

Downtown Knoxville Design Overlay District Certificate of Appropriateness

Name of Applicant: 430 GAY STREET, LLC

Owner Contractor Architect Engineer Other _____

Date Filed: 2-4-13 Application accepted by: Michael Reynolds

Fee Amount: 100.00 Review Date: 2/20/13 File Number: 2-B-13-DT

PRE-APPLICATION CONFERENCE		Date Completed:
<p style="text-align: center;">PROPERTY INFORMATION</p> <p>Building or Project Name: <u>TAILOR LOFTS</u></p> <hr/> <p>Street Address: <u>430 GAY ST., 37902</u></p> <p>Parcel Identification Number(s): <u>095IA031</u></p> <hr/> <p style="text-align: center;">PROPERTY OWNER</p> <p>PLEASE PRINT Name: <u>JOHN JOHNSON</u></p> <p>Company: <u>430 GAY ST. LLC</u></p> <p>Address: <u>C/O 402 S. GAY ST.</u></p> <p>City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37902</u></p> <p>Telephone: <u>865-246-1371</u></p> <p>Fax: _____</p> <p>E-mail: _____</p>	<p style="text-align: center;">PROJECT ARCHITECT/ENGINEER</p> <p>PLEASE PRINT Name: <u>JEFF JOHNSON</u></p> <p>Company: <u>MCCARTY HOLSAPLE MCCARTY</u></p> <p>Address: <u>550 W. MAIN ST., SUITE 300</u></p> <p>City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37902</u></p> <p>Telephone: <u>865-544-2000</u></p> <p>Fax: <u>865-544-0402</u></p> <p>E-mail: <u>JOHNSON@MHTMNC.COM</u></p> <hr/> <p style="text-align: center;">PROJECT CONTRACTOR</p> <p>PLEASE PRINT Name: <u>TBD</u></p> <p>Company: _____</p> <p>Address: _____</p> <p>City: _____ State: _____ Zip: _____</p> <p>Telephone: _____</p> <p>Fax: _____</p> <p>E-mail: _____</p>	
<p style="text-align: center;">ACCOMPANYING MATERIALS</p> <p>Please see the reverse side of this form for a list of information required as part of this application.</p>		
FOR OFFICE USE ONLY		
<p style="text-align: center;">PROJECT INFORMATION</p> <p>LEVEL 1: \$50</p> <p><input type="checkbox"/> Minor Alteration of an Existing Building/Structure</p> <p><input type="checkbox"/> Sign</p> <p>LEVEL 2: \$100</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: \$250</p> <p><input type="checkbox"/> Construction of New Building/Structure</p>	<p style="text-align: center;">PROJECT CONTACT</p> <p>All application-related correspondence should be directed to:</p> <p>PLEASE PRINT Name: <u>DANIEL ODLE</u></p> <p>Company: <u>CONVERSION PROPERTIES</u></p> <p>Address: <u>402 S. GAY STREET, SUITE 202</u></p> <p>City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37902</u></p> <p>Telephone: <u>865-776-4281</u></p> <p>Fax: _____</p> <p>E-mail: <u>DODLE@CONVERSIONPROP.COM</u></p>	

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

MCCARTY
HOLSAPLE
MCCARTY

MHM

ARCHITECTS
& INTERIOR
DESIGNERS

550 W. MAIN STREET
SUITE 300
KNOXVILLE, TN 37902
(865) 544-2000
FAX (865) 544-0402
WWW.MHMINC.COM

February 4, 2013

Mr. Mike Reynolds
Downtown Knoxville Design Overlay District
Metropolitan Planning Commission
Suite 403
City County Building
400 Main Street
Knoxville, TN 37902

TAILOR LOFTS BUILDING
430 GAY STREET
KNOXVILLE, TENNESSEE

Mr. Reynolds,

Enclosed is an application for review for the Certificate of Appropriateness for the referenced project we have prepared on behalf of the Owner, 430 Gay Street, LLC and the developers, Conversion Properties.

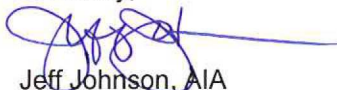
Tailor Lofts, the former Arby's Building, will be renovated and restored to house a restaurant on the Gay Street Level and nine apartment units on the Union Avenue level and the two upper levels. The building is approximately 15,000 square feet.

The exterior of the building will be restored with brick re-pointing, new windows (matching the existing), new paint, removal of the fire escape, removal of the awning and signage from the former restaurant, restoration of the original decorative transom windows and a new Gay Street level storefront. The design is shown in the accompanying drawings. Design work is being done to meet the standards of the National Park Service.

The only addition is roof access and a roof top deck that is being designed so that it will not be seen from the street level.

If you need any additional information, please contact me.

Sincerely,



Jeff Johnson, AIA
Principal
McCarty Holsaple McCarty, Inc.

DIRECTORS

DOUGLAS MCCARTY, AIA
JEFFREY D. JOHNSON, AIA
DAVID COLLINS, AIA, LAP

FOUNDER

BRUCE MCCARTY, FAIA

SENIOR ASSOCIATES

PAUL A. BIELICKI, AIA, LAP
STUART L. BUTCHER, AIA
HEATHER DAVIS
JOHN W. GADDIS, R.A., LAP
JOHN HOCKENSMITH
DON W. HORTON, R.A., LAP
BOB PIERCY, R.A.
BARBARA TALLENT, IIDA
LI WANG, AIA, LAP
SCOTT A. WEBB, AIA

ASSOCIATES

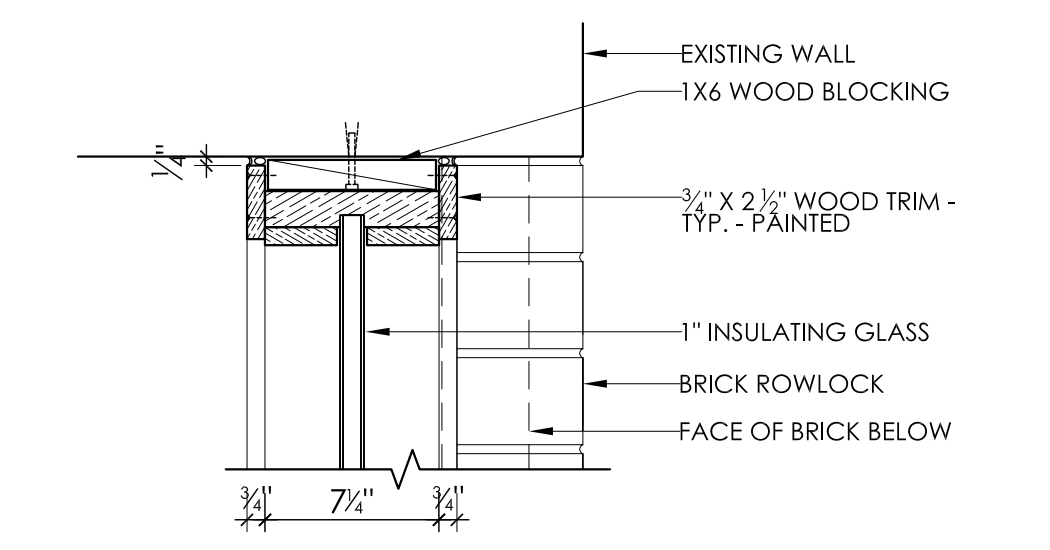
DAVID A. BAKEWELL, R.A., LAP
ROBIN D. HIPSKY
NATHAN HONEYCUTT, AIA
MITCHELL MCNABB, AIA, LAP
CHARLOTTE MOLLENDICK, LAP
BRIAN PITTMAN
JOHN THURMAN, AIA, LAP

No.	Date	Description
A	02/04/13	ISSUE FOR PERMIT AND BIDDING

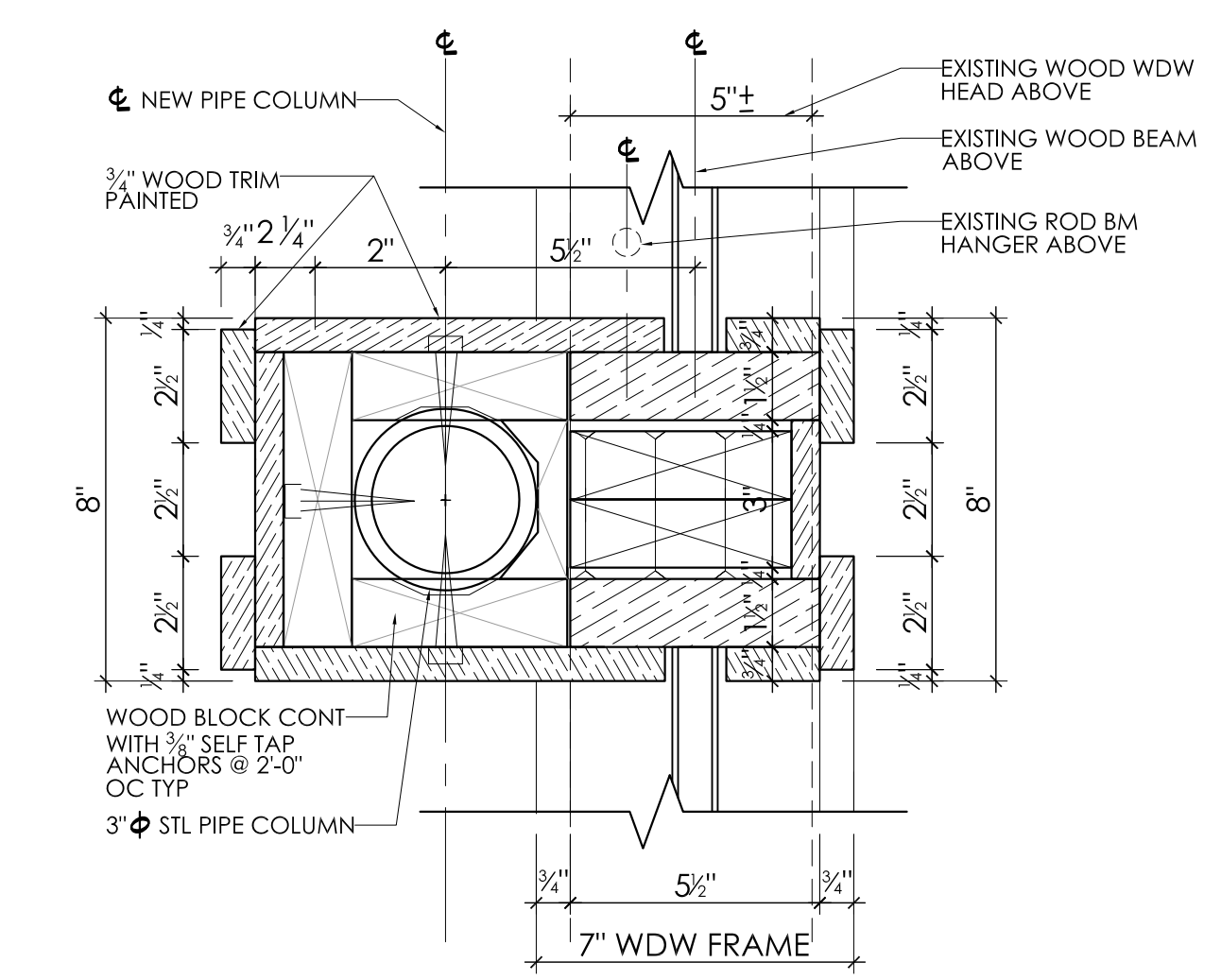
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PRINT DATE: 02/04/13

