

Downtown Knoxville Design Overlay District Certificate of Appropriateness

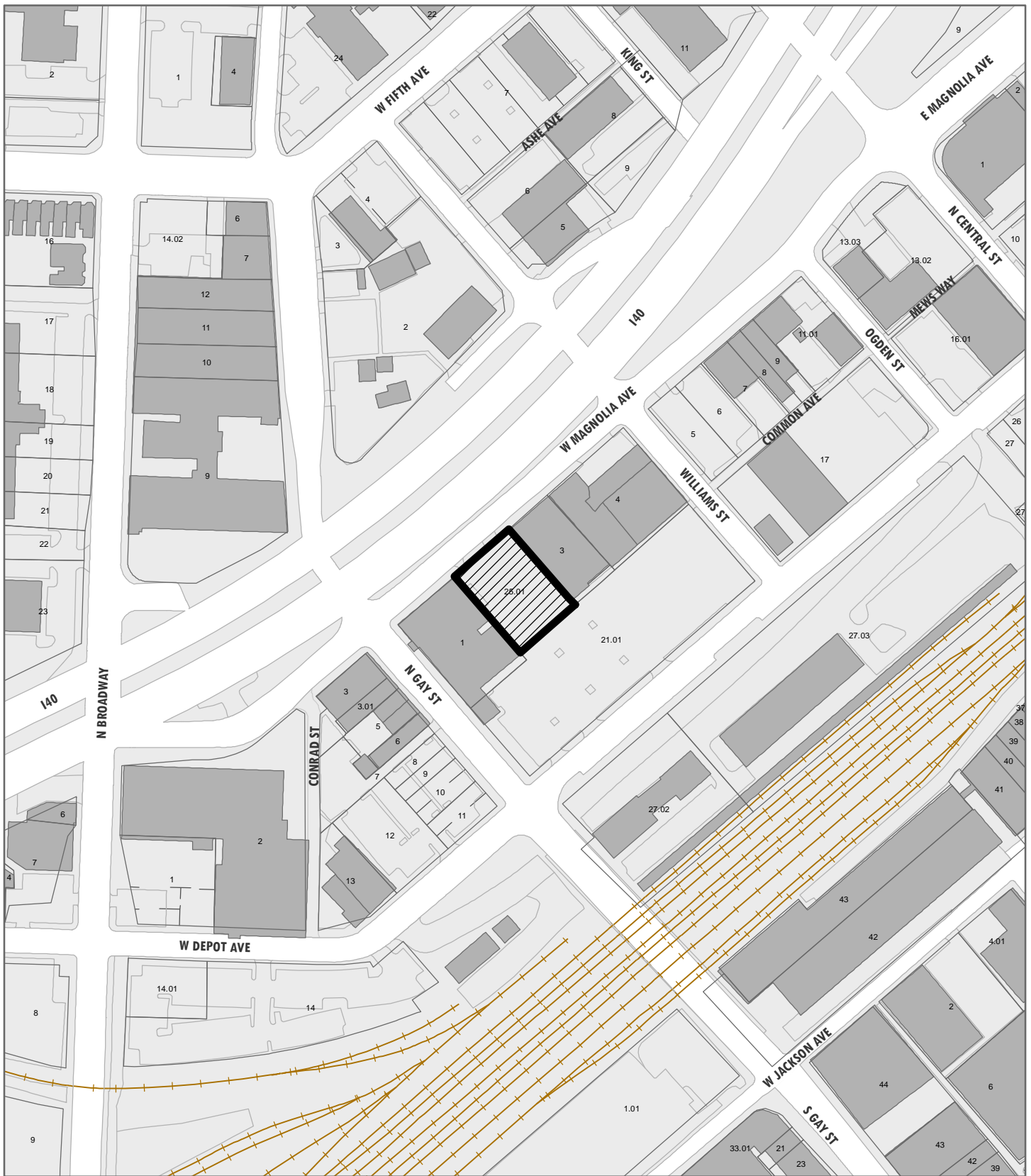
Name of Applicant: Chris Morris

Owner Contractor Architect Engineer Other Intern Architect

Date Filed: 9/2/16 Application accepted by: Mike Reynolds

Fee Amount: 50.00 Review Date: 9/21/16 File Number: 9-C-16-DT

PRE-APPLICATION CONFERENCE		Date Completed:
<p style="text-align: center;">PROPERTY INFORMATION</p> <p>Building or Project Name: <u>Regas Square</u></p> <hr/> <p>Street Address: <u>319 W. Depot Ave.</u></p> <p>Parcel Identification Number(s): <u>094EF02501</u></p> <hr/>	<p style="text-align: center;">PROJECT ARCHITECT/ENGINEER</p> <p>PLEASE PRINT Name: <u>Aaron Miller</u></p> <p>Company: <u>Design Innovation Architects</u></p> <p>Address: <u>402 S. Gay St. Suite 201</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37902</u></p> <p>Telephone: <u>865-637-8540</u></p> <p>Fax: <u>865-544-3840</u></p> <p>E-mail: <u>amiller@dia-arch.com</u></p>	
<p style="text-align: center;">PROPERTY OWNER</p> <p>PLEASE PRINT Name: <u>Regas Property, LLC.</u></p> <p>Company: _____</p> <p>Address: <u>10820 #ste 9 Kingston Pike</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37934</u></p> <p>Telephone: <u>865-389-8095</u></p> <p>Fax: <u>865-330-3543</u></p> <p>E-mail: <u>mhasbrouck2014@gmail.com</u></p>	<p style="text-align: center;">PROJECT