



The Columbia Historic Zoning Commission will meet on Wednesday, August 19, 2026 at 4:00 PM in Council Chambers on the basement level of City Hall, 700 N. Garden Street, to consider the following:

I. Roll Call

II. Approval of Minutes

III. New Business

1. Request from April Ganser-Belew for **Exterior Alterations** approval at [708 W. 7th Street, being Tax Map 100D Group A Parcel 34](#), West 7th / West End HD.
2. Request from Sam Cross for **Signage/Lighting/Awning** approval at [27 Public Square, being Tax Map 99A Group J Parcel 15](#), Downtown Commercial HD.
3. Request from Chris Strickland for **Exterior Demolition** approval of building components at [105 E. 5th Street, being Tax Map 90P Group B Parcel 15](#), Downtown Commercial HD.
4. Request from Marvin Brooks for **Signage and Exterior Alterations** approval at [931 S. Main Street, being Tax Map 99H Group Q Parcel 22](#), Downtown Commercial HD.
5. After the Fact Request from Derrick Clouser for **Exterior Alterations** approval at [319 W. 6th Street, being Tax Map 100D Group D Parcel 1](#), West 6th Street HD

IV. Other Business

1. Administrative CoAs

V. Adjourn

Anyone requesting accommodations due to disabilities should contact the City's ADA Coordinator at 931-560-1570 prior to the meeting.

The 2026 meeting schedule and Historic District Design Guidelines can be found on the City of Columbia Historic Zoning Commission webpage.

An interactive map showing the boundaries of the historic districts can be found accessed from the City's website.

For other questions, please contact the Department of Development Services at 931-560-1560.



CITY OF COLUMBIA, TENNESSEE
HISTORIC ZONING COMMISSION
STAFF REPORT

CONTACT INFORMATION

Robert Archibald, Principal Planner, rarchibald@columbiatn.gov, 931-560-1536

DOCKET/CASE/APPLICATION NUMBER

CA 26-0257

APPLICANT/PROPERTY OWNER

April Ganser-Belew

HEARING DATE

August 19th, 2026

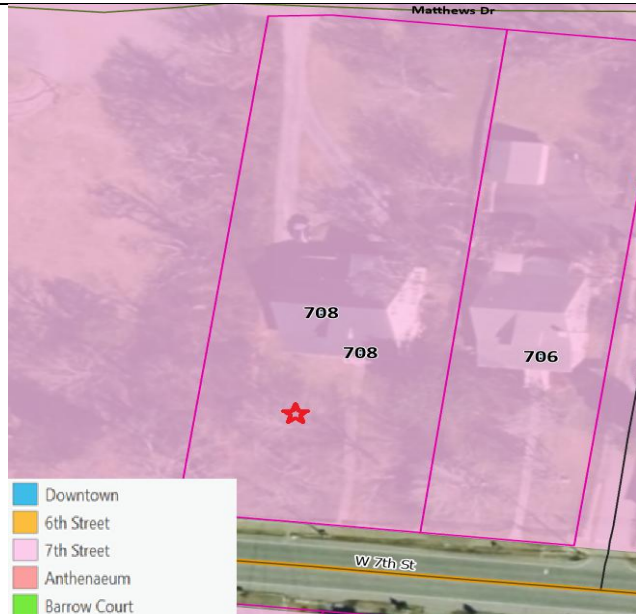
PROPERTY ADDRESS/LOCATION

708 W 7th Street

PROJECT DESCRIPTION: Front Porch Renovation

The applicant requests a Certificate of Appropriateness to renovate the Front Porch of residence with a change in materials.

Specifically, the applicant requests approval covering the existing concrete steps with solid wood construction. Additionally, the applicant is proposing to remove the existing railing on stairs and front porch to replace with wood constructed railing and spindling.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-3	RESIDENTIAL	RESIDENTIAL	FRONT PORCH RENOVATION	W END/W 7 th ST

Review Status and History:

Submission Status:	First request for Certificate of Appropriateness
Previous Approvals:	N/A
2024 Historic Inventory	Felix Sowell House, Queen Anne, circa 1900, contributing

Proposed Alterations:

Front Porch Renovation

Historic District Design Guidelines Referenced:

Staff reviewed the request for consistency with the *City of Columbia Historic Design Guidelines* for the Front Porch Renovation. Staff comments follow in the following sections.

Staff Analysis:

The structure located at 708 W 7th Street is a single-family residence described in a previous Historic Survey as follows; *1900's, vernacular, one and one-half stories, weatherboarded frame, bell cast gable roof, three bays by three, decorative window lintels, gable roof dormer, recessed porch with square posts (C).*¹



The applicant is proposing to alter the front porch of the structure by replacing the square porch/stair railing and balustrades with turned spindling and decorative newel posts to enhance the historic representation of the home. Additionally, the applicant has proposed covering of the stairs (currently concrete) with wood.



¹ National Register of Historic Places, Historic District Survey, Richard Quin, Historic Preservation Planner, c. 1984

Historically, approximately 50% of Queen Anne residences feature delicate turned porch supports and spindlework ornamentation. The proposed modifications would introduce architectural details characteristic of the Queen Anne style that are not currently represented on the home, potentially enhancing its historic architectural character. The existing railing, balustrades, and concrete steps have been in place since approximately 2008.

Staff reviewed the proposal in accordance with **§4.19 of the Historic Design Guidelines**. This section provides that original and character-defining porches on primary and secondary elevations should be retained unless historic documentation supports their removal or alteration. The Guidelines also recognize that later historic porch additions reflecting the stylistic evolution of a building may have acquired significance in their own right. Furthermore, **§4.19.C** states that character-defining porch elements shall not be removed or altered in a manner that diminishes the porch's historic visual character.

Given the existing porch configuration and the proposed replacement with traditionally accepted historic materials and detailing—including wood construction in place of concrete, turned balustrades replacing square spindles, and the addition of newel posts—**staff does not offer a recommendation for or against the application**. Instead, staff defers to the Historic Zoning Commission to determine the relative significance of the existing porch and whether the proposed alterations provide a more historically appropriate representation of the home's Queen Anne architectural character.

Motions

Motion [Approve].

Move to find that the proposed Front Porch Renovation conforms to the Historic District Design Guidelines and approve issuance of a Certificate of Appropriateness.

Motion [Deny].

Move to find that the proposed Front Porch Renovation recover is not compatible with the Historic Guidelines, and deny issuance of a Certificate of Appropriateness [list reasons for denial].

Motion [Approve Subject to Conditions]:

Move to approve issuance of a Certificate of Appropriateness and find that the proposed Front Porch Renovation recover conforms to the Historic District Design Guidelines subject to the following conditions: [list conditions of approval].



CITY OF COLUMBIA, TENNESSEE
HISTORIC ZONING COMMISSION
STAFF REPORT

Alternative Motion [Defer for Future Consideration].

Move to find that there is insufficient information to make a decision, defer action on the application, and request that the applicant provide: [list additional information] for review at a future meeting.

Description of Project and Materials:

Renovating the front porch of 708 W 7th Street, Columbia TN 37804. We will be covering the existing concrete steps with solid wood construction to better match the original Italianate style of the home. The current handrail is constructed of three 2 x 4's and we intend on creating a period appropriate solid wood construction handrail with detailed wood spindles and wood ball post caps for the wood posts. Both the stair treads and risers will be solid wood construction as well. The stairs will then be painted a creamy white to match the existing home.



<https://www.lowes.com/pd/Severe-Weather-Common-2-1-4-in-x-2-1-4-in-x-36-in-Actual-1-75-in-x-1-75-in-x-1-75-in-SEVERE-WEATHER-Pressure-Treated-Southern-Yellow-Pine-Deck-Spindle/1000580179>



https://www.homedepot.com/p/Deckorators-4-in-x-4-in-Newport-Ball-Top-Cedar-Wood-Post-Cap-72264/332607230?MERCH=REC-_fbr-_332607418-_1-_n/a-_n/a-_n/a-_n/a-_n/a



<https://www.homedepot.com/p/4-in-x-4-in-x-4-1-2-ft-Eased-Edge-Above-Ground-Pressure-Treated-Water-Repellent-Southern-Yellow-Pine-Deck-Post-217926/205889205>

 Best-Selling Colors

Swiss Coffee

OC-45

An essential white paint color with just the right amount of warmth.

Color Information

LRV ⓘ
81.91

Collection
[Off White Collection](#)

Paint Color ^^^

Proposed Scope of Work/Rendering:



Existing Staircase:



Existing Home:





CONTACT INFORMATION

Robert Archibald, Principal Planner, rarchibald@columbiatn.gov, 931-560-1536

DOCKET/CASE/APPLICATION NUMBER

CA 26-0264

APPLICANT/PROPERTY OWNER

Sam Cross/Stephen F. Walker

HEARING DATE

August 19th, 2026

PROPERTY ADDRESS/LOCATION

27 Public Square

PROJECT DESCRIPTION: Signage/Lighting/Awning Recover

The applicant requests a Certificate of Appropriateness to add signage, lighting, and recover awnings

Specifically, the applicant requests approval to install a new blade sign south of storefront window close to primary entrance, a non-recognized sign type at alcove entrance over sidewalk parallel to face of façade at primary entrance, recover existing awnings at second level with color associated with business, and install (2) two goose neck lighting fixtures over primary entrance illuminating proposed sign and existing alcove.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-5	VACANT	COMMERCIAL STOREFRONTS	SIGNAGE/LIGHTING/AWNING RECOVER	DOWNTOWN COMMERCIAL

Review Status and History:

<i>Submission Status:</i>	Fourth request for Certificate of Appropriateness
<i>Previous Approvals:</i>	CoA 17-0016: Upper level window replacement, Approved CoA 17-0040: Wall Signage, Approved CoA 26-0053: Replacement of Storefront Windows/Door, Approved
<i>2024 Historic Inventory</i>	<i>Horseshoe Billiards, a Balloon Shop & Gifts, 19th Century Commercial, circa 1895 – noted as Zing Wheel in the 1980s; 1895 Sanborn indicates “destroyed by fire”, Contributing</i>

Proposed Alterations:

Signage/Lighting/Awning Recover

Historic District Design Guidelines Referenced:

Staff reviewed the request for consistency with the *City of Columbia Historic Design Guidelines* for the Signage Installation/Lighting installation/Awning Recover. Staff comments follow in the following sections.

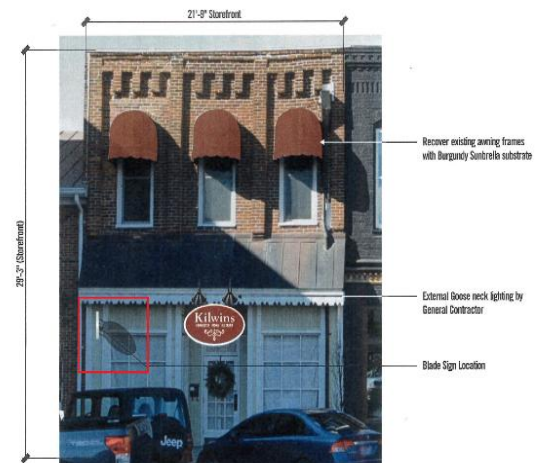
Staff Analysis:

The building at 27 Public Square is identified in the 2024 Historic Inventory Survey as a circa 1895 structure representing late 19th Century commercial architecture. Constructed during a period of significant downtown growth, it reflects the masonry construction, traditional storefront configuration, and vertically proportioned upper-story windows typical of that era.

It is one of 45 buildings within the six-block Downtown Commercial Historic District documented as 19th Century architecture. As part of this concentration of historic resources, the building contributes to the district's overall character, integrity, and representation of the community's late 1800s commercial development.

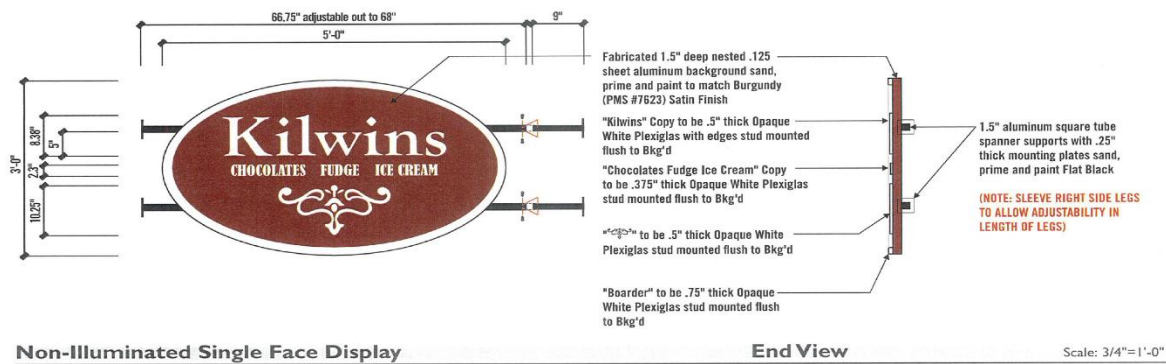
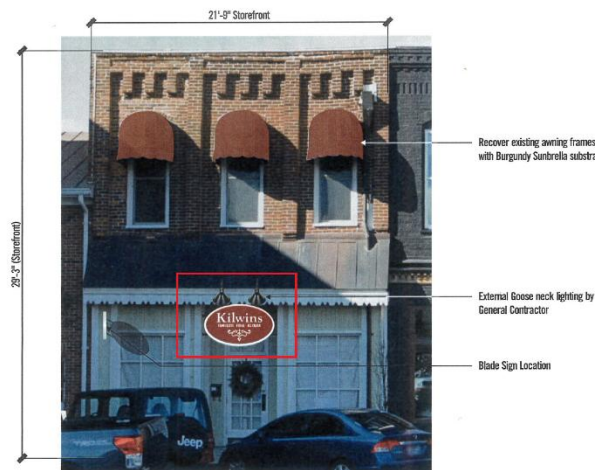
Specifically to this structure, the previous 1984 Historic Inventory gives additional information regarding 27 Public Square: *two-story brick, three-bay, arched windows in recessed panels, dog-tooth corbeling, altered storefront with recessed entry.*¹

The applicant is requesting to add signage to the building façade for new business. The first sign has been identified as a by the applicant as a Blade Sign, but recognized by the Historic Zoning Guidelines as a Projecting Sign. The applicant is proposing installation to the south of the storefront window at the south building edge close to the primary entrance.



¹ National Register of Historic Places, Historic District Survey, Richard Quin, Historic Preservation Planner, c. 1984

The second proposed sign does not correspond to any sign type identified in the Historic Design Guidelines. It is proposed to be mounted parallel to the building façade within the primary entrance alcove, between the side walls, using adjustable horizontal mounting brackets. As the Guidelines do not address this type of installation, **staff is unable to provide an opinion on its appropriateness and defers to the Historic Zoning Commission's expertise in evaluating this request.**



Additionally, the applicant has proposed adding (2) two gooseneck light fixtures directly above the entrance illuminating this sign, the alcove and primary entrance. The applicant has not provided any additional information concerning these fixtures, but as represented in the architectural elevation illustration, these appear to be shielded and of a bronze color. Although this would be an addition to the façade, the proposal appears to be in line with the standards for Building Lighting found in **§7.19** of the Historic Design Guidelines, and **staff is supportive with added conditions below:**

- **Fixtures installed exactly as submitted by applicant shielded and directed downward to minimize light spillage.**
- **If fixtures are not copper or bronze, they shall have a dark matte finish.**

The applicant's final proposal is to recover the existing upper-story awnings with burgundy fabric to complement the business's color palette. Under the Historic Design Guidelines, replacement of awning fabric is considered maintenance. Staff supports the request, subject to all upper-story awnings being recovered with matching burgundy fabric to ensure a consistent appearance.

Motions

Motion [Approve].

Move to find that the proposed signage/lighting/awning recover conforms to the Historic District Design Guidelines and approve issuance of a Certificate of Appropriateness.

Motion [Deny].

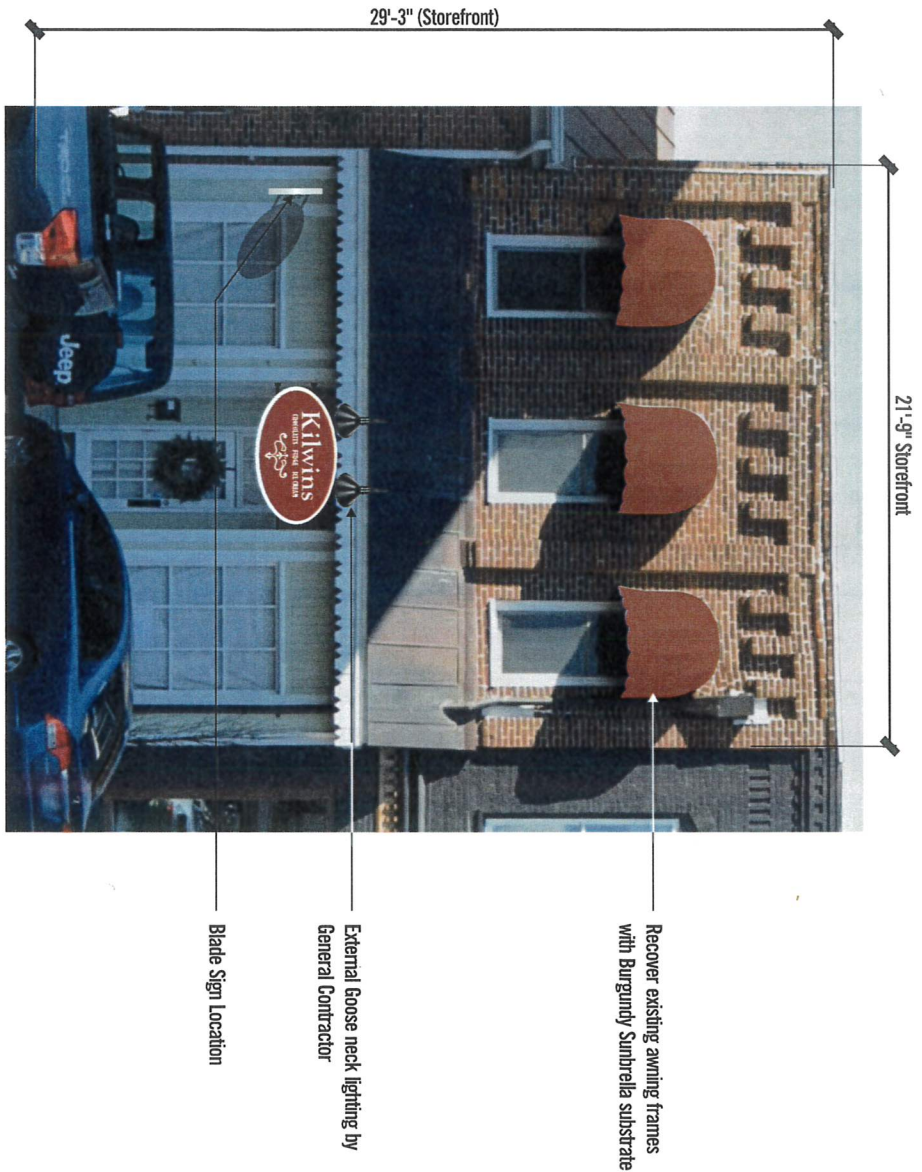
Move to find that the proposed signage/lighting/awning recover is not compatible with the Historic Guidelines, and deny issuance of a Certificate of Appropriateness [list reasons for denial].

Motion [Approve Subject to Conditions]:

Move to approve issuance of a Certificate of Appropriateness and find that the proposed signage/lighting/awning recover conforms to the Historic District Design Guidelines subject to the following conditions: [list conditions of approval].

Alternative Motion [Defer for Future Consideration].

Move to find that there is insufficient information to make a decision, defer action on the application, and request that the applicant provide: [list additional information] for review at a future meeting.



Building Elevation - Front

Code: All signs are regulated by the Columbia Sign Ordinance and must follow the applicable regulations for the appropriate district and sign type. The HZC and Development Services staff have the authority to further review signage in historic districts to ensure it is compatible with the character of the area in which it is located as outlined in Appendix D. These guidelines communicate what is encouraged as part of the HZC's focus on high-quality, contextually-appropriate design.

Scale: 3/16"=1'-0"

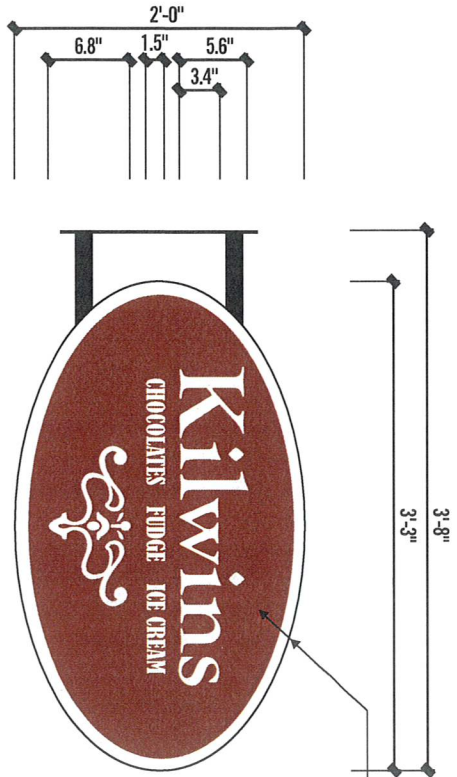


Design No.:	26-0132-2	Contact Information:	
Date:	July 09, 2026	Salesman:	Todd Helmer
Sheet:	1 of 3	Designer:	Trent Schultz
Location:	27 Public Square		P817.625.4323 F817.625.2123
City/State:	Columbia, TN		www.awningandsign.com

Revisions:

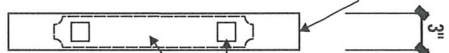
This sign is intended to be installed in accordance with the requirements of article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of sign.

National Awning & Sign, LLC. does not accept responsibility for obtaining accurate code information for sign size allowance. This document is the property of **National Awning & Sign, LLC** and may not be copied or distributed w/o expressed written consent.



Fabricated 3" deep .125 sheet aluminum seamless d/f panel background sand, prime and paint to match Burgundy (PMS #7623) Satin Finish with White border and filler Gloss

Graphics to be 3M Premium opaque Matte White Vinyl applied first surface to Background panel



1.5" aluminum square tube supports with .25" thick decorative mounting plates sand, prime and paint Flat Black

Non-Illuminated Double Face Display

End View

Scale: 1"=1'-0"



Design No.:
Date:
Sheet:
Location:
City/State:

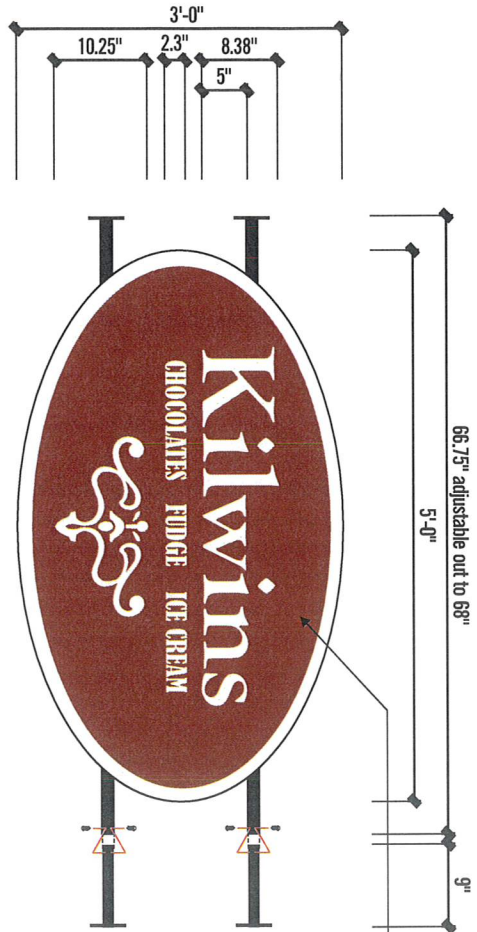
26-013272
July 09, 2026
3 of 3
27 Public Square
Columbia, TN

Contact Information:
Salesman:
Designer:
P817.625.4323
www.awningandsign.com

Revisions:

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- Fabricated 1.5" deep nested .125 sheet aluminum background sand, prime and paint to match Burgundy (PMS #7623) Satin Finish
- "Kilwins" Copy to be .5" thick Opaque White Plexiglas with edges stud mounted flush to Bkg'd
- "Chocolates Fudge Ice Cream" Copy to be .375" thick Opaque White Plexiglas stud mounted flush to Bkg'd
- "Boarder" to be .75" thick Opaque White Plexiglas stud mounted flush to Bkg'd
- 1.5" aluminum square tube spanner supports with .25" thick mounting plates sand, prime and paint Flat Black
- (NOTE: SLEEVE RIGHT SIDE LEGS TO ALLOW ADJUSTABILITY IN LENGTH OF LEGS)

Non-Illuminated Single Face Display

End View

Scale: 3/4"=1'-0"



Design No.: 26-0132-2
Date: July 09, 2026
Sheet: 2 of 3
Location: 27 Public Square
City/State: Columbia, TN

Contact Information:
Salesman: Todd Helfer
Designer: Trent Schultz
Phone: P817.625.4323 F817.625.2123
Website: www.awningandsign.com

Revisions:

This sign is intended to be installed in accordance with the requirements of article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of sign.

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Blue Ribbon Day, 3-17-17

CONTACT INFORMATION

Robert Archibald, Principal Planner, rarchibald@columbiatn.gov, 931-560-1536

DOCKET/CASE/APPLICATION NUMBER

CA 26-0265

APPLICANT/PROPERTY OWNER

Chris Strickland/Columbia Neighbors, LLC

HEARING DATE

August 19th, 2026

PROPERTY ADDRESS/LOCATION

105 E 5th Street

PROJECT DESCRIPTION: Exterior Demolition/Repair

The applicant requests a Certificate of Appropriateness to demolish and repair roof, windows, doors, and chimney.

Specifically, the applicant requests approval to remove, stabilize, and repair compromised portions of the structure, including the demolition of existing windows, doors, chimney, and the repair of the failing roof. This work is proposed as preparatory stabilization for a comprehensive renovation of the building to accommodate a new business establishment.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-5	VACANT	COMMERCIAL	EXTERIOR ALTERATIONS	DOWNTOWN COMMERCIAL

Review Status and History:

<i>Submission Status:</i>	First request for Certificate of Appropriateness
<i>Previous Approvals:</i>	N/A
<i>2024 Historic Inventory</i>	<i>Wilson River Auto Repair; Columbia Motor Company; 20th Century Commercial, circa 1935, Recommended eligible Downtown Commercial Historic District</i>

Proposed Alterations:

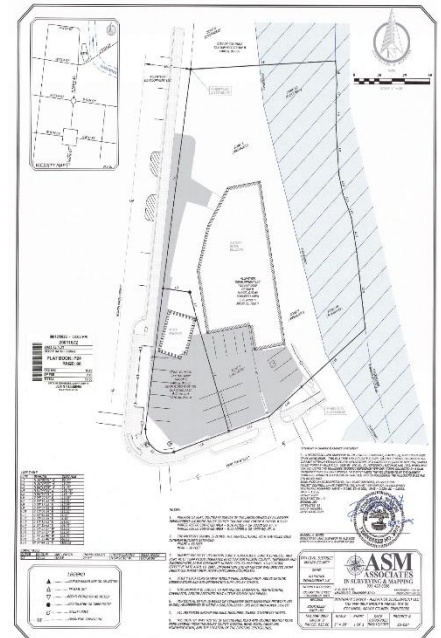
Exterior Demolition/Repair

Historic District Design Guidelines Referenced:

Staff reviewed the request for consistency with the *City of Columbia Historic Design Guidelines* for the Exterior Demolition/Repair. Staff comments follow in the following sections.

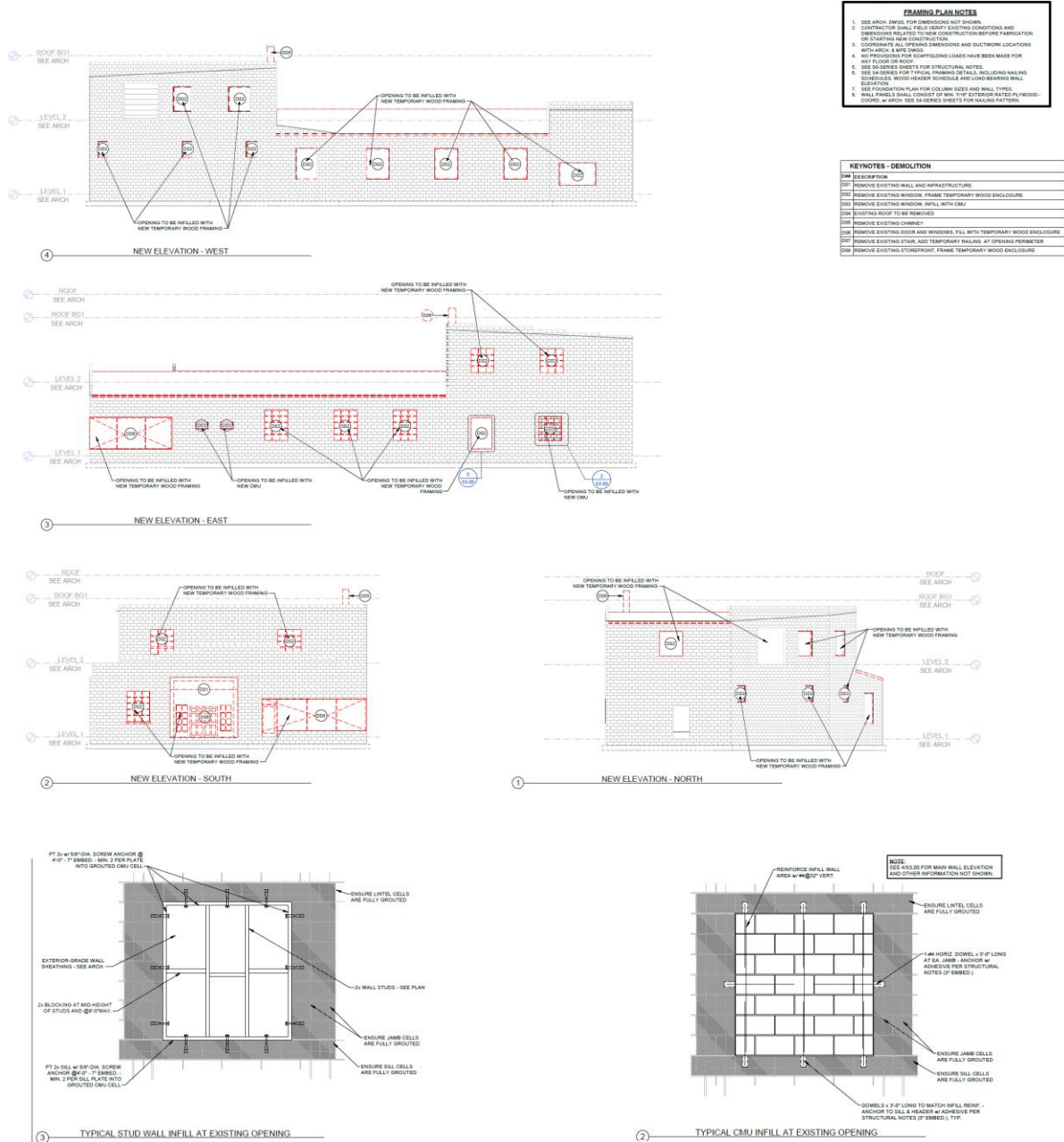
Staff Analysis:

The structure at 105 E. 5th Street is a vacant circa 1935 20th Century Commercial building located within the Downtown Commercial Historic District at the intersection of E. 5th Street and N. Main Street. Originally constructed as the Columbia Motor Company, a Hudson dealership established by Frank Kennedy and Sidney Johnson, the building has been vacant for an extended period and has fallen into disrepair. While not included in the original 1984 National Register documentation, the 2024 Historic Resources Survey recommends the building as eligible for inclusion in the Downtown Commercial Historic District.

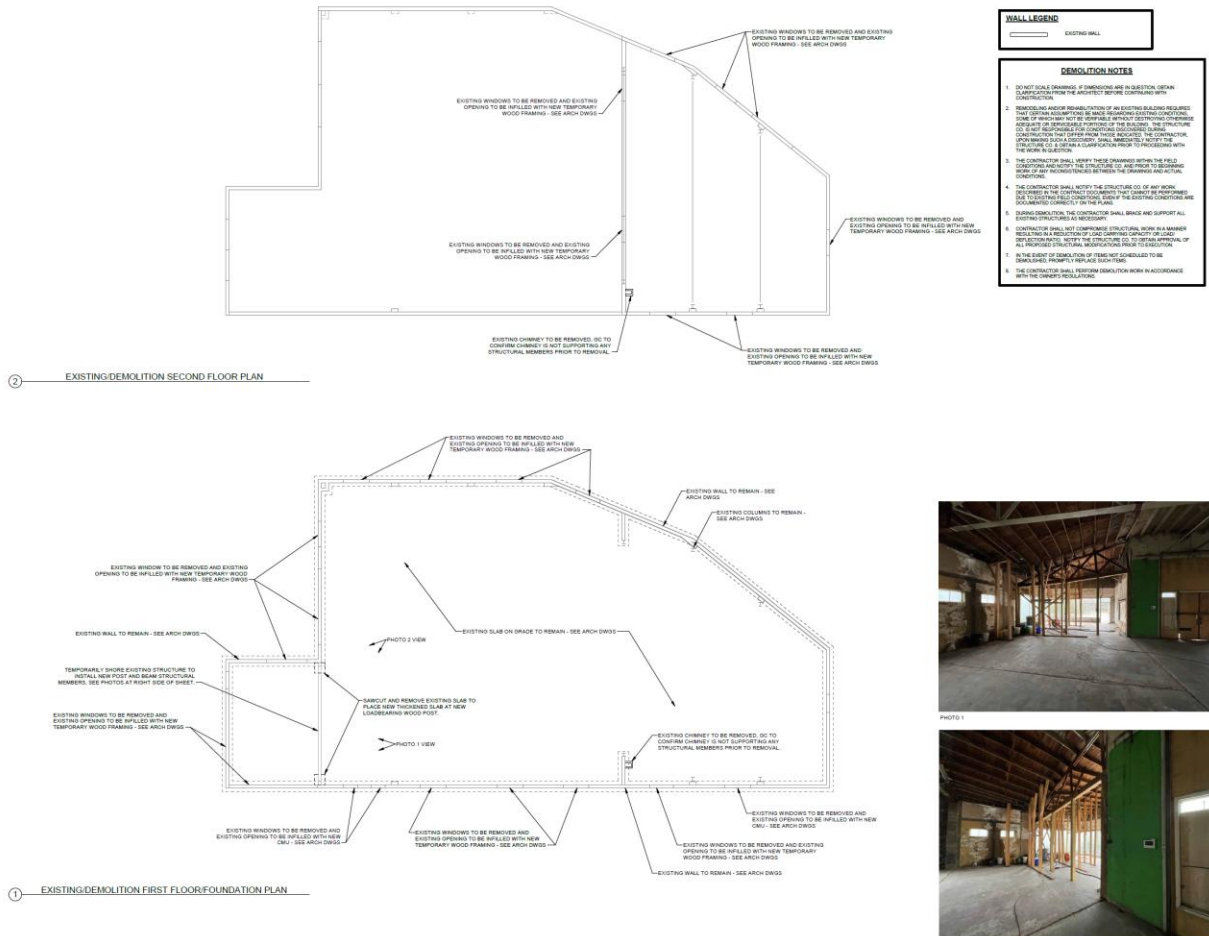


CITY OF COLUMBIA, TENNESSEE
HISTORIC ZONING COMMISSION
STAFF REPORT

The applicant proposes demolition of the roof system, removal of select windows with infill, temporary wood enclosure of removed windows and doors, temporary framing at the storefront opening following its removal, and demolition of the chimney as preparatory work for the renovation of the structure for a new business.



CITY OF COLUMBIA, TENNESSEE
HISTORIC ZONING COMMISSION
STAFF REPORT



The proposed work consists of selective demolition and stabilization measures intended to prepare the building for a comprehensive rehabilitation and adaptive reuse. While the request includes the removal of character-defining features, including portions of the roof system, storefront, chimney, windows, and doors, the demolition is limited in scope and is not proposed as a total demolition of the structure.

Article 9 of the Historic Design Guidelines encourages the retention and repair of historic buildings whenever feasible and recognizes demolition only when it is necessary and appropriately justified. In this case, the applicant proposes the removal of deteriorated building components to stabilize the structure and facilitate its rehabilitation for continued commercial use rather than demolition of the building as a whole. This approach is consistent with the Guidelines' preference for preserving historic resources through repair and adaptive reuse.

The proposal has also been evaluated under Sections 5.2 and 5.3, which emphasize retaining and repairing historic materials whenever possible and replacing only those elements that are beyond repair. Sections 5.13, 5.16, and 5.18 provide guidance specific to chimneys, storefronts,

and windows and doors, respectively. Although these features contribute to the building's historic character, the current request is limited to their removal as part of the stabilization process. Staff anticipates that replacement or restoration of these elements will be evaluated as part of a future Certificate of Appropriateness application for the full rehabilitation of the building.

Based on the information submitted, staff finds that the proposed preparatory work is consistent with the intent of the Historic Design Guidelines to preserve and return historic structures to productive use, provided that any future reconstruction of removed character-defining features is reviewed and approved through the Certificate of Appropriateness process.

Motions

Motion [Approve].

Move to find that the proposed Front Porch Renovation conforms to the Historic District Design Guidelines and approve issuance of a Certificate of Appropriateness.

Motion [Deny].

Move to find that the proposed Front Porch Renovation recover is not compatible with the Historic Guidelines, and deny issuance of a Certificate of Appropriateness [list reasons for denial].

Motion [Approve Subject to Conditions]:

Move to approve issuance of a Certificate of Appropriateness and find that the proposed Front Porch Renovation recover conforms to the Historic District Design Guidelines subject to the following conditions: [list conditions of approval].

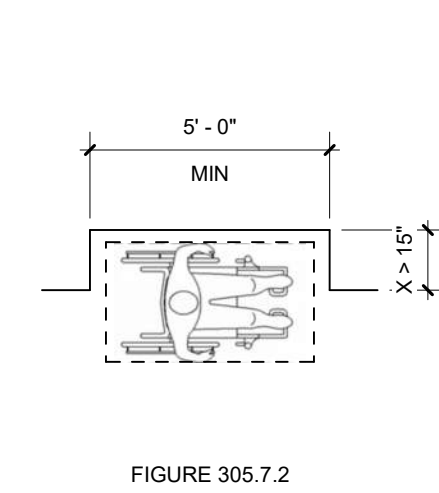
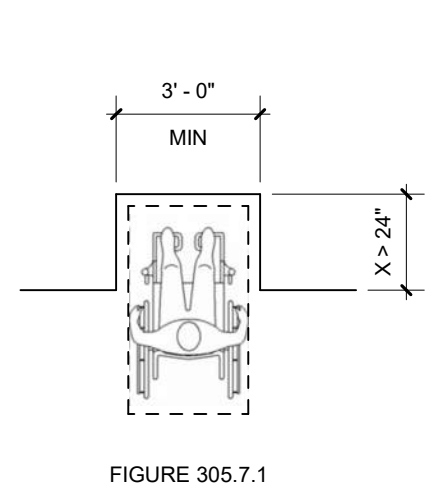
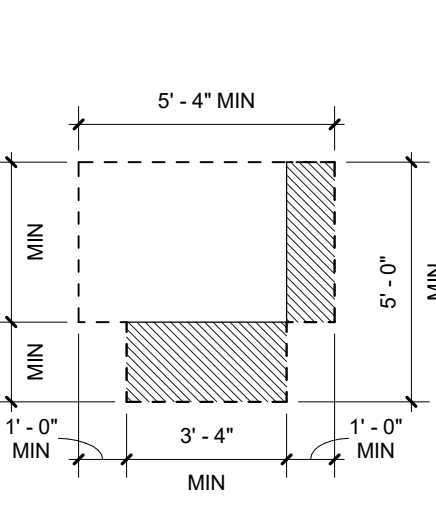
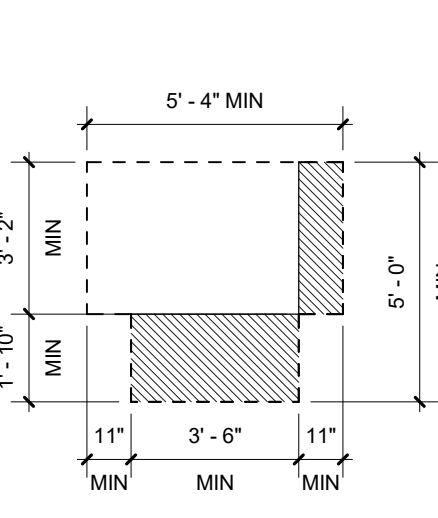
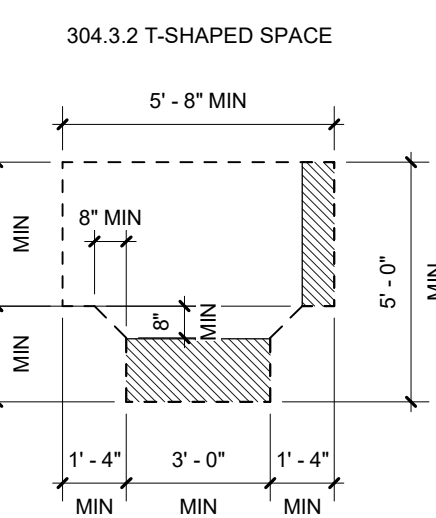
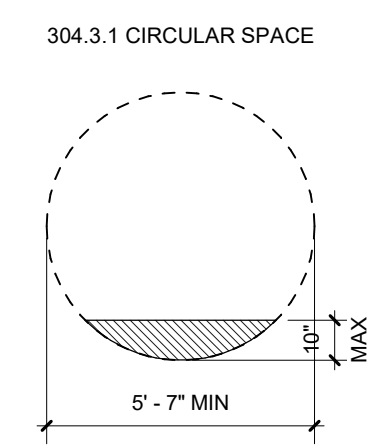
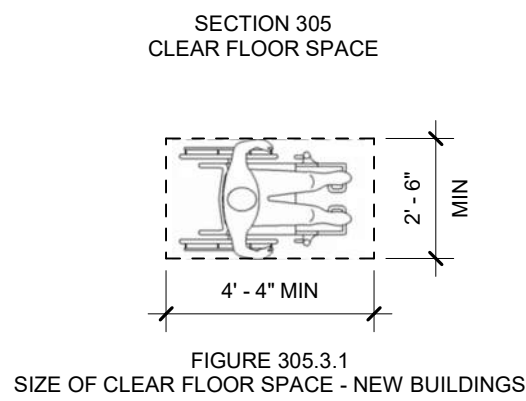
Alternative Motion [Defer for Future Consideration].

Move to find that there is insufficient information to make a decision, defer action on the application, and request that the applicant provide: [list additional information] for review at a future meeting.

