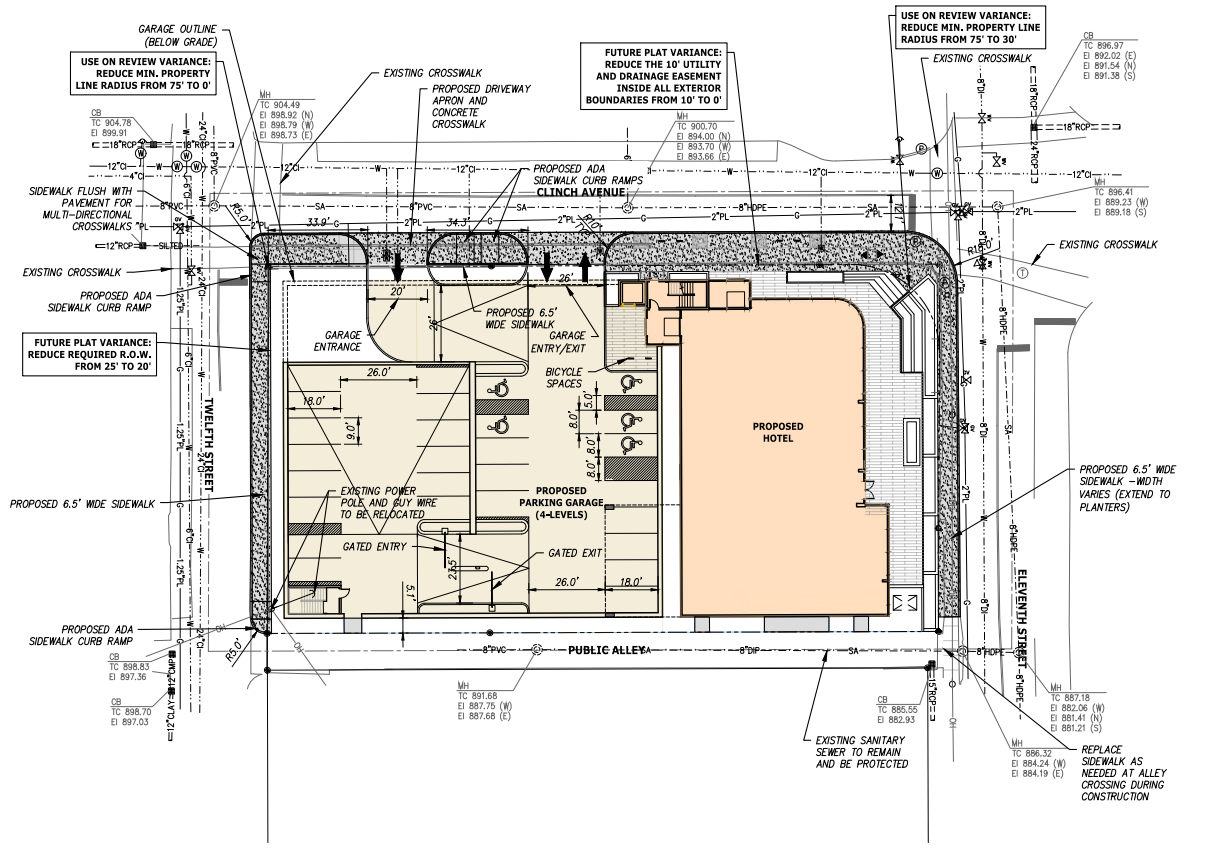
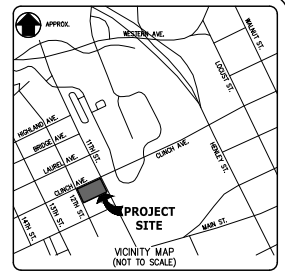


TN STATE PLANE
NAD 83 (2011)
GEOID 12A

SCALE: 1" = 20'
COORDINATES HAVE BEEN DATUM
ADJUSTED BY A FACTOR OF 1.0001



- LEGEND**
- CONCRETE SIDEWALK
 - CONCRETE PAVEMENT
 - EXIST. R.O.W.
 - NUMBER OF PARKING SPACES
 - ACCESSIBLE PARKING
 - ACCESSIBLE RAMP

- FUTURE PLAT VARIANCES:**
- REDUCE THE REQUIRED R.O.W. OF TWELFTH STREET FROM 25' TO 20'.
 - REDUCE THE 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES FROM 10' TO 0'.

- USE ON REVIEW VARIANCES REQUESTED:**
- REDUCE THE MINIMUM PROPERTY LINE RADIUS AT THE INTERSECTION OF TWELFTH STREET AND CLINCH AVENUE FROM 75' TO 0' (ARTICLE 3, SECTION 3.04.I.3)
 - REDUCE THE MINIMUM PROPERTY LINE RADIUS AT THE INTERSECTION OF ELEVENTH STREET AND CLINCH AVENUE FROM 75' TO 30' (ARTICLE 3, SECTION 3.04.I.3)

- BZA VARIANCES APPROVED:**
- 10-D-19-VA APPROVED ON 11/21/2019
 - REDUCE THE REQUIRED FRONT YARD SETBACK ALONG TWELFTH STREET FROM 25 FEET TO 5 FEET. (ARTICLE 4, SECTION 2.2.1.D.1)
 - REDUCE THE REQUIRED FRONT YARD SETBACK ALONG CLINCH AVENUE FROM 25 FEET TO 5 FEET. (ARTICLE 4, SECTION 2.2.1.D.1)
 - REDUCE THE REQUIRED FRONT YARD SETBACK ALONG ELEVENTH STREET FROM 25 FEET TO 5 FEET. (ARTICLE 4, SECTION 2.2.1.D.1)
 - INCREASE THE HEIGHT REGULATION FROM FORTY-FIVE (45) FEET IN HEIGHT TO EIGHTY-FIVE (85) FEET IN HEIGHT. (ARTICLE 4, SECTION 2.2.1.E.2)
 - 10-D-19-VA APPROVED ON 12/19/2019
 - REDUCE THE MINIMUM DISTANCE BETWEEN A DRIVEWAY AND THE INTERSECTING STREET FROM 50' TO 33.9'. (ARTICLE 4, SECTION 7.1.2.A TABLE 5)
 - 1-F-20-VA APPROVED ON 01/16/2020
 - REDUCE THE REQUIRED SIDE YARD SETBACK ALONG THE EXISTING ALLEY FROM 15 FEET TO 5 FEET. (ARTICLE 4, SECTION 2.2.1.D.2)
 - INCREASE THE REQUIRED MAXIMUM LOT COVERAGE AREA FOR MAIN AND ACCESSORY BUILDINGS FROM THIRTY-FIVE (35) PERCENT TO SEVENTY-SIX (76) PERCENT. (ARTICLE 4, SECTION 2.2.1.D.3.B)

- PARKING SUMMARY:**
- REQUIRED PARKING
PROPOSED USE: HOTEL (120 LODGING UNITS)
1 SPACES MINIMUM PER LODGING UNIT
1.5 SPACES MAXIMUM PER LODGING UNIT
1 x 120 = 120 REQUIRED PARKING SPACES
- 101 TO 150 STANDARD SPACES REQUIRES
7 CAR ACCESSIBLE AND 1 VAN ACCESSIBLE SPACES
TOTAL ACCESSIBLE REQUIRED = 5 ACCESSIBLE SPACES
- TOTAL SPACES REQUIRED = 120 SPACES
TOTAL BICYCLE SPACES REQUIRED = 12 SPACES
- PROVIDED:
TOTAL STANDARD SPACES PROVIDED = 91 SPACES
TOTAL ACCESSIBLE SPACES PROVIDED = 5 SPACES
TOTAL COMPACT SPACES PROVIDED = 24 SPACES
TOTAL SPACES PROVIDED = 120 SPACES
BICYCLE SPACES PROVIDED = 12 SPACES

LOT COVERAGE

TOTAL AREA OF SITE (CURRENT)	= 0.664 AC = 28,630 S.F.
TOTAL AREA OF SITE (ROW RADIUS)	= 28,433 S.F.
PROPOSED HOTEL BUILDING	= 7,635 S.F.
PROPOSED GARAGE STRUCTURE	= 11,908 S.F.
TOTAL AREA OF BUILDINGS	= 21,543 S.F.
PROPOSED LOT COVERAGE AREA	= 21,543/28,433 = 76%

- NOTES:**
1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON AND CANNON, INC. DATED AUGUST 28, 2018.
 2. THE DISTURBED AREA IS APPROXIMATELY 0.657± ACRES. THE TOTAL SITE AREA IS APPROXIMATELY 0.657± ACRES. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
 3. THE MINERAL, AGRICULTURE, BASE, AND ASPHALTIC SURFACE COURSES SHALL FOLLOW THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF KNOXVILLE STANDARD SPECIFICATIONS.
 4. PROPERTY CONCERNED REFLECTS PARCELS 8.00, 9.00, 10.00, 11.00, AND 12.00 AS SHOWN ON KNOX COUNTY CLT TAX MAP NO. 94-M AND ALSO PARCEL 7.00 AS SHOWN ON TAX MAP 94-M. ZONING FOR THE PROPERTY IS O-1 "OFFICE, MEDICAL, AND RELATED SERVICES DISTRICT". TOTAL AREA IS 0.657± ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 0.657± ACRES. CITY BLOCK NUMBER IS 10022.
 5. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
 6. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE ZONING ORDINANCE.
 7. OWNER:
 - PARCELS 8.00, 10.00, 11.00, AND 12.00
 - LESLIE A. BARRETT
 - BOX 22069
 - KNOXVILLE, TN 37927
 8. DEVELOPER:
 - 2120 BUILDING PARTNERSHIP
 - 2950 KRAFT DRIVE, SUITE 500
 - NASHVILLE, TN 37204
 9. THE 9 GROUP:
 - 1619 PURPLE MARTIN WAY
 - KNOXVILLE, TENNESSEE 37922
 10. UTILITY SERVICES ARE TO BE PROVIDED BY THE FOLLOWING:
 - WATER AND SEWER - KNOXVILLE UTILITY BOARD
 - GAS AND ELECTRIC - KNOXVILLE UTILITY BOARD
 - TELEPHONE - BELLSOUTH
 - CABLE - COMCAST
 11. PERMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROVIDED BY A GEOTECHNICAL ENGINEER.
 12. ALL LANDSCAPING ACTIVITIES SHALL BE IN ACCORDANCE WITH SECTION 63-40 "LANDSCAPING" OF THE KNOXVILLE, KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS.
 13. REFERENCING SECTION 14-37 OF THE ORDINANCE, ALL TREES SHALL BE MAINTAINED TO ASSURE SURVIVAL A MINIMUM OF 18 MONTHS AFTER COMPLETION OF CONSTRUCTION.
 14. PROPOSED SITE LIGHTING PLAN SHALL MEET KNOX PLANNING AND CITY OF KNOXVILLE REGULATIONS.

