



AGENDA

The Columbia Architectural Design Review Team will meet on Tuesday, December 13, 2022 at 9:00 AM in Conference Room A on the basement level of City Hall, 700 N. Garden Street. The Planning Commission will consider the following:

I. Roll Call

II. Approval of Minutes

1. November Minutes

III. Old Business

1. 22-0290 Request from Benjamin Sexton for facade approval of a mixed use building on lots 209 and 210 of Arden village PUD at [2475 Nashville Highway](#).

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

Documents:

1. Staff Report
 2. Rendering v2
 3. Floor Plans and Elevations
 4. Rendering v1
 5. Application
2. 22-0295 Request from Joshua Foster for new construction facade approval of manufacturing facility including office area and silos storage structures at [1955 Hampshire Pike](#).

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

Documents:

1. Staff Report
2. A-101 - OVERALL FLOOR PLAN
3. A-101A - PARTIAL FLOOR PLAN
4. A-101B - PARTIAL FLOOR PLAN
5. A-200 - OVERALL EXTERIOR ELEVATIONS
6. A-201 - OVERALL EXTERIOR ELEVATIONS
7. A-400 - ENLARGED PLANS
8. A-401 - ENLARGED PLANS
9. A-402 - ENLARGED PLANS
10. A-403 - ENLARGED PLANS
11. C-400 - OVERALL SITE LAYOUT PLAN
12. C-403 - ENLARGED SITE LAYOUT PLAN
13. C-404 - ENLARGED SITE LAYOUT PLAN
14. C-500 - OVERALL GRADING AND DRAINAGE
15. C-503 - ENLARGED GRADING AND DRAINAGE
16. C-504 - ENLARGED GRADING AND DRAINAGE
17. Leeward Render 1 (half-size)
18. Leeward Render 2 (half-size)
19. Leeward Render 3 (half-size)
20. Site Perspective - Hampshire Pike Access Rd
21. Site Perspective - Hwy 43 View
22. Application

IV. New Business

1. 22-0304 Request from Paul McCulloch for facade approval of new storage building construction at [732 Armstrong Lane](#).

Documents:

1. Site Plan
 2. Application
2. 22-0309 Request from T-Square Engineering for facade approval of new self-storage and office/warehouse construction within a Planned Unit Development at [2558 Nashville Highway](#).

Documents:

1. Office/Warehouse Floor Plans and Elevations
2. Storage Floor Plans and Elevations

3. Site Plan
4. Application

V. Approval of Minutes

VI. Adjourn

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

The 2022 meeting schedule can be found on the City of Columbia Architectural Design Review Team webpage.

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

City of Columbia
ARCHITECTURAL DESIGN REVIEW TEAM
November 8, 2022

CALL TO ORDER:

The November meeting of the Architectural Design Review Team for the City of Columbia was called to order at 9:01 a.m. The meeting was held in Conference Room A, City Hall basement level.

ROLL CALL: Quorum present and included the following:

Present were: Mr. Austin Brass
Mr. Glenn Harper
Mr. James Sloan
Ms. Kara Williams

Absent was: Mr. Randy McBroom

Others attending: Ms. Sandra Richardson, Secretary
Ms. Melissa Sanders, Planning Associate I
Mr. Travis Neas, Chief Building Official

APPROVAL OF MINUTES:

Ms. Williams made the motion to approve the October minutes, with Mr. Harper seconding the motion. The motion passed with a vote of four to zero.

3. Old Business

AGENDA ITEM #3.1

Case #ART-2022-0266

Request from T-Square Engineering for design review approval of new storage unit building within a PUD located at Tax Map 42 Parcel 13 off Nashville Highway.

Staff Recommendation:

Mr. Brass presented the Team with the details of the agenda item. There has been a request for an indoor self-storage facility; however, staff haven't received any updated information. He did receive an email from the applicant Ms. Allison Baldwin and they are working out some of the landscaping on the property. It is a PUD, and there is a seventy-five foot buffer that is required. Mr. Brass also stated that he did not receive an email for this particular item as a request to defer.

Discussion and Motion:

City of Columbia
ARCHITECTURAL DESIGN REVIEW TEAM
November 8, 2022

The applicant was not present to answer questions. Discussion included this would be a second deferral, and the Board can deny. Mr. Sloan moved to deny. Further discussion included lack of information, the information that they submitted is conflicting, elevations, need more accurate information to answer the question that the Board has. Ms. Williams seconded the motion. The motion to deny passed four to zero. Additional discussion included they are working out some of the site details regarding the buffer, this is an item that would also go before the Planning Commission as a PUD, it would have to come before this Board first, then seek the approval from Planning Commission for the PUD.

4. New Business:

Case #ART-2022-0290

Request from Benjamin Sexton for façade approval of a mixed use building on lots 209 and 210 of Arden Village PUD at 2475 Nashville Highway.

Staff Recommendation:

Mr. Brass presented the Team with the details of the agenda item. Mr. Brass stated that in the staff report he did site the guidelines for the new zone code. This proposal would meet the material requirements per zoning code.

Discussion and Motion:

The applicant was not present to answer questions. Discussion included housing commercial, restaurant, lower level retail space, they are taking the top two levels and making it residential, building location, the second building, articulation, façade, two elevations that look good, south elevation, site plan, rear elevation concern, the board doesn't know what the base of the columns are on the lower level, appearance, and questions regarding material type. Mr. Brass moved to defer with a second from Mr. Sloan. Motion to defer passed four to zero.

Case #ART-2022-0295

Request from Joshua Foster for new construction façade approval of manufacturing facility including office area and silos storage structures at 1955 Hampshire Pike.

Staff Recommendation:

Mr. Brass presented the Team with the details of the agenda item. This is within a Special District Light Industrial Character District. Any items within the Special Districts has the requirement to come before this Board for permission. Flex building is what this would be considered per the code.

City of Columbia
ARCHITECTURAL DESIGN REVIEW TEAM
November 8, 2022

Discussion and Motion:

The applicant was not present to answer questions. Discussion included location, HVAC, silos, elevation, material, building height plans, the decking, one building including the silos detached, new zoning code, façade, concrete tilt wall, the only metal is the silos, metal panel, tower, the gray, concrete all white, red stripe, and down spouts. Mr. Harper moved to defer, with a second from Mr. Sloan. Further discussion included indicating the material and the down spout color. Motion to defer passed four to zero.

OTHER BUSINESS:

The new code in reference to changes in building material was discussed.

ADJOURNMENT:

Mr. Sloan moved to adjourn with Ms. Williams seconding. Motion to adjourn passed four to zero. Meeting adjourned at 9:29 a.m.

CONTACT INFORMATION

Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICAT
 ION NUMBER

ART 22-0290

MEETING DATE

N/A

APPLICANT/OWNER

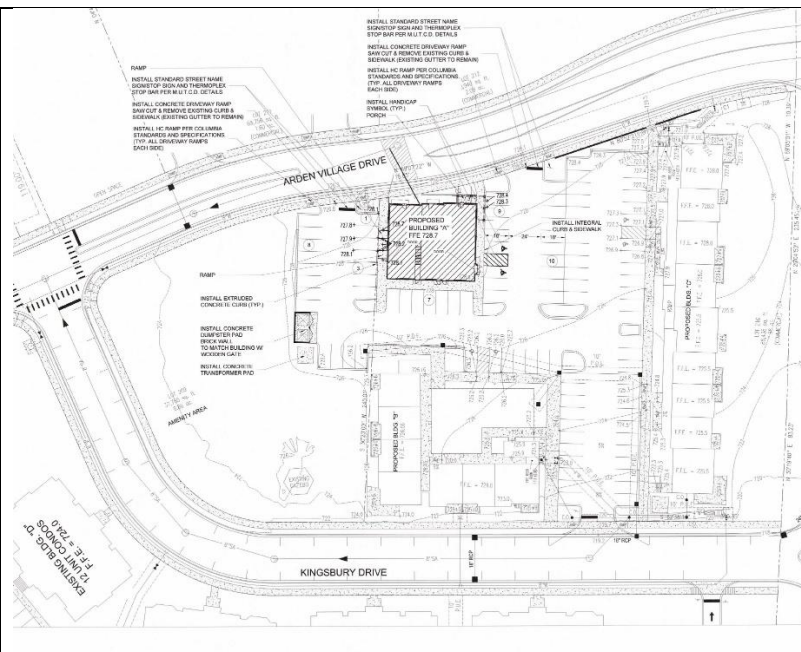
Benjamin Sexton / David McGowan

PROPERTY ADDRESS/LOCATION

Arden Village 209 & 210 A / Tax Map 51 Parcel 2

PROJECT DESCRIPTION:

The applicant is requesting façade approval for the construction of a three-story (3,640 GSF) live work flex building located within an existing Planned Unit Development. Overall façade materials consist of fiber cement board with a brick base and facade. The proposal utilizes a decorative cornice with detailed brick soldiering and trim work above window units.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
PUD	Proposed Mixed Use	PUD	3 story multi-use building with ground floor commercial.	N/A

Building Facade Design Standards Referenced:

Design Review by the Architectural Design Review Team is intended to protect the physical character of the City through additional review of certain proposed Developments meeting certain criteria.

B. Applicability.

Prior to issuance of a Building Permit, Design Review shall be required for the following:

1. Design of all Buildings and Structures within a Special District; and
2. Design of all Buildings and Structures Buildings

within a Planned Unit Development District.

G. Powers & Duties.

1. The Architectural Design Review Team shall be responsible for reviewing and making recommendations regarding proposals for Building Permit or Planned Unit Development approval.
2. Review by the Architectural Design Review Team shall be limited to the criteria established within this Ordinance.
3. As necessary, the Architectural Design Review Team shall periodically review and make recommendations regarding any necessary changes to the Building Facade Regulations within this Ordinance.

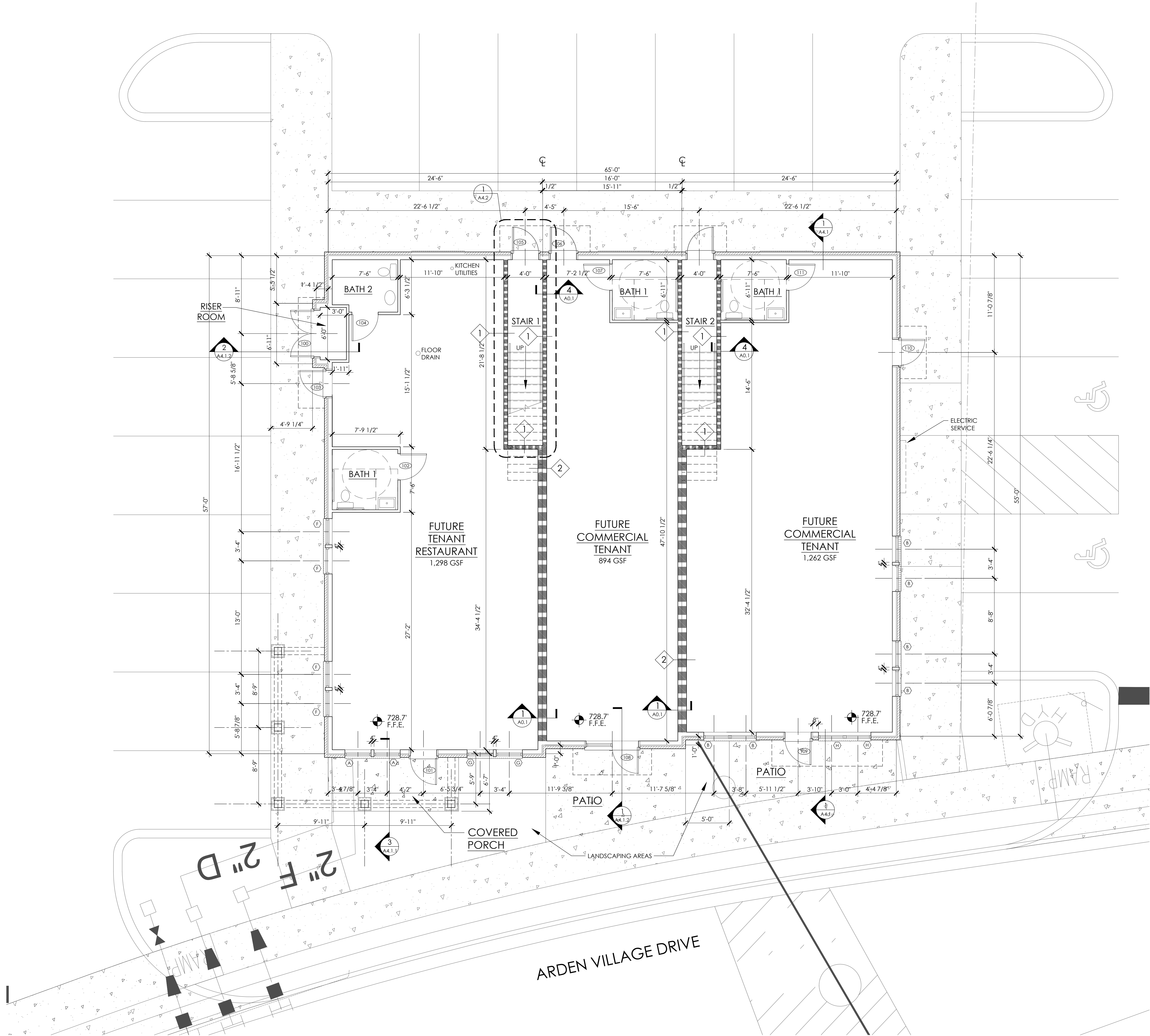
Building Materials				
Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Aluminum or vinyl siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
Changes in Building Materials	Primary materials must continue along side Elevations through 2nd Layer. Primary materials shall continue for entire length of all Facades facing a Frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of such change.			
Building Colors	Up to 3 colors, including the natural color of any allowed materials, but excluding trim colors			
Foundation Cladding	R; brick or natural stone			
Porch Pier Cladding	R; brick or natural stone, with any space under Porch concealed by painted or stained latticework between piers			
Chimney Cladding	R; brick, natural stone, or material matching primary material of Facade			

LEGEND	P	NP	NA	R	NR
The following notations are utilized in this table.	Permitted	Not Permitted	Not Applicable	Required	Not Regulated

PLANNING STAFF EVALUATION:

This proposed three story multi-use building adheres to the design standards for a PUD as described above with the primary façade material being brick accented by fiber cement board and articulation within the front façade by the use of large windows and building insets.

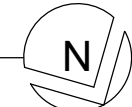




FIRST FLOOR PLAN - ALTERNATE

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

3,649 GSF (10,929 GSF BUILDING)

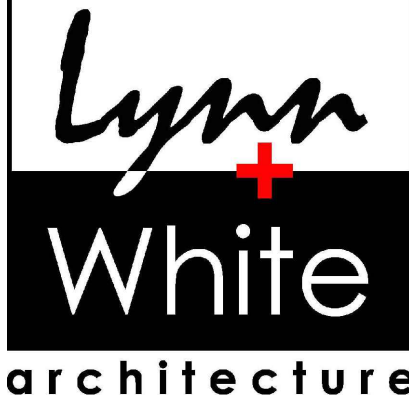


FRAMING & PLAN NOTES

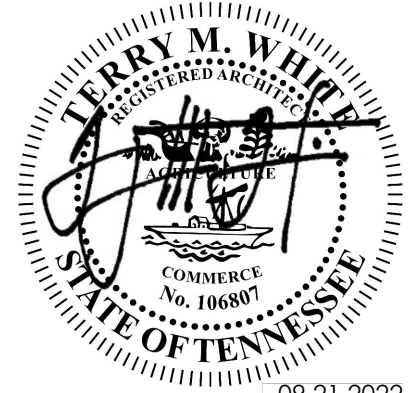
1. DIMENSIONS TO OUTSIDE FACE OF CMU.
2. ALIGN CMU OR CONC. SLAB EDGE WITH OUTSIDE FACE OF STUD.
3. ALL INTERIOR WALL STUDS ARE 3 1/2" UNLESS OTHERWISE NOTED.
4. ELEVATIONS SHOWN IN ARCHITECTURAL ARE RELATIVE TO MEAN SEA LEVEL ELEVATION 0'-0". ACTUAL BUILDING ELEVATION ABOVE MEAN SEA LEVEL VARIES - REFER TO CIVIL DRAWINGS FOR ACTUAL BUILDING ELEVATION LEVELS, TYP.
5. REFER TO STRUCTURAL SLAB / FOUNDATION PLAN FOR CLARIFICATION OF SLAB AND CURB DIMENSIONS.
6. ORIENTATION OF THE BUILDING PLAN ILLUSTRATED MAY BE DIFFERENT THAN THE ORIENTATION OF THE CONSULTANT PLANS, NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
7. ALL MECHANICAL, ELECTRICAL, PLUMBING, SECURITY, UTILITY, CABLE TV, AND TELEPHONE EQUIPMENT SHALL BE INSTALLED SO AS NOT TO BE IN CONFLICT WITH ANY WINDOW OR DOOR, TYP. CENTER ELEC FIXTURES IN SPACES OR AS SHOWN ON ARCHITECTURAL PLANS.
8. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING AT ALL SIDEWALKS, PATIOS, AND PORCHES.
9. SEE STRUCTURAL DRAWINGS FOR FOUNDATION PLAN & DETAILS.

WALL LEGEND	
	NEW WALL
	1 HR. RATED WALLS
	BRICK VENEER
SEE SHEET A0.1 FOR WALL TYPES & DETAILS.	

ACCESSIBILITY LEGEND - UNIT TYPE 'A'	
	5'-7" diameter clear turning
	CLEAR FLOOR SPACE
	TURNING SPACE T-SHAPE
	DOOR MANEUVERING CLEARANCES



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09.21.2022



7376 ALTHORP WAY
NASHVILLE, TN 37211

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STACKED FLATS "BLDG A/3"
LOTS 209 & 210
2401 ARDEN VILLAGE DRIVE
COLUMBIA, TN 38401

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ALTERNATE
FIRST FLOOR PLAN

10.11.2022

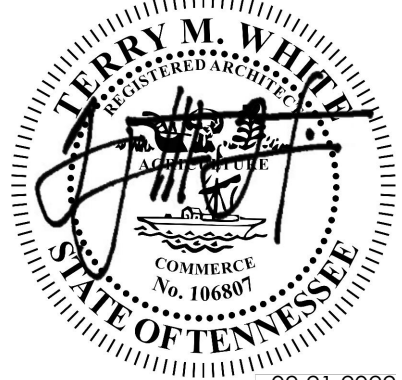
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FRAMING & PLAN NOTES

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09.21.2022



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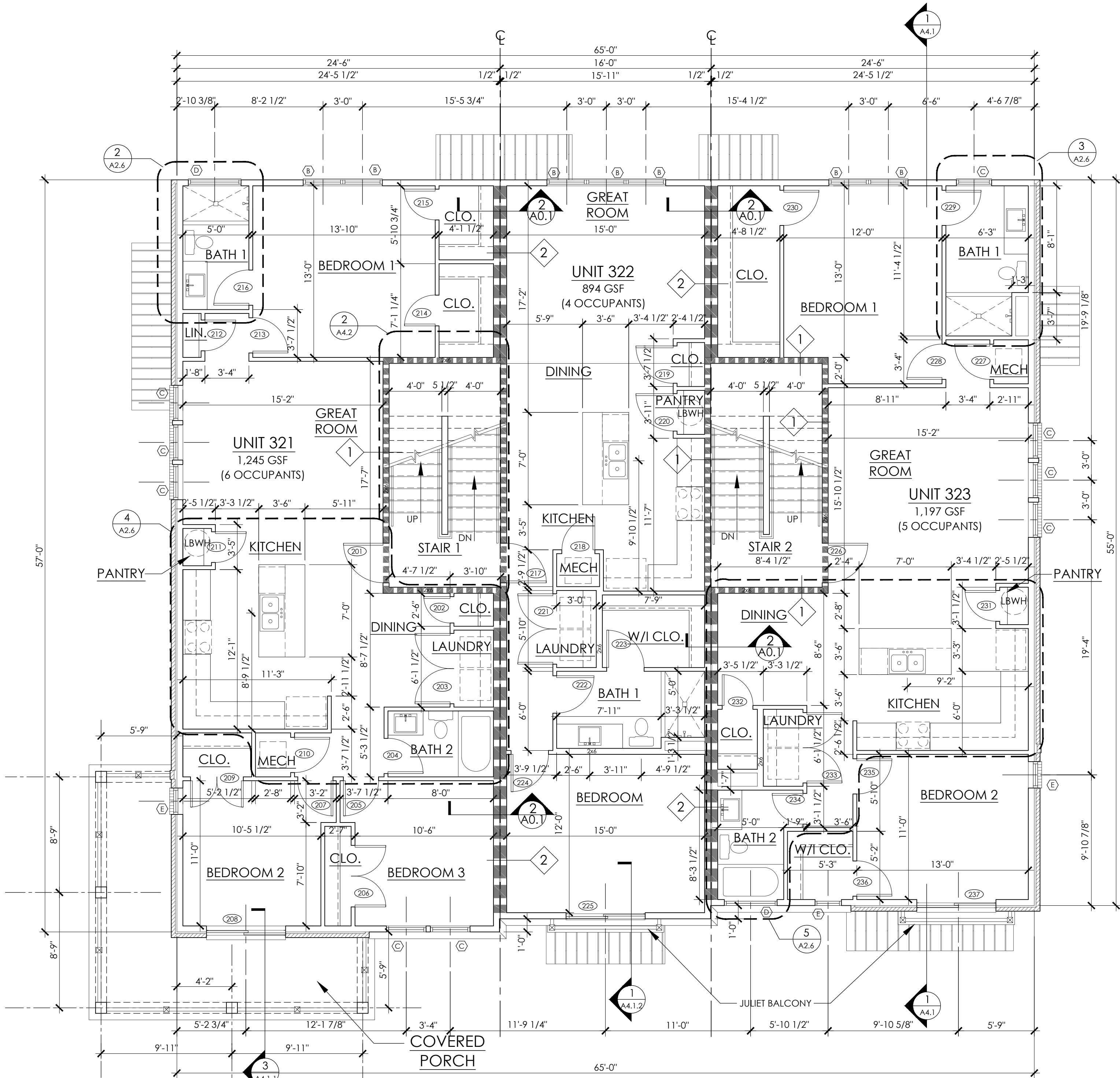
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SECOND FLOOR PLAN

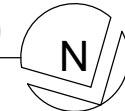
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A2.2



SECOND FLOOR PLAN 3,640 GSF (10,929 GSF BUILDING)

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



FRAMING & PLAN NOTES

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- SEE STRUCTURAL DRAWINGS FOR FOUNDATION PLAN & DETAILS.

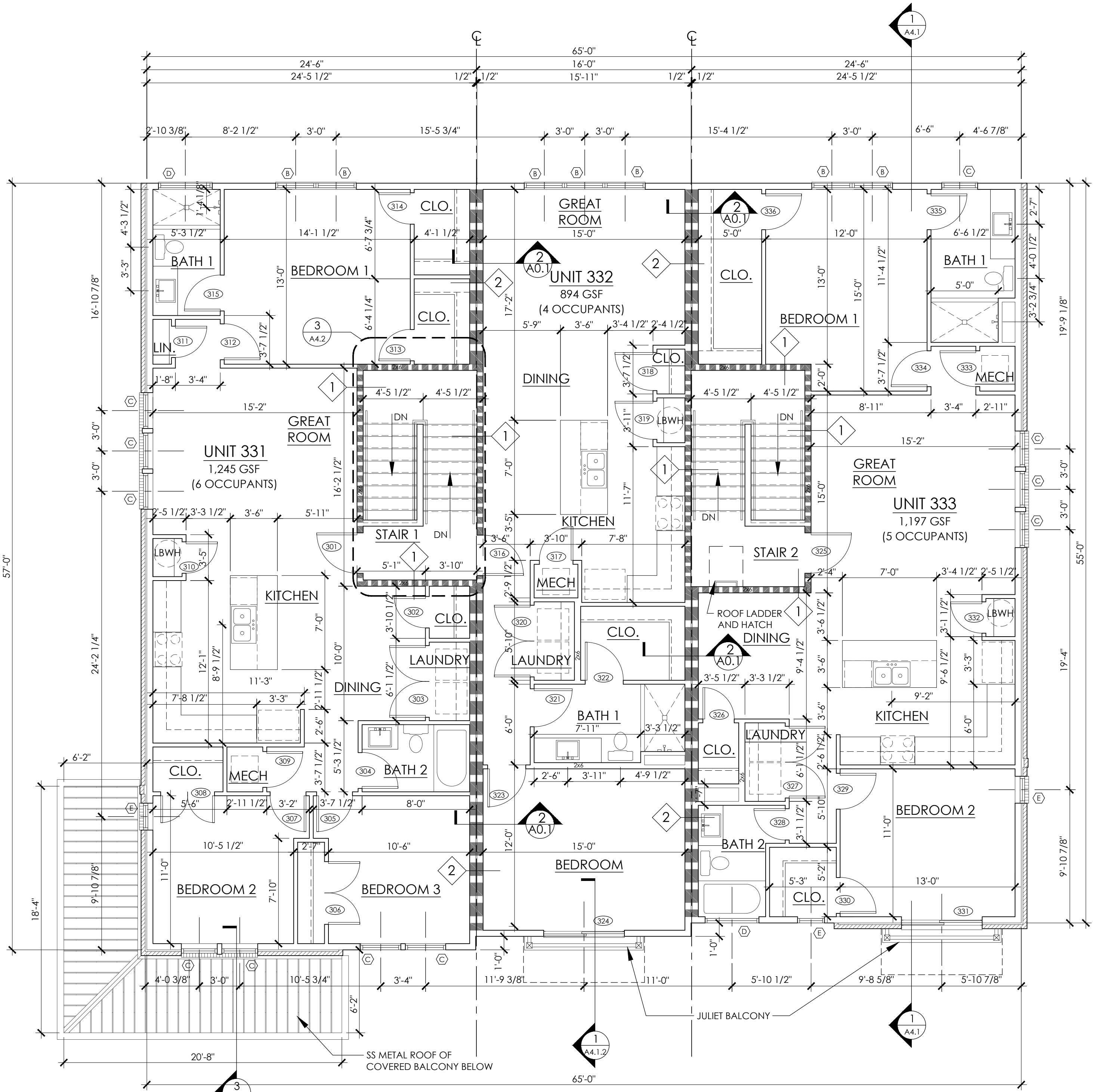
WALL LEGEND

NEW WALL

1 HR. RATED WALLS

BRICK VENEER

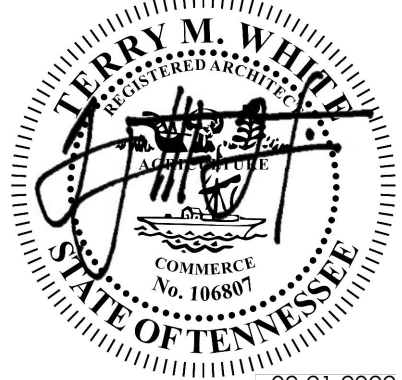
SEE SHEET A0.1 FOR WALL TYPES & DETAILS.



THIRD FLOOR PLAN 3,640 GSF (10,929 GSF BUILDING)
SCALE: 3/16" = 1'-0"



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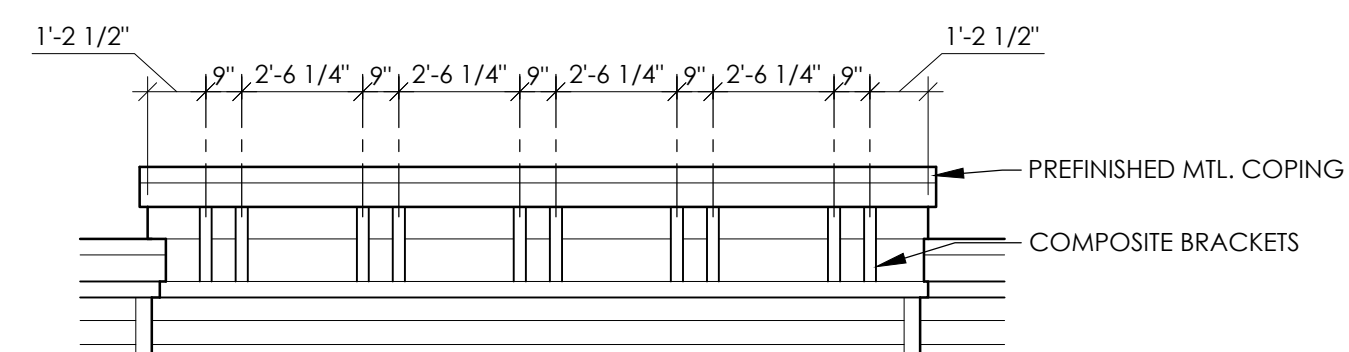
THIRD FLOOR PLAN

09.21.2022

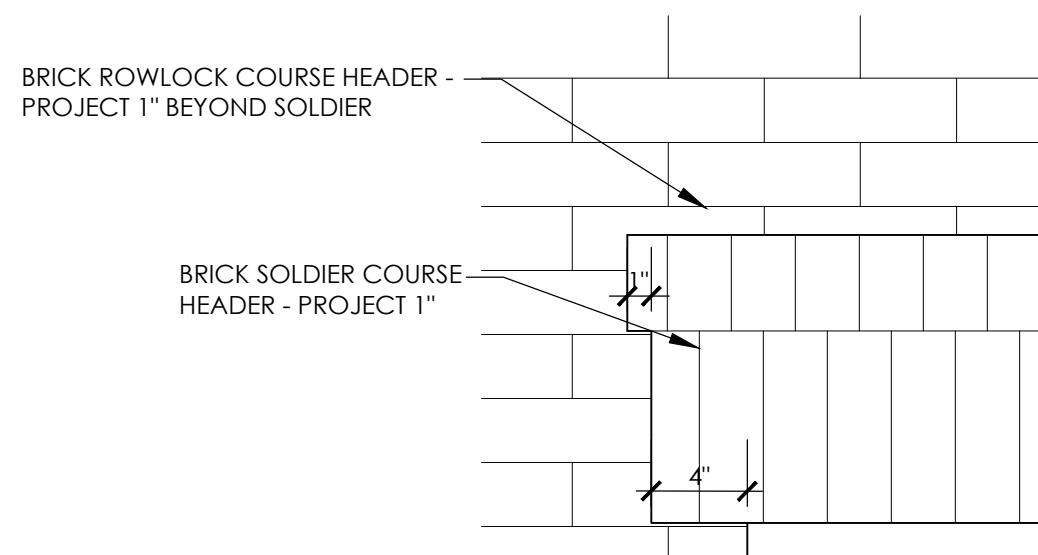
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1 NORTH ELEVATION - ALTERNATE
SCALE: 3/16" = 1'-0"



3 CORNICE DETAIL
SCALE: 1/4" = 1'-0"



4 WINDOW HEADER DETAIL
SCALE: 1-1/2" = 1'-0"

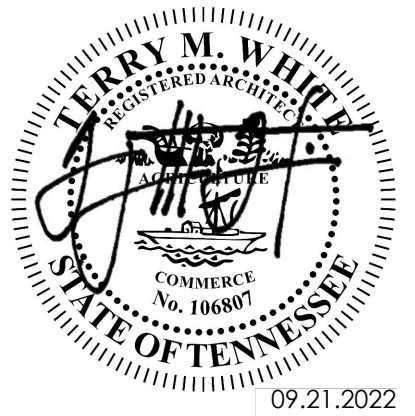


2 EAST ELEVATION - ALTERNATE
SCALE: 3/16" = 1'-0"

- ### ELEVATION NOTES
1. ALL EXTERIOR FINISH MATERIALS TO RETURN TO AN INSIDE CORNER UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR TRIM TO MATCH ADJACENT MATERIALS COLOR UNLESS OTHERWISE NOTED.
 3. ALL EXTERIOR PENETRATIONS, SUCH AS VENT COVERS, LOCATIONS TO BE FINALIZED W/ ARCHITECT AND ENGINEERS. ALL PENETRATIONS AND SUBSEQUENT TRIMS TO MATCH FIELD UNLESS OTHERWISE NOTED OR CONFIRMED W/ ARCHITECT.



