



The Columbia Architectural Design Review Team will meet on Tuesday, January 17, 2023 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. December 2022 Minutes

III. Old Business

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

Documents:

1. Staff Report
2. Site Plan
3. Application

IV. New Business

1. Request from Advance Paving for new construction facade approval at [2349 Park Plus Drive](#).

Documents:

1. Staff Report
2. Construction Drawings
3. Application

2. Request from Brookstone Group for facade alterations at [2500 and 2501 Hospitality Drive](#).

Documents:

1. Staff Report
2. Elevations
3. Site Plan
4. Application

3. Request from Cole Murphy for facade approval of new townhome construction off Honey Farm Way being a portion of [Tax Map 51 Parcel 58](#).

Documents:

1. Staff Report
2. Architectural Sets
3. Elevation Schemes
4. Specifications Sheet
5. Application

V. 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
December 13, 2022

CALL TO ORDER:

The December meeting of the Architectural Design Review Team for the City of Columbia was called to order at 9:03 a.m. The meeting was held in Conference Room A, City Hall basement level.

ROLL CALL: All present and included the following:

Present were: Mr. Randy McBroom
Mr. James Sloan
Ms. Kara Williams

Others attending: Mr. Austin Brass, City Planner
Mr. Glenn Harper, City Engineer
Mr. Kevin McCarthy, Planning Associate II
Ms. Sandra Richardson, Secretary
Ms. Melissa Sanders, Planning Associate I

Mr. Brass noted that the City does have a new Zoning Ordinance and within the new Zoning Ordinance it does not allow staff to be a voting member. Staff still will provide the Board with recommendations and reviews of the code. Therefore, the Board does have a quorum with three members present.

APPROVAL OF MINUTES:

Mr. Sloan made the motion to approve the November minutes, with Mr. McBroom seconding the motion. The motion passed with a vote of three to zero.

3. Old Business

AGENDA ITEM #3.1

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. The applicant has requested to change the Commercial site to a mixed-use site to allow for a ground floor retail, and upper floor residential.

Discussion and Motion:

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December 13, 2022

Mr. Benjamin Sexton was present to answer questions. Discussion included renderings, elevations, floor plan, the south elevation needed a little love, the material change as the brick turns the corner then becomes siding, and language in the Zoning Ordinance. Mr. Sloan stated from a design standpoint he would want that elevation to look similar and more like the north elevation where the brick continues for eight or ten feet inward. Mr. Sexton stated that they started out that way, and changed it. He also said they are happy to change that to brick. Further discussion included bricking the whole thing, bricking where the two down spouts are, making it intentional, and different brick color. Mr. Sloan stated that was one of the material changes from one façade to the next, and another was roof top units. Mr. Sexton stated that the units will be screened from three sides, and if you can see the units it would be from the back. He also stated that they could continue the parapet across the back to eliminate that. Mr. Sloan stated that he believes that you probably want see them from the street, but it would be nice to try to tuck them in to see if they can be screened a little better. Mr. Sexton stated that they may be able to look at raising the parapet wall. Additional discussion included they prefer continuous gutters with down spouts, low maintenance roof, raise the side parapets one foot, column base on north and east elevation, and half brick. Mr. Brass stated for clarity before the motion will be made, are you proposing the brick to just be at the base. Mr. Sloan stated brick just as the base, and the other columns can stay composite material all the way up. Mr. Brass stated one more thing for clarity before the motion is made the Board discussed that the lap siding would be a brick. Ms. Williams stated at least to the down spouts. Mr. Sloan stated that he would prefer to see it again to verify that, but the idea is at least to the down spout ideally similar to the other side. Mr. Sexton asked if bricking it all the way would work, trying to avoid the step in, in the center. Ms. Williams stated that she would just brick it to half way between the two windows, at a minimum to the drain spouts. He stated what the brick does is it allow them to have one nice piece of gutter all the way across, and they want have to stop and start it. Mr. Sloan stated that the idea is that you don't have one big flat plain of anything brick or siding, and try not to have corner change material. Mr. Brass stated that it needs to be resubmitted by the deadline date, if the Board chooses to do a deferral. Mr. Harper stated that there are two ways to do it, you can do a deferral or you can make a motion to approve with conditions. Mr. Sexton stated that he humbly asks the Board to approve with the conditions. Further discussion included sticking to the deadline date for resubmittals, how you do the back, and the location, changing brick colors, cohesive perspective, brick past the down spout, and run the brick half way to parapet on the opposite side. Mr. Sloan stated half way between the parapet on the opposite side, on the south elevation you run the brick. Mr. Sloan made a conditional motion to approve with brick as the material as the base on the north and east elevation post ground floor, and to add in brick on the south elevation equal distance between the parapets

City of Columbia
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December 13, 2022

on the opposing elevation to where there is alternating brick then siding then brick on that south elevation. Raise the three- side parapet up one foot. Mr. Brass stated what we are proposing here is the lap siding in the center will remain, brick will be on the picture shown, raise the parapet to make sure that the HVAC units will be screened, and then in addition to that the columns will have a brick base with the composite remaining. Ms. Williams seconded the motion. Motion to approve with condition passed three 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. There will be some visibility from the bypass. The reason this Board is seeing this item, because in the new ordinance special districts that are Industrial do require approval from this board. The concrete wall is an approved material per the Ordinance.

Discussion and Motion:

Joshua Foster, Adam Roberts, and Manuel Zermeno, with Fiberon, were present to answer questions. Discussion included site perspective, low elevation, HVAC, screen buffer, colors on the drawing, tree screening, building pad, silos in the back, visibility, forty-foot elevation, aerial view, seeing the top of the building, industrial building on the bypass, parapet in the office, the larger roof a way to not have them so random, circulating the air, and you can't see the rooftop units from the road. Mr. Sloan asked (the elevation is flat) do you have the rooftop plan. Further discussion included it is placed on the grid, the units are on the back side of the slope, exhaust fans, you will see the screening more than you will the units, parapet wall, cricket, the grid lines are ninety feet, corrugated, renderings, interlocking, accent metal panel, charcoal running vertical, the white is running horizontal, the charcoal panels are the same material, limited visibility, and the building is forty foot higher than the highway. Mr. Sloan moved to approve, with Ms. Williams seconding. Motion to approve passed three to zero.

4. New Business:

Case #ART-2022-0304

Request from Paul McCulloch for façade approval of new storage building construction at 732 Armstrong Lane.

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December 13, 2022

Staff Recommendation:

Mr. Brass presented the Team with the details of the agenda item.

Discussion and Motion:

The applicant was not present to answer questions. Discussion included when no one is present the Board normally defer. Ms. Williams moved to defer, with Mr. McBroom seconding. Motion to defer passed three to zero.

Case #ART-2022-0309

Request from T-Square Engineering for façade approval of new self-storage and office/warehouse construction within a Planned Unit Development at 2558 Nashville Highway.

Staff Recommendation:

Mr. Brass presented the Team with the details of the agenda item. This request is within an existing PUD. When the new code was adopted in July there is language in there about whenever you make a change of use to an existing PUD it is required to follow the new code standard. The standards that we look at for this item is the MU PUD. Within the MU PUD self-storage facility is not permitted. Mr. Brass stated that he had a discussion with Ms. Baldwin about that this morning. This item was denied previously therefore it lost all of its reviewing rights, so it is required to follow the new code for use. However, there is an additional item that was proposed in this submittal, it was for a flex building that consists of an office unit with a bathroom, and with a storage facility. Office type flex building would be a permitted use; however, self-storage is not. The primary material type would meet the ordinance showing a combination of fiber cement board with a brick base.

Discussion and Motion:

Allison Baldwin, T-Square Engineering, and Greg Smith, property owner, were present to answer questions. Discussion included renderings, and looking at the storage facility. Mr. Brass stated that he advised that the self-storage is not allowed, therefore there is no review on that. Additional discussion included this Board can only look at design, it would have been nice to know this before now, appearance, particular uses being permitted, material, site plan, existing building, the west elevation will face the highway, landscape buffer, detention pond, office flex, and meets architectural. Ms. Williams stated that she approved the design of the office space. Additional discussion included redesigning the site, the same built, and the elements will be the same. Ms. Williams moved to approve the design of the business mixed use property. Mr. Sloan asked about making sure the units are properly screened from the south. Further discussion included the

City of Columbia
ARCHITECTURAL DESIGN REVIEW TEAM
December 13, 2022

parapet, an option to put the units on the side and screen them with plant material, not seeing the units from the front, and the type of units. Ms. Williams made her motion contingent on screening if rooftop HVACs are used, with Mr. Sloan seconding. Motion passed three to zero.

5. OTHER BUSINESS:

There was no new business presented.

6. ADJOURNMENT:

Ms. Williams moved to adjourn with Mr. McBroom seconding. Motion to adjourn passed four to zero. Meeting adjourned at 10:11 a.m.

DRAFT

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

ART 22-0304

APPLICANT/OWNER

Paul McCulloch

MEETING DATE

N/A

PROPERTY ADDRESS/LOCATION

732 Armstrong Lane

PROJECT DESCRIPTION: 732 Armstrong Lane Building

The applicant is requesting façade approval for the construction of a 2,340 SF storage facility that will consist of a corrugated metal façade in an SD LI Character District.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
SD-LI (Special District Light Industrial)	Storage Facility	SD-LI/ Industrial	2,340 SF Building	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.

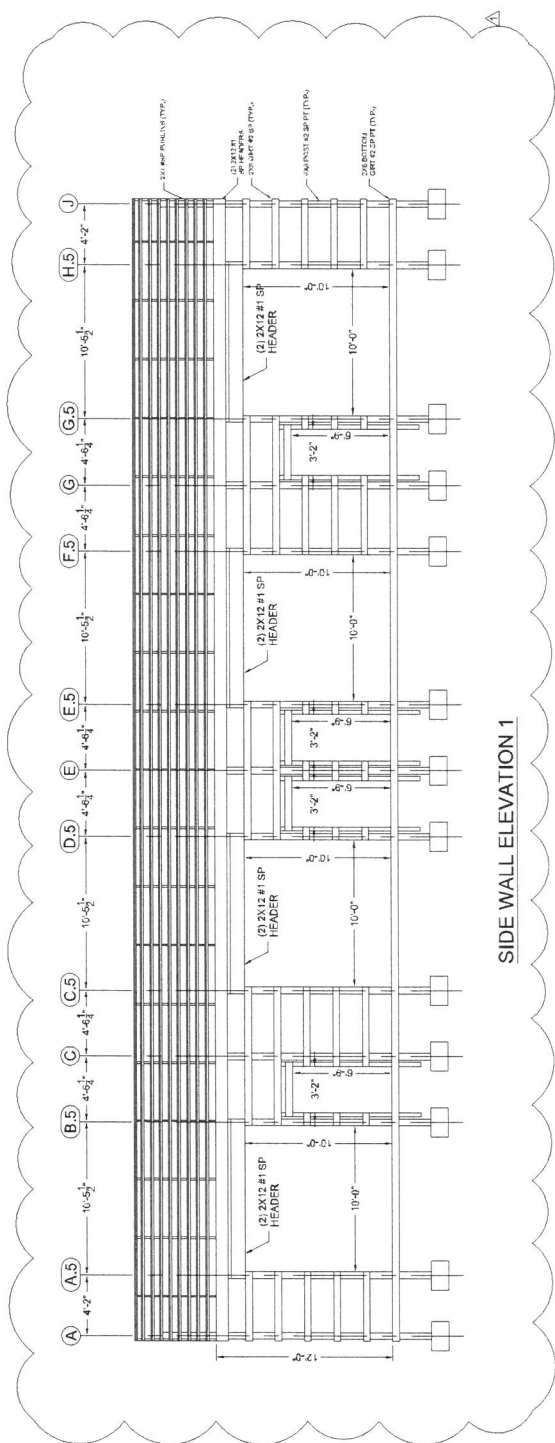
G. Powers & Duties.

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.

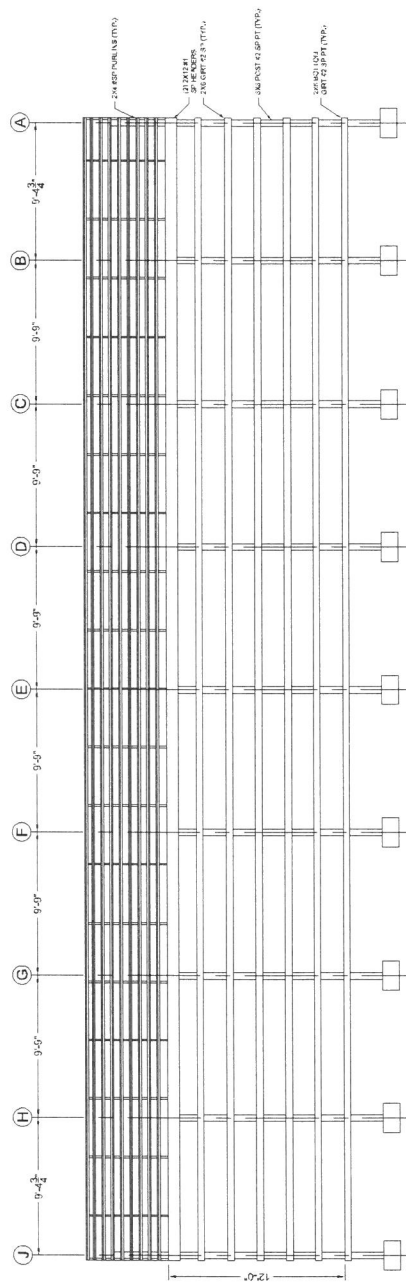
Building Materials			
Primary Building Material on Facades	Brick	P	Authentic stucco over masonry P
			Exposed concrete
	Natural stone	P	P Flex Buildings with Industrial Category Use
			NP Others
	Wood	P	Aluminum or vinyl siding NP
			Corrugated and/or sheet metal
	Cementitious siding	P	P Flex Buildings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

PLANNING STAFF EVALUATION:

Overall façade material will consist of a corrugated metal building that complies with the building façade standards as described for structures in an SD LI zone.



SIDE WALL ELEVATION 1



SIDE WALL ELEVATION 2

SEE NOTES ON SHEET 3



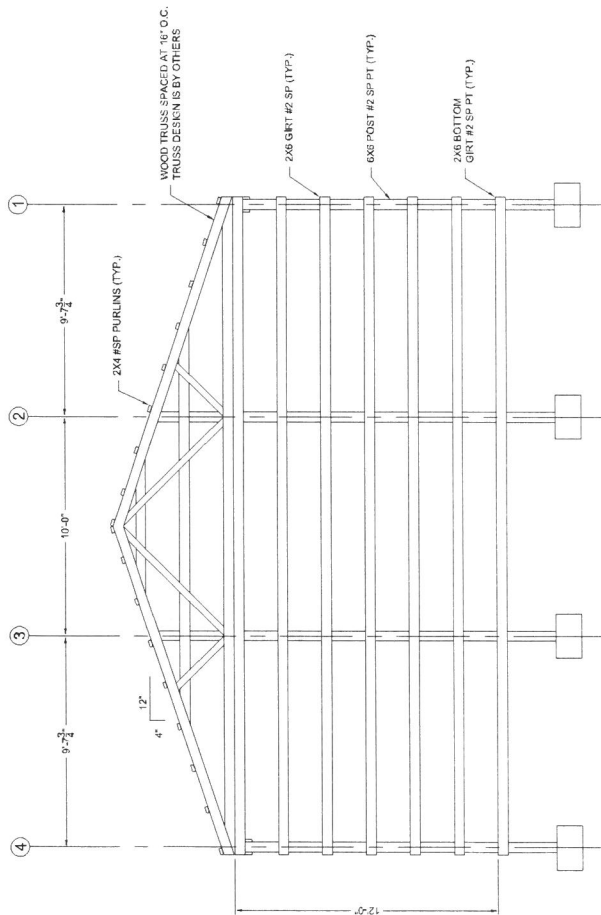
NO.	DESCRIPTION	REVISIONS:
1		GENERAL REVISION 6-17-22
2		
3		
4		
5		
6		
7		
8		
9		
10		

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

DRAWN BY:	J.A.M.
SCALE:	3/8" = 1'-0"
DATE:	05-25-2022
SHEET NO.	3

NOTES:

- BRACING TO TRANSFER DIAPHRAGM FORCES FROM THE ROOF TO THE RESISTING SHEAR WALLS IS NOT INCLUDED IN THIS DESIGN
- WALL BRACING, INCLUDING TOP OF GABLE END WALLS, IS NOT INCLUDED IN THIS DESIGN
- WARNING: DO NOT STAND ON BRACING OR USE IT IN ANY WALL TO SUPPORT PEOPLE DURING CONSTRUCTION OR AT ANY OTHER TIME
- THIS PLAN CONTAINS ONLY PERMANENT BRACING. TEMPORARY AND ERECTION BRACING ARE THE RESPONSIBILITY OF OTHERS. FOR COMMENTARY RECOMMENDATIONS REGARDING HANDLING, INSTALLING & BRACING TRUSSES, REFER TO TPI & WTCA PUBLICATION "BUILDING COMPONENT SAFETY INFORMATION"
- SEE INDIVIDUAL TRUSS DRAWINGS FOR ADDITIONAL INFORMATION
- BRACING NOTES THIS BRACING DESIGN IS FOR TRANSFER OF LATERAL LOADS DUE TO MEMBER BUCKLING FORCES AND STABILITY CAUSED BY COMPRESSION FORCES. IT DOES NOT REPRESENT OR IMPLY A DIAPHRAGM DESIGN. DIAPHRAGM DESIGN, INCLUDING BLOCKING OVER BEARING, SHALL BE PERFORMED (WHEN REQUIRED) BY THE BUILDING DESIGNER. THE TRANSFER OF DIAPHRAGM FORCES TO THE RESISTING ELEMENTS SHALL BE DESIGNED BY THE BUILDING DESIGNER
- THIS DRAWING DOES NOT REPRESENT OR IMPLY A DIAPHRAGM DESIGN. DIAPHRAGM DESIGN, INCLUDING BLOCKING OVER BEARING, SHALL BE PERFORMED (WHEN REQUIRED) BY THE BUILDING DESIGNER. THE TRANSFER OF DIAPHRAGM FORCES TO THE RESISTING ELEMENTS SHALL BE DESIGNED BY THE BUILDING DESIGNER
- FOR THIS BUILDING, THE ROOF SHEATHING ATTACHED AT A MINIMUM OF 12" O.C. EFFECTIVELY BRACES THE TRUSS TOP CHORD. SEE BUILDING PLANS FOR ATTACHMENT OF ROOF SHEATHING TO TRUSSES



GABLE WALL ELEVATION

- FRAMING NOTES:**
- ALL NAILS SHALL BE 100 GALVANIZED POST-FRAME RING SHANK NAILS (W/ MIN. SHANK LENGTH OF 3" & MIN. SHANK $\pm$ OF 0.148" (TYP. U.N.O.)
 - PURLIN SPLICES SHALL ONLY BE PERMITTED @ TRUSS CHORD LOCATIONS
 - TRUSS DESIGN SHALL BE THE SOLE RESPONSIBILITY OF THE MANUFACTURER & TRUSS DESIGNER. THE ENGINEER OF RECORD DESIGNATED ON THESE PLANS SHALL NOT BE HELD LIABLE FOR ANY DEFECTS, FAILURES, OR INCOMPATIBILITY OF ANY ROOF TRUSS.
 - TRUSS DESIGN IS NOT PART OF THIS PLAN SET. IT IS DESIGNED ASSUMING A 0.15% SUPERIMPOSED DEAD LOAD ACROSS ALL TRUSS BTM CHORDS. IF OWNER WISHES TO INSTALL A CEILING OR ANY SUSPENDED DEVICE OR APPURTENANCE FROM THE TRUSSES OTHER THAN THOSE SPECIFICALLY NOTED WITHIN THESE PLANS, THE ENGINEER OF RECORD SHALL BE NOTIFIED PRIOR TO INSTALLATION IN ORDER TO VERIFY OVERALL EFFECT ON BUILDING DESIGN. NO CEILING, DEVICE, OR APPURTENANCE SHALL BE PERMITTED TO BE SUSPENDED FROM THE TRUSSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OF RECORD.
 - IN ADDITION, VERIFICATION OF LOAD BEARING CAPACITY OF TRUSS SHOULD BE OBTAINED FROM TRUSS MANUFACTURER AND/OR TRUSS DESIGNER. THE ENGINEER OF RECORD DESIGNATED WITHIN THIS PLAN SET IS NOT RESPONSIBLE FOR TRUSS DESIGN AND CAN OFFER NO GUIDANCE ABOUT THE STRUCTURAL INTEGRITY OF ANY TRUSS.
 - GIRTS SHALL BE 2x6 #2 SP & SPACED @ 2'-0" O.C. (TYP. U.N.O.)
 - GIRTS SHALL BE CONNECTED TO POSTS USING MIN. (3) NAILS
 - GIRT SPLICES SHALL CONFORM TO THE SAME REQUIREMENTS AS PURLIN SPLICES FOUND ON DETAIL 4, SHEET S.5.
 - GIRT SPLICES SHALL ONLY BE PERMITTED @ POST LOCATIONS.
 - REFER TO STRUCTURAL DETAILS & SECTIONS FOR FOUNDATION REQUIREMENTS.
 - IF NAILING REQUIREMENTS ARE NOT SPECIFICALLY NOTED, NAILING PATTERN SHALL BE SAME AS FOR GIRTS. (TYP.)
 - ELEVATION VIEWS NOT SPECIFICALLY SHOWN SHALL CONFORM TO THE REQUIREMENTS OF VIEWS SHOWN ON THIS SHEET.

- SHEETING NOTES:**
- ALL SURFACES SHALL BE CLAD W/ 29 GA. CORRUGATED METAL SIDING (W/ MIN. THICKNESS OF 0.0172" & MAX. RIB SPACING OF 9" (TYP. U.N.O.)
 - 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 FASCIA, SOFFITS & EXTERIOR TRIM SHALL BE INSTALLED ACCORDING TO CUSTOMER CONTRACT DOCUMENTS.
 - WHEN USING METAL BUILDING APPURTENANCES TO ATTACH SOFFIT TO WALL, CONTRACTOR SHALL ENSURE THAT METAL WALL PANELS RECEIVE THE REQUIRED SCREW PATTERN AS DESIGNATED WITHIN THIS PLAN SET.



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

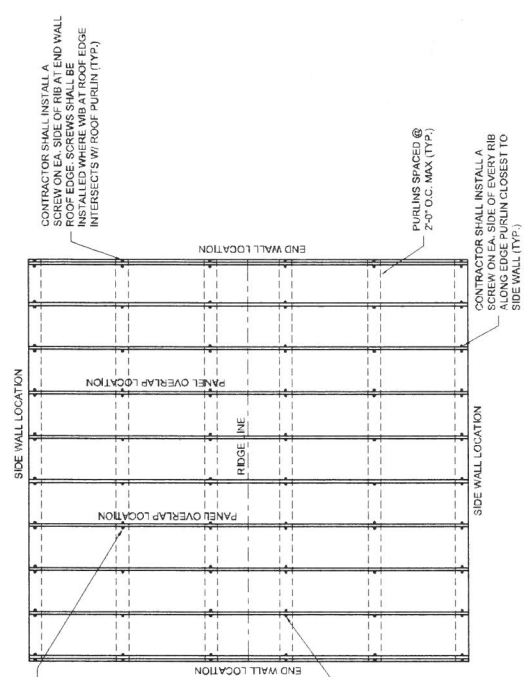
PROJECT IDENTIFICATION:
SUMMERTOWN METALS
732 ARMSTRONG LANE
COLUMBIA, TENNESSEE 38401
INVOICE # 163471 - PAUL MCCULLOCH

DRAWN BY: J.A.M.
SCALE: NONE
DATE: 05-25-2022
SHEET NO. 4

CONTRACTOR SHALL INSTALL A SCREW ON EA. SIDE OF RIB IN PANEL FLAT @ EACH RIB-PURLIN INTERSECTION ALONG PANEL END OVERLAP (TYP.)

- NOTES:**
- SCREWS IN PANEL FLATS SHALL BE #12 W. MIN LENGTH OF 1-1/2"
 - SCREWS SHALL BE INSTALLED AS SHOWN IN THE DIAGRAM
 - PANELS W/ RIB SPACE OF 8' & 12' O.C.

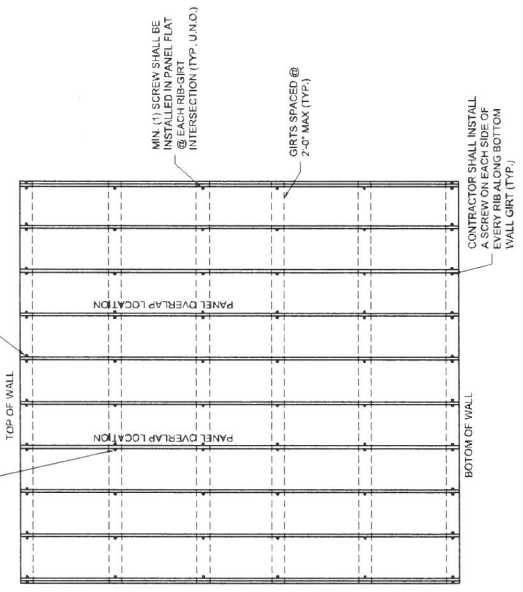
CONTRACTOR SHALL INSTALL A SCREW ON EA. SIDE OF RIB CLOSEST TO THE RIDGE LINE OF ROOF (TYP.)



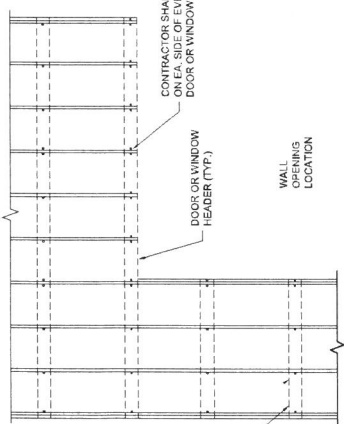
ROOF SHEETING DETAIL

CONTRACTOR SHALL INSTALL SCREW ON EACH SIDE OF RIB IN PANEL FLAT @ EACH RIB-GIRT INTERSECTION ALONG PANEL END OVERLAP (TYP.)

- NOTES:**
- SCREWS IN PANEL FLATS SHALL BE #12 W. MIN LENGTH OF 1-1/2"
 - SCREWS SHALL BE INSTALLED AS SHOWN IN THE DIAGRAM
 - SCREW PATTERN APPLIED TO PANELS W/ RIB SPACE OF 8' & 12' O.C.



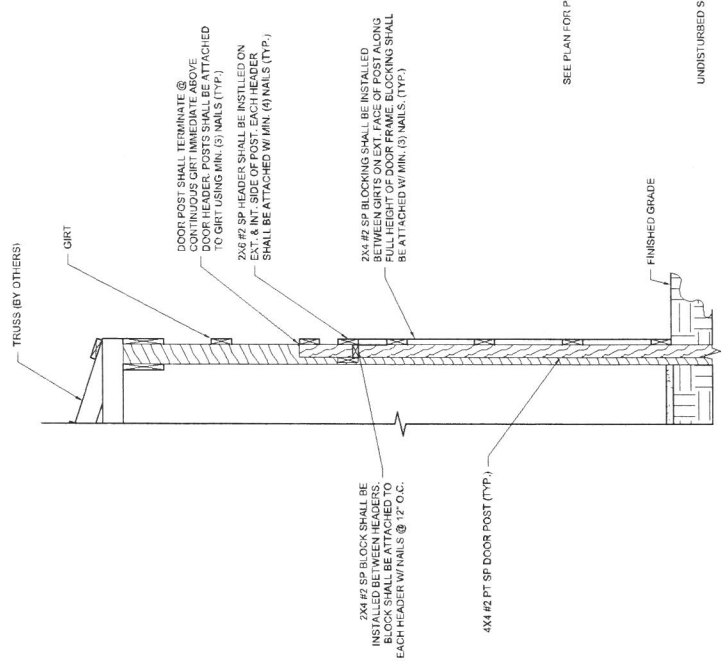
WALL SHEETING DETAIL



WALL OPENING METAL PANEL DETAIL

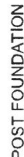
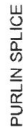
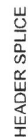
- NOTES:**
- SCREWS IN PANEL FLATS SHALL BE #12 W. MIN LENGTH OF 1-1/2"
 - SCREWS SHALL BE INSTALLED AS SHOWN IN THE DIAGRAM
 - SCREW PATTERN APPLIED TO PANELS W/ RIB SPACE OF 8' & 12' O.C.

CONTRACTOR SHALL INSTALL A SCREW ON EA. SIDE OF EVERY RIB ALONG ALL DOOR OR WINDOW HEADERS (TYP.)



ENTRY DOOR DETAIL

ENTRY DOOR POST FOUNDATION



IN DRID NORTH
DPS-T5PC



SMITH CONSTRUCTORS INC.
TAX MAP 101, PARCEL 34.18
DEED BOOK R2386, PAGE 44
PLAT BOOK PB, PAGE 307

ARMSTRONG LANE
(60' ROW)

AMERICAN BANK NOTE COMPANY
ATTN: WARD A. URBAN
TAX MAP 101, PARCEL 34.05
DEED BOOK 1315, PAGE 525
PLAY BOOK P.10, PAGE 467

NOTES

THIS PAPER IS ZONED 40

SEALING:

Front 100% 100%

Sides 100% 100%

Back 100% 100%

This page is not a filed photo according to
 19A 1991 220 471 19C02806, dated 04/13/2007.

SURVEYORS CERTIFICATE

It hereby certifies that, to the best of my knowledge and belief, it is a true and accurate survey of the property herein mentioned, that this is a Standard Survey as defined by the Standards of Practice of Licensed Surveyors and that this is a production of the United States Survey 1:10,000 as shown herein.

W. H. Alexander

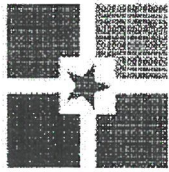
2K0A3V6571B

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
8208 COUNTRY CLUB DRIVE
BRIGHTWOOD, TN 37027
SITE ADDRESS:
732 ARMOYRONG LANE
COLUMBIA, TN 38409
TAX MAP 101, PARCEL 34.11
DEED BOOK R2704, PAGE 119Y
PLAY BOOK 9, PAGE 28
CIVIL DISTRICT

Page 15 of 187



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. 78x30 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.
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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			

CONTACT INFORMATION

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

**DOCKET/CASE/APPLICATION
NUMBER**

ART 22-0322

APPLICANT/OWNER

Larry Richardson/ Advance Paving

MEETING DATE

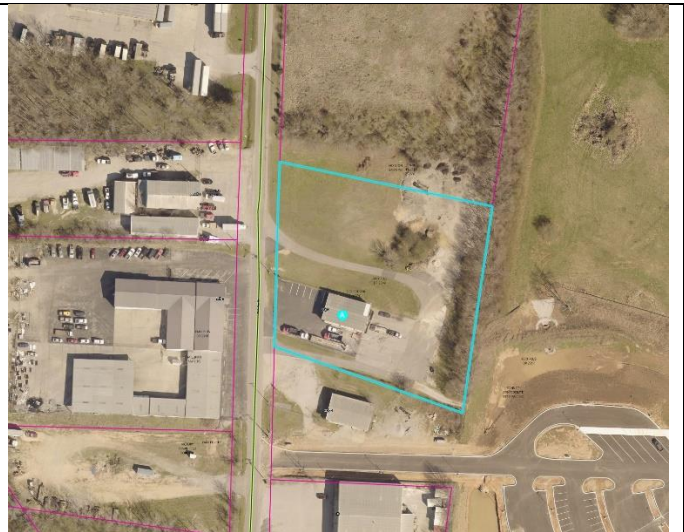
N/A

PROPERTY ADDRESS/LOCATION

2349 Park Plus Drive

PROJECT DESCRIPTION: 2349 Park Plus Drive

The applicant is requesting façade approval for the construction of a 1,357 open frame equipment building that will consist of a corrugated metal façade in an SD LI Character District.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
SD-LI (Special District Light Industrial)	Storage Facility	SD-LI/ Industrial	1,357 Open Frame Storage Building	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.

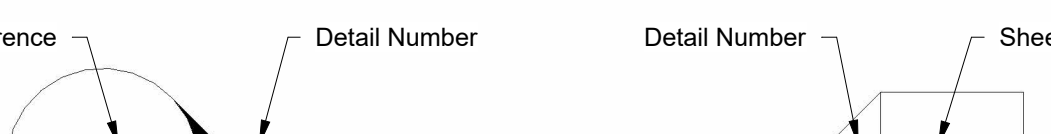
3. As necessary, the Architectural Design Review Team shall periodically review and make recommendations regarding any necessary changes to the Building Facade Regulations within this Ordinance.

Building Materials			
Primary Building Material on Facades	Brick	P	Authentic stucco over masonry
			Exposed concrete
	Natural stone	P	P Flex Buildings with Industrial Category Use
			NP Others
	Wood	P	Aluminum or vinyl siding
			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 corrugated metal building that complies with the building façade standards as described for structures in an SD LI zone.

Legend



The legend defines two types of callouts:

- Sheet Reference:** Represented by a circle containing three hash symbols (###).
- Detail Number:** Represented by a triangle containing a hash symbol (#).

Two examples of combined callouts are shown:

- A circle (Sheet Reference) with a triangle (Detail Number) attached to its right side. The circle contains ### and the triangle contains #.
- A triangle (Detail Number) with a rectangle (Sheet Reference) attached to its right side. The triangle contains # and the rectangle contains ###.

GOVERNING CODES

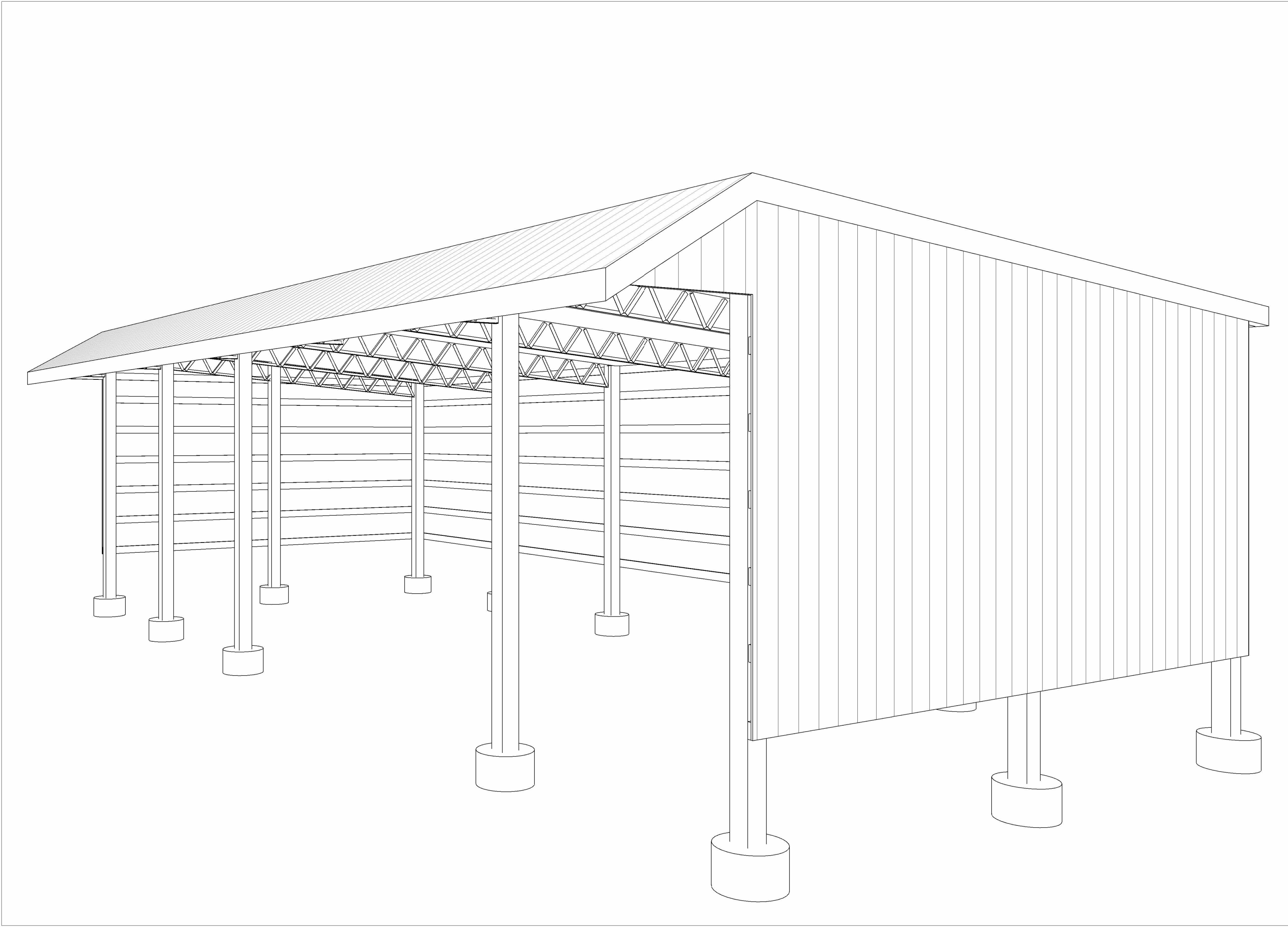
1. INTERNATIONAL BUILDING CODE (IBC 2018)
2. ASCE 7-16
3. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS)
4. POST FRAME DESIGN MANUAL 2ND EDITION

B. CONTRACTOR RESPONSIBILITY

1. ALL STRUCTURES SHALL BE CONSTRUCTED ACCORDING TO DIMENSIONS NOTED WITHIN THESE CONSTRUCTION DOCUMENTS.
2. SCALING OF DIMENSIONS SHALL NOT BE PERMITTED.
3. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND ALL CONDITIONS ON THE SUBJECT SITE.
4. NEITHER STM ENGINEERING, LLC NOT ITS REPRESENTATIVES SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR THEIR SUBCONTRACTORS OR FAILURE TO PERFORM CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH THESE CONSTRUCTION DOCUMENTS.
5. ANY DISCREPANCY OR OMISSION DISCOVERED IN THESE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD BY WRITTEN NOTICE BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
6. STM ENGINEERING, LLC SHALL REQUIRE A MINIMUM OF TWO (2) WEEKS TO CORRECT ANY OMISSIONS OR ERRORS DISCOVERED WITHIN THESE CONSTRUCTION DOCUMENTS.
7. IF THE MINIMUM TIME REQUIRED TO CORRECT ANY OMISSION OR ERROR IN THESE CONSTRUCTION DOCUMENTS IS NOT GRANTED TO STM ENGINEERING, LLC, THE GENERAL CONTRACTOR SHALL ASSUME ALL COST AND LIABILITY TO CORRECT THE IDENTIFIED ERROR OR OMISSION.
8. ALL STRUCTURES SHALL BE ADEQUATELY BRACED WITH THE NECESSARY TEMPORARY BRACING ELEMENTS FOR ALL LATERAL AND CONSTRUCTION LOADING UNTIL ALL PERMANENT LATERAL FORCE RESISTING SYSTEM ELEMENTS HAVE BEEN FULLY INSTALLED.
9. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL NECESSARY TEMPORARY BRACING ELEMENTS.
10. THE GENERAL CONTRACTOR AND/OR OWNER SHALL MAINTAIN AN UP-TO-DATE SET OF CONSTRUCTION DRAWINGS ON THE JOB SITE AT ALL TIMES. THE GENERAL CONTRACTOR AND/OR OWNER SHALL OBTAIN ALL PROPER BUILDING PERMITS AND ENSURE ALL REQUIRED INSPECTIONS ARE MADE.
11. ANY ROOF AND/OR WALL PENETRATION SHALL BE MADE WEATHERPROOF WITH THE NECESSARY FLASHING AND/OR CAULKING AS REQUIRED.
12. IT SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND/OR OWNER TO PROPERLY RECEIVE AND STORE ALL BUILDING MATERIALS WITHOUT DAMAGE.
13. THE GENERAL CONTRACTOR SHALL ERECT ALL POST-FRAME STRUCTURES IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS:
 - a. BCSI-B10 (WOOD TRUSS COUNCIL OF AMERICA & TRUSS PLATE INSTITUTE)
 - b. ACCEPTED PRACTICE FOR POST-FRAME BUILDING CONSTRUCTION: FRAMING TOLERANCES (NATIONAL FRAME BUILDERS ASSOCIATION)

C. STRUCTURAL LOAD CRITERIA

1. RISK CATEGORY: **II** (ASCE 7-16 TABLE 1.5-1)
2. DEAD LOAD
 - THE DESIGN DEAD LOAD OF THE STRUCTURE SHALL INCLUDE THE SELF-WEIGHT OF ALL PERMANENT BUILDING ELEMENTS AS DETERMINED BY THE ENGINEER OF RECORD.
3. ROOF LIVE LOAD: **20 PSF** (ASCE 7-16 TABLE 4.3-1)
4. SNOW LOAD (ASCE 7-16 CHAPTER 7)
 - GROUND SNOW LOAD (p_g): **10 PSF**
 - MINIMUM SNOW LOAD (p_{m1}): **10 PSF**
 - SNOW IMPORTANCE FACTOR (I_s): **1.0**
 - EXPOSURE FACTOR (C_e): **0.9**
 - THERMAL FACTOR (C_t): **1.2**
 - FLAT ROOF SNOW LOAD (p_f): **6 PSF**
5. WIND LOAD (ASCE 7-16 CHAPTER 26)
 - BASIC WIND SPEED (V): **105 MPH**
 - WIND DIRECTIONALITY FACTOR (K_d): **0.85**
 - TOPOGRAPHIC FACTOR (K_{zt}): **1.0**
 - GROUND ELEVATION FACTOR (K_a): **1.0**
 - EXPOSURE CATEGORY: **C**
 - ENCLOSURE CLASSIFICATION: **PARTIALLY ENCLOSED**
 - INTERNAL PRESSURE COEFFICIENT (GC_{pi}): **± 0.55**
 - GUST-EFFECT FACTOR (G): **0.85**
6. SEISMIC LOAD (ASCE 7-16 CHAPTER 11)
 - SEISMIC IMPORTANCE FACTOR (I_a): **1.0**
 - SITE CLASS: **D**
 - SEISMIC DESIGN CATEGORY: **D**
 - SHORT-PERIOD SITE COEFFICIENT (F_a): **1.551**
 - LONG-PERIOD SITE COEFFICIENT (F_v): **2.302**
 - S_s : **0.311**
 - S_1 : **0.149**
 - S_{MS} : **0.483**
 - S_{M1} : **0.343**
 - S_{DS} : **0.322**
 - S_{D1} : **0.229**
 - T_L : **12 SEC**
 - T : **0.145 SEC**
 - RESPONSE MODIFICATION FACTOR (R): **2 1/2**
 - SEISMIC RESPONSE COEFFICIENT (C_s): **0.13**
 - SEISMIC WEIGHT (W): **17,280 LBF**
 - SEISMIC BASE SHEAR (V): **2,246 LBF**



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Tennessee Post Frame

Abbreviations

&:	and	EXT:	exterior	PT:	pressure-treated lumber
@:	at	FND:	foundation	SP:	southern pine
Ø:	diameter	FTG:	footing	SPF:	spruce-pine fir
BTM.:	bottom	INT.:	interior	SQ:	square
B/W:	between	LSH:	long side horizontal	TYP.:	typical
CLR:	clear	LSV:	long side vertical	U.N.O.:	unless noted otherwise
CL:	centerline	LVL:	laminated veneer lumber	W/:	with
CONC:	concrete	MAX:	maximum	W/O:	without
DBL:	double	MIN:	minimum		
E.W.:	each way	O.C.:	on center		

WOOD STRUCTURE REQUIREMENTS

1. UNLESS SPECIFICALLY NOTED ON THE DRAWINGS, NO ONE SHALL CUT, NOTCH OR DRILL ANY TRUSS, HEADER, BEAM, POST, GIRT, PURLIN, OR FLANGE OF I-JOIST.
2. ANY MEMBER REPAIRS OR REPLACEMENT SHALL BE AS SPECIFIED IN WRITING BY A LICENSED PROFESSIONAL ENGINEER AND THE EXPENSE OF THE REPAIR SHALL BE THE RESPONSIBILITY OF THE PARTY WHICH CREATED THE DAMAGE.
3. DIMENSIONED LUMBER MEMBERS SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION AND ALL RELATED DOCUMENTS.
4. ALL MEMBERS SHALL BE THE SIZE, GRADE AND SPECIES AS INDICATED WITHIN THESE DRAWINGS.
5. SAWN LUMBER USED FOR LOAD-SUPPORTING PURPOSES, INCLUDING END-JOINTED OR EDGE-GLUED LUMBER, MACHINE STRESS-RATED OR MACHINE-EVALUATED LUMBER, SHALL BE IDENTIFIED BY THE GRADE MARK OF A LUMBER GRADING OR INSPECTION AGENCY THAT HAS BEEN APPROVED BY AN ACCREDITATION BODY THAT COMPLIES WITH DOC PS 20 OR EQUIVALENT.
6. PRESSURE PRESERVATIVE TREATED LUMBER SHALL BE TREATED WITH WATERBORNE PRESERVATIVE AND BEAR THE QUALITY MARK OF AN APPROVED INSPECTION AGENCY. POSTS AND SKIRTS SHALL BE PROTECTED WITH PRESSURE PRESERVATIVE CHEMICAL TREATMENTS TO RETENTION LEVELS FOR USE CATEGORY UC4B OR BETTER PER AWPA-U1.

E. STRUCTURAL CONCRETE REQUIREMENTS

1. MINIMUM 28-DAY COMPRESSIVE STRENGTH SHALL BE EQUAL OR EXCEED THE FOLLOWING CRITERIA:
 - a. PADS AND UNREINFORCED FOOTINGS: **3500 PSI**
 - b. REINFORCED PADS AND FOOTINGS: **3500 PSI**
 - c. SLABS ON GRADE: **3500 PSI**
2. UNLESS PLASTICIZERS ARE USED, WORKABLE SLUMP SHALL BE NO LESS THAN 4".
3. NO EXCESS WATER SHALL BE ADDED ON-SITE.
4. ALL CONCRETE EXPOSED TO WEATHER SHALL HAVE MINIMUM 5% AND MAXIMUM 7% ENTRAINED AIR.
5. ALL REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 AND SHALL BE DEFORMED BARS WITH AN ULTIMATE YIELD STRESS OF 60,000 PSI.
6. ALL LAP SPLICES SHALL BE CONFORM TO THE REQUIREMENTS OF ACI 318-14 CLASS 'B'.
7. EXCEPT FOR BUILDINGS WHERE MIGRATION OF MOISTURE THROUGH THE SLAB WILL NOT BE DETRIMENTAL OR FOR SITES THAT ARE ESPECIALLY DRY, A 6 MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED 6" MINIMUM SHALL BE PLACED BETWEEN THE BASE COURSE OR SUB GRADE AND THE CONCRETE. FOR SITES THAT ARE ESPECIALLY WET, PERIMETER DRAINS SHALL BE INSTALLED AS REQUIRED IN ADDITION TO THE VAPOR RETARDER.
8. FORMS SHALL BE CLEANED AND LUBRICATED PRIOR TO INSTALLATION OF CONCRETE. ALL MEMBERS USED TO FORM THE PERIMETER OF CONCRETE SHALL BE BRACED BY THE CONTRACTOR TO REMAIN IN-PLACE DURING CONCRETE INSTALLATION. ALL UNTREATED FORM BOARDS SHALL BE REMOVED ONCE CONCRETE HAS CURED.
9. CONCRETE SHALL BE CONSOLIDATED BY ACCEPTED VIBRATORY CONSOLIDATION METHODS. CONTRACTOR SHALL ENSURE THAT FRESH CONCRETE OCCUPIES ALL SPACES BETWEEN ANY REINFORCEMENT, IF ANY.
10. NO CONCRETE IS PERMITTED TO BE INSTALLED WHEN OUTSIDE AIR TEMPERATURE IS BELOW 40° F.
11. FOR BUILDINGS WITHOUT A FLOOR SLAB, IT IS RECOMMENDED THAT A VAPOR RETARDER BE INSTALLED IN ACCORDANCE WITH NOTE 7.

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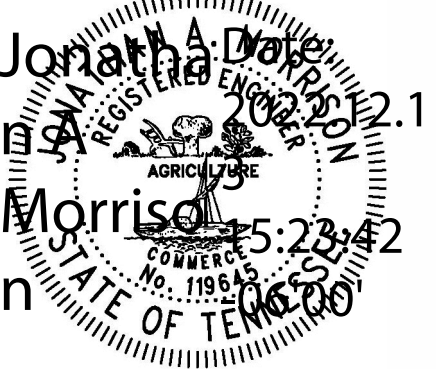
Description
Cover Sheet & General Notes
Project No.
180548
Project Status
FOR CONSTRUCTION

Prepared For	Tennessee Post Frame
Project Address	7295 Old Zion Rd Columbia, TN 38401

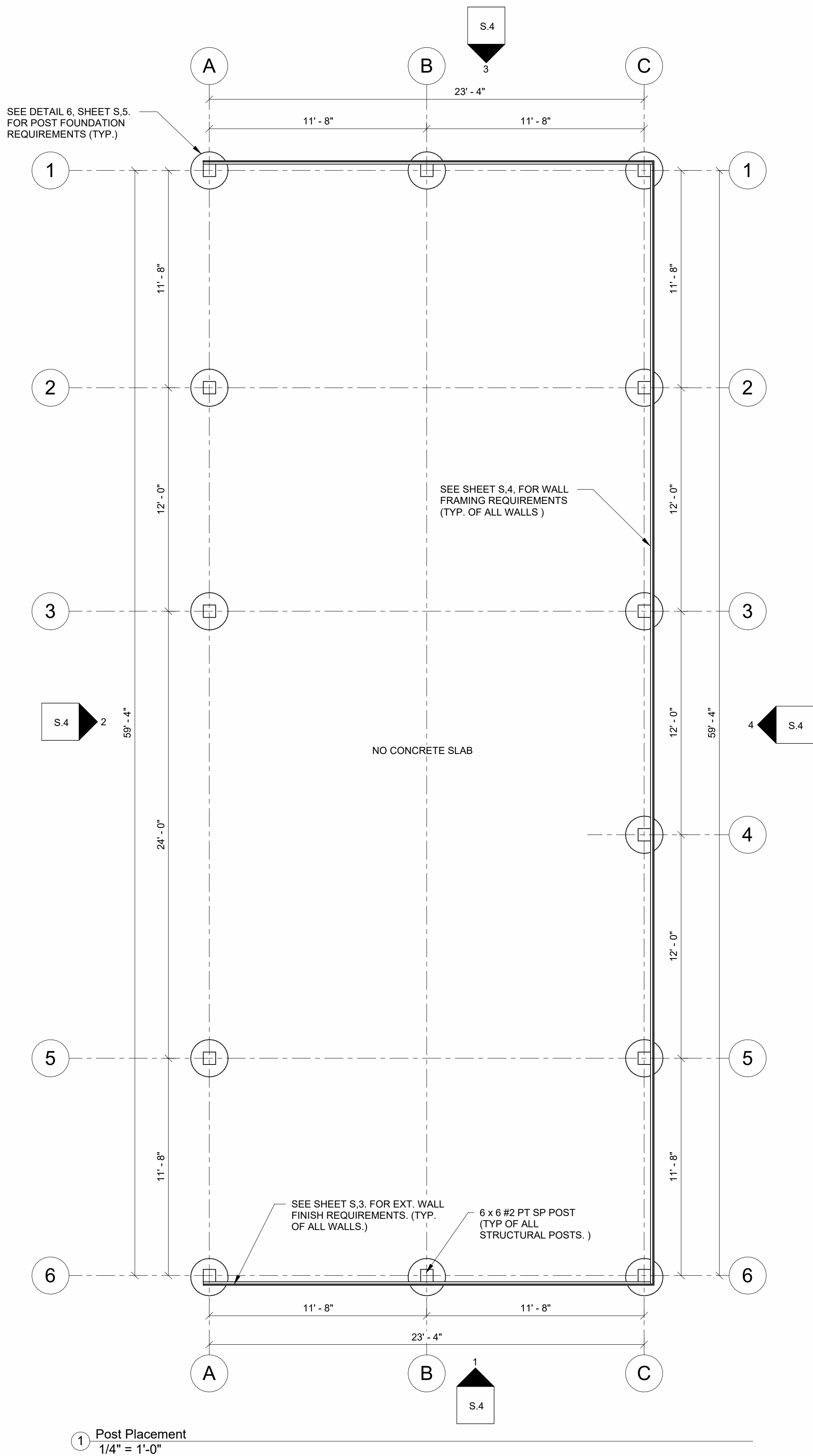


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Sheet
S.1



- FRAMING NOTES:**
- ALL NAILS SHALL BE 10d POST-FRAME RING SHANK NAILS W/ MIN. SHANK LENGTH OF 3" & MIN. SHANK Ø OF 0.148". (TYP. U.N.O.)
 - PURLIN SPLICES SHALL ONLY BE PERMITTED @ TRUSS CHORD LOCATIONS
 - TRUSS DESIGN SHALL BE THE SOLE RESPONSIBILITY OF THE MANUFACTURER & TRUSS DESIGNER. THE ENGINEER OF RECORD DESIGNATED ON THESE PLANS SHALL NOT BE HELD LIABLE FOR ANY DEFECTS, FAILURES, OR INCOMPATIBILITY OF ANY ROOF TRUSS. TRUSS DESIGN IS NOT PART OF THIS DRAWING PACKAGE.
 - THE BUILDING DETAIL WITHIN THIS PLAN SET IS DESIGNED ASSUMING A 0 PSF SUPERIMPOSED DEAD LOAD ACROSS ALL TRUSS BTM. CHORDS. IF OWNER WISHES TO INSTALL A CEILING OR ANY SUSPENDED DEVICE OR APPURTENANCE FROM THE TRUSSES OTHER THAN THOSE SPECIFICALLY NOTED WITHIN THESE PLANS, THE ENGINEER OF RECORD SHALL BE NOTIFIED PRIOR TO INSTALLATION IN ORDER TO VERIFY OVERALL EFFECT ON BUILDING DESIGN. NO CEILING, DEVICE, OR APPURTENANCE SHALL BE PERMITTED TO BE SUSPENDED FROM ANY TRUSS UNLESS SPECIFICALLY NOTED WITHIN THESE PLANS W/O PRIOR WRITTEN CONSENT FROM ENGINEER OF RECORD. IN ADDITION, VERIFICATION OF LOAD BEARING CAPACITY OF TRUSS SHOULD BE OBTAINED FROM TRUSS MANUFACTURER AND/OR TRUSS DESIGNER. THE ENGINEER OF RECORD DESIGNATED WITHIN THIS PLAN SET IS NOT RESPONSIBLE FOR TRUSS DESIGN AND CAN OFFER NO GUIDANCE ABOUT THE STRUCTURAL INTEGRITY OF ANY TRUSS

- NOTES:**
- DIMENSIONS ARE TO CENTERLINE OF POSTS (TYP. U.N.O.)
 - SEE STRUCTURAL ELEVATIONS ON SHEET S4, FOR FRAMING REQUIREMENTS.
 - SEE DETAILS ON SHEET S.5 FOR FOUNDATION REQUIREMENTS.
 - CONTRACTOR SHALL OBTAIN ALL APPROVALS FROM LOCAL BUILDING INSPECTOR PRIOR TO COVERING ANY POST FOUNDATION HOLES.
 - CONTRACTOR SHALL OBTAIN ALL APPROVALS FOR LOCAL BUILDING INSPECTORS PRIOR TO POURING ANY CONCRETE.
 - THE STRUCTURE DETAILED WITHIN THIS PLAN SET IS ASSIGNED TO OCCUPANCY CATEGORY 'U' IN ACCORDANCE WITH IBC 2018 SECTION 312. THIS STRUCTURE IS NOT DESIGNED FOR RESIDENTIAL USE.

BRACING TO TRANSFER DIAPHRAGM FORCES FROM THE ROOF TO THE RESISTING SHEAR WALLS IS NOT INCLUDED IN THIS DESIGN

WALL BRACING, INCLUDING TOP OF GABLE END WALLS, IS NOT INCLUDED IN THIS DESIGN.

WARNING: DO NOT STAND ON BRACING OR USE IT IN ANY WALL TO SUPPORT PEOPLE DURING CONSTRUCTION OR AT ANY OTHER TIME.

THIS PLAN CONTAINS ONLY PERMANENT BRACING. TEMPORARY AND ERECTION BRACING ARE THE RESPONSIBILITY OF OTHERS. FOR COMMENTARY RECOMMENDATIONS REGARDING HANDLING, INSTALLING & BRACING TRUSSES, REFER TO TPI & WTCA PUBLICATION "BUILDING COMPONENT SAFETY INFORMATION."

SEE INDIVIDUAL TRUSS DRAWINGS FOR ADDITIONAL INFORMATION.

BRACING NOTES THIS BRACING DESIGN IS FOR TRANSFER OF LATERAL LOADS DUE TO MEMBER BUCKLING FORCES AND STABILITY CAUSED BY GRAVITY AND WIND APPLIED TO ROOF SURFACE. IT DOES NOT ADDRESS BRACING REQUIREMENTS RESULTING FROM WIND APPLIED TO BUILDING WALLS. THE TRANSFER OF THESE WIND LOAD ARE THE RESPONSIBILITY OF THE BUILDING DESIGNER.

THIS DRAWING DOES NOT REPRESENT OR IMPLY A DIAPHRAGM DESIGN. DIAPHRAGM DESIGN, INCLUDING BLOCKING OVER BEARING, SHALL BE PERFORMED (WHEN REQUIRED) BY THE BUILDING DESIGNER. THE TRANSFER OF DIAPHRAGM FORCES TO THE RESISTING ELEMENTS SHALL BE DESIGNED BY THE BUILDING DESIGNER.

FOR THIS BUILDING, THE ROOF SHEATHING ATTACHED AT A MINIMUM OF 12" O.C. EFFECTIVELY BRACES THE TRUSS TOP CHORD. SEE BUILDING PLANS FOR ATTACHEMENT OF ROOF SHEATHING TO TRUSSES.

