DESIGN REVIEW BOARD

Staff Report

Downtown Design Review

File Number: 6-A-26-DT

Meeting: 7/15/2026

Applicant: Denis R Dalton & Carey D Wallace Apex Patton LLC

Owner: Denis R Dalton & Carey D Wallace Apex Patton LLC

Project: 250 Patton St

Property Information

Location: 250 Patton St. **Parcel ID:** 95 H C 013

Zoning: DK-W (Downtown Knoxville, Warehouse Subdistrict)

Description: New primary structure

The site consists of a single-story retail and warehouse structure for a construction services business, with a surface parking lot between the building and Patton Street.

Staff Recommendation

Staff recommends approval of Certificate 7-B-26-DT subject to the following conditions.
1) Meeting all applicable standards of the Zoning Ordinance on the final plan set.
2) Meeting all applicable requirements of the City's Engineering, Urban Forestry, and Urban Design and Development departments.
3) Submitting the signage package for consideration of approval by the Board under a separate application.

Description of Work

Level III

Construction of a New Building/Structure

SUMMARY: Proposed new seven-story mixed-use structure encompassing the block of Patton Street between Florida Street and Georgia Street, east of Covenant Health Park. A retail space with approximately 3,400 sqft of floor area is in the northwest corner of the building. The remainder of the building is dedicated to the 245-unit residential development, including amenities and leasing on the ground floor and mezzanine level, and indoor and outdoor amenities on the second floor to the rear of the building. A 3-story parking structure is located to the rear of the building and beneath it, containing approximately 263 parking spaces.

ACCESS AND SITE LAYOUT: The retail space has an entrance at the corner of the building, as recommended by the design guidelines, with entries spaced no more than 50 ft apart along the three street-facing facades, as required by the DK-W (Downtown Knoxville Warehouse Subdistrict) design standard. The main residential entrance is along Patton Street. There are two accesses on the Patton Street elevation that are recessed from the sidewalk level and require stairs and guardrails. The lowest entry is approximately 4'-6" below the sidewalk grade. The parking garage has a single access from Florida Street. The service and loading dock are accessed from Georgia Street.

DESIGN ELEMENTS AND BUILDING MATERIALS: The flat-roofed, contemporary building with the front façade featuring a 2-story brick base with aluminum storefront systems and upper levels primarily clad in high density fiber

cement and architectural metal panels, with the tower in the northwest corner clad in fiber cement architectural panels with a faux wood finish and wood soffits. The same exterior materials are used on the other facades, with the exception of metal louvers at the parking garage openings on east, west, and south elevations; commercial garage doors on the east and west elevations; and in the rear courtyard, the building is clad in two different fiber cement materials. NOTE: The rest of the rear (south) elevation is clad in the same materials as the north, east, and west elevations.

Comments

ZONING STANDARDS: The property is zoned DK-W (Downtown Knoxville Warehouse Subdistrict). The proposal meets the district dimensional standards (build-to zone/percentage and height), and design standards (entry separation, blank wall, and transparency). Compliance with other zoning and development standards will be confirmed during the permitting process. Still, the project appears to meet the standards or can accommodate requirements such as landscaping without significant modifications.

PEDESTRIAN AND BICYCLIST SAFETY: The project will repair and improve the existing sidewalks along the three street frontages. The development team should work with the City's Engineering and Urban Design and Development departments during permitting to prioritize pedestrian safety on the access routes to the garage, considering the heavy pedestrian traffic during events at Covenant Health Park.

DOWNTOWN BEAUTIFICATION: The applicant is coordinating with the City's Urban Design and Development department regarding the streetscape improvements along the development's frontages.

BUILDING MASS, SCALE, AND FORM: The board should discuss whether the building meets the intent of the guideline recommendation of dividing larger buildings into 'modules' that are similar in scale to traditional downtown buildings, and designed with a recognizable base, middle, and top.

BUILDING LOCATION: The proposal meets these recommendations.

BUILDING MATERIALS: The board should discuss whether the proposed exterior materials relate to the scale, durability, color, and texture of the predominant building materials in the area.

ARCHITECTURAL CHARACTER: The board should discuss whether the design meets the intent of this section of creating visually interesting buildings that express human scale through materials and forms, as experienced at close proximity by pedestrians.

GROUND FLOOR DOORS AND WINDOWS: The proposal meets these recommendations.

RESIDENTIAL BUILDINGS: This proposal meets these recommendations.

MECHANICAL EQUIPMENT AND SERVICE UTILITIES: This proposal meets these recommendations.

RECOMMENDED SIGNS: The signage package will be submitted in a separate application.

Applicable Design Guidelines

Downtown Design Guidelines

Section 1:
A. PUBLIC REALM
The public realm is composed of streets, sidewalks, and public open spaces. Public space is defined by development and supports a diversity of uses. It promotes transit use and pedestrian activity. It can be considered the "outdoor

room" created by surrounding buildings.

1. Pedestrian and Bicycle Safety
Consider pedestrians first, then transit, then the automobile in designing and developing downtown places.
1a. Prioritize pedestrian safety and comfort through public amenities, such as pedestrian-scale lighting, benches, and trash receptacles.
1d. Widen sidewalks to accommodate street trees and amenities with a minimum 5-foot clear pedestrian passage.
1g. Consolidate curb-cuts and locate driveways near mid-block, when necessary; alley access should be provided for service and parking, if feasible.
1i. Provide safe bicycle connections to downtown and accommodate bicycle parking.

3. Parking Facilities
It is important to ensure that parking facilities (both public and private) are safe, accessible, and clearly marked. New parking facilities should be designed to be attractive, compatible additions to downtown. In general, new parking facilities should remain subordinate to the street scene.
3a. Create parking garages that do not contain blank walls. Allow for future commercial uses that may not be feasible at the time of construction.
3b. Locate parking garages under structures, or provide for retail, residential, or office uses that line the garage. Corner locations are preferable for commercial uses.
3d. Screen surface lots, where they abut a public sidewalk, with decorative walls, fencing and landscaping.

4. Downtown Beautification
Beautifying downtown can occur through many different elements including architecture, landscape architecture, horticulture, art, and performing art.
4a. Foster downtown beautification with landscaping and plantings, public art, and public open space.
4c. Plant street trees where possible. Choose tree planting locations that will not significantly alter the setting of or harm the materials of historic buildings.

B. PRIVATE REALM
The private realm is composed of the buildings, structures, and private or quasi-public open spaces. The private realm is commonly defined by building envelopes.

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. 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 DK zoning; or buildings may be 'stepped back' on upper floors with lower floors meeting the sidewalk edge.
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.

2. Building Location
It is important to establish a strong relationship among buildings, sidewalks, and streets. This is typically accomplished through consistent setbacks that locate buildings on the same line.
2a. Set buildings back five feet in order to provide wider sidewalk space when new construction in non-historic areas

is to be more than half the length of the block.
2b. Consider using landscape elements to define the sidewalk edge where a building is to be set back from the sidewalk.
2d. Limit grade separations above or below the sidewalk, generally no more than 3 feet. Allow for clear sightlines into and out of buildings and plazas.

3. Building Materials
New building materials should relate to the scale, durability, color, and texture of the predominate building materials in the area.
3a. Use complementary materials and elements, especially next to historic buildings.

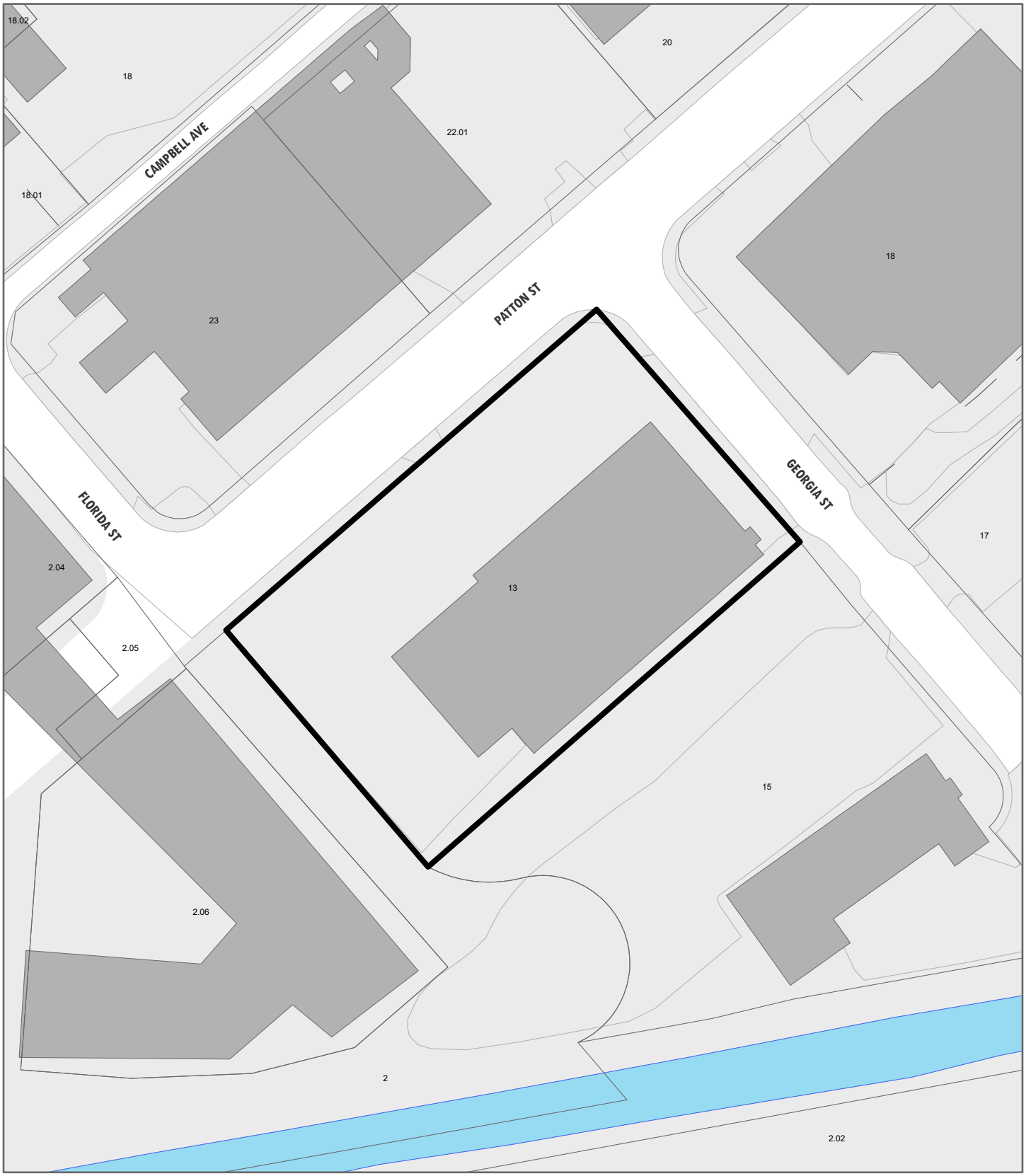
4. Architectural Character
Buildings should be visually interesting to invite exploration by pedestrians. A building should express human scale through materials and forms that were seen traditionally. This is important because buildings are experienced at close proximity by the pedestrian.
4a. Encourage 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.
4c. Scale first floor signs to pedestrians.
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.
4f. Encourage the use of 'green roofs' and other sustainable practices, while minimizing the visual impact from the street.

5. Ground Floor Doors and Windows
Entrances and ground floor windows should foster pedestrian comfort, safety and orientation.
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.

6. Residential Buildings
Solely residential buildings, such as townhouses and apartment buildings, are rare in downtown Knoxville. Privacy and safety are concerns with residential units that meet the sidewalk. Mixed use buildings, with apartments above shops or offices, can avoid these challenges and add to downtown vitality.
6b. Design entrances to residential buildings so that access is separated from pedestrian flow on the sidewalk.
6c. Encourage the development of mixed-use buildings with apartments over lower story commercial uses.

