamper Proof Fasteners CRF = Corrosion Resistant Finish • CRF is recommended for coastal or extreme exterior environments. • Contact factory for available finishes.
MASQUE 2	30 50	White Light 27K = 2700K 35K = 3500K 40K = 4000K R = Static Red G = Static Green B = Static Blue A = Amber	7° 15° 30° 45° 100° HSL (10° X 60°)	ST-X = Stanchion X = Stanchion height DB1 = Direct Burial Single Fixture DB2 = Direct Burial Twin Fixture			
MASQUE 4	120 135	White Light 27K = 2700K 35K = 3500K 40K = 4000K R = Static Red G = Static Green B = Static Blue A = Amber	7° 15° 30° 45° 100° HSL (10° X 60°)	MASQUE 4 MOUNTING OPTIONS SM = Surface Mount CM = Conduit Mount EX-X = Extended Arm X = Arm length ST-X = Stanchion X = Stanchion height DB1 = Direct Burial, Single			

Notes:

- DMX controls are required. Contact factory.
- Every fixture is shipped standard as System Control (every fixture has the same address).
- One Splitter/LED Programming Kit (CDS-PK) must be ordered for each RGB or RGBW installation. See below.

Ordering Example: MQ1/ 16 / 35K / 45° / SM / INT / TW / WG

PREFIX	FIXTURE WATTAGE	COLOR TEMP. OR COLOR	OPTICS	MOUNTING	VOLTAGE	FINISH	OPTIONS



DMX SPLITTERS/PROGRAMMING KIT - ORDER SEPARATELY	
REQUIRED FOR ALL RGB/RGBW INSTALLATIONS	
CAT#	DESCRIPTION
CDS-PK	DMX SPLITTER/LED PROGRAMMING KIT One CDS-PK is required per RGB or RGBW installation. CDS-PK consists of four outputs. Each output accommodates up to 32 fixtures. Every universe requires its own dedicated CDS-PK. The CDS-PK includes a LED programming kit for field addressing. If additional splitters are required, order CDS1 and/or CDS2 per project requirements. The CDS-PK will allow for field changes to the DMX resolution which could result in the consumption of more DMX addresses and could result in the need for more DMX control equipment. Insight is not responsible for determining project resolution requirements, but can be accommodated with a programming kit (CDS-PK).
CDS1	DMX SPLITTER ONLY (4 OUTPUTS) CDS1 consists of four outputs. Each output accommodates up to 32 fixtures.
CDS2	DMX SPLITTER ONLY (8 OUTPUTS) CDS2 consists of eight outputs. Each output accommodates up to 32 fixtures.

INSIGHT

Insight Lighting
www.insightlighting.com
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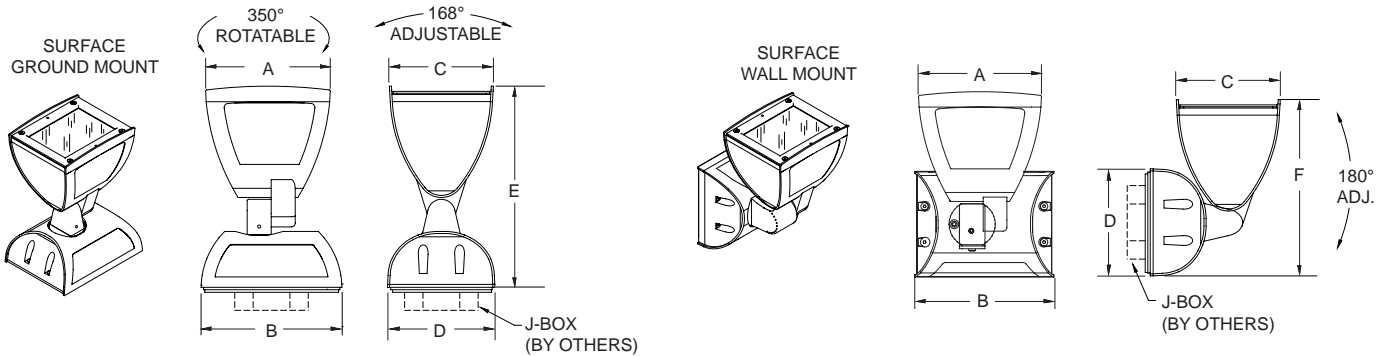
LED ARCHITECTURAL FACADE LIGHTING

