



# USE ON REVIEW REPORT

▶ **FILE #:** 9-A-20-UR

**AGENDA ITEM #:** 23

**AGENDA DATE:** 9/10/2020

▶ **APPLICANT:** ARNOLD CONSULTING ENGINEERING SERVICES (ACES)

OWNER(S): Shriji Krupa, LLC

TAX ID NUMBER: 119 03401 & 03406

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 8949 & 0 Executive Park Dr.

▶ **LOCATION:** North side of Executive Park Dr., east side of Director's Dr., south of Cross Park Dr.

▶ **APPX. SIZE OF TRACT:** 1.74 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Executive Park Dr, a local street with a 4 lane boulevard section within a 90' right-of-way, and Directors Dr., a local street with a 26' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **ZONING:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Hotel with 82 rooms

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Offices / C-H-2 (Highway Commercial)

South: Offices / PC (Planned Commercial) & CA (General Business)

East: Medical and professional offices / C-G-2 (General Commercial) & C-H-2 (Highway Commercial)

West: Offices / PC (Planned Commercial)

NEIGHBORHOOD CONTEXT: This area, at the eastern end of Executive Park Dr., is developed with office and commercial uses under PC, CA, C-G-2 and C-H-2 zoning.

## STAFF RECOMMENDATION:

▶ **APPROVE** the request for a hotel with up to 82 rooms as shown on the development plan subject to the following 9 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Installing all landscaping, as shown on the landscape plan, within six months of issuance of an occupancy

permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee installation.

3. Installation of sidewalks for the hotel as identified on the development plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act ( ADA).
4. Submitting a Transportation Impact Letter (TIL) during permitting as required by, and for review and approval by, the City of Knoxville Department of Engineering.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements of the Knoxville Department of Engineering for access to the adjacent City streets.
7. Meeting all applicable requirements of the Knox County Fire Marshal's Office.
8. Any proposed signage will be required to meet all applicable requirements of the Knox County Zoning Ordinance and is subject to approval by Knox County and Planning Commission staff.
9. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PC (Planned Commercial) zoning district and the criteria for approval of a use on review.

#### **COMMENTS:**

The applicant is proposing to develop this 1.74 acre site with an 82 room hotel. The site is located on the north side of Executive Park Drive and the east side of Directors Drive, east of the northbound Cedar Bluff off-ramp from I-40/I-75.

The proposed hotel will be operated by MainStay Suites / Sleep Inn with 82 rooms that are a combination of standard hotel rooms and suite units. The proposed hotel will include four stories with a total building area of approximately 46,230 square feet (approximately 11,558 square feet per floor). There will be a total of 83 parking space for the hotel.

While the four story building will exceed the maximum height of 45 feet in the PC zoning district, the district allows the Planning Commission to approve greater heights. Other hotels along Executive Park Dr. have been built at up to five stories. The top of the MainStay gable ridge and the Sleep Inn tower are approximately 64 feet in height. The top of the parapet wall around the building is approximately 48'.

The recommended Transportation Impact Letter (TIL) to be submitted during permitted is to evaluate the need for a left turn lane on Executive Park Drive at their entrance. TIL's are typically requested when there is a limited scope that needs to be studied, such as only evaluating the need for a turn lane or updating a previously approved Transportation Impact Study.

#### **EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed use is compatible and consistent with surrounding development and zoning in the area.

#### **CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed hotel with the recommended conditions meets the standards for development within the PC (Planned Commercial) zoning district and all other relevant requirements of the Zoning Ordinance.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the site is located in a commercial area with direct access to streets that serve nonresidential development.

#### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest County Sector Plan proposes office uses for this site. The Knox County Zoning Ordinance allows hotels as a permitted use in the general office district and can be considered for approval in the PC

zone. The proposed hotel is consistent with the Sector Plan.

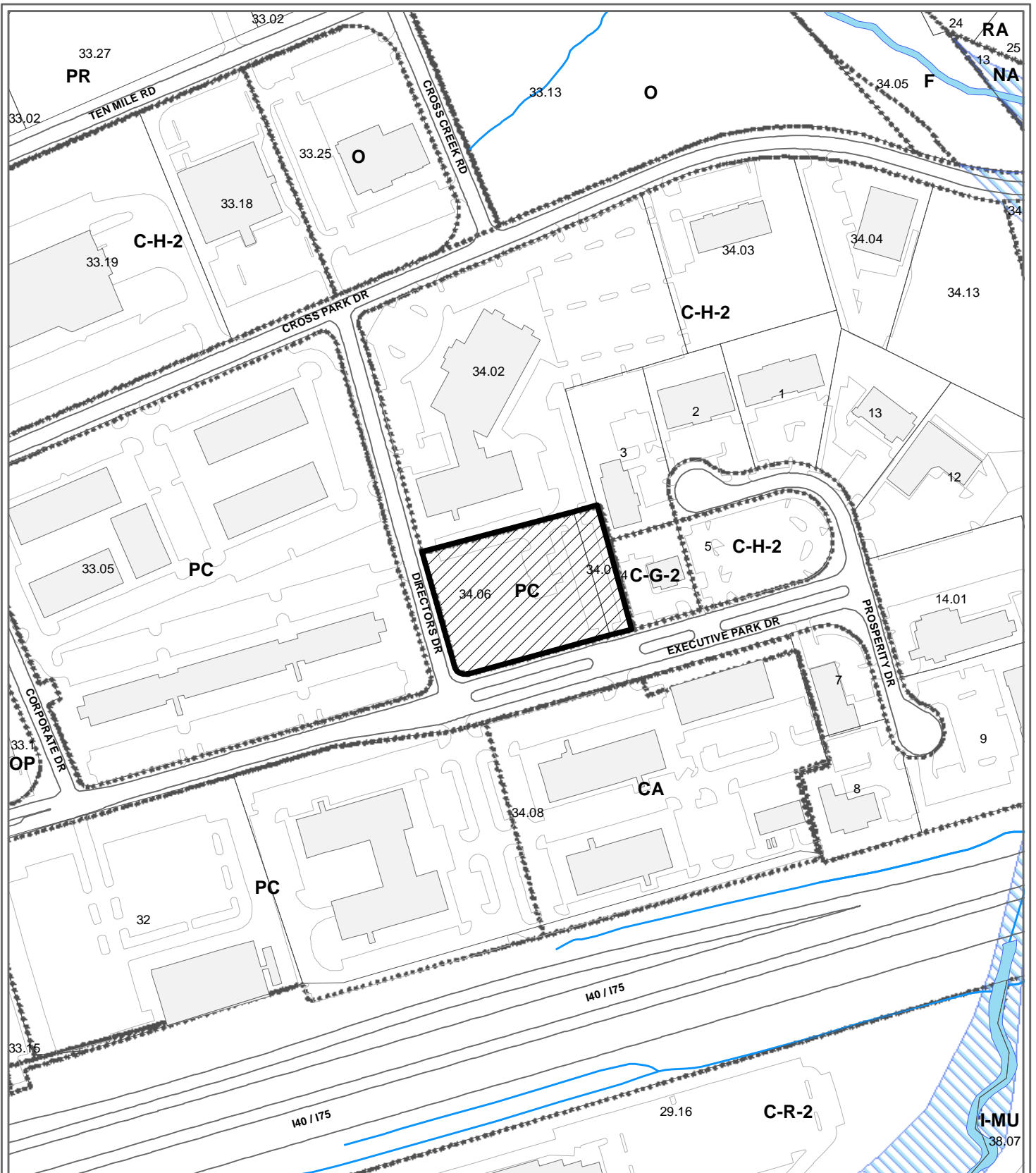
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 499 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**9-A-20-UR  
USE ON REVIEW**



Hotel with 82 rooms in PC (Planned Commercial)

Petitioner: Arnold Consulting Engineering Services (ACES)

Map No: 119

Jurisdiction: County

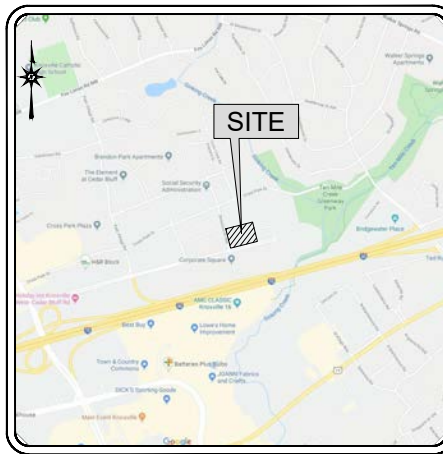


Original Print Date: 8/13/2020 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

# DEVELOPMENT PLAN FOR SLEEP INN / MAINSTAY SUITES

8949 EXECUTIVE PARK DRIVE  
KNOXVILLE, TN 37923

APRIL 3, 2020  
REVISED: AUGUST 24, 2020



KNOXVILLE, TN  
VICINITY MAP

## SHEET

COVER SHEET	
C1	EXISTING TOPOGRAPHY ALTA SURVEY - MBI
C2	SITE LAYOUT
C3	SITE GRADING AND DRAINAGE
C4.0	PRE-EROSION CONTROL
C4.1	POST-EROSION CONTROL
C5.0	WATER AND SANITARY SEWER
C5.1	SANITARY SEWER PROFILE
C6	ELECTRIC, TELEPHONE, CABLE & GAS
C7	SITE DETAILS
C8	SITE DETAILS
C9	SITE DETAILS
L1	LANDSCAPE PLAN
SL1	SITE LIGHTING PLAN

### OWNER/APPLICANT

SANJAY PATEL / SHRUJI KRUPA, LLC  
206 WOODLAND TRACE DRIVE  
FARRAGUT, TN 37934

### ENGINEER & LANDSCAPE ARCHITECT

ARNOLD CONSULTING  
ENGINEERING SERVICES  
P.O. BOX 1338  
BOWLING GREEN, KY 42101  
CONTACT: DANIEL WHITLEY  
(270) 780-9445