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△ CONSTR DOCS	09.21.2022
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ALTERNATE
BUILDING
ELEVATIONS

10.11.2022

A3.1

ELEVATION NOTES

1. ALL EXTERIOR FINISH MATERIALS TO RETURN TO AN INSIDE CORNER UNLESS OTHERWISE NOTED.
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COLUMBIA, TN 38401

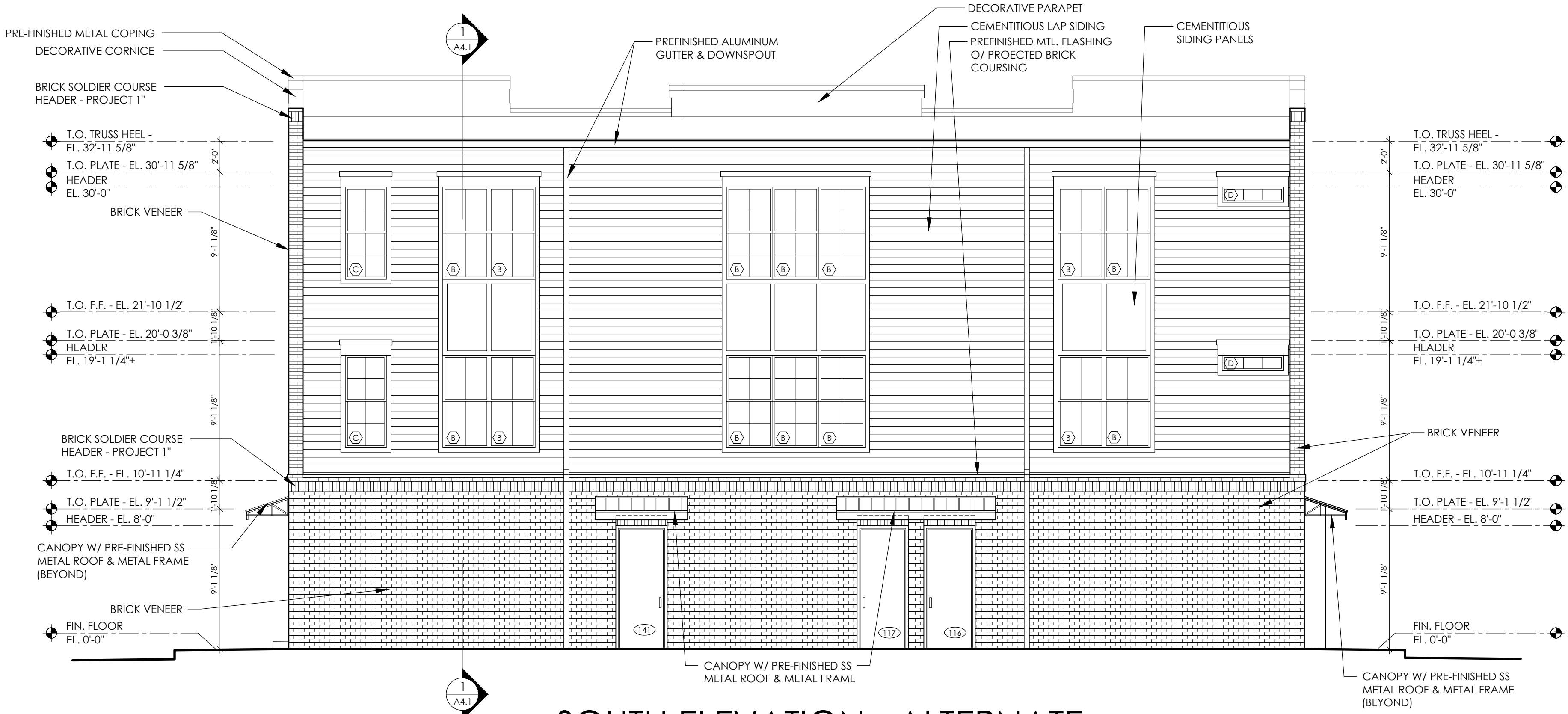
THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONJUNCTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

△ CHECK SET	07.22.2022
△ CHECK SET	08.08.2022
△ CONSTR DOCS	09.21.2022
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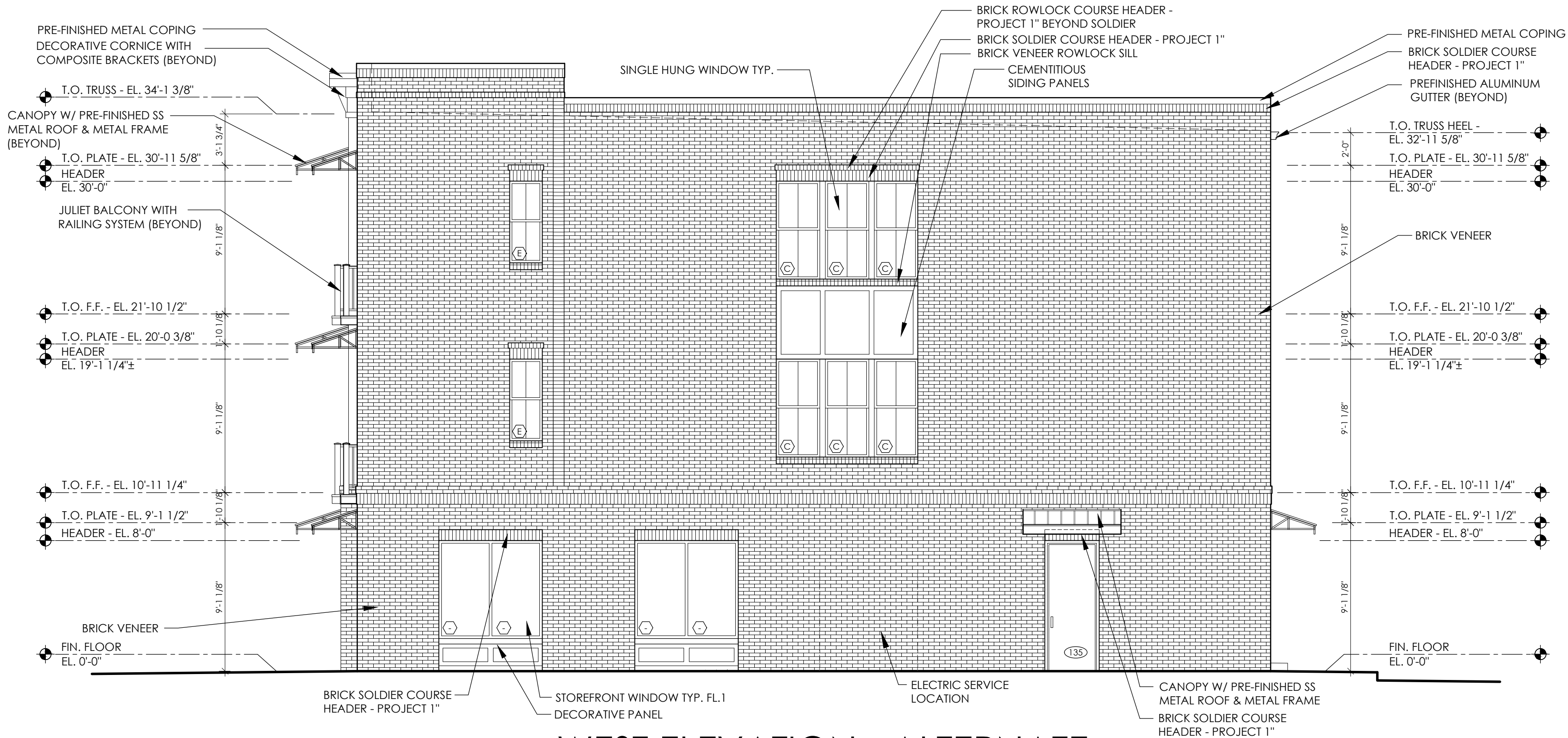
ALTERNATE
BUILDING
ELEVATIONS

10.11.2022

A3.2



1 **SOUTH ELEVATION - ALTERNATE**
SCALE: 3/16" = 1'-0"



2 **WEST ELEVATION - ALTERNATE**
SCALE: 3/16" = 1'-0"





CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

ARCHITECTURAL REVIEW TEAM
PROJECT DEVELOPMENT APPLICATION

DEADLINE: 3RD MONDAY OF THE MONTH AT 4:00 PM

Arden Village Lots 209 & 210

3rd Civil District

ADDRESS/LOCATION	<i>3rd Civil District</i>		
	TAX MAP: <i>51</i>	GROUP: <i>-</i>	PARCEL: <i>2</i>
SUMMARY OF NATURE OF REQUEST AND WORK	<i>To request architectural review for Arden Village 210A.</i>		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	<i>Pre-application meetings are scheduled for Wednesdays between 8 and 10 am. Meeting must be requested by Monday of the same week.</i>
---	---

SUBMITTAL REQUIREMENTS

10 copies of plan + PDF

Fold all submittals larger than 8½"x11"

SELECT REQUEST	PLAN SHALL INCLUDE
☒ Façade Approval ☐ Alternative Compliance Requested ☐ Other: _____	• Site Plan • Building elevations for all sides of the building: Color elevations, required, at legible scale, with all materials listed (materials board may be required) • If Alternative Compliance is requested, provide scope of alternative and description of proposed compliance. • Floor Plans for all new construction and façade remodels.

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. A representative for the project is required to be present at the meeting, at the request of the Commission.

22-0290

APPLICANT

NAME	Benjamin Sexton	PHONE	(615)663-1203
ADDRESS	7376 Althorp Way Nashville TN 37211	EMAIL	ben.sexton@regenthomes-tn.com

PROPERTY OWNER

NAME	David McGowan	PHONE	(615)533-5566
ADDRESS	7376 Althorp Way Nashville TN 37211	EMAIL	david.mcgowan@regenthomes-tn.com

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

Benjamin Sexton
APPLICANT NAME

Ben Sexton
APPLICANT SIGNATURE

10/14/22
DATE

* Zoning Ordinance Article 3.3.3, Applications will be reviewed for completeness within 5 days of submittal. Incomplete applications will be removed and the applicant will be notified by certified mail listing incomplete information.*

David McGowan
PROPERTY OWNER NAME

[Signature]
PROPERTY OWNER SIGNATURE

10/14/22
DATE

STAFF USE ONLY

DOCKET NO.	22-0290	FEE PAID	N/A
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			

CONTACT INFORMATION

Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

ART 22-0295

APPLICANT/OWNER

Joshua Foster / Fiber Composite, LLC

MEETING DATE

N/A

PROPERTY ADDRESS/LOCATION

Tax Map 101/ Parcel 31.00

PROJECT DESCRIPTION: (Fiberon Manufacturing Facility)

The applicant is requesting façade approval for the construction of a 722,548 SF manufacturing facility that will consist of the primary façade materials of a tilt-up concrete wall, composite decking walls, and insulated metal panels.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
SD-LI (Special District Light Industrial)	Industrial use under construction	SD-LI/ Industrial	722,548 SF Manufacturing Facility	N/A

Building Facade Design Standards Referenced:

Design Review by the Architectural Design Review Team is intended to protect the physical character of the City through additional review of certain proposed Developments meeting certain criteria.

B. Applicability.

Prior to issuance of a Building Permit, Design Review shall be required for the following:

1. Design of all Buildings and Structures within a Special District; and
2. Design of all Buildings and Structures Buildings

within a Planned Unit Development District.

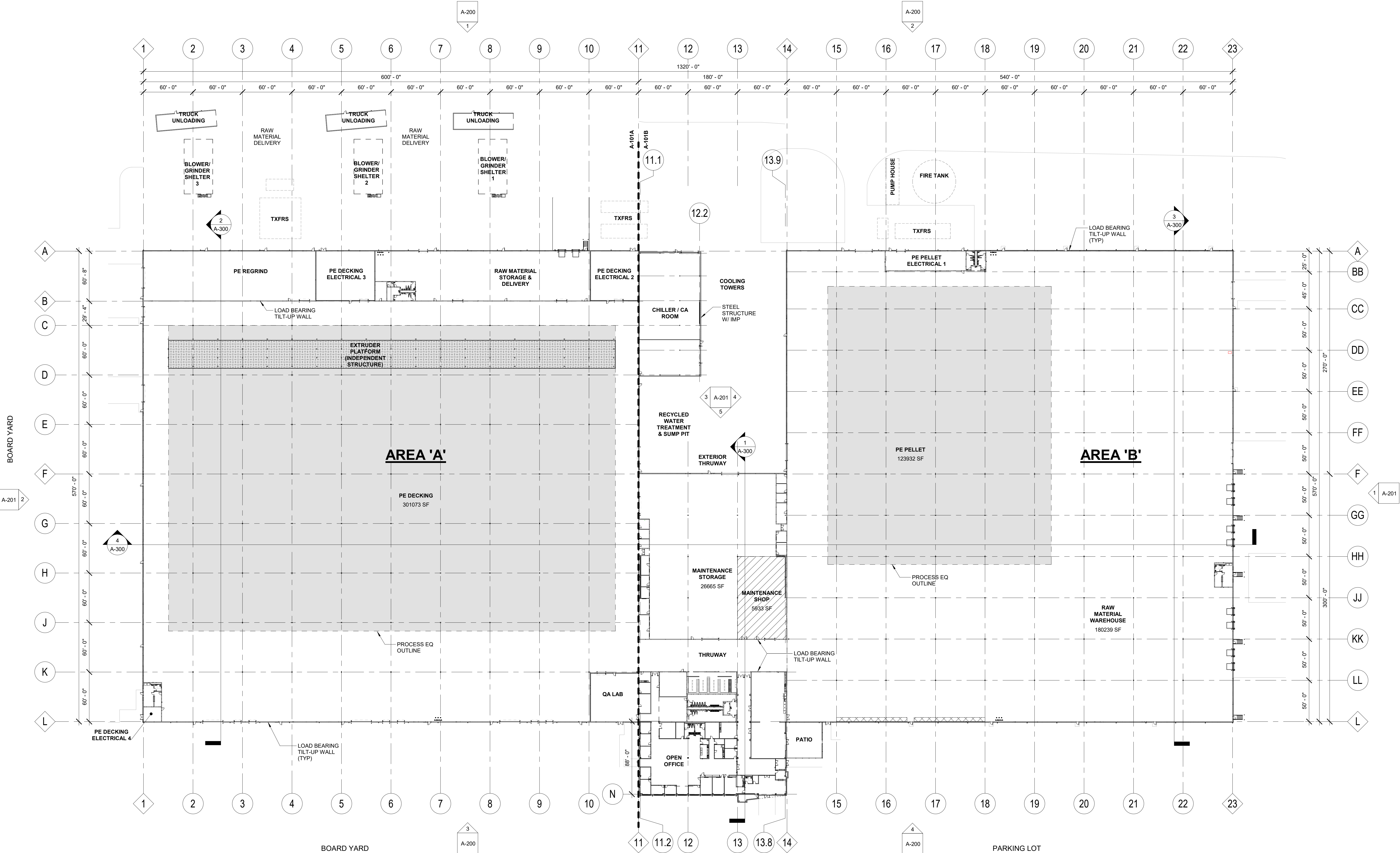
G. Powers & Duties.

1. The Architectural Design Review Team shall be responsible for reviewing and making recommendations regarding proposals for Building Permit or Planned Unit Development approval.
2. Review by the Architectural Design Review Team shall be limited to the criteria established within this Ordinance.
3. As necessary, the Architectural Design Review Team shall periodically review and make recommendations regarding any necessary changes to the Building Facade Regulations within this Ordinance.

Building Materials			
Primary Building Material on Facades	Brick	P	Authentic stucco over masonry P
			Exposed concrete
	Natural stone	P	P Flex Buildings with Industrial Category Use
			NP Others
	Wood	P	Aluminum or vinyl siding NP
			Corrugated and/or sheet metal
	Cementitious siding	P	P Flex Buildings with Industrial Category Use
			NP Others

PLANNING STAFF EVALUATION:

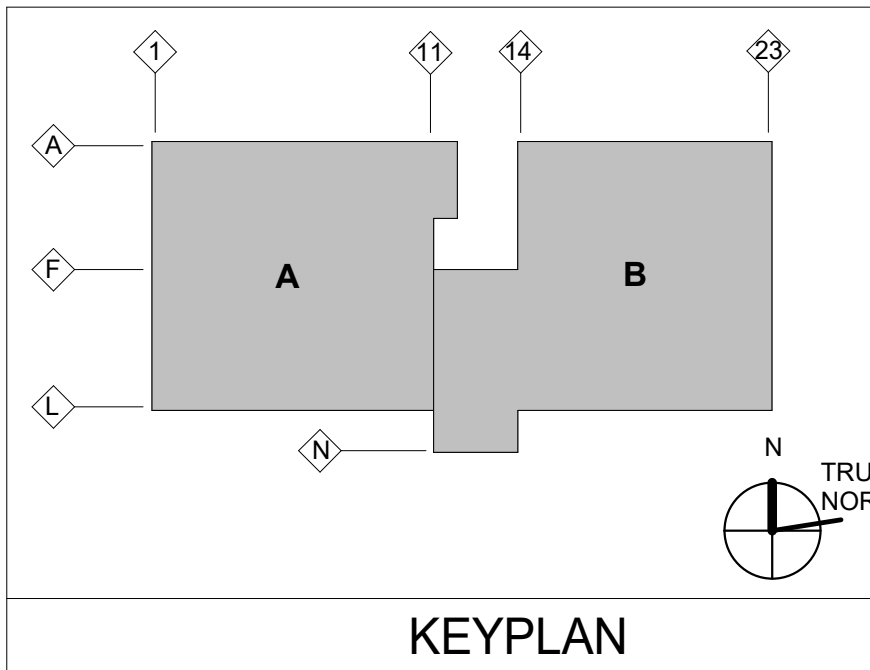
Overall façade material will consist of a concrete tilt wall on all elevations. The south elevation (Primary entrance) will have a front building addition with a metal cladding with a fiber cement cladding nearest to the facilities primary entrance. It was noted in the application that there will be addition silos located at the rear of the structure with little to no visibility from Hwy 43.



1 OVERALL FLOOR PLAN

1" = 50'-0"

BLDG TOTAL SF = 733,885



DOC. REL. #	DATE	DESCRIPTION
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Facsimile: (704) 342-7601

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Food & Beverage - Distribution
Retail

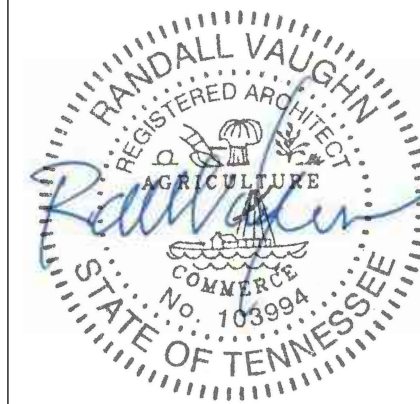


ARCHITECTS AND ENGINEERS, P.S.C.
10 Quality Street
Lexington, Kentucky 40507-1450
Telephone: (859) 281-5000
Facsimile: (859) 252-5300

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CORP. SEAL



A NEW MANUFACTURING FACILITY FOR
PROJECT LEEWARD
COLUMBIA, TN

OVERALL FLOOR PLAN

JOB NUMBER
2022069

SHEET NUMBER
A-101

DOC. REL.#	DATE	DESCRIPTION
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Retail



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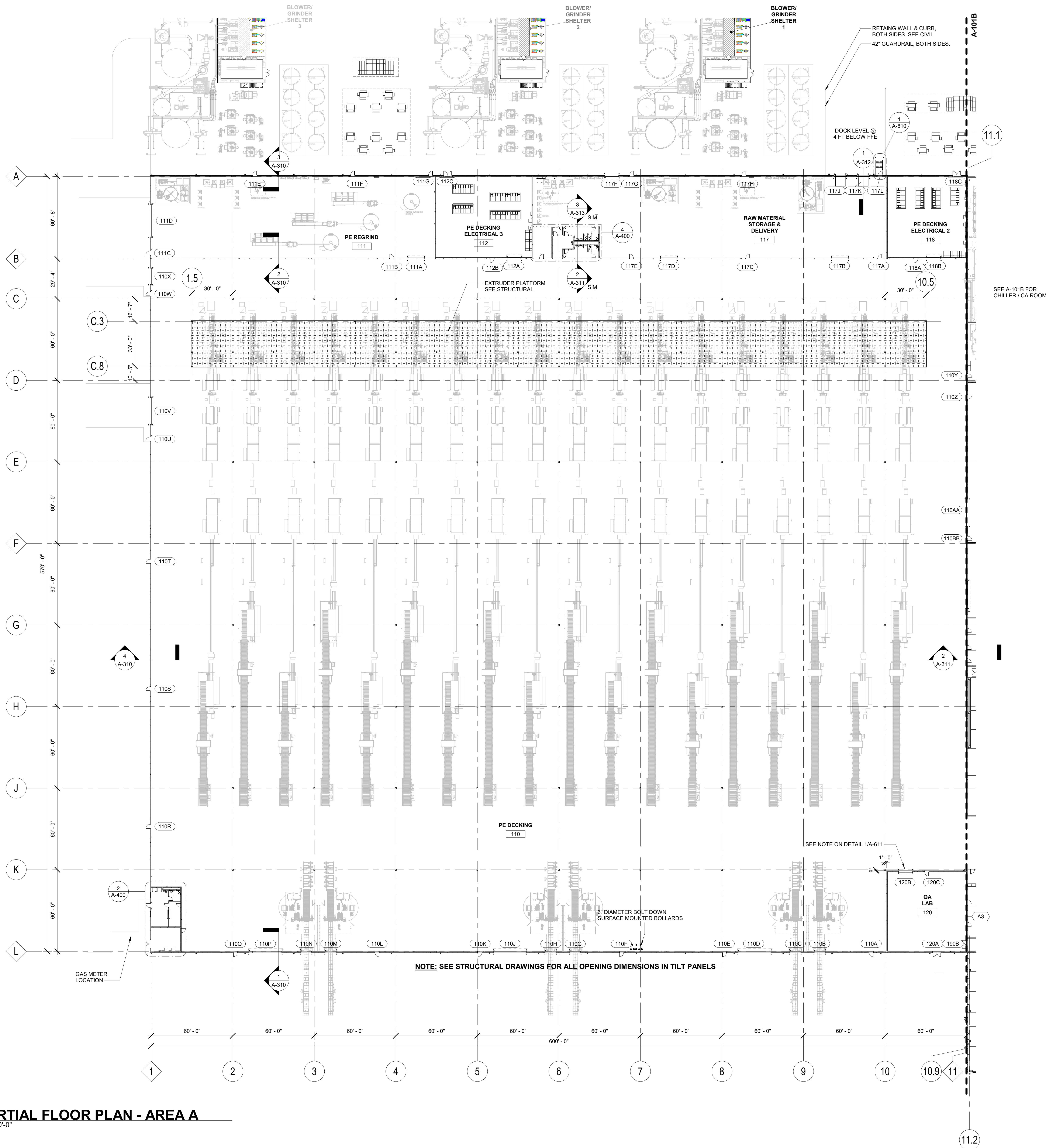


A NEW MANUFACTURING FACILITY
FOR
PROJECT LEEWARD
COLUMBIA, TN

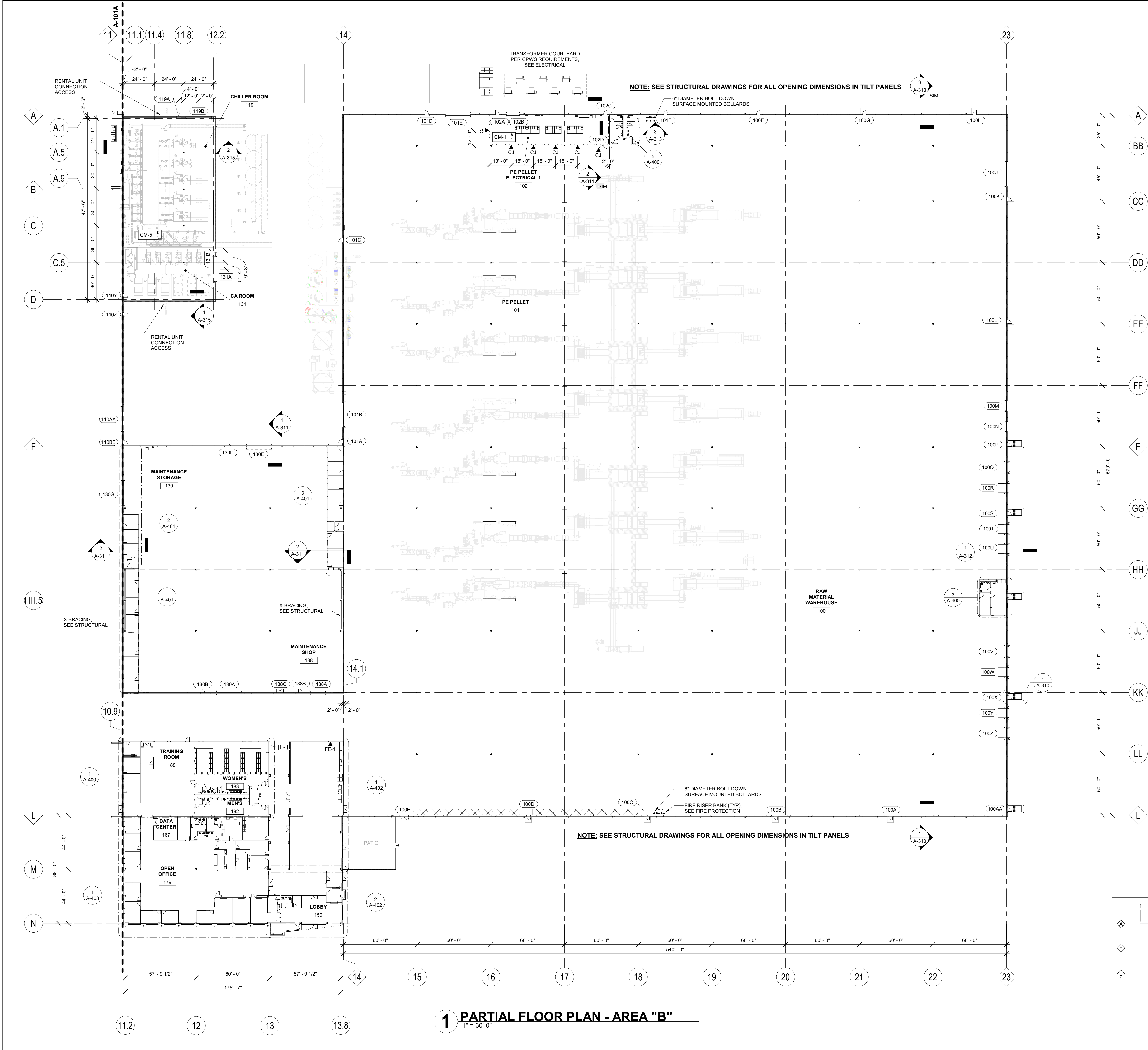
PARTIAL FLOOR PLAN

JOB NUMBER
2022069

SHEET NUMBER
A-101A



1 PARTIAL FLOOR PLAN - AREA A
1" = 30'-0"



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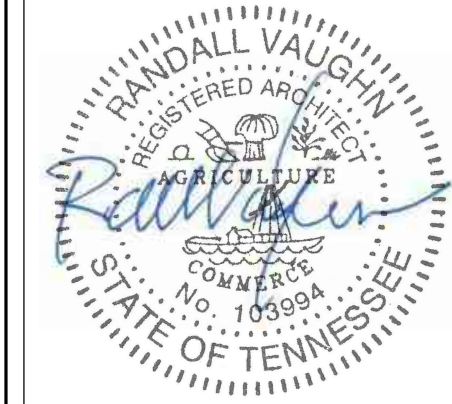


