

Downtown Knoxville Design Overlay District Certificate of Appropriateness

Name of Applicant: RICK BLACKBURN, BLACKBURN DPT. GRP.

Owner Contractor Architect Engineer Other PROS. MGR. (OWNER)

Date Filed: 02.20.2016 Application accepted by: Mike Reynolds

Fee Amount: \$250 Review Date: 3/16/16 File Number: 3-C-16-DT

PRE-APPLICATION CONFERENCE		Date Completed:
<p style="text-align: center;">PROPERTY INFORMATION</p> <p>Building or Project Name: <u>DUAL BRAND HOTEL</u></p> <p>Street Address: <u>210 W. CHURCH AVE.</u></p> <p>Parcel Identification Number(s): <u>95I F17</u></p>	<p style="text-align: center;">PROJECT ARCHITECT/ENGINEER</p> <p>PLEASE PRINT Name: <u>CHRISTOPHER REA, AIA</u></p> <p>Company: <u>BASKERVILLE</u></p> <p>Address: <u>101 S. 15TH ST.</u></p> <p>City: <u>RICHMOND</u> State: <u>VA</u> Zip: <u>23219</u></p> <p>Telephone: <u>804. 729. 3079</u></p> <p>Fax: <u>N/A</u></p> <p>E-mail: <u>CREA@BASKERVILLE.COM</u></p>	
<p style="text-align: center;">PROPERTY OWNER</p> <p>PLEASE PRINT Name: <u>NICK LAKHA</u></p> <p>Company: <u>PARAMOUNT HOSPITALITY MGT. LLC</u></p> <p>Address: <u>5901-C PEACHTREE DUNWOODY RD</u></p> <p>City: <u>ATLANTA</u> State: <u>GA</u> Zip: <u>30328</u></p> <p>Telephone: <u>770. 668. 2471</u></p> <p>Fax: <u>770. 668. 2479</u></p> <p>E-mail: <u>NLAKHA@PHM HOTEL GROUP.COM</u></p>	<p style="text-align: center;">PROJECT CONTRACTOR</p> <p>PLEASE PRINT Name: <u>WAYNE GILLEY</u></p> <p>Company: <u>BLAINE CONSTRUCTION</u></p> <p>Address: <u>P.O. BOX 1047</u></p> <p>City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37939</u></p> <p>Telephone: <u>865. 693. 8900</u></p> <p>Fax: <u>N/A</u></p> <p>E-mail: <u>WGILLEY@BLAINECONSTRUCTION.COM</u></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 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 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>RICK BLACKBURN</u></p> <p>Company: <u>BLACKBURN DPT. GRP</u></p> <p>Address: <u>4709 CALUMET DR.</u></p> <p>City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>373919</u></p> <p>Telephone: <u>865. 607. 0877</u></p> <p>Fax: <u>N/A</u></p> <p>E-mail: <u>RBLACKBURN@COMCAST.NET</u></p>	

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

Knoxville Downtown Design Review Board
CERTIFICATE OF APPROPRIATENESS
APPLICATION NARRATIVE

Address of Property: 210 West Church Avenue
Parcel ID: 95 I F 017

Type of Work:
Level 3: Construction of New Building

Owner: Nick Lakha, 30328
Applicant: Rick Blackburn, 37919
Architect: Baskervill
Contractor: Blaine Construction

Description of Work:

The proposal is for a nine story hotel with 232 rooms and an attached three story parking garage with 226 spaces. The majority of the parking deck will be subterranean. The development will be on the half block between West Church Avenue, State Street, and Cumberland Avenue. The property is currently vacant.

Site Plan:

The development will fill the entire half block, with the exception of the five foot building setbacks as indicated on the site plan. The hotel will lie within the five foot setback. However, proposed planters at the pedestrian level will encroach upon the setbacks to varying degrees along West Church Avenue, State Street, and Cumberland Avenue. Planter encroachments into the setback range between two-and-a-half to three feet. In all cases along State Street and Cumberland Avenue, the width of the sidewalks will be increased by approximately two-and-a-half feet. The sidewalk along West Church Avenue will be increased by approximately five feet in width. Streetscape improvements along West Church Avenue, State Street, and Cumberland Avenue also include removal of the existing curb-cuts around the property boundary and installing replacement concrete sidewalks, street trees, and new street lights to match those on West Church Avenue.

The main pedestrian entrance to the hotel will be from West Church Avenue. One vehicular parking entrance to the property will also be located on West Church Avenue. The West Church Avenue vehicular entrance includes a twenty-four foot wide drive aisle that accommodates vehicular entering and exiting from the hotel's parking garage. The West Church Avenue vehicular entrance also includes two loading spaces for use by hotel guests, a porte cochère, seven parking stalls, and a bicycle rack.

A loading zone and a refuse container room will be located on State Street and will displace approximately three metered street level parking spaces. Delivery and refuse removal will occur at the State Street loading zone. A secondary vehicular entrance/exit to the parking deck will also be located

on State Street and in proximity to the Cumberland Avenue intersection. This entrance will provide on-site stacking for a minimum of two vehicles.

Hotel Elevations:

The primary mass of the hotel steps back from the existing low rise apartment development on West Church Avenue and thereby creates a rooftop courtyard above the single story portion of the hotel at the corner of West Church Avenue and State Street. The rooftop courtyard will include a vegetative roof covering around the perimeter of the courtyard as well as a glass and steel railing system. Building cladding includes prefinished metal panels, ribbed metal panels at the mechanical screen and 12" x 24" face masonry at the lobby and parking deck levels. An exterior insulation and finish system (EIFS) is also proposed and is acceptable building code official's approval. All exterior view windows from the hotel guestrooms will include aluminum frames and tinted glass. Matching storefront windows and a limited amount of curtain-wall windows will also be included at the first floor facades.

Parking Garage Elevations:

The base of the garage will be primarily clad with a louvered vision barrier. The vision barrier will prevent direct line-of-sight views into the parking deck from the pedestrian level. The louver system is proposed in order to provide sufficient ventilation for the parking garage while also creating a vision barrier.

Signage:

Two 3'-0" (w) x 18'-0" (h) blade signs will be mounted on the West Church Avenue elevation will not include any integral illumination. The blade signs will be illuminated by minimal down light fixtures mounted to the façade of the hotel. Two internally illuminated wall signs will be mounted on the rooftop mechanical screen as indicated on the building elevations. Each wall sign is approximately x 26'-0" (w) x 6'-0" (h). The parking entrance/exit on State Street will have non-illuminated signage mounted to the vision barrier above the vehicular entrances.

Lighting:

The planters at ground level around the hotel will include low level step lights along the sidewalk.

PARAMOUNT HOSPITALITY MANAGEMENT, LLC

PHM-RI-CY- KNOXVILLE, TN NEW BUILD

210 WEST CHURCH AVENUE - KNOXVILLE, TN



OWNER
PARAMOUNT
HOSPITALITY
MANAGEMENT, LLC



PROJECT
2.150408.0
PHM-RI-CY-
KNOXVILLE, TN NEW
BUILD

210 WEST CHURCH
AVENUE - KNOXVILLE,
TN



OWNER / CLIENT:

PARAMOUNT HOSPITALITY MANAGEMENT, LLC
5901-C PEACHTREE DUNWOODY RD NE, SUITE 400
ATLANTA, GA 30328
PHONE: (770) 668-2470
FAX: (770) 668-2479
CONTACT: NICK LAHKA

ARCHITECT:

BASKERVILL
101 S. 15TH ST., SUITE 200 (23219)
P.O. BOX 400
RICHMOND, VA 23218-0400
PHONE: (804) 343-1010
FAX: (804) 343-0909
CONTACT: CHRISTOPHER REA

MEP ENGINEER:

BASKERVILL
101 S. 15TH ST., SUITE 200 (23219)
RICHMOND, VA 23218-0400
PHONE: (804) 343-1010
FAX: (804) 343-0909
CONTACT: T.K. FARLEIGH

STRUCTURAL ENGINEER:

CARPENTER WRIGHT ENGINEERS
111 SHERLAKE LANE, SUITE 200
KNOXVILLE, TN 37922
PHONE: (865) 593-8227
FAX: (865) 593-8237
CONTACT: KEN GRIFFIN

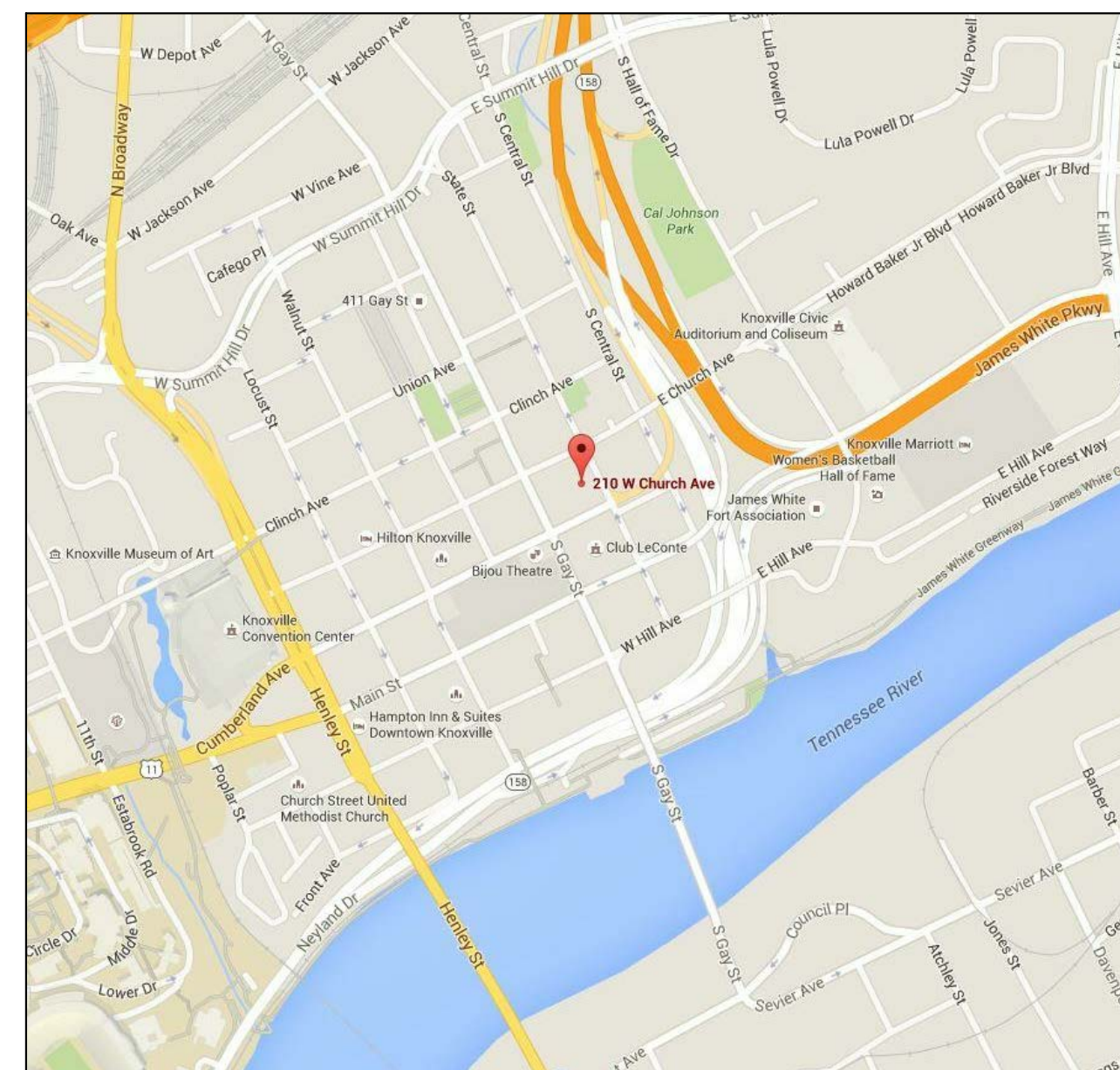
CIVIL ENGINEER:

FULGHIM, MACINDOE, & ASSOCIATES
10330 HARDIN VALLEY RD.
KNOXVILLE, TN 37932
PHONE: (865) 690-6419
FAX: (865) 690-6448
CONTACT: JAMES SMITH

OWNER'S REPRESENTATIVE:

BLACKBURN DEVELOPMENT GROUP, LLC
4709 CALUMET DRIVE
KNOXVILLE, TN 37919
PHONE: (865) 607-0877
CONTACT: RICK BLACKBURN

VICINITY MAP



DRAWING INDEX

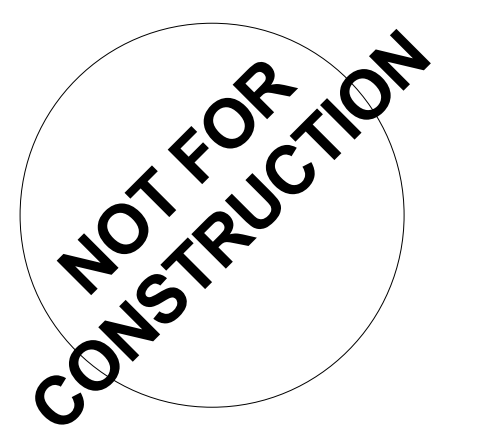
SHEET NO	TITLE
T001	TITLE SHEET
A100	ARCHITECTURAL SITE PLAN
A110	PARKING LEVEL THREE
A111	PARKING LEVEL TWO
A112	PARKING LEVEL ONE
A113	FIRST FLOOR PLAN
A114	SECOND FLOOR PLAN
A115	THIRD FLOOR PLAN
A116	FOURTH FLOOR PLAN
A117	FIFTH FLOOR PLAN
A118	SIXTH FLOOR PLAN
A119	SEVENTH FLOOR PLAN
A120	EIGHTH FLOOR PLAN
A121	NINTH FLOOR PLAN
A201	BUILDING ELEVATIONS
A202	BUILDING ELEVATIONS
A203	BUILDING ELEVATIONS
A206	COMPARATIVE ELEVATIONS
A207	COMPARATIVE ELEVATIONS
A208	GOOGLE EARTH MASSING
A209	SITE SECTIONS
A210	EXTERIOR RENDERING
A211	EXTERIOR RENDERING
A212	EXTERIOR RENDERING
A213	PARKING DECK SCREENING

DESCRIPTION OF WORK

WITHIN THE BOUNDARIES OF THE SCOPE OF WORK, AS INDICATED ON THE SUBSEQUENT DRAWINGS, THIS IS A NEW BUILD DUAL BRAND HOTEL. THE HOTEL WILL CONSIST OF A THREE STORY PARKING GARAGE, AMENITIES LEVEL FEATURING MEETING ROOMS, BARKITCHEN, BUFFET/LOUNGE, FITNESS CENTER AND POOL. THE HOTEL WILL HAVE 232 GUESTROOMS WITH 144 IDENTIFYING AS THE COURTYARD BRAND AND 88 IDENTIFYING AS THE RESIDENCE INN BRAND.

CODE DATA SUMMARY

USE GROUP: SEPARATED OCCUPANCIES: A-2, A-3, R-1, S-2
CONSTRUCTION TYPE: IB
FULLY SPRINKLERED: YES
HEIGHT OF BUILDING: 124' - 0" FROM AVERAGE GRADE PLANE TO HIGHEST ROOF SURFACE.
HIGH RISE: YES
FIRE ALARM SYSTEM: YES
APPLICABLE BUILDING CODE: 2012 INTERNATIONAL BUILDING CODE



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07/12/2016 - MPC -
DDRB

DRAWING TITLE
TITLE SHEET

DRAWING NO.
T001

ARCHITECTURAL SITE PLAN LEGEND

- NOT TO SCALE
- PROPERTY SETBACK BOUNDARY
- - - PROPERTY BOUNDARY
- ROADWAYS
- SIDEWALKS AND PAVED AREAS
- LANDSCAPED AREAS

Baskervill

P.O. BOX 400, RICHMOND, VA 23218-0400

OWNER
PARAMOUNT HOSPITALITY MANAGEMENT, LLC



PROJECT
2.150408.0 PHM-RI-CY-KNOXVILLE, TN NEW BUILD

210 WEST CHURCH AVENUE - KNOXVILLE, TN

COURTYARD[®] Marriott

Residence Inn[®] Marriott

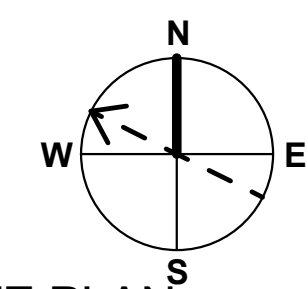
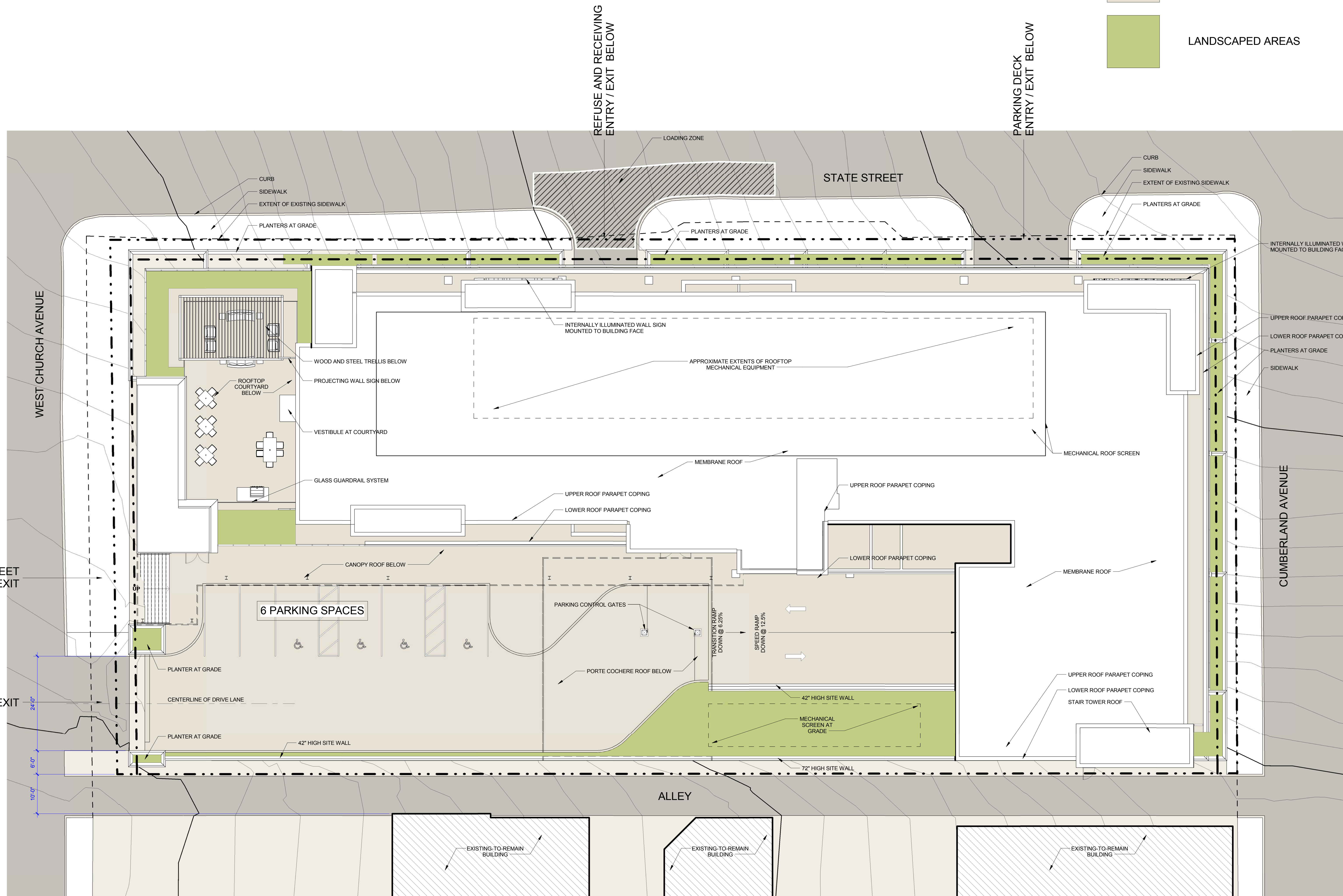
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DRAWING TITLE
ARCHITECTURAL SITE PLAN

DRAWING NO.
A100



6A ARCHITECTURAL SITE PLAN
SCALE: 3/32" = 1'-0"

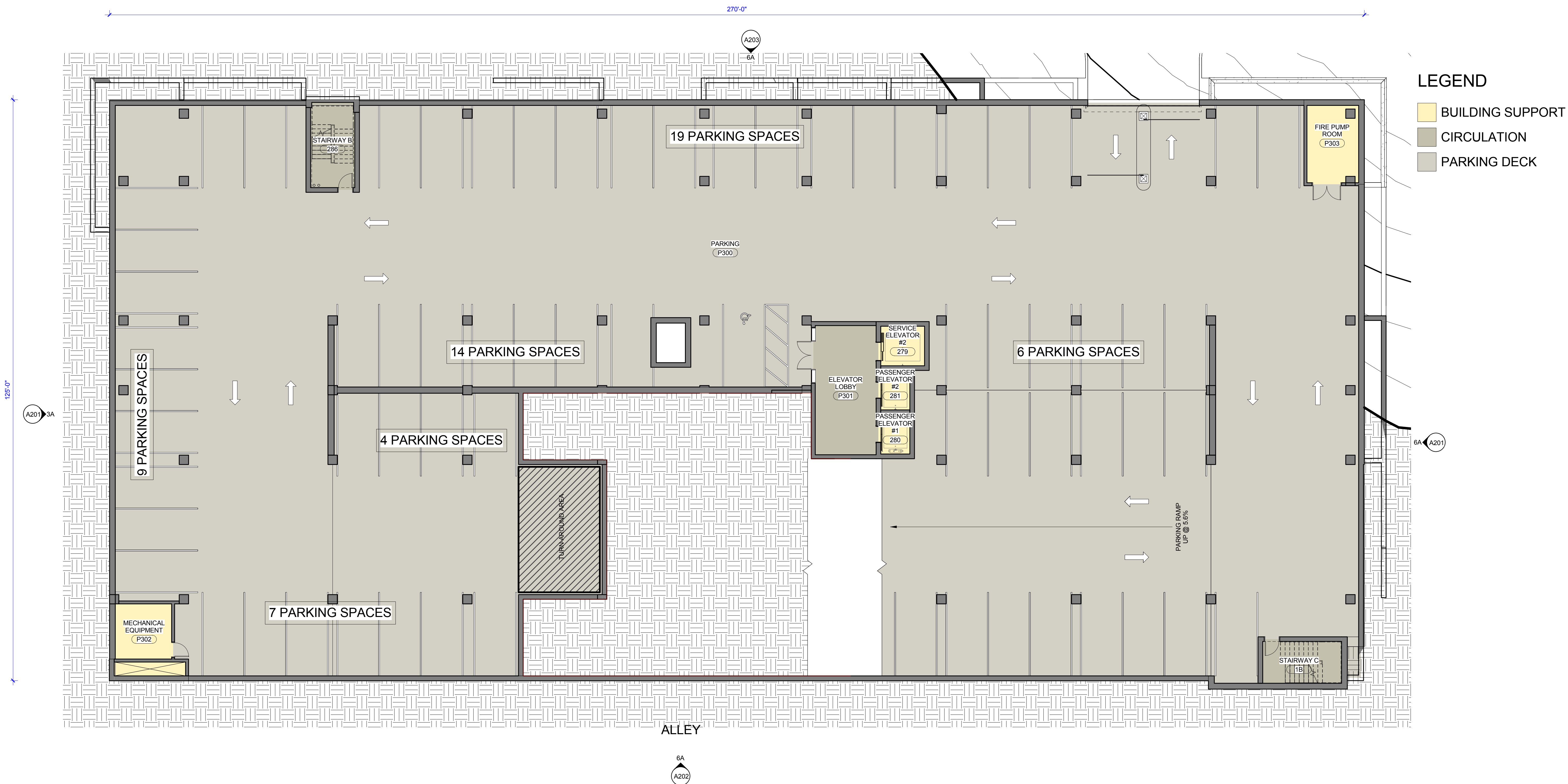
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KEYNOTES

PARKING STALL SCHEDULE

ALL PARKING STALLS ARE 9'-0" X 18'-0" UNLESS INDICATED OTHERWISE.