MASQUE-LED

WHITE LIGHT, STATIC COLORS & RGB COLOR CHANGING

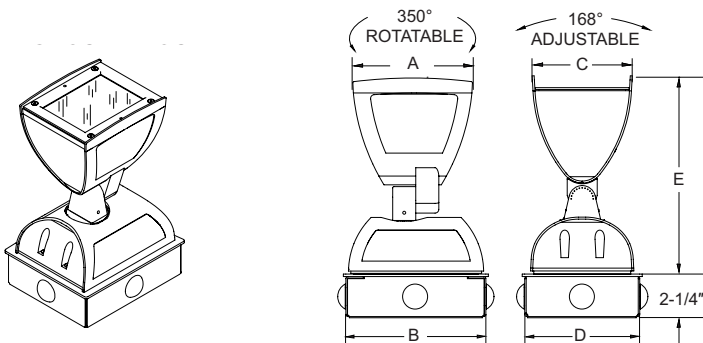
MOUNTING & DIMENSIONS

SM - SURFACE, WALL, GROUND



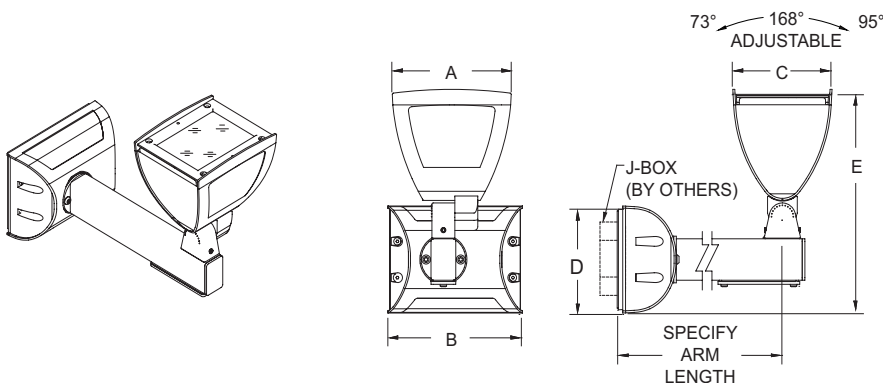
PRODUCT	DIM A	DIM B	DIM C	DIM D	DIM E	DIM F
MASQUE 1	6"	6-3/4"	5"	5-1/8"	9-5/8"	8-5/8"
MASQUE 2	7-1/4"	7-1/8"	6-7/8"	5-3/4"	12-3/4"	11-1/2"
MASQUE 4	14-7/8"	13-1/8"	12-3/4"	9-1/2"	21"	18-1/8"

CM - CONDUIT MOUNT



PRODUCT	DIM A	DIM B	DIM C	DIM D	DIM E
MASQUE 1	6"	7-1/4"	5"	6"	9-5/8"
MASQUE 2	7-1/4"	7-1/4"	6-7/8"	6"	12-3/4"
MASQUE 4	14-7/8"	13-3/8"	12-3/4"	9-13/16"	21"

EX - EXTENDED ARM



Specify Arm Length:

Masque I: Specify 6", 12", 18" or 24"

Masque II: Specify 8", 12", 18" or 24"

Masque IV: Specify 12", 18" or 24"

PRODUCT	DIM A	DIM B	DIM C	DIM D	DIM E
MASQUE 1	6"	6-3/4"	5"	5-1/8"	11"
MASQUE 2	7-1/4"	7-1/8"	6-7/8"	5-3/4"	13-7/8"
MASQUE 4	14-7/8"	13-1/8"	12-3/4"	9-1/2"	21-3/4"