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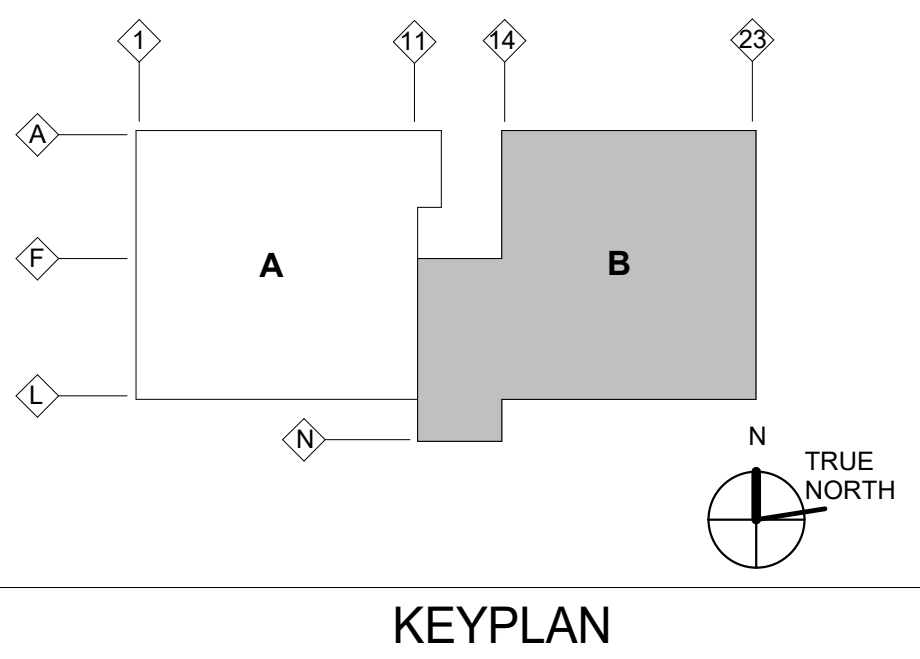
CORP. SEAL



A NEW MANUFACTURING FACILITY
FOR
PROJECT LEEWARD
COLUMBIA, TN

PARTIAL FLOOR PLAN

JOB NUMBER 2022069	SHEET NUMBER A-101B
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Retail

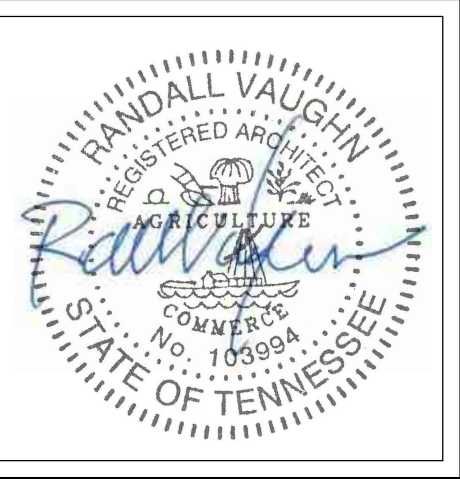


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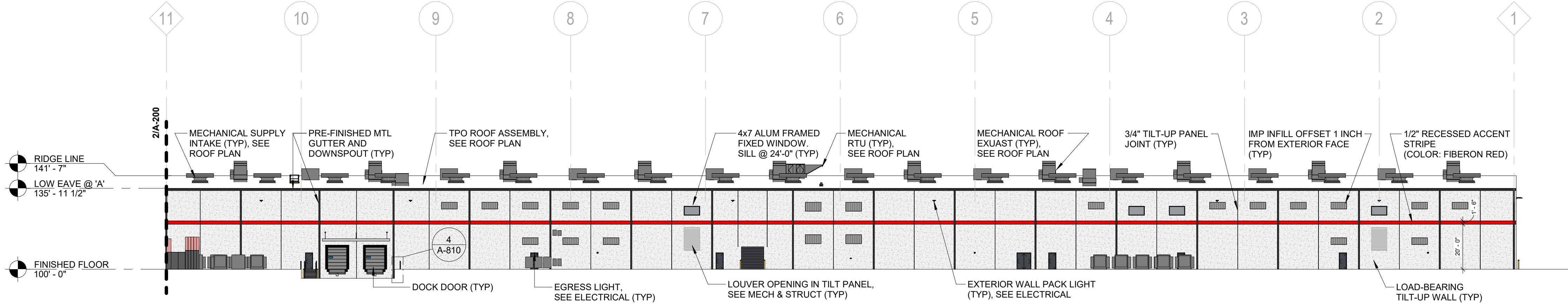
CORP. SEAL



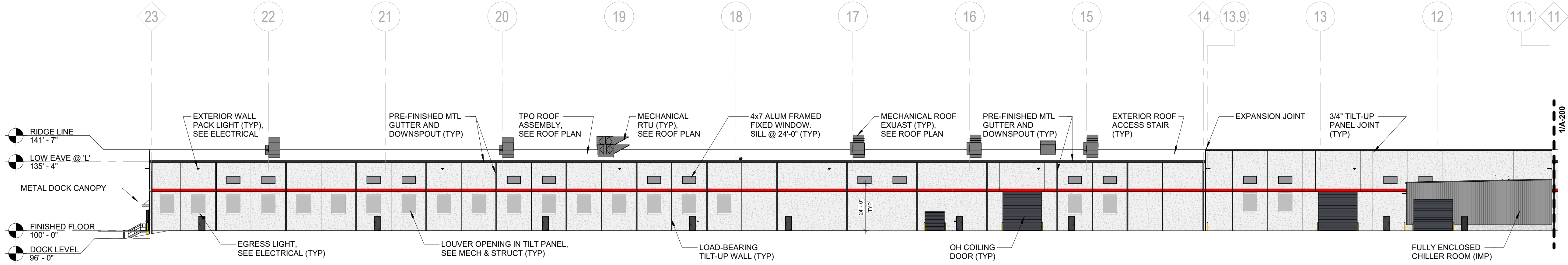
A NEW MANUFACTURING FACILITY FOR
PROJECT LEEWARD
COLUMBIA, TN

OVERALL EXTERIOR ELEVATIONS

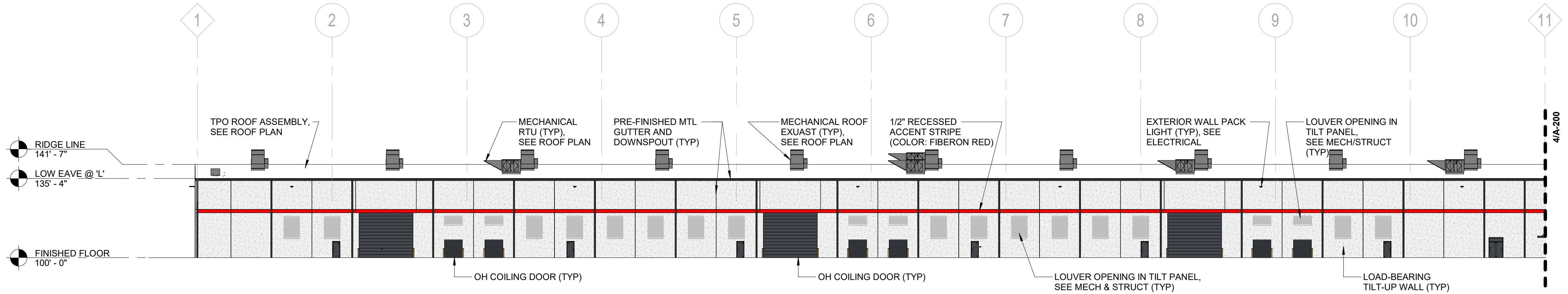
JOB NUMBER	SHEET NUMBER
2022069	A-200



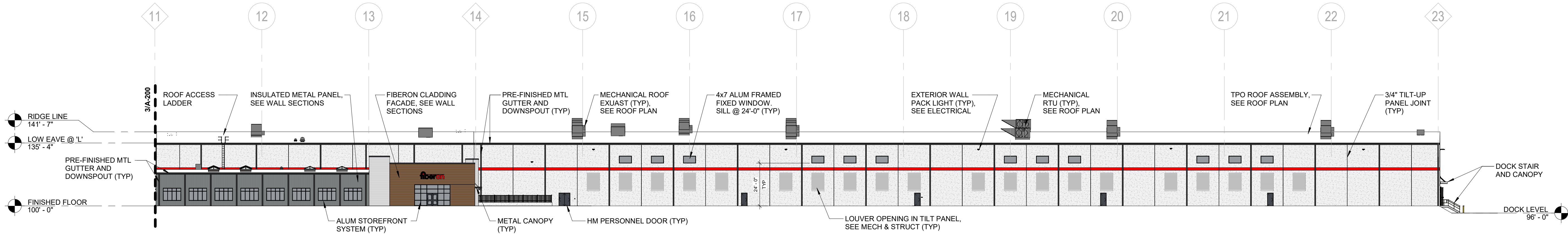
1 OVERALL NORTH ELEVATION - AREA A
1" = 30'-0"



2 OVERALL NORTH ELEVATION - AREA B
1" = 30'-0"



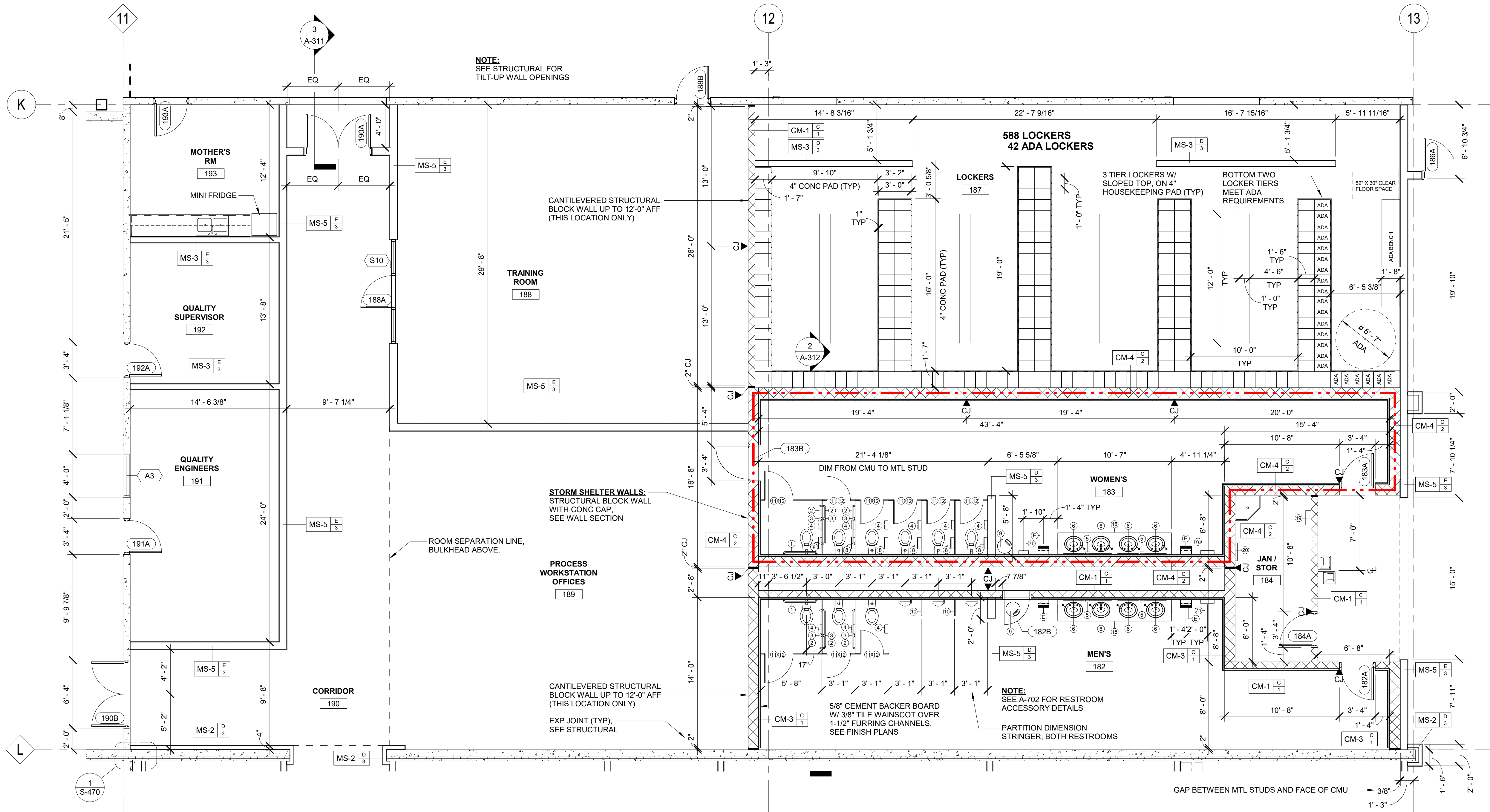
3 OVERALL SOUTH ELEVATION - AREA A
1" = 30'-0"



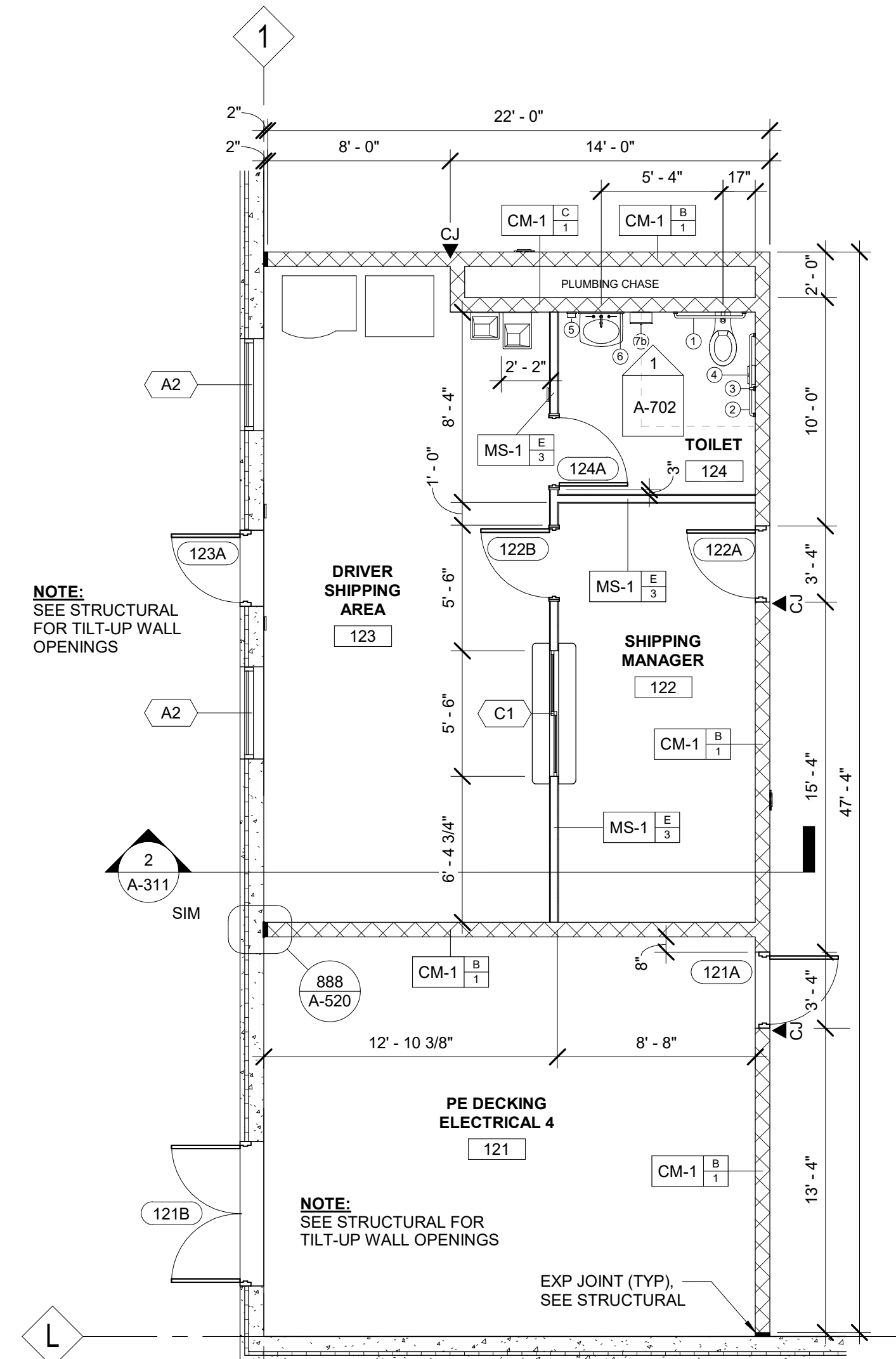
4 OVERALL SOUTH ELEVATION - AREA B
1" = 30'-0"



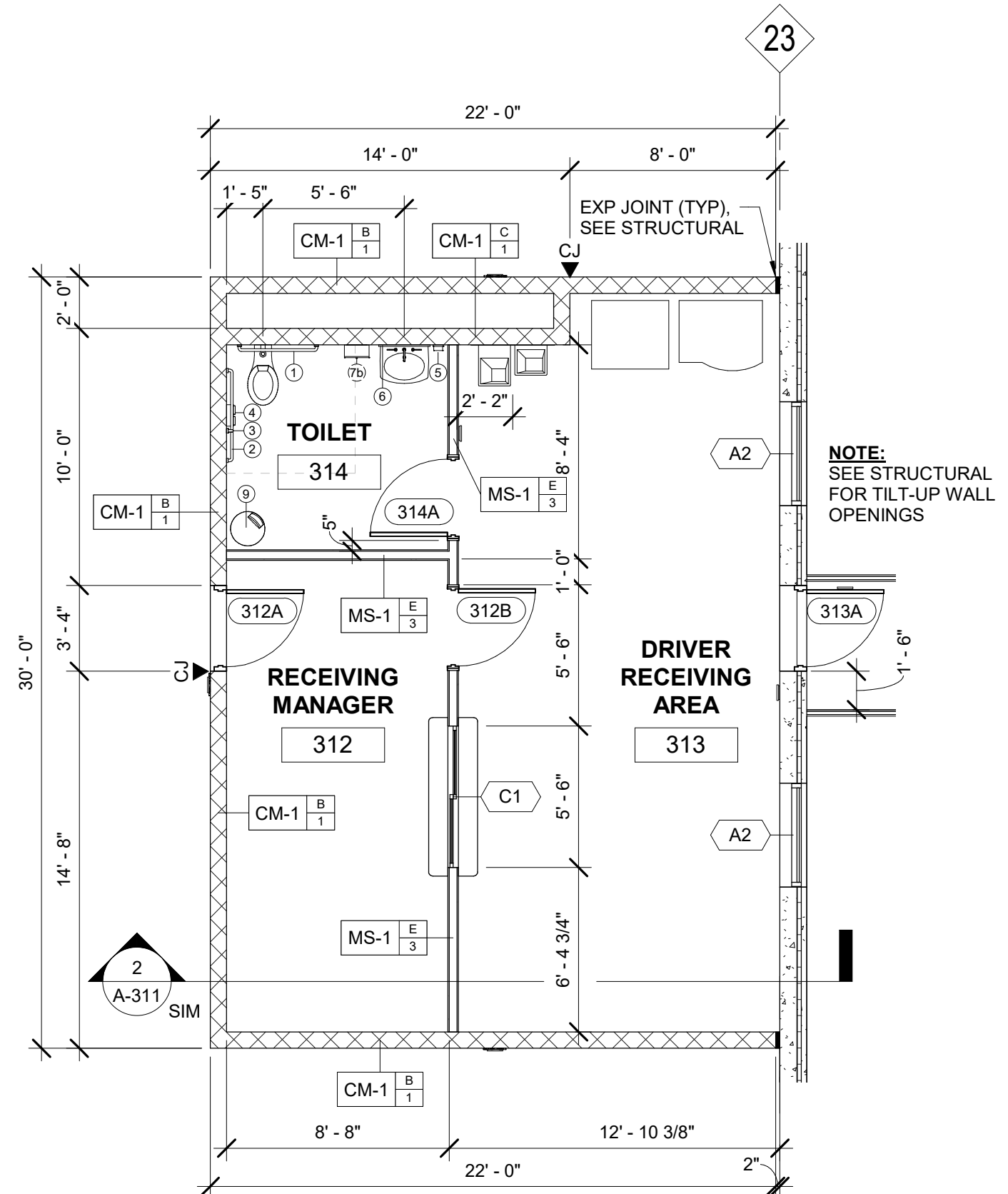
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A-201



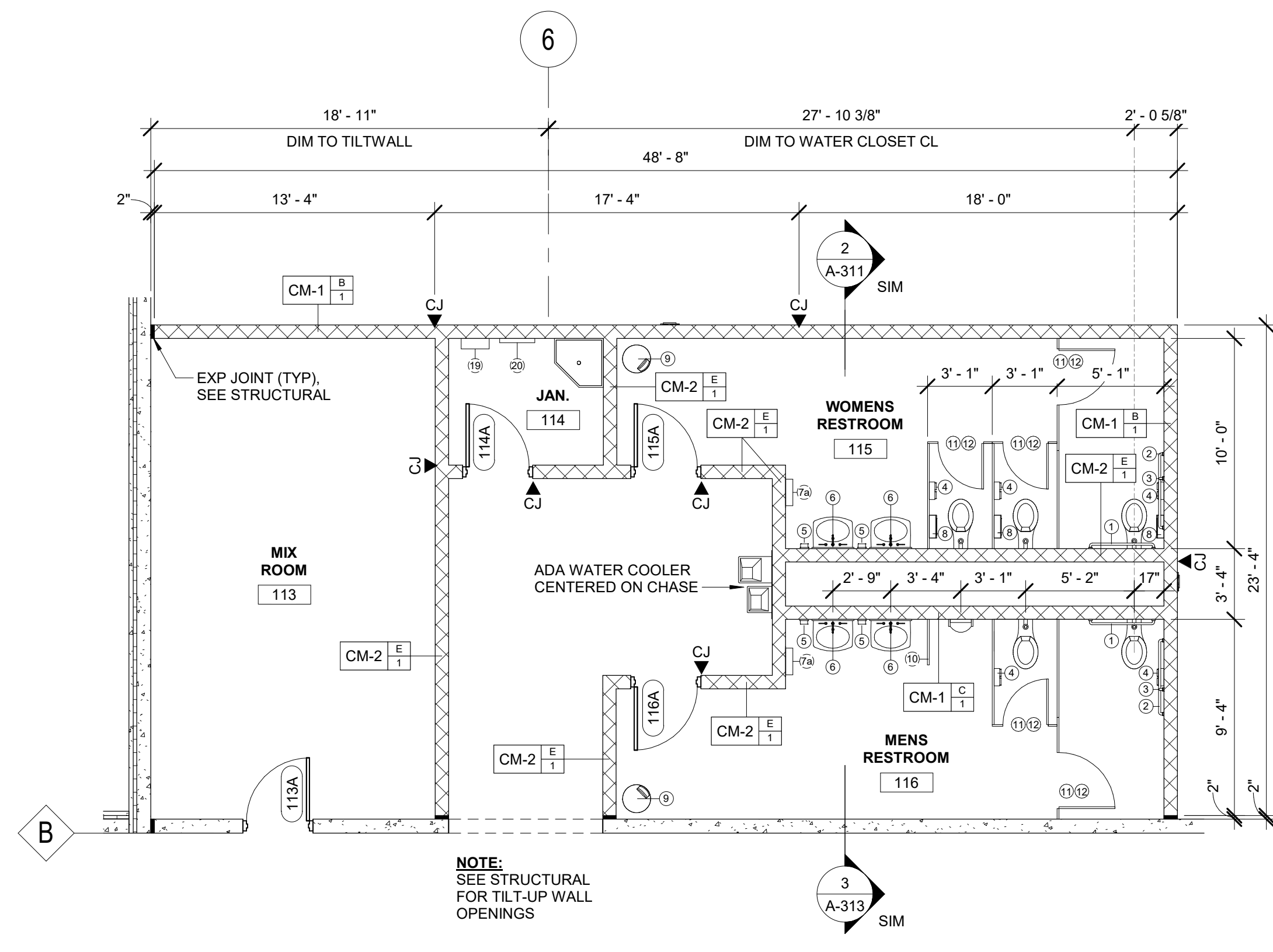
1 ENLARGED PLAN - SUPPORT ROOMS
3/16" = 1'-0"



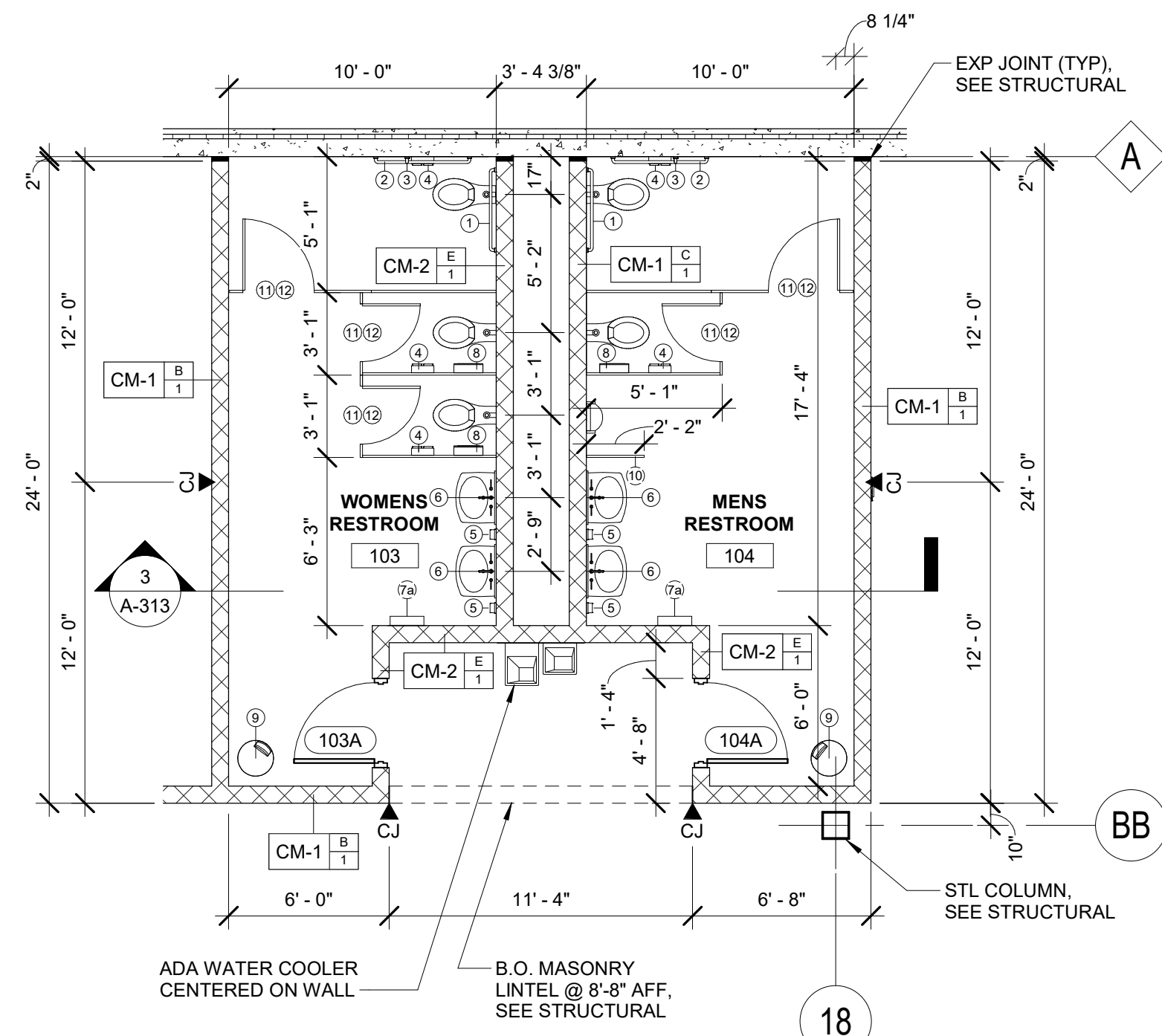
2 ENLARGED PLAN - SHIPPING AREA
3/16" = 1'-0"



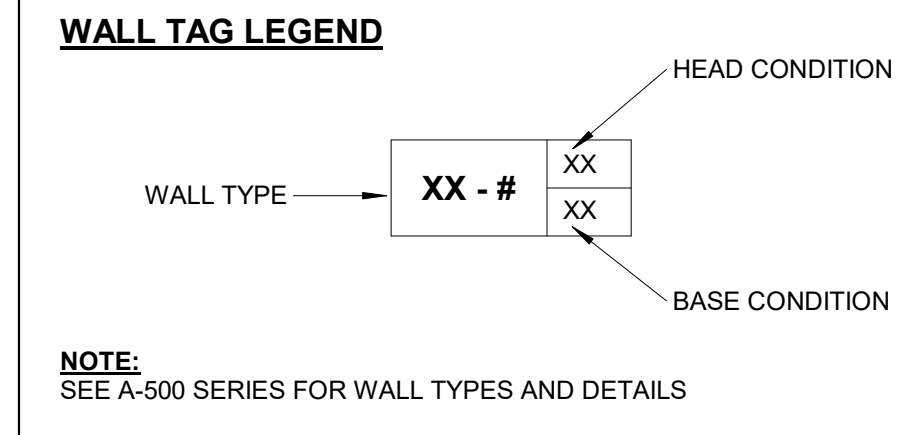
3 ENLARGED PLAN - RECEIVING AREA
3/16" = 1'-0"