CONTRACTOR</p> <p>PLEASE PRINT Name: _____</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 <input checked="" type="checkbox"/> Minor Alteration of an Existing Building/Structure <input type="checkbox"/> Sign</p> <p>LEVEL 2: \$100 <input type="checkbox"/> Major Alteration of an Existing Building/Structure <input type="checkbox"/> Addition to an Existing Building/Structure</p> <p>LEVEL 3: \$250 <input checked="" 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>SAME AS PROJECT</u></p> <p>Company: <u>ARCHITECT</u></p> <p>Address: _____</p> <p>City: _____ State: _____ Zip: _____</p> <p>Telephone: _____</p> <p>Fax: _____</p> <p>E-mail: _____</p>	



9-C-16-DT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

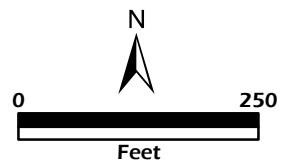
**DOWNTOWN
DESIGN
REVIEW
BOARD**



319 N Depot Ave
Level 1: Minor alteration of an existing building/structure

Original Print Date: 9/9/2016
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

**Petitioner: Design Innovation Architects,
 Chris Morris**





Design Innovation
ARCHITECTS + INTERIORS + PLANNING

September 2, 2016

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

Re: **D-1 Application Summary of Proposed Work for The North Parking Lot of Regas Square**
319 W. Depot Ave, Knoxville, TN
DIA Project Number: 14018 File: I07

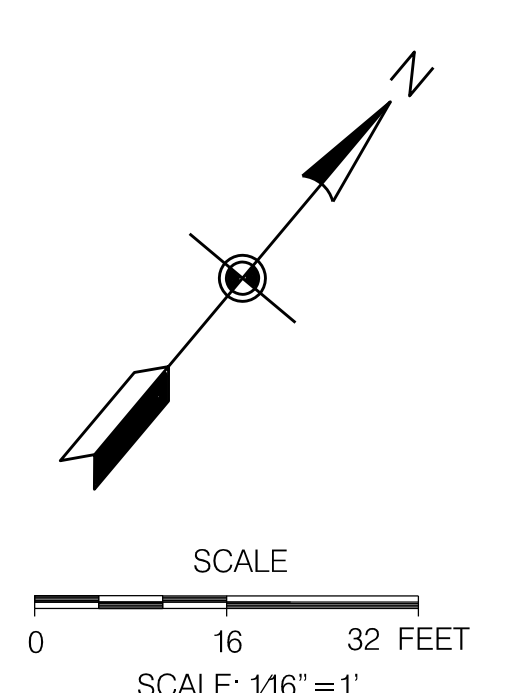
To Whom it May Concern:

The attached drawings are for the development of an existing asphalt parking lot to the north of the Regas Square project site which includes an asphalt parking lot, striped parking, raised curbed islands, landscaping, sidewalk, enhanced site lighting, and a trash containment enclosure. This site will also serve as the entrance and exit for the adjacent Regas Square parking garage to the south of this parking lot.

Sincerely,
Design Innovation

A handwritten signature in blue ink, appearing to read 'R. Aaron Miller'.

R. Aaron Miller, AIA, CSI, CDT
Sr. Project Architect



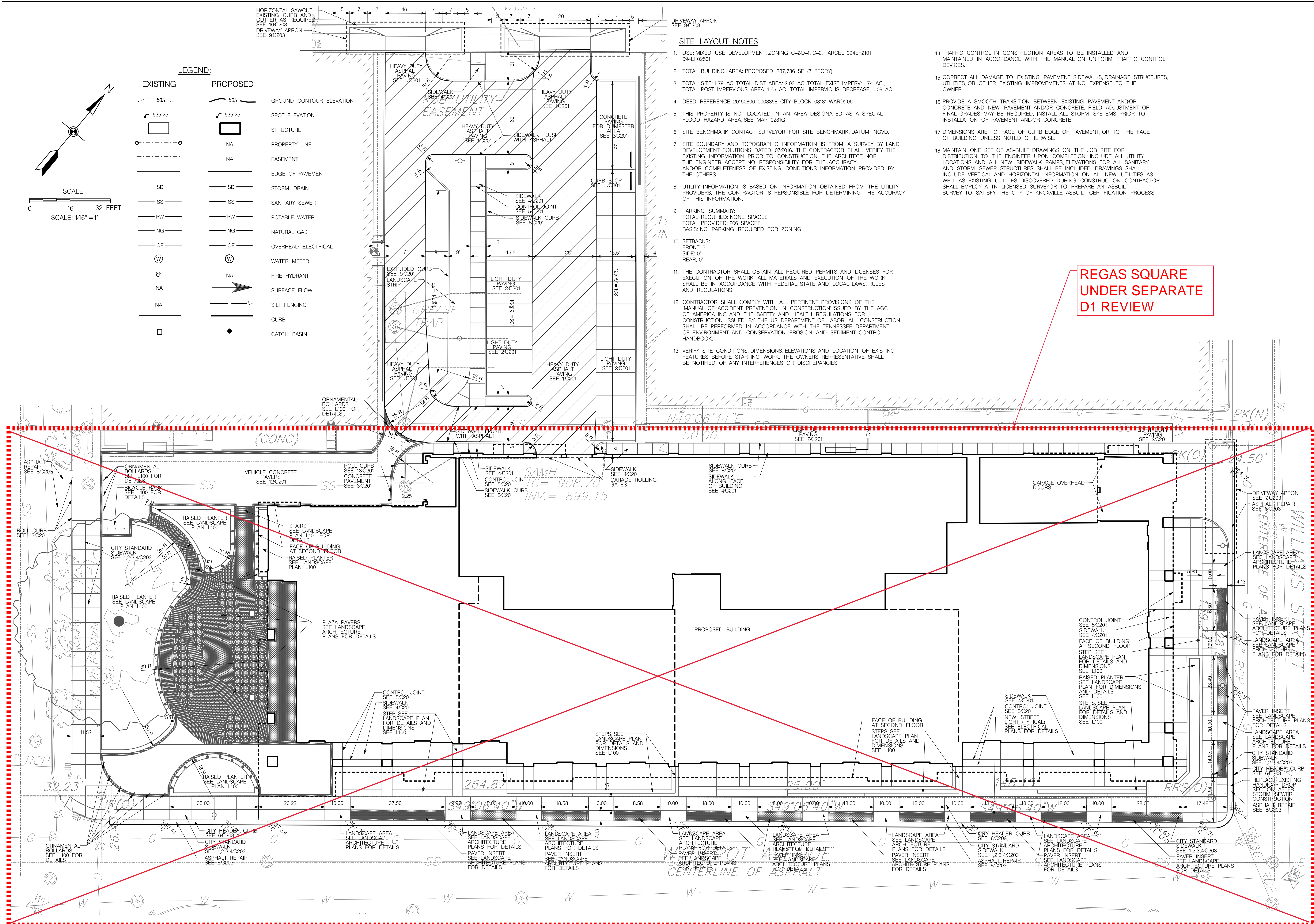
LEGEND:

EXISTING	PROPOSED	DESCRIPTION
535	535	GROUND CONTOUR ELEVATION
535.25'	535.25'	SPOT ELEVATION
[Symbol]	[Symbol]	STRUCTURE
[Symbol]	NA	PROPERTY LINE
[Symbol]	NA	EASEMENT
[Symbol]	[Symbol]	EDGE OF PAVEMENT
[Symbol]	[Symbol]	STORM DRAIN
[Symbol]	[Symbol]	SANITARY SEWER
[Symbol]	[Symbol]	POTABLE WATER
[Symbol]	[Symbol]	NATURAL GAS
[Symbol]	[Symbol]	OVERHEAD ELECTRICAL
[Symbol]	[Symbol]	WATER METER
[Symbol]	NA	FIRE HYDRANT
[Symbol]	[Symbol]	SURFACE FLOW
[Symbol]	[Symbol]	SILT FENCING
[Symbol]	[Symbol]	CURB
[Symbol]	[Symbol]	CATCH BASIN

SITE LAYOUT NOTES

- USE MIXED USE DEVELOPMENT, ZONING: C-2D-1, C-2, PARCEL 094F2101, 094EF02501
- TOTAL BUILDING AREA: PROPOSED 287,736 SF (7 STORY)
- TOTAL SITE: 1.79 AC, TOTAL DIST AREA: 2.03 AC, TOTAL EXIST IMPERV: 1.74 AC, TOTAL POST IMPERVIOUS AREA: 1.65 AC, TOTAL IMPERVIOUS DECREASE: 0.09 AC.
- DEED REFERENCE: 20150806-0008358, CITY BLOCK: 08181 WARD: 06
- THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA. SEE MAP 0281G.
- SITE BENCHMARK: CONTACT SURVEYOR FOR SITE BENCHMARK, DATUM NGVD.
- SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY LAND DEVELOPMENT SOLUTIONS DATED 07/2016. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY THE OTHERS.
- UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
- PARKING SUMMARY:
TOTAL REQUIRED: NONE SPACES
TOTAL PROVIDED: 206 SPACES
BASIS: NO PARKING REQUIRED FOR ZONING
- SETBACKS:
FRONT: 5'
SIDE: 0'
REAR: 0'
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK. ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS.
- CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE 'MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION' ISSUED BY THE AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE US DEPARTMENT OF LABOR. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK.
- VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS, AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNERS REPRESENTATIVE SHALL BE NOTIFIED OF ANY INTERFERENCES OR DISCREPANCIES.