INSIGHT

Insight Lighting
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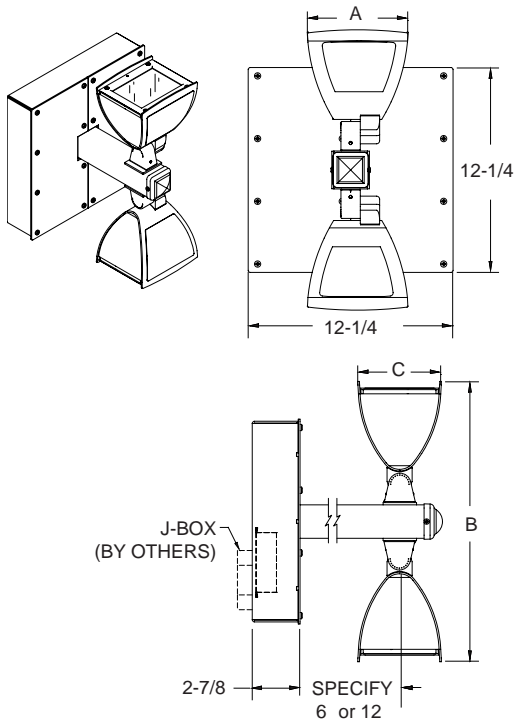
LED ARCHITECTURAL FACADE LIGHTING

MASQUE-LED

WHITE LIGHT, STATIC COLORS & RGB COLOR CHANGING

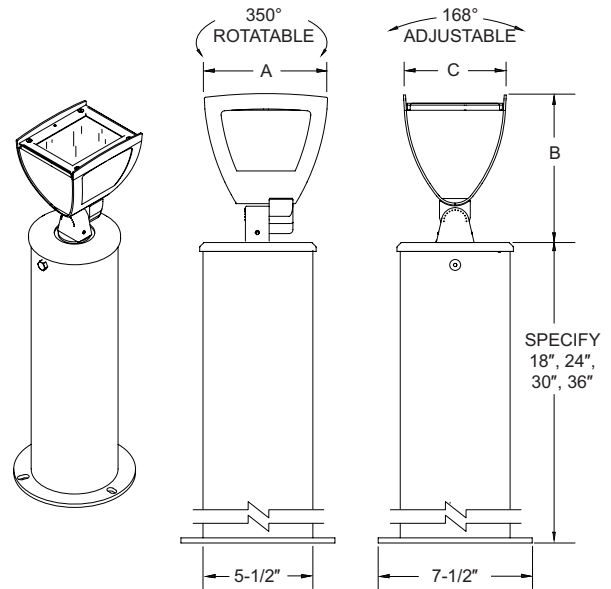
MOUNTING & DIMENSIONS

WM2 - DIRECT/INDIRECT WALL



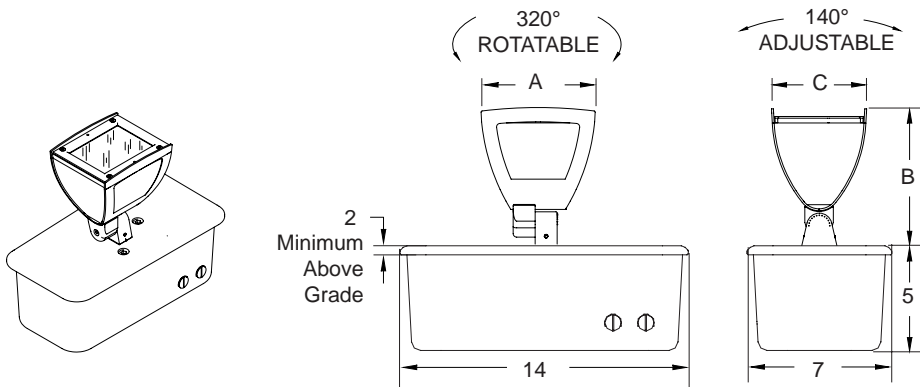
PRODUCT	DIM A	DIM B	DIM C
MASQUE 1	6"	16-5/8"	5"
MASQUE 2	7-1/4"	22"	6-7/8"

