

# Downtown Knoxville Design Overlay District Certificate of Appropriateness

Name of Applicant: MELVIN R. FAIN

Owner  Contractor  Architect  Engineer  Other P.M.

Date Filed: 4/29/15 Application accepted by: Michael Reynolds

Fee Amount: 100.<sup>00</sup> Review Date: 5/20/15 File Number: 5-C-15-DT

|  |  |   |
|--|--|---|
| <b>PRE-APPLICATION CONFERENCE</b>  |  | Date Completed: <span style="border: 1px solid black; display: inline-block; width: 150px; height: 20px;"></span> |
| <p style="text-align: center;"><b>PROPERTY INFORMATION</b></p> <p>Building or Project Name: <u>JCP BUILDING /<br/>BABALU RESTAURANT</u></p> <p>Street Address: <u>416 S. GAY ST.</u></p> <p>Parcel Identification Number(s): <u>095 IA 037.01</u></p>  | <p style="text-align: center;"><b>PROJECT ARCHITECT/ENGINEER</b></p> <p>PLEASE PRINT<br/>Name: <u>MELVIN FAIN</u></p> <p>Company: <u>MELVIN R. FAIN ARCHITECTS, INC.</u></p> <p>Address: <u>3002 GRAND POINT CT.</u></p> <p>City: <u>GRANBURY</u> State: <u>TX</u> Zip: <u>76049</u></p> <p>Telephone: <u>(214) 797-6626 (C), (817) 326-3181</u></p> <p>Fax: <u>-</u></p> <p>E-mail: <u>mfaingarchitects@sbcglobal.net</u></p>   |   |
| <p style="text-align: center;"><b>PROPERTY OWNER</b></p> <p>PLEASE PRINT<br/>Name: <u>TIM HILL</u></p> <p>Company: <u>HATCHER HILL &amp; ASSOCIATES GP</u></p> <p>Address: <u>311 S. WEISGARBER</u></p> <p>City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37919</u></p> <p>Telephone: <u>(865) 719-7538</u></p> <p>Fax: <u>(865) 249-8132</u></p> <p>E-mail: <u>tim@hatcherhill.com</u></p>   | <p style="text-align: center;"><b>PROJECT CONTRACTOR</b></p> <p>PLEASE PRINT<br/>Name: _____</p> <p>Company: _____</p> <p>Address: _____</p> <p>City: _____ State: _____ Zip: _____</p> <p>Telephone: _____</p> <p>Fax: _____</p> <p>E-mail: _____</p>   |   |
| <p><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>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;"><b>PROJECT CONTACT</b></p> <p>All application-related correspondence should be directed to:</p> <p>PLEASE PRINT<br/>Name: <u>MELVIN FAIN</u></p> <p>Company: <u>MELVIN R. FAIN ARCHITECTS, INC.</u></p> <p>Address: <u>P.O. Box 760</u></p> <p>City: <u>GRANBURY</u> State: <u>TX</u> Zip: <u>76049</u></p> <p>Telephone: <u>(214) 797-6626 (C), (817) 326-3181</u></p> <p>Fax: <u>-</u></p> <p>E-mail: <u>mfaingarchitects@sbcglobal.net</u></p> |   |

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

# REQUESTS OF REVIEW

## BABALU RESTAURANT

416 S. GAY ST.

KNOXVILLE, TN

### BUILDING FACADE:

The original facade was approved with two tenant entrances anticipated. Since Babalu will be a single tenant occupying the street opening of the JC Penny's space, the Owner requests a storefront more properly fitting the restaurant design. The upper clerestory will be built as originally proposed by the building Owner. The line of the storefront will be broken in line by recessing the two center bays by 2 feet from the face of the building.

### CANVAS CANOPY:

The Owner requests that an awning covered canopy that projects 10 feet from the existing building face. The canvas roof of the canopy to be operable so roof may be opened electrically in four sections.

The low-slope canopy will be supported by five "I" beam columns on the perimeter. The columns will be supported on metal (aluminum or steel) plates sitting on the existing sidewalk. The canopy frame and supports will be structurally rigid with the use of bolted connections between the members. Should need be, the canopy, columns, and railings will be relatively easy to remove.

The perimeter of the three sides of the patio area will have electric roll-down 11 screens at each opening. These bug and clear screens will be mounted on a metal (aluminum or steel) behind the canopy's canvas valance. Screen rolls which have internal mechanisms will not be visible from the sidewalk area. The screen guides will be tucked neatly into the recess of the "I" beam columns.

### RAILINGS:

The Owner requests a railing system with a series of planters suspended from the outside of the railing. For safety, the railings will have a single bolt through the top rail into the columns supporting the canopy. The railing upright main supports at about 6'- 2 1/2" will rest on the same pads supporting the canopy columns and smaller plates between the columns.

The planters with flowering and evergreen plants will sit in metal rings suspended on the outside the patio railing. Planters will be anchored to the rings and the rings will be anchored around the top rail of the railing.

