

Meeting: 2/17/2021
Project: 125 E. Jackson Avenue Revisions
Applicant: Meagan Grohol / R2R Studio, LLC

Property Information

Location: 125 E. Jackson Ave. **Parcel ID** 95 H A 023
Zoning: DK (Downtown Knoxville)
Description:

Two-story, L-shaped masonry commercial building with a courtyard separating Jackson Avenue from the recessed massing. Exterior has been heavily altered.

Description of Work

Level I Minor Alteration of an Existing Building/Structure

Revision to drawings previously approved in September and November 2019 (9-C-19-DT and 11-D-19-DT). Changes from previously approved drawings are primarily on the courtyard-facing, west elevation wall; due to structural concerns, west elevation wall needs to be demolished and reconstructed.

On the west elevation, the new design features a modified window layout. On the first-story, the leftmost bay includes a Nanawall sliding door system and exterior doors in a new opening; single-light doors are topped by three-light transoms. The right bay features a new store-front, single-light door followed by five single-light windows, topped by three-light transoms. On the second-story above the steel balcony are four bays. The leftmost bay is a single-light storefront door providing access to the balcony. The following four bays feature groups of five single-light windows topped by three-light transoms. Original bricks will be salvaged and reused when possible, along with stucco piers where indicated on the drawings.

Revisions also include a change from the previously-approved wood/cementitious-trimmed, storefront windows to aluminum storefront windows, designed with a decorative trim. Decorative muntins in the transoms will be surface applied to resemble a true divided lite. Finally, the main entry door on the south elevation has been revised to measure 9'-6" in height.

Applicable Design Guidelines

Downtown Knoxville Design Guidelines

Section 1.B.1 (BUILDING MASS, SCALE AND FORM)

Building form should be consistent with the character of downtown as an urban setting and should reinforce the pedestrian activity at the street level. Creating pedestrian-scale buildings, especially at street level, can reduce the perceived mass of buildings. Historically, building technology limited height and subsequently created pedestrian-scaled buildings typically less than 10 stories. Building technology no longer limits the height of buildings and there are no height limitations imposed by the zoning ordinance for downtown Knoxville. However, there is still a need for buildings that respond to pedestrians. The use of 'human-scale' design elements is necessary to accomplish this.

Human-scale design elements are details and shapes that are sized to be proportional to the human body, such as, upper story setbacks, covered entries, and window size and placement.

- 1a. Maintain a pedestrian-scaled environment from block to block.
- 1b. Foster air circulation and sunlight penetration around new buildings. Buildings may be designed with open space, as allowed under existing C-2 zoning; or buildings may be 'stepped back' on upper floors with lower floors meeting the sidewalk edge (see Area Regulations of the C-2 Zoning District).
- 1c. Use building materials, cornice lines, signs, and awnings of a human scale in order to reduce the mass of buildings as experienced at the street level.
- 1d. Divide larger buildings into 'modules' that are similar in scale to traditional downtown buildings. Buildings should be designed with a recognizable base, middle, and top on all exposed elevations.
- 1e. Avoid blank walls along street-facing elevations.

Section 1.B.4. (ARCHITECTURAL CHARACTER)

Buildings should be visually interesting to invite exploration by pedestrians. A building should express human scale through materials and forms that were seen traditionally. This is important because buildings are experienced at close proximity by the pedestrian.

- 4a. Encourage first floor uses that draw walk-in traffic; businesses that do not require pedestrian traffic should be located on other floors.
- 4b. Enhance pedestrian interest in commercial and office buildings by creating a largely transparent and consistent rhythm of entrances and windows.
- 4d. Differentiate the architectural features of ground floors from upper floors with traditional considerations such as show-windows, transoms, friezes, and sign boards.
- 4e. Design top floors to enhance the skyline of the block through cornices and details that are harmonious with adjacent architecture.

Section 1.B.5. (GROUND FLOOR DOORS AND WINDOWS)

Entrances and ground floor windows should foster pedestrian comfort, safety and orientation. Not every building in downtown needs to have the same window or entry designs; however, repeating the pattern of historic openings helps to reinforce the character of downtown, differentiating it from suburban areas.

- 5a. Use consistent rhythm of openings, windows, doorways, and entries.
- 5b. Orient primary front entrances to the main street; secondary entrances should be clearly defined and oriented to streets or alleys, as appropriate.
- 5c. Design entrances according to the proportions of the building's height and width.
- 5e. All windows at the pedestrian level should be clear.
- 5f. Recess ground floor window frames and doors from the exterior building face to provide depth to the façade.