7. Mechanical Equipment and Service Utilities
Adequate space for these utilities should be planned in a project from the outset and they should be designed such that their visual and noise impacts are minimized.
7a. Minimize the visual impact of mechanical equipment through screens or recessed/ low-profile equipment.
7b. Do not locate units on a primary façade.
7c. Screen rooftop vents, heating/ cooling units and related utilities with parapet walls or other screens. Consider sound-buffering of the units as part of the design.
7d. Locate utility connections and service boxes on secondary walls.

7e. Reduce the visual impacts of trash storage and service areas by locating them at the rear of a building or off an alley, when possible.
7f. Screen dumpsters from view.



DESIGN REVIEW BOARD

6-A-26-DT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

250 Patton St.

Level 3: Construction of new building/structure

Original Print Date: 6/1/2026 Revised:

Knoxville/Knox County Planning · Design Review Board

Petitioner: Denis R Dalton & Carey D Wallace Apex Patton LLC

N

0 160

Feet

MICHAEL GRAVES

250 Patton St

July 06, 2026

6-A-26-DT
Revised: 7/8/2026

Sunsphere | Knoxville, TN

Tennessee Theater | Knoxville, TN

250 Patton St

Gay St | Knoxville, TN

Worlds Fair Park | Knoxville, TN

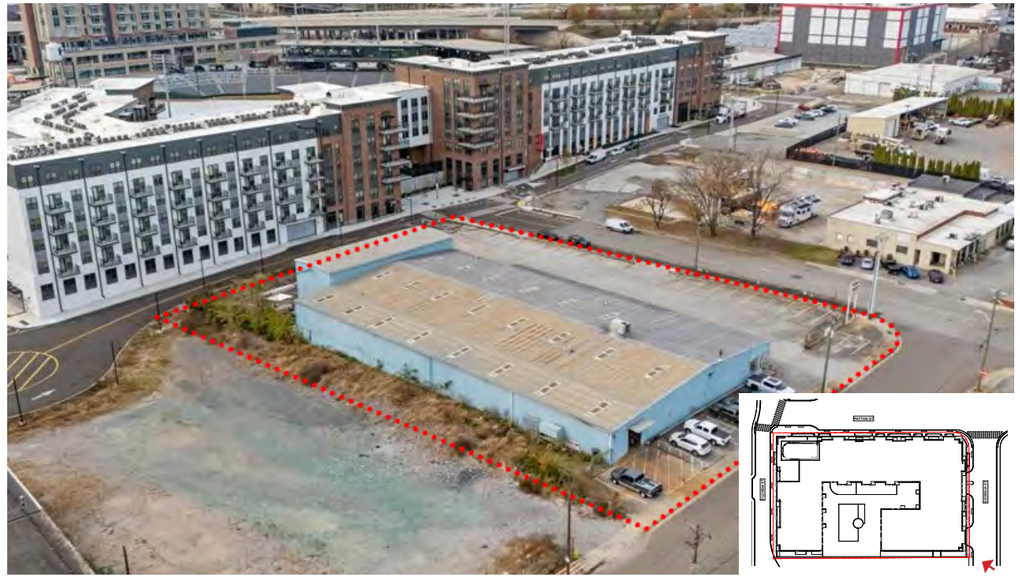
MICHAEL GRAVES | ALPHA RESIDENTIAL

AERIAL IMAGES

Corner of Patton St. and Georgia St. facing South

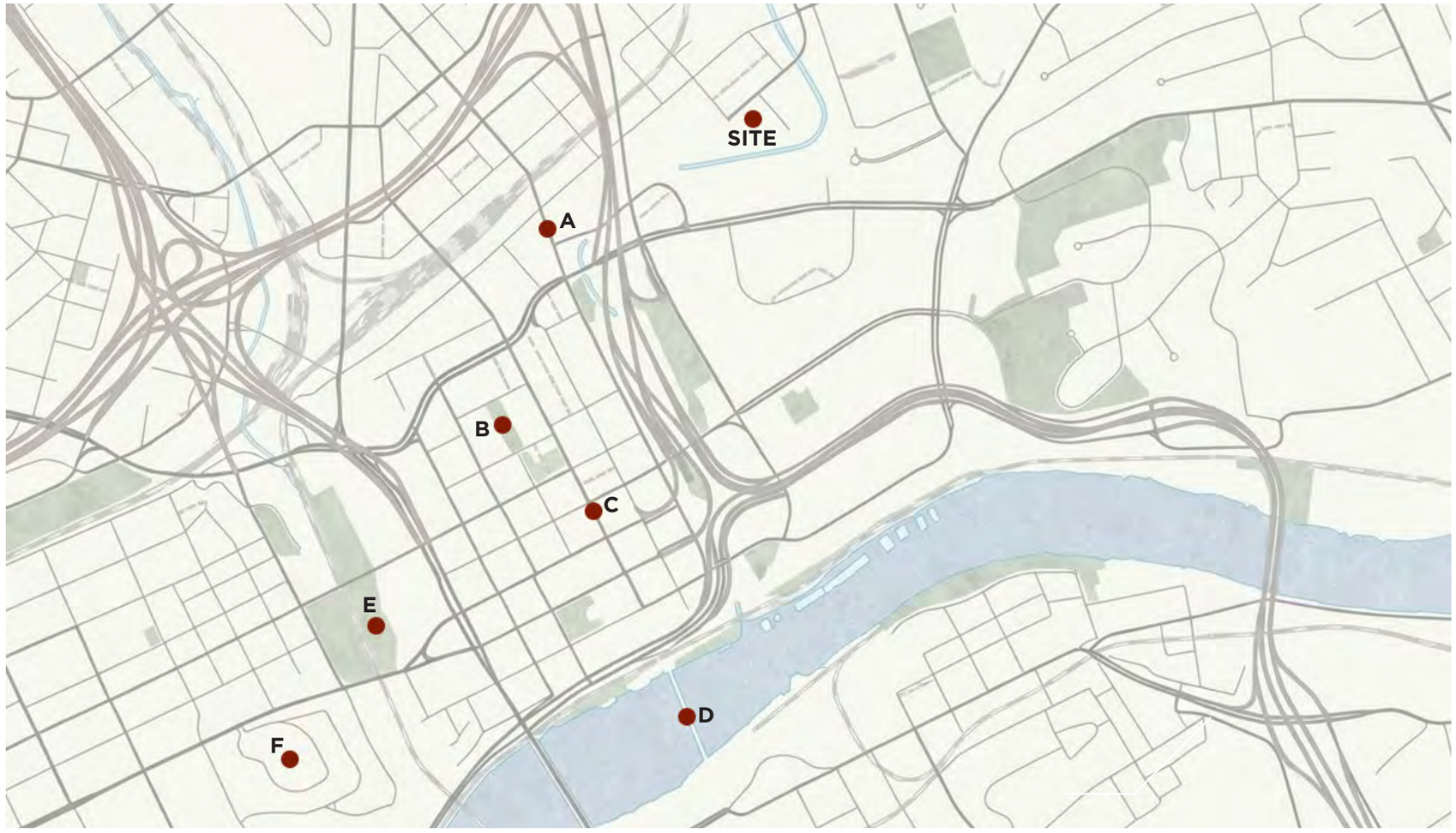
Along Florida St. facing North

Corner of Patton St. and Florida St. facing East



Along Georgia St. facing West

NEIGHBORING CONNECTIVITY



A - Old City Knoxville (.45 Mi)
2 min 8 min
3 min

B - Market Square (1.1 Mi)
7 min 25 min
8 min

C - Gay Street, Downtown Knoxville (1.1 Mi)
5 min 23 min
7 min

D - Gay Street Pedestrian Bridge (1.2 Mi)
8 min 30 min
15 min

E - World's Fair Park (1.7 Mi)
8 min 23 min
11 min

F - University of Tennessee (1.7 Mi.)
8 min 30 min
14 min

SYMBOL KEY:
DRIVE
BIKE
WALK

Site Map

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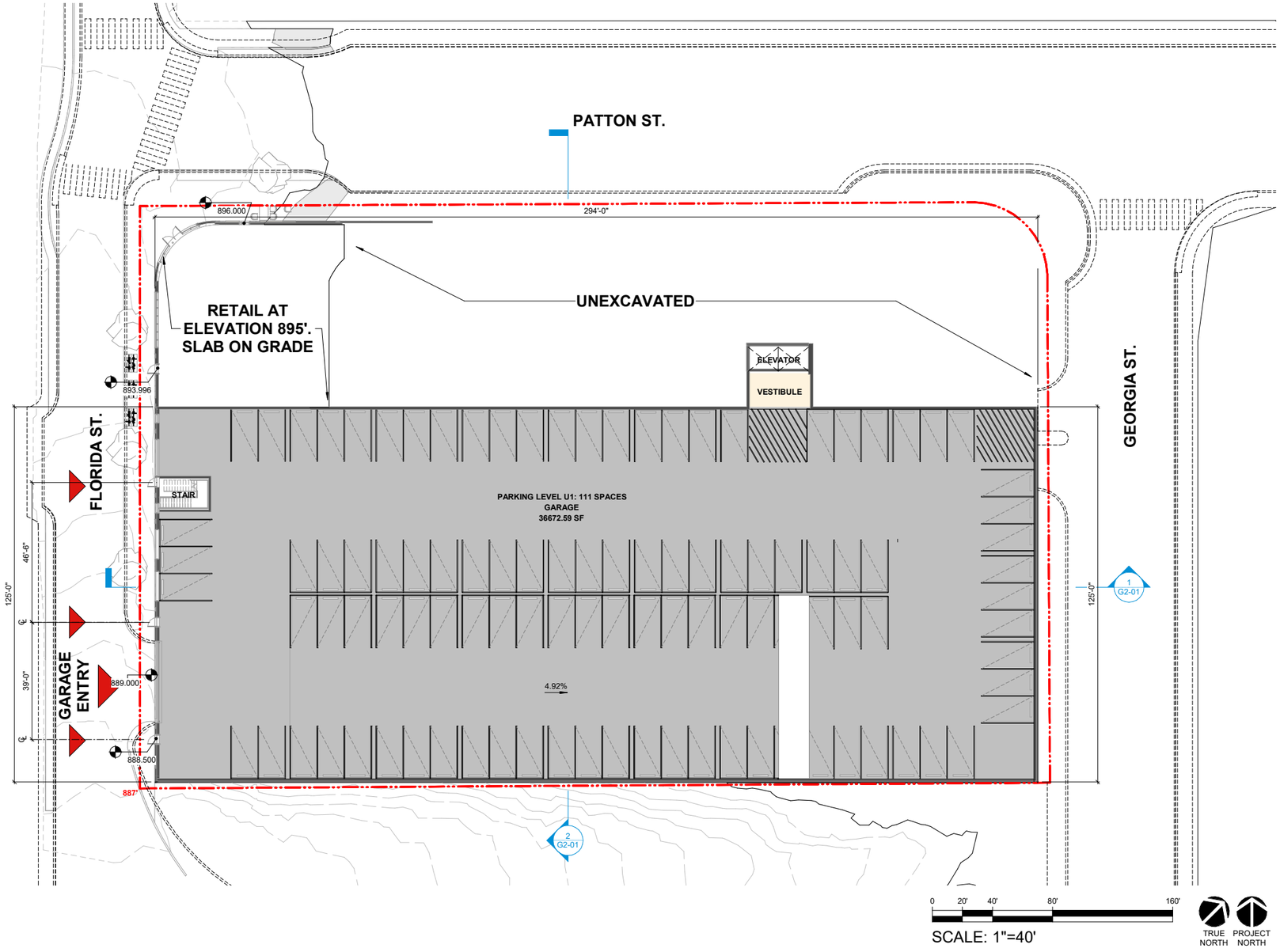
PROGRAM PLAN



LEGEND:
PROPERTY LINE:
5' FOUNDATION SETBACK:
10' LVL3 BUILDING SETBACK:
10' REAR BUILDING SETBACK:

UNIT LEGEND

- ELEVATOR
- GARAGE
- STAIR
- VESTIBULE

ALL PARKING SPACES:
TYPICAL: 9' X 18'

PUBLIC SPACE IMPROVEMENTS, INCLUDING SIDEWALKS, TREE PLANTERS, LIGHTING, AND TEMPORARY BIKE PARKING ARE PROPOSED AS PART OF THE DEVELOPMENT. ALL IMPROVEMENTS ARE SUBJECT TO COORDINATION WITH URBAN DESIGN AND DEVELOPMENT.