ST - STANCHION



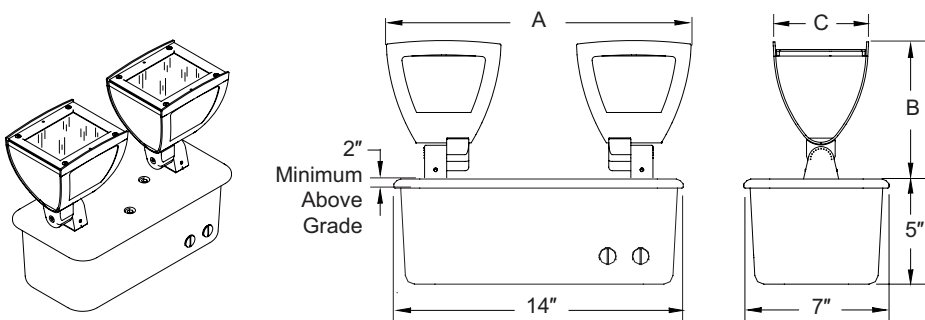
PRODUCT	DIM A	DIM B	DIM C
MASQUE 1	6"	7-1/8"	5"
MASQUE 2	7-1/4"	10"	6-7/8"
MASQUE 4	14-7/8"	15-1/4"	12-3/4"

DB - DIRECT BURIAL, SINGLE



PRODUCT	DIM A	DIM B	DIM C
MASQUE 1	6"	7-1/8"	5"
MASQUE 2	7-1/4"	10"	6-7/8"
MASQUE 4	14-7/8"	15-1/4"	12-3/8"