Comments

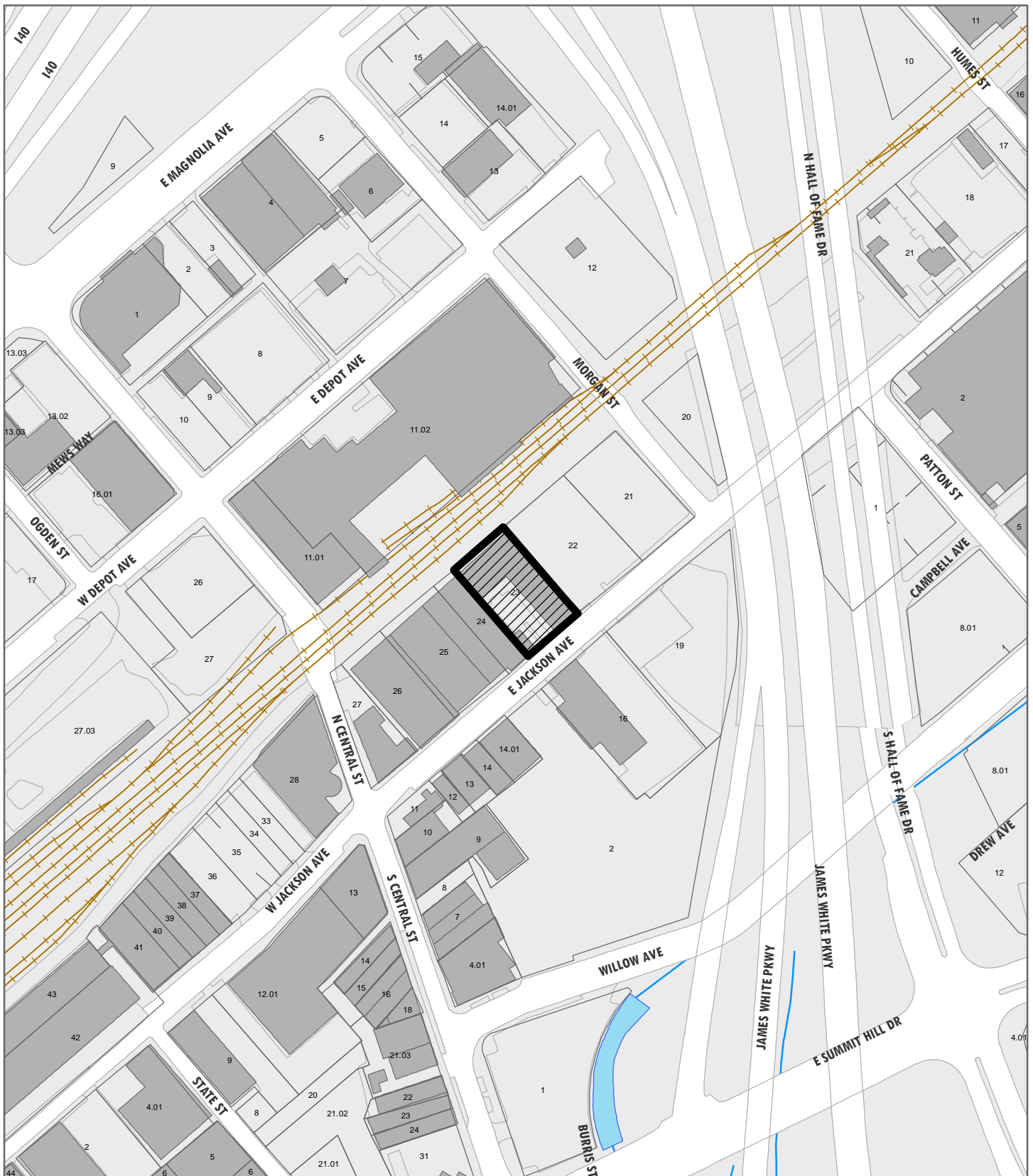
The building is not located within a National Register Historic District so the Historic Resources section of the guidelines does not apply. However, the adjacent building to the west is within the Southern Terminal and Warehouse National Register Historic District.

The re-establishment of doors and windows on the exterior elevations meet the recommendations of the guidelines by using a consistent rhythm of openings, having a primary entrance that faces the main street and proportional to size of the building, recessed ground floor window frames and doors, and clear glass at the pedestrian level. The revised entry height remains proportional to the size of the building. The modified window and door placement on the courtyard-facing elevations are complimentary to the building's overall design, use consistent rhythm of solids to voids, and clearly define the secondary entries. The larger sized windows creates additional transparency and visual entrance for the courtyard facing elevations. The proposed design incorporates transom windows for additional architectural character.

The proposed revision of storefront window and door materials from previously-approved wood/cementitious to the aluminum storefront systems does not detract from the overall integrity and design of the building or the surrounding district. Aluminum storefront systems are common on both historic and new construction commercial buildings.

Recommendation

Staff recommends approval of Certificate 2-B-21-DT as submitted.



2-B-21-DT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

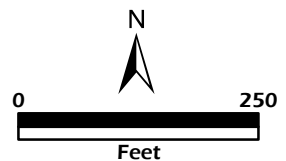
**DOWNTOWN
DESIGN
REVIEW
BOARD**



125 E. Jackson Ave.
Level 1: Minor alteration of an existing building/structure

Original Print Date: 2/2/2021
Revised:
Knoxville/Knox County Planning · Downtown Design Review Board

Petitioner: Meagan Grohol / R2R Studio, LLC





DESIGN REVIEW REQUEST

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

Meagan L Grohol/R2R Studio, llc

Applicant		
1.29.21	2.17.21	2-B-21-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

Meagan Grohol	R2R studio, llc		
Name	Company		
2575 Willow Point Way, Suite 105	Knoxville	TN	37931
Address	City	State	Zip
865.769.8075	mgrohol@r2rstudio.com		
Phone	Email		

CURRENT PROPERTY INFO

Hatcher Hill NV LLC	311 S Weisgarber Road	865.249.8132
Owner Name (if different from applicant)	Owner Address	Owner Phone
125 E Jackson Avenue	095HA023	
Property Address	Parcel ID	
	DK-1	
Neighborhood	Zoning	

AUTHORIZATION

	Lindsay Crockett	1.29.21
Staff Signature	Please Print	Date
	Meagan Grohol	1.29.21
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: **Modification to previously approved submittal. Please see attached description letter and documents. Modifications include change to window layout and window material.**
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-

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: _____
-
-

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:		TOTAL:
	50.00	50.00
FEE 2:		
FEE 3:		



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2575 Willow Point Way
Suite 105
Knoxville, Tennessee 37931
865.769.8075 v.
865.769.8076 f.
www.r2rstudio.com w.

January 29, 2021

**Downtown Design Review Board
Ms. Lindsay Crockett
400 Main Street
Knoxville, TN 37902**

Project: 125 E Jackson

Re: Revision to Certificate of Appropriateness 9-C-19-DT & 11-D-19-DT


Lindsay: Please find attached drawings indicating proposed revisions to the Certificate of Appropriateness for the property located at 125 E. Jackson Avenue in Knoxville, Tennessee.

Changes from the previously approved submission are primarily related to the courtyard facing wall (western wall) of the former Club NV building. Due to structural concerns, this wall will need to be demolished and reconstructed. This proposal includes a change to the original window layout on the upper level to allow more daylight into the building as well as more views into the courtyard space below. Please see detail 2/a3.1 for the proposed new window layout. Original bricks shall be salvaged and reused for the exterior finish along with stucco piers where indicated.

Additionally, we are proposing an alternate option to the wood/cementitious trimmed storefront windows. The revised drawings on sheet a2.0 indicate a note for an alternate option to use aluminum framed windows and doors. If aluminum windows are used, they will be designed with a decorative panning/trim, similar to the attached reference image. The proposed change is limited to the material – the layout and color would remain unchanged. Decorative muntins in the transoms would be surface applied to achieve the look of a true divided lite. Additionally, the main entry door has been modified to be 9'-6" in height.

All other exterior elevations and courtyard design will remain as previously approved.

Please feel free to contact me if any additional information is required.

Yours truly,
A handwritten signature in blue ink, appearing to read 'Scott E. Osborn', written over the words 'Yours truly,'.