REVISIONS	DATE

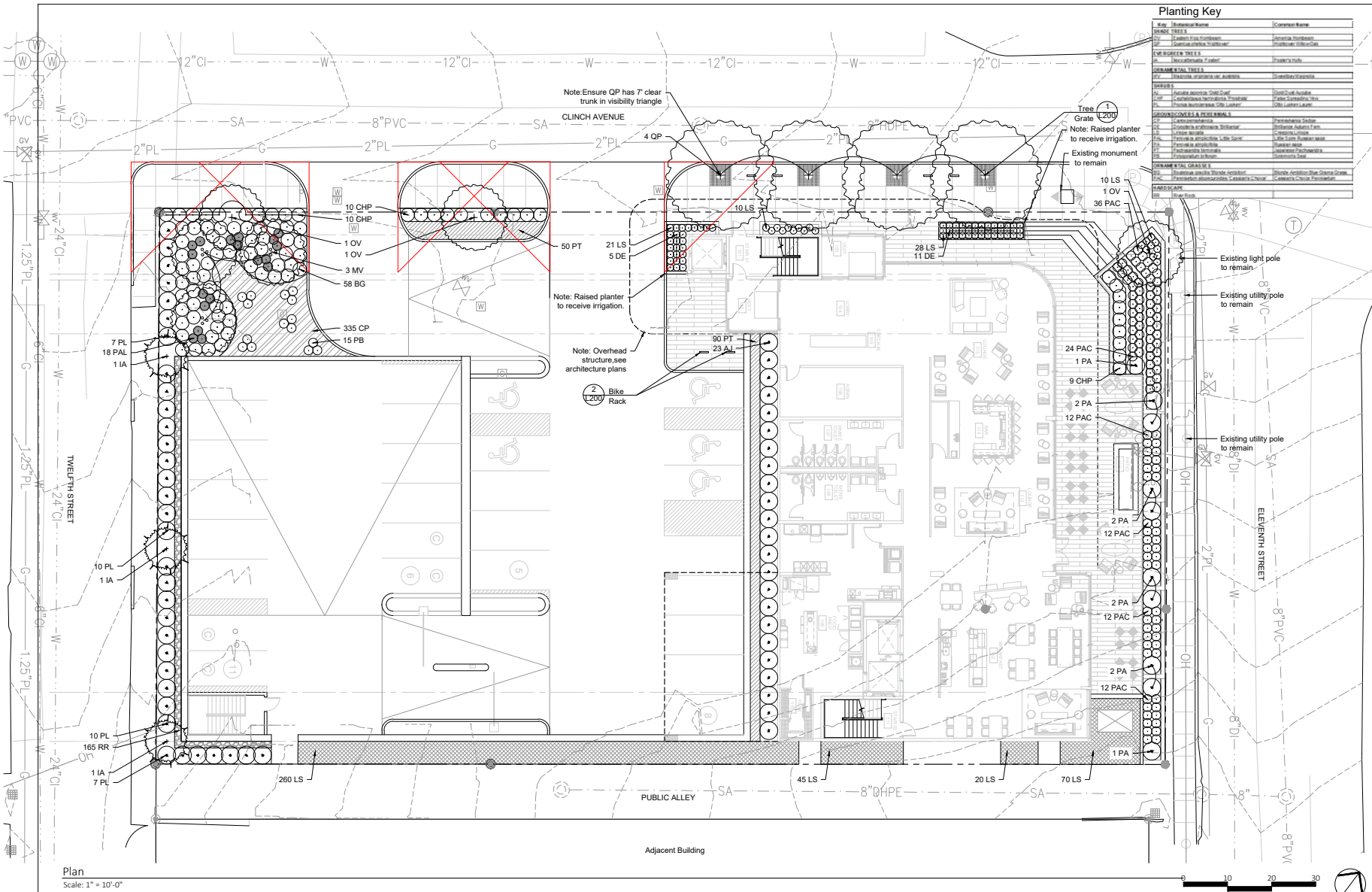
CLIENT: THE 9 GROUP
1619 PURPLE MARTIN WAY
KNOXVILLE, TENNESSEE 37922

PROJECT: UPSCALE WORLD'S FAIR PARK HOTEL
1100 CLINCH AVENUE
DISTRICT 4, WARD 15, BLOCK 10402
KNOXVILLE, TENNESSEE

SITE LAYOUT PLAN

CD PROJECT NO.	01490-0000
DRAWING DATE	JANUARY 27, 2020
PN	JRH
RC	-
DRAWN	CID
CHECKED	-

USE ON REVIEW SUBMITTAL
12-H-19-UR
UOR1.01



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Any discrepancies, inconsistencies or ambiguities found between the drawings, specifications, and site conditions shall be immediately reported to the Landscape Architect in writing. The Landscape Architect will promptly correct the same in writing. Work done by the Contractor after discovery of such discrepancies, inconsistencies, or ambiguities shall be done at the Contractor's risk.

Worlds Fair Park Hotel
Address
Knoxville, TN

Not for Construction

Date: 01.27.20
Job Number: 19-075
Drawn By: BS Ck'd By: AS

Rev	Description	Date

Sheet Name:
Site Plan

Sheet Number:
L100

Plan
Scale: 1" = 10'-0"

Perimeter Landscape Requirements

Between parking lots and rights-of-way: A perimeter screening area at least ten (10) feet wide, measured from the edge of the parking lot to the right-of-way, shall be provided between the parking area and the right-of-way of all adjoining streets. Such perimeter screening area shall be planted with a minimum of three (3) deciduous and/or evergreen trees and ten (10) shrubs for every one hundred (100) linear feet. A minimum of fifty (50) percent of the shrubs shall be evergreen. For parking lots, including vehicular use areas, of less than twenty thousand (20,000) square feet, the width of the perimeter screening area may be reduced to six (6) feet. Areas of off-street parking areas that abut an alley are not required to install a perimeter landscape yard along the alley frontage.

Parking Lot Size: 13,908 sf
Required Trees: 2
Required Shrubs: 9

Provided Trees: 3
Provided Shrubs: 27

Site Landscape Requirements

One shrub for every three feet of building facade. Shrub locations within the planting area may be varied, but the total number of shrubs must be no less than as required in this section. Shade trees are required in the amount of one tree every 50 feet. Two ornamental trees may be substituted for one shade tree and must be spaced one ornamental tree every 25 feet. Tree locations within the planting area may be varied, but the total number of trees must be no less than as required in this section. 60% of the landscape area outside of shrub and tree masses must be planted in live groundcover, perennials, or ornamental grasses. Stone, mulch, or other permissible landscape materials may be used for the remaining area. Planted pots and/or planter boxes may be used to satisfy up to 30% of the total landscape area requirement.

Building Facade: 215 lf
Required Trees: 5
Trees Provided: 5

12-H-19-UR
Revised: 2/10/2020

Planting Notes

Qty	Quantity	Botanical Name	Common Name	Size	Notes
SHRUB TREES					
OP	20	Azalea Hybrid Redbud	Azalea Hybrid	3" cal	#1 CT Central leader, MB well branched
OP	20	Redbud	Redbud	3" cal	#1 CT Central leader, MB well branched, matchd.
EVERGREEN TREES					
PA	3	Blackberry Holly	Holly	8" gal. min.	#1 CT MB well branched
ORNAMENTAL TREES					
BN	1	Japanese Maple	Japanese Maple	12" gal. min.	MB, 3 cal. min. MB & well branched, white flowers
SHRUBS					
OP	20	Azalea Hybrid	Azalea Hybrid	3 gal.	#1 c.c. MB & dense
OP	20	Redbud	Redbud	3 gal. - 18" min. ht.	#1 c.c. MB & dense
PL	30	Japanese Holly	Holly	3 gal.	#1 c.c. MB & dense
GROUNDCOVERS & PERENNIALS					
OP	20	Hydrangea	Hydrangea	1 gal.	#1 c.c. MB & dense
OC	10	Daylily	Daylily	1 gal.	#1 c.c. MB & dense
LS	400	Crabgrass	Crabgrass	1 gal.	#1 c.c. MB & dense
PL	30	Japanese Holly	Holly	1 gal.	#1 c.c. MB & dense
PA	10	Japanese Holly	Holly	3 gal.	#1 c.c. MB & dense
PT	140	Japanese Holly	Holly	1 gal.	#1 c.c. MB & dense
PE	10	Japanese Holly	Holly	3 gal.	#1 c.c. MB & dense with flowers
ORNAMENTAL GRASSES					
OC	30	Daylily	Daylily	1 gal.	#1 c.c. MB & dense
OC	30	Daylily	Daylily	1 gal.	#1 c.c. MB & dense
HARDSCAPE					
RR	100	Steel Rack		3" x 7"	3/4" Depth