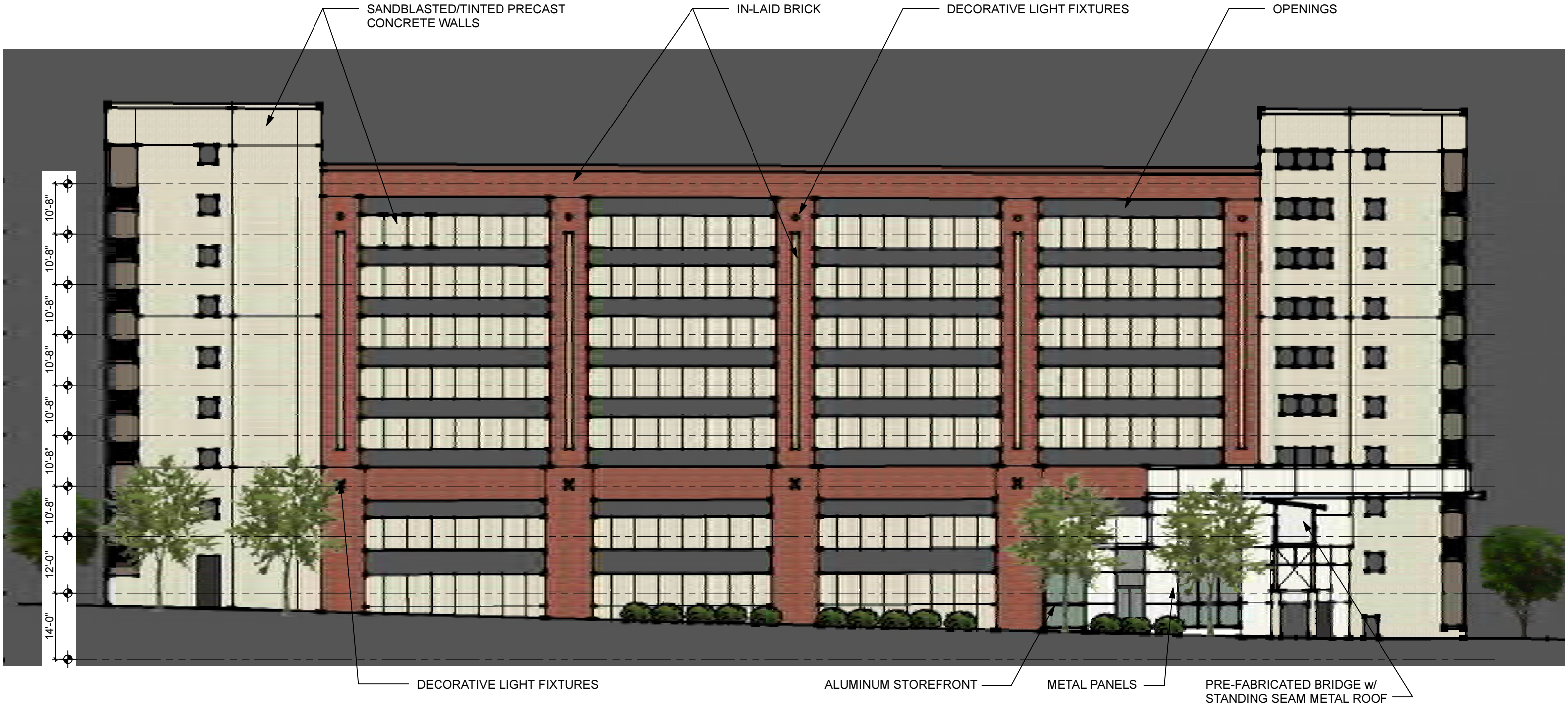
DB2 - DIRECT BURIAL, TWIN



PRODUCT	DIM A	DIM B	DIM C
MASQUE 1	15-1/2"	7-1/8"	5"
MASQUE 2	16-7/8"	10"	6-7/8"