Scott E. Osborn, AIA

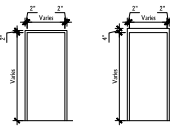
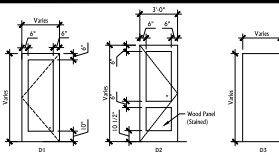
Cc: project file_2019-104_Correspondence_125EJackson_D1SubmissionLetter_rev1.29.21



Reference image_Holston Building_Knoxville, Tennessee

DOOR & FRAME SCHEDULE GENERAL NOTES

- 1. GENERAL CONTRACTOR SHALL VERIFY DOOR HARDWARE, FINISH & KETING REQUIREMENTS WITH OWNER.
- 2. GENERAL CONTRACTOR SHALL VERIFY WOOD DOOR SPECIES, CUT AND FINISH REQUIREMENTS WITH ARCHITECT.
- 3. GENERAL CONTRACTOR SHALL VERIFY FRAME TYPE, MATERIAL AND FINISH WITH ARCHITECT.
- 4. GENERAL CONTRACTOR SHALL VERIFY NEW ALUMINUM STOREFRONT FINISH AND SYSTEM WITH ARCHITECT. GLAZING SHALL BE 1" INSULATED.
- 5. PROVIDE RATED DOORS AND FRAMES AS SPECIFIED.
- 6. COORDINATE DOOR UNDERCUT REQUIREMENTS WITH MECHANICAL DRAWINGS.
- 7. ALL SWINGING DOOR HARDWARE TO BE LEVER TYPE UNLESS NOTED OTHERWISE.
- 8. VERIFY DOOR HARDWARE SELECTION W/ OWNER.
- 9. ALL EXTERIOR DOORS & FRAMES TO BE INSULATED.



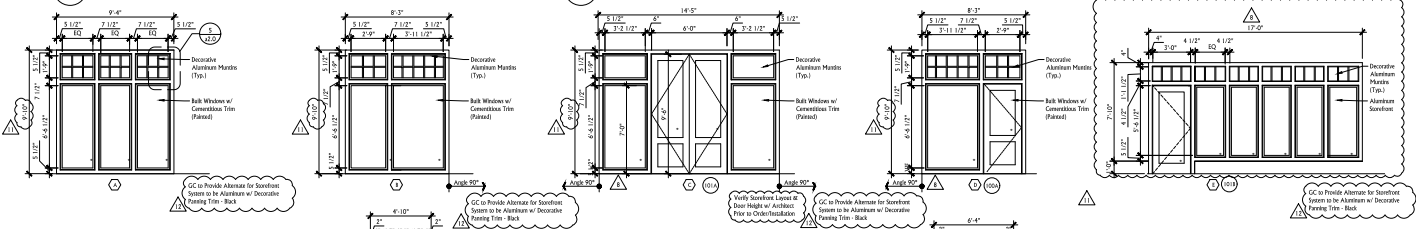
1 DOOR TYPES

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

2 FRAME TYPES

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

DOOR SCHEDULE		
DOOR NO.	DOOR SIZE	FRAME DESIGNATION
100A	8'-0" WIDE x 6'-8" TALL	MSL8 82
100B	8'-0" WIDE x 7'-0" TALL	MSL8 82
100C	8'-0" WIDE x 7'-6" TALL	MSL8 82
100D	8'-0" WIDE x 8'-0" TALL	MSL8 82
100E	8'-0" WIDE x 8'-6" TALL	MSL8 82
100F	8'-0" WIDE x 9'-0" TALL	MSL8 82
100G	8'-0" WIDE x 9'-6" TALL	MSL8 82
100H	8'-0" WIDE x 10'-0" TALL	MSL8 82
100I	8'-0" WIDE x 10'-6" TALL	MSL8 82
100J	8'-0" WIDE x 11'-0" TALL	MSL8 82



Door Hardware: 810A, 100A, 101A, 101B, 102A, 102B, 102C, 200A, 200B, 200C, 200D, 200E, 200F, 200G, 200H, 200I, 200J, 200K, 200L, 200M, 200N, 200O, 200P, 200Q, 200R, 200S, 200T, 200U, 200V, 200W, 200X, 200Y, 200Z.

Door Finish Legend/Abbreviations

AL	Aluminum - Clear	AS	Aluminum Sintercoat
AW	Aluminum - White	AWP	Aluminum - Powder Coat
WP	Wood - White	WPS	Wood - Sintercoat
WD	Wood - Dark	WDP	Wood - Powder Coat

Finish Legend / Abbreviations

FLOOR	FLOOR TILE	EXTERIOR GRADE MOSAIC FLOOR TILE w/ POLY SLICER - AMERICAN OCEAN MOSAIC 1" x 1" HESAGON, 3/16" INSET SET IN 3/8" X 3/8"
FLOOR	FLOOR TILE	1/2" x 3/4" FLOOR TILE - SEE LISTING BY ARCHITECT
FLOOR	FLOOR TILE	EXTERIOR GRADE MOSAIC FLOOR TILE w/ POLY SLICER - AMERICAN OCEAN MOSAIC 1" x 1" SQUARE MOSAIC INTERLIT - SEE LISTING BY ARCHITECT
CONCRETE	CONCRETE	EXISTING CONCRETE SLAB TO BE CLEANED, LEVELLED AND FINISHED - PATCHES REPAIR AS NOTED
LVY	LUXURY VENEER TILE	8" x 8" WOOD LOOK LVY PLANK - COMMERCIAL GRADE FOR HIGH TRAFFIC SELECTION BY ARCHITECT
HWF	HARDWOOD	3/4" HARDWOOD OAK FLOOR - STAINED - SELECTION BY ARCHITECT
WBT	WOOD BASE	WOOD BASE PAINTED - COLOR SELECTION BY ARCHITECT
WBT	WALL COVER	8" TILE COVER BASE - SELECTION BY ARCHITECT
WB	WALL	PAINTED GYP. BOARD - COLOR SELECTION BY ARCHITECT
WB	WOOD BLOCK	EXISTING WOOD BLOCK TO BE CLEANED, REPAIR, PAINT TO BE REMOVED TO EXPOSE BRICK FINISH
WB	WOOD BLOCK	EXISTING WOOD BLOCK TO BE EXPOSED, BLOCK TO REMAIN UNFINISHED
CEILING	EXPOSED CEILING	EXPOSED CEILING TO BE PAINTED - COLOR SELECTION BY ARCHITECT
CEILING	GYP. BOARD CEILING	GYP. BOARD CEILING TO BE PAINTED - COLOR BY ARCHITECT