### SURVEYOR

MICHAEL BRADY INC.  
299 N. WEISGARBER ROAD  
KNOXVILLE, TN  
CONTACT: WADE LOVEN  
(865) 584-0999

### ARCHITECT

OWEN F. SLAGLE III - ARCHITECT  
2170 HULTON ROAD  
VERONA (PLUM), PA 15147  
(412) 828-5710

9-A-20-UR

Revised: 8/24/2020

### UTILITY COMPANIES/ GOVERNMENT OFFICIALS

PLANNING AND ZONING:  
KNOXVILLE-KNOX COUNTY  
PLANNING  
400 MAIN STREET, SUITE 403  
KNOXVILLE, TN 37902  
TELEPHONE: (865) 215-2500

WATER & SEWER:  
WEST KNOX UTILITIES  
2328 LOVELL ROAD, P.O. BOX 51370  
KNOXVILLE, TN 37950  
CONTACT: JIM REESE, PE  
TELEPHONE: (865) 690-2521, EXT. 236

ENGINEERING:  
KNOX COUNTY STORMWATER  
205 WEST BAXTER AVENUE  
KNOXVILLE, TN 37919  
CONTACT: AMANDA PURKEY  
TELEPHONE: (865) 215-5540

ELECTRIC & GAS:  
KNOXVILLE UTILITIES BOARD  
4505 MIDDLEBROOK PIKE  
KNOXVILLE, TN 37921  
CONTACT: AARON JOHNSON  
TELEPHONE: (865) 558-2426

### SURVEY PROVIDED BY:

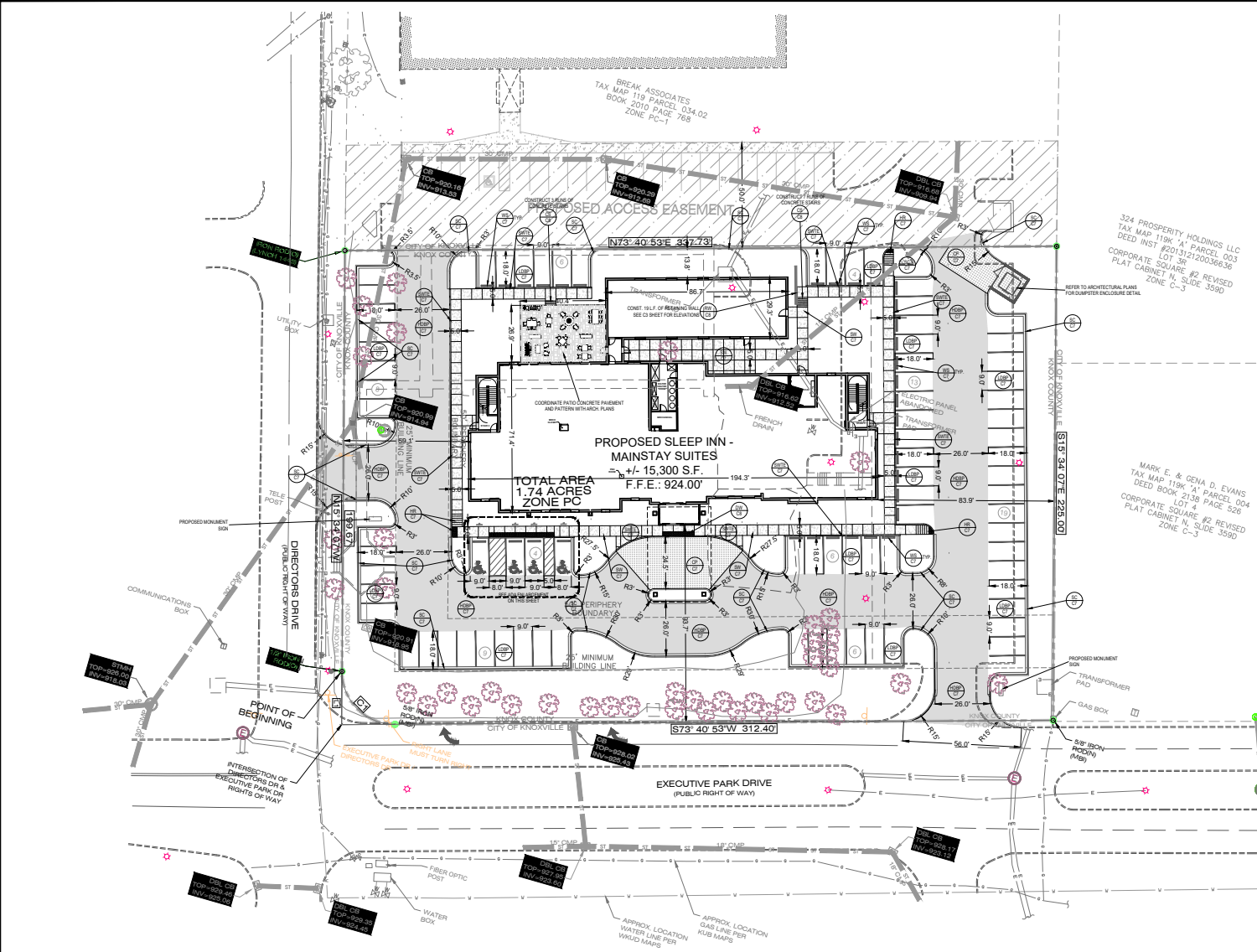


MICHAEL BRADY INCORPORATED  
299 NORTH WEISGARBER ROAD  
KNOXVILLE, TN 37919-4013  
PHONE: (844) 275-8080



ARNOLD CONSULTING  
ENGINEERING SERVICES  
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- ### GENERAL NOTES
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL PERMITTING AUTHORITIES.
  - NO GRADING, STOPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PROPOSED SOIL EROSION CONTROL PLAN HAS BEEN APPROVED AND IN PLACE.
  - ALL DIMENSIONS INVOLVING CURB RADI ARE SHOWN TO FACE OF CURB UNLESS NOTED OTHERWISE. ALL CURB RADI ARE 5.0' UNLESS NOTED OTHERWISE.
  - IN THE CASE OF CONFLICT BETWEEN THE DRAWING AND ANY OTHER DRAWING AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
  - THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF LOCAL UTILITY COMPANIES.
  - IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND THE TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS.
  - THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL VEHICLE TRAFFIC IN AND AROUND THE CONSTRUCTION AREA.
  - ALL UNPAVED AREAS TO RECEIVE A MINIMUM OF 4" TOPSOIL, SEED (AS OUTLINED IN THE LANDSCAPE PLAN), MULCHED AND WATERED AS NECESSARY TO PROVIDE SUBSTANTIAL GRASS COVER.
  - ALL PAVEMENT MARKINGS INCLUDING STRIPES, DIRECTIONAL ARROWS, ETC. SHALL BE WHITE PAINT (TWO COATS), HANDICAP SYMBOL, COLORS SHALL BE PER LOCAL CODES, APPROVED EXTERIOR PAINTS AREAS FOLLOWS:
    - PRATT AND LAMBERT TRAFFIC PAINT
    - SHERWIN-WILLIAMS PRO-MAR TRAFFIC MARKING PAINT B25 SERIES
    - GOLDEN ROAMER TRAFFIC PAINT
    - PPG ZONE AND TRAFFIC MARKING PAINT
- \*NOTES: THE SITE SHALL COMPLY WITH ALL ACCESSIBILITY STANDARDS.

### DEVELOPMENT SUMMARY

CURRENT ZONING	PERMITTED REQUIREMENT	PROVIDED
PC - PLANNED COMMERCIAL ZONE	COMMERCIAL	COMMERCIAL
EST. AREA	NA	75,500 S.F.
LOT COVERAGE	NO MORE THAN 50%	20.2% (33.4 ACRES)
BUILDING SETBACKS	SOUTH EXECUTIVE PARK DRIVE: 30' EAST SIDE: NA WEST DIRECTORS DRIVE: 10' NORTH: 30.0' NA	SOUTH EXECUTIVE PARK DRIVE: 35.1' EAST: 30.0' (33.9' WEST DIRECTORS DRIVE: 10' NORTH: 30.0' NA
TOTAL PARKING	1 SPACE PER 2 ROOMS PLUS 1 SPACE PER 3 EMPLOYEES	TOTAL SPACES PROVIDED = 40
LANDSCAPE PLAN	SEE SHEET C1	SEE SHEET C1
DRAINAGE PLAN	NA	SEE SHEET C3
TRAFFIC STUDY	NA	NA
SITE ACCESS	PER HINCK COUNTY	2 ACCESS POINTS: EXECUTIVE PARK DRIVE AND DIRECTORS DRIVE

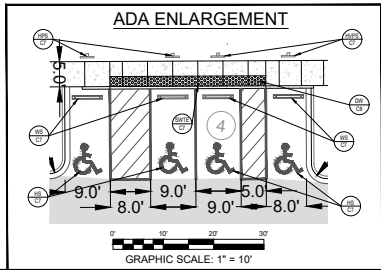
  

### DEVELOPMENT SUMMARY

P.A.R.	PERMITTED REQUIREMENT	PROVIDED
F.A.R.	NA	5.21
BUILDING LABEL	NA	15,300 S.F.
BUILDING HEIGHT	40'	34'-3" (4 STORIES)

### CONSTRUCTION LEGEND

	LIGHT DUTY BITUMINOUS PAVEMENT		HANDICAP VAN PARKING BOX
	HEAVY DUTY BITUMINOUS PAVEMENT		HANDICAP PARKING SIGN
	SIDEWALK TURN-DOWN EDGE		STANDARD CURB & GUTTER
	STANDARD SIDEWALK		WHEELSTOP
	CONCRETE PAVEMENT		HANDICAP RAMP
	HANDICAP SYMBOL		RETAINING WALL
	DETECTABLE WARNING		CONCRETE STAIR



9-A-20-UR  
Revised: 8/24/2020

GRAPHIC SCALE: 1" = 20'

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Victoria (Burrin) PA 15147  
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ENGINEERING SERVICES, INC.  
P.O. BOX 3338  
BOWLING GREEN, KY 40301  
PHONE: (502) 758-6445



Franchise Information  
SANKU PATEL  
SREEDHAR, LLC  
206 Woodland Trace Drive  
Farragut, TN 37934