### LIGHTING:

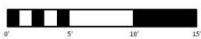
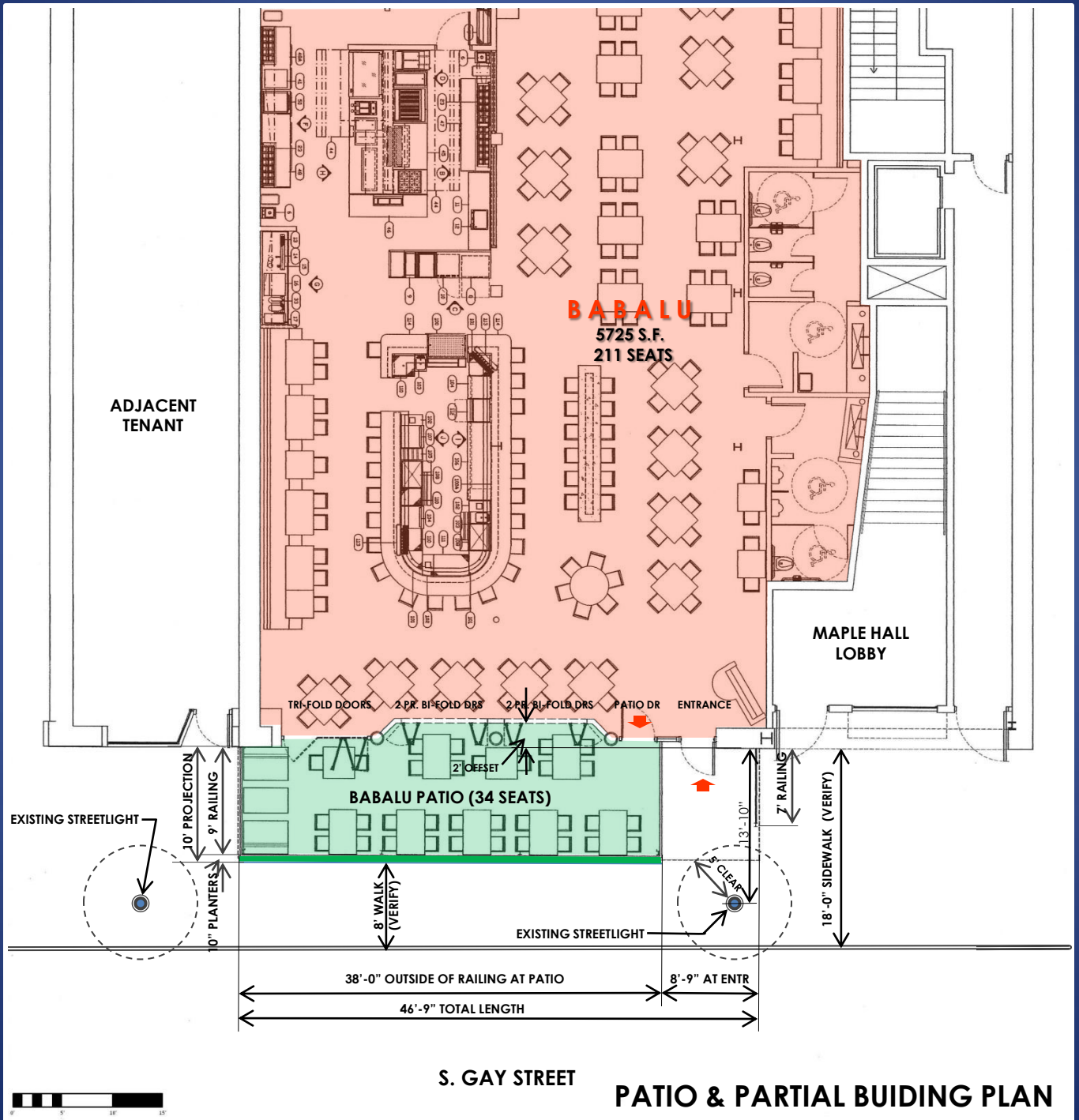
The Owner requests canopy lighting using four Abolite standard dome fixtures mounted on the end of 48" gooseneck arms.

### EXTERIOR SIGNAGE:

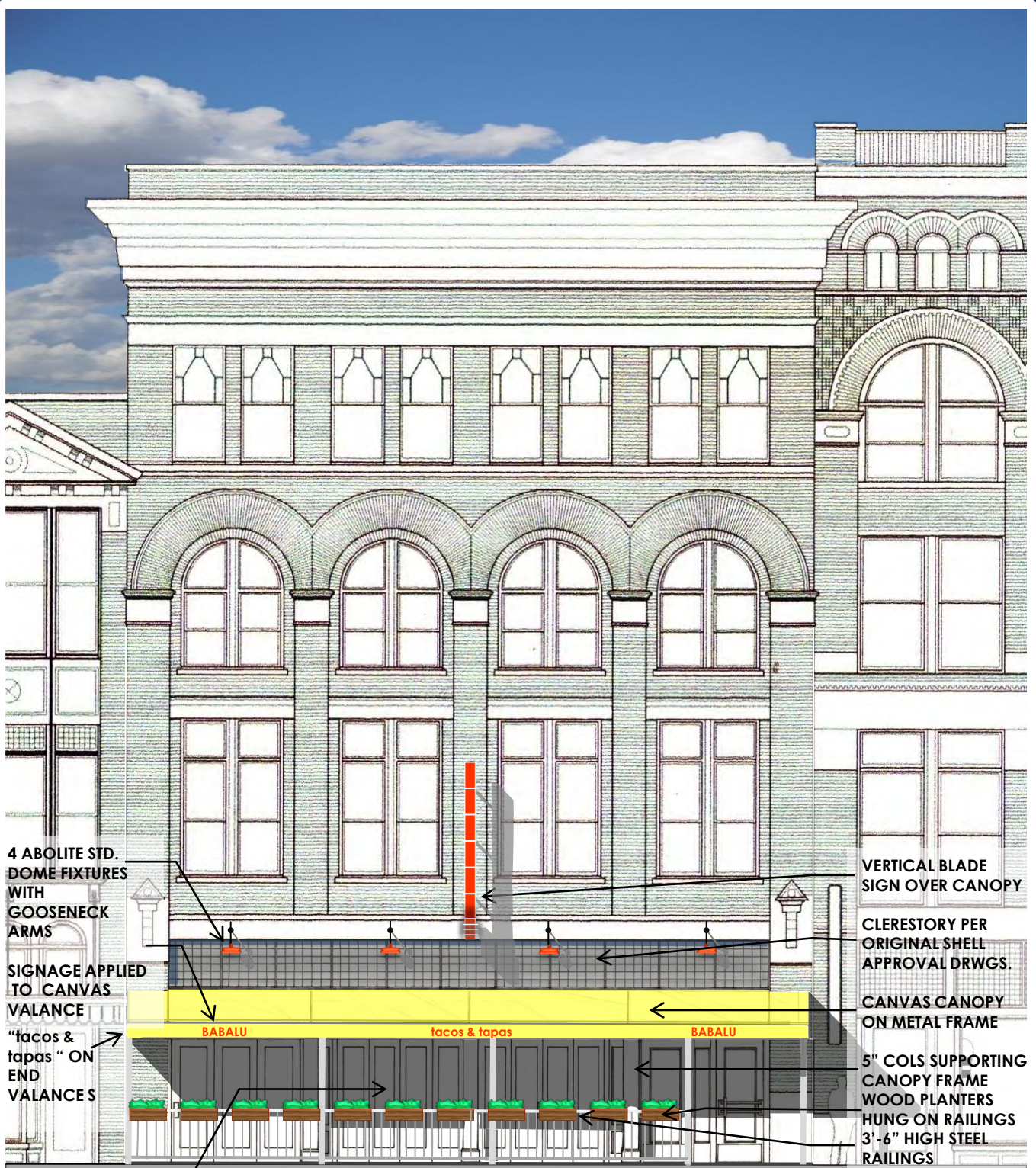
The Owner requests several signs that are appropriate in the District and scaled to be suitable for the building and locations on the building.