SPECIFICATIONS AND NOTES:

FOUNDATION AND STRUCTURAL EARTHWORK

- FOUNDATION ARE DESIGNED FOR A MAXIMUM NET SOIL BEARING PRESSURE OF 2500 PSI. ENSURE FOUNDATIONS AND SLABS BEAR ON SELECT FILL, COMPACTED IN EAGHT INCH LAYERS MAXIMUM TO NOT LESS THAN 98% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR COMPACTION TEST AASTM D698, OR ON UNDISTURBED SOIL OF EQUIVALENT DENSITY. ENSURE THE TOP 1 FOOT OF SOIL HAS A DENSITY EQUIVALENT TO THE FILL NOTED ABOVE, IF NOT, COMPACT THE SOIL TO THESE REQUIREMENTS OR REPLACE WITH SUITABLE FILL AND COMPACT.
- NOTIFY THE ENGINEER IMMEDIATELY IF UNUSUAL SOIL CONDITIONS ARE FOUND.
- DO NOT ALLOW STORED EXCAVATION MATERIALS TO DISRUPT PROPER DRAINAGE OF AREA.
- MAINTAIN STABILITY OF EXCAVATIONS UNTIL PROPERLY BACKFILLED. KEEP EVCATIONS FREE OF ANY LOOSE MATERIAL. DEWATER EXCAVATIONS AND REMOVE AND WET MATERIAL PRIOR TO THE PLACEMENT OF CONCRETE.
- USE EXCAVATED MATERIAL AS BACKFILL IF ACCEPTABLE TO OWNER'S TESTING AGENCY. IF EXCAVATED BACKFILL MATERIAL IS NOT AVAILABLE, USE SELECT FILL MATERIAL ACCEPTABLE TO OWNER'S TESTING AGENCY.
- ENSURE GRADE IS SUCH THAT THICKNESS OF FOUNDATION, SLAB ON GRADE, ETC., IS ACHIEVED AS SHOWN ON DRAWINGS.

FINAL GRADE AROUND EXTERIOR OF STRUCTURE MUST MEET IBC 2006 REQUIREMENTS AND MUST BE AT A MINIMUM 1:10 SLOPE AWAY FROM ENTIRE PERIMETER OF STRUCTURE FOR A MINIMUM DISTANCE OF 6' AWAY FROM THE STRUCTURE IN ALL DIRECTIONS. NO STANDING WATER SHALL BE ALLOWED TO REMAIN WITHIN 10' OF EXTERIOR OF STRUCTURE.

2 X 6 #2 SP FLY BOARD ON ALL GABLE ROOF EDGES. FLY BOARDS SHALL BE NAILED TOP PURLIN ENDS USING MIN. (3) NAILS. ALL NAILS SHALL BE 10d POST-FRAME RINK SHANK NAILS / MIN. SHANK LENGTH OF 3" & MIN. SHANK Ø OF 0.148". (TYP. U.N.O.)

PURLINS SHALL BE 2 x 6 #2 SP CONNECTED TO TRUSS @ EVERY TRUSS PURLIN CLIP LOCATIONS SEE DETAIL 3, SHEET S.5, FOR PURLIN CONNECTION REQUIREMENTS, (TYP.)

SEE SHEET S.3, FOR ROOF EXT. FINISH REQUIREMENTS (TYP.)

SEE DETAIL 3, SHEET S.5, FOR TRUSS TO POST CONNECTION REQUIREMENTS, (TYP.)

STEEL TRUSS SPACED @ 10'-0" O.C. SEE TRUSS DRAWINGS FOR TRUSS DESIGN, DETAILS, & LATERAL BRACING REQUIREMENTS. TRUSS DRAWING IS NOT PART OF THIS DRAWING PACKAGE.

Current Revision

Description

Revision Table

Issued By

Date

Number

Structural Plans

Tennessee Post Frame

SUMMERTOWN METALS

Date Issued

12/12/2022

Scale

1/4" = 1'-0"

Drawn By

KBM

Checked By

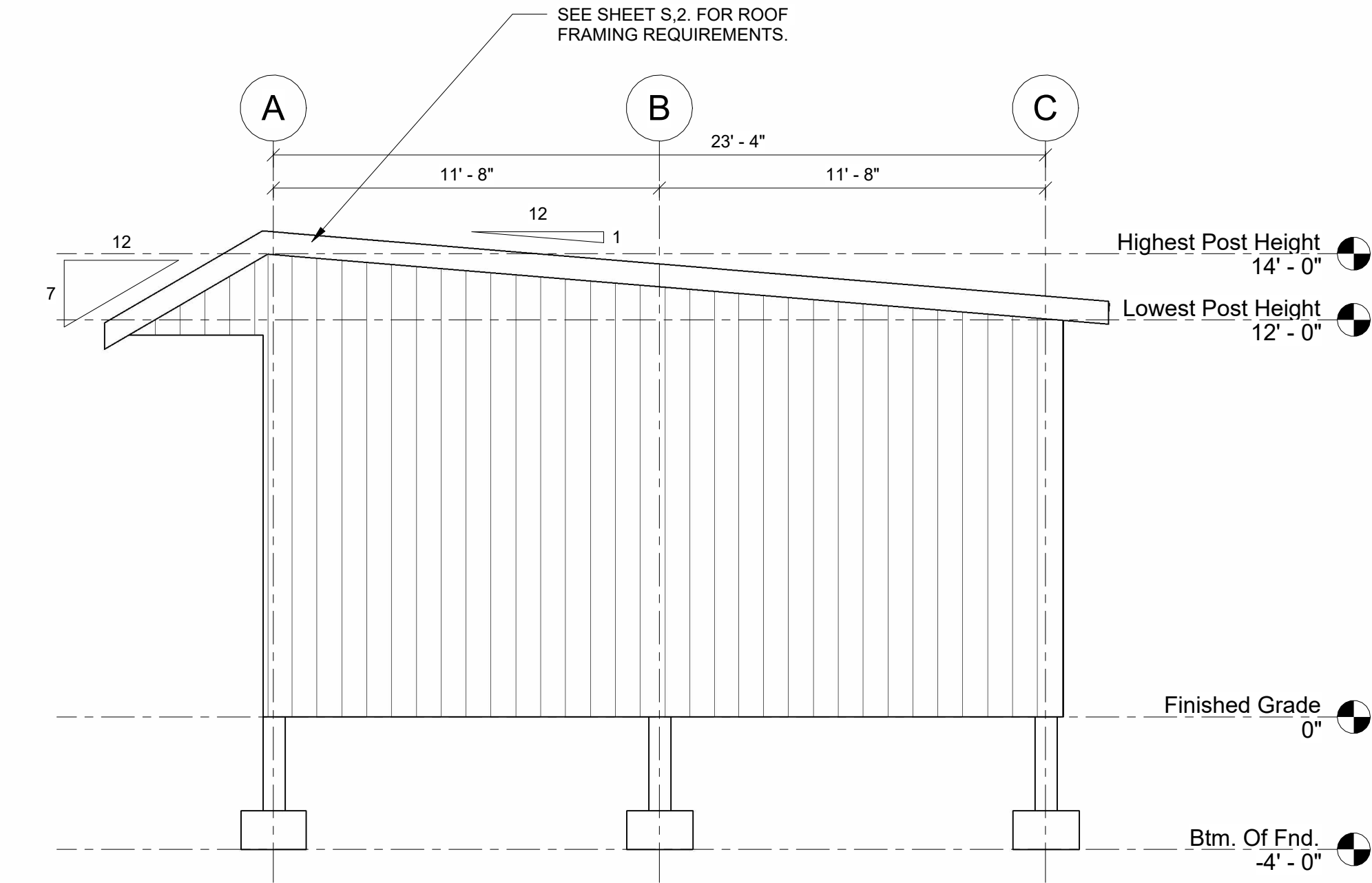
EoR

Jonathan Morris
Professional Engineer
No. 11864
State of Tennessee
Date of License: 03/23/2010

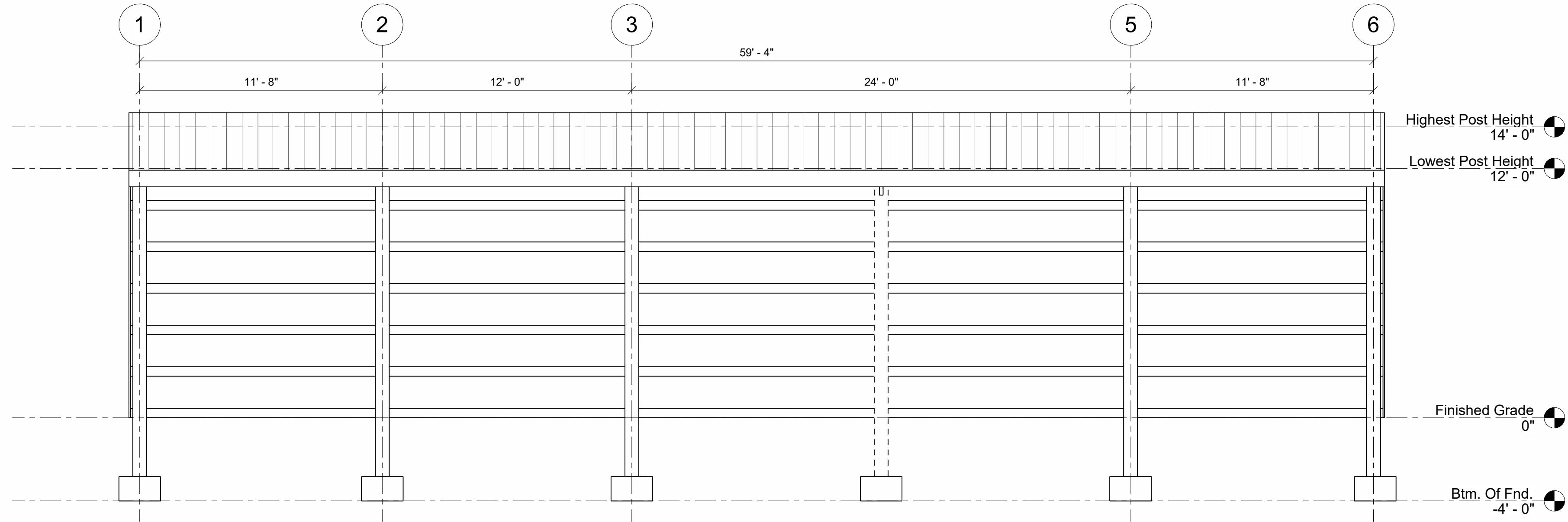
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S.2

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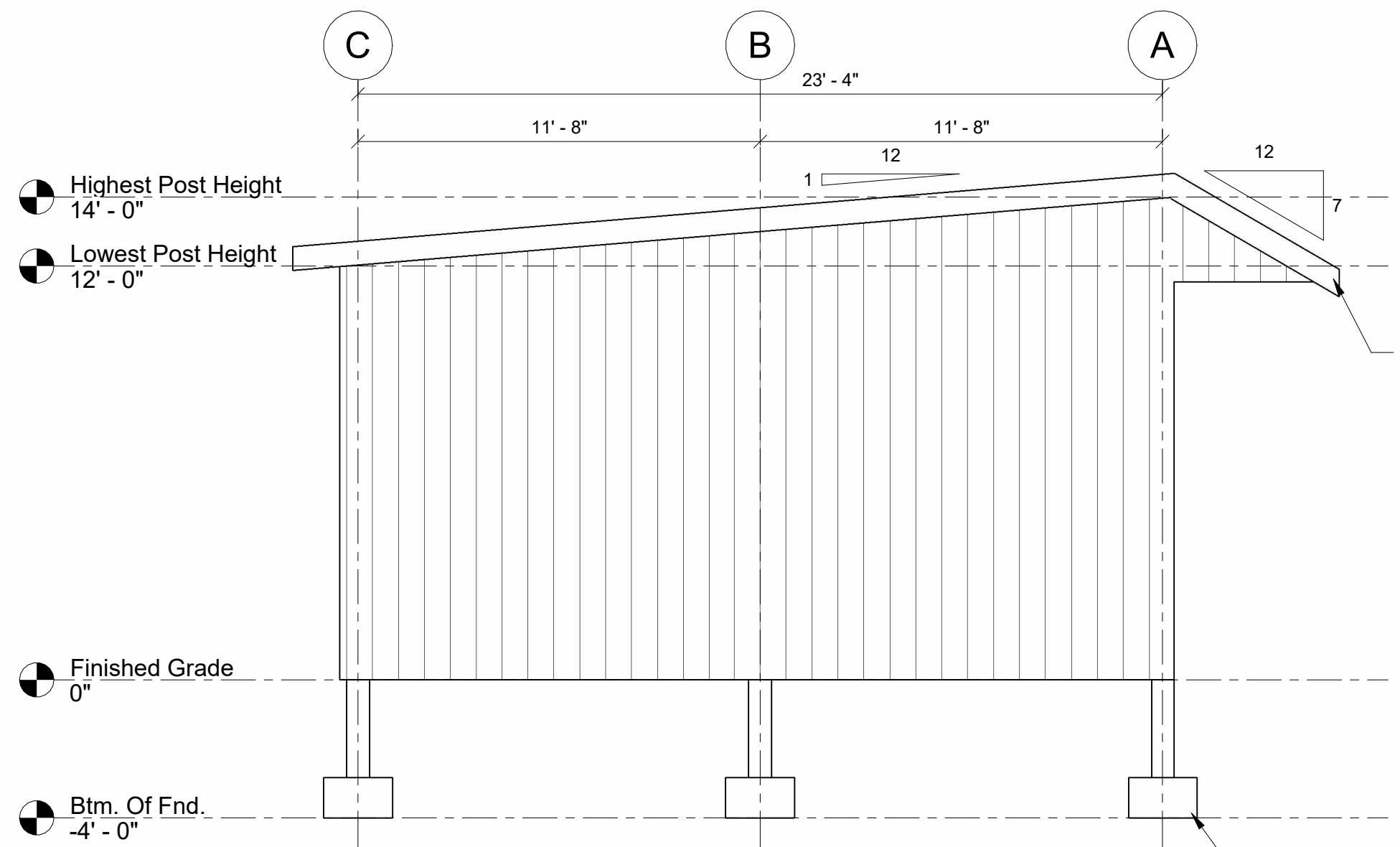
1 Endwall Ext. Elevation
1/4" = 1'-0"



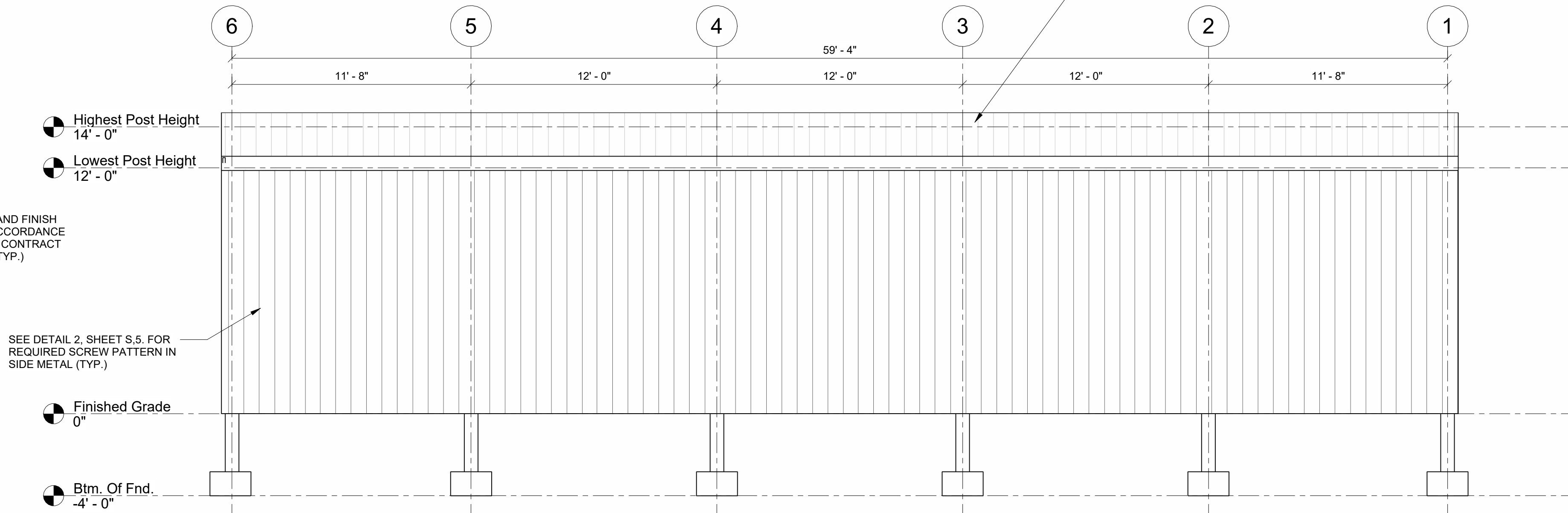
2 Sidewall Ext. Elevation
1/4" = 1'-0"

NOTES:

1. ALL SURFACES SHALL BE CLAD W/ 26 GA. CORRUGATED METAL SIDING W/ MIN. THICKNESS OF 0.0187" & MAX. RIB SPACING OF 9". (TYP. U.N.O.)
2. ALL METAL PANELS SHALL BE INSTALLED IN ACCORDANCE W/ DETAILS 1 & 2 ON SHEET S.5.
3. REFER TO STRUCTURAL FRAMING ELEVATIONS ON SHEET S.4. FOR ALL FRAMING REQUIREMENTS.
4. REFER TO STRUCTURAL DETAILS ON SHEET S.5. FOR FOUNDATION REQUIREMENTS.
5. ALL FASCIA, SOFFITS & EXTERIOR TRIM SHALL BE INSTALLED ACCORDING TO CUSTOMER CONTRACT DOCUMENTS.
6. WHEN USING METAL BUILDING APPURTENANCES TO ATTACH SOFFIT TO WALL, CONTRACTOR SHALL ENSURE THAT METAL WALL PANELS RECEIVE THE REQUIRED SCREW PATTERN AS DESIGNATED WITHIN THIS PLAN SET.



3 Endwall 1 Ext. Elevation
1/4" = 1'-0"



4 Sidewall 1 Ext. Elevation
1/4" = 1'-0"

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Current Revision

Revision Table

Issued By

Date

Number

Description
Exterior
Elevations

Project No.

180548

Project Status

FOR CONSTRUCTION

Tennessee Post Frame

7295 Old Zion Rd
Columbia, TN 38401



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Date Issued

12/12/2022

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1/4" = 1'-0"

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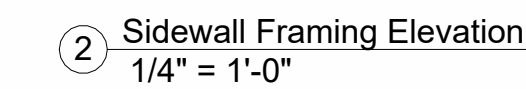
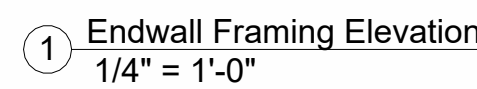
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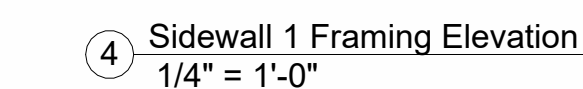
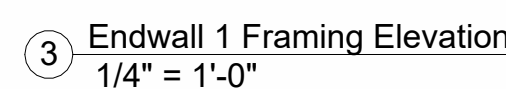
Jonathan Adams
Professional Engineer
No. 11954
State of Tennessee
Exp. 12/31/2025

Sheet

S.3



1. ALL NAILS SHALL BE 10d POST-FRAME RING SHANK NAILS W/ MIN. SHANK LENGTH OF 3" & MIN. SHANK Ø OF 0.148". (TYP. U.N.O.)
2. GIRTS SHALL BE 2x6 #2 SP & SPACED @ 2'-0" O.C. (TYP. U.N.O.)
3. GIRTS SHALL BE CONNECTED TO POSTS USING MIN. (3) NAILS
4. GIRT SPLICES SHALL CONFORM TO THE REQUIREMENTS FOUND ON DETAIL 4, SHEET S.5.
5. GIRT SPLICES SHALL ONLY BE PERMITTED @ POST LOCATION S.
6. REFER TO STRUCTURAL DETAILS & SECTIONS ON SHEET S.5 FOR POST FOUNDATION REQUIREMENTS.
7. IF NAILING REQUIREMENTS ARE NOT SPECIFICALLY NOTED, NAILING PATTERN SHALL BE SAME AS FOR GIRTS. (TYP.)
8. ELEVATION VIEWS NOT SPECIFICALLY SHOWN SHALL CONFORM TO THE REQUIREMENTS OF VIEWS SHOWN ON THIS SHEET.



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For
Tennessee Post Frame

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Columbia, TN 38401



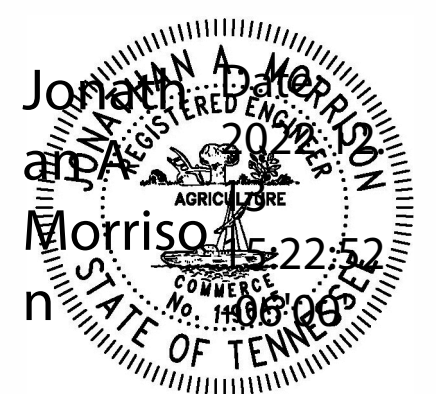
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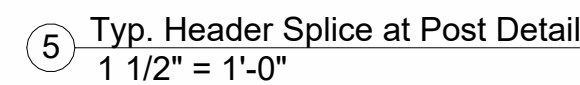
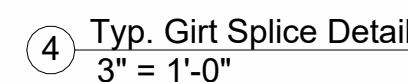
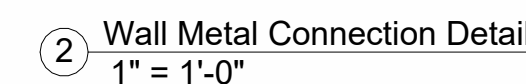
Scale $1/4" = 1'-0"$

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KBM	E



Sheet

S.4

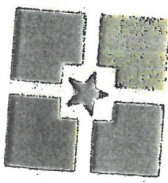


THESE PLANS ARE THE SOLE PROPERTY OF SUMMERTOWN METALS, LLC. ANY UNAUTHORIZED REPRODUCTION OF THESE PLANS IS STRICTLY PROHIBITED.

Prepared For	Tennessee Post Frame
Project Address	7295 Old Zion Rd Columbia, TN 38401



S.5



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

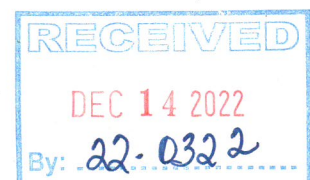
ADDRESS/LOCATION	2349 Park Dr Columbia, TN		
SUMMARY OF NATURE OF REQUEST AND WORK	TAX MAP:	GROUP:	PARCEL:
	Will build a pole barn behind my shop to park equipment in will not be connected to my shop building.		

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

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

SELECT REQUEST	PLAN SHALL INCLUDE
☒ Façade Approval ☐ Large-scale Commercial 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	<u>LARRY RICHARDSON</u>	PHONE	<u>931-381-3535</u>
ADDRESS	<u>2349 Park Plus Dr</u>	EMAIL	

PROPERTY OWNER

NAME	<u>LARRY RICHARDSON</u>	PHONE	<u>931-384-5160</u>
ADDRESS	<u>23 1515 Rockland Dr</u>	EMAIL	<u>Lc.Richardson@charle...net</u>

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.

LARRY RICHARDSON Larry Rich 12-14-2022
 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.*

LARRY RICHARDSON Larry Rich 12-14-2022
 PROPERTY OWNER NAME PROPERTY OWNER SIGNATURE DATE

STAFF USE ONLY

DOCKET NO.	<u>22-0322</u>	FEE PAID	<u>N/A</u>
RECEIPT NO.	<u>NA</u>	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 22-0327

APPLICANT/OWNER

Brookstone Group, LLC/ Greg Smith

MEETING DATE

N/A

PROPERTY ADDRESS/LOCATION

**2500 & 2501 Hospitality Drive/ Tax
Map 042, Parcel 042 013.0800**

**PROJECT DESCRIPTION: Façade
Modification**

This request is for a façade modification replacing metal cladding with wood grain cementitious siding and new light fixtures.



<u>EXISTING ZONING</u>	<u>EXISTING LAND USE</u>	<u>SURROUNDING ZONING & LAND USE</u>	<u>SITE IMPROVEMENTS</u>	<u>Historic District</u>
PUD	Commercial Shopping Center	PUD	Façade Modification of Existing Commercial Strip Center	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.

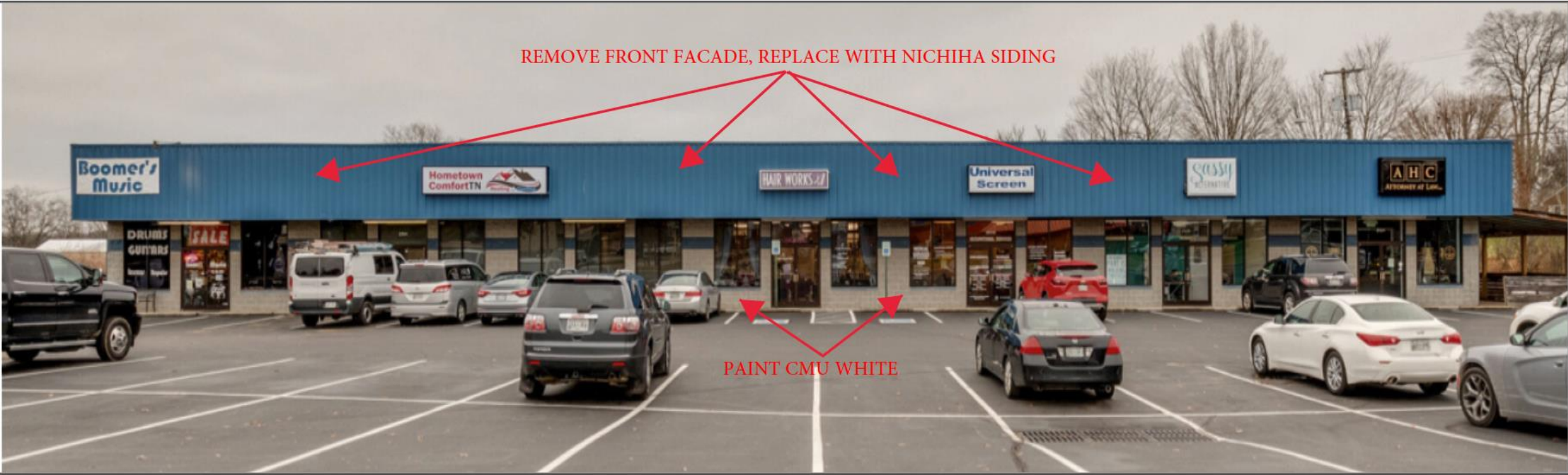
Building Materials				
Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Aluminum or vinyl siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
Changes in Building Materials	Primary materials must continue along side 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

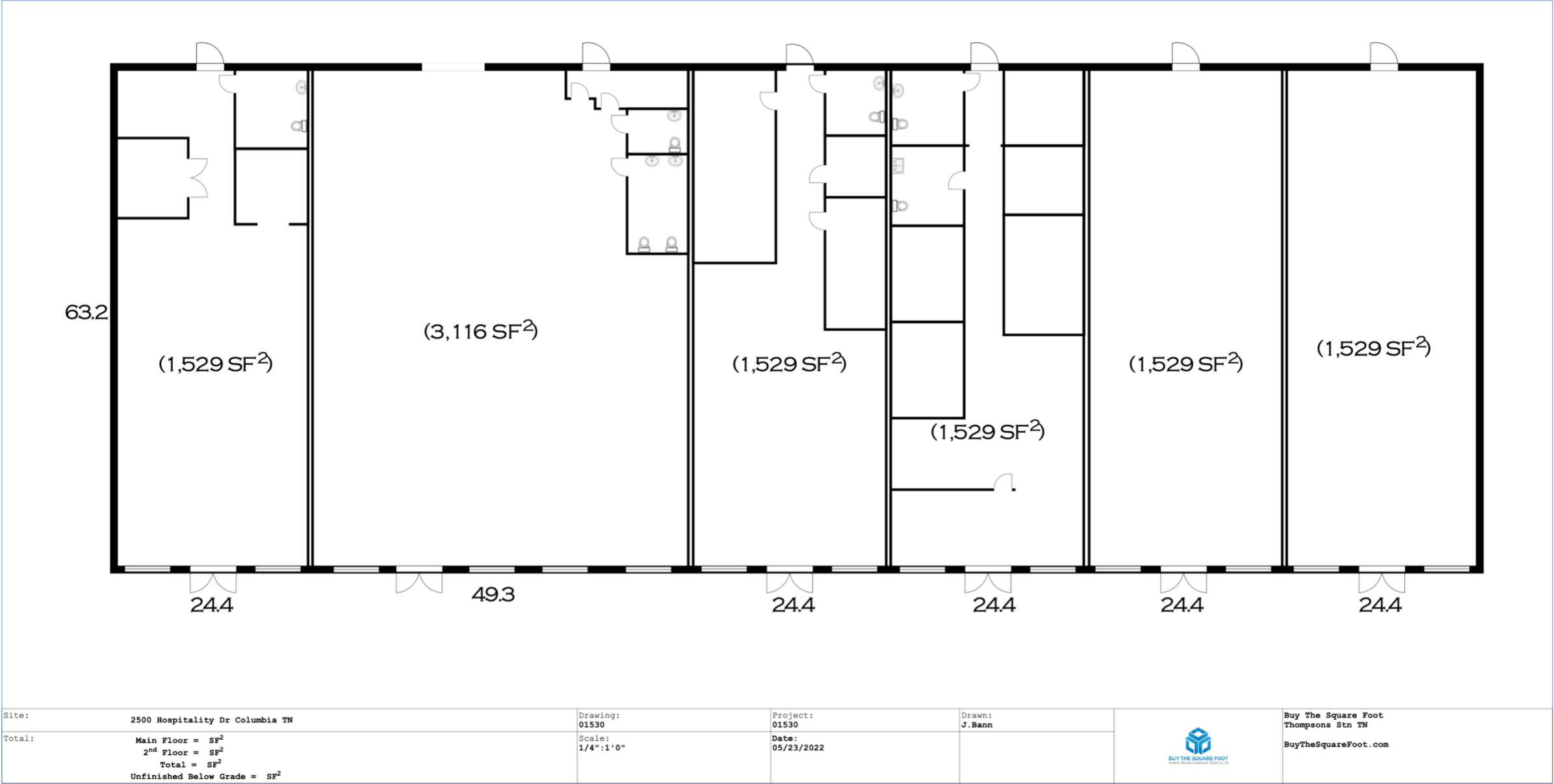
PLANNING STAFF EVALUATION:

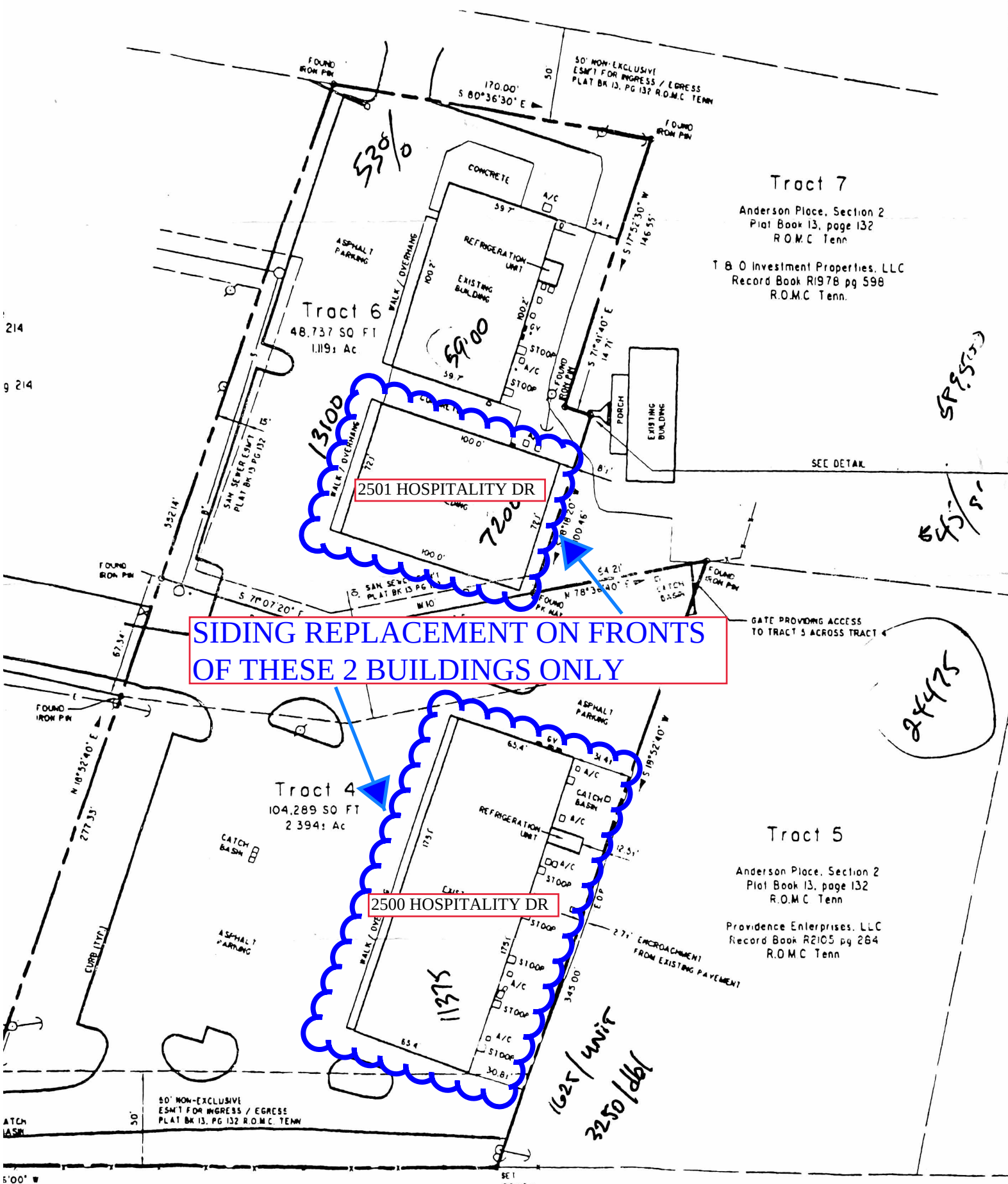
- This façade modifications includes the replacement of non-conforming metal siding to be replaced with NICHHA siding (wood grain fiber cement board siding) on the upper parapet. Wood and cementitious siding is a permitted material in a C-PUD.

2500 HOSPITALITY BLVD MINOR EXTERIOR REMODEL









Tract 7

Anderson Place, Section 2
Plat Book 13, page 132
R.O.M.C. Tenn

T B O Investment Properties, LLC
Record Book R1978 pg 598
R.O.M.C. Tenn.

Tract 6
48,737 SQ FT
1.119± Ac

Tract 4
104,289 SQ FT
2.394± Ac

Tract 5

Anderson Place, Section 2
Plat Book 13, page 132
R.O.M.C. Tenn

Providence Enterprises, LLC
Record Book R2105 pg 284
R.O.M.C. Tenn

**SIDING REPLACEMENT ON FRONTS
OF THESE 2 BUILDINGS ONLY**

2501 HOSPITALITY DR

2500 HOSPITALITY DR

24475

5995553

545/5

1625/unit
3250/dbl



ARCHITECTURAL REVIEW TEAM
PROJECT DEVELOPMENT APPLICATION

ADDRESS/LOCATION	2500 & 2501 Hospitality Dr, Columbia, TN 38401-0216		
	TAX MAP: 042	GROUP:	PARCEL: 042 013.0800
SUMMARY OF NATURE OF REQUEST AND WORK	Remove existing blue metal facing on front parapet wall, replace with NICIHA siding Add light fixtures across front. Add can lights under canopy overhang Paint remainder of building white Add new tenant signage		

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>
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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	Brookstone Group, LLC	PHONE	615-970-1483
ADDRESS	PO Box 1301, Franklin TN 37065	EMAIL	greg@brookstonegroupllc.com

PROPERTY OWNER

NAME	Greg 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>Brookstone Group, LLC</u> APPLICANT NAME	 APPLICANT SIGNATURE	<u>12-12-22</u> DATE
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** 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>Greg Smith</u> PROPERTY OWNER NAME	 PROPERTY OWNER SIGNATURE	<u>12-12-22</u> DATE
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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			

CONTACT INFORMATION

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

**DOCKET/CASE/APPLICATION
NUMBER**

ART 22-0329

MEETING DATE

N/A

APPLICANT/OWNER

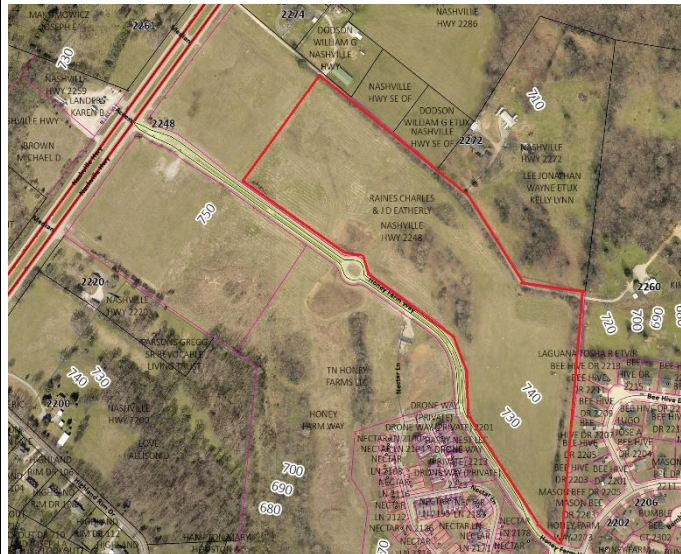
Cole Murphy (RP Homes) / Charles Raines

PROPERTY ADDRESS/LOCATION

2248 Nashville Highway (Honey Farms Planned Unit Development)/ Tax Map 051 Parcel 058

PROJECT DESCRIPTION:

The applicant is requesting an amendment to the Honey Farms Master Planned Unit Development for the construction of 205 townhome units. As a revision to this previously approved PUD, all standards of Zoning Ordinance 4000 shall be applicable that include architectural design elements as cited in Article 4, Development Standards for a PUD-R.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
PUD-R	Vacant Land	PUD-R/	205 Townhomes	25.76 Acres

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 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.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R TABLE 4.3.1-K DISTRICT STANDARDS:
PLANNED UNIT DEVELOPMENT -RESIDENTIAL DISTRICT

Building Standards	
Building Height*	
Principal Building	1-2 Stories for House and Duplex Building Types; 2-3 Stories for Townhouse, Live / Work and Small Multifamily Building Types; 2- 4 Stories for Large Multifamily Building Type
Accessory Building	2 Stories max; Allowed in 3rd Layer only.
*Stories and height do not include Attics and Basements, chimneys, flagpoles, towers, steeples, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from the Fire Department prior to the issuance of a Building Permit.	
The Fire Department may stipulate special fire protection measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance the stipulations made by the Fire Department in accordance with the above cited codes shall be required.	
Ceiling Height	
May not exceed 14 ft. from finished floor to finished ceiling.	
Building Composition	
Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap
Finished Floor Level	Min. 18 in. above finished grade at Facade
Facade	
Main Entrance	Main Entrance must be in Facade of Principal Frontage.
Facade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Facade & Facade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage
Facade Articulation	Expect for House Building Types, a Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See Illustration 4.3.5.A-3)

ARTICLE 4

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

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R

TABLE 4.3.1-K DISTRICT STANDARDS:
PLANNED UNIT DEVELOPMENT - RESIDENTIAL DISTRICT

Building Standards (continued)	
Facade (continued)	
Facade Openings	Facade windows and/or doors must be spaced ≤ 20 ft. apart. In Stories above first, Facade openings must be ≤ 50% of total Facade area.
Facade Glazing	20% – 60% of total Facade area for non-Shopfront; 70% of total Facade area, min. for Shopfront.
Window Shape	Square or vertical in proportion, except for transoms.
Window Alignment	Upper floor windows and other features must be aligned with those of first floor.
Window Types	Except in Shopfront or Gallery Frontage, and except for transoms and sidelights, Windows in Facade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Facade openings must be ≤ 50% of total Facade area.
Window Glazing Material	Clear glass R for all Elevations.
Window Trim in 1st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Facade Window Sill Height	If Residential: 5 ft. min. above avg. grade at Facade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in.-24 in. knee wall required at Frontage
Facade Variety	No Facade may exist more than once on a Block Face or within view of the same Facade
Roof Type & Pitch	
Flat	NP
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12
Roof Design	
Eaves shall extend no less than nine inches beyond the supporting walls.	

LEGEND

The following notations are utilized in this table.



Permitted



Not Permitted



Not Applicable



Required



Not Regulated

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R

TABLE 4.3.1-K DISTRICT STANDARDS:
PLANNED UNIT DEVELOPMENT – RESIDENTIAL DISTRICT

Building Standards (continued)

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

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			

Building Types

House	P	Commercial	NP
Duplex	P	Mixed Use	NP
Townhouse	P	Flex	NP
Small Multifamily	P	Mid-Rise	NP
Large Multifamily	P	Large Scale Commercial	NP
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types – Summary) and Table 4.3.8.B (Principal Building Types – Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

LEGEND

The following notations are utilized in this table.



Permitted



Not Permitted



Not Applicable



Required



Not Regulated

ARTICLE 4

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R

TABLE 4.3.1-K DISTRICT STANDARDS:
PLANNED UNIT DEVELOPMENT –RESIDENTIAL DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
All Vehicles	P	P in any Required Yard, unless specifically prohibited

Additional Parking Requirements

Off-Street Parking Surface	Asphalt, concrete or other hard surface
Garage Location	P in 3rd Layer only Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space.
Garage Design	If Garage faces Street: max. Garage door width 33% of total of Garage + Facade width. Garage must be detailed, finished, & designed like rest of Building with carriage house doors; max. Garage door width 9 ft.; each Garage door must have ornamental lighting fixture above it; min. 2 ft. separation between Garage doors
Driveway/Vehicular Entrance Location	P in any Layer
Driveway/Vehicular Entrance Maximum Width	10 ft max. in 1st Layer if Residential; 24 ft max. in 1st Layer if non-Residential, regardless if shared or not
Parking Structures	P , if Screened from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfares & Internal Drive Types*

*Only applicable to Development Parcels.

See Article 5 (Development Parcel Standards) for additional requirements.

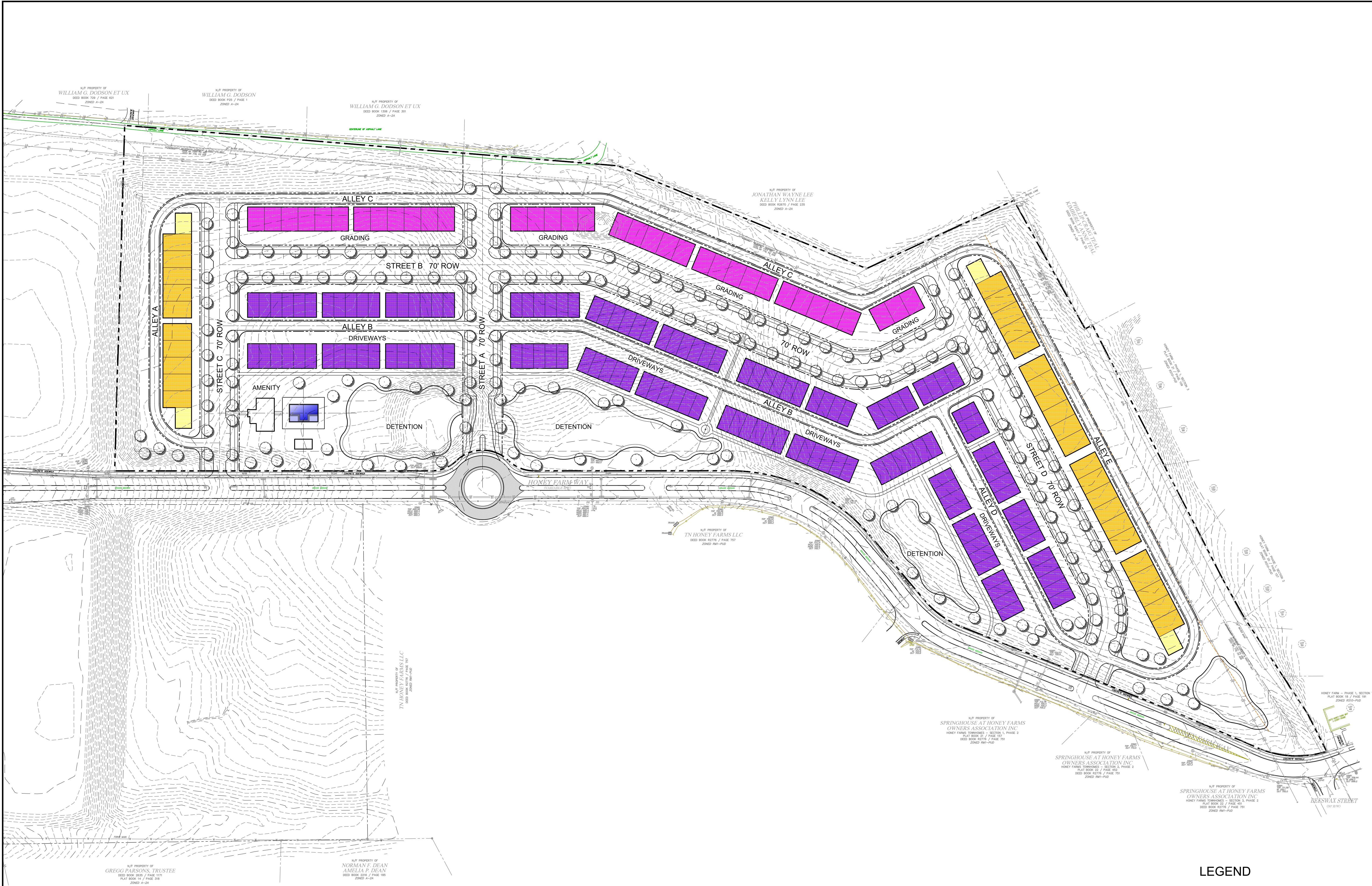
LEGEND

The following notations are utilized in this table.

P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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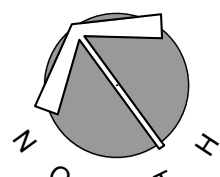
PLANNING STAFF EVALUATION:

- Primary building materials on façade consist of cementitious siding and brick that are permitted materials on primary building facades.
- Façade articulation is required for a façade greater than 100'. The applicant has selected to achieve this articulation with the use of multiple colors with a material change of a combination of fiber cement board and white brick.
- All elevations require a foundation cladding of brick or natural stone. Multiple elevations do not indicate this foundation cladding requirement. This would achieve the building composition requirement of having a defined base, middle, and cap.
- Garage design is required to contain carriage house style doors with a garage door width of 9ft and each garage door having ornamental lighting above it. Garage design does not indicate ornamental lighting fixtures with carriage house style doors with door widths than may exceed 9ft.
- Window trim details required for top plate if fiber cement board surrounds window; or soldier course above lintel and rowlock course below sill for brick elevations. These requirements are not detailed in submitted elevations.
- Details are required showing that gable and rakes overhang at least six inches.
- Details are required showing that window sill height is 5' min above grade at façade
- Indicate details that's show minimum 6' clear depth for porch frontages.
- Façade variety is indicated as being broken up by color, noting that no more than one façade shall be on the same block face or within view of the same façade.
- Details shall be given regarding porch pier cladding indicating brick or natural stone.
- Details shall be given regarding architectural design of pool house in amenity area.



0 80 160 240

Scale: 1"=80'



LEGEND

	SHALLOWFORD 1A	35
	SHALLOWFORD 1B	32
	MCCALLIE	134
	SHALLOWFORD 2	4

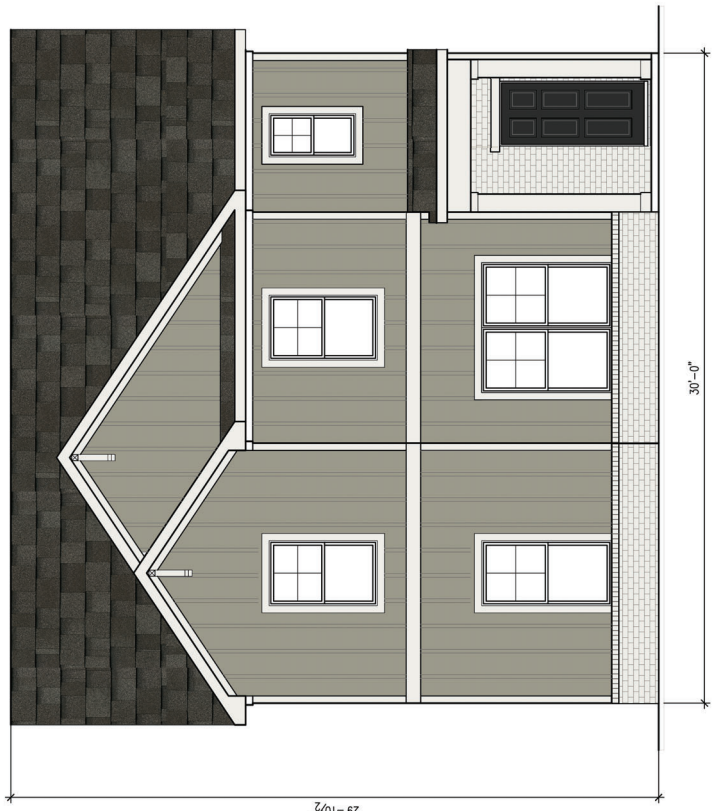
TOTAL: 205

Concept Master Plan

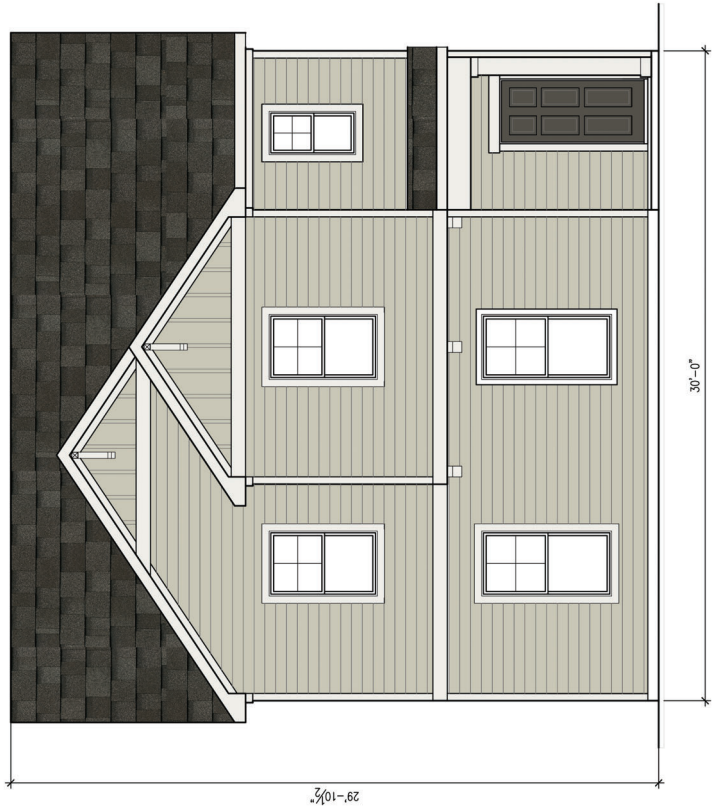
date. December 8, 2022
revisions.

project no. 21038
scale. shown on plan

Honey Farm
Columbia, Tennessee



ELEVATION C
COLOR SCHEME 11



ELEVATION B
COLOR SCHEME 7



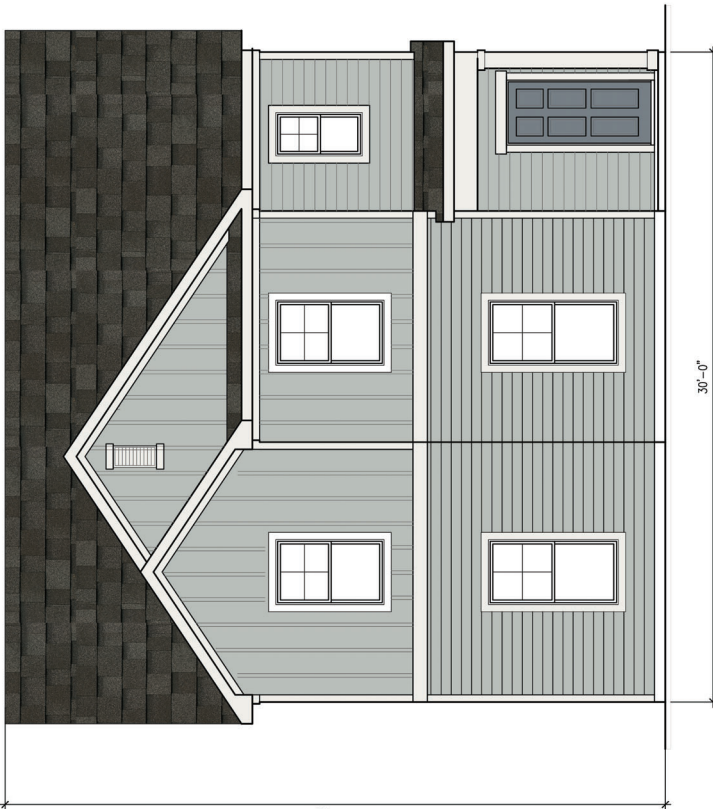
ELEVATION A
COLOR SCHEME 3



ELEVATION F
COLOR SCHEME 18



ELEVATION E
COLOR SCHEME 17



ELEVATION D
COLOR SCHEME 14



HONEY FARMS:
SCHEMATIC ELEVATIONS

DRAWN BY:	
DL	
DATE: 09/08/2022	

PLAN 1

SUBDIVISION:
HONEY FARMS

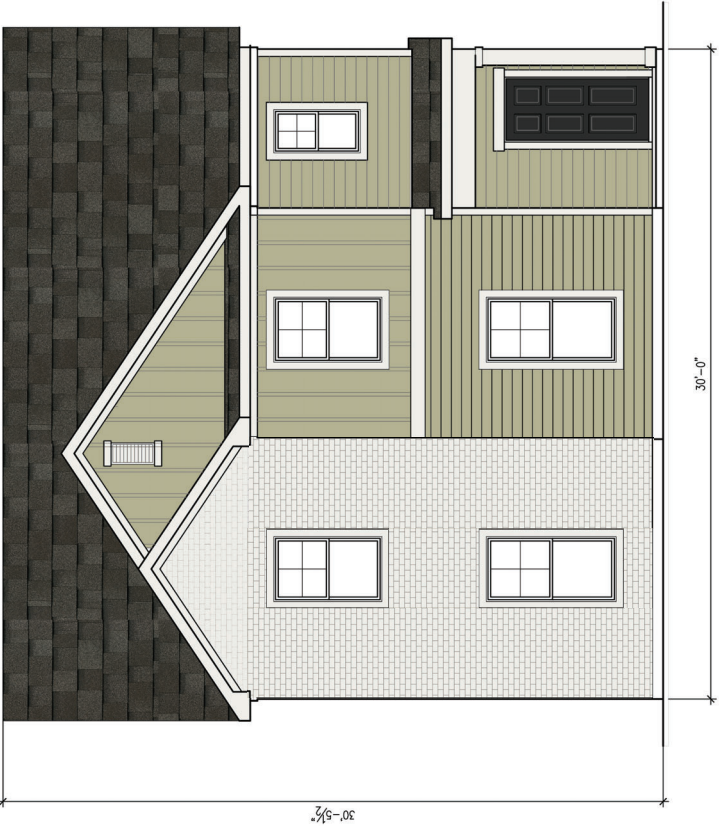
MUNICIPALITY:
COLUMBIA,
TENNESSEE

A1.1

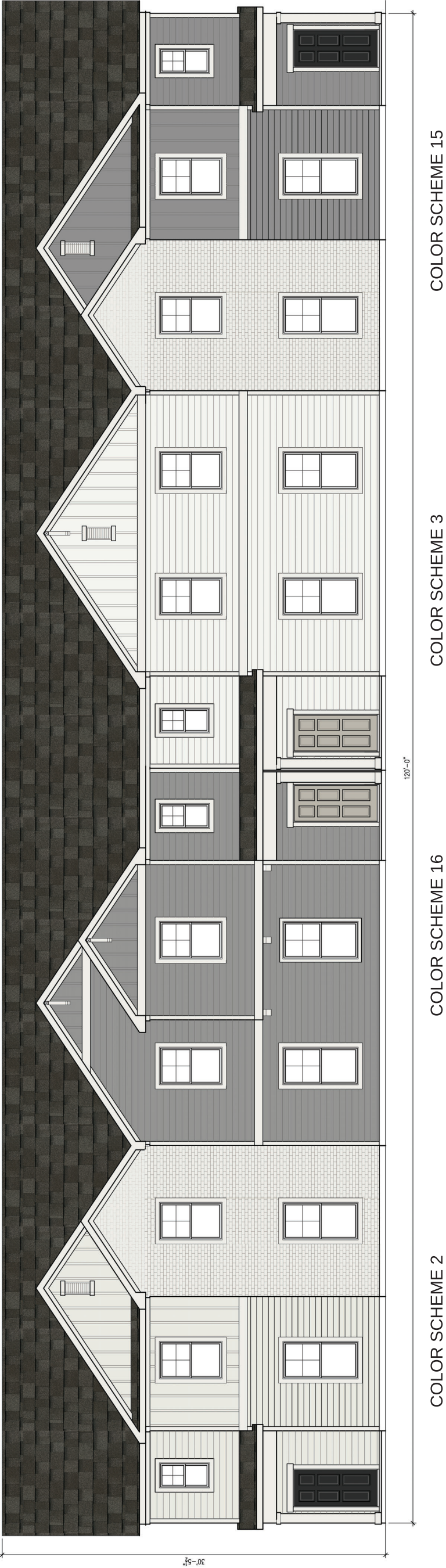
PLAN 1 FRONT ELEVATIONS
SCALE: 1/8" = 1'-0"