Contractor to provide quantity for materials

Planting Notes

- Contractor shall verify all existing conditions in the field and report any discrepancies to the Owner's Representative prior to starting work.
- No planting shall occur until soil sample results have been received from all planting areas and soils are properly amended based on the results of the soil tests. See this sheet for soil sampling instructions.
- No planting shall occur until percolation testing has been completed and soils have been properly amended to drain. See this sheet for percolation testing procedures.
- All new plant material shall conform to the guidelines established for nursery stock published by the American Association of Nurserymen, Inc. In addition, all new plant material for the project shall be of the highest specimen quality. Plant material delivered to the site that does not meet the requirements stated herein may be rejected by the Owner's Representative.
- Do not assume trunk flare will be exposed at the nursery. Contractor to expose trunk flare to check for root girdling. Pull mulch away from the trunk flare of trees and from the base of all shrubs.
- No plant material shall be planted before acceptance of rough grading. The finished grade shall not cover any part of the tree trunk flare. See tree planting detail.
- All new plants shall be balled and burlapped or container grown unless otherwise noted on the plant list.
- The Contractor shall locate and verify all existing utility lines prior to planting and report any conflicts to the Owner's Representative.
- Planting plans are not layout plans. Plants may need to be shifted in the field, based on the existing conditions. Coordinate with the Owner's Representative prior to any changes.
- Prepare all shrub beds with planting soil to a minimum depth matching the depth of shrub root balls; prepare perennial beds with a minimum of 12" planting soil; prepare groundcover beds with a minimum of 6" planting soil.
- All plant beds are to receive one and a half inches (1.5") of double shredded hardwood mulch.
- Thoroughly water trees and shrubs during the first 24 hours after planting. Wet the soil to a depth of 18-24". When runoff starts, stop watering, let the water soak in and repeat until the proper depth is wet.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit, and culture only as approved by the Owner's Representative.
- Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
- Contractor to complete work within schedule established by Owner.
- Contractor to provide one year warranty for all material from date of substantial completion. Contractor to provide interim maintenance (weeding, pruning, mowing, fertilizing, adequate drainage of ponding areas, edging, weeding, mulching, and general landscape clean-up) until substantial completion notice is provided by the Owner's Representative. Application of insecticides/herbicides must be approved by Owner's Representative prior to use on site.
- Plant beds to join walks or walls at an angle between 90° and 60°.
- See civil drawings for further information regarding:
 - Erosion and sediment control.
 - Locations of existing and proposed structures, paving, driveways, cut and fill areas, and retention areas.
 - Limits of construction.
 - Locations of existing and proposed utilities or easements.

Percolation Test Notes

- Dig a hole 18"-24" deep & a minimum of 6" wide.
- Fill hole with water to the top and let drain for several hours. Ideally let the hole pre-wet over night and test the following day.
- Refill hole to within a couple inches of the top.
- To aid in measurement, place a stick across the top of the hole and use a second stick to mark periodic drops in water level; mark side of hole, or mark soil on side of hole with nail or stick.
- Measure drop in water level per hour. If possible measure drop in water level the next day.
- Determine drop in water level per hour. If water level in hole drops more than one inch per hour, it is well drained and suitable for all plant species.

Planting Soil Composition Notes

- The Landscape Subcontractor shall provide sufficient planting soil to fulfill all planting operations required of the Contract Documents. Planting soil shall comply with the following notes:
- Planting soil shall be topsoil stripped and stockpiled and meeting, or modified to meet, these notes.
- Textural Analysis of soil to be between sandy clay loam and clay loam, with a clay content between 15 and 25% and an organic content of 4% by dry weight.
- Planting soil shall be free of plants and their roots, debris and other extraneous matter. It shall be uncontaminated by salt water, foreign matter and substances harmful to plant growth. All soil to be free of all rocks, limestone, gravel, & foreign construction debris.
- Soil additives shall be used to counteract soil deficiencies as recommended by the soils analysis conducted by Waypoint Analytical. See Soil Sampling notes, this sheet.
- Soil pH target to be 6.0.
- Soil compaction rating to be 85%.
- Soil particle size shall have 90% passing rate on 2" screen and 100% of material shall pass 1" screen.



Tree Grate
 Manufacturer: Iron Age Designs
 Model: Corona 5' x 5' Heel Proof
 Quantity: 4
<https://www.ironagegrates.com/product/tree-grates-corona/>
 ph:(877) 418-3568

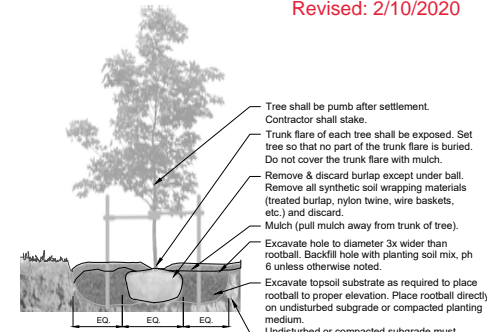


Bike Rack
 By: Forms+Surfaces
 Model: Olympia
 Finish: To be selected by Architect or Owner
 Size: 3"x7" x 35.6" tall
 Embed mount per manufacturers recommendations
 Qty: 6
www.forms-surfaces.com
 ph: 800.451.0410

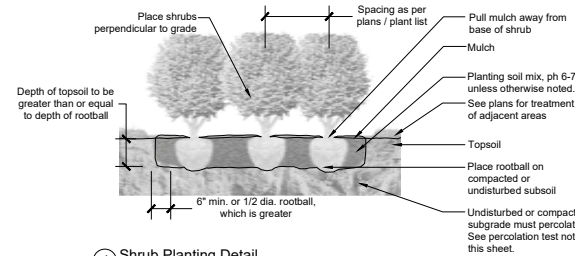
1 Specification: Tree Grate
 Scale: NTS

2 Specification: Bike Rack
 Scale: NTS

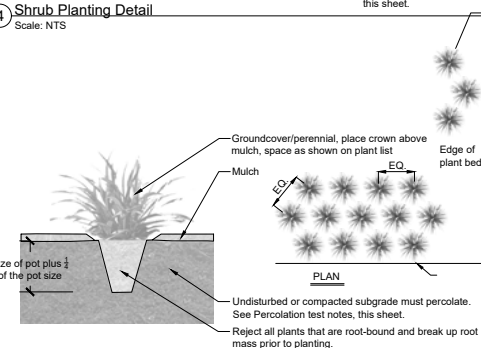
12-H-19-UR
 Revised: 2/10/2020



3 Deciduous Tree Planting Detail
 Scale: NTS



4 Shrub Planting Detail
 Scale: NTS



5 Groundcover/Perennial Planting Detail
 Scale: NTS

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Worlds Fair Park Hotel
 Address
 Knoxville, TN

Not for Construction

Date: 01.27.20
 Job Number: 19-075
 Drawn By: BS Ck'd By: AS

Rev	Description	Date

Sheet Name:
Landscape Notes and Details

Sheet Number:

L200



**randolph
architecture**
550 w main street
suite 725
knoxville, tn 37902
v: 865.357.3750
f: 865.357.3746

MPC
SUBMISSION

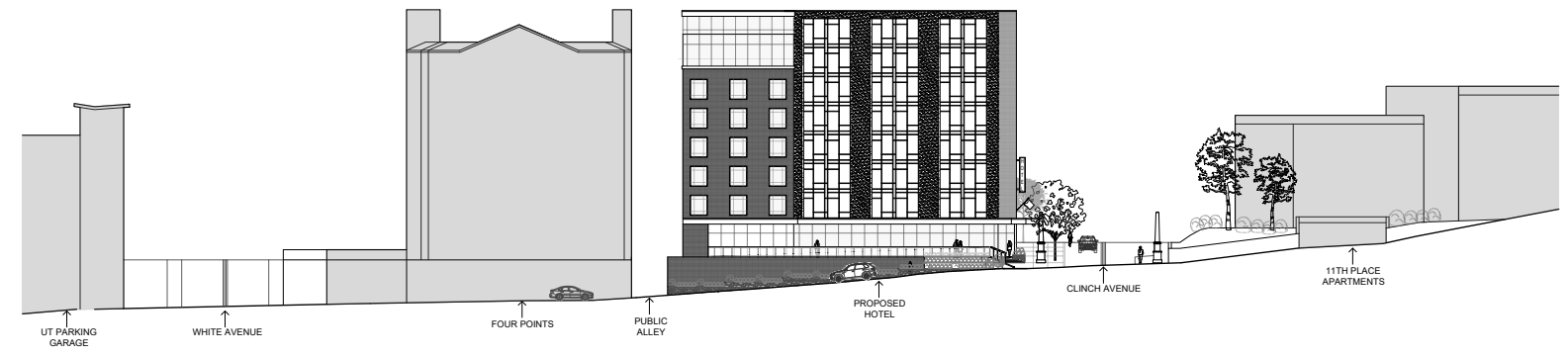
12-H-19-UR
PROPOSAL



SITE SECTION ALONG CLINCH AVENUE

SCALE: 1"=20'-0"

2



SITE SECTION ALONG ELEVENTH STREET

SCALE: 1"=20'-0"