# BABALU – KNOXVILLE

## 416 GAY ST.



# BABALU – KNOXVILLE, TN 416 GAY ST.



REFER TO PLAN AND ELEVATIONS OF STOREFRONT

## FRONT ELEVATION ON GAY ST.

4/29/2015

MELVIN R FAIN ARCHITECT

# BABALU – KNOXVILLE, TN 416 GAY ST.



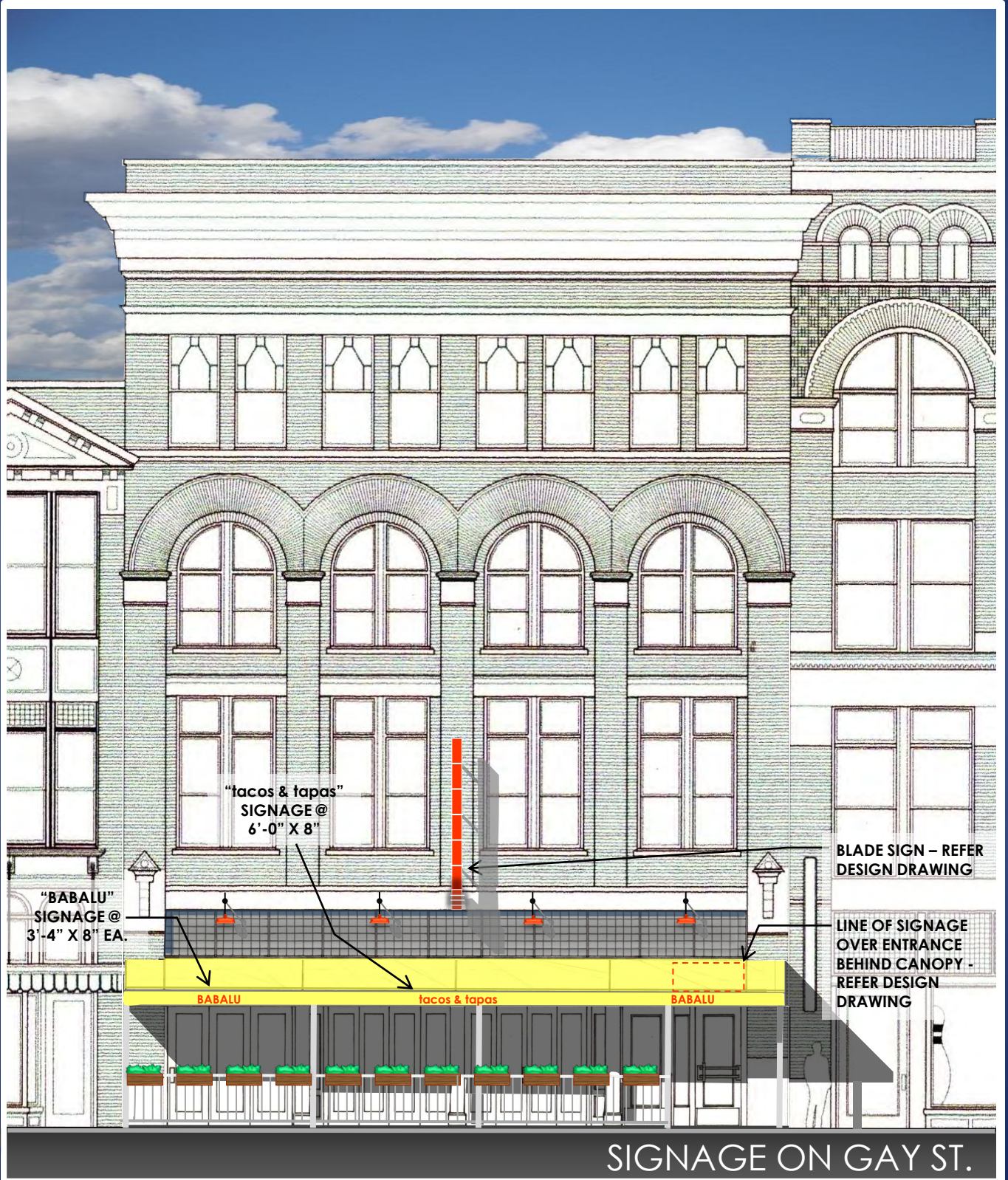
FRONT ELEVATION ON GAY ST. W/ CANOPY NOT SHOWN

# BABALU – KNOXVILLE, TN 416 GAY ST.



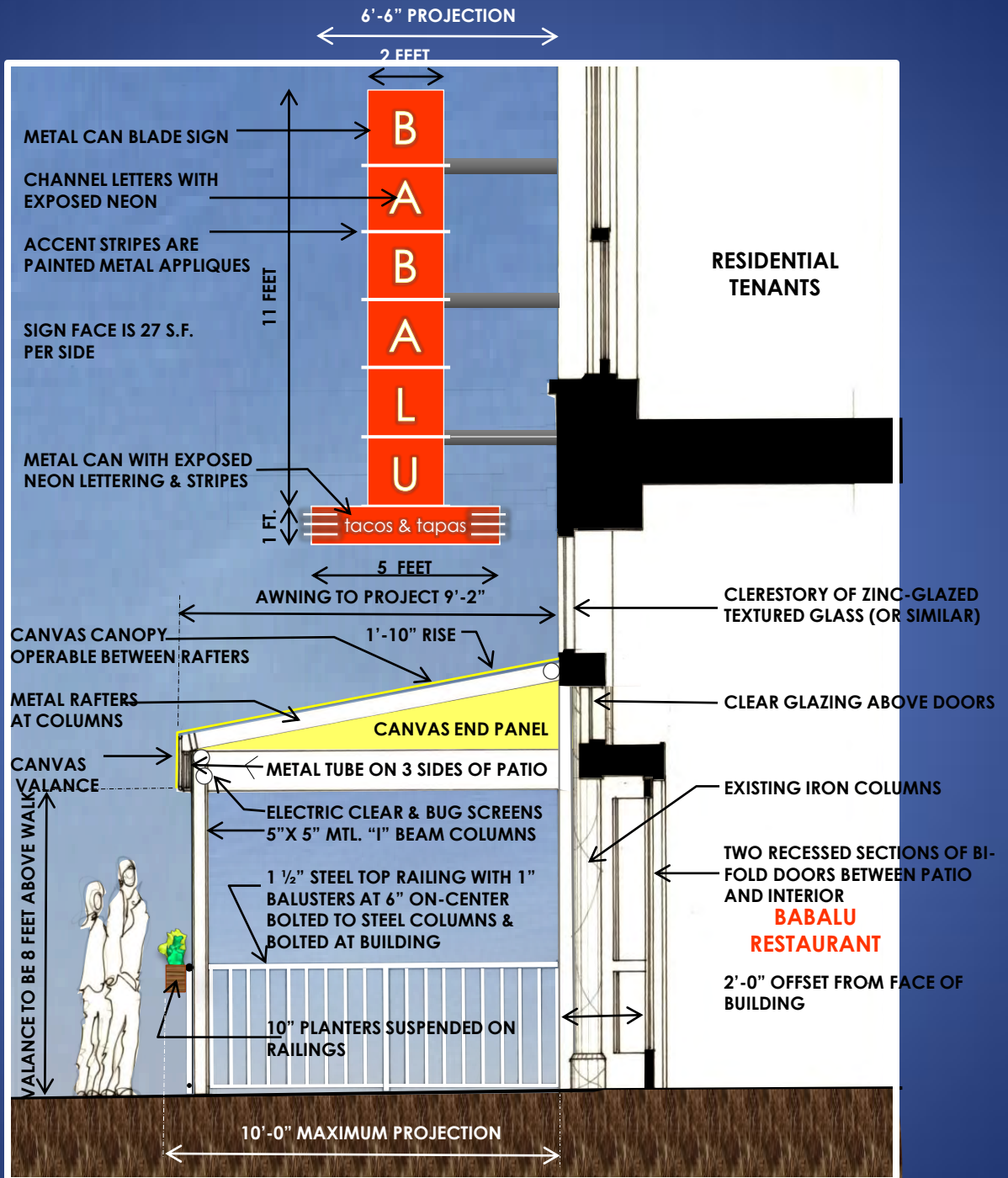
DOORS IN FRONT FAÇADE OPEN ON GAY ST.

