



DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

La Corona Properties Inc

Applicant

18 November 2019

December 2019

~~P19-1433~~ 12-B-19-DT

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner Contractor Engineer Architect/Landscape Architect

Kevin Grimac

La Corona Properties Inc

Name

Company

618 South Gay Street Suite 250

Knoxville

TN

37902

Address

City

State

Zip

865-332-6666

kevingrimac@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

720 South Gay Street

0951F020

Property Address

Parcel ID

CBID

C-2/D-1

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

11/19/19

Staff Signature

Please Print

Date

Kevin M. Grimac

Kevin M. Grimac

19 Nov 2019

Applicant Signature

Please Print

Date

REQUEST

DOWNTOWN DESIGN

Level 1:

- Signs Alteration of an existing building/structure

Level 2:

- Addition to an existing building/structure

Level 3:

- Construction of new building/structure Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

- Brief description of work: Complete Façade Makeover - Add interior stairwell to access roof mechanicals

HISTORIC ZONING

Level 1:

- Signs Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

- Major repair, removal, or replacement of architectural elements or materials Additions and accessory structures

Level 3:

- Construction of a new primary building

Level 4:

- Relocation of a contributing structure Demolition of a contributing structure

See required Historic Zoning attachment for more details.

- Brief description of work: Current Façade was constructed in 1980 - out dated and has NO HISTORICAL value

INFILL HOUSING

Level 1:

- Driveways, parking pads, access point, garages or similar facilities Subdivisions

Level 2:

- Additions visible from the primary street Changes to porches visible from the primary street

Level 3:

- New primary structure
 Site built Modular Multi-Sectional

See required Infill Housing attachment for more details.

- Brief description of work: _____

STAFF USE ONLY

ATTACHMENTS

- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:	100.00	TOTAL: 100.00 paid 11/19/19 by check
FEE 2:		
FEE 3:		



12-B-19-DT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

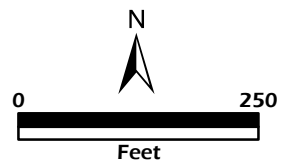
Petitioner: La Corona Properties Inc.,
Kevin Grimac

**DOWNTOWN
DESIGN
REVIEW
BOARD**



720 S. Gay St.
**Level 2: Major alteration of an existing
building/structure**

Original Print Date: 11/21/2019
Revised:
Knoxville/Knox County Planning · Downtown Design Review Board



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La Corona Properties

720 Gay Street
Knoxville, Tn 37902

Project No. 19011



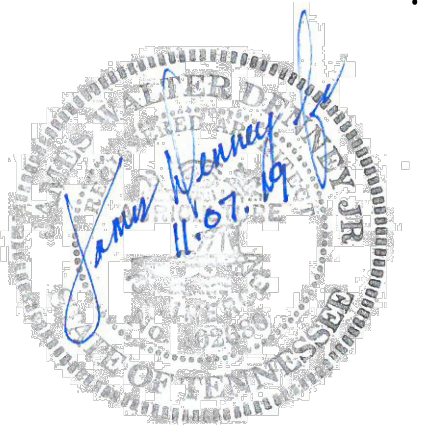
Permit Set
November 7, 2019

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Renovation for:
Corona Properties
720 Gay Street
Knoxville, Tn 37902



PERMIT SET

REVISIONS:

REV. #	REV. DATE

PROJECT NUMBER: 19011

DATE: November 7, 2019

SHEET TITLE:

COVER

DRAWING NUMBER:

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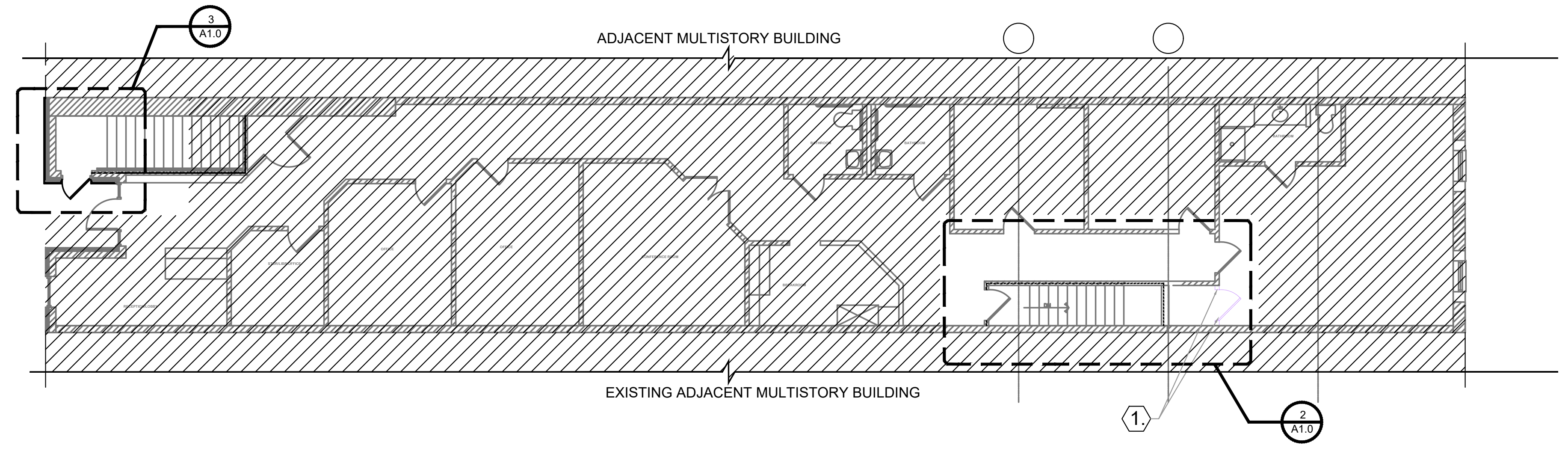
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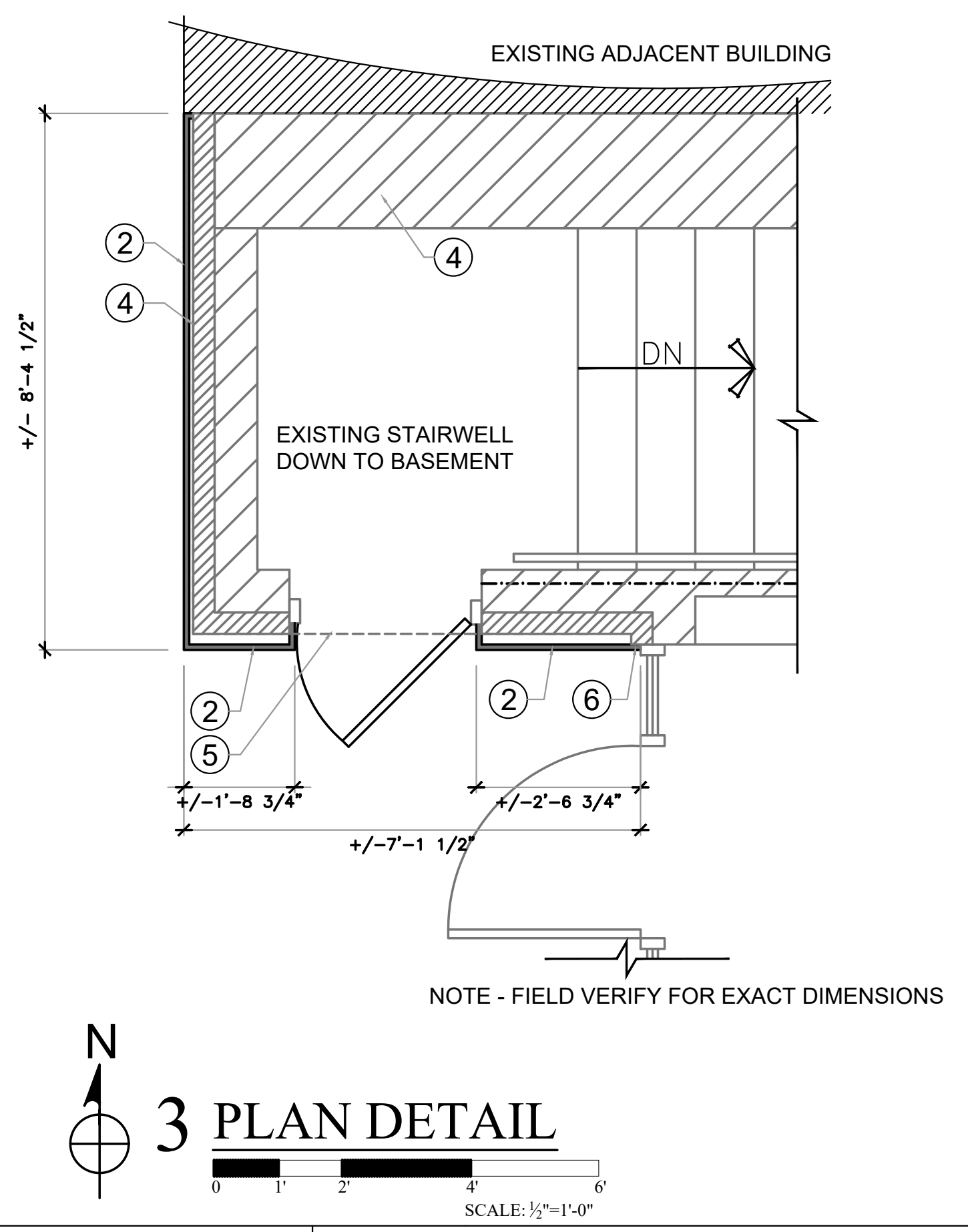
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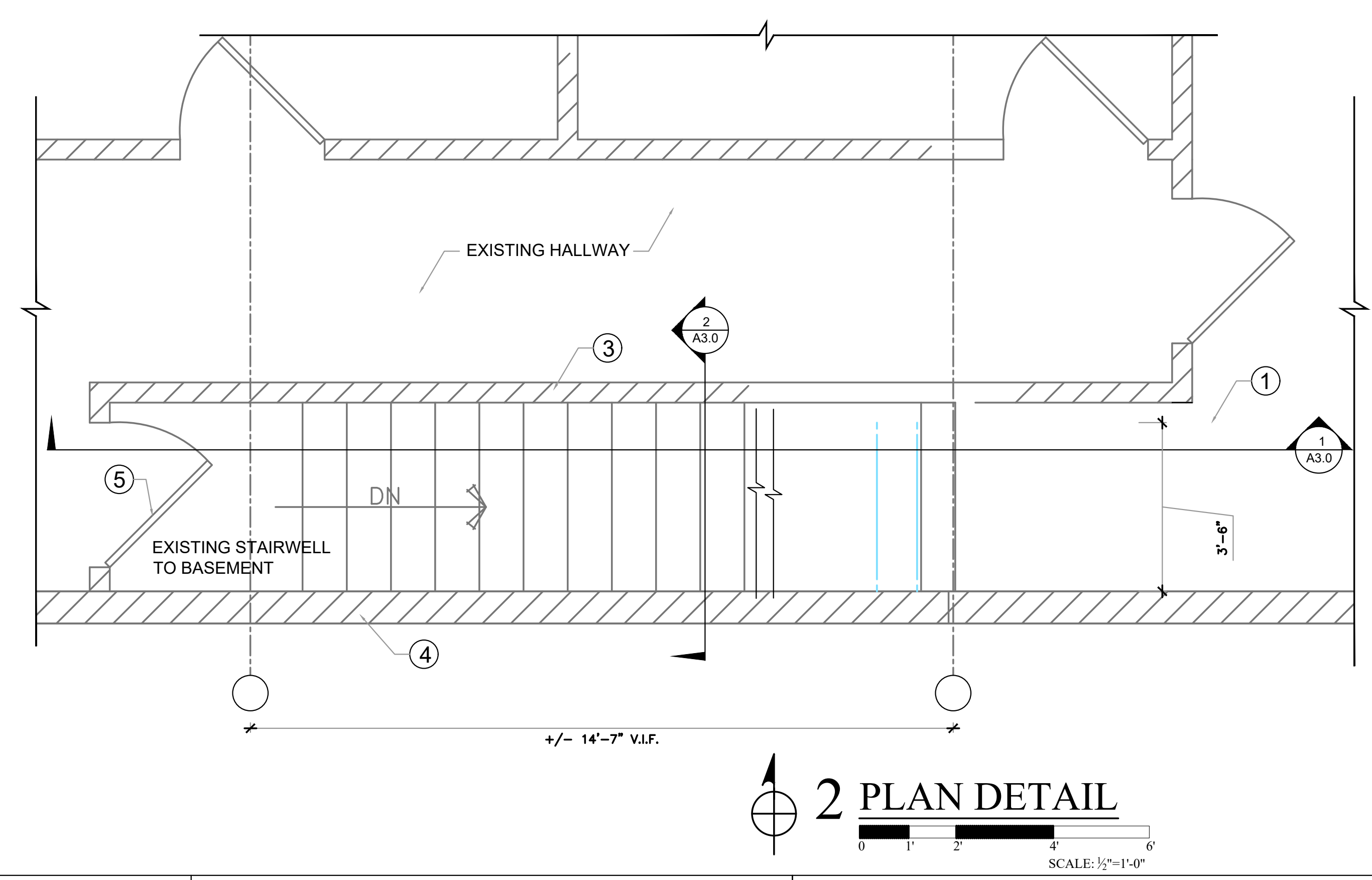
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N
1 OVERALL PLAN
0 4' 8' 16' 24'
SCALE: 1/8"=1'-0"



N
3 PLAN DETAIL
0 1' 2' 4' 6'
SCALE: 1/2"=1'-0"



N
2 PLAN DETAIL
0 1' 2' 4' 6'
SCALE: 1/2"=1'-0"

PRODUCT INFO

- 1. NICHHA PANEL - VINTAGEWOOD - BARK
- 2. PAINT - SHERWIN WILLIAMS - 9022 YELLOW BIRD - (AN IN PLACE MOCK UP IS REQUIRED PRIOR TO FINAL COLOR SELECTION)
- 3. CANOPY - GENERAL AWNINGS - IMPERIAL MARQUEE - COLOR - RED FROM MANUFACTURERS STANDARD COLORS
- 4. NEW STOREFRONT (AT ROOF ACCESS) - CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM
- 5. 12" WIDE GALVANIZED STANDING SEAM ROOF PANELS (AT ROOF ACCESS)

KEYED RENOVATION NOTES

- ① NEW STAIRS FOR ROOF ACCESS
- ② NEW NICHHA WALL PANEL ON HAT CHANNEL OVER EXISTING BRICK VENEER
- ③ EXISTING STAIR ENCLOSURE TO REMAIN
- ④ EXISTING MASONRY WALL
- ⑤ EXISTING STAIR DOOR TO REMAIN
- ⑥ ALIGN TO COVER EDGE OF BRICK

LEGEND

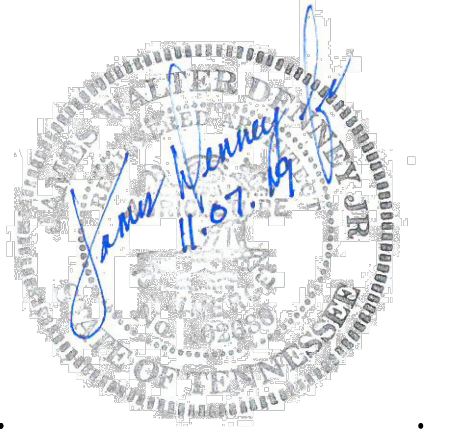
- AREAS N.I.C.
- ITEMS TO BE DEMOLISHED AND OR REMOVED
- ITEMS TO REMAIN

KEYED DEMOLITION NOTES (OVERALL PLAN)