Project location  
Sleep Inn/Mainstay Suites -  
9949 EXECUTIVE PARK DRIVE  
OXFORDVILLE, TN 37923

### REVISIONS

NO.	DATE
1	8-13-2020

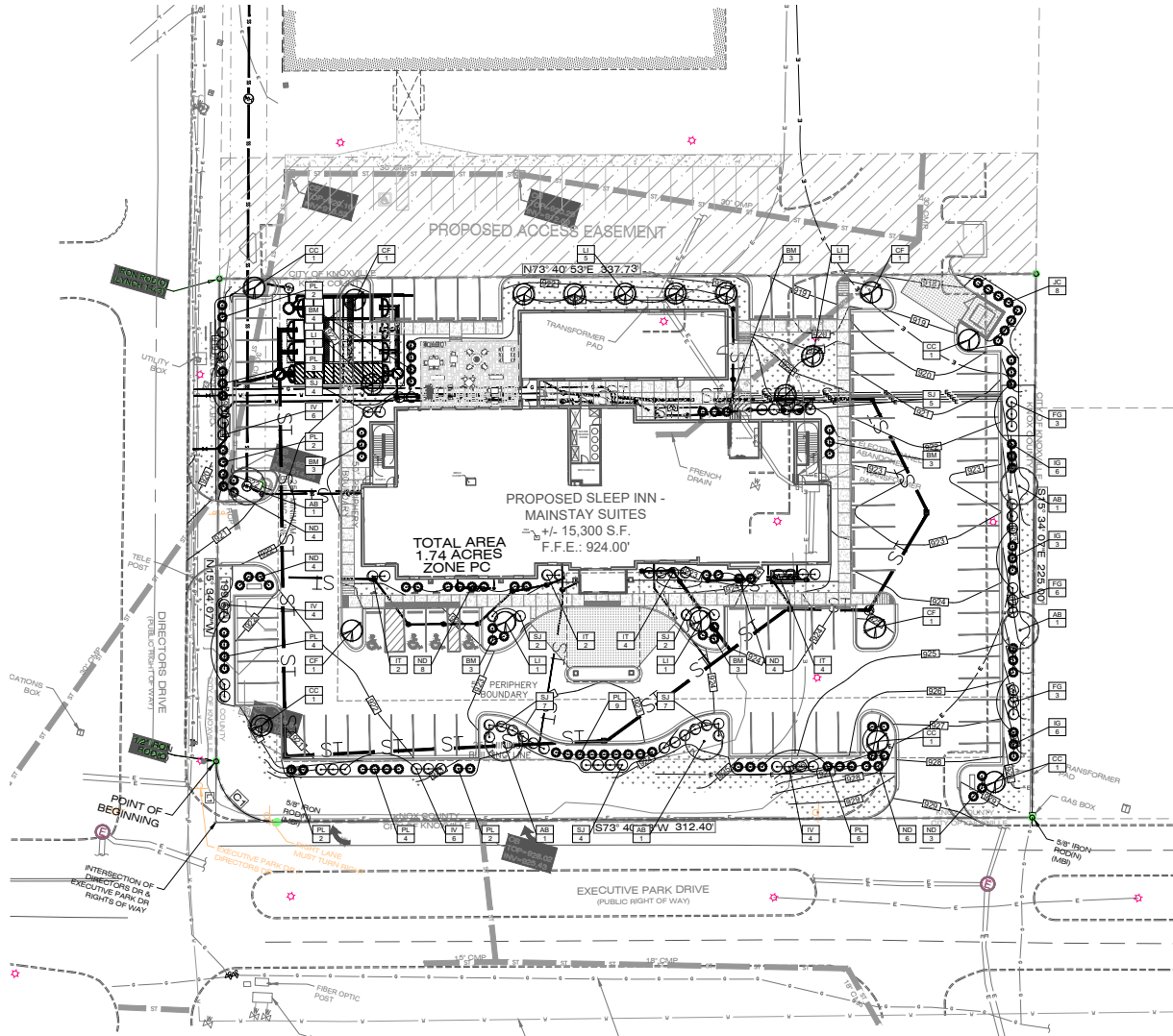
DRAWING ISSUED FOR:  
 PRELIM. FLOOR PLAN  
 30%  
 CLIENT/CORP. REVIEW (90%)  
 BEDDING  
 PERMITTING  
 PERMIT REVISIONS  
 FINAL CONST.  
 DRAWING ISSUE DATE: 08-24-2020

SITE LAYOUT

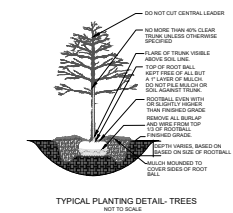
PROJECT NO.: 20-1430  
08/24/2020  
SHEET NUMBER: C2



THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY.



- LANDSCAPE NOTES:**
- PLANT MATERIALS SHALL CONFORM IN SIZE AND GRADE TO AMERICAN STANDARDS FOR NURSERY STOCK. PLANT MATERIALS SHALL BE OF STANDARD QUALITY TRUE TO NAME AND TYPE, AND FIRST CLASS REPRESENTATIVES OF THEIR SPECIES OR VARIETY. PLANTS SHALL BE CAREFULLY LABELED AND SIZES NOTED. RIGHT IS RESERVED TO REJECT PLANTS CONSIDERED AS UNSATISFACTORY. REJECTED PLANTS SHALL BE REMOVED FROM SITE. PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY. HEADING-BACK PLANTS TO MEET SIZES INDICATED IN DRAWINGS SCHEDULE WILL NOT BE PERMITTED.
  - PLANTS & TREES**
    - CONTRACTOR SHALL STAKE THE LOCATION OF EACH TREE AND SHRUB IN ACCORDANCE WITH THE LOCATIONS SHOWN ON THE DRAWINGS. STAKING AND LAYOUT WORK SHALL BE DONE SUFFICIENTLY IN ADVANCE OF PLANTING OPERATIONS TO PERMIT THE LANDSCAPE DESIGNER TO CHECK, REVISE IF DESIRED, AND APPROVE THE LOCATIONS BEFORE DIGGING OPERATIONS BEGIN.
    - EXCAVATE PLANTING BEDS AND POCKETS TO A DEPTH REQUIRED FOR PLANTINGS.
    - ANY ROCK OR OTHER UNDERGROUND OBSTRUCTION SHALL BE REMOVED TO DEPTH NECESSARY TO PERMIT PLANTING ACCORDING TO THESE SPECIFICATIONS.
    - IN GENERAL, CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTED AREAS AFTER PLANTING AND IN DRY WEATHER USE ENOUGH WATER TO THOROUGHLY SOAK ALL TREE PITTS BEFORE PLANTING. CONTRACTOR SHALL MAKE NECESSARY ARRANGEMENTS IN ADVANCE OF START OF THE WORK TO INSURE THAT AN ADEQUATE SUPPLY OF WATER AND WATERING EQUIPMENT ARE AVAILABLE WHEN REQUIRED.
  - MULCHING**
    - MULCH TOP OF ROOT BALL AND SAUCER WITHIN 48 HOURS TO A MINIMUM DEPTH OF 2" AND TO A DEPTH NOT TO EXCEED 3".
    - ALL SHADE AND FLOWERING TREES SHALL BE MULCHED WITH THREE (3) INCHES THICK (SETTLE) AND COVERING AN AREA TWELVE (12) INCHES GREATER THAN THE DIAMETER OF PIT.
  - PLANT MAINTENANCE**
    - MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR 90 DAYS AFTER THE LAST PLANT HAS BEEN INSTALLED.
    - ALL PLANTS SHALL BE KEPT IN A GROWING, HEALTHY CONDITION BY WATERING, PRUNING, SHEARING, SPRAYING, TIGHTENING OF GUYS, STRAIGHTENING OF PLANTS WHICH LEAN OR SAG, LIFTING PLANTS WHICH DEVELOP MORE THAN NORMAL SETTLEMENT, WEEDING, AND BY ANY OTHER NECESSARY OPERATION OF MAINTENANCE. KEEP ALL PLANTING AREAS FREE OF WEEDS AND UNDESIRABLE GRASSES.
    - DURING THE MAINTENANCE PERIOD, PLANTS IN AN UNHEALTHY OR BADLY IMPAIRED CONDITION SHALL BE REMOVED AND REPLACED IMMEDIATELY USING SPECIFIED MATERIAL.
  - ACCEPTANCE AND GUARANTEE**
    - ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR WITHOUT SATISFACTORY GROWTH, AS DETERMINED BY THE LANDSCAPE ARCHITECT, SHALL BE REMOVED AND REPLACED IN NEWLY SPECIFIED PLANTING SEASON. ANY REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED AND REPLANTED IN SAME LOCATION FROM WHICH DEAD PLANT WAS REMOVED AND SHALL BE REPLACED AT NO ADDITIONAL COST.
    - ALL PLANT MATERIAL SHALL HAVE A ONE YEAR WARRANTY FOR REPLACEMENT.
  - DURING THE BIDDING PROCESS, NO PLANTS MAY BE SUBSTITUTED FOR A DIFFERENT PLANT. THE PLAN MUST BE BID AS DRAWN.**
  - THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO COME BACK AFTER ONE YEAR OF ACCEPTANCE OF THE PLANTING TO REMOVE ANY STAKES OR GUY WIRES THAT MAY HAVE BEEN USED.
  - ANY DISCREPANCY BETWEEN THE PLANTING PLAN AND THE PLANT SCHEDULE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE.
  - THE OWNER RESERVES THE RIGHT TO ALTER THE PLANTING PLAN AS SHOWN IN THE AREA OF THE FOUNDATION.
- SEED: ALL DISTURBED AREAS NOT COVERED WITH SOIL OR IN PLANT BEDS ARE TO BE HAND RAKED SMOOTH AND SEEDED WITH A TURF TYPE FESCUE AT A RATE OF 5 LBS / 1,000 SF. COVERED IN STRAW UNTIL 50% COVER IS PROVIDED. SEED BED AREA SHALL BE KEPT DAMP TO PROVIDE SUITABLE ENVIRONMENT FOR SEED GERMINATION.
- MULCH: ALL SHRUBS THAT ARE SHOWN IN GROUPINGS SHALL BE MULCHED IN A PLANT BED WITH SHREDED HARDWOOD MULCH TO A MINIMUM OF 2" AND NOT GREATER THAN 3" IN DEPTH. IN AREAS OF STEEP SLOPES A FINE GRADE (NEARLY INVISIBLE) PLASTIC NETTING MAY BE USED TO STABILIZE THE MULCH BED.
- ANNUALS AND PERENNIALS: ANY DESIRED ANNUALS AND PERENNIALS MAY BE DETERMINED BETWEEN THE PROPERTY OWNER AND THE LANDSCAPE CONTRACTOR FOR DESIRED COLOR PALETTE.