Floor Plan - Level U1

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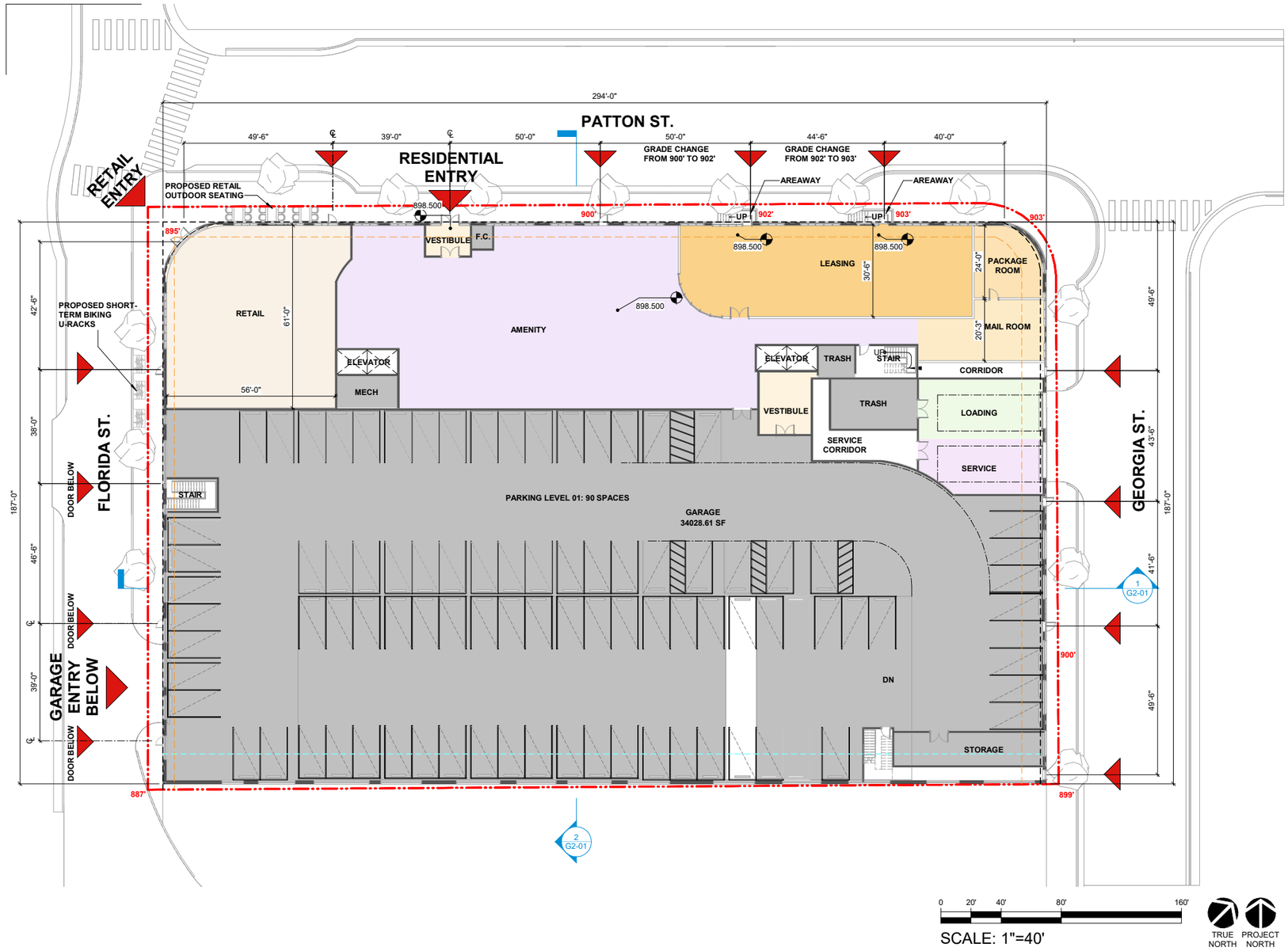
PROGRAM PLAN



LEGEND:
PROPERTY LINE:
5' FOUNDATION SETBACK:
10' LVL3 BUILDING SETBACK:
10' REAR BUILDING SETBACK:

ALL PARKING SPACES:
TYPICAL: 9' X 17.5'

UNIT LEGEND

- AMENITY
- ELEVATOR
- F.C.
- GARAGE
- LEASING
- LOADING
- MAIL ROOM
- MECH
- PACKAGE ROOM
- RETAIL
- SERVICE
- SERVICE CORRIDOR
- STAIR
- TRASH
- VESTIBULE

PUBLIC SPACE IMPROVEMENTS, INCLUDING SIDEWALKS, TREE PLANTERS, LIGHTING, AND TEMPORARY BIKE PARKING ARE PROPOSED AS PART OF THE DEVELOPMENT. ALL IMPROVEMENTS ARE SUBJECT TO COORDINATION WITH URBAN DESIGN AND DEVELOPMENT.

Floor Plan - Level 01

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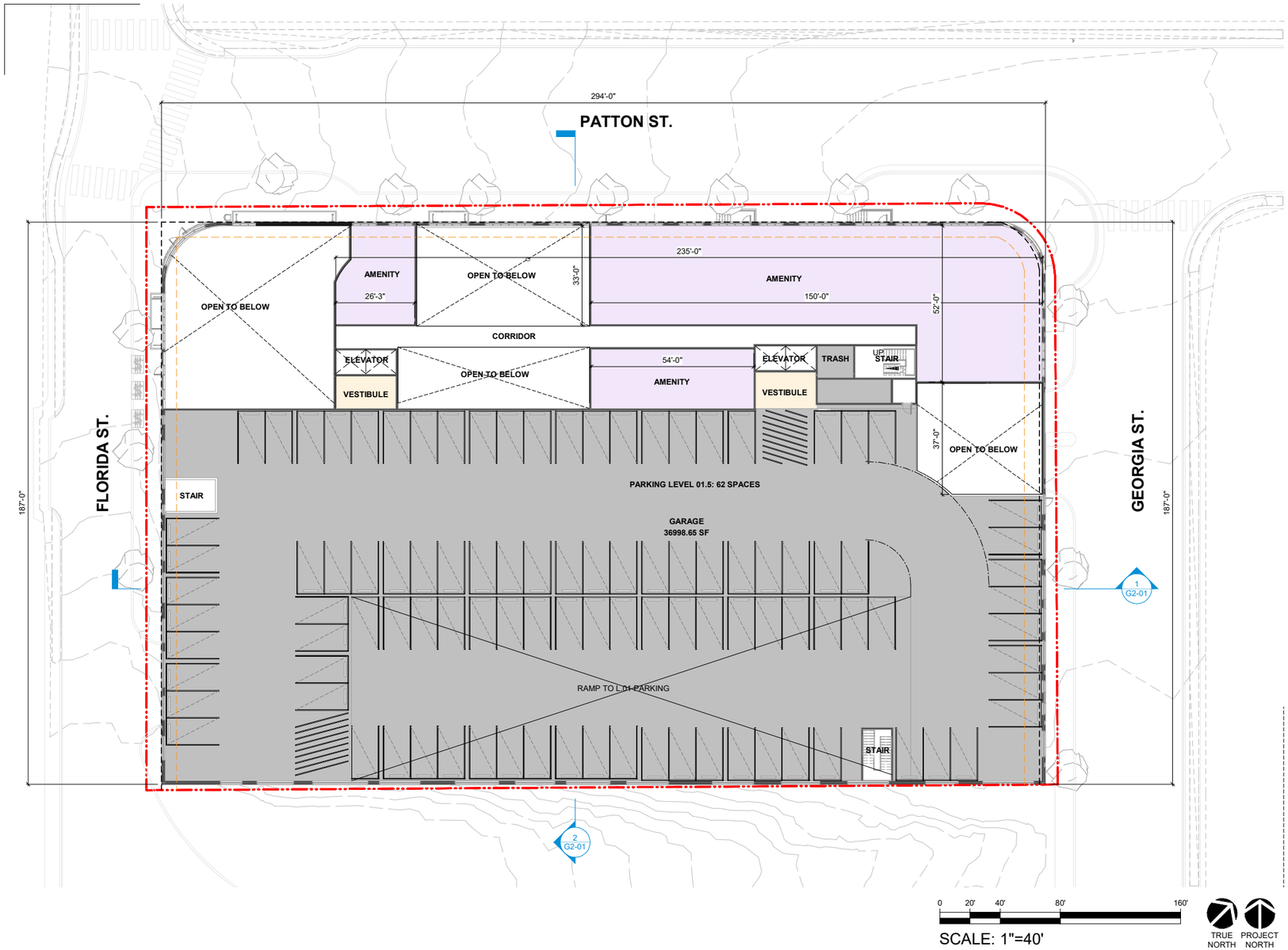
PROGRAM PLAN



LEGEND:
PROPERTY LINE:
5' FOUNDATION SETBACK:
10' LVL3 BUILDING SETBACK:
10' REAR BUILDING SETBACK:

ALL PARKING SPACES:
TYPICAL: 9' X 18'

UNIT LEGEND

- AMENITY
- ELEVATOR
- GARAGE
- STAIR
- TRASH
- VESTIBULE

PUBLIC SPACE IMPROVEMENTS, INCLUDING SIDEWALKS, TREE PLANTERS, LIGHTING, AND TEMPORARY BIKE PARKING ARE PROPOSED AS PART OF THE DEVELOPMENT. ALL IMPROVEMENTS ARE SUBJECT TO COORDINATION WITH URBAN DESIGN AND DEVELOPMENT.

0 20' 40' 80' 160'
SCALE: 1"=40'

TRUE NORTH PROJECT NORTH

Floor Plan - Level 01.5

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PROGRAM PLAN

UNIT MIX LEVEL 02:	
STUDIO	03
1BD	15
1BD + DEN	06
2BD	12
TOTAL	35

LEGEND:

PROPERTY LINE:

5' FOUNDATION SETBACK:

10' LVL3 BUILDING SETBACK:

10' REAR BUILDING SETBACK:

UNIT LEGEND

- 1BD
- 1BD + DEN
- 2BD
- AMENITY
- CORRIDOR
- COURTYARD
- DOG SPA
- ELEVATOR
- JACUZZI
- MECH
- POOL
- POOL TANNING DECK
- STAIR
- STUDIO
- TRASH

PUBLIC SPACE IMPROVEMENTS, INCLUDING SIDEWALKS, TREE PLANTERS, LIGHTING, AND TEMPORARY BIKE PARKING ARE PROPOSED AS PART OF THE DEVELOPMENT. ALL IMPROVEMENTS ARE SUBJECT TO COORDINATION WITH URBAN DESIGN AND DEVELOPMENT.