4 ENLARGED PLAN - DECKING RR
3/16" = 1'-0"



5 ENLARGED PLAN - PELLET RR
3/16" = 1'-0"



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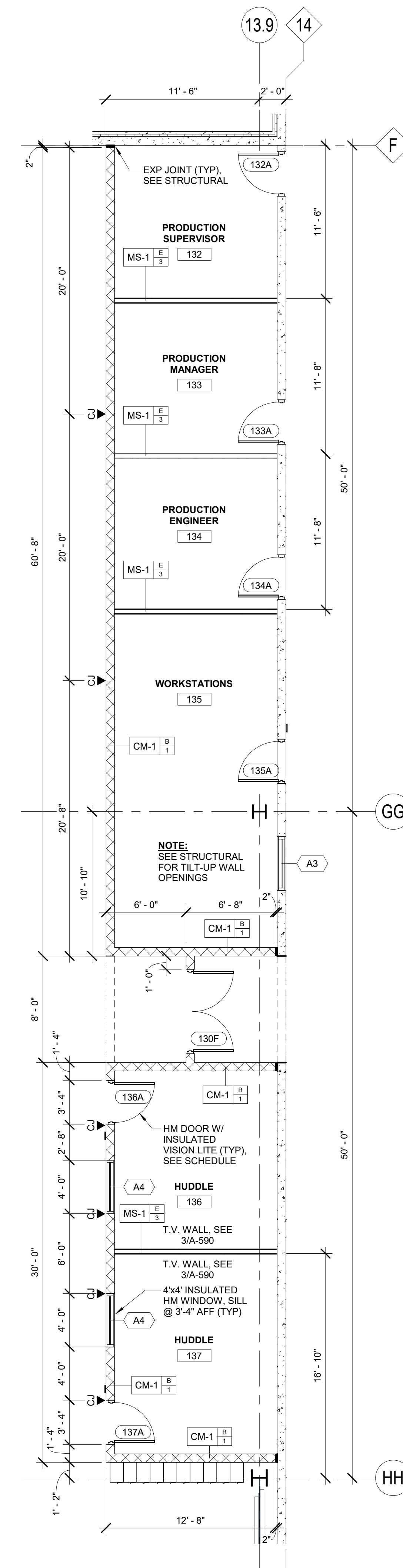
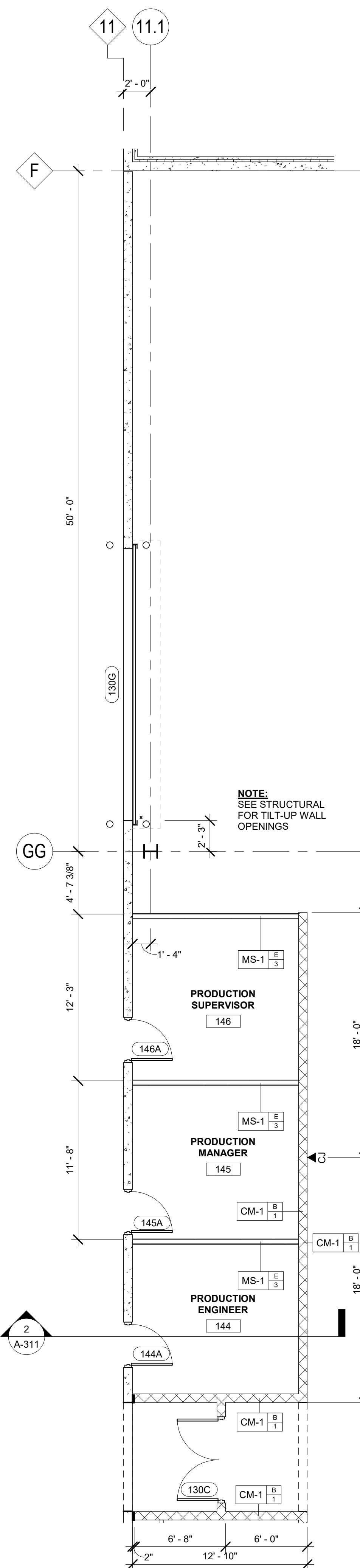
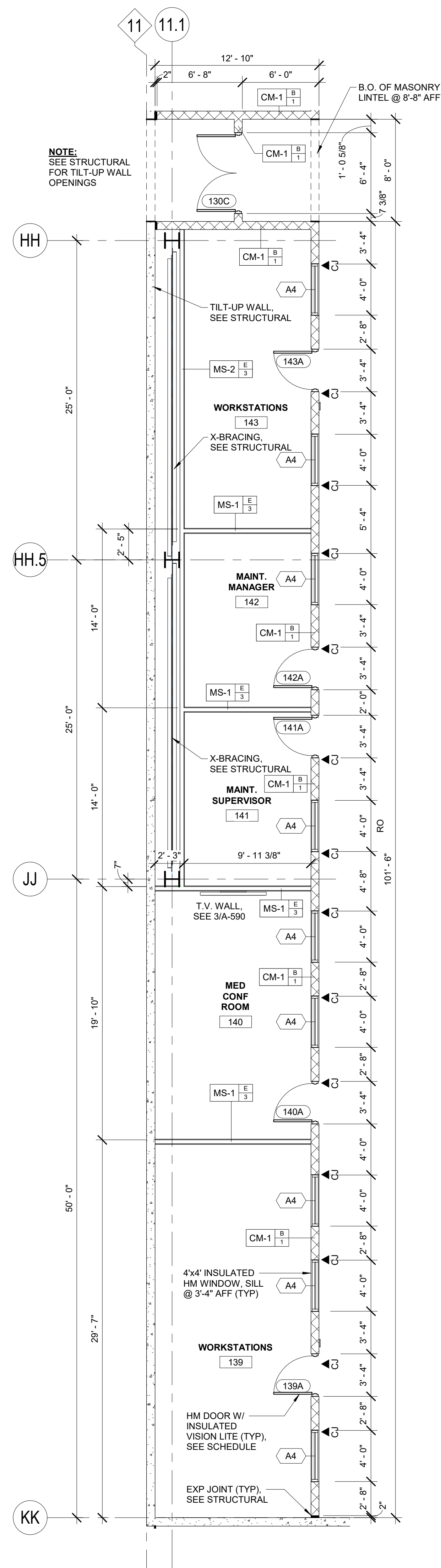


A NEW MANUFACTURING FACILITY
FOR
PROJECT LEEWARD
COLUMBIA, TN

ENLARGED PLANS

JOB NUMBER
2022069

SHEET NUMBER
A-400



WALL TAG LEGEND

The diagram illustrates the components of a wall tag. A central box is divided into three main sections. The leftmost section is labeled 'WALL TYPE' with an arrow pointing to it. The middle section is labeled 'XX - #' where 'XX' represents the wall number and '#' represents the wall height. The rightmost section is a 2x2 grid. The top-right cell is labeled 'HEAD CONDITION' with an arrow pointing to it. The bottom-right cell is labeled 'BASE CONDITION' with an arrow pointing to it. The two middle cells of the grid are each labeled 'XX'.

NOTE:
SEE A-500 SERIES FOR WALL TYPES AND DETAILS

[illegible]

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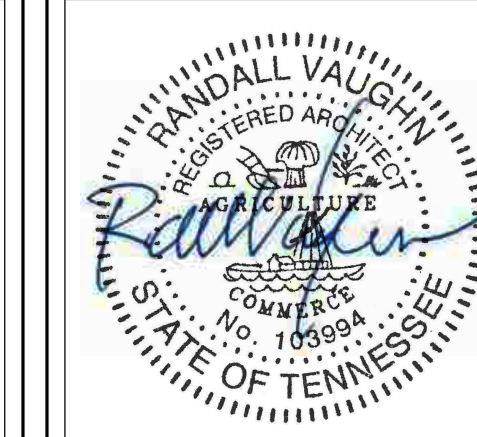


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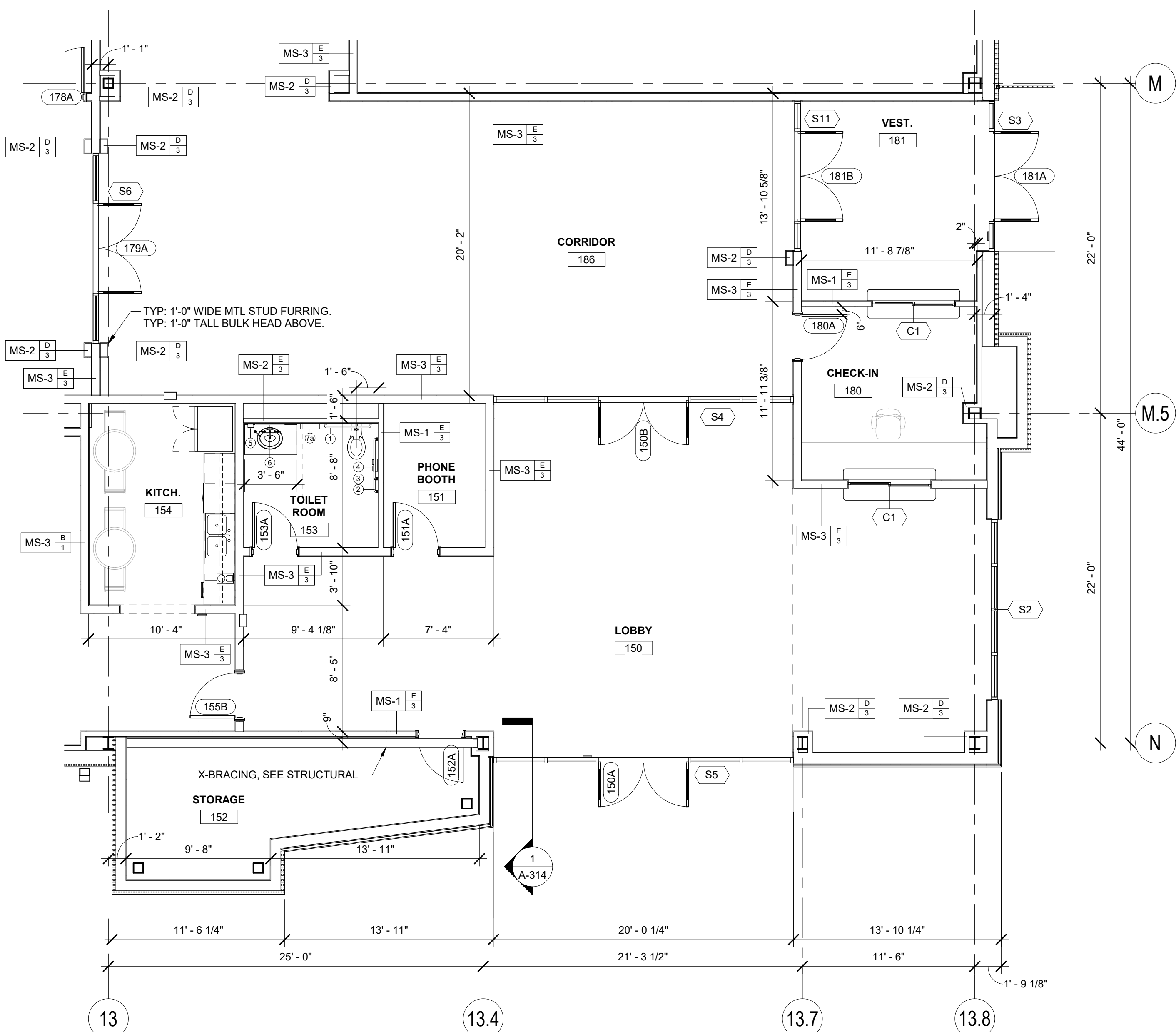
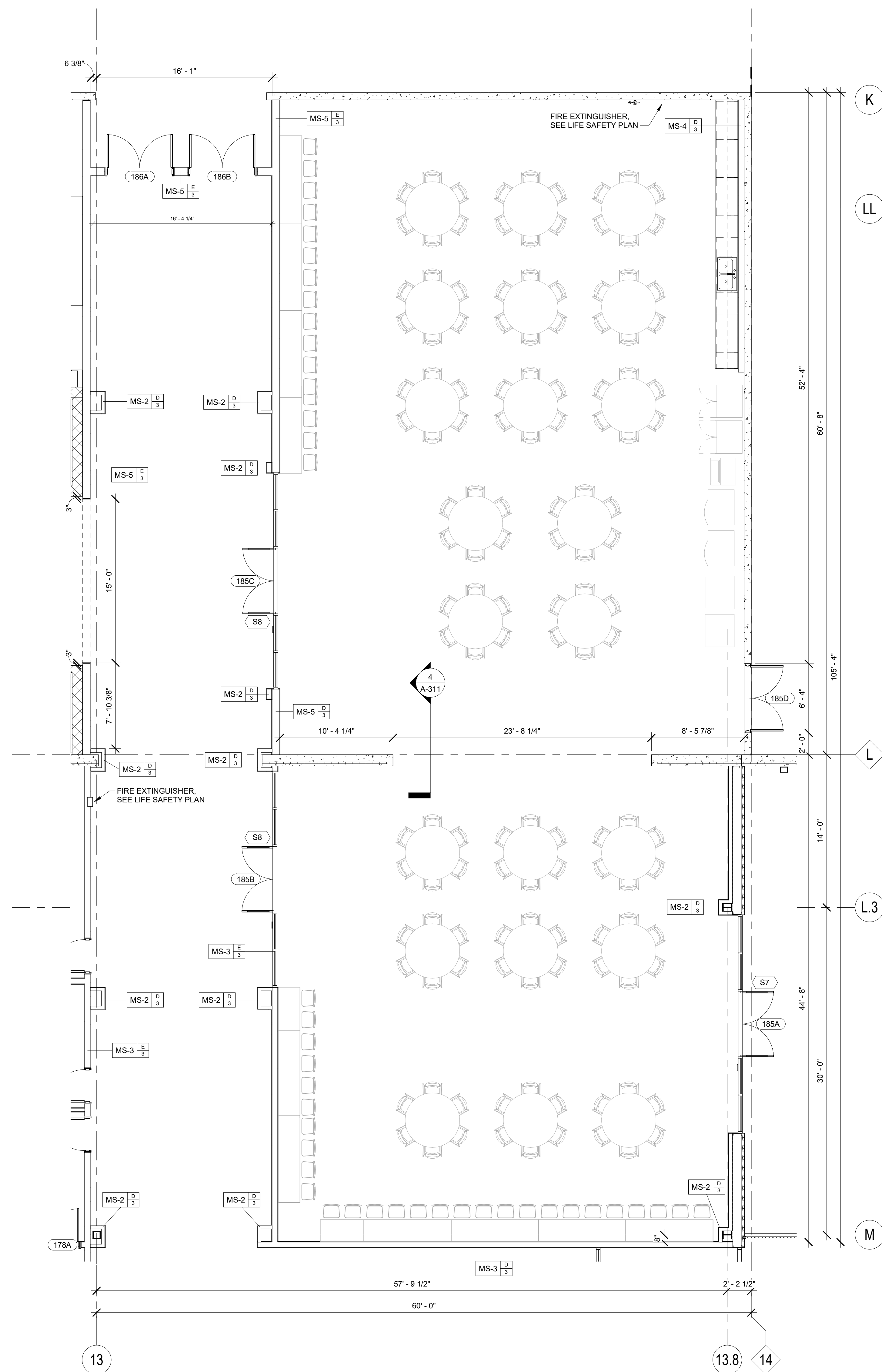


**A NEW MANUFACTURING FACILITY
FOR
PROJECT LEEWARD
COLUMBIA, TN**

ENLARGED PLANS

JOB NUMBER
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SHEET NUMBER
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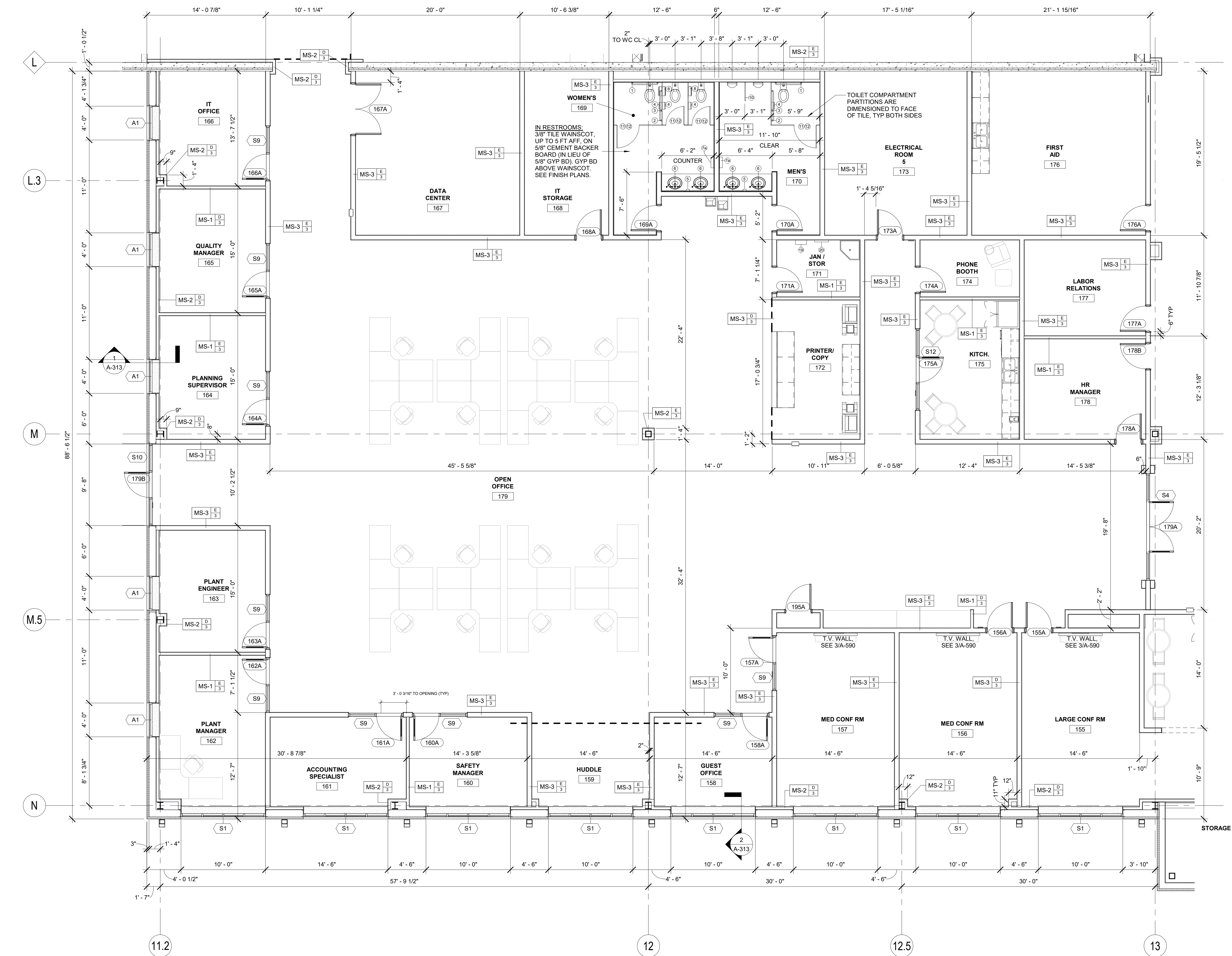


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FOR
PROJECT LEEWARD
COLUMBIA, TN**

ENLARGED PLANS

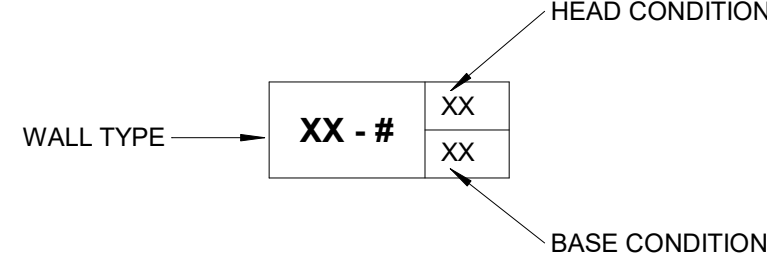
JOB NUMBER
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SHEET NUMBER
A-402



1 ENLARGED PLAN - OFFICE
3/16" = 1'-0"

WALL TAG LEGEND



NOTE:
SEE A-500 SERIES FOR WALL TYPES AND DETAILS

DOC. REL. #	DATE	DESCRIPTION
15	06-22-2022	DOCUMENT RELEASE
17	07-28-2022	DOCUMENT RELEASE
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24	09-29-2022	DOCUMENT RELEASE



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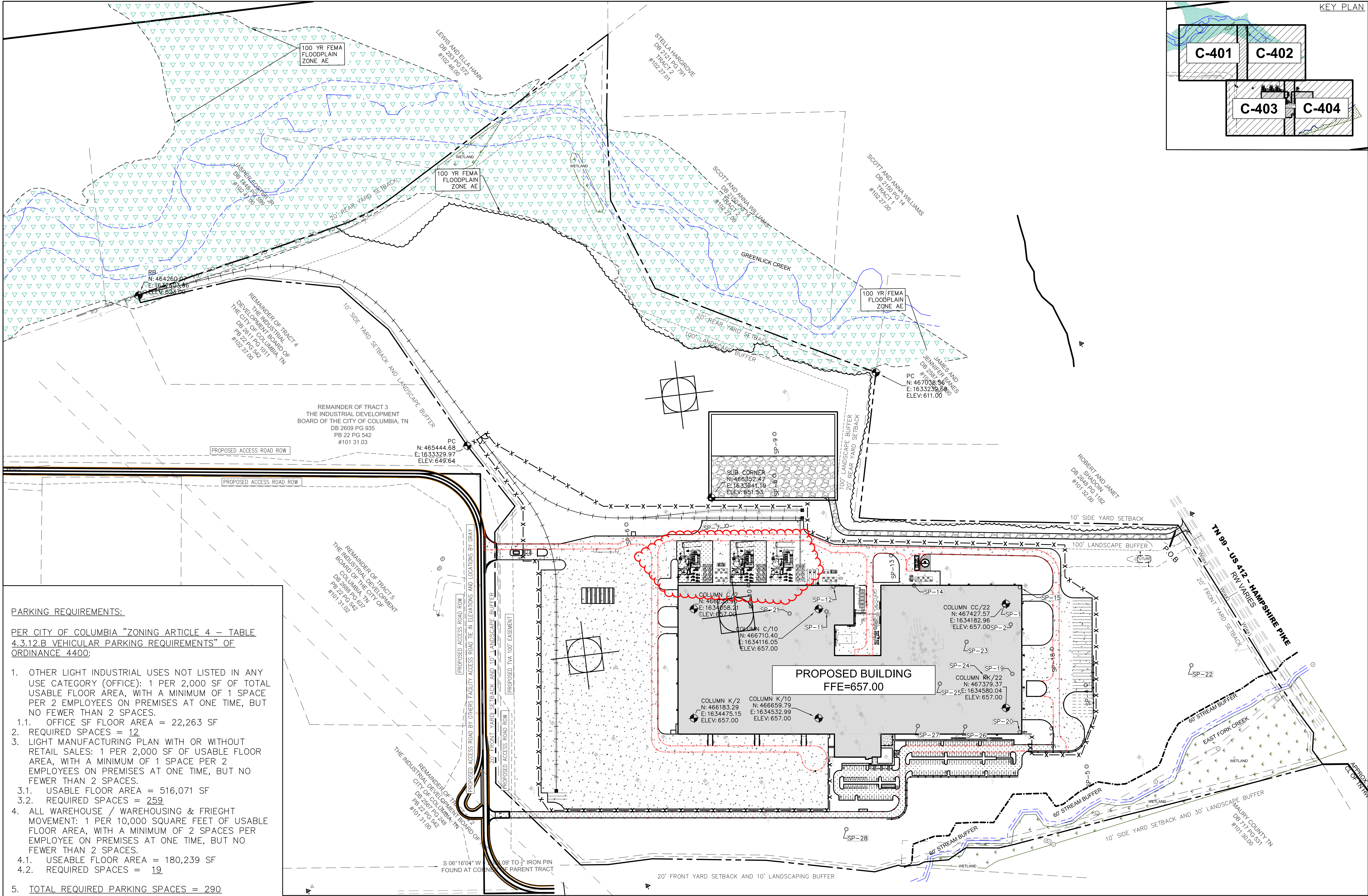


**A NEW MANUFACTURING FACILITY FOR
PROJECT LEEWARD
COLUMBIA, TN**

ENLARGED PLANS

JOB NUMBER
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SHEET NUMBER
A-403



PARKING REQUIREMENTS:

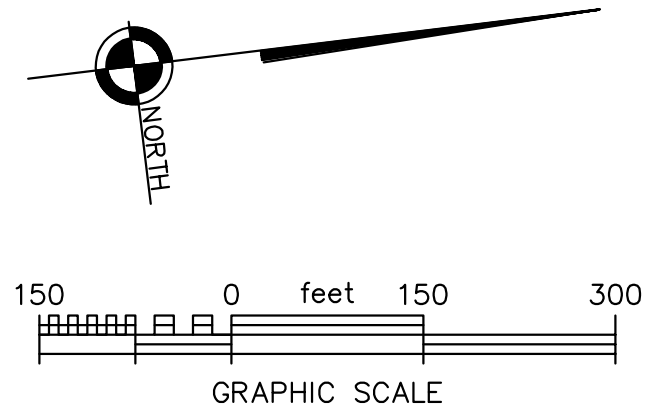
PER CITY OF COLUMBIA "ZONING ARTICLE 4 – TABLE 4.3.12.B VEHICULAR PARKING REQUIREMENTS" OF ORDINANCE 4400:

- OTHER LIGHT INDUSTRIAL USES NOT LISTED IN ANY USE CATEGORY (OFFICE): 1 PER 2,000 SF OF TOTAL USABLE FLOOR AREA, WITH A MINIMUM OF 1 SPACE PER 2 EMPLOYEES ON PREMISES AT ONE TIME, BUT NO FEWER THAN 2 SPACES.
- OFFICE SF FLOOR AREA = 22,263 SF
- REQUIRED SPACES = 12
- LIGHT MANUFACTURING PLAN WITH OR WITHOUT RETAIL SALES: 1 PER 2,000 SF OF USABLE FLOOR AREA, WITH A MINIMUM OF 1 SPACE PER 2 EMPLOYEES ON PREMISES AT ONE TIME, BUT NO FEWER THAN 2 SPACES.
- USABLE FLOOR AREA = 516,071 SF
- REQUIRED SPACES = 259
- ALL WAREHOUSE / WAREHOUSING & FRIEGHT MOVEMENT: 1 PER 10,000 SQUARE FEET OF USABLE FLOOR AREA, WITH A MINIMUM OF 2 SPACES PER EMPLOYEE ON PREMISES AT ONE TIME, BUT NO FEWER THAN 2 SPACES.
- USABLE FLOOR AREA = 180,239 SF
- REQUIRED SPACES = 19
- TOTAL REQUIRED PARKING SPACES = 290

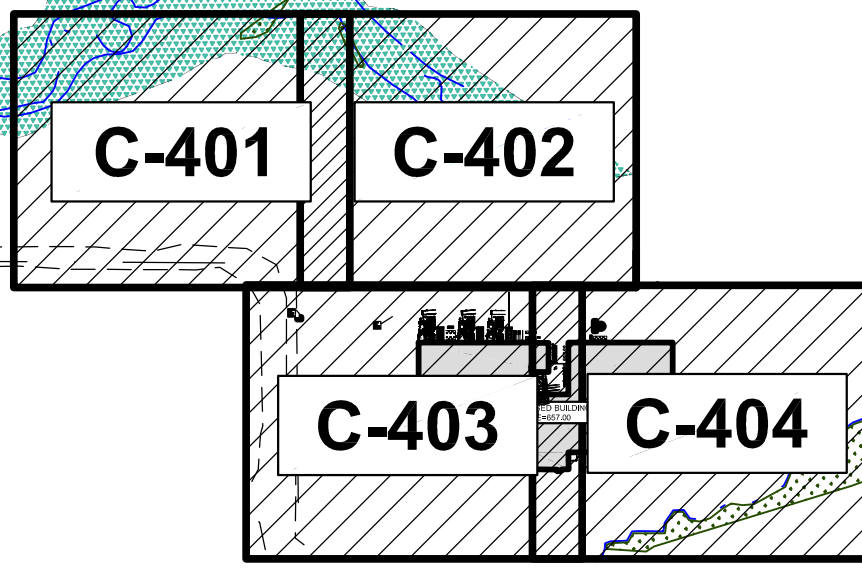
TOTAL PARKING PROVIDED:

- 259 EMPLOYEE PARKING SPACES
 - INCLUDES:
 - 9 ADA SPACES
 - 12 MOTORCYCLE SPACES
 - 20 ELECTRIC VEHICLE SPACES
 - 10 VISITOR SPACES
- 41 SEMI – TRUCK PARKING SPACES
- TOTAL PROVIDED PARKING SPACES = 300

NOTE: DETAILED RAIL PLANS WILL BE LOCATED ON THE RAIL SUBMISSION. REFER TO SHEET C-001 FOR GENERAL INFORMATION.