# BABALU – KNOXVILLE, TN 416 GAY ST.



SIGNAGE ON GAY ST.

# BABALU – KNOXVILLE, TN 416 GAY ST.

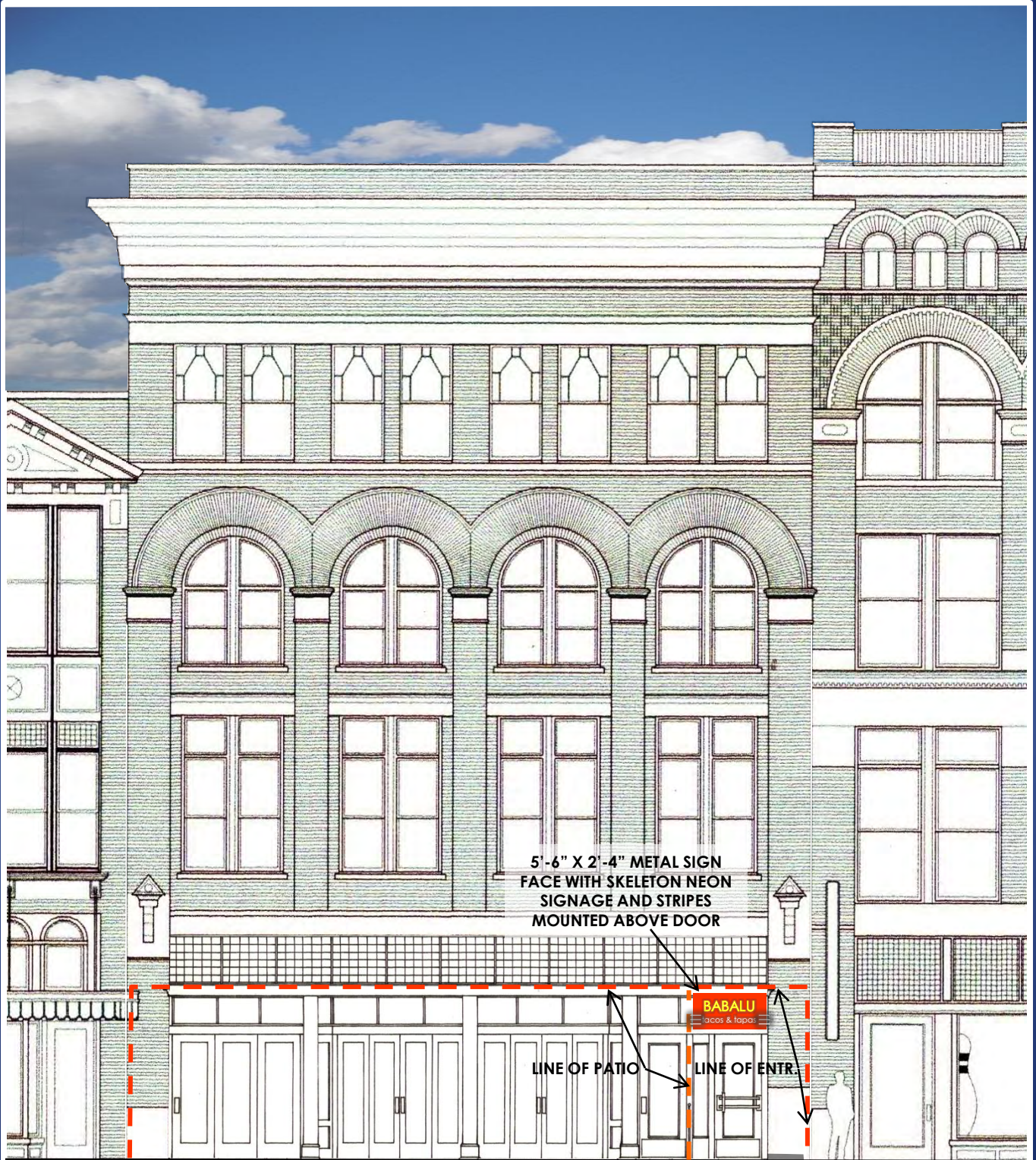


NOTE: ALL MATERIALS USED TO CONSTRUCT THE PATIO AND ITS COMPONENTS WILL BE NON-COMBUSTIBLE OR CLASS A FIRE RETARDANT.