REGAS SQUARE UNDER SEPARATE D1 REVIEW



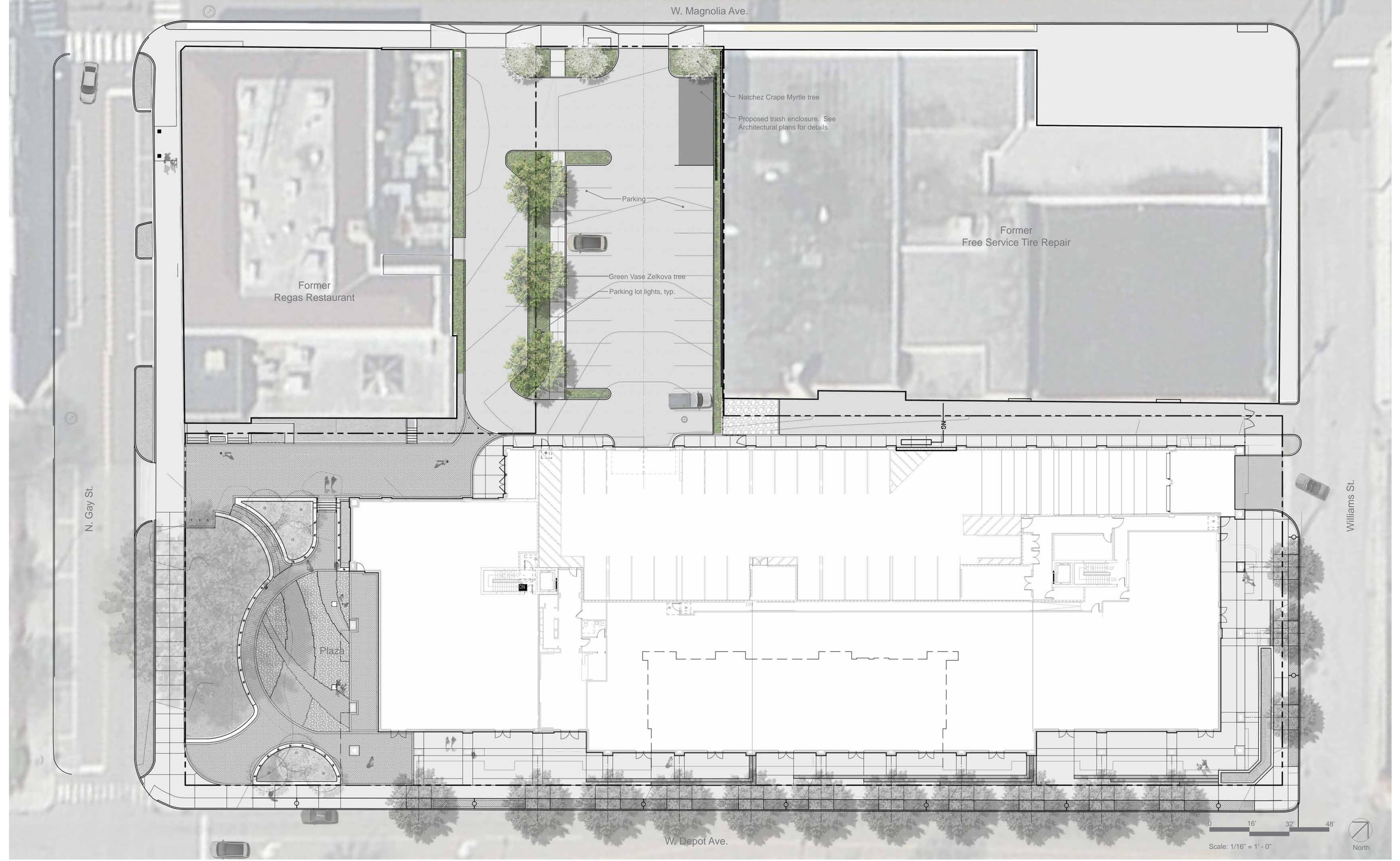
SITE DEVELOPMENT PACKAGE FOR
REGAS SQUARE
333 DEPOT AVE
KNOXVILLE, TN 37917

No.	Description	Date

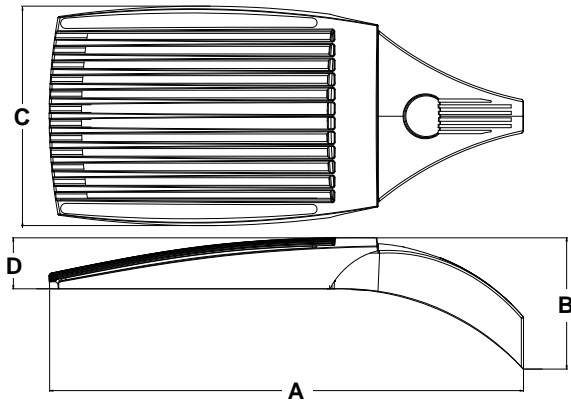
The drawing is the property of DESIGN INNOVATIONS ARCHITECTS, INC. and is not to be reproduced or copied in whole or in part without authorization from DESIGN INNOVATIONS ARCHITECTS, INC. It is to be used for the project and the specific identified items and not to be used on any other project. It is to be returned upon request. Do not scale drawings, without dimensions take precedence. All drawings and designs shown on these drawings are copyright © of DESIGN INNOVATIONS ARCHITECTS, INC.

Sheet Title
SITE LAYOUT PLAN

Project Number	14018	Sheet Number	C102
Date	09/08/16		



Dimensional Drawings



Fixture	A	B	C	D	Max. Watts	Lbs
VLX-1	36"	10.25"	15.5"	4"	421	58



The new VLX LED Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

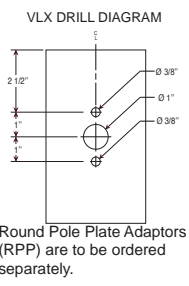
The LED's performance and the driver's life are maximized by enclosing them in two separate die cast aluminum housings. Easy tool-less access for mounting and maintenance.

The LED light assemblies come with 96 to 192 LEDs. Seven optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The VLX LED series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Model	Optics	Source	Current	Kelvin	Voltage	Mounting	Finish	Options