LEVEL	COUNT
PARKING LEVEL 3	54
PARKING LEVEL 2	80
PARKING LEVEL 1	83
1ST FLOOR	6
TOTAL PARKING SPACES: 223	



LEGEND

- BUILDING SUPPORT
- CIRCULATION
- PARKING DECK

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DRAWING TITLE
**PARKING LEVEL
THREE**

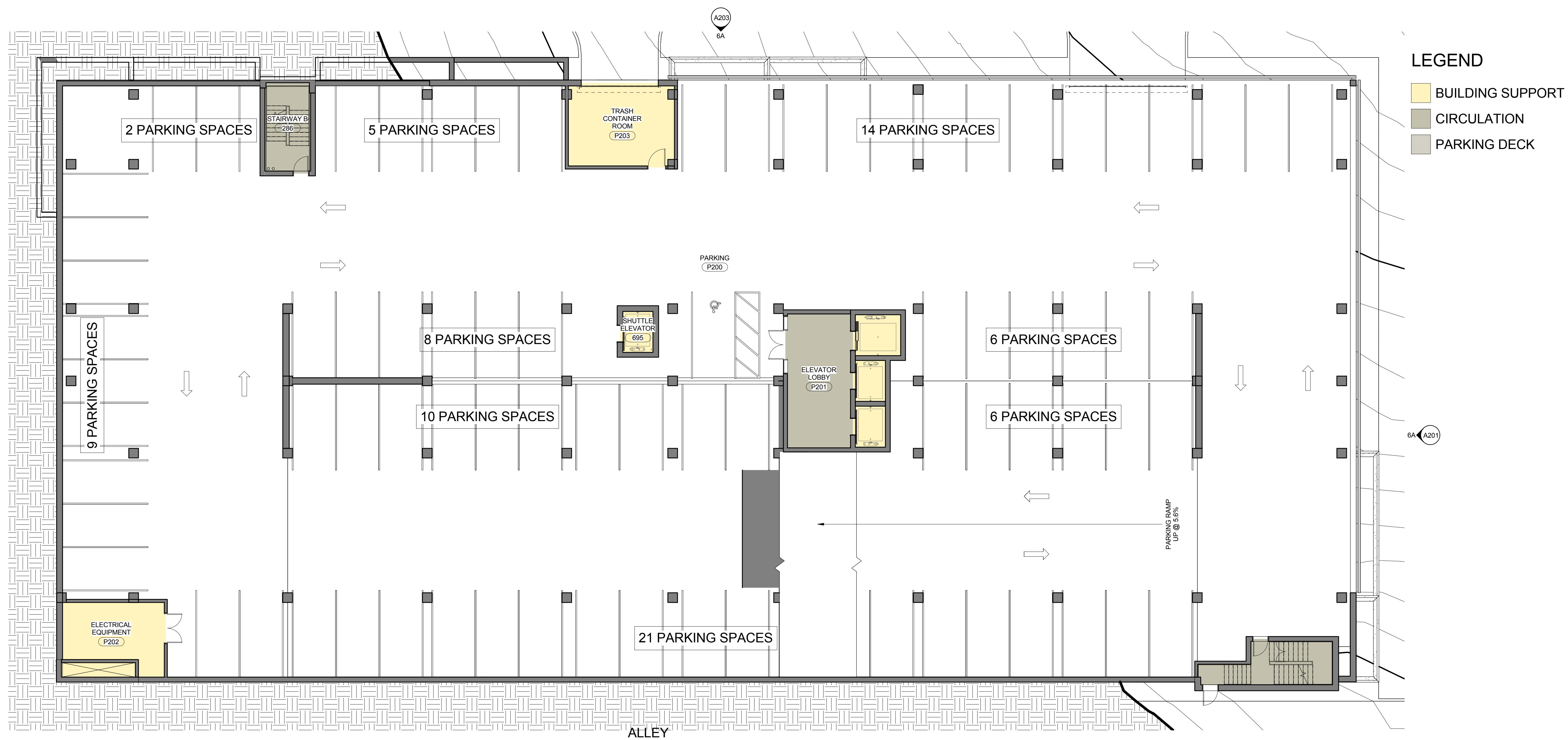
DRAWING NO.
A110

KEYNOTES

PARKING STALL SCHEDULE

ALL PARKING STALLS ARE 9'-0" X 18'-0" UNLESS INDICATED OTHERWISE.

LEVEL	COUNT
PARKING LEVEL 3	54
PARKING LEVEL 2	80
PARKING LEVEL 1	83
1ST FLOOR	6
TOTAL PARKING SPACES: 223	



LEGEND

- BUILDING SUPPORT
- CIRCULATION
- PARKING DECK

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DRAWING TITLE
PARKING LEVEL TWO

DRAWING NO.
A111

KEYNOTES

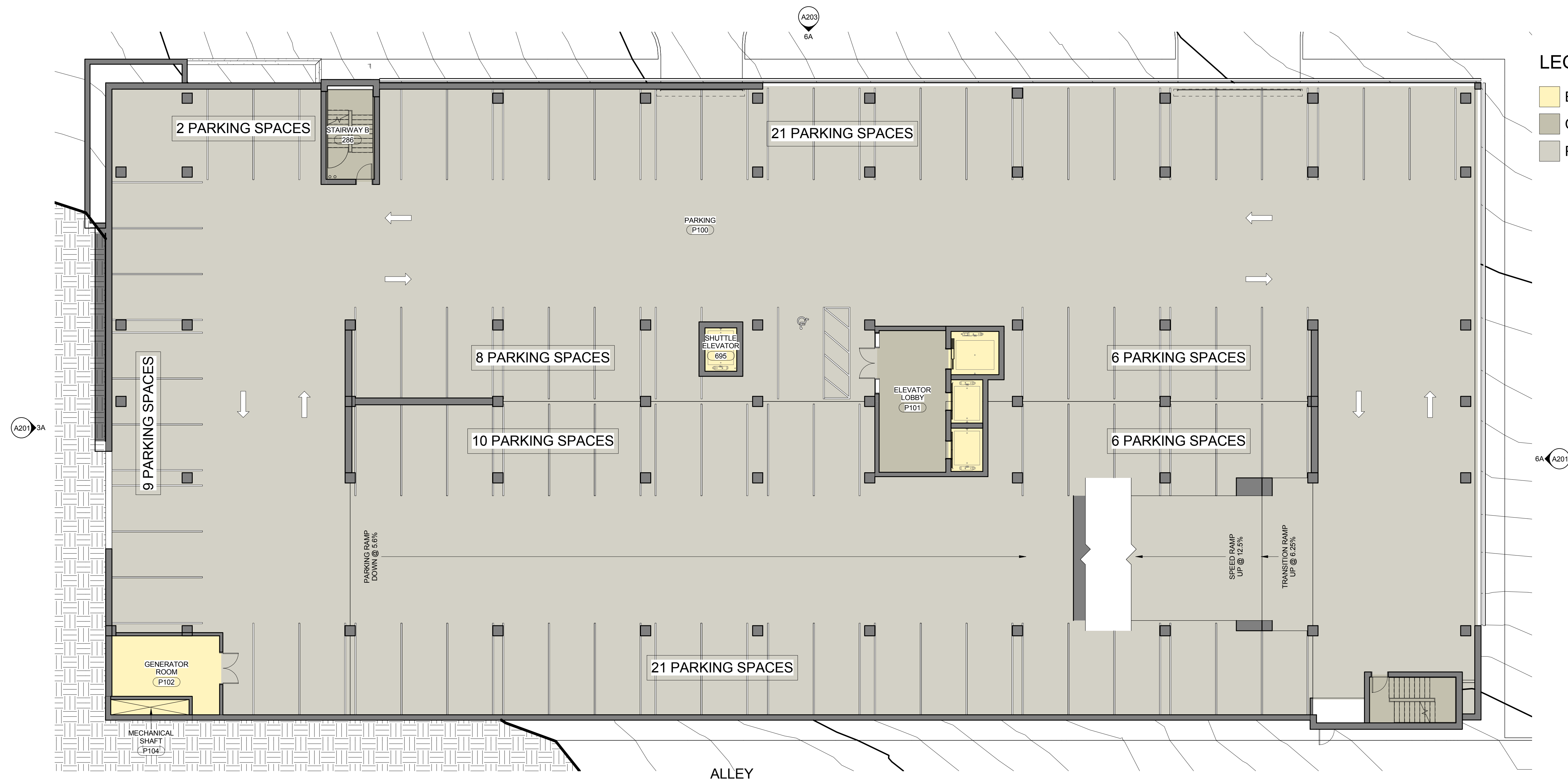
PARKING STALL SCHEDULE

ALL PARKING STALLS ARE 9'-0" X 18'-0" UNLESS INDICATED OTHERWISE.

LEVEL	COUNT
PARKING LEVEL 3	54
PARKING LEVEL 2	80
PARKING LEVEL 1	83
1ST FLOOR	6
TOTAL PARKING SPACES: 223	

LEGEND

- BUILDING SUPPORT
- CIRCULATION
- PARKING DECK



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DRAWING TITLE
PARKING LEVEL ONE

DRAWING NO.
A112

KEYNOTES

PARKING STALL SCHEDULE

ALL PARKING STALLS ARE 9'-0" X 18'-0" UNLESS INDICATED OTHERWISE.

LEVEL	COUNT
PARKING LEVEL 3	54
PARKING LEVEL 2	80
PARKING LEVEL 1	83
1ST FLOOR	6
TOTAL PARKING SPACES:	223



LEGEND

- ADMINISTRATION
- BUILDING SUPPORT
- CIRCULATION
- FOOD & BEVERAGE PRODUCTION
- FOOD & BEVERAGE SERVICE
- HOUSEKEEPING
- LOBBY AREAS
- MEETING ROOMS
- RECREATION
- RESTROOMS

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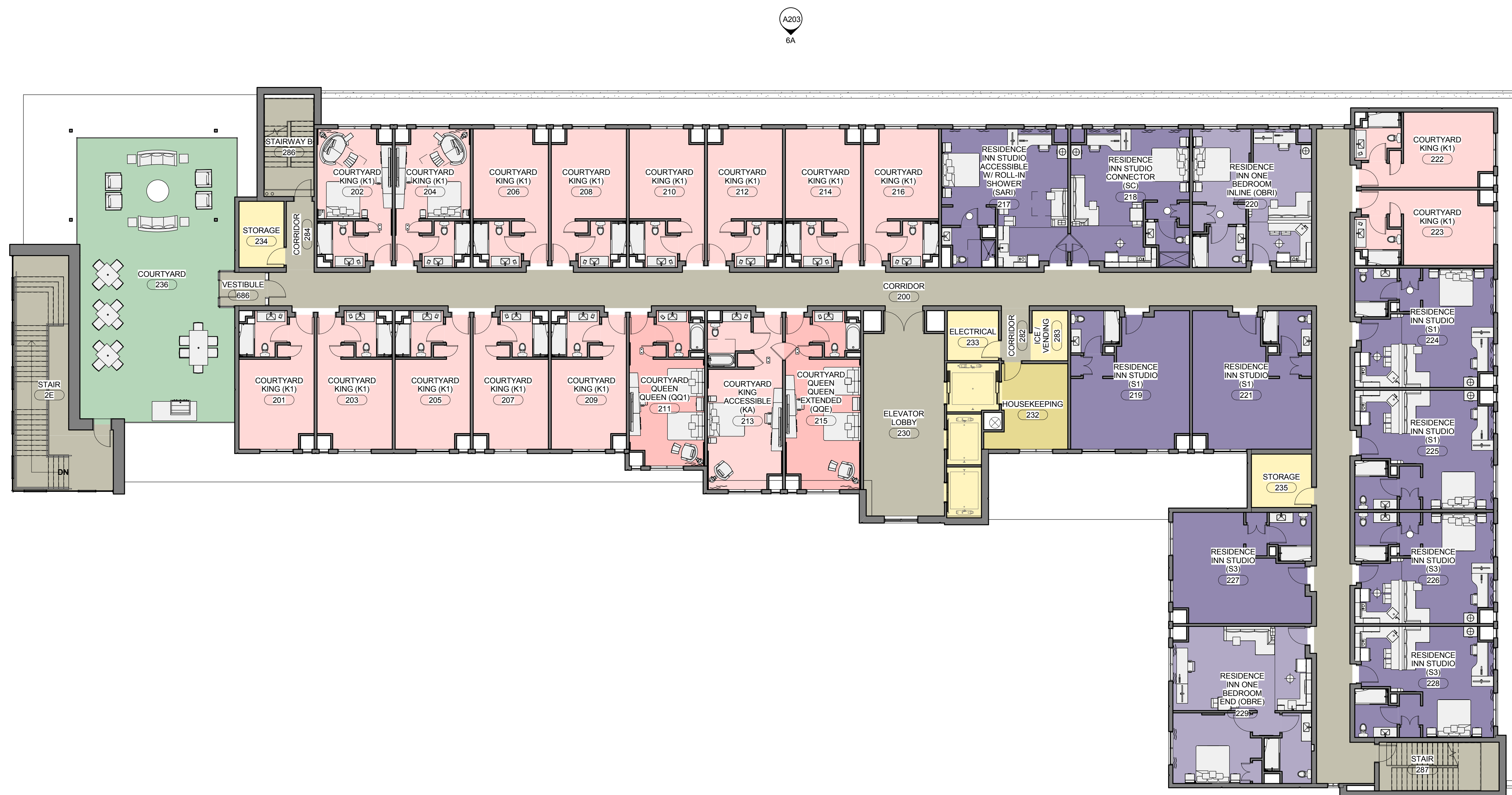
ISSUE
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DRAWING TITLE
FIRST FLOOR PLAN