GENERAL NOTES	
1. THE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", AIA DOCUMENT A201, 2017 EDITION, PUBLISHED BY THE AMERICAN INSTITUTE OF ARCHITECTS, EXCEPT AS MODIFIED BY THE ARCHITECT'S "SUPPLEMENTARY CONDITIONS", ARE THE CONDITIONS ON WHICH CONTRACTS FOR THIS WORK SHALL BE BASED. 2. THIS DOCUMENT IS PROVIDED FOR BASIC CONSTRUCTION PURPOSES ONLY. THE ARCHITECT DOES NOT WARRANT ANY MATERIAL, EQUIPMENT, HARDWARE, ETC. WHETHER IMPLIED OR EXPLICITLY CALLED OUT ON DRAWINGS. 3. JOB SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. 4. THE CONTRACTOR SHALL REVIEW AND COORDINATE THE SCHEDULING OF ALL CONSTRUCTION WITH THE ARCHITECT AND SUBMIT DETAILED CONSTRUCTION SCHEDULE PRIOR TO PERFORMING WORK. SEE SPECIFICATIONS. 5. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION MEETS OR EXCEEDS APPLICABLE CODES AND STANDARD PRACTICES, INCLUDING ALL FEDERAL, STATE AND LOCAL BUILDING AND ACCESSIBILITY REQUIREMENTS AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VIOLATION OF THE SAME AND SHALL MAKE ALL WORK ACCEPTABLE TO THE PUBLIC DEPARTMENT INVOLVED WITHOUT EXTRA CHARGE. 6. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY. 7. THE CONTRACTOR SHALL INCLUDE ITEMS NOT NOTED IN THESE DOCUMENTS THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS. SOME OF THESE ASSUMPTIONS MAY NOT BE VERIFIABLE WITHOUT DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE BUILDING. THE ARCHITECT AND THE ARCHITECTS CONSULTANTS ARE NOT RESPONSIBLE FOR CONDITIONS DISCOVERED DURING CONSTRUCTION THAT DIFFER FROM THOSE INDICATED. THE CONTRACTOR, UPON MAKING SUCH A DISCOVERY, SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND OBTAIN A CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION. 8. ALL PERMITS (OCCUPANCY, ELECTRICAL, PLUMBING, AND ALL OTHERS) REQUIRED BY STATE AND LOCAL CODES, EXCEPT THOSE ACQUIRED BY SUBCONTRACTORS, ARE TO BE SECURED BY THE GENERAL CONTRACTOR. PROVIDE COPIES TO THE ARCHITECT WITHOUT CHARGE. ALL PERMITS ACQUIRED BY SUBCONTRACTORS SHALL BE SUBMITTED TO THE GENERAL CONTRACTOR FOR RECORD. 9. EACH TRADE SHALL VERIFY ALL REQUIREMENTS PERTAINING TO WORK PERFORMED IN THE PROJECT AND OBTAIN ANY REQUIRED PERMITS. ALL SUBCONTRACTORS SHALL DIRECT QUESTIONS, CHANGES OR REQUESTS THROUGH THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL SUBMIT ALL REQUESTS, CHANGES OR QUESTIONS TO THE ARCHITECT. 10. THE GENERAL CONTRACTOR SHALL CONFIRM THAT THE LAYOUT OF THE SPACE(S) CAN BE ACCOMPLISHED AS DESIGNED. NOTIFY THE ARCHIECT OF ANY CONFLICTS WITH PROPOSED WALL LOCATIONS AFTER THE CHALK LINES ARE IN PLACE AND BEFORE THE STUD TRACKS OR MASONRY ARE PLACED IN ORDER FOR THE ARCHITECT TO MAKE APPROPRIATE DECISIONS OR ANY NECESSARY ADJUSTMENTS. 11. THE GENERAL CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO PROTECT BUILDING OCCUPANTS, MATERIALS AND EXISTING FINISHES THROUGHOUT ALL PHASES OF CONSTRUCTION. NOISE, SECURITY AND DUST BARRIERS BETWEEN CONSTRUCTION AREA AND AREAS WHICH ARE PUBLIC OR OTHERWISE OCCUPIED SHALL BE MAINTAINED BY THE GENERAL CONTRACTOR. 12. FOR THE ENTIRE LENGTH OF CONTRACT WORK, THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS TO CONFORM TO LOCAL BUILDING CODE REQUIREMENTS. 13. PROVIDE ALL SUBMITTALS FOR ARCHITECT'S REVIEW. 14. THE CONTRACTOR SHALL PROMPTLY REMEDY ANY DAMAGE AND ANY LOSS TO PROPERTY (ALL MATERIALS AND EQUIPMENT INCORPORATED IN THE WORK DESCRIBED HEREIN) CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR, A SUBCONTRACTOR, OR ANY AGENT DIRECTLY OR INDIRECTLY ASSOCIATED WITH THE WORK OF THIS CONTRACT. 15. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION. 16. REMODELING MATERIALS REQUIRING REMOVAL OF AN EXISTING BUILDING REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS. SOME OF THESE ASSUMPTIONS MAY NOT BE VERIFIABLE WITHOUT DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE BUILDING. THE ARCHITECT AND THE ARCHITECTS CONSULTANTS ARE NOT RESPONSIBLE FOR CONDITIONS DISCOVERED DURING CONSTRUCTION THAT DIFFER FROM THOSE INDICATED. THE CONTRACTOR, UPON MAKING SUCH A DISCOVERY, SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND OBTAIN A CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION. 17. REFER TO THE ENGINEERING CONSTRUCTION DOCUMENTS FOR MECHANICAL, PLUMBING, FIRE PROTECTION AND/OR ELECTRICAL WORK. 18. IN THE EVENT A CONTRACTOR, SUPPLIER OR OTHERS REQUEST COPIES OF ELECTRONIC MEDIA SUCH AS CAD FILES FROM THE ARCHITECT, A FEE WILL BE REQUIRED AND A RELEASE FORM SHALL BE EXECUTED BY THE RECEIVING PARTY AS SUCH MEDIA ARE SUBJECT TO COPYRIGHT LAWS. 19. CONTRACTOR SHALL INCLUDE AN ADDITIONAL 3% OF STEEL COST IN BID AS ALLOWANCE FOR MISCELLANEOUS STEEL ITEMS AND COORDINATION. ONLY THE ARCHITECT MAY DIRECT USE OF THIS ALLOWANCE. THIS ALLOWANCE SHALL BE STATED IN THE BID. ANY UNUSED PORTION SHALL BE CREDITED BACK TO THE OWNER IN THE FINAL APPLICATION FOR PAYMENT. 20. THE CONTRACTOR SHALL VERIFY THESE DRAWINGS WITH THE FIELD CONDITIONS AND NOTIFY THE ARCHITECT IN WRITING AND PRIOR TO BEGINNING WORK OF ANY INCONSISTENCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS. 21. THE CONTRACTOR SHALL ALSO NOTIFY THE ARCHITECT IN WRITING IF ANY WORK DESCRIBED IN THE CONTRACT DOCUMENTS THAT CANNOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS ARE ILLUSTRATED CORRECTLY ON THE PLANS. 22. SCUPPERS SHALL BE INSTALLED BETWEEN 2" AND 4" ABOVE ROOF DRAINS. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES WITH SUCH ITEMS SO THAT ARCHITECT SHALL MAKE ANY REQUIRED ADJUSTMENTS IN HEIGHT, LOCATION OR SIZE WITH NO DELAY OR ADDED COST TO THE PROJECT. 23. THE GENERAL CONTRACTOR SHALL PROVIDE ALL CLOSE-OUT DOCUMENTATION REQUIRED BY THE OWNER. SEE SPECIFICATIONS.	
ARCHITECTURAL NOTES	
1. THE GENERAL CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH THE OWNER AND OBTAIN ANY CONSTRUCTION REGULATIONS PRIOR TO BEGINNING WORK. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY THE OWNER'S REGULATIONS AND SHALL NOTIFY THE ARCHITECT OF ANY COST IMPLICATIONS TO THE TENANT AS A RESULT OF THE REGULATIONS. 2. NO BUILDING MATERIALS CONTAINING ASBESTOS SHALL BE INSTALLED ON THIS PROJECT. 3. THE CONTRACTOR SHALL COORDINATE STUD SIZE AND GAUGE NECESSARY FOR HEIGHTS OF WALLS, AS WELL AS FOR STRUCTURAL, MECHANICAL, PLUMBING, OR ELECTRICAL CLEARANCES PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES WITH LAYOUT AS DIMENSIONED SHALL BE COORDINATED IMMEDIATELY WITH ARCHITECT. 4. THE CONTRACTOR SHALL PROVIDE WOOD BLOCKING (FIRE RETARDANT WHERE REQUIRED BY CODE) INSIDE PARTITIONS FOR SECURING WALL-HUNG CABINETS (OFOI & CFOI), SHELIVING, TRIM, MILLWORK, AND OTHER ELEMENTS ATTACHED TO PARTITIONS AS REQUIRED TO ENSURE FLUSH, STRAIGHT, WELL-SECURED CONDITIONS. 5. FIRE-RATED PARTITIONS SHALL BE IDENTIFIED AS SUCH IN LARGE RED STENCIL ABOVE FINISHED CEILING. 6. THE GENERAL CONTRACTOR SHALL MAINTAIN ALL RATING OF ALL REQUIRED RATED WALLS AT ALL INTERSECTIONS, CONNECTIONS, AND PENETRATIONS. 7. ALL DIMENSIONS ARE TO FACE OF STUDS FOR NEW CONSTRUCTION UNLESS OTHERWISE NOTED. 8. MATERIALS PROVIDED SHALL BE INSTALLED PER MANUFACTURERS WRITTEN RECOMMENDATION AND PER CODE REQUIREMENTS. 9. ALL PIPING ABOVE GRADE AND INSIDE THE BUILDING SHOWN ON THESE DRAWINGS SHALL BE INSTALLED IN AREAS WHERE IT WILL BE CONCEALED. THE CONTRACTORS SHALL COORDINATE WITH OTHER TRADES TO PROVIDE FURRING FOR PIPING INSTALLED IN FINISH AREAS. 10. WHEN MAKING SAW CUTS OR TRENCHING CONCRETE TO INSTALL ELECTRICAL POWER OR DATA TO FURNISHINGS, FILL IN AND PATCH SLAB AROUND AREA REMOVED AND AROUND ELECTRICAL BOXES. 11. THE CONTRACTOR SHALL VERIFY AND PROVIDE ALL ELECTRICAL REQUIREMENTS FOR ALL OFO, AND CFOI EQUIPMENT AND APPLIANCES, INCLUDING BUT NOT LIMITED TO COFFEE MAKERS, MICROWAVES, REFRIGERATORS COPIERS, FAX MACHINES, PRINTERS, ETC. 12. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FINAL LOCATIONS AND ELECTRICAL REQUIREMENTS OF OWNER FURNISHED EQUIPMENT AND FURNITURE. 13. THE CONTRACTOR SHALL PROVIDE ALL CLOSE-OUT DOCUMENTATION REQUIRED BY THE BUILDING MANAGEMENT 14. WHERE APPLICABLE, SLOPE ALL EXTERIOR SURFACES AWAY FROM BUILDING TO ENSURE POSITIVE DRAINAGE AND THAT NO PONDING WILL RESULT. REFER TO CIVIL DRAWINGS. 15. FRAMING OPENINGS FOR DOORS SHALL COMPLY WITH ALL APPLICABLE ACCESSIBILITY CODES. 16. THE CONTRACTOR SHALL PROVIDE ADEQUATE LEVELING AND REPAIR OF SLAB IF REQD PRIOR TO INSTALLATION OF FLOOR FINISHES. 17. CONTRACTOR SHALL PROVIDE AND INSTALL GYP BD CONTROL JOINTS IN VERTICAL PARTITION SURFACES AT 30' (MAX) INTERVALS, AND IN GYP BD CEILINGS IN EITHER DIRECTION AT 50' (MAX) INTERVALS (LIMIT AREA OF 2,500 SF MAX). ALL JOINTS AND SPACING SHALL MEET THE REQUIREMENTS OF ASTM C840. COORDINATE ALL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION. 18. WHEN GRAPHICALLY DEPICTED IN SIMILAR LOCATIONS, ALIGN OUTLETS, THERMOSTATS, AND/OR FIRE PROTECTION DEVICES VERTICALLY. OUTLETS GRAPHICALLY DEPICTED TO BE CENTERED IN A PARTICULAR WALL SHOULD BE MEASURED IN THE FIELD AND LOCATED IN THE CENTER OF THE WALL UNLESS OTHERWISE NOTED. 19. ITEMS REQUIRED FINISH SELECTIONS THAT DO NOT APPEAR IN THE CONSTRUCTION DOCUMENTS SHALL BE SELECTED FROM SHOP DRAWING SUBMITTALS. 20. PROVIDE CODE REQUIRED SIGNAGE (INCLUDING THAT AT RESTROOMS) WITH BLACK BACKGROUND, SQUARE CORNERS, AND FONT STYLE ARIAL IN COLOR SILVER UNLESS OTHERWISE NOTED. INTERIOR SIGNAGE (NOT REQUIRED BY CODE) WILL BE PROVIDED AND INSTALLED BY THE OWNER UNLESS OTHERWISE NOTED. 21. AT ALL TERMINATION BAR LOCATIONS, GC SHALL PROVIDE AND INSTALL 4" CONTINUOUS 20 GA. MTL STRAPPING TO FACE OF MTL STUD FRAMING. COORDINATE LOCATIONS WITH MASON AND STUCCO SYSTEM INSTALLER PRIOR TO INSTALLATION. 22. SHOP DRAWINGS SHALL BE REVIEWED (WITH SUGGESTED REVISIONS) AND STAMPED BY CONTRACTOR BEFORE DISTRIBUTING TO ARCHITECT OR OTHER MEMBERS OF THE DESIGN TEAM. 23. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT INDIVIDUALLY AND NUMBERED SEQUENTIALLY.	
STRUCTURAL NOTES	
1. STRUCTURAL DETAILS PROVIDED BY THE STRUCTURAL ENGINEER AND / OR METAL BUILDING VENDOR TAKE PRECEDENCE OVER ARCHITECTURAL DETAILS INDICATING SUCH CONDITIONS, SITUATIONS, OR CONNECTIONS. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING IMMEDIATELY IN THE EVENT ANY DISCREPANCIES ARE DISCOVERED.	
INTERIOR ARCHITECTURAL WOODWORK + MILLWORK NOTES	
1. SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW SHOWING LOCATION OF EACH ITEM, DIMENSIONED PLANS AND ELEVATIONS, LARGE SCALE DETAILS, ATTACHMENT DEVICES, GROMMETS AND OTHER COMPONENTS. 2. MILL PLASTIC LAMINATE GRADE MILLWORK TO MEET AIA CUSTOM GRADE CONSTRUCTION METHODS AND STANDARDS. ALL WOOD VENEER RELATED WORK TO MEET PREMIUM GRADES. 3. GROMMETS SHALL BE PROVIDED AT ALL MILLWORK LOCATION THAT INCLUDE KNEESPACE. PROVIDE ONE (1) 3" GROMMET FOR EVERY FOUR (4) LINEAL FEET OF COUNTERTOP, UON. 4. MILLWORK AND CASEWORK BEING CONSTRUCTED OF COMPOSITE WOOD PRODUCTS (INCLUDING, BUT NOT LIMITED TO PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), PLYWOOD PANEL SUBSTRATES) AND UTILIZING ADHESIVES FOR LAMINATION (SHOP-APPLIED AND/OR FIELD-APPLIED) SHALL CONTAIN NO ADDED UREA FORMALDEHYDE RESINS (NAUF). DOCUMENTATION OF EACH PRODUCT TO BE UTILIZED IS REQUIRED WITH SHOP DRAWING SUBMITTALS.	
MECHANICAL, PLUMBING, AND ELECTRICAL NOTES	
1. THE CONTRACTOR SHALL COORDINATE THE ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING CONSTRUCTION DOCUMENTS WITH THE VARIOUS CONTRACTORS AND SUBCONTRACTORS INVOLVED. 2. PROVIDE CHASES FOR MECHANICAL DUCTWORK AS REQUIRED. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS. 3. ALL PIPING ABOVE GRADE AND INSIDE THE BUILDING SHOWN ON THESE DRAWINGS SHALL BE INSTALLED IN AREAS WHERE IT WILL BE CONCEALED. THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO PROVIDE FURRING FOR PIPING INSTALLED IN FINISH AREAS. 4. FOR ELECTRICAL BOXES LOCATED ON OPPOSITE SIDES OF WALLS, PROVIDE A MINIMUM HORIZONTAL SEPARATION OF ONE STUD SPACING OR 24" OR AS REQUIRED BY CODE. PROVIDE ADDITIONAL FURRING AND GYPSUM BOARD WHERE DEVICES ARE LOCATED ON CHASE OR STAIR WALLS TO AVOID PENETRATING ANY RATED ENVELOPE. 5. GROUPS OF RECEPTACLES SHALL BE MOUNTED WITH A 1-1/2" MINIMUM DISTANCE BETWEEN THEM. 6. WHEN OUTLETS, THERMOSTATS, AND/OR FIRE PROTECTION DEVICES ARE GRAPHICALLY DEPICTED TO BE IN SIMILAR LOCATIONS, INSTALL THESE ELEMENTS VERTICALLY AND ALIGNED. SEE DEVICE ALIGNMENT DIAGRAM OR REQUEST DIAGRAM FROM ARCHITECT IF NOT PROVIDED HEREIN. SEE ALSO 1160.3. 7. ALL DEVICES & COVER PLATES TO BE WHITE, UNLESS OTHERWISE NOTED. SUBMIT SAMPLE TO ARCHITECT FOR REVIEW. DEDICATED OUTLETS SHALL HAVE GRAY DEVICES. 8. WHEN MAKING SAW CUTS OR TRENCHING CONCRETE TO RUN ELECTRICAL POWER OR DATA TO FURNISHINGS, FILL IN AND PATCH SLAB AROUND AREA REMOVED AND AROUND ELECTRICAL BOXES. COORDINATE WITH ENGINEERING DRAWINGS. 9. CONTRACTOR TO VERIFY AND PROVIDE ALL ELECTRICAL REQUIREMENTS FOR ALL OFOI AND CFOI EQUIPMENT AND APPLIANCES, INCLUDING BUT NOT LIMITED TO COFFEE MAKERS, MICROWAVES, REFRIGERATOR, COPIERS, FAX MACHINES, PRINTERS, PROJECTORS, ETC. 10. CONTRACTOR TO COORDINATE FINAL LOCATIONS AND ELECTRICAL REQUIREMENTS OF OWNER FURNISHED EQUIPMENT AND FURNITURE WITH OWNER. 11. ALL DEVICES IN MILLWORK SHALL MATCH ADJACENT SURFACES - COLOR TBD. 12. ALL DEVICES IN TILE WALLS OR BACKSPLASHES SHALL MATCH ADJACENT SURFACE AND HAVE STAINLESS STEEL PLATES, TYPICAL. 13. A / V DEVICES AND PLATES SHALL MATCH ALL OTHER ELECTRICAL DEVICES AND BE COORDINATED ACROSS ALL TRADES INVOLVED.	
DEMOLITION NOTES	
1. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION. 2. REMODELING AND/OR REHABILITATION OF AN EXISTING BUILDING REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS. SOME OF WHICH MAY NOT BE VERIFIABLE WITHOUT DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE BUILDING. THE ARCHITECT & THE ARCHITECT'S CONSULTANTS ARE NOT RESPONSIBLE FOR CONDITIONS DISCOVERED DURING CONSTRUCTION THAT DIFFER FROM THOSE INDICATED. THE CONTRACTOR, UPON MAKING SUCH A DISCOVERY, SHALL IMMEDIATELY NOTIFY THE ARCHITECT & OBTAIN A CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION. 3. CONTRACTORS SHALL PROVIDE ALL CLOSE-OUT DOCUMENTATION REQUIRED BY THE BUILDING MANAGEMENT 4. THE CONTRACTOR SHALL VERIFY THESE DRAWINGS WITHIN THE FIELD CONDITIONS AND NOTIFY THE ARCHITECT AND PRIOR TO BEGINNING WORK OF ANY INCONSISTENCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS. 5. THE CONTRACTOR SHALL ALSO NOTIFY THE ARCHITECT IF ANY WORK DESCRIBED IN THE CONTRACT DOCUMENTS THAT CANNOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS, EVEN THOUGH THE EXISTING CONDITIONS ARE DRAWN CORRECTLY ON THE PLANS. 6. REMOVE EXISTING CONSTRUCTION AS SHOWN. TYPICAL WALL REMOVAL INCLUDES FINISHES, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS CONTAINED THEREIN. REMOVE DOOR, CASEWORK, GLAZING, FRAMES AND OTHER FIXTURES AS REQUIRED. AFTER REMOVAL OF PIPE CHASES AND ELECTRICAL FLOOR BOXES, REPAIR HOLES IN FLOORS OR EXISTING WALLS TO REMAIN. PATCH ADJOINING WALLS, FLOOR AND DECK, AND PREPARE TO RECEIVE NEW FINISHES. 7. DURING DEMOLITION, THE CONTRACTOR SHALL BRACE AND SUPPORT ALL EXISTING STRUCTURES AS NEEDED. 8. CONTRACTOR SHALL NOT COMPROMISE STRUCTURAL WORK IN A MANNER RESULTING IN A REDUCTION OF LOAD CARRYING CAPACITY OR LOAD / DEFLECTION RATIO. NOTIFY ARCHITECT TO OBTAIN APPROVAL OF ALL STRUCTURAL CUTS PRIOR TO EXECUTION. 9. DEMOLISHED MATERIAL NOT OTHERWISE DESIGNATED BY THE ARCHITECT OR OWNER SHALL BE CONSIDERED TO BE PROPERTY OF THE CONTRACTOR AND SHALL BE COMPLETELY REMOVED FROM THE JOB SITE. 10. USE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE TO THE PUBLIC, TO NEIGHBORS AND TO OTHER WORK BEING PERFORMED ON OR NEAR THE SITE. 11. IN THE EVENT OF DEMOLITION OF ITEMS NOT SCHEDULED TO BE DEMOLISHED, PROMPTLY REPLACE SUCH ITEMS. 12. THESE DEMOLITION DOCUMENTS ANTICIPATE THAT NO ASBESTOS WILL BE ENCOUNTERED. IN THE EVENT ASBESTOS IS ENCOUNTERED, NOTIFY THE ARCHITECT IMMEDIATELY. 13. THE CONTRACTOR SHALL PERFORM DEMOLITION WORK IN ACCORDANCE WITH THE OWNER'S REGULATIONS.	

CUT STONEGYP. BOARD/ PLASTER

PROJECT INFORMATION	
DUCK RIVER TRADING CO. 105 EAST 5TH STREET NASHVILLE, TENNESSEE 38401	
HISTORIC ZONING EXHIBIT	
PROJECT TEAM	
ARCHITECTURE STRICKLAND ARCHITECTURE CONTACT: CHRIS STRICKLAND 615-975-6243 CHRIS@STRICKLANDARCHITECTURE.COM STRUCTURAL ENGINEER THE STRUCTURE CO. CONTACT: MICHAEL MURRAY 615-586-6435 MURRAY@STRUCTURE-CO.COM GENERAL CONTRACTOR WEST CONSTRUCTION, LLC CONTACT: JESSE WEST 615-940-4246 JWEST@WESTCONSTRUCTIONGROUP.COM	
DRAWING INDEX	
GENERAL G0.0 G0.2 G0.4 GENERAL NOTES ACCESSIBILITY REQUIREMENTS PERSPECTIVES DEMOLITION D1.1 D2.1 DEMOLITION PLAN - FIRST AND SECOND FLOOR DEMOLITION - EXTERIOR ELEVATIONS STRUCTURAL S0.01 S0.02 S0.03 S0.04 S0.05 S1.000 STRUCTURAL NOTES AND DRAWING INDEX STRUCTURAL QUALITY & ASSURANCE PLAN STRUCTURAL SPECIFICATIONS STRUCTURAL SPECIFICATIONS STRUCTURAL SPECIFICATIONS EXISTING/DEMOLITION PLAN - FOUNDATION FIRST AND SECOND FLOOR	
S1.00N S1.01N S1.02N S1.03D S1.03N S2.00 S3.00 S4.00 NEW FIRST FLOOR/FOUNDATION PLAN NEW SECOND FLOOR PLAN NEW ROOF PLAN EXISTING/DEMOLITION ELEVATIONS NEW ELEVATIONS FOUNDATION SPECIFICATIONS AND DETAILS CMU SECTIONS AND DETAILS WOOD FRAMING SECTIONS AND DETAILS	
ARCHITECTURAL SYMBOLS	
EQUIP / FURNISHINGS OWNER FURNISHED EQUIP / FURNISHINGS CONTRACTOR FURNISHED ROOM TAG COLUMN GRID CENTERLINE COLUMN GRID NUMBER VIEW SYMBOLS AND TAGS EXTERIOR ELEVATION TAG INTERIOR ELEVATION TAG SECTION TAG ENLARGED PLAN / DETAIL CALLOUT TAG ELEVATION SYMBOL PARTITION TAG DOOR TAG WINDOW TAG KEYNOTE TAG DEMOLITION KEYNOTE TAG TOILET ACCESSORY KEYNOTE TAG REVISION TAG REVISION CLOUD NORTH ARROW	



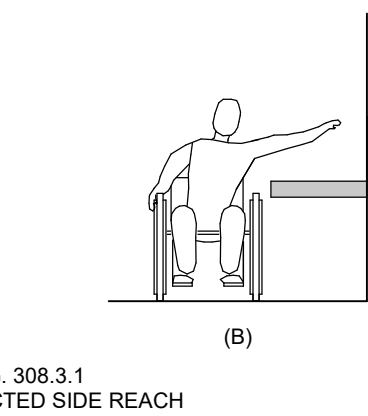
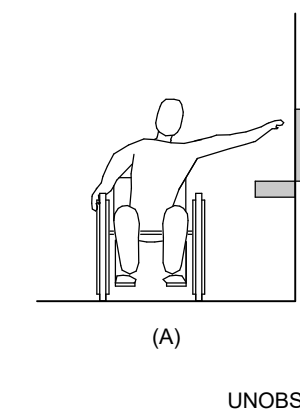
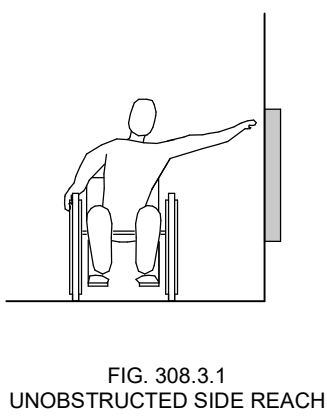
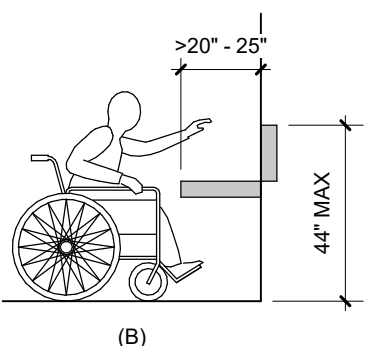
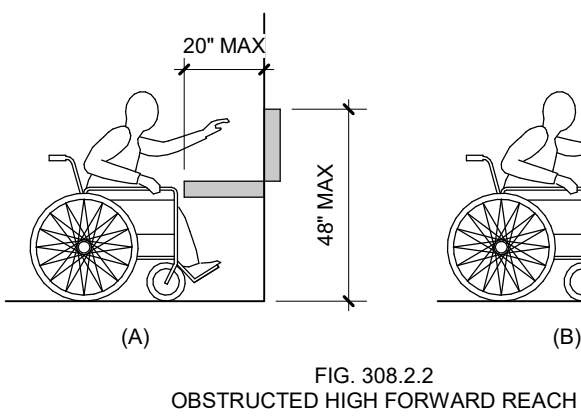
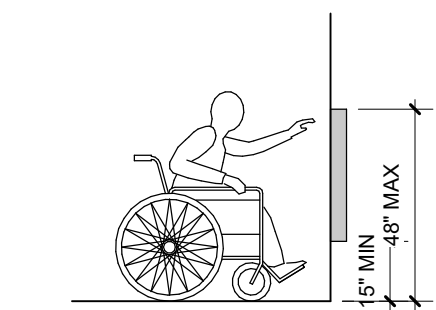
CLEAR FLOOR SPACE IN ALCOVES

OVERLAP OF KNEE AND TOE CLEARANCE

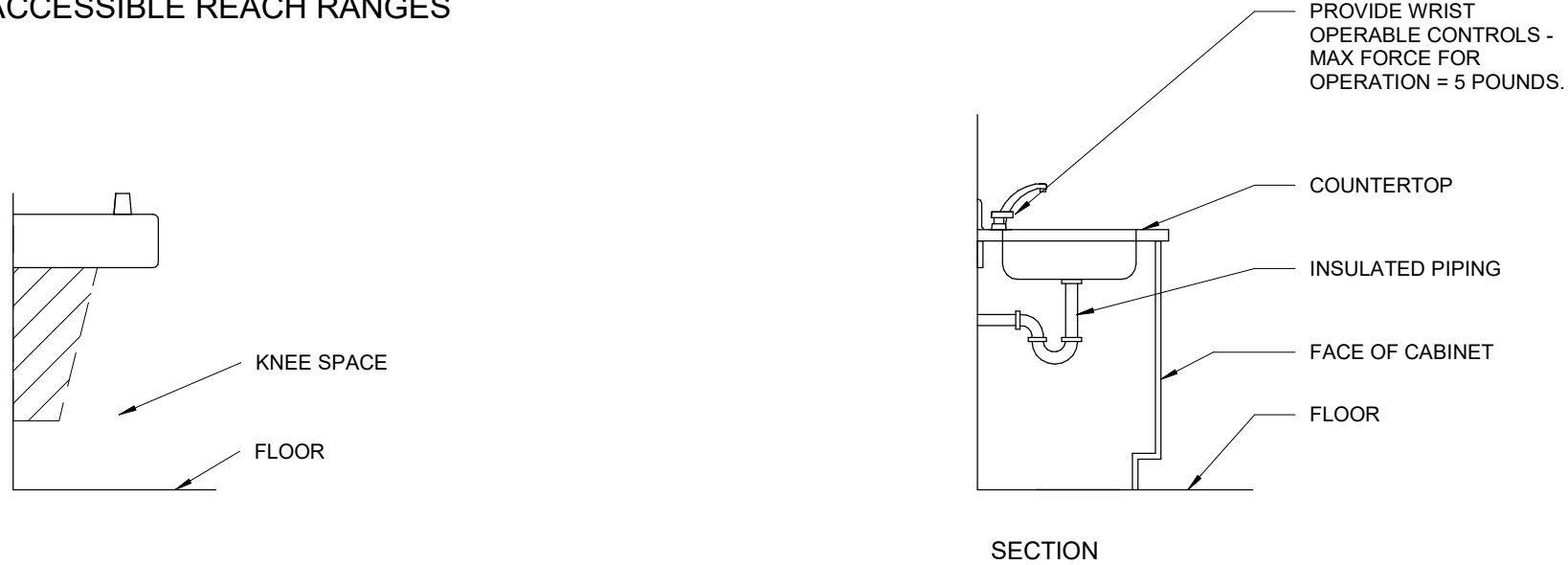
ACCESSIBILITY STANDARDS - GENERAL NOTES

- ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE 2017 ADA STANDARDS FOR ACCESSIBLE DESIGN WHICH INCLUDES TITLE III REGULATIONS—28 CFR PART 36, AND WITH LOCAL ADOPTED ACCESSIBILITY CODES.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING REQUIRED CLEARANCES. THE CONTRACTOR SHALL REPORT ANY INCONSISTENCIES IN THE FLOOR PLAN AND THE FIELD CONDITIONS TO THE ARCHITECT BEFORE PROCEEDING WITH THAT PORTION OF CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL TOILET ACCESSORY ITEMS IN COMPLIANCE WITH THE ACCESSIBILITY REQUIREMENTS SHOWN IN THE DETAILS ON THIS SHEET. THE DRAWINGS ON THIS SHEET ARE TO INDICATE CLEARANCE AND LOCATION REQUIREMENTS AND ARE NOT TO BE CONSIDERED SPECIFICATIONS FOR PLUMBING FIXTURES, TOILET ACCESSORIES, OR OTHER ITEMS GRAPHICALLY DEPICTED. SEE PLUMBING DOCUMENTS FOR PLUMBING FIXTURE SPECIFICATIONS. SEE ENLARGED RESTROOM PLANS AND TOILET ACCESSORY SCHEDULES (AND/OR SPECIFICATIONS) FOR TOILET ACCESSORY ITEMS.
- WALKING SURFACES SHALL NOT HAVE ABRUPT CHANGES IN ELEVATION GREATER THAN 1/2 INCH. CHANGES IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH REQUIRE A BEVELED EDGE WITH SLOPE NO GREATER THAN 1:2.

MINIMUM CLEAR FLOOR SPACE REF. SECTIONS 304 AND 305



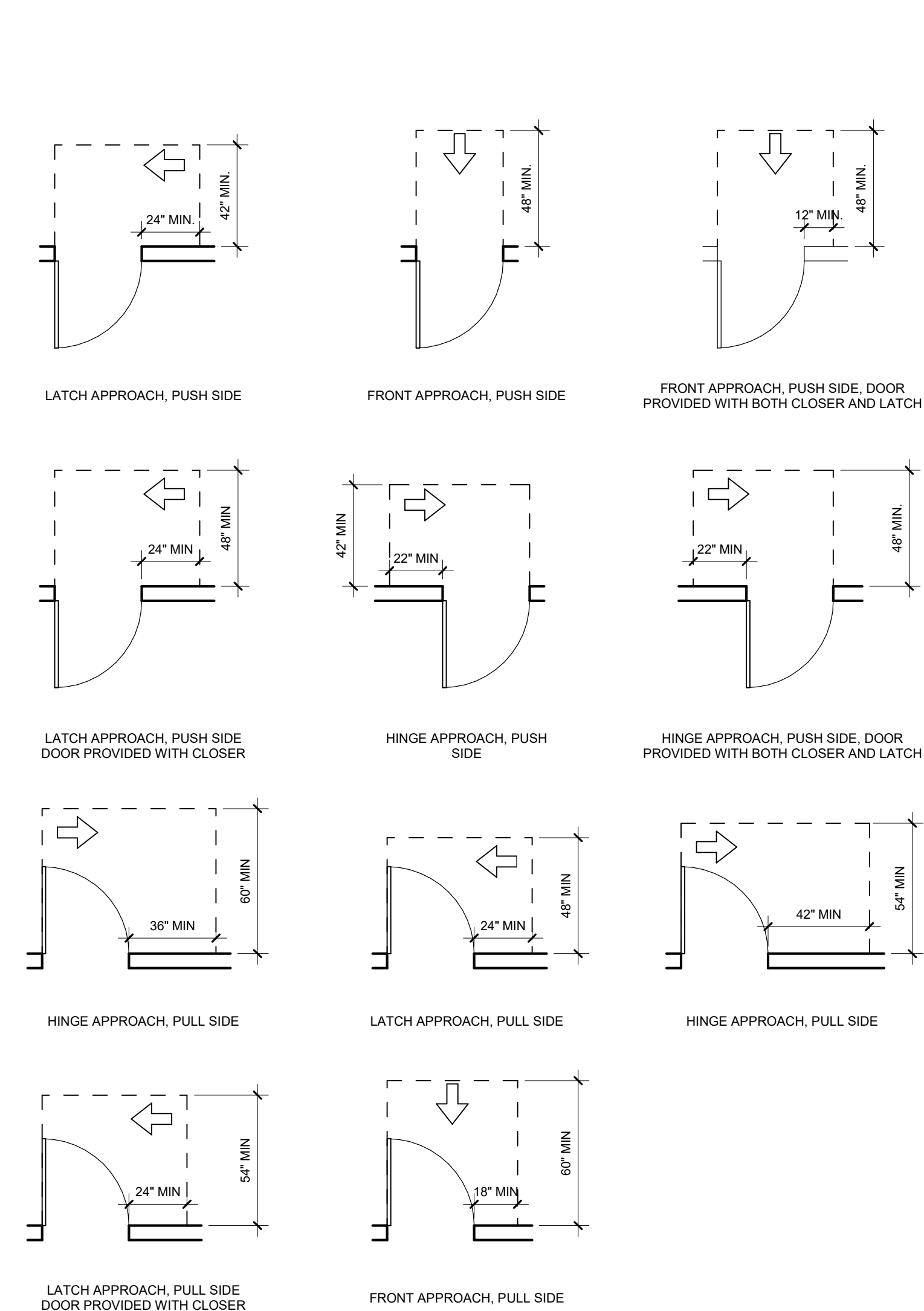
ADA - ACCESSIBLE REACH RANGES



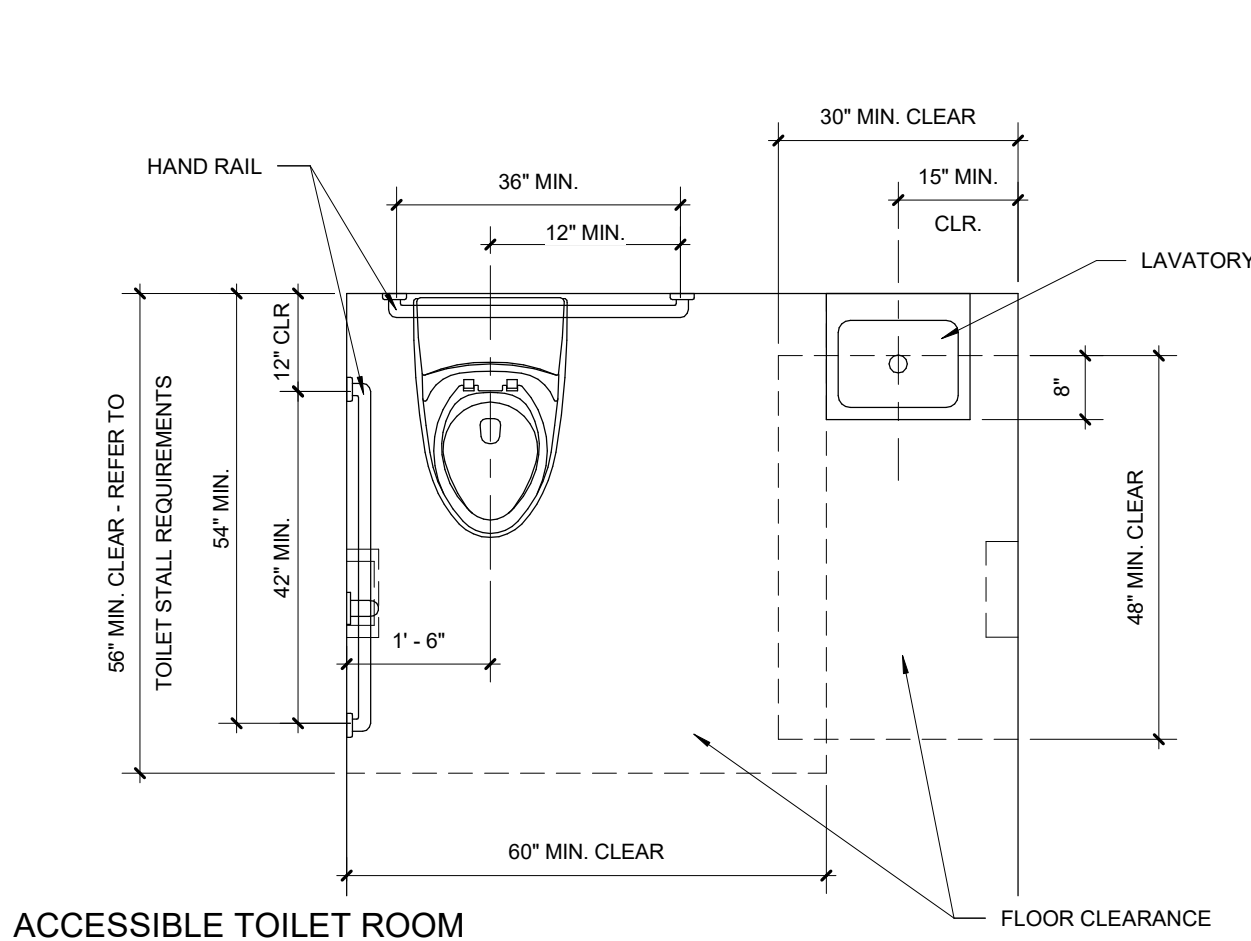
ADA - ACCESSIBLE WATER FOUNTAIN

ADA - ACCESSIBLE COUNTERTOP SINK (SECTION)

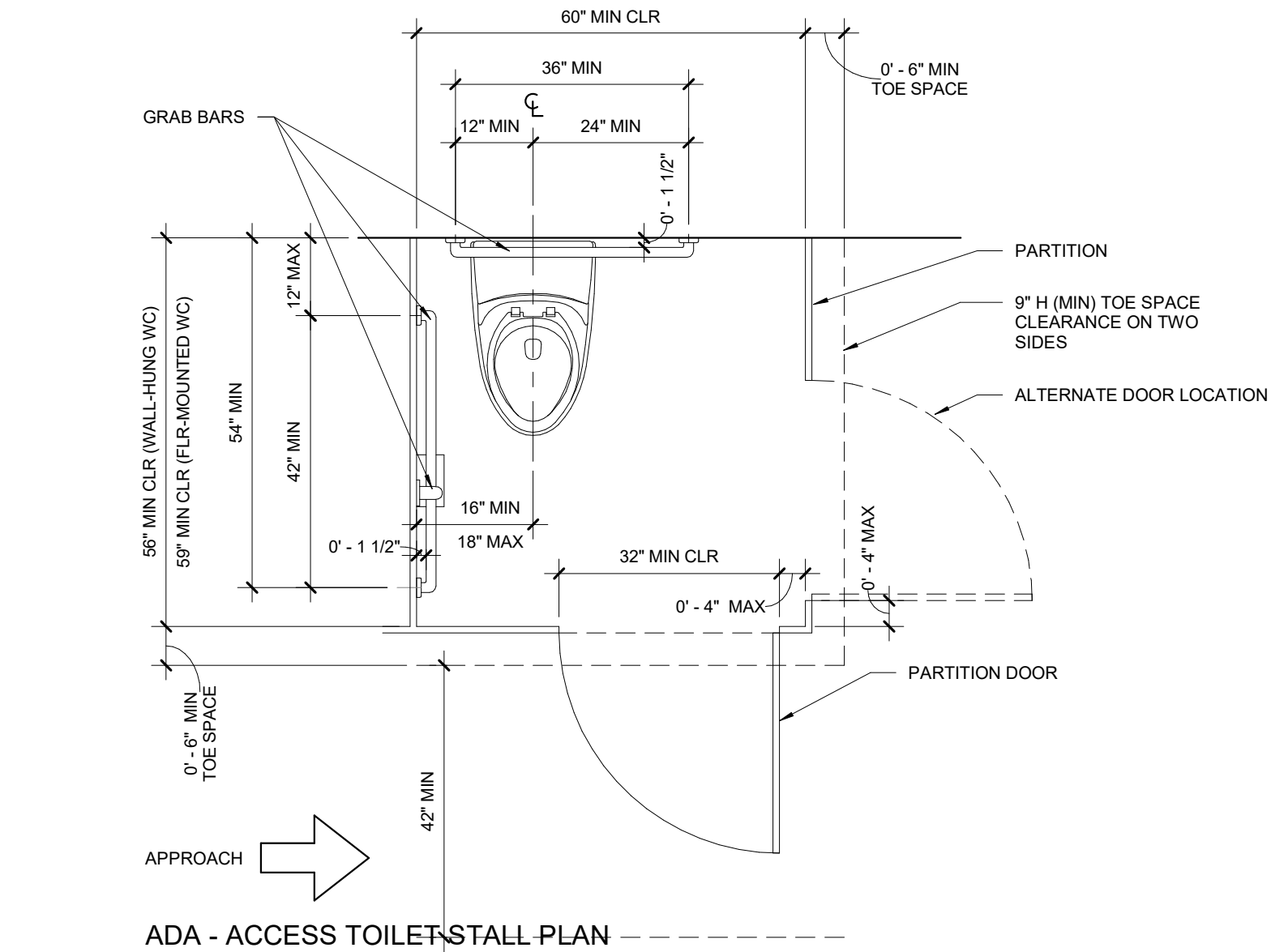
ADA - ACCESSIBLE COUNTERTOP SINK (PLAN)



ADA - ACCESSIBLE FLOOR CLEARANCE AT DOORS

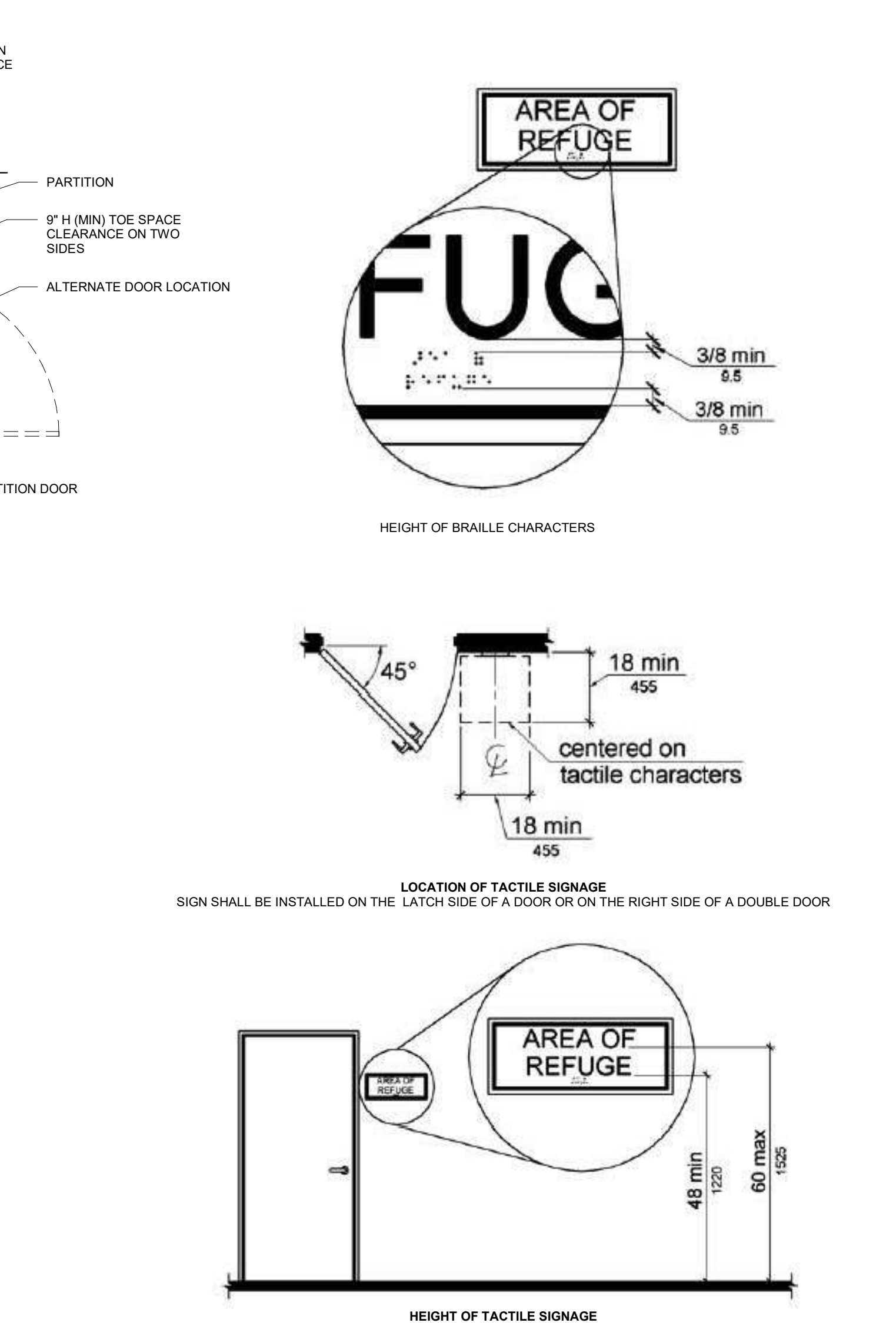


ADA - ACCESSIBLE TOILET ROOM FRONT ELEVATION



ADA - ACCESSIBLE TOILET ROOM SIDE ELEVATION

ADA - ACCESSIBLE DEVICE MOUNTING HEIGHTS



ADA - TACTILE SIGNAGE

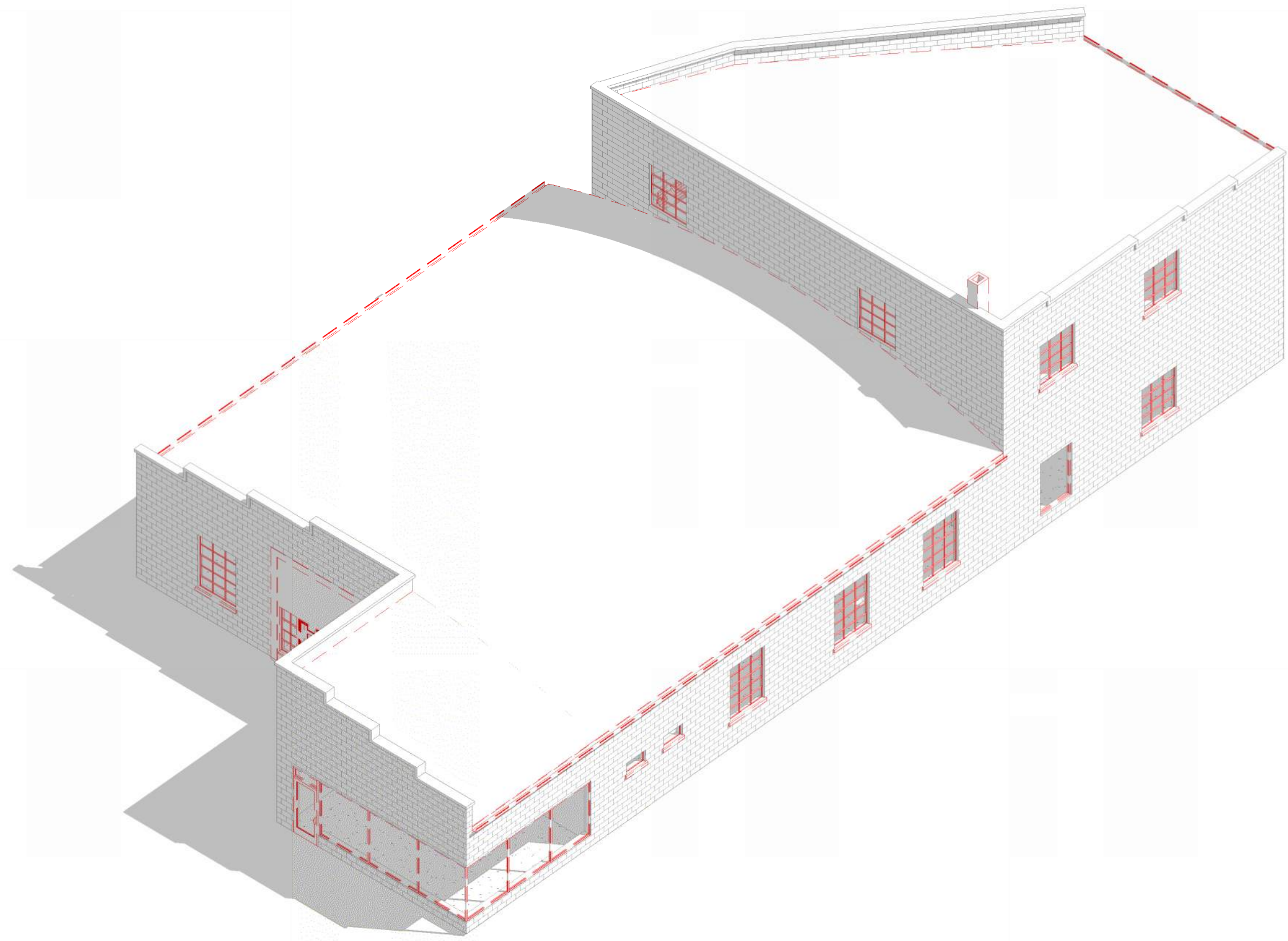
REVISION INFORMATION		
#	DESCRIPTION	DATE

DUCK RIVER TRADING CO.