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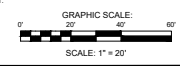
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**PLANT SCHEDULE**

KEY	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
<b>TREES</b>						
AB	5	ACER BURSERRIANNUM 'STREETWISE'	TRENT MAPLE	1 1/2" CAL.	B & B	WELL BRANCHED
CC	5	CORNUS CANADENSIS 'FOREST PANTRY'	EASTERN REDBUD	5' - 6" HT.	B & B	WELL BRANCHED
CF	4	CORNUS FLORIDA	FLOWERING DOGWOOD	2' - 6" HT.	B & B	WELL BRANCHED
LI	9	LAGERSTROEMIA INDICA	CREPE MYRTLE	5' - 6" HT.	B & B	WELL BRANCHED
<b>SHRUBS</b>						
BM	19	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLELEAF BOXWOOD	24" HT.	CONT. (B & B)	WELL BRANCHED
FG	12	FOTHERGILLA GARDENI	DWARF FOTHERGILLA	24" HT.	CONT. (B & B)	WELL BRANCHED
IG	10	ILEX GLABRA	INQUIRY	24" HT.	CONT. (B & B)	WELL BRANCHED
IV	20	ILEX VERTICILLATA 'RED SPRITE'	COMMON WINTERBERRY	24" HT.	CONT. (B & B)	WELL BRANCHED
IT	12	ITEA VIRGINICA 'HENRY'S GARNET'	COMMON WINTERBERRY	24" HT.	CONT. (B & B)	WELL BRANCHED
JC	8	JUNIPERUS CHINENSIS 'BLUE POINT'	CHINESE JUNIPER	36" HT.	CONT. (B & B)	WELL BRANCHED
NO	28	NANUKA DOMESTICA 'SILE STREAM'	HEAVY BAMBUSO	24" HT.	CONT. (B & B)	WELL BRANCHED
PL	34	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	CHERRY LAUREL	24" HT.	CONT. (B & B)	WELL BRANCHED
SU	31	SPIREA JAPONICA 'LITTLE PRINCESS'	SPirea	24" HT.	CONT. (B & B)	WELL BRANCHED

AREA OF SOIL: 781 SQUARE YARDS. SOIL TO BE A LOCALLY GROWN TYPE FESCUE. SOIL TO BE PLACED WITHIN 24 HOURS OF HARVEST.

9-A-20-UR  
Revised: 8/24/2020



Owen F. Sagle III - Architect  
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PHONE (502) 750-9445

SLEEP INN & SUITES  
MainStay Suites

Franchise Information  
SANDY PATEL  
SLEEPEX, LLC  
206 Woodland Trace Drive  
Fargo, TN 37534

Project location  
Sleep Inn/Mainstay Suites -  
6949 EXECUTIVE PARK DRIVE  
OXFORDVILLE, TN 37023

**REVISIONS**

NO.	DATE	DESCRIPTION

DRAWINGS ISSUED FOR:  
 PRELIM. FLOOR PLAN  
 30%  
 CLIENT/CORP. REVIEW (90%)  
 BEDDING  
 PERMITTING  
 PERMIT REVISIONS  
 FINAL CONST.  
 DRAWING ISSUE DATE: 08-24-2020

LANDSCAPE PLAN

PROJECT NO.: 20-1430  
08/24/2020  
SHEET NUMBER: L1



REVISIONS	
NO.	DATE

DRAWINGS ISSUED FOR:  
 PRELIM. FLOOR PLAN  
 30%  
 CLIENT/CORP. REVIEW (90%)  
 BEDDING  
 PERMITTING  
 PERMIT REVISIONS  
 FINAL CONST.  
 DRAWING ISSUE DATE: 08-24-2020

Schedule	Label	Quantity	Manufacturer	Contract Number	Description	Unit	Number	Number Per Lamp	Light Loss Factor	Average
A	2	2	2	2011 LED 800 100 40K TFM	CONTIGUOUS SERIES LED AREA LUMINAIRE WITH 90° BEAM ANGLE OPERATED AT 100% AND PRECISION MOLDED ACRYLIC FORWARD THROW LENS WITH MOLDED SIDE SHIELD	LED	1	17000	0.75	418
C	3	3	3	2011 LED 800 100 40K TFM	CONTIGUOUS SERIES LED AREA LUMINAIRE WITH 90° BEAM ANGLE OPERATED AT 100% AND PRECISION MOLDED ACRYLIC FORWARD THROW LENS WITH MOLDED SIDE SHIELD	LED	1	17000	0.75	308
D	13	13	13	2011 LED 800 100 40K TFM	CONTIGUOUS SERIES LED AREA LUMINAIRE WITH 90° BEAM ANGLE OPERATED AT 100% AND PRECISION MOLDED ACRYLIC FORWARD THROW LENS WITH MOLDED SIDE SHIELD	LED	1	8000	0.75	101

- GENERAL NOTES**
1. READINGS SHOWN ARE IN UNITS OF MAINTAIN FOOTCANDLES.
  2. LITHONIA LIGHTING FIXTURES USED IN MODEL (SEE SCHEDULE) ON THIS SHEET & MECHANICAL PLANS FOR FURTHER DETAILS.
  3. FIXTURES SHALL MATCH AS NOTED OR EQUIVALENT PER OWNER.
  4. BUILDING MOUNTED SITE LIGHTING HEIGHT (A): 18' (BUCK 16'4"). ALL POLE HEIGHTS (B): 25.0' WALL PACKING MOUNTING HEIGHT (C): 16.4"
  5. ALL FIXTURES AND POLES TO HAVE BLACK PAINTED FINISH.
  6. READINGS TAKEN AT GRADE.
  7. SEE MECHANICAL/ELECTRICAL PLANS FOR EXACT LOCATION OF BUILDING MOUNTED FIXTURES AND WALL PACKS.
  8. FIXTURE SPACING AS SHOWN.
  9. L.L.F. CALCULATED AT 0.75
  10. THE CONTRACTOR SHALL VERIFY TOTAL LINEAR FEET OF CONDUIT AND WIRE GAUGE SIZE IS ADEQUATE.
  11. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH MECHANICAL ENGINEER TO ENSURE ELECTRICAL PANEL LOADING REQUIREMENTS ARE MET AND NOT EXCEEDED.
  12. CONTRACTOR SHALL COORDINATE WITH MECHANICAL PLANS FOR CONNECTION TO ELECTRICAL SERVICE PANEL.
  13. CONTRACTOR SHALL VERIFY THAT ALL ELECTRICAL CONNECTIONS MEET LOCAL BUILDING CODES AND LOADING REQUIREMENTS.
  14. ANY DISCREPANCIES BETWEEN ARCHITECTURAL, MECHANICAL, AND SITE LIGHTING PLANS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR REVIEW.