## SECTION/ELEVATION OF PATIO

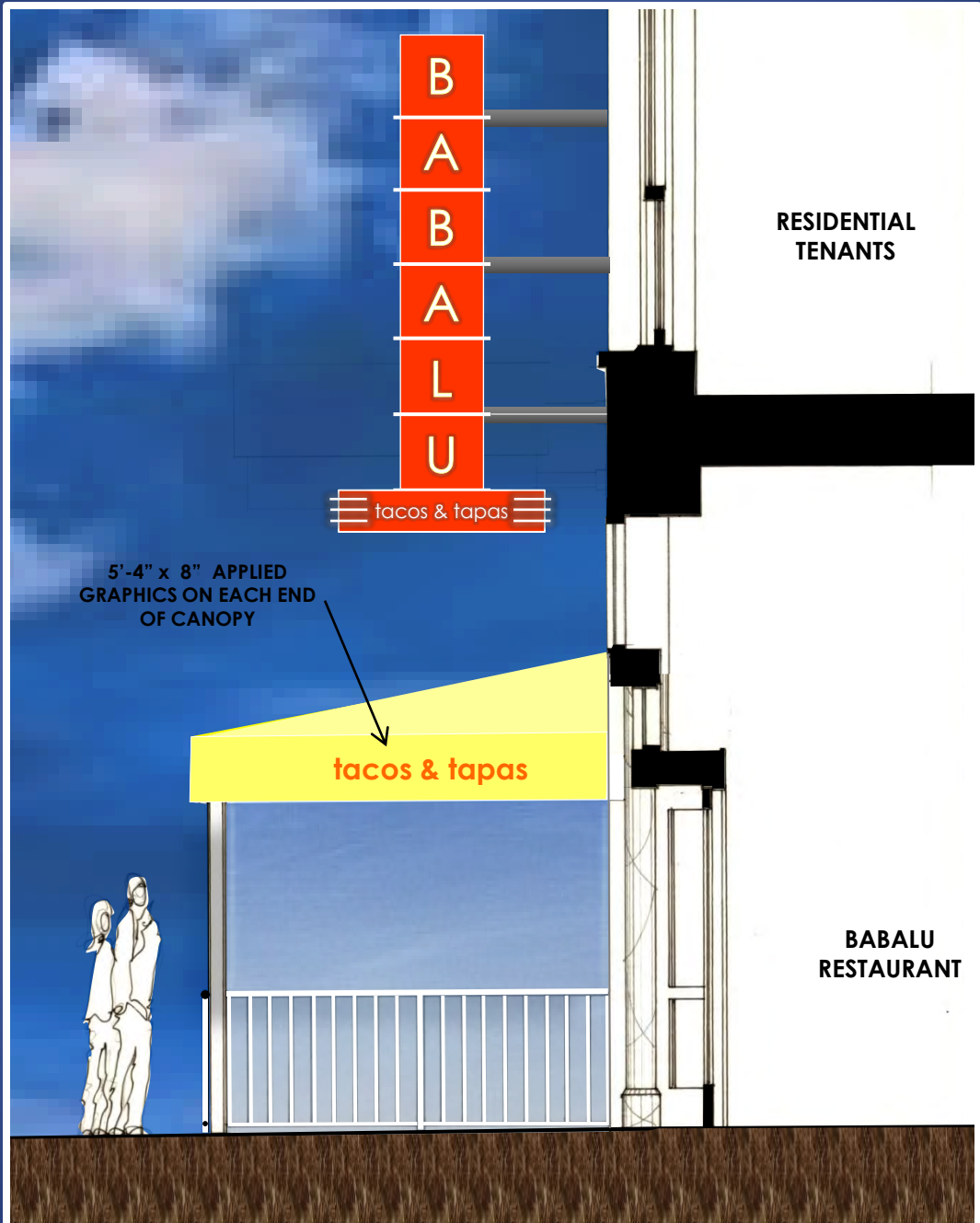


# BABALU – KNOXVILLE, TN 416 GAY ST.



## ENTRANCE SIGNAGE UNDER CANOPY

# BABALU – KNOXVILLE, TN 416 GAY ST.



NOTE: ALL MATERIALS USED TO CONSTRUCT THE PATIO AND ITS COMPONENTS WILL BE NON-COMBUSTIBLE OR CLASS A FIRE RETARDANT.

## END SECTION/ELEVATION OF PATIO

# BABALU – KNOXVILLE

## 416 GAY ST.

### LSI ABOLITE STANDARD DOME



**FINISH** - Available in either Architectural Textured or High Gloss finish.

**LAMP OPTIONS** - Designed to accommodate Incandescent, Compact Fluorescent, and High Intensity Discharge lamps. CFL and HID lamps available – order separately; Incandescent lamps by other.

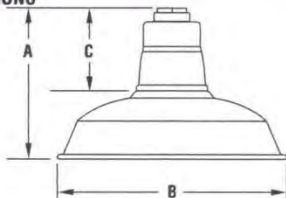
**MOUNTING** - Cast Aluminum hub tapped for 3/4" NPT conduit. Available factory prewired with 96" leads or white or black cord set and canopies. Cord sets listed for damp locations only.

**REFLECTOR** - Heavy-duty, spun galvanized steel construction.

**SOCKETS** - Incandescent (rated 660 Watt/600 Volt) and HID fixtures (4KV pulse rated) are medium base porcelain. Compact Fluorescent sockets feature smart push-pull thermoplastic design for ease of lamping.

**BALLAST** - CFL and HID require a Wall, Ceiling, or Remote Ballast. See Accessories page.

#### DIMENSIONS



| Fixture | Height (A)     | Diameter (B) | Neck (C)       | Weight (lbs./kg) |
|---------|----------------|--------------|----------------|------------------|
| RD 100  | 8-1/4" (210mm) | 12" (305mm)  | 4-1/2" (114mm) | 2.5 (1.13kg)     |
| RD 150  | 9-1/2" (241mm) | 14" (356mm)  | 4-1/2" (114mm) | 3.0 (1.36kg)     |
| RD 200  | 10" (254mm)    | 16" (406mm)  | 4-1/2" (114mm) | 3.5 (1.59kg)     |
| RD 300  | 11" (279mm)    | 18" (457mm)  | 5" (127mm)     | 4.0 (1.81kg)     |

American Innovation



American Made

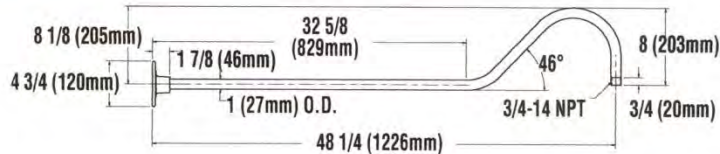


**ARRA**  
Funding Compliant

All LSI ABOLITE products available as Wall, Pole, & Ceiling Mounted and can be used Outdoors

Also available in LED

**GB B 3 GWT** - 3/4" Single Reflector Gooseneck Wall Bracket. Features rigid conduit and cast wall plate which fits 4" octagonal box (by other). The bracket features a gloss white powder finish.



# BABALU – KNOXVILLE 416 GAY ST.



**DURASOL ILLUSION DOORS**  
(OR SIMILAR – STILE & RAIL SIZES ARE  
VARIABLES)



**DURASOL PINNACLE AWNING**  
(OR SIMILAR – ELECTRIC OPERABLE TO TOP)



**DURASOL RETRACTABLE SCREENS**  
(OR SIMILAR – ELECTRIC OPERABLE TO ABOVE)

## COMPONENTS

1

RESIDENTIAL TENANTS

SIGNAGE - BY OTHERS

XX/XXXX

14'-6" (FIELD VERIFY)

CLERESTORY OF ZINC-GLAZED TEXTURED GLASS (OR SIM)