KEY PLAN



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01	02/14/2022	DOCUMENT RELEASE
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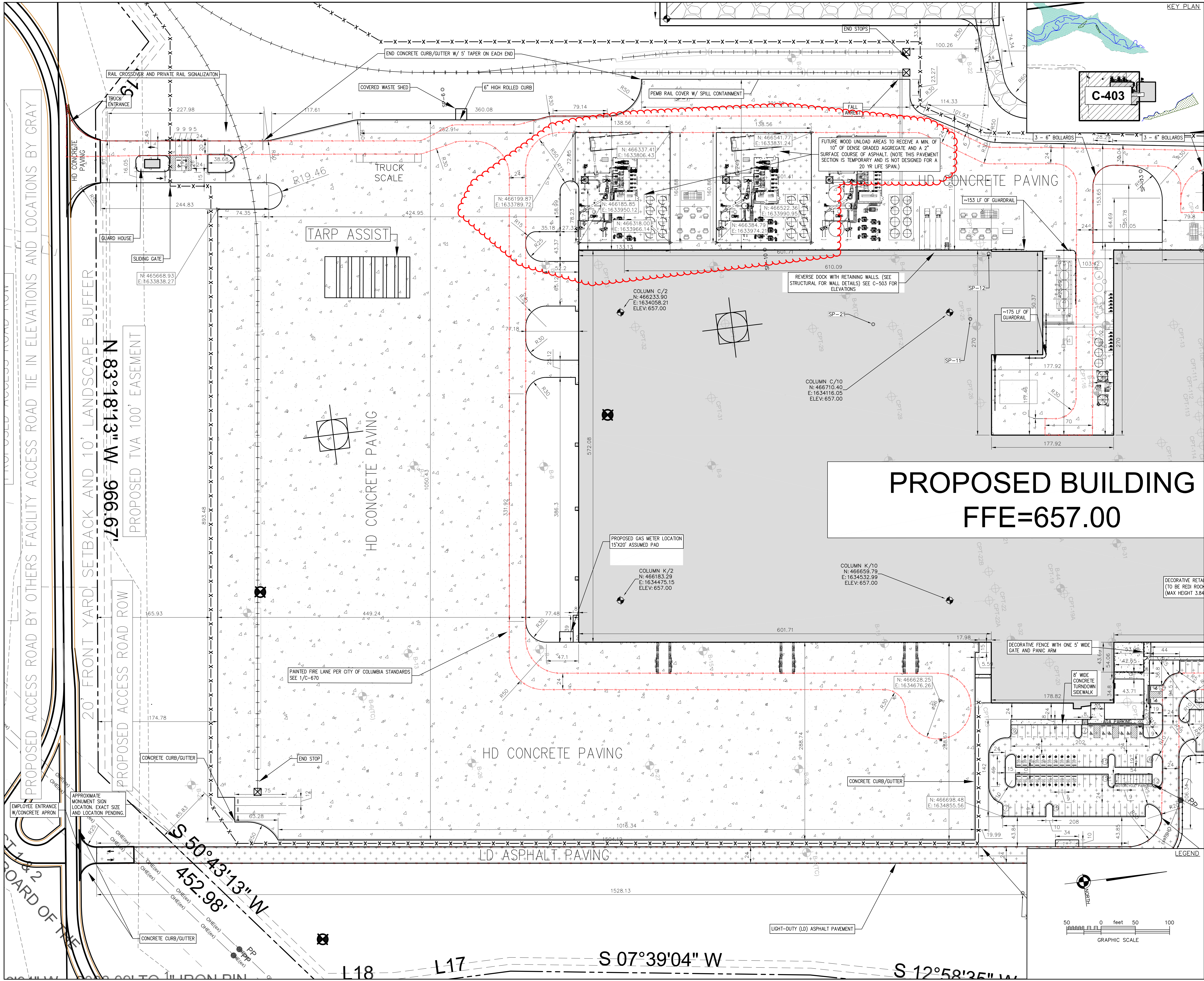
CORP. SEAL

A NEW MANUFACTURING FACILITY FOR
PROJECT LEEWARD
COLUMBIA, TN

OVERALL SITE LAYOUT PLAN

JOB NUMBER
22022069

SHEET NUMBER
C-400



DOC. REL.#	DATE	DESCRIPTION
03	03/04/2022	DOCUMENT RELEASE
04	03/09/2022	DOCUMENT RELEASE
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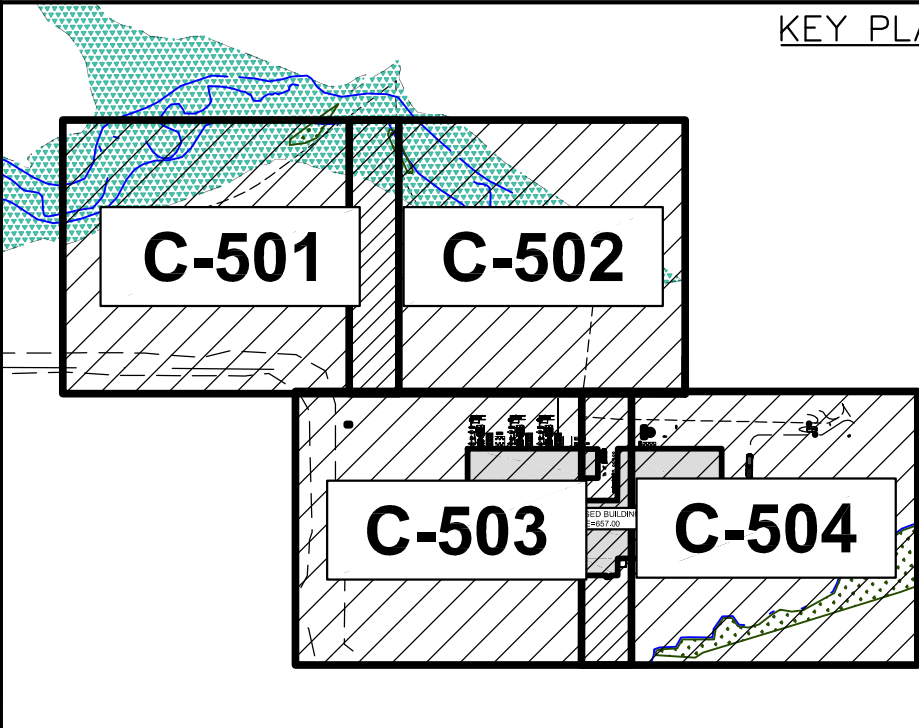
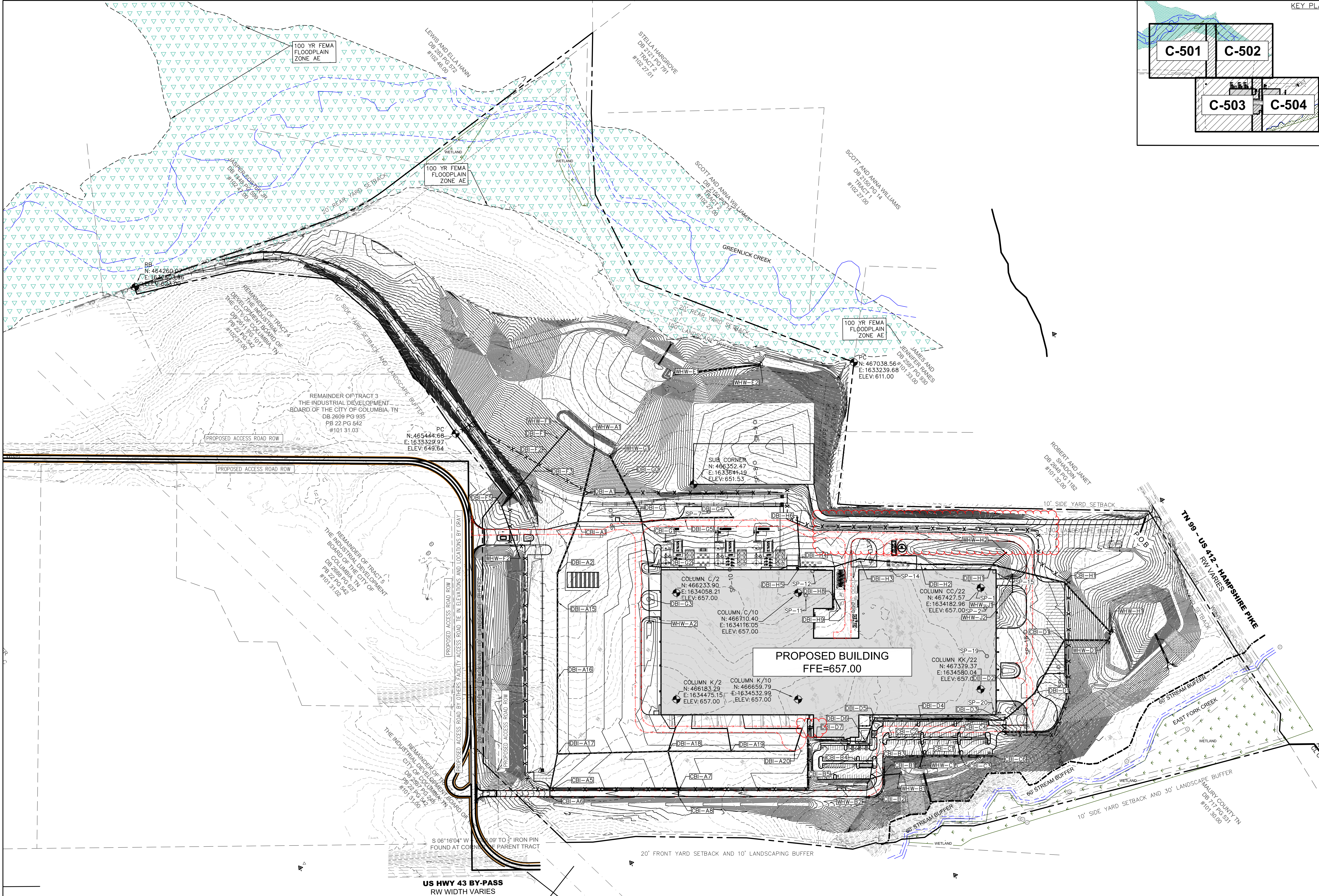
CORP. SEAL

A NEW MANUFACTURING FACILITY FOR
PROJECT LEEWARD
COLUMBIA, TN

ENLARGED SITE
LAYOUT PLAN

JOB NUMBER
2022069

SHEET NUMBER
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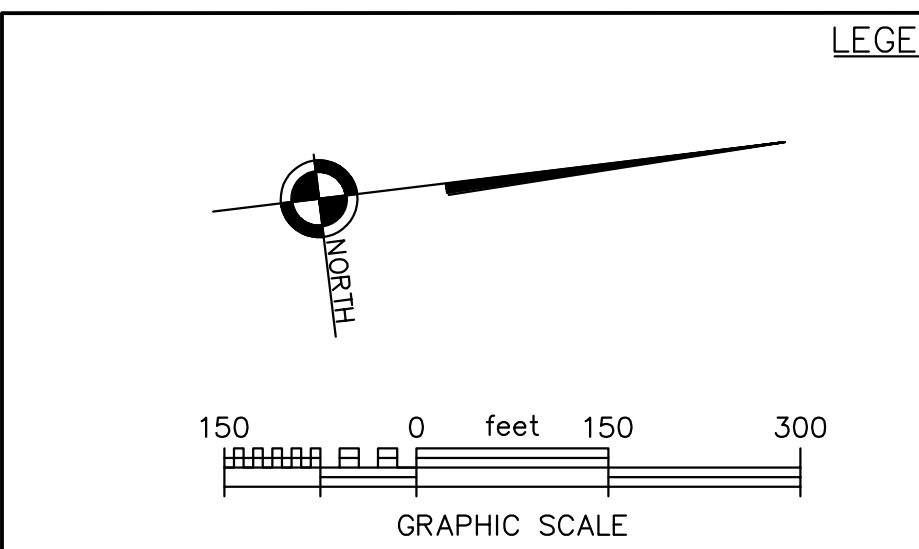
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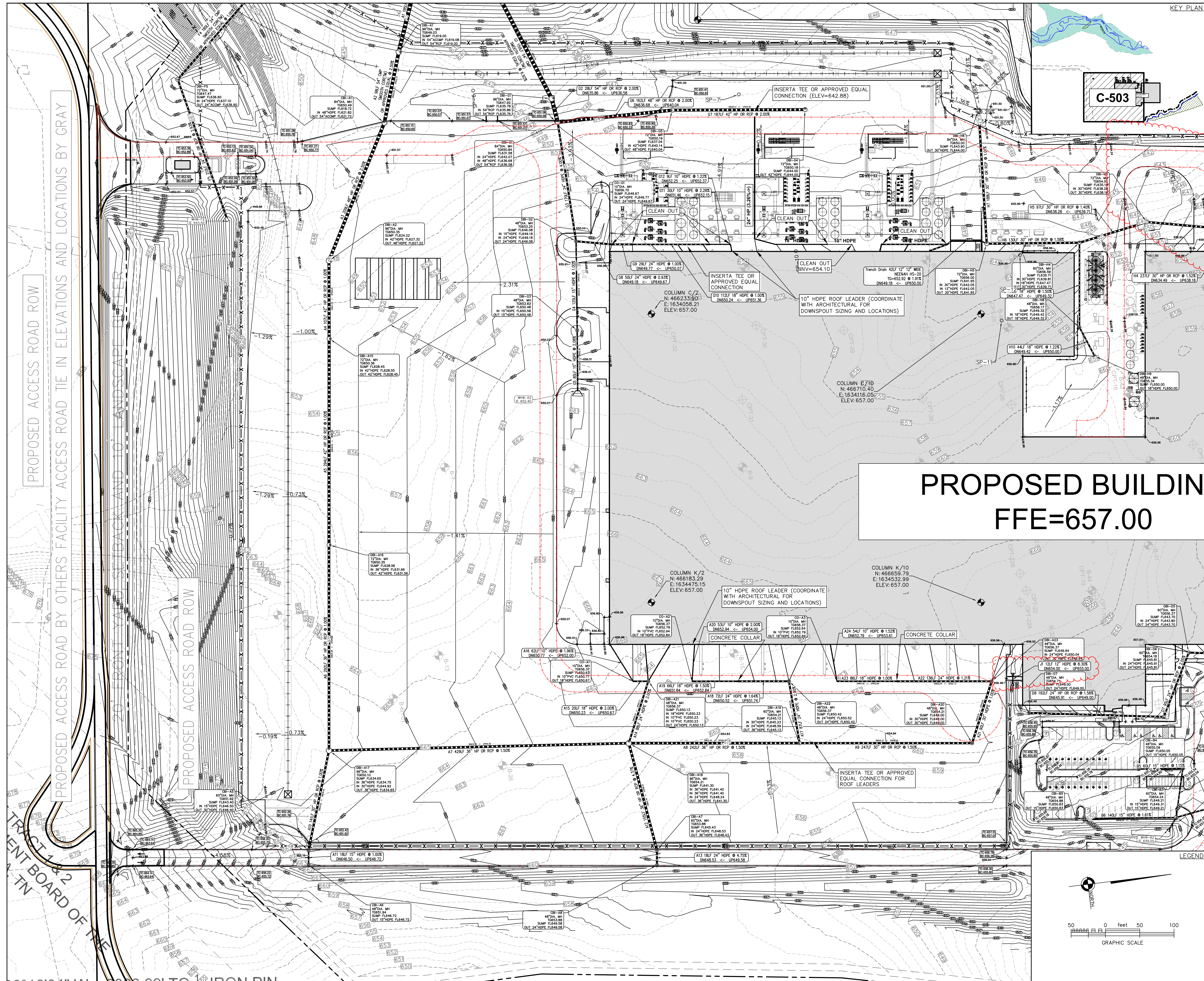
A NEW MANUFACTURING FACILITY FOR
PROJECT LEEWARD
COLUMBIA, TN

OVERALL GRADING AND
DRAINAGE

JOB NUMBER	SHEET NUMBER
2022069	C-500

- NOTE:
1. DETAILED RAIL PLANS WILL BE LOCATED ON THE RAIL SUBMISSION.
 2. REFER TO SHEET C-001 FOR GENERAL INFORMATION.





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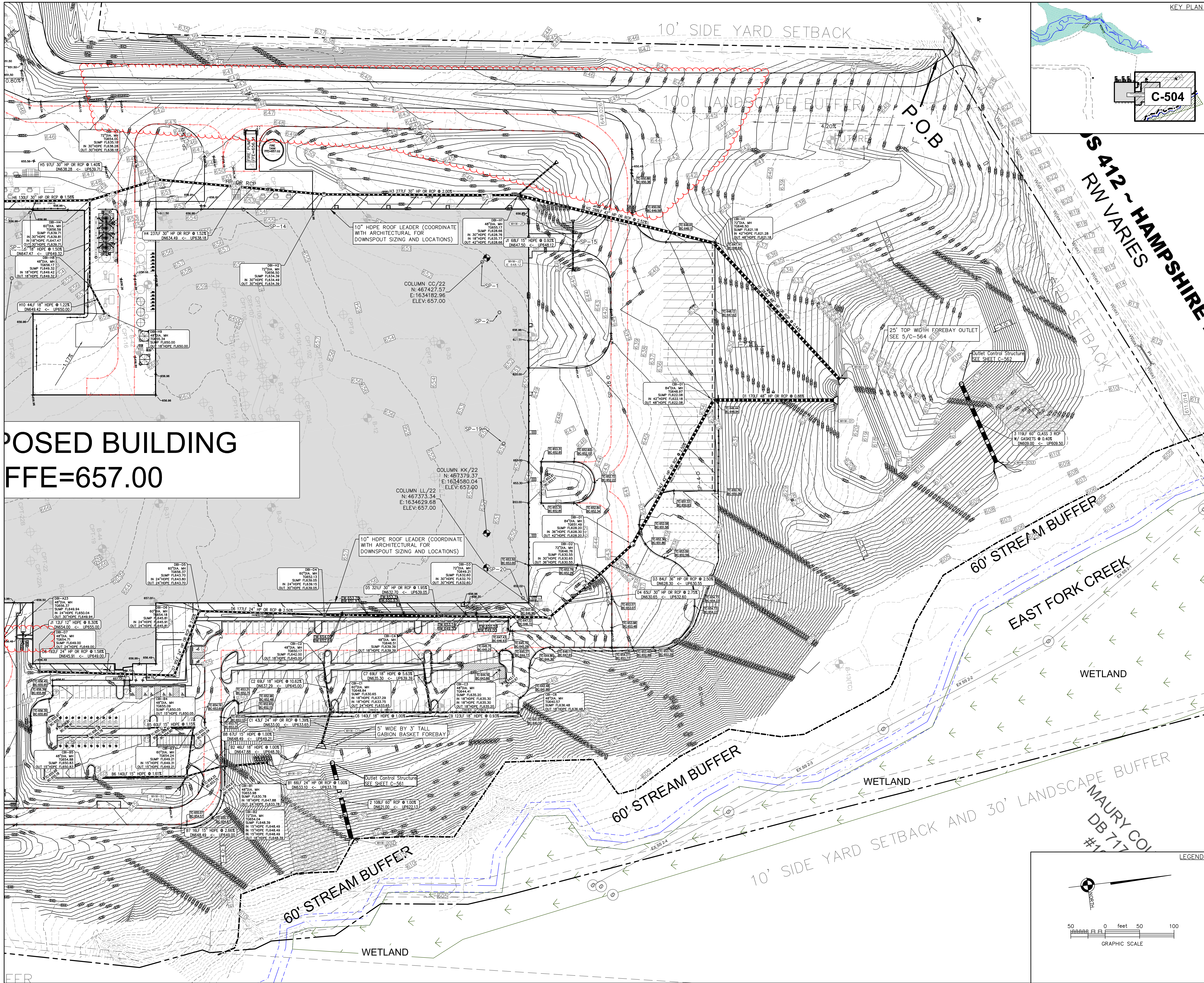
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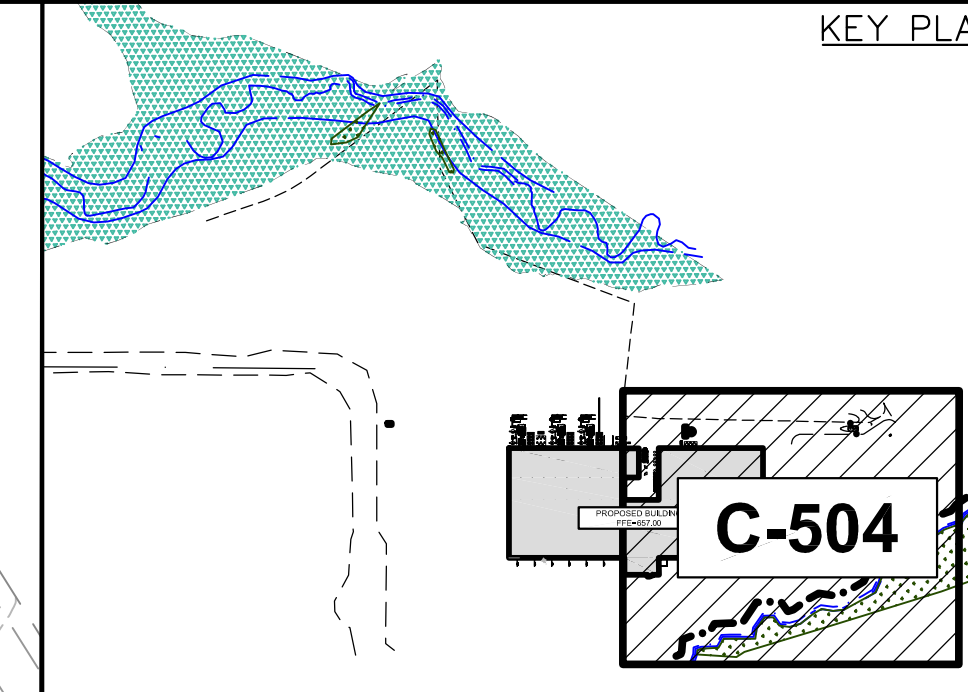
A NEW MANUFACTURING FACILITY FOR
PROJECT LEEWARD
COLUMBIA, TN

ENLARGED GRADING
AND DRAINAGE PLAN

JOB NUMBER	SHEET NUMBER
2022069	C-503



KEY PLAN



DOC. REL. #	DATE	DESCRIPTION
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Telephone: (859) 281-5000
Facsimile: (859) 252-5300

POLLUTANTS FROM OWNERS OPERATIONS: CUSTOMERS KNOWLEDGE OF ITS ACTIVITIES THAT WILL BE CONDUCTED WITHIN THE FACILITY TO BE DESIGNED BY GRAY CONSTRUCTION AND CONSTRUCTED BY GRAY, AND THE MATERIALS INVOLVED IN THOSE ACTIVITIES IS SUPERIOR TO GRAY CONSTRUCTION AND GRAYS KNOWLEDGE. ACCORDINGLY, ANYTHING CONTAINED IN THE CONTRACT DOCUMENTS TO THE CONTRARY NOTWITHSTANDING, ANY DUTY OR WARRANTY BY GRAY HEREIN SHALL NOT APPLY TO THE DISCHARGE, DISPOSAL, ESCAPE, RELEASE OR SATURATION OF ANY POLLUTANT INTO THE ATMOSPHERE OR ANY BODY OF WATER OR ON OUTCROP IN CONTACT WITH THE SURFACE OR SUBSURFACE OF LAND. FOR PURPOSE OF THIS SECTION, THE WORD "POLLUTANT" SHALL MEAN ANY SOLID, LIQUID, GASEOUS OR THERMAL EFFLUENT OR CONTAMINANT INCLUDING BUT NOT LIMITED TO SMOKE, VAPOR, SOOT, FLAMES, ACIDS, ALKALIS, CHEMICALS AND WASTE AND SHALL INCLUDE ANY HAZARDOUS SUBSTANCE. THE CAPACITY OF THE FACILITY AND THE DESIGN OF ANY OF ITS PARTS, SO AS TO PREVENT THE ESCAPE, RELEASE, DISCHARGE, DISPOSAL OR SATURATION OF POLLUTANTS SHALL BE THE SOLE RESPONSIBILITY OF THE CUSTOMER.

NOTICE: UNLESS OTHERWISE AGREED IN WRITING, GRAY CONSTRUCTION IS THE SOLE OWNER OF ALL PROPRIETARY RIGHTS, INCLUDING COPYRIGHTS AND ANY TRADE SECRETS IN THE MATTER CONTAINED HEREIN. ANY DISCLOSURE, REPRODUCTION OR REVISION OF THIS DOCUMENT OR ANY PORTION THEREOF IS SPECIFICALLY PROHIBITED UNLESS PREVIOUSLY APPROVED IN WRITING BY GRAY.

CORP. SEAL

A NEW MANUFACTURING FACILITY FOR
PROJECT LEEWARD
COLUMBIA, TN

ENLARGED GRADING
AND DRAINAGE PLAN

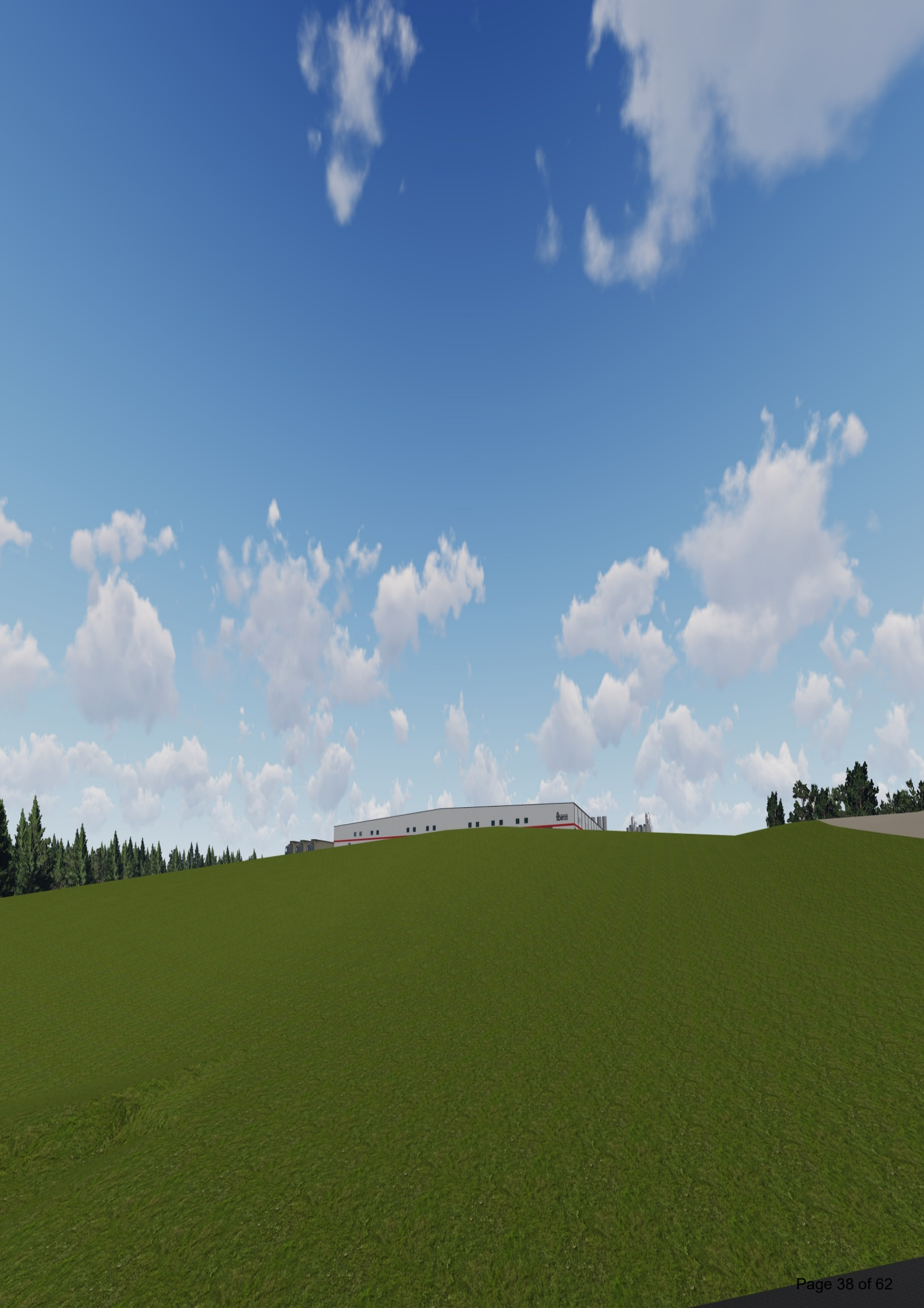
JOB NUMBER
2022069

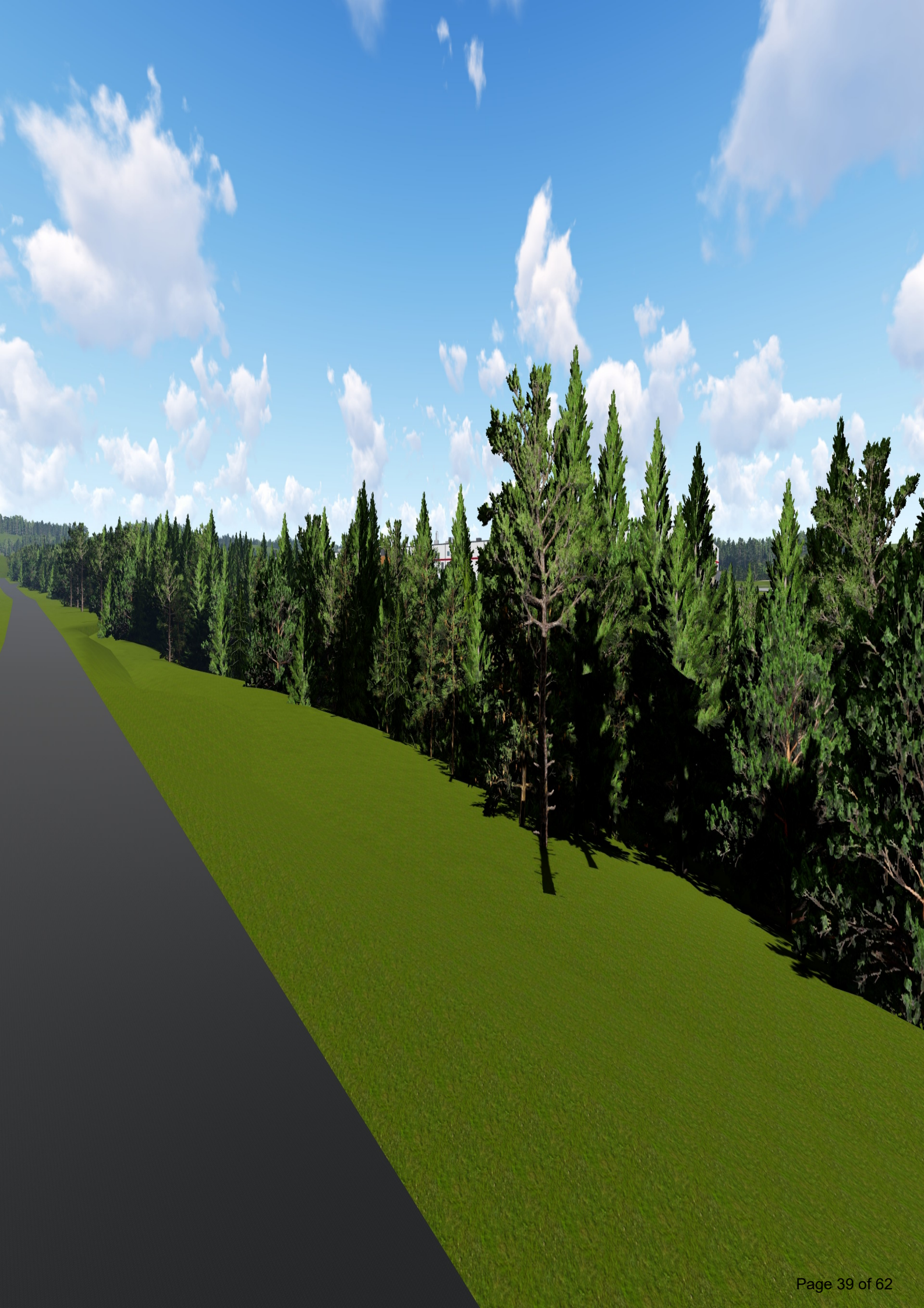
SHEET NUMBER
C-504

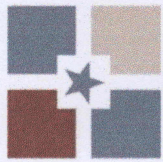












ARCHITECTURAL REVIEW TEAM
PROJECT DEVELOPMENT APPLICATION
DEADLINE: 3RD MONDAY OF THE MONTH AT 4:00 PM

ADDRESS/LOCATION			
	TAX MAP: 101	GROUP: NA	PARCEL: 31.00
SUMMARY OF NATURE OF REQUEST AND WORK	The project consists of the design and subsequent construction administration services for an approximate 722,548-sf Composite Decking Manufacturing and Storage Facility with an integrated Office Area on an approximate 240 acre Greenfield site. The new facility is expected to include/consist of the following major building elements: Single story building, including an office area, constructed of Conventional Steel, Insulated Metal Panel walls, (painted/finished) Tilt-Up Concrete walls, Fiberon Composite Wood Decking walls, Single Ply membrane roofing system, external gutters and downspouts, Low-E tinted Tinted Glazing, Overhead Sectional and Coiling Doors, Metal and Glass Skylights, Illuminated Building Signage, etc.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	10/12/2022	<i>Pre-application meetings are scheduled for Wednesdays between 8 and 10 am. Meeting must be requested by Monday of the same week.</i>
---	------------	---