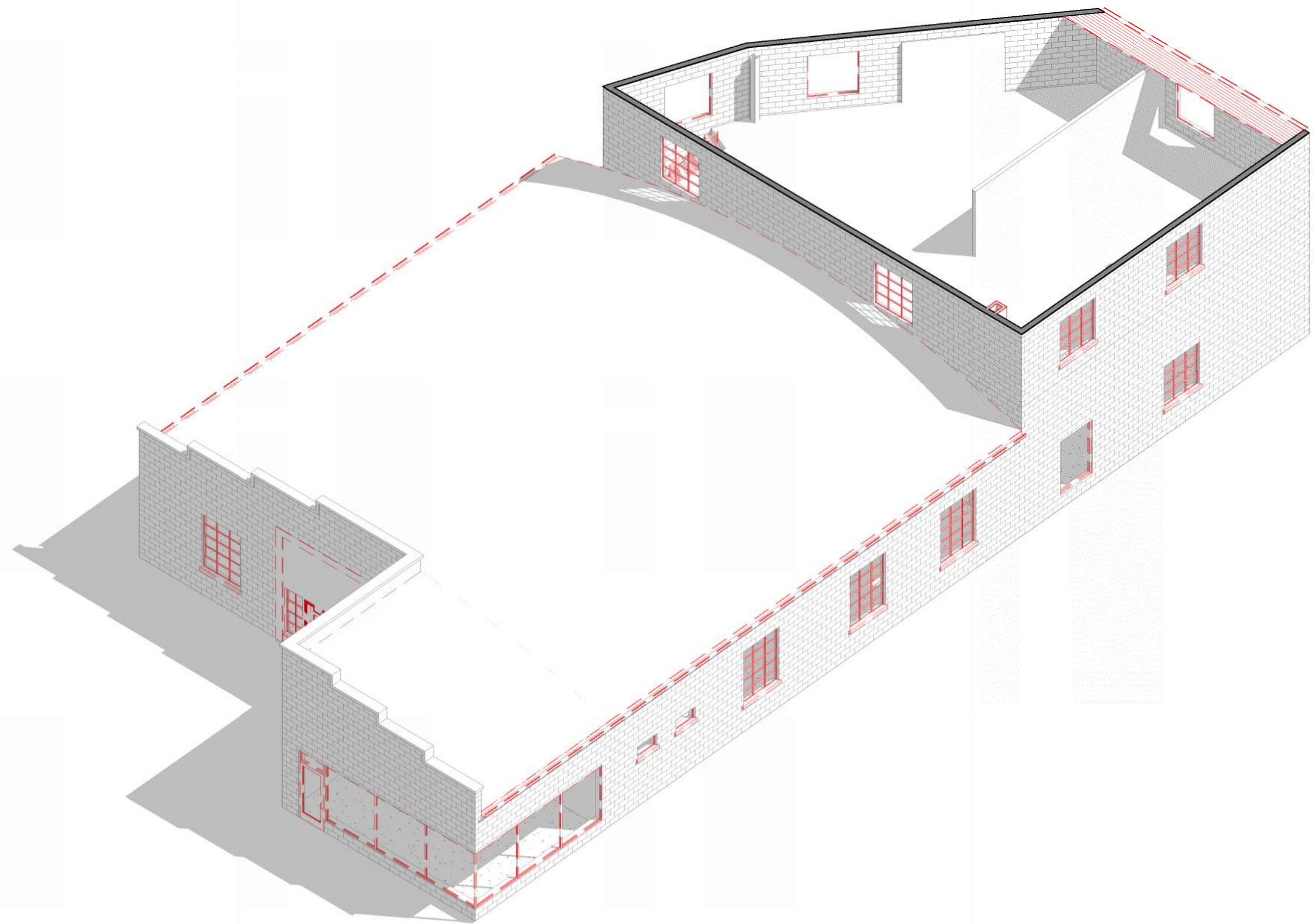
105 E 5TH STREET
COLUMBIA, TN 38401
PROJECT NUMBER
26021
PROJECT PHASE
HISTORIC ZONING EXHIBIT
07/19/2026

NOT FOR CONSTRUCTION
ACCESSIBILITY REQUIREMENTS

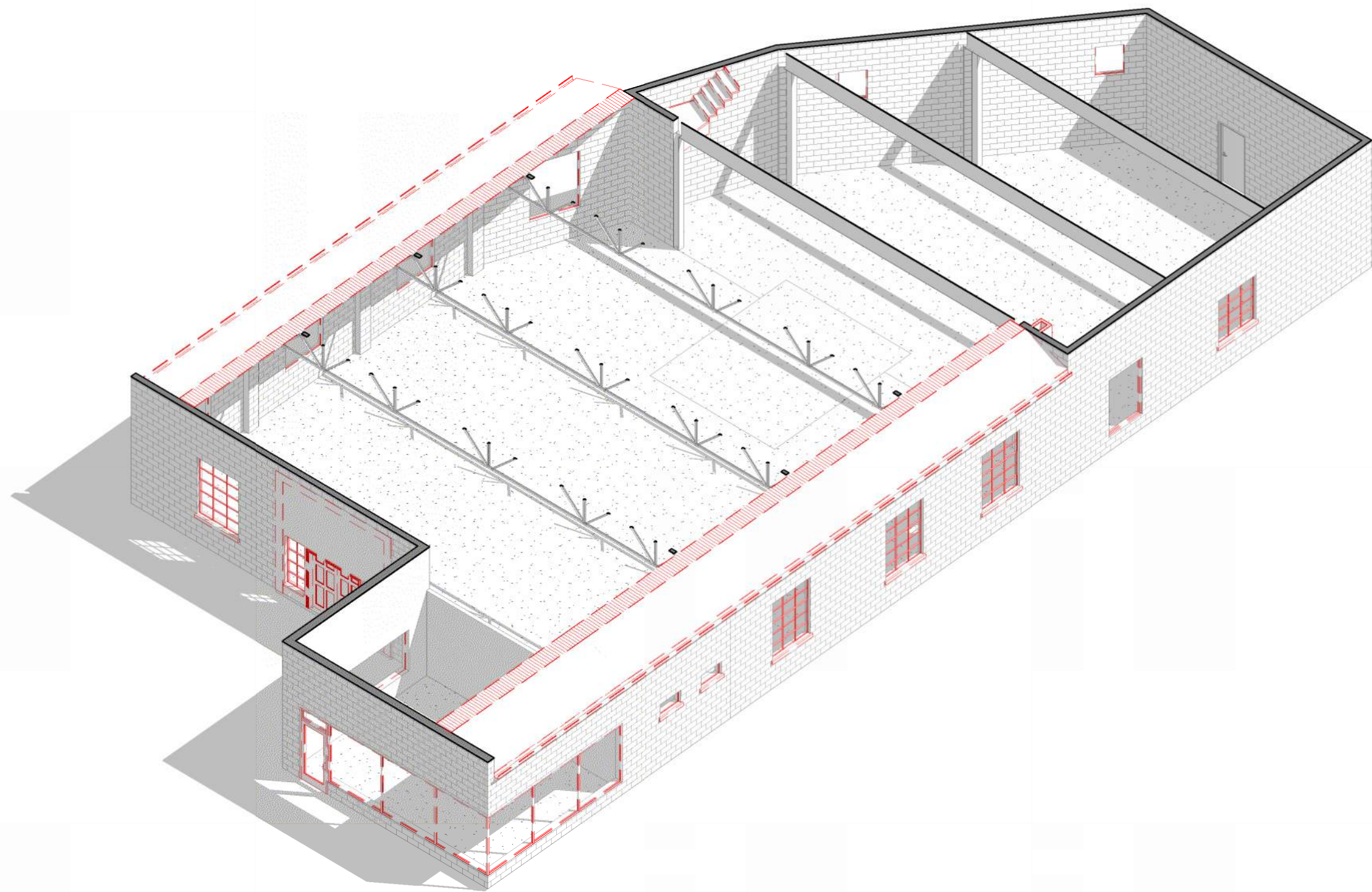
G0.2



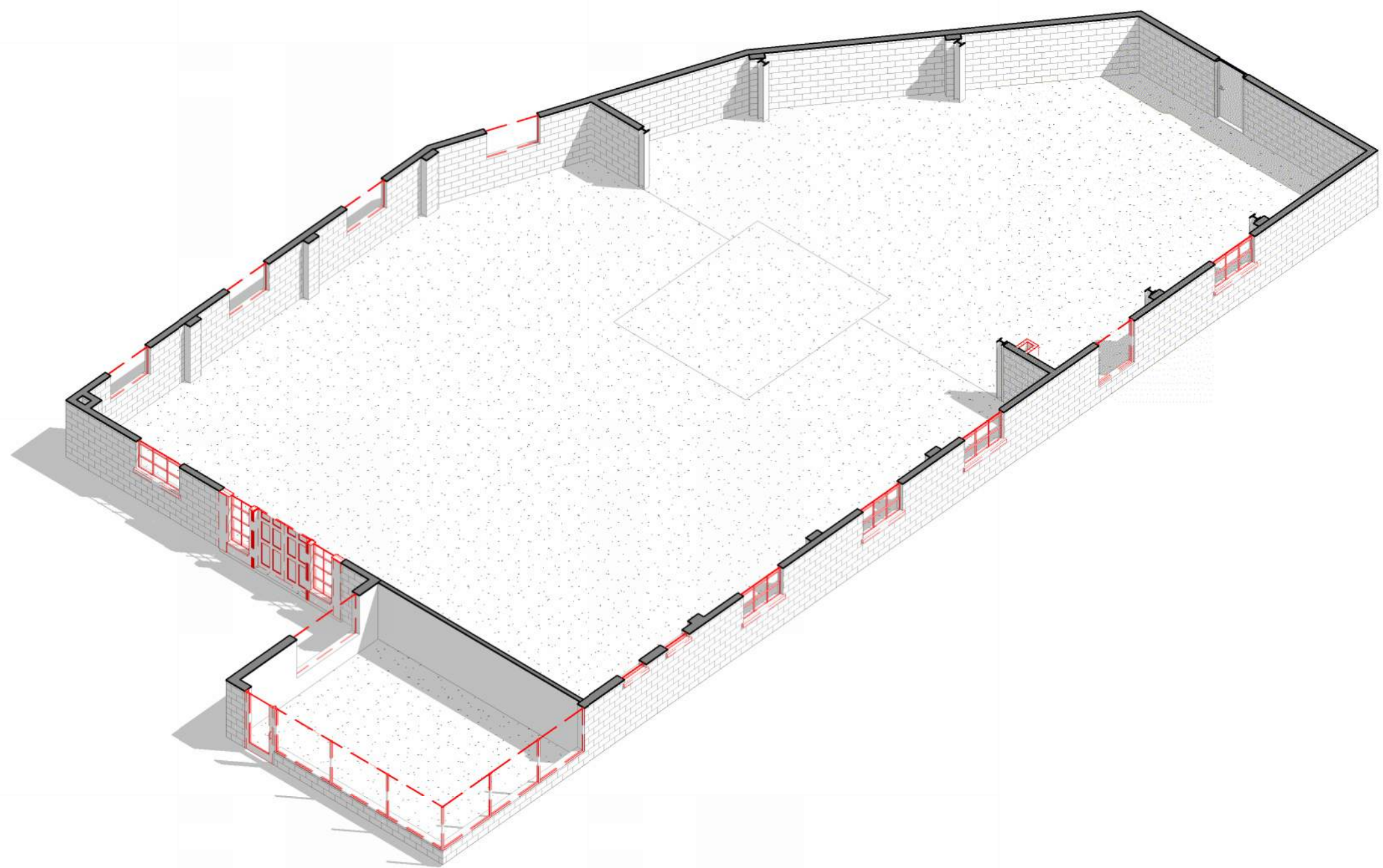
3D AXON 01



3D AXON 02



3D AXON 03

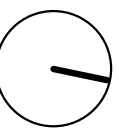


3D AXON 04

REVISION INFORMATION		
#	DESCRIPTION	DATE



PROJECT NORTH



TRUE NORTH

DUCK RIVER
TRADING CO.

105 E 5TH STREET
COLUMBIA, TN 38401

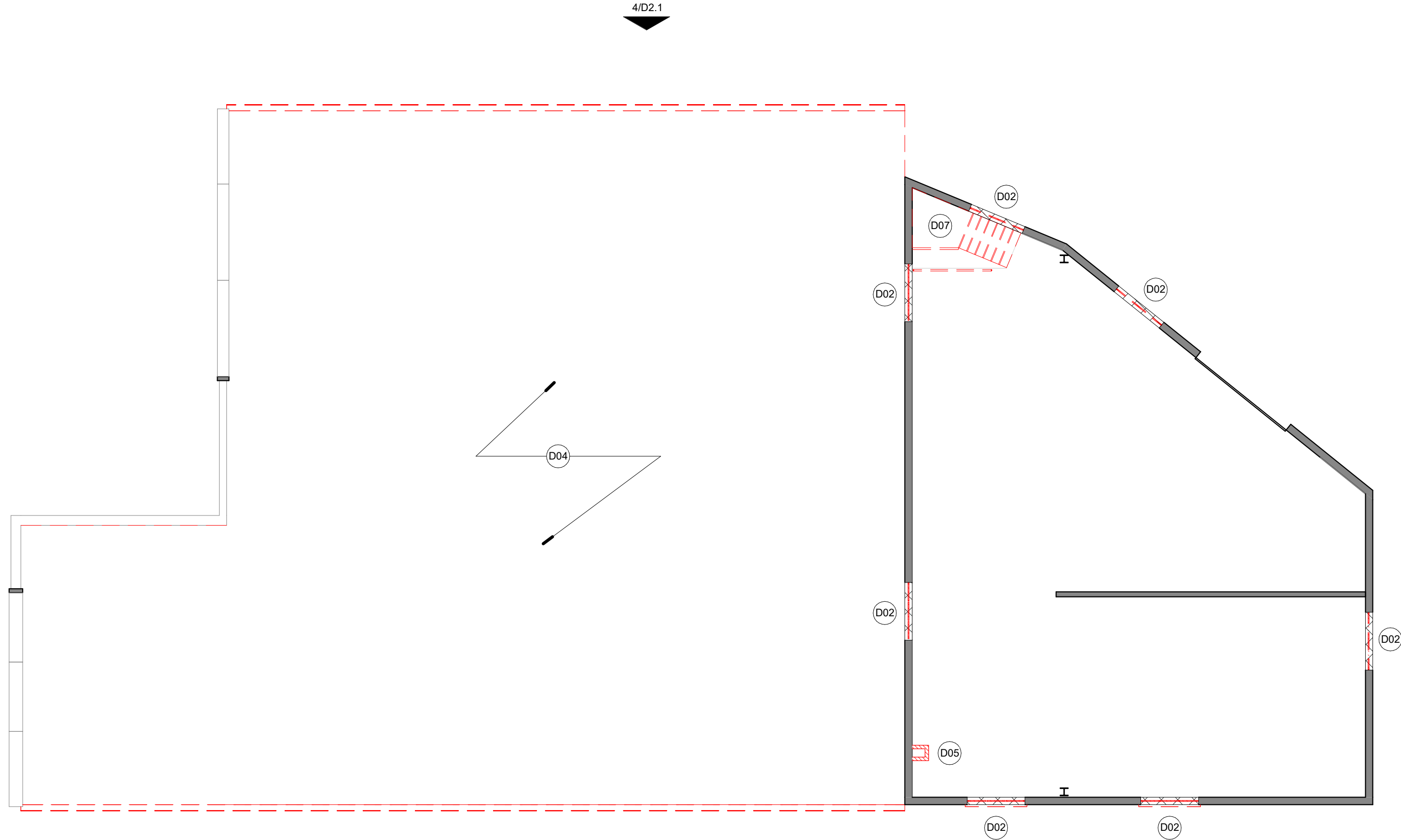
PROJECT NUMBER
26021

PROJECT PHASE
HISTORIC ZONING EXHIBIT
07/19/2026

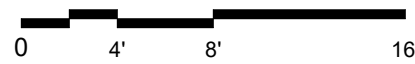
NOT FOR CONSTRUCTION
PERSPECTIVES

G0.4

3/D2.1



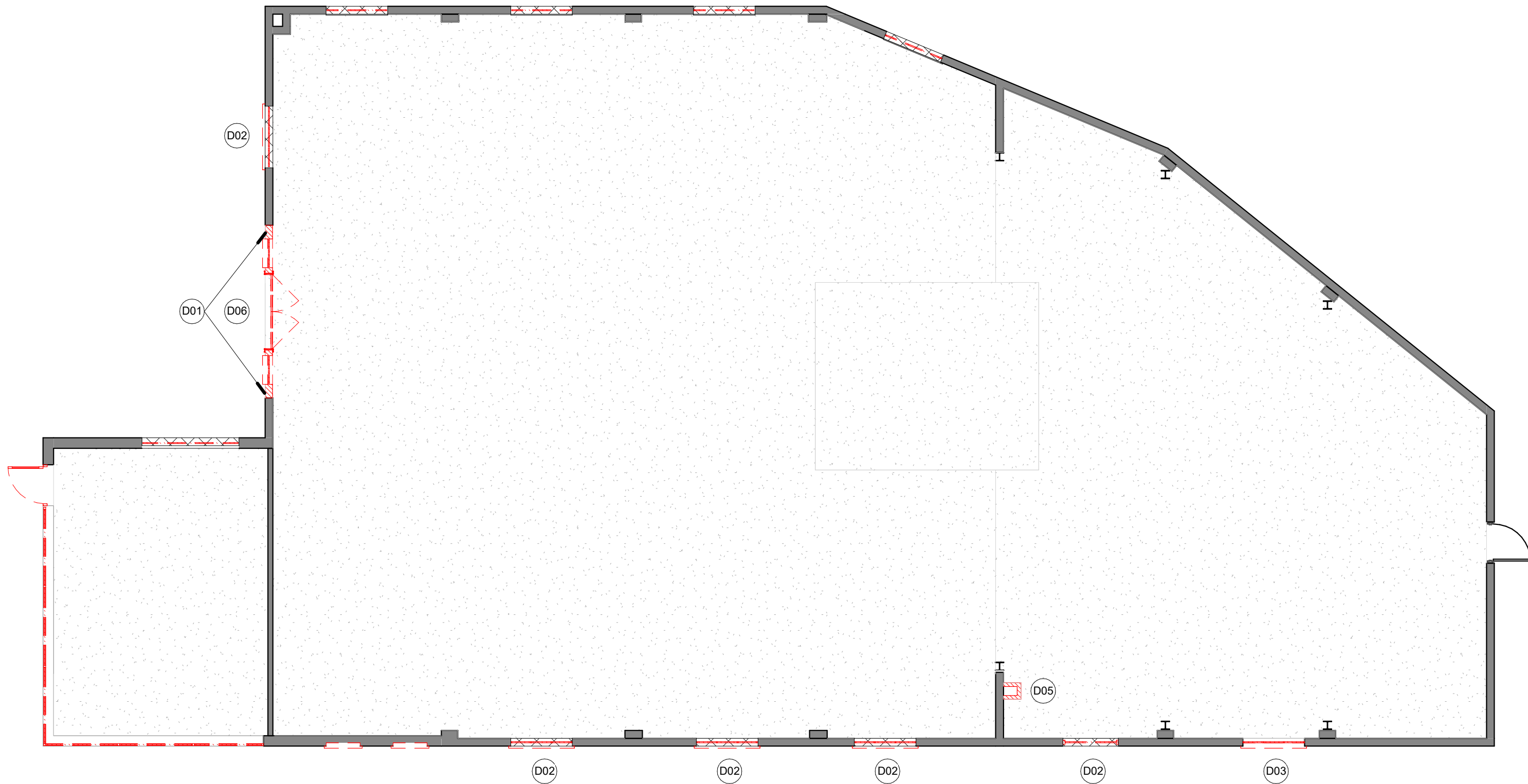
2 DEMOLITION PLAN - SECOND FLOOR
1/8" = 1'-0"



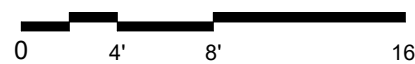
2/D2.1

4/D2.1

3/D2.1



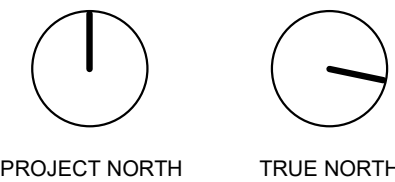
1 DEMOLITION PLAN - FIRST FLOOR
1/8" = 1'-0"



2/D2.1

DEMOLITION - WALL LEGEND	
	EXISTING WALL
	DEMOLISHED WALL
DEMOLITION NOTES	
1. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION. 2. REMODELING AND/OR REHABILITATION OF AN EXISTING BUILDING REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS, SOME OF WHICH MAY NOT BE VERIFIABLE WITHOUT DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE BUILDING. THE ARCHITECT & THE ARCHITECT'S CONSULTANTS ARE NOT RESPONSIBLE FOR CONDITIONS DISCOVERED DURING CONSTRUCTION THAT DIFFER FROM THOSE INDICATED. THE CONTRACTOR, UPON MAKING SUCH A DISCOVERY, SHALL IMMEDIATELY NOTIFY THE ARCHITECT & OBTAIN A CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION. 3. CONTRACTORS SHALL PROVIDE ALL CLOSE-OUT DOCUMENTATION REQUIRED BY THE BUILDING MANAGEMENT 4. THE CONTRACTOR SHALL VERIFY THESE DRAWINGS WITHIN THE FIELD CONDITIONS AND NOTIFY THE ARCHITECT AND PRIOR TO BEGINNING WORK OF ANY INCONSISTENCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS. 5. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY WORK DESCRIBED IN THE CONTRACT DOCUMENTS THAT CANNOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS, EVEN THOUGH THE EXISTING CONDITIONS ARE DOCUMENTED CORRECTLY ON THE PLANS. 6. IF ANY EXISTING FIRE PROOFING OR FIRE RATED ASSEMBLIES TO REMAIN ARE DAMAGED DURING DEMOLITION, REPAIR TO MEET ORIGINAL FIRE PROTECTION REQUIREMENTS. 7. REMOVE EXISTING CONSTRUCTION AS SHOWN. TYPICAL WALL REMOVAL INCLUDES FINISHES, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS CONTAINED THEREIN. REMOVE DOOR, CASEWORK, GLAZING, FRAMES AND OTHER FIXTURES AS REQUIRED. AFTER REMOVAL OF PIPE CHASES AND ELECTRICAL FLOOR BOXES, REPAIR HOLES IN FLOORS OR EXISTING WALLS TO REMAIN. PATCH ADJOINING WALLS, FLOOR AND DECK, AND PREPARE TO RECEIVE NEW FINISHES. 8. DURING DEMOLITION, THE CONTRACTOR SHALL BRACE AND SUPPORT ALL EXISTING STRUCTURES AS NECESSARY. 9. CONTRACTOR SHALL NOT COMPROMISE STRUCTURAL WORK IN A MANNER RESULTING IN A REDUCTION OF LOAD CARRYING CAPACITY OR LOAD/ DEFLECTION RATIO. NOTIFY ARCHITECT TO OBTAIN APPROVAL OF ALL PROPOSED STRUCTURAL MODIFICATIONS PRIOR TO EXECUTION. 10. DEMOLISHED MATERIAL NOT OTHERWISE DESIGNATED BY THE ARCHITECT OR OWNER SHALL BE CONSIDERED TO BE PROPERTY OF THE CONTRACTOR AND SHALL BE COMPLETELY REMOVED FROM THE JOB SITE. 11. USE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE TO THE PUBLIC, TO NEIGHBORS AND TO OTHER WORK BEING PERFORMED ON OR NEAR THE SITE. 12. IN THE EVENT OF DEMOLITION OF ITEMS NOT SCHEDULED TO BE DEMOLISHED, PROMPTLY REPLACE SUCH ITEMS. 13. THESE DEMOLITION DOCUMENTS ANTICIPATE THAT NO ASBESTOS WILL BE ENCOUNTERED. IN THE EVENT ASBESTOS IS ENCOUNTERED, NOTIFY THE ARCHITECT IMMEDIATELY. 14. THE CONTRACTOR SHALL PERFORM DEMOLITION WORK IN ACCORDANCE WITH THE OWNER'S REGULATIONS.	
KEYNOTES - DEMOLITION	
DW#	DESCRIPTION
D01	REMOVE EXISTING WALL AND INFRASTRUCTURE
D02	REMOVE EXISTING WINDOW, FRAME TEMPORARY WOOD ENCLOSURE
D03	REMOVE EXISTING WINDOW, INFILL WITH CMU
D04	EXISTING ROOF TO BE REMOVED
D05	REMOVE EXISTING CHIMNEY
D06	REMOVE EXISTING DOOR AND WINDOWS, FILL WITH TEMPORARY WOOD ENCLOSURE
D07	REMOVE EXISTING STAIR, ADD TEMPORARY RAILING AT OPENING PERIMETER
D08	REMOVE EXISTING STOREFRONT, FRAME TEMPORARY WOOD ENCLOSURE

REVISION INFORMATION		
#	DESCRIPTION	DATE



DUCK RIVER
TRADING CO.

105 E 5TH STREET
COLUMBIA, TN 38401

PROJECT NUMBER
26021

PROJECT PHASE
HISTORIC ZONING EXHIBIT
07/19/2026

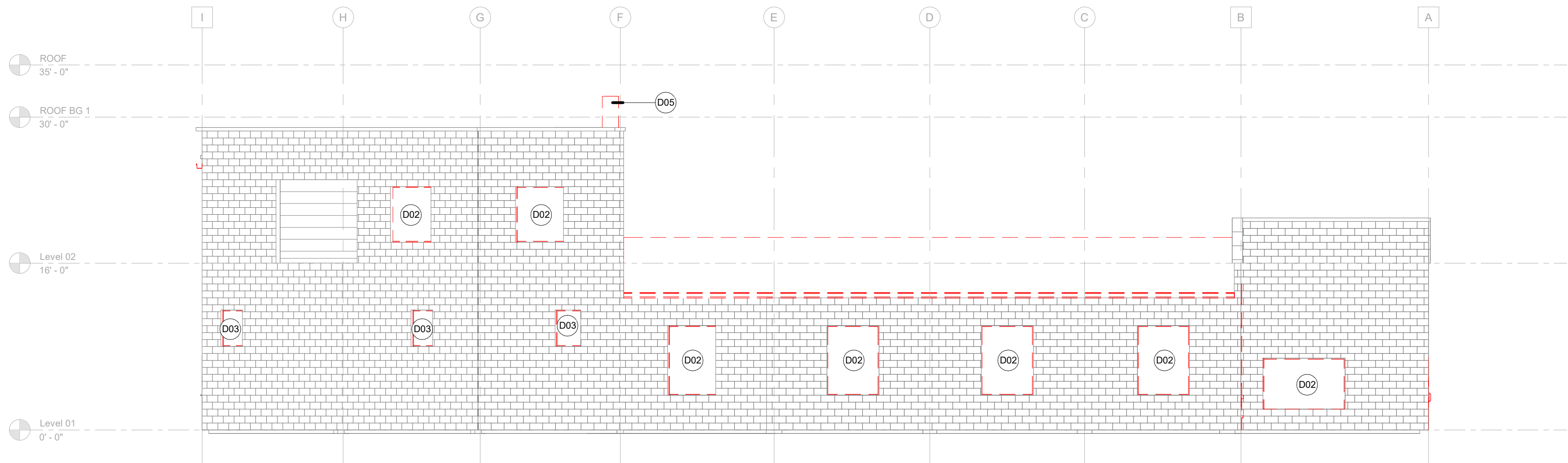
NOT FOR CONSTRUCTION
DEMOLITION PLAN - FIRST AND
SECOND FLOOR

D1.1

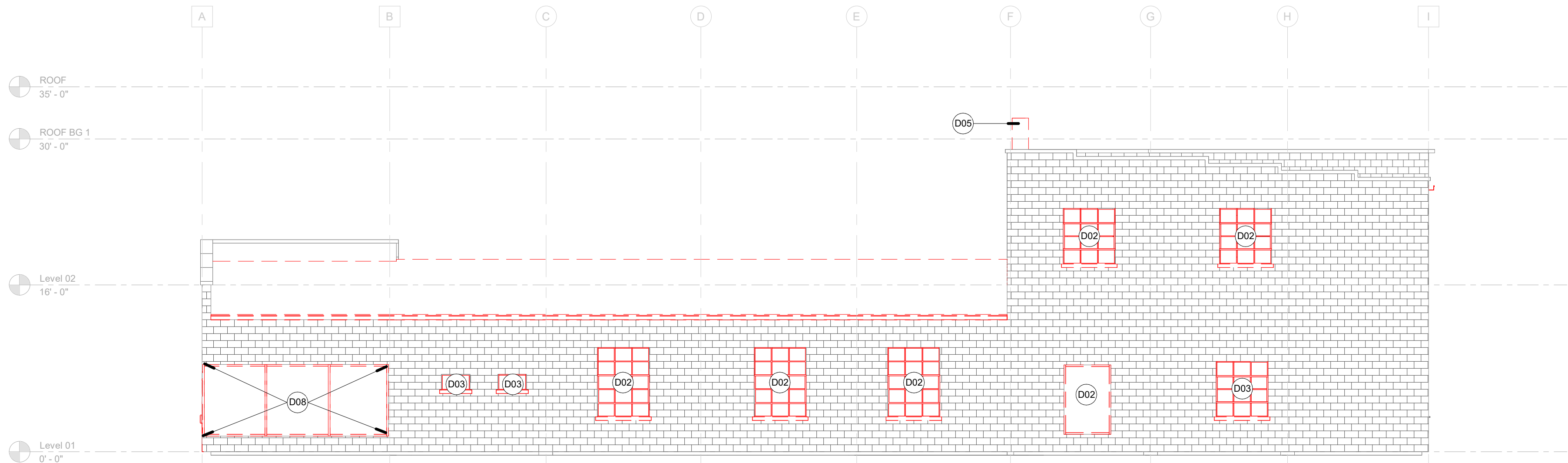


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ARCHITECTURE

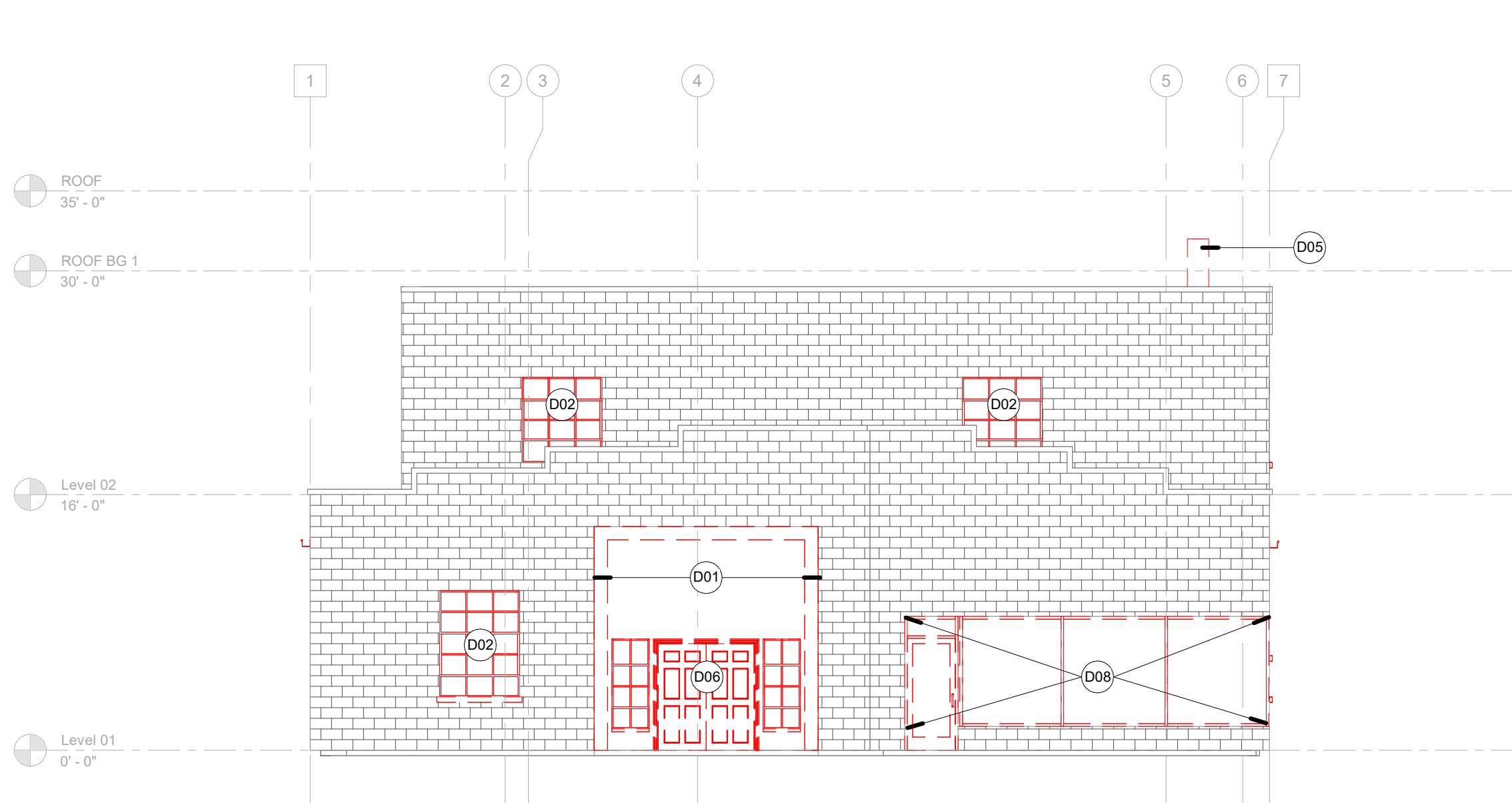
CHRIS@STRICKLANDARCHITECTURE.COM 615.975.8243



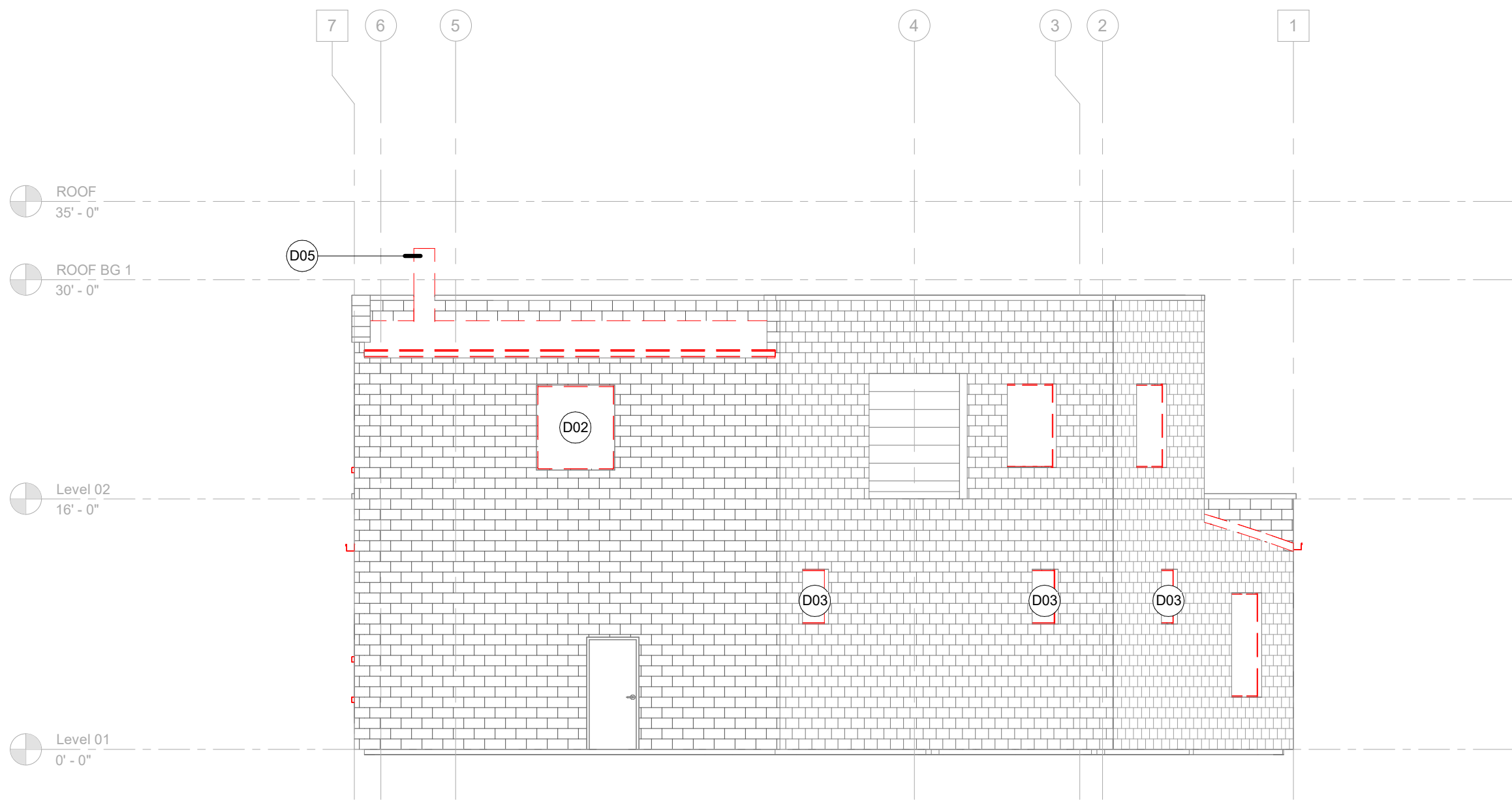
4 DEMOLITION ELEVATION - WEST
1/8" = 1'-0"



2 DEMOLITION ELEVATION - EAST
1/8" = 1'-0"



3 DEMOLITION ELEVATION - SOUTH
1/8" = 1'-0"

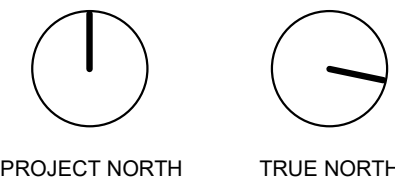


1 DEMOLITION ELEVATION - NORTH
1/8" = 1'-0"

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	DEMOLISHED WALL
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REVISION INFORMATION		
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DUCK RIVER TRADING CO.