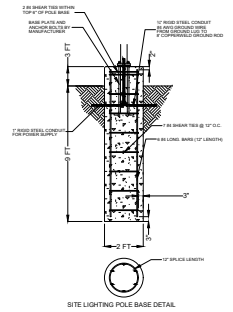
**CURVE TAB**

CURVE	LENGTH	RADIUS	I
C1	39.60	25.00	

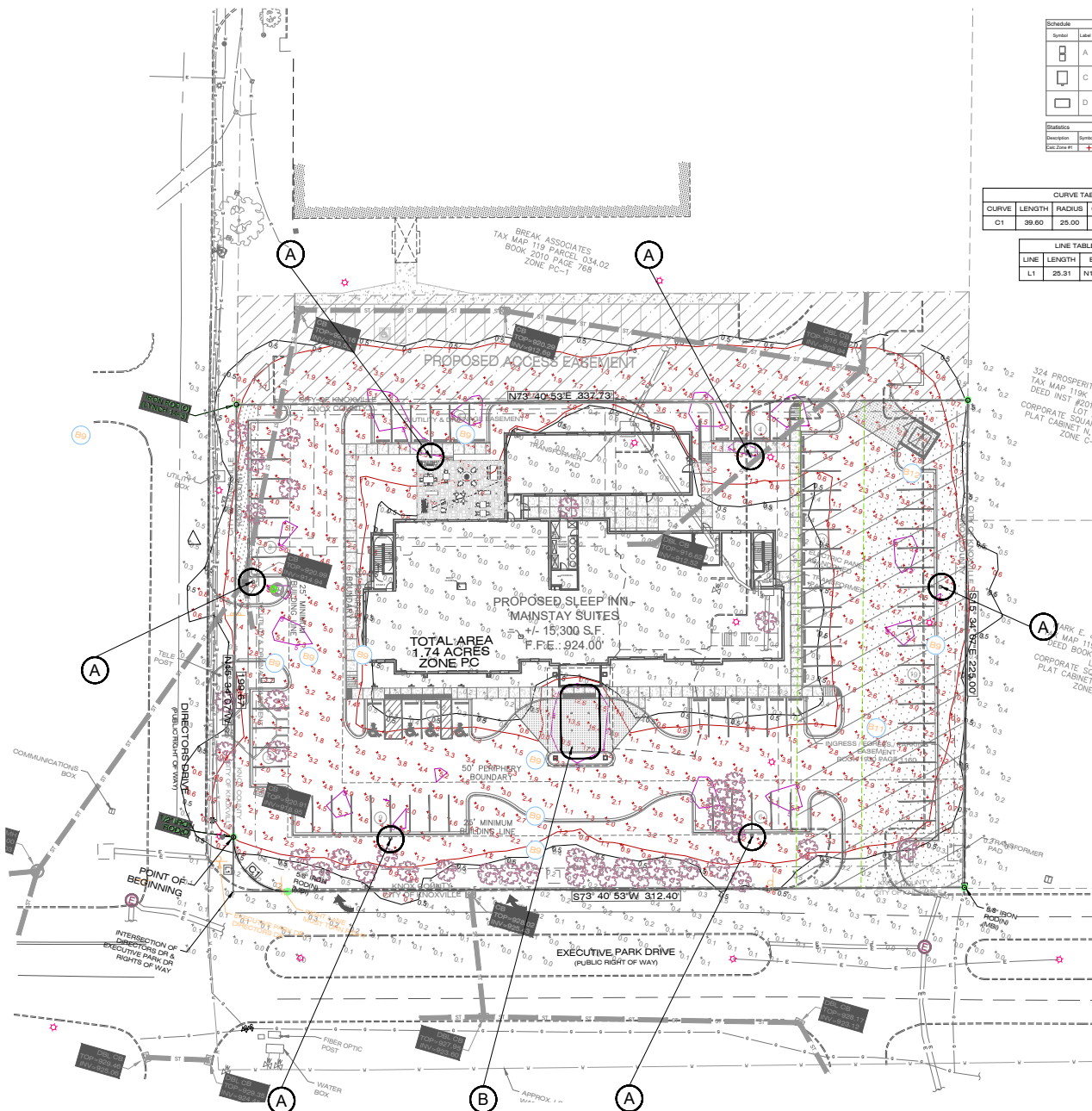
**LINE TABLE**

LINE	LENGTH	E
L1	29.31	N1

**\*NOTE: ALL LIGHTING SHALL BE POINTED DOWNWARD AND INWARD AS TO NOT INCRUACH ONTO ADJACENT PROPERTIES OR RIGHT OF WAY**



- \*NO LIGHTING SHALL BE PERMITTED WHICH WOULD GLARE ONTO ANY STREET, INTO ANY ADJACENT PROPERTY, OR BE DEEMED AS LIGHTING TREASURY, E.G., THE SHINING OF LIGHT PRODUCED BY A FIXTURE BEYOND THE BOUNDARIES OF THE PROPERTY ON WHICH SUCH FIXTURE IS LOCATED.
- \*NO FLASHING LIGHTS OR STROBE LIGHTS ARE PERMITTED, EITHER AFFORED, NON-AFFORED, OR INTERNAL WHICH WOULD BE SEEN FROM ANY ADJACENT PROPERTY, ROAD OR AERIAL LOCATION, EXCEPT IN SITUATIONS INVOLVING PUBLIC HEALTH OR SAFETY.



9-A-20-UR  
 Revised: 8/24/2020



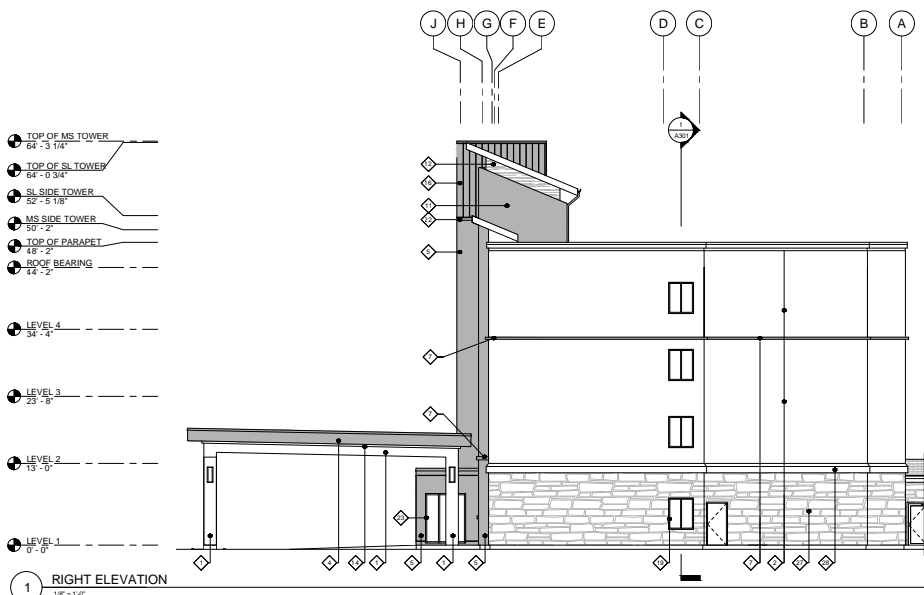


**GENERAL NOTES - EXTERIOR ELEVATIONS:**

- FOR SPECIFIC WINDOW ELEVATIONS & DETAILS SEE SHEET A501
- FINISH OF ALL PTAC/ITAC LOUVERS TO MATCH ADJACENT FACADE MATERIAL FINISH UNO.

**KEYNOTE LEGEND - EXTERIOR ELEVATIONS**

NUMBER	MATERIAL	FINISH
1	EIFS 1"	TEXTURE: S34 SANDFINE. COLOR: REPOSE GRAY - SW 7015 OR COOL SLATE - PPG 1002-3
2	EIFS 2"	TEXTURE: S34 SANDFINE. COLOR: REPOSE GRAY - SW 7015 OR COOL SLATE - PPG 1002-3
3	EIFS 6"	TEXTURE: S34 SANDFINE. COLOR: REPOSE GRAY - SW 7015 OR COOL SLATE - PPG 1002-3
4	EIFS 1"	TEXTURE: S34 SANDFINE. COLOR: DOVETAIL - SW 7018 OR ELEPHANT GRAY - PPG 1005-5
5	EIFS 2"	TEXTURE: S34 SANDFINE. COLOR: DOVETAIL - SW 7018 OR ELEPHANT GRAY - PPG 1005-5
6	EIFS 4"	TEXTURE: S34 SANDFINE. COLOR: DOVETAIL - SW 7018 OR ELEPHANT GRAY - PPG 1005-5
7	EIFS 6"	TEXTURE: S34 SANDFINE. COLOR: DOVETAIL - SW 7018 OR ELEPHANT GRAY - PPG 1005-5
8	EIFS 2"	TEXTURE: S34 SAND FINE. COLOR: PANEX 210 SUNFLOWER & LUSTRO GOLD OR STD TIQUE TUCCAN 100ST OR DRYVIT AZTEC GOLD #4238
9	EIFS 2"	TEXTURE: S34 SAND FINE. HEART OF PALM - SW #415 OR CANVAS SACHEL PPG 12-20
10	CEMENT FIBER BOARD	PRE-FINISHED: NICHHA. COLOR: BLACK FOX - SW 7020 OR PHANTOM MST - PPG 1002-7
11	CEMENT FIBER BOARD	PRE-FINISHED: NICHHA. COLOR: DEWBERRY - SW 6552 OR ROYAL INDIGO - PPG 1174-7
12	CEMENT FIBER BOARD	PRE-FINISHED: NICHHA. COLOR: DEWBERRY - SW 6552 OR ROYAL INDIGO - PPG 1174-7
13	METAL TRIM	SHERWIN WILLIAMS. BLACK FOX - SW 7020 OR PPG. PHANTOM MIST - PPG 1002-7
14	BREAK METAL	LIGHT TRIM PTD TO MATCH SHERWIN WILLIAMS. REPOSE GRAY - SW 7015 OR PPG. COOL SLATE - PPG 1002-3
15	BREAK METAL	PTD TO MATCH SHERWIN WILLIAMS. DOVETAIL - SW 7018 OR PPG. ELEPHANT GRAY - PPG 1005-5
16	STANDING SEAM METAL PANEL	ASC PROFILES. TALUPE OR TO MATCH MEDIUM GRAY - DOVETAIL - SW7018 - PPG 1008-5
17	ASPHALT SHINGLE	MULTI COLORED ASPHALT
18	PTAC GRILL	PTD TO MATCH ADJACENT WALL COLOR
19	VINYL WINDOW FRAME	WHITE FINISH
20	ALUMINUM DOWNSPOUT	PTD TO MATCH ADJACENT SURFACE COLOR
21	ALUMINUM GUTTER	PTD SHERWIN WILLIAMS. REPOSE GRAY - SW 7015 OR PPG. COOL SLATE - PPG 1002-3
22	ALUMINUM GUTTER	PTD SHERWIN WILLIAMS. DOVETAIL - SW 7018 OR PPG. ELEPHANT GRAY - PPG 1005-5
23	STOREFRONT	CLEAR ANNOXIDIZED ALUMINUM
24	FASCIA BOARD	SHERWIN WILLIAMS. REPOSE GRAY - SW 7015 OR PPG. COOL SLATE - PPG 1002-3
25	SOFFIT BOARD	SHERWIN WILLIAMS. REPOSE GRAY - SW 7015 OR PPG. COOL SLATE - PPG 1002-3
26	SOFFIT BOARD	SHERWIN WILLIAMS. REPOSE GRAY - SW 7015 OR PPG. COOL SLATE - PPG 1002-3
27	STONE 2-3"	XXX
28	STONE CAP	XXX



**1 RIGHT ELEVATION**  
1/8" = 1'-0"



**2 FRONT ELEVATION**  
1/8" = 1'-0"

9-A-20-UR  
7/28/2020

Owen F. Stagle III - Architect  
2170 Helms Rd.  
Victoria (Blum), PA 15147  
Ph: (412) 888-9210  
Fax: (412) 888-9218

Professional seal area.