VLX-1	Type I (T1)	# of LEDs 96 (96LC)	mA 350 (3)	3000K *Warm white (3K)	120-277 *Universal voltage (UNV)	Arm Mount (AM)	Bronze (BZ)	<u>Photocell & Receptacle</u> <small>*Specify voltage</small> (PCR120) (PCR208) (PCR240) (PCR277) Photo Receptacle (PER) <small>*With shorting cap</small> <u>Round Pole Plate Adaptor</u> For 3"Ø Pole (RPP3) For 4"Ø Pole (RPP4) For 5"Ø Pole (RPP5) Cast Wall Plate (BAWP) 0-10v Dimming Driver No Controls (DIM) Motion Sensor <small>*Works with FSP-211</small> (WSC-8) 8' Mounting Height (WSC-20) 9-20' Mounting Height (WSC-40) 21-40' Mounting Height This option will require(1) FSIR 100 remote for programming Wireless Control Consult Factory (WC) Universal Pole Mount Adaptor (UPMA) Cutoff Louver Shield (CLS)
	Type II (T2)	128* (128LC)	530 (5)	4000K *Neutral white (4K)	480 (5) Not available in 1 amp	Wall Mount *Cast Wall Plate (BAWP) to be ordered separately (WM)	Black (BK)	
	Type III (T3)	160* (160LC)	700 (7)	5000K *Cool white (5K)	347 (8) Not available in 1 amp		Smooth Black (SBK)	
	Type IV (T4)	192* (192LC)	1000 (10)				White (WH)	
	Type IV-A (T4A)						Smooth White (SWH)	
	Type IV-AR (T4AR) Rotated Right						Graphite (GP)	
	Type IV-AL (T4AL) Rotated Left						Grey (GY)	
	Type V (T5)						Silver Metallic (SL)	
	Type V-W (T5W)						Custom Color (CC)	
			*1000 mA NOT AVAILABLE FOR 128LC, 160LC OR 192LC					



For more detailed information on mounting, wiring or installation instructions, please consult factory. If poles are not ordered with fixtures, please specify mounting requirements. This document contains proprietary information of Visionaire Lighting, LLC. Any use of this information requires the written approval of Visionaire Lighting, LLC. In keeping with our TQM policy of continuous improvement, Visionaire reserves the right to change any specifications contained herein without prior notice.