DRAWING NO.
A113

LEGEND

- BUILDING SUPPORT
- CIRCULATION
- COURTYARD KING GUESTROOM
- COURTYARD QUEEN QUEEN GUESTROOM
- HOUSEKEEPING
- LOBBY AREAS
- RESIDENCE INN ONE BEDROOM GUESTROOM
- RESIDENCE INN STUDIO GUESTROOM



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DRAWING TITLE
SECOND FLOOR
PLAN

DRAWING NO.
A114

KEYNOTES

LEGEND

- BUILDING SUPPORT
- CIRCULATION
- COURTYARD KING GUESTROOM
- COURTYARD QUEEN GUESTROOM
- HOUSEKEEPING
- RESIDENCE INN ONE BEDROOM GUESTROOM
- RESIDENCE INN STUDIO GUESTROOM

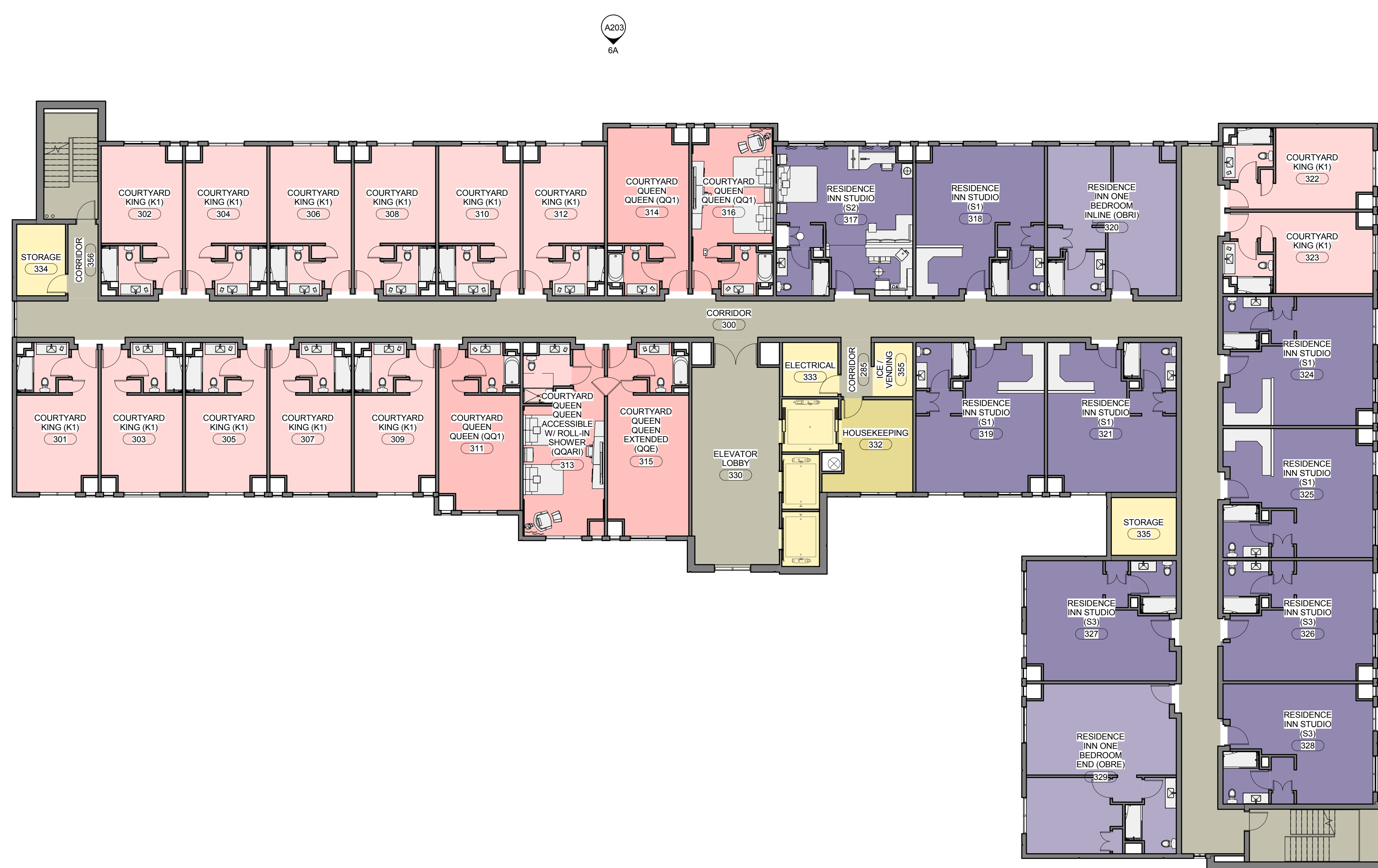
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DRAWING TITLE
THIRD FLOOR PLAN

DRAWING NO.
A115



KEYNOTES

LEGEND

- BUILDING SUPPORT
- CIRCULATION
- COURTYARD KING GUESTROOM
- COURTYARD QUEEN QUEEN GUESTROOM
- HOUSEKEEPING
- RESIDENCE INN ONE BEDROOM GUESTROOM
- RESIDENCE INN STUDIO GUESTROOM



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DRAWING TITLE
FOURTH FLOOR PLAN

DRAWING NO.
A116

LEGEND

- BUILDING SUPPORT
- CIRCULATION
- COURTYARD KING GUESTROOM
- COURTYARD QUEEN QUEEN GUESTROOM
- HOUSEKEEPING
- RESIDENCE INN ONE BEDROOM GUESTROOM
- RESIDENCE INN STUDIO GUESTROOM



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LEGEND

- BUILDING SUPPORT
- CIRCULATION
- COURTYARD KING GUESTROOM
- COURTYARD QUEEN QUEEN GUESTROOM
- HOUSEKEEPING
- RESIDENCE INN ONE BEDROOM GUESTROOM
- RESIDENCE INN STUDIO GUESTROOM



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DRAWING TITLE
SEVENTH FLOOR
PLAN

DRAWING NO.
A119

LEGEND

- BUILDING SUPPORT
- CIRCULATION
- COURTYARD KING GUESTROOM
- COURTYARD QUEEN QUEEN GUESTROOM
- HOUSEKEEPING
- RESIDENCE INN ONE BEDROOM GUESTROOM
- RESIDENCE INN STUDIO GUESTROOM