SUBMITTAL REQUIREMENTS
10 copies of plan + PDF
Fold all submittals larger than 8½"x11"

SELECT REQUEST	PLAN SHALL INCLUDE
☒ Façade Approval ☐ Alternative Compliance Requested ☒ Other: Material Silos >45-ft but not visible from Hampshire Pike/HWY 43 due to elevation change and being tucked behind back side of building. We have site perspectives to scale to help convey this.	• Site Plan • Building elevations for <u>all sides</u> of the building: Color elevations, required, at legible scale, with all materials listed (materials board may be required) • If Alternative Compliance is requested, provide scope of alternative and description of proposed compliance. • Floor Plans for all new construction and façade remodels.

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. A representative for the project is required to be present at the meeting, at the request of the Commission.

APPLICANT

NAME	Joshua Foster	PHONE	443-904-6434
ADDRESS	500 W 5th St Charlotte, NC	EMAIL	jfoster@grayae.com

PROPERTY OWNER

NAME	Fiber Composite, LLC	PHONE	864-940-9224
ADDRESS	181 Random Dr, New London, NC	EMAIL	aroberts@thermatru.com

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

Joshua Foster

APPLICANT NAME



APPLICANT SIGNATURE

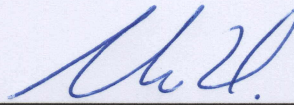
10/10/2022

DATE

** Zoning Ordinance Article 3.3.3, Applications will be reviewed for completeness within 5 days of submittal. Incomplete applications will be removed and the applicant will be notified by certified mail listing incomplete information.**

Manuel S. Zermeno

PROPERTY OWNER NAME



PROPERTY OWNER SIGNATURE

10/10/2022

DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			

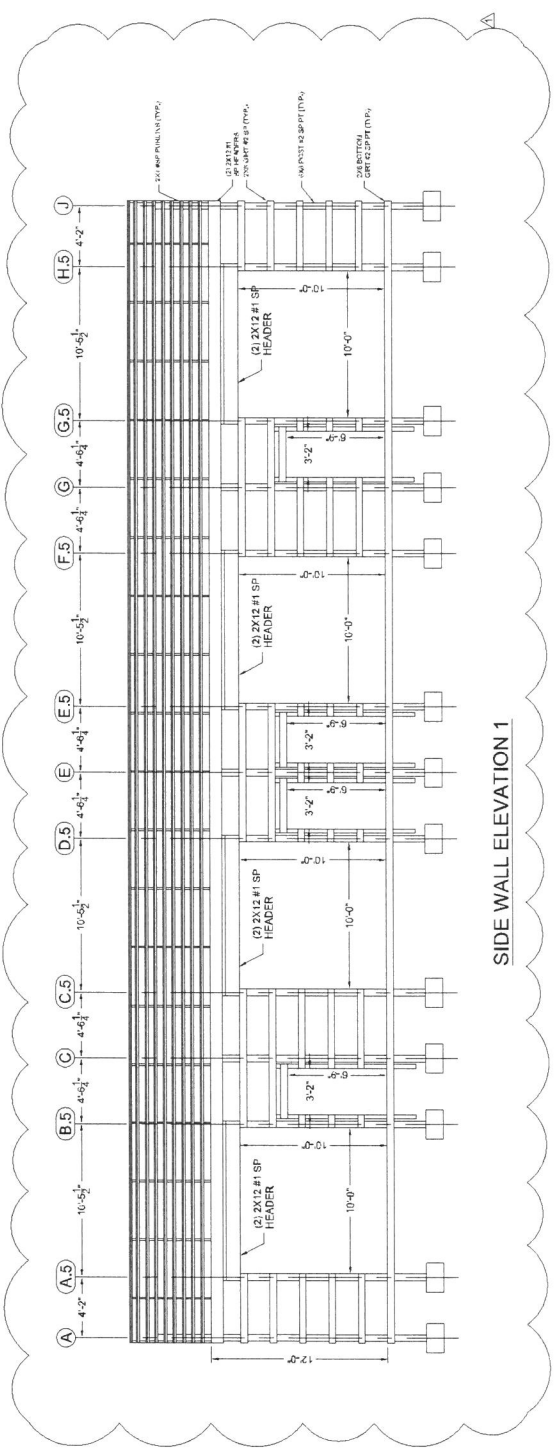
NOTE:
THIS STRUCTURE WILL NOT BE AN ADDITION ANY STRUCTURE EXISTING ON SITE AT THIS LOCATION.
IT IS DESIGNED AND INTENDED TO BE A STAND ALONG STRUCTURE.



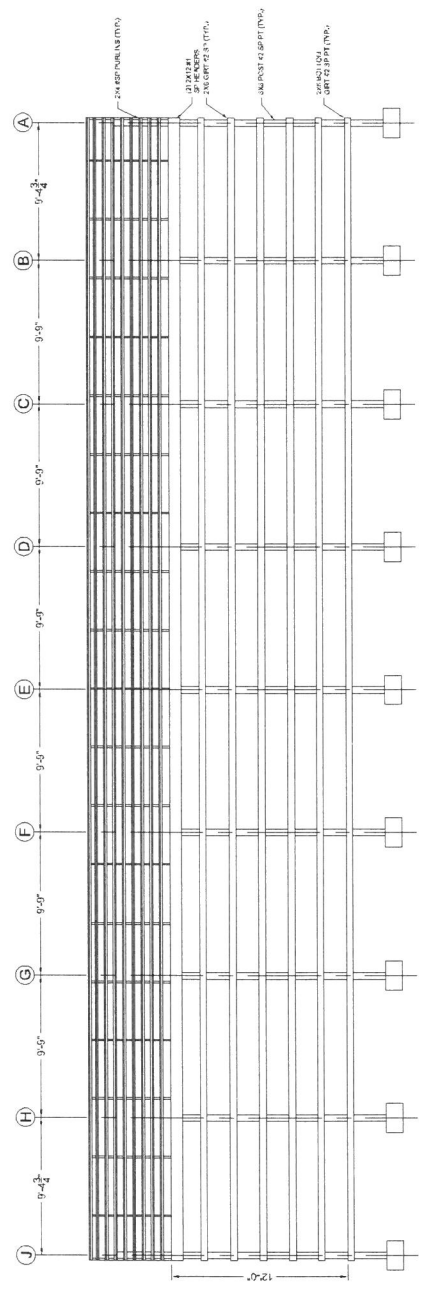
NO.	DESCRIPTION	REVISIONS:
1	GENERAL REVISION 6-17-22	

PROJECT IDENTIFICATION:
SUMMERTOWN METALS
INVOICE # 163471 - PAUL MCCULLOCH
732 ARMSTRONG LANE
COLUMBIA, TENNESSEE 38401

DRAWN BY: J.A.M.	SCALE: 1/4" = 1'-0"	DATE: 05-25-2022	SHEET NO. 2
---------------------	------------------------	---------------------	----------------



SIDE WALL ELEVATION 1



SIDE WALL ELEVATION 2

SEE NOTES ON SHEET 3

- ## GABLE WALL ELEVATION

ALL SURFACES SHALL BE CLAD W/ 29 GA CORRUGATED METAL SIDING W/ MIN. THICKNESS OF 0.0172" & MAX. RIB SPACING OF 9". (TYP.) UNO.

ALL METAL PANELS SHALL BE INSTALLED IN ACCORDANCE W/ DETAILS.

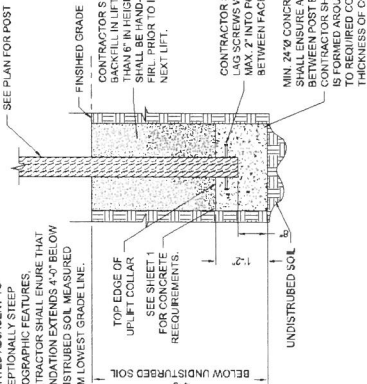
REFER TO STRUCTURAL FRAMING ELEVATIONS FOR ALL FRAMING REQUIREMENTS.

REFER TO STRUCTURAL DETAILS FOR FOUNDATION REQUIREMENTS.

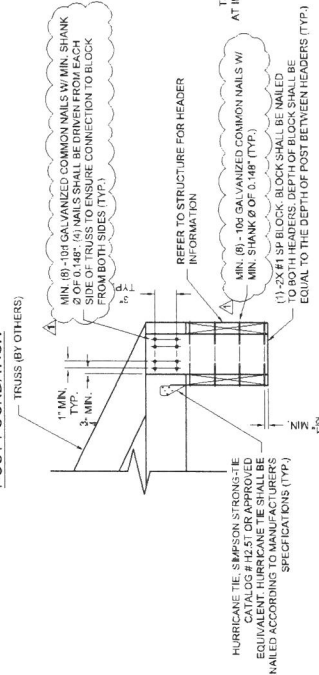
ALL FLASHING, SOFFITS & EXTERIOR TRIM SHALL BE INSTALLED ACCORDING TO CUSTOMER CONTRACT DOCUMENTS.

PANEL SEAMS & JOINTS SHALL BE FINISHED WITH FINISH PAINT MATCHING EXISTING WALL. CONTRACTOR SHALL ENSURE THAT METAL WALL PANELS RECEIVE THE REQUIRED SLOPE/PATTERN AS DESIGNATED WITHIN THIS PLAN SET.

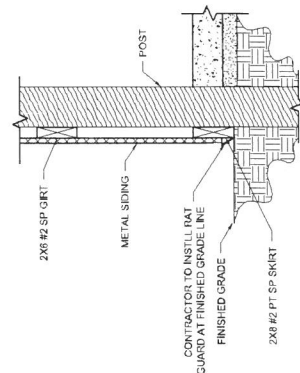
NOTES:
• WHERE POST FOUNDATIONS ARE SITUATED ADJACENT TO EXISTING FOUNDATIONS, CONTRACTOR SHALL ENSURE THAT FOUNDATIONS ARE PROPERLY UNDERMINED & REINFORCED FROM LOWEST GRADE LINE.



POST FOUNDATION

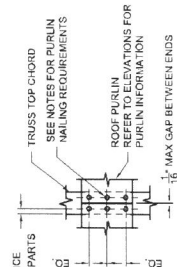


WOOD TRUSS TO HEADER CONNECTION

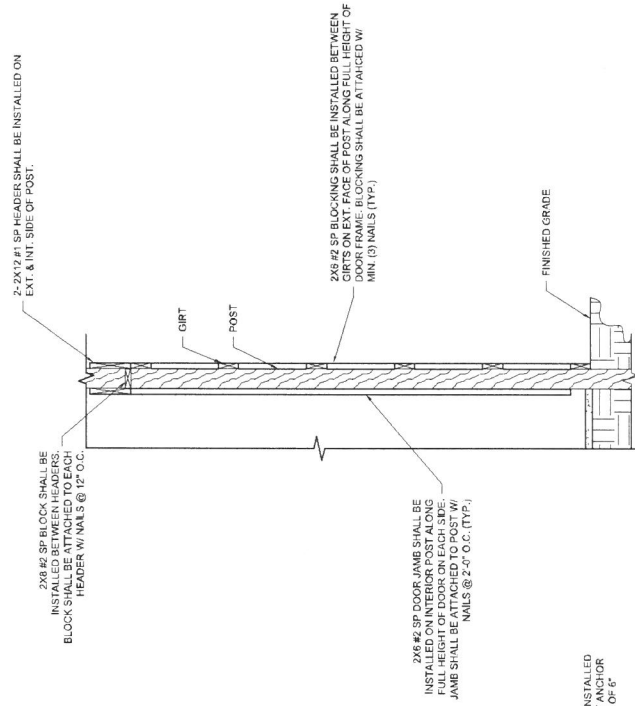


BOTTOM OF SIDING TRIM DETAIL

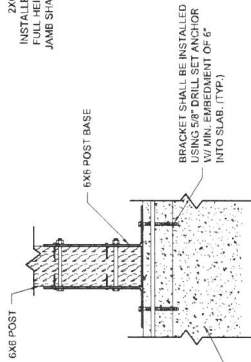
3/8" MIN. EDGE DISTANCE BETWEEN CONNECTED PARTS



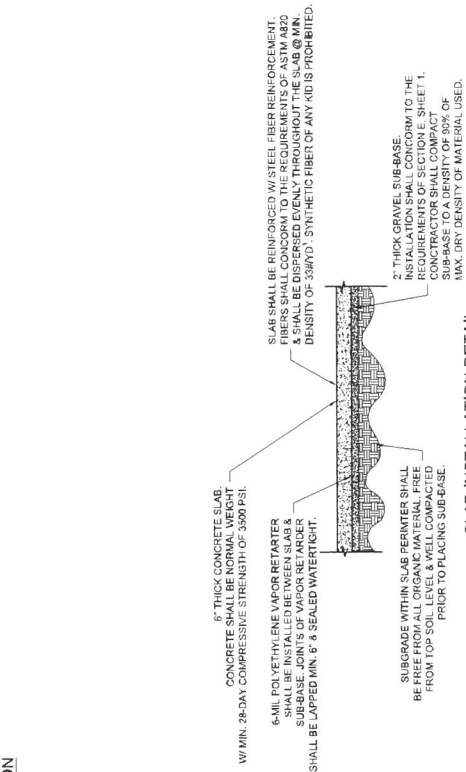
PURLIN SPLICE



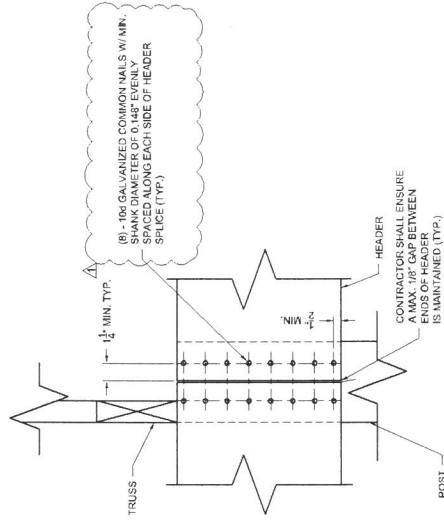
INTERIOR POST ANCHOR DETAIL



GARAGE DOOR FRAMING

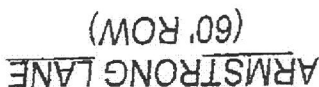


SLAB INSTALLATION DETAIL



HEADER SPLICE

IN ORID NORTH
QPS-TSPC



AMERICAN BANK NOTE COMPANY
ATTN: WARD A. URBAN
TAX MAP 101, PARCEL 34.06
DEED BOOK 1315, PAGE 825
PLAT BOOK P 10, PAGE 467

NOTES

The parcel is zoned R-10.

Sideline:

Elev. 78'

Sideline 10'

..... 20'

Five participants met on a fixed date (Monday) in a room at 421 McCord Ave. JHU 21412002.

SURVEYORS CERTIFICATE

SURVEYORS CERTIFICATE

I hereby certify that to the best of my knowledge and belief this is a true and correct summary of the property shown therein; that this is a Category 1 Survey as defined by the Standards of Practice; I licensed surveyors and that this is a reproduction of the certified survey in 1:10,000 scale shown herein.

ALBANY 6 PM

2000

John W. Alexander
Registered Land Surveyor, TN #2035
1481 Mooreville Pike, Columbia, TN 38451
PHONE: 931-698-2338
FAX: 931-698-2338

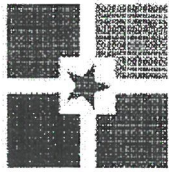
OWNERS:

THE SPACES OF COLUMBIA, TN LLC
6308 COUNTRY CLUB DRIVE
BRENTWOOD, TN 37027

ATTN: ADRIENNE
732 ARMSTRONG LANE
COLUMBIA, TN 38408

TAX MAP 101, PARCEL 34.11
DEED BOOK R2704, PAGE 111NY
PLAY BOOK 9, PAGE 28
CIVIL DISTRICT

Page 47 of 62



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

ARCHITECTURAL REVIEW TEAM
PROJECT DEVELOPMENT APPLICATION
DEADLINE: 3RD MONDAY OF THE MONTH AT 4:00 PM

ADDRESS/LOCATION	732 Armstrong Lane Columbia TN		
TAX MAP:	GROUP:	PARCEL:	
SUMMARY OF NATURE OF REQUEST AND WORK	We are building an exact copy of the Summer-town Metals storage building ^{new} building. We just completed on the property. This is a single storage building with concrete floor and metal sides with 4 garage doors. 78'x30' some elevation.		
REQUEST DATE FOR PRE-APPLICATION CONFERENCE	ASAP	Pre-application meetings are scheduled for Wednesdays between 8 and 10 am. Meeting must be requested by Monday of the same week.	

The building will have 4 garage spaces to be rented to tenants for personal storage.

SUBMITTAL REQUIREMENTS
10 copies of plan + PDF
Fold all submittals larger than 8 1/2 "x11"

SELECT REQUEST ☐ Façade Approval ☐ Alternative Compliance Requested ☒ Other: <u>Approval of some building</u> Plan approved before with all details already submitted to building codes.	PLAN SHALL INCLUDE • Site Plan • Building elevations for <u>all sides</u> of the building: Color elevations, required, at legible scale, with all materials listed (materials board may be required) • If Alternative Compliance is requested, provide scope of alternative and description of proposed compliance. • Floor Plans for all new construction and façade remodels.
--	---

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. A representative for the project is required to be present at the meeting, at the request of the Commission.

22-0304

APPLICANT

NAME	Paul McCulloch	PHONE	615-714-7781
ADDRESS	5206 Country Club Brentwood TN 37027	EMAIL	stachespaces@gmail.com

PROPERTY OWNER

NAME	Paul McCulloch	PHONE	615-714-7781
ADDRESS	5206 Country Club Brentwood TN 37027	EMAIL	stachespaces@gmail.com

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

Paul McCulloch

APPLICANT NAME

Paul McCulloch

APPLICANT SIGNATURE

10/10/22

DATE

* Zoning Ordinance Article 3.3.3, Applications will be reviewed for completeness within 5 days of submittal. Incomplete applications will be removed and the applicant will be notified by certified mail listing incomplete information.*

Paul McCulloch

PROPERTY OWNER NAME

Paul McCulloch

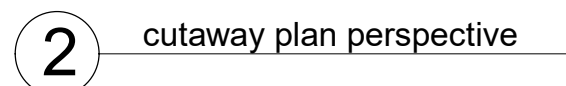
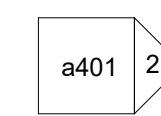
PROPERTY OWNER SIGNATURE

10/10/22

DATE

STAFF USE ONLY

DUCKET NO.	22-0304	FEE PAID	N/A
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			





project:

brookstone group office | warehouse

8,750 sf office | warehouse flex space
30xx hospitality drive | columbia, tennessee 38401



3 northeast building perspective

BR1		GLEN-GERY MODULAR BRICK COLOR: CARBON BLACK VELOUR
BR2		GLEN-GERY MODULAR BRICK COLOR: CHARCOAL GRAY VELOUR
WS1		HARDIE PLANK LAP SIDING - 8" EX JAMES HARDIE COLOR: SW7020 BLACK FOX
WS2		HARDIE PLANK LAP SIDING - 4" EX JAMES HARDIE COLOR: SW7015 REPOSE GRAY
SS1		STANDING SEAM METAL ROOF BIGBEE STEEL BUILDINGS COLOR: GALVALUME
PT1		METAL TRIM SMOOTH BIGBEE STEEL BUILDINGS COLOR: OLD TOWN GRAY

- 1 STANDING SEAM GABLE TRIM - REFER TO BIGBEE STEEL BUILDING DRAWINGS.
- 2 PREFINISHED ALUMINUM DOWNSPOUTS | COLOR TO MATCH: PAC-CLAD BURNISHED SLATE.
- 3 PREFINISHED GABLE TRIM WITH STEEL GUTTER | CHINEE SEAMLESS RAIN FEELER STYLE | COLOR TO MATCH: PAC-CLAD BURNISHED SLATE - REFER TO BIGBEE STEEL BUILDING DRAWINGS.
- 4 BRICK ROWLOCK @ TRANSITION & WINDOW SILLS.
- 5 EXTERIOR LIGHTING (LED WALL PACK) @ 10'-8" AFF - REFER TO ELECTRICAL.
- 6 EXTERIOR LIGHTING (LED WALL PACK) @ 15'-0" AFF - REFER TO ELECTRICAL.
- 7 HOSE BIBB - REFER TO PLUMBING.
- 8 PREMANUFACTURED ALUMINUM CANOPY - REFER TO DETAIL X/XXXX.
- 9 PREFINISHED ALUMINUM FLASHING/COPING AT TRANSITION FROM BRICK TO HARDWARE BANK LAP SIDING.
- 10 PAC-CLAD PAC-TITE COPING (TAPERED) | COLOR: PAC-CLAD BURNISHED SLATE.
- 11 HARDE TRIM BOARDS - 4/4 SMOOTH - PAINT TO MATCH ADJACENT FINISH.
- 12 MASONRY CONTROL JOINT

METAL FRAMING	
STOREFRONT U-FACTOR	0.50
ENTRANCE DOOR U-FACTOR	0.85
SHGC - ALL FRAME TYPES	
SHGC: PF < 0.25	0.40
SHGC: 0.25 < PF < 0.5	NR (NO REQUIREMENT)
SHGC: PF > 0.5	NR

ROOFS METAL BUILDING ROOF	U-0.052 REQUIRED - PER TABLE 402.1.2 PROLINER BUNDLED LINER SYSTEM R-30 U-0.049 PROVIDED
WALLS ABOVE GRADE METAL BUILDING WALLS	U-0.052 REQUIRED - PER TABLE 402.1.2 PROLINER BUNDLED LINER SYSTEM R-30 U-0.049 PROVIDED
SLAB-ON-GRADE FLOORS UNHEATED SLABS	R-10 FOR 24IN. BELOW
OPAQUE DOORS NON-SWINGING (GARAGE DOORS)	R-4.75

1. DOOR AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 14 - (CLEAR ANODIZED ALUMINUM)
2. GLAZING TO BE 1" INSULATED PPG SOLAR CLEAR AND SOLARBAN 60 (3) CLEAR

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF LEBANON ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF COLUMBIA, TN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE CODES DIRECTOR OR THE PLANNING COMMISSION.

ALL HVAC EQUIPMENT WILL BE PLACED AT GRADE AND ADEQUATELY SCREENED BY LANDSCAPING ELEMENTS.

north elevation	south elevation
brick 1448.79 (20.65%) a) carbon black 368.35 (5.20%) b) carbon black 117.44 (1.65%) c) carbon black 1.56 (0.02%) harden 186.33 (2.67%) a) carbon black 307.70 (4.37%) b) reposit 1847.28 (24.97%) d) window openings 136.07 (15.23%) total 7025.17	brick 382.1 (5.65%) a) carbon black 101.11 (1.36%) b) carbon black 31.10 (0.41%) harden 863.33 (47.51%) a) carbon black 307.70 (17.07%) b) reposit 455.95 (20.84%) d) window openings 439.66 (46.36%) total 1392.44
west elevation	east elevation
brick 1148.38 (11.44%) a) carbon black 80.23 (6.35%) b) carbon black 64.15 (6.51%) c) carbon black 117.19 (8.85%) harden 155.57 (4.43%) b) reposit 555.51 (44.83%) d) window openings 1 (0.04%) total 1002.06	brick 226.83 (7.39%) a) carbon black 172.61 (12.44%) b) carbon black 47.62 (3.77%) harden 1.005 (0.02%) a) carbon black 860.22 (7.82%) b) reposit 432.23 (34.25%) d) window openings 1 (0.01%) total 3068.91

revisions



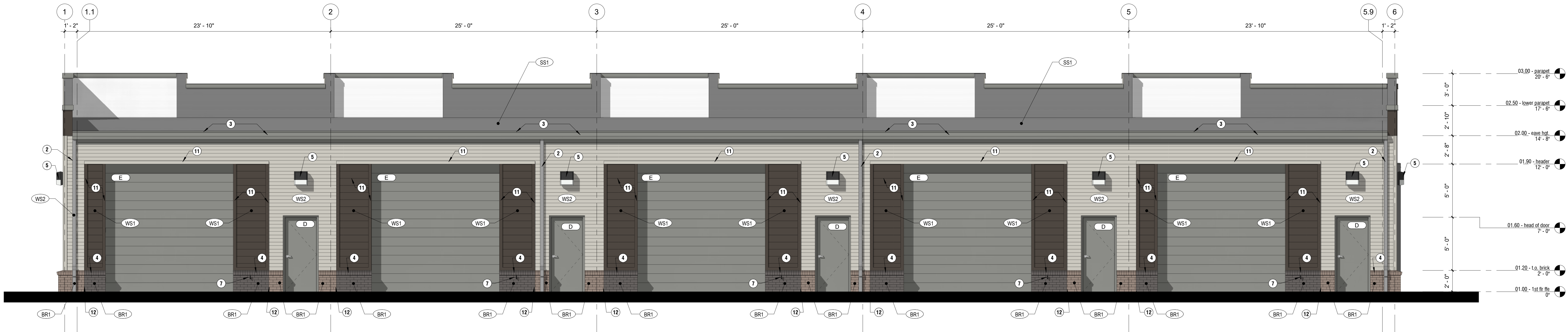
date: 11.21.2022
project no.: c22063.00

building
elevations

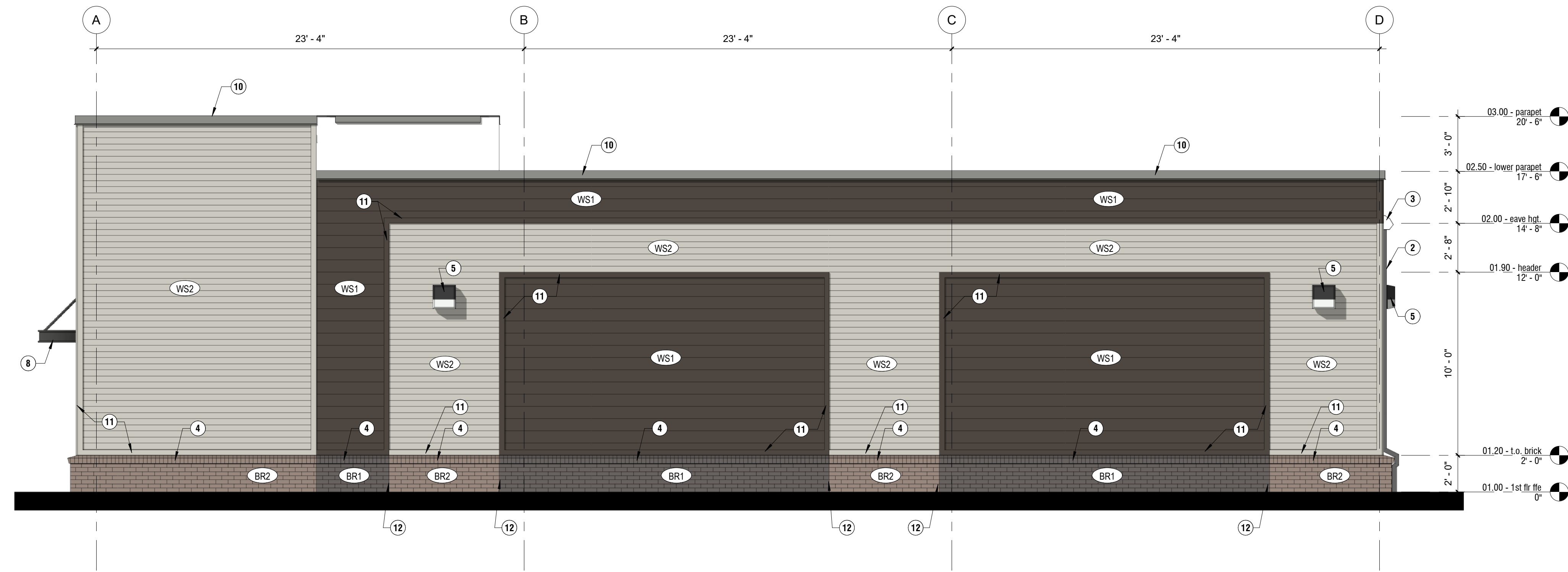
a400



This drawing and the design shown is the property of the Architect. The reproduction, copying, or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.