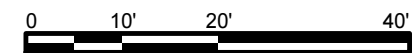
INSIGHT

Insight Lighting
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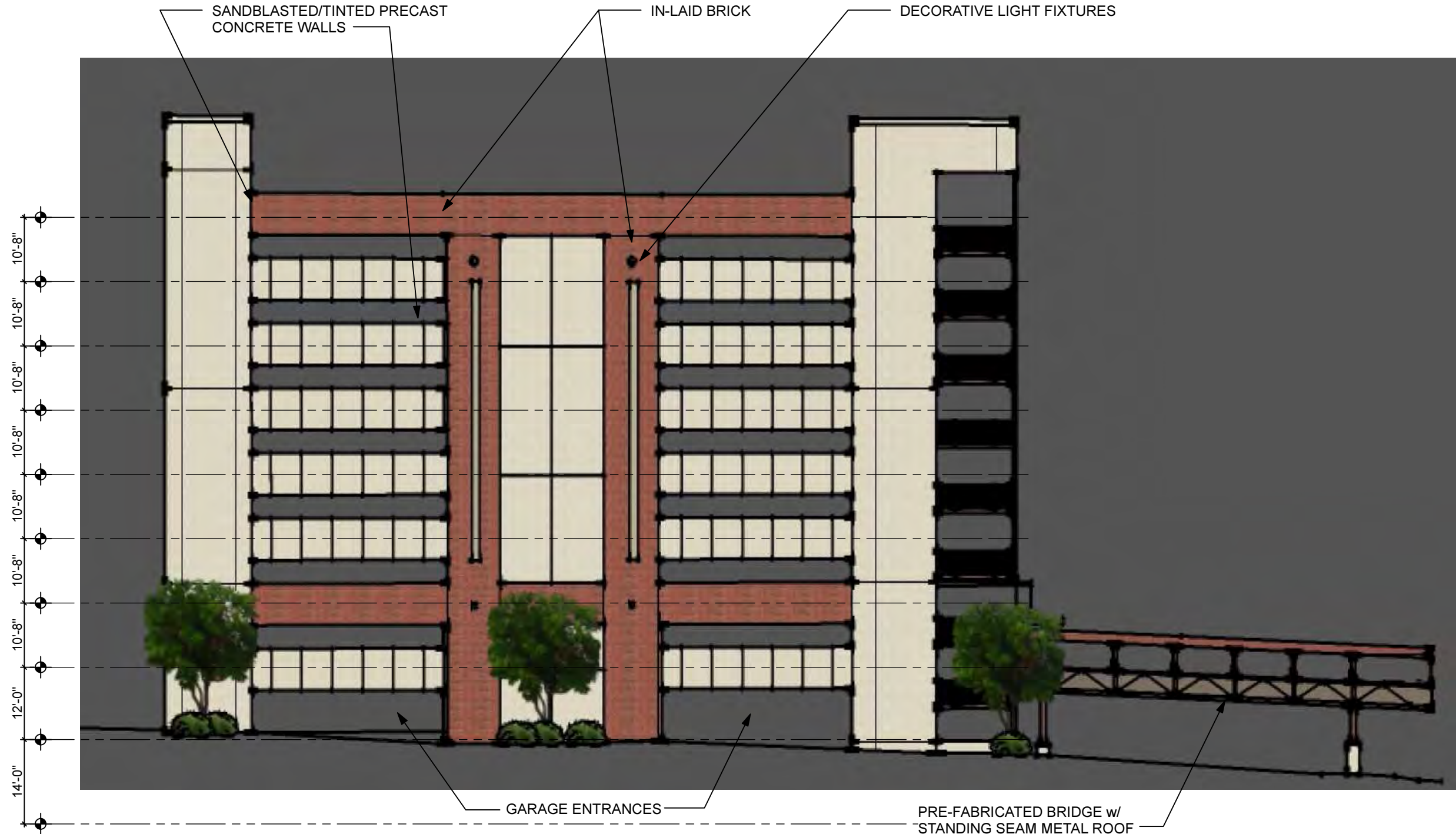
1 NORTH ELEVATION