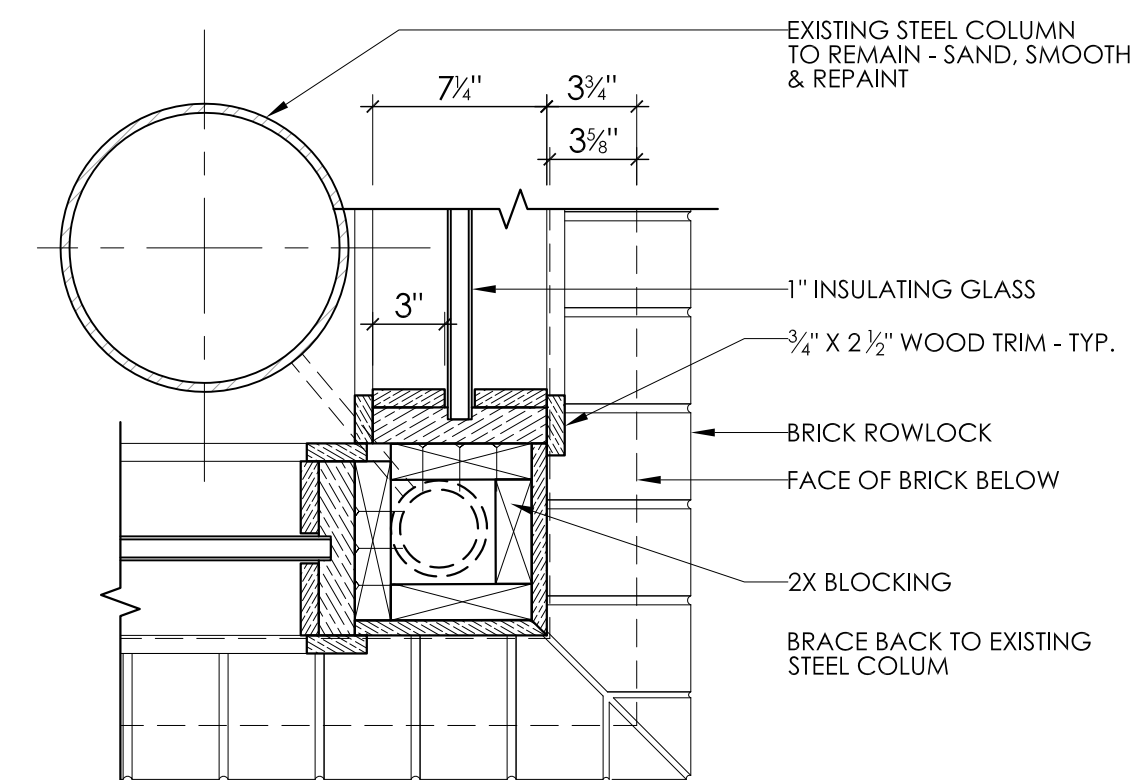
PROJECT MGR:	JOHN THURMAN
PA / P/C:	JT
DRAWN BY:	XXX
CHECKED BY:	JCS



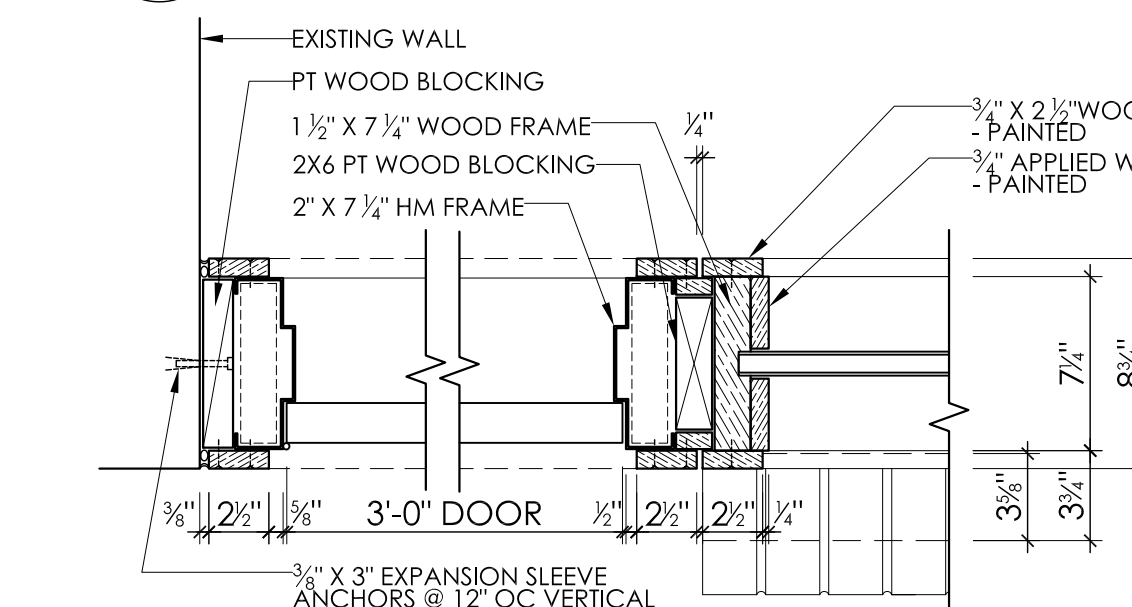
3 PLAN DETAIL - ENTRY STOREFRONT
A202 1-1/2"=1'-0"



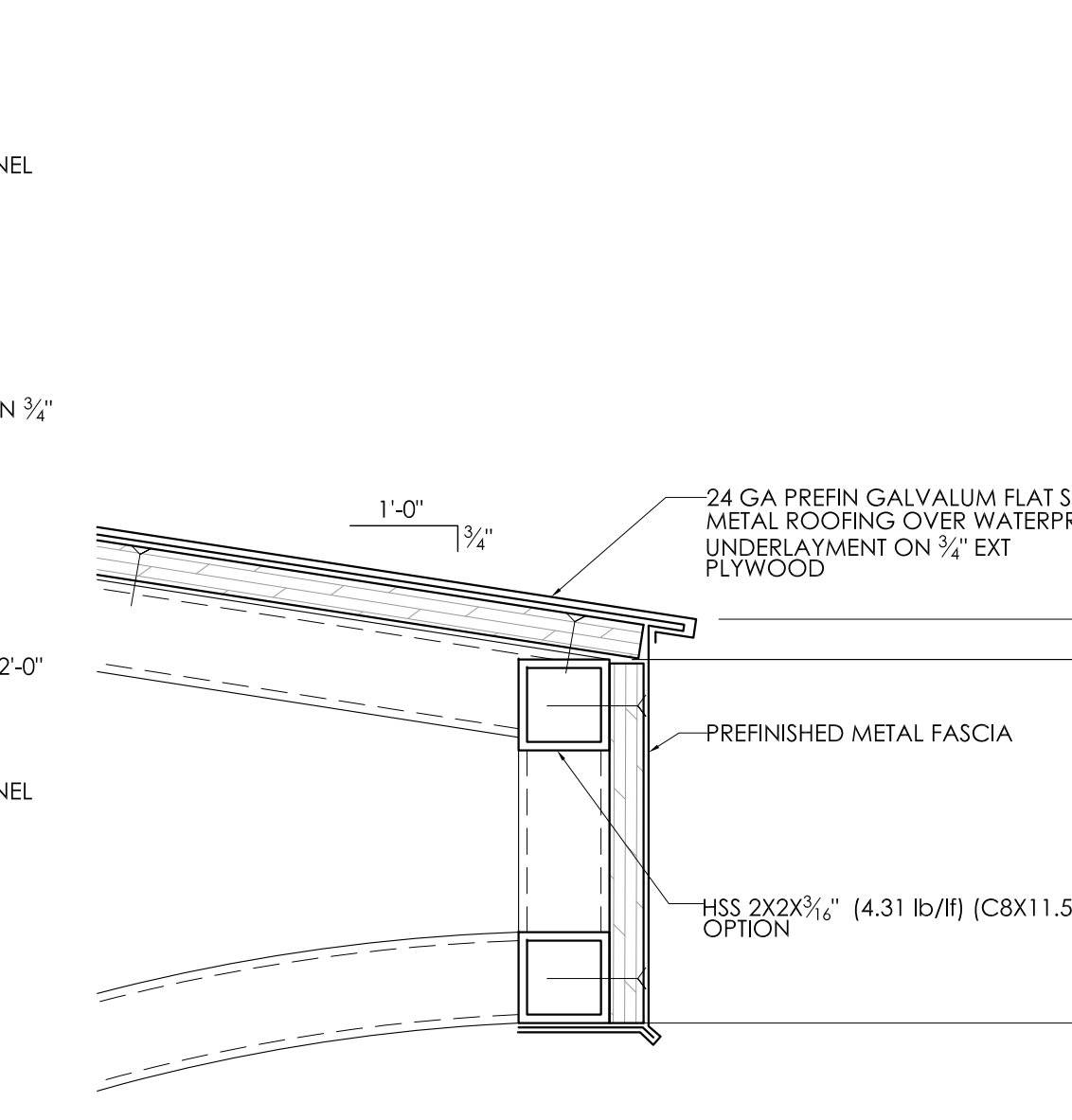
7 PLAN DETAIL - ENTRY STOREFRONT
A202 3"=1'-0"