ELEVATION H
COLOR SCHEME 28



ELEVATION G
COLOR SCHEME 25





HONEY FARMS:
SCHEMATIC ELEVATIONS

DRAWN BY:	
DL	
DATE: 09/08/2022	

PLAN 1

SUBDIVISION:
HONEY FARMS

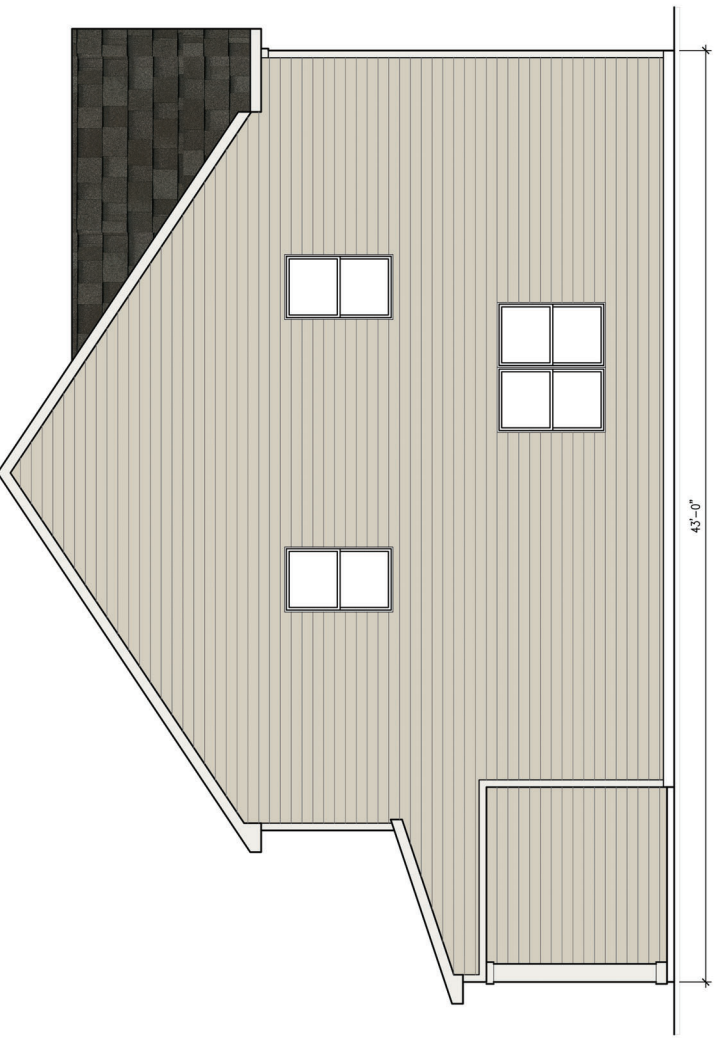
MUNICIPALITY:
COLUMBIA,
TENNESSEE

A1.1

COLOR SCHEME 5
PLAN 1 FULL ELEVATIONS
SCALE: 1/8" = 1'-0"



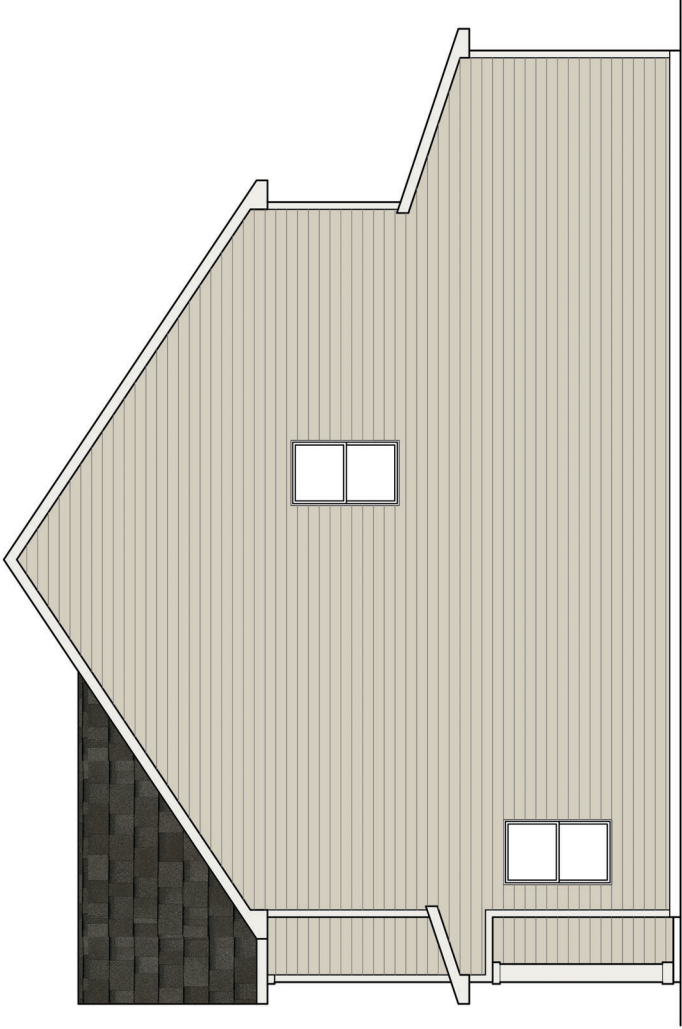
FRONT



LEFT (END UNIT CONDITION)



BACK



RIGHT (END UNIT CONDITION)



HONEY FARMS:
SCHEMATIC ELEVATIONS

DRAWN BY:	
DL	
DATE: 09/08/2022	

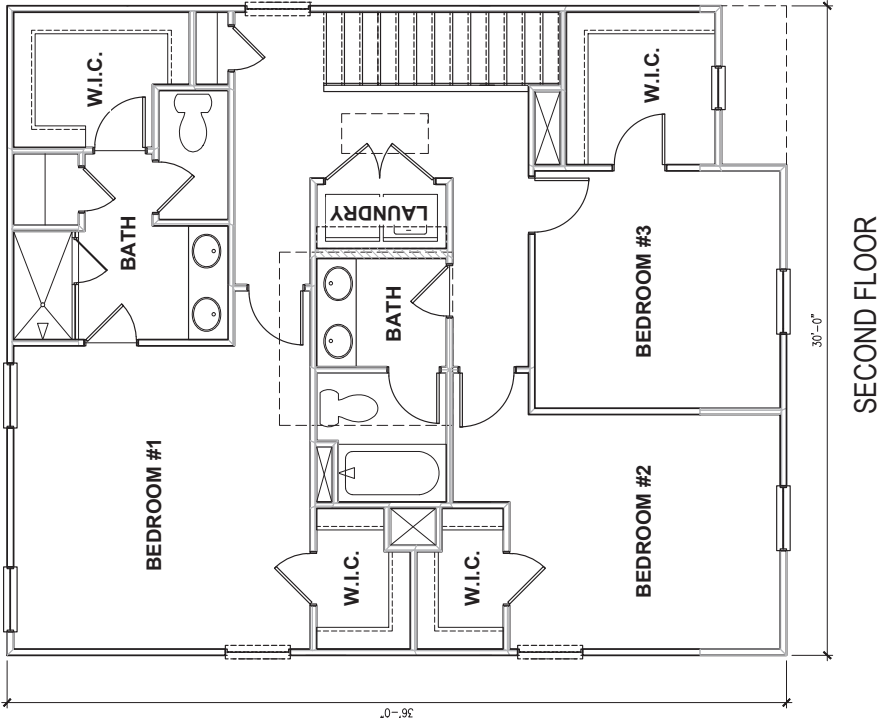
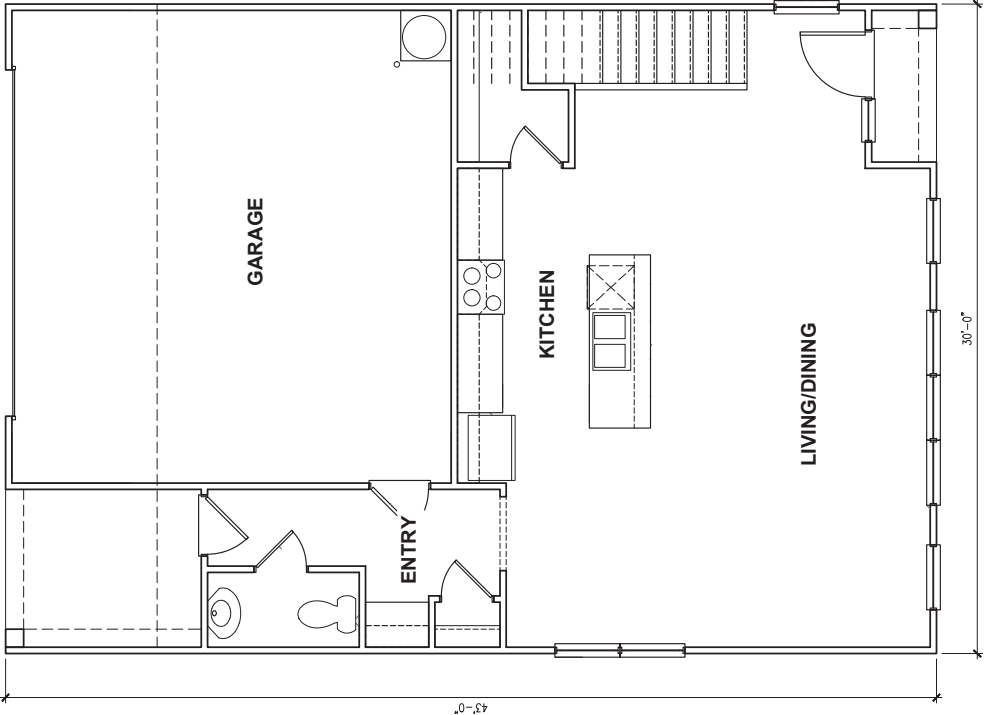
PLAN 1

SUBDIVISION:
HONEY FARMS

MUNICIPALITY:
COLUMBIA,
TENNESSEE

A2.1

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





HONEY FARMS:
SCHEMATIC ELEVATIONS

DRAWN BY:	
DL	
DATE: 12/13/2022	

PLAN 2B

SUBDIVISION:
HONEY FARMS

MUNICIPALITY:
COLUMBIA,
TENNESSEE

A1.0

PLAN 2B FRONT ELEVATIONS
SCALE: NTS



ELEVATION B
COLOR SCHEME 18



ELEVATION A
COLOR SCHEME 6



ELEVATION C
COLOR SCHEME 25



HONEY FARMS:
SCHEMATIC ELEVATIONS

DRAWN BY:	
DL	
DATE: 12/13/2022	

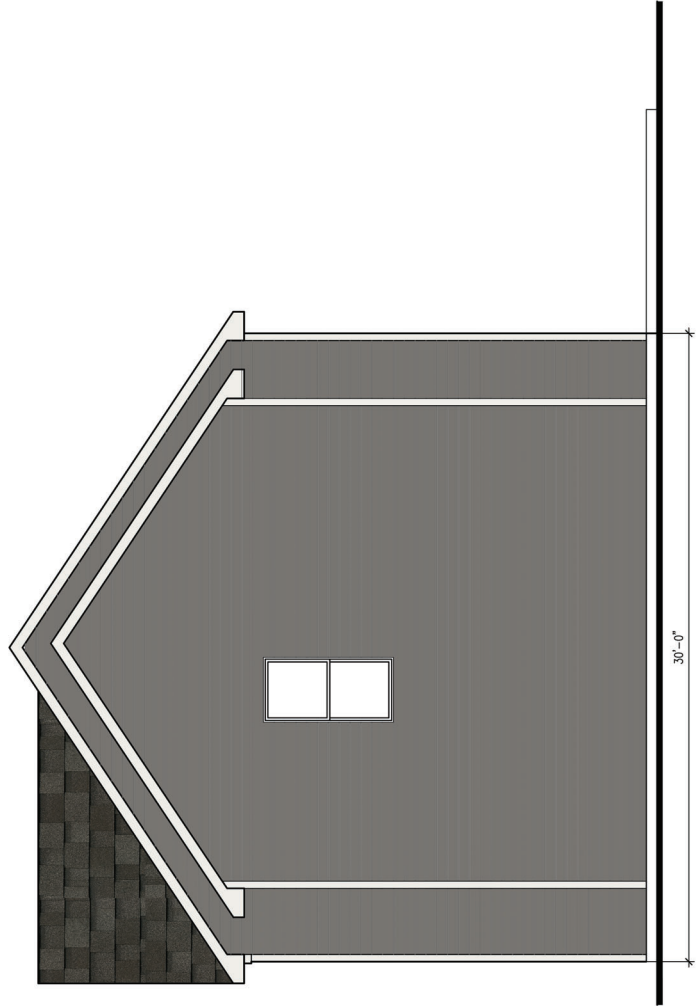
PLAN 2B

SUBDIVISION:
HONEY FARMS

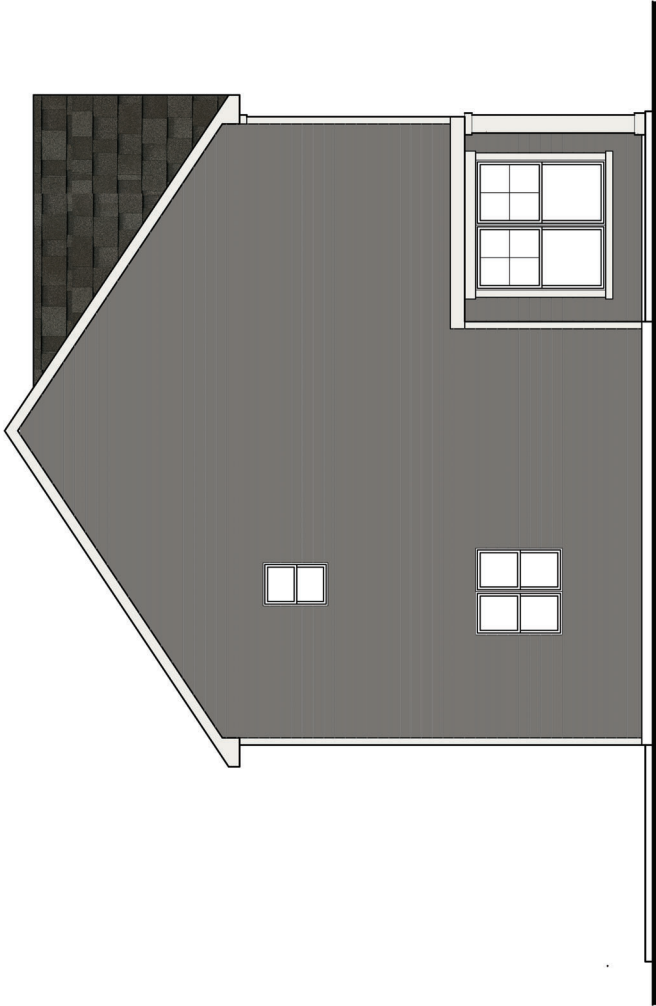
MUNICIPALITY:
COLUMBIA,
TENNESSEE

A1.1

COLOR SCHEME 21
PLAN 2B FULL ELEVATIONS
SCALE: 1/8" = 1'-0"



RIGHT



LEFT



FRONT



REAR



COLOR SCHEME 19

COLOR SCHEME 4

COLOR SCHEME 21



HONEY FARMS:
SCHEMATIC ELEVATIONS

DRAWN BY:	
DL	
DATE: 12/13/2022	

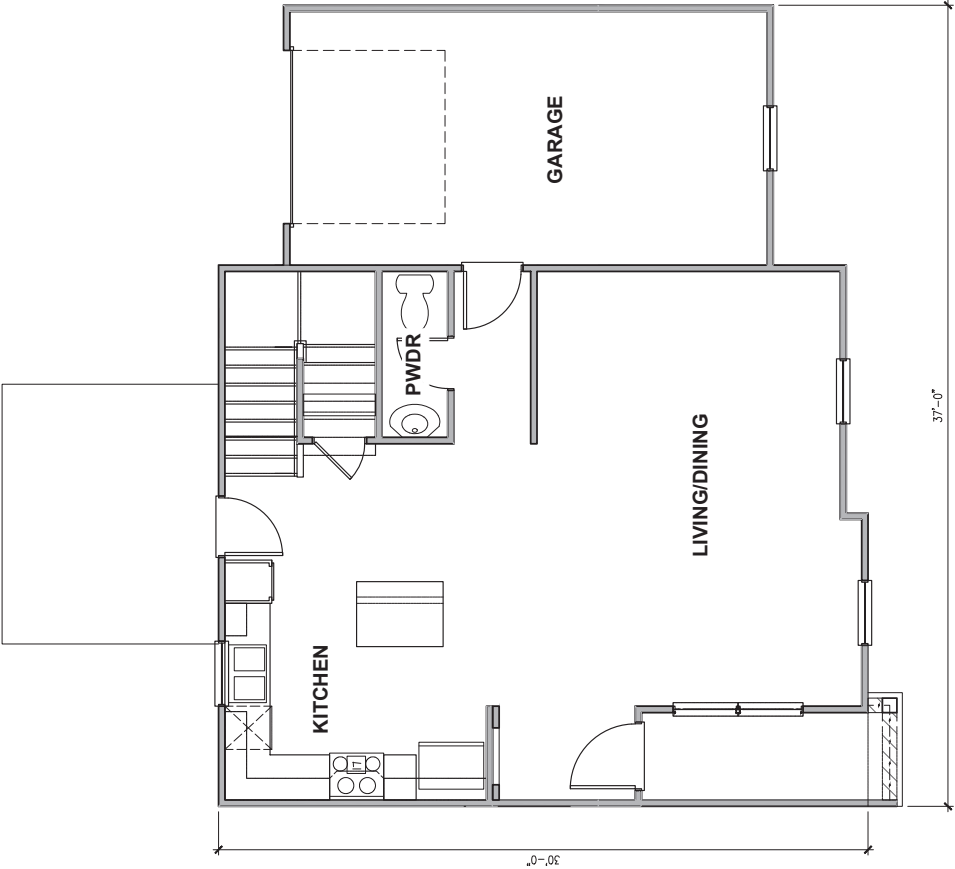
PLAN 2B

SUBDIVISION:
HONEY FARMS

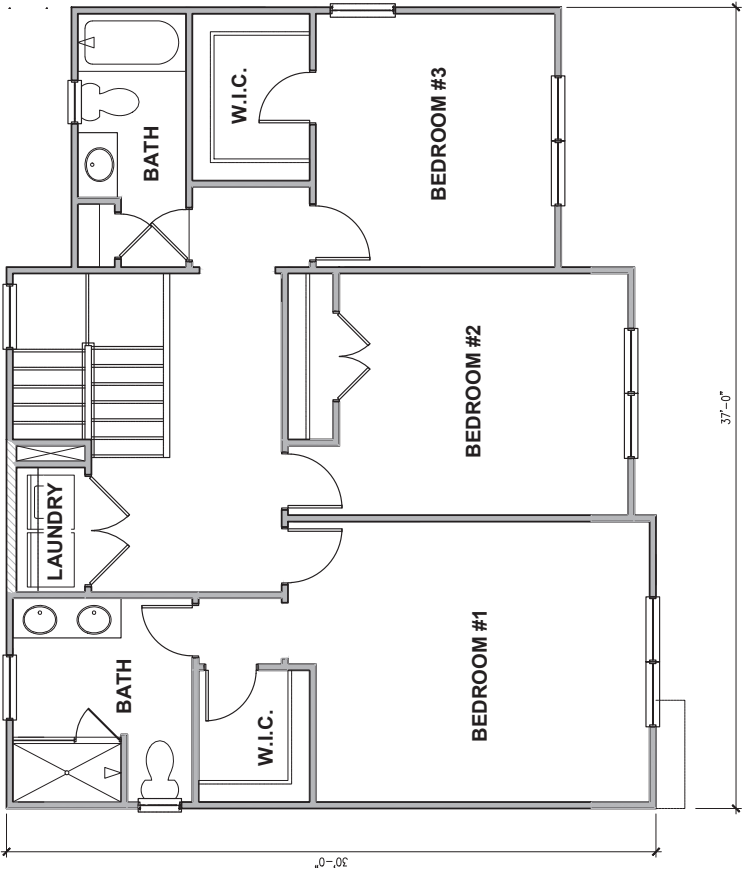
MUNICIPALITY:
COLUMBIA,
TENNESSEE

A2.1

PLAN 2B FLOORPLAN
SCALE: 1/8" = 1'-0"



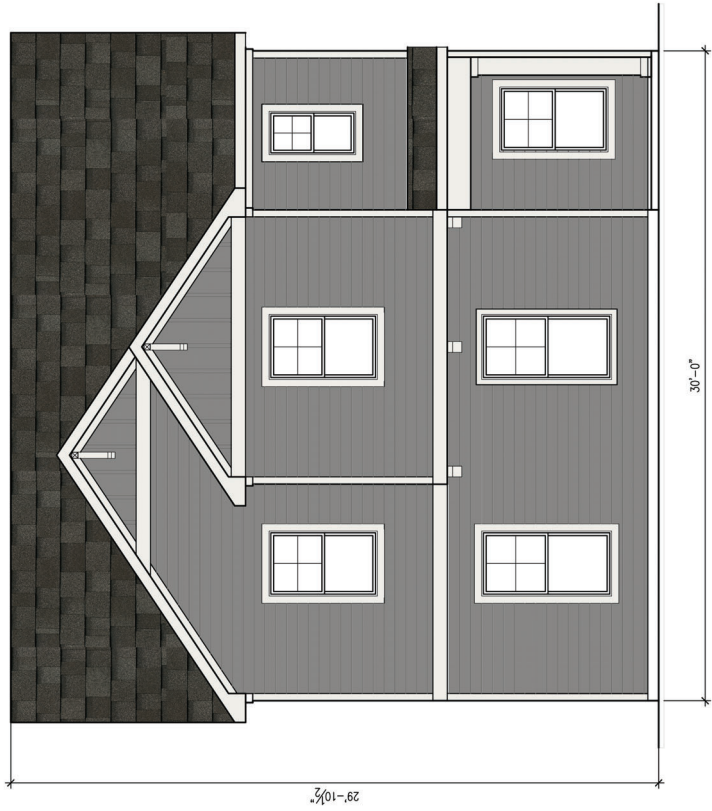
FIRST FLOOR



SECOND FLOOR



ELEVATION C
COLOR SCHEME 14



ELEVATION B
COLOR SCHEME 18



ELEVATION A
COLOR SCHEME 27



ELEVATION F
COLOR SCHEME 4



ELEVATION E
COLOR SCHEME 6



ELEVATION D
COLOR SCHEME 9



HONEY FARMS:
SCHEMATIC ELEVATIONS

DRAWN BY:	
DL	
DATE:	09/08/2022

PLAN 3

SUBDIVISION:
HONEY FARMS

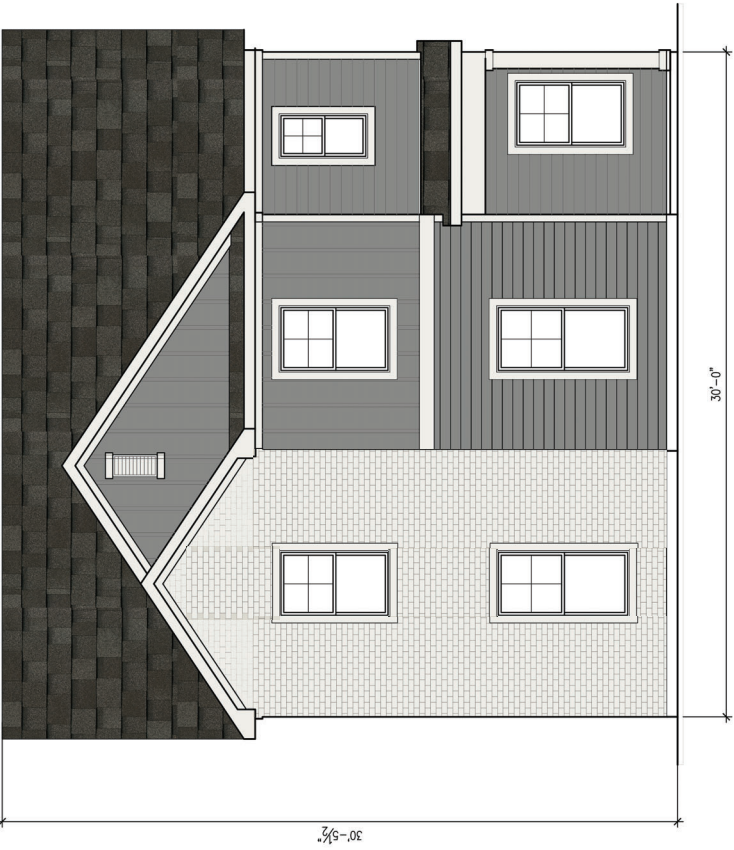
MUNICIPALITY:
COLUMBIA,
TENNESSEE

A1.1

PLAN 3 FRONT ELEVATIONS
SCALE: NTS



ELEVATION H
COLOR SCHEME 25



ELEVATION G
COLOR SCHEME 17



HONEY FARMS:
SCHEMATIC ELEVATIONS

DRAWN BY:	
DL	
DATE: 09/08/2022	

PLAN 3

SUBDIVISION:
HONEY FARMS

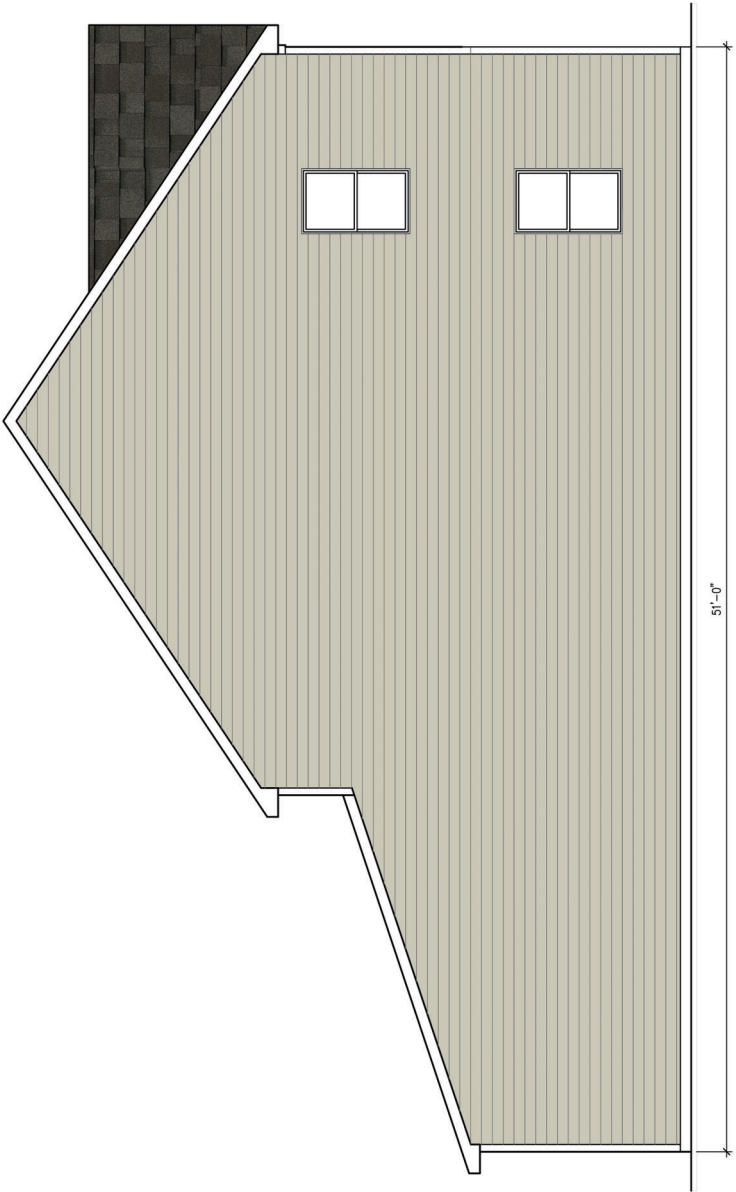
MUNICIPALITY:
COLUMBIA,
TENNESSEE

A1.2

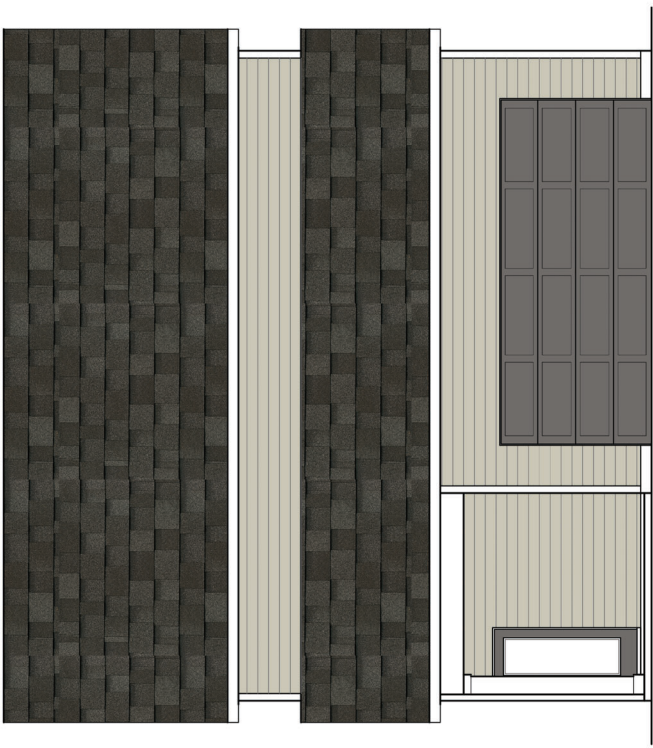
PLAN 3 FULL ELEVATIONS
SCALE: 1/8" = 1'-0"



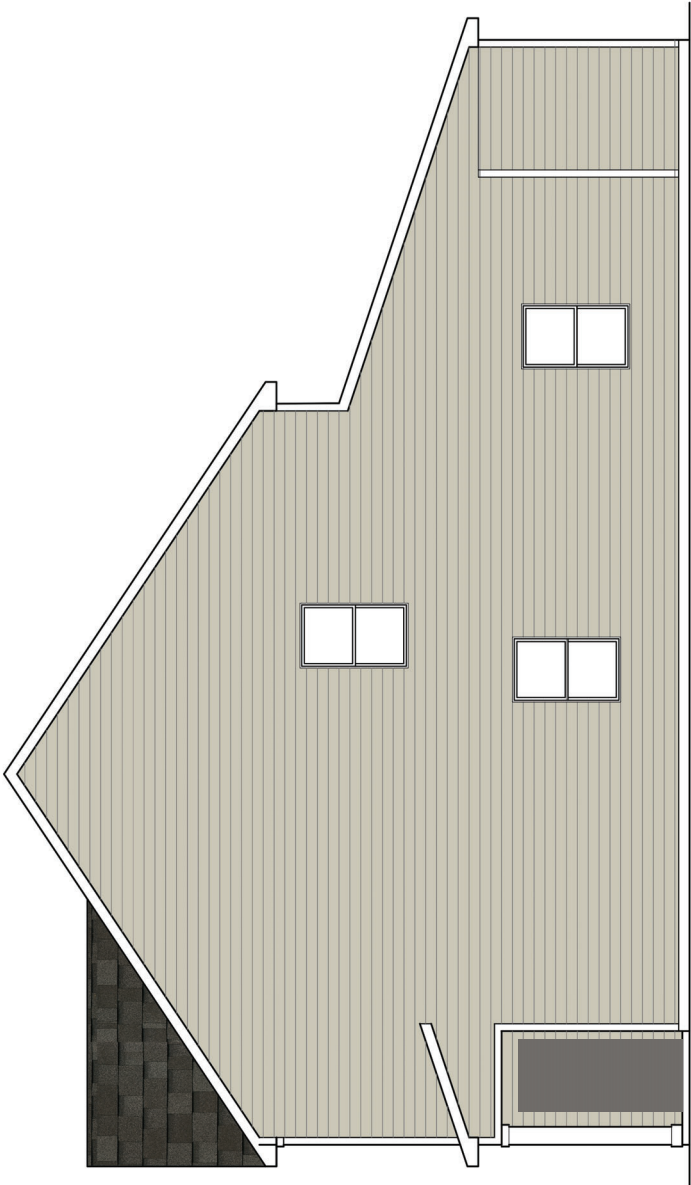
FRONT



LEFT (END UNIT CONDITION)



BACK



RIGHT (END UNIT CONDITION)



HONEY FARMS:
SCHEMATIC ELEVATIONS

DRAWN BY:	
DL	
DATE: 09/08/2022	

PLAN 3

SUBDIVISION:
HONEY FARMS

MUNICIPALITY:
COLUMBIA,
TENNESSEE

A1.3

PLAN 3 BUILDING CONCEPT
SCALE: NTS



COLOR SCHEME 2

COLOR SCHEME 16

COLOR SCHEME 13

COLOR SCHEME 21



HONEY FARMS:
SCHEMATIC ELEVATIONS

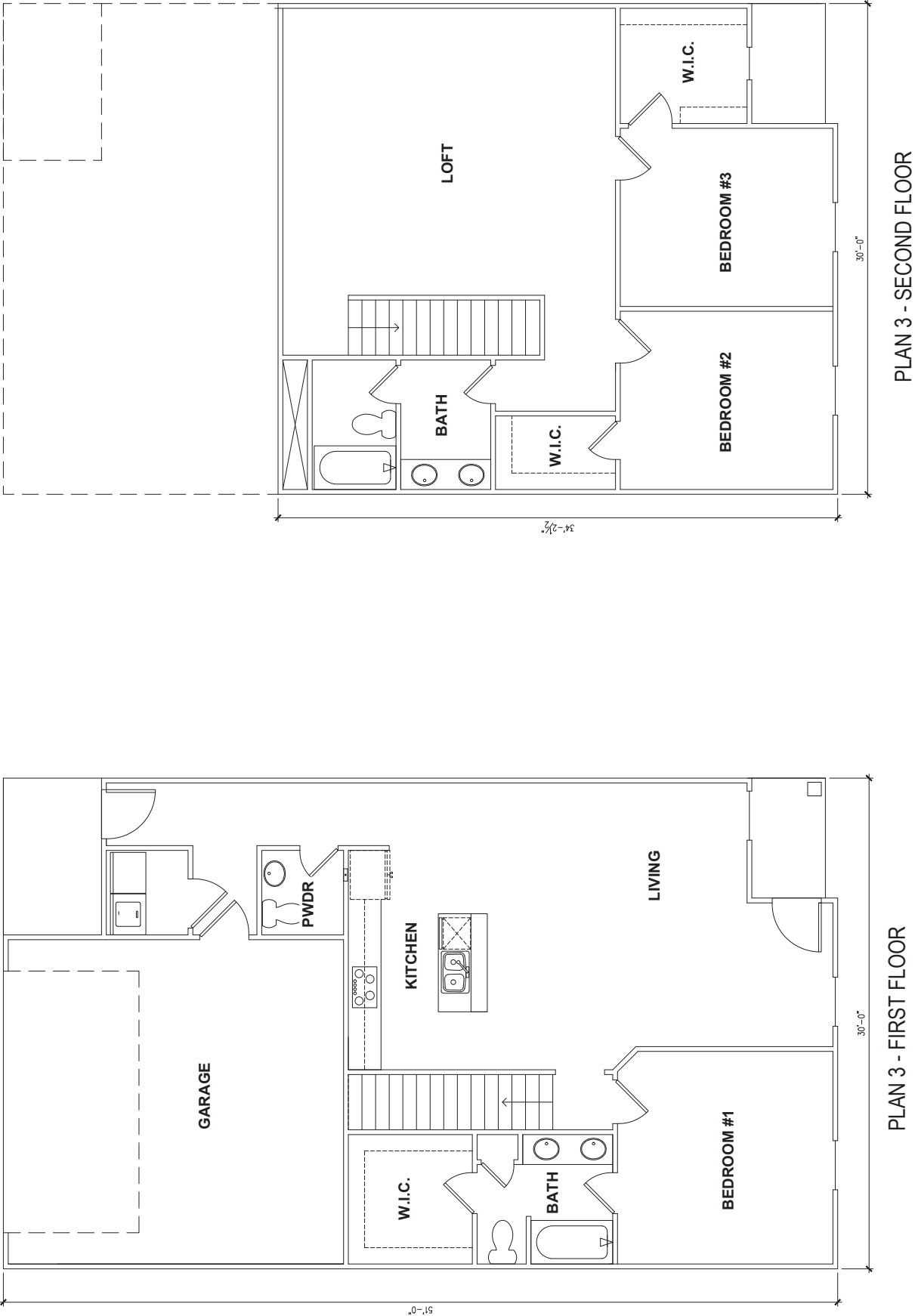
DRAWN BY:	
DL	
DATE: 09/08/2022	

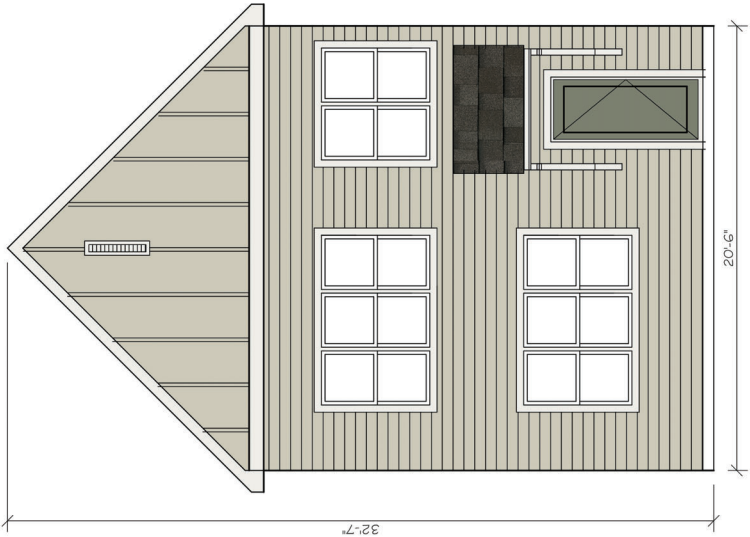
PLAN 3

SUBDIVISION:
HONEY FARMS

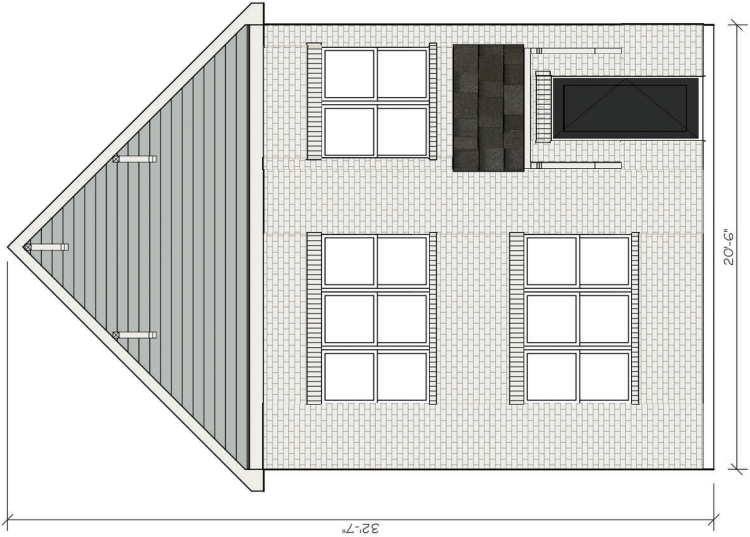
MUNICIPALITY:
COLUMBIA,
TENNESSEE

A2.1

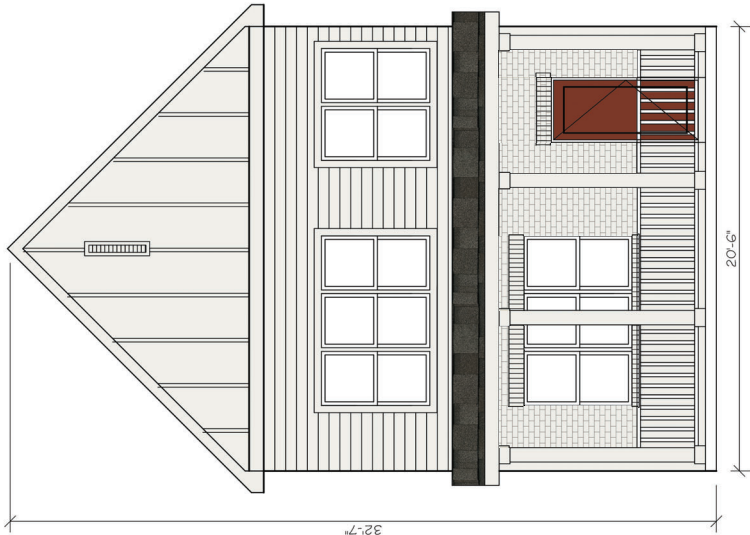




ELEVATION A
(END UNIT COND.)
COLOR SCHEME 8



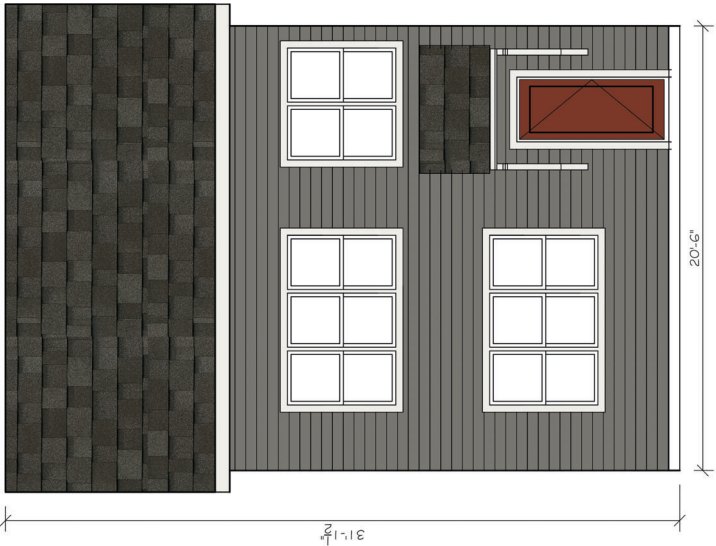
ELEVATION B
(END UNIT COND.)
COLOR SCHEME 13



ELEVATION C
(END UNIT COND.)
COLOR SCHEME 4



ELEVATION D
(END UNIT COND.)
COLOR SCHEME 19



ELEVATION A
(MID UNIT COND.)
COLOR SCHEME 22



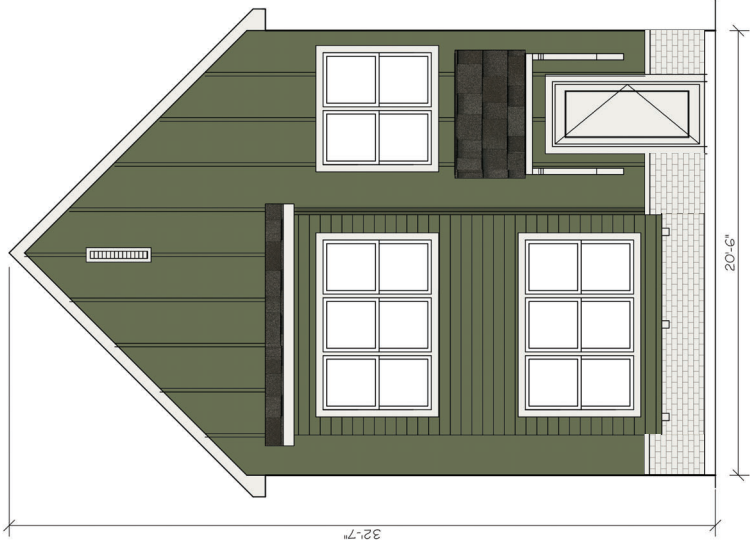
ELEVATION B
(MID UNIT COND.)
COLOR SCHEME 25



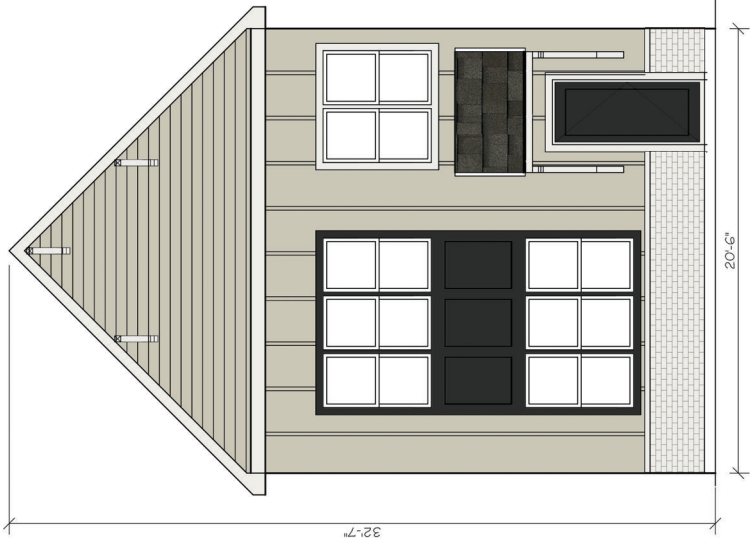
ELEVATION C
(MID UNIT COND.)
COLOR SCHEME 1



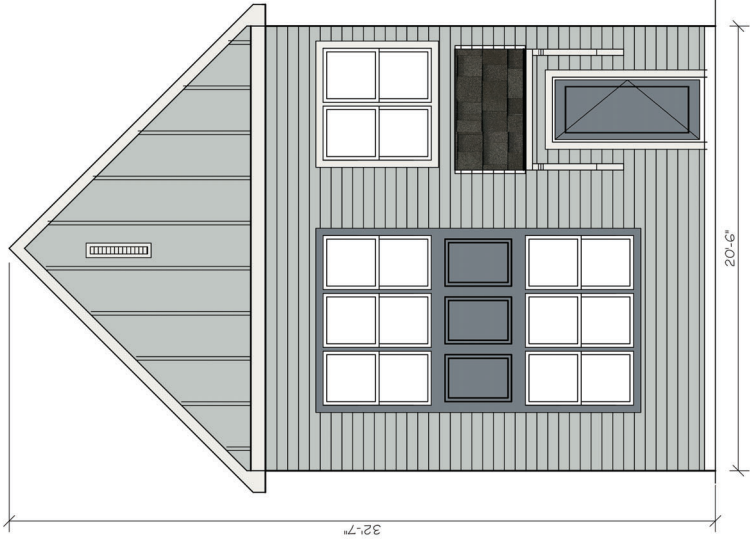
ELEVATION D
(MID UNIT COND.)
COLOR SCHEME 24



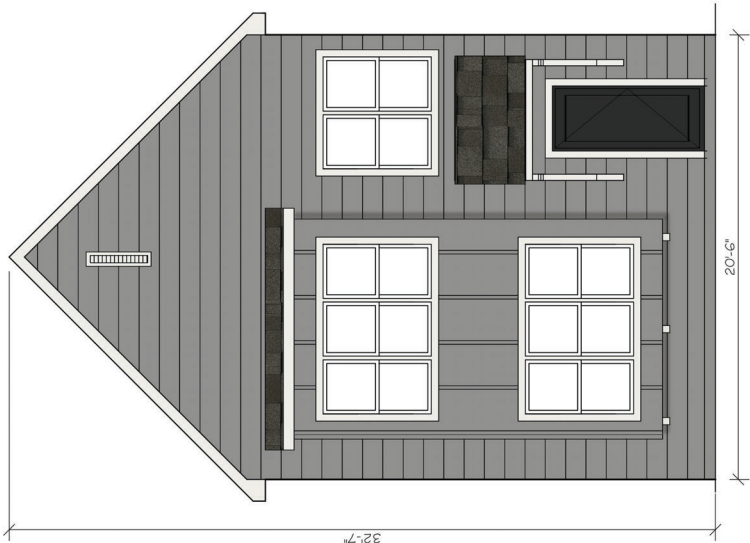
ELEVATION E
(END UNIT COND.)
COLOR SCHEME 28



ELEVATION F
(END UNIT COND.)
COLOR SCHEME 5



ELEVATION G
(END UNIT COND.)
COLOR SCHEME 15



ELEVATION H
(END UNIT COND.)
COLOR SCHEME 16



ELEVATION H

(MID UNIT COND.)

COLOR SCHEME 6



ELEVATION G

(MID UNIT COND.)

COLOR SCHEME 10



ELEVATION F

(MID UNIT COND.)

COLOR SCHEME 2



ELEVATION E

(MID UNIT COND.)

COLOR SCHEME 26



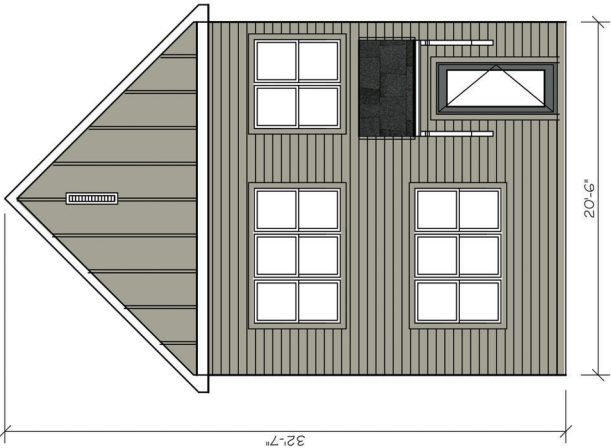
COLOR SCHEME 27

COLOR SCHEME 17

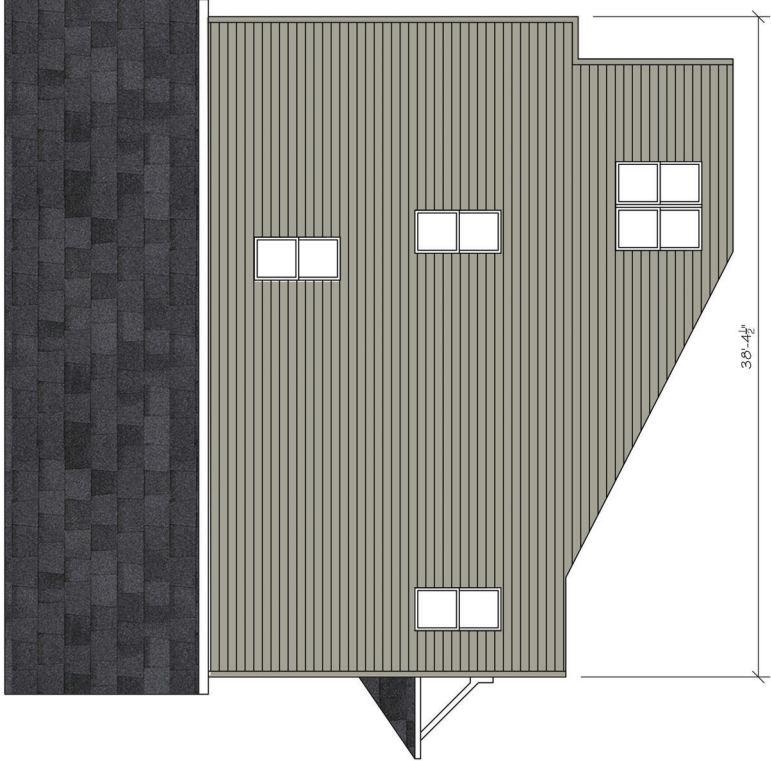
COLOR SCHEME 1

COLOR SCHEME 16

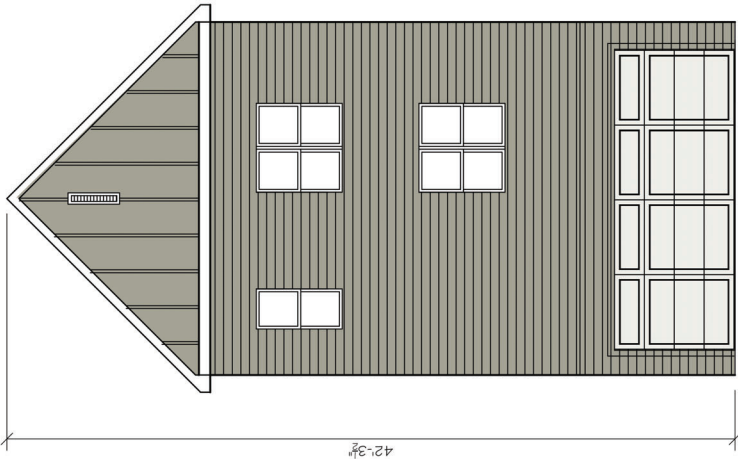
COLOR SCHEME 28



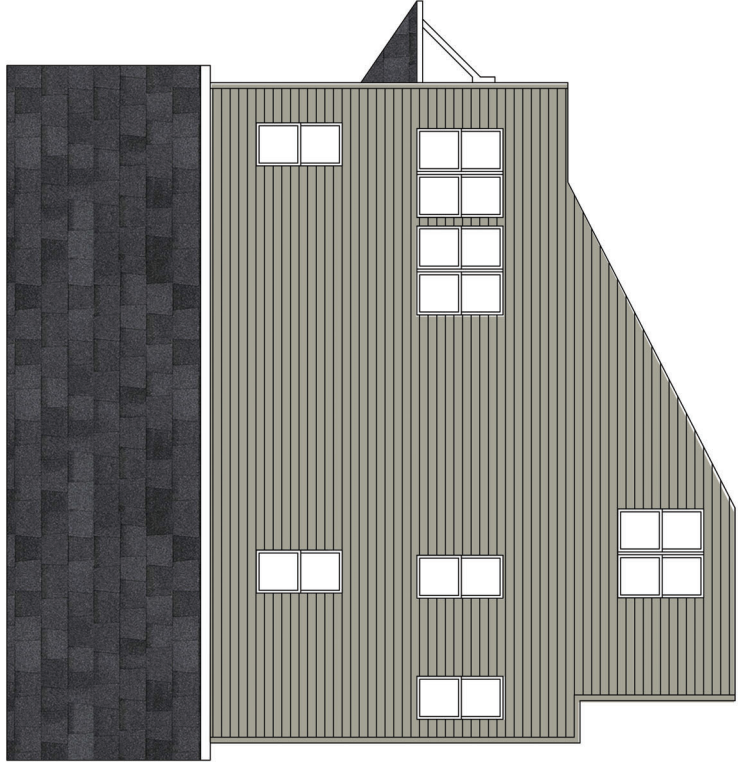
FRONT
SCHEME 10



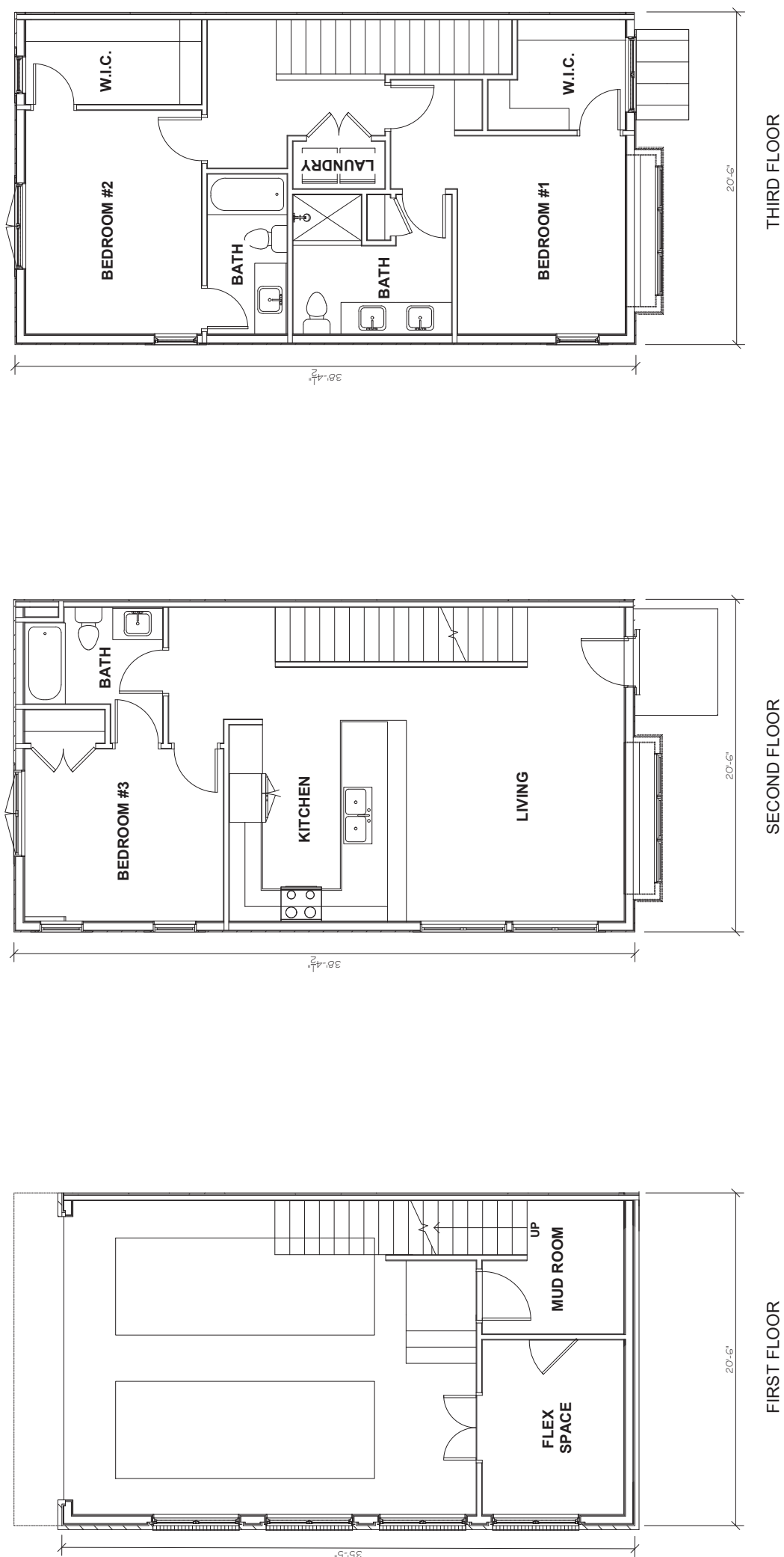
RIGHT
SCHEME 10



REAR
SCHEME 10



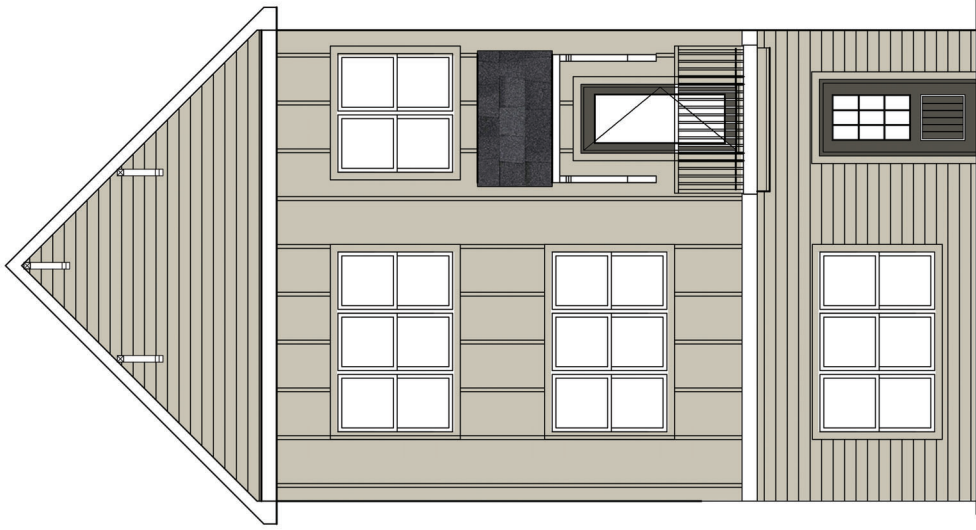
LEFT
SCHEME 10





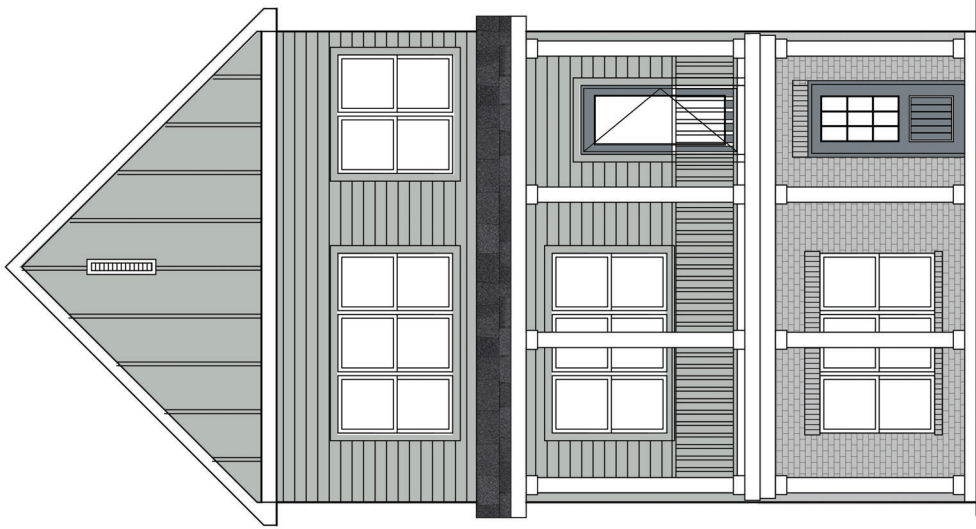
ELEVATION A
(END UNIT COND.)