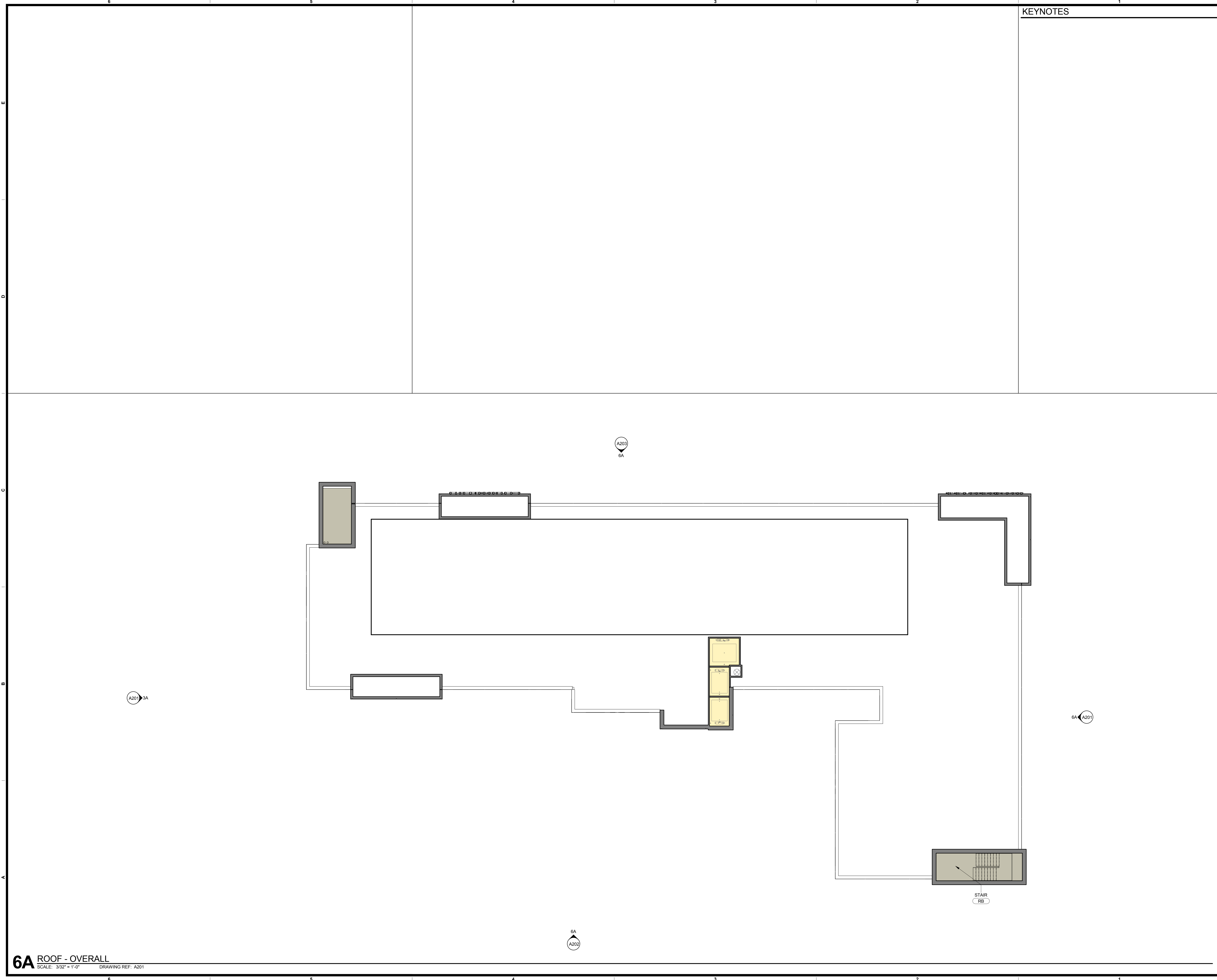
LEGEND

- BUILDING SUPPORT
- CIRCULATION
- COURTYARD KING GUESTROOM
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- RESIDENCE INN ONE BEDROOM GUESTROOM
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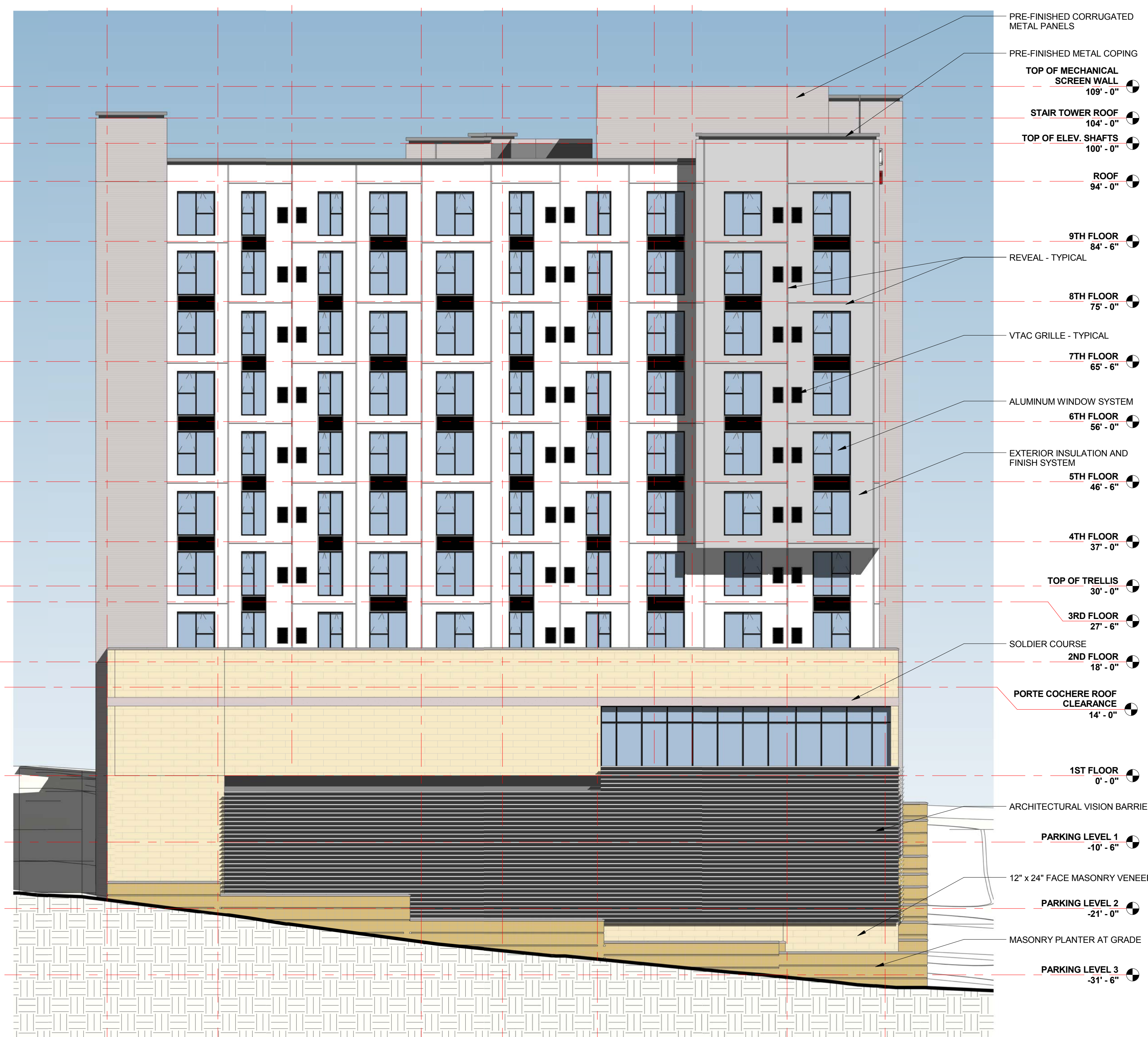
ISSUE
**07/12/2016 - MPC -
DDR8**

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**BUILDING
ELEVATIONS**

DRAWING NO.
A201

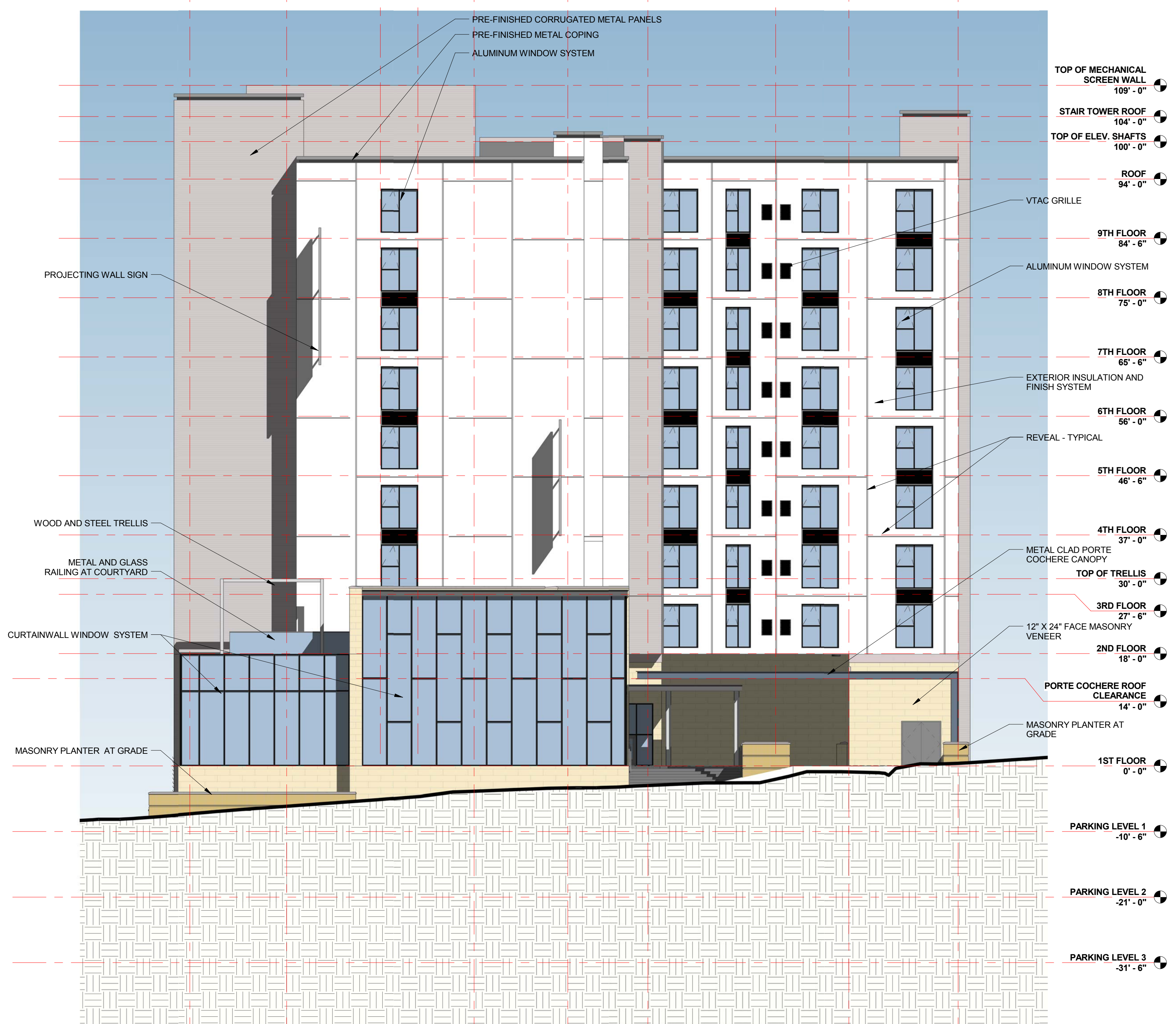
E
D
C
B
A

10 9 8 7 6 5 4 3 2 1



6A ELEVATION - CUMBERLAND AVENUE
SCALE: 3/32" = 1'-0"

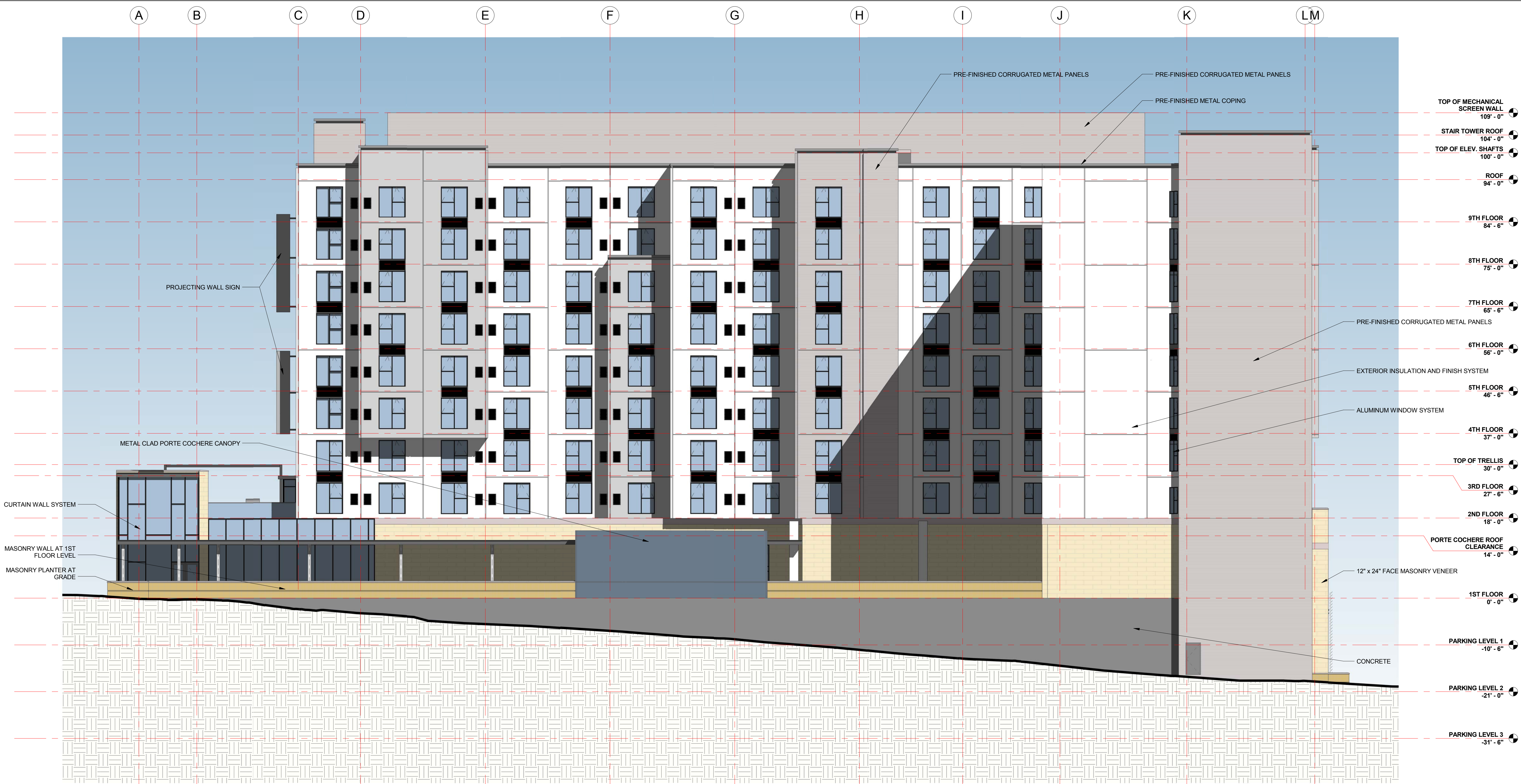
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3A ELEVATION - WEST CHURCH AVENUE
SCALE: 3/32" = 1'-0"