1

WORLD'S FAIR PARK HOTEL
THE 9 GROUP
CLINCH AVENUE
KNOXVILLE, TENNESSEE 37916

Issue Date 01-27-2020

Drawn RRS Checked RMR

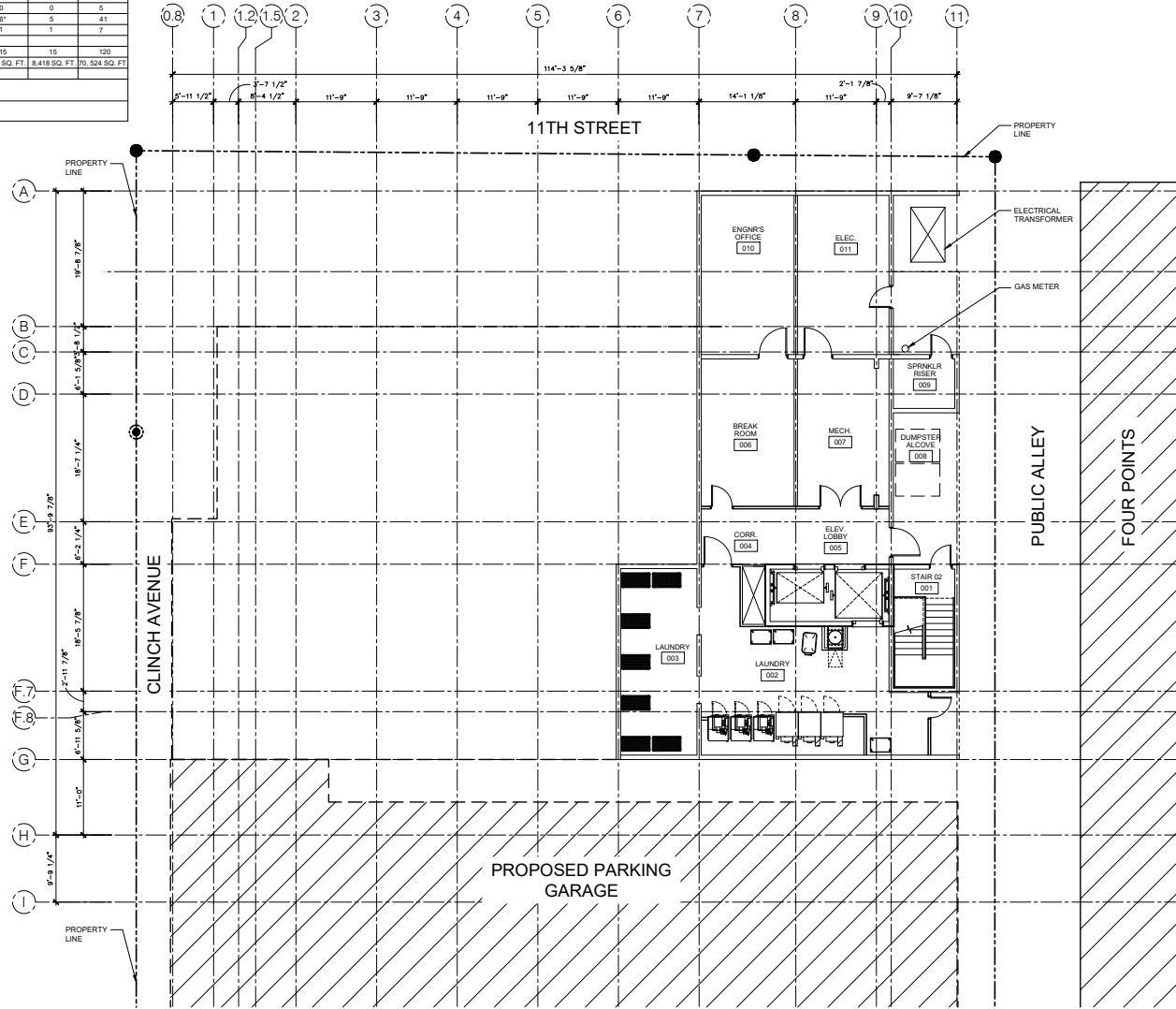
Revisions

12-H-19-UR
Revised: 2/10/2020

a0.91
site sections

ROOM MATRIX										
ROOM TYPE	LOWER FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	TOTAL
KING	0	0	7	7	7	7	7	6	7	48
KING END	0	0	3	3	3	3	3	2	2	19
KING ACCESS	0	0	1	1	1	1	1	0	0	5
QUEEN/QUEEN	0	0	6	6	6	6	6	6	5	41
QUEEN/QUEEN ACCESS	0	0	1	1	1	1	1	1	1	7
TOTAL	0	0	18	18	18	18	18	15	15	120
SQUARE FOOTAGE	3,180 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	70,524 SQ. FT.

*DENOTES 1 HEARING IMPAIRED ROOM - 12 TOTAL ROOMS REQ'D PER 2010 ADA
(NOTE: TOTAL REQUIRED H.C. ROOMS PER 2010 ADA: 7 (2 ROOMS SMALL HAVE A ROLL IN SHOWER))



LOWER LEVEL FLOOR PLAN - HOUSEKEEPING / MECH. / ELEC.

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



12-H-19-UR
 Revised: 2/10/2020



MPC
 SUBMISSION

12-H-19-UR
 PROPOSAL

WORLD'S FAIR PARK HOTEL
THE 9 GROUP
 CLINCH AVENUE
 KNOXVILLE, TENNESSEE 37916

Issue Date 01-27-2020

Drawn RRS Checked RMR

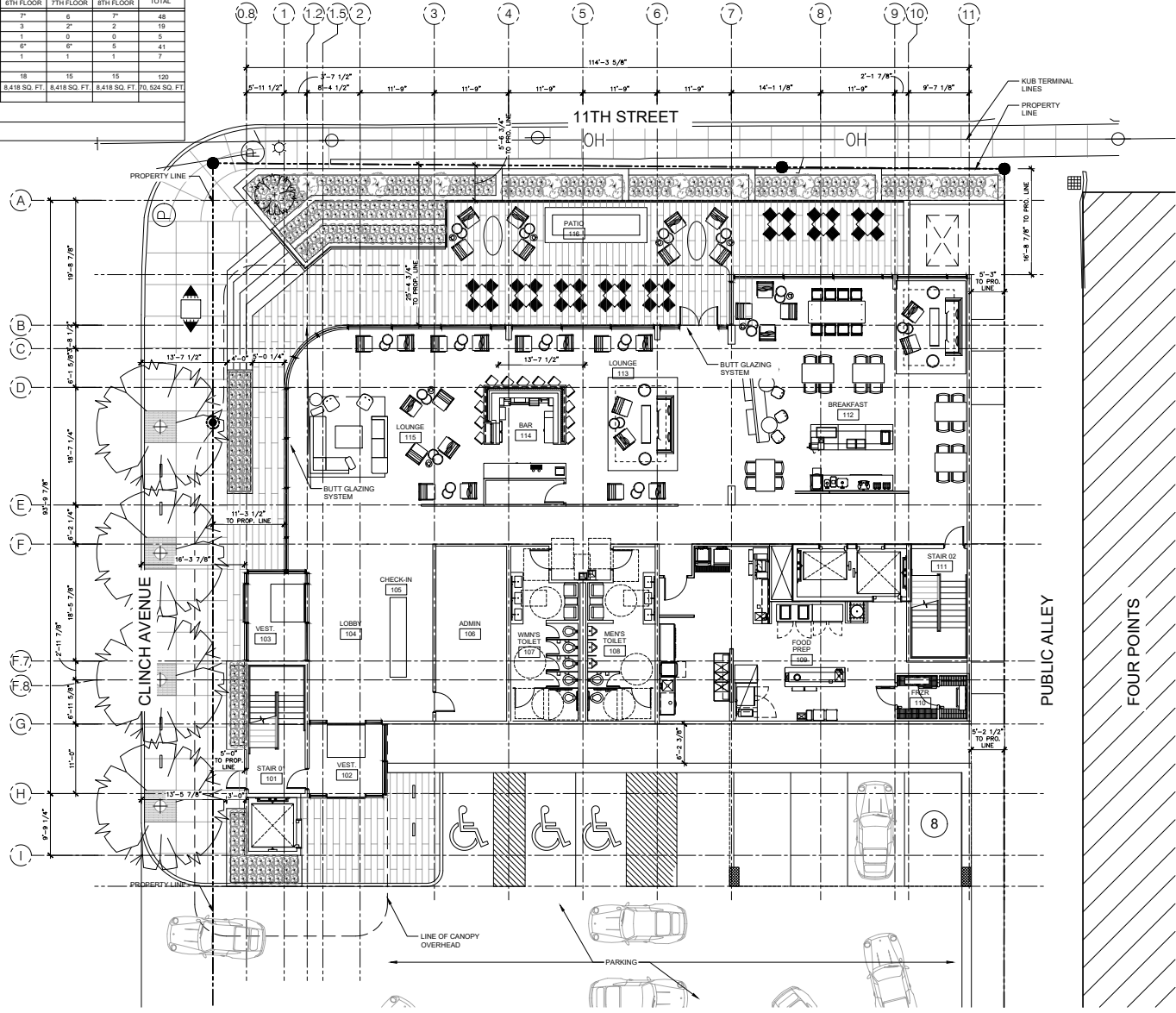
Revisions

a1.01
 lower level overall floor
 plan

ROOM MATRIX

ROOM TYPE	LOWER FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	TOTAL
KING	0	0	7	7	7	7	7	0	7	48
KING END	0	0	3	3	3	3	3	2	2	19
KING ACCESS	0	0	1	1	1	1	1	0	0	5
QUEEN/QUEEN	0	0	6	6	6	6	6	6	5	41
QUEEN/QUEEN ACCESS	0	0	1	1	1	1	1	1	1	7
TOTAL	0	0	18	18	18	18	18	15	15	120
SQUARE FOOTAGE	3,180 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	70,524 SQ. FT.