- ① EXISTING DOOR AND PORTION OF WALL TO BE REMOVED

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REVISIONS:

REV. #	REV. DATE

PROJECT NUMBER: 19011
DATE: November 7, 2019
SHEET TITLE:

FLOOR PLANS
DRAWING NUMBER:

A1.0

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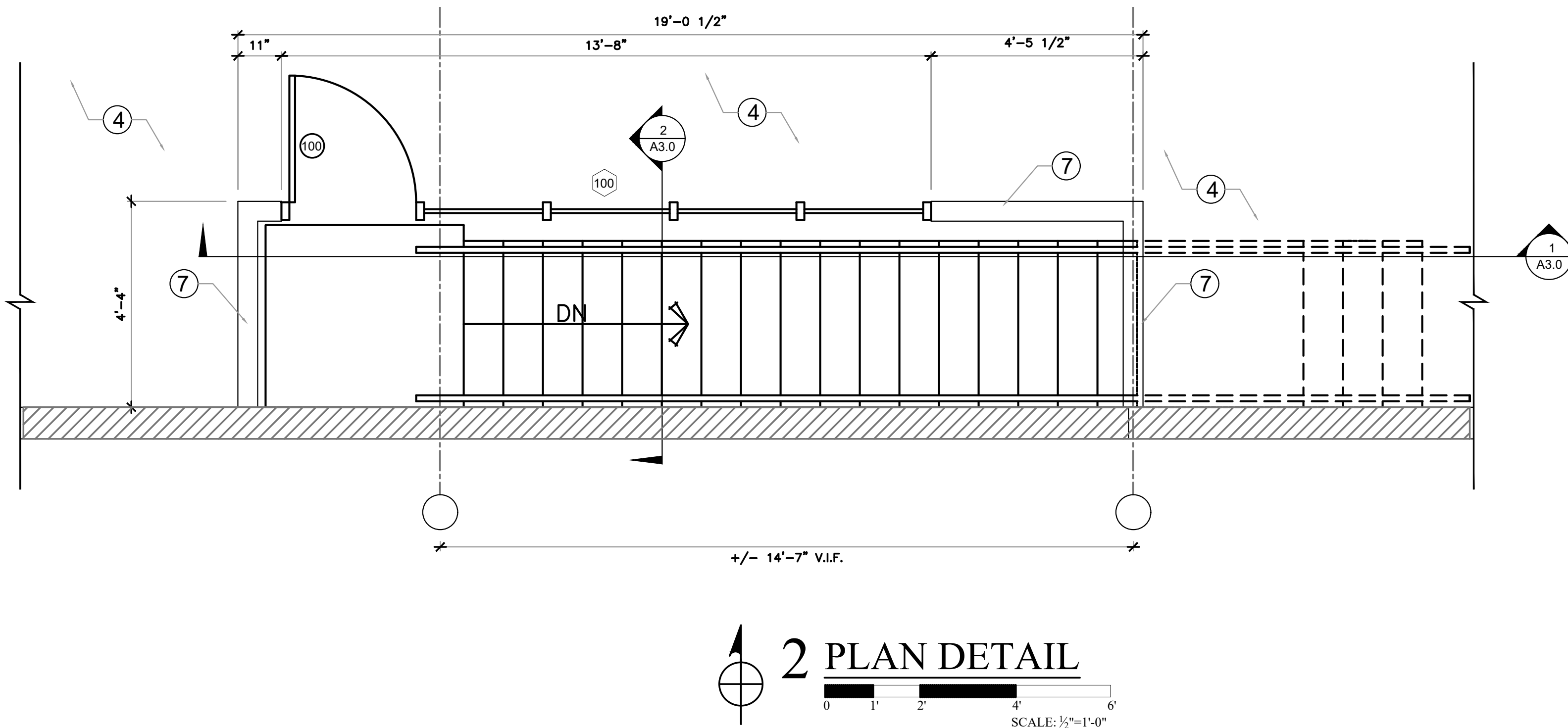
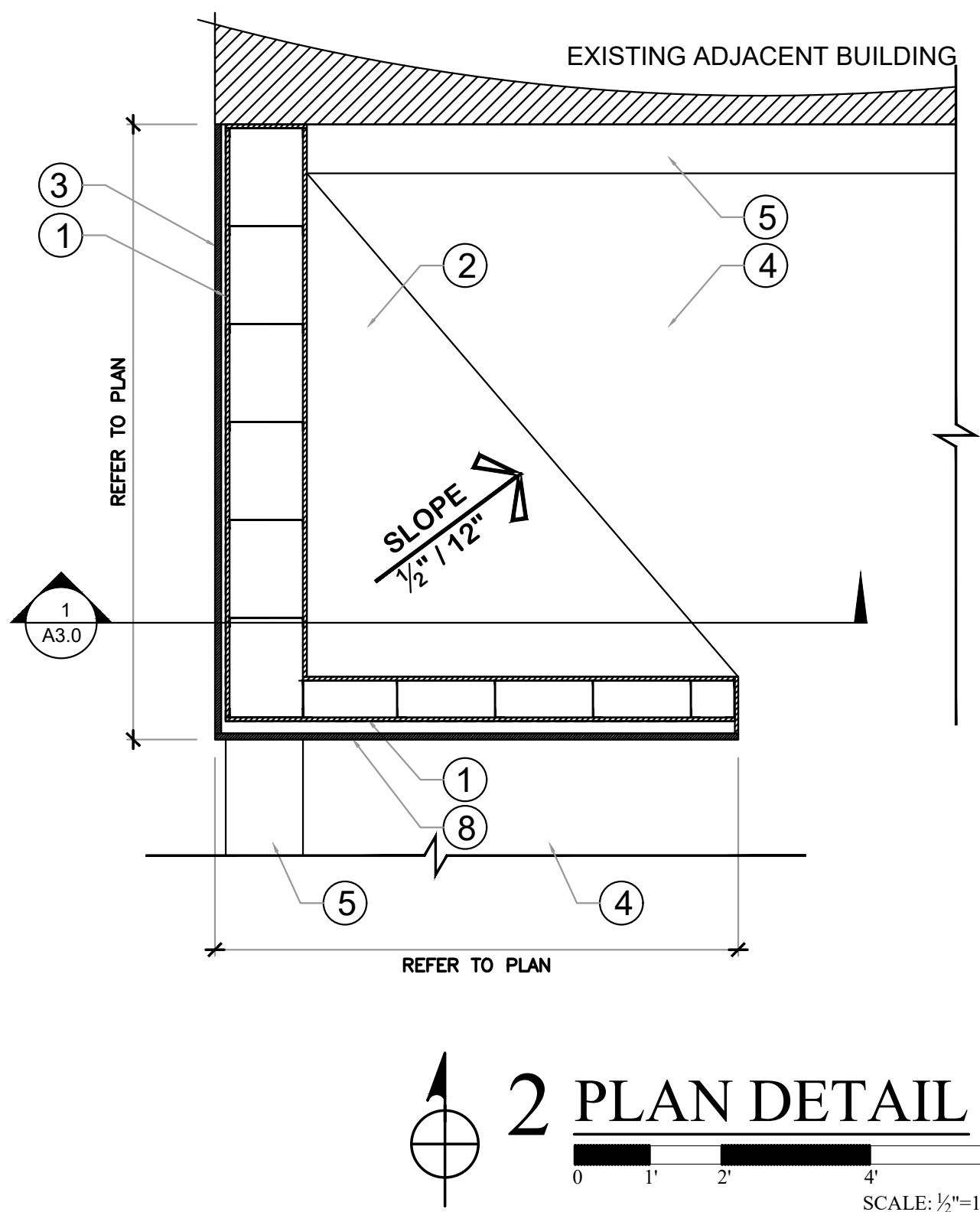
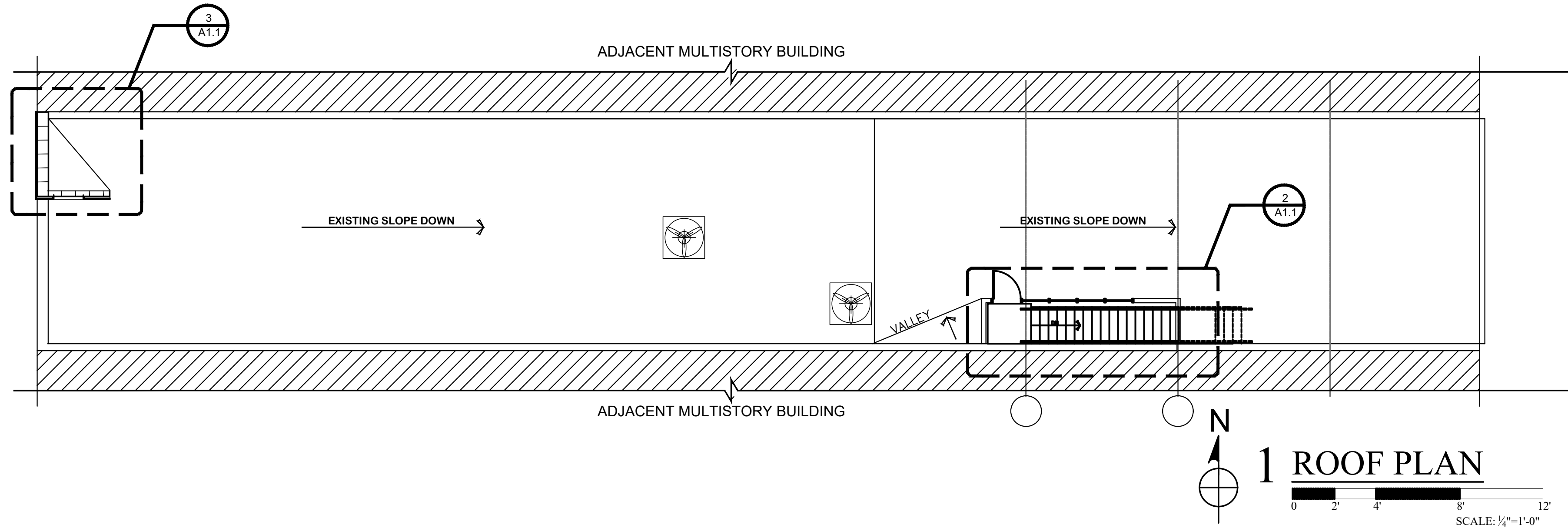
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KEYED RENOVATION NOTES