**Franchise Information**

SALUKY PATEL /  
SHELBI KEENE, LLC  
206 Woodland Trace Drive  
Farragut, TN 37934

**Project location**

Sleep Inn/Mainstay Suites -  
8949 Executive Park Drive  
Groveville, TN 37623

**REVISIONS**

NO.	DATE

- DRAWINGS ISSUED FOR:**
- PRELIM. FLOOR PLAN
  - 30%
  - CLIENT/CORP. REVIEW (90%)
  - BEDDING
  - PERMITTING
  - PERMIT REVISIONS
  - FINAL CONST.
- DRAWING ISSUE DATE: 2020-XX-XX

EXTERIOR ELEVATIONS

PROJECT NO. FA18-107

DATE: 10/7/19

SHEET NUMBER

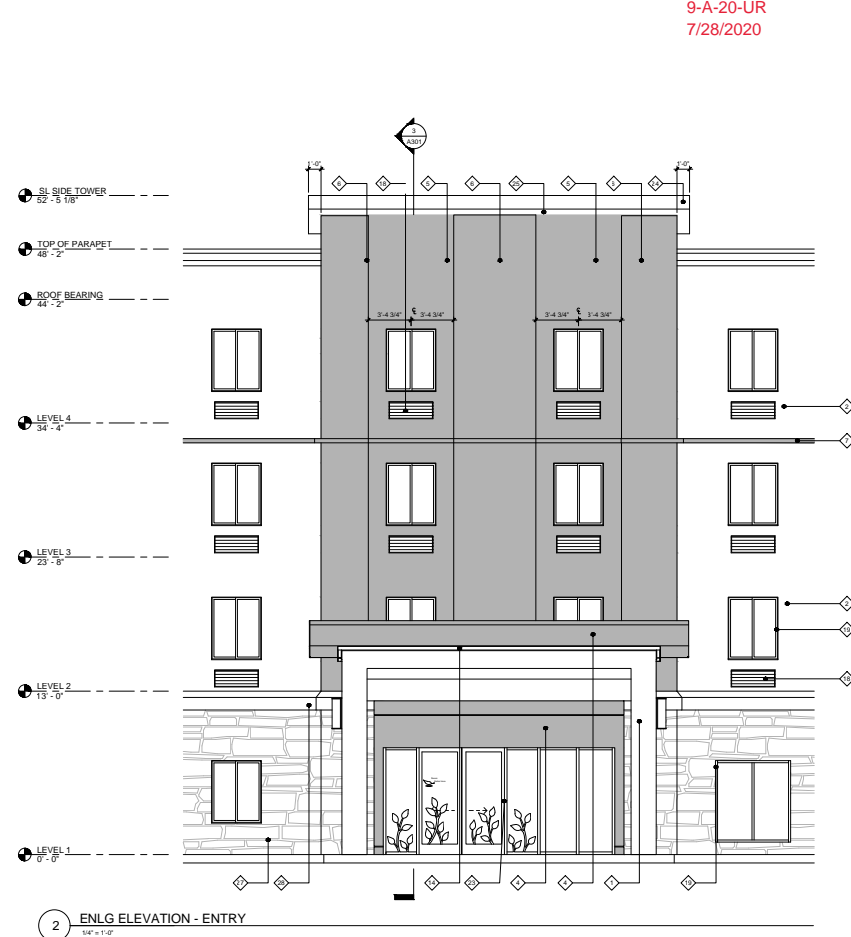
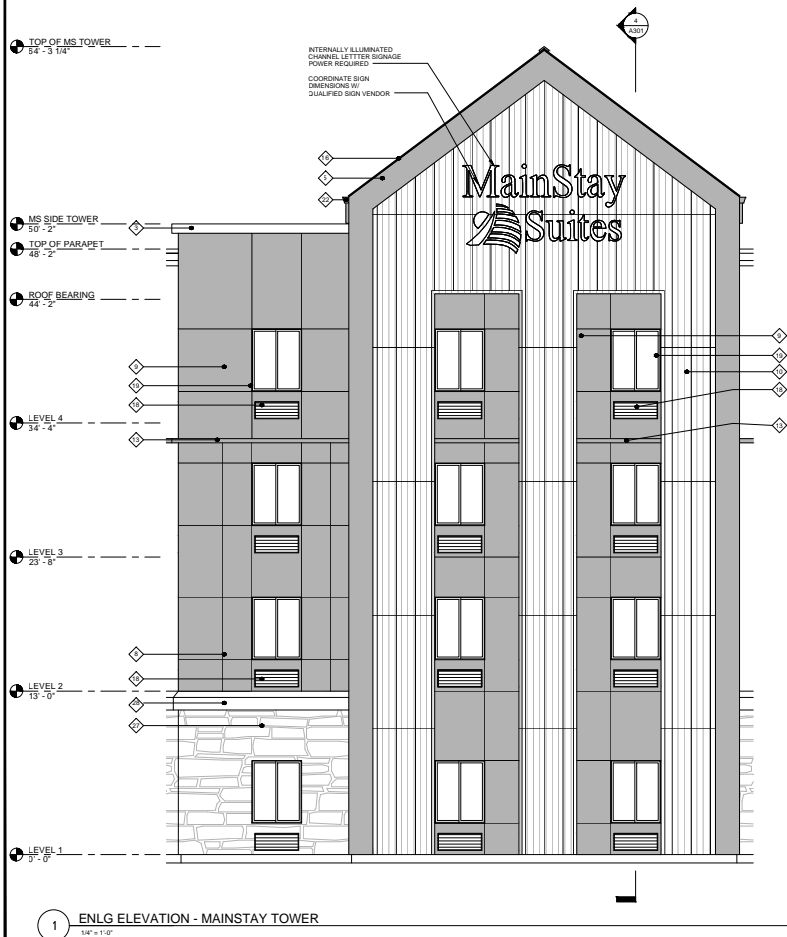
A201.a

**GENERAL NOTES - EXTERIOR ELEVATIONS:**

- FOR SPECIFIC WINDOW ELEVATIONS & DETAILS SEE SHEET A801
- FINISH OF ALL PTAC/VTAC LOUVERS TO MATCH ADJACENT FACADE MATERIAL FINISH UNQ.

KEYNOTE LEGEND - EXTERIOR ELEVATIONS		
NUMBER	MATERIAL	FINISH
1	EIFS 1"	TEXTURE: 534 SANDFINE. COLOR: REPOSE GRAY - SW 7015 OR COOL SLATE - PPG 1002-3
2	EIFS 2"	TEXTURE: 534 SANDFINE. COLOR: REPOSE GRAY - SW 7015 OR COOL SLATE - PPG 1002-3
3	EIFS 6"	TEXTURE: 534 SANDFINE. COLOR: REPOSE GRAY - SW 7015 OR COOL SLATE - PPG 1002-3
4	EIFS 1"	TEXTURE: 534 SANDFINE. COLOR: DOVETAIL - SW 7018 OR ELEPHANT GRAY - PPG 1005-5
5	EIFS 2"	TEXTURE: 534 SANDFINE. COLOR: DOVETAIL - SW 7018 OR ELEPHANT GRAY - PPG 1005-5
6	EIFS 4"	TEXTURE: 534 SANDFINE. COLOR: DOVETAIL - SW 7018 OR ELEPHANT GRAY - PPG 1005-5
7	EIFS 6"	TEXTURE: 534 SANDFINE. COLOR: DOVETAIL - SW 7018 OR ELEPHANT GRAY - PPG 1005-5
8	EIFS 2"	TEXTURE: 534 SAND FINE. COLOR: PAREX 210 SUNFLOWER & LUSTRO GOLD OR STD TIQUE TUDCAN 100ST OR DRYVIT AZTEC GOLD #423B
9	EIFS 2"	TEXTURE: 534 SAND FINE; HEART OF PALM - SW 6415 OR CANVAS SATCHEL PPG 12-20
10	CEMENT FIBER BOARD	PRE-FINISHED: NICHHA ROUGHSAWN TOBACCO - EPC241N
11	CEMENT FIBER BOARD	PRE-FINISHED: NICHHA. COLOR: BLACK FOX - SW 7020 OR PHANTOM MIST - PPG 1002-7
12	CEMENT FIBER BOARD	PRE-FINISHED: NICHHA. COLOR: DEWBERRY - SW 6552 OR ROYAL INDIGO - PPG 1174-7
13	METAL TRIM	SHERWIN WILLIAMS: BLACK FOX - SW 7020 OR PPG: PHANTOM MIST - PPG 1002-7
14	BREAK METAL	LIGHT TRIM PTD TO MATCH SHERWIN WILLIAMS: REPOSE GRAY - SW 7015 OR PPG: COOL SLATE - PPG 1002-3
15	BREAK METAL	PTD TO MATCH SHERWIN WILLIAMS: DOVETAIL - SW 7018 OR PPG: ELEPHANT GRAY - PPG 1005-5

KEYNOTE LEGEND - EXTERIOR ELEVATIONS		
NUMBER	MATERIAL	FINISH
16	STANDING SEAM METAL PANEL	ASC PROFILES: TAUPE OR TO MATCH MEDIUM GRAY - DOVETAIL - SW7018 - PPG 1008-5
17	ASPHALT SHINGLE	MULTI COLORED ASPHALT
18	PTAC GRILL	PTD TO MATCH ADJACENT WALL COLOR
19	WYVL WINDOW FRAME	WHITE FINISH
20	ALUMINUM DOWNSPUT	PTD TO MATCH ADJACENT SURFACE COLOR
21	ALUMINUM GUTTER	PTD SHERWIN WILLIAMS: REPOSE GRAY - SW 7015 OR PPG: COOL SLATE - PPG 1002-3
22	ALUMINUM GUTTER	PTD SHERWIN WILLIAMS: DOVETAIL - SW 7018 OR PPG: ELEPHANT GRAY - PPG 1005-5
23	STOREFRONT	CLEAR ANNOXIDIZED ALUMINUM
24	FASCIA BOARD	SHERWIN WILLIAMS: REPOSE GRAY - SW 7015 OR PPG: COOL SLATE - PPG 1002-3
25	SOFFIT BOARD	SHERWIN WILLIAMS: REPOSE GRAY - SW 7015 OR PPG: COOL SLATE - PPG 1002-3
26	SOFFIT BOARD	SHERWIN WILLIAMS: EIDER WHITE - SW 7041 OR PPG: MOUNTAIN GRAY PPG 1021-1
27	STONE 2-3"	XXX
28	STONE CAP	XXX



Owen F. Stagle III - Architect  
 P: (412) 898-9710  
 F: (412) 898-9719  
 2170 Maple Rd.  
 Victoria Park, PA 15147