105 E 5TH STREET
COLUMBIA, TN 38401

PROJECT NUMBER
26021

PROJECT PHASE
HISTORIC ZONING EXHIBIT
07/19/2026

NOT FOR CONSTRUCTION

DEMOLITION - EXTERIOR ELEVATIONS

D2.1

STRICKLAND ARCHITECTURE



CHRIS@STRICKLANDARCHITECTURE.COM 615.975.8243

GENERAL

1. The "Structural Documents" (as used herein) include the Structural Drawings and Specifications. Shop drawings, Vendor drawings, and documents submitted by the Contractor are not included in the Structural Documents.
- 1.1 The Authority Having Jurisdiction "AHJ" for this project is the City of Columbia. The governing Building Code is the 2024 International Building Code Local amendments apply.
- 1.2 "SER" indicates the Structural Engineer of Record who is licensed to stamp and sign the Structural Documents for the primary structural systems of the project.
- 1.3 "SSE" indicates a professional engineer (PE or SE as required by the AHJ) typically other than the SER who performs specialty engineering services for selected specialty-engineered elements identified in the Structural Documents, specifically in the SUBMITTALS section on this sheet. The SSE shall have appropriate experience and training in the design of the specialty. Documents stamped and signed by the SSE shall be completed by or under the direct supervision of the SSE.
2. These Structural Notes are a part of the Structural Documents and are intended to highlight and supplement, but not replace, the Specifications. If there exists a conflict between the Notes, Drawings, Specifications, or any material standard or design standard referenced by the Building Code, proceed with the most stringent requirement, or notify the SER for clarification.
3. Reference to standards or specifications of technical societies, organizations, or associations, or to codes of local or state authorities, shall mean the latest standard, specification, or code adopted by the referenced Building Code, unless specifically noted otherwise.
4. No provision of any referenced standard specification, manual or code (whether or not specifically incorporated by reference in the Structural Documents) shall be effective to change the duties and responsibilities of Owner, Contractor, SER, supplier, or any of their consultants, agents, or employees from those set forth in the Structural Documents. Nor shall it be effective to assign to the SER or any of the SER's consultants, agents, or employees any duty or authority to supervise or direct the furnishing or performance of the work or any duty or authority to undertake responsibilities contrary to the provisions of the Structural Documents.
5. Material, workmanship, and design shall conform to the referenced Building Code.
6. For dimensions not shown in the Structural Drawings, see the Architectural Drawings. Dimensions shown on the Drawings shall take precedence over scale shown on plans or in sections. Do not scale the Drawings.
7. Contractor responsibilities include, but are not limited to, the following:
- 7.1 Coordinate the Structural Documents with the Architectural, Mechanical, Electrical, Plumbing, Civil and Other Contract Documents. Architect and SER shall be notified of any discrepancy or omission.
- 7.2 Equipment/Framing Verification
- 7.2.1 Submit actual weights of the mechanical equipment to be used for review at least 3 weeks prior to fabrication and construction. Coordinate opening sizes and locations with Mechanical Contractor.
- 7.2.2 If applicable, submit elevator shop drawings and loads (machine beam/slab, and guide rails) for review prior to fabrication and installation of elevator system.
- 7.2.3 Verify miscellaneous framing shown in the Structural Documents for mechanical equipment, Owner-furnished items, partitions, etc. is consistent with the requirements of such items.
- 7.4 The structure is stable only in its completed form. Temporary supports required for stability during all intermediate stages of construction shall be designed by a SSE and furnished, and installed by the Contractor.
- 7.5 Contractor has sole responsibility for jobsite safety and compliance with all health and safety precautions as required by any regulatory agency. In performing periodic observations at the jobsite, the SER will have no control over, nor responsibility for, the Contractor's means, methods, sequences, techniques, or procedures in performing the work.
- 7.6 Design of support of all items not specifically detailed in the Structural Documents (such as piping, electrical, etc.) is responsibility of the Contractor. This design, coordination, and inspection shall be performed by a SSE.
8. Contractor shall ensure that the loads during construction loads do not exceed the design loads as noted on this sheet in the DESIGN CRITERIA section, nor the capacity of partially completed construction as determined by the Contractor's SSE for temporary bracing/shoring. Design loads shall not be applied to the structure until structural members and connections are at full design strength and are properly installed.
9. Material or product substitutions by the Contractor must be approved by the SER and the request for substitution must include the ICBO report of the substituting material or product.
10. Where alignment of materials such as wall or floor faces will be affected by deflections and rotations of the structure during construction, placing procedures shall ensure that the final position of these materials is aligned and correct.
11. Where a section or detail is shown for one condition, it shall apply to all similar and like conditions. Sections and details labeled "TYP." or "TYPICAL" on the Structural Documents apply to all situations occurring on the project that are the same or similar. The Contractor shall consider all of the Contract Documents when determining similar and like conditions.

DESIGN CRITERIA

1. Building Risk Category is II.

2. Design Gravity Loads

- 2.1 Superimposed Dead Loads

Roof Assembly	10 psf
Floor Assembly	5 psf
Roof & Floor Framing	Actual
Concrete or CMU Wall	Actual

- 2.2 Live Loads

Floor Live Load	40 psf
Roof Live Load	20 psf (reducible)
Ground Snow Load	10 psf

3. Design Lateral Loads

- 3.1 Wind Loads

Basic Wind Speed, Vult (3-second gust)	105 mph
Wind Exposure Category	C
Internal Pressure Coefficient, G+Cpi	+/- 0.18

- 3.3 Seismic/Earthquake Loads

Seismic Importance Factor, I	I = 1.00
Mapped Spectral Response Acceleration, Ss	0.48g
Mapped Spectral Response Acceleration, S1	0.17g
Site Class	C (assumed)
Spectral Response Coefficient, SDS	0.33g
Spectral Response Coefficient, SD1	0.15g
Seismic Design Category	C
Equivalent Lateral Force Procedure was used for analysis.	

4. No explicit provisions have been made for future building expansion.

SUBMITTALS

1. Shop drawings shall adequately depict the structural elements and connections shown in the Structural Documents.
- 1.1 Reproduction of Structural Drawings for shop drawings is not permitted.
- 1.2 Electronic drawing files will not be provided to the Contractor.
- 1.3 Review of shop drawings will be for conformance with the Structural Documents regarding arrangement and sizing of members and the Contractor's interpretation of the design loads, if applicable, and the Structural Document details. Such review shall not relieve the Contractor of the full responsibility to comply with the Structural Documents, nor does such review relieve the Contractor of the sole responsibility to review and check all submittals and shop drawings before submitting to the Architect and SER.
- 1.4 Contractor shall remain solely responsible for errors and omissions associated with the preparation of shop drawings as they pertain to member sizes, details, and dimensions specified in the Structural Documents.
- 1.5 Structural Documents indicate typical and certain specific conditions only. Shop drawings shall detail all conditions in accordance with specified standards and the specific requirements of this project as indicated in the Structural Documents.
2. Submittals
- 2.1 The Structural Quality Assurance Plan and Specifications identify the required submittals. Prior to (or with) the first submittal, Contractor shall submit a list of all required submittals over the course of the entire project for SER's review.
3. Delegated Design Scope (Deferred Submittals)
- 3.1 Deferred submittals include those portions of the project that are furnished by the Contractor, designed by a SSE, and submitted at the time of the application.
- 3.2 Submittal documents for deferred submittals shall be included in the Contractor's scope of services and shall be sealed by the SSE. Design of deferred submittals shall be in accordance with the specifications and reference standards of the governing Building Code. All necessary ties, bracing, anchorage, and proprietary products shall be furnished and installed per manufacturer's instructions and/or the SSE's design drawings and calculations.
- 3.3 Documents for deferred submittals shall be thoroughly reviewed by the General Contractor and then submitted to the Architect and SER for review. The review by the Architect and SER is for compliance with design criteria and compatibility with the primary structural framing and does not relieve the SSE for responsibility of that design.
- 3.4 If the Architect and SER approve the deferred submittal, it will be forwarded to the AHJ if required, with a notation indicating the deferred submittal has been reviewed and found in general conformance with the design intent. Deferred submittal items shall not be installed until the design and submittal documents have been approved by the AHJ.
- 3.4 The following are deferred submittals that require accompanying structural calculations that demonstrate compliance with the requirements of the Building Code as well as these Structural Documents:
- Steel connections - see STRUCTURAL STEEL section
- Steel stairs, handrails and ladders
- Prefabricated sunshades, awnings, canopies, pergola, trellis, etc.
- Shop-fabricated wood trusses, "T"-joists or composite lumber framing
- 3.5 The following are deferred submittals that do not require accompanying structural calculations:
- Temporary/permanent shoring
- Items indicated in other sections of these STRUCTURAL NOTES
- Items indicated as BY CONTRACTOR or BY OTHERS in the Drawings

FOUNDATIONS

1. If a Geotechnical investigation has not been performed, a geotechnical engineer licensed in the project state shall be retained to perform a geotechnical investigation. This investigation shall result in a report which describes the conditions of the existing soils/rock, outlines the procedure required to properly prepare the building pad, and provides design values for shallow foundations and Seismic Site Class.
2. At a minimum, the building pad shall be prepared in strict accordance the geotechnical report, the project Specifications and the following:
- 2.1 Strip vegetation and topsoil.
- 2.2 Proofroll building areas with a minimum of two complete coverages of a loaded dump-truck or scraper in each of two perpendicular directions. Replace soft areas with compacted structural fill.
3. Soil allowable bearing capacity of footings = 2,000 psf (assumed)
4. Foundation Walls
- 4.1 Lateral Pressures by Equivalent Fluid Density (EFD)
- Walls restrained at top (at-rest) EFD = 65 pcf (assumed)
- Walls free to displace at top (active) EFD = 45 pcf (assumed)
- 4.2 Walls restrained at top by structural framing or other means shall not be backfilled higher than 2 feet above the footing until concrete slabs are placed and have obtained 75% of the specified 28-day strength.
- 4.3 Walls free to displace at top shall not be backfilled higher than 2 feet above the footing until wall concrete has obtained 100% of the specified 28-day strength.
- 4.4 The design of walls retaining earth assumes drainage is in place, and does not include hydrostatic pressure loads. Contractor shall provide drainage system for all backfill conditions.
- 4.5 Construction surcharge loads shall not be applied on the backfill against retaining walls without SER's approval. Keep heavy compactors, grading equipment, and staged materials away from the wall a distance equal to or greater than the height of the retained soil to avoid developing excessive temporary lateral soil pressures.
- 4.6 Where walls retain more than 3 feet of backfill above the footing, the wall face on the backfill side shall receive a waterproof application after formwork has been removed. Coordinate with Arch for appropriate system.
5. CL of column = CL of anchor rod pattern = CL. of base plate = CL of pedestal = CL. of rebar pattern = CL. of footing, UNO.
6. Footings shall be placed no lower than on a 2:1 Horizontal:Vertical slope relative to any adjacent footing.
7. Provide control joints in slabs-on-grade as indicated in the Structural Documents.
8. Slab-on-grade has not been designed to support crane or equipment loads.
9. Surface water shall not accumulate or pond in the excavations. If required, a temporary dewatering system may be used during construction. The system shall be designed and installed by the Contractor in accordance with the recommendations in the Geotechnical Report and the requirements of the governing Building Code.
10. The Contractor is responsible for locating existing underground utilities and providing protection from damage during construction operations.

CAST-IN-PLACE CONCRETE

1. All concrete work shall conform to ACI 318 and CRSI standards.
2. Concrete Properties:
- | | Exp. Class | Min. f'c (psi) | Max. Agg. Size | Max. W/C Ratio | % of Air Entrained +/- 1.5% |
|---------------------------|------------|----------------|----------------|----------------|-----------------------------|
| Footings Inside Building | | 4,000 | 1 1/2" | ---- | ---- |
| Footings Outside Building | F1, C1 | 4,000 | 1 1/2" | 0.50 | 5.0 |
| Walls & Pedestals | F2, C1 | 4,500 | 1" | 0.40 | 6.0 |
| Interior Slab-on-Grade | C1 | 4,000 | 3/4" | 0.50 | ---- |
| Exterior Slab-on-Grade | F3, C2 | 4,500 | 3/4" | 0.40 | 6.0 |
| Slabs on Metal Deck | | 4,000 | 3/4" | 0.45 | 5.0 (LW) |
- 2.1 Normal-weight structural concrete (NWT) shall be 147-153 pcf fresh unit weight and 142-148 pcf dry unit weight.
- 2.2 Lightweight structural concrete (LWT) shall be 112-118 pcf fresh unit weight and 107-113 pcf dry unit weight.
- 2.3 Concrete shall be considered "Exterior" if it is permanently exposed to the weather or moisture or if its final condition is in an unconditioned space.
- 2.4 All concrete shall satisfy both the specified maximum W/C ratio and the minimum f'c requirements. Concrete mix designer shall refer to ACI 318-14 Chapter 19 for other mix requirements for the assigned Exposure Classes, including limits/restrictions on cementitious materials types and admixtures.
3. Size of concrete pours between construction joints shall be limited to the following:
- 3.1 At walls, maximum length of 100-ft with intermediate control joints at approximately 25-ft spacing. Do not locate construction joints within 5-ft of a corner or column. Coordinate locations with veneer joints.
- 3.2 At floors, maximum area of 10,000 sq ft with maximum dimension of 100-ft.
4. Openings and Sleeves
- 4.1 Conduit shall not be placed within the slab on grade. Conduit shall be installed below the slab on grade within the granular subbase.
- 4.2 It is preferred that conduit not be installed within composite slabs. However, if a limited quantity of conduit must be installed within the composite slab, installation must conform to detail shown in the Structural Documents.
- 4.3 Pipes or ducts shall not exceed one-third the slab or wall thickness unless specifically detailed. See mechanical and electrical drawings for location of sleeves, accessories, etc.
- 4.4 Vertical and horizontal core drilling through concrete is not permitted without specific prior written approval from SER.
5. Concrete floors supported by composite steel deck are to be finished level. The weight of the wet concrete will cause deflection of the steel framing and metal deck. Concrete overruns are to be anticipated and shall be included in the Contractor's bid.
6. Refer to Architectural Drawings for special finishes such as molds, grooves, ornaments, clips or grounds required to be encased in concrete and for location of floor finishes and slab depressions. All exposed corners shall be rounded or chamfered minimum 3/4".
7. Aluminum conduit or piping may not be embedded in any concrete.
8. Chlorides shall not be used in concrete, and shall not be part of any additive.
9. Fly ash may be used as a direct substitute for Portland cement. Fly ash must conform to all aspects of ASTM C618-03 standard specification for fly ash. Class C or Class F fly ash may be used. However, total loss on ignition of fly ash must be 3% or less. Fly ash may be substituted on a 1:1 ratio by weight and only up to a 25% reduction in the original cement content. Concrete proportions shall be selected on the basis of trial mixes conforming to ACI 211.1.
10. Honey-combing, spalls, cracks, and other defects shall be repaired. Extent of defective area shall be determined by Architect and SER.
11. Formwork, shores and re-shores for structural concrete shall not be removed until the concrete structural members have acquired sufficient strength to support their weight and the load thereon safely. The design, erection, and removal of formwork, shores, and re-shores shall be performed by a SSE in accordance with ACI 301 and ACI 347.

REINFORCEMENT

1. Reinforcing bars shall be ASTM A615, Grade 60, UNO.
- 1.1 Reinforcing bars are not to be welded.
2. Welded Wire Reinforcement (WWR) shall conform to ASTM A1064, plain wire fabric in flat sheets only. For WWR info, see plans and details.
3. Novomesh 850 Steel and Synthetic Fiber Blend (or approved equal) may be used as an alternate to the WWR specified for concrete slabs-on-grade.
- 3.1 Blend of ASTM A820 cold drawn steel wire fibers and/or graded multi-filament polypropylene fibers of various lengths and thicknesses.
- 3.2 Application rate shall be designed and specified by the supplier, for the slab thickness and concrete strength shown on these Drawings and the intended use / loads applied. For pricing purposes, assume a minimum of one 24 lb bag per cubic yard of concrete, UNO.
- 3.3 Fiber manufacturer must submit documented evidence of satisfactory performance history, compliance with Building Code, ASTM C1116, Type I and III, and ASTM A820.
4. Reinforcement Placement (UNO)
- 4.1 Concrete Reinforcement Cover
- | | |
|-----------------------------------|--------------|
| Below Grade Formed | 3" clear |
| Below Grade Formed | 2" clear |
| Interior Slabs-on-grade | See Details |
| Exterior Slabs-on-grade | 1-1/2" clear |
| Slabs on metal deck | See Details |
| Wall Faces Not Exposed to Weather | 3/4" clear |
| Wall Faces Exposed to Weather | 2" clear |
- 4.2 Masonry reinforcing steel shall be placed in the center of CMU cells, UNO.
5. Reinforcement Splices
- 5.1 Reinforcement marked "Continuous" may be spliced at locations determined by Contractor. Top bars shall be spliced at midspan. Bottom and intermediate bars shall be spliced over supports.
- 5.2 All other reinforcement shall be spliced only at locations shown or noted, unless approved in writing by SER.
- 5.3 Lap splices in WWR shall be a minimum of two mesh spaces.
- 5.4 Concrete reinforcement splice lengths shall be as indicated in the Lap Splice Table in the Structural Documents, UNO.
- 5.5 Masonry reinforcement splice lengths shall be as indicated below, UNO.
- #4 - 24" ; #5 - 30" ; #6 - 36" ; #7 - 42"
6. Submit shop drawings which adequately depict the reinforcing bar sizes and placement. Written description without adequate sections, elevations, and details will not be approved.

CONCRETE MASONRY

1. CMU shall have a minimum 28-day compressive strength, f'm, of 2,000 psi.
- 1.1 Concrete masonry units shall be lightweight and shall comply with ASTM C90.
2. Mortar at walls below grade shall be Type M. Mortar at bearing walls shall be Type M or S. Mortar shall comply with ASTM C270.
3. Coarse grout shall have a minimum 28-day compressive strength of 3,000 psi and shall conform to ASTM C476.
- 3.1 Bond beams, reinforced CMU cores, and below-grade CMU cores and wall cavities shall be grouted solid.
- 3.2 Masonry webs on each side of grouted cells shall be fully mortared.
- 3.3 Grouting shall be stopped 1-1/2" below the top of a course so as to form a key at the pour joint.
- 3.4 Grouting of bond beams shall be done in one continuous operation.
- 3.5 Walls shall be grouted using low lift grouting techniques.
4. CMU shall be laid in running bond, UNO.
5. All cells containing reinforcement shall be grouted solid. Vertical reinforcement shall be dowelled from the foundation and shall extend into the bond beam at the floor/roof at least 6" UNO. Minimum vertical wall reinforcement, including interior partition walls, is #4@48".
6. Horizontal joint reinforcement shall be two No. 9 grade longitudinal wires at 16" vertically, UNO. Provide accessories for corners, intersections, etc. Joint reinforcement shall comply with ASTM A82.
7. Provide open bottom beam block units with 3" deep minimum web openings at horizontal reinforcement locations. A minimum clear space of one bar diameter shall be provided between the reinforcing bars and the face of masonry units.
8. Contractions joints shall have maximum spacing of 3 times the wall height or 20 feet, whichever is less, in all concrete masonry walls. See Architectural elevations for locations of contraction joints. Horizontal reinforcement shall be terminated at each side of contractions joints, except for reinforcement in horizontal bond beams.
9. Where primary structural steel or concrete members frame into CMU walls, the members shall not frame into the face of the wall. Rather, they shall bear in a pocket in the wall. See Detail in the Drawings, or contact SER if Detail is not provided.
10. Dovetail anchors shall be at 16" vertical spacing, UNO, where CMU walls abut concrete surfaces.
11. At CMU pilasters or other composite multi-wythe construction, horizontal anchors shall be Hohmann & Barnard 345-SV veneer anchors, galvanized, 12-ga., with 1/4"-diameter screw anchor (2" embedment) spaced at 16" vertically and at 24" horizontally maximum.

WOOD

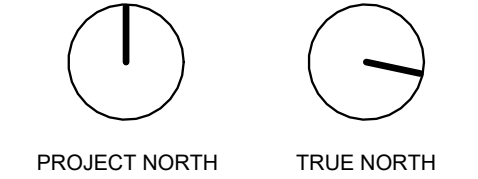
1. Structural framing plans depict the primary structural framing system. Contractor shall provide secondary and miscellaneous framing as required to complete the project (see the Architectural Documents).
2. Dressed Seasoned Lumber shall be S4S with 19% maximum moisture content at time of dressing and shall be No. 2 grade Southern Pine, UNO.
3. Wood in contact with concrete or masonry, or exposed to weather, shall be foundation-grade and pressure-treated. Galvanized nails shall be used in pressure-treated wood.
4. Connections for structural timber shall be galvanized strong-tie connectors by the Simpson Company or approved equal.
5. Engineered lumber products shall have material properties as shown below.
- 5.1 Laminated Veneer Lumber (LVL) (based on Versa-Lam):
- | | |
|---|-------------------|
| Allowable Bending Stress | Fb = 3,100 psi |
| Compression Perpendicular to Grain | Fcper = 750 psi |
| Compression Parallel to Grain | Fcpar = 3,000 psi |
| Horizontal Shear | Fv = 285 psi |
| True Modulus of Elasticity (shear-free) E | = 2,100,000 psi |
- 5.2 Laminated Strand Lumber (LSL) (based on TrusJoist TimberStrand):
- | | |
|------------------------------------|-------------------|
| Allowable Bending stress | Fb = 2,325 psi |
| Compression Perpendicular to Grain | Fcper = 900 psi |
| Compression Parallel to Grain | Fcpar = 2,170 psi |
| Horizontal Shear | Fv = 310 psi |
| Modulus of Elasticity | E = 1,550,000 psi |
- 5.3 Parallel Strand Lumber (PSL) (based on TrusJoist Parallam):
- | | |
|------------------------------------|-------------------|
| Allowable Bending Stress | Fb = 2,900 psi |
| Compression Perpendicular to Grain | Fcper = 625 psi |
| Compression Parallel to Grain | Fcpar = 2,900 psi |
| Horizontal Shear | Fv = 290 psi |
| Modulus of Elasticity | E = 2,000,000 psi |
6. Wood I-Joists
- 6.1 Wood I-joists shall be capable of supporting the superimposed loads shown in the Structural Documents. Capacities of wood I-joists shall be determined in accordance with ASTM D5055.
- 6.2 Submit shop drawings with manufacturers catalog indicating compliance of wood I-joists for required superimposed loads and bearing conditions indicated in the Structural Documents.
- 6.3 Framing details and erection procedures shall comply with manufacturer's recommendations.
7. Structural Floor Panels
- 7.1 Panels shall be tongue-and-groove APA-rated Plywood or OSB Sturd-I. Floor conforming to PS 2 and shall have a Span Rating to suit the framing spacing. Exposure Durability Classification shall be Exposure 1, UNO.
- 7.2 Panels shall be placed with the long direction perpendicular to the supports and shall be a minimum of 24-inches wide and continuous over at least two supports. End joints shall be staggered.
- 7.3 Floor panels shall be both glued and nailed. Panels shall be nailed according to schedule on S4-series sheets. Nailing shall be completed before glue sets. Panels shall have glue applied at supports, end joints and tongue-and-groove joints. Adhesives shall conform to APA Specification AFG-01 or ASTM D3498, and applied in accordance with the manufacturer's recommendations. For OSB panels with sealed surfaces, use only solvent-based glues in accordance with manufacturer's recommendations.
8. Structural Roof and Wall Panels
- 8.1 Panels shall be APA-rated sheathing, Plywood or OSB conforming to PS 2 and shall have a Span Rating to suit the framing spacing. Exposure Durability Classification shall be Exposure 1.
- 8.2 Panels shall be a minimum of 24-inches wide and continuous over at least two supports. Panels shall be nailed according to schedule on S4-series sheets.
- 8.3 Long panel edges shall be supported with Edge Clips, one located midway between supports. There shall be a 1/8-inch gap at panel edges and ends.
- 8.4 OSB roof panels shall be installed with the textured side up.
9. Structural Glue-Laminated timber shall comply with American Institute of Timber Construction and shall have a minimum dry allowable bending stress of 2,400 psi.

STEEL POST-INSTALLED ANCHORS

1. Post-installed anchors shall only be used where specified on the Drawings. Contractor shall obtain written consent from SER prior to using post-installed anchors for missing or misplaced cast-in-place anchors.
2. Post-installed anchors shall never be considered as a substitute for cast-in anchor bolts or headed studs where cast-in anchors are shown on the Drawings.
3. Installation of post-installed anchors shall be in accordance with the ICC-ES report and Manufacturer's Printed Installation Instructions (MPII).
4. All personnel installing specified anchoring products shall hold installation certification from the product manufacturer, or shall be trained onsite by the manufacturer on proper installation technique. Proof of certification from the manufacturer shall be available upon request.
- 4.1 All personnel installing adhesive anchors in the overhead or upwardly inclined positions shall hold current AAI certification as accredited by the ACI/CRSI Adhesive Anchor Installation program. Proof of certification shall be available upon request.
5. When anchoring into concrete, the products listed below serve as the design basis for this project, UNO.
- 5.1 Expansion anchors shall be Hilti Kwik-Bolt TZ2, Simpson Strong-Bolt 2, or DeWalt Power-Stud+ SD2.
- 5.2 Screw anchors shall be Hilti KH-EZ, Simpson Titen HD, or DeWalt Screw-Bolt+.
- 5.3 Adhesive to be used with anchors shall be Hilti HIT-HY 200, Hilti HIT-RE 500 V3, Simpson SET-3G or AT-3G.
6. When anchoring into solid grouted concrete masonry, the products listed below serve as the design basis for this project, UNO.
- 6.1 Expansion anchors shall be Hilti Kwik-Bolt TZ2, Simpson Strong-Bolt 2, or DeWalt Power-Stud+ SD1.
- 6.2 Screw anchors shall be Hilti KH-EZ, Simpson Titen HD, or DeWalt Screw-Bolt+.
- 6.3 Adhesive to be used with anchors shall be Hilti HIT-HY 270 or Simpson SET-3G.
7. When anchoring into hollow concrete masonry, use screen tube approved by manufacturer with Hilti HIT-HY 270 or Simpson SET-3G.
8. Anchors to be used with adhesive shall be one of the following:
- For interior non-corrosive environments, ASTM F1554 Grade 36 all-thread rod.
 - For exterior non-corrosive environments, ASTM F1554 Grade 36 all-thread rod which is hot-dip galvanized per ASTM B695, Class 65, Type I.
 - For corrosive environments, ASTM A193 grade B8M Type 316 all-thread rod.
9. Expansion anchors and screw anchors in exterior non-corrosive environments shall be hot-dip galvanized per ASTM B695, Class 65, Type I.
10. Minimum embedment shall be as outlined on the Drawings. If the embedment cannot be located, notify the SER in writing for direction.
11. Concrete at the time of installation shall have a minimum age of 21 days and a minimum compressive strength f'c = 2,500 psi.
12. All anchors shall be installed perpendicular to the concrete surface, UNO.
13. Substitutions will only be considered for products that have a current ICC-ES report recognizing the product for the appropriate application. The substitution request shall be accompanied by signed and sealed calculations that demonstrate the requested product is capable of achieving the equivalent performance values of the design-basis product.
14. Anchor capacity is dependent upon the anchor spacing distance to edge of concrete. Anchors shall be installed with spacing and edge distance as shown on the Drawings. If no spacings or edge distances are specified on the Drawings, refer to the applicable ICC-ES report for critical spacings and edge distances.
15. Coordinate construction such that interference of reinforcing steel with anchor placement does not occur. If reinforcing steel is encountered during drilling, notify the SER to determine how to re-locate the anchor. Do not cut or damage reinforcing steel during drilling.
16. Adhesive anchors shall be securely fixed in place to prevent displacement until the adhesive has cured. Anchors displaced before full adhesive cure shall be considered damaged and shall be replaced at the Contractor's expense.
17. All drilling for adhesive anchor installations shall be performed with a hammer drill. Adhesive anchor holes shall not be cored/drilled with a diamond bit.
18. Adhesive anchors shall be installed with the following conditions:
- Holes drilled with hammer drill with carbide-tipped drill bit.
 - Hole shall be dry.
 - Temperature Category B (110°F long term and 130°F short term)
 - Anchors shall be securely fixed in place to prevent displacement until the adhesive has cured. Anchors displaced before full adhesive cure shall be considered damaged and shall be replaced at the Contractor's expense.

REVISION INFORMATION

#	DESCRIPTION	DATE
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DUCK RIVER TRADING CO.

105 E 5TH STREET
COLUMBIA, TN 38401

PROJECT NUMBER
26048

PROJECT PHASE
HISTORIC ZONING EXHIBIT
07/19/2026

STRUCTURAL NOTES & DRAWING INDEX

DRAWING INDEX	
SHEET NUMBER	SHEET NAME
S0.01	STRUCTURAL NOTES & DRAWING INDEX
S0.02	STRUCTURAL QUALITY ASSURANCE PLAN
S0.03	STRUCTURAL SPECIFICATIONS
S0.04	STRUCTURAL SPECIFICATIONS
S0.05	STRUCTURAL SPECIFICATIONS
S1.00D	EXISTING/DEMOLITION PLAN - FOUNDATION, FIRST AND SECOND FLOOR
S1.00N	NEW FIRST FLOOR/FOUNDATION PLAN
S1.01N	NEW SECOND FLOOR PLAN
S1.02N	NEW ROOF PLAN
S1.03D	EXISTING/DEMOLITION ELEVATIONS
S1.03N	NEW ELEVATIONS
S2.00	FOUNDATION SECTIONS AND DETAILS
S3.00	CMU SECTIONS AND DETAILS
S4.00	WOOD FRAMING SECTIONS AND DETAILS

S0.01

GENERAL

This Structural Quality Assurance Plan includes:

- A) The responsibilities of the Special Inspector(s).
- B) The responsibilities of the Contractor, and
- C) The Statement of Special Inspections, including the scope of testing and inspection required for this project.

The Special Inspector(s) shall be hired by the Owner.

Contractor shall pay for any additional structural testing or inspection required for work or materials not in compliance with the Construction Documents due to negligence or nonconformance and shall pay for any additional structural testing or inspection required for his convenience.

Contractor is responsible for ensuring that the Special Inspector is present for all work requiring special inspection. Any work that requires special inspection and is performed without the Special Inspector being present is subject to being demolished and reconstructed.

Refer to other portions of the Construction Documents for Special Inspections required of architectural, mechanical, electrical, or other building components.

The SER shall not have control, nor charge of, and shall not be responsible for, construction means, methods, techniques, sequences, or procedures, for safety precautions and programs in conjunction with the work, for the acts or omissions of the Contractor, Subcontractors, or any other persons performing any of the work, or the failure to perform the work in accordance with the Construction Documents.

Periodic site observation by field representatives of The Structure Co. is solely for the purpose of becoming generally familiar with the progress and quality of the work completed and determining, in general, if the work observed is being performed in a manner indicating that the work, when fully completed, will be in accordance with the Structural Documents. This limited site observation shall not be construed as exhaustive or continuous to monitor the quality or quantity of the work, rather periodic in an effort to identify defects or deficiencies in the work of the Contractor or Subcontractors.

In addition, all structures require periodic maintenance to extend lifespan and to ensure structural integrity from exposure to the environment. A planned program of maintenance shall be established by the Owner, and it should include items such as, but not limited to, painting of structural steel, protective coating for concrete, sealants, caulked joints, expansion joints, and control joints; cracks and spalls in concrete; and pressure-washing of structural elements exposed to a salty or other chemically harsh environment.

RESPONSIBILITIES OF THE SPECIAL INSPECTOR(S)

Special Inspector shall maintain records of inspections in accordance with Chapter 17 of the governing Building Code and shall distribute these records to the Building Official, Architect, and SER on a weekly basis, unless noted otherwise. Reports shall indicate that work inspected and tested was done in conformance with the Construction Documents. Discrepancies shall be brought to the immediate attention of the Contractor for correction. If the discrepancies are not corrected, they shall be brought to the attention of the Building Official, Architect, and SER prior to completion of that phase of the work.

At the conclusion of the project, the Special Inspector shall submit a final report documenting required special inspections and correction of any discrepancies noted in the inspections.

RESPONSIBILITIES OF THE CONTRACTOR

Contractor has the following responsibilities to the Special Inspector(s):

1. Provide copy of Construction Documents to Special Inspector.
2. Notify Special Inspector sufficiently in advance of operations to allow assignment of personnel and scheduling of tests.
3. Cooperate with Special Inspector and provide access to work.
4. Provide samples of materials to be tested in required quantities.
5. Provide storage space for Special Inspector's exclusive use, such as for storing and curing concrete test samples.
6. Provide labor to assist Special Inspector in performing tests and inspections.

STATEMENT OF SPECIAL INSPECTIONS

This Statement of Special Inspections is submitted as a condition for permit issuance in accordance with the Special Inspection and Structural Testing requirements of the Building Code. It includes a schedule of Special Inspection services applicable to this project as well as the required qualifications of the Special Inspector(s) to be retained for conducting these inspections and tests.

This Statement of Special Inspections is not intended to incorporate all aspects of the Special Inspection program as defined in the Building Code. Refer to Documents from other disciplines for remaining Special Inspections that may be required.

The SER is not responsible for ensuring the Special Inspection program is conducted in accordance with this plan.

Contractor shall perform the items noted within this Statement of Special Inspections and the Construction Documents. Special Inspector shall perform the following tests and inspections of all structural elements included within this Statement of Special Inspections.

SPECIAL INSPECTORS AND TESTING AGENCIES

The Special Inspector(s) and Testing Agencies shall be engaged by the Owner or the Owner's Agent and not by the Contractor. Any conflict of interest must be disclosed to the Building Official and the Design Professional prior to commencing work. Special Inspector(s) shall submit notification to the Design Professional including name, firm, address, phone number, responsibilities, and qualifications prior to commencing work.

The minimum qualifications of the Special Inspector(s) and/or Testing Agencies shall be those listed in the Minimum Special Inspector Qualifications Table. The qualifications of the Special Inspector(s) and/or Testing Agencies may be subject to the approval of the Building Official.

SPECIAL INSPECTION SCHEDULE

The following sections outline the required Special Inspections for this project.

SOILS

Contractor shall identify soils to be used as structural fill.

Special Inspector shall perform the following PERIODICALLY:

1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.
2. Verify excavations are extended to proper depth and have reached proper material.
3. Perform classification and testing of controlled fill materials.
4. Prior to placement of controlled fill, observe subgrade and verify that site has been prepared properly (proofrolling, compaction, etc.). As a minimum, perform two continuously sampled Standard Penetration Test borings at representative locations in the building area after vibratory compaction has been completed.
5. Determine quantities of material removed and added where Unit Prices are involved.

Special Inspector shall perform the following CONTINUOUSLY:

1. Verify materials, densities, and lift thicknesses during placement and compaction of controlled fill are in accordance with the Construction Documents and the Geotechnical Report. Determine particle size, liquid limit, plastic limit, and maximum density of each type of soil. As a minimum, perform one test per lift for every 2500 square feet.

See International Building Code, Section 17 for additional information.

SPECIAL INSPECTORS AND TESTING AGENCIES

The Special Inspector(s) and Testing Agencies shall be engaged by the Owner or the Owner's Agent and not by the Contractor. Any conflict of interest must be disclosed to the Building Official and the Design Professional prior to commencing work. Special Inspector(s) shall submit notification to the Design Professional including name, firm, address, phone number, responsibilities, and qualifications prior to commencing work.

The minimum qualifications of the Special Inspector(s) and/or Testing Agencies shall be those listed in the Minimum Special Inspector Qualifications Table. The qualifications of the Special Inspector(s) and/or Testing Agencies may be subject to the approval of the Building Official.

REQUIRED MINIMUM INSPECTOR QUALIFICATIONS FOR SPECIFIED SPECIAL INSPECTIONS				
CATEGORY OF TESTING/INSPECTION	MINIMUM QUALIFICATIONS (REFER TO KEY AT END OF TABLE)			
	Shop testing or inspection	Field testing or inspection	Review submittals	Review testing, certification, and lab reports
1. Inspection of Fabricators: A. Structural steel construction. B. Wood construction. C. Cold formed metal construction.	F G H J K A U A U	- - -	- - -	- - -
2. Steel construction: A. Testing of welding. B. Inspection of welding. C. Material verification of structural steel, high strength bolts, nuts & washers. D. Material verification of weld filler materials. E. High strength bolting F. Inspection of steel frame joint details.	H F K - - - -	H F K - - J K A J K	- - A C J K - - -	- - A C J K F G K -
3. Concrete construction: A. Reinforcing placement, cast-in-place bolts, post installed anchors, concrete placement and curing operations. B. Concrete field sampling and testing. C. Review certified mill reports and design mix. D. Verify use of required design mix. E. Review of in-situ concrete strength, prior to removal of shores and forms.	- - - - -	A E M A C D A C E M P S A C E L M S T	- - A C - - -	- - - - -
4. Masonry construction: A. Review 1m prior to construction. B. Mortar joint construction, grout protection and placement, materials proportion, type, size, and location of reinforcement, structural elements, anchorage, and connectors. C. Sampling/testing of grout/mortar specimens. D. Observe preparation of masonry prisms for testing of compressive strength, fm.	- - - -	- A I A C I M A C I M	A C - - -	- - - -
5. Soils preparation for building pad and foundations: A. Observe site preparation, fill placement, and testing of compaction for compliance with the Construction Documents and Geotechnical Report for the project. B. Observe and test bearing materials below shallow foundations to ensure design bearing capacity is achieved. C. Review compaction testing for compliance with the Construction Documents and Geotechnical Report for the project.	- - A U	B C N Q R B N R Q (Level III)	- - -	- - B C
6. Wood construction	-	A U	-	-
7. Construction of deep foundation elements	-	B	-	-
8. Work of an unusual or a special nature	-	A U	-	-
9. SFRS and MWFRS	-	A	-	-
A. PE/SE - a licensed Professional Engineer specializing in the design of building structures. B. PE/GE - a licensed Professional Engineer specializing in soil mechanics and foundations. C. EIT - Engineer-in-Training (Engineering Intern) - a graduate engineer who has passed the Fundamentals of Engineering Examination and is working under the direct supervision of a Professional Engineer. D. ACI Concrete Field Testing Technician, Grade 1. E. ACI Concrete Construction Special Inspector. F. AWS Certified Welding Inspector. G. AWS Certified Associate Welding Inspector. H. ASNT Non-Destructive Testing Technician (UT, LP, MP). I. ICC Structural Masonry Special Inspector. J. ICC Structural Steel and Bolting Special Inspector. K. ICC Structural Welding Inspector. L. ICC Prestressed Concrete Special Inspector. M. ICC Reinforced Concrete Special Inspector. N. ICC Soils Special Inspector. O. NCMA Certified Concrete Masonry Testing Technician. P. NICET Concrete Inspector - Levels II or higher. Q. NICET Soils Inspector - Levels II or higher. R. NICET Geotechnical Engineering Technician. S. PCI Concrete Inspector - Levels I, II & III. T. PTI Post-Tensioning Inspector - Level 2 (for either/both bonded/unbonded PT, as appropriate). U. Other qualified Inspector as approved by the Building Official.				
ACI American Concrete Institute AWS American Welding Society ASNT American Society of Non-Destructive Testing ICC International Code Council NCMA National Concrete Masonry Association NICET National Institute for Certification in Engineering Technologies PTI Post-Tensioning Institute PCI Pre-cast / Pre-stressed Concrete Institute				

Note 1: The special inspector shall meet one of the minimum qualifications listed for the applicable category of testing and inspection subject to approval of the Building Official.

Note 2: Materials testing shall be done by an approved testing agency meeting the requirements of IBC Section 1703 and ASTM E 329.

FABRICATORS

Inspection of Fabricators is not required where the Fabricator is approved in accordance with IBC Section 17. If Fabricator is approved, Fabricator shall provide certification to the Special Inspection Agency and Building Official. If special inspections are required, Special Inspector shall perform the following PERIODICALLY:

1. Verify fabrication and quality control procedures that provide a basis for inspection control of the workmanship and the fabricator's ability to conform to the approved Construction Documents and referenced standards. Review the procedures for completeness and adequacy relative to the code requirements for the fabricator's scope of work:
A. Steel construction
B. Concrete construction, including rebar fabrication
C. Wood construction
D. Cold-formed metal construction
E. Other construction

See International Building Code, Section 17 for additional information.

SHALLOW CAST-IN-PLACE FOUNDATION ELEMENTS

Special Inspector shall perform special inspections and verifications in accordance with the CIP CONCRETE SPECIAL INSPECTIONS for concrete foundation elements, including isolated spread footings, continuous footings supporting walls, and foundation walls.

See International Building Code, Section 17 for additional information.

CONCRETE MASONRY

Contractor shall submit a certification from each manufacturer or supplier stating the following materials comply with the Structural Documents:

- A. Concrete masonry units.
- B. Reinforcing steel.
- C. Joint reinforcement steel.
- D. Mortar materials: Portland cement, hydrated lime, and aggregates.
- E. Grout materials: Portland cement and aggregates.

Special Inspector shall perform the following PERIODICALLY:

1. Verification of fm in accordance with Table 3.1.2 in TMS 402/602-2016 prior to construction.
2. Verify compliance with approved submittals
3. As masonry construction begins, verify that the following are in compliance:
A. Proportions of site-prepared mortar.
B. Construction of mortar joints.
C. Location of reinforcement.
4. Prior to grouting, verify that the following are in compliance:
A. Grout space.
B. Grade, type and size of reinforcement and anchor bolts.
C. Placement of reinforcement.
D. Proportions of site-prepared grout.
E. Construction of mortar joints.
5. Verify during construction:
A. Size and location of structural elements.
B. Type, size and location of anchors, including other details of anchorage of masonry to structural members, frames or other construction.
C. Preparation, construction and protection of masonry during cold weather (temperature below 40°F) or hot weather (temperature above 90°F).
6. Observe preparation of grout specimens, mortar specimens and/or prisms.

Special Inspector shall perform the following CONTINUOUSLY:

1. Verification of Slump flow and Visual Stability Index (VSI) as delivered to the project site in accordance with Table 3.1.2 in TMS 402/602-2016 for self-consolidating grout.
2. Verify during construction:
A. Welding of reinforcement
B. Placement of grout is in compliance.

See International Building Code, Section 17 for additional information.

Masonry Sampling Requirements

Verify compressive strength of concrete masonry units, mortar, and coarse grout for every 5,000 square feet of surface area as follows:
A. Three concrete masonry units shall be tested in accordance with ASTM C140.
B. Six mortar cube specimens shall be tested, three at 7 days and three at 28 days, in accordance with ASTM C109.
C. Four coarse grout specimens shall be tested, two at 7 days and two at 28 days, in accordance with ASTM C109.
D. In lieu of individual tests of masonry units, mortar, and grout, perform one prism test consisting of three prisms in accordance with ASTM E447.

CAST-IN-PLACE CONCRETE

Contractor shall perform the following:

1. Submit manufacturer's certification that the concrete and reinforcing materials comply with the Structural Documents.
2. Establish concrete mix design proportions in accordance with the Specifications and ACI 318.
3. Submit manufacturer's data for tension and compression splicers/couplers.

Special Inspector shall perform the following PERIODICALLY:

1. Inspect reinforcing steel and verify placement.
2. Welding inspection and welding inspector qualifications shall be in accordance with AWS D1.4 and ACI 318:
A. Verify weldability of reinforcing steel other than ASTM A706.
B. Inspect single-pass fillet welds of maximum 5/16".
3. Inspect anchors cast in concrete for correct size, number, placement, and embedment.
4. Inspect those post-installed mechanical anchors and adhesive anchors that do not require continuous inspection. See the continuous inspection section below for more information. Also, see the POST-INSTALLED ANCHORS section for more information.
5. Verify use of required design mix, including dry weight and five-day saturated weight of aggregates. Ensure aggregates are properly pre-soaked before batching of concrete. See below for Concrete Sampling Requirements.
6. Verify maintenance of specified curing temperature and techniques.
7. Verify in-situ concrete strength prior to removal of shores and forms from walls, beams and structural slabs.
8. Inspect formwork for shape, location and dimensions of the concrete member being formed.
9. Perform testing of flatness and levelness of concrete slab placements in accordance with ASTM E1155, if required.

Special Inspector shall perform the following CONTINUOUSLY:

1. Welding inspection and welding inspector qualifications shall be in accordance with AWS D1.4 and ACI 318:
A. All other welds not defined in the periodic inspection section above.
2. Inspection of post-installed Adhesive anchors installed horizontally or upwardly inclined orientations to resist sustained tension loads. See POST-INSTALLED ANCHORS section for more information.
3. Prior to concrete placement, fabricate specimens for strength tests, perform tests according to Concrete Sampling Requirements listed below.
4. Inspect concrete and shotcrete placement for proper application techniques.

See International Building Code, Section 17 for additional information.

Concrete Sampling Requirements

- A. Examine concrete in truck to verify that concrete appears properly mixed.
- B. Perform a slump test as deemed necessary for each concrete load. Record if water or admixtures are added to the concrete at the job site. Perform additional slump tests after job site adjustments.
- C. For compressive strength testing of conventionally reinforced concrete, mold one set of (7) - 4"x8" cylinder specimens for each 75 cubic yards of each mix design placed in any one day.
- D. For each set molded, record:
i. Slump
ii. Air content
iii. Unit weight
iv. Temperature (ambient and concrete)
v. Location of placement
vi. Any other pertinent information, such as addition of water, admixtures, etc.
- E. For conventionally reinforced concrete, perform two 7-day and three 28-day compressive strength tests. Remaining specimens will be broken as directed by the SER if previously tested compressive strengths are not adequate.
- F. Report in writing on the same day as tests are performed. Reports of compressive strength tests shall contain the project name and number, date of concrete placement, name of testing agency, design compressive strength, location of concrete placement in structure, mix proportions and materials, actual compressive breaking strength, and type of break.

POST-INSTALLED ANCHORS

Contractor shall contact manufacturer's representative for product installation training. Submit a letter or certificate signed by the manufacturer's representative indicating that training has been completed satisfactorily.

Special Inspector shall perform the following CONTINUOUSLY:

1. Inspection of the first ten installations of each type of post-installed anchor to verify compliance with the manufacturer's instructions and the ICC-ES report for each particular anchor, including anchor material, anchor size/diameter, and embedment.
2. Inspection of all adhesive anchors installed in the overhead or upwardly inclined orientations.
3. Inspection of all adhesive anchors that support sustained tension loads.

Special Inspector shall perform the following PERIODICALLY:

1. Inspection of all remaining post-installed anchor installations as outlined above.

WOOD

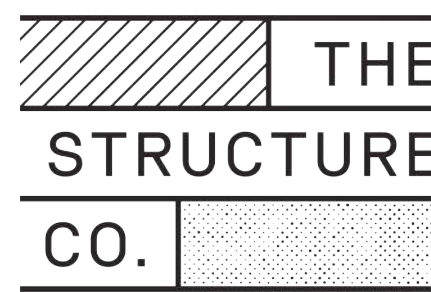
Special Inspector shall perform the following PERIODICALLY:

1. Verify wood products by official grade mark. If specified, verify fire-retardant-treated and preservative-treated wood is labeled appropriately.
2. Verify the general arrangement and installation of wood members is in accordance with the Construction Documents.
3. At all floor and roof diaphragms, provide inspection to verify:
A. Wood structural panel sheathing is of the grade and thickness shown on the Construction Documents.
B. Nominal size of framing members at adjoining panel edges agrees with the Construction Documents.
C. Fastener diameter and length, number of fastener lines, the spacing of the fasteners and the edge margins agree with the Construction Documents.