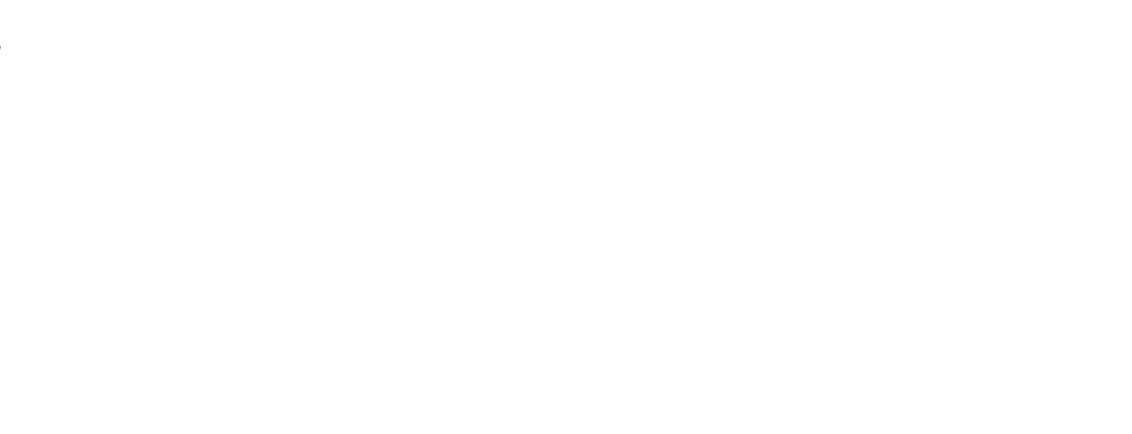
8 PLAN DETAIL - ENTRY STOREFRONT
A202 1-1/2"=1'-0"



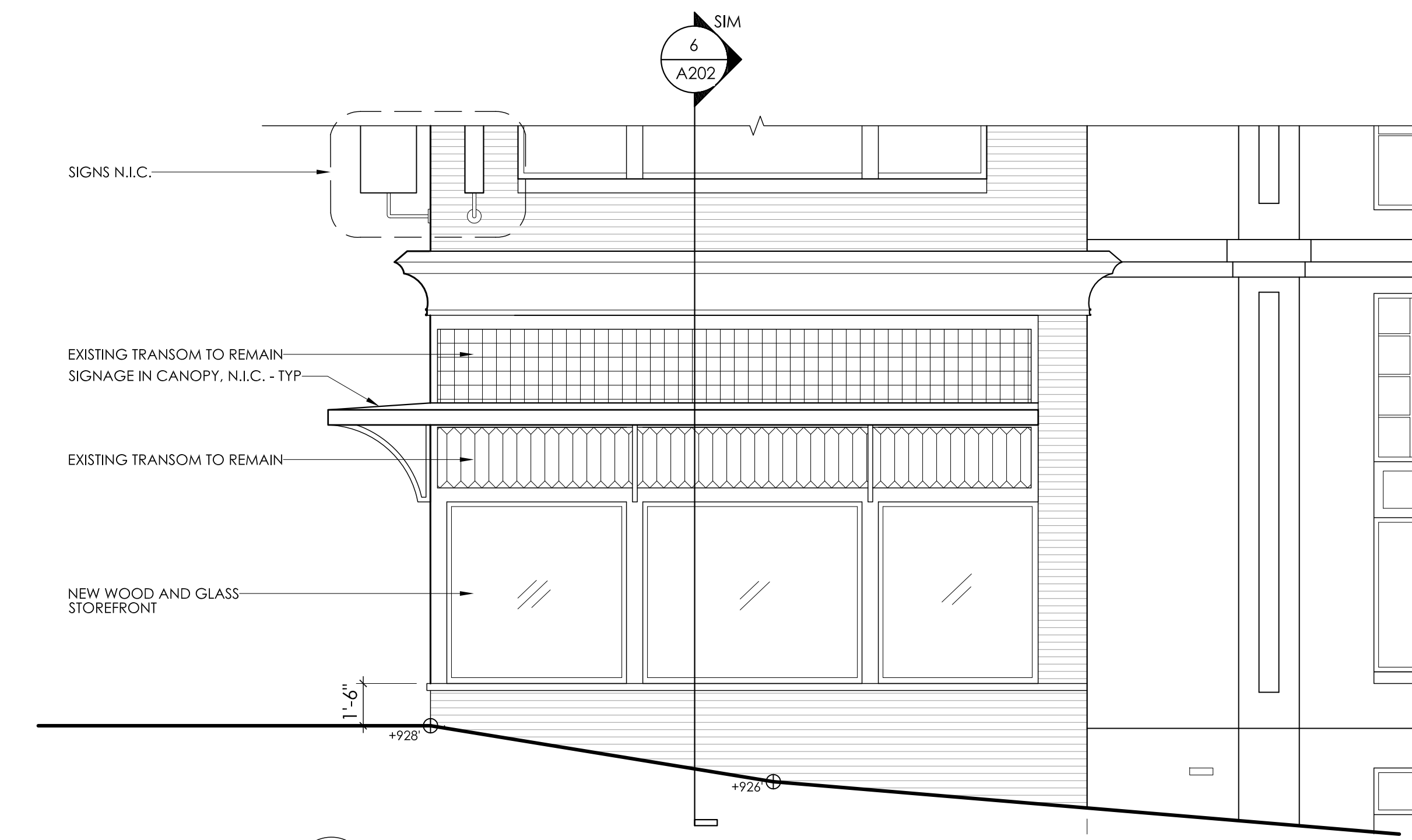
9 PLAN DETAIL - ENTRY STOREFRONT
A202 1-1/2"=1'-0"



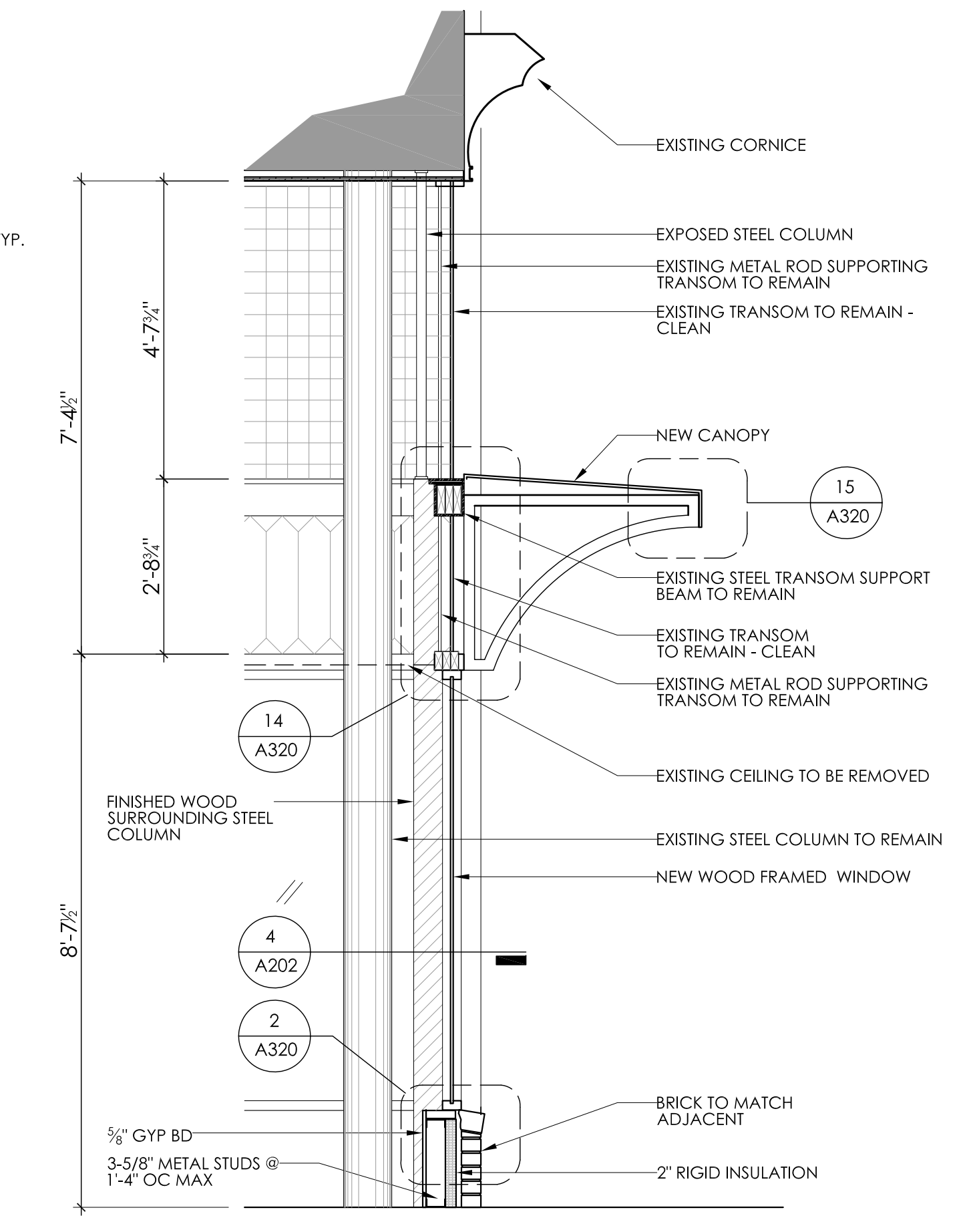
13 WALL SECTION @ ENTRY
A202 3/4"=1'-0"