Floor Plan - Level 02 (Courtyard LVL)

PROGRAM PLAN

UNIT MIX LEVEL 03:	
STUDIO	01
1BD	22
1BD + DEN	08
2BD	11
TOTAL	42

LEGEND:

PROPERTY LINE:

5' FOUNDATION SETBACK:

10' LVL3 BUILDING SETBACK:

10' REAR BUILDING SETBACK:

UNIT LEGEND

- 1BD
- 1BD + DEN
- 2BD
- CORRIDOR
- ELEVATOR
- MECH
- STAIR
- STUDIO
- TRASH

PUBLIC SPACE IMPROVEMENTS, INCLUDING SIDEWALKS, TREE PLANTERS, LIGHTING, AND TEMPORARY BIKE PARKING ARE PROPOSED AS PART OF THE DEVELOPMENT. ALL IMPROVEMENTS ARE SUBJECT TO COORDINATION WITH URBAN DESIGN AND DEVELOPMENT.

Floor Plan - Level 03-06 (Typical LVL)

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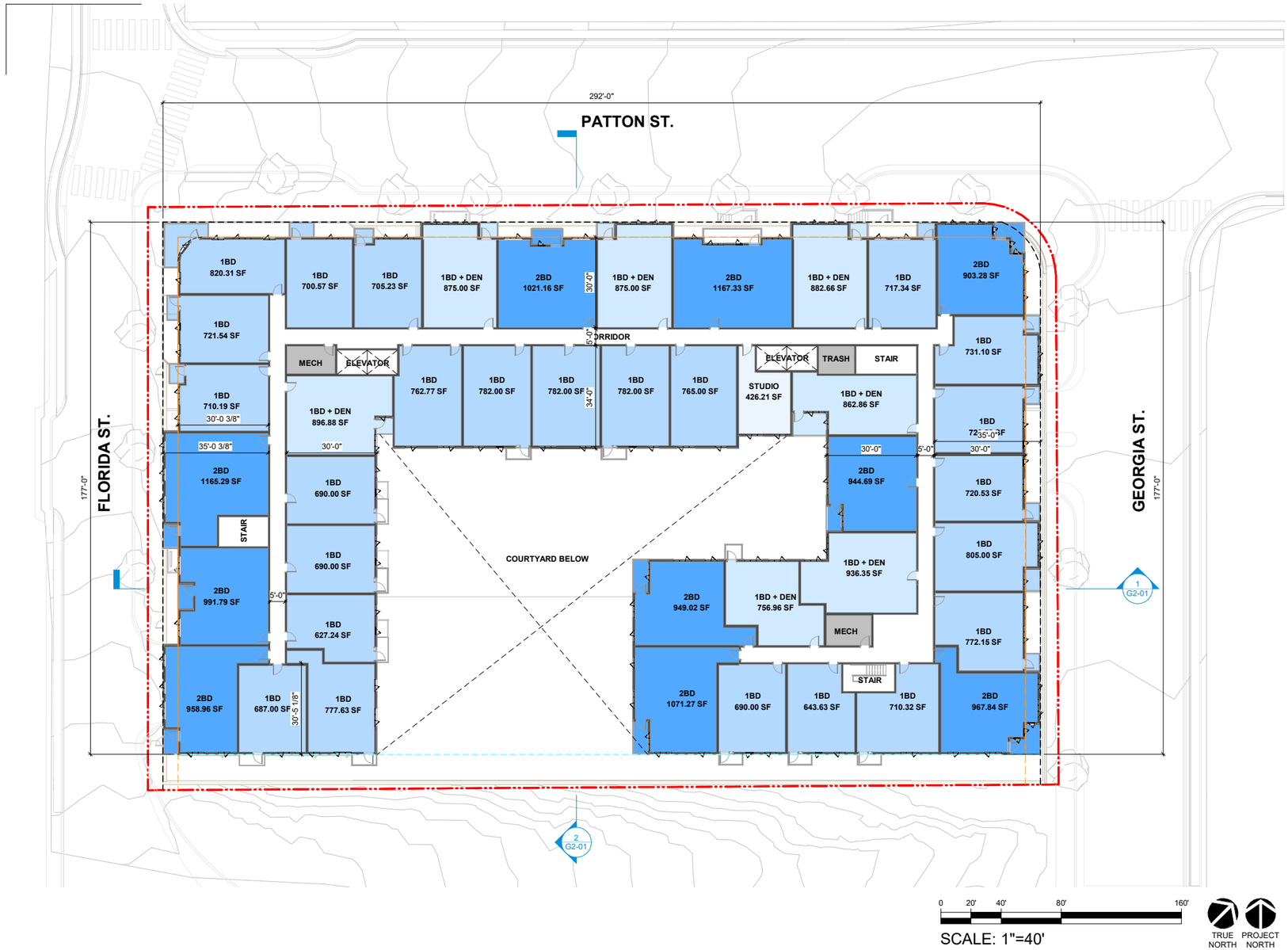
PROGRAM PLAN



UNIT MIX LEVEL 07:	
STUDIO	01
1BD	24
1BD + DEN	07
2BD	10
TOTAL	42

LEGEND:

PROPERTY LINE:

5' FOUNDATION SETBACK:

10' LVL3 BUILDING SETBACK:

10' REAR BUILDING SETBACK:

UNIT LEGEND

- 1BD
- 1BD + DEN
- 2BD
- CORRIDOR
- ELEVATOR
- MECH
- STAIR
- STUDIO
- TRASH

PUBLIC SPACE IMPROVEMENTS, INCLUDING SIDEWALKS, TREE PLANTERS, LIGHTING, AND TEMPORARY BIKE PARKING ARE PROPOSED AS PART OF THE DEVELOPMENT. ALL IMPROVEMENTS ARE SUBJECT TO COORDINATION WITH URBAN DESIGN AND DEVELOPMENT.

0 20' 40' 80' 160'

SCALE: 1"=40'

TRUE NORTH PROJECT NORTH

Floor Plan - Level 07

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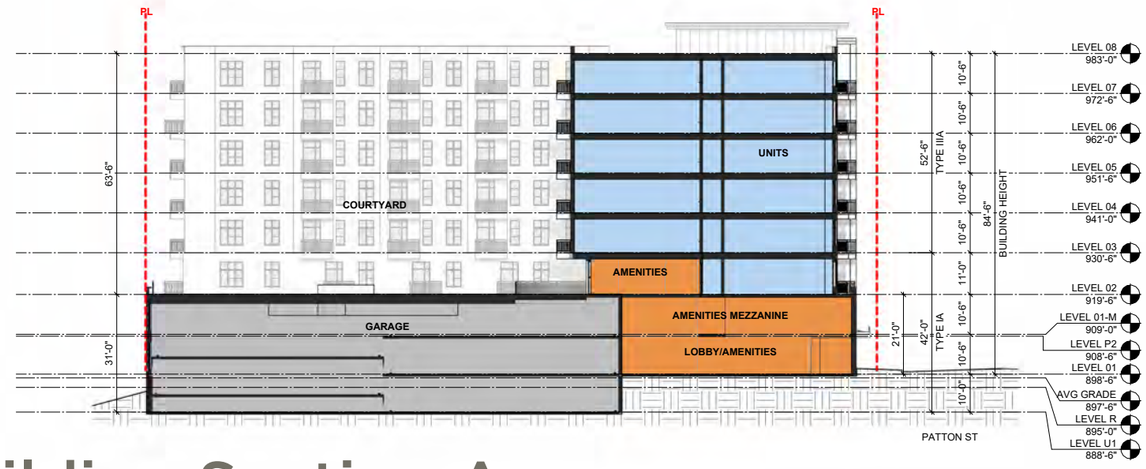
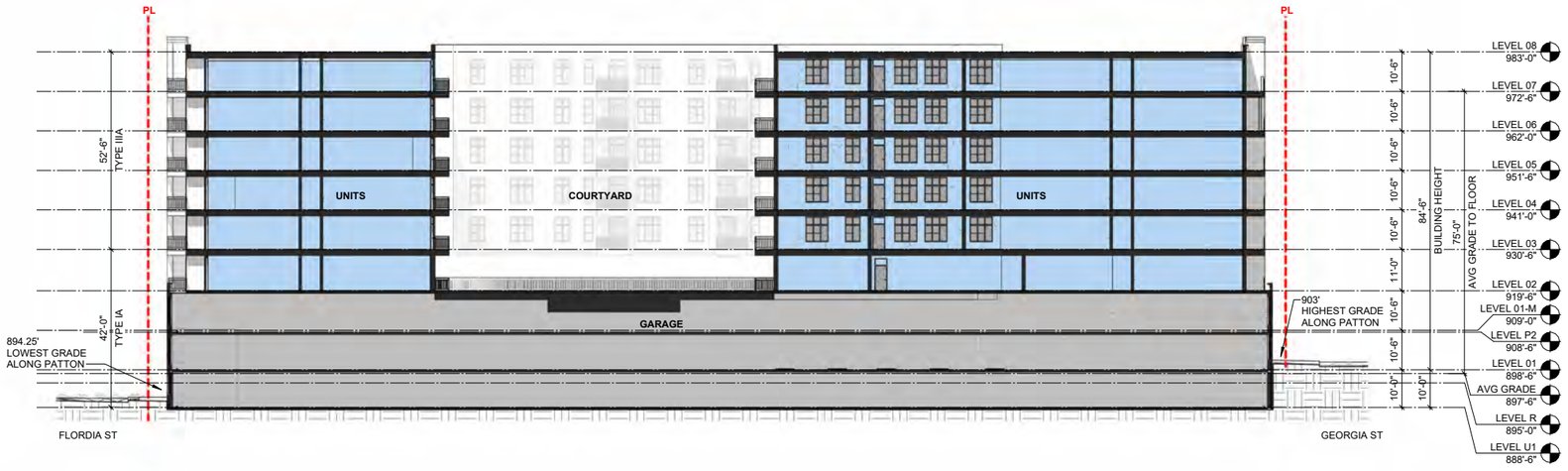
PROGRAM PLAN



Building Section A



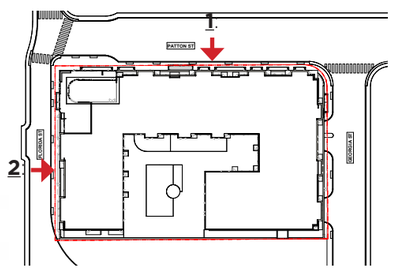
Building Section B

PROGRAM PLAN

North Elevation - Patton St.

West Elevation - Florida St.

PUBLIC SPACE IMPROVEMENTS, INCLUDING SIDEWALKS, LIGHTING, AND TEMPORARY BIKE PARKING ARE PROPOSED AS PART OF THE DEVELOPMENT. ALL IMPROVEMENTS ARE SUBJECT TO COORDINATION WITH URBAN DESIGN AND DEVELOPMENT.



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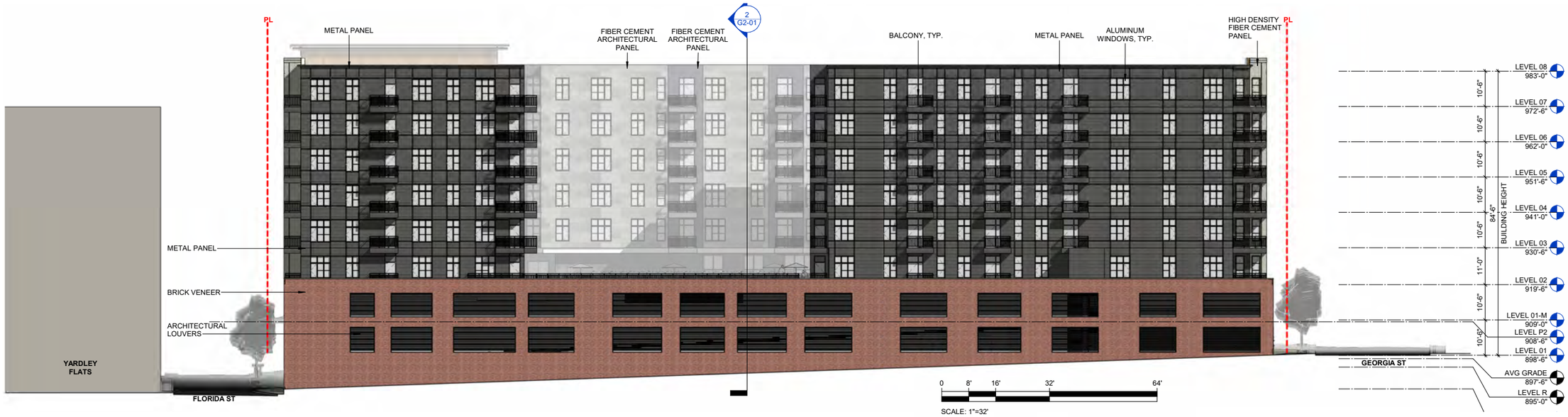
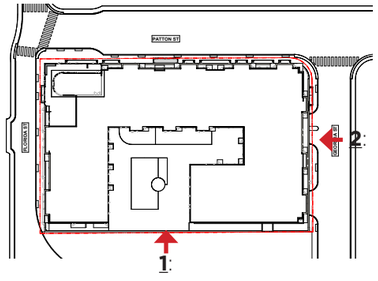
PROGRAM PLAN



South Elevation

East Elevation - Georgia St.