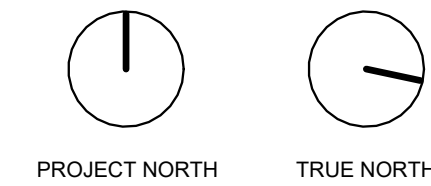
Special Inspector shall perform the following CONTINUOUSLY:

1. At shear walls, provide inspection to verify:
A. Wood structural panel sheathing is of the grade and thickness shown on the Construction Documents.
B. Fastener diameter and length, number of fastener lines, fastener spacing, and edge spacing are in accordance with the Construction Documents.
C. The location, position/orientation, and installation of hold-downs are in accordance with the Construction Documents and the manufacturer's installation requirements.
D. Wood shear panels which transfer diaphragm loads to the walls are constructed and installed in accordance with the Construction Documents.

See International Building Code, Section 17 for additional information.



REVISION INFORMATION		
#	DESCRIPTION	DATE



DUCK RIVER TRADING CO.

105 E 5TH STREET
COLUMBIA, TN 38401

PROJECT NUMBER
26048

PROJECT PHASE
HISTORIC ZONING EXHIBIT
07/19/2026

STRUCTURAL QUALITY
ASSURANCE PLAN

S0.02

615.975.8243
CHRIS@STRICKLANDARCHITECTURE.COM

SECTION 013300 – STRUCTURAL SUBMITTAL PROCEDURES

PART 1 – GENERAL

- 1.1 SECTION INCLUDES
- A. Structural submittals include shop drawings, diagrams, illustrations, schedules, performance charts, nomenclature charts, samples, brochures and other data prepared by the Contractor or any subcontractor, manufacturer, supplier, fabricator, or distributor and which illustrate some portion of the Project.
- 1.2 RELATED SECTIONS
- A. Division 1 Sections.
- 1.3 SUBMITTAL PROCEDURES
- A. Submittals shall be accompanied by a transmittal letter with the following information:
1. Project name.
 2. Contractor's name.
 3. Date submitted.
 4. Description of items submitted; identify Work and product by Specification Section.
 5. Number of drawings and other pertinent data.
- B. Provide blank space on each submittal for the Architect and/or Structural Engineer's review stamp.
- C. All submittals shall be in electronic PDF format. Submittals returned after Structural Engineer's review will also be in electronic PDF format.
- D. Contractor shall direct specific attention on the submittal to any deviation from the Construction Documents.
- 1.4 CONTRACTOR RESPONSIBILITY
- A. Prior to (or with) the first submittal, Contractor shall submit a list of all required submittals for entire project for Structural Engineer's review.
- B. Contractor shall make all submittals in advance of installation or construction to allow the Architect and Structural Engineer sufficient time for review.
- C. Contractor shall review all submittals and shall stamp and sign each sheet of shop drawings and product data and sign each sample to certify compliance with requirements of Construction Documents. SUBMITTALS RECEIVED WITHOUT THE CONTRACTOR'S STAMP OF REVIEW WILL BE RETURNED TO THE CONTRACTOR FOR REVIEW AND RESUBMITTAL.
- D. Contractor shall understand that submittal of required documents does not constitute compliance with the requirements of the Construction Documents. Only submittals reviewed by the Architect or Structural Engineer constitute compliance.
- E. It is the Contractor's responsibility to furnish equipment, materials, and labor for the Project which meets the requirements of the codes and authorities quoted as well as the Construction Documents. Proprietary items specified herein only establish a minimum functional and aesthetic standard and it is incumbent upon the Contractor to ascertain conformance of these proprietary items or any proposed substitution with the codes and authorities, as well as with the design intent on the Construction Documents.
- F. By reviewing, approving and submitting shop drawings, product data, or samples, Contractor thereby represents that he has determined and verified all field measurements, field construction criteria, materials, member sizes catalog numbers, and similar data and that he has checked and coordinated shop drawings with the requirements of the Project and of the Construction Documents.
- G. Work requiring shop drawings, whether called for by the Construction Documents or requested by the Contractor, shall not commence until the Architect and Structural Engineer have reviewed the submission. Work may commence if the Contractor verifies the accuracy of the Architect or Structural Engineer's corrections and notations and complies with them without exception and without requesting change in Contract Sum or Contract Time.
- 1.5 ARCHITECT AND STRUCTURAL ENGINEER REVIEW
- A. The Architect and Structural Engineer will review submittals with reasonable promptness.
- B. The Architect's and Structural Engineer's review or corrections refer only to the general arrangement and conformance of the subject of the submittals with the design concept of the Project and with the information given in the Construction Documents. Under no conditions should the Contractor consider the review to include the dimensions, quantities, or details of the items, nor the approval of an assembly in which the item functions.
- C. The Architect's and Structural Engineer's review shall not relieve the Contractor from responsibility for errors or omissions in the submittals.
- D. The Architect's and Structural Engineer's review of submittals shall not relieve the Contractor of responsibility for any deviation from the requirements of the Construction Documents unless the Contractor has directed specific attention to the deviation at the time of submission and the Architect and Structural Engineer have given written approval to the specific deviation.
- E. The Architect's and Structural Engineer's review of submittals shall not be construed as authorizing any change in the Contract Sum or Contract Time.
- 1.6 SHOP DRAWINGS
- A. Present in a clear and thorough manner. Title each drawing with Project name and number. Identify each element of drawings by reference to sheet number and detail of Construction Documents.
- B. Reproduction of Structural Drawings for shop drawings is not permitted. Electronic drawing files will not be provided to the Contractor.
- C. Identify field dimensions and show relationship to adjacent or critical features of Work or products.
- D. A copy of the marked structural shop drawings with the Architect's and Structural Engineer's review stamp is to be maintained at the job site.
- 1.7 PRODUCT DATA
- A. Submit only pages that are pertinent. Mark each copy of standard printed data to identify pertinent products, referenced to Specification Section and Article number. Show reference standards, performance characteristics, and capacities; wiring and piping diagrams and controls; component parts, finishes, dimensions, and required clearances.
- B. Modify manufacturer's standard schematic drawings and diagrams to supplement standard information and to provide information specifically applicable to the Work. Delete information that is not applicable.
- C. Provide manufacturer's preparation, assembly, and installation instructions.
- 1.8 RESUBMITTALS
- A. When submittals are returned to the Contractor with the Architect's or Structural Engineer's corrections, the Contractor shall make the required corrections. Upon request, resubmit one corrected set.
- B. Contractor shall direct specific attention on the resubmittal to all revisions including those requested by the Architect or Structural Engineer on previous submissions.
- 1.9 DISTRIBUTION
- A. Distribute reproductions of shop drawings, copies of product data, and samples which bear the Architect's and Structural Engineer's review stamp to job site file, Record Documents file, subcontractors, suppliers, other affected contractors, and other entities requiring information.
- B. Work shall be in accordance with and performed from the reviewed drawings.
- 1.10 DEFERRED SUBMITTALS
- A. Deferred submittals include those portions of the project that are furnished by the Contractor and designed by someone other than the Engineer of Record and are submitted at the time of the application. If required by Code, deferred submittals shall be submitted to the Building Official prior to fabrication and installation.
- B. Submittal documents for deferred submittals shall be included in the Contractor's scope of services and shall be sealed by an Engineer licensed in the project state. Design of deferred submittals shall be in accordance with the governing Building Code indicated above.
- C. Documents for deferred submittals shall be submitted to the registered design professional in responsible charge who shall review and forward them to the Building Official with a notation indicating the deferred submittal documents have been reviewed and found in general conformance with the design intent. Deferred submittal items shall not be installed until the design and submittal documents have been approved by the Building Official.
- D. See Structural Notes for a list of potential deferred submittal items.

PART 2 – PRODUCTS: Not Used.

PART 3 – EXECUTION: Not Used.

END OF SECTION

SECTION 014523 – STRUCTURAL TESTING AND INSPECTING SERVICES

PART 1 – GENERAL

- 1.1 SECTION INCLUDES
- A. Section summarizes the responsibility of the Contractor and the Special Inspector in the performance of the special inspections required in the Construction Documents.
- B. Neither the observation of the Architect or Structural Engineer in the administration of the contract, nor tests and inspections by the Special Inspector, nor approvals by other persons shall relieve the Contractor from his obligation to perform the Work in accordance with the Construction Documents.
- 1.2 RELATED SECTIONS
- A. Division 1 Sections.
- 1.3 REFERENCES
- A. ASTM E329 – Standard Specification for Agencies Engaged in Construction Inspection and/or Testing.
- B. American Council of Independent Laboratories – Recommended Requirements for Independent Laboratories Qualifications.
- 1.4 SELECTION AND PAYMENT
- A. Owner will employ and pay for the structural testing and inspection services that are required by the Construction Documents.
- B. Contractor shall pay for any additional structural testing and inspection required for Work or materials not complying with Construction Documents due to negligence or nonconformance.
- C. Contractor shall pay for any additional structural testing and inspection required for his convenience.
- 1.5 SUMMARY OF STRUCTURAL TESTING AND INSPECTION REQUIREMENTS
- A. Refer to the Structural Quality Assurance Plan in the Structural Drawings for the required tests and inspections.

PART 2 – MATERIALS: Not Used.

SECTION 014523 – STRUCTURAL TESTING AND INSPECTING SERVICES CONTINUED

PART 3 – EXECUTION

- 3.1 STRUCTURAL PRECONSTRUCTION MEETING
- A. A structural preconstruction meeting may be conducted at the construction site by the Structural Engineer to discuss quality issues, brochures and other data prepared by the Contractor or any subcontractor, manufacturer, supplier, fabricator, and detailers. The parties involved may be the Architect, Contractor, Special Inspector, appropriate subcontractors, suppliers, and detailers.
- 3.2 RESPONSIBILITIES OF THE SPECIAL INSPECTOR
- A. Cooperate with the Contractor and provide timely service.
- B. Upon arriving at the construction site, sign in and notify the Contractor of presence.
- C. Select the representative samples that are to be tested or inspected.
- D. Perform tests and inspections as outlined in Construction Documents, the applicable codes, and as directed by the Structural Engineer.
- E. Report results of tests and inspections in accordance with the Construction Documents and the Building Code. Work and materials not complying with Construction Documents shall be immediately reported to the Contractor and Structural Engineer.
- F. Leave copies of field notes with the Contractor prior to leaving the construction site. Field notes shall include the message given to the Contractor, date, time of message, name of Contractor's representative informed, type and location of Work or materials tested or inspected, whether the work or materials complies with Construction Documents and name of the Structural Testing and Inspection Agency's representative.
- G. Report and distribute results of tests and inspections promptly in the form of written reports as directed by the Structural Engineer.
- H. Special Inspector shall not alter requirements of Construction Documents, approve or reject any portion of the Work, or perform duties of the Contractor.
- I. Submit written confirmation at end of construction that, to the best of their knowledge, the structural Work conforms to the Construction Documents.
- 3.3 RESPONSIBILITIES OF THE CONTRACTOR
- A. Provide copy of Construction Documents to the Special Inspector.
- B. Arrange the preconstruction meeting to discuss quality issues.
- C. Notify the Special Inspector sufficiently in advance of operations to allow assignment of personnel and scheduling of tests.
- D. Cooperate with Special Inspector and provide access to Work.
- E. Provide samples of materials to be tested in required quantities.
- F. Furnish copies of mill test reports when requested.
- G. Provide storage space for Special Inspector's exclusive use, such as for storing and curing concrete testing samples.
- H. Provide labor to assist the Special Inspector in performing tests and inspections.
- 3.4 OPTIONS
- A. If the Structural Testing and Inspection Agency is located at such a distance from the Project that travel expenses will be a consideration, or if the amount of sampling performed is minor, and by mutual agreement of the Architect, Structural Engineer and Contractor, the Contractor may be requested to take samples and forward them to the Structural Testing and Inspection Agency for testing or inspection.

END OF SECTION

SECTION 031000 – CONCRETE FORMING AND ACCESSORIES

PART 1 – GENERAL

- 1.1 SECTION INCLUDES
- A. Design requirements, materials, labor, equipment and procedures for proper installation and removal of formwork for concrete.
- 1.2 RELATED SECTIONS
- A. Division 1 Sections.
- B. Division 3 Sections.
- 1.3 REFERENCES
- ACI 117 – Standard Specifications for Tolerances for Concrete Construction and Materials.
- ACI 301 – Standard Specifications for Structural Concrete.
- ACI 318 – Building Code Requirements for Structural Concrete.
- ACI 347 – Guide to Formwork for Concrete.
- ASTM D1751 – Standard Specification for Preformed Expansion Joint Filler for Concrete Paving and Structural Construction (Non-extruding and Resilient Bituminous Types).
- ASTM E98 – Standard Test Methods for Water Vapor Transmission of Materials.
- ASTM E154 – Standard Test Methods for Water Vapor Retarders Used in Contact with Earth Under Concrete Slabs, on Walls, or as Ground Cover.
- ASTM E1643 – Standard Practice for Selection, Design, Installation, and Inspection of Water Vapor Retarders Used in Contact with Earth or Granular Fill Under Concrete Slabs.
- ASTM E1745 – Standard Specification for Water Vapor Retarders Used in Contact with Soil or Granular Fill Under Concrete Slabs.
- ASTM E1993 – Standard Specification for Bituminous Water Vapor Retarders Used in Contact with Soil or Granular Fill Under Concrete Slabs.
- ASTM F1249 – Standard Test Method for Water Vapor Transmission Rate Through Plastic Film and Sheeting Using a Modulated Infrared Sensor.
- 1.4 SUBMITTALS
- A. Submit manufacturer's data for:
1. Vapor Retarder
 2. Expansion/Isolation Joint Filler.
 3. Waterstops.
- 1.5 DESIGN OF FORMWORK
- A. Design of formwork, shoring, and reshoring and its removal is the Contractor's responsibility.
- B. Design of formwork, shoring, and reshoring shall conform to ACI 117, ACI 301, ACI 318, and ACI 347.
- C. Design formwork in a manner such that existing or new construction is not overloaded.

PART 2 – PRODUCTS

- 2.1 FORM MATERIALS
- A. Wood, plywood, metal, fiberglass or a combination of these, with sufficient strength to prevent distortion.
- B. Form Definitions
1. Standard Forms – No form-facing material required. Standard forms are acceptable everywhere except for Architectural Concrete elements.
- 2.2 FORMWORK ACCESSORIES
- A. Commercially manufactured products, including ties and hangers. Do not use non-fabricated wire form ties.
- 2.3 FORM RELEASE AGENT
- A. Form release agent shall not bond with, stain, nor adversely affect concrete surfaces.
- 2.4 VAPOR RETARDER
- A. Vapor retarder for general areas shall be polyethylene sheet, not less than 10 mils thick, complying with ASTM E1745, Class A, B, and C.
- B. Vapor retarder for areas to receive adhesive-sensitive or other special flooring shall be waterproof and vaporproof membrane complying with ASTM E1993 such as W.R. Meadows Premoulded Membrane Vapor Seal with Plasmatic Core.
- 2.5 EXPANSION AND ISOLATION JOINT FILLER
- A. ASTM D1751, asphalt-impregnated premolded fiberboard, 1/4-inch thick by full thickness of slab or joint, unless indicated otherwise in the Structural Drawings.
- 2.6 CONSTRUCTION JOINTS IN SLAB-ON-GRADE
- A. Key-type steel forms by Vulcan "Screed Joint", Burke "Keyed Kold Joint" or approved equal.
- B. Steel plate dowel such as manufactured by PNA Construction Technologies, Inc., Greenstreak Group, Inc., or approved equal.
- 2.7 WATERSTOPS
- A. Waterstops are required at below-grade conditions, including but not limited to: basement wall construction joints and contraction joints and where indicated on the Structural Drawings.
- B. Waterstops shall be pre-formed, non-expansive, plastic adhesive waterstops such as Synko-Flex, manufactured by Henry Company, or approved equal and shall be sized to suit the joints.
- 2.8 DOVETAIL ANCHORS
- A. 24-gage galvanized steel dovetail anchoring slots with filler strips and 16-gage galvanized dovetail anchors, unless otherwise noted in Structural Drawings.

PART 3 – EXECUTION

- 3.1 GENERAL
- A. Erect formwork in accordance with ACI 301 and ACI 347.
- B. Finished work shall comply with tolerances of ACI 117.
- C. Provide 3/4-inch chamfer at all formed corners.
- D. Observe and check formwork continuously while concrete is being placed to determine that there are no evidences of changes of elevations, plumbness, or camber. If, during construction, any such evidence or other defect appears, stop the work, remove concrete placed, if necessary, and repair formwork or supports before proceeding.
- 3.2 FOUNDATION ELEMENTS
- A. Earth trench forms may be used for vertical surfaces for foundation elements. Form foundation elements if conditions are such that earth trench forms are unsuitable.
- B. Sides of foundation walls and turned-down slabs shall be formed.
- C. Maintain minimum coverage of reinforcing steel as indicated in Structural Drawings.

SECTION 031000 – CONCRETE FORMING AND ACCESSORIES CONTINUED

- 3.3 VAPOR RETARDER
- A. Where indicated on Structural Drawings, place vapor retarder over granular subbase and behind expansion and isolation joints at walls. Place electrical conduits and ducts in granular subbase.
- B. Install vapor retarder in accordance with manufacturer's instructions and ASTM E1643.
1. Lap vapor retarder six inches minimum at splices and seal with seam tape.
 2. Lap vapor retarder over footings and seal to walls.
 3. Seal all pipe penetrations with pipe boot.
 4. No penetration of vapor retarder is permitted except for reinforcing steel and permanent utilities.
 5. Do not puncture vapor retarder. Repair damaged areas by cutting patches of vapor retarder, overlapping damaged areas six inches and taping all four sides.
 6. No free or collected water shall be atop vapor retarder when slab is placed.
- C. Install waterproof and vaporproof membrane in accordance with manufacturer's recommendations.
- 3.4 FORM PREPARATION
- A. Seal form joints to prevent leakage.
- B. Thoroughly clean forms and adjacent surfaces to receive concrete. Remove chips, wood, sawdust, dirt or other debris just before concrete is placed.
- C. Before reinforcement is placed, coat contact surfaces of form with form release agent in accordance with manufacturer's recommendations. Do not allow excess form release agent to accumulate in forms or come in contact with concrete surfaces against which fresh concrete will be placed.
- 3.5 INSERTS AND EMBEDMENT ITEMS
- A. Install and secure in position required inserts, embeds, hangers, sleeves, anchors, and nailers. Exercise due care not to disturb or damage their work while placing concrete.
- B. Locate anchor bolts in position in accordance with approved setting drawings and secure to prevent displacement during concrete placement.
- 3.6 PROVISIONS FOR OTHER TRADES
- A. Install openings and recesses in concrete formwork to accommodate work of other trades. Size and location of openings and recesses shall be obtained from trades requiring such items. Obtain approval from Structural Engineer for openings not shown in Structural Drawings.
- B. Accurately place and securely support items built into forms.
- 3.7 CONSTRUCTION JOINTS
- A. Install key-type steel forms at joints in slab-on-grade in accordance with manufacturer's recommendations.
- B. Install steel plate dowels at joints in slab-on-grade in accordance with manufacturer's recommendations. Place plate dowels at mid-depth of slab (+/- 1/4-inch), unless noted otherwise in the Structural Drawings.
- 3.8 WATERSTOPS
- A. Prepare surface and install waterstops in accordance with manufacturer's recommendations.
- 3.9 DOVETAIL ANCHORS
- A. Install continuous vertical dovetail anchoring slots with filler strips at intersections of concrete and masonry walls unless indicated otherwise on Drawings.
- 3.10 FORMWORK REMOVAL
- A. Remove formwork carefully in such manner and at such time as to ensure complete safety of structure. Do not remove formwork, shoring, or reshoring until members have acquired sufficient strength to support their weight and the load thereon safely.
- B. For conventionally reinforced framed slabs, formwork shall remain in place for a minimum of 5 days after concrete placement.
- 3.11 FINISHES OF FORMED SURFACES
- A. Patch tie holes and defects. Chip or rub off fins exceeding ¼ inch in height. Leave surface with the texture imparted by the forms.

END OF SECTION

SECTION 032000 – CONCRETE REINFORCING

PART 1 – GENERAL

- 1.1 SECTION INCLUDES
- A. Materials, labor, equipment, and procedures required for proper installation of reinforcement for concrete and masonry.
- 1.2 RELATED SECTIONS
- A. Division 1 Sections.
- B. Division 3 Sections.
- C. Section 04 22 00 – Concrete Unit Masonry.
- 1.3 REFERENCES
- ACI 117 – Standard Specifications for Tolerances for Concrete Construction and Materials.
- ACI 301 – Standard Specifications for Structural Concrete.
- ACI 315 – Details and Detailing of Concrete Reinforcement.
- ACI 318 – Building Code Requirements for Structural Concrete.
- ASTM A1064 – Standard Specification for Steel Welded Wire Reinforcement, Plain, for Concrete Reinforcement.
- ASTM A615 – Standard Specification for Deformed and Plain Billet-Steel Bars for Concrete Reinforcement.
- ASTM A706 – Standard Specification for Low-Alloy Steel Deformed and Plain Bars for Concrete Reinforcement.
- AWS D1.4 – Structural Weld Code - Reinforcing Steel.
- AWS D12.11 – Recommended Practices for Welding Reinforcing Steel Metal Inserts, and Connections in Reinforced Concrete Construction.
- CRSI – Manual of Standard Practice.
- 1.4 SUBMITTALS
- A. Refer to Structural Quality Assurance Plan in the Structural Drawings for additional submittal requirements.
- B. Shop Drawings:
1. Notify Structural Engineer prior to detailing reinforcing steel shop drawings.
 2. Indicate size, spacing, location and quantities of reinforcing steel and wire fabric, bending and cutting schedules, splice lengths, stirrup spacing, supporting and spacing devices. Detail reinforcing steel in accordance with ACI 315 and CRSI Standards.
 3. Written description of reinforcement without adequate sections, elevations, and details is not acceptable.
 4. Reproduction of Structural Drawings for shop drawings is not permitted. Electronic drawing files will not be provided to the Contractor.
- C. Submit manufacturer's data for tension and compression splicers.
- 1.5 QUALITY ASSURANCE
- A. Refer to the Structural Quality Assurance Plan in the Structural Drawings.
- 1.6 STORAGE AND PROTECTION
- A. Store reinforcing steel above ground so that it remains clean. Maintain steel surfaces free from materials and coatings that might impair bond.

PART 2 – PRODUCTS

- 2.1 MATERIALS
- A. Deformed reinforcing steel shall be ASTM A615. Refer to Structural Drawings for grade.
- B. Welded wire reinforcing steel shall be ASTM A1064.
- 2.2 ACCESSORY MATERIALS
- A. Annealed steel tie wire shall be 16½ gage minimum.
- B. Bar supports shall be plastic-tipped steel Class I bar supports conforming to CRSI Specifications. Concrete brick may be used to support reinforcement to obtain proper clearance from earth.
- 2.3 SPLICERS
- A. Tension splicers shall be capable of developing 125% of the reinforcing steel ASTM specified minimum yield strength.
- B. Compression splicers shall be mechanical-type such that the compression stress is transmitted by end bearing held in concentric contact.

PART 3 – EXECUTION

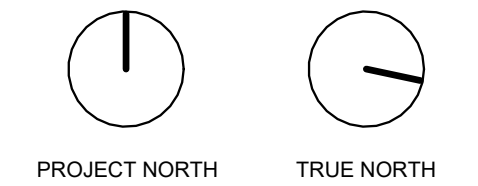
- 3.1 FABRICATION
- A. Fabricate reinforcing steel in accordance with ACI 318 and CRSI standards.
- B. Bend bars cold. Do not heat or flame-cut bars. No field bending of bars partially embedded in concrete is permitted, unless specifically approved Structural Engineer and checked by Testing and Inspection Agency for cracks.
- C. Weld only as indicated. Perform welding in accordance with AWS D1.4 and AWS D12.1.
- D. Tag reinforcing steel for easy identification.
- 3.2 INSTALLATION
- A. Before placing concrete, clean reinforcement of foreign particles and coatings.
- B. Place, support, and secure reinforcement against displacement in accordance with ACI 318 and CRSI standards. Do not deviate from alignment or measurement.
- C. Locate welded wire reinforcement in the top third of slabs. Overlap mesh one lap plus two inches at side and end joints.
- D. Furnish and install dowels or mechanical splices at intersections of walls, columns and piers to permit continuous reinforcement or development lengths at such intersections prior to concrete placement.
- E. Maintain cover and tolerances in accordance with ACI and CRSI Specifications, unless indicated otherwise on Structural Drawings.
- 3.3 SPLICES
- A. Do not splice reinforcement except as indicated on Structural Drawings.
- B. Tension couplers may be used and installed in accordance with manufacturer's recommendations.

END OF SECTION

STRICKLAND
ARCHITECTURE

THE
STRUCTURE
CO.

REVISION INFORMATION		
#	DESCRIPTION	DATE



DUCK RIVER
TRADING CO.

105 E 5TH STREET
COLUMBIA, TN 38401

PROJECT NUMBER
26048

PROJECT PHASE
HISTORIC ZONING EXHIBIT
07/19/2026

STRUCTURAL SPECIFICATIONS

S0.03

SECTION 033000 – CAST-IN-PLACE CONCRETE

PART 1 – GENERAL

- 1.1 SECTION INCLUDES
- A. Materials, labor, equipment and procedures for proper mixing, placing, curing, and finishing of cast-in-place concrete.
- 1.2 RELATED SECTIONS
- A. Division 1 Sections.
- B. Division 3 Sections.
- 1.3 REFERENCES
- ACI 117 – Standard Specifications for Tolerances for Concrete Construction and Materials.
- ACI 214 – Recommended Practice for Evaluation of Strength Test Results of Concrete.
- ACI 301 – Specifications for Structural Concrete.
- ACI 302.1 – Guide for Concrete Floor and Slab Construction.
- ACI 304 – Recommended Practice for Measuring, Mixing, Transporting and Placing Concrete.
- ACI 305 – Hot Weather Concreting.
- ACI 306 – Cold Weather Concreting.
- ACI 308 – Guide to Concrete Curing.
- ACI 309 – Recommended Practice for Consolidation of Concrete.
- ACI 315 – Manual of Standard Practice for Detailing Reinforced Concrete Structures.
- ACI 318 – Building Code Requirements for Reinforced Concrete.
- ASTM C31 – Standard Practice for Making and Curing Concrete Test Specimens in the Field.
- ASTM C33 – Standard Specification for Concrete Aggregates.
- ASTM C39 – Standard Test Method for Compressive Strength of Cylindrical Concrete Specimens.
- ASTM C94 – Standard Specification for Ready-Mixed Concrete.
- ASTM C138 – Standard Test Method for Density (Unit Weight), Yield, and Air Content (Gravimetric) of Concrete.
- ASTM C143 – Standard Test Method for Slump of Hydraulic-Cement Concrete.
- ASTM C150 – Standard Specification for Portland Cement.
- ASTM C172 – Standard Practice for Sampling Freshly Mixed Concrete.
- ASTM C173 – Standard Test Method for Air Content of Freshly Mixed Concrete by the Volumetric Method.
- ASTM C230 – Standard Specification for Flow Table for Use in Tests of Hydraulic Cement.
- ASTM C260 – Standard Specification for Air-Entraining Admixtures for Concrete.
- ASTM C295 – Standard guide for Petrographic Examination of Aggregates for Concrete.
- ASTM C309 – Standard Specification for Liquid Membrane-Forming Compounds for Curing Concrete.
- ASTM C330 – Standard Specification for Lightweight Aggregates for Structural Concrete.
- ASTM C494 – Standard Specification for Chemical Admixtures for Concrete.
- ASTM C567 – Standard Test Method for Determining Density of Structural Lightweight Concrete.
- ASTM C595 – Standard Specification for Blended Hydraulic Cements
- ASTM C618 – Standard Specification for Coal Fly Ash and Raw or Calcined Natural Pozzolan for Use in Concrete.
- ASTM C685 – Standard Specification for Concrete Made by Volumetric Batching and Continuous Mixing.
- ASTM C686 – Standard Practice for Petrographic Examination of Hardened Concrete.
- ASTM C1017 – Standard Specification for Chemical Admixtures for Use in Producing Flowing Concrete.
- ASTM C1157 – Standard Performance Specification for Hydraulic Cement
- ASTM C1240 – Standard Specification for Silica Fume Used in Cementitious Mixtures.
- ASTM C1602 – Standard Specification for Mixing Water Used in the Production of Hydraulic Cement Concrete.
- ASTM E1155 – Standard Test Method for Determining FF Floor Flatness and FL Floor Levelness Numbers.

- 1.4 SUBMITTALS
- A. Refer to Structural Quality Assurance Plan in the Structural Drawings for additional submittal requirements.
- B. Submit the following data for each concrete mix design, not less than 21 days prior to placement of the concrete:
1. Intended usage and location for the specified type of concrete;
2. Documentation of mix design proportions complying with ACI 318, Chapter 5;
3. Type and quantities of materials including admixtures;
4. Cement content in pounds per cubic yard;
5. Cement type and manufacturer;
6. Coarse and fine aggregate in pounds per cubic yard;
7. Aggregates sieve analysis;
8. Water/cement ratio by weight;
9. Slump range;
10. Air content range;
11. Admixture quantities (% by weight), types and manufacturers;
12. Fresh unit weight;
13. Design compressive strength
14. Method of placement
15. Method of curing
16. Seven-day and 28-day compressive strengths
- C. Mix design submittals not conforming to the above will be rejected.

1.5 QUALITY ASSURANCE

- A. The ready-mixed concrete plant shall be certified for conformance with the requirements of the National Ready Mix Concrete Association.
- B. Refer to the Structural Quality Assurance Plan in the Structural Drawings.

PART 2 – PRODUCTS

- 2.1 CONCRETE MIX DESIGN
- A. Establish concrete mix design proportions in accordance with ACI 318, Chapters 19 & 26.
- B. Concrete strength shall be as noted in the Structural Notes in the Structural Drawings.
- C. Design concrete with a slump between four and ten inches. If a slump greater than five inches is desired, use a mid-range or high-range water reducer.
- D. Water/Cementitious Materials Ratio (w/c) - See Structural Notes in Structural Drawings.
- E. Entrained Air Content - See Structural Notes in Structural Drawings.
- F. Fresh Unit Weight – See Structural Notes in Structural Drawings
- G. Structural lightweight concrete mixes are to be suitable for pumping and shall include the required admixtures.
- 2.2 CONCRETE MATERIALS
- A. Materials designated by specific manufacturer's trade names are approved, subject to compliance with the quality and performance indicated by the manufacturer. Instructions and recommendations, published by the manufacturer of such materials are included in and are a part of these Specifications.
- B. Cement shall be Type I Portland cement complying with ASTM C150 or Type PLC II, complying with ASTM C595, unless noted otherwise. Use one brand only.
- C. Aggregate
1. Fine aggregate shall comply with ASTM C33.
2. Coarse aggregate shall consist of gravel or crushed stone complying with ASTM C33 for normal weight concrete. Size shall be in accordance with ACI 318.
3. Lightweight coarse aggregate shall comply with ASTM C330. Do not blend lightweight coarse aggregates with normal weight coarse aggregates for structural lightweight concrete.
- D. Water shall be potable and free of deleterious substances complying with ACI 318.
- E. Air-entraining admixtures shall comply with ASTM C260.
- F. Water-reducing admixtures (plasticizers) shall comply with ASTM C494.
- G. Non-chloride accelerators shall comply with ASTM C494.
- H. Retarders shall comply with ASTM C494.
- I. Fly ash requirements are listed in the Structural Notes in the Structural Drawings.
- J. Chlorides shall not be used in concrete, and shall not be part of any admixture.

2.3 CURING COMPOUND

- A. At general areas, a water-based, "odorless," acrylic curing compound with a minimum solid content of 20% may be used at the Contractor's option complying with ASTM 309.
- B. At areas to receive adhesive-sensitive or other special flooring, the slabs are to be moist-cured. At vertical surfaces, a water-based, "odorless," acrylic curing compound with a minimum solid content of 20 percent may be used at the Contractor's option complying with ASTM 309.

PART 3 – EXECUTION

- 3.1 GENERAL
- A. Prepare place of deposit, mix, convey, and place concrete in accordance with ACI 301, ACI 304, ASTM C94, and ASTM C685.
- B. Wet forms before placing concrete.
- C. Deposit concrete as near as practical to final position to avoid segregation of materials due to re-handling or flowing. Do no flowing of concrete with vibrators.
- D. Placement of concrete shall be carried in such a way that the concrete is at all times flowing readily into spaces between reinforcement. It shall be a continuous operation until placement of a panel or section, as defined by boundaries or joints, is completed
- E. All concrete shall be thoroughly consolidated during placement and shall be worked around reinforcement and embedded fixtures and into corners of forms. Consolidation shall be by vibration in accordance with ACI 309.
- F. Place slabs in accordance with ACI 302. Place and finish concrete members to comply with tolerances in ACI 117.
- G. Do not use aluminum equipment in placing and finishing concrete.
- H. Provide delivery tickets for each batch of concrete showing the following:
1. Batch number, volume, and date;
2. Time of loading;
3. Design 28-day compressive strength;
4. Concrete type;
5. Cement content in pounds per cubic yard;
6. Water content in pounds per cubic yard;
7. Admixtures in amount per cubic yard;
8. Maximum amount of water that may be added at the job site.

SECTION 033000 – CAST-IN-PLACE CONCRETE CONTINUED

- 3.2 SLAB-ON-GRADE
- A. Place concrete slab-on-grade on properly prepared granular subbase with vapor retarder.
- B. Place thickened slabs for partitions integral with floor slabs.
- 3.3 MID-RANGE / HIGH-RANGE WATER REDUCERS
- A. Mid-range or high-range water reducers are to be added at dosage recommended by the manufacturer. The slump of the concrete shall be one to four inches at the time the water reducers are added. Do not permit fresh concrete containing superplasticizers to come in contact with fresh concrete not containing superplasticizers.
- 3.4 LIGHTWEIGHT COARSE AGGREGATE
- A. Presoak lightweight coarse aggregate a minimum of 72 hours prior to batching. Maintain the moisture content indicated by the five-day saturated weight.
- 3.5 ADDITION OF WATER AT JOB SITE
- A. Water may be added at the jobsite if neither the maximum permissible water/cement ratio nor the maximum slump is exceeded, and only with the approval of the general contractor. All concrete delivery trucks shall have actual batch weight tickets available that clearly indicate the quantity of water that may be added at the jobsite that will not exceed the maximum water/cement ratio. Use clean, potable water.
- 3.6 TIME LIMIT
- A. Deposit concrete within one and one-half hours after batching.
- 3.7 VIBRATION
- A. Consolidate concrete in accordance with ACI 301 and ACI 309.
- 3.8 CURING
- A. Begin curing procedures immediately following the commencement of the finishing operation.
- B. Cure concrete in accordance with ACI 301 and ACI 308. Keep the concrete surface moist and do not permit exposure to high winds or excessive temperature changes for three days. Moisture may be maintained by:
1. Water or fog spray;
2. Water-saturated fabric;
3. Moisture-retaining membrane or liquid curing compound:
- a. Polyethylene Film - ASTM C171, Type II;
- b. Waterproof Paper - ASTM C 171, Type I;
- c. Absorptive Cover - AASHTO M 182, Class 3 burlap cloth made from Jute or Kenaf or ASTM C 440 cotton mats;
- d. ASTM C309 spray.
- C. If an acrylic curing compound is used, apply in accordance with manufacturer's recommendations, to the surfaces of concrete not protected by formwork. Do not use curing compound in areas to receive material that does not adhere to concrete cured with a curing compound unless the curing compound is water-soluble. Curing compound shall not be used if it will prevent bond of flooring or wall coverings.
- 3.9 WEATHER PROVISIONS
- A. Perform cold-weather concreting in accordance with ACI 306.
- B. Perform hot-weather concreting in accordance with ACI 305.
- C. Protect concrete from drying and excessive temperature for the first seven days.
- D. Protect fresh concrete from wind.

- 3.10 CONTRACTION JOINTS
- A. Obtain Architect and Structural Engineer's approval for location of contraction joints. Do not use contraction joints in framed floors or composite slabs, unless noted in Structural Drawings.
- B. Provide contraction joints in slabs-on-grade to form a regular grid with a maximum spacing as noted in the Structural Drawings. The long dimension of the grid shall not exceed 1.3-times the short dimension of the grid. Contraction joints shall be saw cut within 12 hours of placement of concrete. Saw cut depth and thickness shall be as indicated on the Drawings. Alternately, contraction joints may be provided by preformed plastic strip inserts.
- C. Provide contraction joints in concrete walls as noted in the Structural Drawings; coordinate locations with Architect.

- 3.11 CUTTING CONCRETE
- A. Obtain Architect and Structural Engineer's written approval prior to cutting concrete for installation of other work.

- 3.12 PATCHWORK AND REPAIRS
- A. Notify Architect and Structural Engineer of any defective areas in concrete to be patched or repaired. Extent of defective area shall be determined by Architect and Structural Engineer. Repair and patch defective areas with non-shrink grout. Cut out defective areas over 2 inches in diameter to solid concrete but not less than a depth of one inch. Make edges of cuts perpendicular to the concrete surface.

- 3.13 CONCRETE FINISHES
- A. Finish concrete in accordance with ACI 301 and ACI 302. Confirm all finishes with the Architect.
- B. All slabs shall be trowel finished unless noted otherwise.
1. One exception is any slab with air entrainment in the concrete. Air-entrained concrete shall not receive a trowel finish.
- C. Dusting of slabs with cement or other materials to absorb excess bleed water is prohibited.
- D. Finish slabs to the following flatness and levelness tolerances:
1. For general slab areas:
- a. FF25/FL20 minimum overall for composite of all measured values and FF18/FL15 minimum for any individual floor section.
2. For slabs to receive wood flooring, thin-set tile, laboratory areas, or areas supporting sensitive medical equipment:
- a. FF40/FL30 minimum overall for composite of all measured values and FF30/FL20 minimum for any individual floor section.
3. Areas to be tested for flatness and levelness shall be in accordance with ASTM E1155. Architect and Structural Engineer may also identify additional sections of slabs to be tested for flatness and levelness.
- a. FL values are applicable only if testing is performed within 48 hours of concrete placement, before removal of formwork.
- b. FF values are applicable to all types of slab construction and are not subject to any time constraints.
- E. Exterior steps, landings, and ramps shall receive a non-slip finish.

END OF SECTION

SECTION 042200 – CONCRETE UNIT MASONRY

PART 1 – GENERAL

- 1.1 SECTION INCLUDES
- A. Materials, labor, equipment and procedures for proper installation of grouted and reinforced concrete masonry units.
- 1.2 RELATED SECTIONS
- A. Division 1 Sections.
- B. Division 3 Sections.
- 1.3 REFERENCES
- ACI 530 – Specification for Masonry Structures.
- ASTM A82 – Standard Specification for Steel Wire, Plain, for Concrete Reinforcement.
- ASTM A153 – Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware.
- ASTM A496 – Standard Specification for Steel Wire, Deformed, for Concrete Reinforcement.
- ASTM C90 – Standard Specification for Loadbearing Concrete Masonry Units.
- ASTM C109 – Standard Test Method for Compressive Strength of Hydraulic Cement Mortars (Using 2-in. Cube Specimens).
- ASTM C140 – Standard Test Methods for Sampling and Testing Concrete Masonry Units and Related Units.
- ASTM C144 – Standard Specification for Aggregate for Masonry Mortar.
- ASTM C270 – Standard Specification for Mortar for Unit Masonry.
- ASTM C404 – Standard Specification for Aggregates for Masonry Grout.
- ASTM C476 – Standard Specification for Grout for Masonry.
- ASTM C1019 – Standard Test Method for Sampling and Testing Grout.
- ASTM C1314 – Standard Test Method for Compressive Strength of Masonry Prisms.
- ASTM D2000 - Standard Classification System for Rubber Products in Automotive Applications.
- ASTM D2287 – Standard Specification for Nonrigid Vinyl Chloride Polymer and Copolymer Molding and Extrusion Compounds.
- 1.4 SUBMITTALS
- A. Refer to Structural Quality Assurance Plan in Structural Drawings for additional submittal requirements.
- B. Submit coarse grout mix design.
- C. Submit shop drawings for masonry reinforcement complying with Section 03 20 00.
- D. Submit procedures for construction of masonry walls to be filled with coarse grout. Procedures should include low-lift grouting as applicable to Project.

1.5 QUALITY ASSURANCE

- A. Masonry construction and materials shall conform to all the requirements of ACI 530, except as modified by the requirements of the Construction Documents.
- B. Refer to the Structural Quality Assurance Plan in the Structural Drawings.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Deliver, handle, and store materials in a dry condition to protect from elements and prevent contamination, deterioration, or damage due to moisture, temperature changes, contaminants, corrosion, and other causes.

SECTION 042200 – CONCRETE UNIT MASONRY CONTINUED

PART 2 – PRODUCTS

- 2.1 CONCRETE MASONRY
- A. Compressive strength, f'm, shall be as outlined in the Structural Drawings.
- 2.2 CONCRETE MASONRY UNITS
- A. Concrete masonry units shall be lightweight and shall comply with ASTM C90.
- B. Net area compressive strength shall comply with Table 2 of ACI 530 required for the specified f'm.
- C. Face dimensions shall be 16" long x 8" high nominal, unless indicated otherwise.
- D. Special shapes shall be used only where indicated on the Drawings.
- 2.3 MORTAR
- A. Type M or S in accordance with ASTM C270. Refer to Structural Drawings for locations.
- B. Do not use admixtures that contain chlorides.
- 2.4 COARSE GROUT
- A. Grout shall be in accordance with ASTM C476.
- B. Compressive strength shall be as outlined in the Structural Drawings.
- C. Slump shall be between 8 and 10 inches.
- D. Do not use admixtures that contain chlorides.
- 2.5 WATER
- A. Water shall be potable and free of deleterious substances.
- 2.6 REINFORCEMENT
- A. Horizontal and vertical reinforcing bars shall comply with Section 03 20 00.
- 2.7 HORIZONTAL JOINT REINFORCEMENT
- A. Manufactured with longitudinal, parallel, deformed side wires in accordance with ASTM A496 and of the size specified in the Structural Drawings. Cross wires shall be No. 9 gage, plain, in accordance with ASTM A82, unless noted otherwise in Structural Drawings.
- B. Provide as a minimum, one side wire for each face shell of hollow masonry units. Provide additional side wires or eye sections for adjustable wall ties as specified for multi-wythe wall construction.
- C. Provide truss-type joint reinforcement, except ladder type reinforcement shall be used for walls with vertical reinforcement.
- D. Finish shall be hot-dipped galvanized in accordance with ASTM A153, Class B-2.
- E. Provide prefabricated corner and tee section accessories.
- 2.8 CONTRACTION JOINT MATERIAL
- A. Rubber shear keys complying with ASTM D2000, M2AA-805 and with a minimum durometer hardness of 80.
- OR
- B. PVC shear keys complying with ASTM D2287, Type PVC 654-4 and with a minimum durometer hardness of 85.
- 2.9 JOINT SEALANTS
- A. Joint sealants shall comply with Architect's specifications.

PART 3 – EXECUTION

- 3.1 PREPARATION
- A. Cold weather masonry construction shall comply with ACI 530 when either of the following conditions exist:
1. The ambient air temperature falls below 40 degrees F.
2. The temperature of masonry units is below 40 degrees F.
- B. Hot weather masonry construction shall comply with ACI 530 when either of the following conditions exist:
1. The ambient air temperature exceeds 100 degrees F.
2. The ambient air temperature exceeds 90 degrees F combined with a wind velocity greater than 8 mph.
- 3.2 CMU PLACEMENT
- A. Use dry masonry units. No frozen or wet units shall be used.
- B. Discard cracked, chipped, and spalled masonry units.
- C. Lay hollow units as follows:
1. With full mortar coverage on horizontal and vertical face shells.
2. Bed webs in mortar in starting course on footings and in all courses of piers, columns, pilasters, and in walls where adjacent to cells or cavities to be filled with grout.
3. For starting course on footings where cells are not to be grouted, spread out full mortar bed including area under cells.
4. Maintain joint widths indicated, except for minor variations to maintain joint alignment. If not indicated, lay walls with 3/8-inch joints.
5. Buttering corners of joints, deep or excess furrowing of mortar joints is not permitted.
- D. Lay units in running bond, unless noted otherwise in the Structural Drawings.
- E. Fully bond external corners of concrete masonry.
- F. Where non-load-bearing masonry partitions extend to underside of floor, roof deck or structural system, stop masonry short ½ inch to allow for live load deflection. Fill gap with soft joint filler.

- 3.3 GROUT PLACEMENT
- A. Execute placement of grout in accordance with ACI 530.
- B. Place coarse grout in maximum four-foot lifts, unless specifically approved in writing by the Architect and Structural Engineer.
- C. Do not fill reinforced cells with mortar.

3.4 JOINTS

- A. Place contraction joints at locations indicated in the Structural Drawings.
1. Install contraction joint material.
2. Do not run horizontal reinforcement through contraction joints, except reinforcement in bond beams at floor and roof levels shall be continuous across contraction joints.

3.5 REINFORCEMENT

- A. Place reinforcing bars as indicated in the Structural Drawings and in accordance with ACI 530.