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CONSTRUCTION**

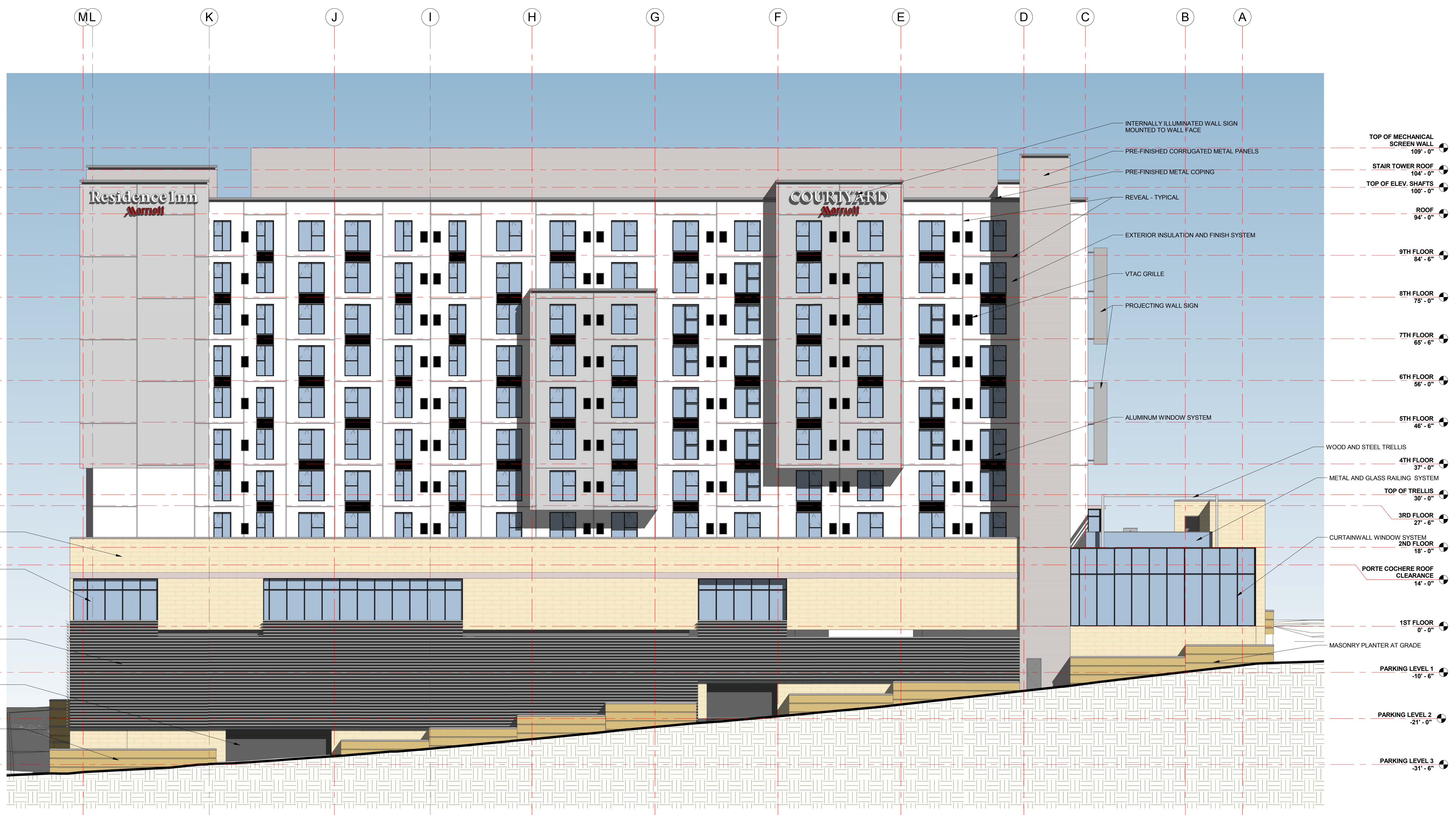


- PRE-FINISHED CORRUGATED METAL PANELS
- PRE-FINISHED CORRUGATED METAL PANELS
- PRE-FINISHED METAL COPING
- TOP OF MECHANICAL SCREEN WALL 109'-0"
- STAIR TOWER ROOF 104'-0"
- TOP OF ELEV. SHAFTS 100'-0"
- ROOF 94'-0"
- 9TH FLOOR 84'-6"
- 8TH FLOOR 75'-0"
- 7TH FLOOR 65'-0"
- PRE-FINISHED CORRUGATED METAL PANELS
- 6TH FLOOR 56'-0"
- EXTERIOR INSULATION AND FINISH SYSTEM
- 5TH FLOOR 46'-0"
- ALUMINUM WINDOW SYSTEM
- 4TH FLOOR 37'-0"
- TOP OF TRELLIS 30'-0"
- 3RD FLOOR 27'-0"
- 2ND FLOOR 18'-0"
- PORTE COCHERE ROOF CLEARANCE 14'-0"
- 12" x 24" FACE MASONRY VENEER
- 1ST FLOOR 0'-0"
- CONCRETE
- PARKING LEVEL 1 -10'-6"
- PARKING LEVEL 2 -21'-0"
- PARKING LEVEL 3 -31'-6"
- MASONRY WALL AT 1ST FLOOR LEVEL
- MASONRY PLANTER AT GRADE
- CURTAIN WALL SYSTEM
- METAL CLAD PORTE COCHERE CANOPY
- PROJECTING WALL SIGN

6A ELEVATION - ALLEY
SCALE: 3/32" = 1'-0"

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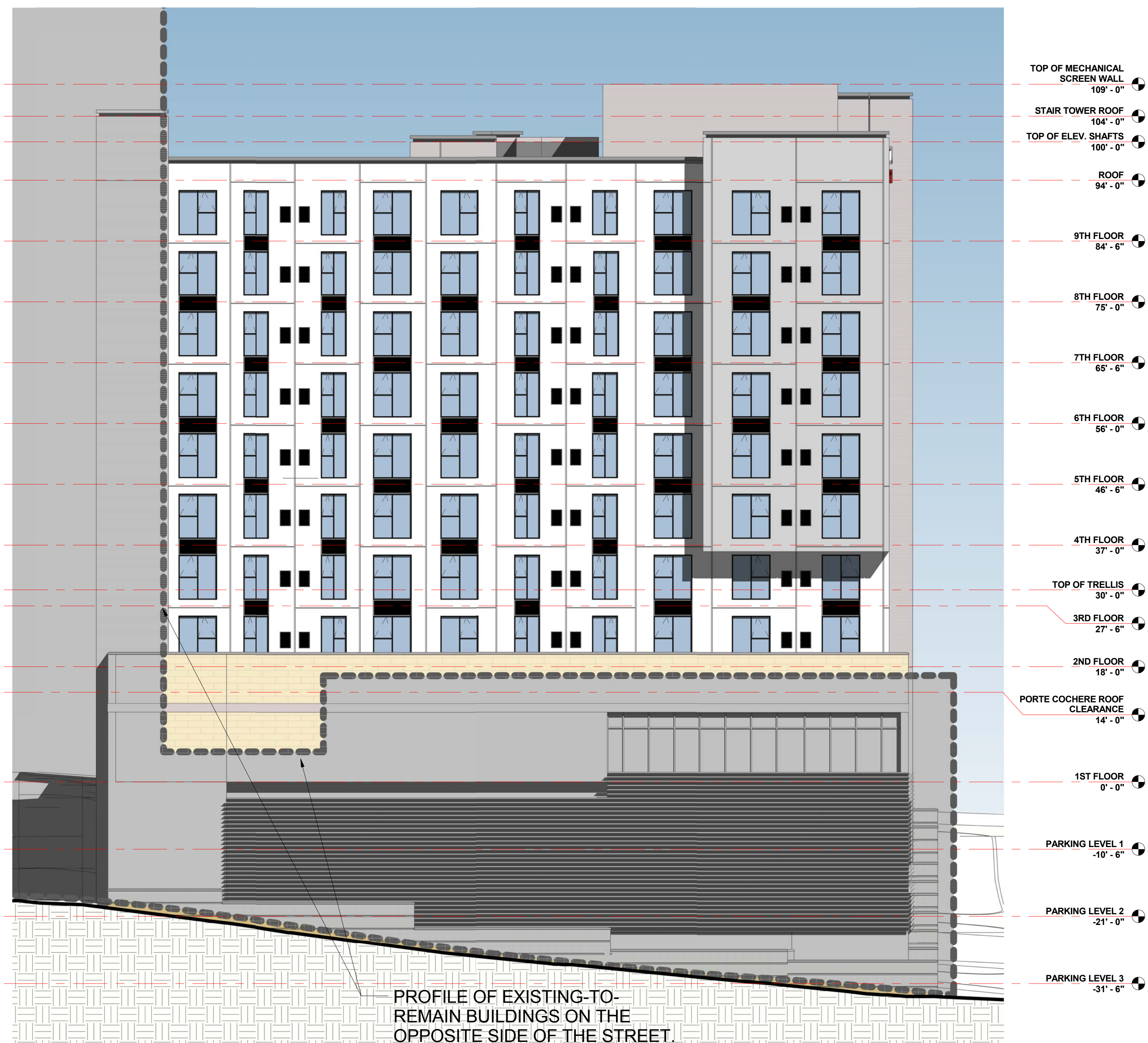
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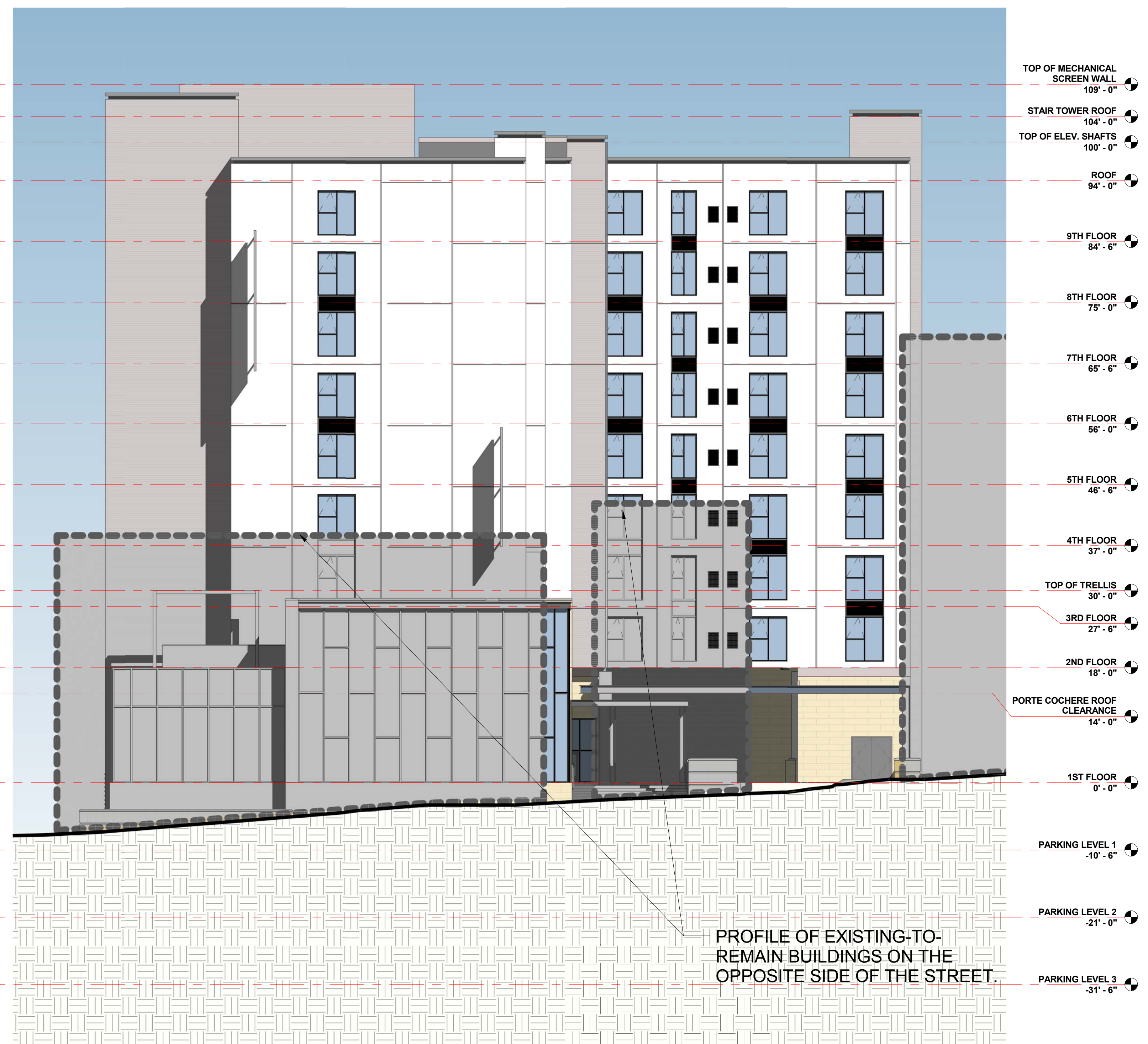
6A ELEVATION - STATE STREET
SCALE: 3/32" = 1'-0"