**Franchise Information**  
 SAKULY PATEL /  
 SHERIN KISHA, LLC  
 326 Woodland Trace Drive  
 Farragut, TN 37934

**Project Location**  
 Sleep Inn/Mainstay Suites -  
 8949 Executive Park Drive  
 Knoxville, TN 37923

REVISIONS	
NO.	DATE

DRAWINGS ISSUED FOR:  
 PRELIM. FLOOR PLAN  
 30%  
 CLIENT/CORP. REVIEW (90%)  
 BIDDING  
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 FINAL CONST.  
 DRAWING ISSUE DATE: 2020-XX-XX

PROJECT NO.: FA18-107  
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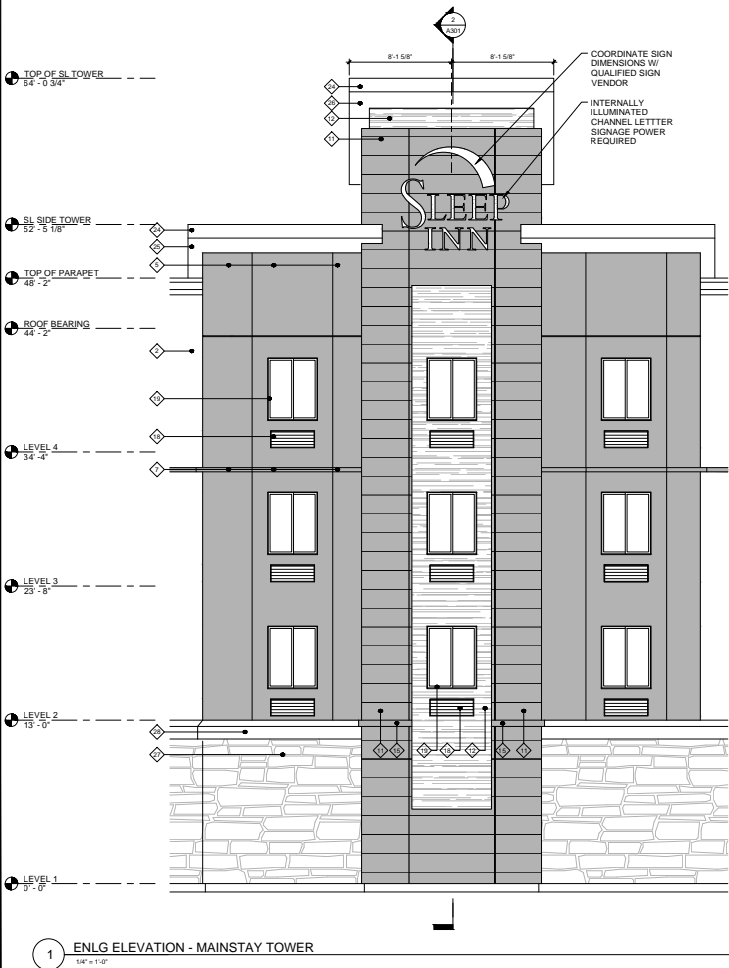
A201.b

**GENERAL NOTES - EXTERIOR ELEVATIONS:**

- FOR SPECIFIC WINDOW ELEVATIONS & DETAILS SEE SHEET A601
- FINISH OF ALL PTAC/VTAC LOUVERS TO MATCH ADJACENT FACADE MATERIAL FINISH UNQ.

KEYNOTE LEGEND - EXTERIOR ELEVATIONS		
NUMBER	MATERIAL	FINISH
1	EIFS 1"	TEXTURE: 534 SANDFINE; COLOR: REPOSE GRAY - SW 7015 OR COOL SLATE - PPG 1002-3
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3	EIFS 6"	TEXTURE: 534 SANDFINE; COLOR: REPOSE GRAY - SW 7015 OR COOL SLATE - PPG 1002-3
4	EIFS 1"	TEXTURE: 534 SANDFINE; COLOR: DOVETAIL - SW 7018 OR ELEPHANT GRAY - PPG 1005-5
5	EIFS 2"	TEXTURE: 534 SANDFINE; COLOR: DOVETAIL - SW 7018 OR ELEPHANT GRAY - PPG 1005-5
6	EIFS 4"	TEXTURE: 534 SANDFINE; COLOR: DOVETAIL - SW 7018 OR ELEPHANT GRAY - PPG 1005-5
7	EIFS 6"	TEXTURE: 534 SANDFINE; COLOR: DOVETAIL - SW 7018 OR ELEPHANT GRAY - PPG 1005-5
8	EIFS 2"	TEXTURE: 534 SAND FINE; COLOR: PAREX 210 SUNFLOWER & LUSTRO GOLD OR STD TIQUE TUDCAN 100ST OR DRY-VIT AZTEC GOLD #423B
9	EIFS 2"	TEXTURE: 534 SAND FINE; HEART OF PALM - SW 6415 OR CANVAS SATCHEL PPG 12-20
10	CEMENT FIBER BOARD	PRE-FINISHED: NICHHA ROUGHSAWN TOBACCO - EPC241N
11	CEMENT FIBER BOARD	PRE-FINISHED: NICHHA; COLOR: BLACK FOX - SW 7020 OR PHANTOM MIST - PPG 1002-7
12	CEMENT FIBER BOARD	PRE-FINISHED: NICHHA; COLOR: DEWBERRY - SW 6552 OR ROYAL INDIGO - PPG 1174-7
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26	SOFFIT BOARD	SHERWIN WILLIAMS; EIDER WHITE - SW 7041 OR PPG: MOUNTAIN GRAY PPG 1021-1
27	STONE 2-3"	XXX
28	STONE CAP	XXX



1 ENLG ELEVATION - MAINSTAY TOWER  
1/4" = 1'-0"

9-A-20-UR  
7/28/2020



Franchise Information  
SALILY PATEL / SURE KERRA, LLC  
306 Woodland Trace Drive  
Farragut, TN 37934

Project location  
Sleep Inn/Mainstay Suites -  
9149 Executive Park Drive  
Gwynn, TN 37923

**REVISIONS**

NO.	DATE	DESCRIPTION

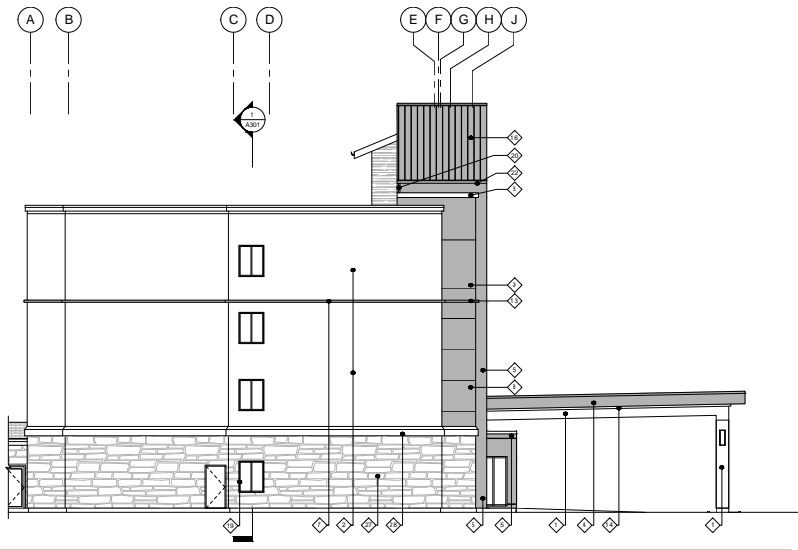
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  - PERMITTING
  - PERMIT REVISIONS
  - FINAL CONST.
  - DRAWING ISSUE DATE: 2020-XX-XX
- EXTERIOR ELEVATIONS

### GENERAL NOTES - EXTERIOR ELEVATIONS:

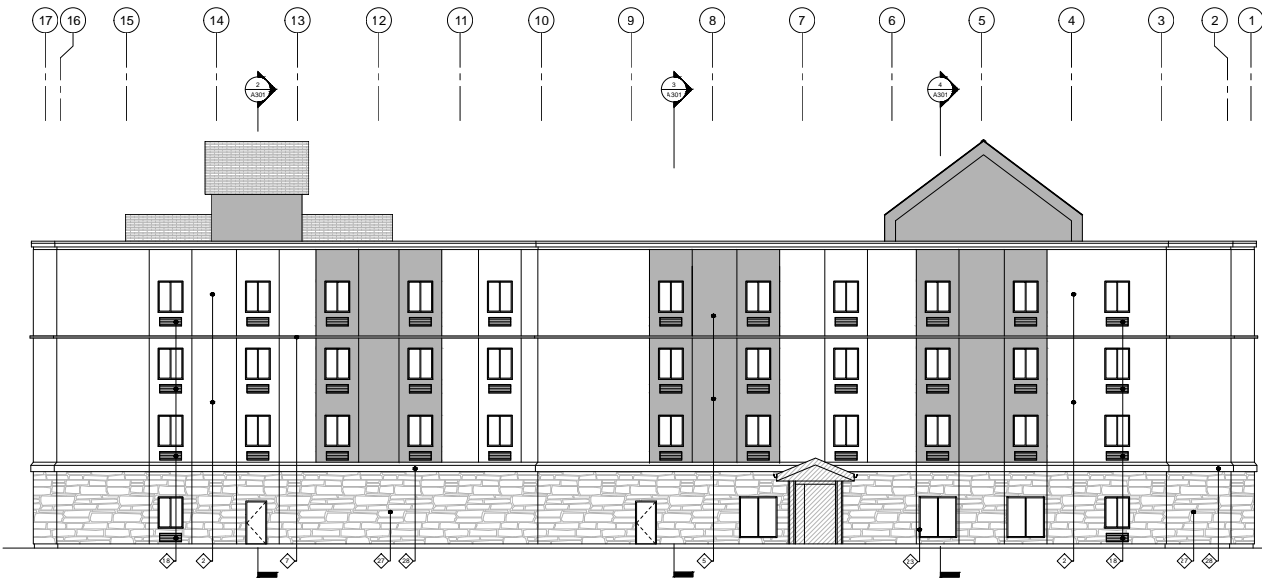
- FOR SPECIFIC WINDOW ELEVATIONS & DETAILS SEE SHEET A801
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### KEYNOTE LEGEND - EXTERIOR ELEVATIONS