1 south building elevation
1/4" = 1'-0"



2 west building elevation
1/4" = 1'-0"



3 southwest building perspective

material legend

BR1	GLEN-GERY MODULAR BRICK COLOR: CARBON BLACK VELOUR
BR2	GLEN-GERY MODULAR BRICK COLOR: CHARCOAL GRAY VELOUR
WS1	HARDIE PLANK LAP SIDING - 8" EXPOSURE JAMES HARDIE COLOR: SW7020 BLACK FOX
WS2	HARDIE PLANK LAP SIDING - 4" EXPOSURE JAMES HARDIE COLOR: SW7015 REPOSE GRAY
SS1	STANDING SEAM METAL ROOF BIGBEE STEEL BUILDINGS COLOR: GALVALUME
PT1	METAL TRIM SMOOTH BIGBEE STEEL BUILDINGS COLOR: OLD TOWN GRAY

elevation keynotes

- STANDING SEAM GABLE TRIM - REFER TO BIGBEE STEEL BUILDING DRAWINGS.
- PREFINISHED ALUMINUM DOWNSPOUTS | COLOR TO MATCH: PAC-CLAD BURNISHED SLATE.
- PREFINISHED EAVE TRIM WITH STEEL GUTTER | CITY SEAMLESS RAIN GUTTER K-STYLE | COLOR TO MATCH: PAC-CLAD BURNISHED SLATE - REFER TO BIGBEE STEEL BUILDING DRAWINGS.
- BRICK ROWLOCK @ TRANSITION & WINDOW SILLS.
- EXTERIOR LIGHTING (LED WALL PACK) @ 10'-8" AFF - REFER TO ELECTRICAL.
- EXTERIOR LIGHTING (LED WALL PACK) @ 15'-6" AFF - REFER TO ELECTRICAL.
- HOSE BIBB - REFER TO PLUMBING.
- PREMANUFACTURED ALUMINUM CANOPY - REFER TO DETAIL X/XXXX.
- PREFINISHED ALUMINUM FLASHING/COPING AT TRANSITION FROM BRICK TO HARDIE PLANK LAP SIDING.
- PAC-CLAD PAC-TITE COPING; TAPERED | COLOR: PAC-CLAD BURNISHED SLATE.
- HARDIE TRIM BOARDS - 4/4 SMOOTH - PAINT TO MATCH ADJACENT FINISH.
- MASONRY CONTROL JOINT

zone 4 - building envelope requirements fenestration

METAL FRAMING STOREFRONT U-FACTOR ENTRANCE DOOR U-FACTOR	0.50 0.85
SHGC - ALL FRAME TYPES SHGC: PF < 0.25 SHGC: 0.25 < PF < 0.5 SHGC: PF > 0.5	0.40 NR (NO REQUIREMENT) NR

zone 4 - building envelope requirements

ROOFS METAL BUILDING ROOF	U-0.052 REQUIRED - PER TABLE 402.1.2 PROLINER BANDED LINER SYSTEM R-30 U-0.049 PROVIDED
WALLS ABOVE GRADE METAL BUILDING WALLS	U-0.052 REQUIRED - PER TABLE 402.1.2 PROLINER BANDED LINER SYSTEM R-30 U-0.049 PROVIDED
SLAB-ON-GRADE FLOORS UNHEATED SLABS	R-10 FOR 24IN. BELOW
OPAQUE DOORS NON-SWINGING (GARAGE DOORS)	R-4.75

general elevation notes

- DOOR AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 14 - (CLEAR ANODIZED ALUMINUM)
- GLAZING TO BE 1" INSULATED PPG SOLAR CLEAR AND SOLARBAN 60 (5) CLEAR

planning commission note

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF LEBANON ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF COLUMBIA, TN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE CODES DIRECTOR OR THE PLANNING COMMISSION.

hvac screening

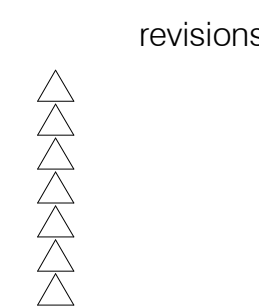
ALL HVAC EQUIPMENT WILL BE PLACED AT GRADE AND ADEQUATELY SCREENED BY LANDSCAPING ELEMENTS.

percentage of exterior materials

north elevation	east elevation
brick 485.79 sf (20.05%) a) carbon black velour 368.35 sf (15.20%) b) charcoal gray velour 117.44 sf (4.85%) hardie 1,568.31 sf (64.72%) a) black fox 721.03 sf (29.76%) b) repose gray 847.28 sf (34.97%) (door/window openings 369.07 sf (15.23%) total facade 2,423.17 sf	brick 99.21 sf (5.50%) a) carbon black velour 61.11 sf (3.39%) b) charcoal gray velour 38.10 sf (2.11%) hardie 863.53 sf (47.91%) a) black fox 307.70 sf (17.07%) b) repose gray 555.83 sf (30.84%) (door/window openings 639.69 sf (40.58%) total facade 1,802.34 sf
west elevation	total building
brick 144.38 sf (11.44%) a) carbon black velour 80.23 sf (6.36%) b) charcoal gray velour 64.15 sf (5.08%) hardie 1,117.19 sf (88.56%) a) black fox 551.57 sf (43.72%) b) repose gray 565.61 sf (44.83%) (door/window openings 0 sf (0%) total facade 1,291.56 sf	total brick building 956.21 sf (14.17%) total hardie building 4,584 sf (67.92%) total facade building 6,748.95 sf

project:

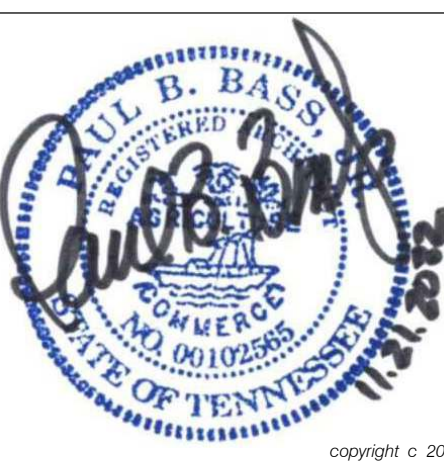
brookstone group office | warehouse
8,750 sf office | warehouse flex space
300x hospitality drive || columbia, tennessee 38401



date: 11.21.2022
project no.: c22063.00

building
elevations

a401





ARCHITECTURE | PLANNING

CONSORTIUM

1104 WEST MAIN STREET | FRANKLIN, TN 37064

www.consorti4.com

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INSPIRE

client:



BROOKSTONE GROUP
BROKERAGE • INVESTMENT • DEVELOPMENT

brookstone group office | warehouse flex space
8,750 sf office | warehouse flex space
30xx hospitality drive || columbia, tennessee 38401

revisions



ate: 11.21.2022
project no.: c22063.00

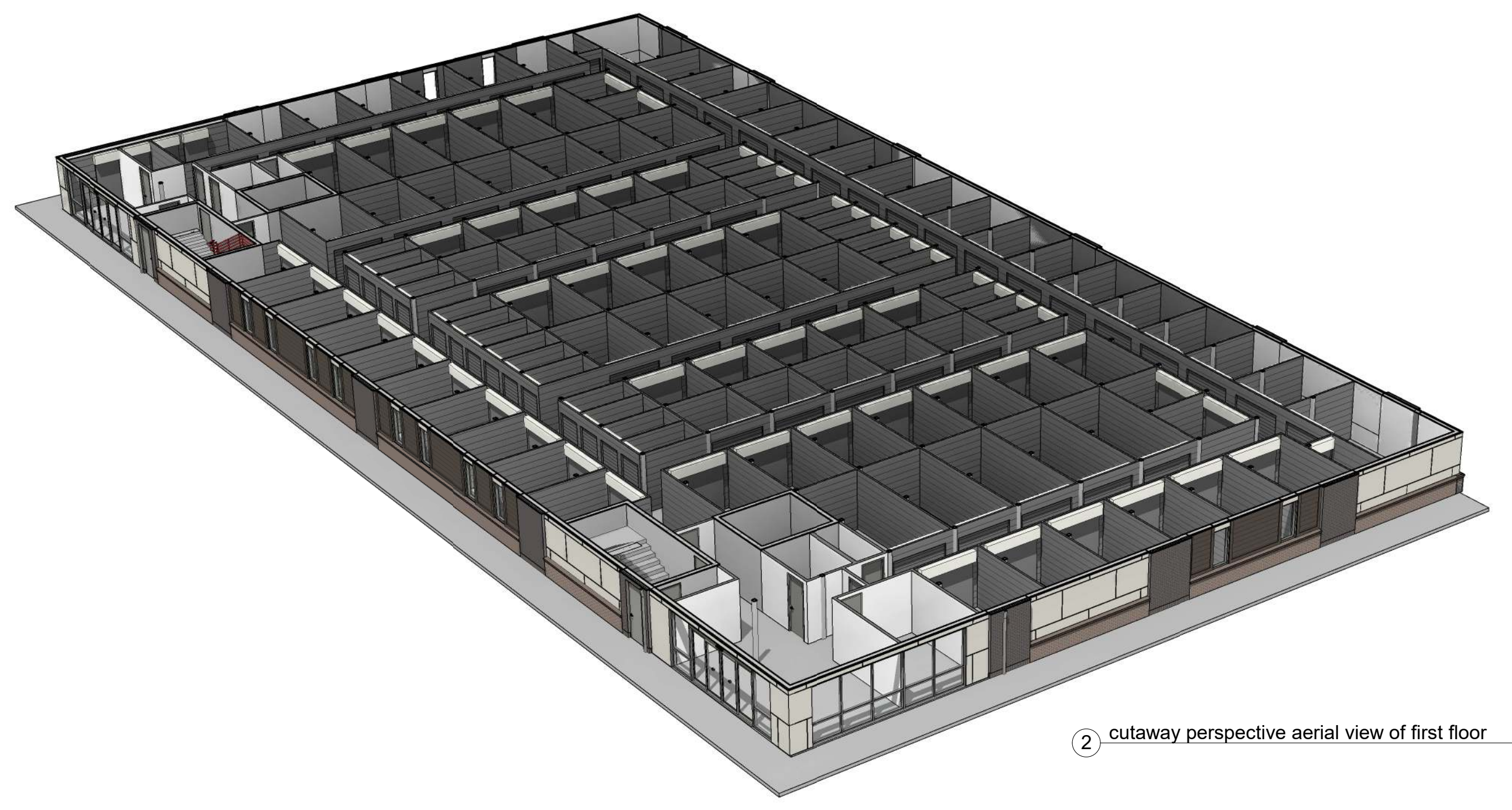
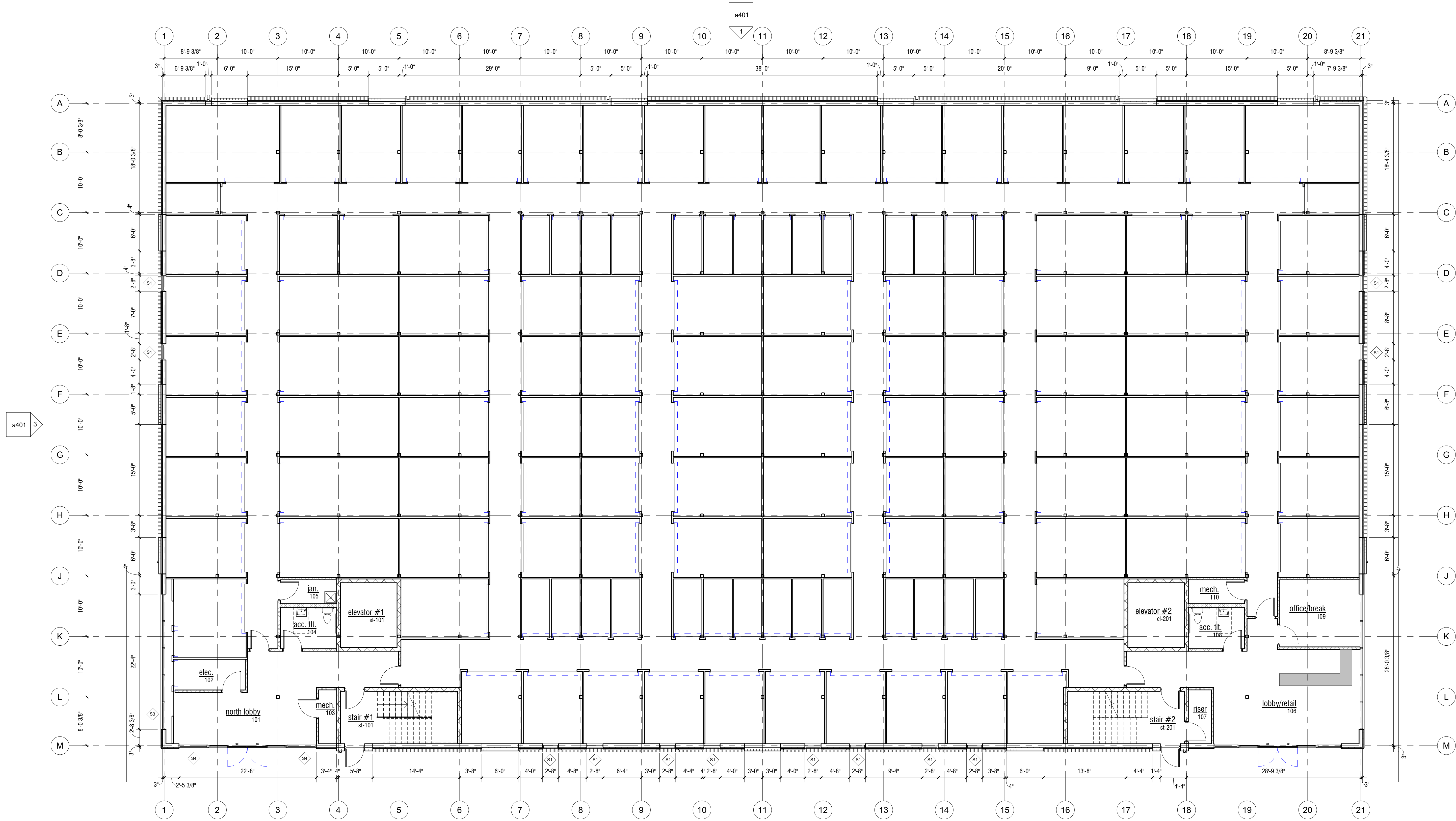
Project no.: c22063.00

building
perspectives

a410



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symbols

- NEW DOOR (TYPE A) - REFER TO SHEET A600
- SURFACE MOUNTED FIRE EXTINGUISHER CABINET - FEC

general notes

- REFER TO SHEET A600 FOR DOOR TYPES AND DOOR SCHEDULE.
- ALL PUBLIC CORRIDORS TO MAINTAIN A MINIMUM OF 44" CLEAR.
- RAISE UNIT STYLE DOORS TO MEET VENTILATION REQUIREMENTS - REFER TO MECHANICAL.

tactile egress signs

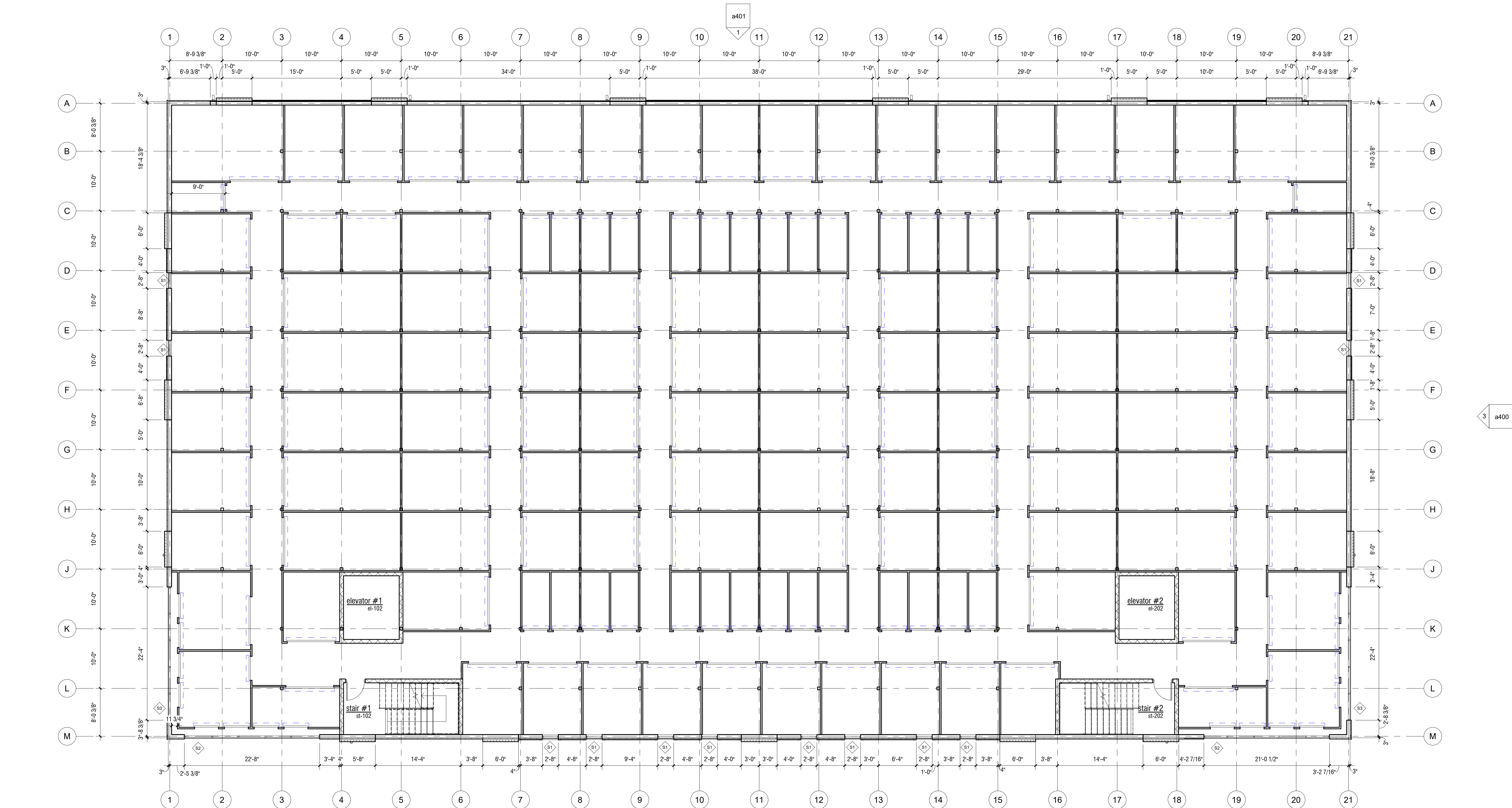
TACTILE EXIT SIGNS IN ACCORDANCE WITH ICC / ANSI A117.1 ARE REQUIRED BY EACH DOOR REQUIRING AN EXIT SIGN. SIGNS SHALL BE INSTALLED ON THE LATCH SIDE OF A DOOR OR ON THE RIGHT SIDE OF A DOUBLE DOOR. SIGNS SHALL BE INSTALLED SO THE BRAILLE TEST IS A MINIMUM OF 48-INCHES ABOVE THE FLOOR AND THE TACTILE TEXT IS A MINIMUM OF 60-INCHES ABOVE THE FLOOR.

plan notes

- 3 HOUR RATED STRUCTURAL CONCRETE COLUMN - REFER TO DETAIL 1/G111 - TABLE 722.2.4.
- CONCRETE WHEEL STOPS.
- PAINT DEMARCATION FOR PARKING STALLS.
- CABLE BARRIER RAILING - REFER TO SHEET S1.X.
- PORTABLE FIRE EXTINGUISHER MOUNTED TO ADJACENT WALL - REFER TO DETAIL 5/G300.
- EXTENTS OF FLOOR ABOVE.
- TRENCH DRAIN - REFER TO PLUMBING.
- SAFETY BOLLARD.
- INSTALL COMPONENTS FOR FUTURE INSTALLATION OF EVOCHARGE LEVEL 2 EVSE ELECTRIC CAR CHARGER.
- EXPOSED CMU FACE TO BE PAINTED.

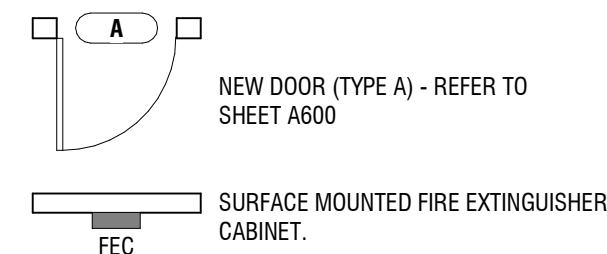
wall legend

- W-1 EIFS OVER WOOD STUD FRAMED EXTERIOR WALL ASSEMBLY - REFER TO DETAIL 9/g200
- W-1A EIFS OVER WOOD STUD FRAMED EXTERIOR WALL ASSEMBLY WITH NO GYP. - REFER TO DETAIL 9/g200
- W-1B EIFS OVER METAL STUD FRAMED EXTERIOR WALL ASSEMBLY - REFER TO DETAIL 10/g200
- W-2 HORIZONTAL SIDING OVER WOOD STUD FRAMED EXTERIOR WALL ASSEMBLY - REFER DETAIL 14/g200
- W-4 BRICK VENEER OVER WOOD STUD FRAMED EXTERIOR WALL ASSEMBLY - REFER TO DETAIL 12/g200
- W-5 BRICK VENEER OVER 6" METAL STUD FRAMED EXTERIOR WALL ASSEMBLY - REFER TO DETAIL 13/g200
- W10 TWO HOUR RATED CMU SHAFT WALL WITH METAL STUD FURR OUT - SEE DETAIL 19/g200
- W-11 TWO HOUR RATED CMU SHAFT WALL - REFER TO DETAIL 18/g200
- W-12 EIFS OVER TWO HOUR RATED CMU SHAFT WALL - REFER TO DETAIL 11/g200
- W-13 CMU SHAFT WALL - REFER TO DETAIL XX/g200
- W-20 8" CONCRETE SHAFT WALL - REFER TO DETAIL XX/g200



1
a400

symbols



general notes

1. REFER TO SHEET A400 FOR DOOR TYPES AND DOOR SCHEDULE.
2. ALL PUBLIC CORRIDORS TO MAINTAIN A MINIMUM OF 44" CLEAR.
3. RAISE UNIT STYLE DOORS TO MEET VENTILATION REQUIREMENTS - REFER TO MECHANICAL.

tactile egress signs

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plan notes

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4. CABLE BARRIER RAILING - REFER TO SHEET S1.X.
5. PORTABLE FIRE EXTINGUISHER MOUNTED TO ADJACENT WALL - REFER TO DETAIL 5/G300.
6. EXTENTS OF FLOOR ABOVE.
7. TRENCH DRAIN - REFER TO PLUMBING.
8. SAFETY BOLLARD.
9. INSTALL COMPONENTS FOR FUTURE INSTALLATION OF EVCHARGE LEVEL 2 EVSE ELECTRIC CAR CHARGER.
10. EXPOSED CMU FACE TO BE PAINTED.

1 second floor noted plan
1/8" = 1'-0"

SCALE: 1/8" = 1'-0" (ARCH-E1 30"x42")
0' 4' 8' 16' 24'

wall legend

	W-1 EIFS OVER WOOD STUD FRAMED EXTERIOR WALL ASSEMBLY - REFER TO DETAIL 9/q200
	W-1A EIFS OVER WOOD STUD FRAMED EXTERIOR WALL ASSEMBLY WITH NO GYP - REFER TO DETAIL 9/q200
	W-1B EIFS OVER METAL STUD FRAMED EXTERIOR WALL ASSEMBLY - REFER TO DETAIL 10/q200
	W-2 HORIZONTAL SIDING OVER WOOD STUD FRAMED EXTERIOR WALL ASSEMBLY - REFER DETAIL 14/q200
	W-4 BRICK VENEER OVER WOOD STUD FRAMED EXTERIOR WALL ASSEMBLY - REFER TO DETAIL 12/q200
	W-5 BRICK VENEER OVER 8" METAL STUD FRAMED EXTERIOR WALL ASSEMBLY - REFER TO DETAIL 13/q200
	W10 TWO HOUR RATED CMU SHAFT WALL WITH METAL STUD FURR OUT - SEE DETAIL 19/q200
	W-11 TWO HOUR RATED CMU SHAFT WALL - REFER TO DETAIL 18/q200
	W-12 EIFS OVER TWO HOUR RATED CMU SHAFT WALL - REFER TO DETAIL 11/q200
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revisions

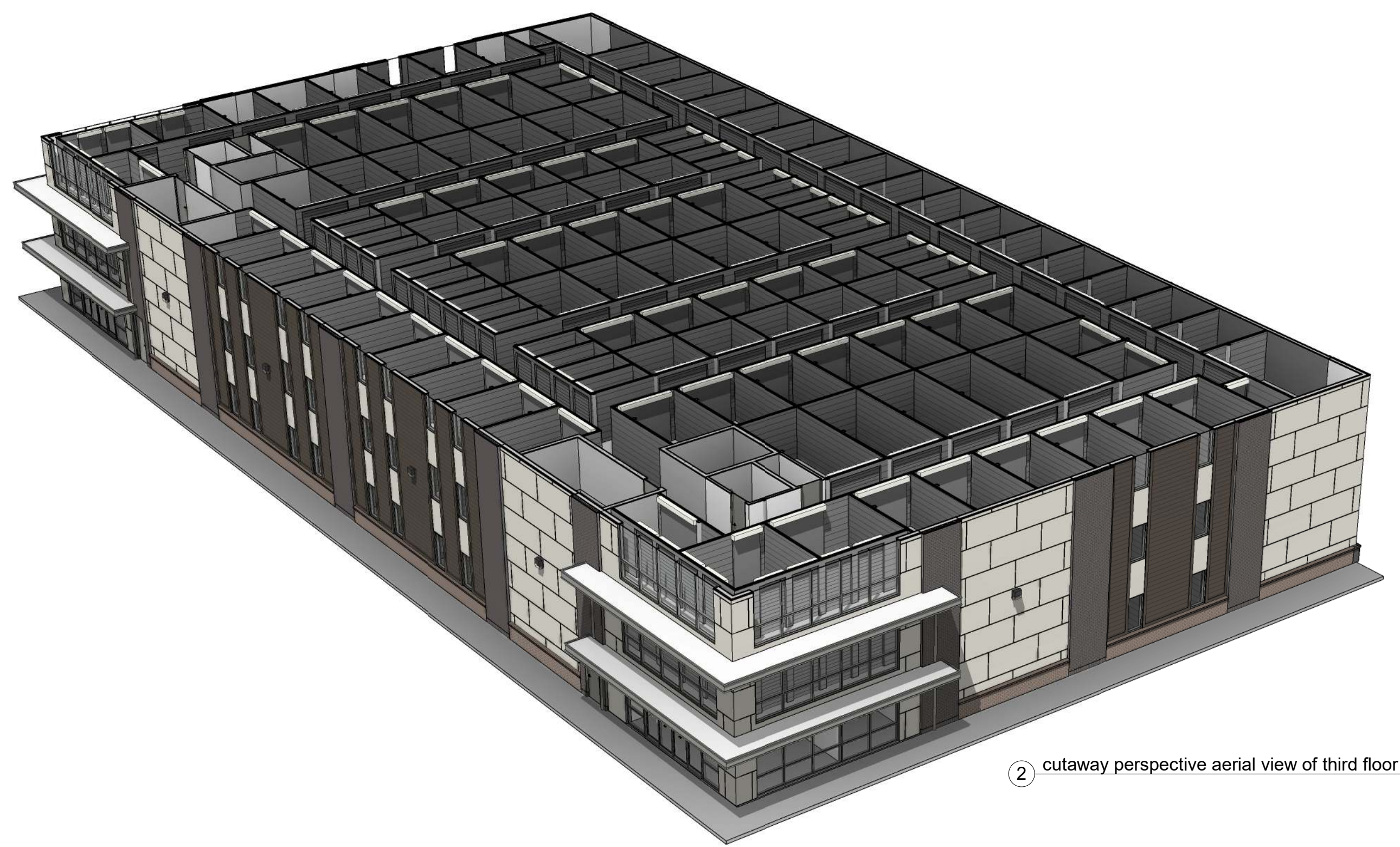


date: 11.21.2022
project no.: c22056.00

second floor noted plan

a120





 NEW DOOR (TYPE A) - REFER TO SHEET A600
SURFACE MOUNTED FIRE EXTINGUISHER CABINET.
FEC

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- ② CONCRETE WHEEL STOPS.
- ③ PAINT DEMARCATION FOR PARKING STALLS.
- ④ CABLE BARRIER RAILING - REFER TO SHEET **S1.X**.
- ⑤ PORTABLE FIRE EXTINGUISHER MOUNTED TO ADJACENT WALL - REFER TO DETAIL S/6300.
- ⑥ EXTENTS OF FLOOR ABOVE.
- ⑦ TRENCH DRAIN - REFER TO PLUMBING.
- ⑧ SAFETY BOLLARD.
- ⑨ INSTALL COMPONENTS FOR FUTURE INSTALLATION OF EVOCHARGE LEVEL 2 ZEVE ELECTRIC CAR CHARGER
- ⑩ EXPOSED CMU FACE TO BE PAINTED.