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CONSTRUCTION**

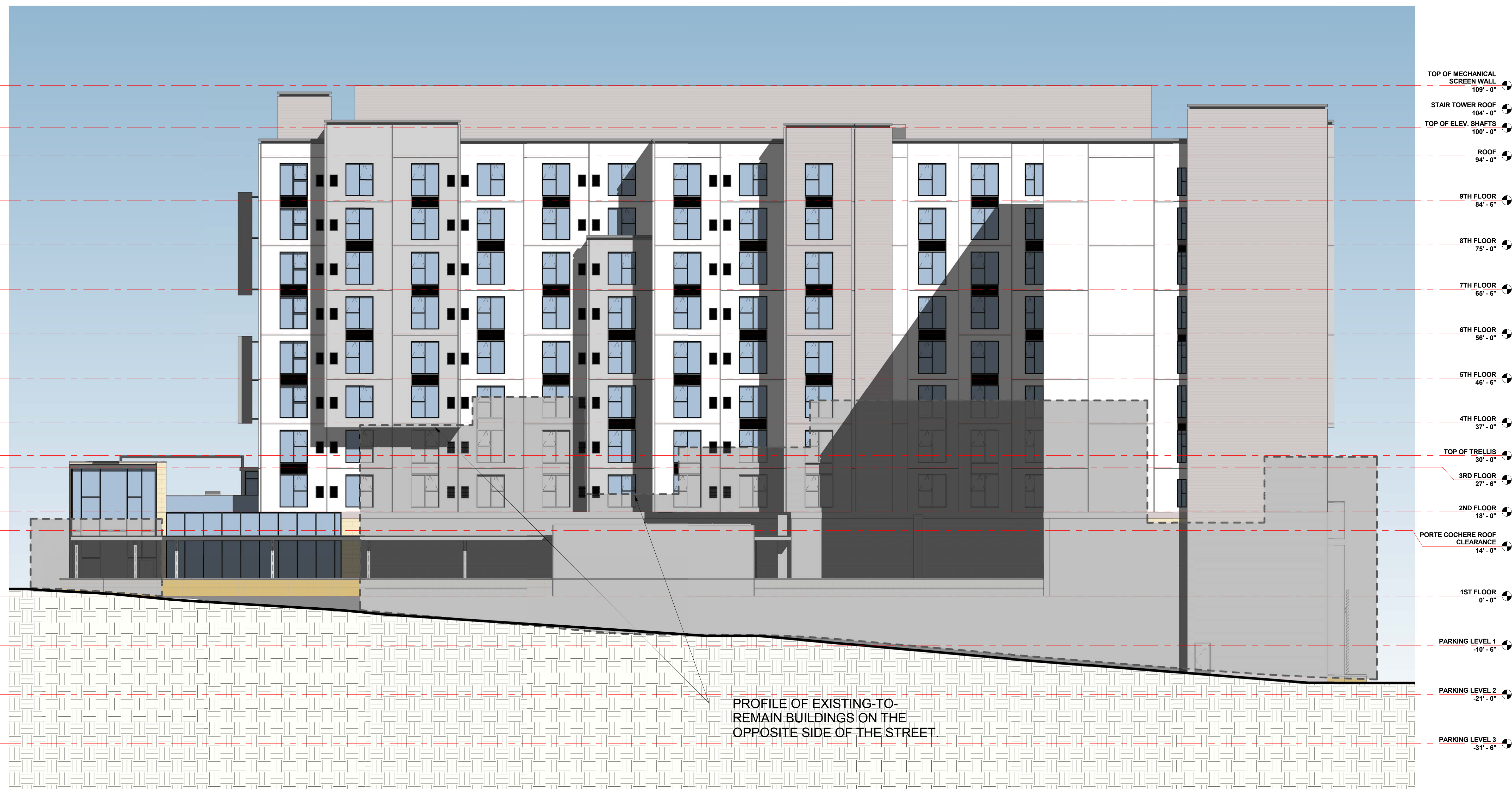


5A ELEVATION - CUMBERLAND AVENUE (GHOSTED)
SCALE: 3/32" = 1'-0"

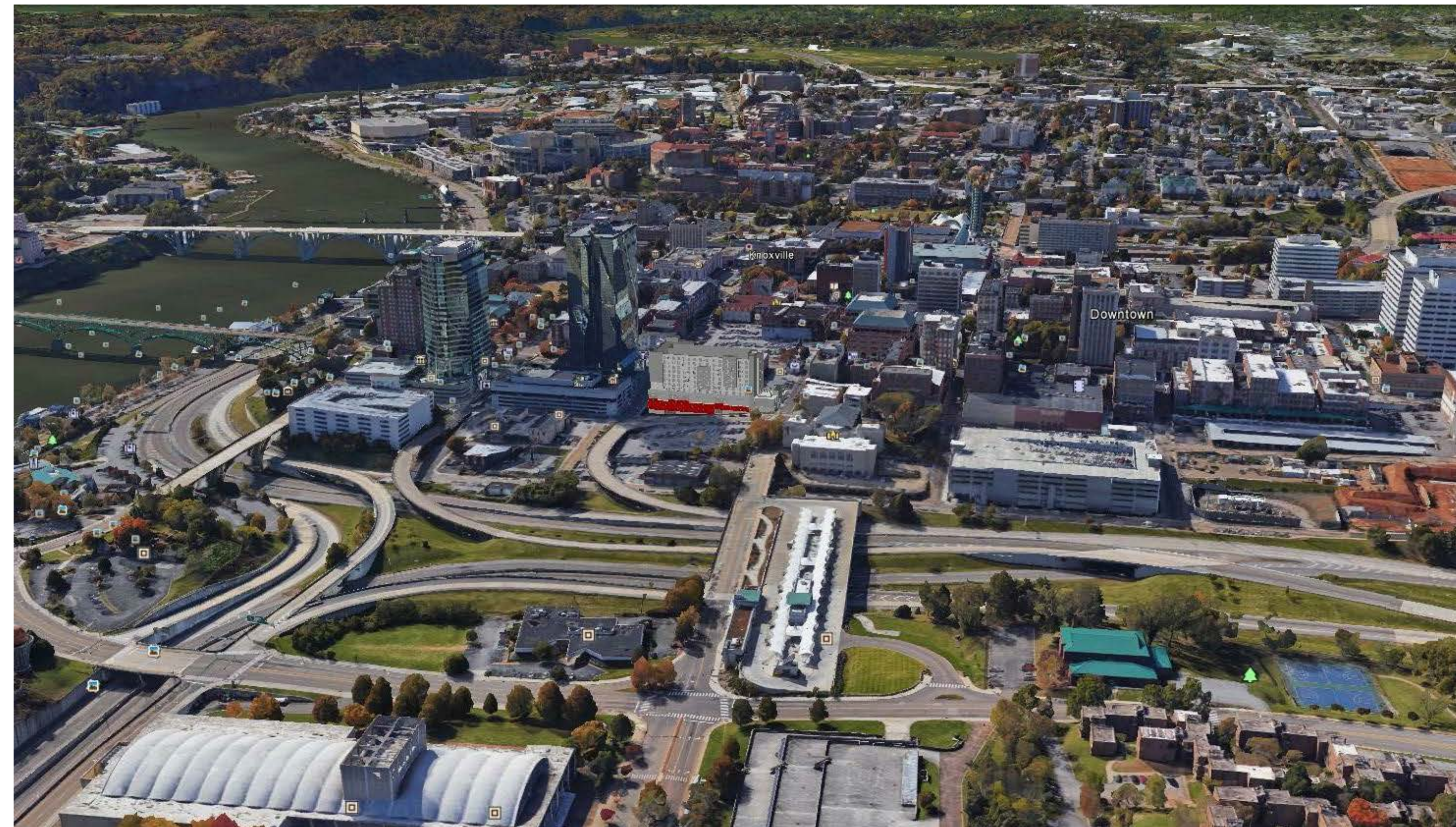


3A ELEVATION - WEST CHURCH AVENUE (GHOSTED)
SCALE: 3/32" = 1'-0"

NOT FOR
CONSTRUCTION



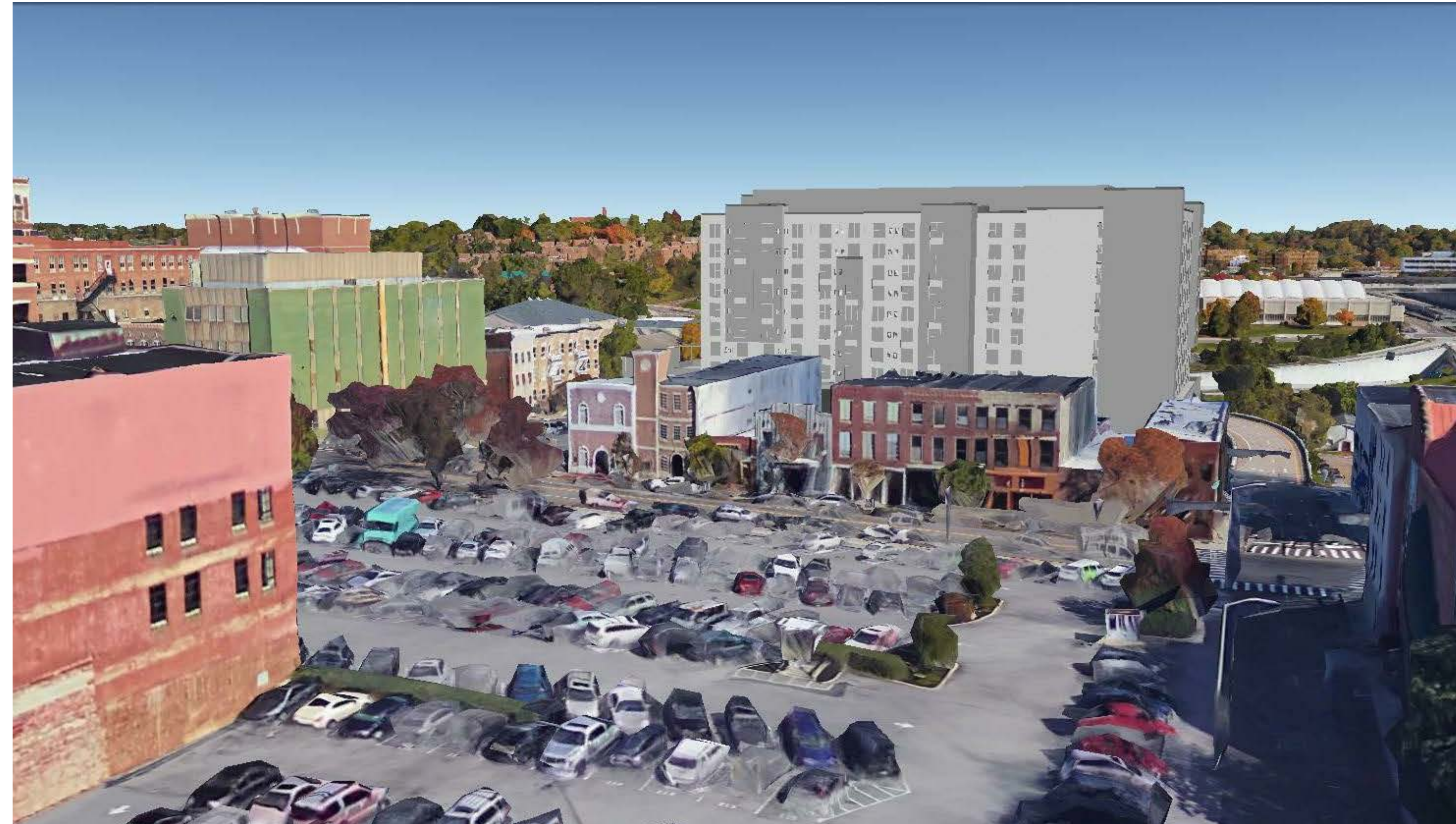
5A ELEVATION - ALLEY (GHOSTED)
SCALE: 3/32" = 1'-0"



AERIAL VIEW OF BUILDING MASSING FROM THE EAST LOOKING WEST.



AERIAL VIEW OF BUILDING MASSING FROM THE WEST LOOKING EAST.



LOW LEVEL AERIAL VIEW OF BUILDING MASSING FROM THE WEST LOOKING EAST ACROSS GAY STREET.



STREET LEVEL VIEW OF BUILDING MASSING FROM THE WEST LOOKING EAST. APPROXIMATES VIEW FROM THE INTERSECTION OF WEST CHURCH AVENUE AND GAY STREET.