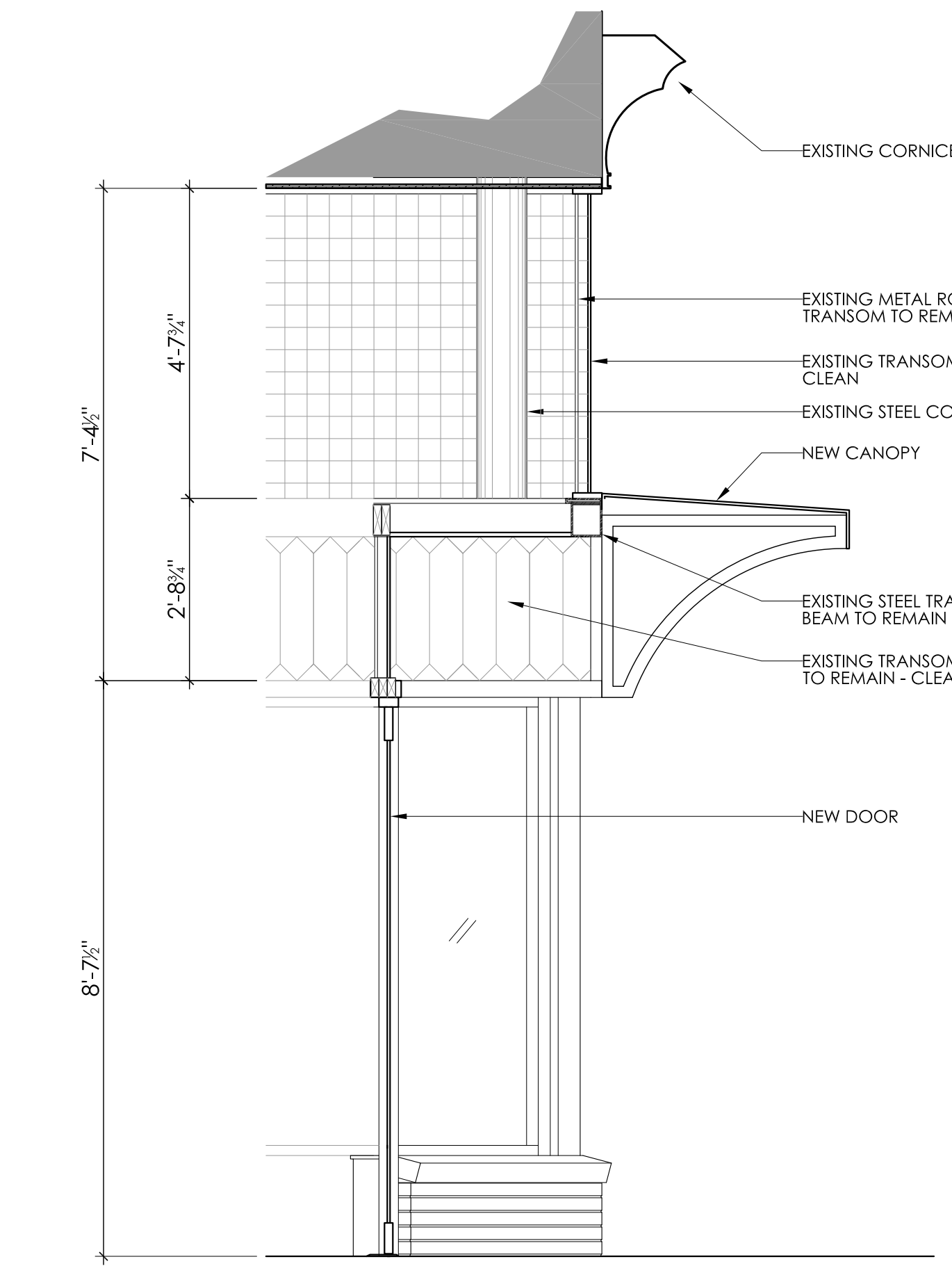
15 SECTION @ EXTERIOR CANOPY EDGE
A202 3"=1'-0"



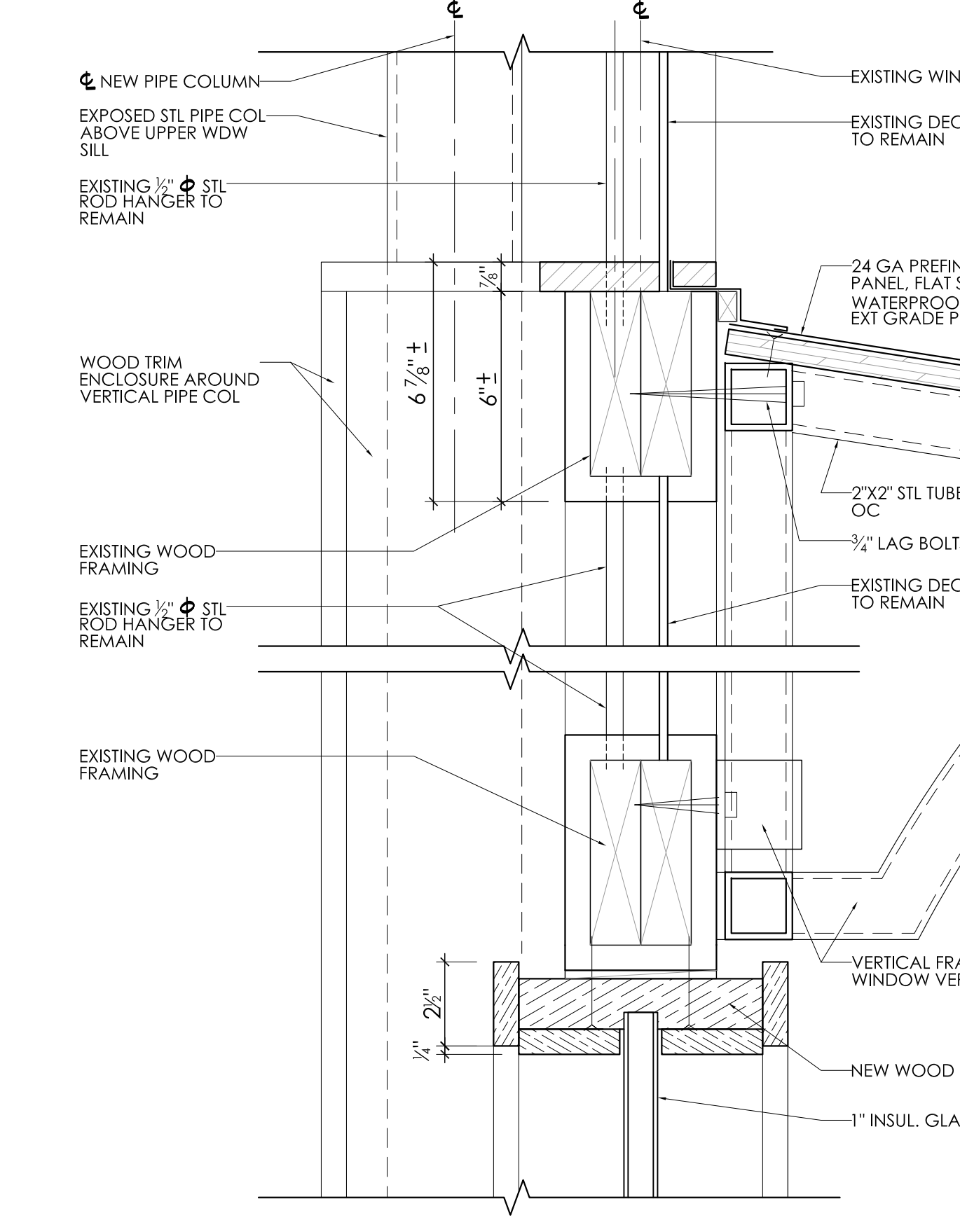
2 ENLARGED ELEVATION - GROUND FLOOR
A202 1/4"=1'-0"