Heatsink

• Die cast aluminum heatsink with integral cooling fins for thermal management.

Mounting Arm/Driver Compartment

• Durable two-piece die cast aluminum driver compartment utilizes a tool-less push button latch for ease of maintenance and sealed with a one-piece silicone gasket.

Thermal Management

• The VLX series provides excellent thermal management by mounting the LEDs to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
 • The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The VLX series LEDs have been determined to last 90,000+ hours in 25° C environments when driven at 350 mA.

Optical System

• The highest lumen output LEDs are utilized in the VLX series. IES distribution Types I, II, III, IV, IV-A, V and V-W are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.

• CRI values are 70.

Quali-Guard® Finish

• The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400° F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.

• Finish is guaranteed for five (5) years.

Electrical Assembly

• The VLX LED series is supplied with a choice of 350, 530, 700 or 1000 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for -40°C operations.

• 10 kV surge protector supplied as standard.

• Terminal block supplied as standard.

Warranty

• Five (5) year Limited Warranty on entire system, including finish. For full warranty information, please visit visionairelighting.com.

Options

- Photocell & receptacle
- Photo receptacle
- Round pole plate adapter
- Cast Wall Plate
- 0-10v Dimming Driver
- Motion Sensor
- Wireless Control
- Universal Pole Mount Adaptor
- Cutoff Louver Shield

Listings

- The VLX is cUL listed
- IP65 Rated
- Powder Coated Tough.
- DLC Listed



DesignLights Consortium (DLC) qualified Product. Some configurations of this product family may not be DesignLights Consortium (DLC) listed, please refer to the DLC qualified products list to confirm listed configurations. <http://www.designlights.org/>

VLX 5K Lumen Data - Lumen Chart Data updated 07/26/16

# LED's	mA	Type 1	LPW	Type 2	LPW	Type 3	LPW	Type 4	LPW	Type 4A	LPW	Type 5	LPW	Type 5W	LPW	Watts
96	350	14940	145	13950	135	14173	137	13360	129	14979	145	14526	141	14528	141	103
	530	21928	138	20474	129	20802	131	19608	123	21984	138	21320	134	21322	134	159
	700	27638	128	25806	120	26219	122	24715	115	27709	129	26872	125	26875	125	215
	1000	34613	106	32318	99	32835	101	30952	95	34701	107	33653	104	33657	104	325
128	350	20420	150	19066	140	19371	143	18260	134	20472	151	19854	146	19856	146	136
	530	27798	129	25956	120	26371	122	24858	115	27869	129	27027	125	27030	125	215
	700	34635	122	32339	114	32857	115	30972	109	34724	122	33675	118	33678	118	285
160	350	23772	137	22197	128	22552	130	21258	123	23833	137	23113	133	23116	133	173
	530	38242	143	35707	134	36278	136	34197	128	38340	144	37181	140	37186	140	267
	700	47249	134	44117	125	44823	127	42252	120	47370	134	45939	130	45944	130	353
192	350	31145	151	29080	141	29546	144	27851	135	31225	152	30281	147	30285	147	206
	530	41904	132	39126	123	39752	125	37472	118	42011	132	40742	128	40746	128	317
	700	51721	123	48293	115	49066	116	46251	110	51854	123	50287	119	50293	119	421

Visit www.VisionaireLighting.com for up-to-the-minute chart information, including types not listed here.

*For 4000K multiply values by 0.95 *For 3000K multiply values by 0.90

EPA Data



1.0



1.6



2.0



2.5



2.4



2.5