3.6 HORIZONTAL JOINT REINFORCEMENT

- A. Place horizontal joint reinforcement in the horizontal mortar beds at spacings noted in the Structural Drawings and noted below.
- B. For masonry below grade, space horizontal joint reinforcement at 8 inches vertically.
- C. Place horizontal joint reinforcement above lintels and below sills at openings. Extend two feet beyond opening.
- D. Joint reinforcement shall be continuous. Lap joint reinforcement at least 6 inches.

3.7 ERECTION BRACING

- A. Design, provide, and install temporary erection bracing during construction as required to stabilize erected masonry until complete structural system is constructed.

3.8 CLEANING AND POINTING

- A. Dry brush masonry surfaces before mortar has set hard to remove mortar crumbs and accumulation.
- B. Clean masonry with commercial brick cleaner approved by brick manufacturer. Protect other work from cleaning materials.
- C. Cut out defective mortar and repoint.

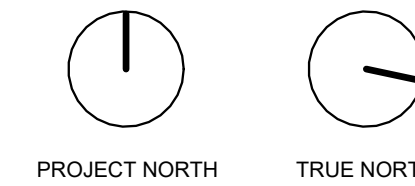
3.9 PROTECTION OF FINISHED WORK

- A. During erection cover top of wall, projections, and sills with strong waterproof membrane at end of each day's work. Extend and secure the cover at least 24 inches down both sides.
- B. Do not apply uniform floor or roof loading for at least 24 hours after placing masonry columns or walls.
- C. Do not apply concentrated loads for at least 3 days after building masonry columns or walls.

END OF SECTION



REVISION INFORMATION		
#	DESCRIPTION	DATE



PROJECT NORTH

TRUE NORTH

105 E 5TH STREET
COLUMBIA, TN 38401

PROJECT NUMBER
26048

PROJECT PHASE
HISTORIC ZONING EXHIBIT
07/19/2026

STRUCTURAL SPECIFICATIONS

S0.04

SECTION 061000 – ROUGH CARPENTRY

PART 1 – GENERAL

- 1.1 SECTION INCLUDES
- A. Materials, storage and protection, accessories, treatments, connections, and installation of solid-sawn lumber, engineered wood products such as PSLs, LVLs, LSLs, and I-joists, and structural panels.
- 1.2 REFERENCES
- AF&PA – National Design Specification for Wood Construction with Supplements.
ALSC – American Lumber Standards Committee: Softwood Lumber Standards.
ANSI A208.1 – Mat-Formed Wood Particleboard.
ANSI/AHA A135.4 – Basic Hardboard.
APA – American Plywood Association.
ASTM D2559 – Standard Specification for Adhesives for Structural Laminated Wood Products for Use Under Exterior (Wet Use) Exposure Conditions.
ASTM D3498 – Standard Specification for Adhesives for Field-Gluing Plywood to Lumber Framing for Floor Systems.
AWPA C1 – All Timber Products Preservative Treatment by Pressure Process.
AWPA C2 – Lumber, Timber, Bridge Ties and Mine Ties – Preservative Treatment by Pressure Process.
AWPA C9 – Plywood - Preservative Treatment by Pressure Process.
AWPA C20 – Structural Lumber Fire-Retardant Treatment by Pressure Process.
AWPA C27 – Plywood – Fire-Retardant Treatment by Pressure Process.
PS 2 – Performance Standard for Wood-Based Structural-Use Panels.
PS 20 – American Softwood Lumber Standard.
SPIB – Southern Pine Inspection Bureau.
WCLIB – West Coast Lumber Inspection Bureau.
WWPA – Western Wood Products Association.
- 1.3 DEFINITIONS
- A. Structural panels are all-veneer plywood, composite panels containing a combination of veneer and wood-based material, or mat-formed panels such as oriented strand board and waferboard.
- 1.4 SUBMITTALS
- A. For treated materials, submit certification by treating plant stating chemicals and process used, net amount of preservative retained and conformance with applicable standards.
B. For all dimensioned lumber, submit letters of certificate stating the species and grade of lumber used.
C. For wood I-joists, submit shop drawings with manufacturer's catalog indicating compliance of wood I-joists for required superimposed loads and bearing conditions indicated in the Drawings.
D. For all structural sheathing, submit letters of certificate stating the structural panels meet specified requirements.
E. Submit product data for metal framing anchors, connectors, and construction adhesives.
- 1.5 QUALITY ASSURANCE
- A. Comply with National Design Specification For Wood Construction.
B. Perform Work in accordance with the following agencies:
1. Lumber Grading Agency shall be certified by ALSC.
2. Plywood Grading Agency shall be certified by APA.
C. Identify all wood products by official grade mark, except for wood products exposed to view submit manufacturer's certificate that meet meets specified requirements
1. Lumber mark shall contain symbol of inspection agency, mill number or name, grade of lumber, species or species grouping or combination designation, rules under which graded, where applicable and condition of seasoning at time of manufacture.
2. Structural panel mark shall contain grade, span rating, exposure durability classification, product standard thickness, and mill number.
D. Refer to the Structural Quality Assurance Plan on the Drawings for more information.
- 1.6 DELIVERY, STORAGE, AND HANDLING
- A. Deliver, store, and handle all materials in such a manner to protect against damage and the weather.
B. Protect the installed work and materials of all other trades.
C. In the advent of damage, immediately make all repairs and replacements necessary to the approval of the Architect and at no additional cost to the Owner.

PART 2 – PRODUCTS

- 2.1 LUMBER
- A. Lumber: solid-sawn and finger-jointed lumber manufactured to comply with PS 20 "American Softwood Lumber Standards" and with the applicable grading rules of inspection agencies certified by American Lumber Standards Committee's (ALSC) Board of Review listed:
1. Redwood Inspection Service (RIS).
2. Southern Pine Inspection Bureau (SPIB).
3. West Coast Lumber Inspection Bureau (WCLIB).
4. Western Wood Products Association (WWPA).
5. National Lumber Grades Authority (NLGA – Canadian).
B. Nominal sizes are indicated, except as shown by detail dimensions. Provide actual size as required by PS 20, for moisture content specified for each use.
C. Dressed lumber shall be S4S, unless otherwise indicated.
D. Moisture content of seasoned lumber shall not exceed 19% at time of dressing, unless noted otherwise on the Drawings.
- 2.2 ENGINEERED WOOD PRODUCTS
- A. Parallel Strand Lumber (PSL) members shall meet the properties on the Drawings.
B. Laminated Veneer Lumber (LVL) members shall meet the properties on the Drawings.
C. Laminated Strand Lumber (LSL) members shall meet the properties on the Drawings.
- 2.3 WOOD I-JOISTS
- A. Capable of supporting the superimposed loads indicated on the Drawings. Capacities of wood I-joists shall be determined in accordance with ASTM D5055.
- 2.4 STRUCTURAL PANELS
- A. Conform to PS 2, with a span rating to suit the joist, stud, rafter, or truss spacing, and an Exposure Durability Classification of Exposure 1 unless noted otherwise.
B. Floor panels shall be tongue-and-groove APA-rated plywood or OSB Sturd-I-Floor.
C. Wall panels and roof panels shall be APA-rated sheathing.
- 2.5 ACCESSORIES
- A. Fasteners shall meet size and type requirements specified in this article for material and manufacture. Fasteners shall be galvanized with a hot-dip zinc coating in accordance with ASTM A153 or made of AISI Type 304 stainless steel for lumber which is exposed to weather, in contact with the ground, or has been chemically treated.
B. Common wire nails shall meet the requirements of FS FF-N-105.
C. Drywall screws shall be hardened steel with bugle head. Length shall be at least three times the thickness of sheathing.
D. Construction adhesive shall meet the requirements of ASTM D3498.
E. Joist hangers and framing anchors shall be manufactured by Simpson Strong Tie or approved equal.
F. Steel bolts shall be ASTM A307, Grade A with ASTM A 563 hex nuts and flat washers.
G. For backing panels to electrical or telephone equipment, provide fire-retardant treated structural panel with exterior glue.
- 2.6 PRESERVATIVE TREATMENT
- A. Where lumber or structural panel is indicated as "treated", or is specified herein to be treated, comply with the applicable requirements of the AWPA Standards C2 (Lumber) and C9 (Plywood). Mark each treated item with the AWPA Quality Mark requirements.
B. Pressure-treat above-ground items with water-borne preservatives listed in AWPA P5. Treat indicated items and the following:
1. Wood cants, nailers, curbs, blocking, stripping, and similar members in connection with roofing, flashing, vapor barriers and waterproofing.
2. Wood sills, sleepers, blocking, furring, stripping and similar concealed members in contact with masonry or concrete.
C. Complete fabrication of treated items prior to treatment, wherever possible. If cut after treatment, apply one coat of same chemical used for treatment in accordance with manufacturer's instructions.
D. Allow preservative to dry prior to erecting members. Inspect each piece of lumber or structural panel after drying and discard damaged or defective pieces.
E. Provide lumber or structural panels with a retained chemical level of 0.25 pcf for above ground use or 0.40 pcf for ground contact and fresh water use.
- 2.7 FIRE-RETARDANT TREATMENT
- A. Testing on the fire performance, strength and corrosive properties of the fire-retardant-treated wood shall be recognized by issuance of a National Evaluation Services Report.
B. Fire-retardant wood shall meet the flamespread requirement of the assembly rating stated on the drawings when tested in an extended 30-minute tunnel test in accordance with ASTM E-84, NFPA 255 or UL 723.
C. Fire-retardant lumber must be kiln-dried to a maximum moisture content of 19% after treatment. All plywood must be kiln-dried to a maximum moisture content of 15% after treatment.
D. All fire-retardant wood must comply with the requirements in AWPA standard C20 for lumber and C27 for plywood.
E. The fire-retardant chemicals used to treat the lumber must comply with FR-1 of AWPA Standard P17 and must be free of halogens, sulfates and ammonium phosphate.

SECTION 061000 – ROUGH CARPENTRY CONTINUED

PART 3 – EXECUTION

- 3.1 GENERAL
- A. Set structural members level and plumb, in correct position.
B. Make provisions for erection loads, and for sufficient temporary bracing to maintain structure safe, plumb, and in true alignment until completion of erection and installation of permanent bracing.
C. Discard unit of material with defects that might impair quality of work, and units that are too small to fabricate work with minimum joints or optimum joint arrangement.
D. Installer must examine the substrate structure and the conditions under which the carpentry Work is to be installed, and notify the Contractor in writing of conditions detrimental to the Work. Do not proceed with the installation until unsatisfactory conditions have been corrected in a manner acceptable to the installer.
E. Coordinate carpentry Work with other Work. Scribe and cope as required for accurate fit. Correlate location of furring, nailers, blocking, grounds and similar supports to allow proper attachment of other Work.
- 3.2 JOIST FRAMING
- A. Provide framing of sizes and spacings shown.
B. Install with crown edge up and support ends of each member with not less than 1-7/8 inches of bearing on support.
C. Attach to wood bearing members by toe nailing or galvanized metal connectors. Provide blocking of joist at ends of joists unless nailed to header or supported by metal joist hanger.
D. Do not notch joists.
E. Do not bore holes in PSL, LVL, or LSL which violate manufacturer's recommendations.
F. Provide bridging between joists.
G. Framing shall be kept at least 2 inches clear from chimneys and 4 inches away from fireplace walls.
- 3.3 STRUCTURAL PANELS
- A. Place floor panels perpendicular to framing members with ends staggered and sheet ends over firm bearing. Attach to framing with construction adhesive and nails.
B. Place wall sheathing with long dimension parallel to wall studs, with ends over firm bearing. Provide solid blocking at ends of sheets. Secure to wood framing with nails of size and spacing shown on Drawings.
C. Place roof sheathing perpendicular to framing members with ends staggered and sheet ends over firm bearing. Secure to wood framing with nails of size and spacing shown on Drawings.
D. Oriented strand board with laminated face shall be attached to wood with laminated face against wood framing.
- 3.4 WOOD GROUND, NAILERS, BLOCKING, AND SLEEPERS
- A. Provide wherever shown and where required for screening or attachment of other Work. Form to shapes as shown and cut as required for true line and level of Work to be attached. Coordinate location with other Work involved.
B. Attach to substrate as required to support applied loading. Countersink bolts and nuts flush with surfaces, unless otherwise shown. Build into masonry during installation of masonry Work. Where possible, anchor to formwork before concrete placement.
C. Provide permanent grounds of dressed, preservative treated, key-bevelled lumber not less than 1-1/2" (38mm) wide and of thickness required to bring face of ground to exact thickness of finish material involved. Remove temporary grounds when no longer required.
- 3.5 WOOD FURRING
- A. Install plumb and level with closure strips at edges and openings. Shim with wood as required for tolerance of finished Work.
- 3.6 MISCELLANEOUS FRAMING
- A. Firestops at stud walls shall be two inches thick by depth of member blocking at each floor level, top story ceiling level, and soffits as required. Firestops at floor and ceiling framing shall be two inches thick by depth of wood member blocking, fitted to fill openings from one space to another to prevent drafts.
B. Frame members for passage of pipes and ducts to avoid cutting structural members. Reinforce damaged or cut framing members as required.
C. Locate blocking to facilitate installation of finish materials, casework, fixtures, specialty items and trim railings.

END OF SECTION

SECTION 310000 – EARTHWORK FOR STRUCTURES

PART 1 – GENERAL

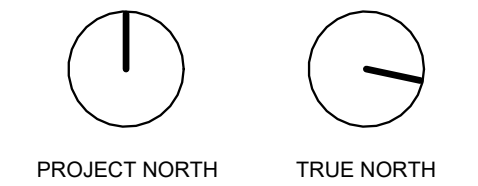
- 1.1 SECTION INCLUDES
- A. Required site preparations based on geotechnical investigation, including definitions, procedures, and materials or products to be used.
- 1.2 RELATED SECTIONS
- A. Division 1 Sections.
- 1.3 REFERENCES
- ASTM D422 – Standard Test Method for Particle-Size Analysis of Soils.
ASTM D698 – Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Standard Effort (12,400 ft-lbf/ft³).
ASTM D1557 – Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Modified Effort (56,000 ft-lbf/ft³).
ASTM D1556 – Standard Test Method for Density and Unit Weight of Soil in Place by the Sand-Cone Method.
ASTM D1586 – Standard Test Method for Standard Penetration Test (SPT) and Split-Barrel Sampling of Soils.
ASTM D4318 – Standard Test Methods for Liquid Limit, Plastic Limit, and Plasticity Index of Soils.
ASTM D6938 – Standard Test Method for In-Place Density and Water Content of Soil and Soil-Aggregate by Nuclear Methods (Shallow Depth).
- 1.4 DEFINITIONS
- A. Granular Subbase – Fill directly beneath slabs-on-grade.
B. Backfill – Fill immediately behind foundation elements or retaining walls.
C. Structural Fill – Fill under the structure other than the granular subbase.
- 1.5 QUALITY ASSURANCE
- A. Refer to the Structural Quality Assurance Plan in the Structural Drawings.
- 1.6 SURVEY
- A. Prior to construction, have structure location staked and certified by a licensed surveyor. If discrepancies between actual lines and elevations exist, notify Architect and SER before proceeding with layout of structure.
- 1.7 SUBSURFACE CONDITIONS
- A. Copies of a subsurface investigation of the site will be made available upon request. The data is not intended as a representation or warranty of the continuity of such conditions. Owner will not be responsible for interpretation or conclusions drawn by the Contractor. The data is made available for the convenience of the Contractor and is not guaranteed to represent all conditions that may be encountered.
B. Contractor may examine the site and make his own subsurface explorations at no additional cost to the Owner. Notify Owner prior to making any subsurface explorations.
- 1.8 EXISTING UTILITIES
- A. Locate existing underground utilities by careful hand excavation. If utilities are to remain in place, provide protection from damage during construction operations.
B. Cooperate with Owner and utility companies in keeping respective services and facilities in operation. Do not interrupt existing utility service facilities occupied and used by Owner or others, unless written permission is given by the Architect, and then only after temporary utility services have been provided.
C. Should uncharted or incorrectly charted piping or other utilities be encountered during excavation, consult the Architect immediately for directions.
D. Repair damaged utilities to satisfaction of utility owner.
- 1.9 NOTICE
- A. Notify the Architect and Structural Engineer 48 hours prior to the beginning of any excavation work.
- PART 2 – PRODUCTS
- 2.1 GRANULAR SUBBASE
- A. Sound and free-draining, such as sand, gravel or crushed stone with less than 10% passing the 200 sieve. Maximum diameter shall be 1-1/2 inches.
- 2.2 BACKFILL
- A. Sound and free-draining, such as sand, gravel or crushed stone with less than 10% passing the 200 sieve. Maximum diameter shall be 1-1/2 inches.
- 2.3 STRUCTURAL FILL
- A. Structural Fill material shall have the properties outlined in the geotechnical report.
B. Structural Fill shall be free of organics, debris and deleterious materials.
- PART 3 – EXECUTION
- 3.1 STRIPPING
- A. Strip vegetation, topsoil, roots, and other unsuitable material to a depth determined by the Special Inspector but not less than one foot, nor less than 10 feet outside the perimeter of the structure.
B. Stockpile sufficient amounts of topsoil as required to cover areas to be landscaped with a minimum of six inches of material.
- 3.2 EXCAVATION
- A. Excavation shall be considered unclassified. Excavations shall comply with U.S. Department of Labor, Occupation Safety and Health Administration (OSHA) regulations.
B. Perform excavation to the depths and limits in the Structural Drawings and as specified herein.
C. Do not excavate to full depth when there is probability of frost forming or ground freezing in excavation before concrete is placed.
D. Ground water may be encountered during the foundation excavation. Provide a system for controlling the ground water to a level at least three feet below the lowest point of the excavation. This system shall be designed and installed by the Contractor in accordance with the recommendations in the Geotechnical Report and the requirements of the governing building code.
E. Keep excavations dry by sloping ground away from holes and trenches.
- 3.3 PROOFROLLING
- A. After stripping or excavation and before any fill placement, fill areas shall be proofrolled with a minimum of two coverages of a loaded dump truck or scraper in each of two perpendicular directions.
B. Areas found to be soft or pumping shall have the soft soil removed and replaced with structural fill and compacted as outlined herein.
- 3.4 PLACEMENT OF STRUCTURAL FILL
- A. Do not place structural fill on subgrade that contains frost, mud or is frozen.
B. Structural Fill shall be in accordance with the geotechnical report. At a minimum, structural fill shall be placed in 9-inch thick loose layers and compacted to 98 percent of the maximum dry density as measured by Standard Proctor, ASTM D698, with water content within +3/-3 percent of the optimum moisture content.
- 3.5 PLACEMENT OF BACKFILL
- A. Backfill shall be in accordance with the geotechnical report. At a minimum, backfill behind wall shall be placed in layers of six inches and compacted behind walls to 95 percent of the maximum dry density as measured by Standard Proctor, ASTM D698, with water content within +3/-3 percent of the optimum moisture content.
- 3.6 PLACEMENT OF GRANULAR SUBBASE
- A. Granular subbase shall be in accordance with the geotechnical report. At a minimum, compact granular subbase to 95 percent of the maximum dry density as measured by Standard Proctor, ASTM D698, with water content within +3/-3 percent of the optimum moisture content.
B. Do not place granular subbase on subgrade that contains frost, mud or is frozen.
- 3.7 CLEAN UP
- A. Remove excess excavated materials from job site, and upon completion leave site in clean condition.

END OF SECTION

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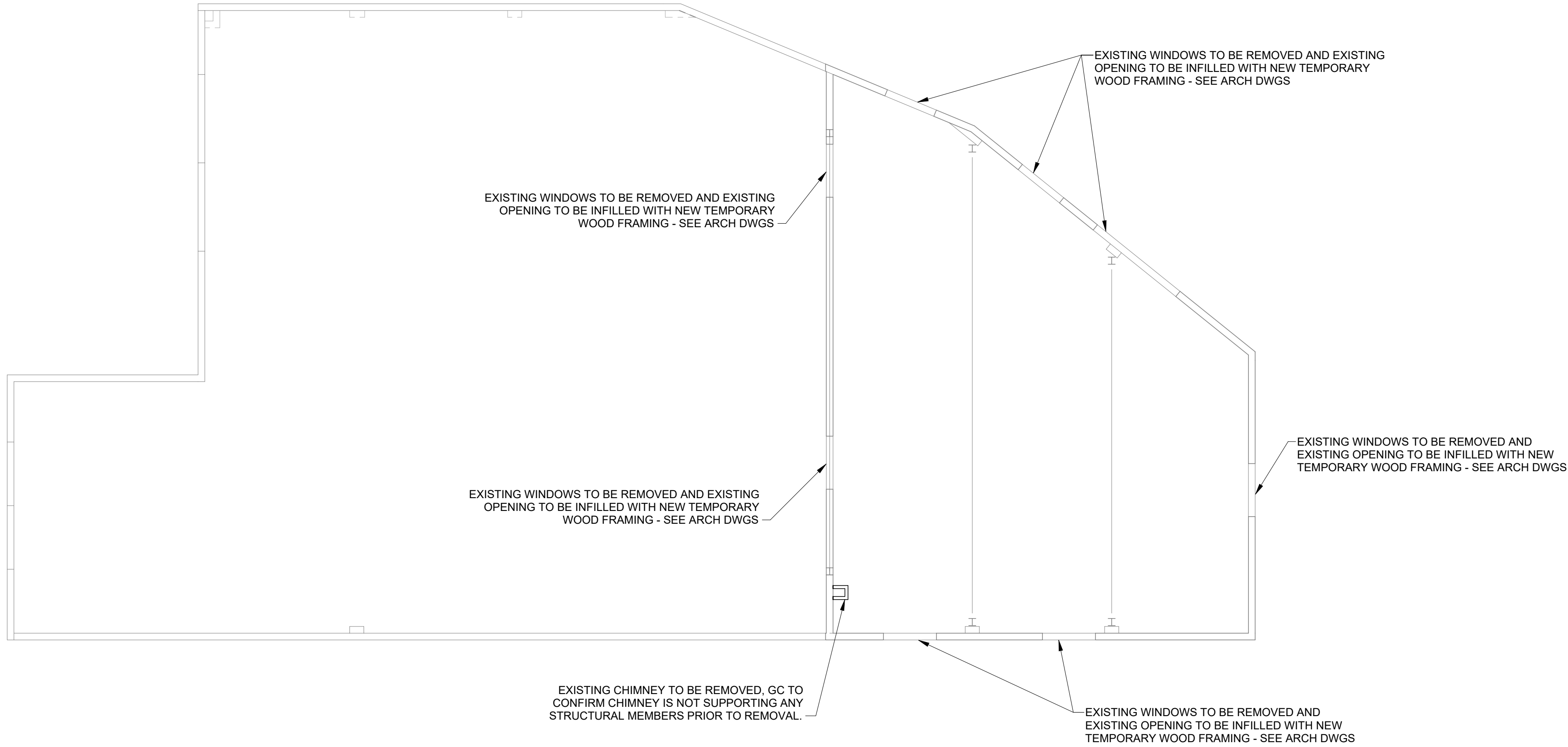
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COLUMBIA, TN 38401

PROJECT NUMBER
26048

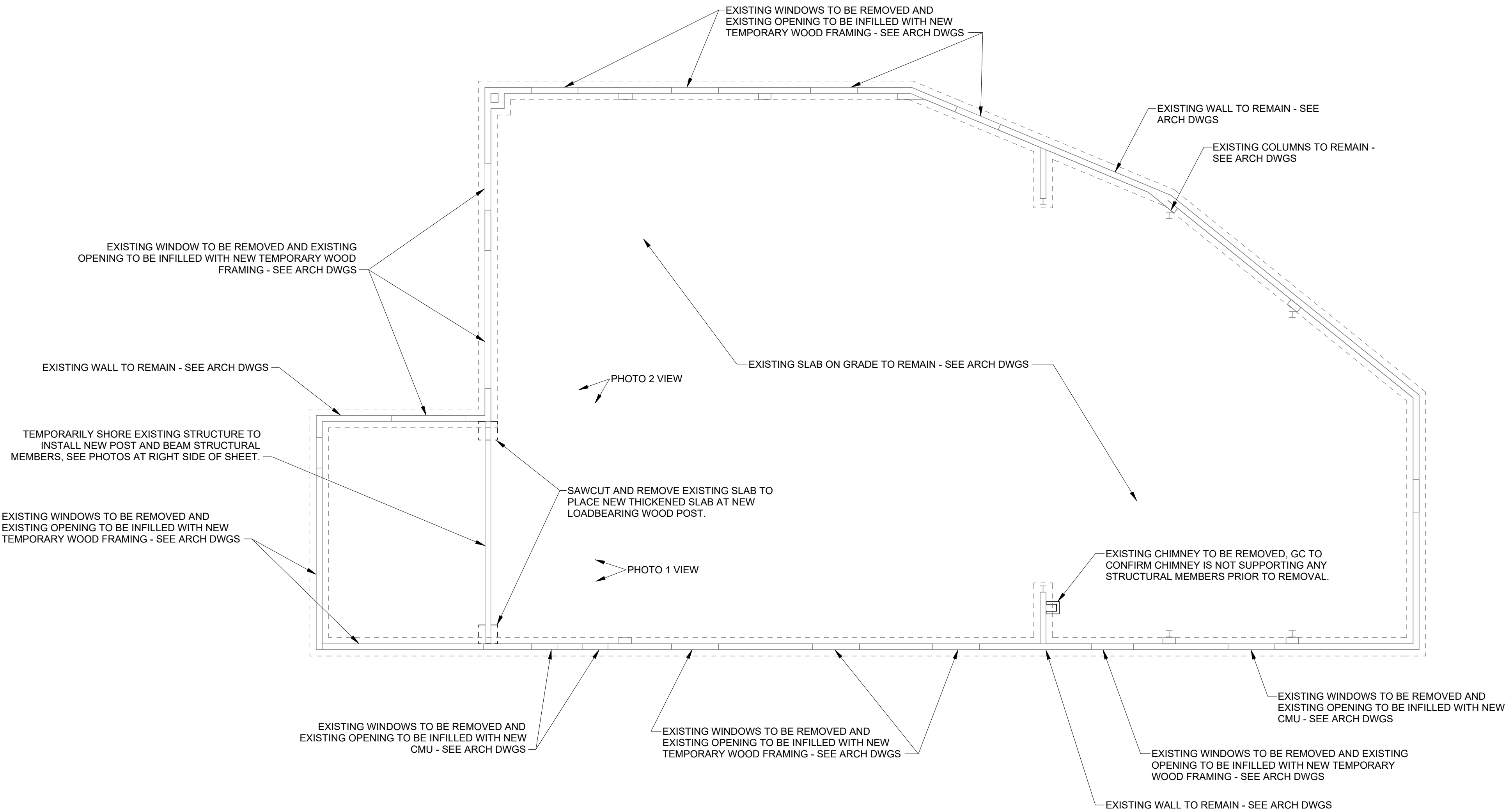
PROJECT PHASE
HISTORIC ZONING EXHIBIT
07/19/2026

STRUCTURAL SPECIFICATIONS

S0.05



2 EXISTING/DEMOLITION SECOND FLOOR PLAN



1 EXISTING/DEMOLITION FIRST FLOOR/FOUNDATION PLAN

WALL LEGEND

EXISTING WALL

DEMOLITION NOTES

- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
- REMODELING AND/OR REHABILITATION OF AN EXISTING BUILDING REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS, SOME OF WHICH MAY NOT BE VERIFIABLE WITHOUT DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE BUILDING. THE STRUCTURE CO. IS NOT RESPONSIBLE FOR CONDITIONS DISCOVERED DURING CONSTRUCTION THAT DIFFER FROM THOSE INDICATED. THE CONTRACTOR, UPON MAKING SUCH A DISCOVERY, SHALL IMMEDIATELY NOTIFY THE STRUCTURE CO. & OBTAIN A CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
- THE CONTRACTOR SHALL VERIFY THESE DRAWINGS WITHIN THE FIELD CONDITIONS AND NOTIFY THE STRUCTURE CO. AND PRIOR TO BEGINNING WORK OF ANY INCONSISTENCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS.
- THE CONTRACTOR SHALL NOTIFY THE STRUCTURE CO. OF ANY WORK DESCRIBED IN THE CONTRACT DOCUMENTS THAT CANNOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS, EVEN IF THE EXISTING CONDITIONS ARE DOCUMENTED CORRECTLY ON THE PLANS.
- DURING DEMOLITION, THE CONTRACTOR SHALL BRACE AND SUPPORT ALL EXISTING STRUCTURES AS NECESSARY.
- CONTRACTOR SHALL NOT COMPROMISE STRUCTURAL WORK IN A MANNER RESULTING IN A REDUCTION OF LOAD CARRYING CAPACITY OR LOAD/ DEFLECTION RATIO. NOTIFY THE STRUCTURE CO. TO OBTAIN APPROVAL OF ALL PROPOSED STRUCTURAL MODIFICATIONS PRIOR TO EXECUTION.
- IN THE EVENT OF DEMOLITION OF ITEMS NOT SCHEDULED TO BE DEMOLISHED, PROMPTLY REPLACE SUCH ITEMS.
- THE CONTRACTOR SHALL PERFORM DEMOLITION WORK IN ACCORDANCE WITH THE OWNER'S REGULATIONS.



PHOTO 1



PHOTO 2

STRICKLAND
ARCHITECTURE

CHRIS@STRICKLANDARCHITECTURE.COM 615.975.8243

MICHAEL F. MURPHY
REGISTERED ENGINEER
IN AGRICULTURE
No. 119760
STATE OF TENNESSEE
6-22-2026

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STRUCTURE
CO.

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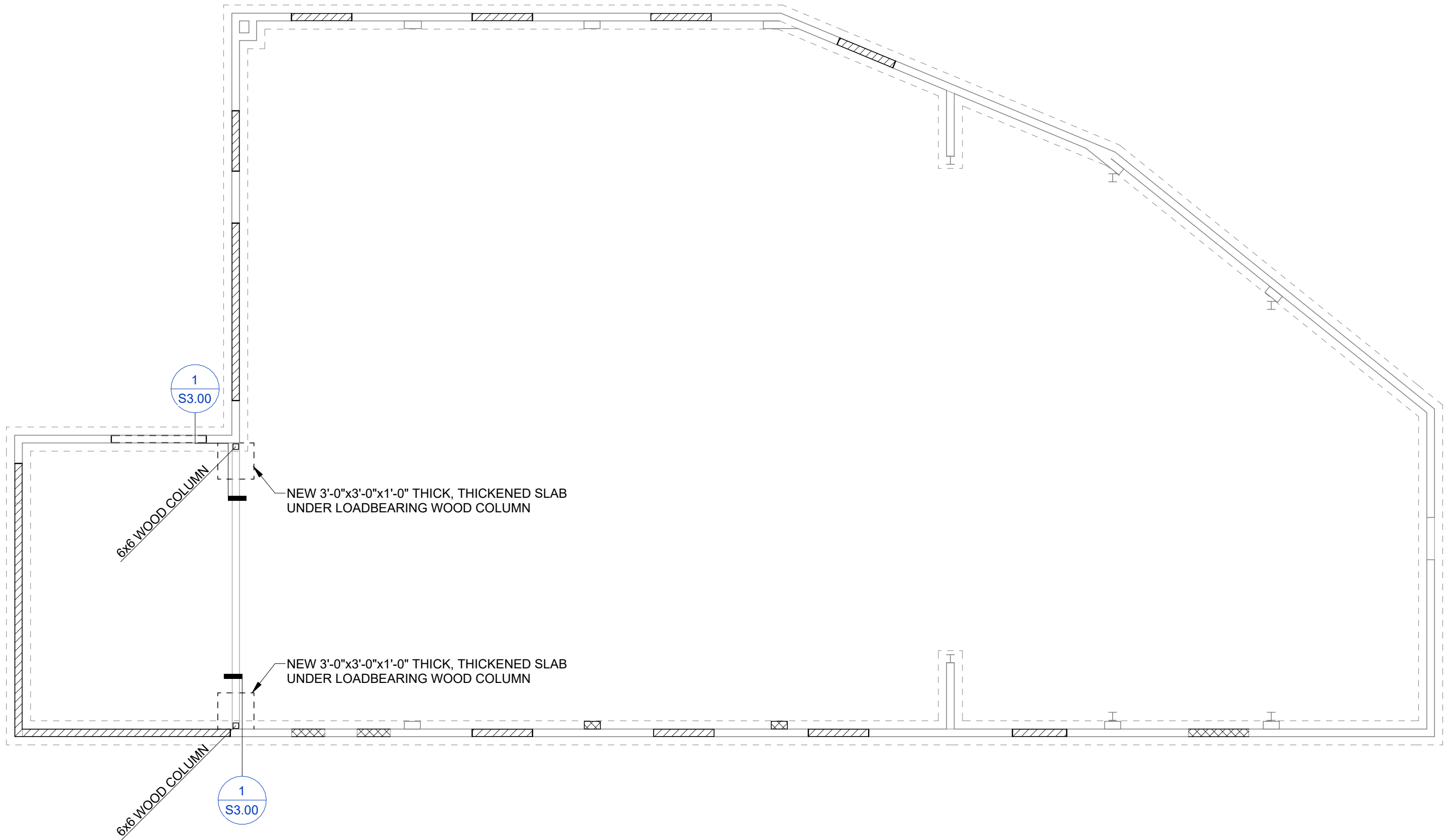
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EXISTING/DEMOLITION PLAN -
FOUNDATION, FIRST AND SECOND
FLOOR

S1.00D

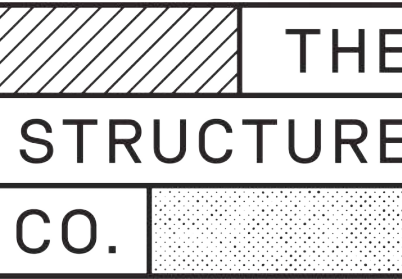


FOUNDATION PLAN NOTES

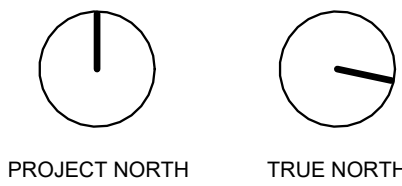
1. CL COLUMN = CL BASE PL = CL FOUNDATION, UNO.
2. SEE ARCH. DWGS. FOR DIMENSIONS NOT SHOWN.
3. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS RELATED TO NEW CONSTRUCTION BEFORE FABRICATION OR STARTING NEW CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UNDERGROUND UTILITIES AND PROVIDING PROTECTION FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
4. NOTIFY SER OF ANY DISCREPANCY ENCOUNTERED IN THE FIELD CONTRADICTIONARY TO THE STRUCTURAL CONTRACT DOCUMENTS.
5. SHORE EXCAVATION AT EXISTING STRUCTURE AS REQ'D SO AS TO NOT UNDERMINE EXISTING SLAB OR FOUNDATION.
6. CMU WALL CONTRACTION JOINTS ARE INTENDED TO BE AT CMU COURSING. COORDINATE WITH ARCH. DWGS. AND SEE STRUCTURAL NOTES FOR MAXIMUM SPACING.
7. SLAB CONTROL JOINTS, IF REQ'D, SHALL OCCUR AT ALL COLUMN CENTERLINES, RE-ENTRANT CORNERS, AND CORNERS OF INTERIOR WALLS, AND WHERE INDICATED IN TYPICAL SLAB-ON-GRADE DETAILS.
8. SEE S0-SERIES SHEETS FOR STRUCTURAL NOTES.
9. SEE S2-SERIES SHEETS FOR TYPICAL SLAB-ON-GRADE AND FOOTING DETAILS.
10. NEW PIPING AND CONDUIT SHALL PASS NEXT TO OR ON TOP OF COLUMN FOOTINGS. SEE S2-SERIES SHEETS FOR DETAIL AT PIPES INTERSECTING WALL FOOTINGS.
11. COLUMN SIZES AND WALL TYPES ARE SHOWN ON PLAN.

WALL LEGEND

- 2x8 @16" TEMPORARY STUD WALL
- REINFORCED CMU WALL - SEE PLAN FOR SIZE & REINF.



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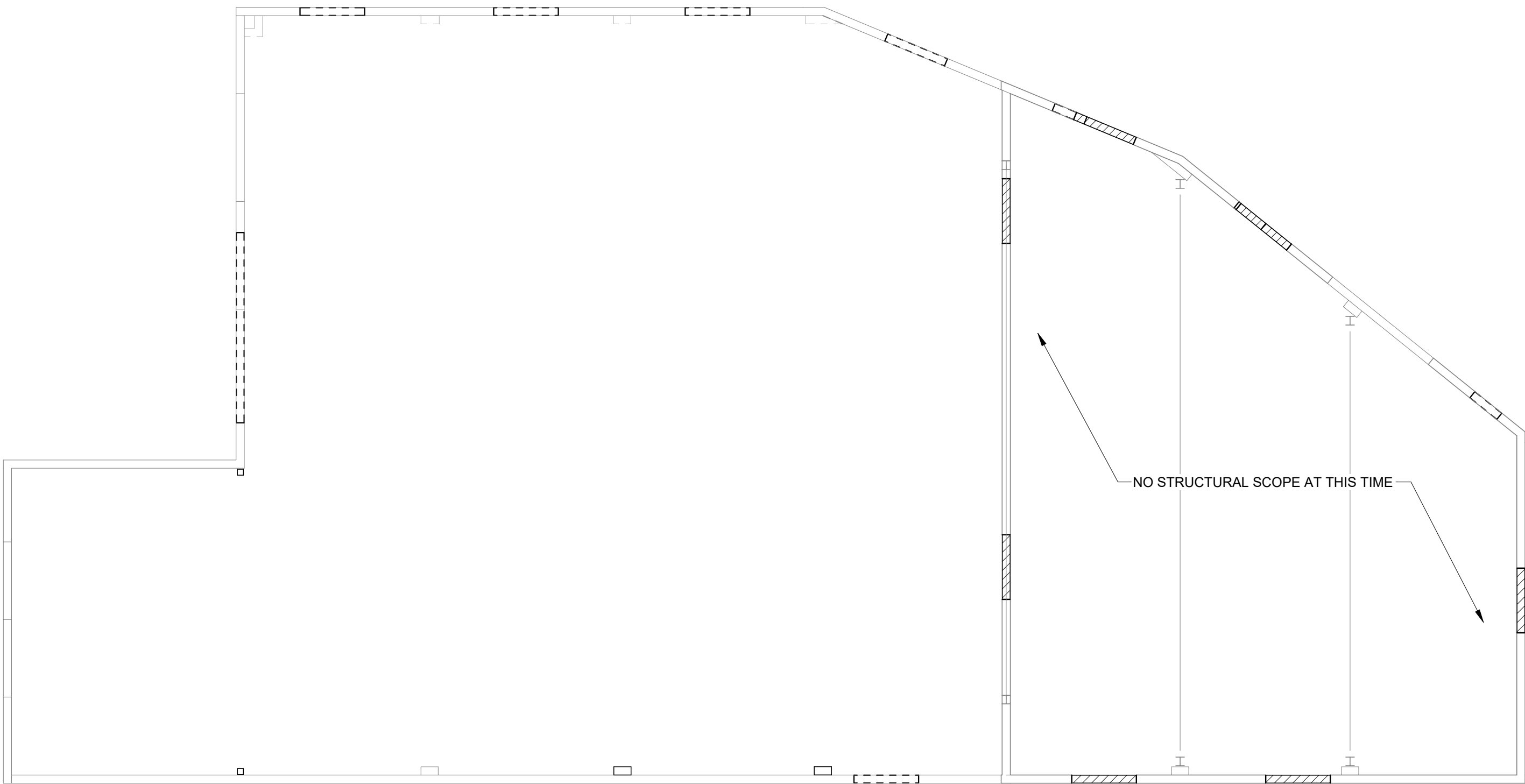
PROJECT PHASE
HISTORIC ZONING EXHIBIT
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NEW FIRST FLOOR/FOUNDATION
PLAN

S1.00N

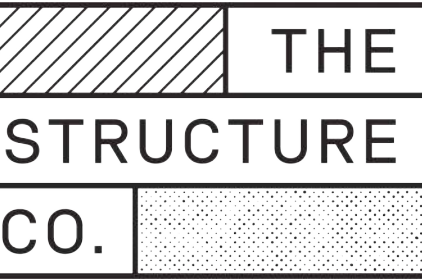
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NEW SECOND FLOOR PLAN

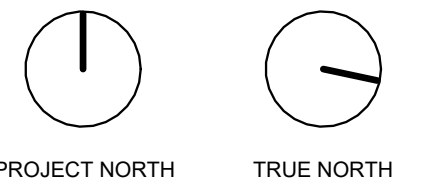


FRAMING PLAN NOTES

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2. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS RELATED TO NEW CONSTRUCTION BEFORE FABRICATION OR STARTING NEW CONSTRUCTION.
3. COORDINATE ALL OPENING DIMENSIONS AND DUCTWORK LOCATIONS WITH ARCH. & MPE DWGS.
4. NO PROVISIONS FOR SCAFFOLDING LOADS HAVE BEEN MADE FOR ANY FLOOR OR ROOF.
5. SEE S0-SERIES SHEETS FOR STRUCTURAL NOTES.
6. SEE S4-SERIES FOR TYPICAL FRAMING DETAILS, INCLUDING NAILING SCHEDULES, WOOD HEADER SCHEDULE AND LOAD-BEARING WALL ELEVATION.
7. SEE FOUNDATION PLAN FOR COLUMN SIZES AND WALL TYPES.
8. WALL PANELS SHALL CONSIST OF MIN. 7/16" EXTERIOR RATED PLYWOOD - COORD. W/ ARCH. SEE S4-SERIES SHEETS FOR NAILING PATTERN.