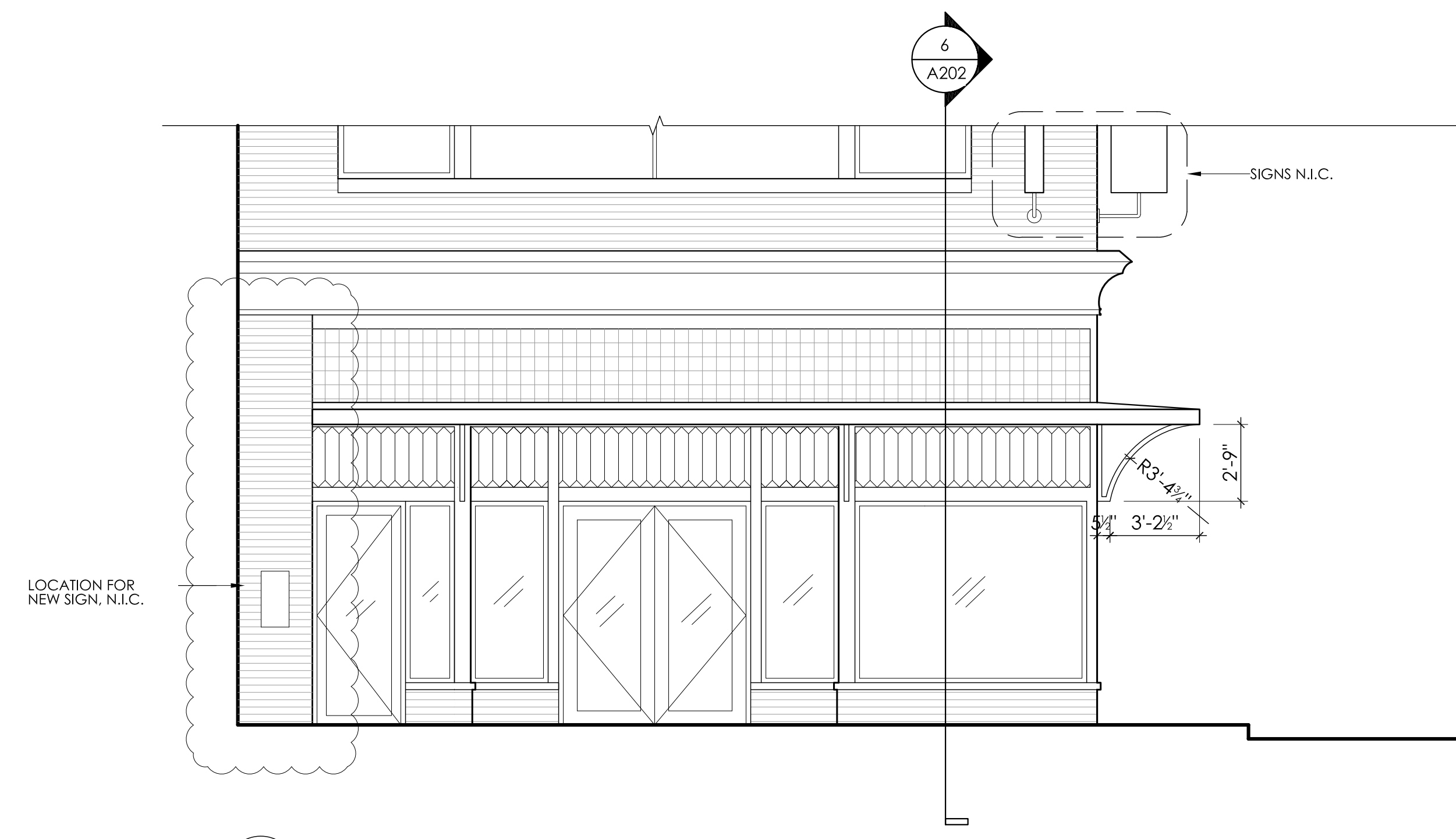
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A202 3/4"=1'-0"



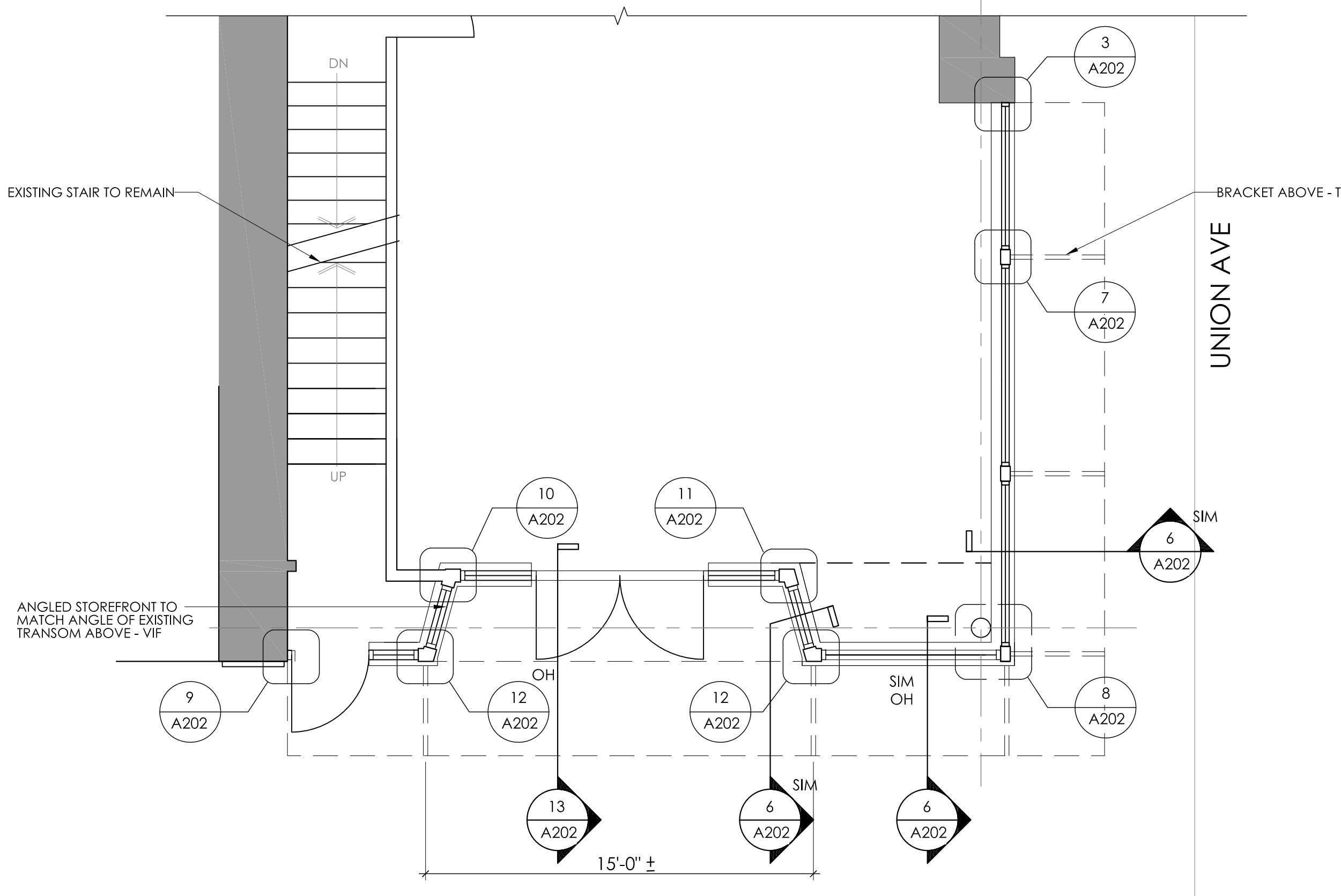
13 WALL SECTION @ ENTRY
A202 3/4"=1'-0"



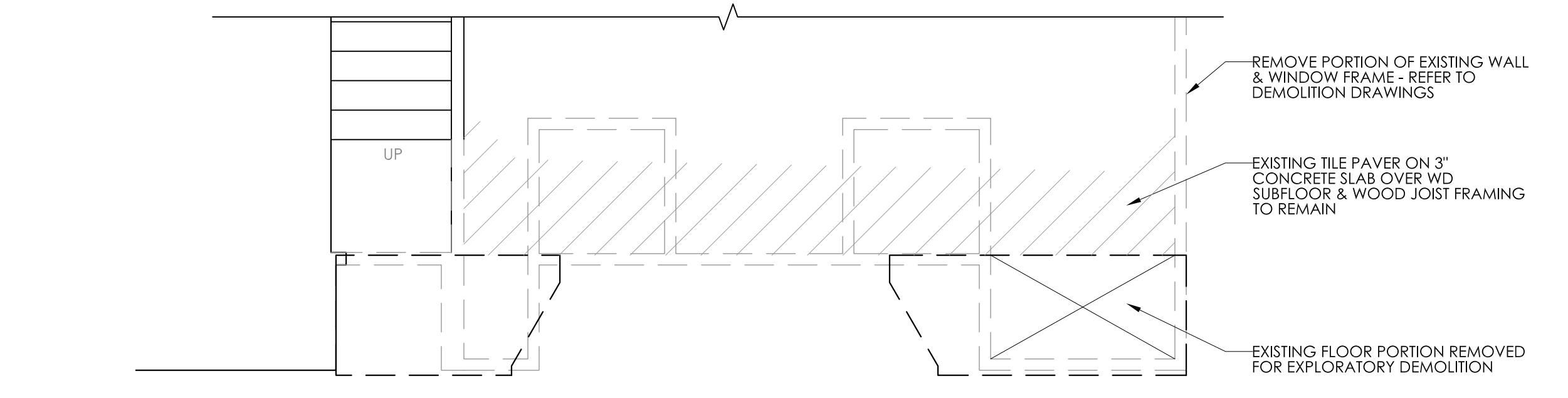
14 SECTION @ EXTERIOR WINDOW & CANOPY
A202 3"=1'-0"