ROOM FINISH SCHEDULE

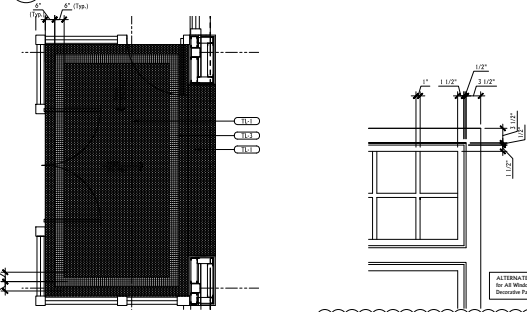
ROOM NO.	ROOM NAME	FLOORING	WALL BASE	WALL	CEILING	NOTES
EXTERIOR	EXTERIOR FINISHES	---	---	---	---	20' SLOPE MARK
100	OFFICE ENTRY	CONG.	WB-1	PT-FB81	EXP.	---
101	RIDG. A - TENANT 1	CONG.	---	PT-FB81	EXP.	---
102	RIDG. B - TENANT 2	CONG.	---	PT-FB81	EXP.	---
103	COMMON ENTRY	WB-F	WB-1	PT-FB81	EXP.	---
104	RIDG. A - TENANT 1	WB-F	WB-1	PT-FB81	EXP.	---
105	RIDG. B - TENANT 2	WB-F	WB-1	PT-FB81	EXP.	---
106	MECHANICAL	WB-F	WB-1	PT-FB81	EXP.	---
107	MECHS	WB-F	WB-1	PT-FB81	EXP.	---
108	UTILITY	WB-F	WB-1	PT-FB81	EXP.	---

NOTES

- 1. ALL FINISH SELECTIONS/LOCATIONS TO BE VERIFIED W/ OWNER PRIOR TO INSTALLATION.
- 2. G. C. TO CLEAN & PREP ALL SURFACES TO BE PAINTED. APPLY 1 LAYER PRIMER, 2 COATS PAINT.
- 3. G. C. TO PROVIDE 2 APPLICATIONS STAIN & 1 APPLICATION CLEAR COAT FOR ALL STAINED SURFACES.
- 4. WOOD DOORS TO BE STAINED - COLOR SELECTION BY ARCHITECT.
- 5. PAINTED GYP. BOARD IN RESTROOMS TO BE NON-ABSORBENT EPOXY.
- 6. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION ON FINISH LOCATIONS.
- 7. DOOR FRAMES TO BE PAINTED. COLOR SELECTION BY ARCHITECT.
- 8. ALL EXPOSED STEEL, UNSTRUT, CONDUIT, DUCTWORK, AND DIFFUSERS TO BE PAINTED.
- 9. CALLK @ JOINTS AS REQUIRED. CALLK TO MATCH COLOR OF ADJACENT MATERIAL.
- 10. ALL APPLICABLE FINISHES TO BE A MINIMUM CLASS C FINISH.

3 STOREFRONT & WINDOW ELEVATIONS

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

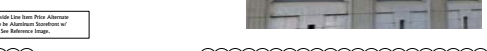


4 ENTRY TILE PATTERN

SCALE: 3/8" = 1'-0"

5 WINDOW DETAIL (TYP)

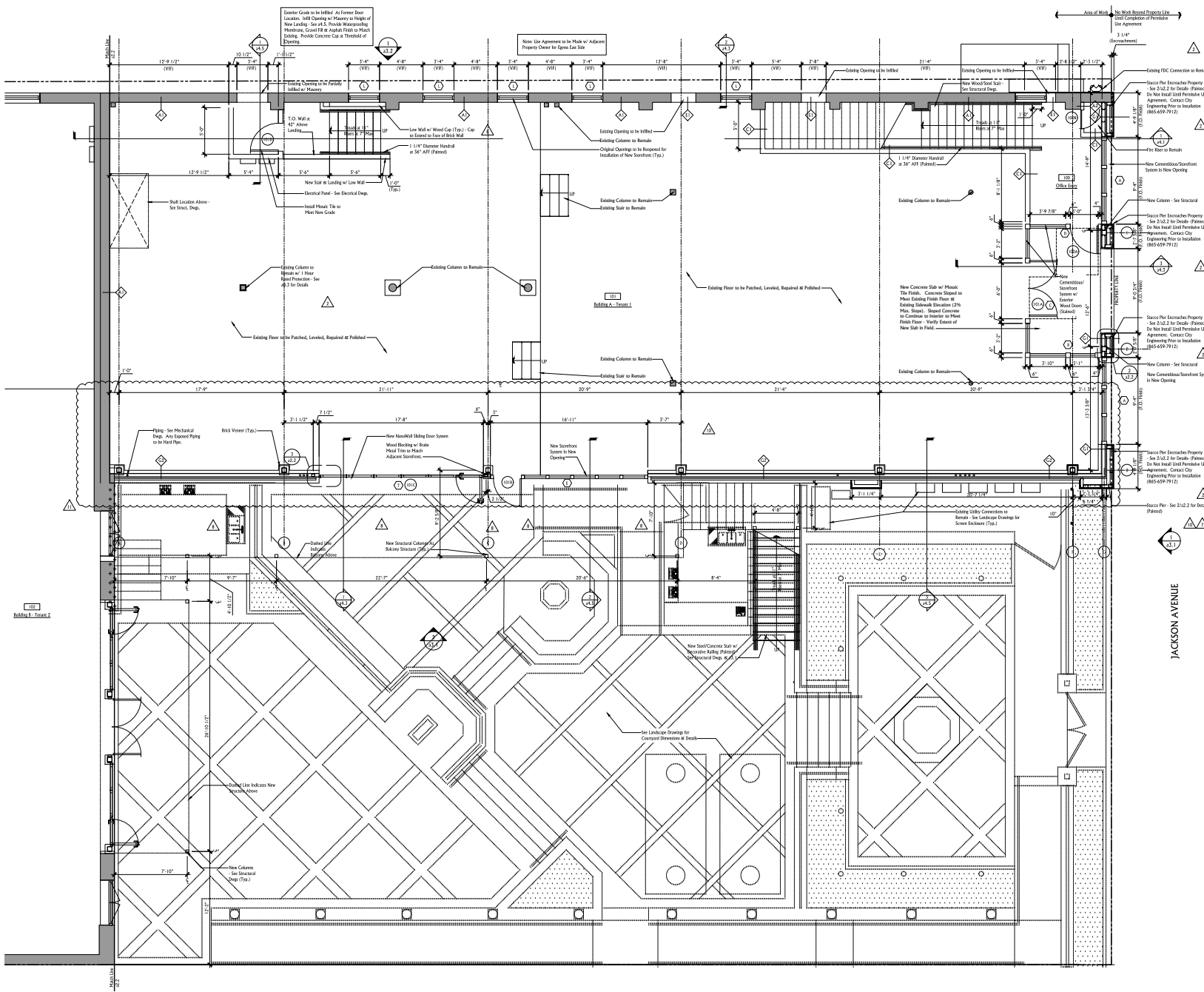
SCALE: 1" = 1'-0"



6 ALUM. WINDOW REF. IMAGE

SCALE: NTS

NOTE: G.C. TO VERIFY WINDOW MATERIAL SELECTION W/ ARCHITECT & OWNER PRIOR TO COLOR/INSULATION. Decorative Muntins to be Adhered to Glass w/ System for Top-Glazed Unit Only.