11'-2" TOP OF CANOPY

CANVAS CANOPY; OPERABLE BETWEEN RAFTERS

STEEL RAFTERS @ COLUMNS

CANVAS VALANCE

1'-11 1/2" WINDOW RO

CLEAR GLAZING ABOVE DOORS

8'-0" BOTTOM OF VALANCE

STEEL TUBE ON 3 SIDES OF PATIO

ELECTRIC CLEAR & BUG SCREENS

5"x5" STEEL "I" BEAM COLUMNS

1 1/2" STEEL TOP RAILING WITH 1" BALUSTERS @ 6" O.C. BOLTED TO STEEL COLUMNS & BOLTED @ BUILDING

10" PLANTERS SUSPENDED ON RAILINGS

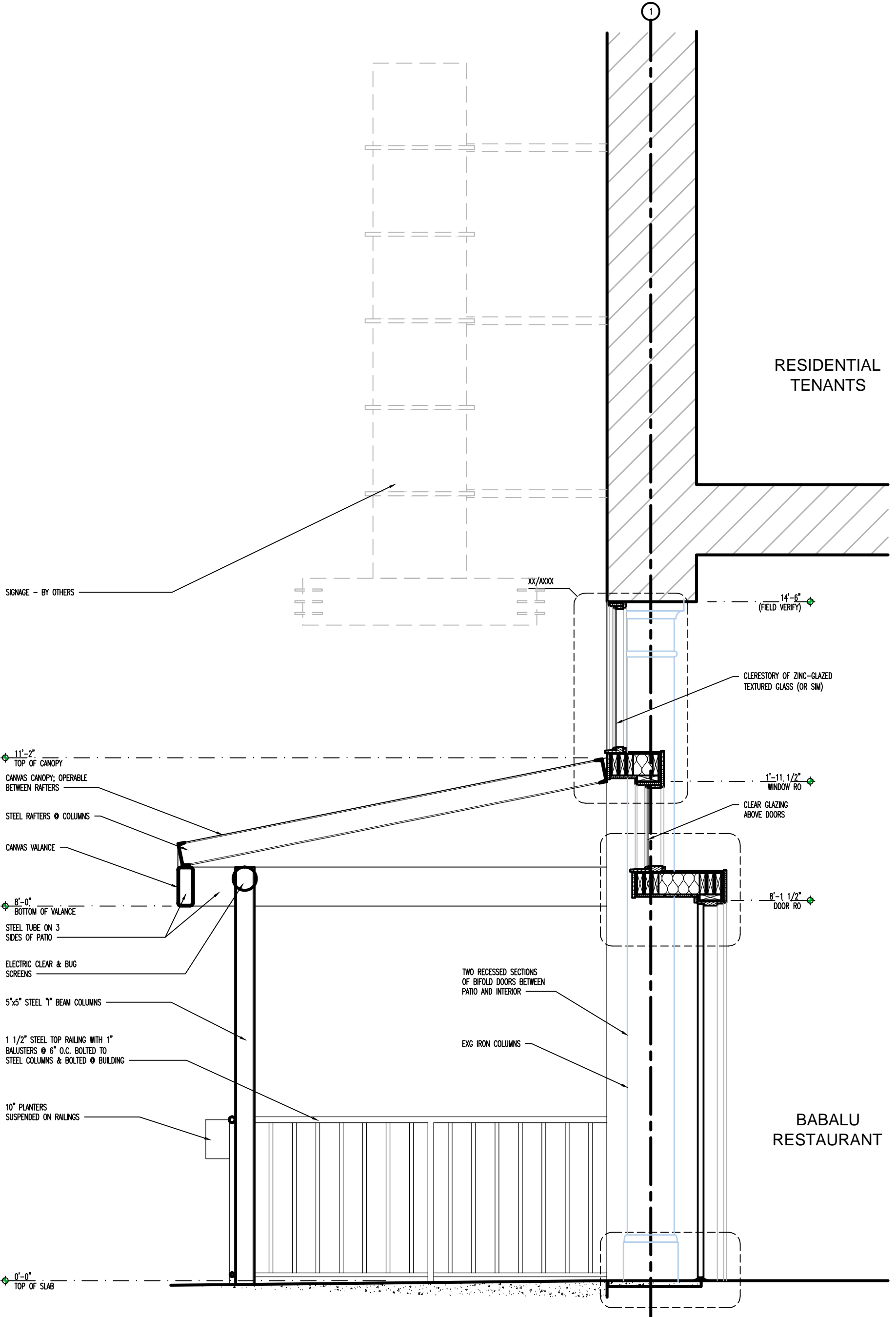
TWO RECESSED SECTIONS OF BIFOLD DOORS BETWEEN PATIO AND INTERIOR

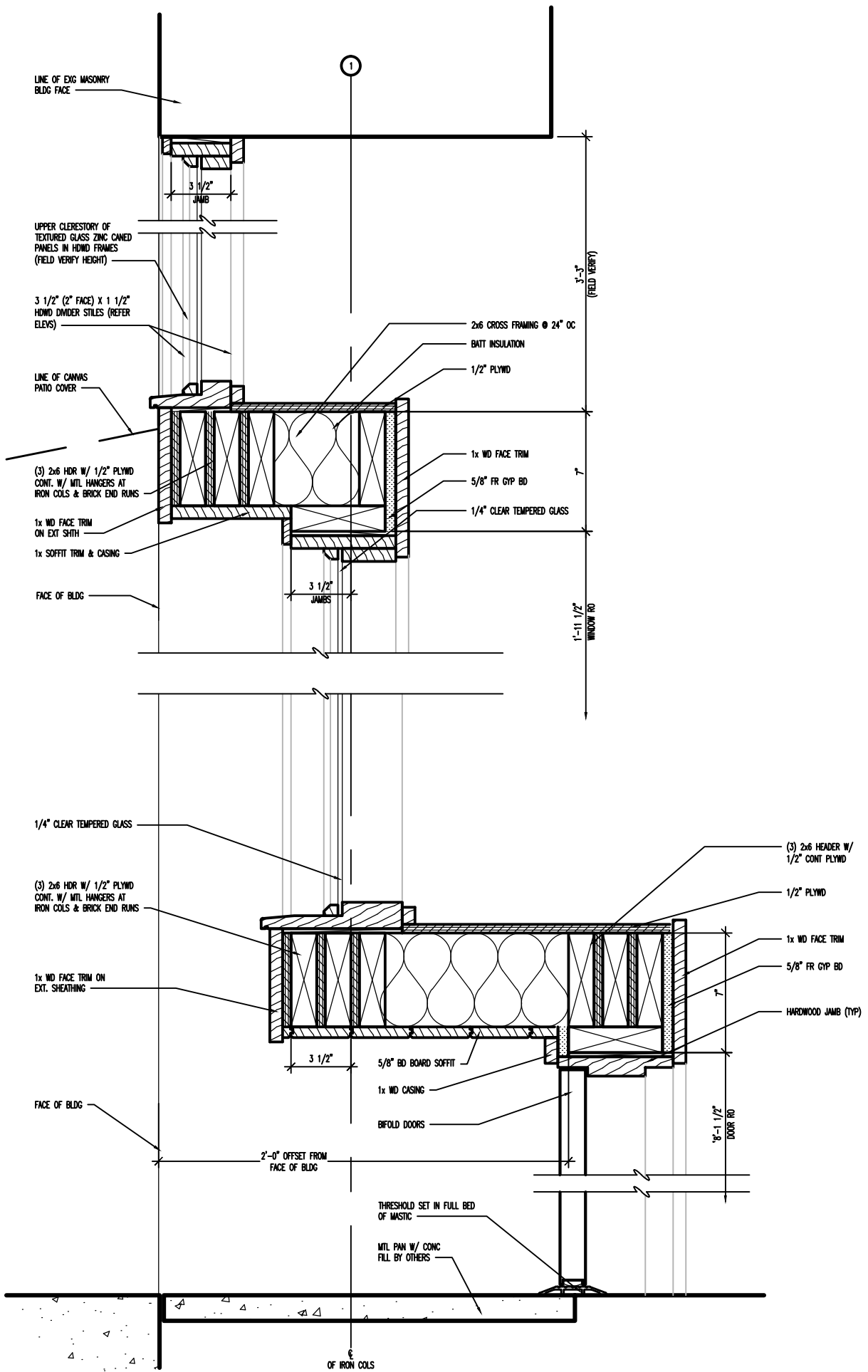
EXG IRON COLUMNS

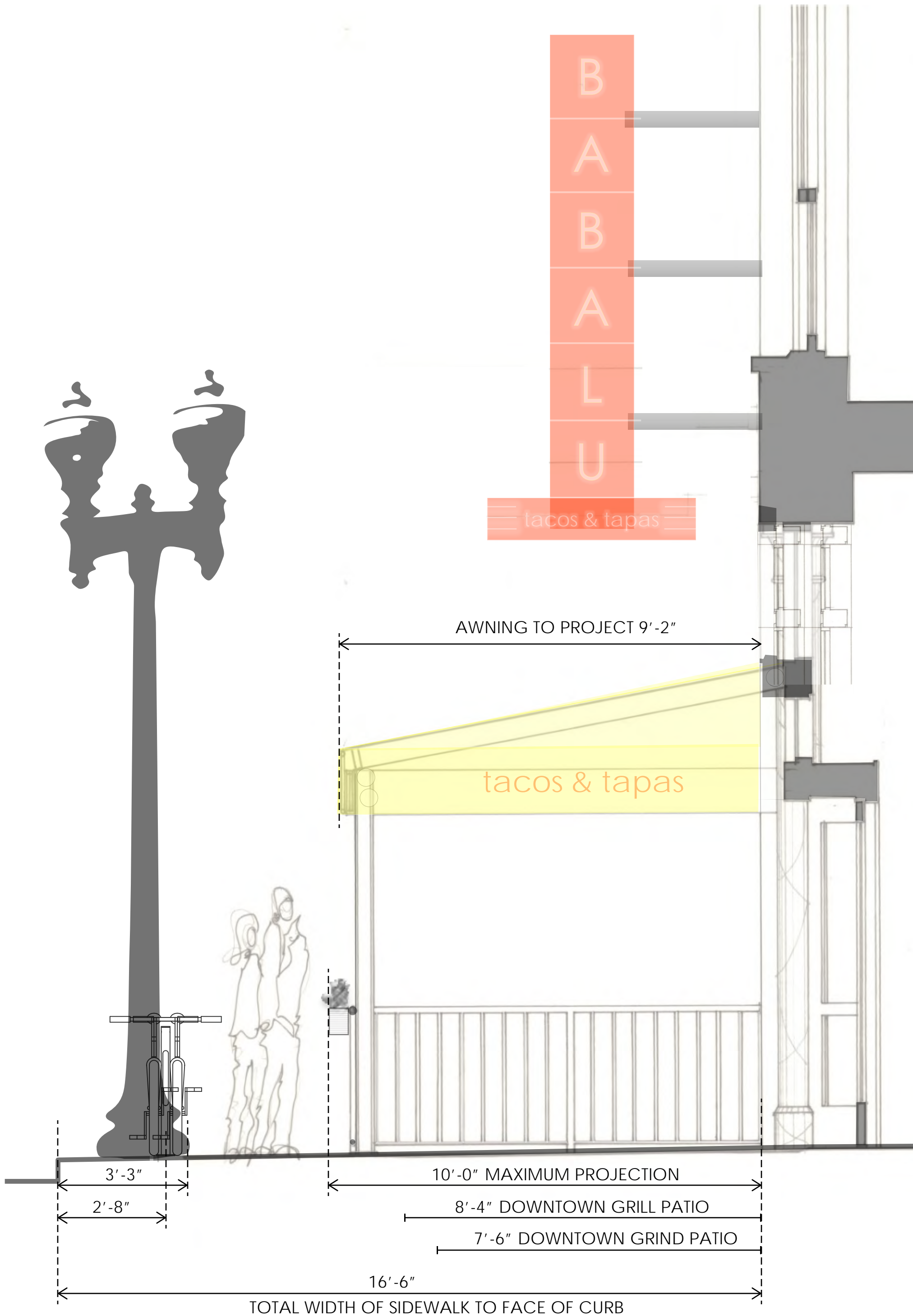
8'-1 1/2" DOOR RO

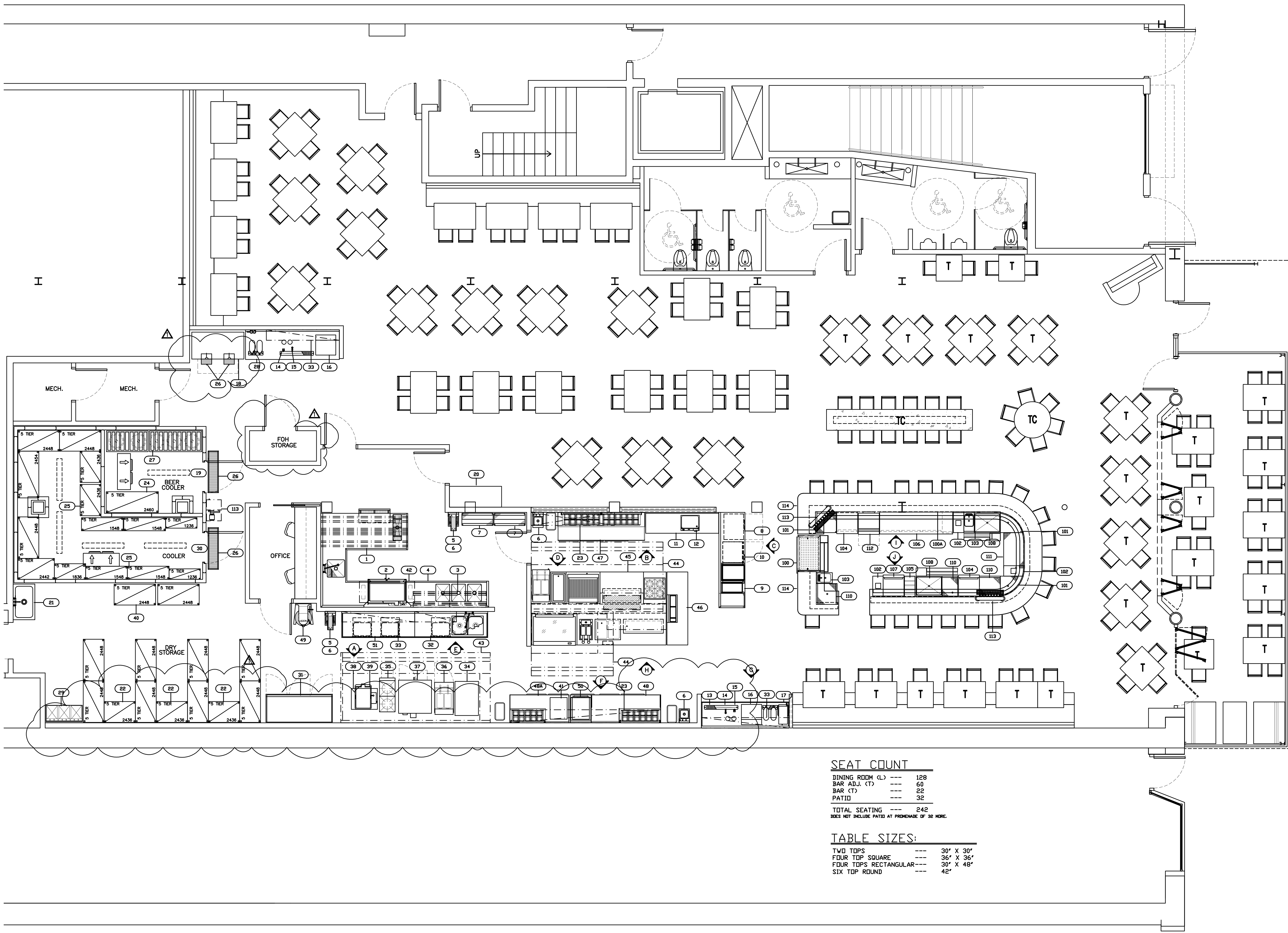
BABALU RESTAURANT

0'-0" TOP OF SLAB









**SEAT COUNT**  
 DINING ROOM (L) --- 128  
 BAR ADJ. (T) --- 60  
 BAR (T) --- 22  
 PATIO --- 32  
 TOTAL SEATING --- 242  
 DOES NOT INCLUDE PATIO AT PERIMETER OF 22 MORE.

**TABLE SIZES:**  
 TWO TOPS --- 30" X 30"  
 FOUR TOP SQUARE --- 36" X 36"  
 FOUR TOPS RECTANGULAR --- 30" X 48"  
 SIX TOP ROUND --- 42"

**EQUIPMENT SCHEDULE**

| ITEM NO. | QTY  | DESCRIPTION                 |
|----------|------|-----------------------------|
| 1        | 1    | Soiled Dishtable            |
| 2        | 1    | Dishmachine                 |
| 3        | 1    | Dishrack Shelf              |
| 4        | 1    | Clean Dishtable             |
| 5        | 2    | Hose Reel                   |
| 6        | 4    | Handsink                    |
| 7        | 2    | Mobile Dish Drying Rack     |
| 8        | 1    | Chipwarmer                  |
| 9        | 1    | Guacamole Station           |
| 10       | 1    | Avacado Refrigerator        |