1 DENOTES 1 HEARING IMPAIRED ROOM - 12 TOTAL ROOMS REQ'D PER 2010 ADA
 NOTE: TOTAL REQUIRED H.C. ROOMS PER 2010 ADA: 7 (2 ROOMS SHALL HAVE A ROLL IN SHOWER)



FIRST FLOOR OVERALL PLAN - MAIN LEVEL

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



randolph architecture
 550 w main street
 suite 725
 Knoxville, tn 37902
 v: 865.357.3750
 f: 865.357.3746

MPC
 SUBMISSION

12-H-19-UR
 PROPOSAL

WORLD'S FAIR PARK HOTEL
THE 9 GROUP
 CLINCH AVENUE
 KNOXVILLE, TENNESSEE 37916

Issue Date 01-27-2020

Drawn Checked
 RRS RMR

Revisions

a1.02
 1st floor overall plan

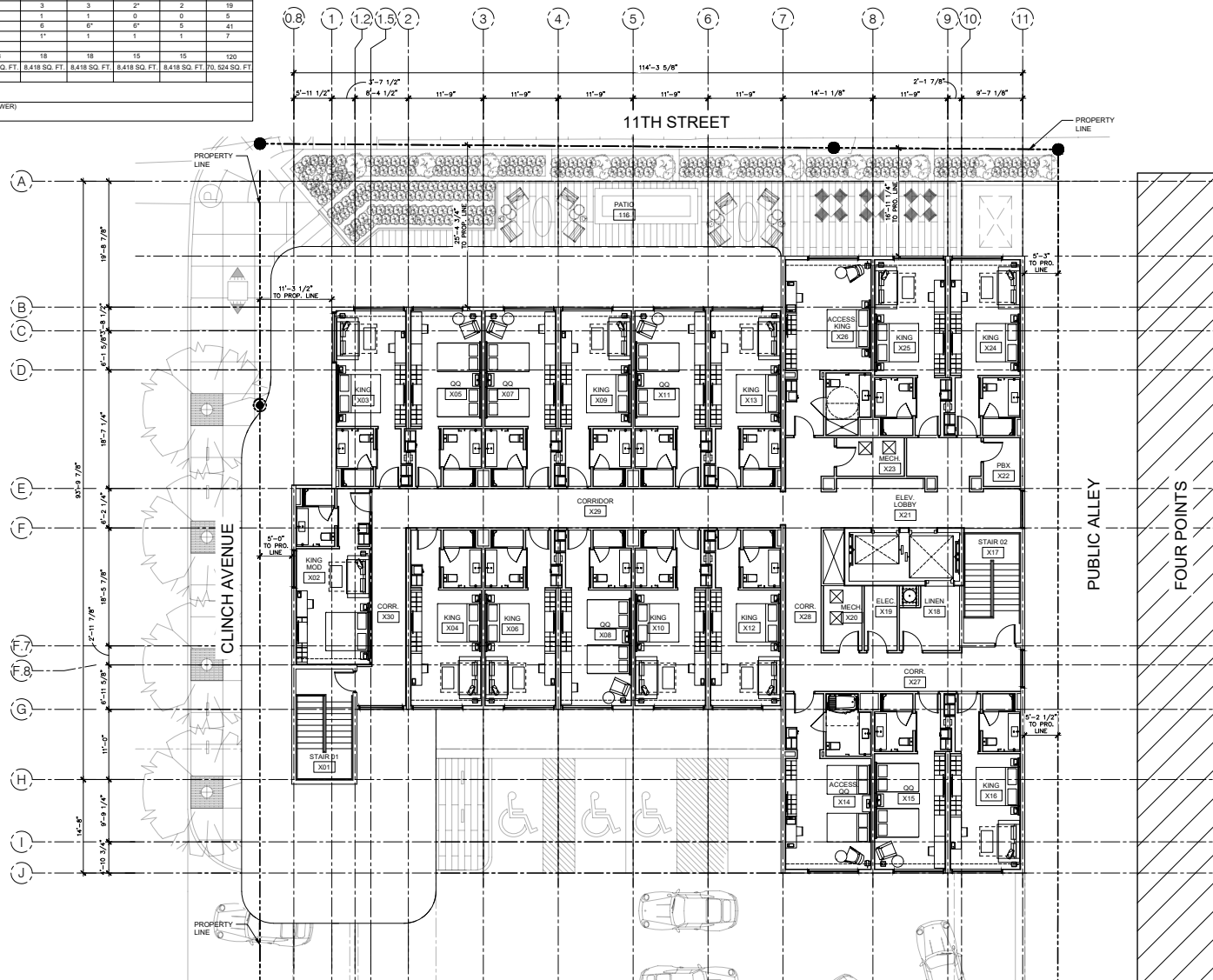
12-H-19-UR
 Revised: 2/10/2020

ROOM MATRIX

ROOM TYPE	LOWER FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	TOTAL
KING	0	0	7	7	7	7	7	5	7	48
KING END	0	0	3	3	3	3	3	2	2	19
KING ACCESS	0	0	1	1	1	1	0	0	0	5
QUEEN/QUEEN	0	0	0	0	0	0	0	0	0	0
QUEEN/QUEEN ACCESS	0	0	1	1	1	1	1	1	1	7
TOTAL	0	0	18	18	18	18	18	15	15	120
SQUARE FOOTAGE	3,180 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	70,324 SQ. FT.	

*DENOTES 1 HEARING IMPAIRED ROOM - 12 TOTAL ROOMS REQ'D PER 2010 ADA

NOTE: TOTAL REQUIRED H.C. ROOMS PER 2010 ADA: 7 (2 ROOMS SHALL HAVE A ROLL IN SHOWER)



TYPICAL FLOOR OVERALL PLAN - FLOORS 2 - 6
SCALE: 1/8"=1'-0"



MPC
SUBMISSION

12-H-19-UR
PROPOSAL

WORLD'S FAIR PARK HOTEL

THE 9 GROUP
CLINCH AVENUE
KNOXVILLE, TENNESSEE 37916

Issue Date 01-27-2020

Drawn RRS
Checked RMR

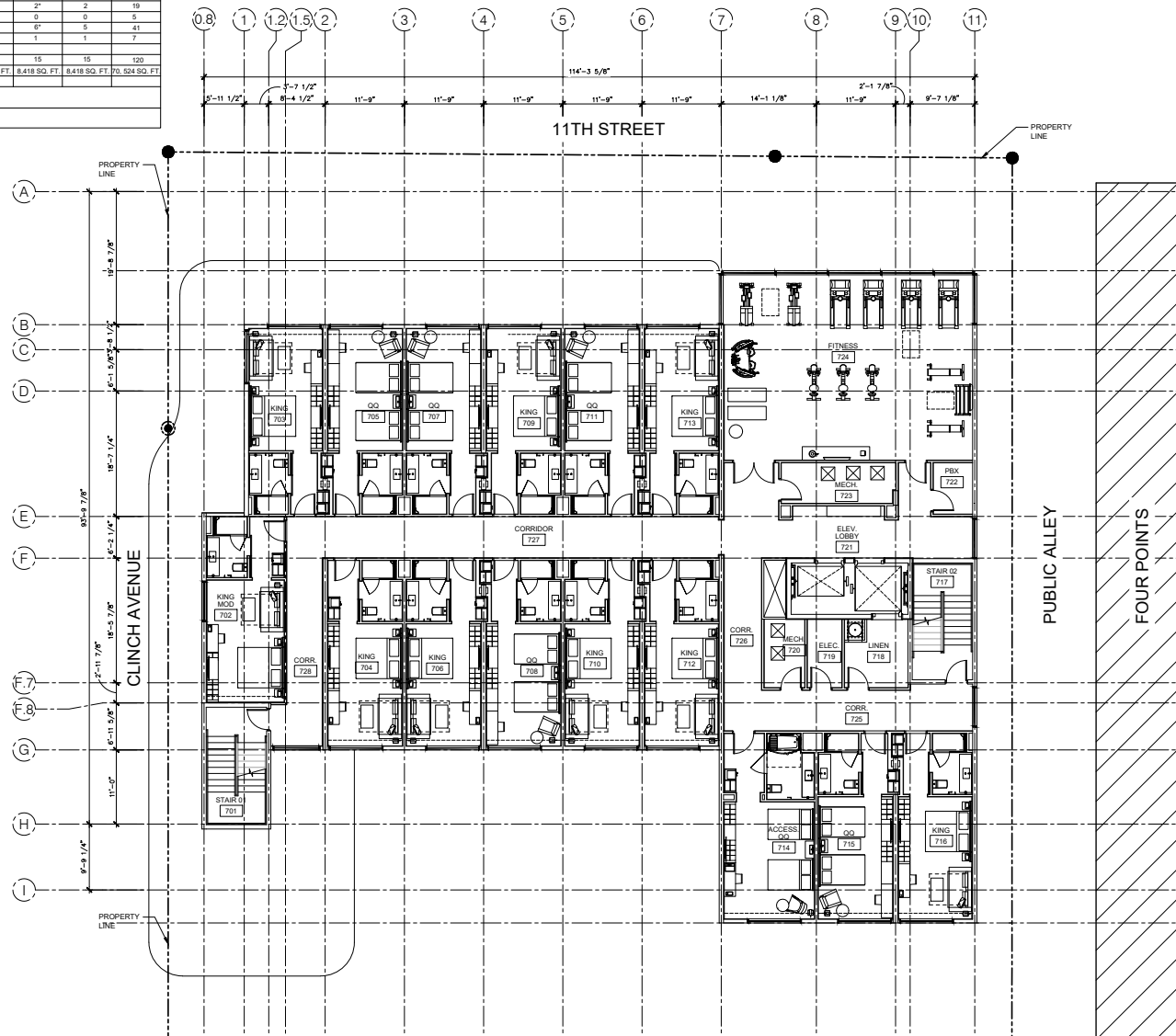
Revisions

a1.03
Typical floor overall plan

ROOM MATRIX

ROOM TYPE	LOWER FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	TOTAL
KING	0	0	7	7	7	7	7	5	7	48
KING END	0	0	3	3	3	3	3	2	2	19
KING ACCESS	0	0	1	1	1	1	1	0	0	5
QUEEN/QUEEN	0	0	6	6	6	6	6	6	5	41
QUEEN/QUEEN ACCESS	0	0	1	1	1	1	1	1	1	7
TOTAL	0	0	18	18	18	18	18	15	15	120
SQUARE FOOTAGE	3,180 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	70,324 SQ. FT.	