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ISSUE
**07/12/2016 - MPC -
DDRB**

DRAWING TITLE
**GOOGLE EARTH
MASSING**

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A208

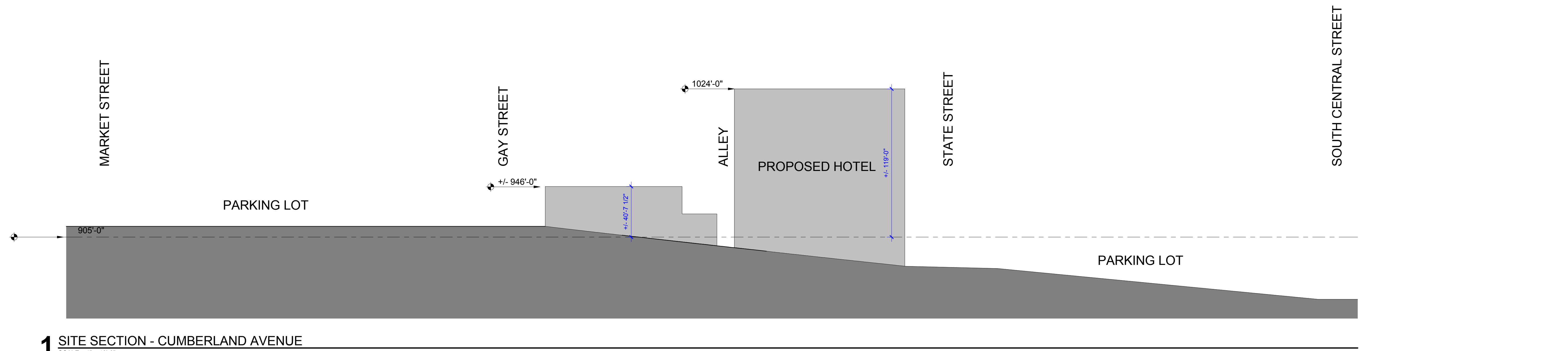
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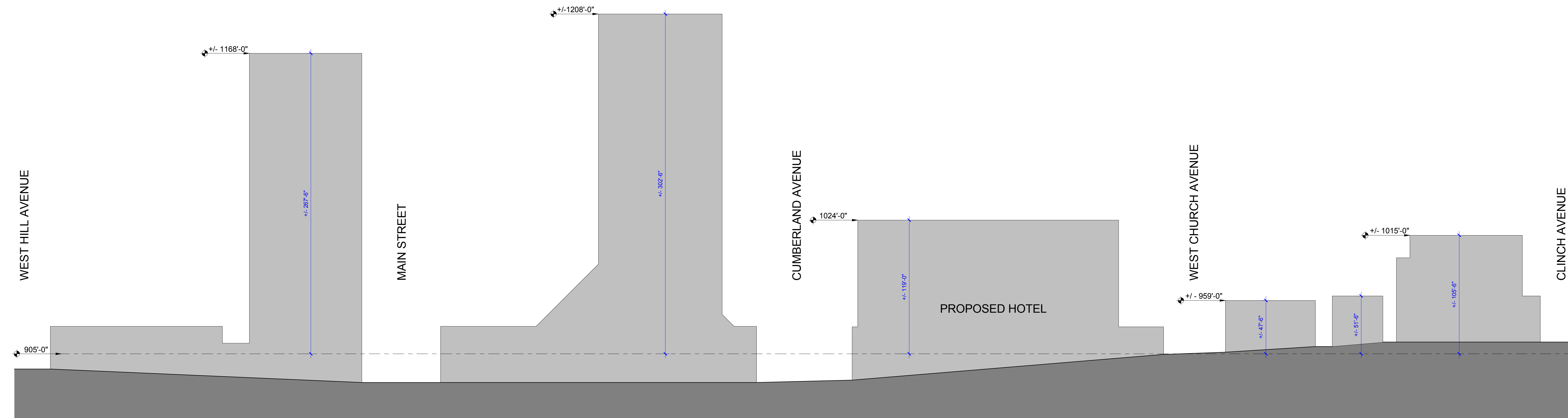
ISSUE
07/12/2016 - MPC - DDRB

DRAWING TITLE
SITE SECTIONS

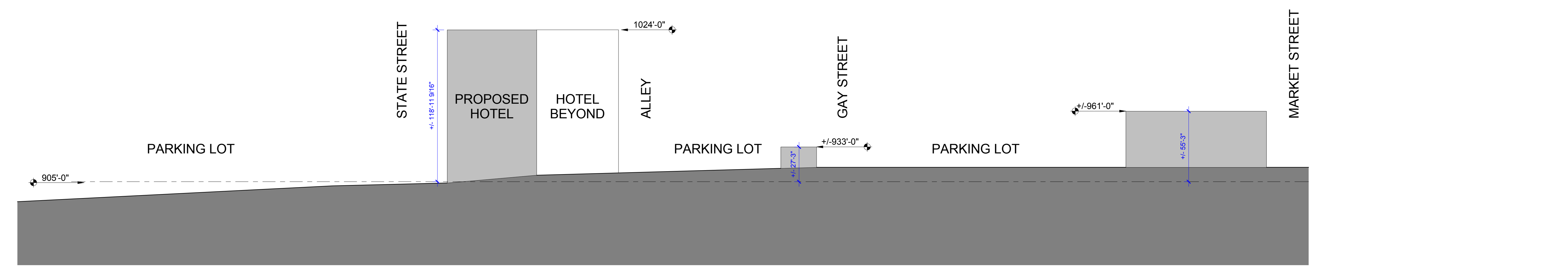
DRAWING NO.
A209



1 SITE SECTION - CUMBERLAND AVENUE
SCALE: 1" = 40'-0"



2 SITE SECTION - STATE STREET
SCALE: 1" = 40'-0"



3 SITE SECTION - WEST CHURCH AVENUE
SCALE: 1" = 40'-0"



Baskervill

P.O. BOX 400, RICHMOND, VA 23218-0400

OWNER
**PARAMOUNT
HOSPITALITY
MANAGEMENT, LLC**



PROJECT
**2.150408.0
PHM-RI-CY-
KNOXVILLE, TN NEW
BUILD**

**210 WEST CHURCH
AVENUE - KNOXVILLE,
TN**

**COURTYARD[®]
Marriott**

**Residence
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A210



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PROJECT
**2.150408.0
PHM-RI-CY-
KNOXVILLE, TN NEW
BUILD**

**210 WEST CHURCH
AVENUE - KNOXVILLE,
TN**



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7/12/2016 11:10:43 AM



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PROJECT
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PHM-RI-CY-
KNOXVILLE, TN NEW
BUILD**

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AVENUE - KNOXVILLE,
TN**

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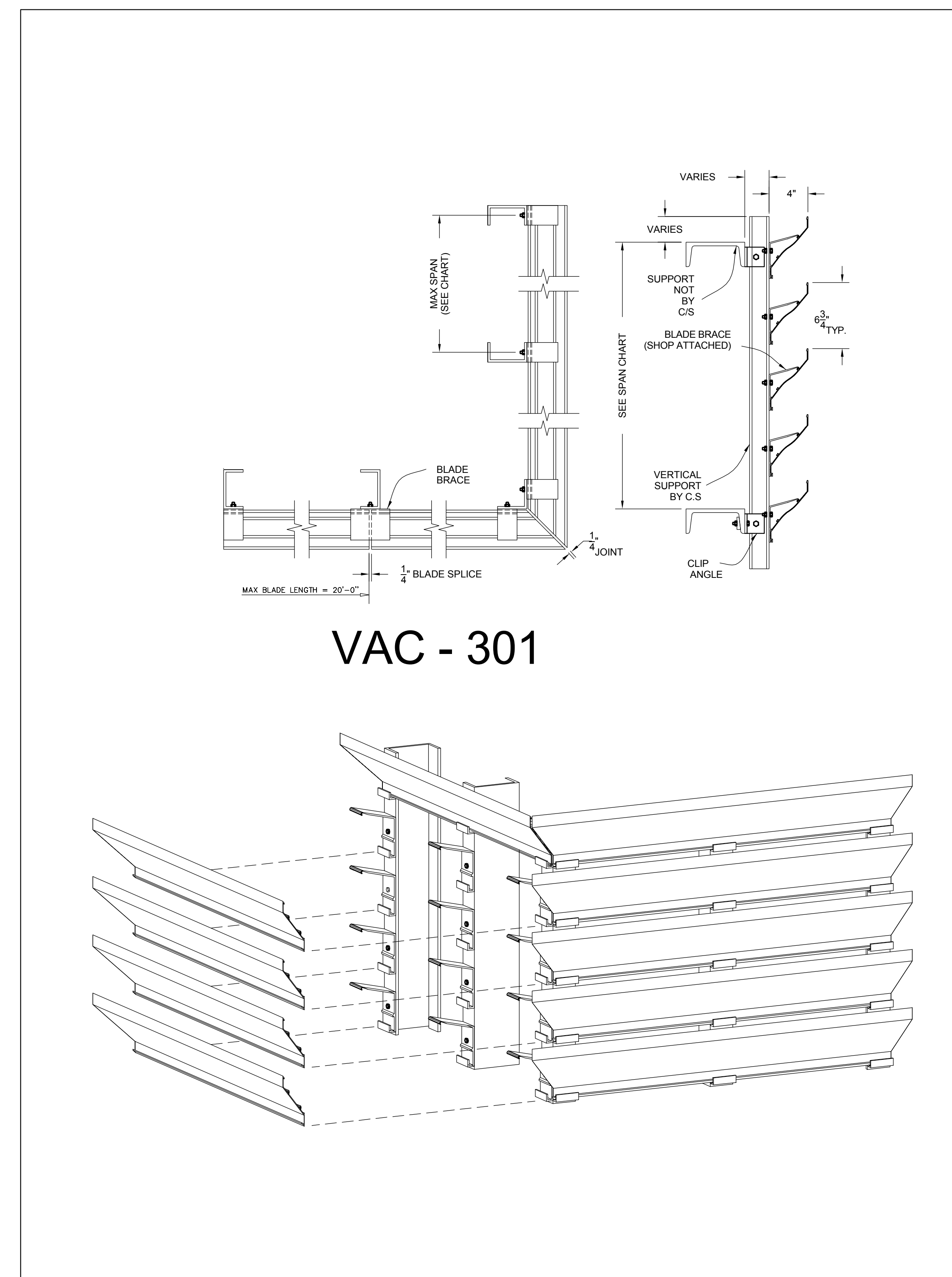
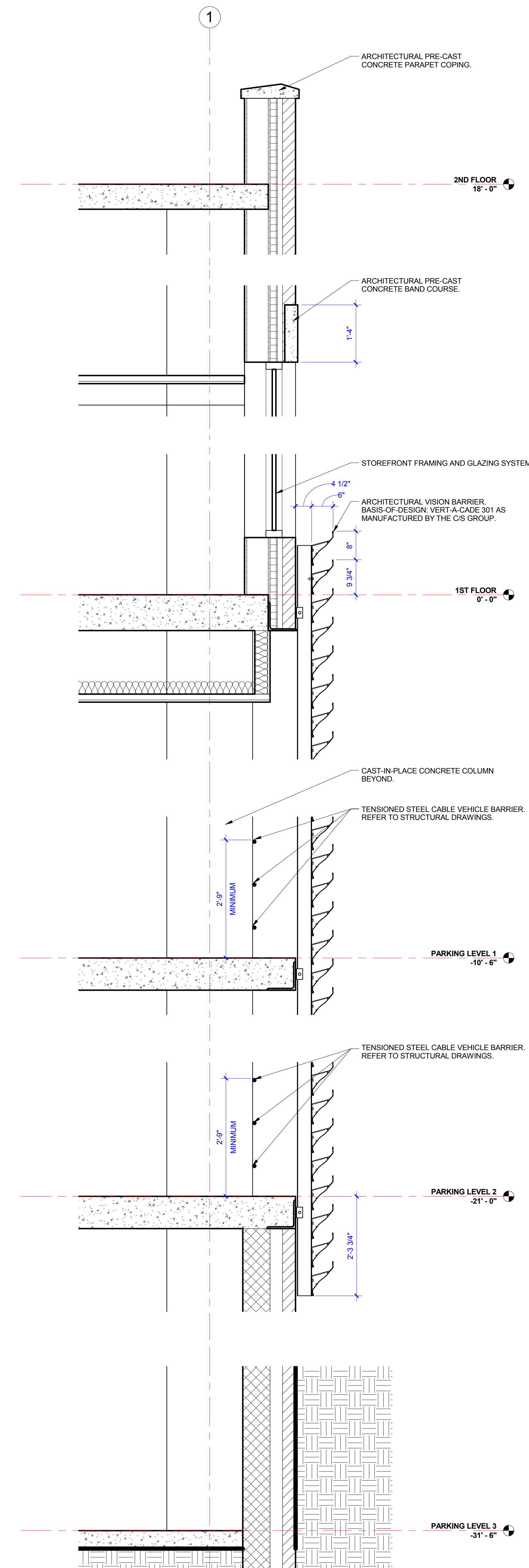
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**EXTERIOR
RENDERING**

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A212

7/12/2016 11:04:44 AM

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VAC - 301

4A PARKING DECK SCREEN DETAILS
NOT TO SCALE

2A PARKING DECK SCREEN
SCALE: 3/4" = 1'-0" DRAWING REF: A412

7/12/2016 11:10:46 AM