- | | |
|---|--|
| ①. LINE OF EXISTING MASONRY VENEER (BELOW) | ⑦. 4" METAL FRAMED WALL, 5/8" GYP. BOARD ON INTERIOR, 3/4" EXTERIOR GRADE PLYWOOD WITH BUILDING WRAP AND GALVANIZED STANDING SEAM ROOFING INSTALLED VERTICALLY |
| ②. NEW TPO ROOF TO MATCH EXISTING | ⑧. 6" METAL FRAMING, 5/8" GYP. BOARD, WEATHER BARRIER, 3/4" HAT CHANNEL, NICHIIA WALL PANEL AND 3/4" PLYWOOD WITH TPO ROOFING ON ROOF SIDE |
| ③. 12" METAL FRAMING, 5/8" GYP. BOARD, WEATHER BARRIER, 3/4" HAT CHANNEL, NICHIIA WALL PANEL AND 3/4" PLYWOOD WITH TPO ROOFING ON ROOF SIDE | |
| ④. EXISTING ROOF (BELOW) | |
| ⑤. TOP OF PARAPET WALL (BELOW) | |
| ⑥. EXISTING BRICK WALL | |

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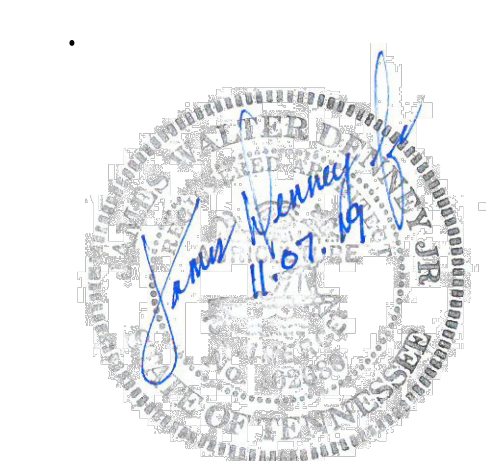
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PROJECT NUMBER: 19011

DATE: November 7, 2019

SHEET TITLE:
ROOF PLAN

DRAWING NUMBER:

A1.1

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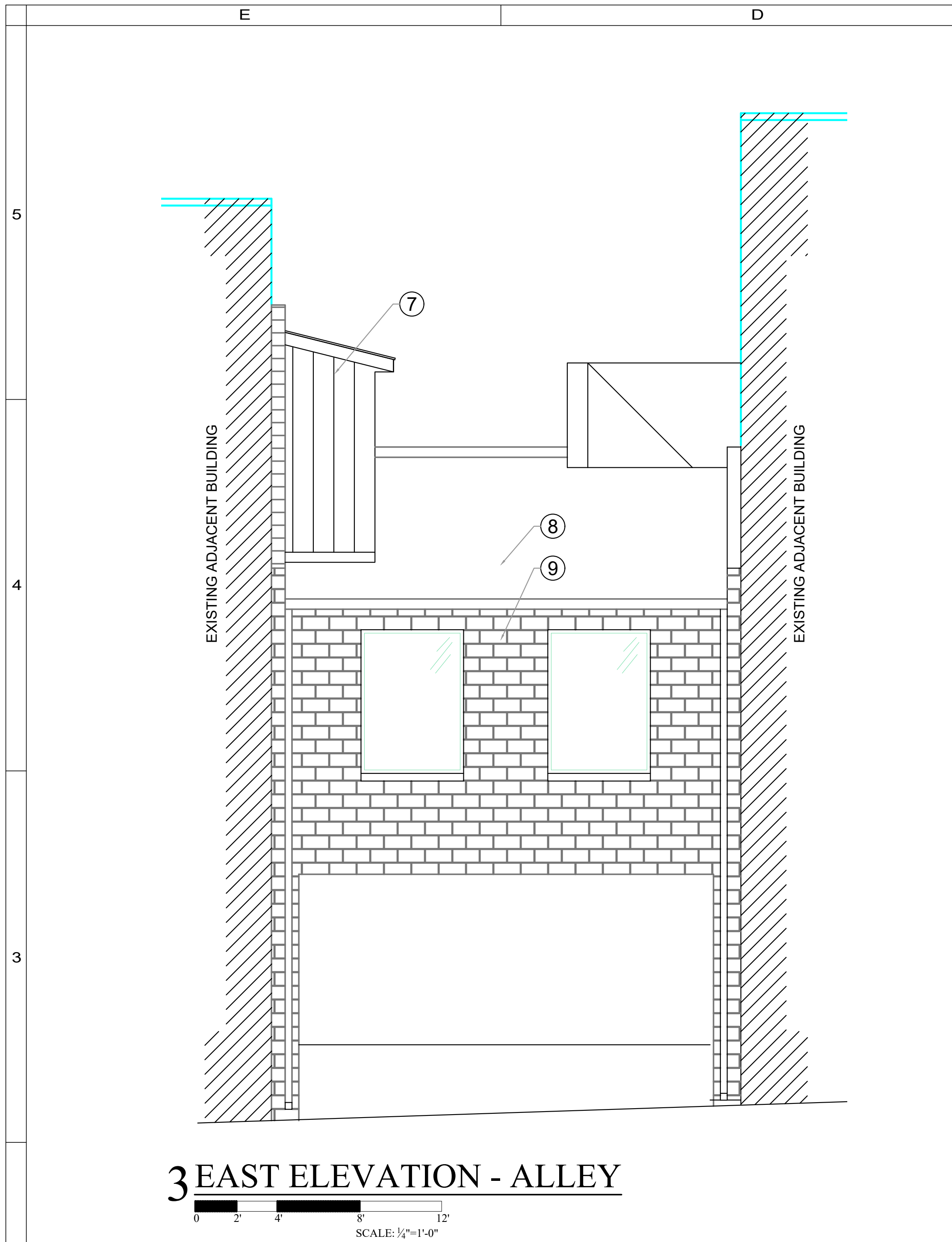
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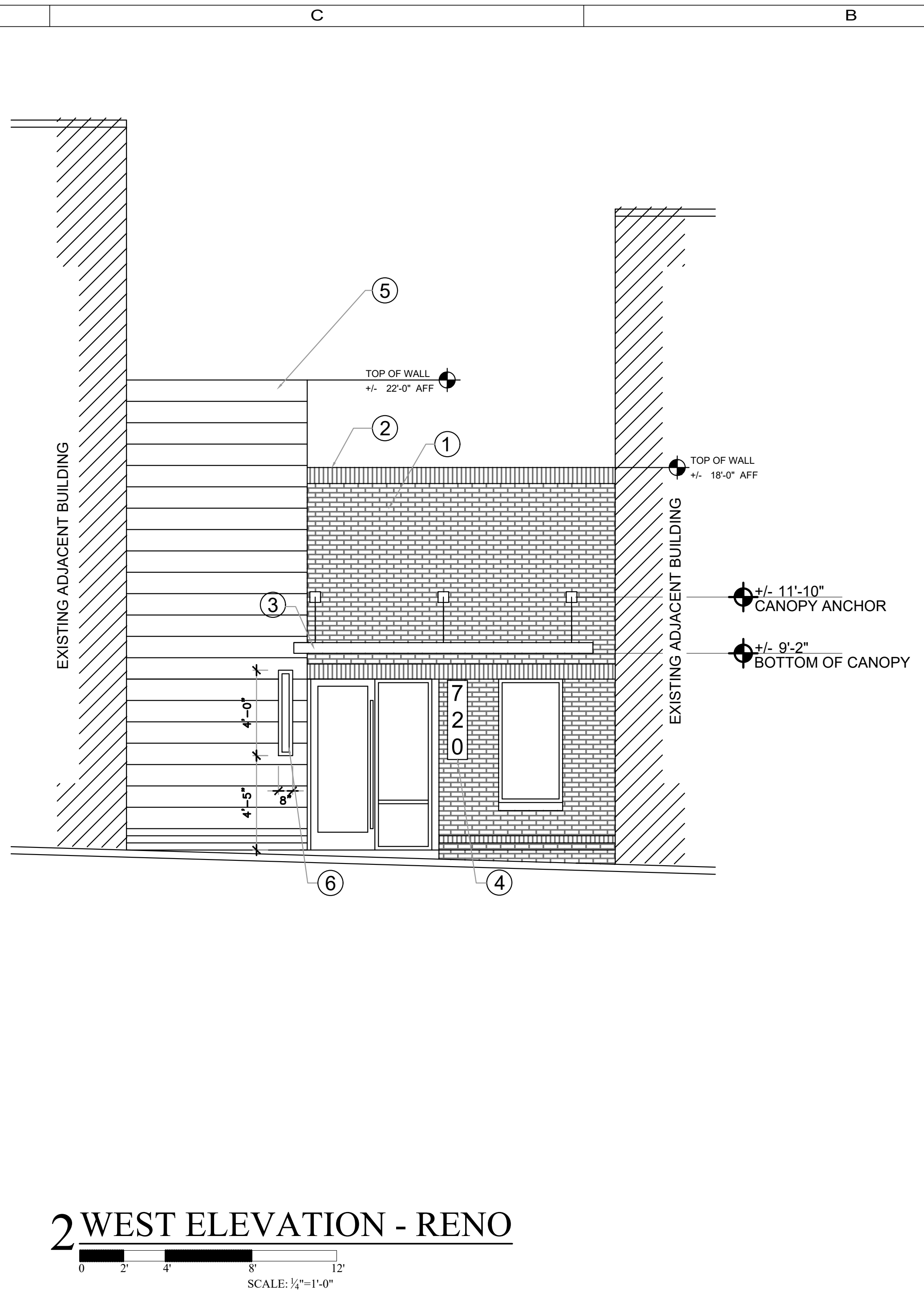
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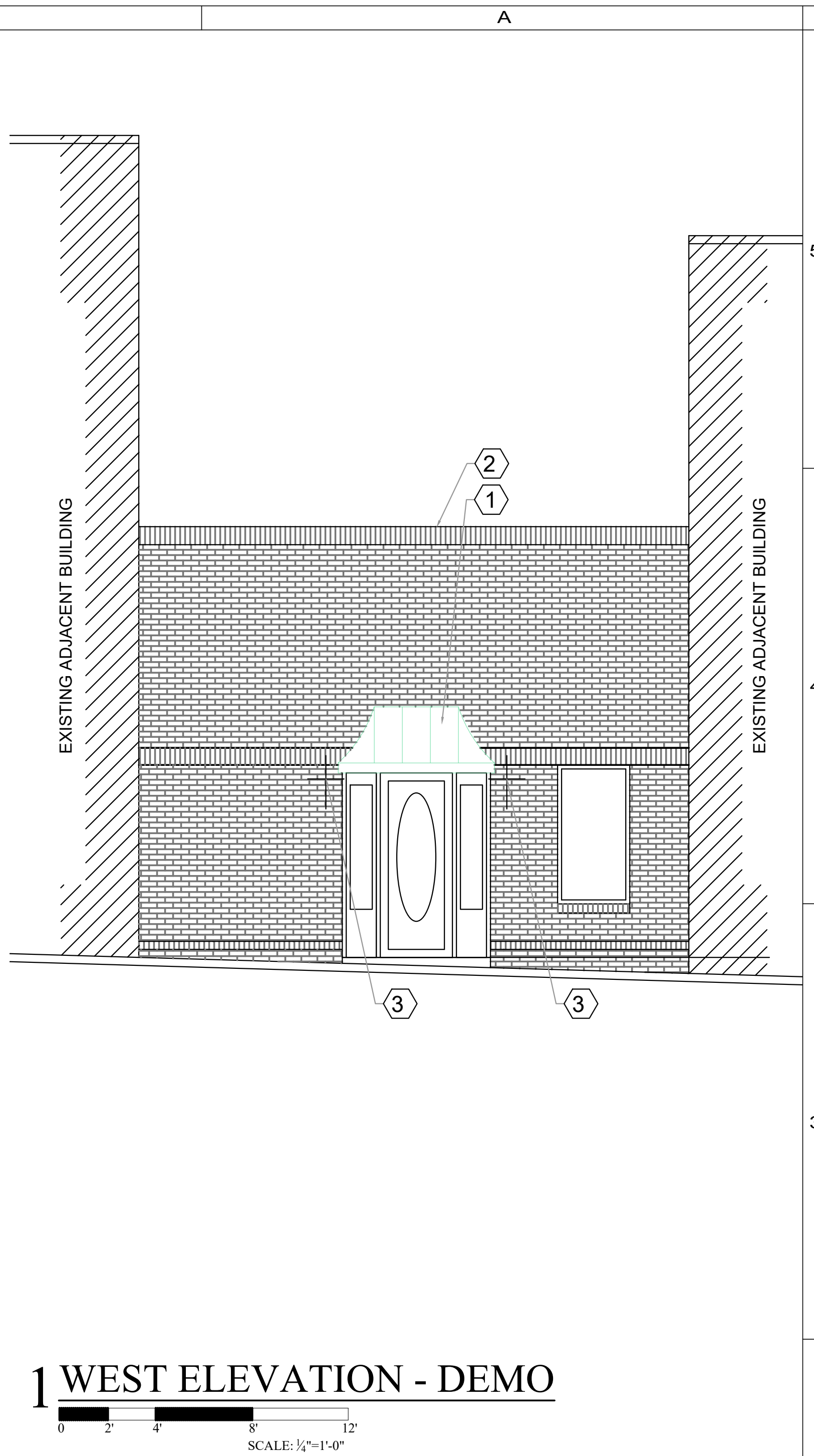
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3 EAST ELEVATION - ALLEY