- ### General Notes:
1. Drawings Are Not To Be Scaled. Within Dimensional Limits. If A Question Regarding Dimensional Discrepancy Arises, A Clarification From The Architect Prior To Commencing Work Is Recommended. The Responsibility Of The General Contractor.
 2. The Contractor Shall Be Responsible For Verifying The Existing Conditions Prior To Bidding or Shall Be Informed of All Aspects Of The Job, Including Site Utilities, Concrete Slab Levels, All Dimensions and Conditions At The Job Site Prior To The Start Of Any Work.
 3. All Dimensions Shown On Drawings Are To Face Unless Otherwise Indicated. Concrete Of Heavy Or Medium Consistency Shall Be Used For All Concrete. Concrete Shall Be Placed In A Manner That Provides For Proper Consolidation. Concrete Shall Be Cured In Accordance With The Manufacturer's Instructions.
 4. Items Marked "N.L.C." (Not In Contract) Are Not Included In The General Contractor's Contract. It Shall Be Performed By Owner.
 5. Check For Mechanical, Plumbing, or Electrical Work To Be Installed For The Respective Engineering Discipline.
 6. Piping Located Above Ceilings Or Inside The Ceiling Shall Be Concealed In Accordance With The Location Of Piping. Piping Located Below Ceilings Shall Be Concealed In Accordance With The Location Of Piping. Piping Located In Other Trades To Provide For Piping Installed In Other Trades. Piping Shall Be Installed In Accordance With The Manufacturer's Instructions. Piping Shall Be Installed In Accordance With The Manufacturer's Instructions. Piping Shall Be Installed In Accordance With The Manufacturer's Instructions.
 7. For All Round O.D. Splice Piping, The Surface Area Of An Individual Round Splice Shall Be Limited To 10% Of The Total Surface Area Of The Splice. The Aggregate Surface Area Of The Round Splices, Beams, Etc. Shall Not Exceed 100 Square Feet Of 100 Square Feet Of Area. Round Splice Beams On Opposite Side Of Wall Or Partition, Regardless Of Their Vertical Separation On The Wall, Shall Be Separated By A Minimum Spacing OF 24 Inches Minimum.
 8. All Steel Fasteners Shall Be Tightly Sealed To The Outside Of Structural Deck. Inverted U-Shape Fasteners Shall Be Installed In Accordance With The Manufacturer's Instructions. Inverted U-Shape Fasteners Shall Be Installed In Accordance With The Manufacturer's Instructions. Inverted U-Shape Fasteners Shall Be Installed In Accordance With The Manufacturer's Instructions.
 9. Provisions In Detail Partitions For Corridor, Entry Or Other Circulation Items Shall Be Fabricated As Approved Non-Combustible Material To Provide An Approved Seal To Provide The Required Fire Rating.
 10. Provide Metal Stud Framing Around All Penetrations Through Metal Stud/Gypsum Board Walls.
 11. Check At Junction Of Interior Face Of Door Frames, Window Frames, Existing Window Frames, Ceiling Fans, Existing Floor Accessories, Existing Toilet Accessories, Etc. An Adhesive Sealant Even Though Joint May Not Be Visible.
 12. Provide Wood Blocking As Required For All Wall Mounted Equipment Or Accessories, Nails, Bolts, or Other Fasteners Through Stud Walls. Existing Stud Walls Shall Be Treated For Fire Retardancy.
 13. All Concrete Dimensions Shall Be Field Verified Prior To Fabrication.
- ### Partition Legend
- #### General
- PARTITION: WOOD STUDS AT 18" O.C. 2" O.C. (MAX.) WITH ONE (1) LAYER OF 5/8" GYP BOARD ON EACH SIDE. PROVIDES FIRE RATING AS NOTED ON DRAWING OR PARTITION TYPES LISTED BELOW. EXTEND PARTITION TO DECK.
 - FIRE-RATED PARTITION: EXTENDED PARTITION TYPE - SEE A0.2
 - INTERIOR OR EXTERIOR WALL: EXISTING WALL TO REMAIN
- #### GENERAL NOTES:
1. GYP BOARD AT RESTROOMS AND KITCHEN AREAS TO BE MOISTURE RESISTANT.
 2. SEE FINISH SCHEDULE A-D FOR FINISH MATERIAL DESIGNATION.
 3. EXISTING INTERIOR ELEVATIONS & DETAILS FOR FINISH PARTITION WALLS & HEIGHTS OF FINISHES.
 4. EXISTING EXTERIOR GYP BOARD AS REQ'D AT EXISTING WALLS.
 5. PROVIDE FIRE EXTINGUISHERS PER FIRE MARSHAL REQUIREMENTS. "FEC" INDICATES FIRE EXTINGUISHERS ARE ONLY AT INTERIOR.
 6. EXTERIOR WALLS TO USE FIRE RETARDANT TREATED WOOD.
- #### Specific Designations
- PARTITION TYPE A:
- EXISTING WALL TO REMAIN. SEE SPECIFIC WALL FINISH BELOW. SEE GENERAL NOTES ABOVE.
 - EXISTING WALL TO REMAIN. PATCH & REPAIR AS REQ'D. G.C. TO MAINTAIN INTEGRITY OF EXISTING WALLS DURING CONSTRUCTION.
 - 2x4 WOOD STUDS ATTACHED TO EXISTING BLOCK WALL @ 18" O.C. WITH 20 BATT INSULATION & 5/8" GYP BOARD EXPOSED SIDE ONLY.
 - 2x4 WOOD STUDS ATTACHED TO EXISTING BLOCK WALL @ 18" O.C. WITH 20 BATT INSULATION & 5/8" GYP BOARD EXPOSED SIDE ONLY. GYP BOARD TO BE MOISTURE RESISTANT AT RESTROOMS.
 - 2x4 WOOD STUDS @ 18" O.C. WITH 5/8" GYP BOARD EXPOSED SIDE ONLY.
- PARTITION TYPE B:
- 2x4 WOOD STUDS @ 18" O.C. SEE SPECIFIC WALL FINISH BELOW. SEE GENERAL NOTES ABOVE.
 - 2x4 WOOD STUDS @ 18" O.C. WITH 5/8" GYP BOARD BOTH SIDES. GYP BOARD TO BE MOISTURE RESISTANT AT RESTROOMS.
- PARTITION TYPE C:
- 2x4 WOOD STUDS @ 18" O.C. WITH 5/8" GYP BOARD BOTH SIDES. GYP BOARD TO BE MOISTURE RESISTANT AT RESTROOMS.
 - 2x4 WOOD STUDS @ 18" O.C. WITH 5/8" TYPE X GYP BOARD BOTH SIDES PER UL 355. SEE A0.2.
- PARTITION TYPE D:
- 2x4 WOOD STUDS @ 18" O.C. SEE SPECIFIC WALL FINISH BELOW. SEE GENERAL NOTES ABOVE.
 - 12" CHU BLOCK WALL INFILL TO MATCH EXISTING EXTERIOR WALL. G.C. TO VERIFY CHU BLOCK SIZE TO MATCH EXISTING. INSTALL 2x4 WOOD STUDS @ 18" O.C. WITH 20 BATT INSULATION & 5/8" GYP BOARD EXPOSED SIDE ONLY AT INTERIOR.
- PARTITION TYPE E:
- WALL INFILL SEE SPECIFIC WALL FINISH BELOW. SEE GENERAL NOTES ABOVE.
 - MULTI-WYTHE BRICK INFILL TO MATCH EXISTING.
 - CHU BLOCK OR FIRE RETARDANT TREATED WOOD INFILL @ EXISTING OPENING W/ STUCCO ON METAL LATH.
- PARTITION TYPE F:
- 2 1/2" CHU SHUTT WALL. SEE SPECIFIC WALL FINISH BELOW. SEE GENERAL NOTES ABOVE.
- PARTITION TYPE G:
- 3 1/2" CHU METAL STUDS @ 24" O.C. W/ 1" LINE PANELS & 5/8" TYPE C GYP BOARD PER UL 141 C. SEE A0.2.
- PARTITION TYPE H:
- METAL STUD WALL. SEE SPECIFIC WALL FINISH BELOW. SEE GENERAL NOTES ABOVE.
 - 4" METAL STUDS FRAMING. SEE STRUCTURAL DRAWINGS & WALL SECTIONS FOR DETAILS.
 - 3 1/2" METAL STUD FRAMING. SEE STRUCTURAL DRAWINGS & WALL SECTIONS FOR DETAILS.