PUBLIC SPACE IMPROVEMENTS, INCLUDING SIDEWALKS, LIGHTING, AND TEMPORARY BIKE PARKING ARE PROPOSED AS PART OF THE DEVELOPMENT. ALL IMPROVEMENTS ARE SUBJECT TO COORDINATION WITH URBAN DESIGN AND DEVELOPMENT.



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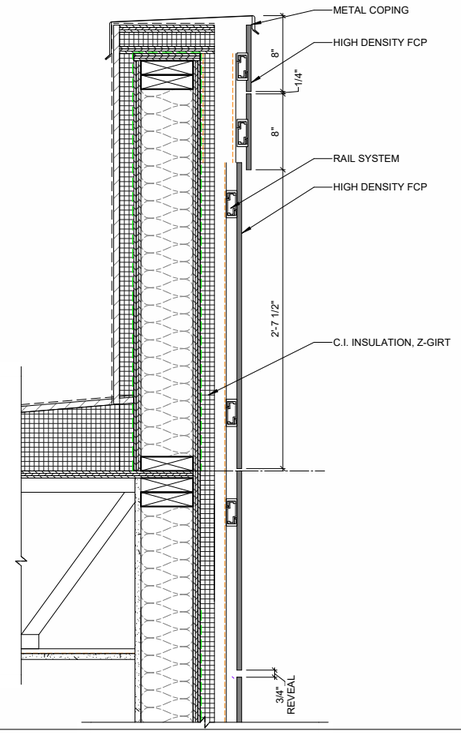
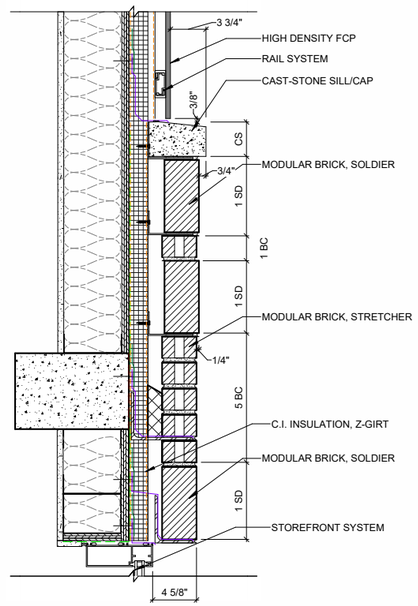
MATERIAL DETAILS

0 2' 4' 8' 16'

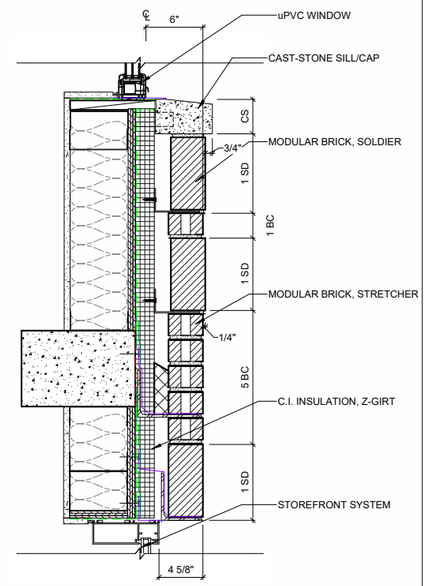
SCALE: 1/8" = 1'-0"



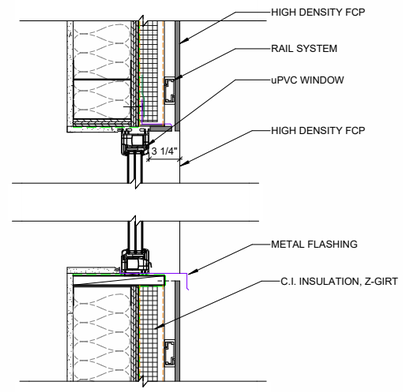
4 CONCEPT DETAIL - TOP PARAPET



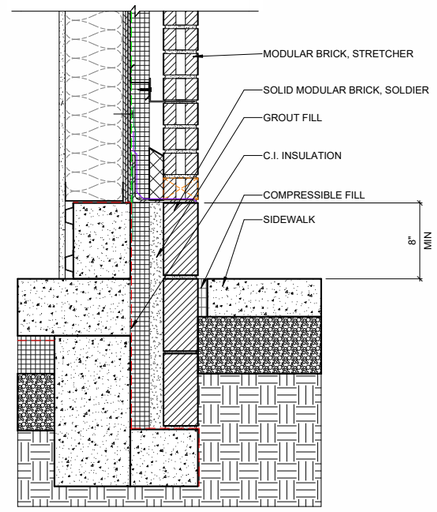
5 CONCEPT DETAIL - BRICK PARAPET TO HD FCP



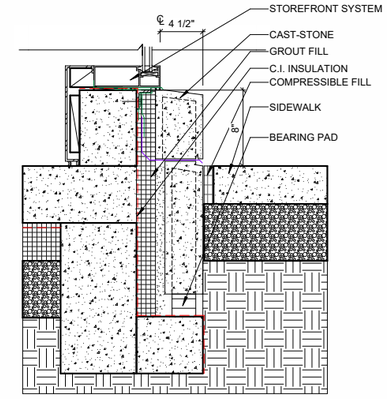
6 CONCEPT DETAIL - BRICK PARAPET



1 CONCEPT DETAIL - HD FCP WINDOW OPENING



2 CONCEPT DETAIL - BRICK BASE



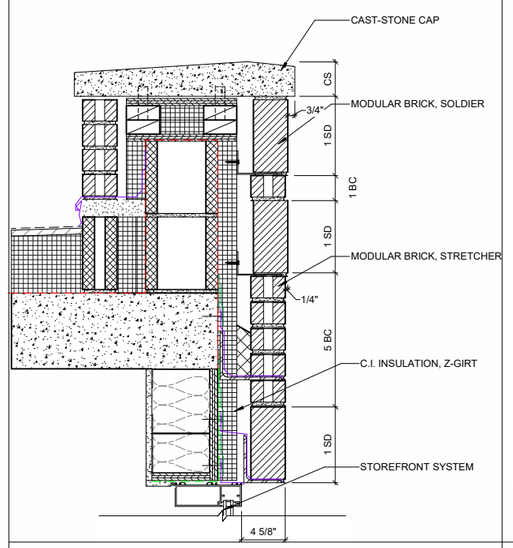
3 CONCEPT DETAIL - CAST-STONE BASE

MICHAEL GRAVES

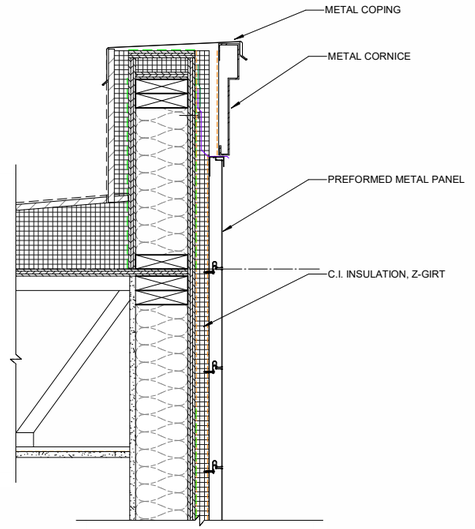
ALPHA RESIDENTIAL

MATERIAL DETAILS

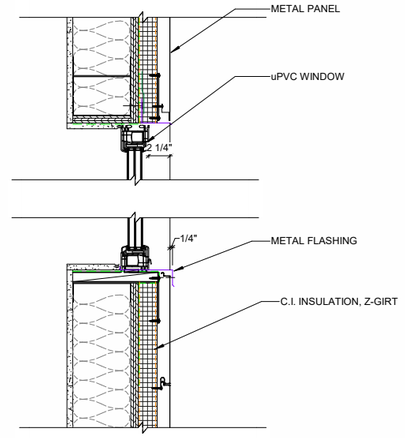
SCALE: 1/8" = 1'-0"



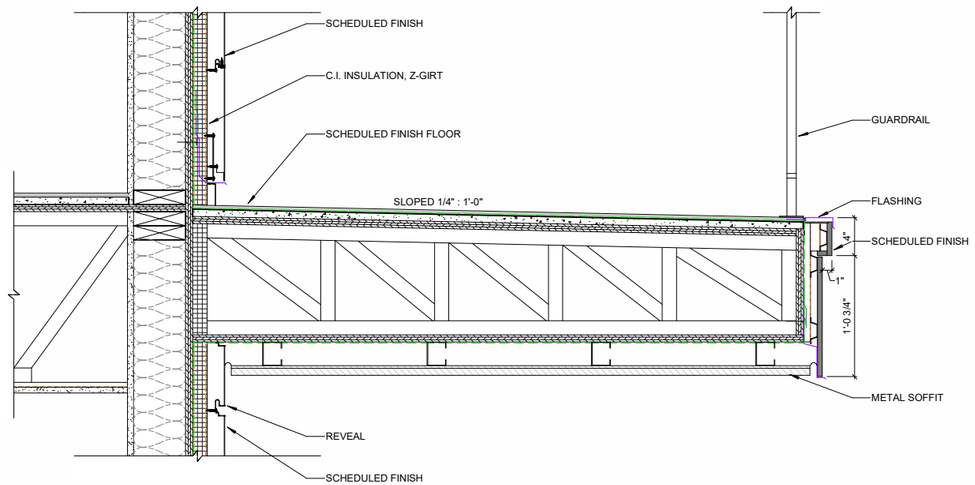
3 CONCEPT DETAIL - BRICK PARAPET WALL



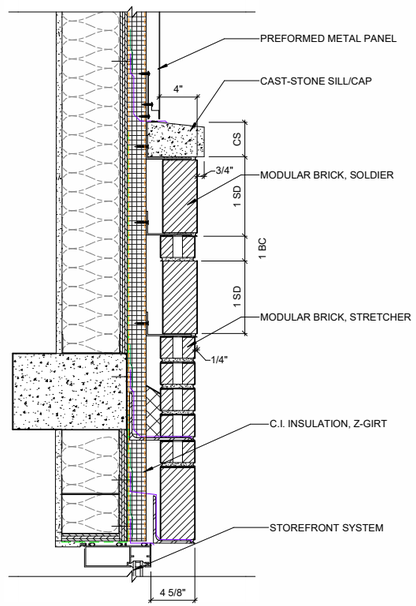
4 CONCEPT DETAIL - TOP PARAPET METAL



5 CONCEPT DETAIL - MTL PNL WINDOW OPENING



1 CONCEPT DETAIL - BALCONY



2 CONCEPT DETAIL - BRICK PARAPET TO MTL PNL

MICHAEL GRAVES | ALPHA RESIDENTIAL

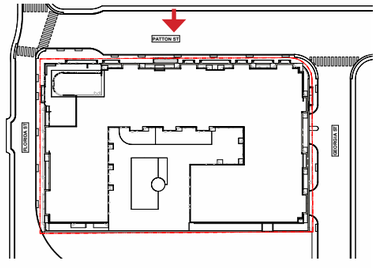
250 Patton Street, Knoxville TN
July 06, 2026

ENLARGED ELEVATION

DET 01

DET 02

DET 03



PROPOSED SIGNAGE LOCATION.
NAME SUBJECT TO CHANGE.