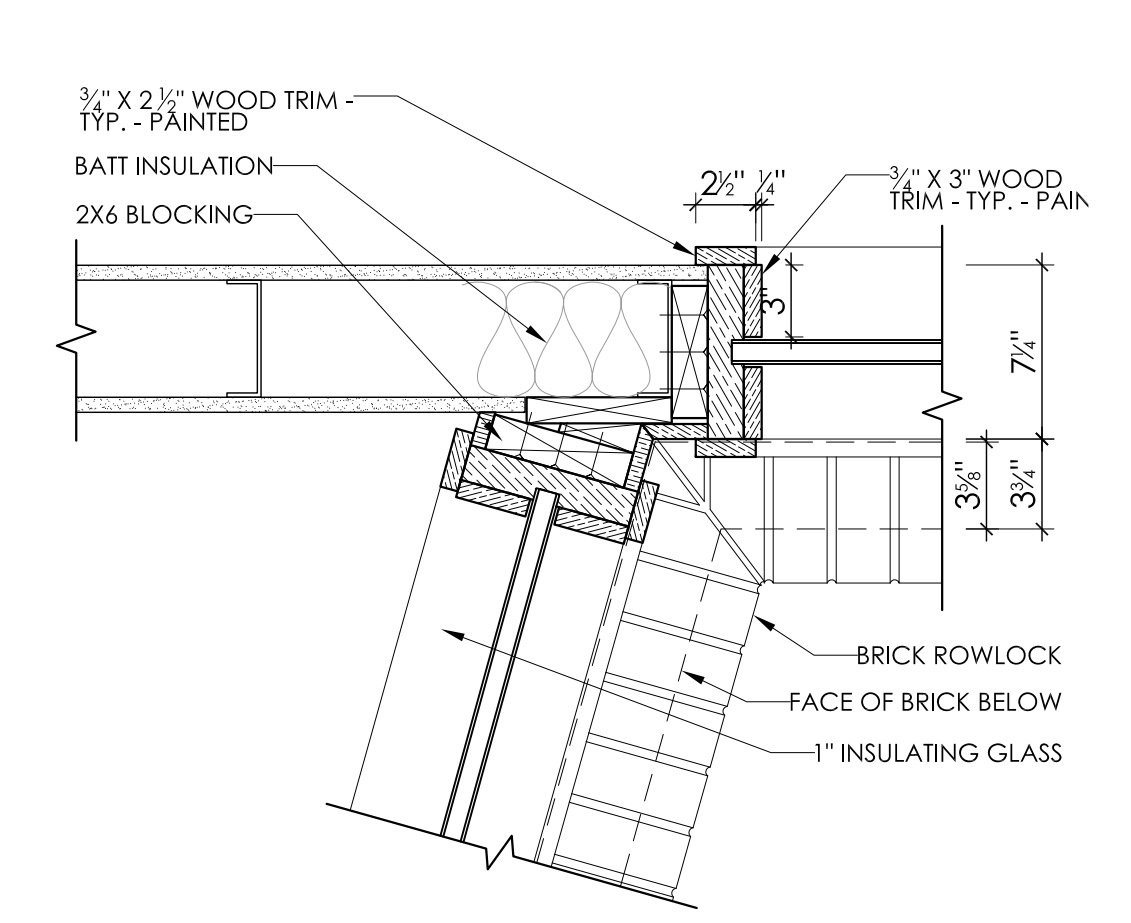
1 ENLARGED ELEVATION - GROUND FLOOR
A202 1/4"=1'-0"



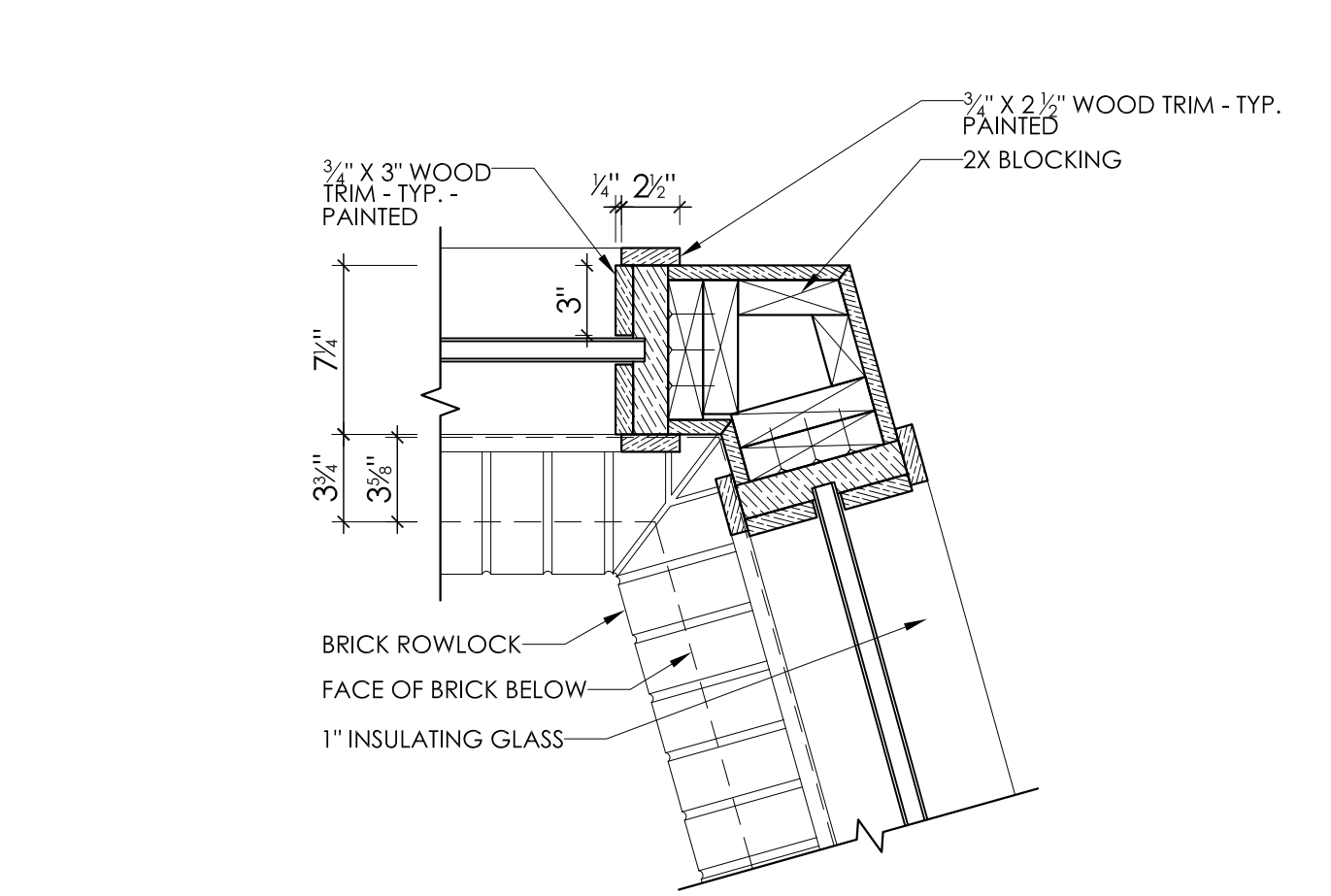
4 ENLARGED PLAN - GROUND FLOOR ENTRY VESTIBULE
A202 1/4"=1'-0"



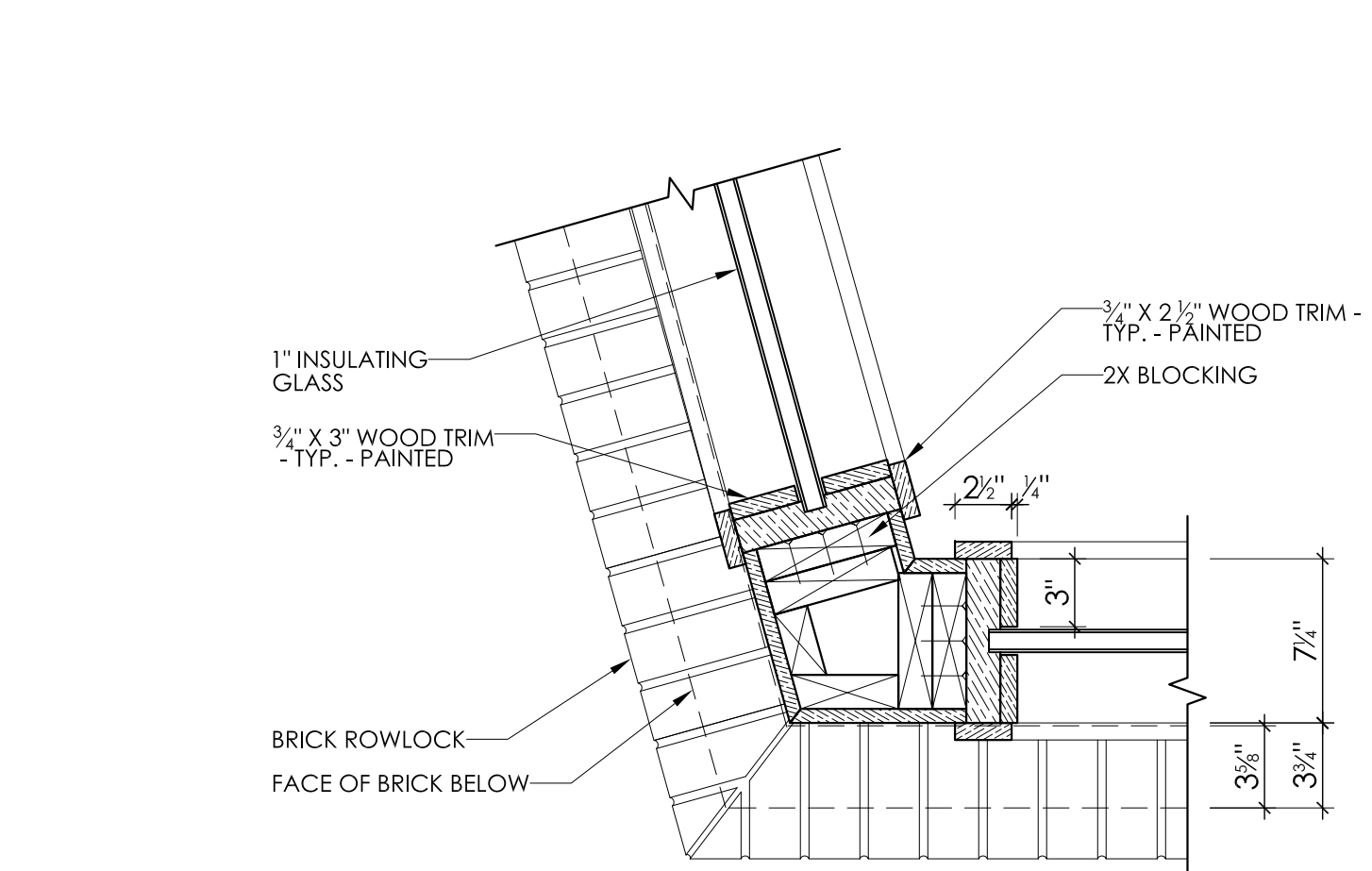
5 PLAN DETAIL - ENTRY FLOOR CONDITIONS
A202 1-1/2"=1'-0"