*DENOTES 1 HEARING IMPAIRED ROOM - 12 TOTAL ROOMS REQ'D PER 2010 ADA
 NOTE: TOTAL REQUIRED H.C. ROOMS PER 2010 ADA: 7 (2 ROOMS SHALL HAVE A ROLL IN SHOWER)



SEVENTH FLOOR OVERALL PLAN - FITNESS

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



12-H-19-UR
Revised: 2/10/2020



randolph architecture

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12-H-19-UR
PROPOSAL

WORLD'S FAIR PARK HOTEL
THE 9 GROUP
CLINCH AVENUE
KNOXVILLE, TENNESSEE 37916

Issue Date 01-27-2020

Drawn Checked
RRS RMR

Revisions

a1.04

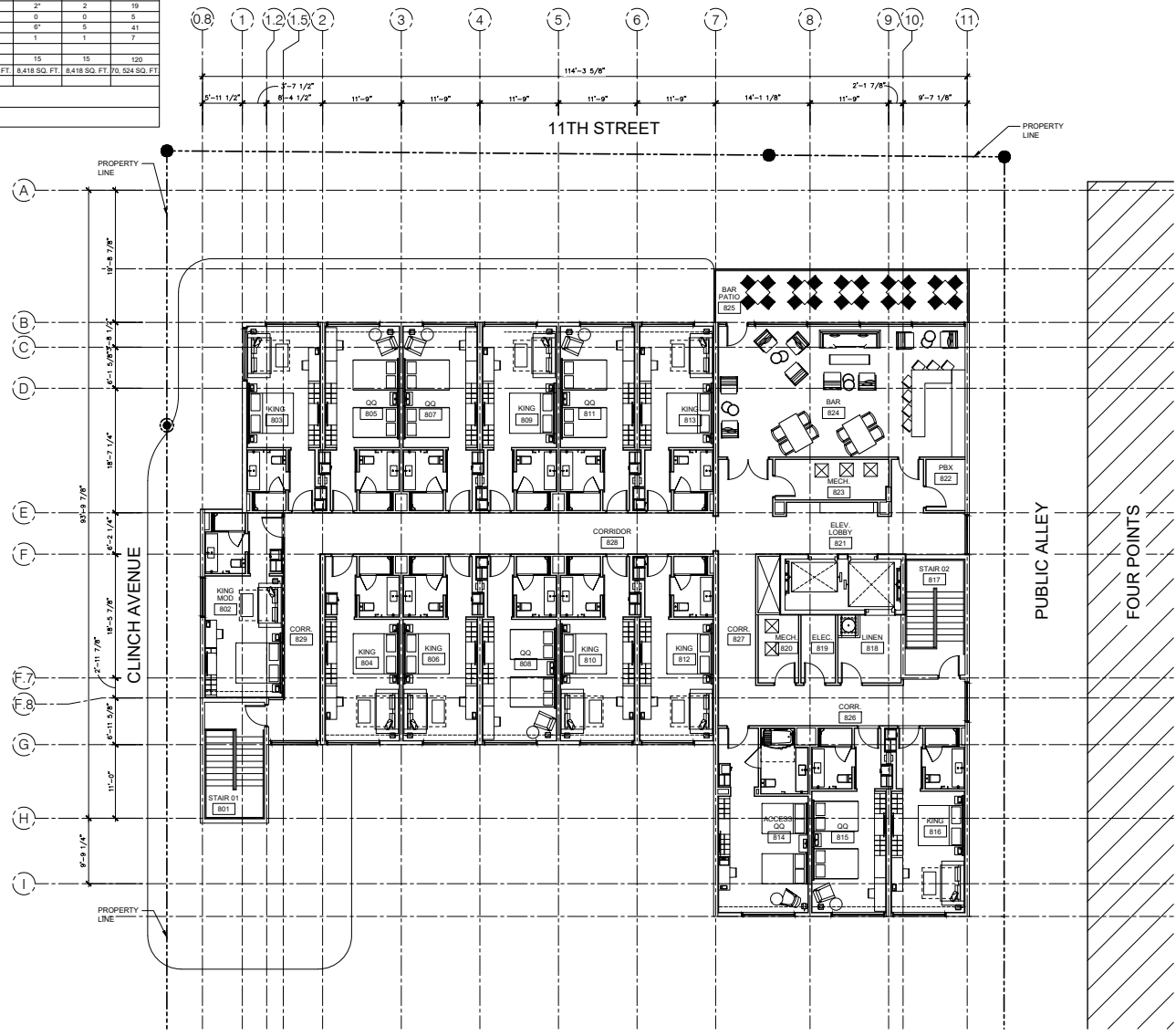
7th floor overall plan - fitness level

ROOM MATRIX

ROOM TYPE	LOWER FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	TOTAL
KING	0	0	7	7	7	7	7	5	7	48
KING END	0	0	3	3	3	3	3	2	2	19
KING ACCESS	0	0	1	1	1	1	1	0	0	5
QUEEN/QUEEN	0	0	6	6	6	6	6	6	6	41
QUEEN/QUEEN ACCESS	0	0	1	1	1	1	1	1	1	7
TOTAL	0	0	18	18	18	18	18	15	15	120
SQUARE FOOTAGE	3,180 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	8,418 SQ. FT.	70,324 SQ. FT.	

*DENOTES 1 HEARING IMPAIRED ROOM - 12 TOTAL ROOMS REQ'D PER 2010 ADA

NOTE: TOTAL REQUIRED H.C. ROOMS PER 2010 ADA: 7 (2 ROOMS SHALL HAVE A ROLL IN SHOWER)



EIGHTH FLOOR OVERALL PLAN - BAR

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



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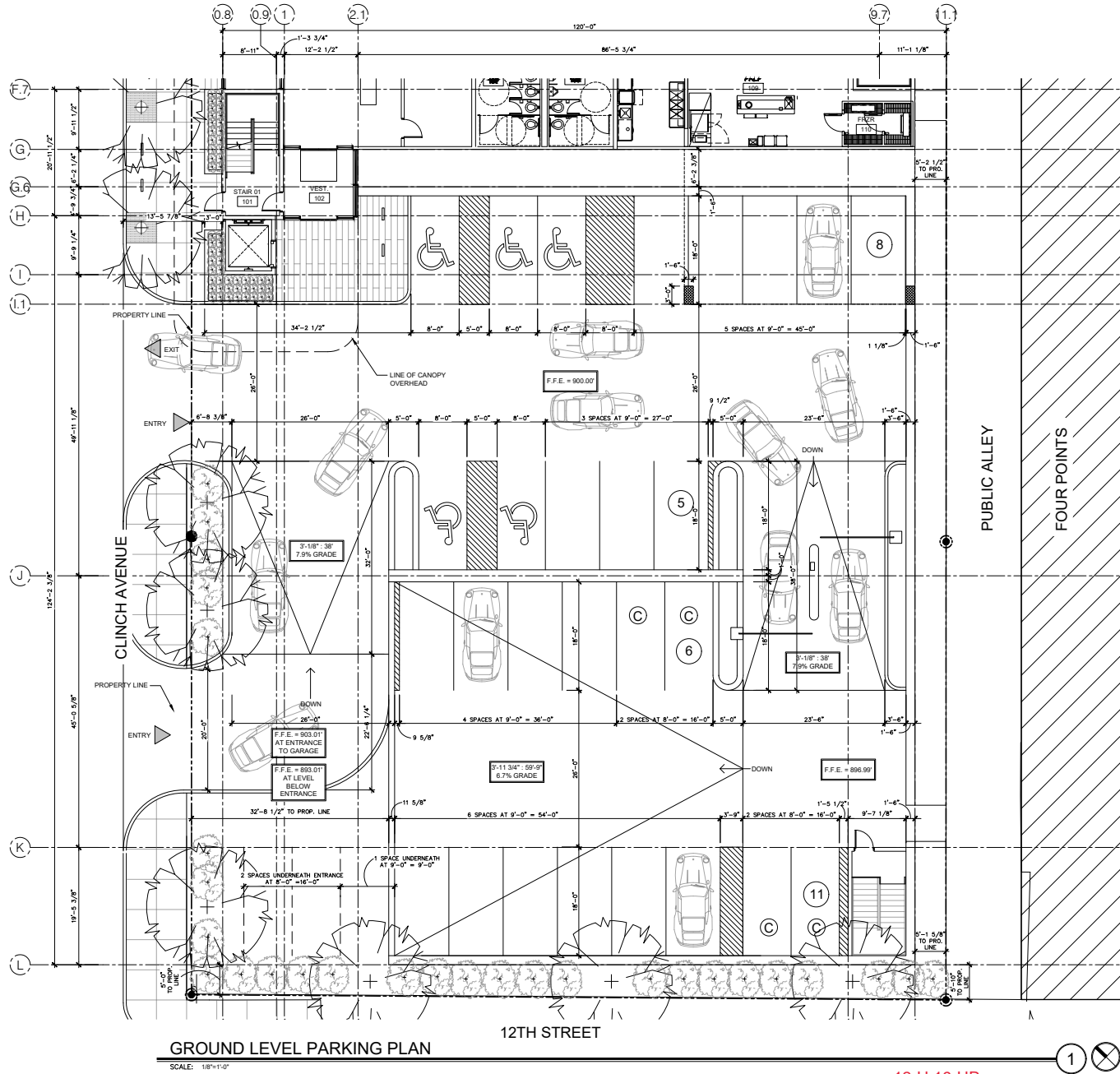
Revisions

a1.05

8th floor overall plan - bar level

12-H-19-UR
Revised: 2/10/2020

PARKING MATRIX	
LEVEL	PARKING COUNT
LOWER LEVEL G3	20 SPACES
LOWER LEVEL G2	35 SPACES
LOWER LEVEL G1	35 SPACES
MAIN LEVEL	30 SPACES
TOTAL	120 SPACES