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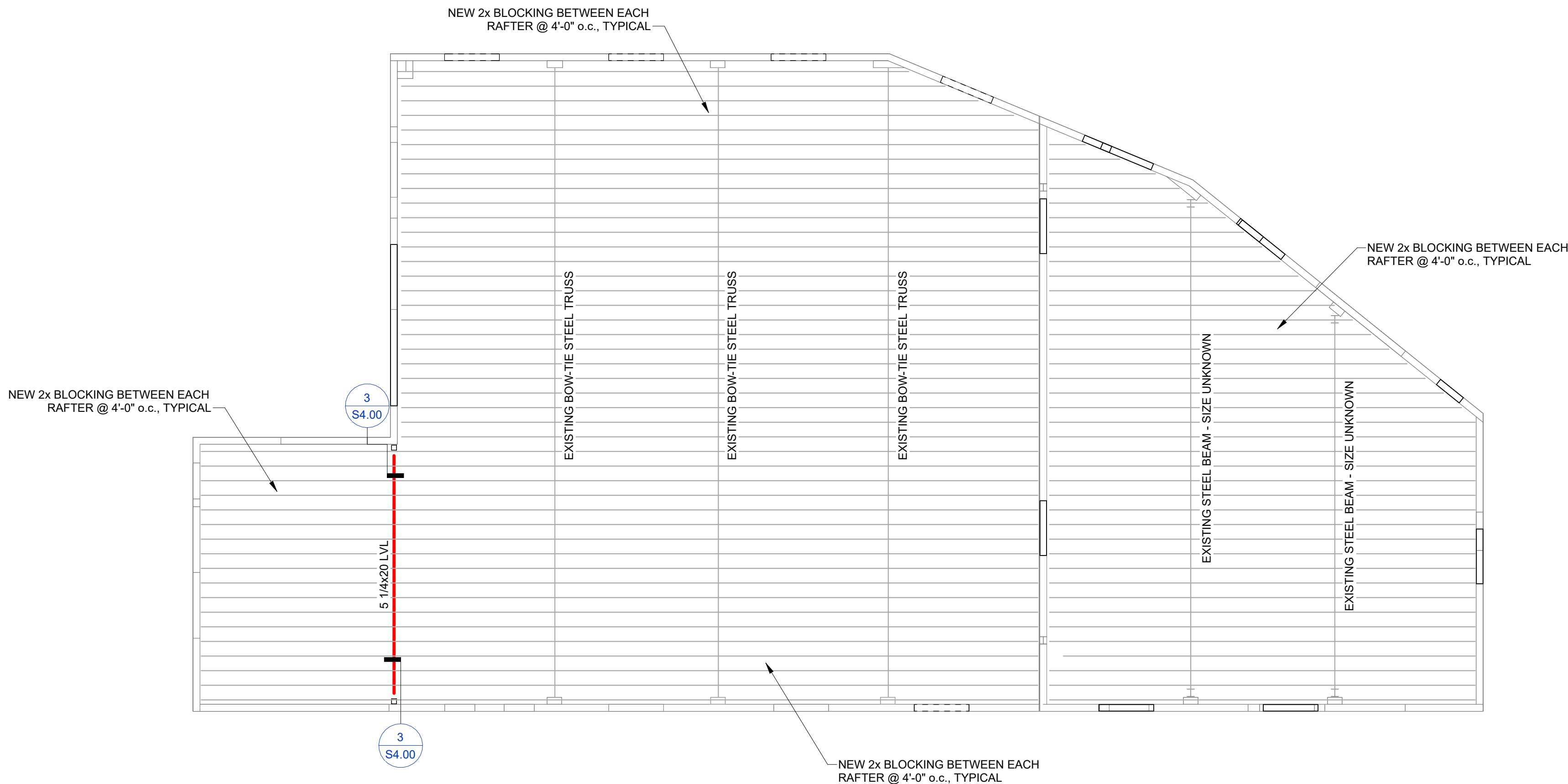
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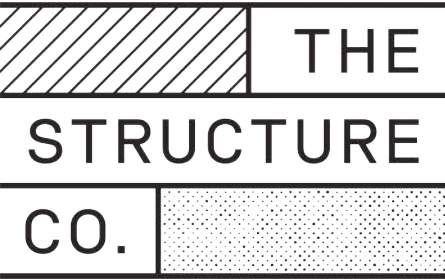
NEW SECOND FLOOR PLAN

S1.01N

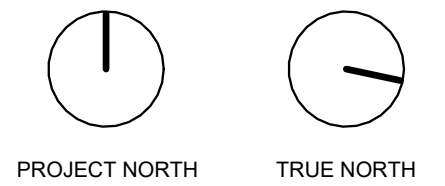


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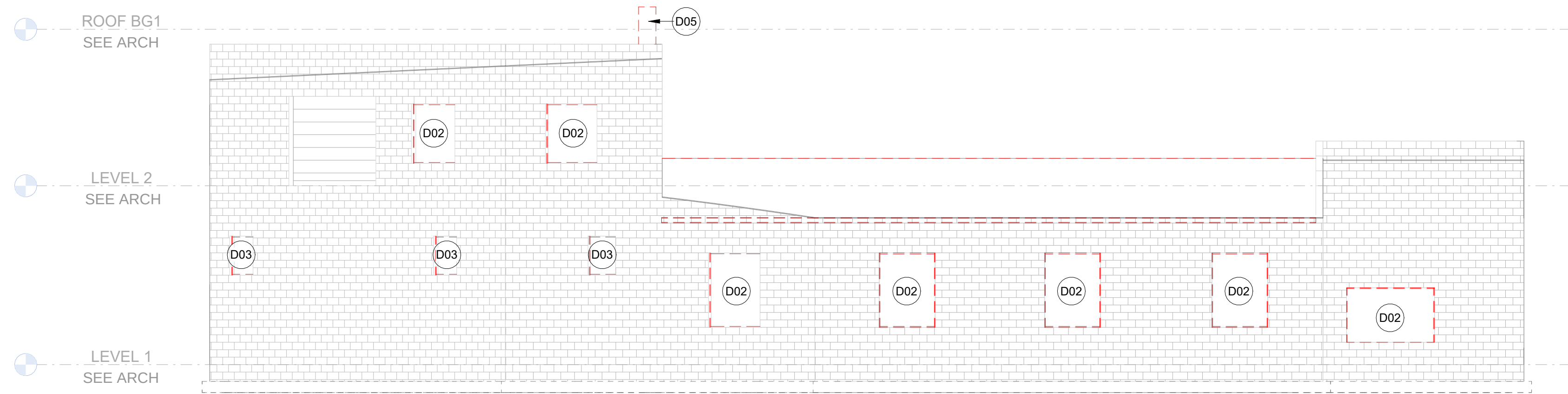
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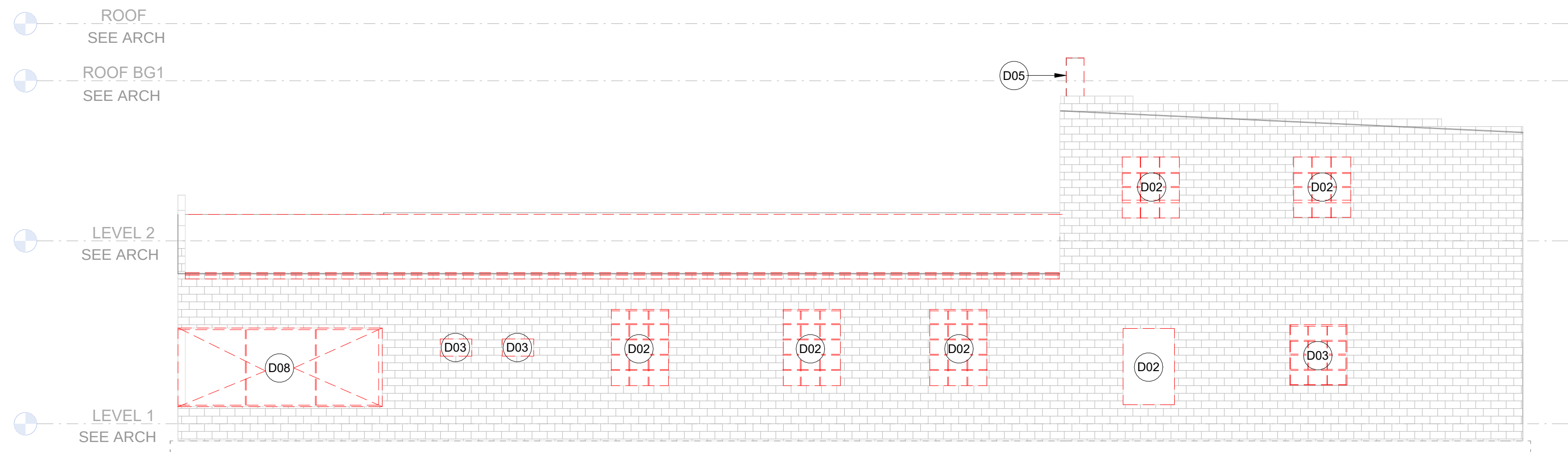
PROJECT PHASE
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NEW ROOF PLAN

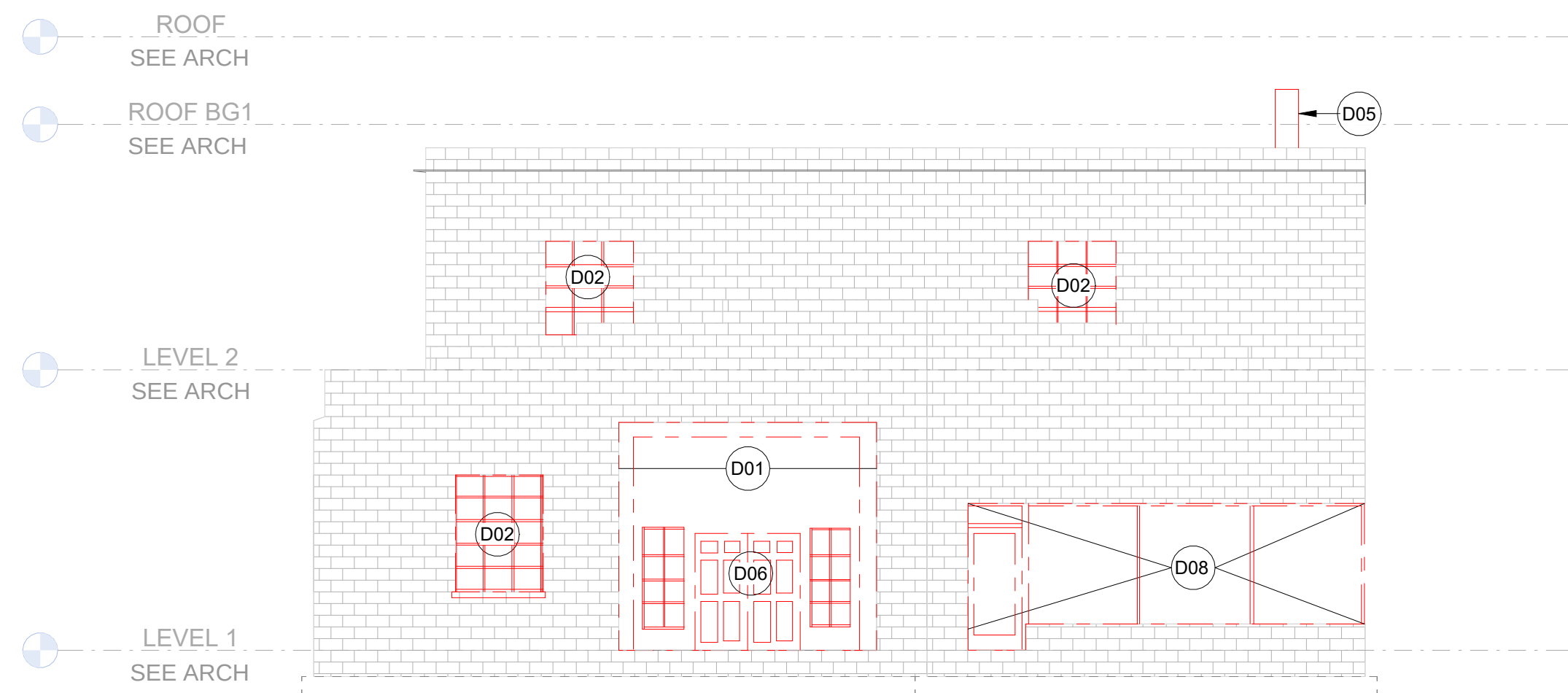
S1.02N



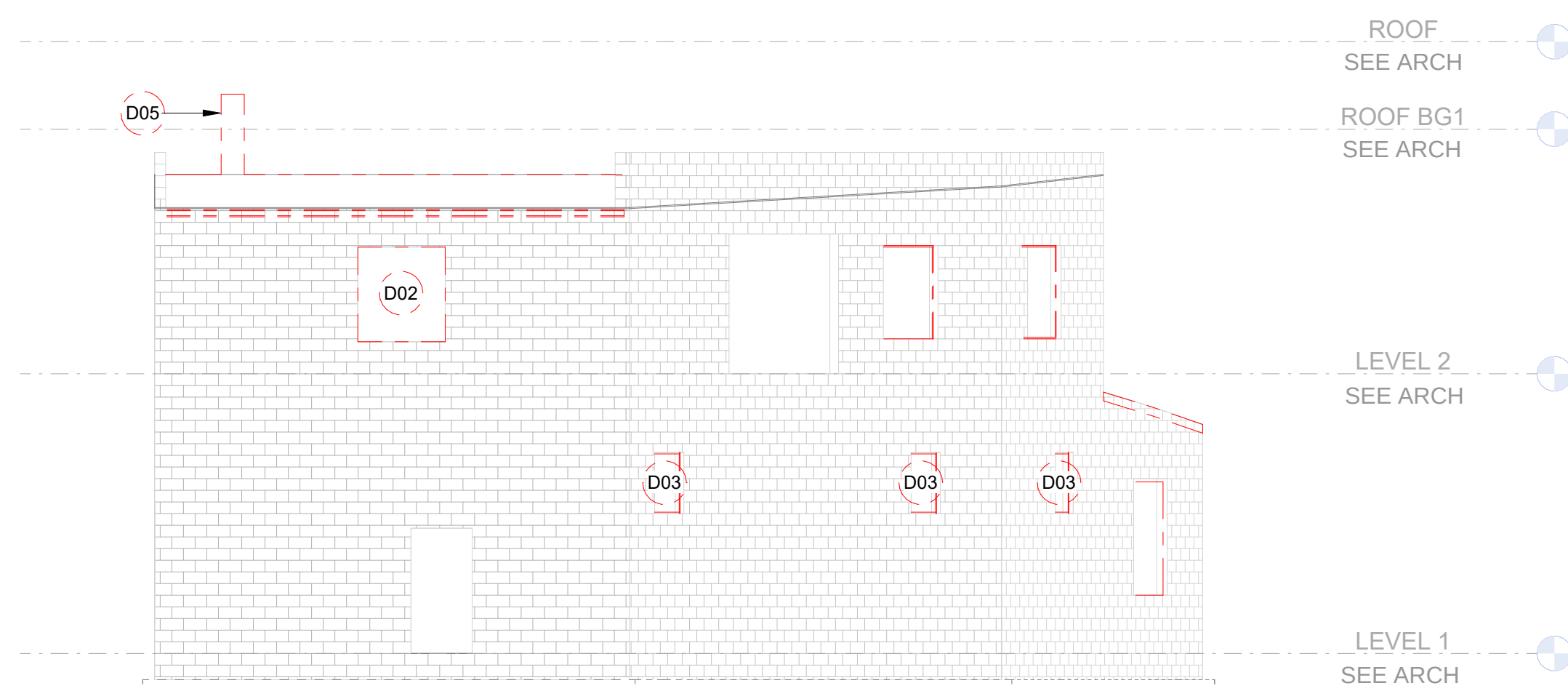
4 DEMOLITION ELEVATION - WEST



3 DEMOLITION ELEVATION - EAST



2 DEMOLITION ELEVATION - SOUTH



1 DEMOLITION ELEVATION - NORTH

WALL LEGEND

EXISTING WALL

DEMOLITION NOTES

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- THE CONTRACTOR SHALL PERFORM DEMOLITION WORK IN ACCORDANCE WITH THE OWNER'S REGULATIONS.

KEYNOTES - DEMOLITION	
D##	DESCRIPTION
D01	REMOVE EXISTING WALL AND INFRASTRUCTURE
D02	REMOVE EXISTING WINDOW, FRAME TEMPORARY WOOD ENCLOSURE
D03	REMOVE EXISTING WINDOW, INFILL WITH CMU
D04	EXISTING ROOF TO BE REMOVED
D05	REMOVE EXISTING CHIMNEY
D06	REMOVE EXISTING DOOR AND WINDOWS, FILL WITH TEMPORARY WOOD ENCLOSURE
D07	REMOVE EXISTING STAIR, ADD TEMPORARY RAILING AT OPENING PERIMETER
D08	REMOVE EXISTING STOREFRONT, FRAME TEMPORARY WOOD ENCLOSURE

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PROJECT NORTH TRUE NORTH

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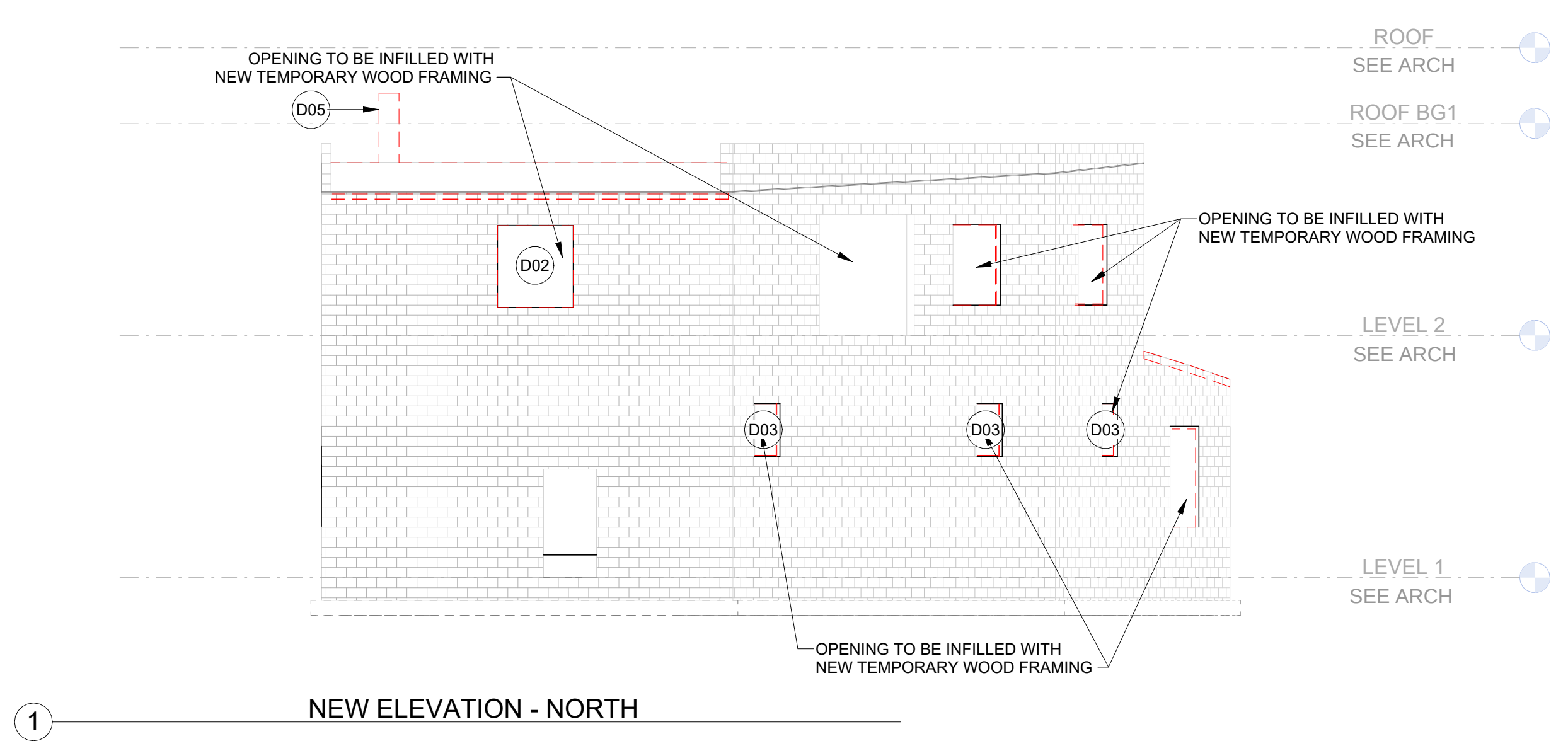
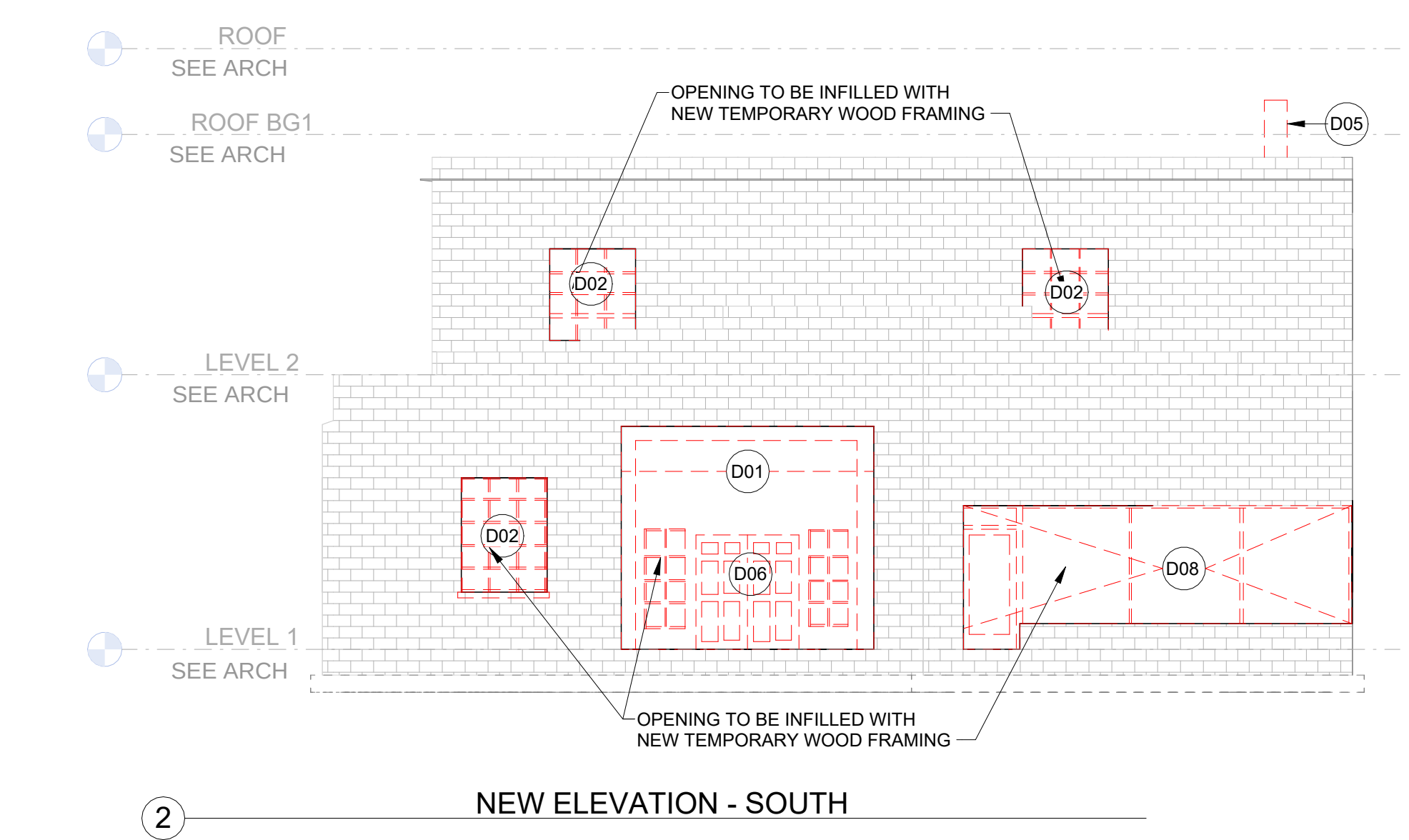
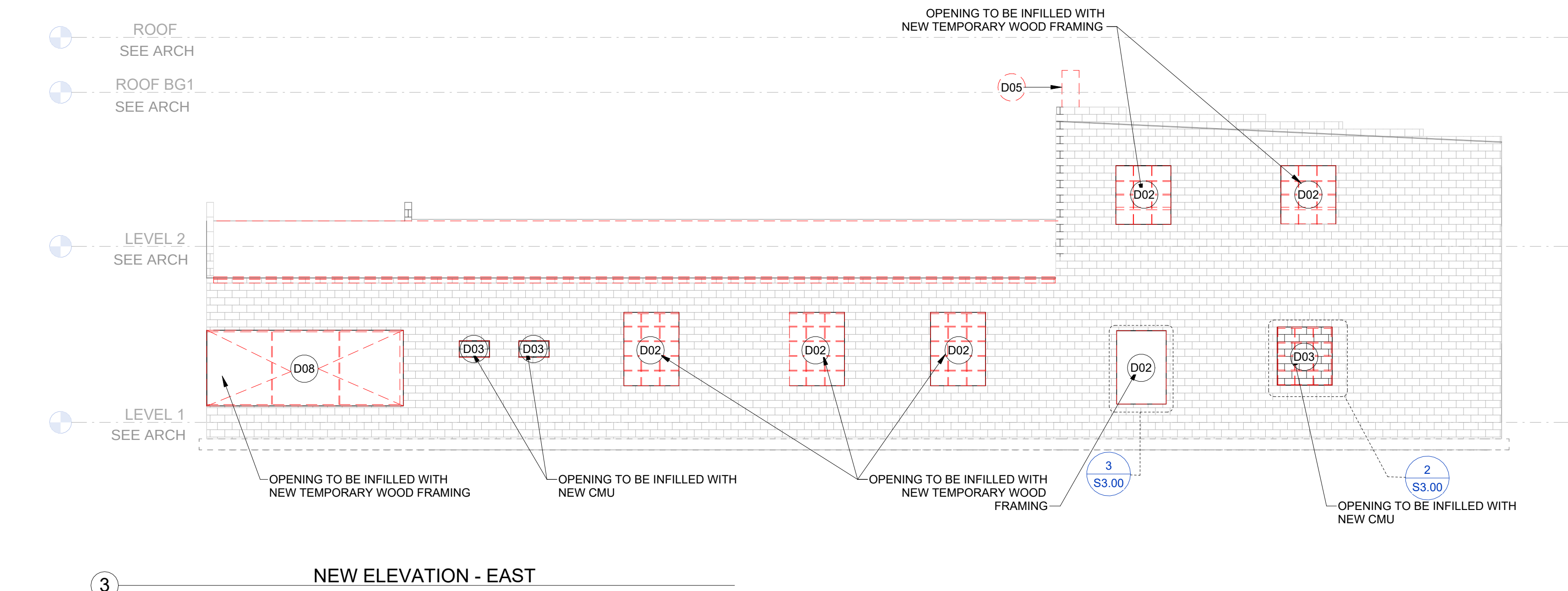
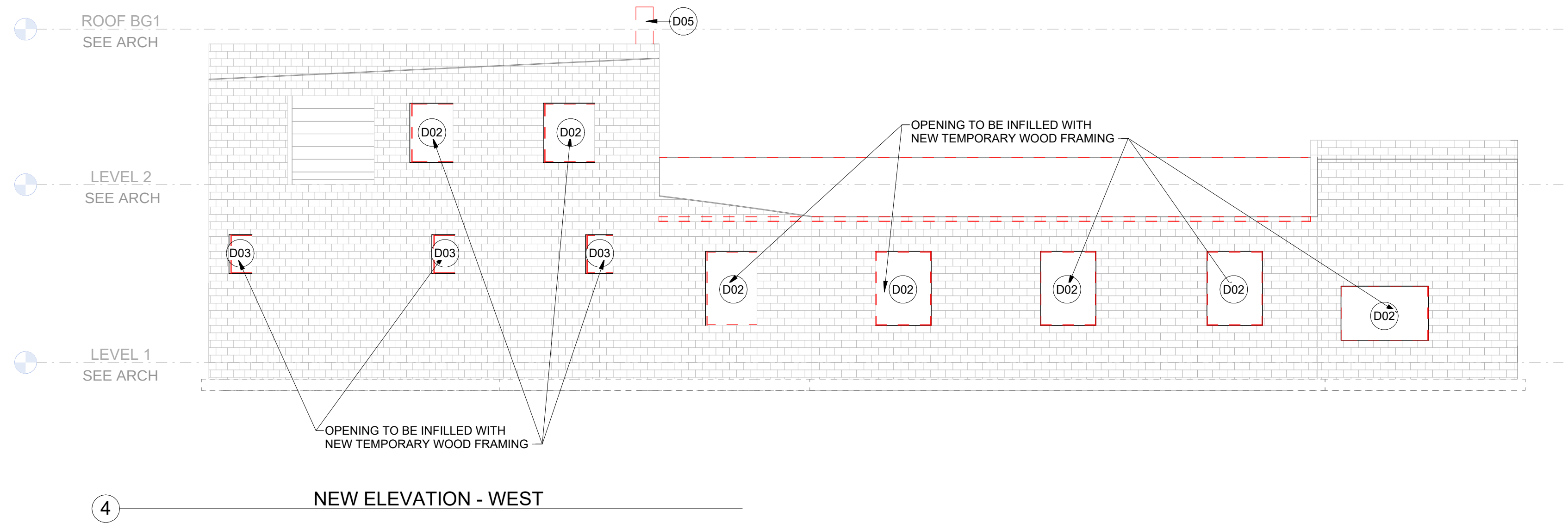
105 E 5TH STREET
COLUMBIA, TN 38401

PROJECT NUMBER
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PROJECT PHASE
HISTORIC ZONING EXHIBIT
07/19/2026

EXISTING/DEMOLITION
ELEVATIONS

S1.03D



- FRAMING PLAN NOTES**
1. SEE ARCH. DWGS. FOR DIMENSIONS NOT SHOWN.
 2. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS RELATED TO NEW CONSTRUCTION BEFORE FABRICATION OR STARTING NEW CONSTRUCTION.
 3. COORDINATE ALL OPENING DIMENSIONS AND DUCTWORK LOCATIONS WITH ARCH. & MPE DWGS.
 4. NO PROVISIONS FOR SCAFFOLDING LOADS HAVE BEEN MADE FOR ANY FLOOR OR ROOF.
 5. SEE S0-SERIES SHEETS FOR STRUCTURAL NOTES.
 6. SEE S4-SERIES FOR TYPICAL FRAMING DETAILS, INCLUDING NAILING SCHEDULES, WOOD HEADER SCHEDULE AND LOAD-BEARING WALL ELEVATION.
 7. SEE FOUNDATION PLAN FOR COLUMN SIZES AND WALL TYPES.
 8. WALL PANELS SHALL CONSIST OF MIN. 7/16" EXTERIOR RATED PLYWOOD - COORD. w/ ARCH. SEE S4-SERIES SHEETS FOR NAILING PATTERN.

KEYNOTES - DEMOLITION	
D##	DESCRIPTION
D01	REMOVE EXISTING WALL AND INFRASTRUCTURE
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D05	REMOVE EXISTING CHIMNEY
D06	REMOVE EXISTING DOOR AND WINDOWS, FILL WITH TEMPORARY WOOD ENCLOSURE
D07	REMOVE EXISTING STAIR, ADD TEMPORARY RAILING AT OPENING PERIMETER
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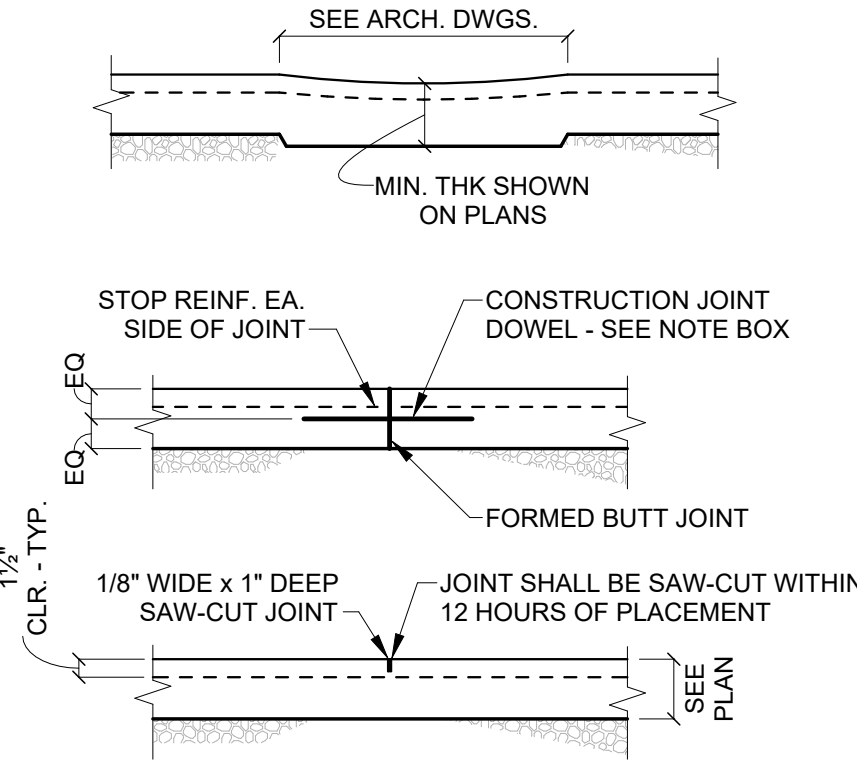
SLOPING SLAB AT DRAIN

CONSTRUCTION JOINT DOWELS MAY BE ONE OF THE FOLLOWING TWO OPTIONS:
1. 3/4"-DIA. x 1'-4" SMOOTH BAR DOWEL @ 12" - WRAP & GREASE ONE END.
2. DIAMOND DOWEL PL1/4 @ 18".

CONSTRUCTION JOINT

NOTE:
SEE PLAN FOR SLAB REINF. - TYP. - IF WWR & REBAR ARE PRESENT, WWR SHALL BE PLACED ON TOP OF REBAR.

CONTRACTION JOINT @ 12'-0" MAX.



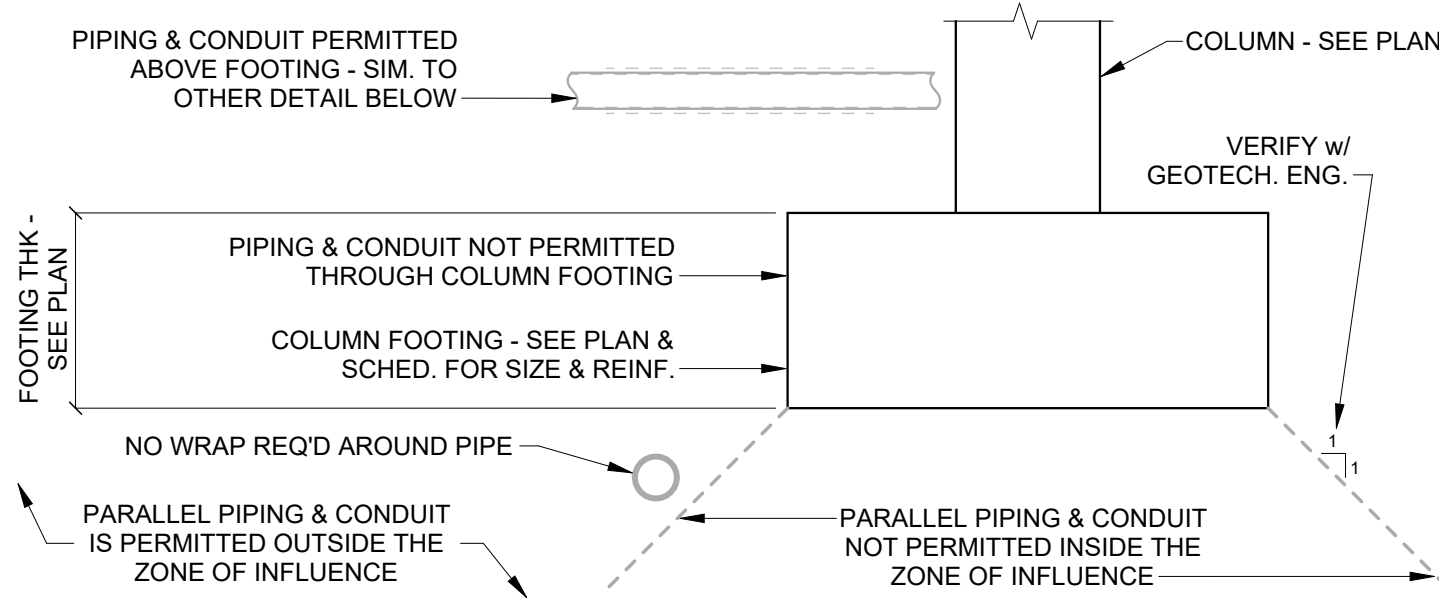
TYPICAL SLAB-ON-GRADE DETAILS

BAR SIZE	MIN. LAP SPlice LENGTH					
	CONCRETE f'c =					
	3 ksi CLASS A	3 ksi CLASS B	4 ksi CLASS A	4 ksi CLASS B	5 ksi CLASS A	5 ksi CLASS B
#4	1'-10"	2'-5"	1'-7"	2'-1"	1'-5"	1'-11"
#5	2'-4"	3'-0"	2'-0"	2'-7"	1'-10"	2'-4"
#6	2'-9"	3'-7"	2'-5"	3'-1"	2'-2"	2'-10"
#7	4'-0"	5'-3"	3'-6"	4'-6"	3'-2"	4'-1"
#8	4'-7"	6'-0"	4'-0"	5'-2"	3'-7"	4'-8"
#9	5'-2"	6'-9"	4'-6"	5'-10"	4'-0"	5'-3"

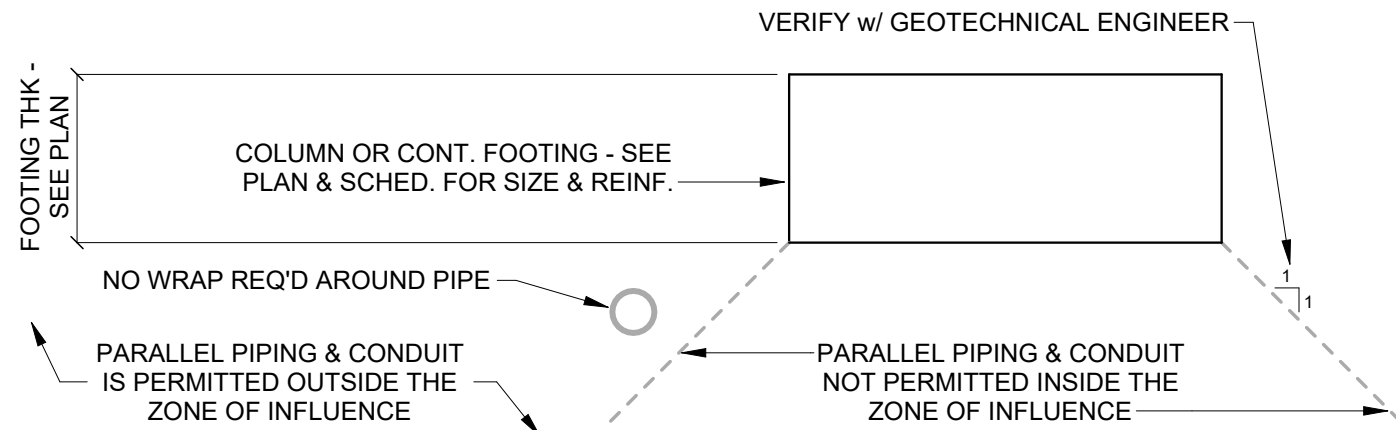
GENERAL NOTES FOR ALL SPLICES:
1. FOR LIGHTWEIGHT CONCRETE, MULTIPLY REQ'D SPLICE LENGTHS BY 1.34.
2. MECH. COUPLER MAY BE USED IN LIEU OF LAP SPLICE IN ANY CASE. MECH. COUPLER SHALL DEVELOP 1.10% OF THE LARGER SPLICED BAR.

CONCRETE REINFORCEMENT LAP SPlice SCHEDULES

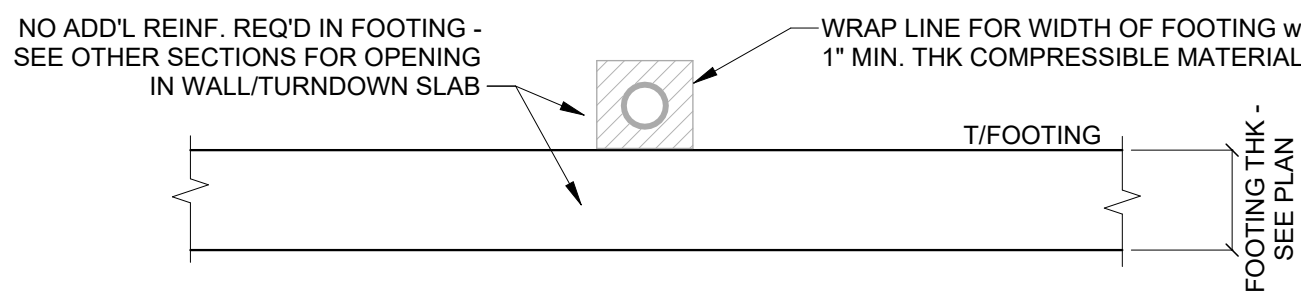
GENERAL NOTES FOR ALL DETAILS:
1. COORD. PIPE LOCATIONS w/ MEP DWGS. & SUBCONTRACTORS.
2. IT IS ALWAYS PREFERABLE TO HAVE PIPE ABOVE TOP OF FOOTING.
3. ALL REINF. SHALL MAINTAIN MIN. 2" CLR. FROM COMPRESSIBLE WRAP.
4. NO DEPTH OF UTILITY IS CONSIDERED ADEQUATE TO WAIVE REQUIREMENTS SHOWN UNLESS SPECIFICALLY APPROVED BY A GEOTECHNICAL ENGINEER.
5. TWO OR MORE UTILITY PIPES MAY BE INSTALLED ADJACENT TO EACH OTHER. CLEAR SPACING BETWEEN COMPRESSIBLE WRAPS SHALL BE A MINIMUM OF 4x THE LARGER OPENING DIMENSION.
6. CONDITIONS NOT CONFORMING TO THE PARAMETERS NOTED ABOVE SHALL BE REVIEWED BY THE SER ON A CASE-BY-CASE BASIS.



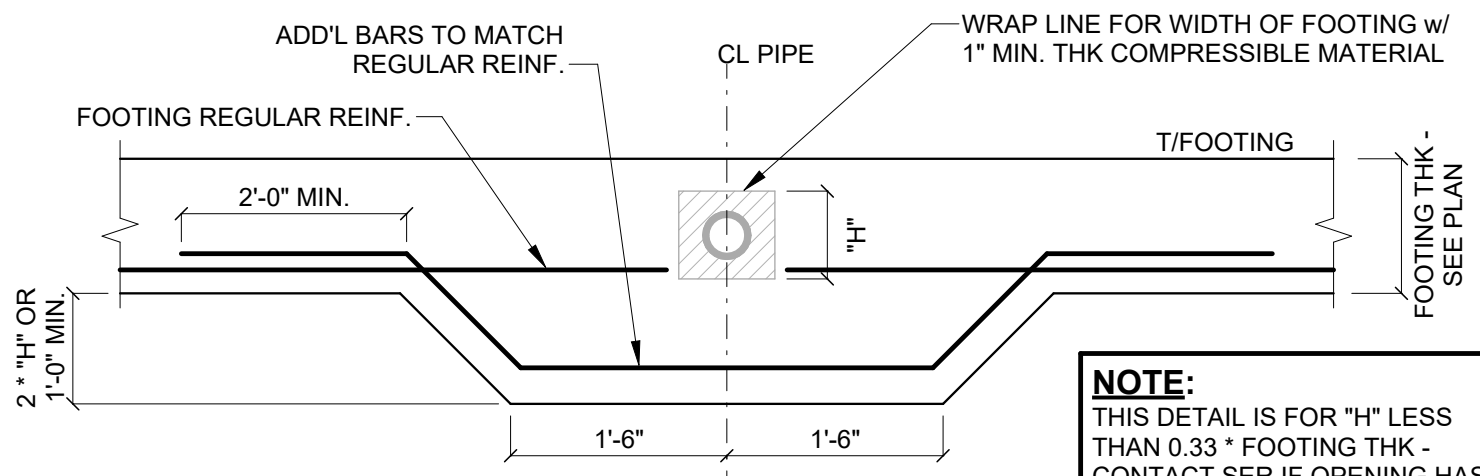
PIPE AT COLUMN FOOTING



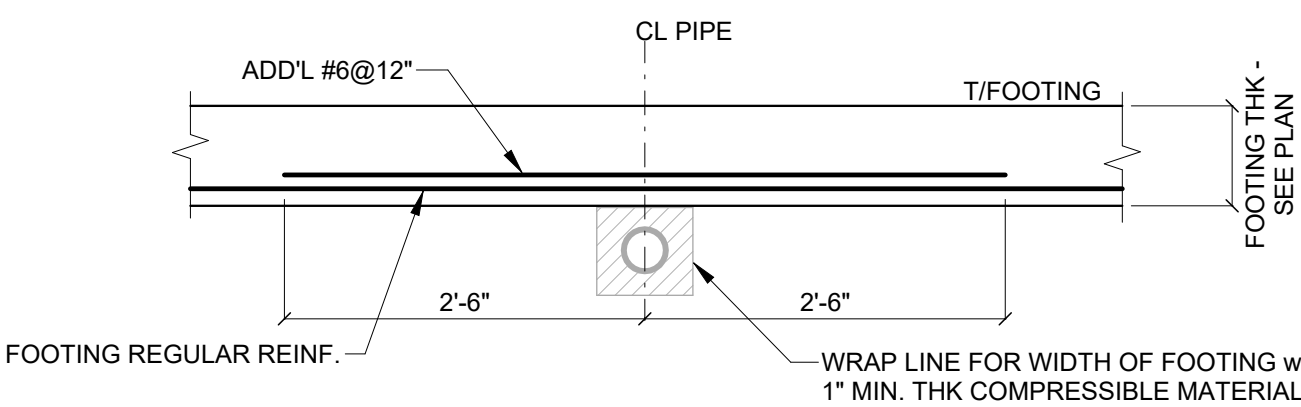
PARALLEL PIPE ADJACENT TO CONT. FOOTING



PERPENDICULAR PIPE ABOVE CONT. FOOTING



PERPENDICULAR PIPE THROUGH CONT. FOOTING



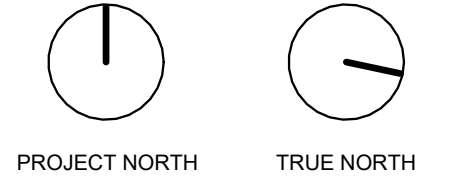
PERPENDICULAR PIPE UNDER CONT. FOOTING

TYPICAL WALL FOOTING SECTION AT INTERSECTING PIPE/CONDUIT LINES



THE STRUCTURE CO.