865.769.8075
865.769.8076



10-11-19

DATE: October 11, 2019
 FILE NAME: 125EJackson_a21
 PROJECT NO: 2019-104
 DRAWING TITLE: Main Level Plan South

REVISIONS:

- December 18, 2019
- April 09, 2020
- May 6, 2020
- September 10, 2020
- January 15, 2021

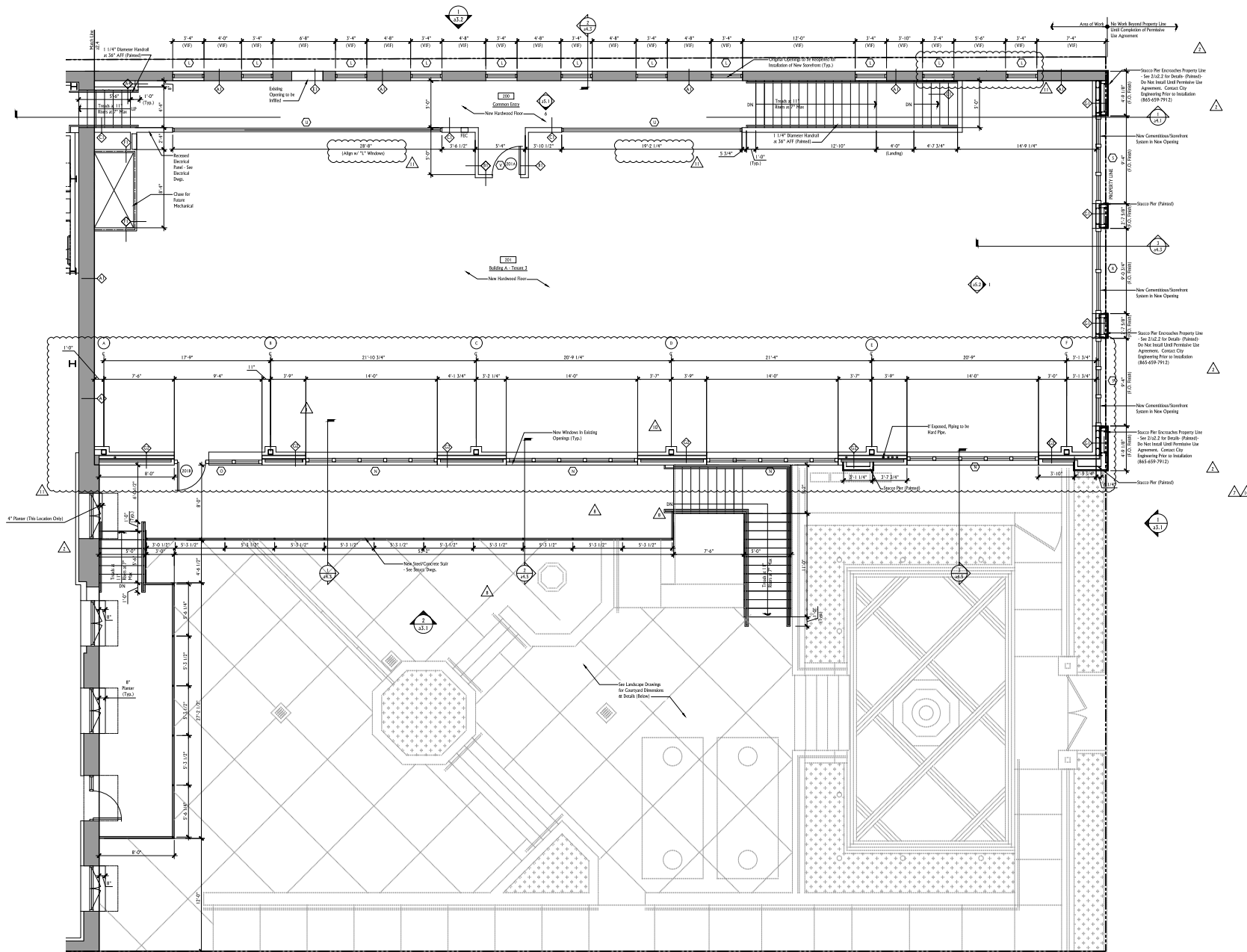
A Renovation for:
 125 E Jackson Avenue
 Knoxville, Tennessee 37915