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a1.20

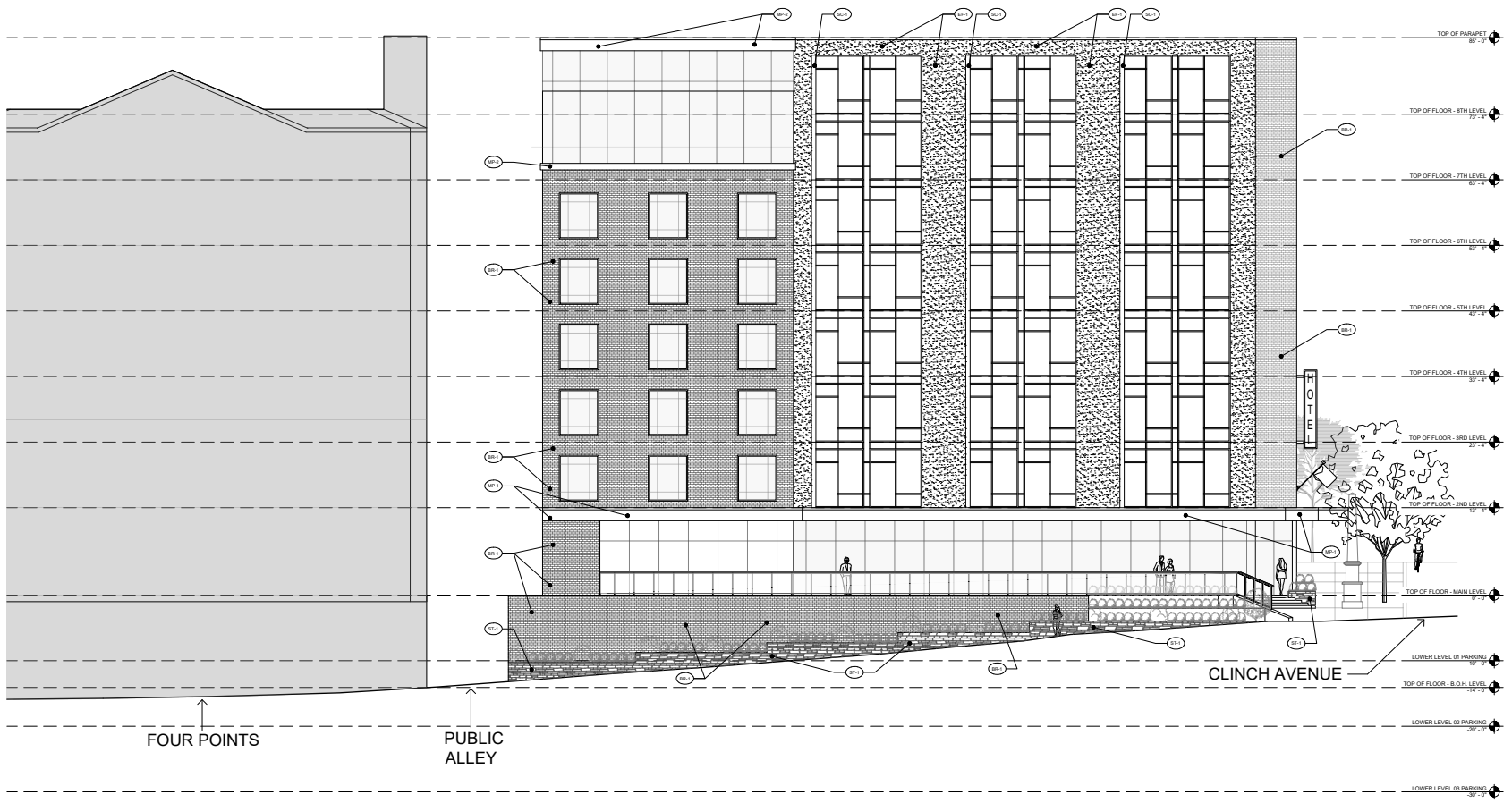
ground level parking
plan



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EXTERIOR FINISH KEY	
	E.F.S.
	FULL BED BRICK
	FULL BED STONE VENEER
	STONE TRIM CAP
	METAL PANEL CANOPY SYSTEM
	METAL PANEL
	METAL SCREEN



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CLINCH AVENUE
KNOXVILLE, TENNESSEE 37916

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Revisions

ELEVATION FROM ELEVENTH STREET

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

1

12-H-19-UR
Revised: 2/10/2020

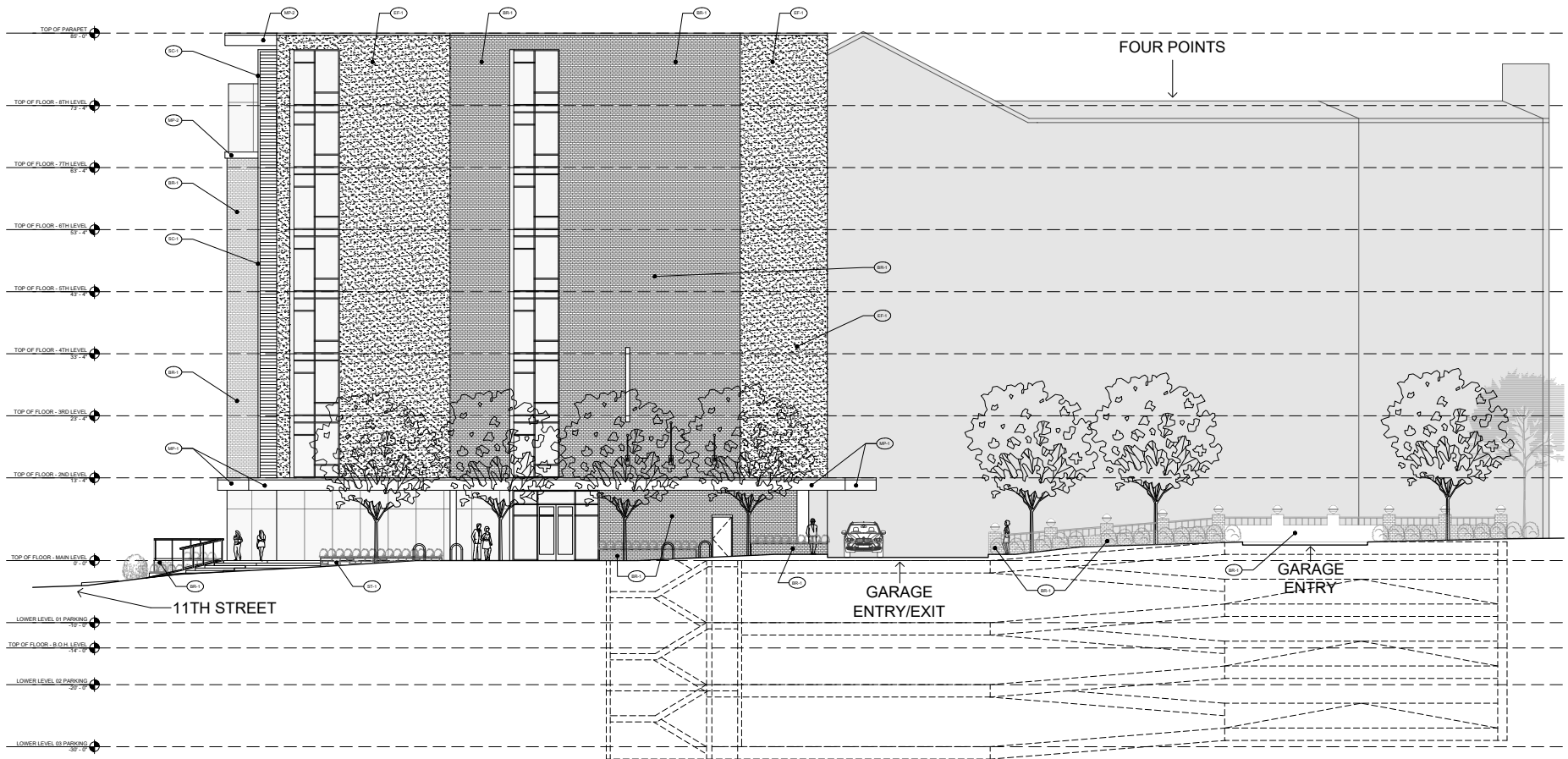
a4.01
elevation from 11th
street



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EXTERIOR FINISH KEY	
	E.I.F.S.
	FULL BED BRICK
	FULL BED STONE VENEER
	STONE TRIM CAP
	METAL PANEL CANOPY SYSTEM
	METAL PANEL
	METAL SCREEN