SCHEME 15



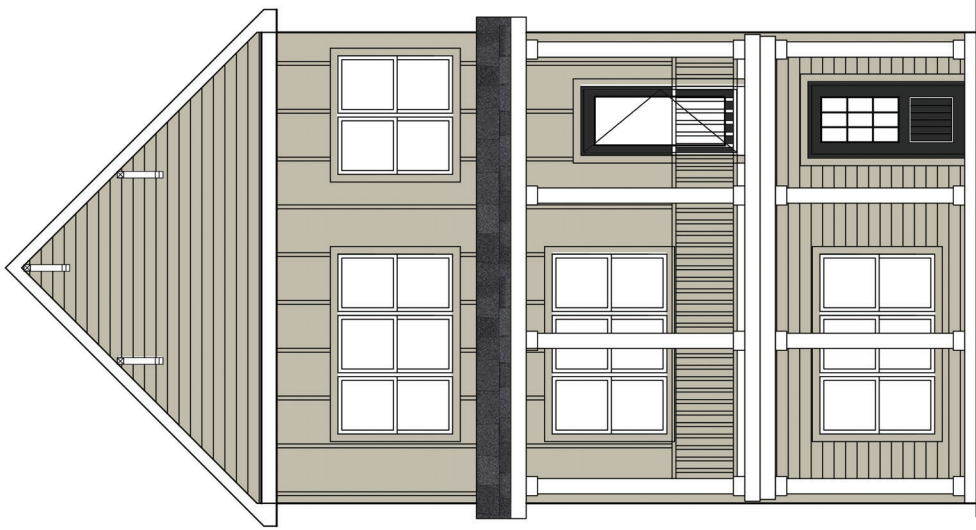
ELEVATION B
(END UNIT COND.)

SCHEME 5



ELEVATION C
(END UNIT COND.)

SCHEME 11



ELEVATION D
(END UNIT COND.)

SCHEME 4

HONEY FARMS:
SCHEMATIC ELEVATIONS

DRAWN BY: _____
DL _____
DATE: 12/14/2022

MCCALLIE TH

SUBDIVISION:

HONEY FARMS

MUNICIPALITY:

COLUMBIA,
TENNESSEE

A1.1





ELEVATION A
(MID UNIT COND.)

SCHEME 17



ELEVATION B
(MID UNIT COND.)

SCHEME 22



ELEVATION C
(MID UNIT COND.)

SCHEME 18



ELEVATION D
(MID UNIT COND.)

SCHEME 20

HONEY FARMS:
SCHEMATIC ELEVATIONS

DRAWN BY:	
DL	
DATE: 12/14/2022	

MCCALLIE TH

SUBDIVISION:

HONEY FARMS

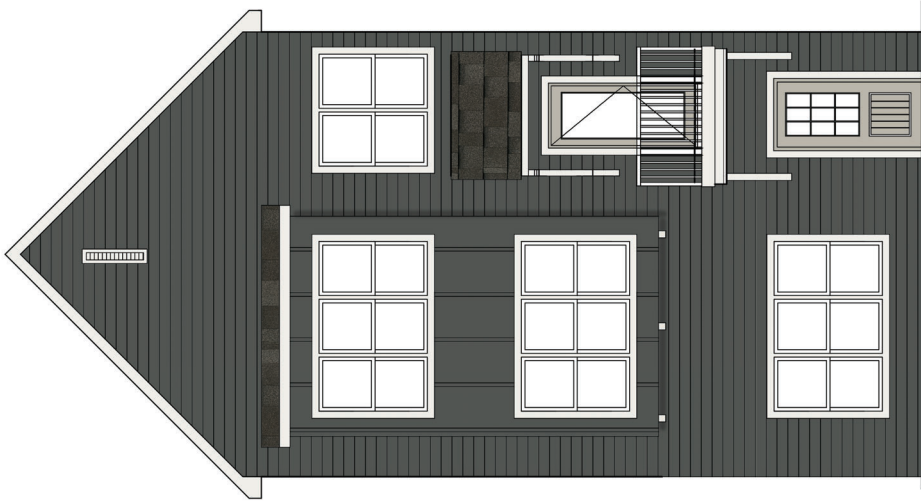
MUNICIPALITY:

COLUMBIA,
TENNESSEE

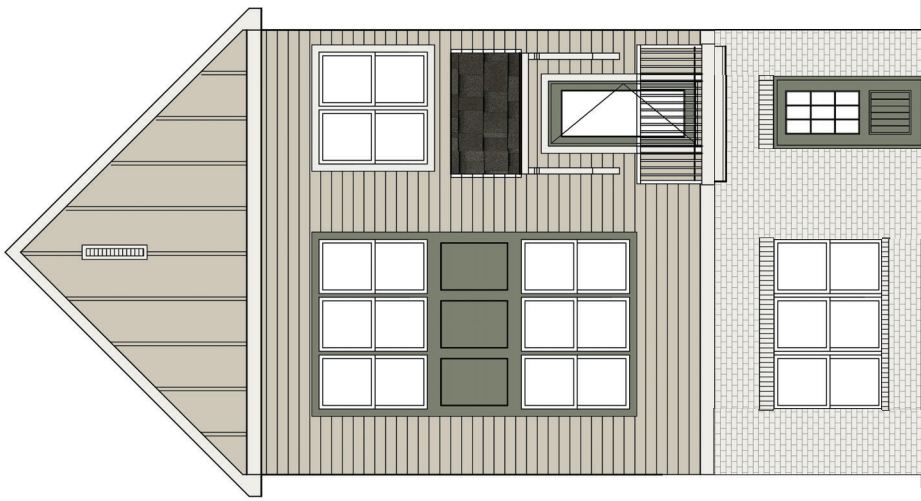
A1.2

RP
HOMES

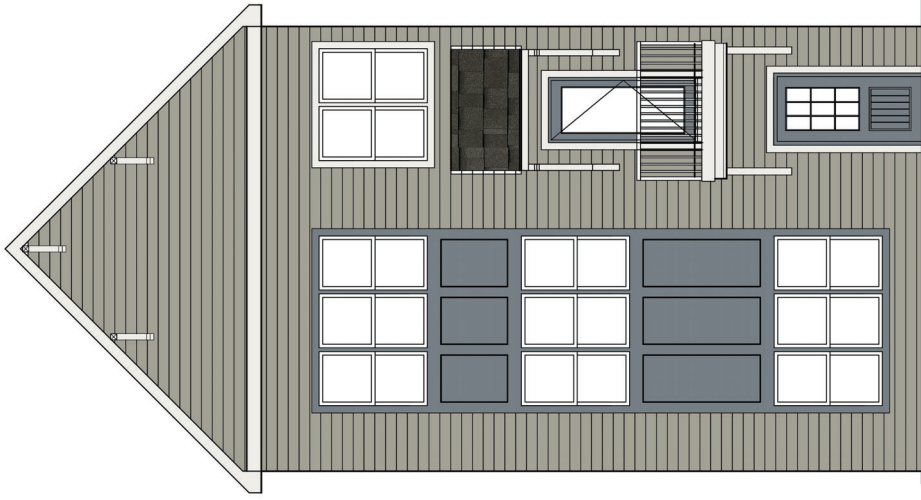




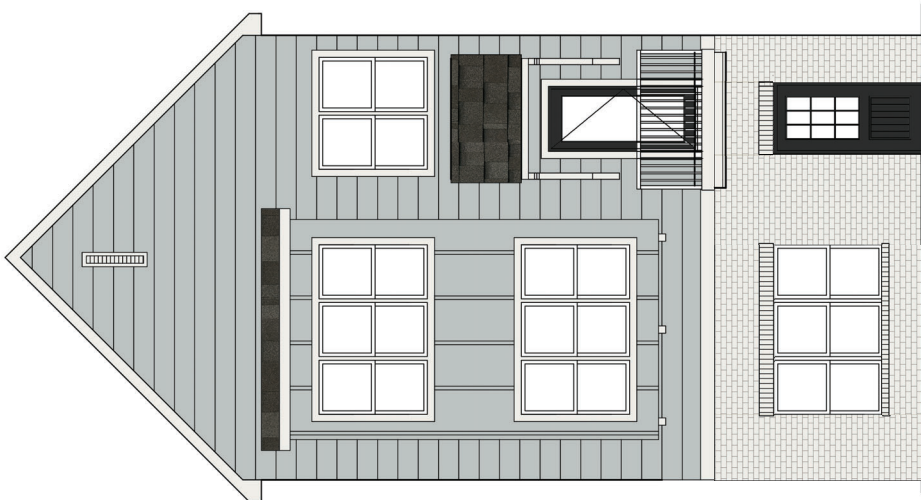
ELEVATION E
(END UNIT COND.)
COLOR SCHEME 19



ELEVATION F
(END UNIT COND.)
COLOR SCHEME 8



ELEVATION G
(END UNIT COND.)
COLOR SCHEME 12

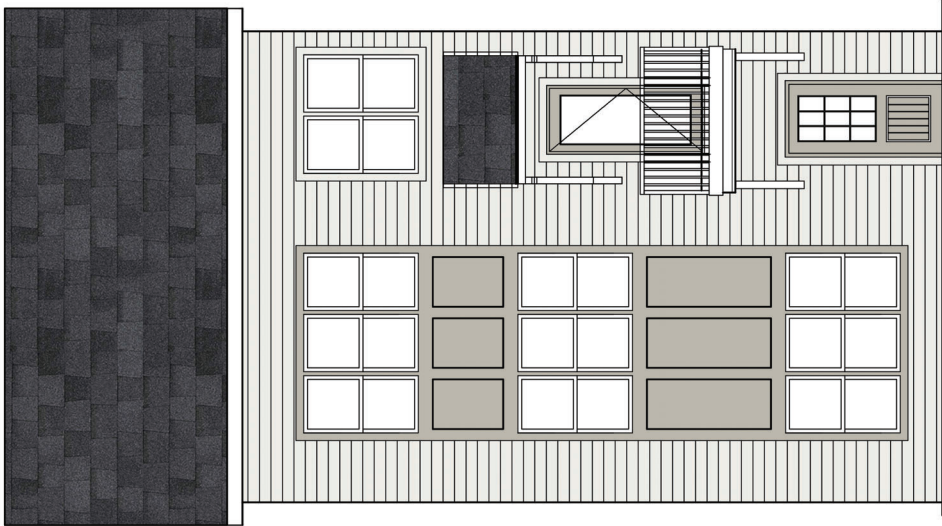


ELEVATION H
(END UNIT COND.)
COLOR SCHEME 13



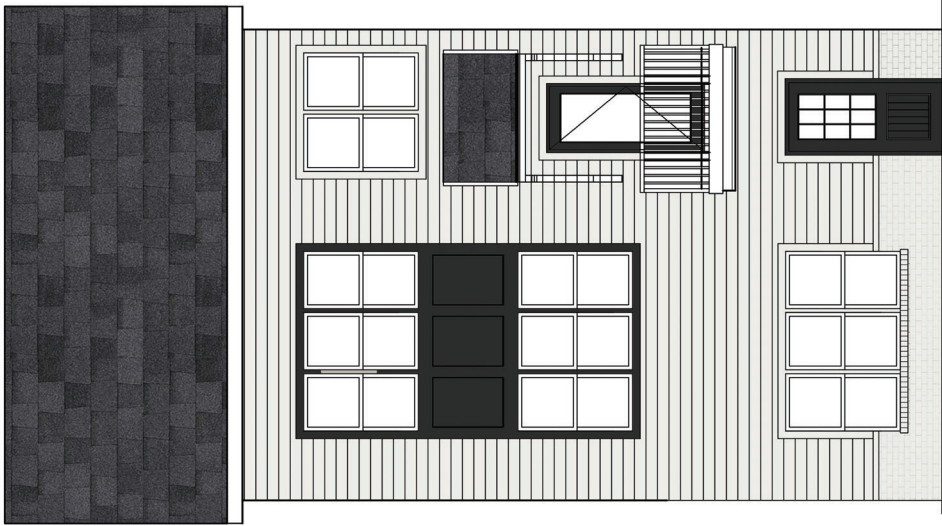
ELEVATION H
(MID UNIT COND.)

SCHEME 4



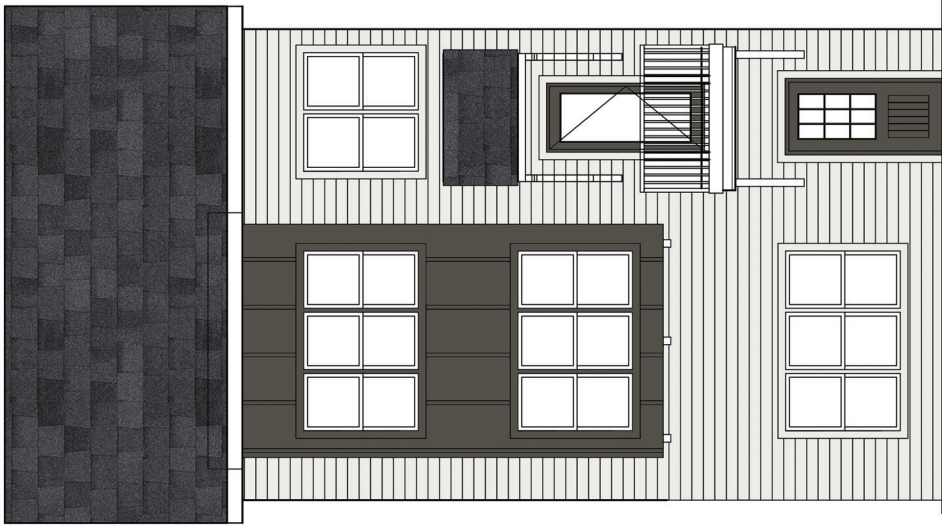
ELEVATION G
(MID UNIT COND.)

SCHEME 3



ELEVATION F
(MID UNIT COND.)

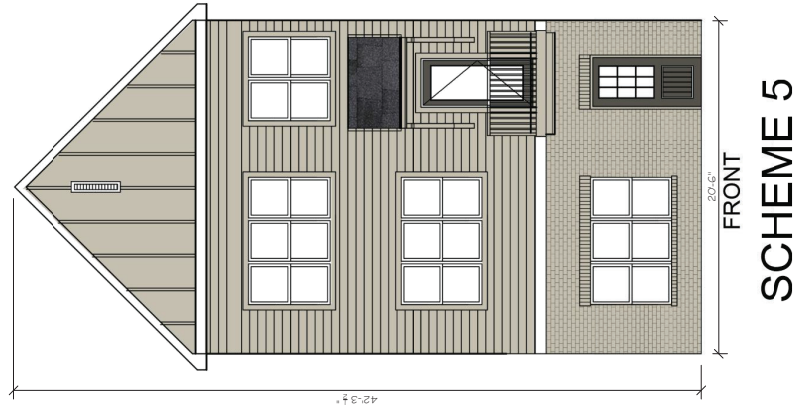
SCHEME 2



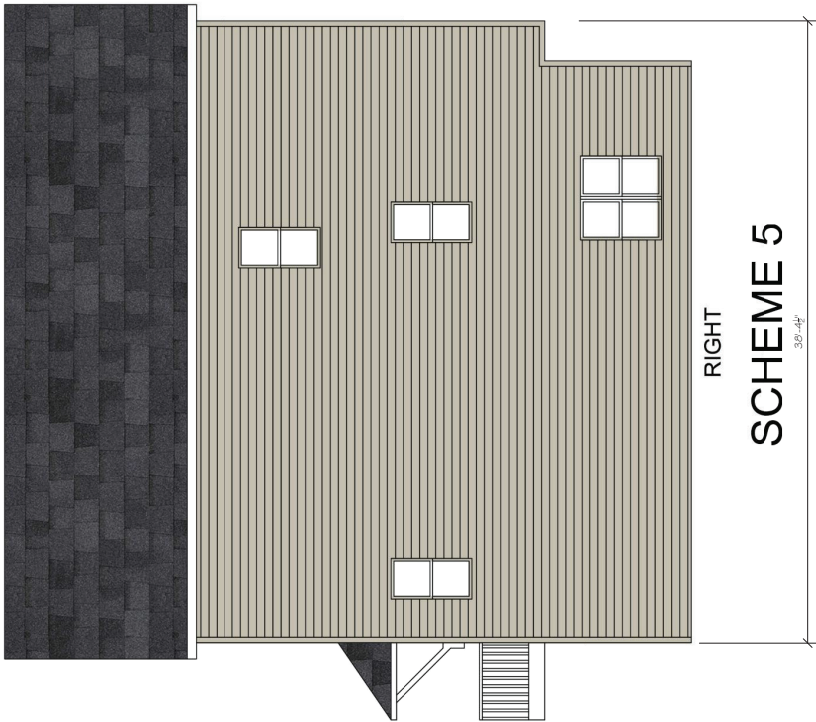
ELEVATION E
(MID UNIT COND.)

SCHEME 1

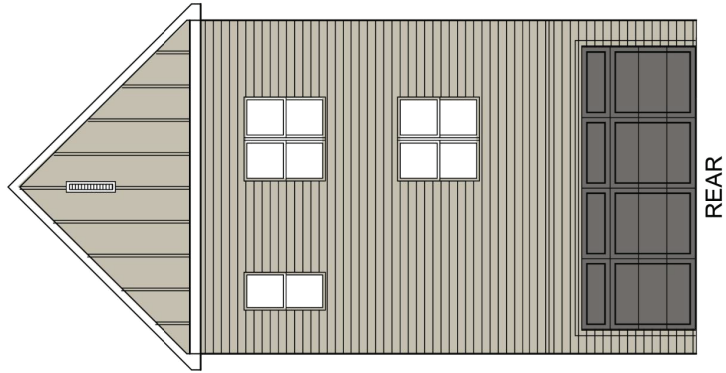




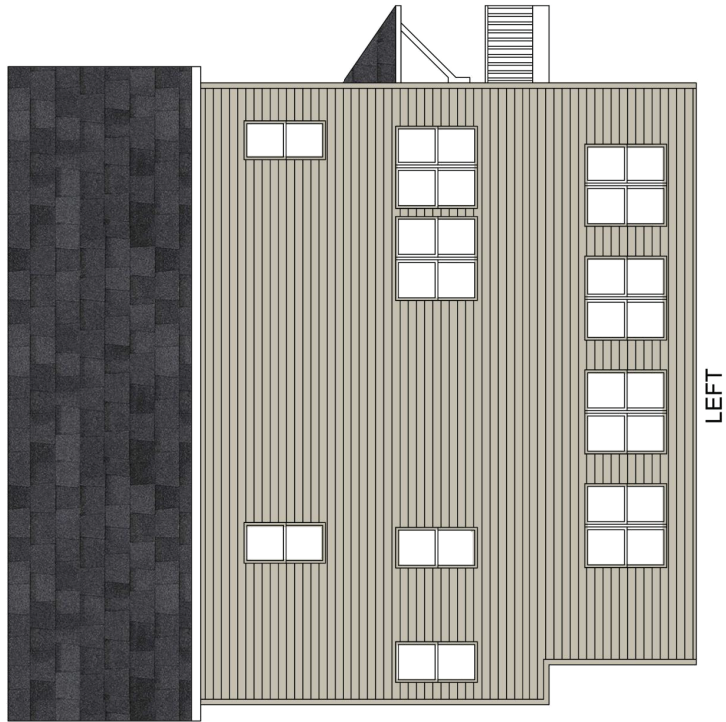
FRONT
SCHEME 5



RIGHT
SCHEME 5



REAR
SCHEME 5

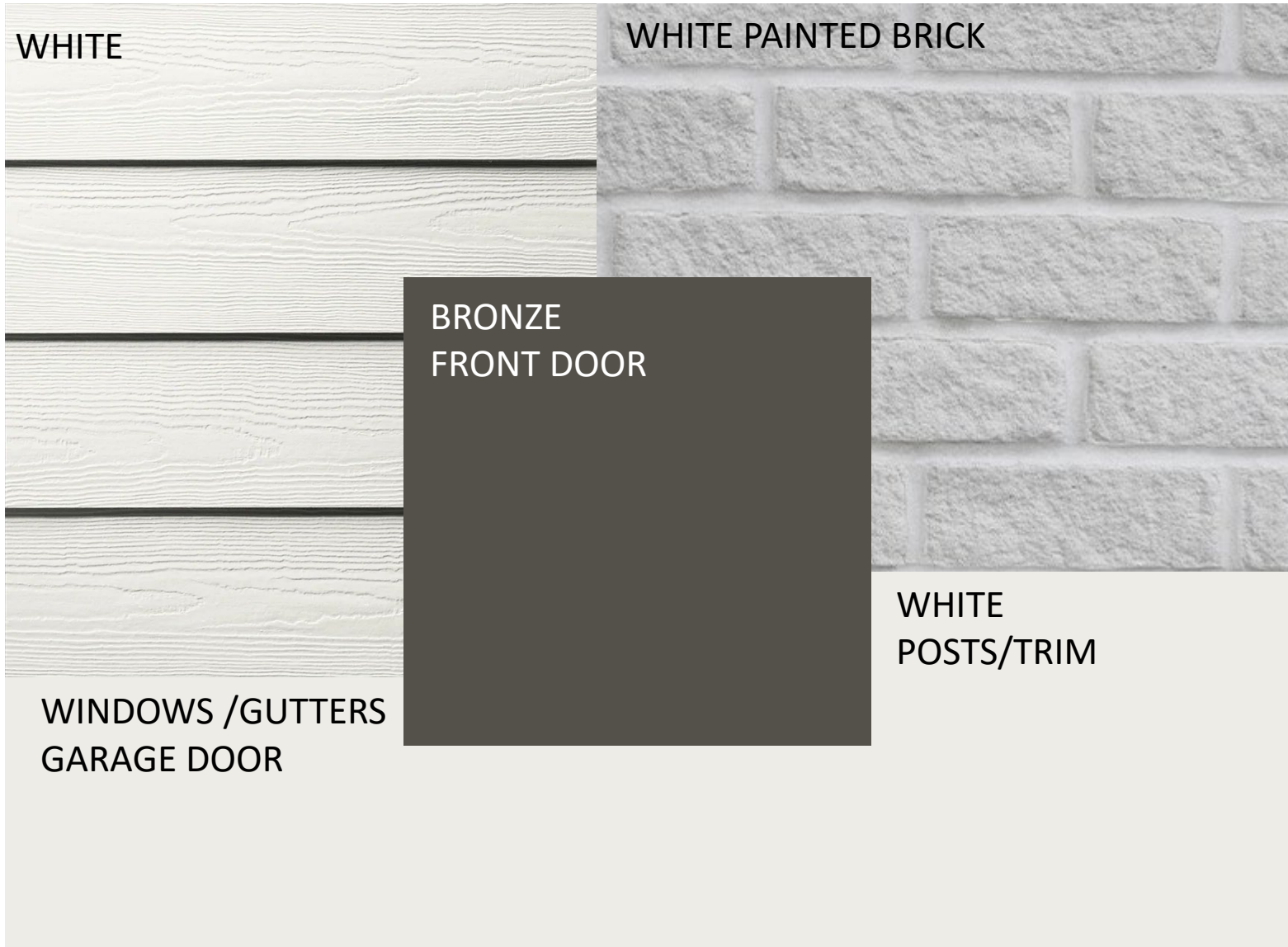


LEFT
SCHEME 5

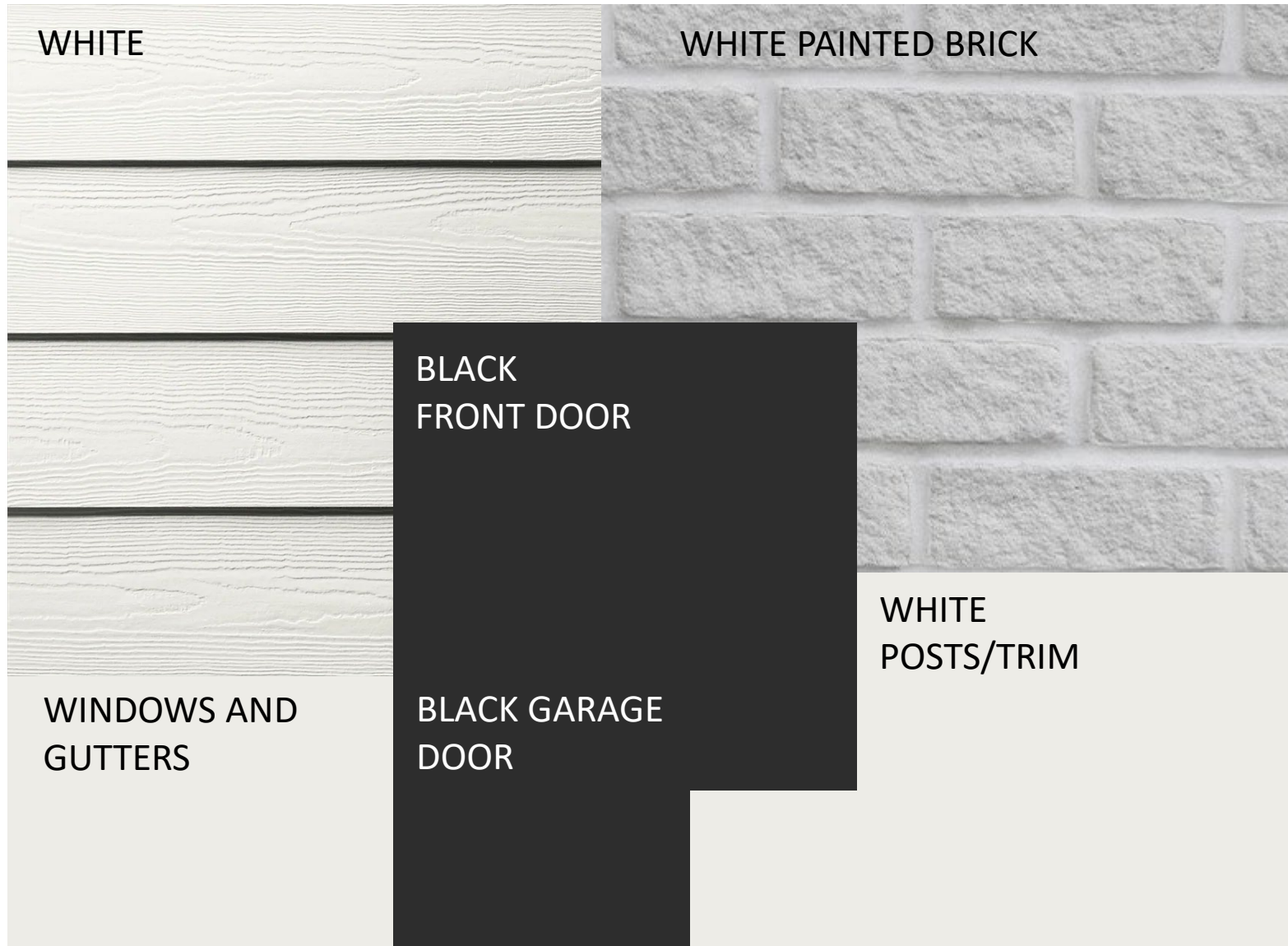
Columbia, TN - Elevations & Exterior Color Schemes

PLAN 1

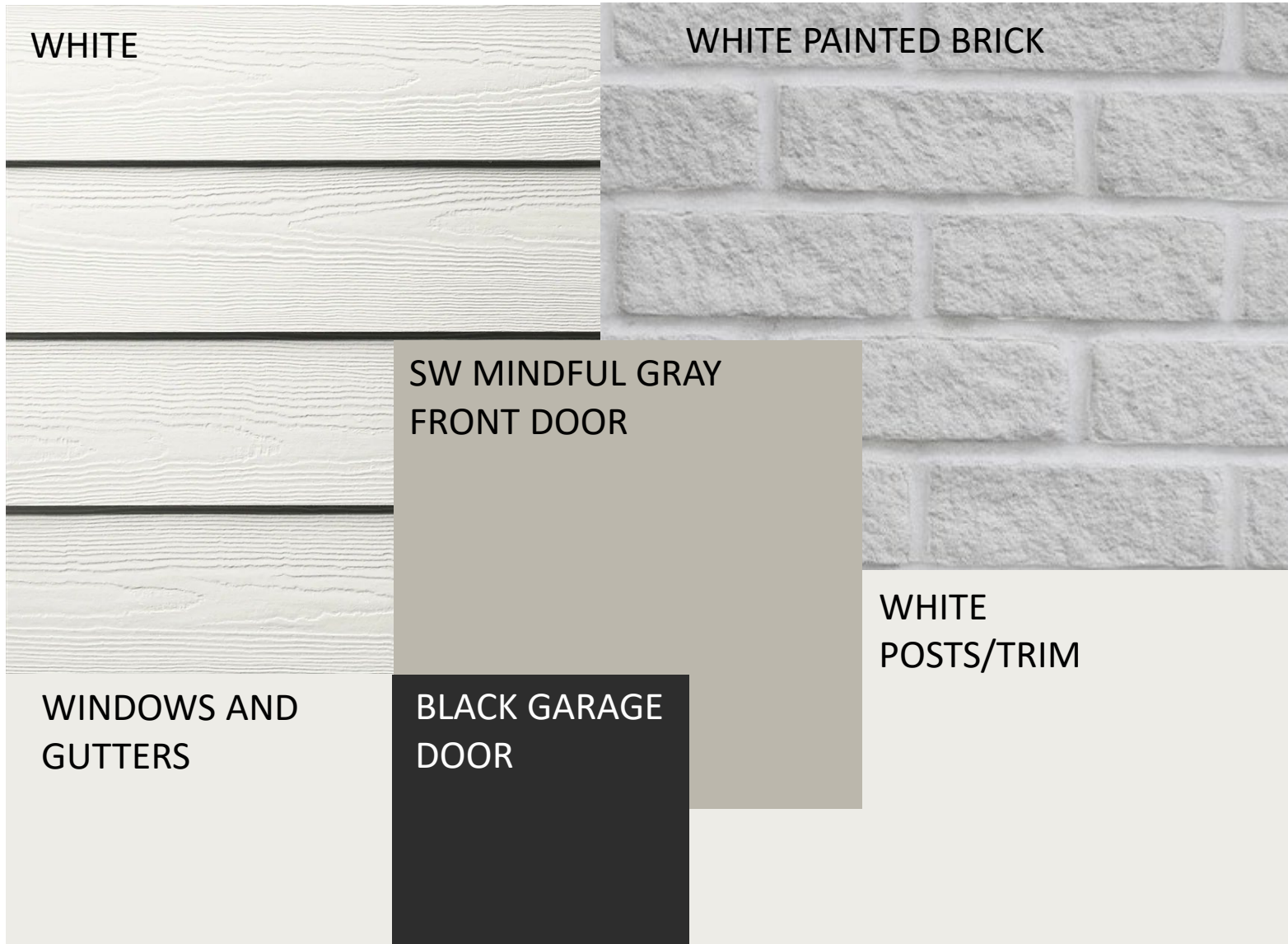
SCHEME 1



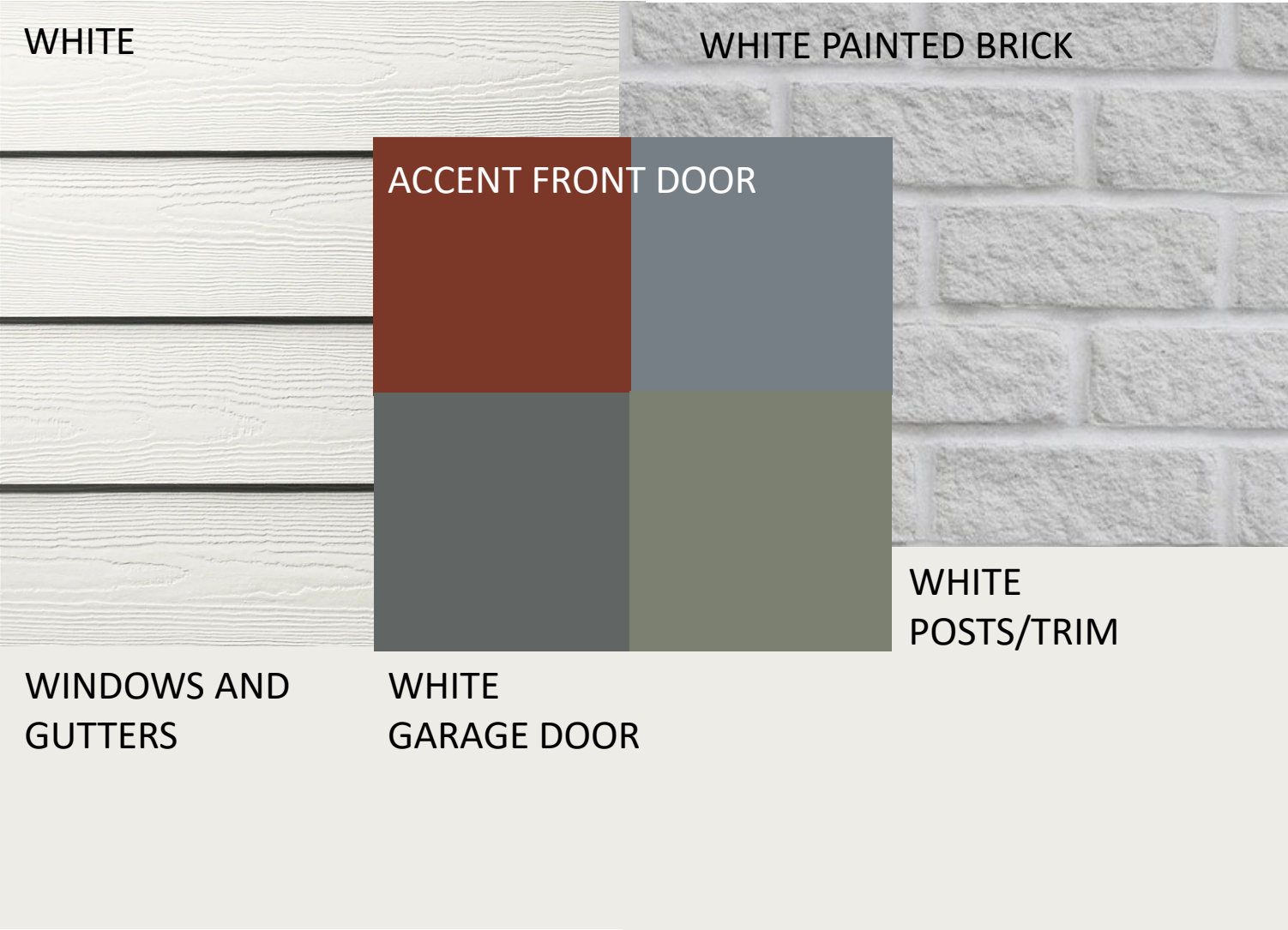
SCHEME 2



SCHEME 3

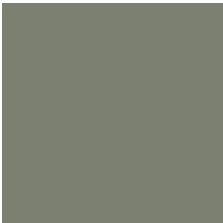
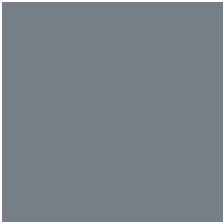
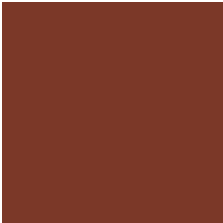


SCHEME 4

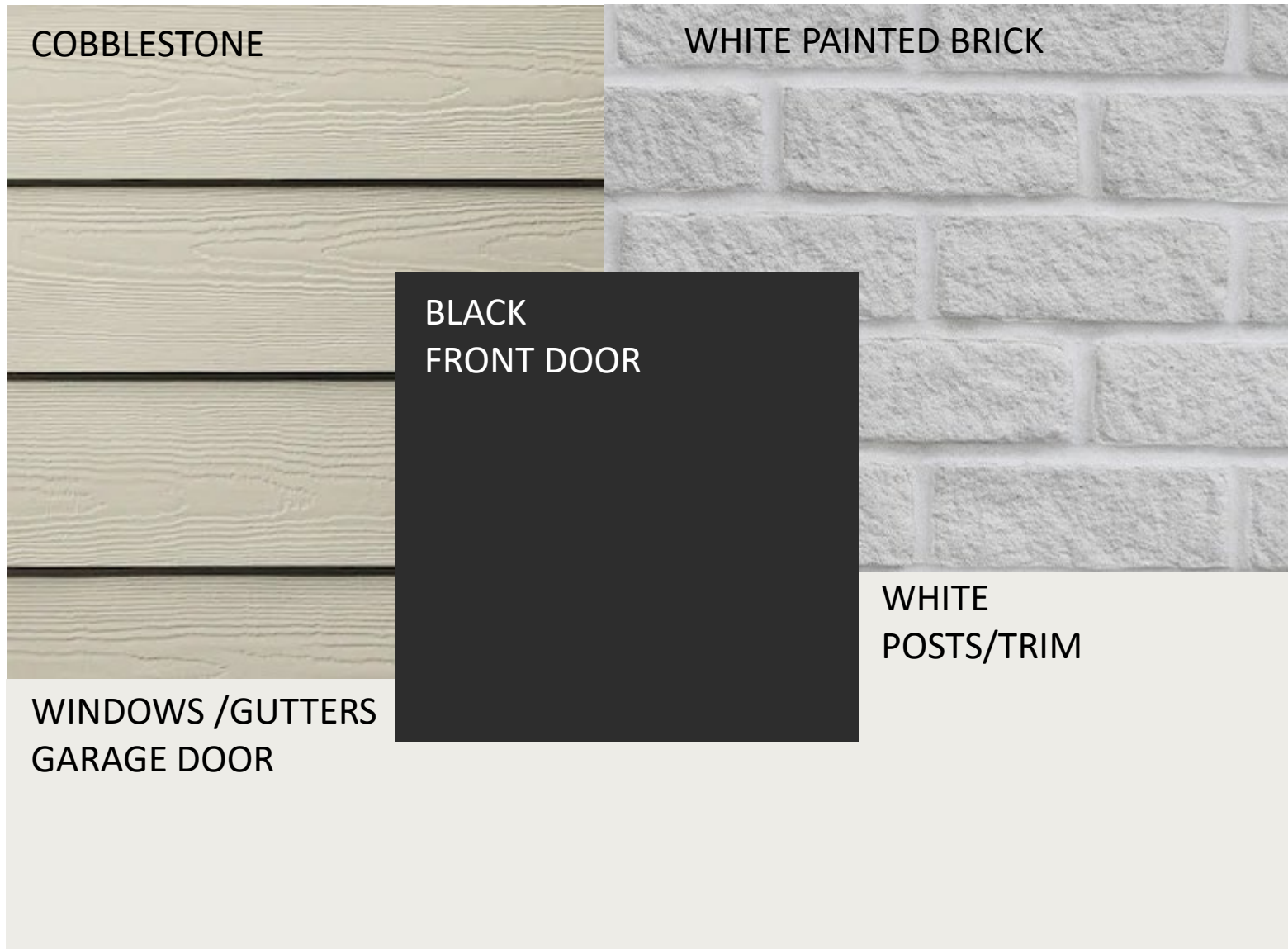


ACCENT DOOR OPTIONS

- SW ROYCROFT COPPER RED
- SW DOWNING SLATE
- SW ROYCROFT PEWTER
- SW DRIED THYME

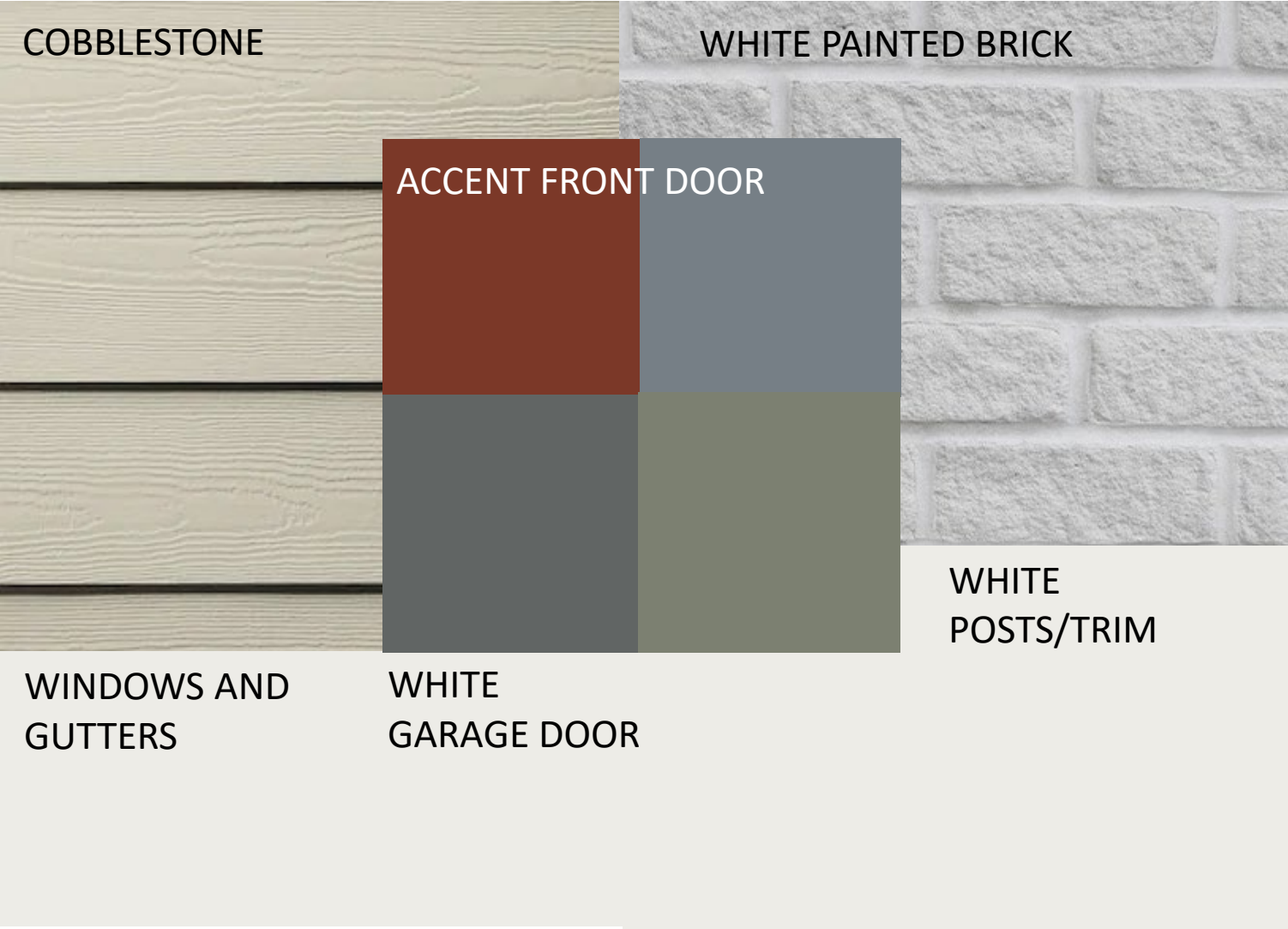


SCHEME 5

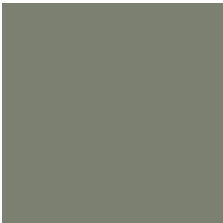
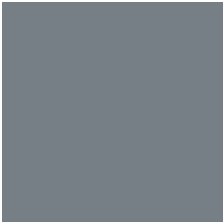
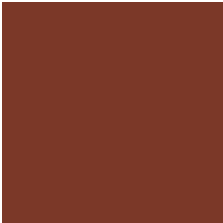


*Exterior color package may not be available depending on selections for neighboring lots

SCHEME 6



- ACCENT DOOR OPTIONS
- SW ROYCROFT COPPER RED
 - SW DOWNING SLATE
 - SW ROYCROFT PEWTER
 - SW DRIED THYME



SCHEME 7



SCHEME 8



ACCENT FRONT DOOR
• SW DRIED THYME



SCHEME 9



SCHEME 10

MONTEREY TAUPE

WHITE PAINTED BRICK

BRONZE FRONT DOOR

WHITE WINDOWS
AND GUTTERS

BRONZE
GARAGE DOOR

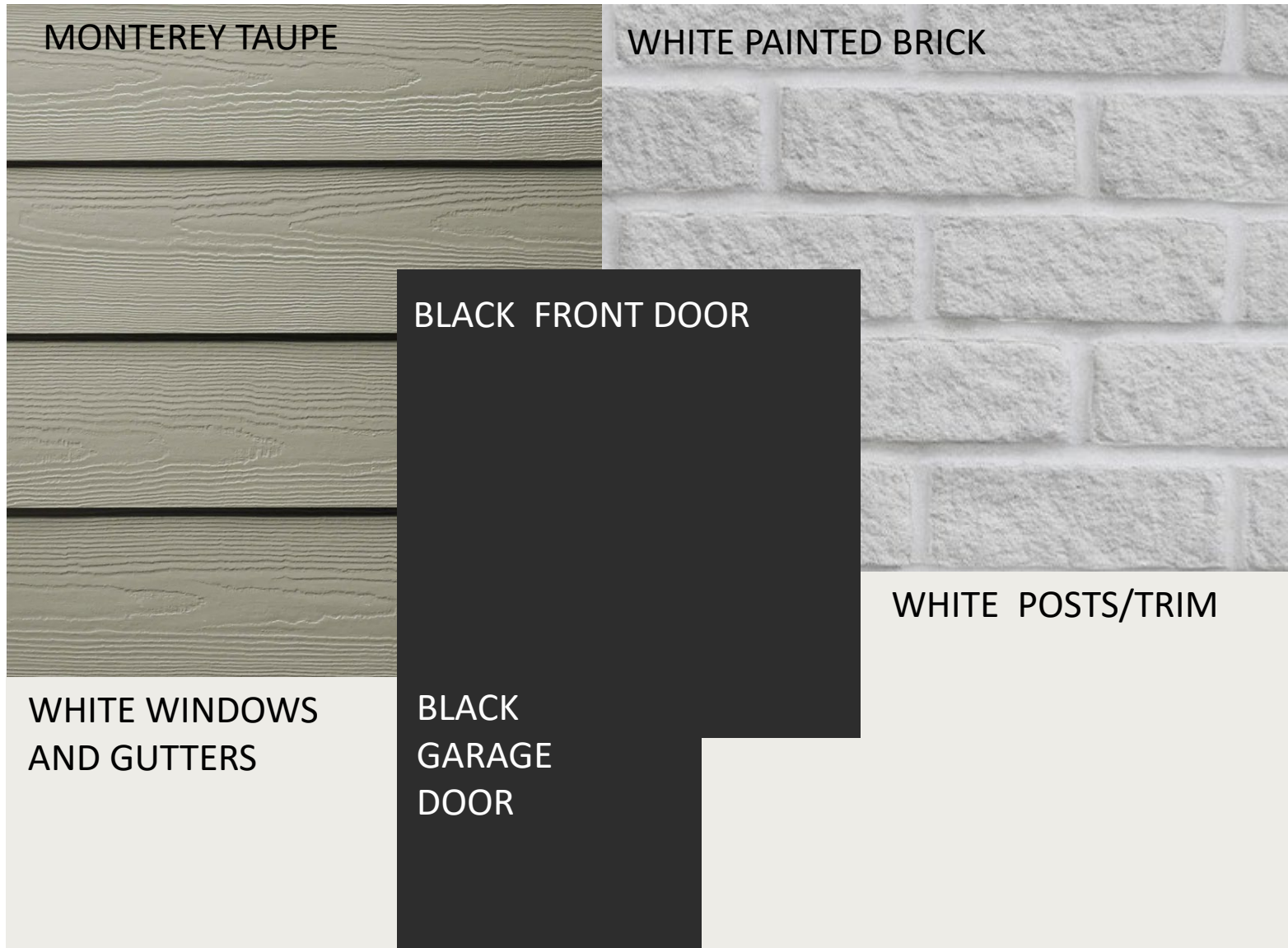
WHITE POSTS AND
TRIM

ACCENT DOOR OPTIONS

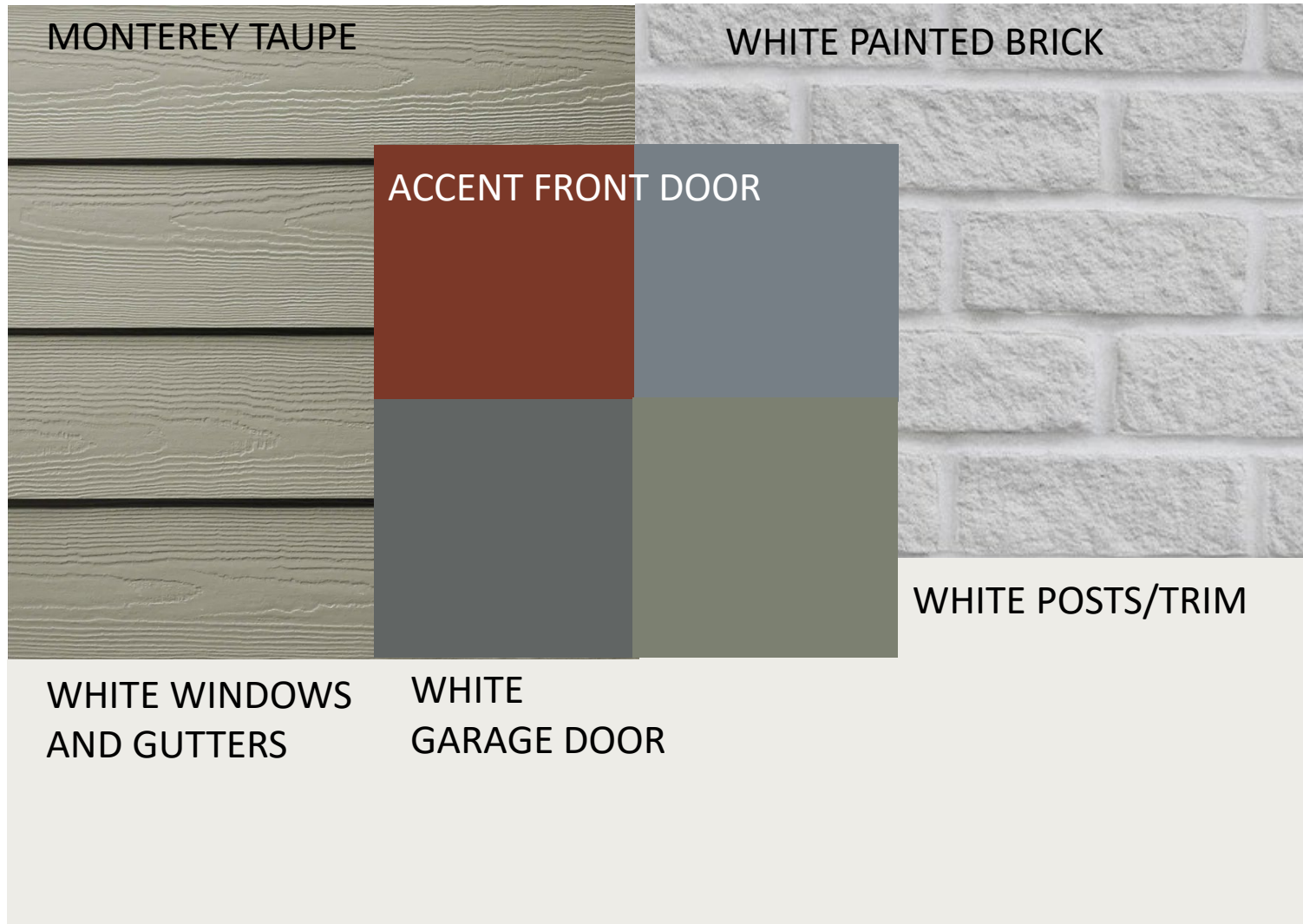
- SW DRIED THYME



SCHEME 11

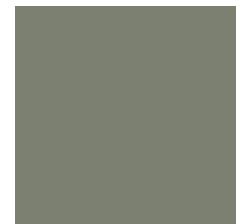
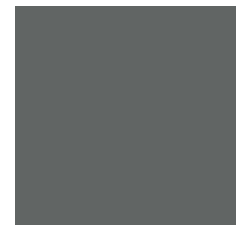
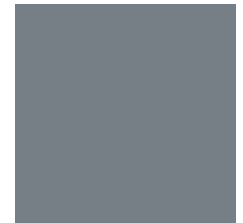
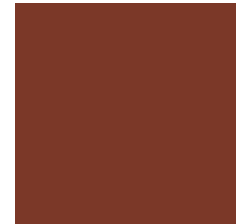