| 11       | 1    | Tortilla Station Worktable  |
| 12       | 1    | Griddle, Countertop         |
| 13       | 1    | Beverage Counter            |
| 14       | 2    | Bottle Filler               |
| 15       | 2    | Hot Water Dispenser         |
| 16       | 2    | Beverage Dispenser/Ice Pan  |
| 17       | 2    | Tea Brewer                  |
| 18       | 1    | Icemachine                  |
| 19       | 1    | Beer Cooler                 |
| 20       | 1    | Silverware Rolling Station  |
| 21       | 1    | Mop Sink                    |
| 22       | 1Lot | Shelving Unit               |
| 23       | 2    | Wall Mounted Overshelf      |
| 24       | 1Lot | Shelving Unit               |
| 25       | 1Lot | Shelving Unit               |
| 26       | 3    | Floor Trough                |
| 27       | 1    | Keg Rack                    |
| 28       | 1    | Beverage Station            |
| 29       | 1    | Bag-N-Box                   |
| 30       | 1    | Walk-in Cooler              |
| 31       | 1    | Three Door Freezer          |
| 32       | 1    | Two Compartment Sink        |
| 33       | 1Lot | Wall Mounted Overshelf      |
| 34       | 1    | Smoker                      |
| 35       | 1    | Stock Pot Range             |
| 36       | 1    | Fryer w/ Filtration System  |
| 37       | 1    | Convection Oven             |
| 38       | 1    | Equipment Stand             |
| 39       | 1    | Tilting Braising Pan        |
| 40       | 1    | Chemical Storage Shelf      |
| 41       | 1    | Panini Press                |
| 42       | 1    | Pant Leg Duct               |
| 43       | 1    | Exhaust Hood                |