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4	EIFS 1"	TEXTURE: 534 SANDFINE; COLOR: DOVETAIL - SW 7018 OR ELEPHANT GRAY - PPG 1005-5
5	EIFS 2"	TEXTURE: 534 SANDFINE; COLOR: DOVETAIL - SW 7018 OR ELEPHANT GRAY - PPG 1005-5
6	EIFS 4"	TEXTURE: 534 SANDFINE; COLOR: DOVETAIL - SW 7018 OR ELEPHANT GRAY - PPG 1005-5
7	EIFS 6"	TEXTURE: 534 SANDFINE; COLOR: DOVETAIL - SW 7018 OR ELEPHANT GRAY - PPG 1005-5
8	EIFS 2"	TEXTURE: 534 SAND FINE; COLOR: PANEX 210 SUNFLOWER & LUSTRO GOLD OR STD TIQUE TUDCAN 100ST OR DRYVIT AZTEC GOLD #4238
9	EIFS 2"	TEXTURE: 534 SAND FINE; HEART OF PALM - SW #415 OR CANVAS SACHEL PPG 12-20
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26	SOFFIT BOARD	SHERWIN WILLIAMS, EIDER WHITE - SW 7041 OR PPG, MOUNTAIN GRAY PPG 1021-1
27	STONE 2-3"	XXX
28	STONE CAP	XXX



1 LEFT ELEVATION  
1/8" = 1'-0"



2 REAR ELEVATION  
1/8" = 1'-0"

9-A-20-UR  
7/28/2020

Architectural Services, Inc.  
Professional Engineer  
Professional Surveyor  
Professional Land Surveyor  
Professional Geotechnical Engineer



Franchisee Information  
SALUJY PATEL /  
SIRIJI KEDIA, LLC  
326 Woodland Trace Drive  
Farragut, TN 37934

Project location  
Sleep Inn/Mainstay Suites -  
8949 Executive Park Drive  
Groveville, TN 37623

### REVISIONS

NO.	DATE

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  - PERMITTING
  - PERMIT REVISIONS
  - FINAL CONST.
- DRAWING ISSUE DATE: 2020-XX-XX

EXTERIOR ELEVATIONS

PROJECT NO:  
FA18-107  
DATE:  
10/17/19  
SHEET NUMBER



# DEVELOPMENT REQUEST

## DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
- Rezoning

ARNOLD CONSULTING ENGINEERING SERVICES (ACES)  
Applicant Name

ENGINEER  
Affiliation

07/16/2020  
Date Filed

SEPTEMBER 10<sup>TH</sup>, 2020  
Meeting Date (if applicable)

9-A-20-UR  
File Numbers(s)

## CORRESPONDENCE

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

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

DANIEL WHITLEY  
Name

ACES  
Company

1136 SOUTH PARK DR. UNIT 201  
Address

BOWLING GREEN  
City

KY  
State

42103  
Zip

270-780-9445  
Phone

DWHITLEY@A-CES.COM  
Email

## CURRENT PROPERTY INFO

SHARIJ KROPA, LLC  
Owner Name (if different)

206 WOODLAND TRACE DR. FARRAGUT, TN 37934  
Owner Address

(615) 767-3350  
Owner Phone

8949 EXECUTIVE PARK DR. KNOXVILLE, TN 37923  
Property Address

119 034.06  
Parcel ID

N/S Executive Park Dr., E/S Director's Dr.,

CORPORATE SQUARE SUBDIVISION  
south of Cross Park Dr.  
General Location

1.74 AC-- 1.50 acres  
Tract Size

KNOX COUNTY (W6)  
Jurisdiction (specify district above)  City  County

PC - PLANNED COMMERCIAL  
Zoning District

NORTHWEST COUNTY  
Planning Sector

OFFICE  
Sector Plan Land Use Classification

URBAN GROWTH  
Growth Policy Plan Designation

VACANT  
Existing Land Use

N  
Septic (Y/N)

WEST KNOX  
Sewer Provider

UTILITY DISTRICT  
Water Provider



# REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan	<input checked="" type="checkbox"/> Use on Review / Special Use	
	<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Non-Residential	
SUBDIVISION	<input type="checkbox"/> Home Occupation (specify):		
	<input type="checkbox"/> Other (specify):	HOTEL — To AMEND PREVIOUSLY APPROVED PLANS STATING THERE WERE 81 PROPOSED ROOM/UNITS, TO BE AN 82 ROOM/UNIT HOTEL.	
	<input type="checkbox"/> Proposed Subdivision Name	Unit / Phase Number	
	<input type="checkbox"/> Parcel Change		
ZONING	<input type="checkbox"/> Combine Parcels	<input type="checkbox"/> Divide Parcel	Total Number of Lots Created:
	<input type="checkbox"/> Other (specify):		
	<input type="checkbox"/> Attachments / Additional Requirements		
	<input type="checkbox"/> Zoning Change:	Proposed Zoning	
	<input type="checkbox"/> Plan Amendment Change:	Proposed Plan Designation(s)	
	<input type="checkbox"/> Other (specify):		

STAFF USE ONLY	<b>PLAT TYPE</b>	<input type="checkbox"/> Staff Review	<input type="checkbox"/> Planning Commission	<b>FEE 1:</b>		<b>TOTAL:</b>
	<b>ATTACHMENTS</b>	<input type="checkbox"/> Property Owners / Option Holders	<input type="checkbox"/> Variance Request	0401	\$1500.00	
	<b>ADDITIONAL REQUIREMENTS</b>	<input type="checkbox"/> Design Plan Certification (Final Plat only)	<input type="checkbox"/> Use on Review / Special Use (Concept Plan only)	<b>FEE 2:</b>		
	<input type="checkbox"/> Traffic Impact Study			<b>FEE 3:</b>		\$1500.00

**AUTHORIZATION** By signing below, I certify I am the property owner, applicant or the owners authorized representative.

*Dan M...*  
Applicant Signature

Daniel Whitley  
Please Print

7-16-2020  
Date

270-780-9445  
Phone Number

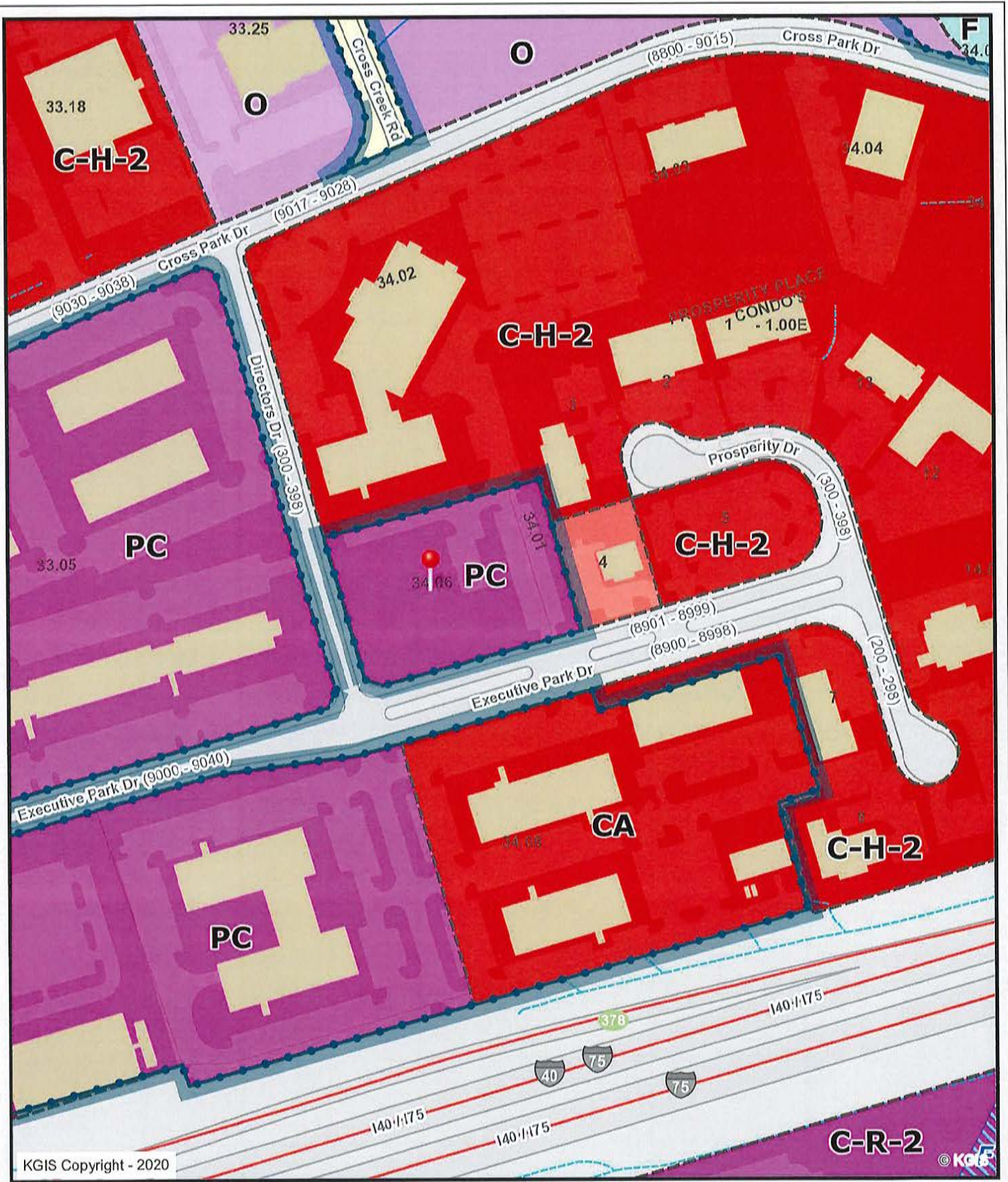
dwhitley@a-ces.com  
Email

*Sherry Michienzi*  
Staff Signature

Sherry Michienzi  
Please Print

7/16/2020  
Date





8949 Executive Park Dr.

Knoxville - Knox County - KUB Geographic Information System

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