	W-1 EPS OVER WOOD STUD FRAMED EXTERIOR WALL ASSEMBLY - REFER TO DETAIL 9/g200
	W-1A EPS OVER WOOD STUD FRAMED EXTERIOR WALL ASSEMBLY WITH NO GYP. - REFER TO DETAIL 9/g200
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	W-2 HORIZONTAL SIDING OVER WOOD STUD FRAMED EXTERIOR WALL ASSEMBLY - REFER DETAIL 14/g200
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	W-11 TWO HOUR RATED CMU SHAFT WALL - REFER TO DETAIL 18/g200
	W-12 EPS OVER TWO HOUR RATED CMU SHAFT WALL - REFER TO DETAIL 11/g200
	W-13 CMU SHAFT WALL - REFER TO DETAIL 10/g200
	W-20 8" CONCRETE SHAFT WALL - REFER TO DETAIL 10/g200

brookstone self storage
three-story || 64,800 gross sf self-storage facility
2500 hospitality drive || columbia, tennessee 38401

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2 perspective view of front elevations

material legend

BR1	GLEN-GERY MODULAR BRICK COLOR: CARBON BLACK VELOUR
BR2	GLEN-GERY MODULAR BRICK COLOR: CHARCOAL GRAY VELOUR
WS1	SIDING - 8" REVEAL HARDIE COLOR: SW7020 BLACK FOX
PNL1	REVEAL PANEL SYSTEM HARDIE COLOR: SW7015 REPOSE GRAY
SS1	STANDING SEAM METAL ROOF BIGBEE STEEL BUILDINGS COLOR: GALVALUME
MTL1	METAL TRIM SMOOTH BIGBEE STEEL BUILDINGS COLOR: OLD TOWN GRAY

elevation keynotes

- EXTERIOR LIGHTING - REFER TO ELECTRICAL.
- PROPOSED LOCATION FOR EXTERIOR SIGNAGE - A SEPARATE SIGNAGE PERMIT APPLICATION WILL BE INITIATED FOR REQUIRED SIGNAGE APPROVALS.
- PREFINISHED ALUMINUM DOWNSPOUTS || COLOR TO MATCH: PAC-CLAD BURNISHED SLATE.
- BRICK ROWLOCK @ TRANSITION & WINDOW SILLS.
- HOSE BIBB - REFER TO PLUMBING.
- PREMANUFACTURED ALUMINUM CANOPY - REFER TO DETAIL X/XXX.
- PREFINISHED ALUMINUM FLASHING/COPING AT TRANSITION FROM BRICK TO HARDIE PLANK LAP SIDING.
- PAC-CLAD PAC-TITE COPING: TAPERED || COLOR: PAC-CLAD BURNISHED SLATE.
- HARDIE TRIM BOARDS - 4/4 SMOOTH - PAINT TO MATCH ADJACENT FINISH.
- MASONRY CONTROL JOINT.
- SPANDREL GLAZING - REFER TO THE STOREFRONT SCHEDULE.
- BRICK SOLDIER COURSE - MODULAR BRICK SIZE - REFER TO MATERIAL LEGEND FOR COLOR.
- WALL PACK AT 15'-6" AFF - REFER TO ELECTRICAL.

zone 4 - building envelope requirements fenestration

METAL FRAMING	
FIXED FENESTRATION	0.38
OPERABLE FENESTRATION	0.45
ENTRANCE DOORS	0.77
SHGC - ALL FRAME TYPES	
SHGC: PF = 0.20	SEW 0.38
SHGC: 0.20 < PF < 0.50	NORTH 0.46
SHGC: PF > 0.50	0.43
	0.58

zone 4 - building envelope requirements

ROOFS	
INSULATION ENTIRELY ABOVE DECK	R-25 CONTINUOUS
ATTIC AND OTHER	R-38
WALLS ABOVE GRADE	
METAL FRAMED	R-13 + R-7.5 CONTINUOUS
METAL BUILDINGS	R-19 + R-11.4 CONTINUOUS
SLAB-ON-GRADE FLOORS	
UNHEATED SLABS	R-10 FOR 24IN. BELOW
OPAQUE DOORS	
NON-SWINGING	R-4.75

general elevation notes

- DOOR AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 29 - (BLACK ALUMINUM - AA-M10C21A44)
- GLAZING TO BE 1" INSULATED PPG SOLAR CLEAR AND SOLARBAN 60 (3) CLEAR

planning commission note

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF COLUMBIA, TN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS DIRECTOR OR THE PLANNING COMMISSION.

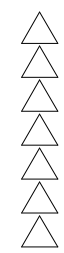
hvac screening

ALL HVAC EQUIPMENT WILL BE PLACED ON THE ROOF AND ADEQUATELY SCREENED BY THE CONTINUOUS PARAPET.

percentage of exterior materials

north elevation	south elevation
brick 1,288.85 sf (29.98%) a) carbon black velour 1,052.79 sf (24.47%) b) charcoal gray velour 236.06 sf (5.49%) hardie 2,391.75 sf (55.60%) a) black fox 751.15 sf (17.46%) b) repose gray 1,640.60 sf (38.14%) (door/window openings 621.33 sf (14.44%) total facade 4,301.50 sf	brick 1,206.97 sf (29.92%) a) carbon black velour 1,062.93 sf (25.52%) b) charcoal gray velour 234.04 sf (5.40%) hardie 2,416.85 sf (55.75%) a) black fox 751.58 sf (17.33%) b) repose gray 1,665.52 sf (38.42%) (door/window openings 621.33 sf (14.33%) total facade 4,305.18 sf
west elevation	east elevation
brick 1,580.21 sf (31.13%) a) carbon black velour 2,018.10 sf (25.13%) b) charcoal gray velour 482.11 sf (6.00%) hardie 4,101.41 sf (71.07%) a) black fox 2,009.28 sf (25.02%) b) repose gray 2,092.73 sf (26.85%) (door/window openings 1,428.94 sf (17.79%) total facade 8,030.56 sf	brick 1,985.14 sf (28.28%) a) carbon black velour 1,421.72 sf (20.25%) b) charcoal gray velour 563.42 sf (8.03%) hardie 5,035.53 sf (71.72%) a) black fox 2,009.28 sf (25.02%) b) repose gray 1,487.73 sf (21.18%) (door/window openings 0 sf (0%) total facade 7,020.67 sf
total brick building 7,071.17 sf (28.85%) total hardie building 13,945.57 sf (56.87%) total facade building 23,888.24 sf	

revisions



date: 11.21.2022
project no.: c22056.00

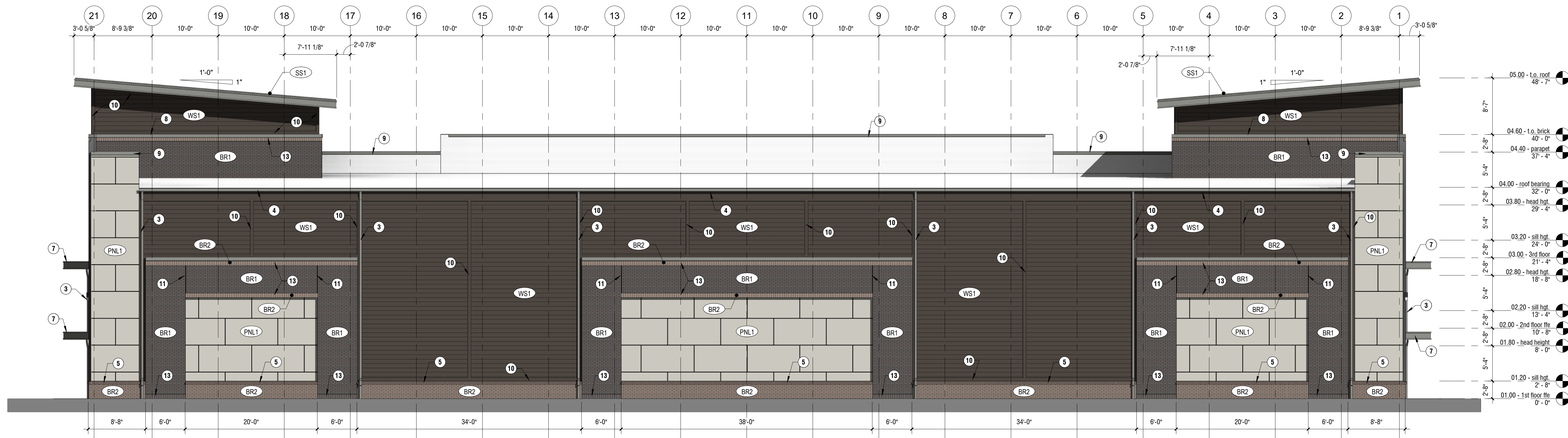
building elevations

a400

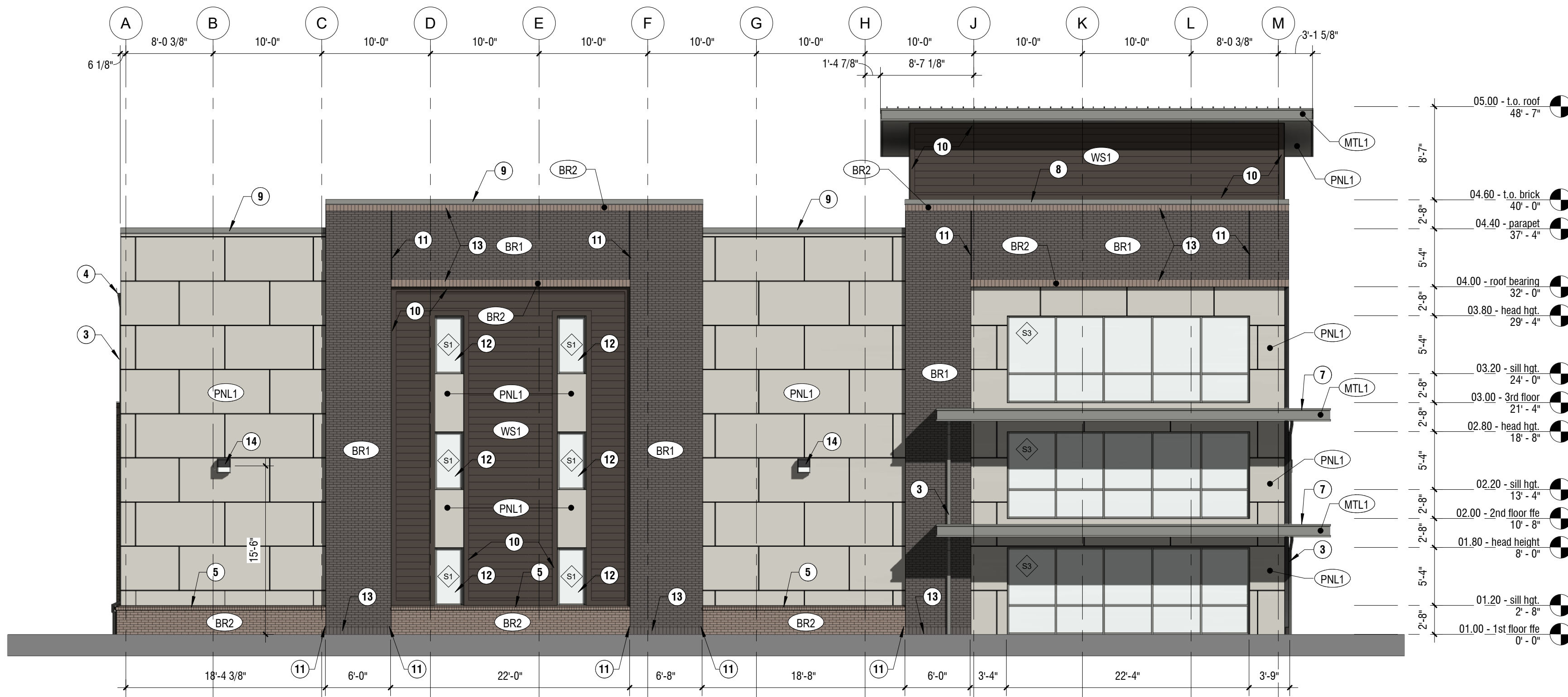




2 perspective view rear facade



1 east elevation (rear)
1/8" = 1'-0"



3 north elevation (left)
1/8" = 1'-0"

material legend



GLEN-GERY || MODULAR BRICK
COLOR: CARBON BLACK VELOUR



GLEN-GERY || MODULAR BRICK
COLOR: CHARCOAL GRAY VELOUR



SIDING - 8" REVEAL || HARDIE
COLOR: SW7020 BLACK FOX



REVEAL PANEL SYSTEM || HARDIE
COLOR: SW7015 REPOSE GRAY



STANDING SEAM METAL ROOF ||
BIGBEE STEEL BUILDINGS
COLOR: GALVALUME



METAL TRIM SMOOTH ||
BIGBEE STEEL BUILDINGS
COLOR: OLD TOWN GRAY

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- PREFINISHED EAVE TRIM WITH STEEL GUTTER | CITY SEAMLESS RAIN GUTTER K-STYLE | COLOR TO MATCH: PAC-CLAD BURNISHED SLATE.
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- HOSE BIBB - REFER TO PLUMBING.
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zone 4 - building envelope requirements fenestration

METAL FRAMING	
FIXED FENESTRATION	0.38
OPERABLE FENESTRATION	0.45
ENTRANCE DOORS	0.77
SHGC - ALL FRAME TYPES	
SHGC: PF < 0.20	0.46
SHGC: 0.20 < PF < 0.50	0.53
SHGC: PF > 0.50	0.58

zone 4 - building envelope requirements

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INSULATION ENTIRELY ABOVE DECK ATTIC AND OTHER	R-25 CONTINUOUS R-38
WALLS ABOVE GRADE	
METAL FRAMED	R-13 + R-7.5 CONTINUOUS
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planning commission note

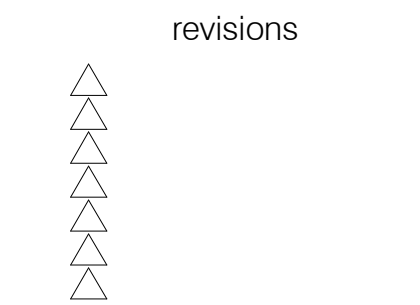
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hvac screening

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percentage of exterior materials

north elevation	south elevation
brick 1,288.85 sf (29.96%) a) carbon black velour 1,062.79 sf (24.47%) b) charcoal gray velour 226.06 sf (5.49%) hardie 2,391.75 sf (55.60%) a) black fox 751.15 sf (17.46%) b) repose gray 1,640.60 sf (38.14%) (door/window openings 621.33 sf (14.44%) total facade 4,301.93 sf	brick 1,296.97 sf (29.92%) a) carbon black velour 1,062.93 sf (25.52%) b) charcoal gray velour 234.04 sf (5.40%) hardie 2,416.88 sf (55.75%) a) black fox 751.36 sf (17.35%) b) repose gray 1,665.52 sf (38.42%) (door/window openings 621.33 sf (14.43%) total facade 4,335.18 sf
west elevation	east elevation
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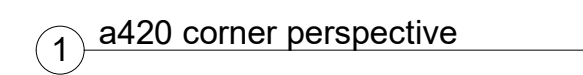


date: 11.21.2022
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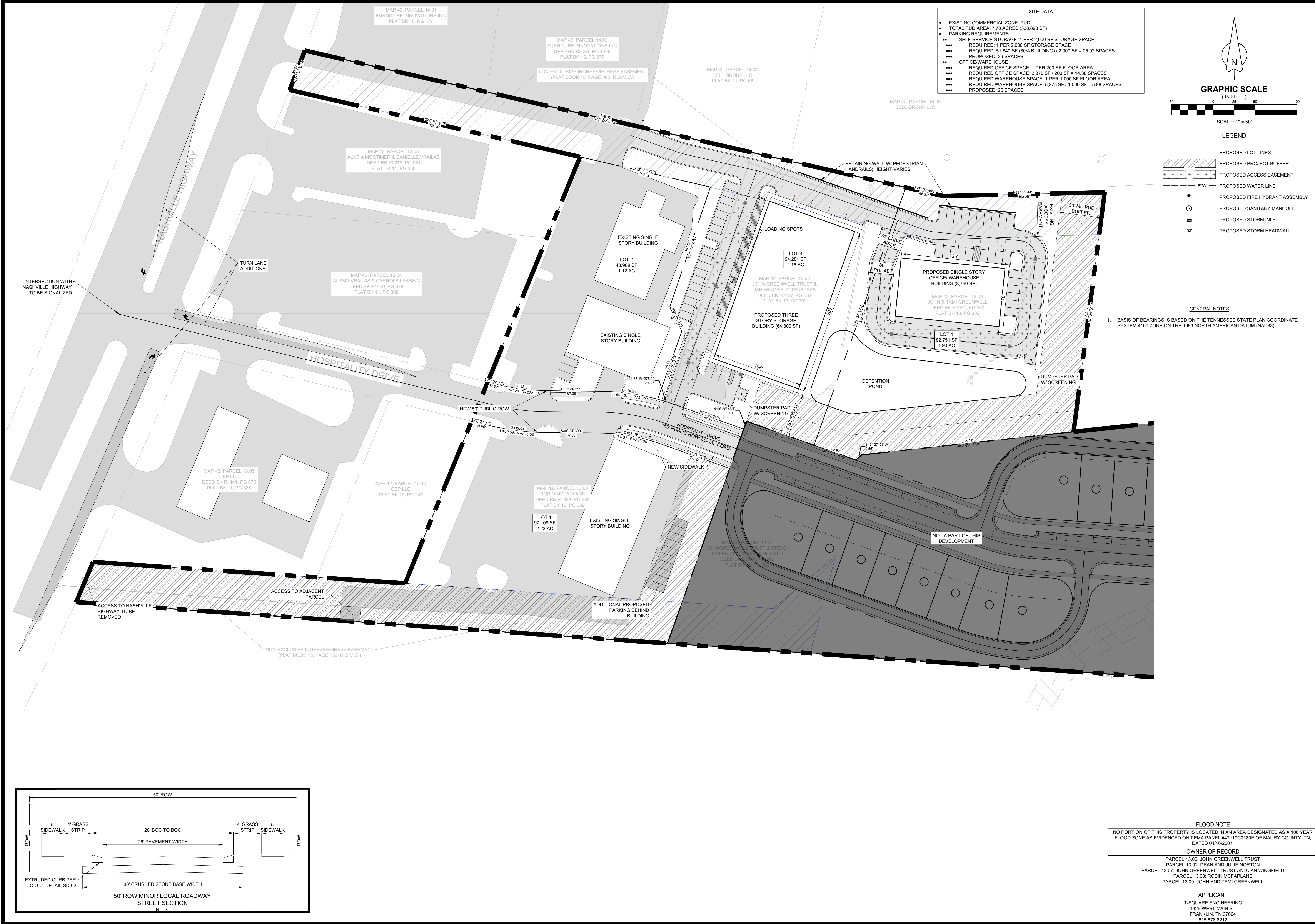
building elevations

a401

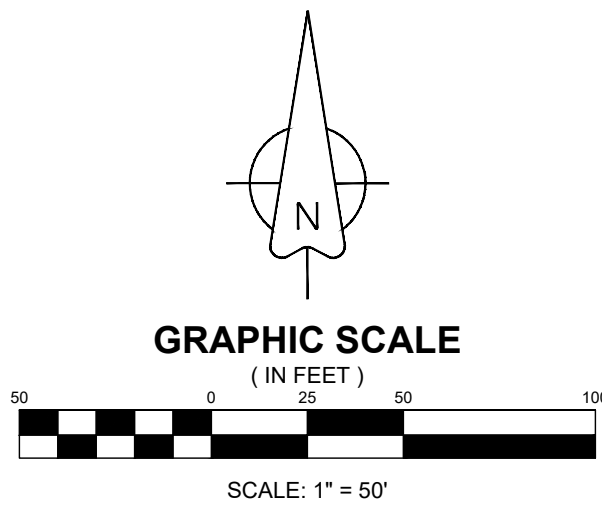




P:\Projects\2022-0335 Nashville Hwy - Greg Smith\Production\22-0335 Preliminary PUD Plan.dwg, 1/14/2022 1:07:47 AM



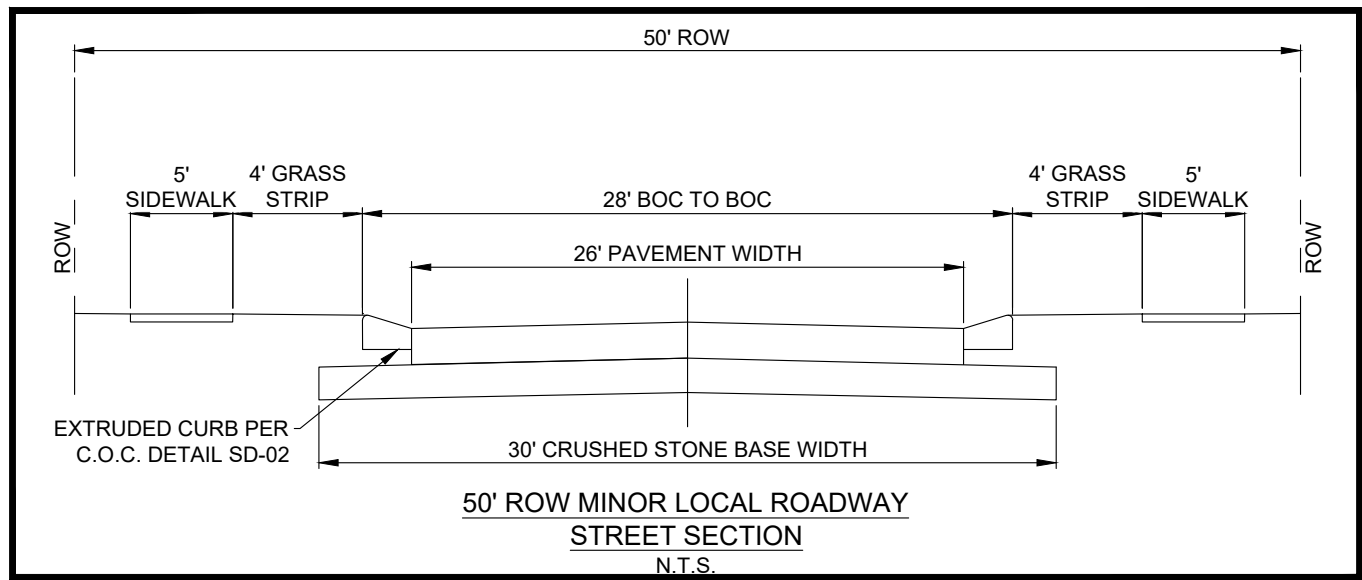
- SITE DATA**
- EXISTING COMMERCIAL ZONE: PUD
 - TOTAL PUD AREA: 7.78 ACRES (338,893 SF)
 - PARKING REQUIREMENTS
 - SELF-SERVICE STORAGE: 1 PER 2,000 SF STORAGE SPACE
 - REQUIRED: 1 PER 2,000 SF STORAGE SPACE
 - REQUIRED: 51,840 SF (80% BUILDING) / 2,000 SF = 25.92 SPACES
 - PROPOSED: 29 SPACES
 - OFFICE/WAREHOUSE
 - REQUIRED OFFICE SPACE: 1 PER 200 SF FLOOR AREA
 - REQUIRED OFFICE SPACE: 2,875 SF / 200 SF = 14.38 SPACES
 - REQUIRED WAREHOUSE SPACE: 1 PER 1,000 SF FLOOR AREA
 - REQUIRED WAREHOUSE SPACE: 5,875 SF / 1,000 SF = 5.88 SPACES
 - PROPOSED: 25 SPACES



- LEGEND**
- PROPOSED LOT LINES
 - PROPOSED PROJECT BUFFER
 - PROPOSED ACCESS EASEMENT
 - 8"W --- PROPOSED WATER LINE
 - PROPOSED FIRE HYDRANT ASSEMBLY
 - ⊙ PROPOSED SANITARY MANHOLE
 - PROPOSED STORM INLET
 - PROPOSED STORM HEADWALL

GENERAL NOTES

1. BASIS OF BEARINGS IS BASED ON THE TENNESSEE STATE PLAN COORDINATE SYSTEM 4100 ZONE ON THE 1983 NORTH AMERICAN DATUM (NAD83)



PRELIMINARY MASTER PUD DEVELOPMENT PLAN

MAP 42, PARCELS 13.00, 13.02,
13.07, 13.08, 13.09
COLUMBIA, TENNESSEE

REVISIONS

NO. DATE

DATE: 1/12/22
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

WYNSONG VALLEY



FLOOD NOTE	
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL #47119C0180E OF MAURY COUNTY, TN, DATED 04/16/2007.	
OWNER OF RECORD	
PARCEL 13.00: JOHN GREENWELL TRUST PARCEL 13.02: DEAN AND JULIE NORTON PARCEL 13.07: JOHN GREENWELL TRUST AND JAN WINGFIELD PARCEL 13.08: ROBIN MCFARLANE PARCEL 13.09: JOHN AND TAMI GREENWELL	
APPLICANT	
T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212	

PROJECT
22-0335

SHEET
C-2.0





ARCHITECTURAL REVIEW TEAM
PROJECT DEVELOPMENT APPLICATION
DEADLINE: 3RD MONDAY OF THE MONTH AT 4:00 PM

ADDRESS/LOCATION	2258 Nashville Highway		
	TAX MAP: 42	GROUP:	PARCEL: 13.00, 13.07
SUMMARY OF NATURE OF REQUEST AND WORK	13.08, 13.09		
	We are requesting approval for an addition to an existing CEG-PUD at Map 42, Parcel 13.00, 13.07, 13.08 and 13.09. This revision will include the addition of a self-service storage unit building and an office/warehouse building.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	8/19/22	Pre-application meetings are scheduled for Wednesdays between 8 and 10 am. Meeting must be requested by Monday of the same week.
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SUBMITTAL REQUIREMENTS
10 copies of plan + PDF
Fold all submittals larger than 8½"x11"

SELECT REQUEST	PLAN SHALL INCLUDE
☒ Façade Approval ☐ Alternative Compliance Requested ☐ Other: _____	• Site Plan • Building elevations for <u>all sides</u> of the building: Color elevations, required, at legible scale, with all materials listed (materials board may be required) • If Alternative Compliance is requested, provide scope of alternative and description of proposed compliance. • Floor Plans for all new construction and façade remodels.

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. A representative for the project is required to be present at the meeting, at the request of the Commission.

APPLICANT

NAME	T-Square Engineering	PHONE	615.678.8212
ADDRESS	1329 West Main Street, Franklin, TN	EMAIL	Allison.Baldwin@T2-Eng.com

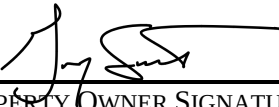
PROPERTY OWNER

NAME	Gregory T Smith	PHONE	615-970-1483
ADDRESS	PO Box 1301 Franklin TN 37065	EMAIL	greg@brookstonegroupllc.com

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

<u>Allison Baldwin</u>	<u>Allison Baldwin</u>	<u>11/14/22</u>
APPLICANT NAME	APPLICANT SIGNATURE	DATE

* Zoning Ordinance Article 3.3.3, Applications will be reviewed for completeness within 5 days of submittal. Incomplete applications will be removed and the applicant will be notified by certified mail listing incomplete information.*

<u>Gregory T Smith</u>	<u></u>	<u>7-18-22</u>
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			