2 WEST ELEVATION - RENO



1 WEST ELEVATION - DEMO

KEYED NOTES

- ① EXISTING BRICK TO BE PRIMED AND PAINTED.
- ② NEW PREFINISHED METAL COPING, COLOR TBD.
- ③ NEW PREFINISHED METAL CANOPY, COLOR TBD
- ④ NEW 12" WIDE x 40" TALL ADDRESS PLACARD WITH 9" TALL NUMBERS EQUALLY SPACED
- ⑤ NEW CEMENTITIOUS WALL PANEL
- ⑥ NEW LED LIGHT RECESS TROUGH WITH FROSTED GLAZING
- ⑦ NEW STAIR ENCLOSURE (BEYOND)
- ⑧ EXISTING ROOF (BEYOND)
- ⑨ EXISTING CMU WALL, CLEAN PREP AND PAINT, COORDINATE WITH PAINT MANUFACTURER TO CONFIRM PROPER BLOCK FILLER PRIOR TO FINAL COAT

KEYED DEMOLITION NOTES

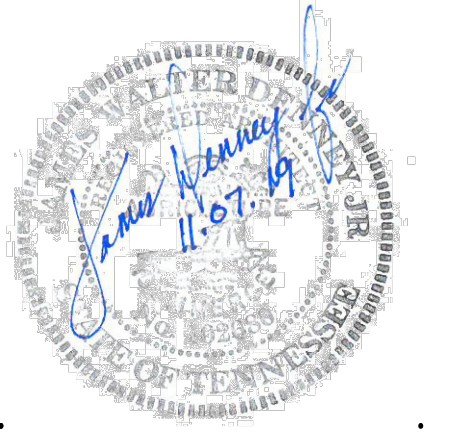
- ① EXISTING CANOPY TO BE REMOVED
- ② EXISTING CAP FLASHING TO BE REMOVED
- ③ EXISTING LIGHT FIXTURES TO BE REMOVED

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 CONSULTANTS:

Renovation for:
Corona Properties
 720 Gay Street
 Knoxville, Tn 37902



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REVISIONS:

REV. #	REV. DATE

PROJECT NUMBER: 19011
 DATE: November 7, 2019
 SHEET TITLE:
EXTERIOR ELEVATIONS
 DRAWING NUMBER:

A2.0

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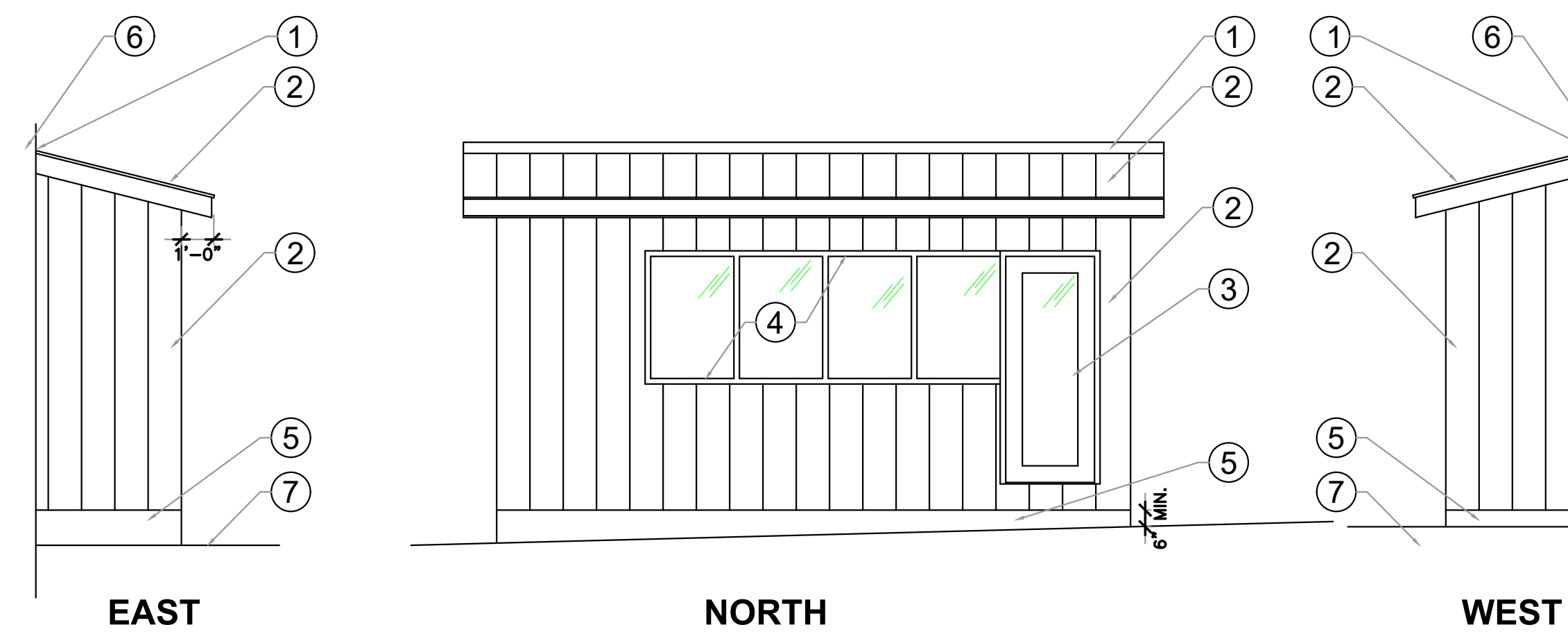
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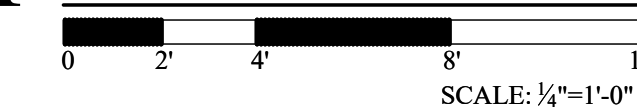
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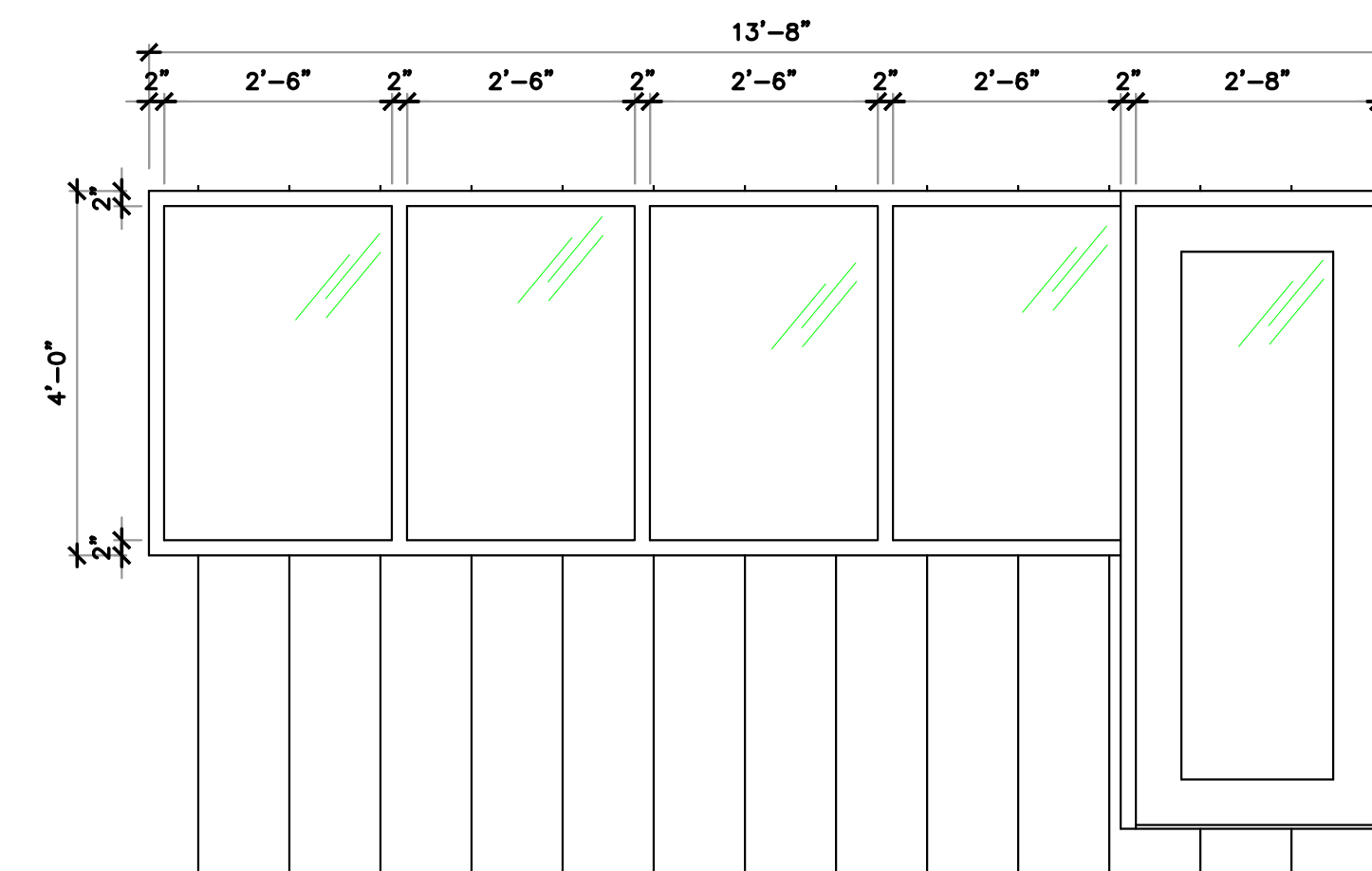