| 44       | 1    | "L" Shaped Exhaust Hood     |
| 45       | 1    | Cooking Island              |
| 46       | 1    | Expo Counter                |
| 47       | 1    | Custom Refrigeration        |
| 48       | 1    | Custom Refrigeration        |
| 48A      | 1    | Custom Refrigeration        |
| 49       | 1    | Mixer                       |
| 50       | 1    | Convection Oven/Microwave   |
| 51       | 1    | S/S Worktable               |
| 100      | 1    | Pass-thru Cocktail Station  |
| 100A     | 1    | Bar Die Wall                |
| 101      | 3    | Underbar Corner Drain Board |
| 102      | 3    | Trash Receptacle            |
| 103      | 2    | Underbar Handwash Unit      |
| 104      | 2    | Worktop Freezer             |
| 105      | 1    | Liquor Display Units        |
| 106      | 1    | 3 Door Back Bar Cooler      |
| 107      | 1    | Custom Sangria Cooler       |
| 108      | 2    | Cocktail Unit               |
| 110      | 2    | Drainboard                  |
| 111      | 1    | Custom Juicing Station      |
| 112      | 1    | Glasswasher                 |
| 113      | 2    | Draft Beer Towers           |
| 114      | 2    | S/S Underbar Shelf          |

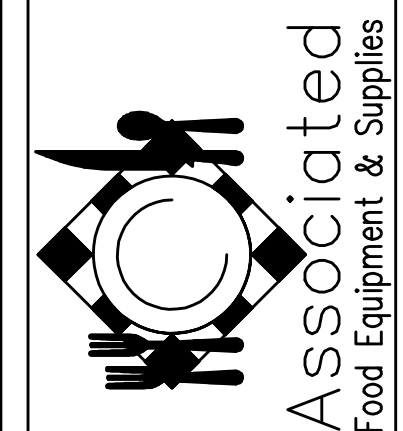
**EQUIPMENT FLOOR PLAN**  
 SCALE: 1/4"=1'-0"

REVISIONS BY REMARKS  
 R.N. 4/17/2015

FOOD SERVICE KITCHEN EQUIPMENT PLAN

BABALU  
 Knoxville, Tennessee

**Associated Food Equipment & Supplies**  
 Design, Planning, & Consulting  
 829 Wilton Drive, Suite E • Ridgeland, MS. 39157  
 601-414-3720 FAX 601-414-3722  
 email: bob.nelson@afesco.com



DATE 4/1/2015  
 SCALE 1/4"=1'-0"  
 DRAWN BY R. NELSON  
 FILE knox.dwg