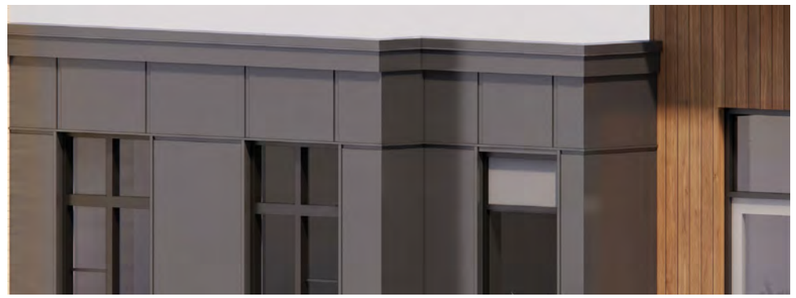
MICHAEL GRAVES | ALPHA RESIDENTIAL

250 Patton Street, Knoxville TN
July 06, 2026

ENLARGED ELEVATION

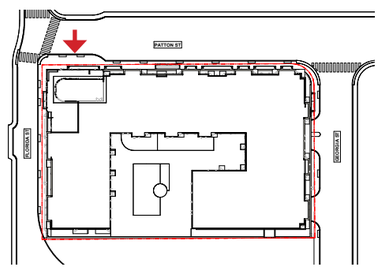
DET 04

DET 05



DET 06

PROPOSED SIGNAGE LOCATIONS SHOWN. NAMES SUBJECT TO CHANGE.



MICHAEL GRAVES | ALPHA RESIDENTIAL

250 Patton Street, Knoxville TN
July 06, 2026

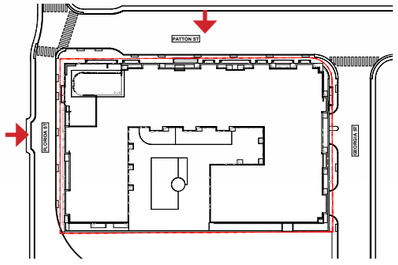
PEDESTRIAN EXPERIENCE

2 PEDESTRIAN EXPERIENCE - PATTON ST

1 PEDESTRIAN EXPERIENCE - FLORIDA ST

PUBLIC SPACE IMPROVEMENTS, INCLUDING SIDEWALKS, LIGHTING, AND TEMPORARY BIKE PARKING ARE PROPOSED AS PART OF THE DEVELOPMENT. ALL IMPROVEMENTS ARE SUBJECT TO COORDINATION WITH URBAN DESIGN AND DEVELOPMENT.

SCALE: 1"=20'

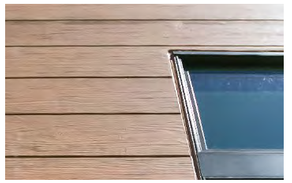


MICHAEL GRAVES | ALPHA RESIDENTIAL

MATERIAL COMPOSITION

MATERIAL KEY:
BRK: Brick
FCP: Fiber Cement Panel
MP: Metal Panel
WIN: Window
SOF: Soffit
GAR: Garage Door
MUR: Mural

PUBLIC SPACE IMPROVEMENTS, INCLUDING SIDEWALKS, LIGHTING, AND TEMPORARY BIKE PARKING ARE PROPOSED AS PART OF THE DEVELOPMENT. ALL IMPROVEMENTS ARE SUBJECT TO COORDINATION WITH URBAN DESIGN AND DEVELOPMENT.

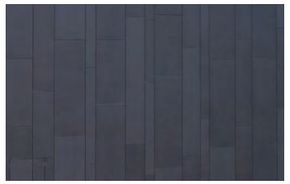


FCP01 - Composite Wall Panel

FCP02 - Composite Wall Panel

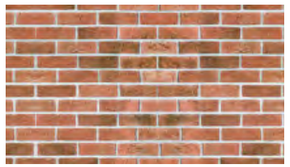
WIN01 - Aluminum Window Assembly

WIN02 - Aluminum Storefront Assembly



MP01 - Metal Panel Alternate - Morin

SOF01 - Wood Soffit Paneling



BRK01 - Modular Red Brick

WIN03 - Louver Fins

Charcoal Typical Window Framing Assembly Alternate - Intus

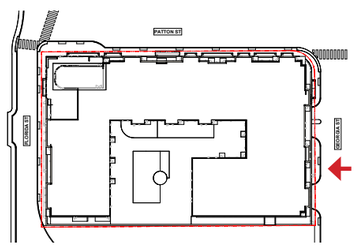
North Elevation - Patton St.

MICHAEL GRAVES | ALPHA RESIDENTIAL

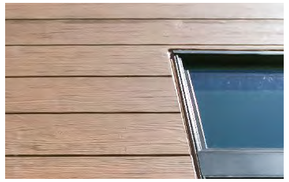
MATERIAL COMPOSITION

MATERIAL KEY:
BRK: Brick
FCP: Fiber Cement Panel
MP: Metal Panel
WIN: Window
SOF: Soffit
GAR: Garage Door
MUR: Mural

PUBLIC SPACE IMPROVEMENTS, INCLUDING SIDEWALKS, LIGHTING, AND TEMPORARY BIKE PARKING ARE PROPOSED AS PART OF THE DEVELOPMENT. ALL IMPROVEMENTS ARE SUBJECT TO COORDINATION WITH URBAN DESIGN AND DEVELOPMENT.

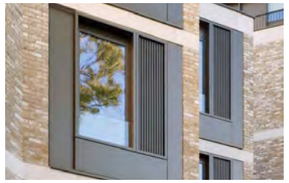


East Elevation - Georgia St.



FCP01 - Composite Wall Panel

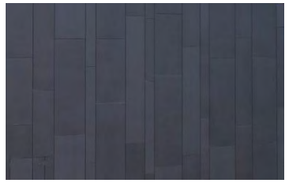
FCP02 - Composite Wall Panel



WIN01 - Aluminum Window Assembly

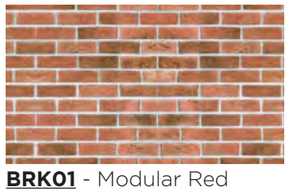
WIN02 - Aluminum Storefront Assembly

Charcoal Typical Window Framing Assembly
Alternate - Intus



MP01 - Metal Panel
Alternate - Morin

SOF01 - Wood Soffit Paneling



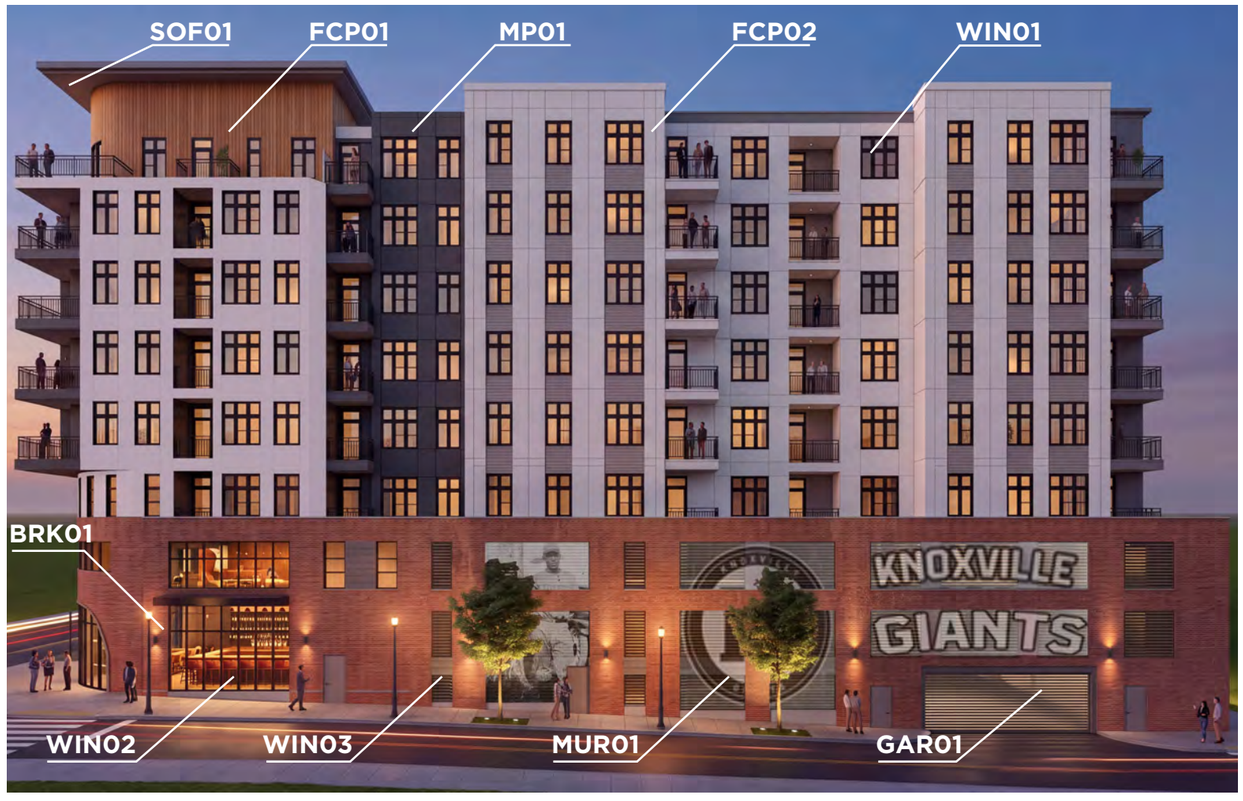
BRK01 - Modular Red Brick

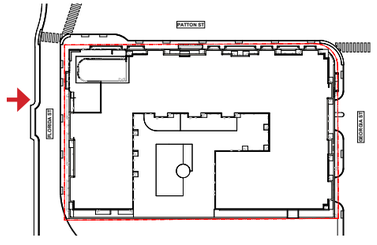
WIN03 - Louver Fins

GAR01 - Commercial Garage Doors

MICHAEL GRAVES | ALPHA RESIDENTIAL

MATERIAL COMPOSITION





MATERIAL KEY:
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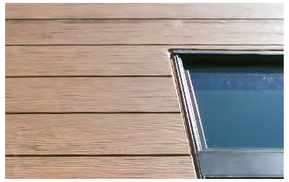
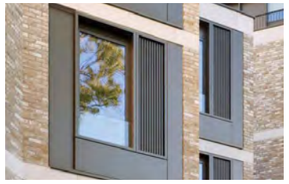
WIN: Window
SOF: Soffit
GAR: Garage Door
MUR: Mural

PUBLIC SPACE IMPROVEMENTS, INCLUDING SIDEWALKS, LIGHTING, AND TEMPORARY BIKE PARKING ARE PROPOSED AS PART OF THE DEVELOPMENT. ALL IMPROVEMENTS ARE SUBJECT TO COORDINATION WITH URBAN DESIGN AND DEVELOPMENT.