SCHEME 12

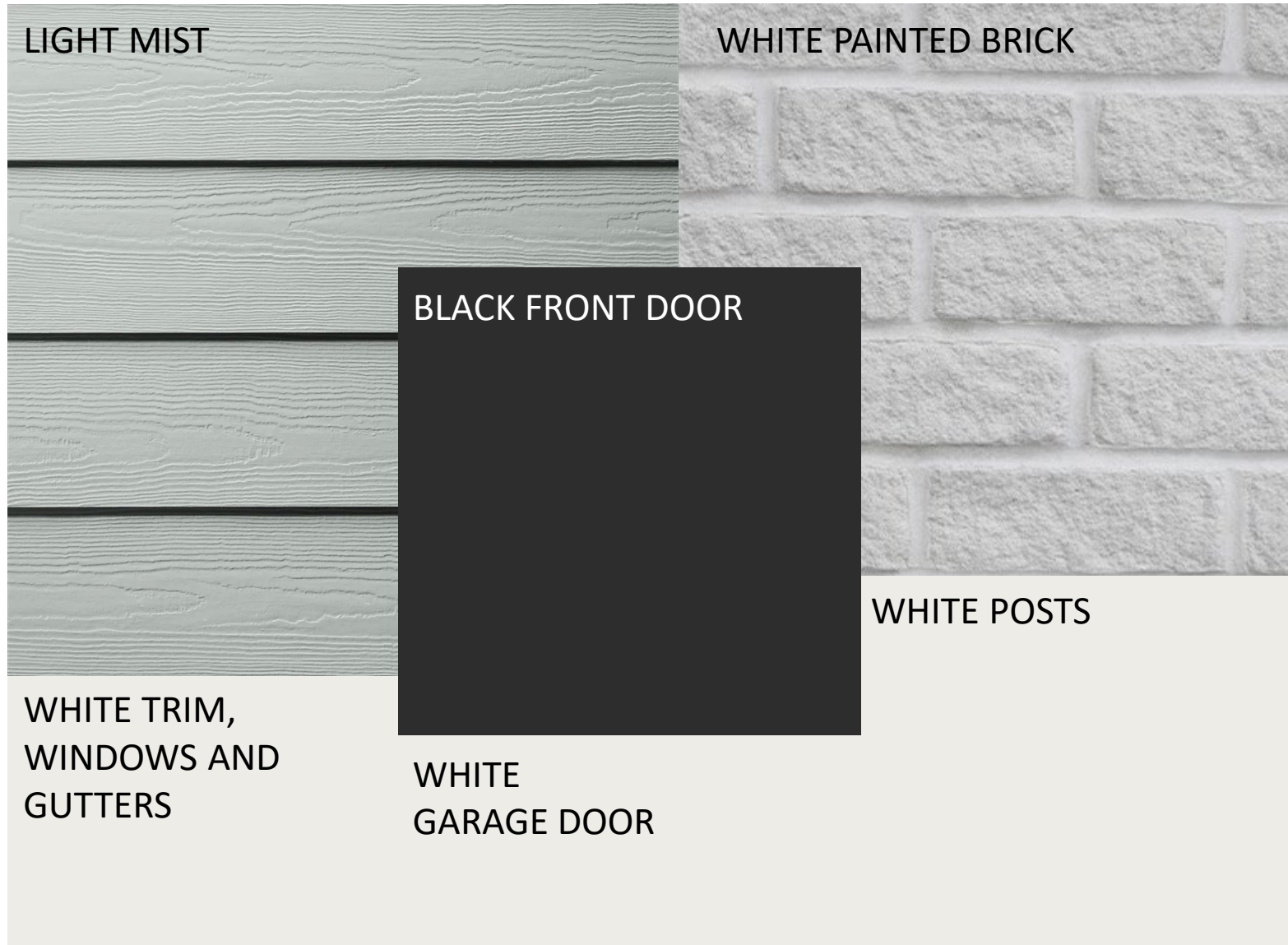


ACCENT DOOR OPTIONS

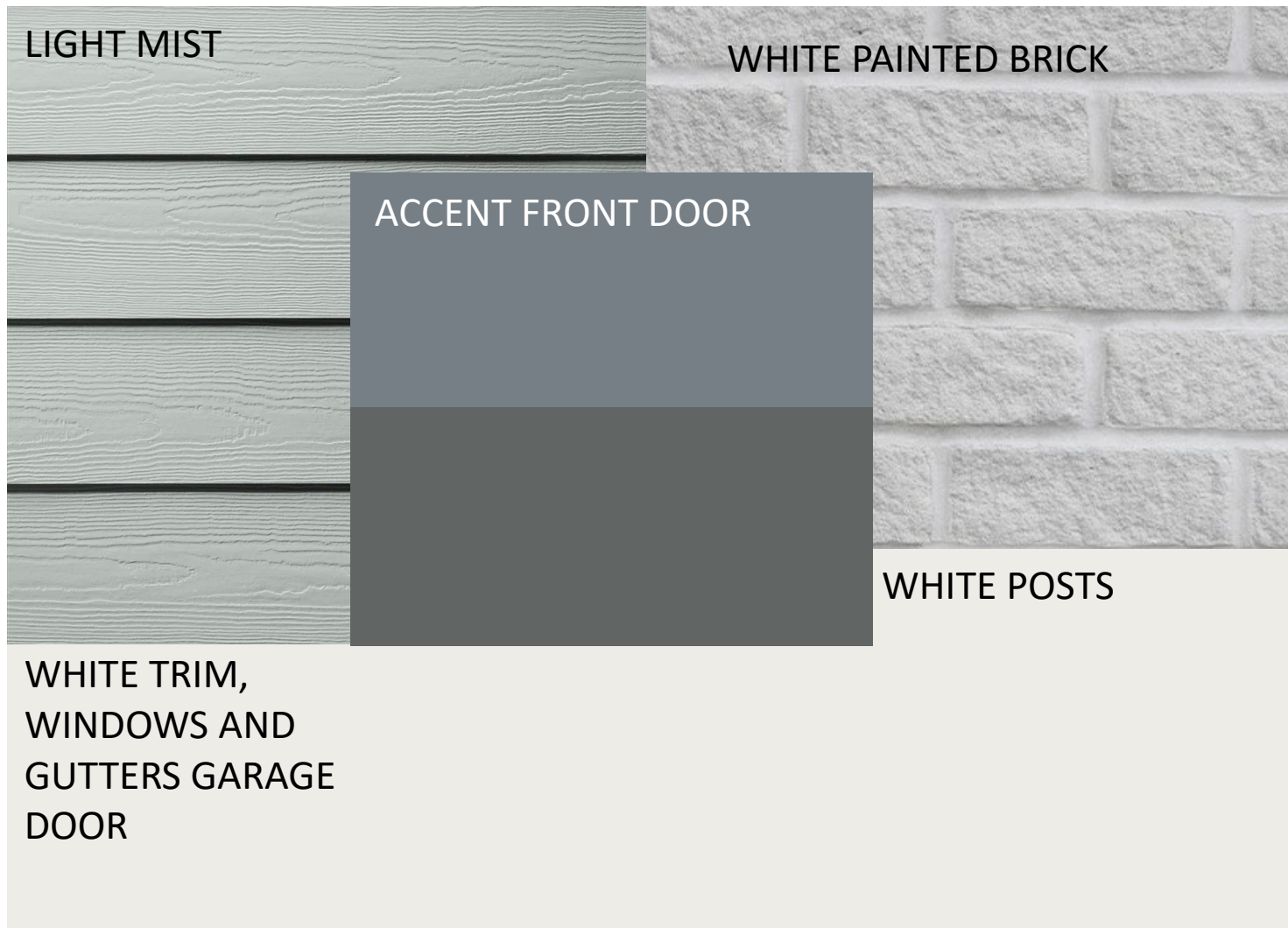
- SW ROYCROFT COPPER RED
- SW DOWNING SLATE
- SW ROYCROFT PEWTER
- SW DRIED THYME



SCHEME 13

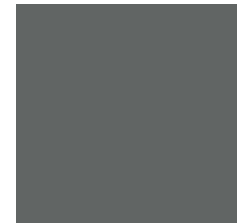
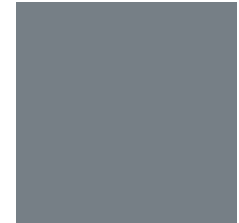


SCHEME 14

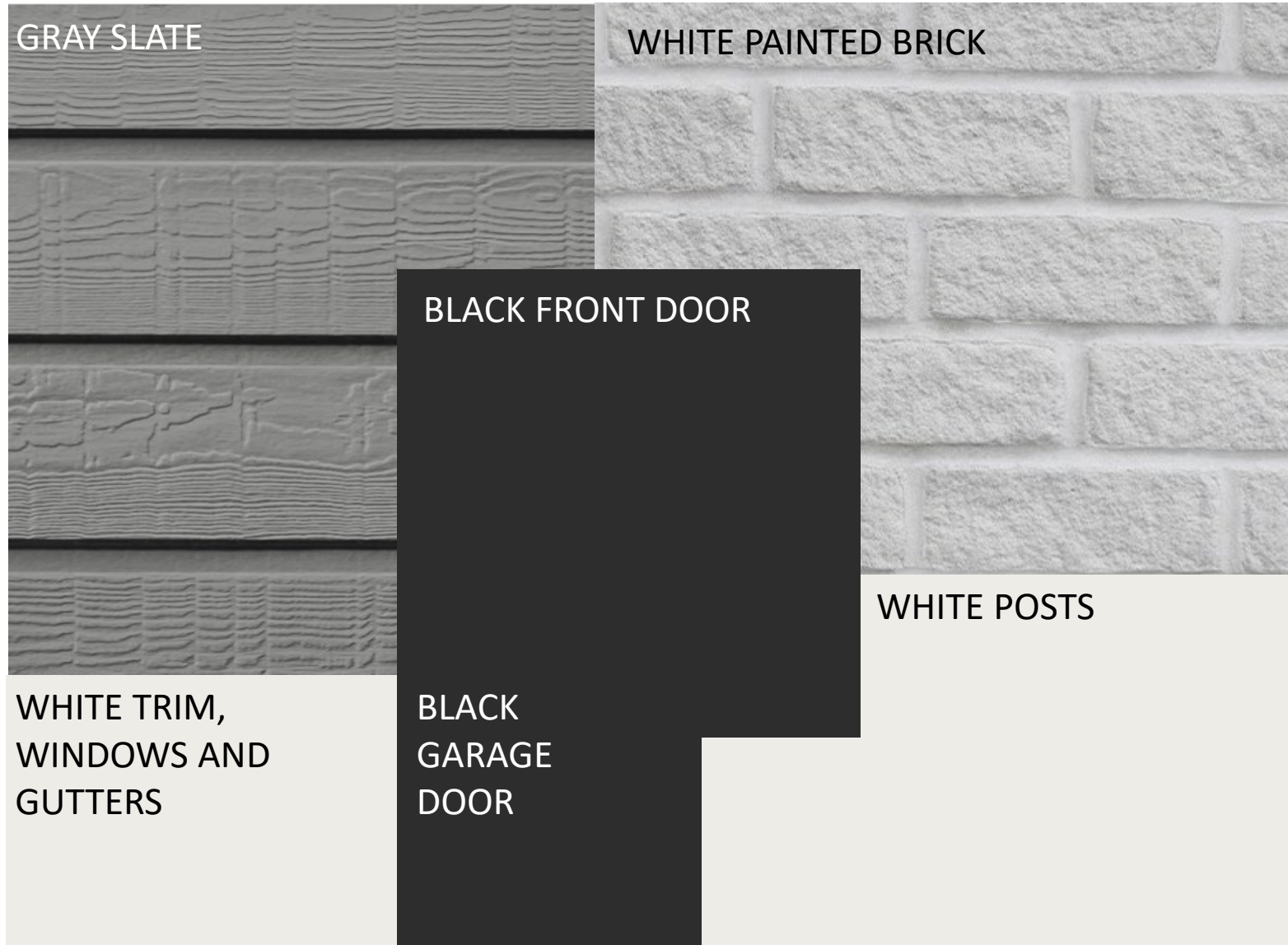


ACCENT DOOR OPTIONS

- SW DOWNING SLATE
- SW ROYCROFT PEWTER



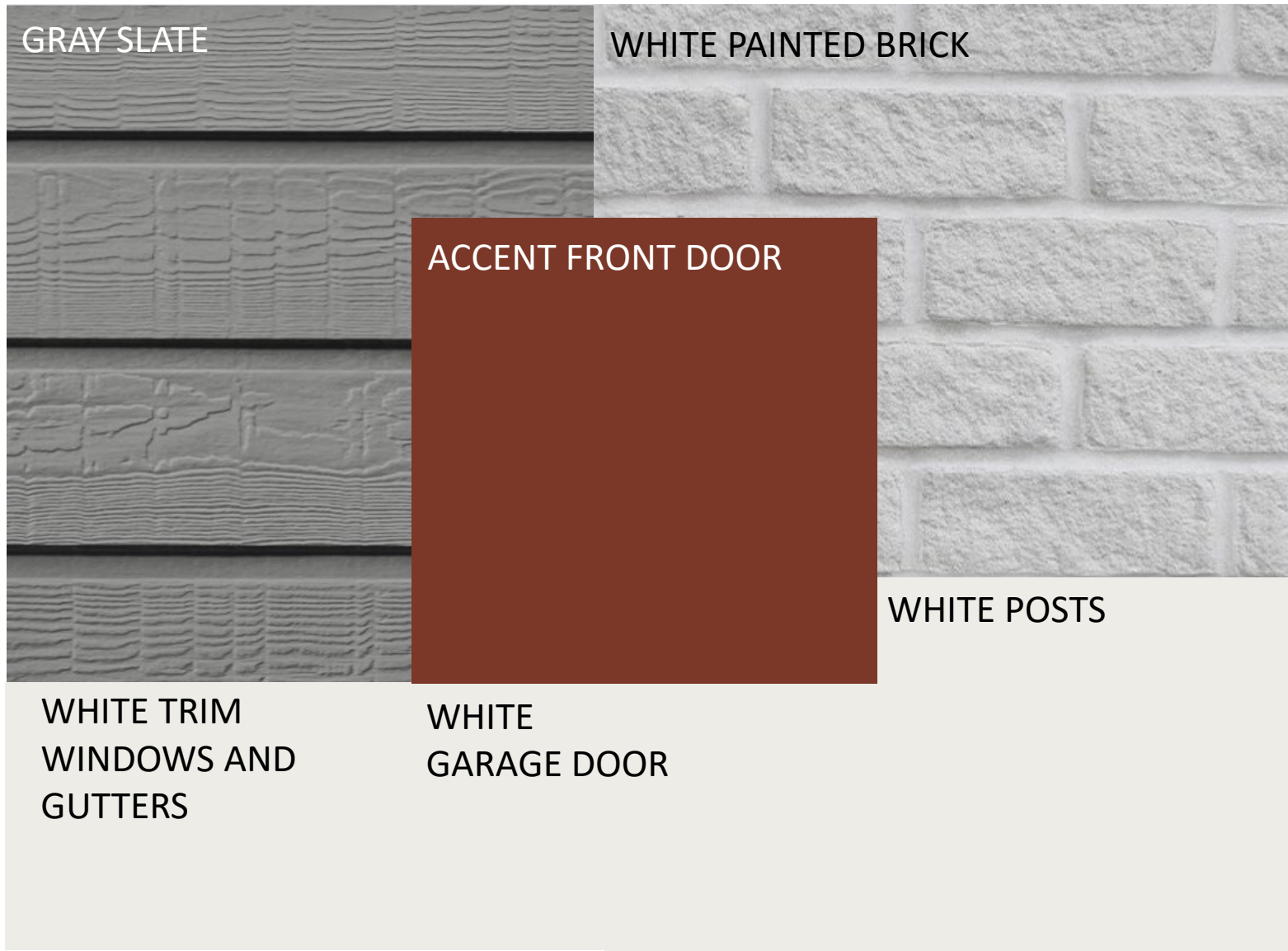
SCHEME 15



SCHEME 16

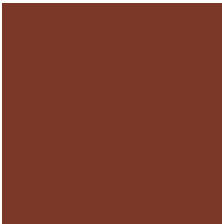


SCHEME 17

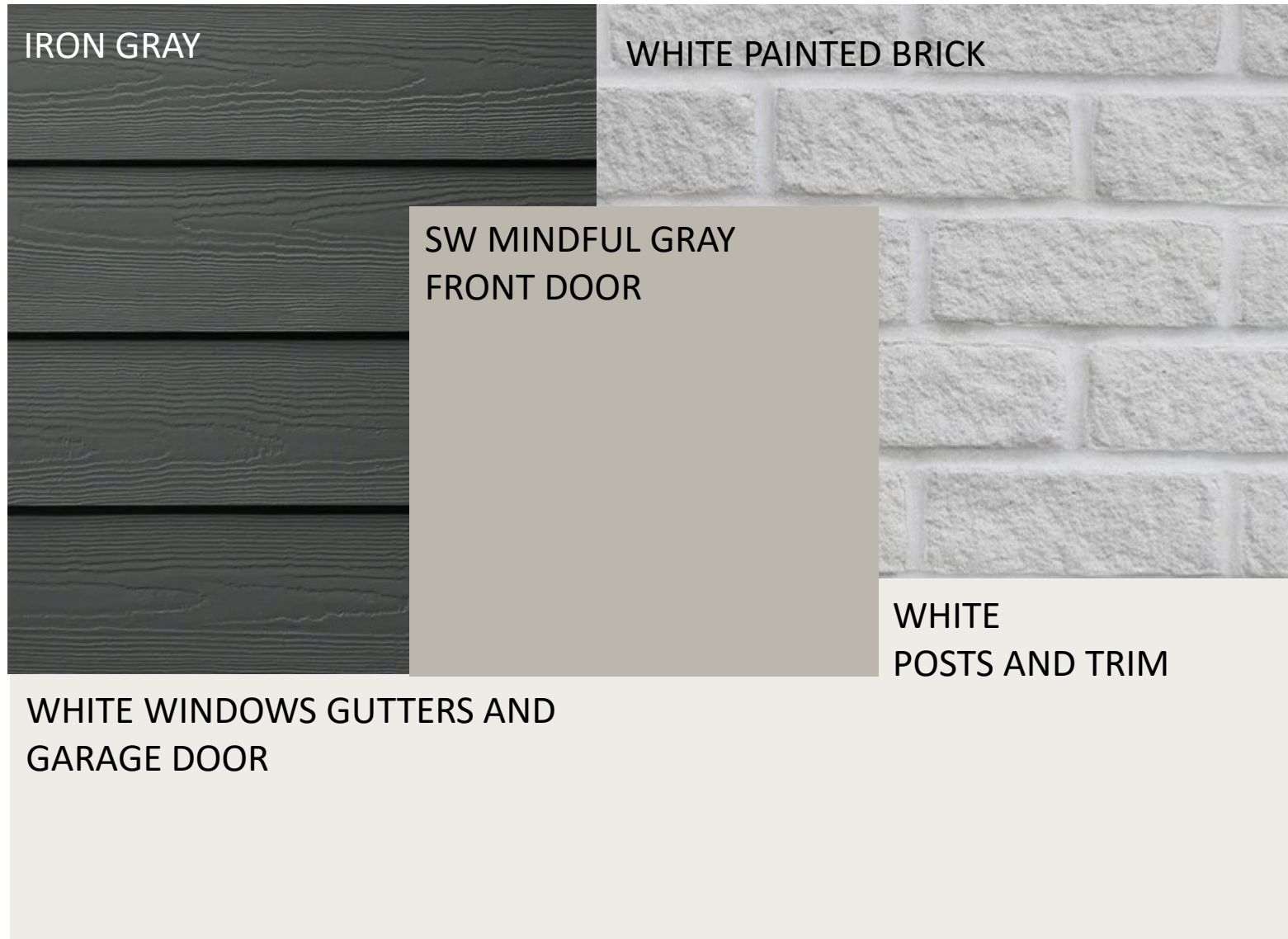


ACCENT DOOR OPTIONS

- SW ROYCROFT
COPPER RED



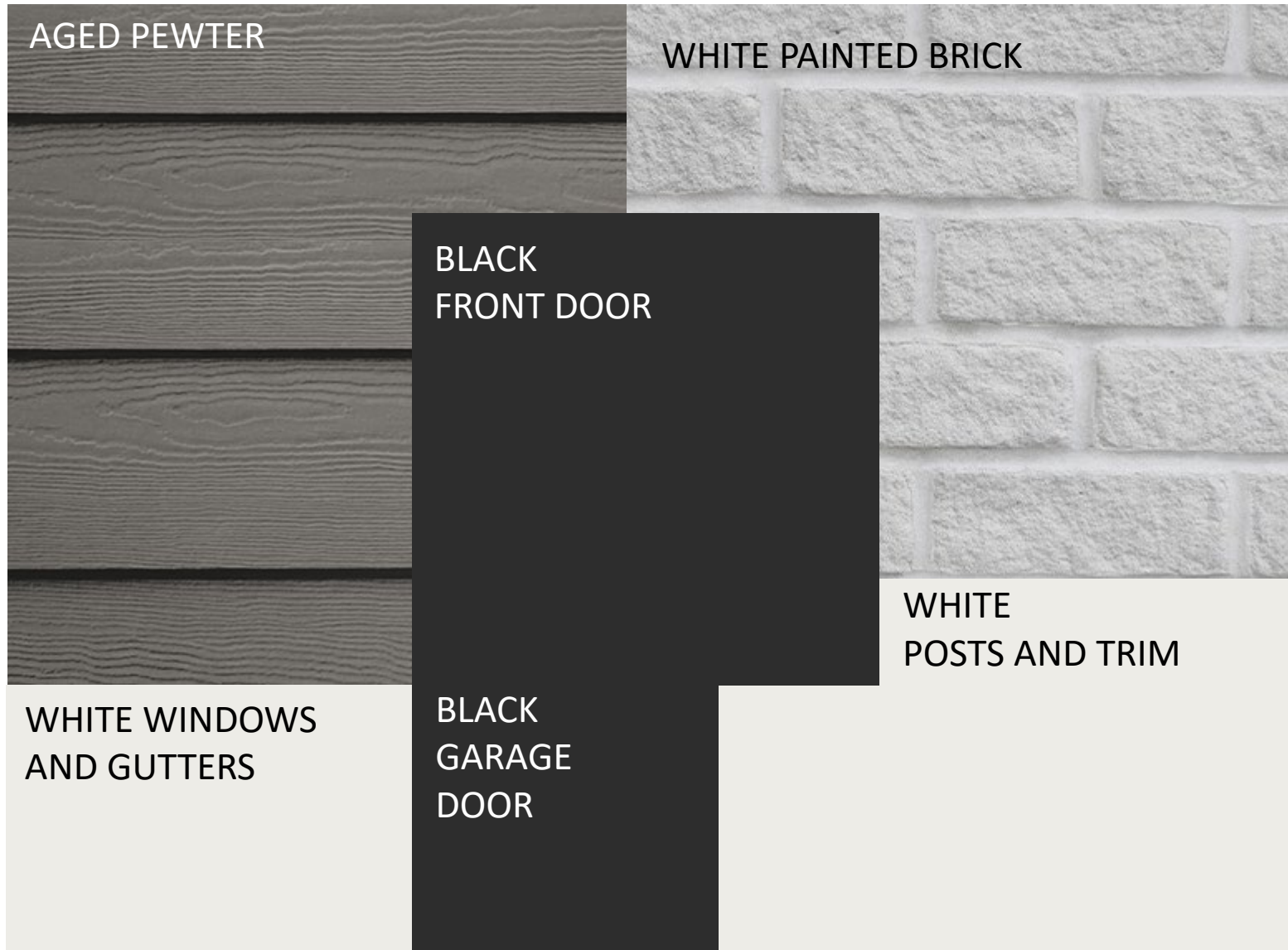
SCHEME 18



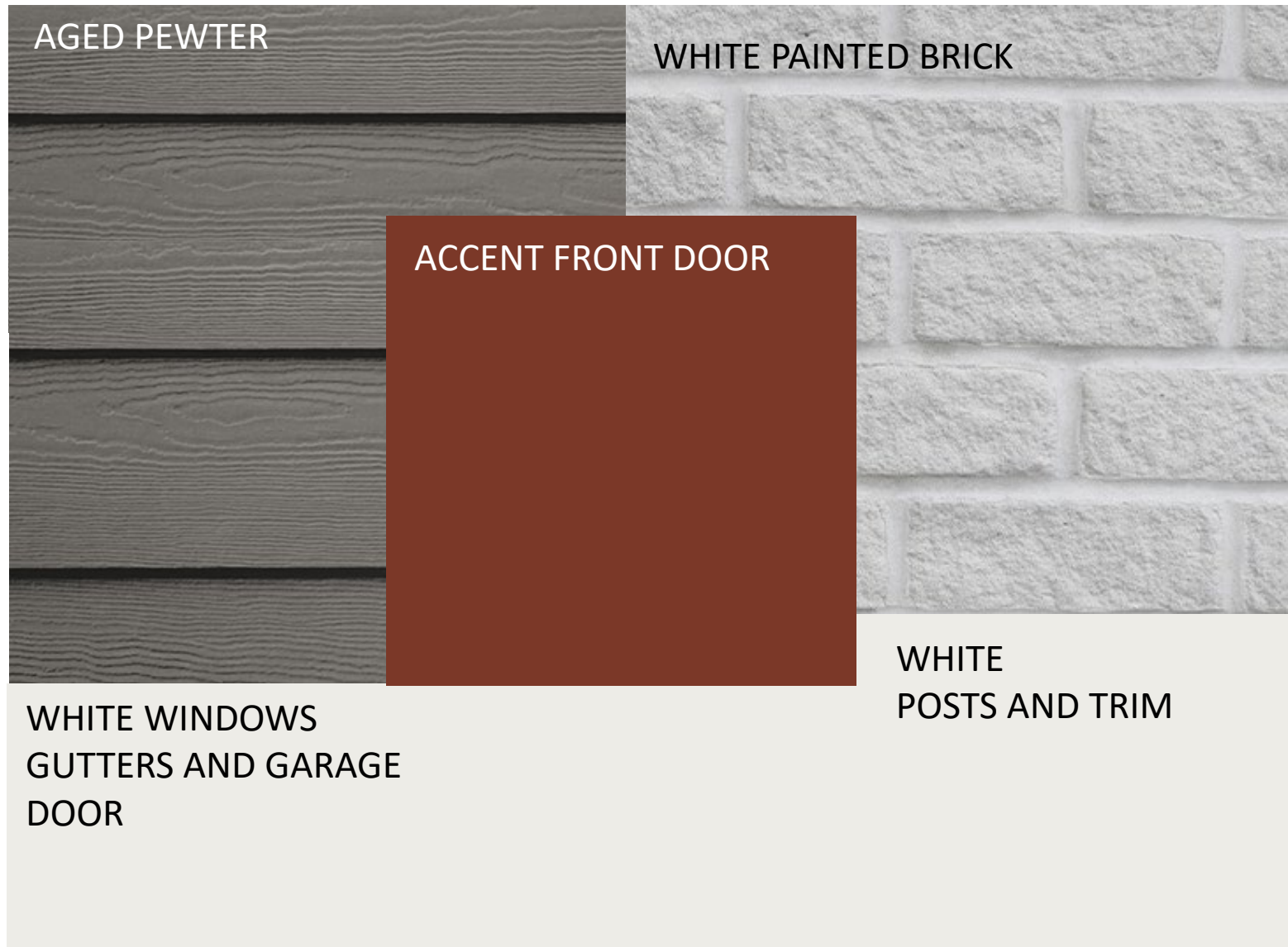
SCHEME 19



SCHEME 20

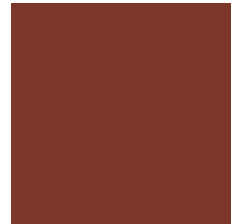


SCHEME 21



ACCENT DOOR OPTIONS

- SW ROYCROFT
COPPER RED



SCHEME 22

TIMBER BARK

WHITE PAINTED BRICK

SW PURE WHITE
FRONT DOOR

WHITE WINDOWS
GUTTERS

WHITE
POSTS AND TRIM

SCHEME 23

TIMBER BARK

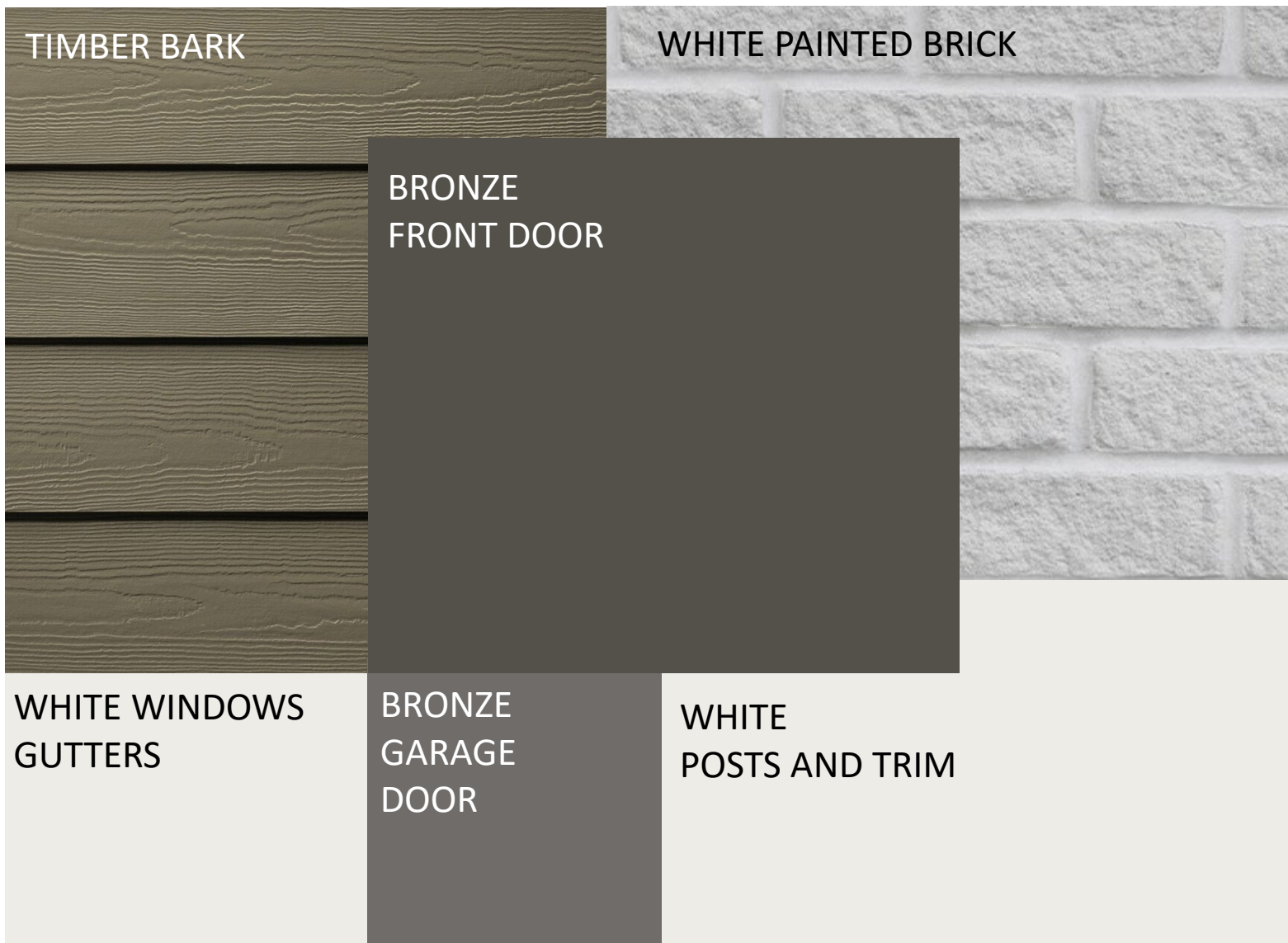
WHITE PAINTED BRICK

MINDFUL GRAY
FRONT DOOR

WHITE WINDOWS
GUTTERS AND
GARAGE DOOR

WHITE
POSTS AND TRIM

SCHEME 24



SCHEME 25



SCHEME 26

HEATHERED MOSS

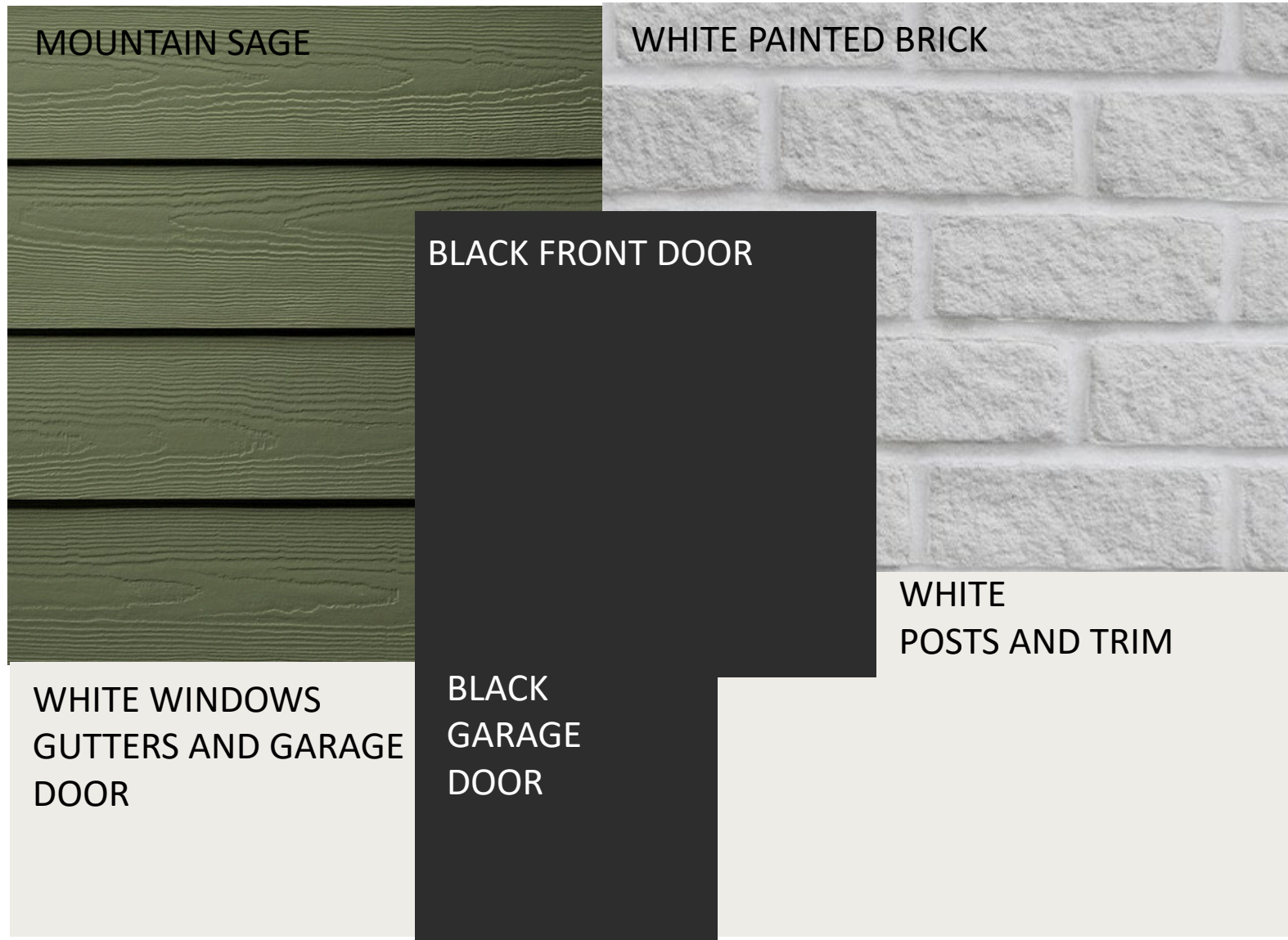
WHITE PAINTED BRICK

WHITE FRONT DOOR

WHITE WINDOWS
GUTTERS

WHITE
POSTS AND TRIM

SCHEME 27



SCHEME 28



MOUNTAIN SAGE

A vertical rectangular color swatch showing a dark, muted green color with a subtle wood grain texture.

WHITE PAINTED BRICK

A vertical rectangular color swatch showing a light gray or off-white color with a brick pattern texture.

WHITE FRONT DOOR

A vertical rectangular color swatch showing a solid, bright white color.

WHITE WINDOWS
GUTTERS AND GARAGE
DOOR

WHITE
POSTS AND TRIM

PLAN 3

SCHEME 1

ARCTIC WHITE

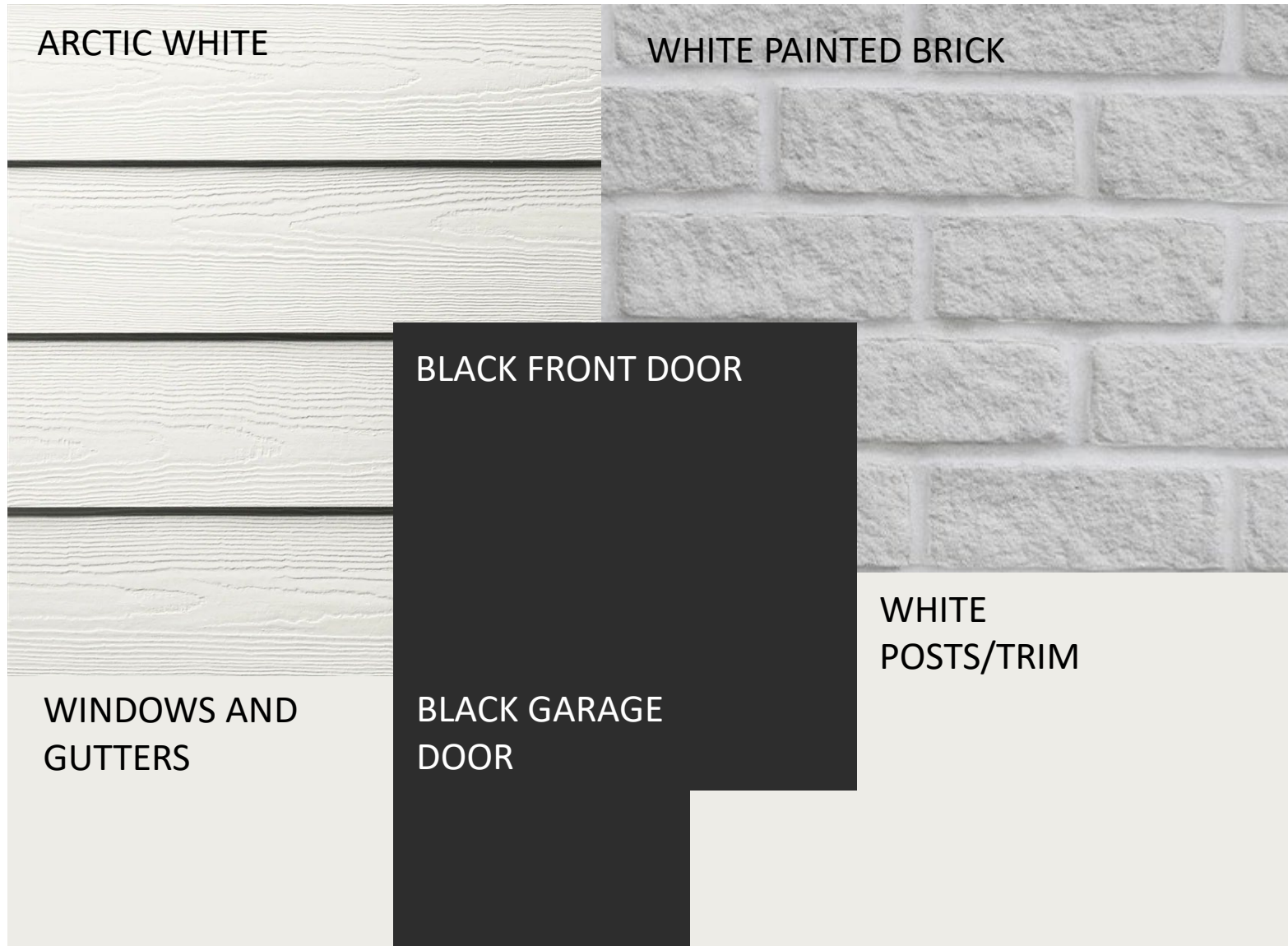
WHITE PAINTED BRICK

BRONZE FRONT DOOR

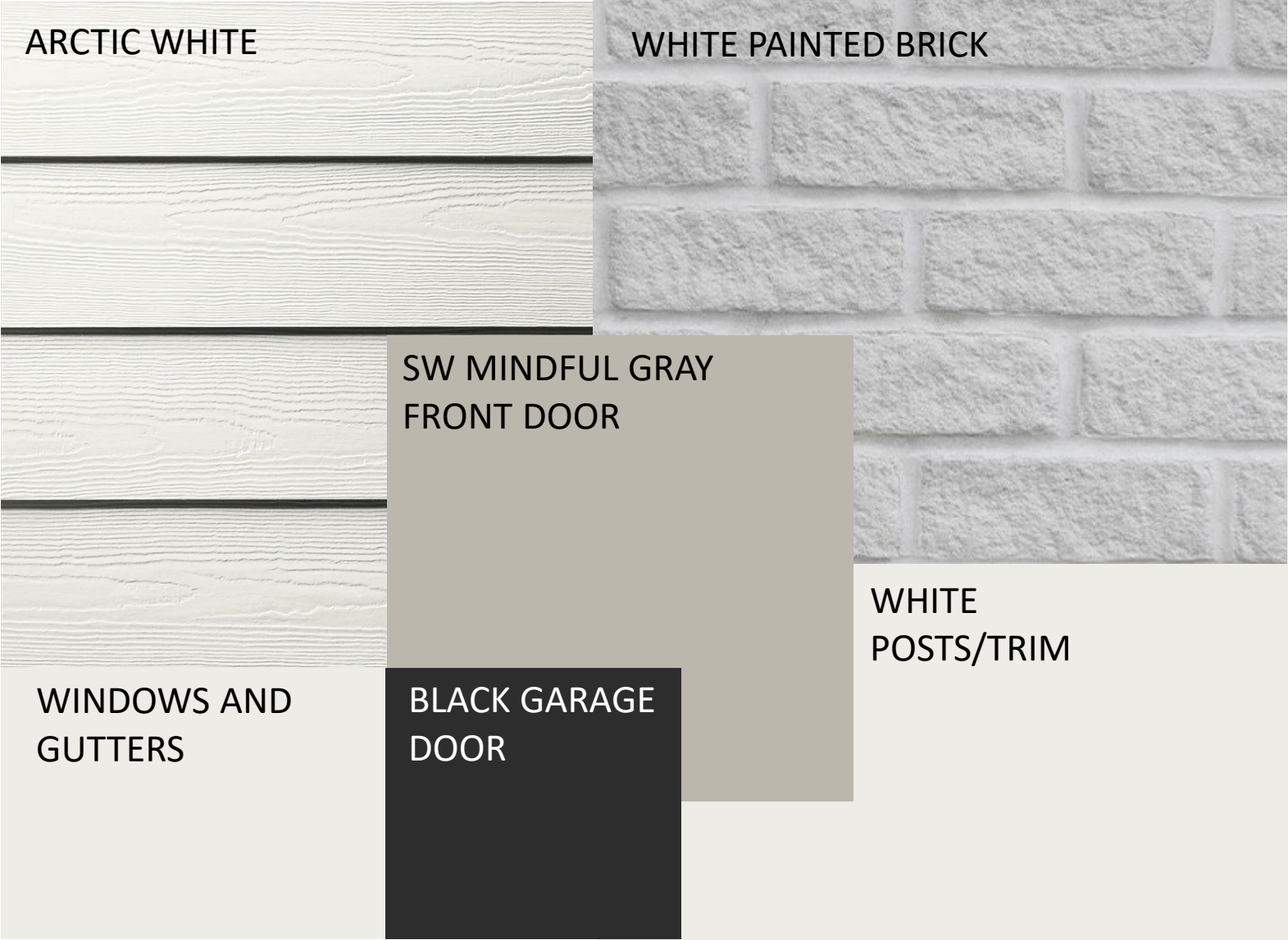
WINDOWS /GUTTERS
GARAGE DOOR

WHITE
POSTS/TRIM

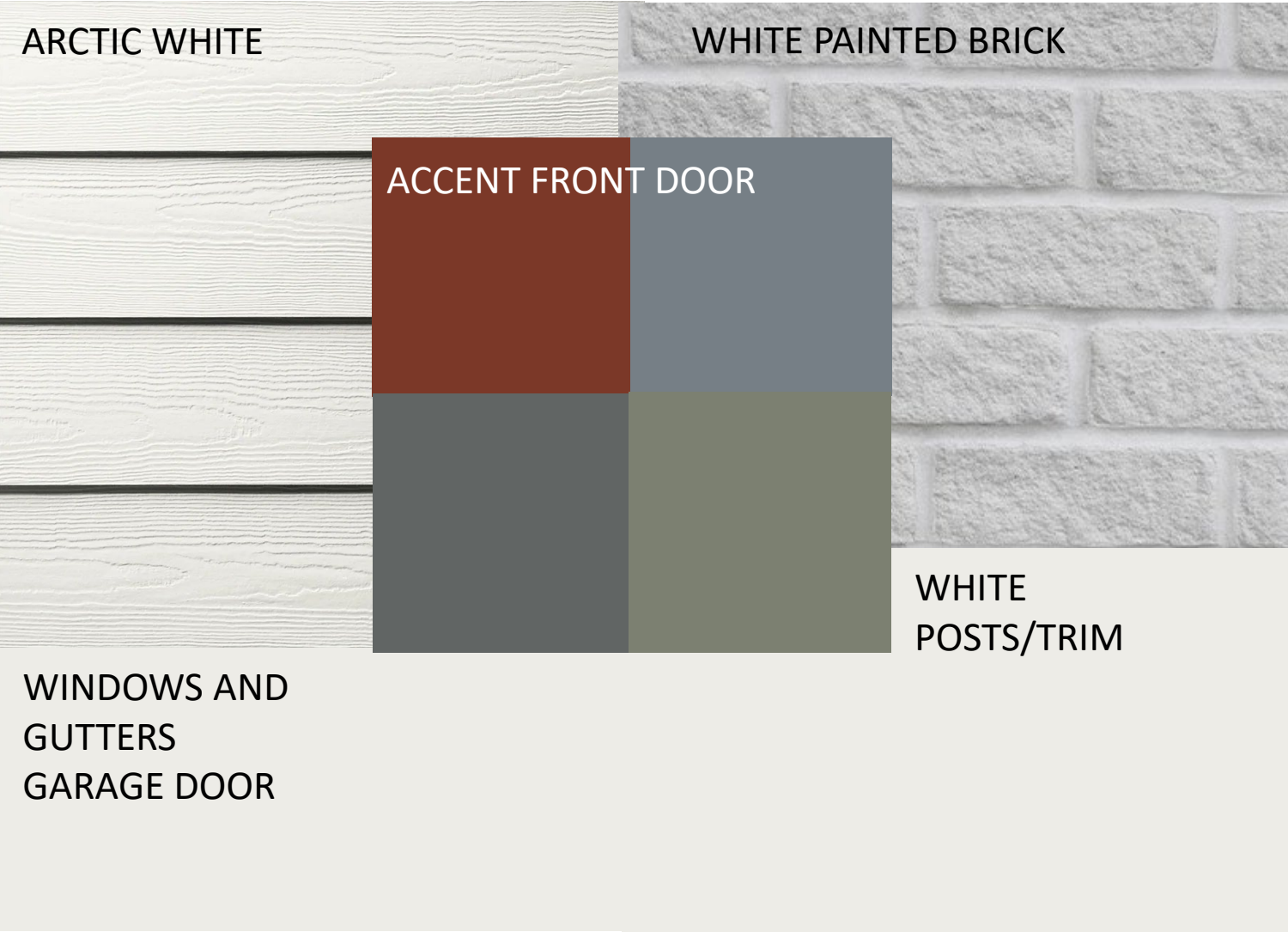
SCHEME 2



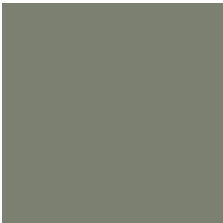
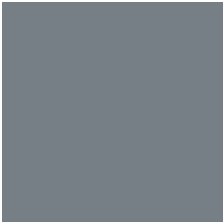
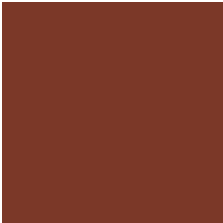
SCHEME 3



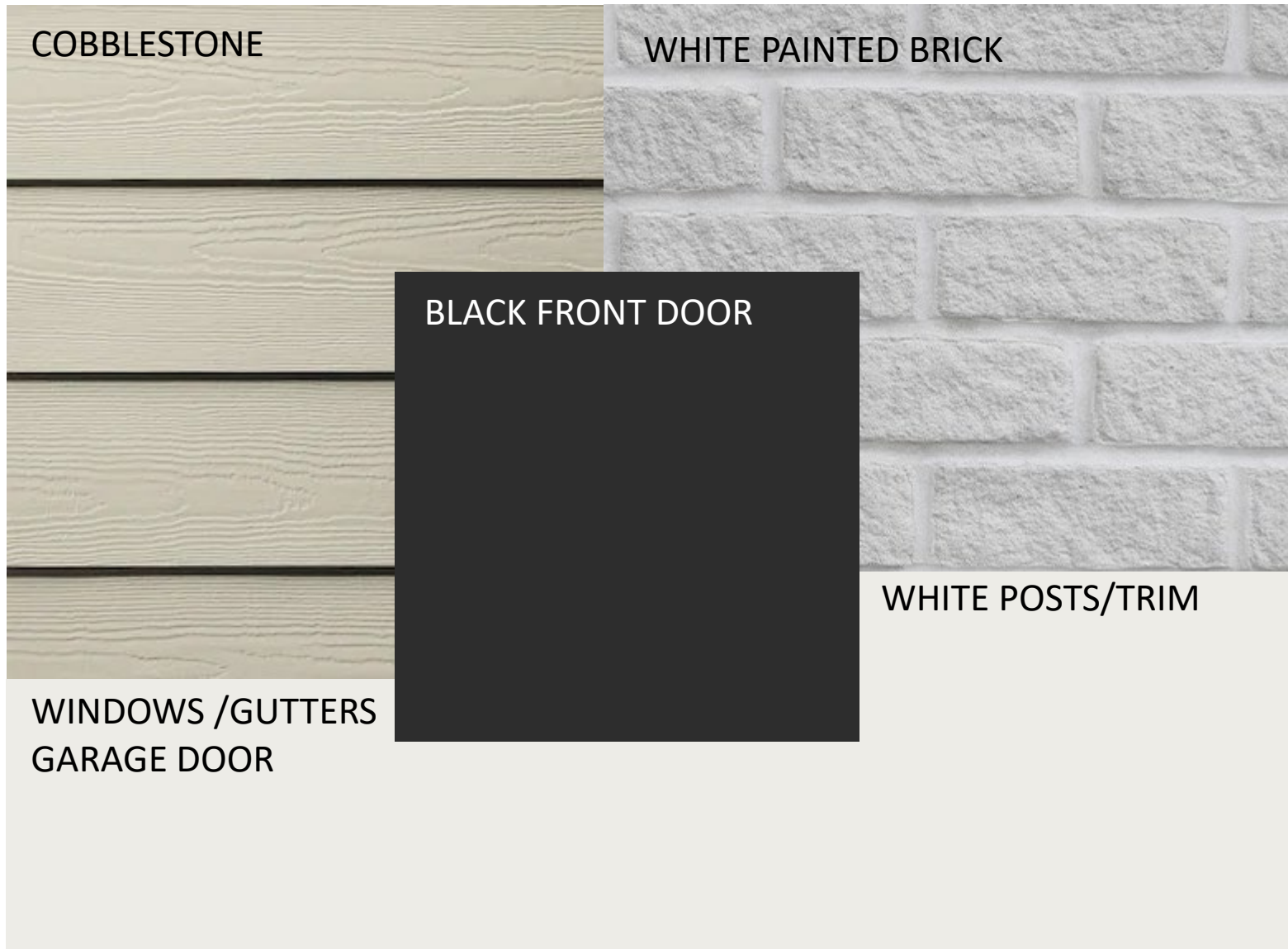
SCHEME 4



- ACCENT DOOR OPTIONS
- SW ROYCROFT COPPER RED
 - SW DOWNING SLATE
 - SW ROYCROFT PEWTER
 - SW DRIED THYME

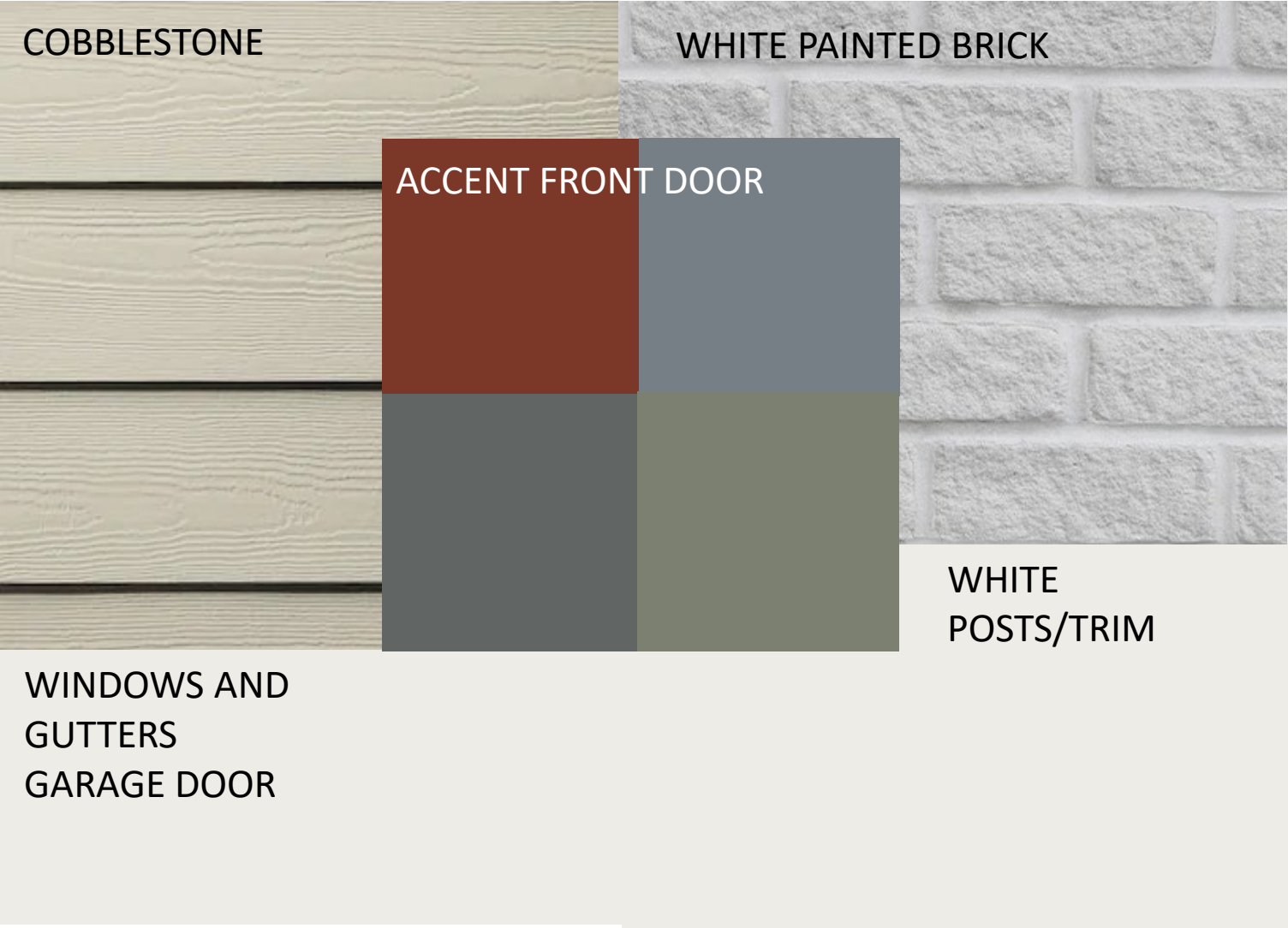


SCHEME 5

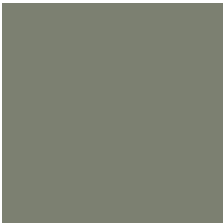
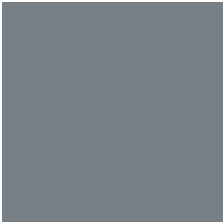
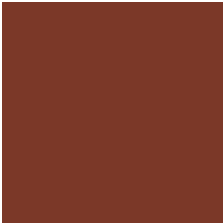


*Exterior color package may not be available depending on selections for neighboring lots