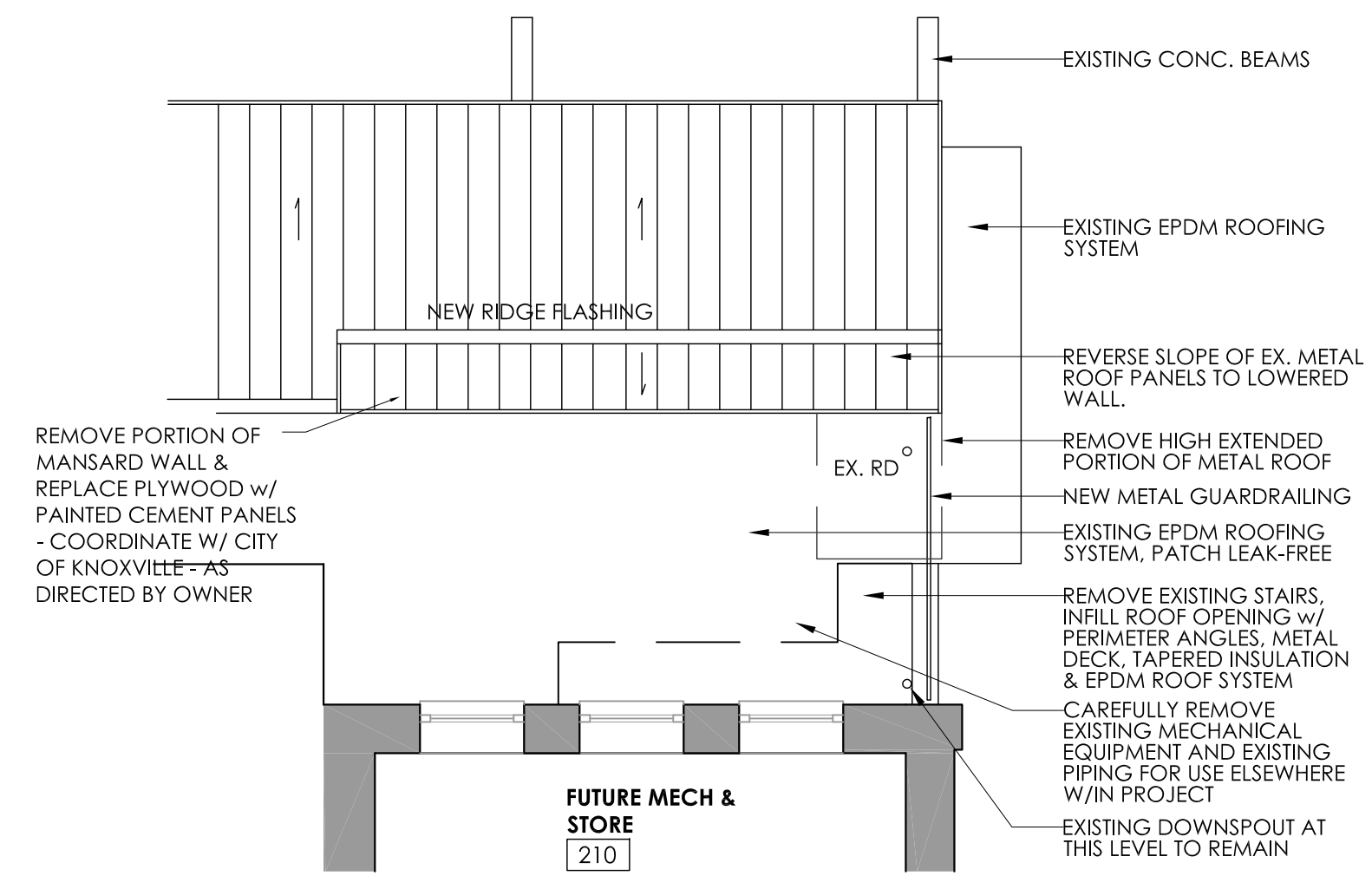
10 PLAN DETAIL - ENTRY STOREFRONT
A202 1-1/2"=1'-0"



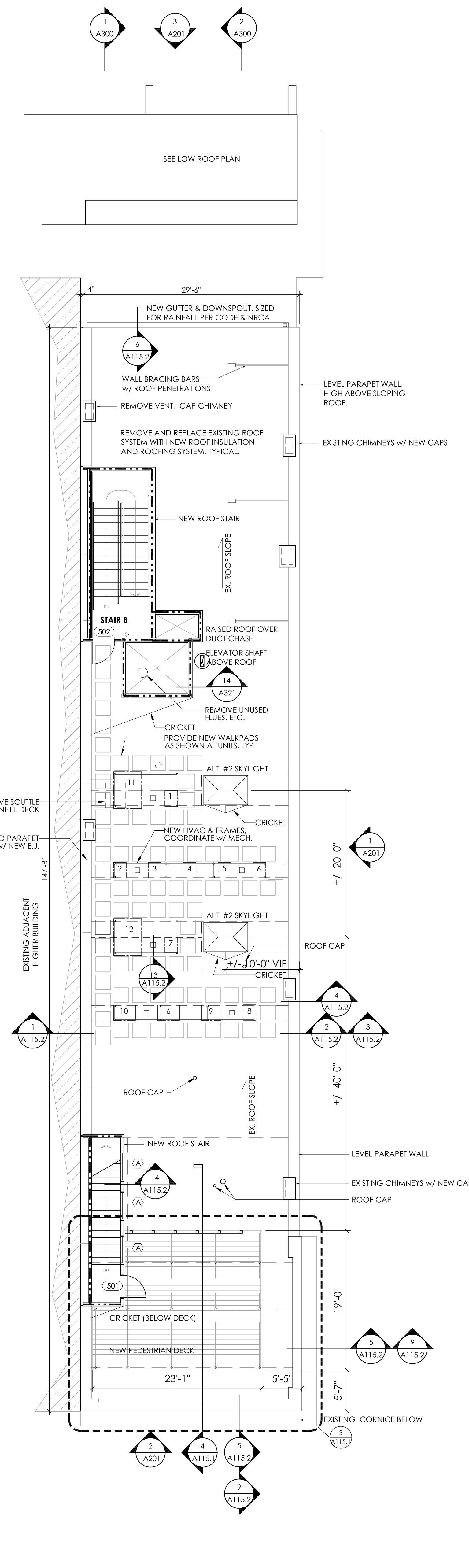
11 PLAN DETAIL - ENTRY STOREFRONT
A202 1-1/2"=1'-0"



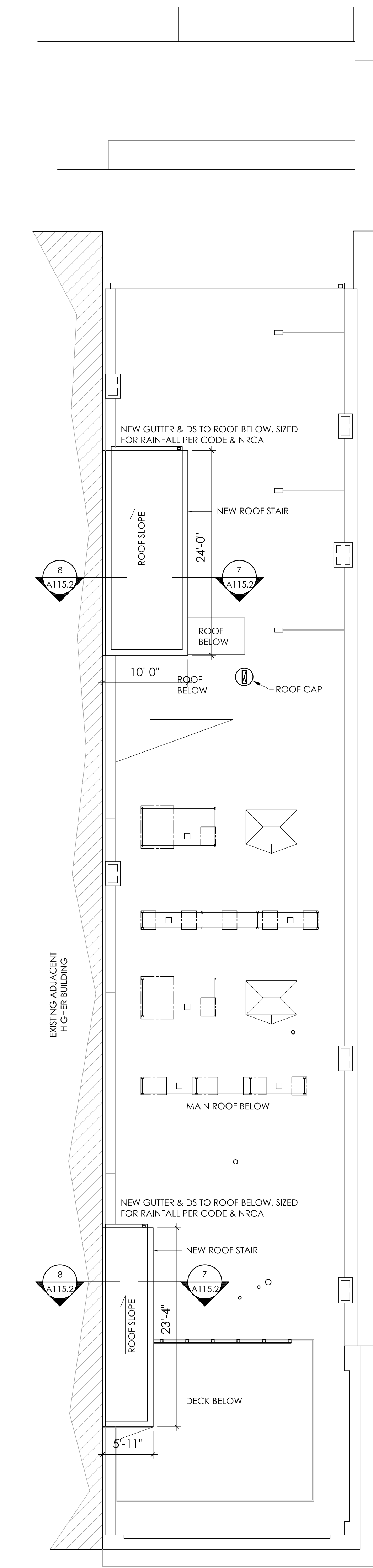
12 PLAN DETAIL - ENTRY STOREFRONT
A202 1-1/2"=1'-0"



1 LOW ROOF PLAN
A105 1/8" = 1'-0"



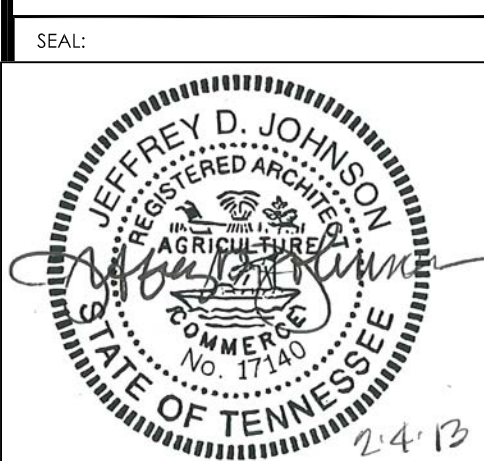
2 ROOF PLAN
A105 1/8" = 1'-0"