1 STAIR TOWER ELEVATIONS

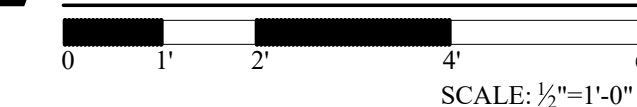


KEYED NOTES

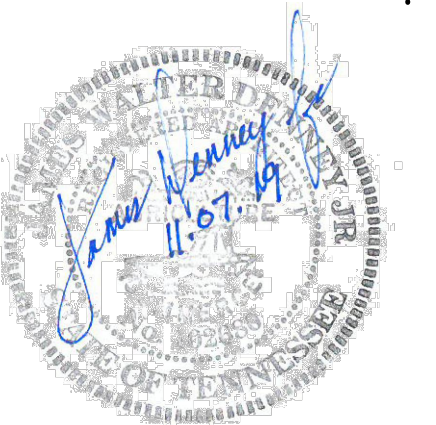
- ① ROOF TO WALL FLASHING TERMINATION
- ② NEW 12" WIDE GALVANIZED STANDING SEAM ROOF PANELS
- ③ NEW CLEAR ANODIZED STORE FRONT DOOR ASSEMBLY
- ④ NEW CLEAR ANODIZED STOREFRONT
- ⑤ EXTEND ROOFING UP BEHIND STANDING SEAM WALL PANELS, REFER TO ELEVATIONS
- ⑥ EXISTING MASONRY WALL
- ⑦ EXISTING ROOF



2 WINDOW ELEVATION



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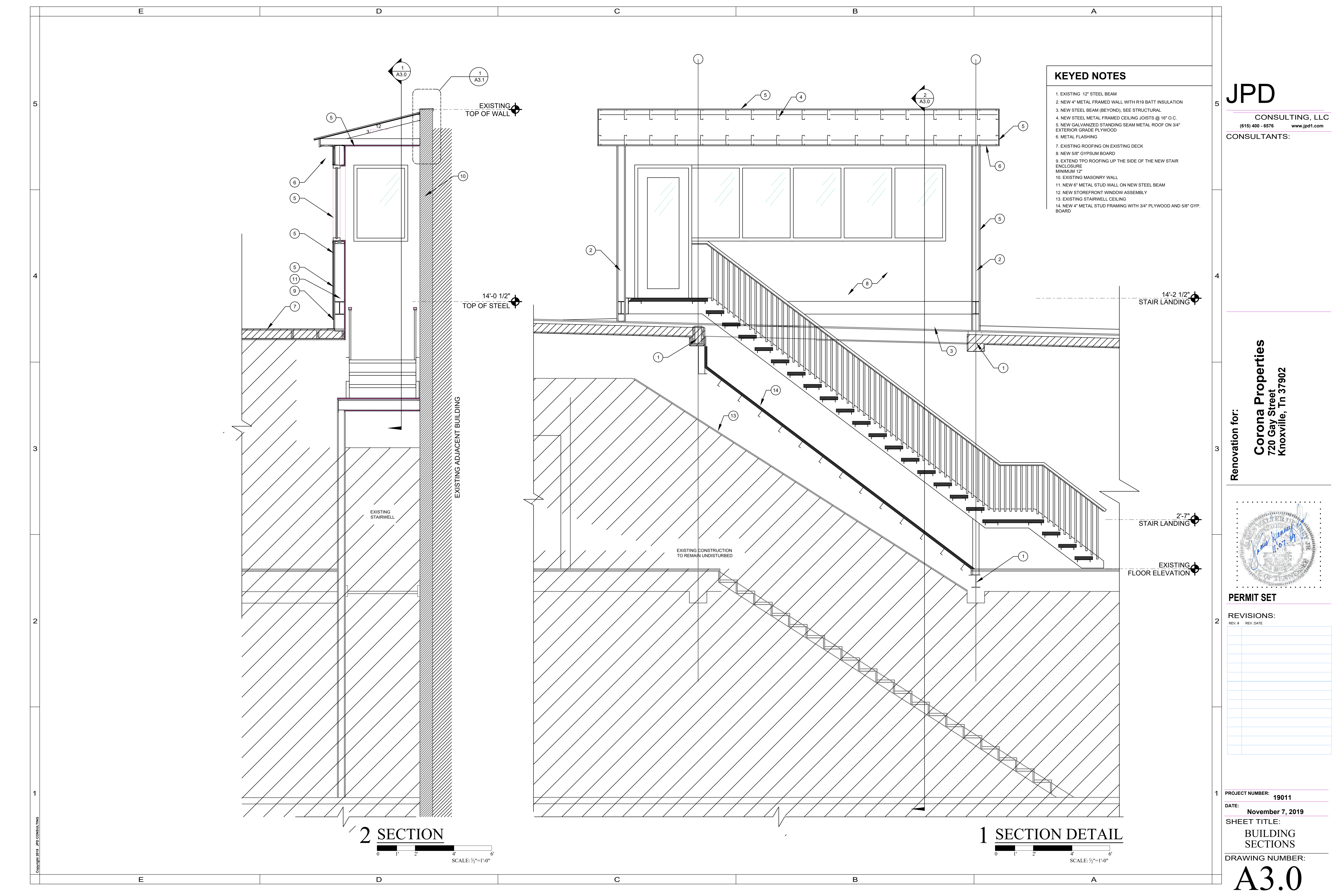
DATE: November 7, 2019

SHEET TITLE:

**ELEVATION
DETAILS**

DRAWING NUMBER:

A2.1



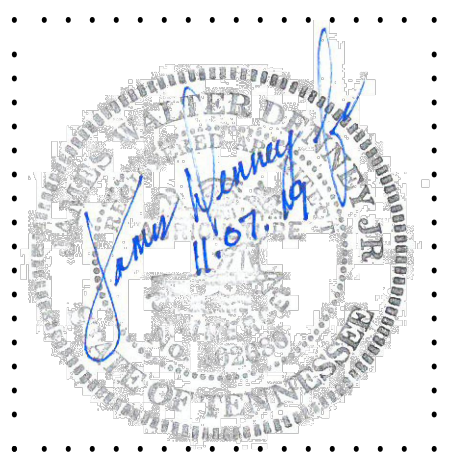
- KEYED NOTES**
1. EXISTING 12" STEEL BEAM
 2. NEW 4" METAL FRAMED WALL WITH R19 BATT INSULATION
 3. NEW STEEL BEAM (BEYOND), SEE STRUCTURAL
 4. NEW STEEL METAL FRAMED CEILING JOISTS @ 16" O.C.
 5. NEW GALVANIZED STANDING SEAM METAL ROOF ON 3/4" EXTERIOR GRADE PLYWOOD
 6. METAL FLASHING
 7. EXISTING ROOFING ON EXISTING DECK
 8. NEW 5/8" GYPSUM BOARD
 9. EXTEND TPO ROOFING UP THE SIDE OF THE NEW STAIR ENCLOSURE MINIMUM 12"
 10. EXISTING MASONRY WALL
 11. NEW 6" METAL STUD WALL ON NEW STEEL BEAM
 12. NEW STOREFRONT WINDOW ASSEMBLY
 13. EXISTING STAIRWELL CEILING
 14. NEW 4" METAL STUD FRAMING WITH 3/4" PLYWOOD AND 5/8" GYP. BOARD

2 SECTION
 SCALE: 1/2"=1'-0"

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

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 CONSULTANTS:

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 720 Gay Street
 Knoxville, Tn 37902



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REV. #	REV. DATE

PROJECT NUMBER: 19011
 DATE: November 7, 2019
 SHEET TITLE:
BUILDING SECTIONS
 DRAWING NUMBER:

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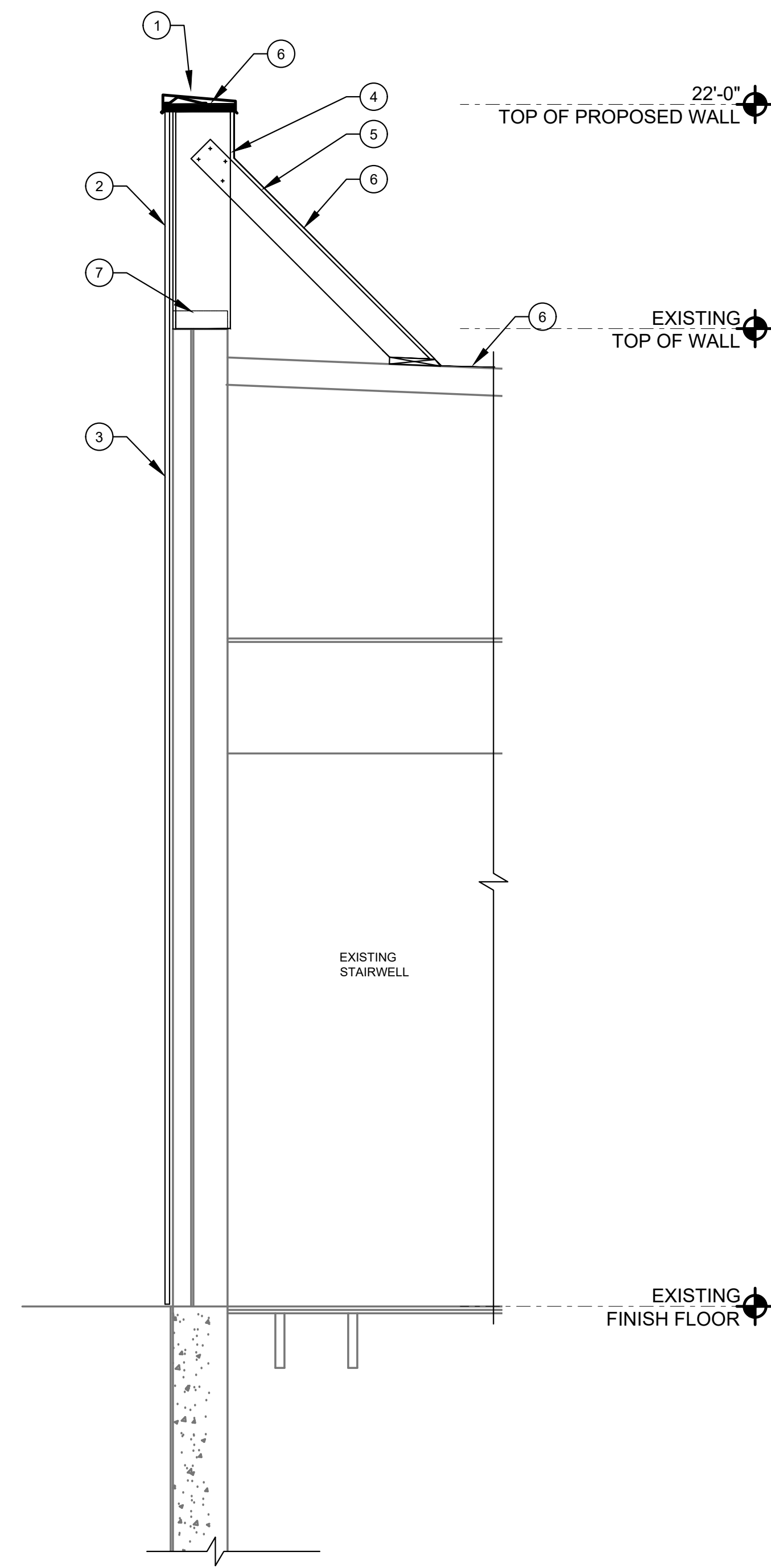
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KEYED NOTES

1. NEW PREFINISHED METAL COPING CAP OVER EXTENDED TPO MEMBRANE ROOF AND 2 LAYERS OF 3/4" EXTERIOR GRADE PLYWOOD
2. NEW NICHHA WALL PANEL ON 3/4" HAT CHANNEL ON EXTERIOR BUILDING WRAP ATTACHED TO 5/8" EXTERIOR GLASS MAT SHEATHING
3. NEW NICHHA WALL PANEL ON 3/4" HAT CHANNEL OVER BUILDING WRAP ATTACHED TO THE EXISTING BRICK VENEER
4. NEW 3/4" EXTERIOR GRADE PLYWOOD ATTACHED TO NEW 12" STEEL STUD FRAMING
5. 3/4" EXTERIOR GRADE PLYWOOD ATTACHED TO 6" STEEL STUD KICKER
6. NEW TPO ROOFING TO MATCH EXISTING, CONTINUOUS OVER THE TOP OF THE WALL AND HEAT WELDED TO THE EXISTING TPO ROOFING MEMBRANE
7. REMOVE EXISTING METAL COPING

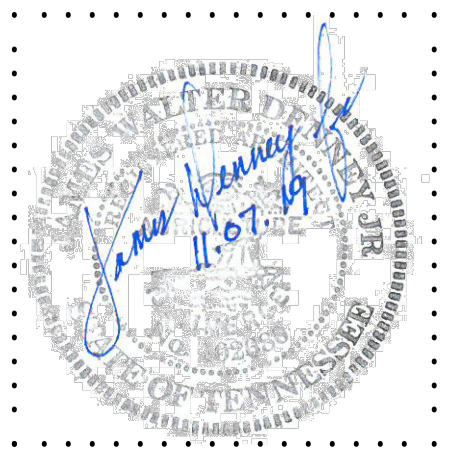


1 SECTION DETAIL

0 1' 2' 4' 6'
 SCALE: 1/2"=1'-0"

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REVISIONS:

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SHEET TITLE:
BUILDING SECTIONS

DRAWING NUMBER:

A3.1