SCHEME 6



- ACCENT DOOR OPTIONS
- SW ROYCROFT COPPER RED
 - SW DOWNING SLATE
 - SW ROYCROFT PEWTER
 - SW DRIED THYME



SCHEME 7



SCHEME 8



ACCENT FRONT DOOR

- SW DRIED THYME



SCHEME 9



SCHEME 10

MONTEREY TAUPE

WHITE PAINTED BRICK

BRONZE FRONT DOOR

WHITE WINDOWS
AND GUTTERS

BRONZE
GARAGE DOOR

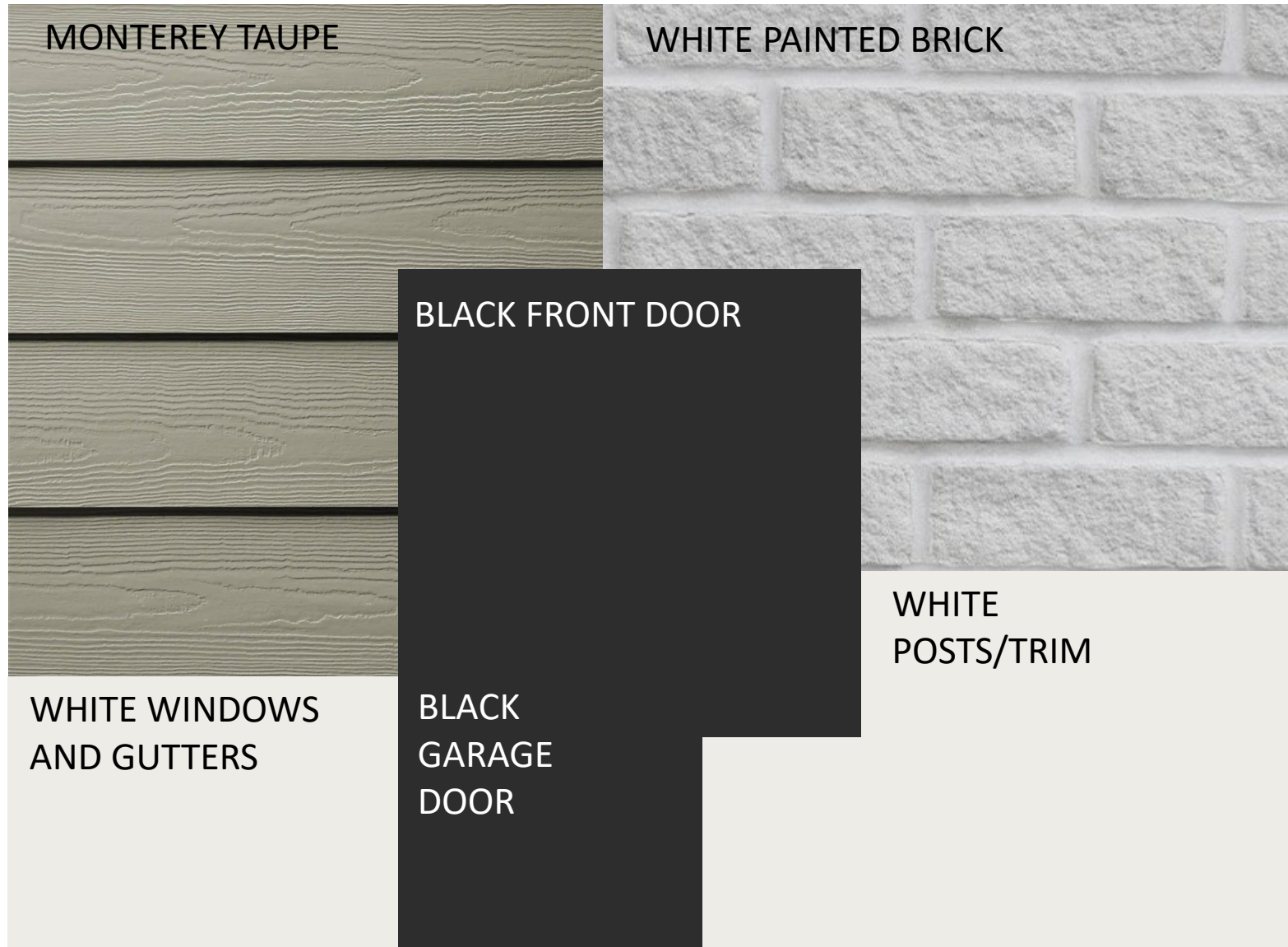
WHITE POSTS AND
TRIM

ACCENT DOOR OPTIONS

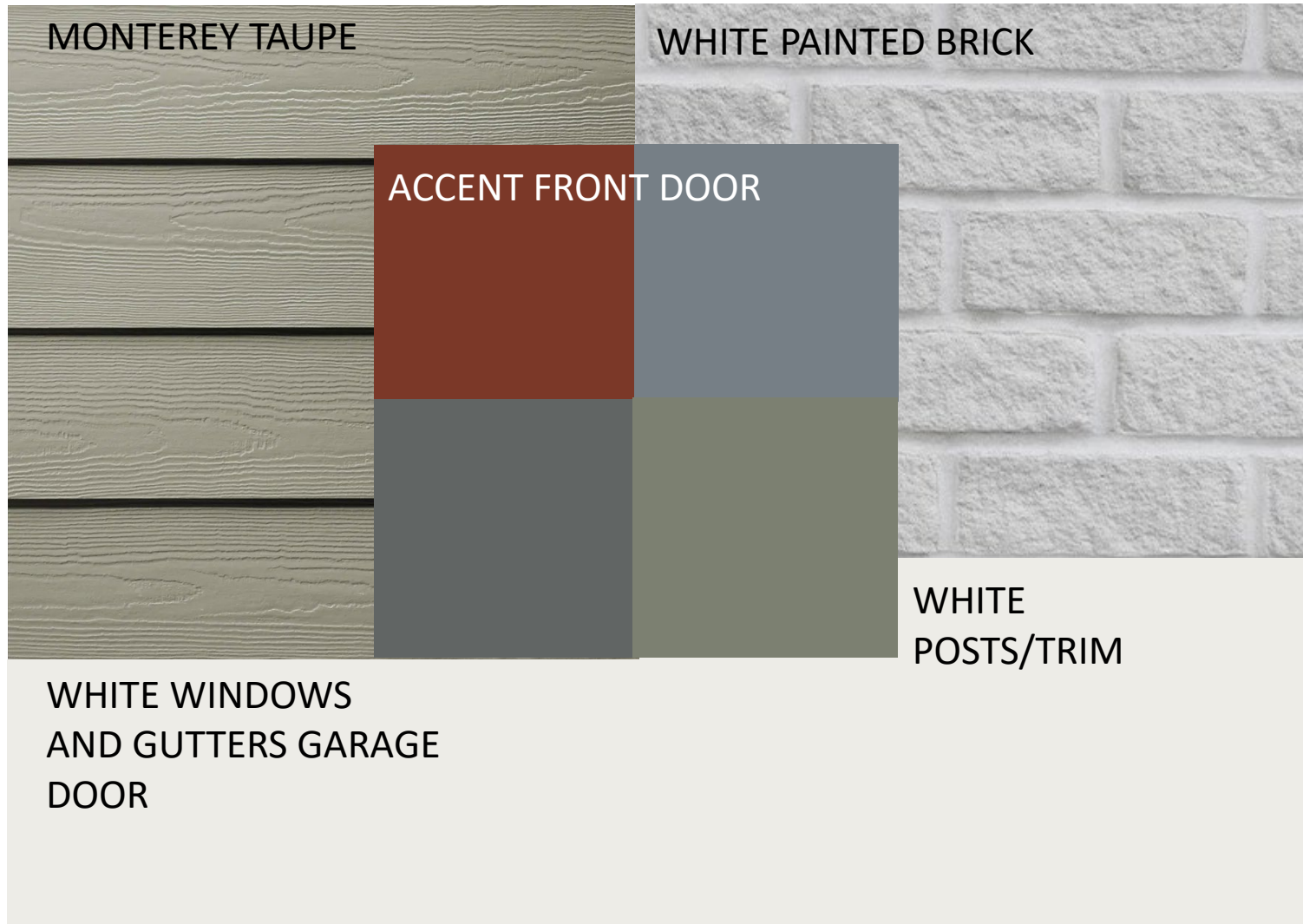
- SW DRIED THYME



SCHEME 11

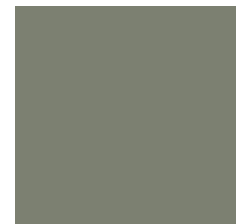
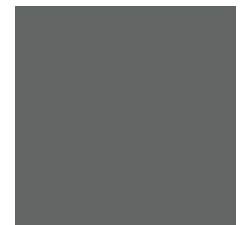
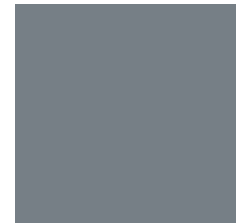
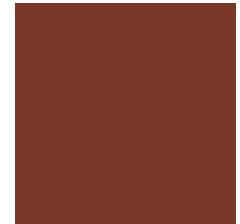


SCHEME 12

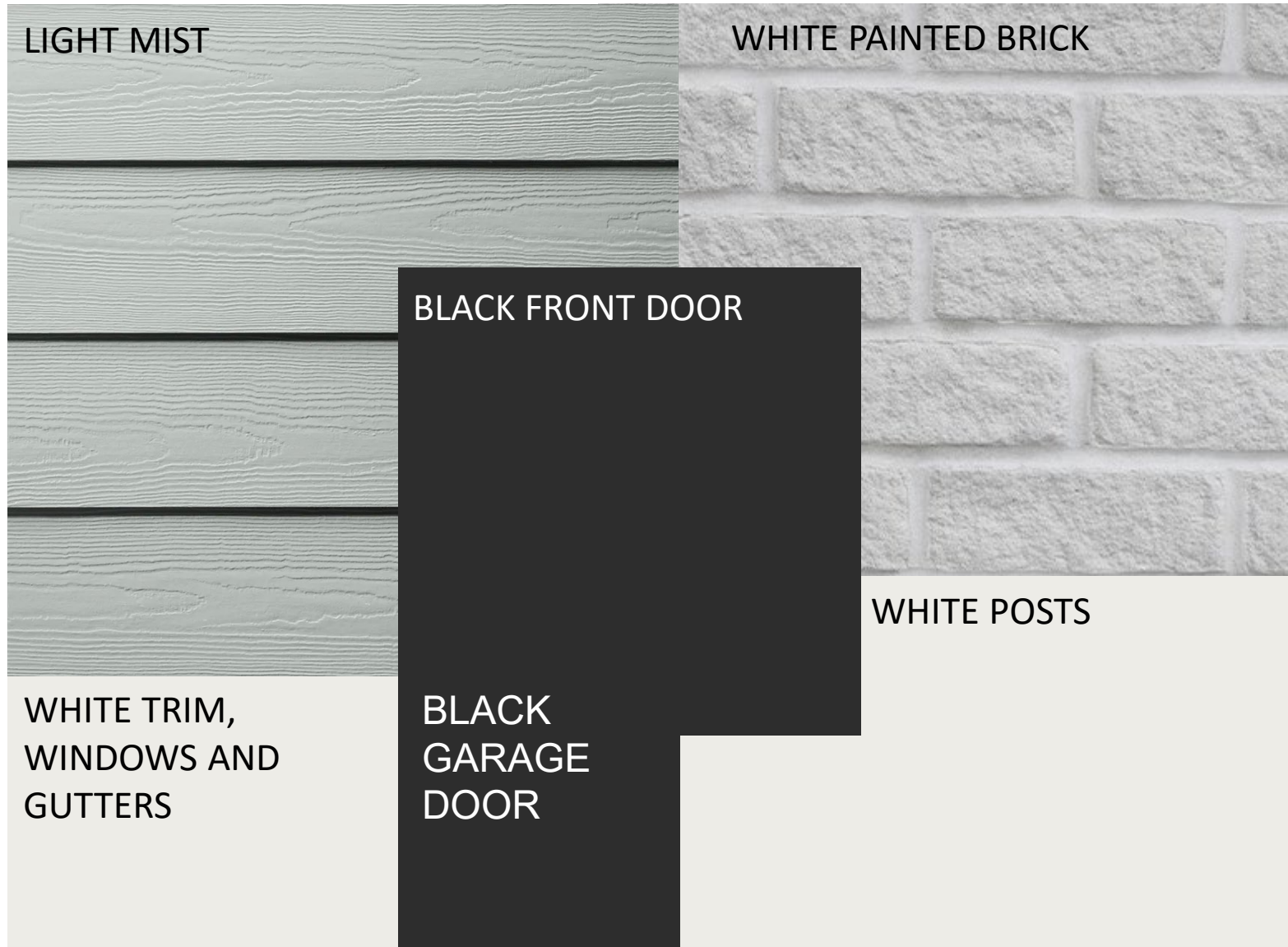


ACCENT DOOR OPTIONS

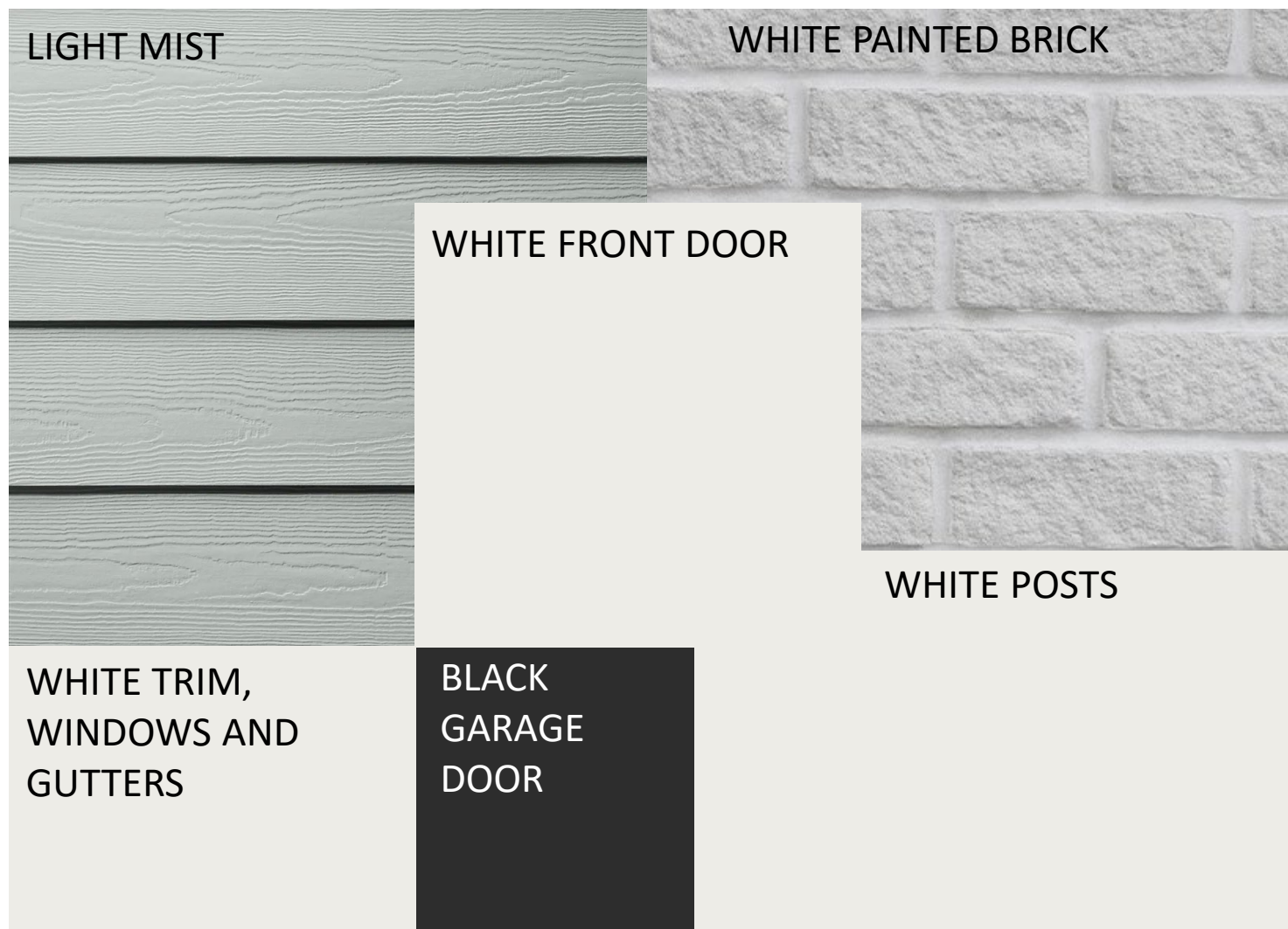
- SW ROYCROFT COPPER RED
- SW DOWNING SLATE
- SW ROYCROFT PEWTER
- SW DRIED THYME



SCHEME 13

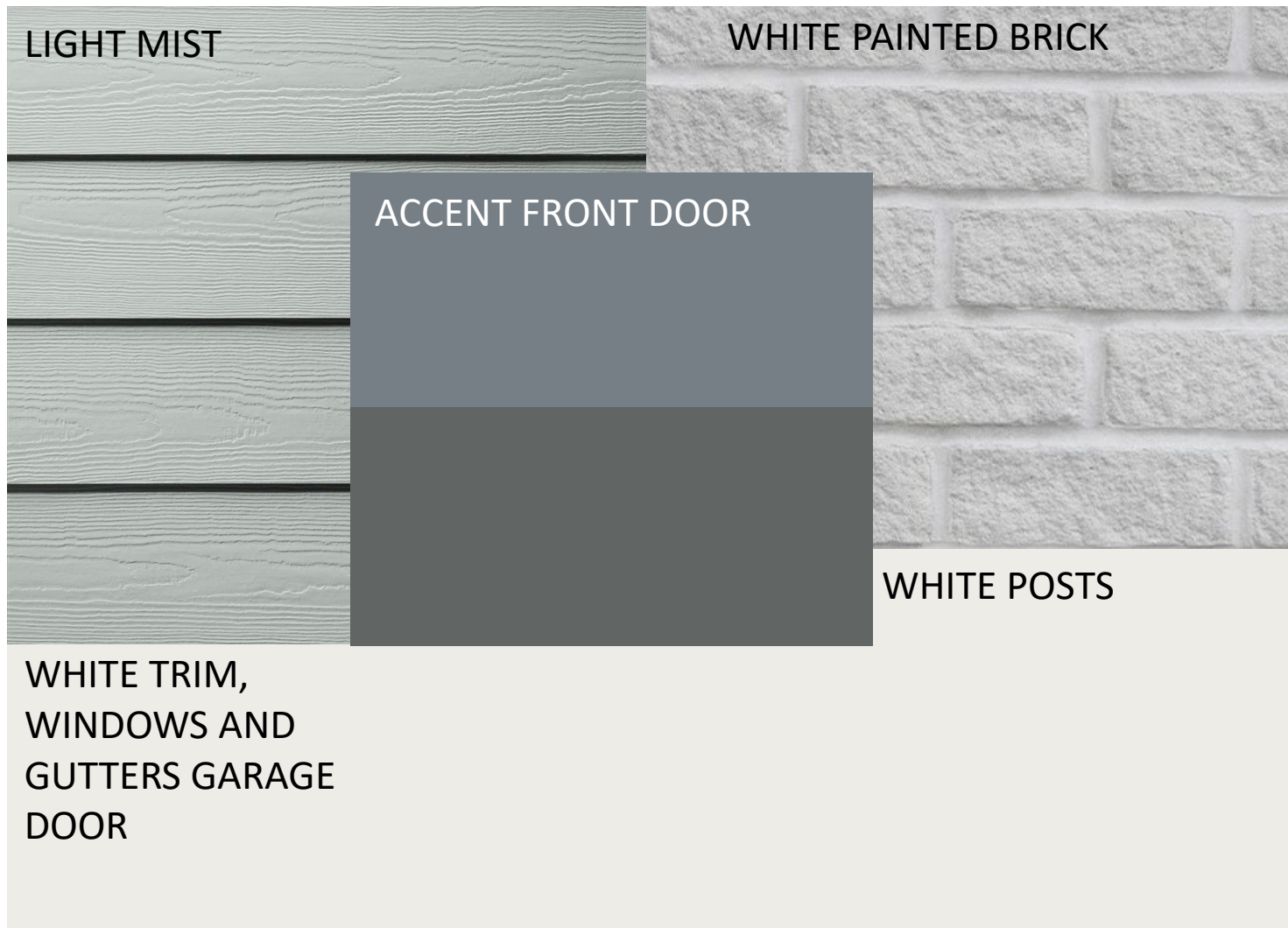


SCHEME 14



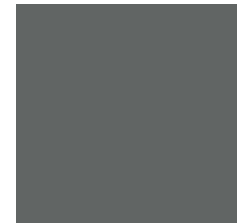
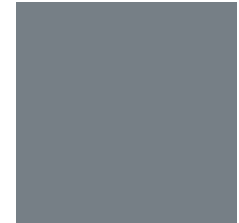
*LIKELY NOT APPLICABLE IF AROUND DOOR IS PAINTED WHITE BRICK

SCHEME 15

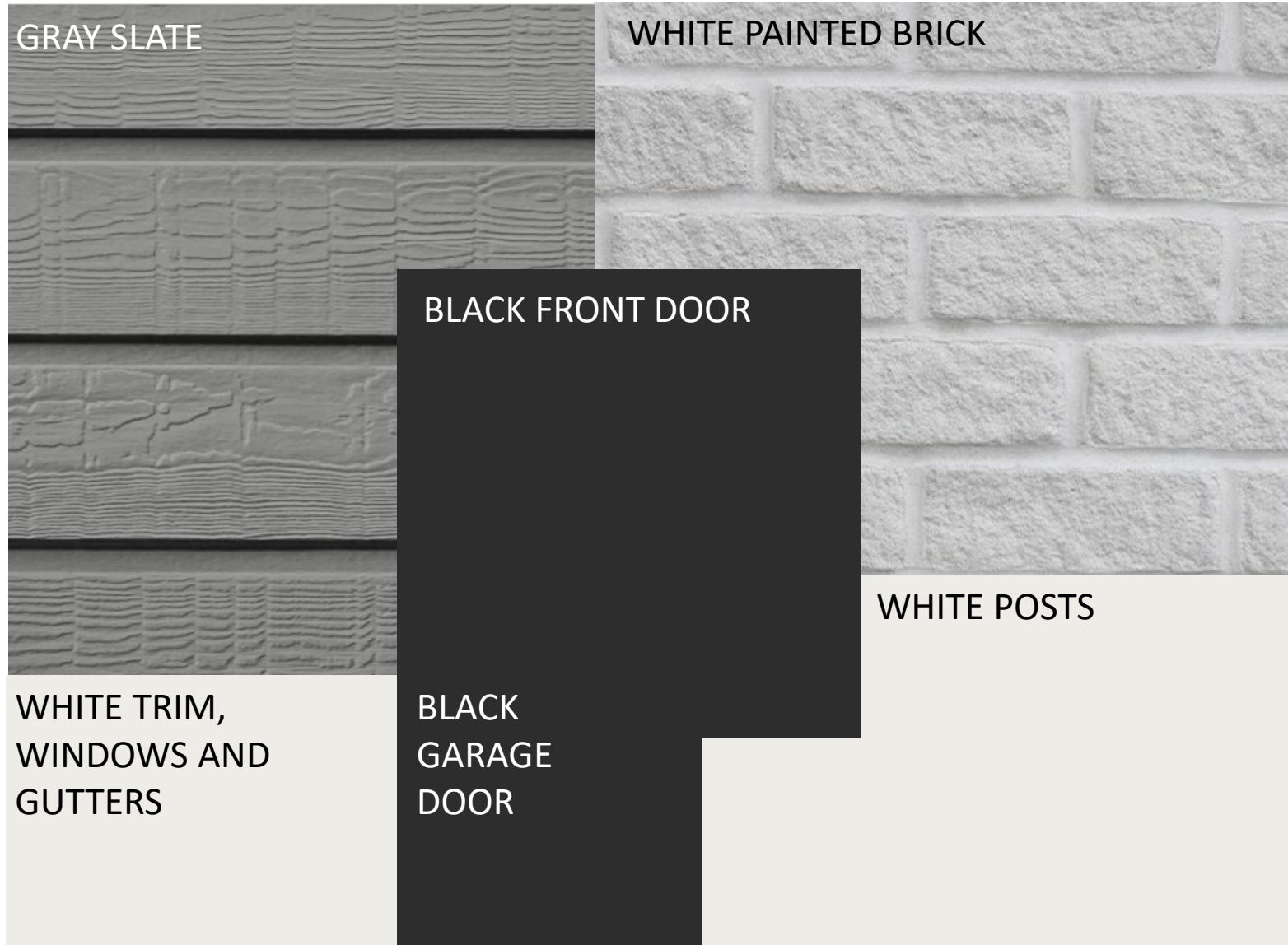


ACCENT DOOR OPTIONS

- SW DOWNING SLATE
- SW ROYCROFT PEWTER



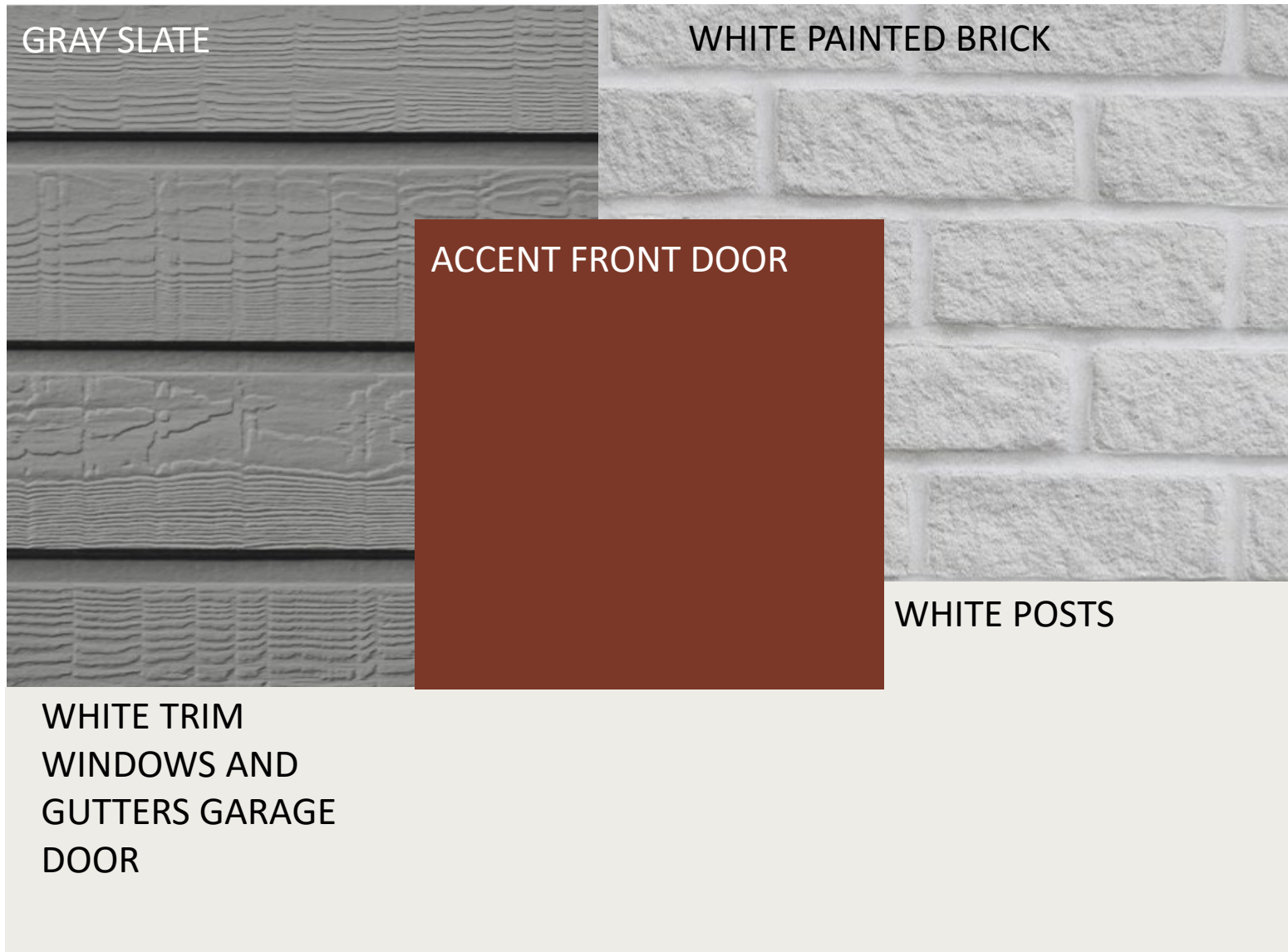
SCHEME 16



SCHEME 17

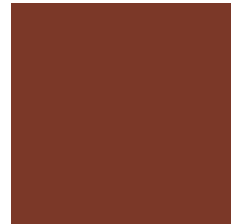


SCHEME 18

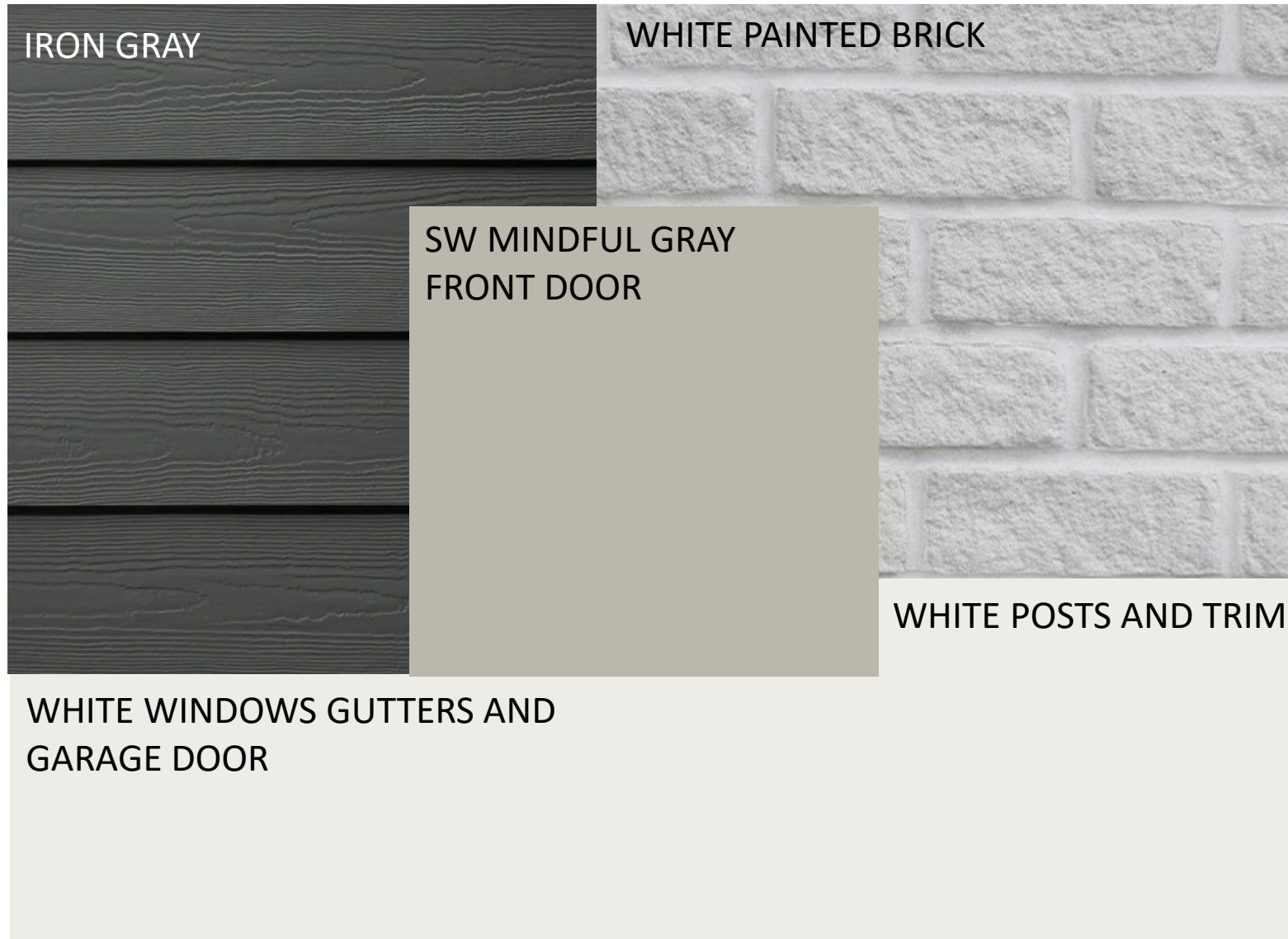


ACCENT DOOR OPTIONS

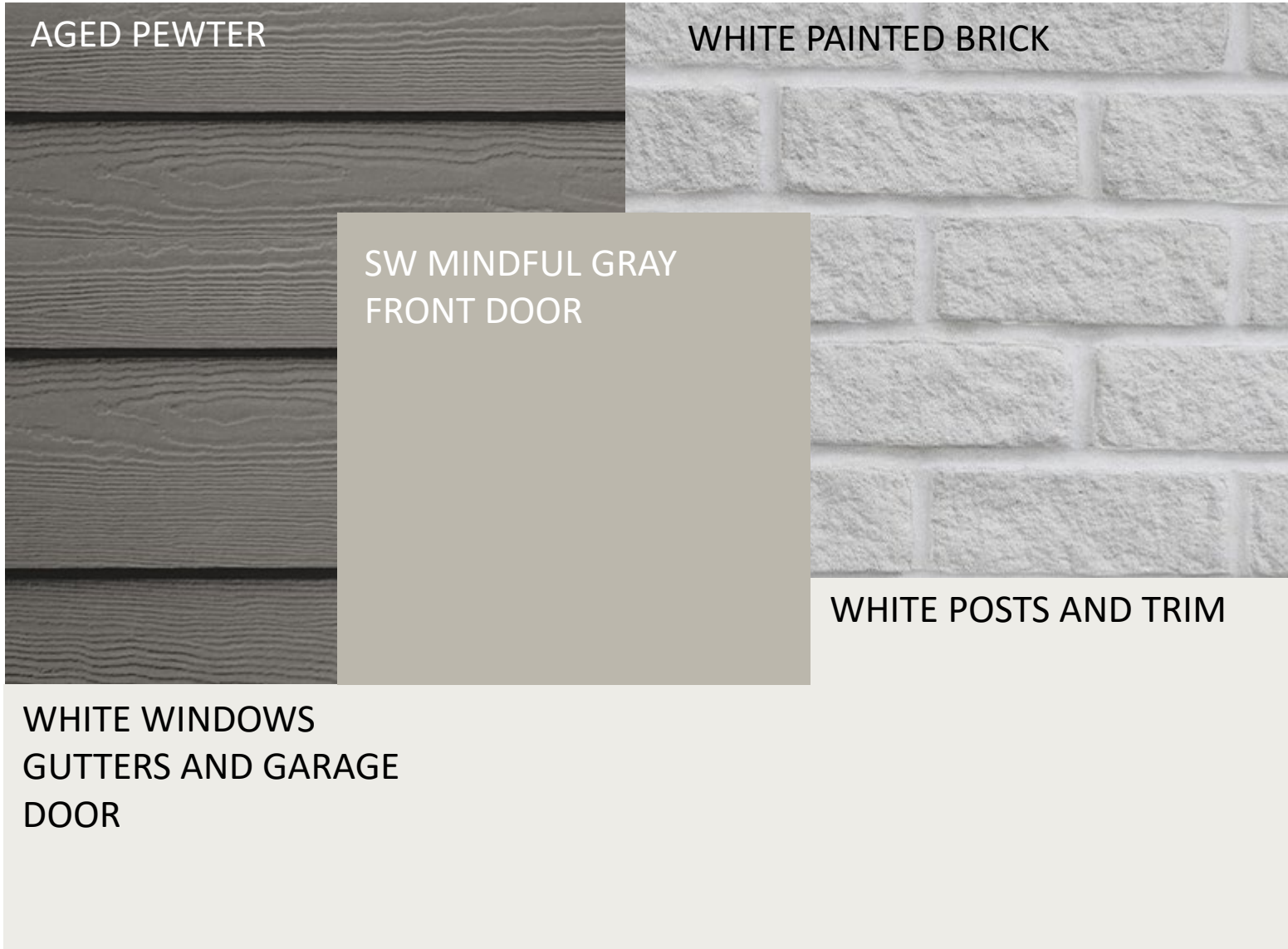
- SW ROYCROFT
COPPER RED



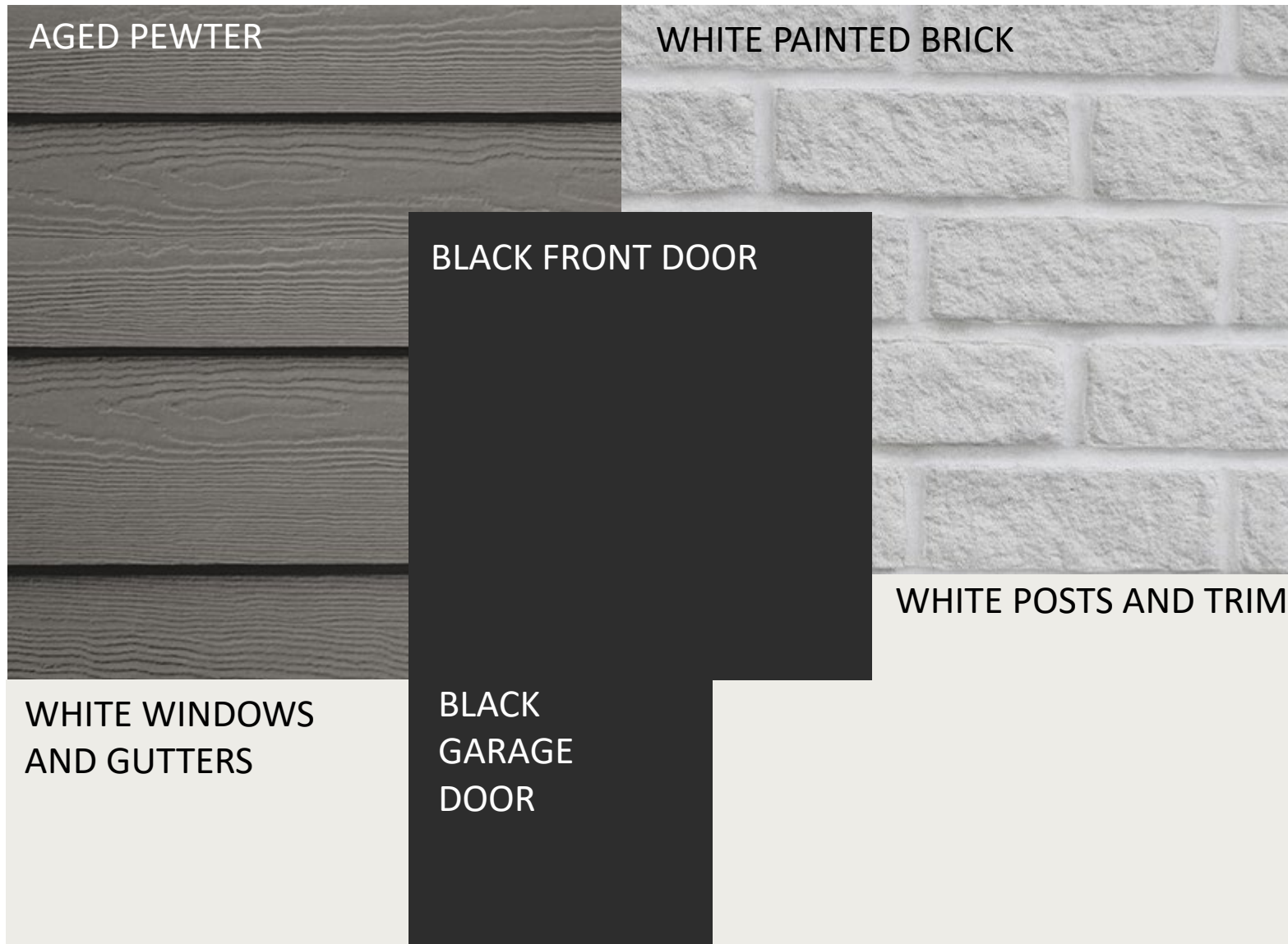
SCHEME 19



SCHEME 20



SCHEME 21

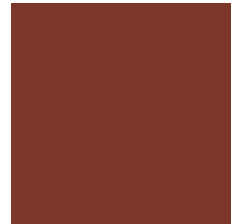


SCHEME 22



ACCENT DOOR OPTIONS

- SW ROYCROFT
COPPER RED



SCHEME 24

TIMBER BARK

WHITE PAINTED BRICK

MINDFUL GRAY
FRONT DOOR

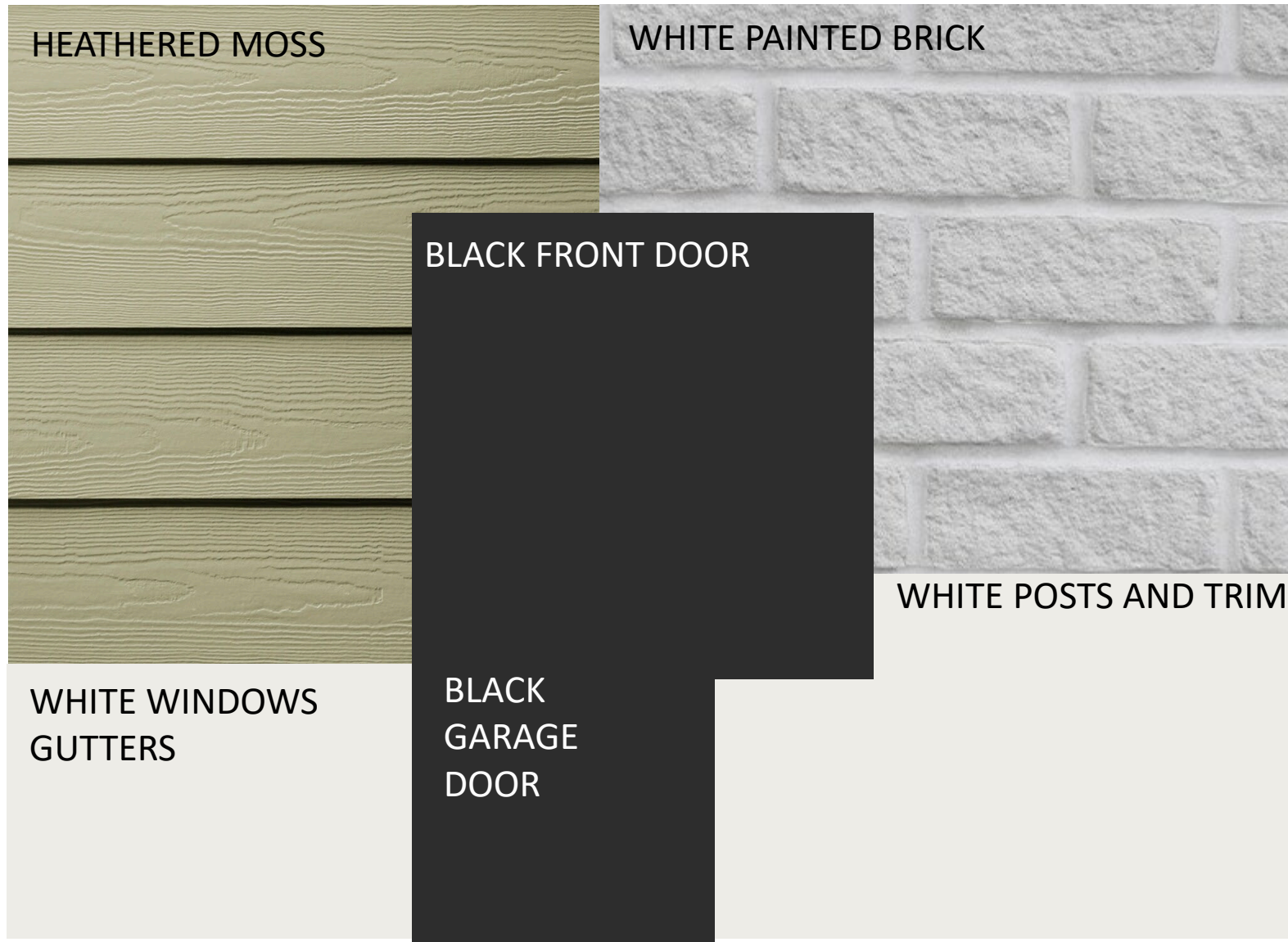
WHITE POSTS AND TRIM

WHITE WINDOWS
GUTTERS AND
GARAGE DOOR

SCHEME 25



SCHEME 25



SCHEME 26

HEATHERED MOSS

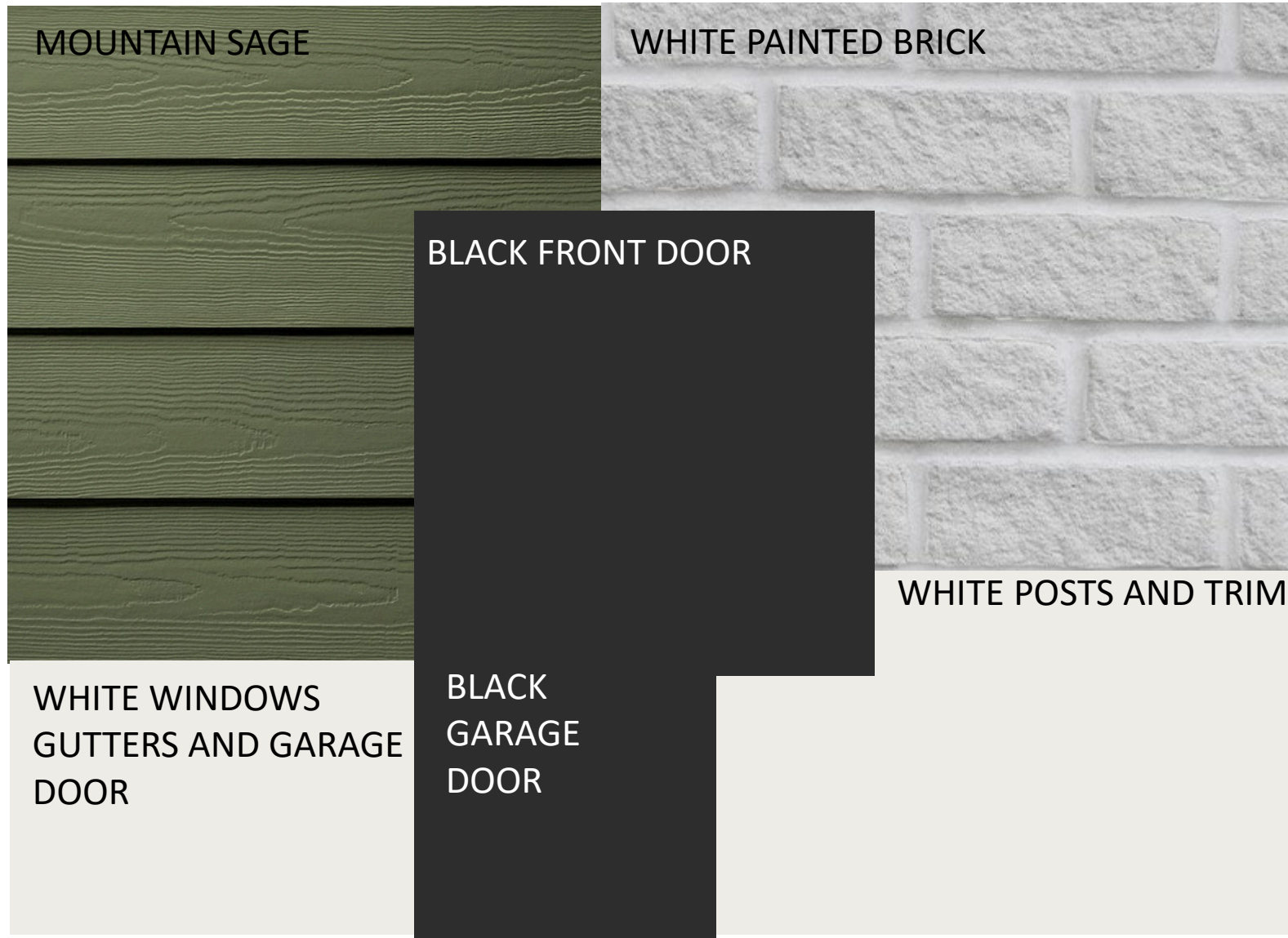
WHITE PAINTED BRICK

WHITE FRONT DOOR

WHITE POSTS AND TRIM

WHITE WINDOWS
GUTTERS

SCHEME 27



SCHEME 28

MOUNTAIN SAGE

WHITE PAINTED BRICK

WHITE FRONT DOOR

WHITE POSTS AND TRIM

WHITE WINDOWS
GUTTERS AND GARAGE
DOOR

PLAN 2B

SCHEME 1

ARCTIC WHITE

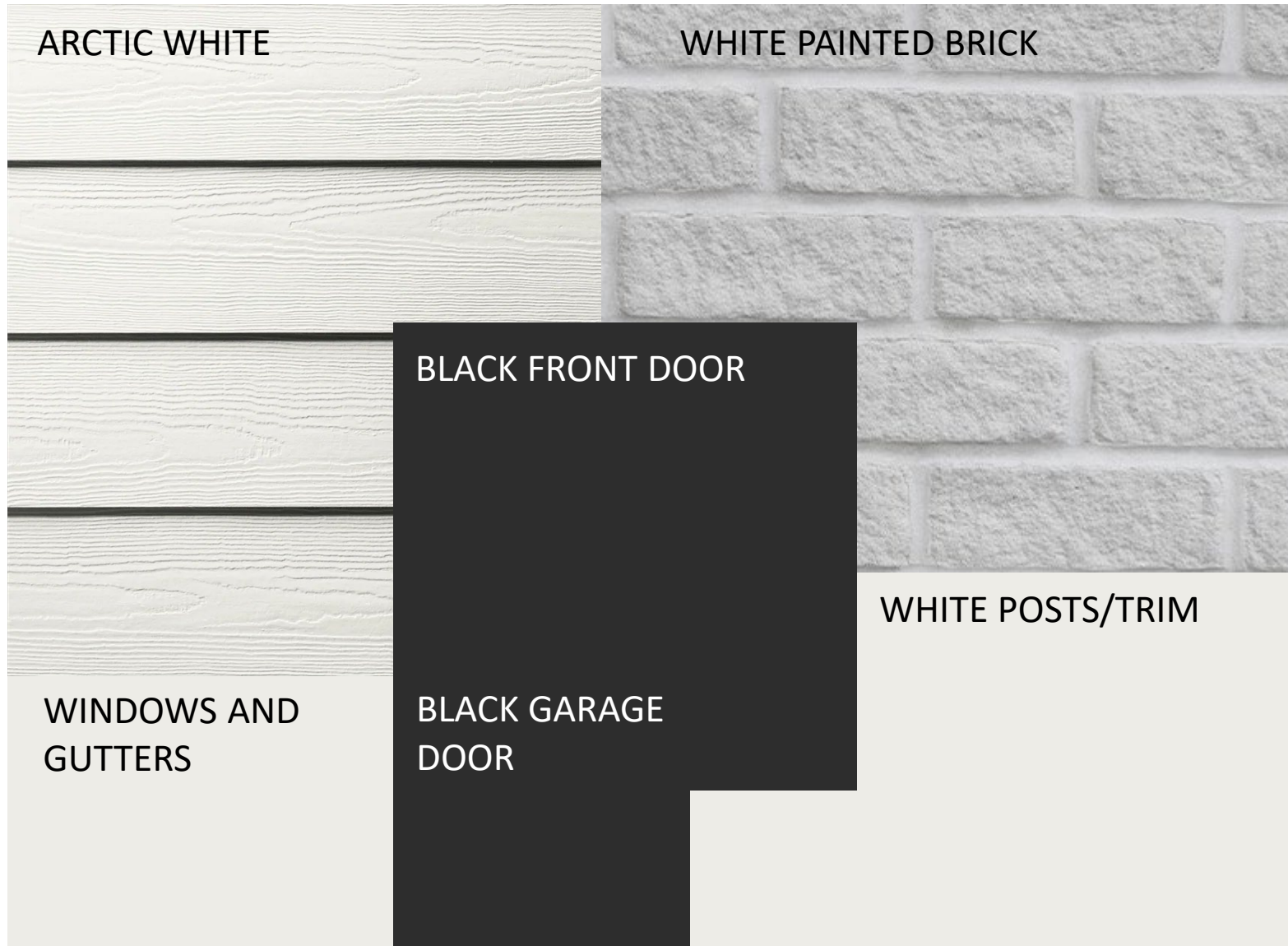
WHITE PAINTED BRICK

BRONZE FRONT DOOR

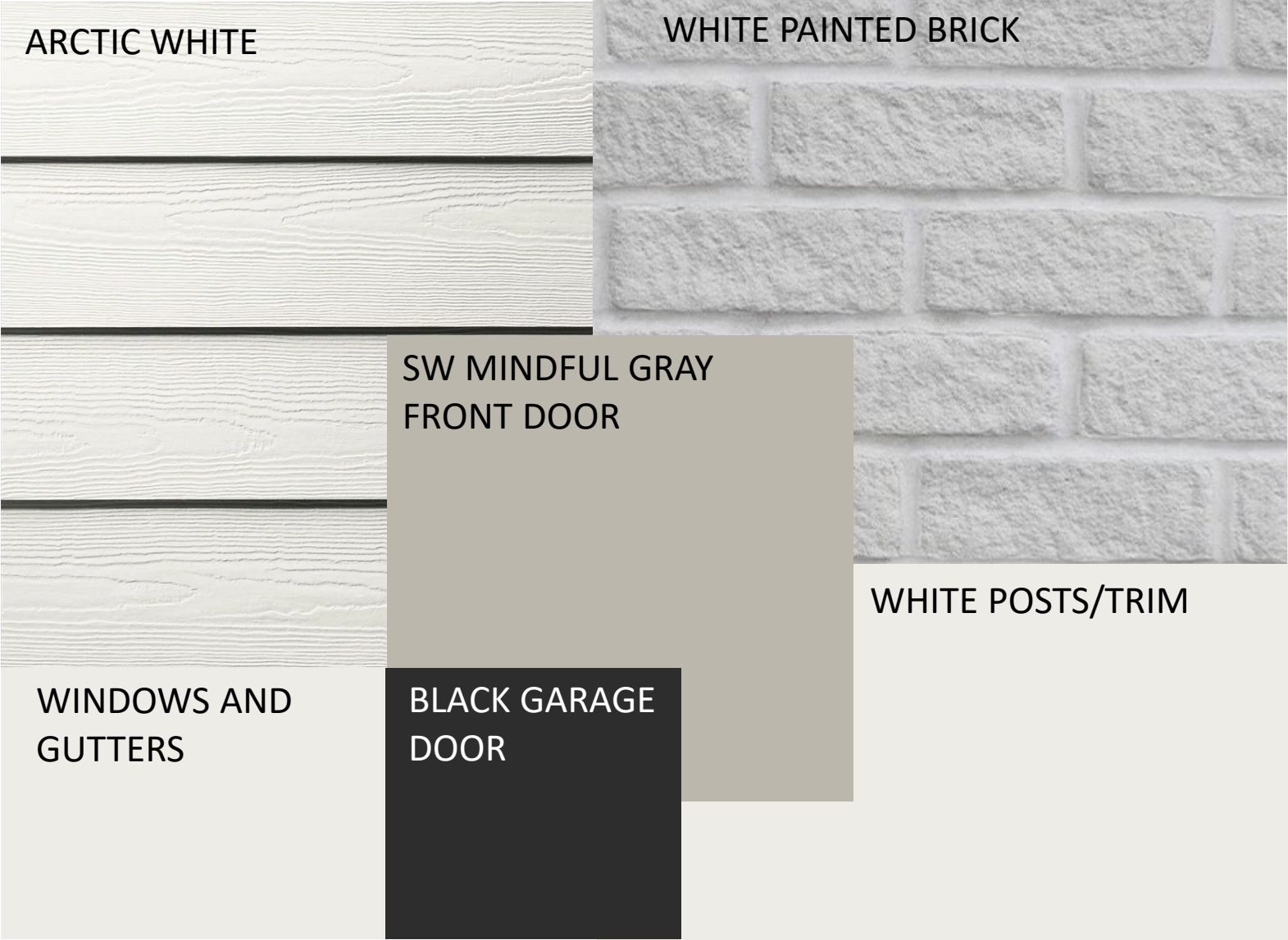
WINDOWS /GUTTERS
GARAGE DOOR

WHITE POSTS/TRIM

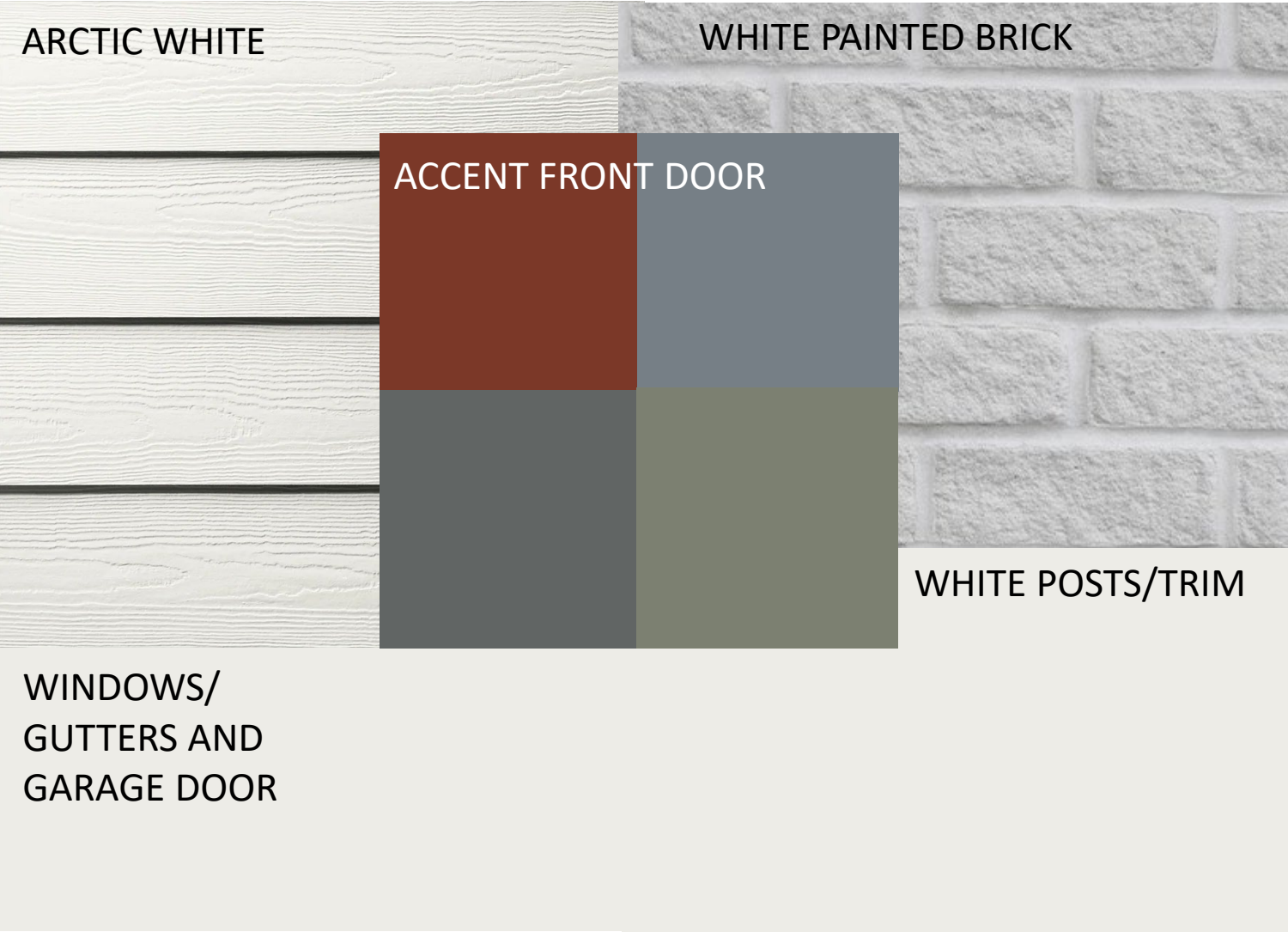
SCHEME 2



SCHEME 3

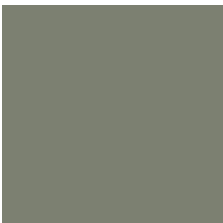
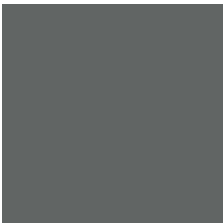
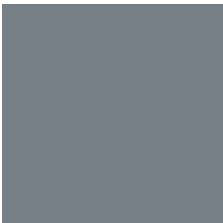
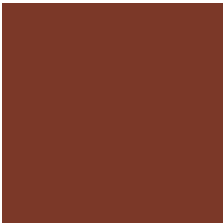