3 STAIR ROOF PLANS
A105 1/8" = 1'-0"

- ROOF NOTES**
- THE EXISTING MAIN ROOF DECK IS WOOD AND IS SLOPED WEST TO EAST. THERE IS AN EXISTING AREA OF PONDING AT THE EAST END. THE EXISTING LOW ROOF DECK IS CONCRETE. THE NEW STAIR PENTHOUSES WILL HAVE NEW METAL ROOF DECK.
 - ALL ROOFTOP EQUIPMENT AND PENETRATION LOCATIONS, SIZES AND NUMBER SHALL BE COORDINATED WITH MECHANICAL.
 - CONTRACTOR IS TO VERIFY ALL INFORMATION, EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD.
 - THE EXISTING ROOFING AND INSULATION IS TO BE COMPLETELY REMOVED TO THE ROOF DECK IN AREAS WITH NEW ROOF.
 - INSTALL STRAIGHT AND TAPERED INSULATION WITH COVER BOARD. 3" MINIMUM THICKNESS, R-15 MINIMUM ABOVE ROOF DECK, WHERE INDICATED ON DRAWINGS, AS NEEDED AND AS SPECIFIED. INSTALL CRICKETS WHERE SHOWN ON DRAWINGS AND AS NEEDED. CRICKETS SHALL HAVE EDGES FEATHERED OR TAPERED INTO THE FIELD OF INSULATION, WITHOUT VOIDS UNDER ROOF MEMBRANE. FILL LOW SPOTS WITH TAPERED INSULATION UP TO THE PLANE OF THE ROOF. THE INTENT IS THAT WATER SHALL HAVE POSITIVE DRAINAGE TO GUTTERS IN ALL AREAS WITHOUT PONDING.
 - INSTALL NEW P.T. WOOD BLOCKING WHERE SHOWN AND AS REQUIRED. ALL WOOD SHALL BE SECURELY ANCHORED. PERIMETER WOOD SHALL BE ANCHORED PER ANSI/SPRI ES-1 WIND DESIGN STANDARDS.
 - INSTALL NEW METALWORK AND FLASHINGS WHERE SHOWN ON DRAWINGS. ALL WORK SHALL MEET ANSI/SPRI ES-1 WIND DESIGN STANDARDS AND THE MANUFACTURER'S RECOMMENDATIONS.
 - INSTALL NEW ROOFING SYSTEM IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, THE SPECIFICATIONS, N.R.C.A., S.M.A.C.H.A., S.P.R.I., I.B.C., APPLICABLE REGULATIONS AND ACCEPTED STANDARDS OF PRACTICE.
 - INSTALL NEW EXPANSION JOINTS WHERE INDICATED.
 - INSTALL 30" x 30" WALKWAY PADS AT NEW HVAC EQUIPMENT AND AT EAST STAIR DOOR.
 - GUTTERS AND DOWNSPOUTS SHALL BE SIZED TO ACCOMMODATE 100-YEAR, 1-HOUR RAINFALL RATES.

- ROOF LEGEND**
- REMOVE ALL EXISTING EPDM ROOFS, INCLUDING INSULATION, COPINGS, FLASHINGS, ETC.. INSTALL NEW MECHANICALLY FASTENED OR FULLY ADHERED INSULATION AND NEW FULLY ADHERED, SINGLE-PLY ROOF SYSTEM WITH FLASHINGS, TERMINATION BARS, EDGE METAL P.T. WOOD BLOCKING, ETC.
 - NOT HATCHED
 - ROOF TOP UNIT w/ GALV. SUPPORT FRAMING
 - EXHAUST FAN
 - PLUMBING VENT



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Do NOT scale drawings, use given dimensions only. If not shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions and conditions at job site.

KEY PLAN:

UNLESS OTHERWISE NOTED

REVISION INFORMATION

No.	Date	Description
A	02/04/13	ISSUE FOR PERMIT AND BIDDING

DRAWING INFORMATION

SCALE: 1/8" = 1'-0" (UNO)

PRINT DATE: 02/04/13

PROJECT MGR: JOHN THURMAN

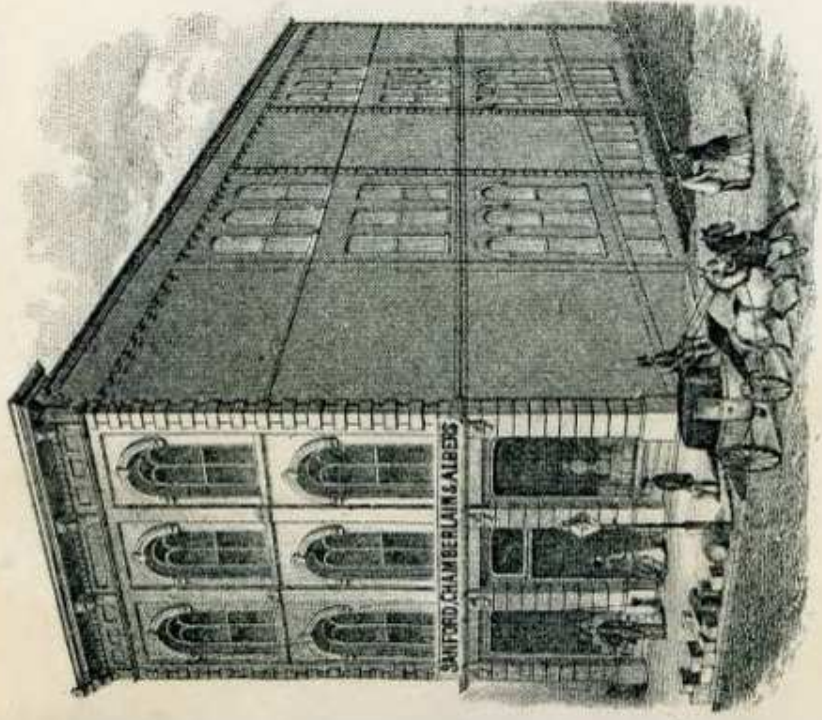
PA / PC: JT

DRAWN BY: SS

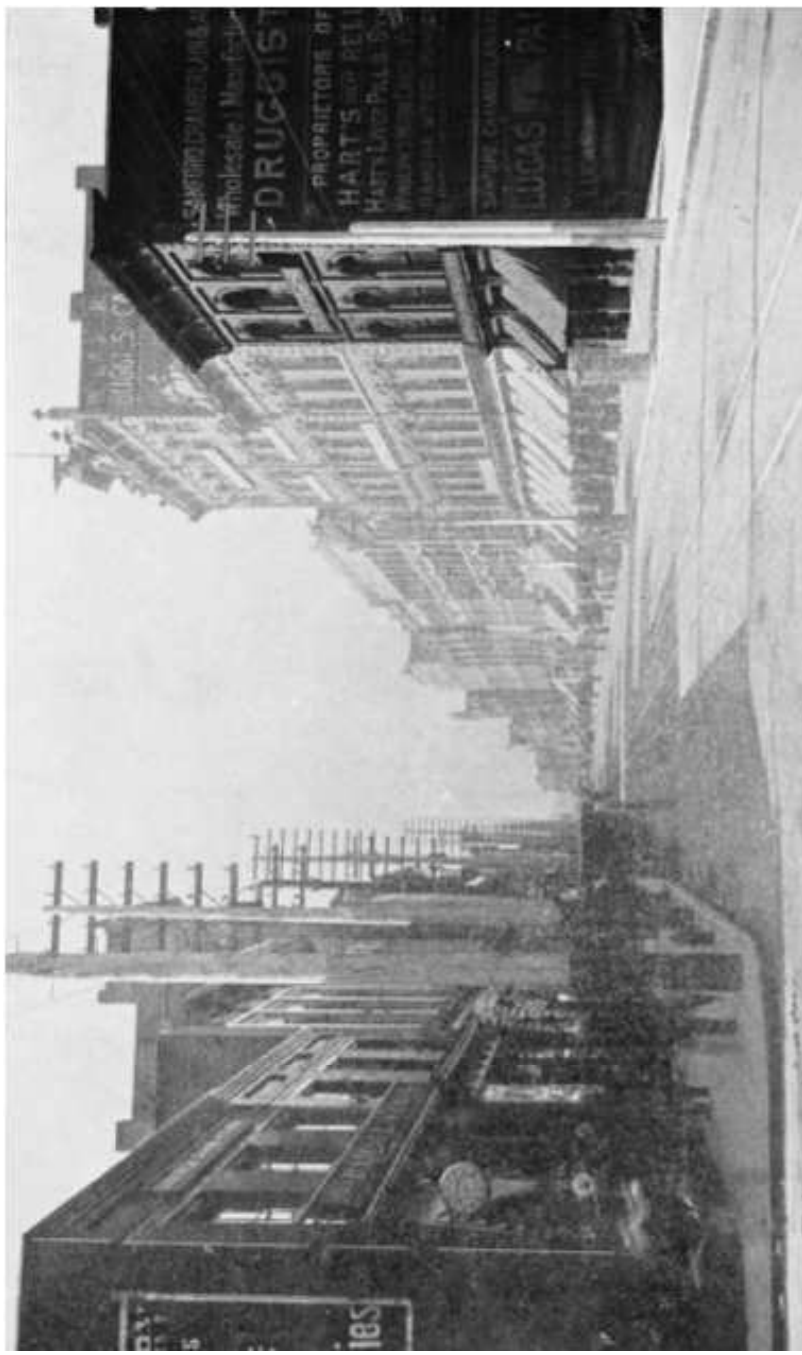
CHECKED BY: JG

DRAWING TITLE:

E. J. SANFOR



Krebs Lithographing





FURN
COM

SZABO
TAILOR

WOODRUFFES
EDWARD

MOLSTON
SHOE REBUILDERS
SHINE

GREAT 3-1 WOMENS SHOE SALE!
8000 PAIRS WOMENS FINE SHOES FOR ONLY 1/2 PRICE
SACRIFICED TO MAKE THESE BARGAINS
NOW

8000
PLENTY
BARGAINS

9

VESTAL

3

FRONT
ENTRANCE
CAR

LET'S BUY
BE CAREFUL

STOP
ONE
WAY

HI BROS

NEW COHENS

SALE

TALKER'S

BELE