FCP01 - Composite Wall Panel

FCP02 - Composite Wall Panel

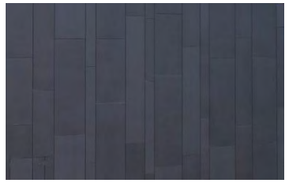


WIN01 - Aluminum Window Assembly

WIN02 - Aluminum Storefront Assembly

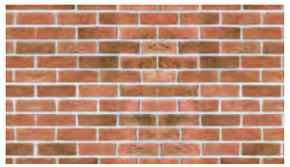
Charcoal Typical Window Framing Assembly Alternate - Intus

MUR01 - Knoxville Giants Legacy Mural (To Be Commissioned)



MP01 - Metal Panel Alternate - Morin

SOF01 - Wood Soffit Paneling



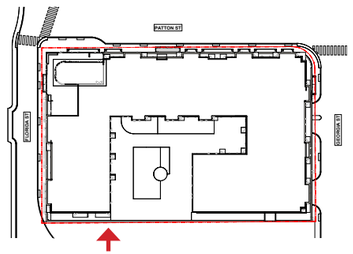
BRK01 - Modular Red Brick

WIN03 - Louver Fins

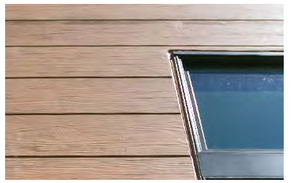
GAR01 - Commercial Garage Doors

West Elevation - Florida St.

MATERIAL COMPOSITION



MATERIAL KEY:
BRK: Brick
FCP: Fiber Cement Panel
MP: Metal Panel
WIN: Window
GAR: Garage Door



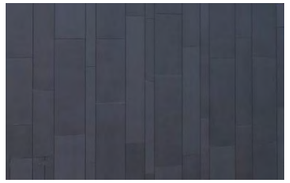
FCP01 - Composite Wall Panel

FCP02 - Composite Wall Panel

FCP03 - Composite Wall Panel

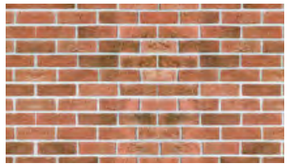
FCP04 - Composite Wall Panel

WIN01 - Aluminum Window Assembly



MP01 - Preformed Metal Panel
Alternate - Morin

SOF01 - Wood Soffit Paneling



BRK01 - Modular Red Brick

WIN03 - Louver Fins

Charcoal Typical Window Framing Assembly
Alternate - Intus

South Perspective - Courtyard

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THE KNOXVILLE GIANTS

The Knoxville Giants, founded in 1920 as an inaugural member of the Negro Southern League (NSL), were Knoxville's first professional Black baseball team. Led by Professor William M. Brooks, they won the league's first championship despite the challenges of Jim Crow segregation and limited resources.

Among the Giants most recognized players included pitcher Walter 'Steel Arm' Dickey, first baseman Ralph 'Pete' Cleage, and most notably, star pitcher and outfielder Forest "One Wing" Maddox. In addition to the racial hardships and prejudices he endured, Maddox overcame the loss of an arm in childhood, later becoming a prominent pitcher, outfielder, and hitter. His remarkable talent and relentless quit made him a Knoxville fan favorite, remembered for creating a "sensation through the South".

In 2020, Major League Baseball recognized the Negro Leagues as part of the major leagues, honoring 3,400 players. One Knoxville Giant stood alone amongst the 3,400 recognized, none other than Forest 'One Wing' Maddox himself. This collection of murals celebrates the enduring legacy of this Knoxville trailblazer and other founding members that helped make this Giants' team one to commemorate.

Forest 'One Wing' Maddox, Giants pitcher and outfielder

Ralph 'Pete' Cleage, Giants first baseman

Walter 'Steel Arm' Dickey, Giants Pitcher

William M. Brooks, Giants Team Manager

1936 Knoxville Giants Baseball Team Portrait

Render - Aerial View in the Southeast Corner along Georgia St.

Render - Street View in the Northeast Corner along Florida St.

VISUALIZATION

Render - Aerial View at the Corner of Patton St. and Georgia St.

MICHAEL GRAVES | ALPHA RESIDENTIAL

Render - Corner of Patton St. and Florida St.

DESIGN FOR ALL

PRINCETON, NJ
341 Nassau Street
Princeton, NJ 08540
609.924.6409

CHARLOTTE, NC
4431 Monroe Road
Charlotte, NC 28205
609.924.6409

WASHINGTON, DC
210 7th Street SE
Suite 201
Washington, DC 20003
202.822.5995

BALTIMORE, MD
233 E. Redwood Street,
Suite 1200
Baltimore, MD 21202
410.290.9680

HACKENSACK, NJ
171 Main Street,
Suite 301
Hackensack, NJ 07601
201.678.1201

WINSTON-SALEM, NC
530 North Trade Street,
Suite 301
Winston-Salem, NC 27101
336.725.1371

LOS ANGELES, CA
4265 E. Conant Street
Suite 101
Long Beach, CA 90808
562.597.8760

KNOXVILLE, TN
18 Emory Place
Suite 100
Knoxville, TN 37917
865.523.5001

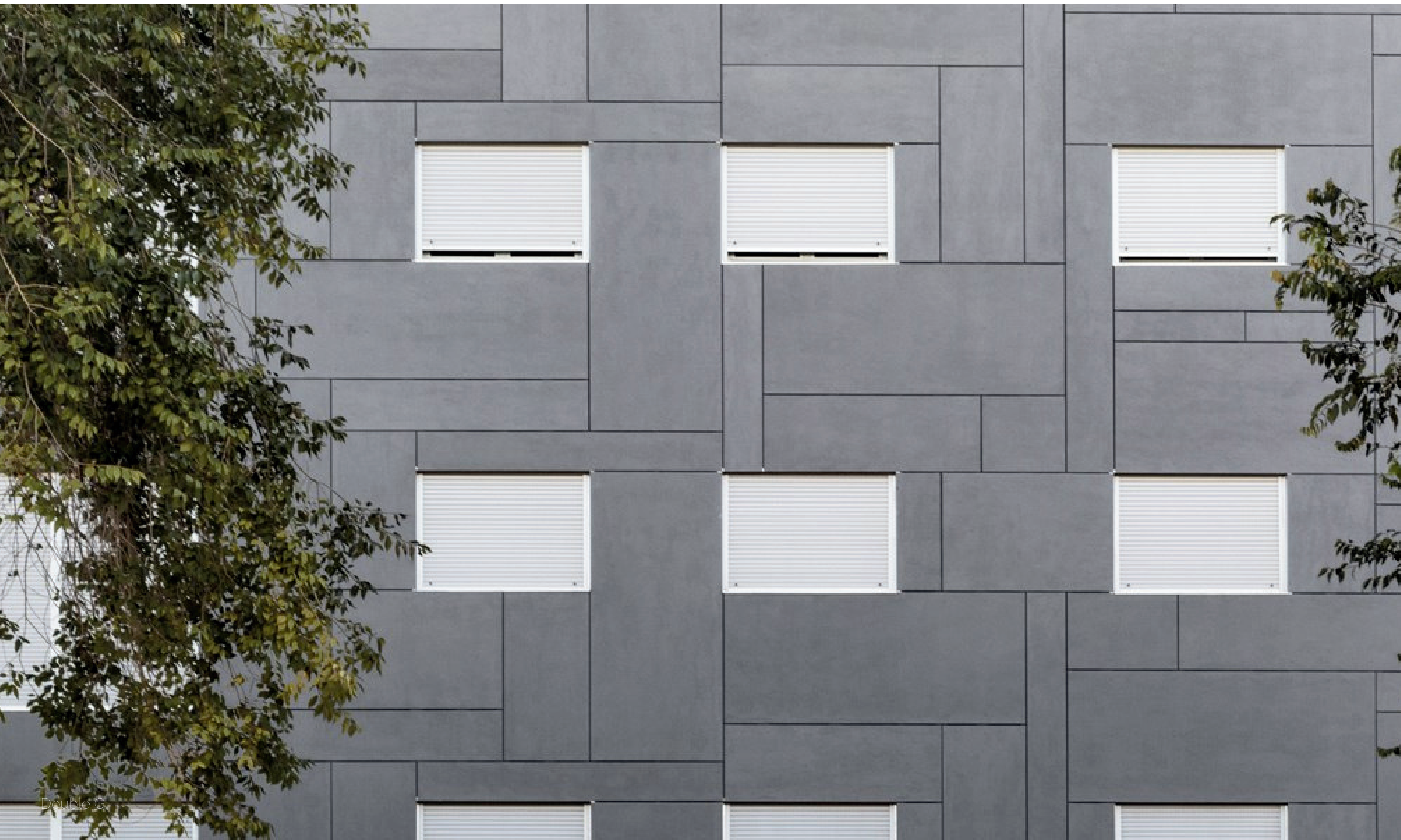
CHICAGO, IL
900 N. Franklin Street
Suite 405-B
Chicago, IL 60610
312.471.2505

NEW YORK, NY
500 7th Avenue,
8th Floor
New York, NY 10018
212.941.5890

MICHAEL GRAVES

Pat Summitt Plaza
Michael Graves
2013

EQUITONE
by etex



EQUITONE fiber cement facade panels

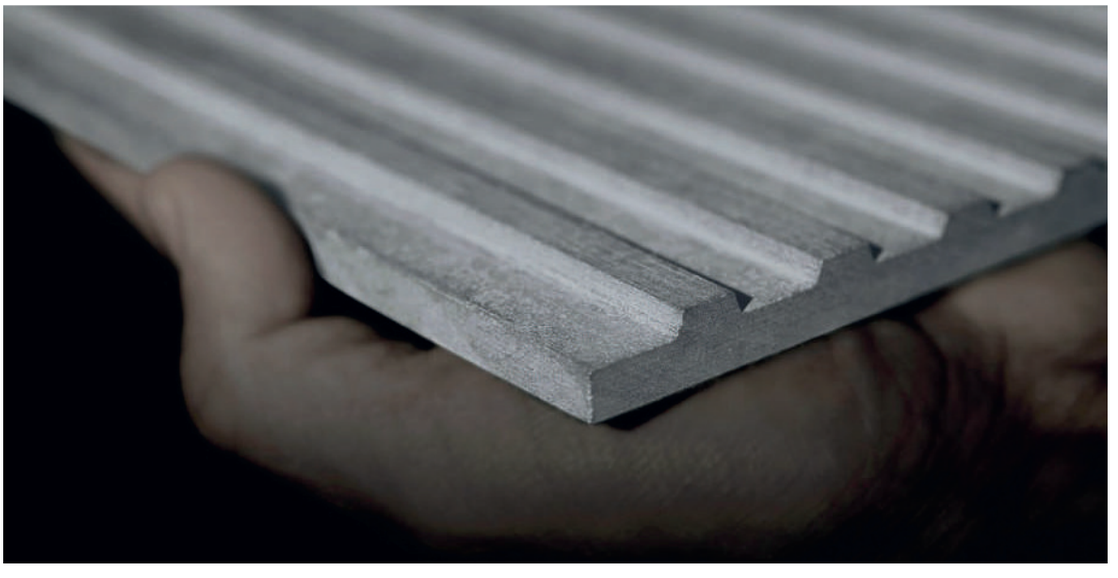
Over a century ago, Ludwig Hatschek revolutionized construction with the invention of fiber cement—a material formed by blending mineral components, water, air, and heat through a specialized filtration process. Since 1905, Etex, the global manufacturer behind EQUITONE, has been a leader in fiber cement innovation, continuously refining and expanding its possibilities.

Today, EQUITONE represents the pinnacle of this evolution, offering a range of high-density facade materials that seamlessly blend durability, versatility, and aesthetic appeal. Crafted using the Hatschek production process, each panel showcases a distinctive fiber cement texture, with most materials through-colored to deliver a raw, unpolished character that enhances modern architectural design.

Designed for use in a sophisticated rainscreen system, EQUITONE panels have exceptional impact resistance, long-lasting weather protection, minimal maintenance and 50+ years of longevity. Their strength and adaptability allow architects to push boundaries, integrating EQUITONE into bold facade concepts, striking interior elements, custom furniture, and beyond.