SCALE: 1" = 20'

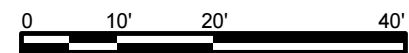


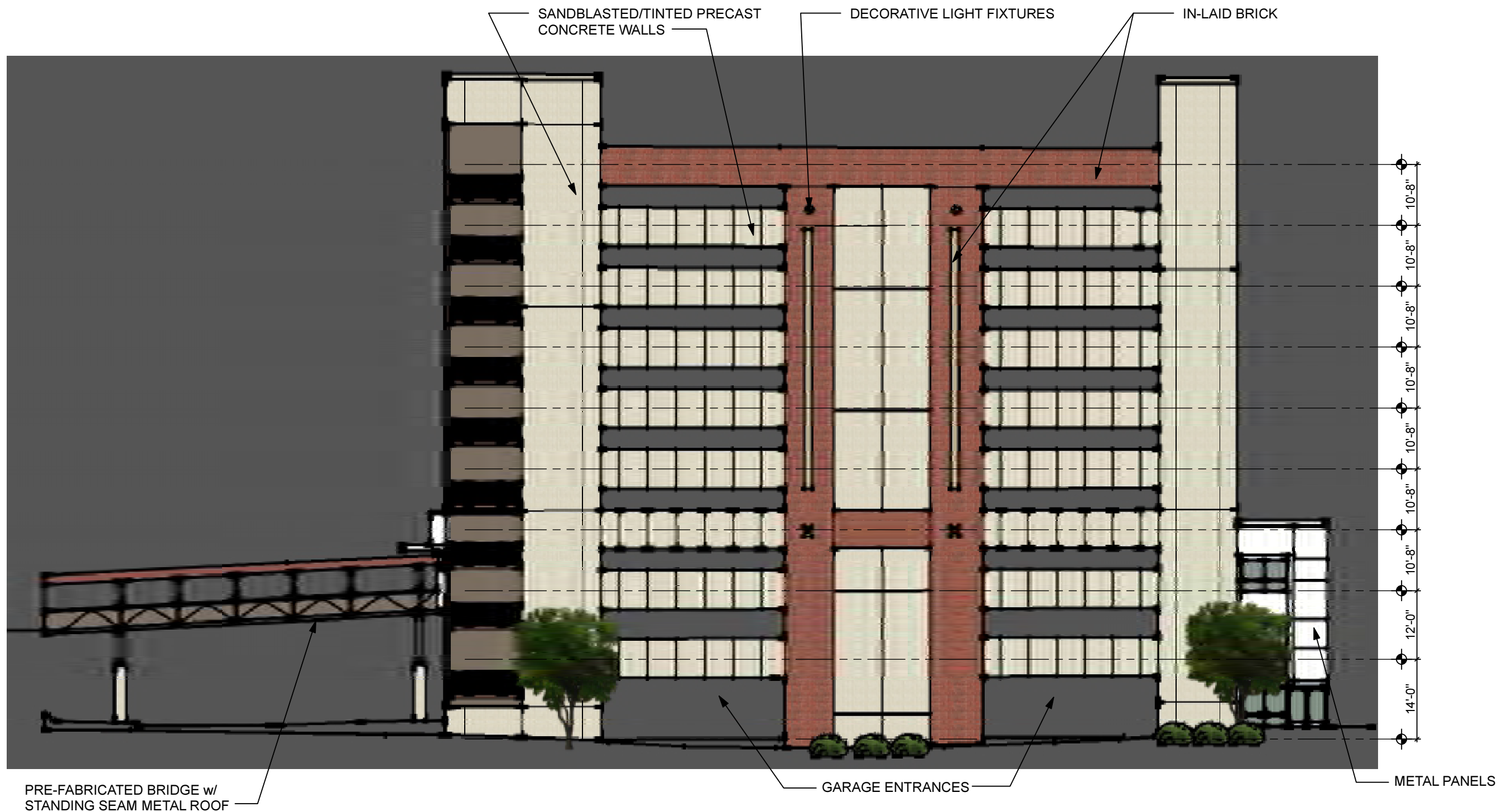


2 SOUTH ELEVATION
SCALE: 1" = 20'



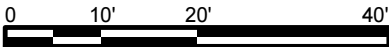
3 EAST ELEVATION
SCALE: 1" = 20'

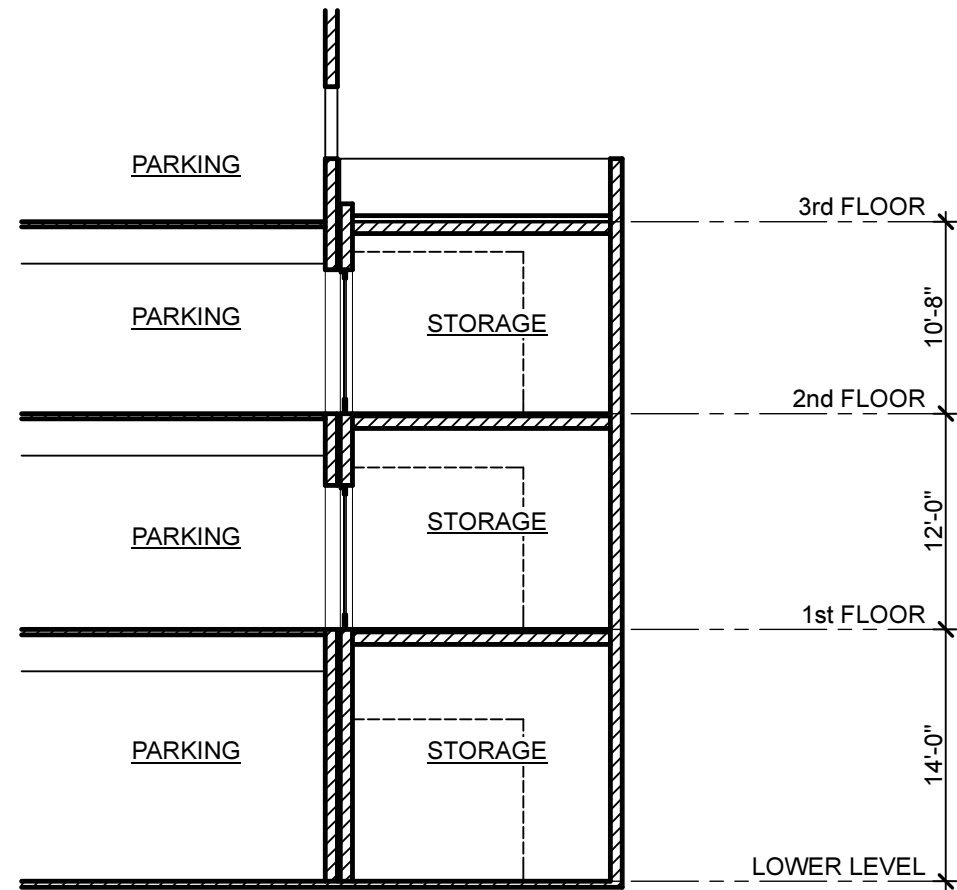
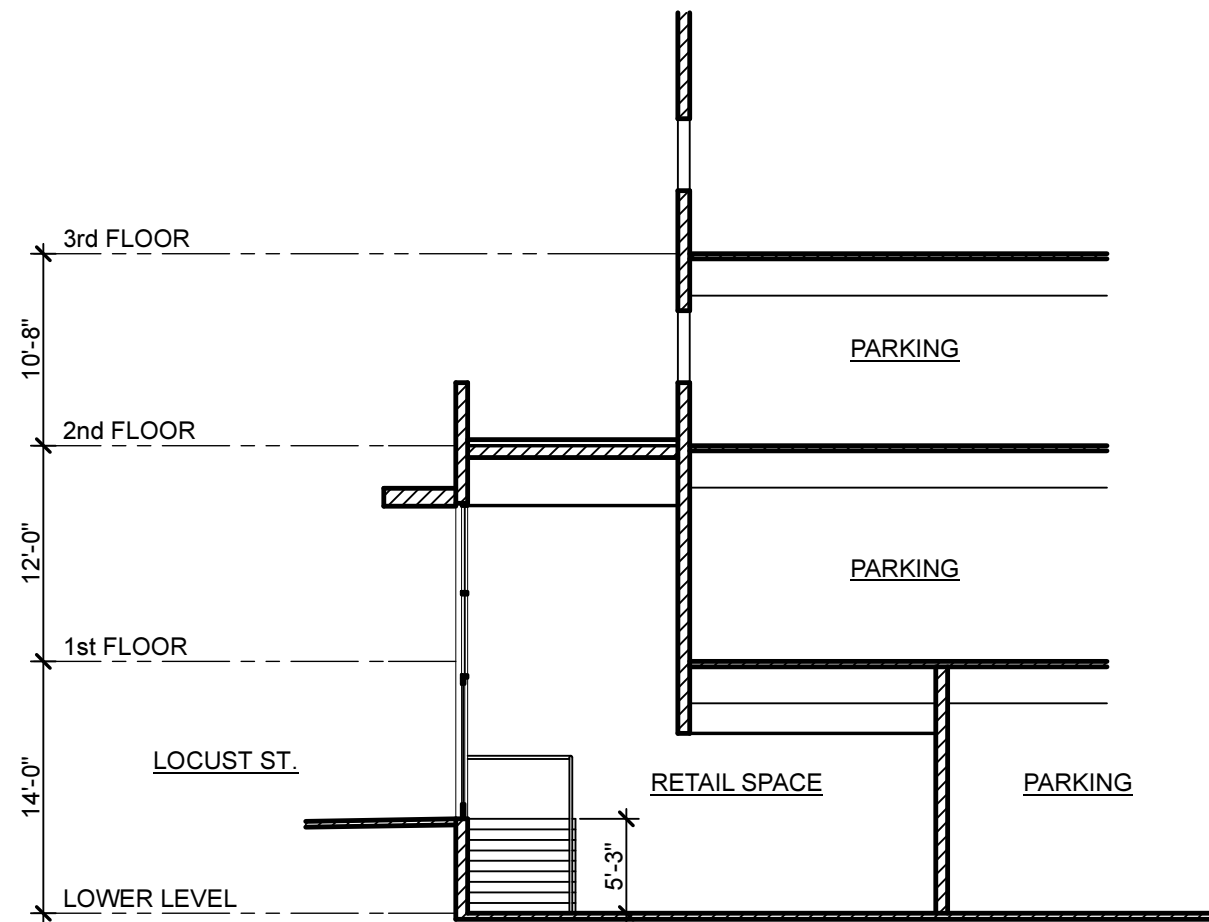




4 WEST ELEVATION

SCALE: 1" = 20'





5

BUILDING SECTIONS

SCALE: 3/32" = 1'-0"





⑥ VIEW FROM LOCUST ST.

ALL EXISTING STRUCTURES,
SIDEWALKS, AND LANDSCAPING
TO BE DEMOLISHED



7

VIEW FROM SUMMER PLACE

ALL EXISTING STRUCTURES,
SIDEWALKS, AND LANDSCAPING
TO BE DEMOLISHED



8

VIEW FROM WALNUT ST.

ALL EXISTING STRUCTURES,
SIDEWALKS, AND LANDSCAPING
TO BE DEMOLISHED



A NEW PARKING GARAGE FOR
WALNUT PARKING GARAGE, LLC
KNOXVILLE, TENNESSEE

PRELIMINARY -
NOT FOR
CONSTRUCTION

Site Plan

DATE:	10 DEC. 2013
PROJECT NO.:	13-075
PROJECT MGR.:	JTW
REVISION:	DATE
1	12.06.13