SHEET NO. **a2.1**

PARTIAL FLOOR PLAN SOUTH - MAIN LEVEL

SCALE: 1/4" = 1'-0"
 See A2.0 for Finish Schedule

REVISIONS:	
▲	November 14, 2019
▲	April 9, 2020
▲	May 4, 2020
▲	September 10, 2020
▲	January 15, 2021



1 PARTIAL FLOOR PLAN SOUTH - UPPER LEVEL
SCALE: 1/4" = 1'-0"
See A2.0 for Finish Schedule
See A2.1 for Partition Legend



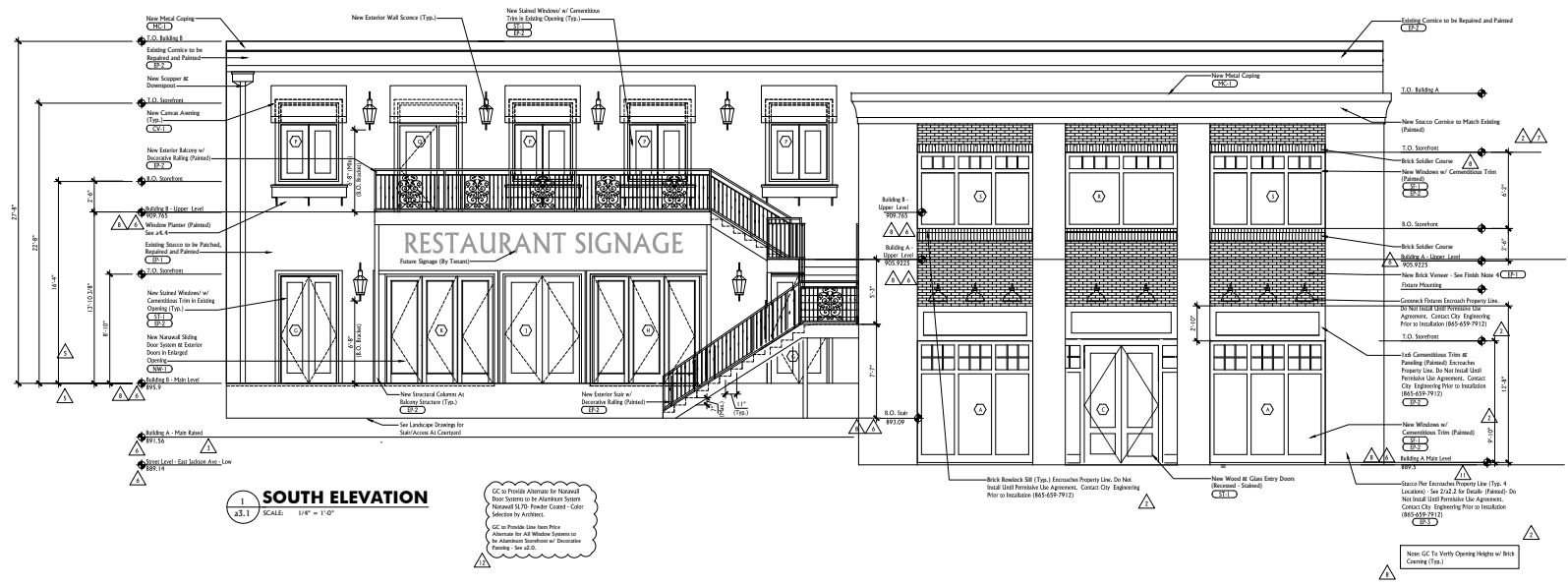
DATE: October 11, 2019
FILE NAME: 125E Jackson a3
PROJECT NO: 2019-101
DRAWING TITLE:
Exterior Elevations

- REVISIONS:**
- ▲ November 27, 2019
 - ▲ December 16, 2019
 - ▲ February 25, 2020
 - ▲ February 27, 2020
 - ▲ April 9, 2020
 - ▲ May 4, 2020
 - ▲ September 10, 2020
 - ▲ January 15, 2020
 - ▲ January 24, 2020

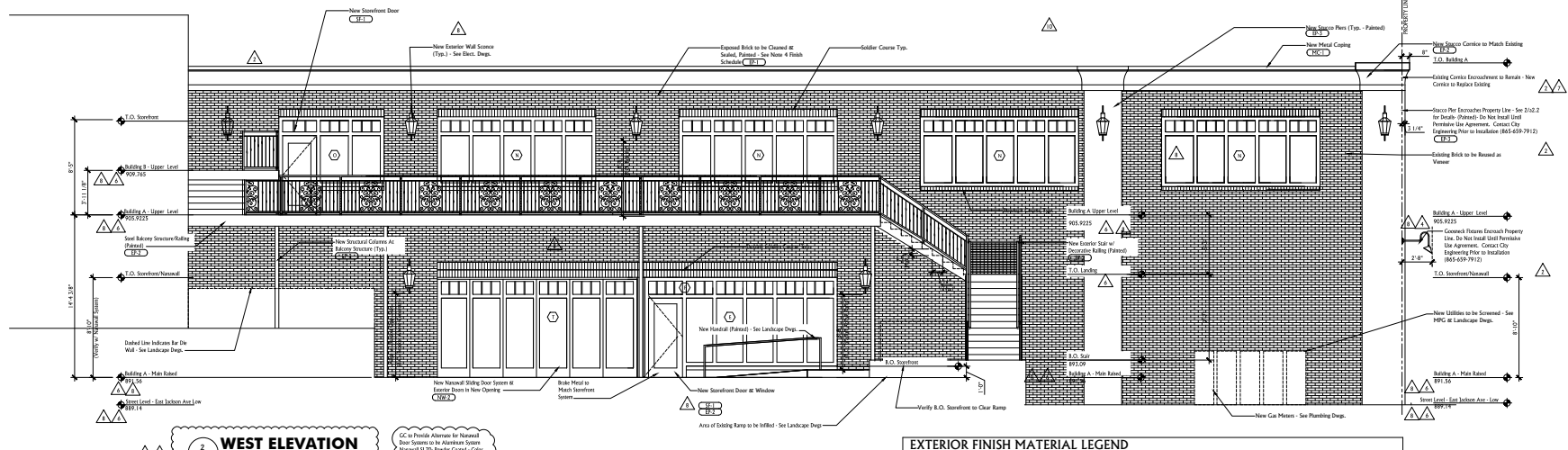
A Renovation for:
125 E Jackson Avenue
Knoxville, Tennessee 37915