SCHEME 4



ACCENT DOOR OPTIONS

- SW ROYCROFT COPPER RED
- SW DOWNING SLATE
- SW ROYCROFT PEWTER
- SW DRIED THYME



SCHEME 5

COBBLESTONE

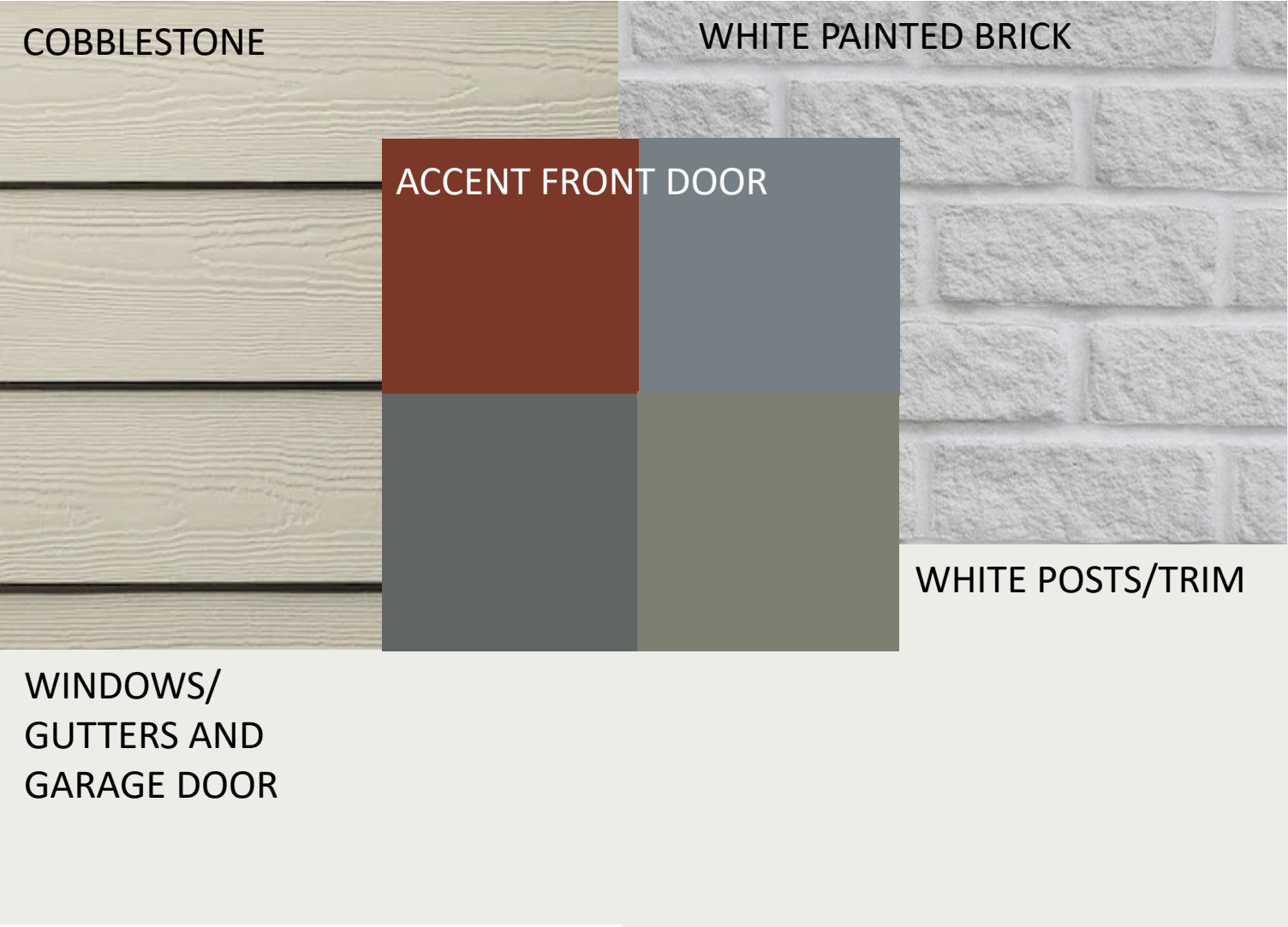
WHITE PAINTED BRICK

BLACK FRONT DOOR

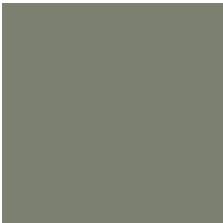
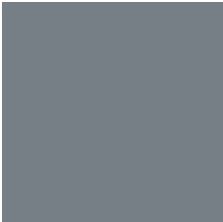
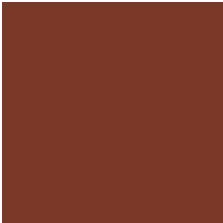
WINDOWS /GUTTERS
GARAGE DOOR

WHITE POSTS/TRIM

SCHEME 6



- ACCENT DOOR OPTIONS
- SW ROYCROFT COPPER RED
 - SW DOWNING SLATE
 - SW ROYCROFT PEWTER
 - SW DRIED THYME



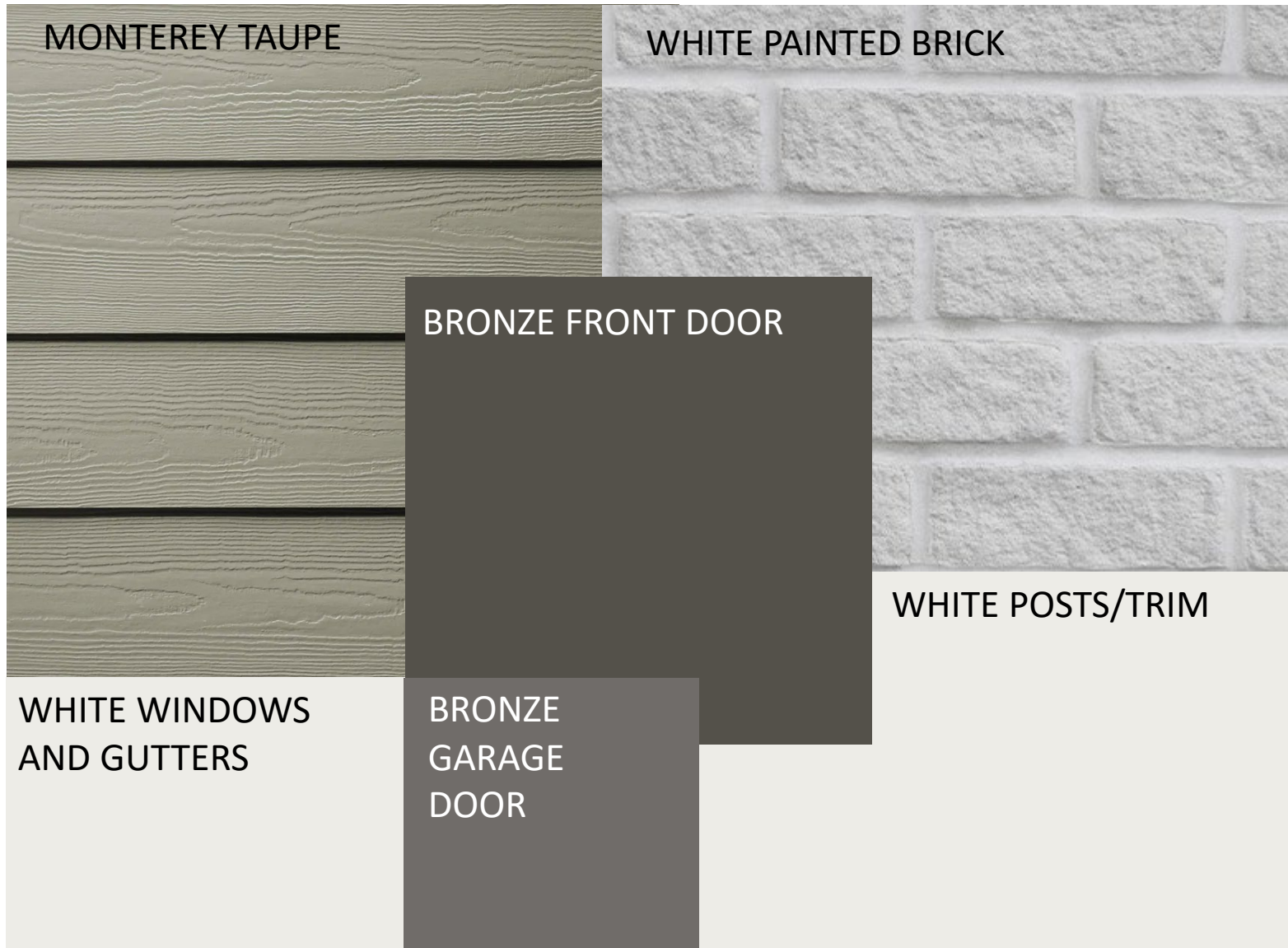
SCHEME 7



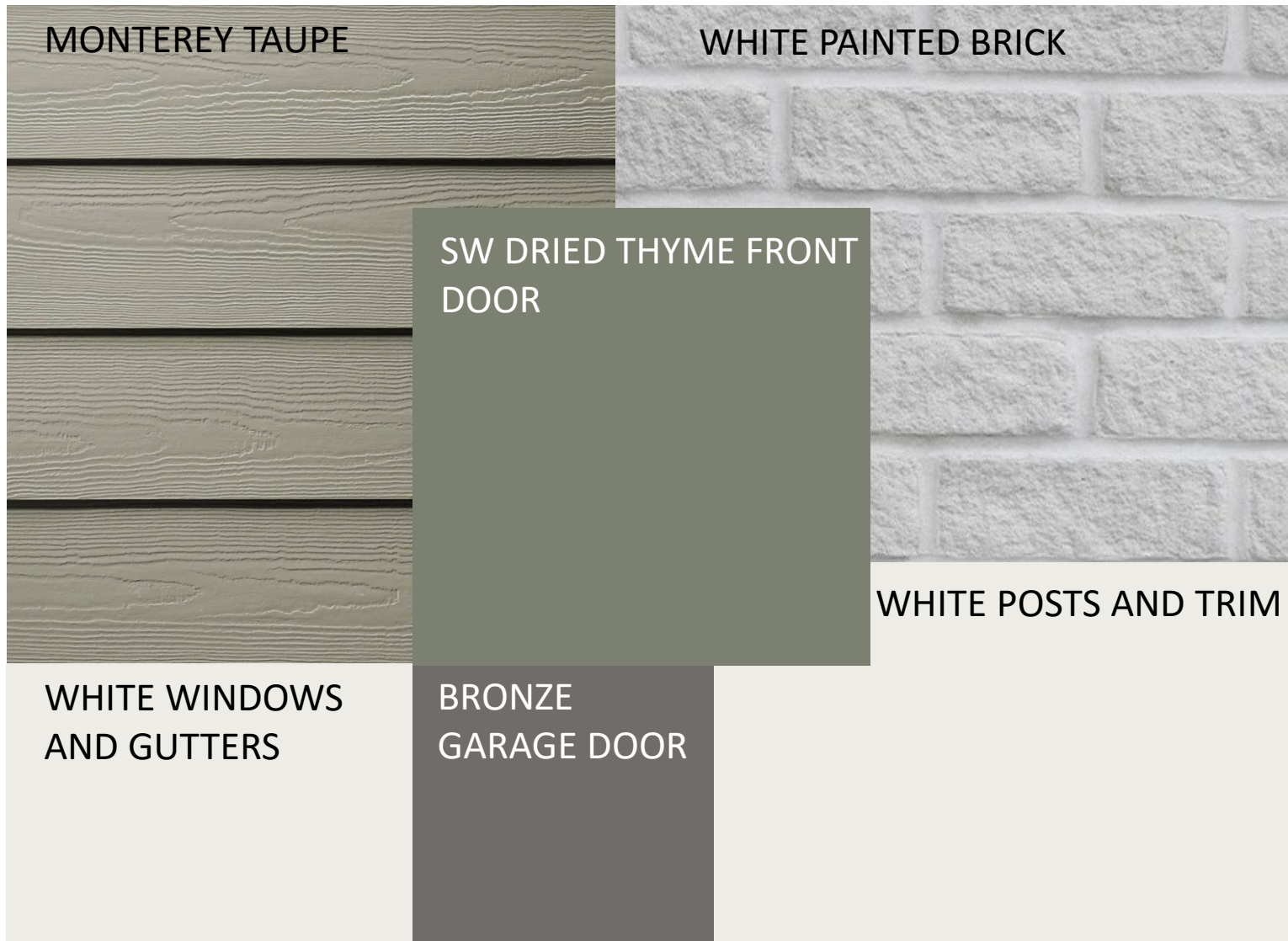
SCHEME 8



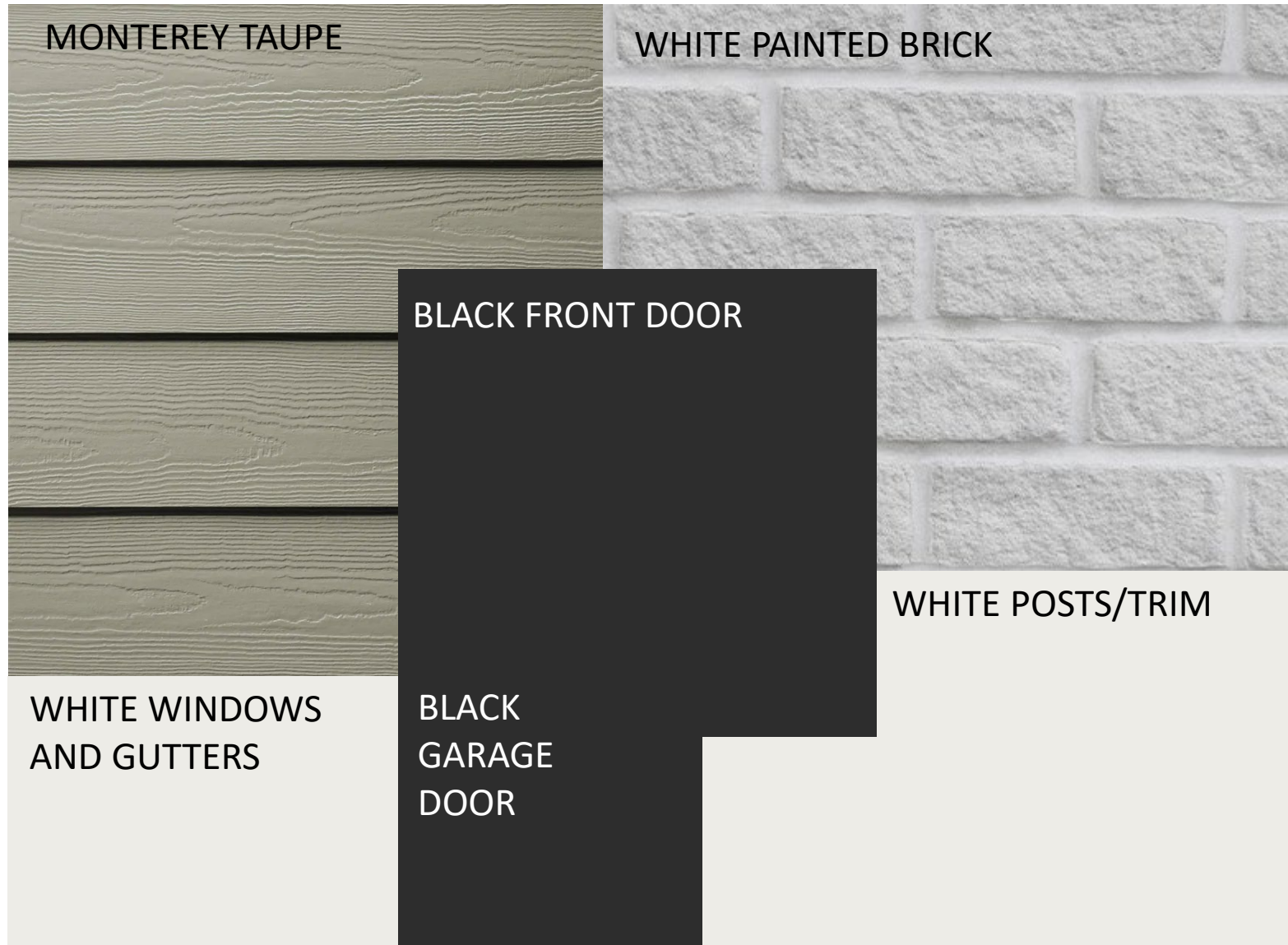
SCHEME 9



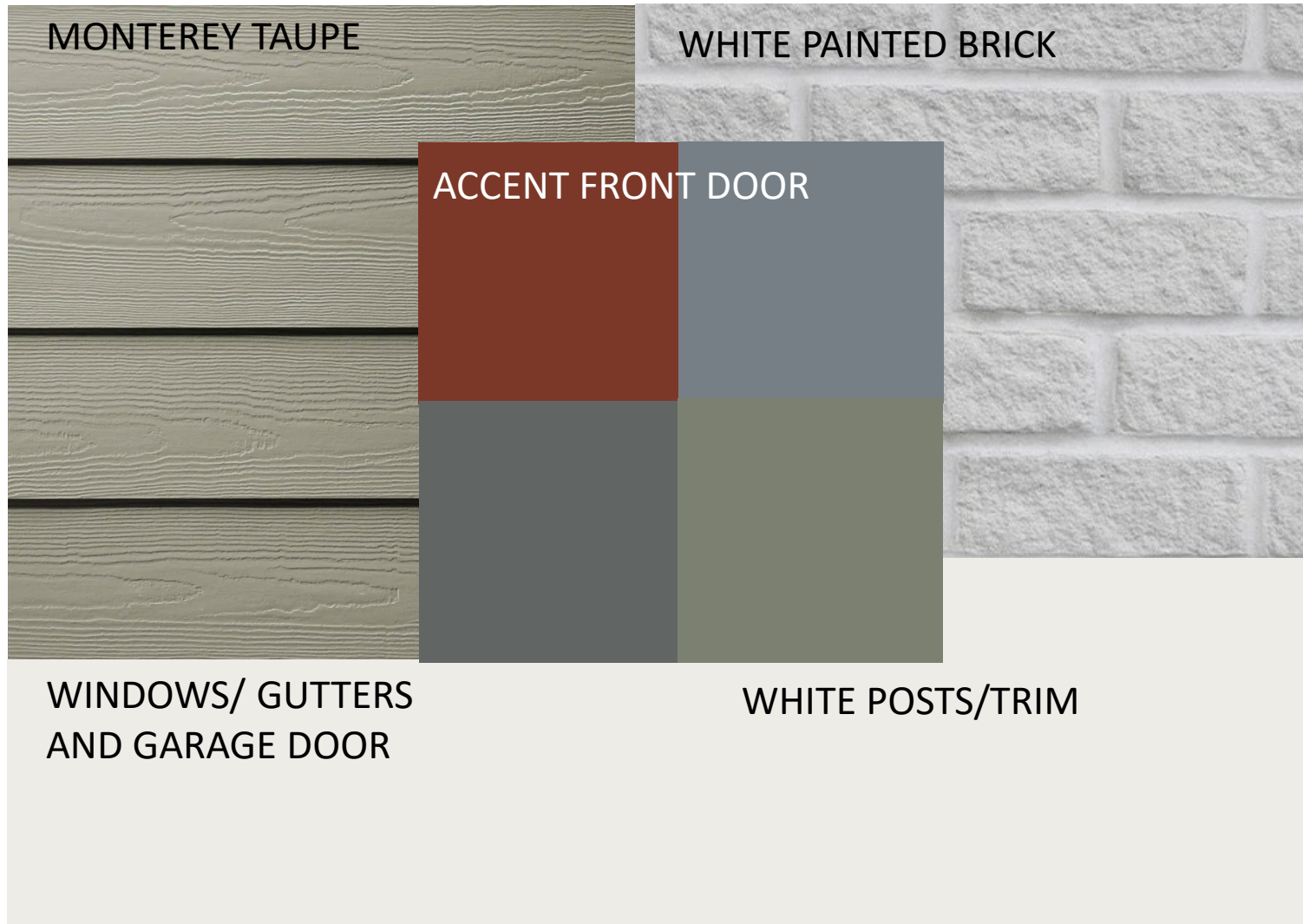
SCHEME 10



SCHEME 11

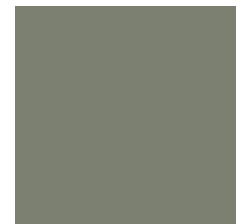
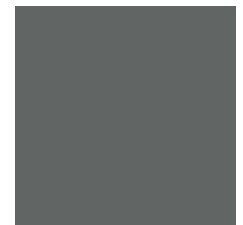
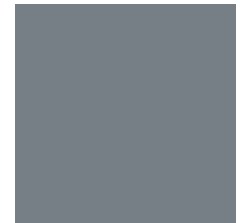
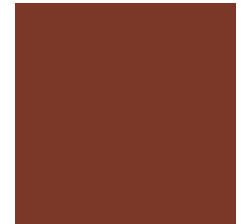


SCHEME 12

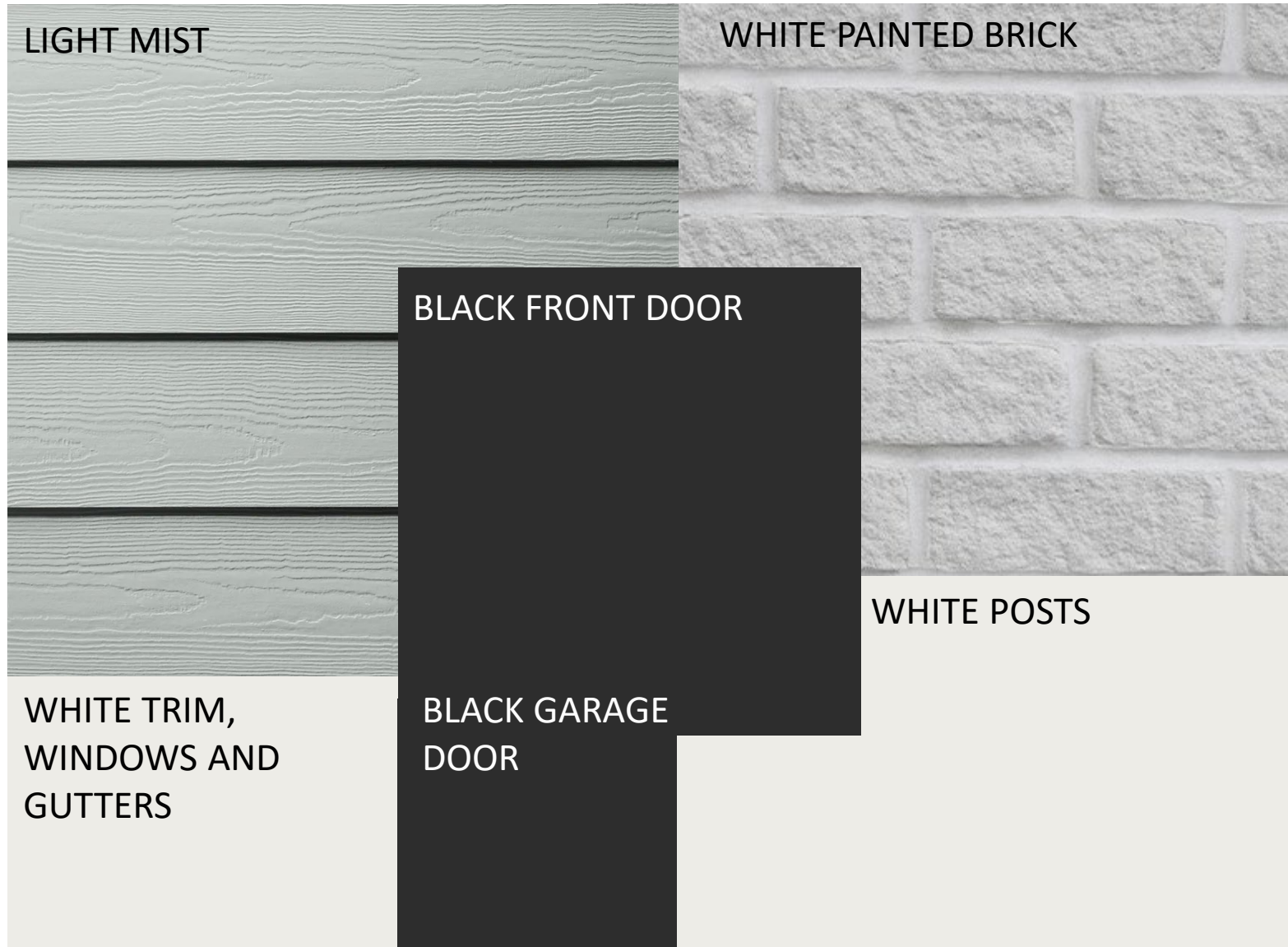


ACCENT DOOR OPTIONS

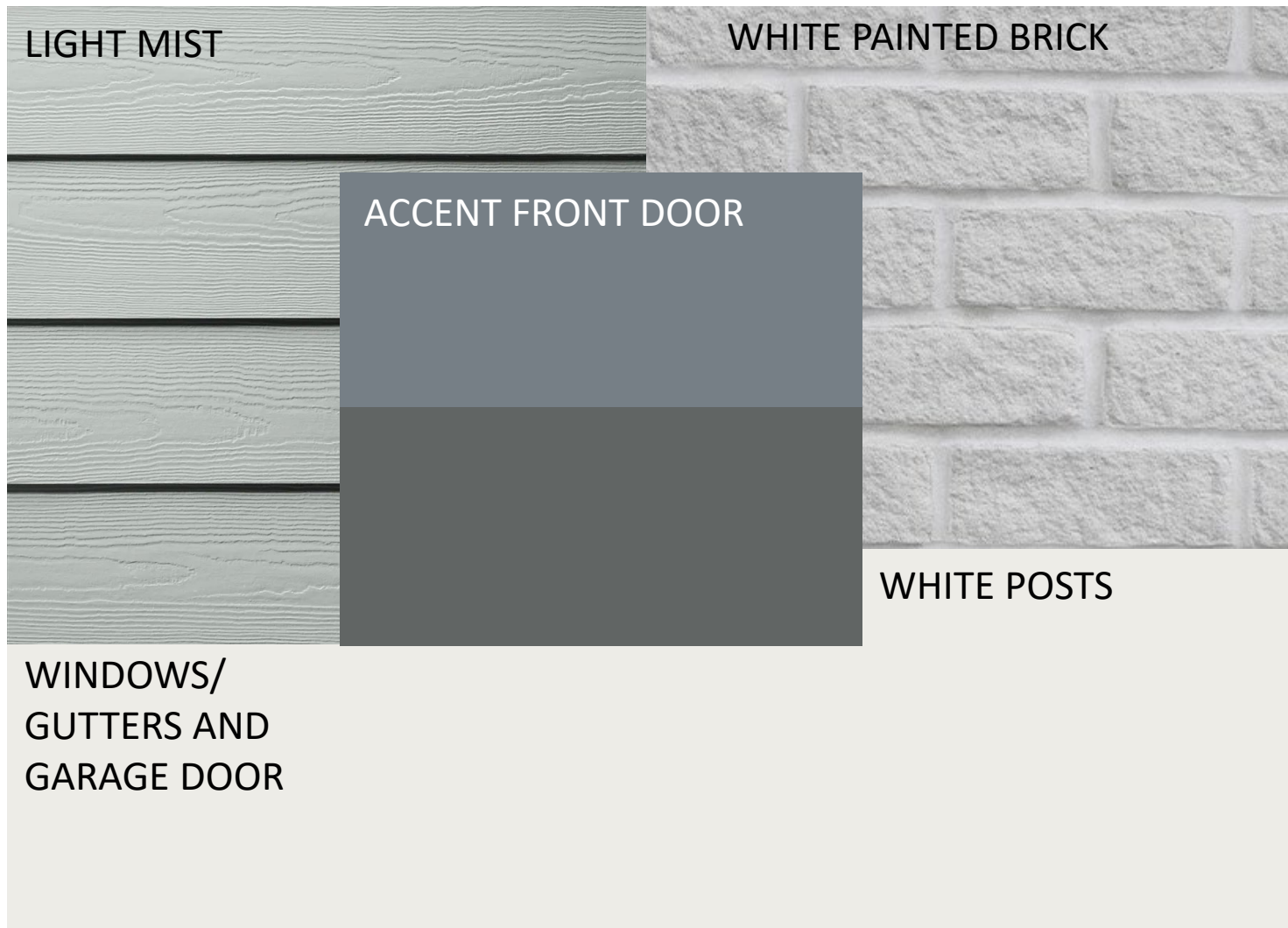
- SW ROYCROFT COPPER RED
- SW DOWNING SLATE
- SW ROYCROFT PEWTER
- SW DRIED THYME



SCHEME 13

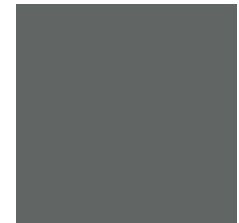
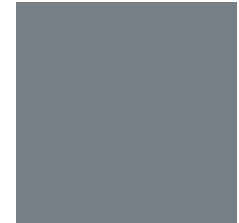