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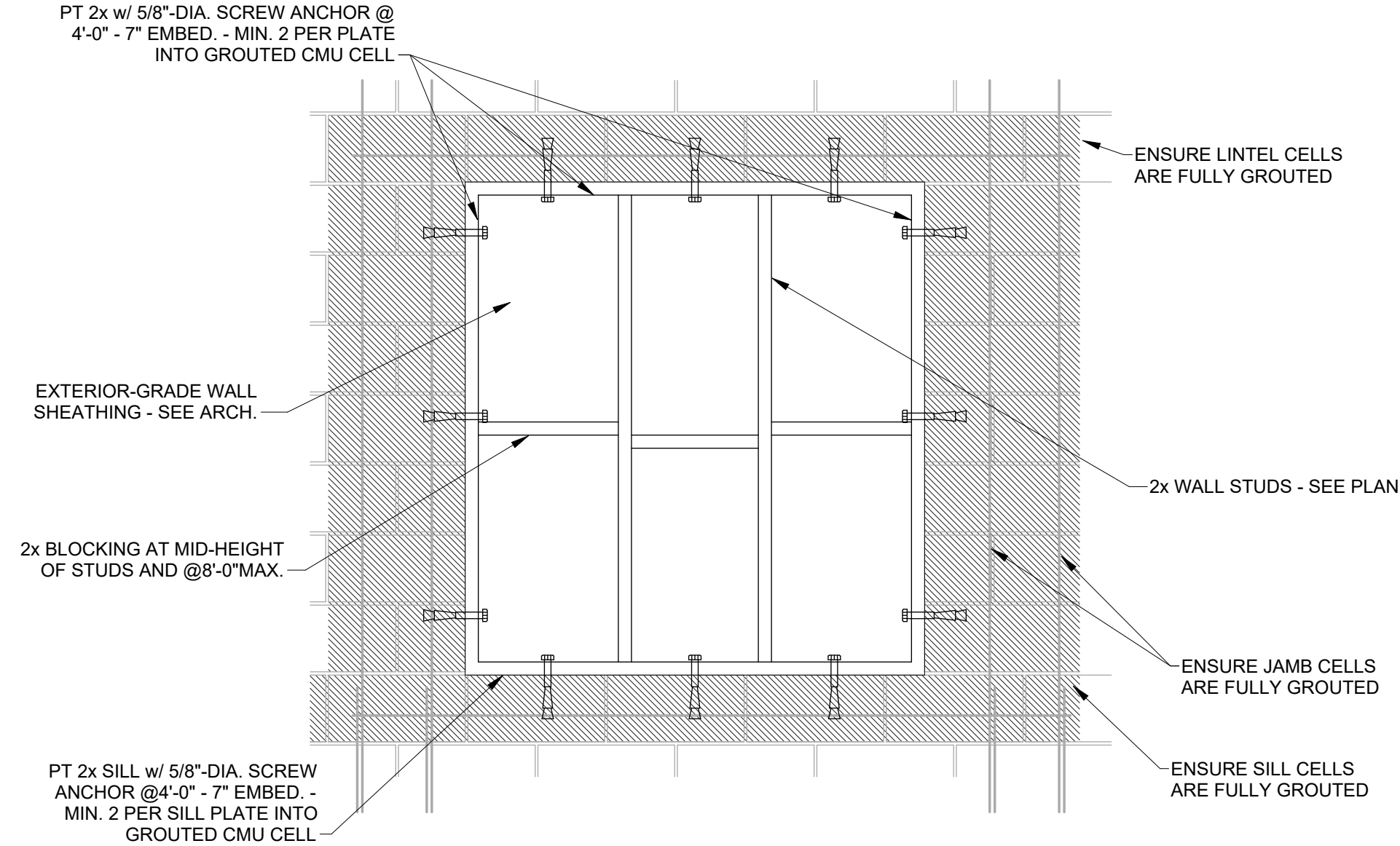
FOUNDATION SECTIONS AND DETAILS

S2.00

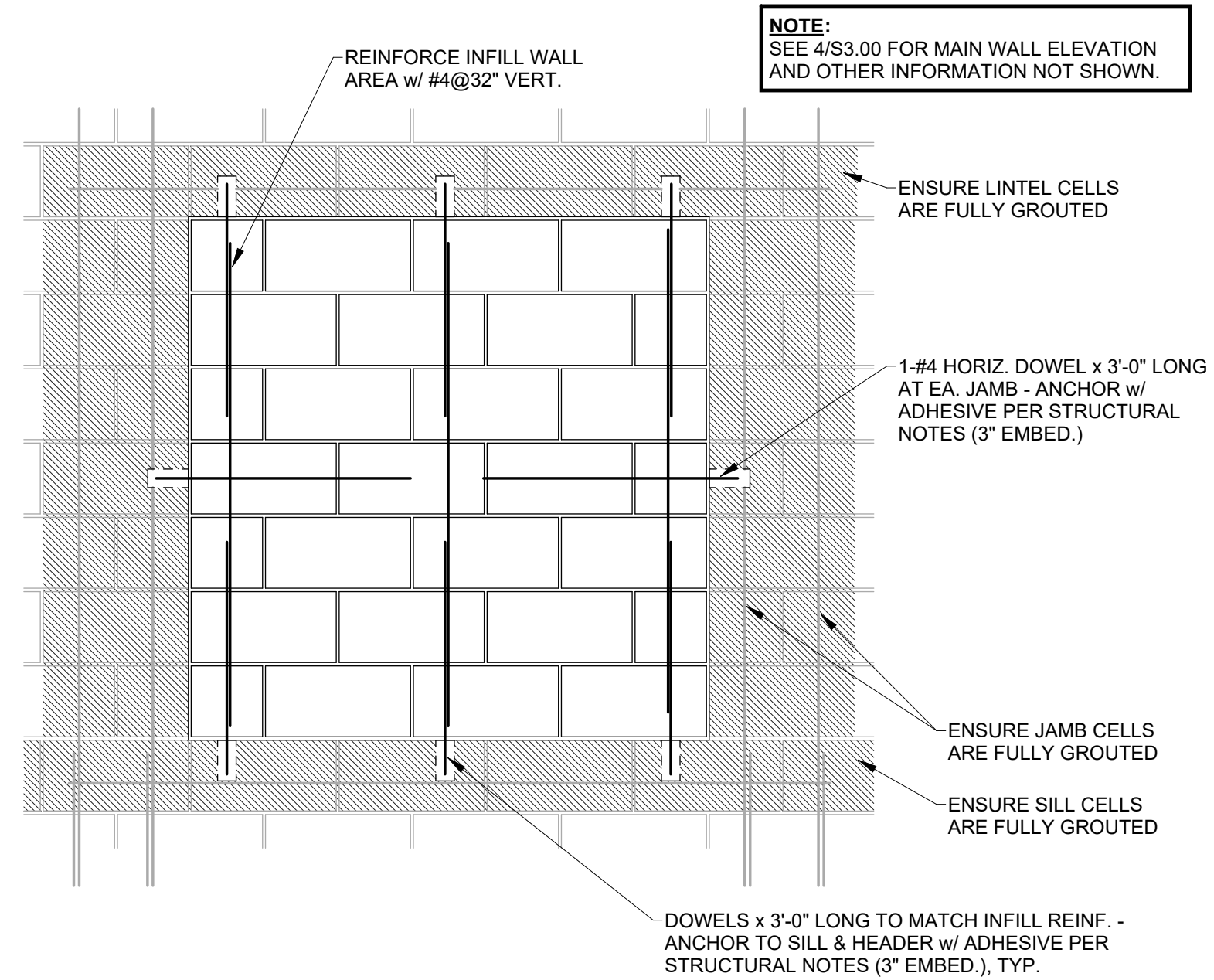
STRICKLAND ARCHITECTURE



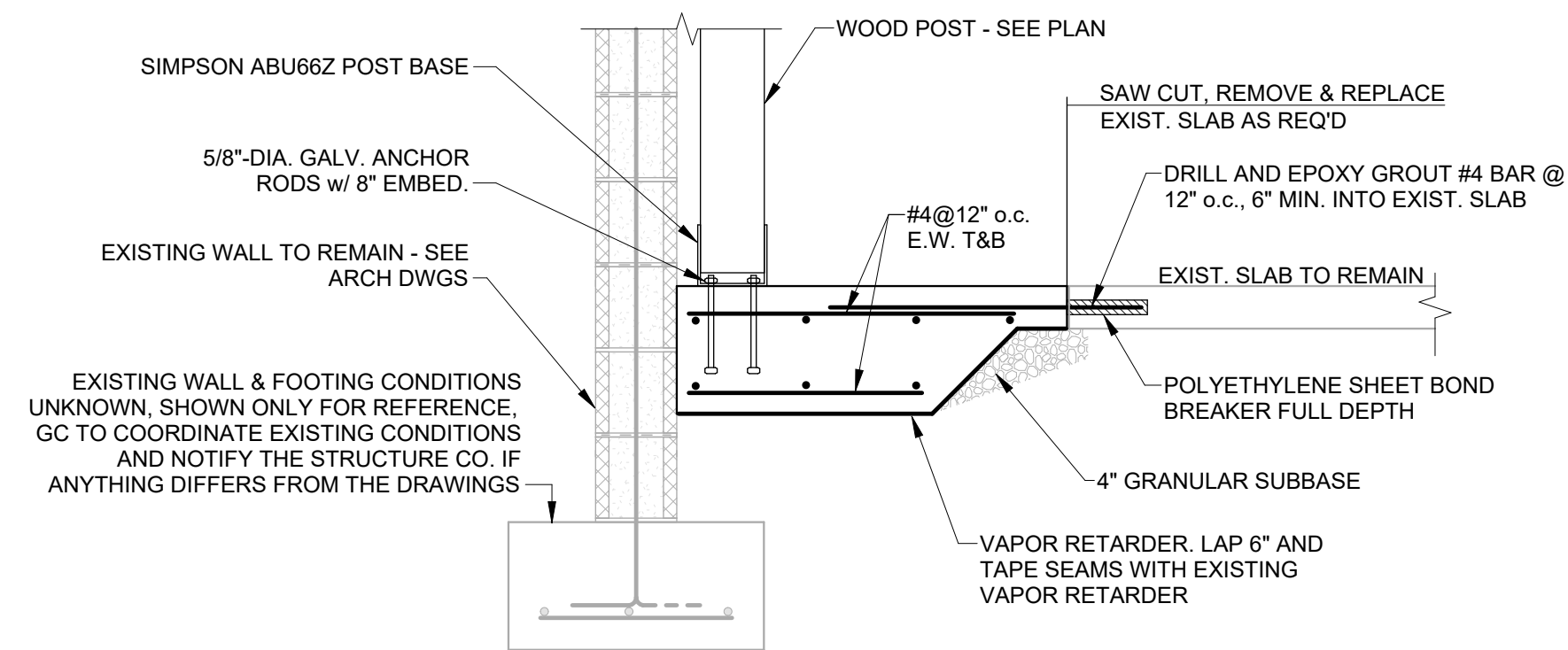
CHRIS@STRICKLANDARCHITECTURE.COM 615.975.8243



3 TYPICAL STUD WALL INFILL AT EXISTING OPENING

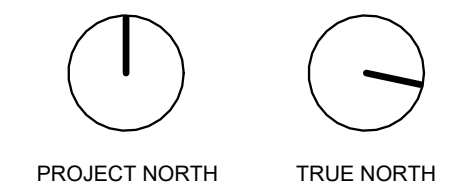


2 TYPICAL CMU INFILL AT EXISTING OPENING



1 TYPICAL SECTION AT WOOD POST

REVISION INFORMATION		
#	DESCRIPTION	DATE



DUCK RIVER TRADING CO.

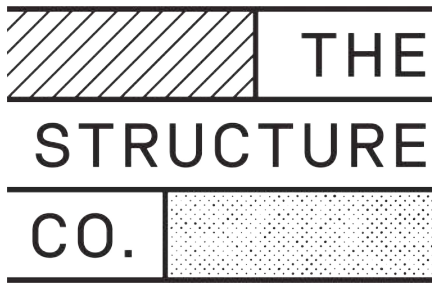
105 E 5TH STREET
COLUMBIA, TN 38401

PROJECT NUMBER
26048

PROJECT PHASE
HISTORIC ZONING EXHIBIT
07/19/2026

CMU SECTIONS AND DETAILS

S3.00



PROJECT NORTH TRUE NORTH

PROJECT PHASE
HISTORIC ZONING EXHIBIT
07/19/2026

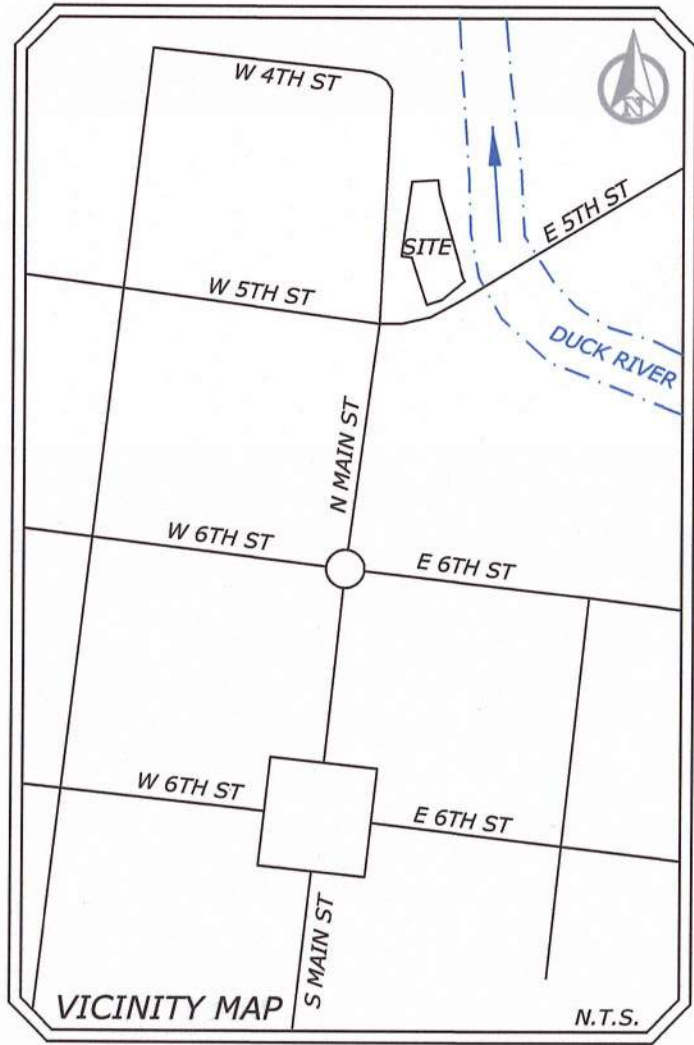
S4.00



- 2 TYPICAL WOOD STUD DETAIL WITH BORED HOLES OR NOTCHES

1 TYPICAL WOOD NAILING SCHEDULE





0 20 40 60
TGRN
SCALE 1" = 20'



08/12/2025 - 02:03 PM
25011672

1 PGS:AL-PLAT
BECKY BATCH: 359096

PLAT BOOK: P24
PAGE: 96

REC FEE 15.00
DP FEE 2.00
TOTAL 17.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

LINE	BEARING	DISTANCE
L1	N 18°05'01" W	83.74'
L2	N 16°24'37" W	19.73'
L3	N 82°15'08" W	21.46'
L4	N 07°44'52" E	156.76'
L5	N 86°54'01" E	115.45'
L6	S 04°00'47" E	16.69'
L7	S 03°14'25" W	13.01'
L8	S 00°17'22" E	15.99'
L9	S 04°07'13" E	35.08'
L10	S 13°04'54" E	14.32'
L11	S 22°43'28" E	9.44'
L12	S 20°59'38" E	8.66'
L13	S 10°15'03" E	24.60'
L14	S 07°19'03" E	54.75'
L15	S 50°37'27" W	65.03'
L16	S 50°37'27" W	33.26'
L17	S 71°23'46" W	33.75'
L18	S 71°23'46" W	46.03'
L19	N 07°44'52" E	100.68'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	17.02'	32.93'	28.03'	N 54°20'16" W	110°50'06"

LEGEND

- ▲CAPPED REBAR SET OR AS NOTED
- △PK NAIL SET
- ▽REBAR FOUND OR AS NOTED
-CALCULATED OR DEED POINT
-UTILITY POLE
- OHP —OVERHEAD POWERLINE

NOTES:

- PURPOSE OF PLAT: BOUNDARY SURVEY OF THE LANDS OWNED BY ALLFATHER DEVELOPMENT LLC BEING MAURY COUNTY TAX MAP 090P GROUP B PARCEL 015.00 SURVEYED AREA = 0.70 ACRES ± OR 30330 SQ. FT. ± PARCEL 016.00 SURVEYED AREA = 0.11 ACRES ± OR 4970 SQ. FT. ±
- THE PROPERTY SHOWN IS ZONED: A-1 (AGRICULTURAL) WITH THE FOLLOWING MINIMUM BUILDING SETBACKS:
FRONT = 35 FEET
REAR = 20 FEET
- SUBJECT PROPERTY LIES WITHIN ZONE X (UNSHADED), ZONE X (SHADED), AND ZONE AE OF FEMA FLOOD INSURANCE RATE MAP FOR WILSON COUNTY, TENNESSEE AND INCORPORATED AREAS COMMUNITY NUMBER 470123, MAP PANEL 47119C0180E EFFECTIVE DATE APRIL 16, 2007. INFORMATION SHOWN HEREON WAS DERIVED FROM DIRECT GIS IMPORT FROM [HTTPS://MSC.FEMA.GOV/PORTAL](https://msc.fema.gov/portal).
- UTILITY LOCATIONS SHOWN HEREON WERE DERIVED FROM ABOVE GROUND OBSERVATIONS AND GIS INFORMATION SUPPLIED BY OTHERS.
- THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, COVENANTS, AND/OR ANYTHING THAT A TITLE SEARCH MAY REVEAL.
- HORIZONTAL DATUM IS BASED ON TENNESSEE GNSS REFERENCE NETWORK (TN NAD83) AS OBSERVED BY USING A CARLSON BRX6+ GPS BASE AND ROVER SYSTEM.
- ALL DISTANCES SHOWN ARE FIELD MEASURED UNLESS OTHERWISE NOTED.
- THE RIGHT-OF-WAY WIDTHS OF GREENS MILL ROAD AND DOUBLE BRANCH ROAD WERE DERIVED FROM THE MAURY COUNTY OFFICIAL ROAD BOOK, OBSERVED MONUMENTATION, AND THE LOCATION OF THE EXISTING CENTERLINES.

CATEGORY IV SURVEY ACCURACY STATEMENT

I, A REGISTERED LAND SURVEYOR IN THE STATE OF TENNESSEE, CERTIFY: (1) THAT TO THE BEST OF MY KNOWLEDGE, THIS IS A TRUE AND ACCURATE SURVEY, (2) THAT IT MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS AND APPLICATIONS OF A CATEGORY IV (REMOTE SENSING) SURVEY AS SET FORTH BY RULE T.C.A. 0820-03-.07C (5), (3) HORIZONTAL DATUM IS NAD 1983, WHICH WAS DERIVED USING THE TENNESSEE GEODETIC REFERENCE NETWORK (TGRN) COLLECTED BY A DUAL FREQUENCY CARLSON BRX7 SYSTEM, (4) THAT IT MEETS THE REQUIREMENTS OF THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, AND (5) POSSESSING THE FOLLOWING BASE AND RTK ROVER DATA:
BASE: PV32 LA=35.361375793160, LN=-87.053769716988, EL=193.9679M
PROJECT CONTROL: LA=35.370527731020, LN=-87.015972456378, EL=613.6036FT
POSITIONAL ACCURACY: HRMS = 0.0191 SD=0.0021, VRMS = 0.0294 SD = 0.0032,
PDOP = 1.5122
DATUM: TGRN
SCALE FACTOR: 1.0
EPOCHS: 180
SATELLITES: 13
GEIOD: NGS2018
DATE: 04-04-2023

RUSSELL A. WHITE
REGISTERED LAND SURVEYOR TN RLS 2932
CERTIFIED FLOODPLAIN SURVEYOR TN-043



9TH CIVIL DISTRICT MAURY COUNTY			
OWNER ALLFATHER DEVELOPMENT LLC			
PROPERTY ADDRESSES P. O. BOX 1188 LEWISBURG, TENNESSEE 37091 rawhite@asm-inc.co https://asm-inc.co			
RECORDS BOOK R2357 PAGE 183			
BOUNDARY SURVEY - ALLFATHER DEVELOPMENT LLC TAX MAP 090P GROUP B PARCEL 015.00 COLUMBIA, MAURY COUNTY, TENNESSEE			
TAX MAP 090P GROUP B PARCEL 015.00	SCALE 1" = 20'	SHEET 1 OF 1	DATE 06/06/2023 PROJECT # 23-017





BEFORE SATURN — The automobile had an important impact on Columbia long before Saturn. Columbia Motor Company was located at 105 East Fifth Street, next to the Riverside bridge. It was founded in 1946 by Frank Kennedy and Sidney Johnson as a Hudson dealership. One of the first customers was Ed Denton.



CONTACT INFORMATION

Robert Archibald, Principal Planner, rarchibald@columbiatn.gov, 931-560-1536

DOCKET/CASE/APPLICATION NUMBER

CA 26-0268

APPLICANT/PROPERTY OWNER

Marvin Brooks/Sam Gray

HEARING DATE

August 19th, 2026

PROPERTY ADDRESS/LOCATION

931 S Main Street

PROJECT DESCRIPTION: Signage/Lighting/Site Alteration

The applicant requests a Certificate of Appropriateness to add signage, lighting, and alter the site at frontage.

Specifically, the applicant requests approval to install a new wall sign on front façade of structure facing S Main St, installation of outdoor patio furniture, wood planter boxes, string lighting, for a proposed outdoor dining area at frontage along S Main St and E 9th St for new business.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-5	VACANT	COMMERCIAL STOREFRONTS	SIGNAGE/LIGHTING/SITE ALTERATION	DOWNTOWN COMMERCIAL

Review Status and History:

<i>Submission Status:</i>	Third request for Certificate of Appropriateness
<i>Previous Approvals:</i>	CoA 21-0086: City Transit Shelter, Approved CoA 23-0213: Exterior Alts.: replace windows and door, Approved
<i>2024 Historic Inventory</i>	<i>Cathey Tire Company; Duck River Tire Company; Pure Oil Service Station, 20th Century Commercial/Art Deco, circa 1938, recommended eligible (Downtown Commercial)</i>

Proposed Alterations:

Signage/Lighting/Site Alteration

Historic District Design Guidelines Referenced:

Staff reviewed the request for consistency with the *City of Columbia Historic Design Guidelines* for the Signage Installation/Lighting installation/Site Alteration. Staff comments follow in the following sections.

Staff Analysis:

The structure located at 931 S. Main Street is currently vacant and is in the process of being repurposed for a food service establishment with an outdoor dining area proposed within the associated paved lot along the frontage. Historically, the property was occupied by an automotive service station and tire sales business. Although the building remained vacant for an extended period, it was rehabilitated by the current owner circa 2003.



The 2024 Historic Resources Survey identifies the property as contributing to the previously established National Register of Historic Places Downtown Commercial Historic District based on its age (constructed in the early twentieth century) and its association with the historic commercial development of downtown Columbia and the city's automobile industry during the 1930s.

The building is an Art Deco-style tire store and service station that retains its original baked-enamel steel panel cladding and characteristic single cornice line, features that were typical of this type of commercial automotive architecture during the early twentieth century.

The proposal by the applicant was reviewed by staff using the Historic Zoning Guidelines as reference. Below you will find a complete staff analysis and pertinent sections of the Guidelines used during this review.

Site Condition, Circa 2013 (Prior Ownership)



9th & Main, Columbia, TN — prior to renovation

Proposed Patio Design



Taco Theory — proposed patio design, South Main Street

As proposed, the applicant requests approval to install outdoor furniture, planter boxes, and associated string lighting to establish an al fresco dining area within the existing paved area previously utilized for parking and automotive/tire service operations.

Item	Description	Qty	Dimensions / Specifications
Dining Table & Chairs	Royal Teak Collection – “Avant” 7-Piece Teak Patio Dining Set, Sunbrella Canvas Natural cushions. Plantation-harvested teak construction.	1 set (table + 6 chairs)	Table: 44"W x 94.5"D x 29.5"H Arm Chair: 23"W x 22"D x 36"H, 17" seat height
Bistro Seating	Noble House “Coronado” 3-Piece Wood Round Outdoor Patio Bistro Set, Teak Brown finish, Cream cushions. Acacia wood construction.	2 sets (2 tables, 4 chairs)	Acacia wood, teak brown finish Water-resistant cream cushions
Exterior Patio Lighting	Oyezvary 100 ft. Solar-Powered LED Outdoor String Lights, G40 bulbs, remote, dimmable. Solar + USB powered — not wired to or connected with the building's electrical system.	1	100 ft. length, 54 shatterproof LED G40 bulbs Solar + USB powered IP65 waterproof, dimmable
Planters	Birch Lane “Morry” Acacia Wood Planter Box, square profile.	2	13.78"H x 13.78"W x 13.78"D Acacia wood

Figure 1 Outdoor Furniture, Lighting & Planter Specifications submitted by applicant

Section 7.14(B) of the Historic Zoning Guidelines encourages outdoor uses, including al fresco dining, as important contributors to the vibrancy of the district. The Guidelines further require that all seating and associated fixtures be readily removable and identify finished wood and metal as the most appropriate materials for outdoor furniture.

The applicant proposes string lighting to provide ambient illumination for the outdoor dining area along the S. Main Street and E. 9th Street frontages. While the Historic Zoning Guidelines include standards for building, sign, and parking area lighting, they do not specifically address string lighting.

The proposed signage information submitted by the applicant is subject to the Wall Sign provisions set forth in the Guidelines. The maximum square footage permitted this sign type shall not exceed 40 square feet on any one façade or 90 square feet total per building. The applicant has proposed a 4'x10' Wall Sign to be installed on the west elevation of the structure facing S Main Street.

Staff recommends approval of the request for the establishment of the proposed outdoor dining area, including the outdoor furnishings, planter boxes, and wall sign, subject to the final sign design submitted at permit review remaining consistent with the proposal approved by the Historic Zoning Commission. Staff finds that these elements are consistent with the applicable provisions of the Historic Zoning Guidelines and are compatible with the historic character of the Downtown Commercial Historic District.

The Historic Zoning Guidelines do not provide specific criteria for the proposed string lighting. Therefore, staff makes no recommendation regarding this portion of the request and defers to the Historic Zoning Commission to determine its appropriateness based on the intent and objectives of the Guidelines.

Motions

Motion [Approve].

Move to find that the proposed signage/lighting/awning recover conforms to the Historic District Design Guidelines and approve issuance of a Certificate of Appropriateness.

Motion [Deny].

Move to find that the proposed signage/lighting/awning recover is not compatible with the Historic Guidelines, and deny issuance of a Certificate of Appropriateness [list reasons for denial].

Motion [Approve Subject to Conditions]:

Move to approve issuance of a Certificate of Appropriateness and find that the proposed signage/lighting/awning recover conforms to the Historic District Design Guidelines subject to the following conditions: [list conditions of approval].

Alternative Motion [Defer for Future Consideration].

Move to find that there is insufficient information to make a decision, defer action on the application, and request that the applicant provide: [list additional information] for review at a future meeting.

Item	Description	Qty	Dimensions / Specifications
Dining Table & Chairs	Royal Teak Collection – “Avant” 7-Piece Teak Patio Dining Set, Sunbrella Canvas Natural cushions. Plantation-harvested teak construction.	1 set (table + 6 chairs)	Table: 44"W x 94.5"D x 29.5"H Arm Chair: 23"W x 22"D x 36"H, 17" seat height
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Planters	Birch Lane “Morry” Acacia Wood Planter Box, square profile.	2	13.78"H x 13.78"W x 13.78"D Acacia wood

Supplemental Materials

Site Condition, Circa 2013 (Prior Ownership)



9th & Main, Columbia, TN — prior to renovation

Proposed Patio Design



Taco Theory — proposed patio design, South Main Street

Outdoor Furniture, Lighting & Planter Specifications

CONTACT INFORMATION

Robert Archibald, Principal Planner, rarchibald@columbiatn.gov, 931-560-1536

DOCKET/CASE/APPLICATION NUMBER

CA 26-0263

APPLICANT/PROPERTY OWNER

Derrick Clouser

HEARING DATE

August 19th, 2026

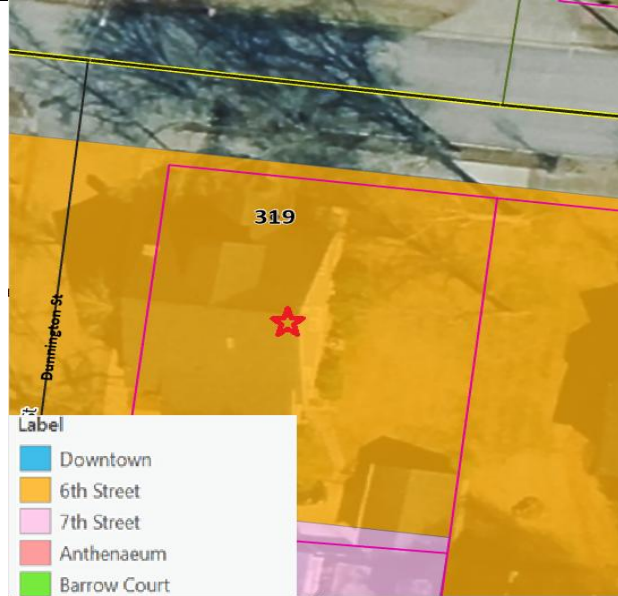
PROPERTY ADDRESS/LOCATION

319 W 6th Street

PROJECT DESCRIPTION: Exterior Alterations

The applicant requests a Certificate of Appropriateness to alter front porch, side porch, and install exterior doors.

Specifically, the applicant requests approval, after the fact, to replace a deteriorated column and railings on front porch, replace rotting porch on west elevation of structure maintaining the same footprint, and to add new exterior French doors on the east side of home to access yard.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-3	RESIDENTIAL	RESIDENTIAL	EXTERIOR ALTERATIONS	6 TH ST/MAYES PLACE

Review Status and History:

Submission Status: First request for Certificate of Appropriateness

Previous Approvals: N/A

2024 Historic Inventory Claude Lowman House, Bungalow, circa 1920, contributing

Proposed Alterations:

Exterior Alterations

Historic District Design Guidelines Referenced:

Staff reviewed the request for consistency with the *City of Columbia Historic Design Guidelines* for the Exterior Alterations. Staff comments follow in the following sections.

Staff Analysis:

The structure located at 319 W 6th Street is a single-family residence described in a previous Historic Survey as follows; *circa, 1920, well preserved Bungalow style, 1 ½ story frame/stucco construction with a raised basement at the rear; wide gable roof, gable dormers and front porch featuring exposed rafters in the open eaves.*¹



The applicant began the alterations prior to obtaining approval. Staff observed this violation and placed a Stop Work order on July 16, 2026, at residence and provided direction to the applicant on the review procedure. On this date, the existing side porch enclosure had already been removed and newly constructed, the half decorative column was being reconstructed, and the front porch railing had already been removed. Included below is pictures taken by staff, submitted documents by applicant, and previous conditions for reference.

¹ National Register of Historic Places, Historic District Survey, Richard Quin, Historic Preservation Planner, c. 1984



Figure 1 West elevation - previous porch removed, new porch constructed, 7/16/26



Figure 2 Front porch - column under renovation, front porch railing removed, 7/16/26

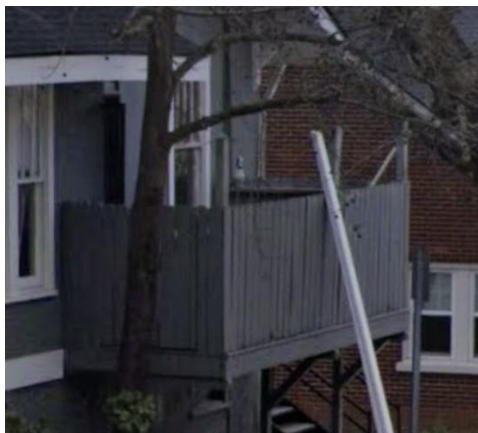
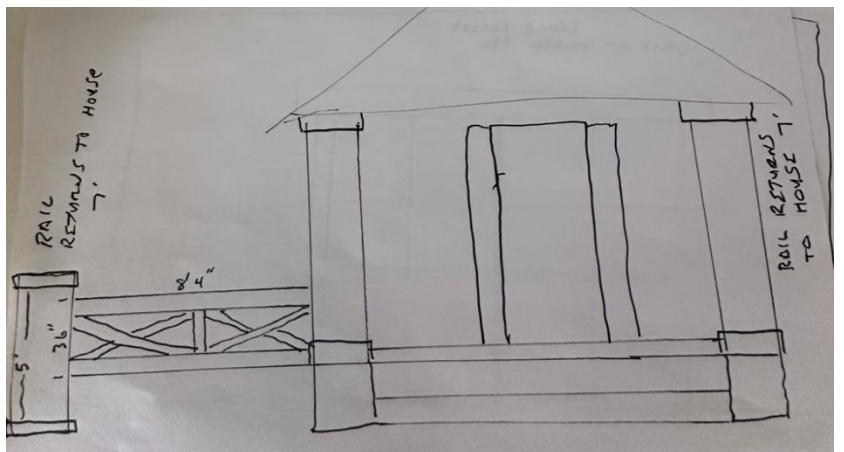
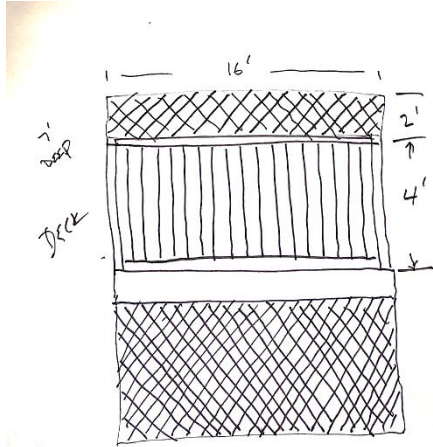


Figure 3 Condition of west elevation prior to work



Figure 4 Condition of front porch prior to work

The applicant has reconstructed the porch on the west elevation, maintaining its original footprint while altering its appearance through the addition of an upper railing and lattice skirting below the porch. Staff is unable to determine the applicant's intent regarding the half-column on the front porch, as construction remains incomplete.

The existing metal railing with turned spindles on the front porch has been removed. In its place, the applicant has submitted the hand-drawn illustration below to depict the proposed replacement railing design.

Additionally, the applicant proposes to install a new set of French doors on the east elevation in a location where no door opening previously existed, requiring the removal of an existing window opening.

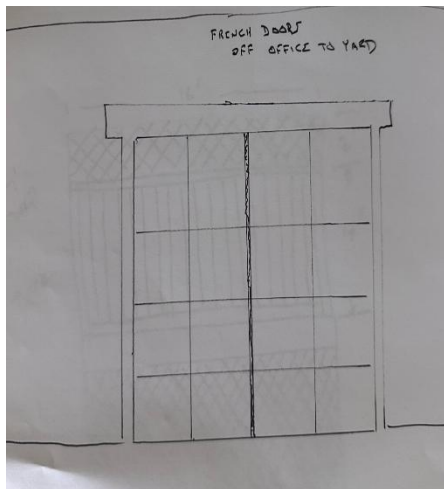


Figure 5 Proposed French door rendering



Figure 6 Existing east elevation for proposed installation

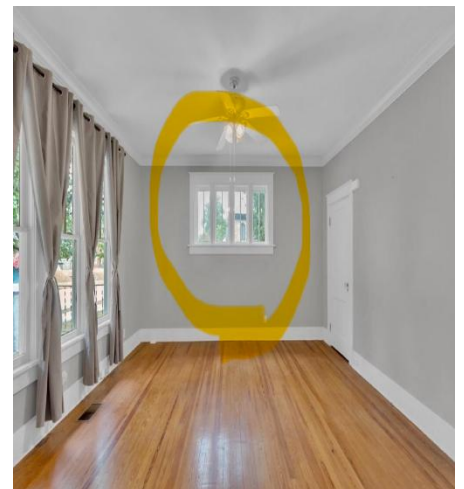


Figure 7 Existing interior of east elevation for proposed installation

Upon review, the applicant has begun unapproved work without obtaining review through the Historic Commission, as indicated in the previous illustrations as well as receiving a staff initiated stop work order. In addition, the applicant is requesting approval for this work as well as approval for installation of French doors on the east elevation.

There are multiple sections in the Historic Guidelines that speak to the work completed and the work proposed. Staff has included these pertinent sections and subsections for reference below.

Staff reviewed the proposal in accordance with **§4.19 of the Historic Design Guidelines**. This section provides that original and character-defining porches on primary and secondary elevations should be retained unless historic documentation supports their removal or alteration. The Guidelines also recognize that later historic porch additions reflecting the stylistic evolution of a building may have acquired significance in their own right. Furthermore, **§4.19.C** states that character-defining porch elements shall not be removed or altered in a manner that diminishes the porch's historic visual character.

Staff reviewed the proposal in accordance with §4.18 of the Historic Design Guidelines, which addresses entrances and doors and establishes criteria for the installation of new door openings and replacement doors. The following provisions are applicable to this request:

- **§4.18.A:** New door openings shall be limited to minimally visible secondary elevations or the rear elevation. Cutting new openings into the primary façade or highly visible secondary elevations is prohibited.
- **§4.18.B:** New door openings shall be designed to be compatible with the scale and proportion of the building and existing door openings. New openings should generally align with the height of existing openings to maintain visual consistency.

In conclusion, staff does not support the proposed installation of the new French doors. The proposed opening would require the removal of existing windows located on a highly visible secondary elevation, which is prohibited by the Historic Design Guidelines as cited above. With respect to the front and side porch renovations that have been completed or remain in progress, staff defers to the Historic Zoning Commission for a determination, as these modifications are the subject of the Stop Work Order issued by staff.

Motions

Motion [Approve].

Move to find that the proposed Front Porch Renovation conforms to the Historic District Design Guidelines and approve issuance of a Certificate of Appropriateness.

Motion [Deny].

Move to find that the proposed Front Porch Renovation recover is not compatible with the Historic Guidelines, and deny issuance of a Certificate of Appropriateness [list reasons for denial].

Motion [Approve Subject to Conditions]:

Move to approve issuance of a Certificate of Appropriateness and find that the proposed Front Porch Renovation recover conforms to the Historic District Design Guidelines subject to the following conditions: [list conditions of approval].

Alternative Motion [Defer for Future Consideration].

Move to find that there is insufficient information to make a decision, defer action on the application, and request that the applicant provide: [list additional information] for review at a future meeting.







City of
COLUMBIA
TENNESSEE

For more information, please contact:
City of Columbia, TN 37404
Phone: (615) 261-1234
Fax: (615) 261-1234

By Order of the City of Columbia Building Official,
All Work on this Building, Structure, or Equipment is Ordered to Cease and Stop
Work Until Further Notice.

ADDRESS: 319 W 6th St
First Floor South A

STOP WORK ORDER

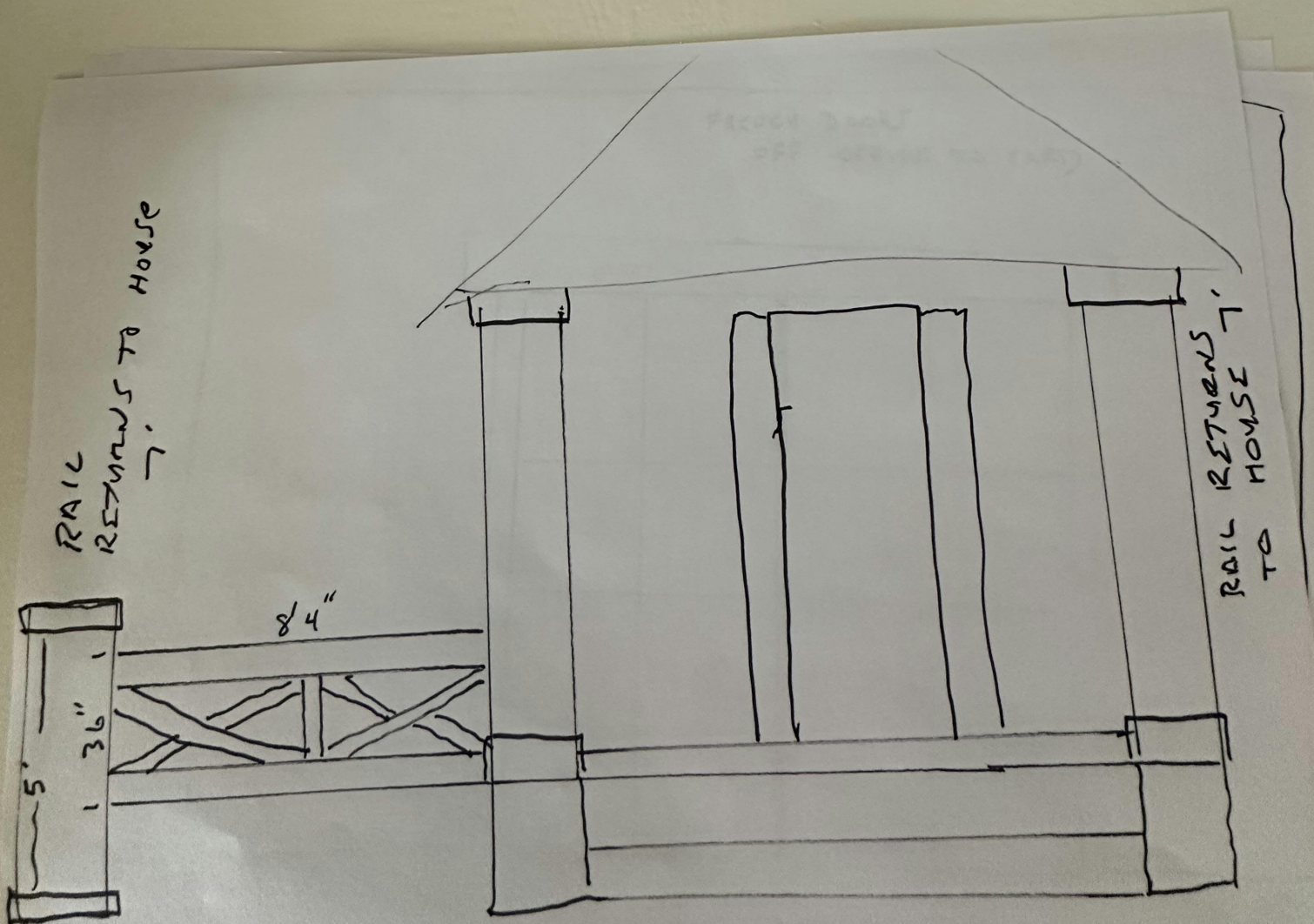
Removal of this Posting by anyone other than the Building Official is a Violation of Law and
will result in Prosecution to the Satisfaction of the Law Office.

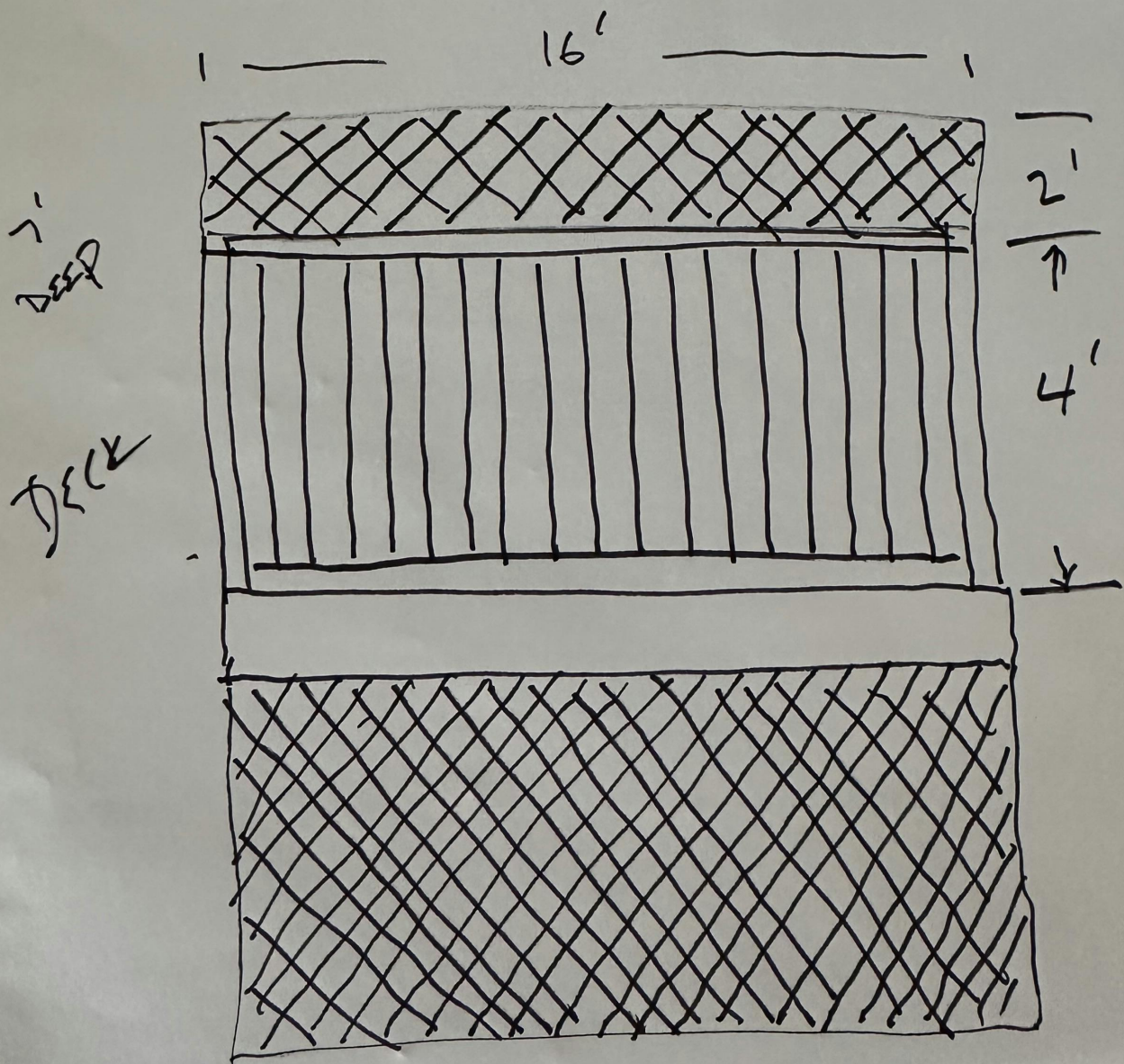
Robert A. Smith
Building Official

7/16/20
DATE











FRENCH DOORS
OFF OFFICE TO YARD