SHEET NO.

a3.1



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH MATERIAL LEGEND

ITEM	DESCRIPTION / FINISH / PRODUCT IDENTIFICATION	COLOR	FINISHES
EP-1	EXTERIOR PAINT	DIAMONDS / LITON / POLYURETHANE PENETRATION	SMOOTH / NATURAL LINEN (SEE NOTE 4 REGARDING BRICK)
EP-2	EXTERIOR PAINT	DIAMONDS / LITON / POLYURETHANE PENETRATION	SMOOTH / NATURAL LINEN (SEE NOTE 4 REGARDING BRICK)
EP-3	EXTERIOR PAINT	DIAMONDS / LITON / POLYURETHANE PENETRATION	SMOOTH / NATURAL LINEN (SEE NOTE 4 REGARDING BRICK)
EP-4	EXTERIOR PAINT	DIAMONDS / LITON / POLYURETHANE PENETRATION	SMOOTH / NATURAL LINEN (SEE NOTE 4 REGARDING BRICK)
EP-5	EXTERIOR PAINT	DIAMONDS / LITON / POLYURETHANE PENETRATION	SMOOTH / NATURAL LINEN (SEE NOTE 4 REGARDING BRICK)
EP-6	EXTERIOR PAINT	DIAMONDS / LITON / POLYURETHANE PENETRATION	SMOOTH / NATURAL LINEN (SEE NOTE 4 REGARDING BRICK)
EP-7	EXTERIOR PAINT	DIAMONDS / LITON / POLYURETHANE PENETRATION	SMOOTH / NATURAL LINEN (SEE NOTE 4 REGARDING BRICK)
EP-8	EXTERIOR PAINT	DIAMONDS / LITON / POLYURETHANE PENETRATION	SMOOTH / NATURAL LINEN (SEE NOTE 4 REGARDING BRICK)
EP-9	EXTERIOR PAINT	DIAMONDS / LITON / POLYURETHANE PENETRATION	SMOOTH / NATURAL LINEN (SEE NOTE 4 REGARDING BRICK)
EP-10	EXTERIOR PAINT	DIAMONDS / LITON / POLYURETHANE PENETRATION	SMOOTH / NATURAL LINEN (SEE NOTE 4 REGARDING BRICK)
EP-11	EXTERIOR PAINT	DIAMONDS / LITON / POLYURETHANE PENETRATION	SMOOTH / NATURAL LINEN (SEE NOTE 4 REGARDING BRICK)
EP-12	EXTERIOR PAINT	DIAMONDS / LITON / POLYURETHANE PENETRATION	SMOOTH / NATURAL LINEN (SEE NOTE 4 REGARDING BRICK)
EP-13	EXTERIOR PAINT	DIAMONDS / LITON / POLYURETHANE PENETRATION	SMOOTH / NATURAL LINEN (SEE NOTE 4 REGARDING BRICK)
EP-14	EXTERIOR PAINT	DIAMONDS / LITON / POLYURETHANE PENETRATION	SMOOTH / NATURAL LINEN (SEE NOTE 4 REGARDING BRICK)
EP-15	EXTERIOR PAINT	DIAMONDS / LITON / POLYURETHANE PENETRATION	SMOOTH / NATURAL LINEN (SEE NOTE 4 REGARDING BRICK)
EP-16	EXTERIOR PAINT	DIAMONDS / LITON / POLYURETHANE PENETRATION	SMOOTH / NATURAL LINEN (SEE NOTE 4 REGARDING BRICK)
EP-17	EXTERIOR PAINT	DIAMONDS / LITON / POLYURETHANE PENETRATION	SMOOTH / NATURAL LINEN (SEE NOTE 4 REGARDING BRICK)
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EP-31	EXTERIOR PAINT	DIAMONDS / LITON / POLYURETHANE PENETRATION	SMOOTH / NATURAL LINEN (SEE NOTE 4 REGARDING BRICK)
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EP-50	EXTERIOR PAINT	DIAMONDS / LITON / POLYURETHANE PENETRATION	SMOOTH / NATURAL LINEN (SEE NOTE 4 REGARDING BRICK)

- EXTERIOR BUILDING ELEVATION NOTES**
- FINISHED GRADE SHOWN SCHEMATICALLY. CONTACT ARCHITECT IF FIELD CONDITIONS DIFFER.
 - PROVIDE APPROPRIATE PAINT TYPE FOR EACH MATERIAL TO BE PAINTED. USE EXTERIOR GRADE @ ALL EXTERIOR SURFACES.
 - EXTERIOR SURFACES TO BE GLAZED SHALL BE INSTALLED CLEAR, LOW-E, TINTED GLASS. REF. A3.0 FOR MIN. TINTED GLAZING LOCATIONS.
 - EXTERIOR SURFACES TO BE GLAZED SHALL BE INSTALLED AS REQUIRED FOR ADA COMPLIANCE.
 - EXTERIOR SURFACES TO BE GLAZED SHALL BE INSTALLED AS REQUIRED FOR ADA COMPLIANCE. CC TO PROVIDE SAMPLE ON BRICK SURFACE FOR OWNER/ARCHITECT APPROVAL.
- GENERAL STOREFRONT NOTES - SF-1**
- STOREFRONT FRAMING SYSTEM SHALL BE ALUMINUM TRIFAB 451T, BLACK FINISH OR EQUAL.
 - STOREFRONT GLAZING SHALL BE 1" INSULATED, CLEAR, LOW-E, TINTED GLASS. REF. A3.0 FOR MIN. TINTED GLAZING LOCATIONS.
 - STOREFRONT DOORS SHALL BE WIDE TITLE W/ 10" HIGH BOTTOM RAIL.

GENERAL NOTE: EXTERIOR FINISH
COMPLETE REMOVAL OF STUCCO FROM EXTERIOR BRICK ON SOUTH, WEST, AND EAST FACING ELEVATIONS OF BUILDING A - THE SOUTH BUILDING. STUCCO ON BUILDING B - THE NORTH BUILDING, SHALL BE PATCHED & REPAIRED AS REQUIRED.

NOTE: CC to Verify Window Material Selection w/ Architect & Owner Prior to Order/Installation.
Decorative Mullions to be Adhered or Glued w/ Spacers on True Divided Line Glass.