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CLINCH AVENUE
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Issue Date 01-27-2020

Drawn RRS Checked RMR

Revisions

ELEVATION FROM CLINCH AVENUE

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

1

a4.02
elevation from clinch
avenue

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Revised: 2/10/2020



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EXTERIOR FINISH KEY	
	EIFS
	FULL BED BRICK
	FULL BED STONE VENEER
	STONE TRIM CAP
	METAL PANEL CANOPY SYSTEM
	METAL PANEL
	METAL SCREEN



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Issue Date 01-27-2020

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Revisions

ELEVATION FROM PARKING STRUCTURE

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

1

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Revised: 2/10/2020

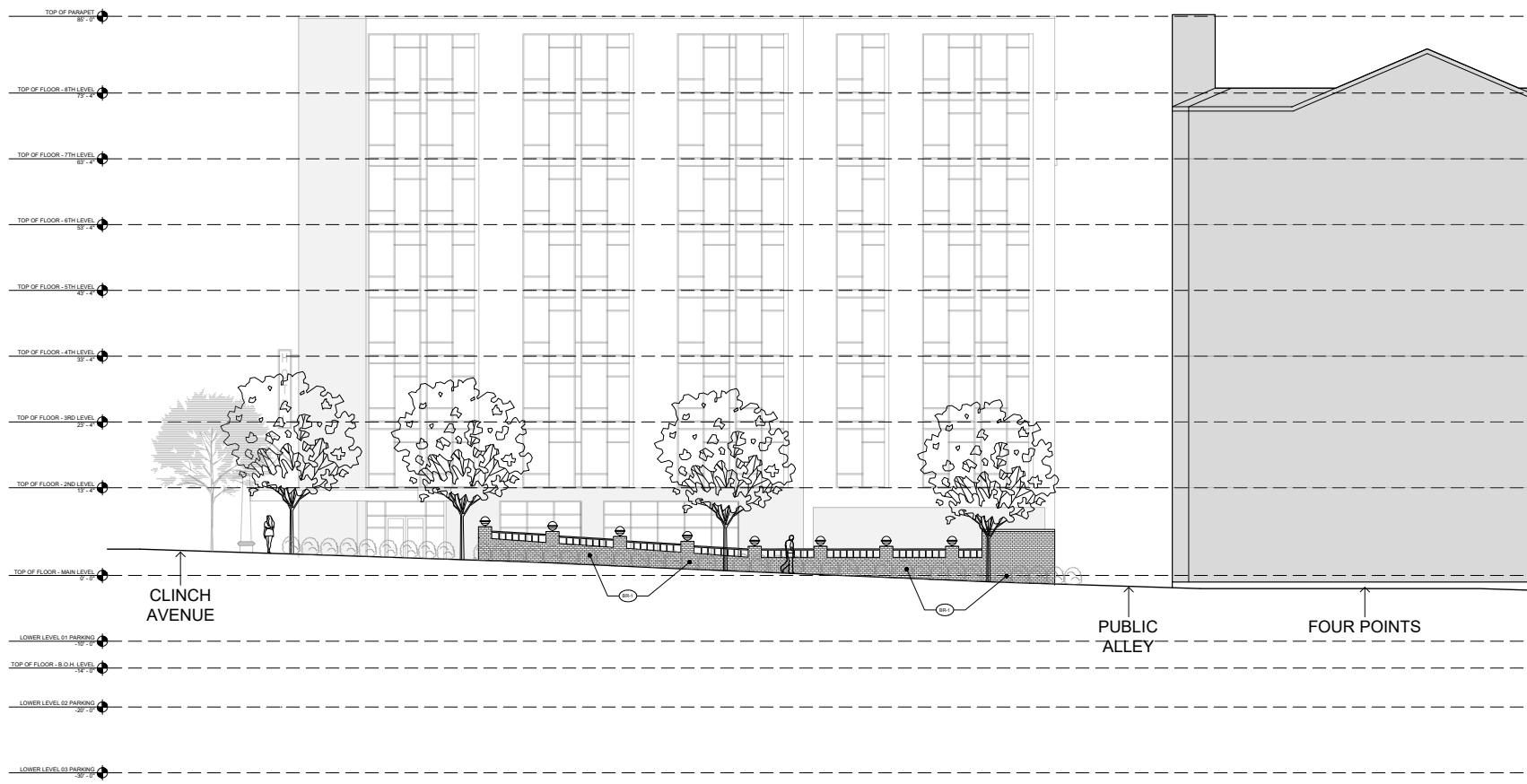
a4.03
elevation from parking
structure



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EXTERIOR FINISH KEY	
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	FULL BED BRICK
	FULL BED STONE VENEER
	STONE TRIM CAP
	METAL PANEL CANOPY SYSTEM
	METAL PANEL
	METAL SCREEN



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Issue Date 01-27-2020

Drawn RRS Checked RMR

Revisions

ELEVATION FROM TWELFTH STREET

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

1

a4.04

elevation from 12th street

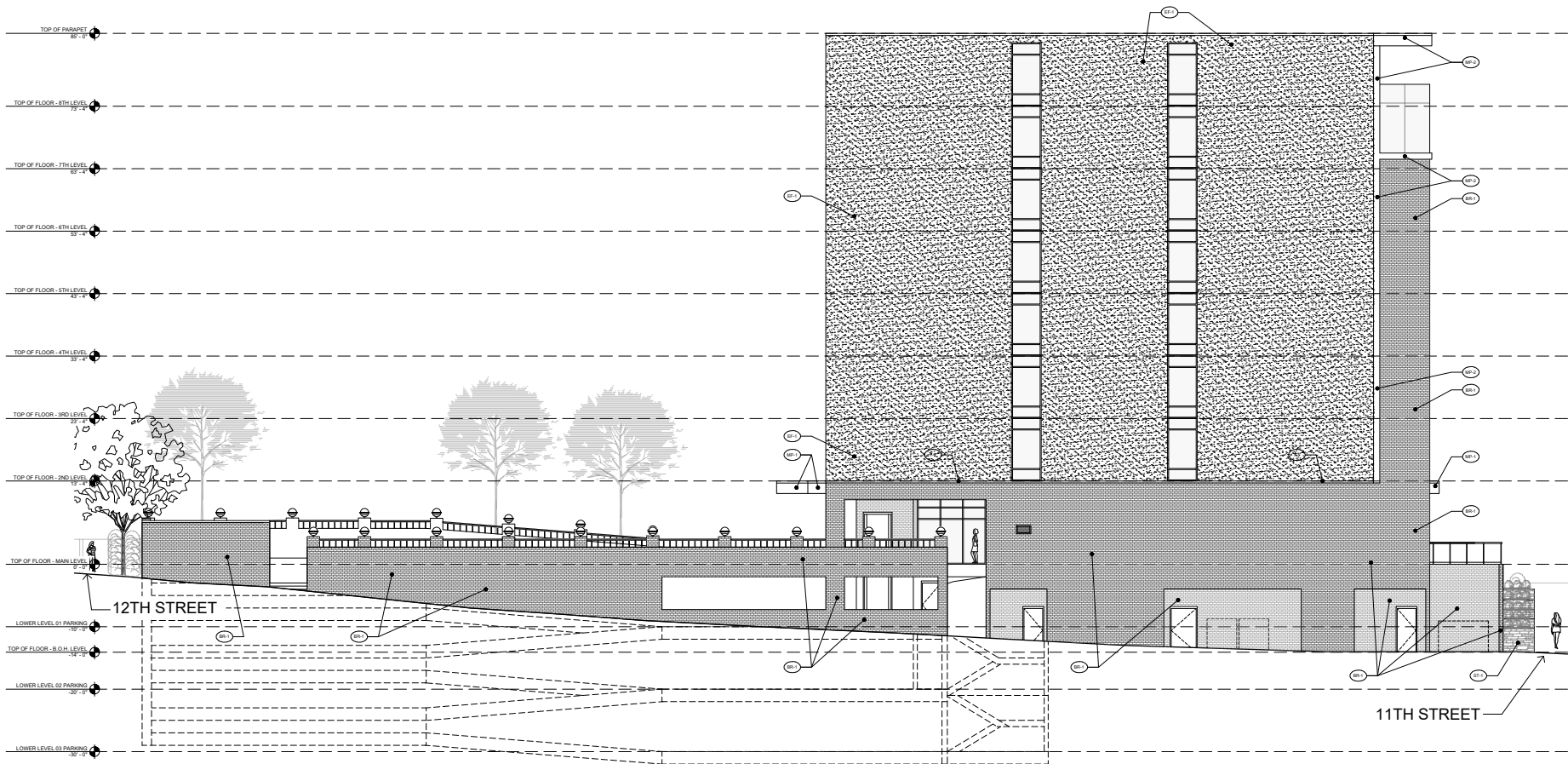
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**randolph
architecture**

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EXTERIOR FINISH KEY	
	EIFS
	FULL BED BRICK
	FULL BED STONE VENEER
	STONE TRIM CAP
	METAL PANEL CANOPY SYSTEM
	METAL PANEL
	METAL SCREEN



MPC
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Issue Date 01-27-2020

Drawn RRS Checked RMR

Revisions

ELEVATION FROM PUBLIC ALLEY

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

1

a4.05

elevation from public
alley

12-H-19-UR
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