Advanced digital printing and precision fabrication techniques unlock endless design possibilities. From intricate perforations created with waterjet or CNC machines to engraving, digital printing, and precise cuts, EQUITONE empowers architects to transform vision into reality without compromising on performance. The ability to replicate any image, pattern, or texture with no repeating motifs ensures unparalleled creative freedom.

With over 120 years of expertise, we provide architects with the tools, resources, and expert guidance needed to simplify the façade selection process, allowing them to focus on what matters most: bringing their designs to life.



Learn more

Rainscreen facades

EQUITONE high-density fiber cement panels are designed to be used as part of a sophisticated ventilated rainscreen system. Per the Rainscreen Association in North America, a rainscreen is an assembly applied to an exterior wall which consists of, at minimum, an outer layer, an inner layer, and a cavity between them sufficient for the passive removal of liquid water and water vapor. What makes a rainscreen ventilated is allowance for air openings at the top and bottom of the rainscreen system.

The panels shield the backup wall from direct rain. However, depending on the nature of the joints between panels some water penetration may occur. The cavity can evaporate or drain this moisture away safely.

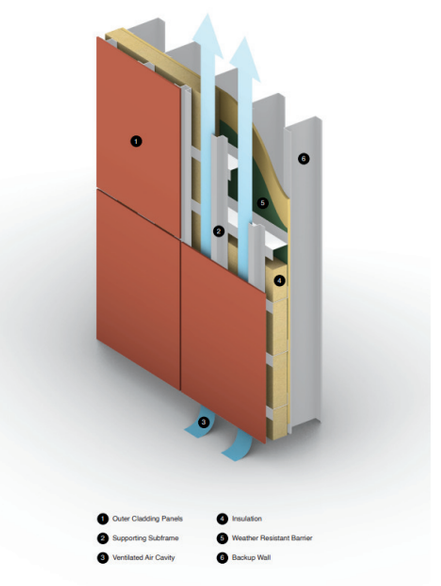
The concept of the 4 D's of weather tightness is a simple way of explaining a ventilated facade.

- **Deflection:** Proper detailing of the facade and flashings for deflection, with the aim of keeping water out.
- **Drainage:** Allowance for clear paths for the water to drain outside, should water get in.
- **Drying:** Adequate provision for ventilation and vapor diffusion within the cladding cavity to eliminate remaining water.
- **Durable:** Use of components with adequate durability appropriate to the project location.

High-Density Fiber Cement Rainscreen Systems

- Primarily installed on sophisticated metal substructures.
- Features open-joint, back ventilated design for a cleaner look, no trim pieces or battens or sealant lines between the panels.
- Panels can be as large as 10'x4', offering more flexibility in the design of fabricated final panels.

To learn more about ventilated rainscreen systems and their benefits, visit **equitone.com/en-us/** or scan the QR code.



Utile Design - Boston, MA

Five reasons to choose EQUITONE

Discover why EQUITONE is your premier partner for innovative ventilated facade projects. From the material's durability to unmatched design flexibility, expert services, sustainability efforts, and safety, each aspect reflects a commitment to responsible excellence, transforming your architectural aspirations into enduring realities.

ARC Cambridge - Providence, RI

Durability

Designed for strength and reliability, EQUITONE panels, seamlessly installed on the facade using a rear-ventilated rainscreen system, offer:

- Over 50 years of longevity*
- Anti-graffiti protection**
- No requirement for repainting
- Resistance to extreme temperatures and frost
- Exceptional water resistance
- Chemical resistance
- Resilience against various living organisms
- ASTM E1186 Minimum Grade III strength classification
- EN 12467 Minimum Grade IV strength classification

Sustainability

EQUITONE takes the lead in environmental excellence, offering a sustainable framework in our category that will contribute to the success of your future projects:

- Cradle to Cradle Certified® Bronze***
- Low material usage/m2
- Modular design
- Lightweight construction
- Ease of disassembly
- Low maintenance
- No harmful gas emissions
- No flame retardants, halogenated or otherwise

Design flexibility

Empower your design journey with EQUITONE's flexible solutions:

- Customizable sizes and shapes
- Perforation, milling, and printing options
- Accommodating special applications, including curved walls, roofs, interiors, and sunshades
- Vertical, horizontal, or angled layouts
- Random or staggered patterns

Expert services

Ease through daily challenges at every stage of your architectural project with the expert services offered by EQUITONE:

- Over 120 years of experience worldwide
- Expert consultations available at every project stage
- Access to online technical resources
- BIM object support
- Regular workshops with architects to enhance your experience

Fire Safety

We prioritize safety with noncombustible materials that have been rigorously tested to local fire standards:

- ASTM E136 noncombustible rating
- ASTM E84 flame spread 0 and smoke development 5 ratings
- ULC S102 flame spread 0 and smoke development 5 ratings

* Per independent environmental product declarations (EPD) and LCA lifecycle analysis.
** Applicable to: [natural] PRO, [pictural and [inspires]
*** Applicable to: [natural], [natural] PRO, [tectival], [lunara], [lineal], [pictural].

Giving material a second life

Our 2030 ambitions

At EQUITONE, we are committed to developing ways to reuse and recycle, ensuring they have a second life. But we're not stopping there. With your partnership, we aim to go even further—rethinking how our materials are designed, manufactured, and used to minimize resource consumption and eliminate waste. By prioritizing circular design principles, we are shaping a more sustainable future for the built environment, one façade at a time.

Lighter impact materials
Minimizing their environmental footprint throughout their entire life cycle.

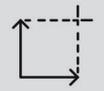
Zero waste to landfill production
Keeping our materials in use and out of landfill.

The circular potential of fiber cement cladding
Made of water, Portland cement, cellulose and natural minerals, our materials contribute to the circular construction industry.

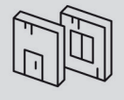

Reusable


Low maintenance


Lightweight

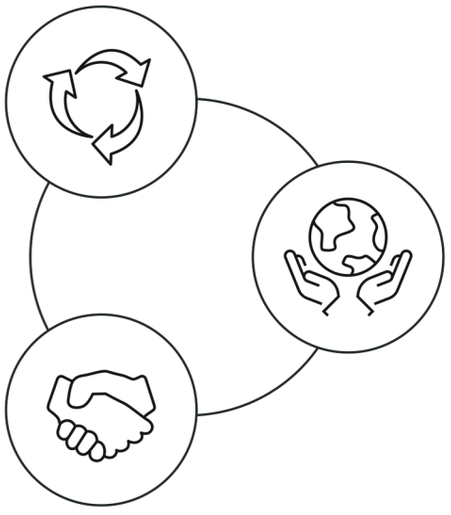

Low material usage/m^2


Durable (+50 years)*


Modular

*Based on EPD calculations

Our 3 areas of focus:
How we want to go from long life and lightweight to light impact and circular by design.



Circular design
Designing our materials in modular or mechanical systems that are easy to dismantle, repair and rebuild.

Light-impact construction
Reducing our footprint across the value chain to create materials that are built to be light-impact.

Radical collaboration for lasting change
Breaking down industry silos to eliminate the total footprint of our materials – not just in production but throughout their entire life cycle.

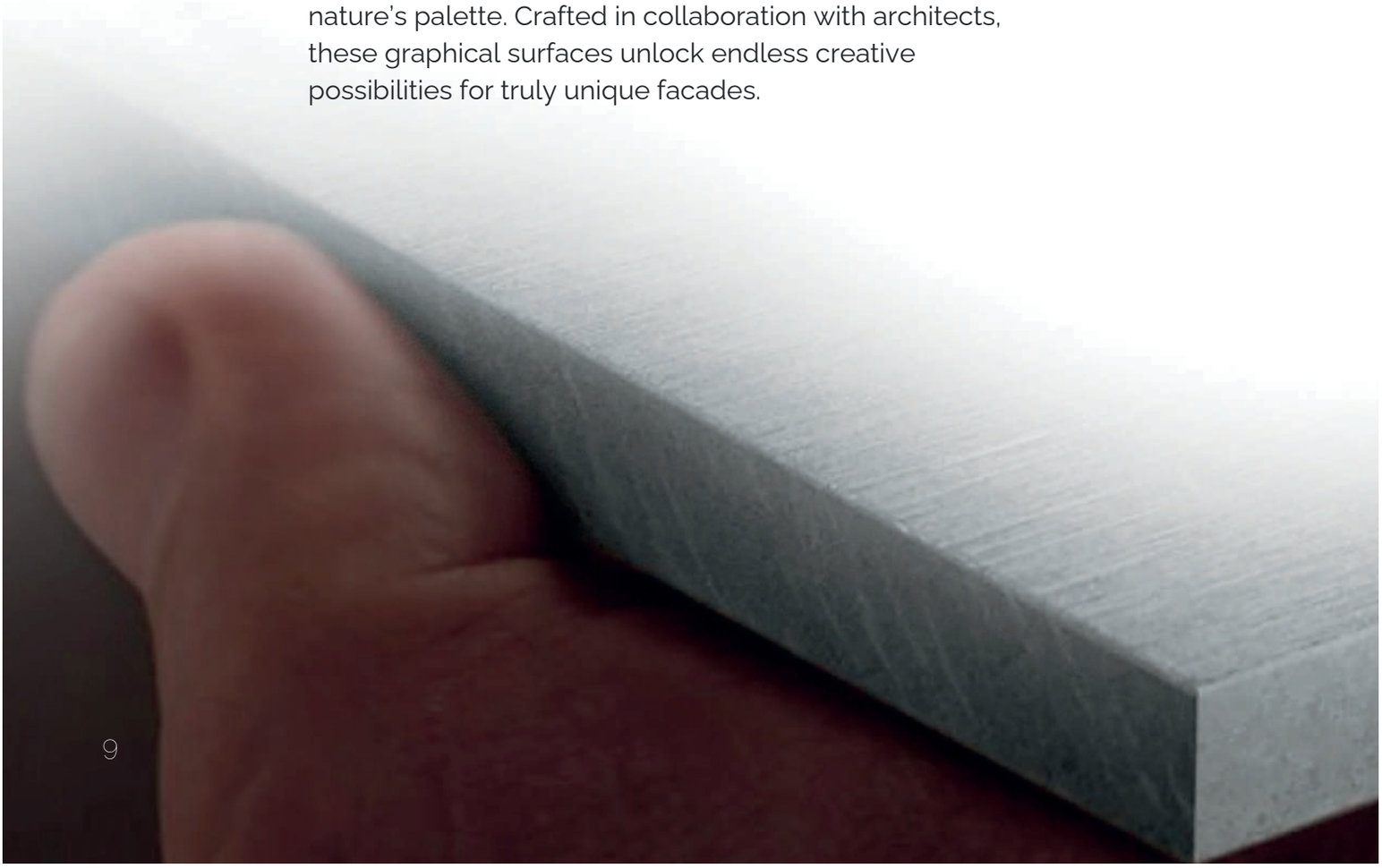
Empowering your creativity

From the material's rawest expression to your own inspiration, your only limit is your imagination.

The story begins with the grey and subtle authenticity of two fiber cement materials, [natura] and [tectiva]. It continues with progressive degrees of mechanical surface modifications in [lunara] and [linea]. (The Minerals)

Next, [pictura] brings a range of colors to your facade designs (The Colorfuls).

Finally, [inspires] (The Graphicals), captures the essence of nature's palette. Crafted in collaboration with architects, these graphical surfaces unlock endless creative possibilities for truly unique facades.



The Minerals

Embrace natural and authentic elegance, explore our earthly mineral-tone panels


[natura]

[tectiva]


[lunara]


[linea]

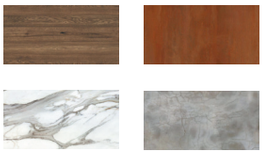
The Colorfuls

Awaken your facade: discover our vibrant palette for a colorful and original aesthetic

[pictura]

The Graphicals

Dive into a world of unlimited visual versatility with wood, rust, concrete, stone and nature-inspired graphic designs



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