SCHEME 15

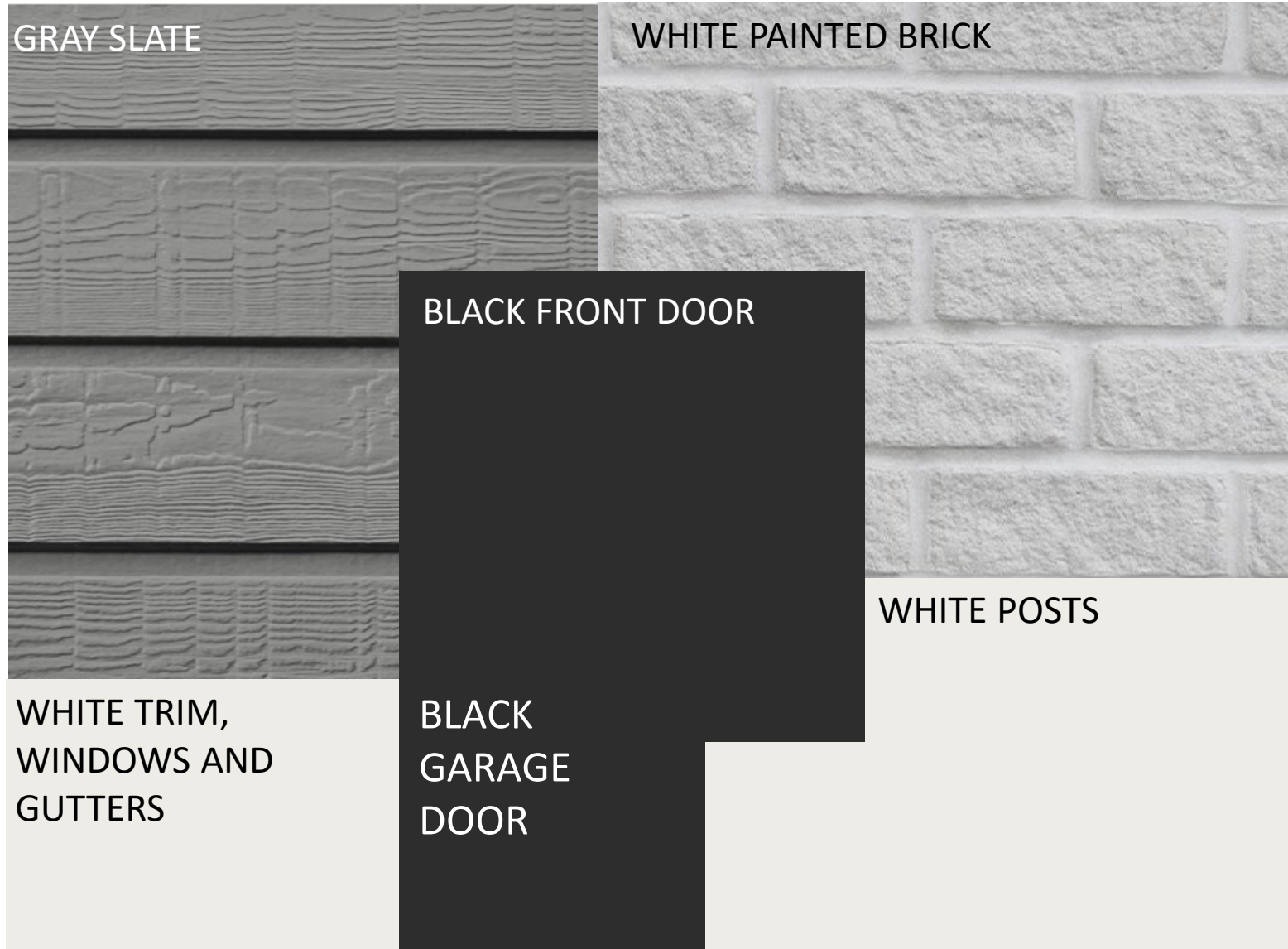


ACCENT DOOR OPTIONS

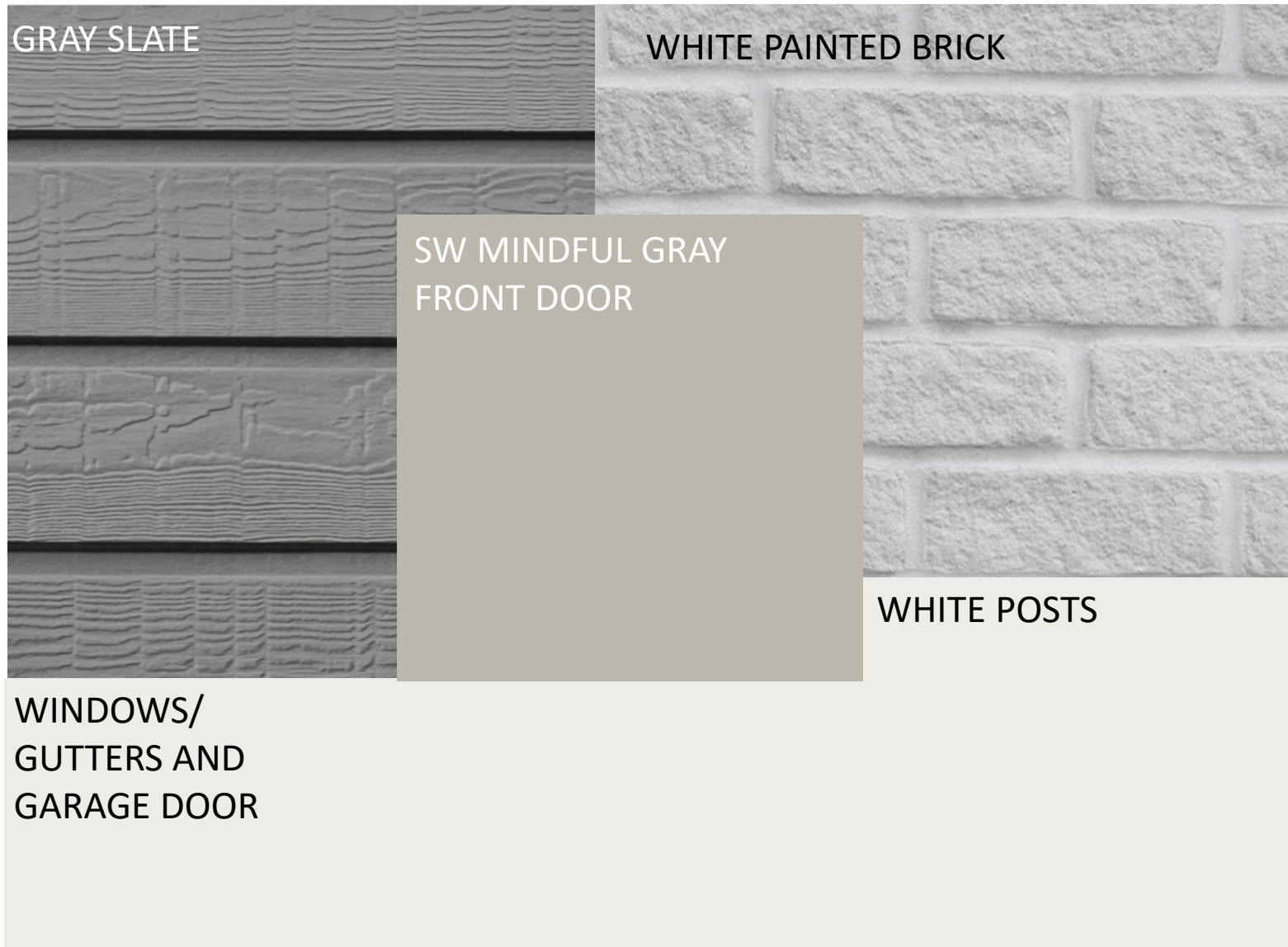
- SW DOWNING SLATE
- SW ROYCROFT PEWTER



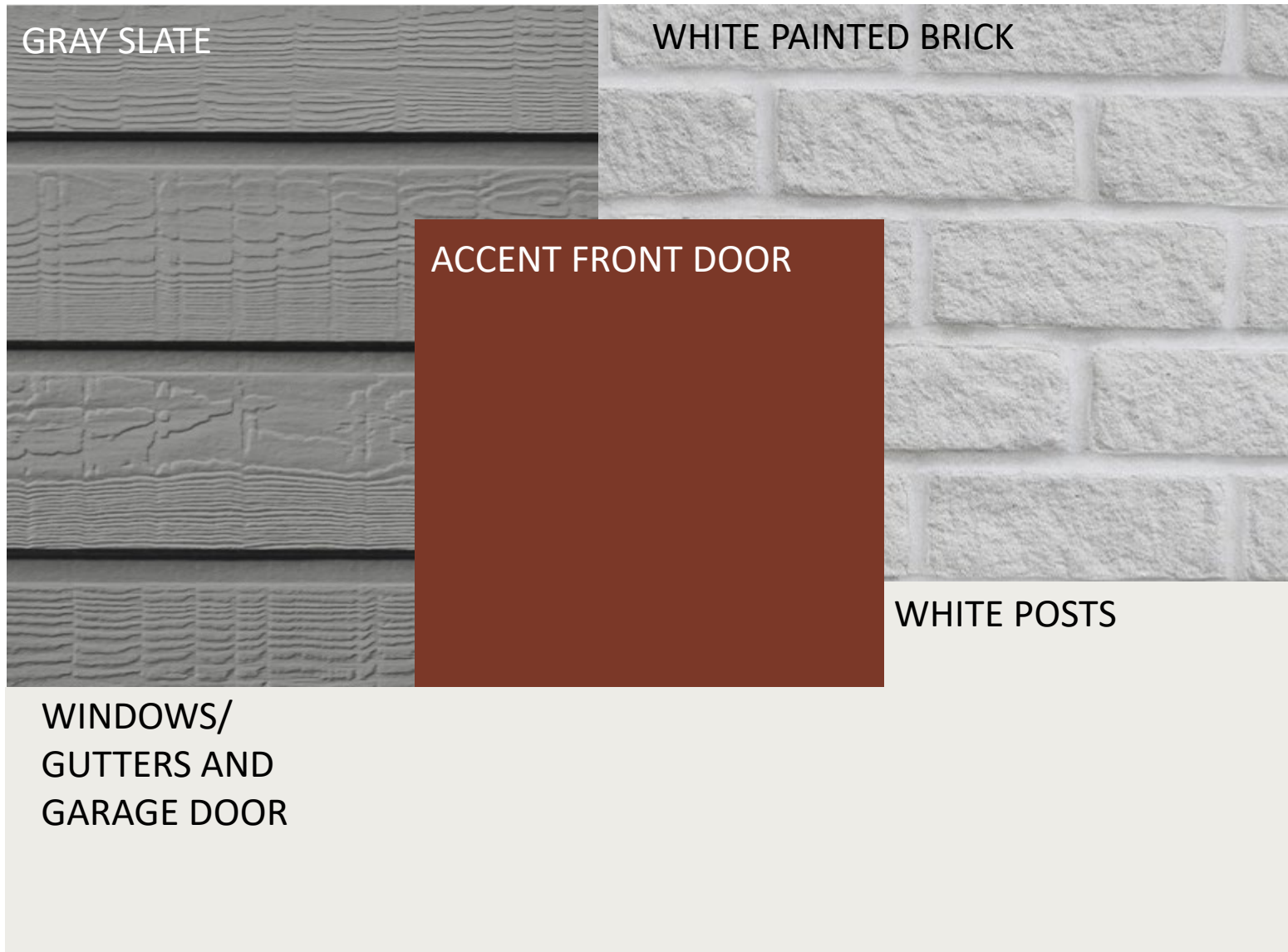
SCHEME 16



SCHEME 17

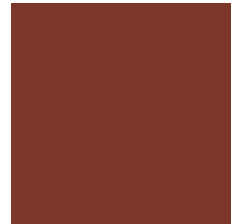


SCHEME 18

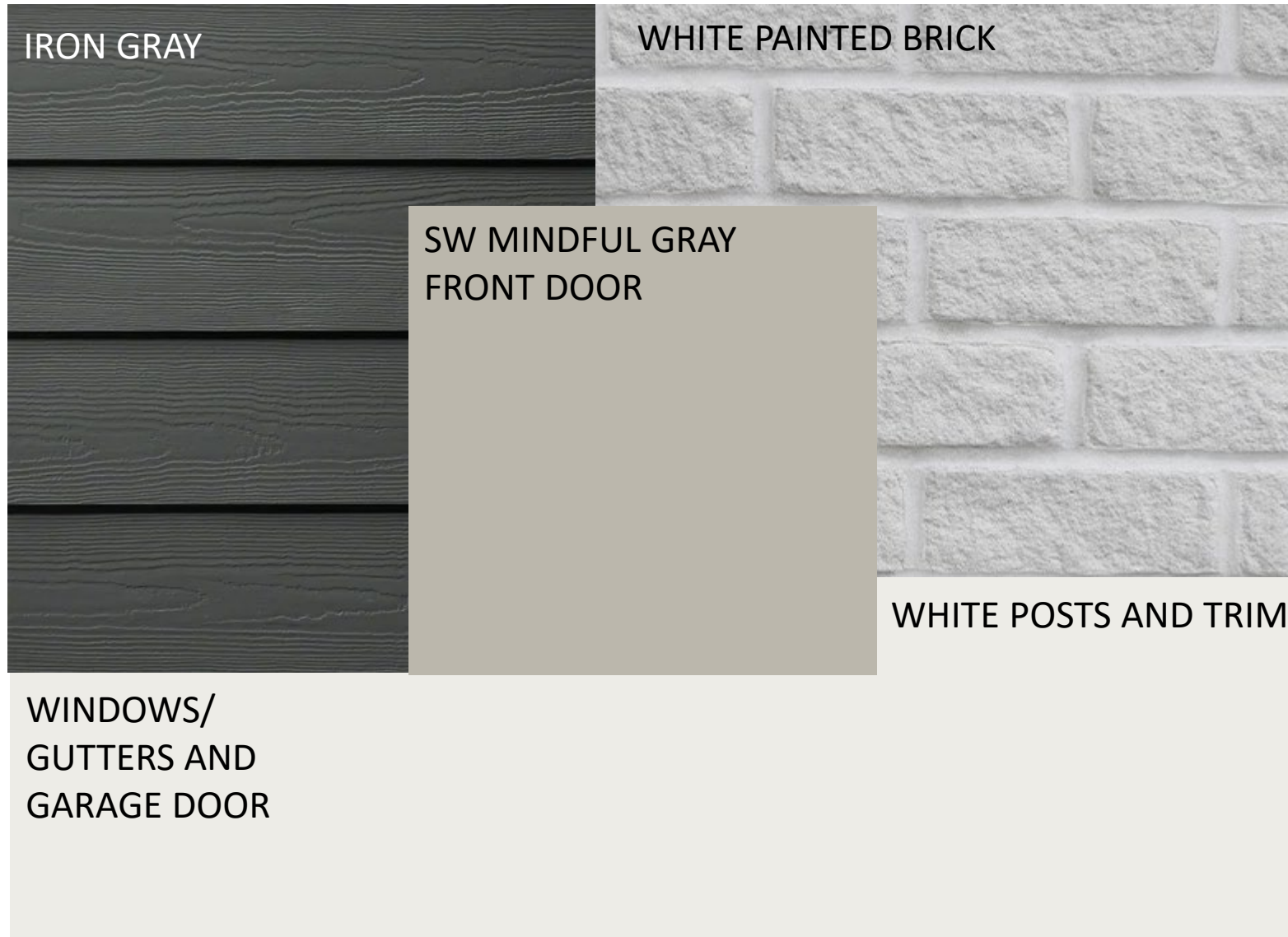


ACCENT DOOR OPTIONS

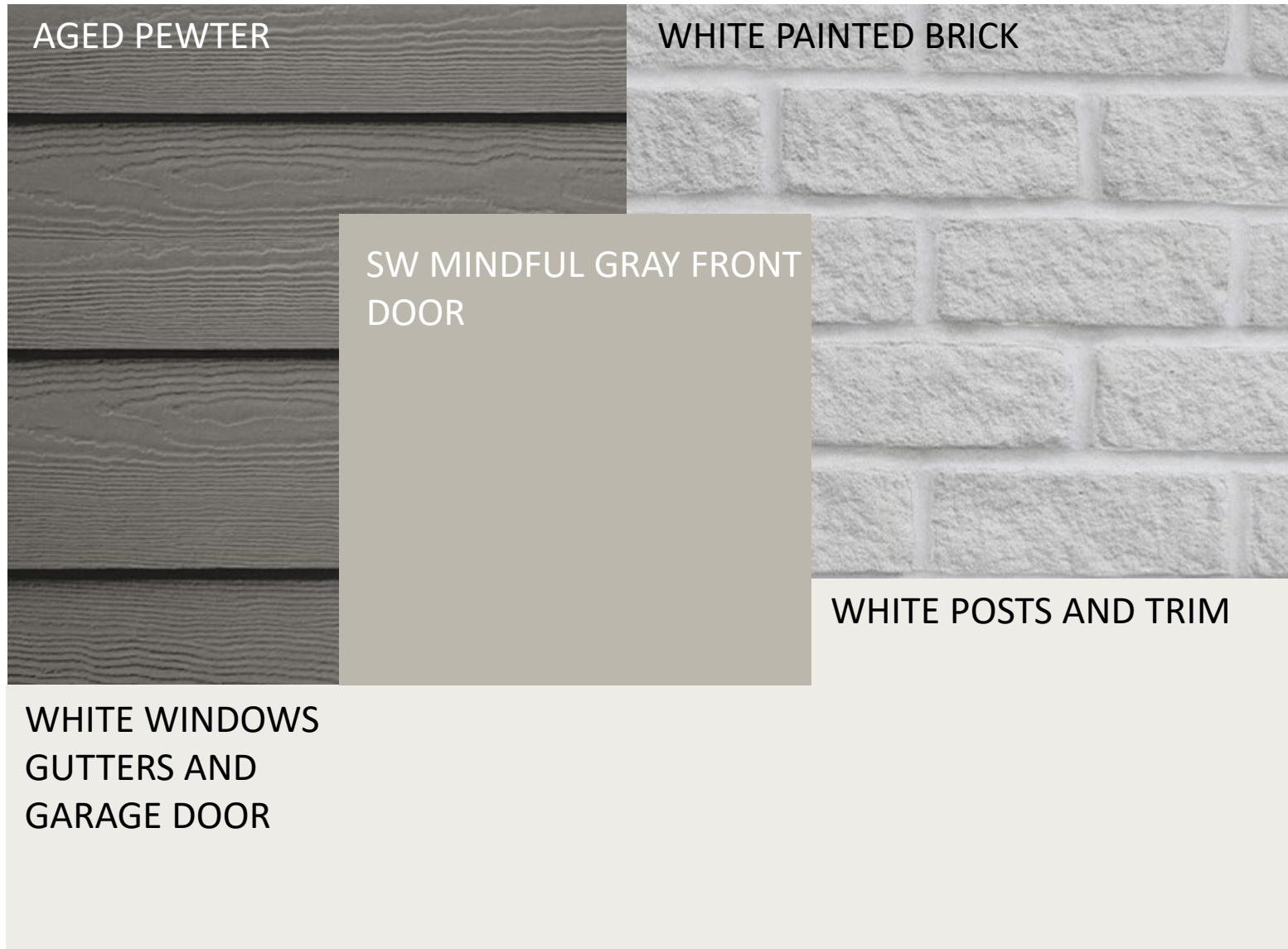
- SW ROYCROFT
COPPER RED



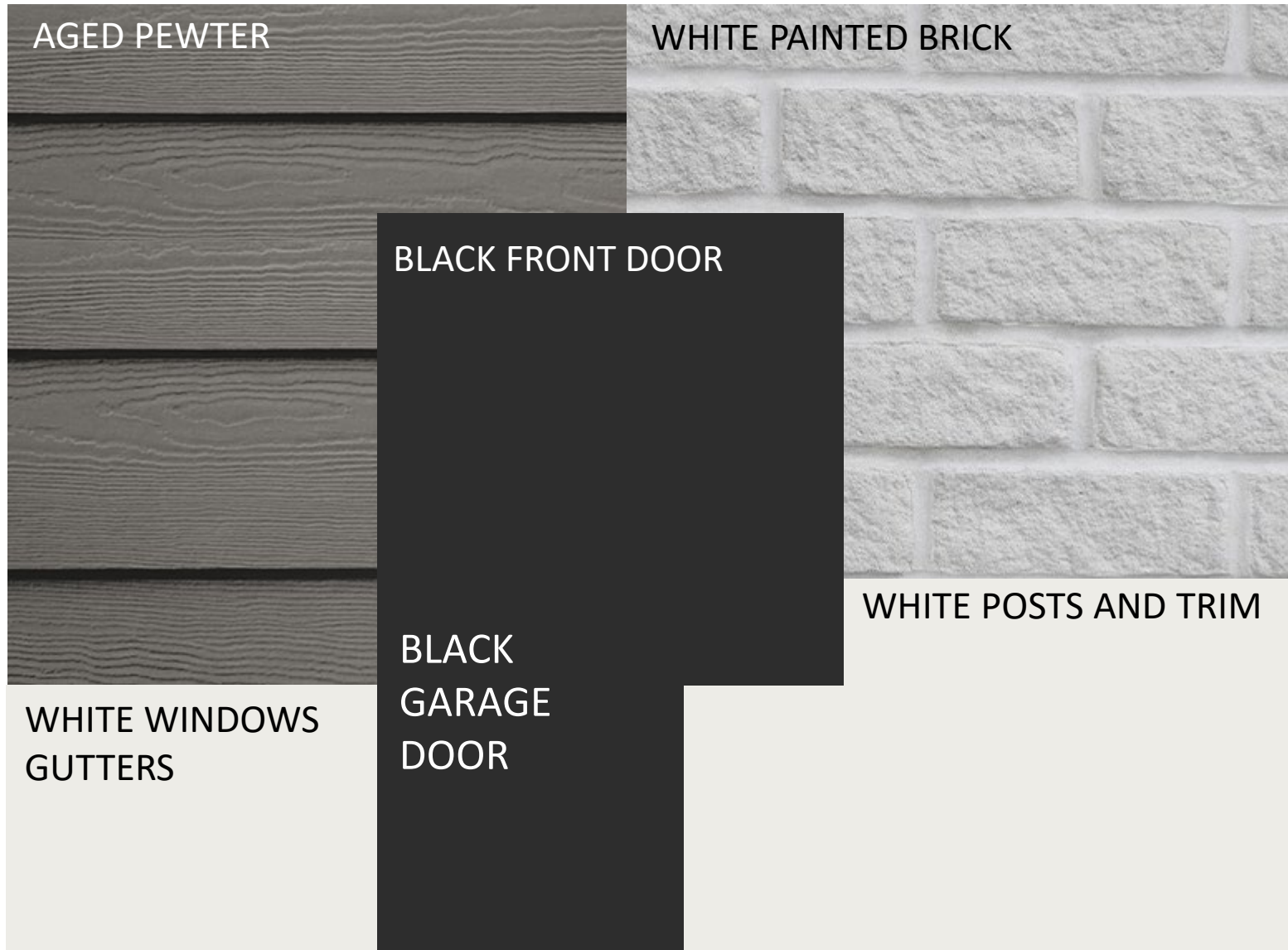
SCHEME 19



SCHEME 20



SCHEME 21

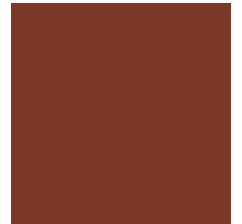


SCHEME 22



ACCENT DOOR OPTIONS

- SW ROYCROFT
COPPER RED



SCHEME 24

TIMBER BARK

WHITE PAINTED BRICK

SW MINDFUL GRAY
FRONT DOOR

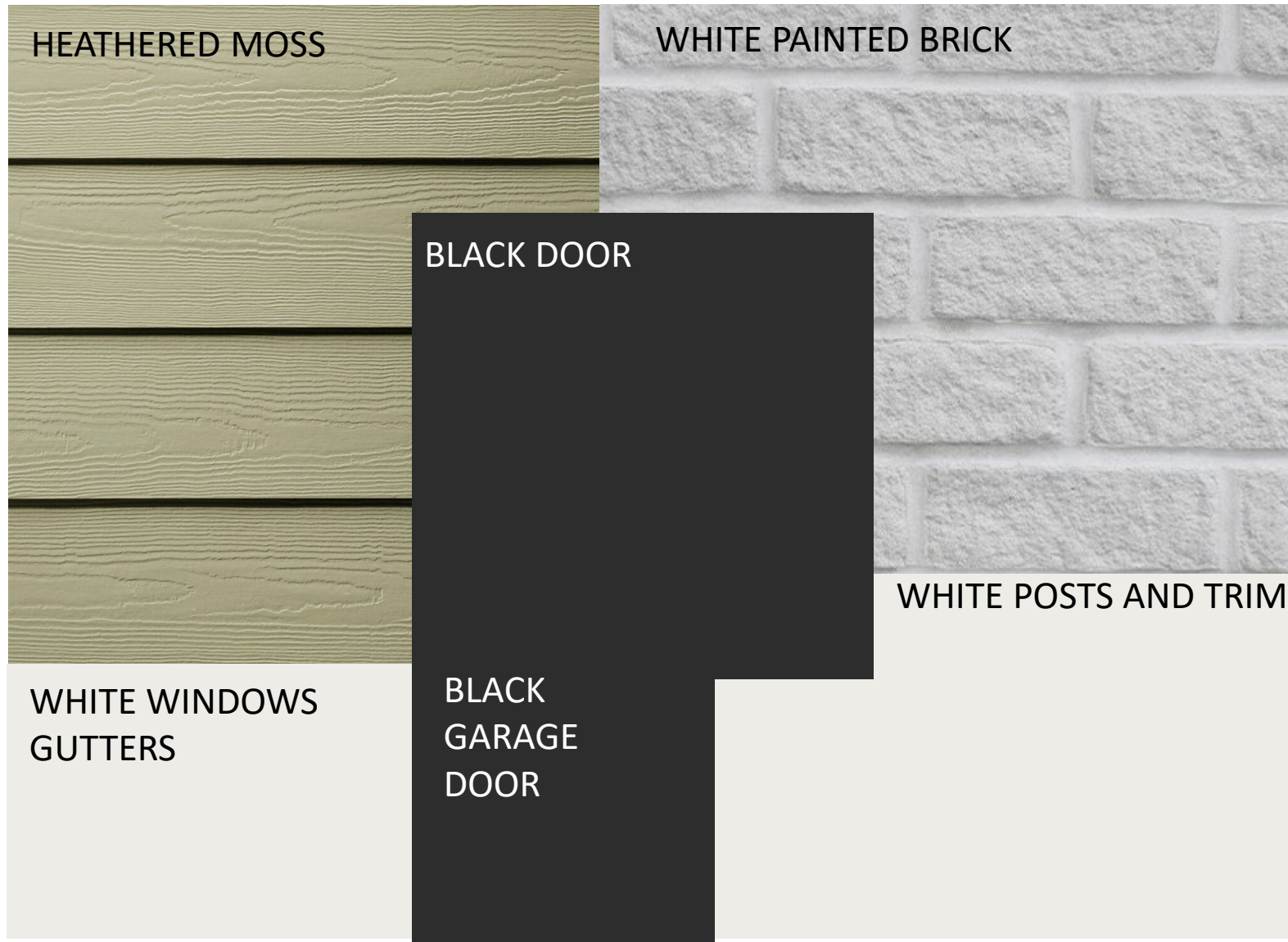
WHITE WINDOWS
GUTTERS AND
GARAGE DOOR

WHITE POSTS AND TRIM

SCHEME 25



SCHEME 25



SCHEME 26

HEATHERED MOSS

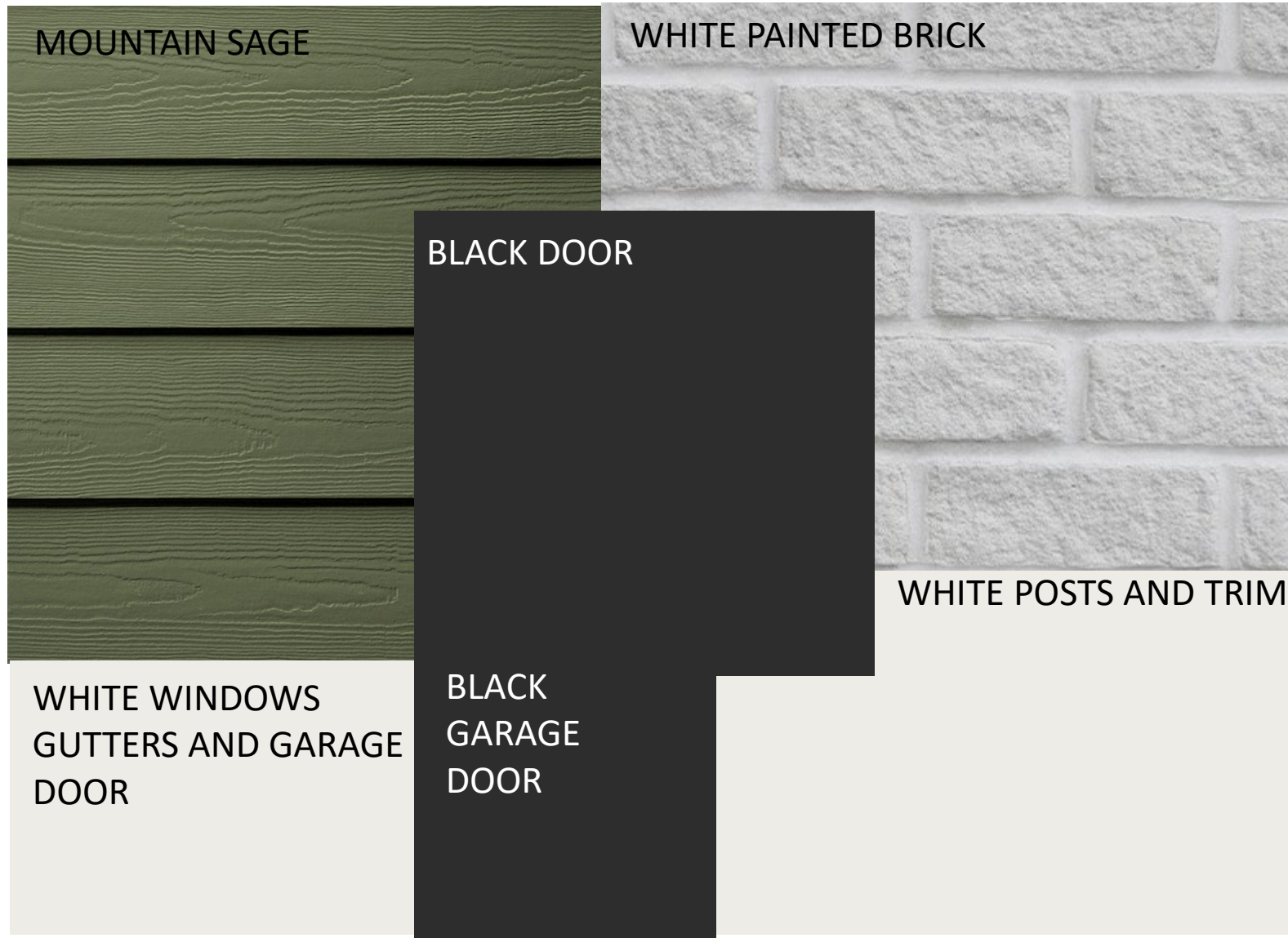
WHITE PAINTED BRICK

WHITE FRONT DOOR

WHITE POSTS AND TRIM

WHITE WINDOWS
GUTTERS

SCHEME 27



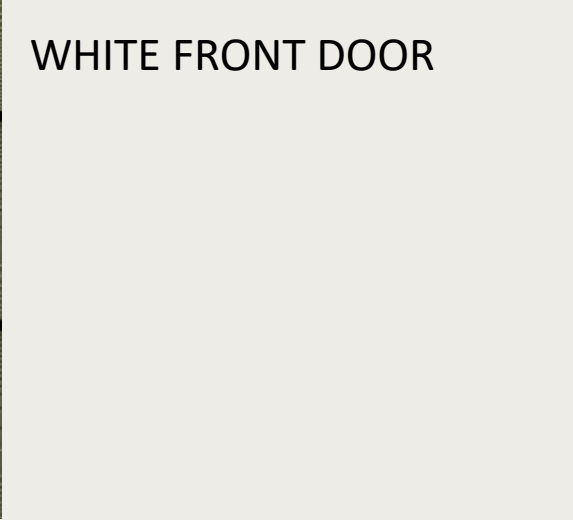
SCHEME 28



MOUNTAIN SAGE



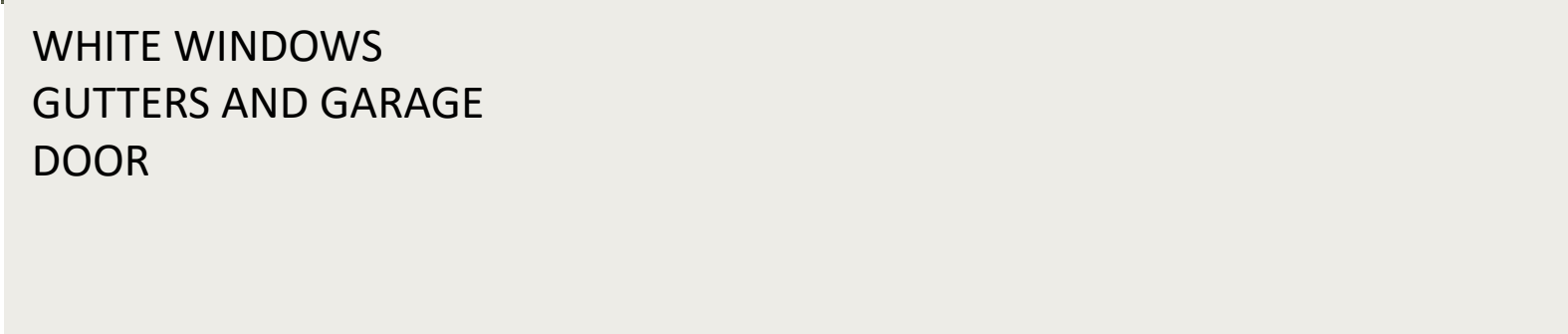
WHITE PAINTED BRICK



WHITE FRONT DOOR



WHITE POSTS AND TRIM



WHITE WINDOWS
GUTTERS AND GARAGE
DOOR

MCCALLIE PLAN

SCHEME 1

ARCTIC WHITE

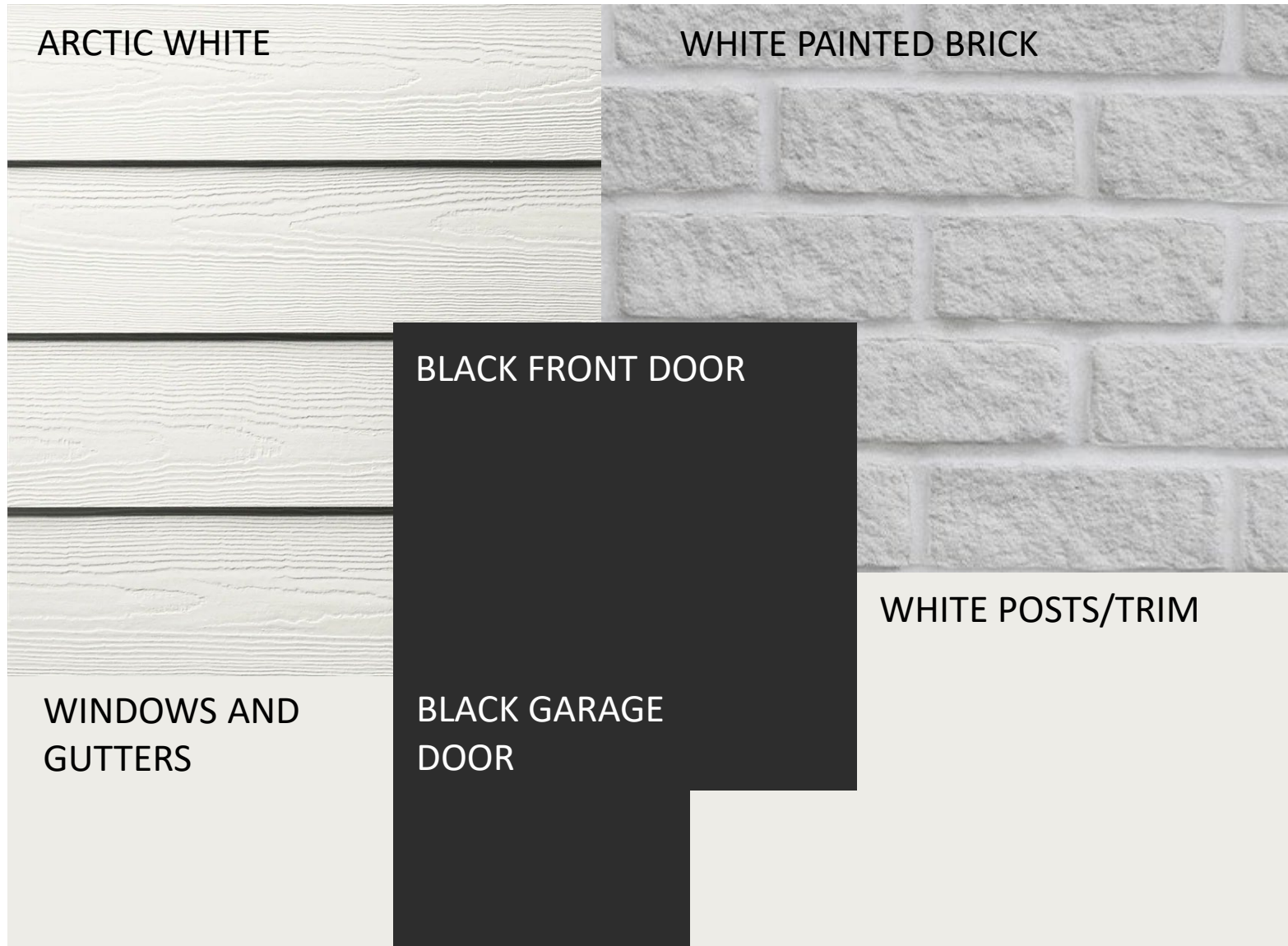
WHITE PAINTED BRICK

BRONZE FRONT DOOR

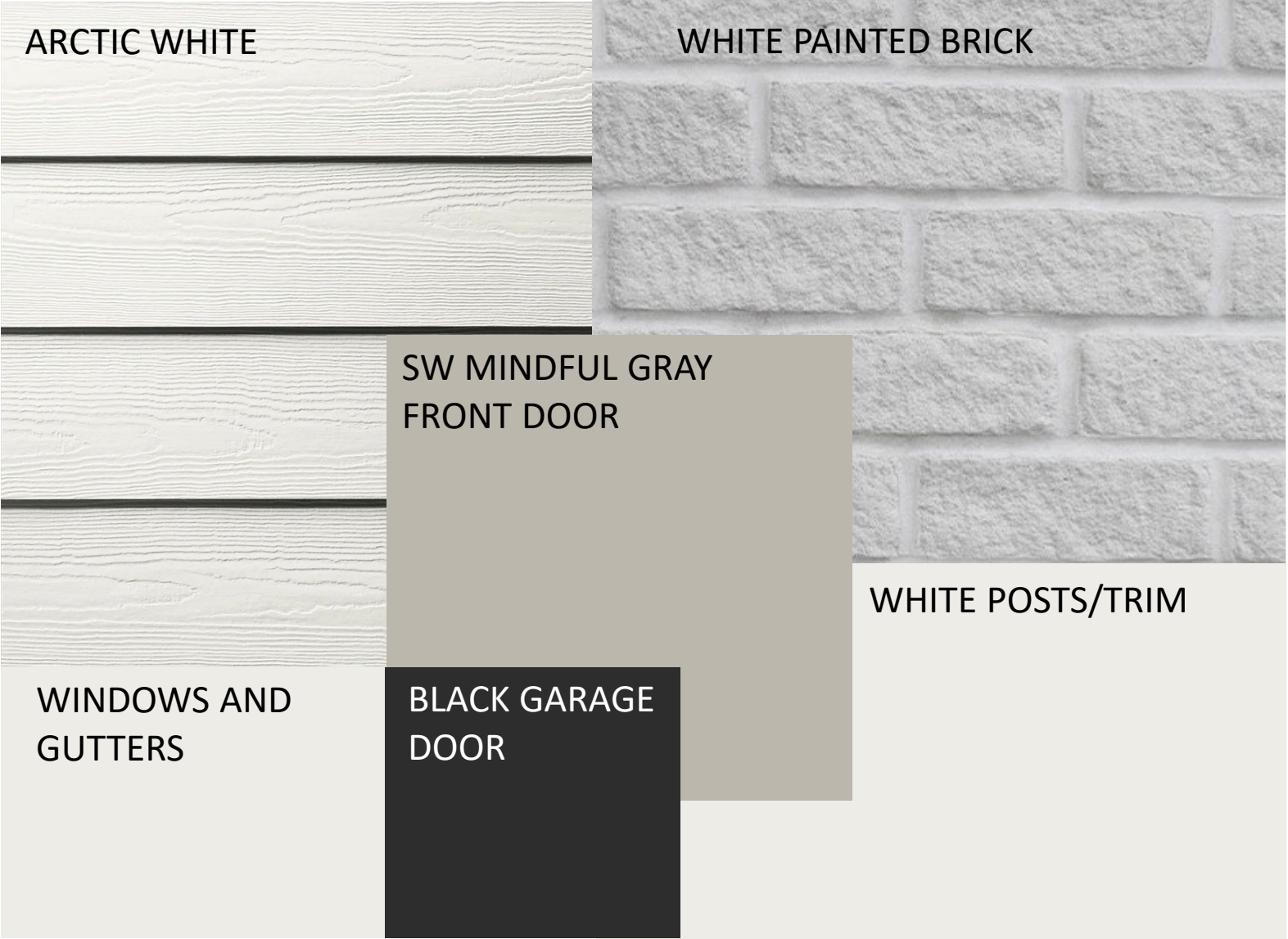
WINDOWS /GUTTERS
GARAGE DOOR

WHITE POSTS/TRIM

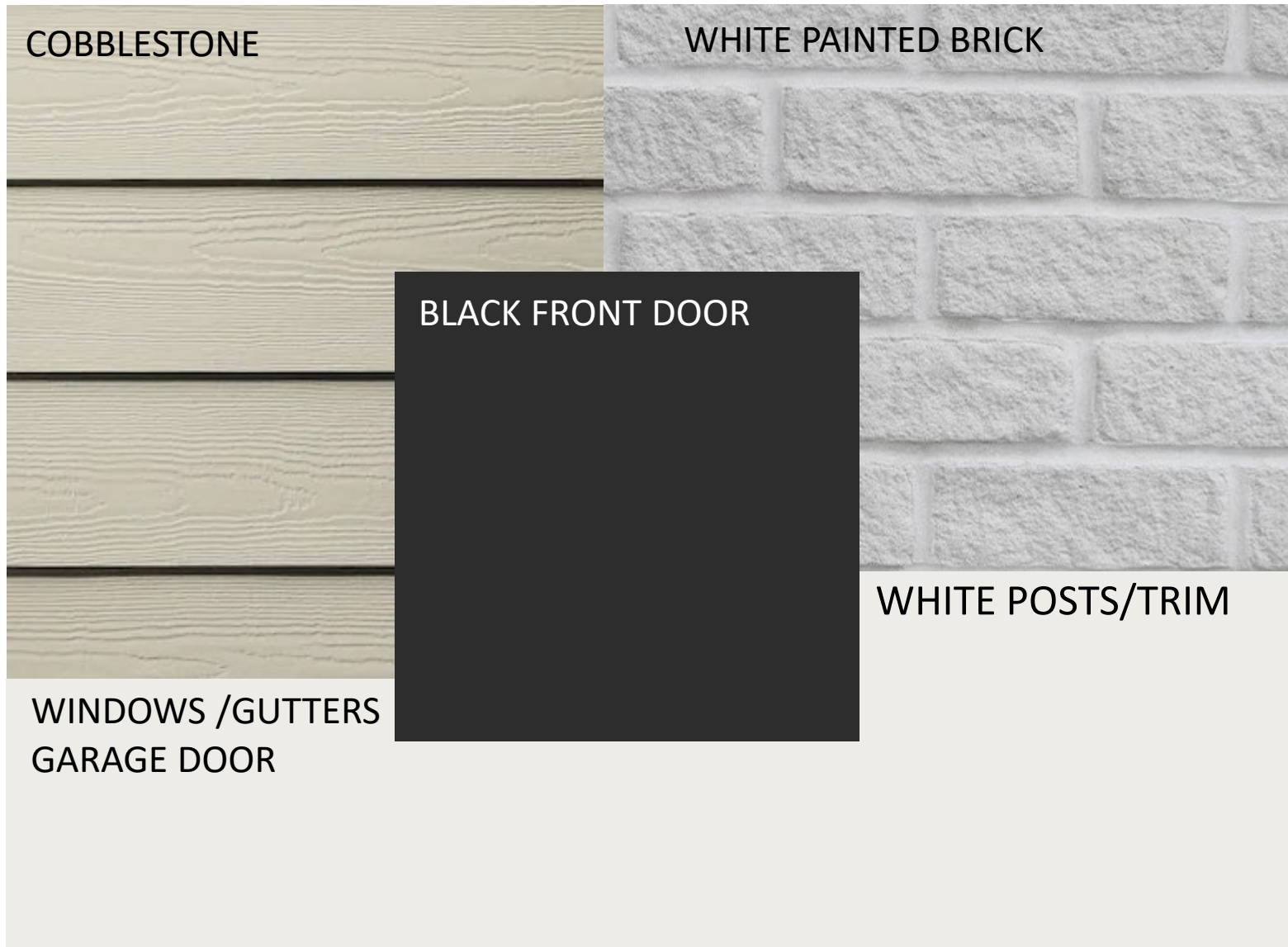
SCHEME 2



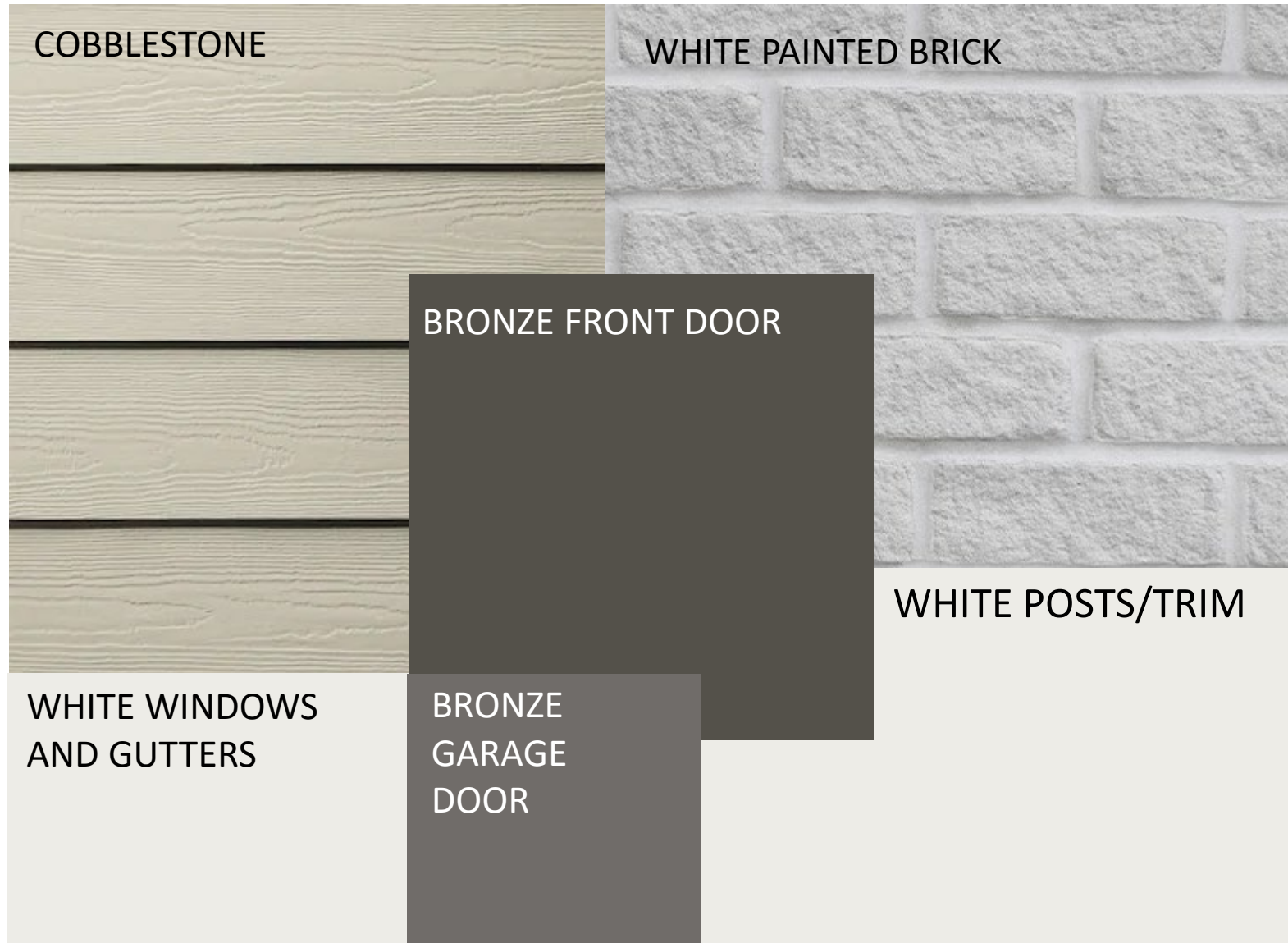
SCHEME 3



SCHEME 4



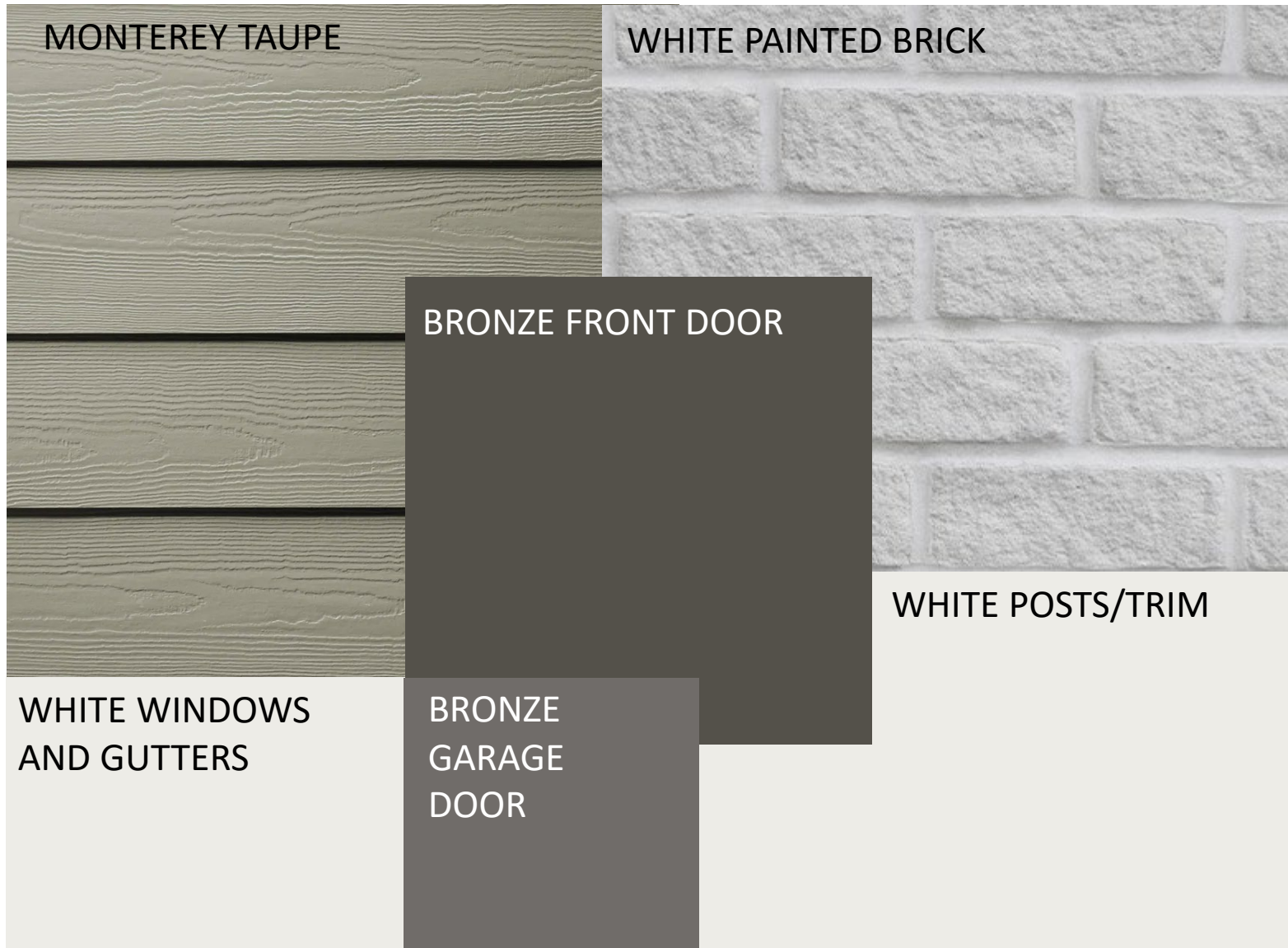
SCHEME 5



SCHEME 6



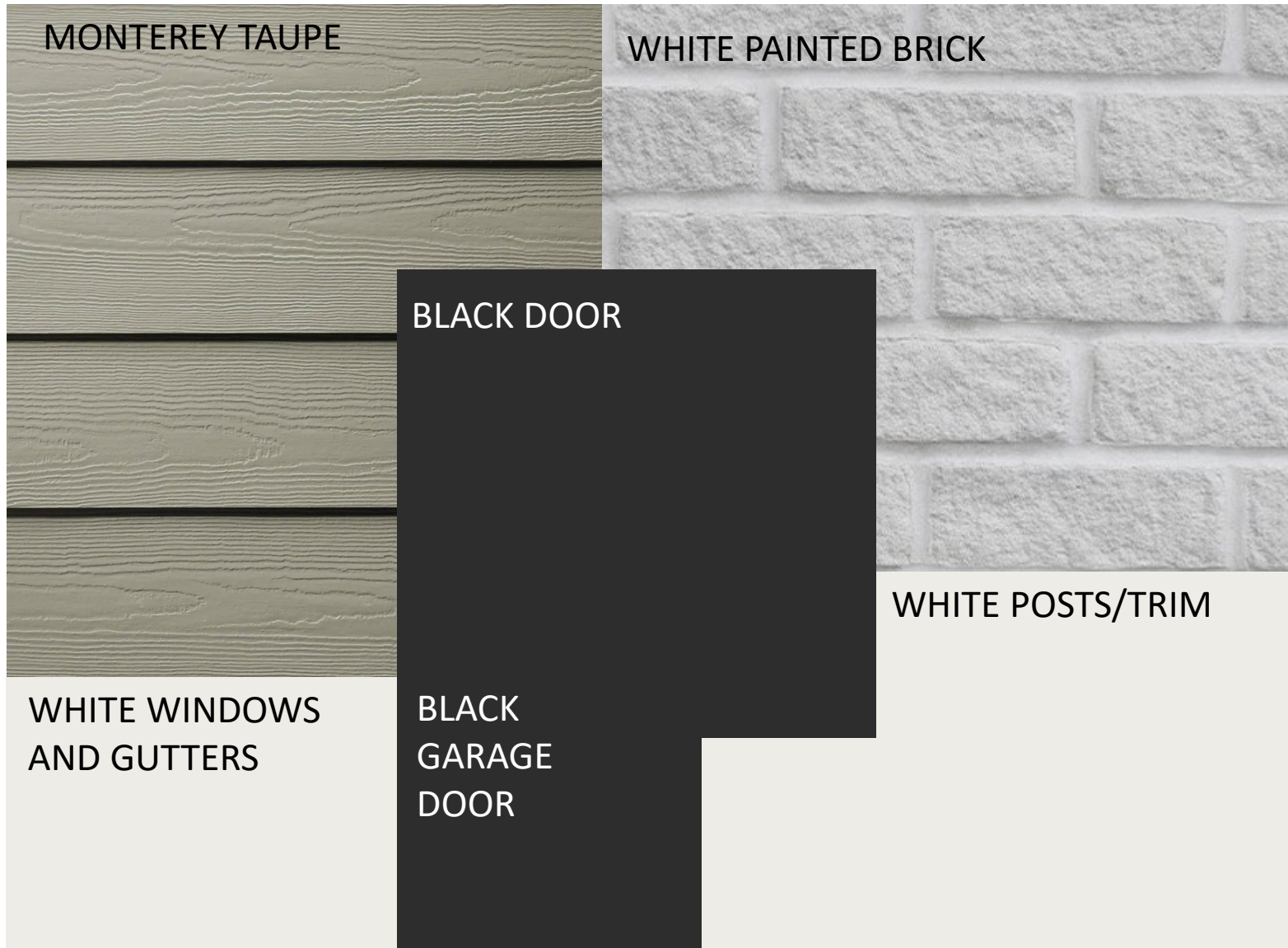
SCHEME 7



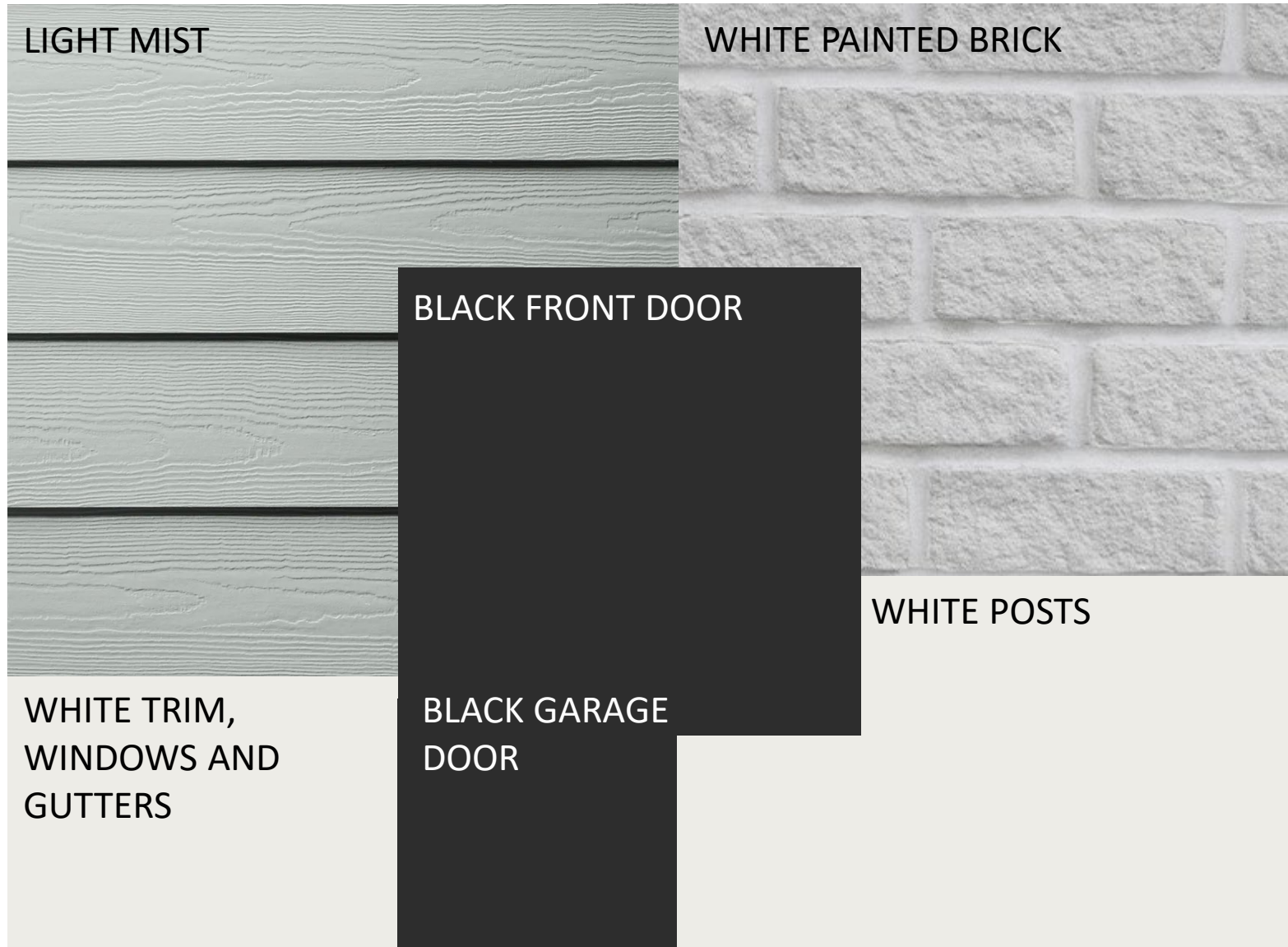
SCHEME 8



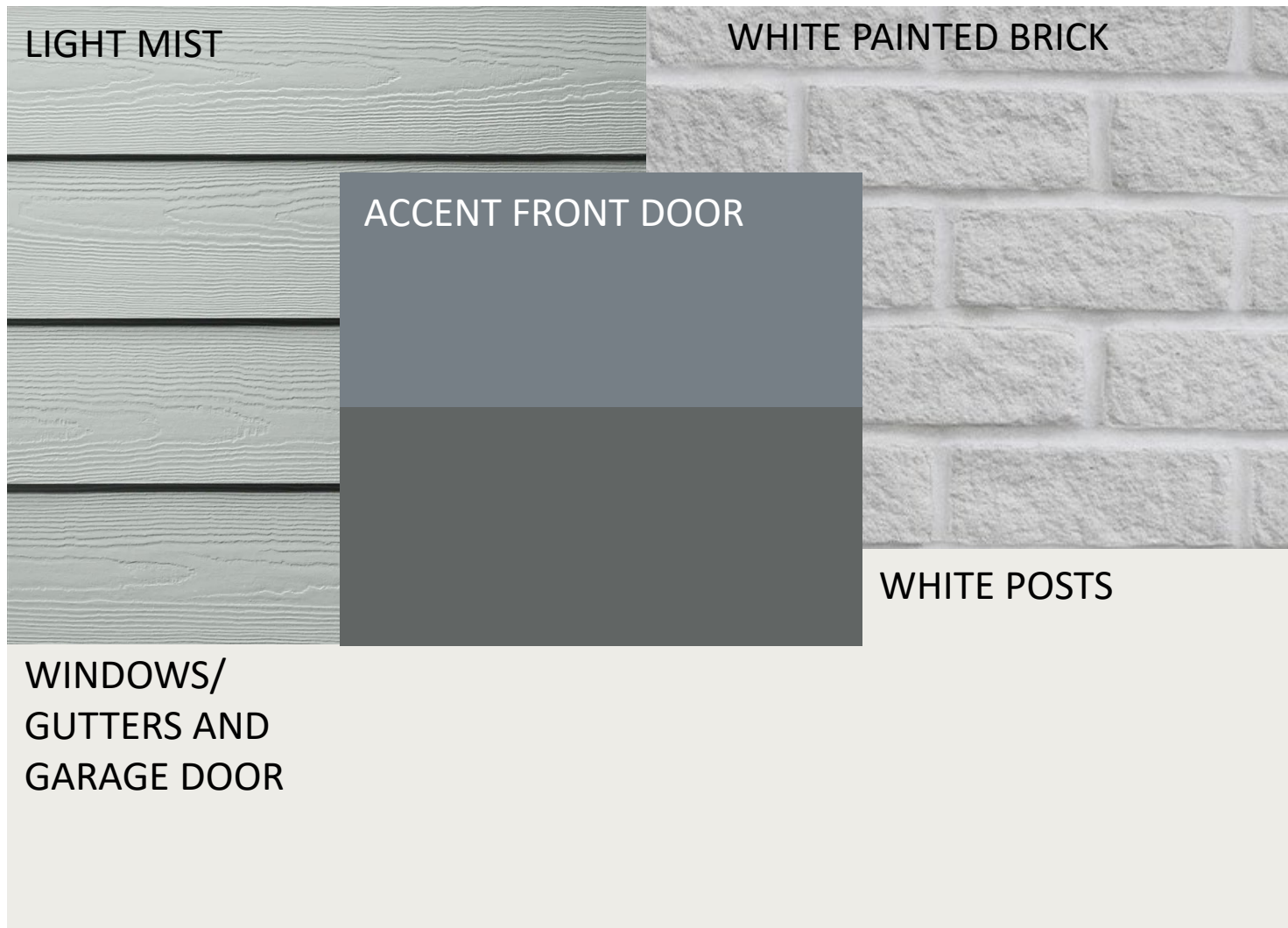
SCHEME 9



SCHEME 10

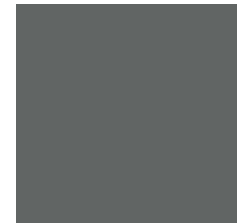
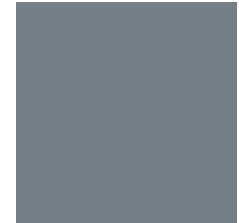


SCHEME 11

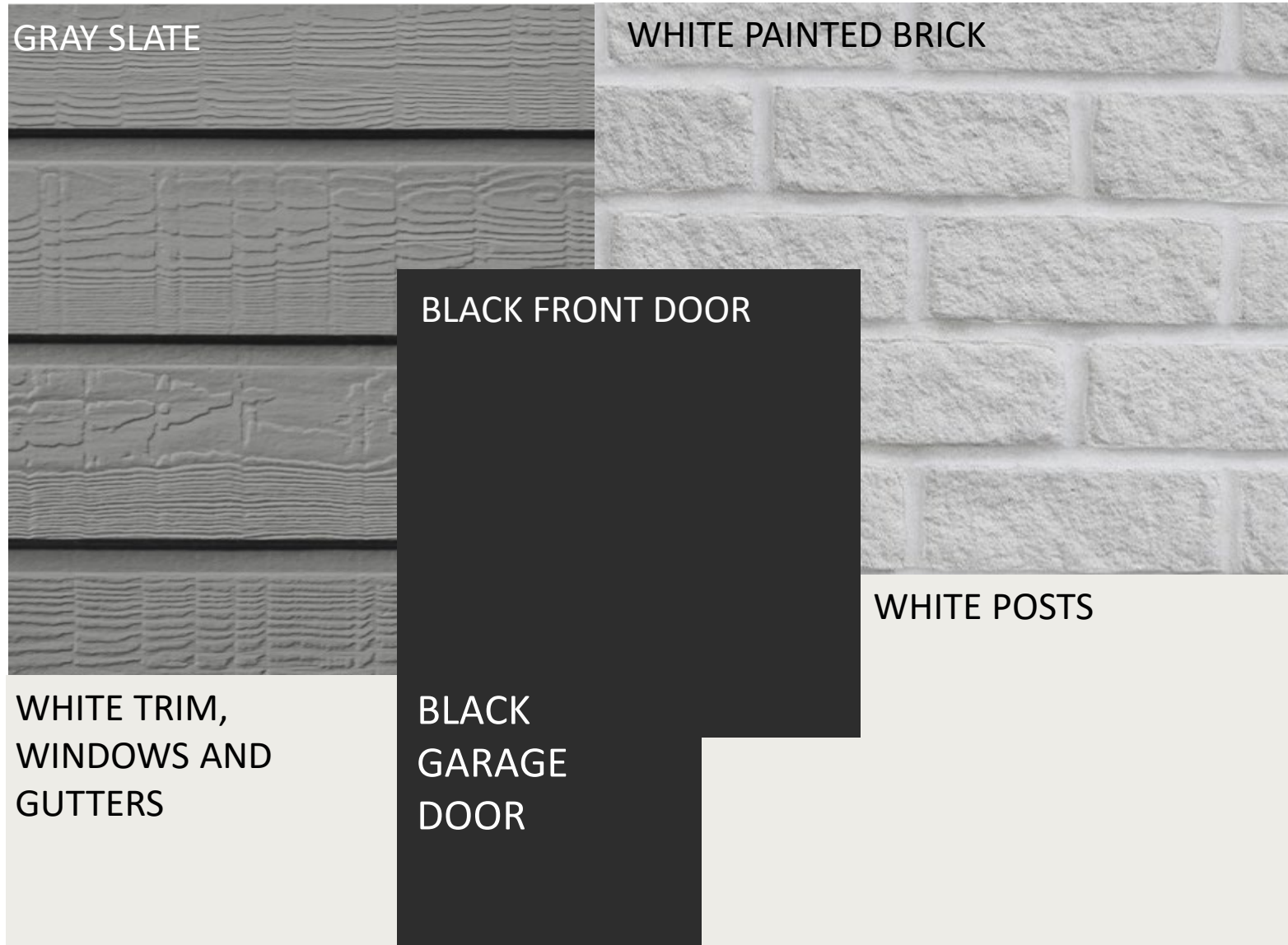


ACCENT DOOR OPTIONS

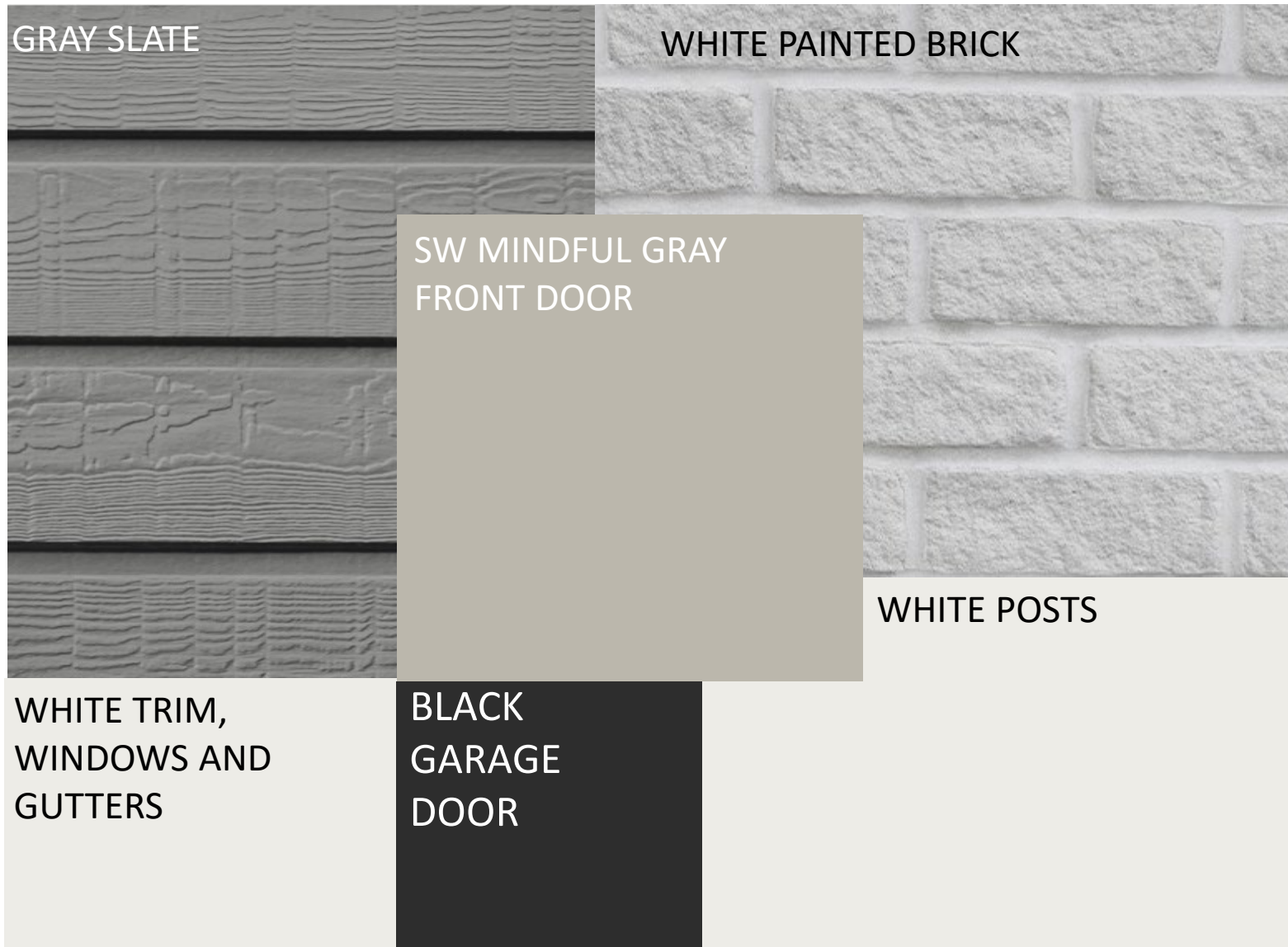
- SW DOWNING SLATE
- SW ROYCROFT PEWTER



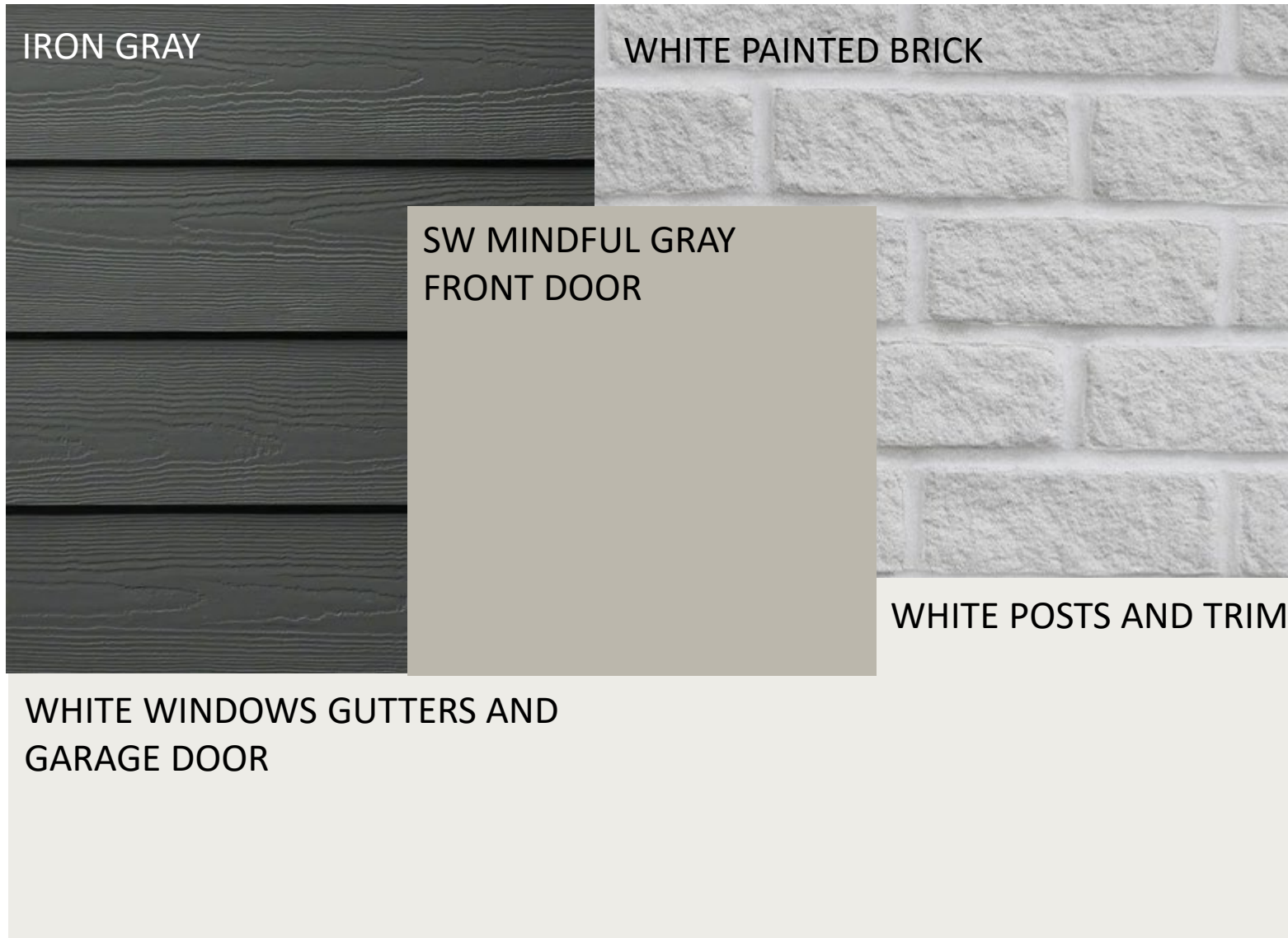
SCHEME 12



SCHEME 13



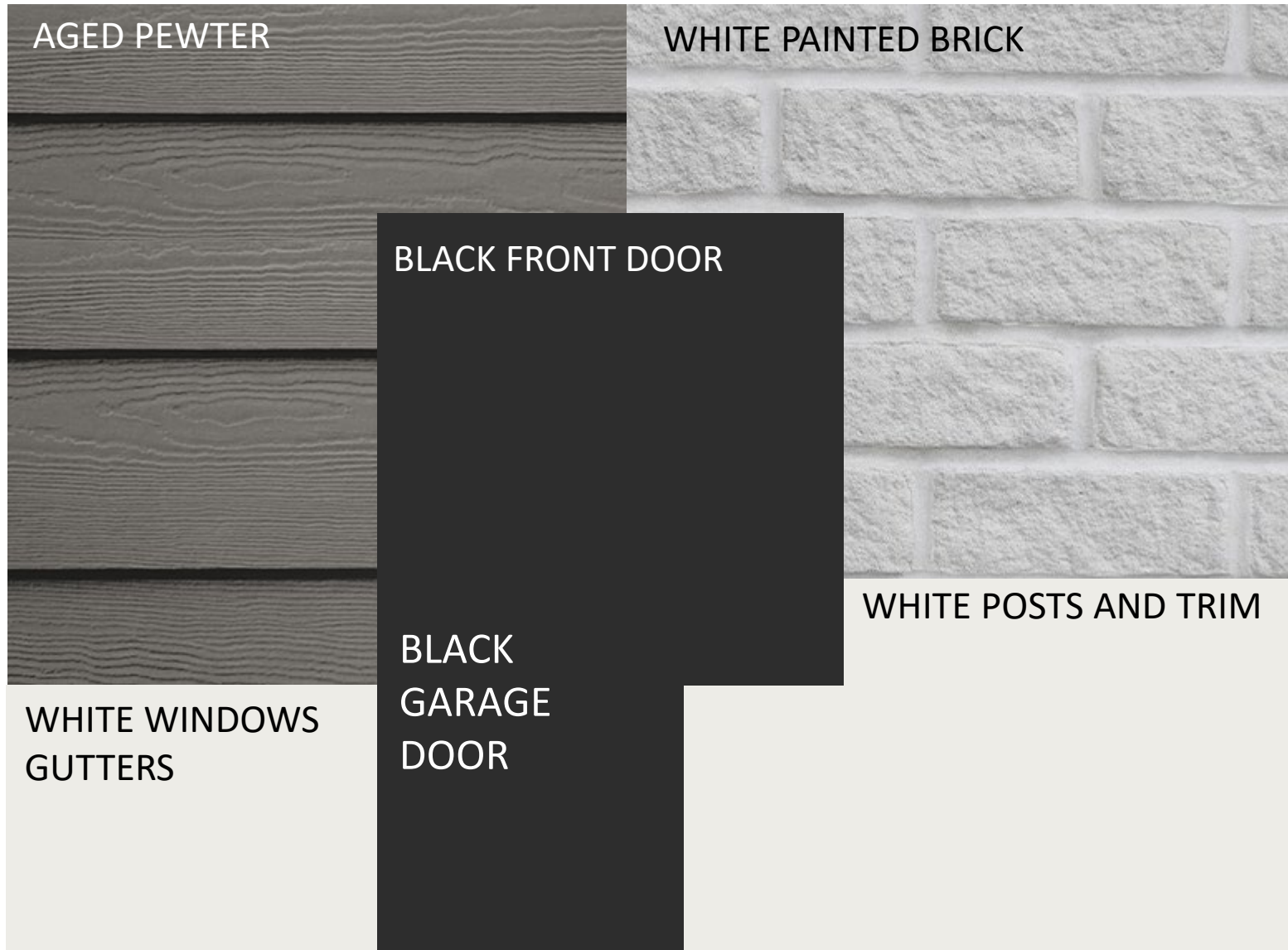
SCHEME 14



SCHEME 15



SCHEME 16



SCHEME 17

TIMBER BARK

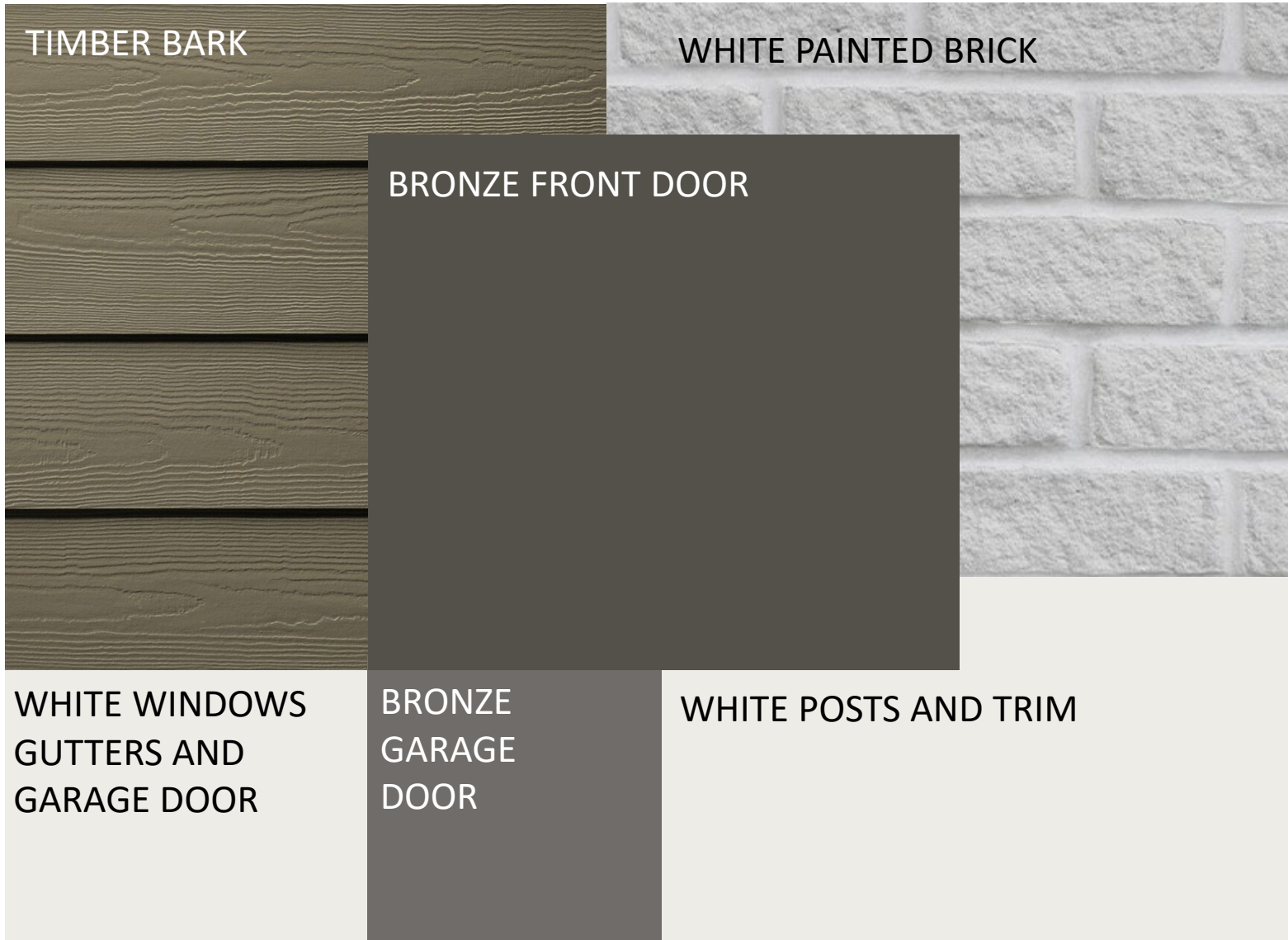
WHITE PAINTED BRICK

SW MINDFUL GRAY
FRONT DOOR

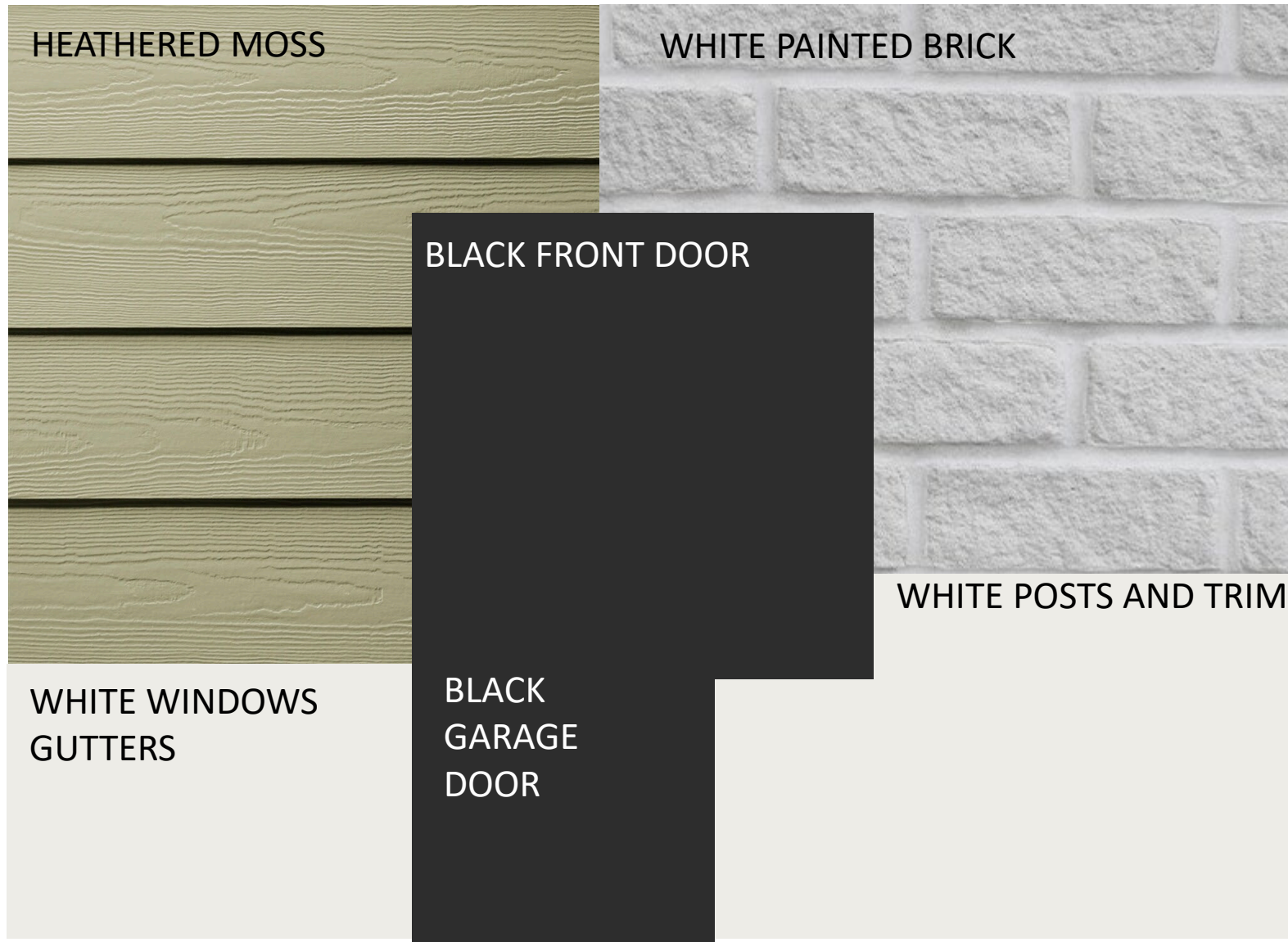
WHITE WINDOWS
GUTTERS AND
GARAGE DOOR

WHITE POSTS AND TRIM

SCHEME 18



SCHEME 19



SCHEME 20

HEATHERED MOSS

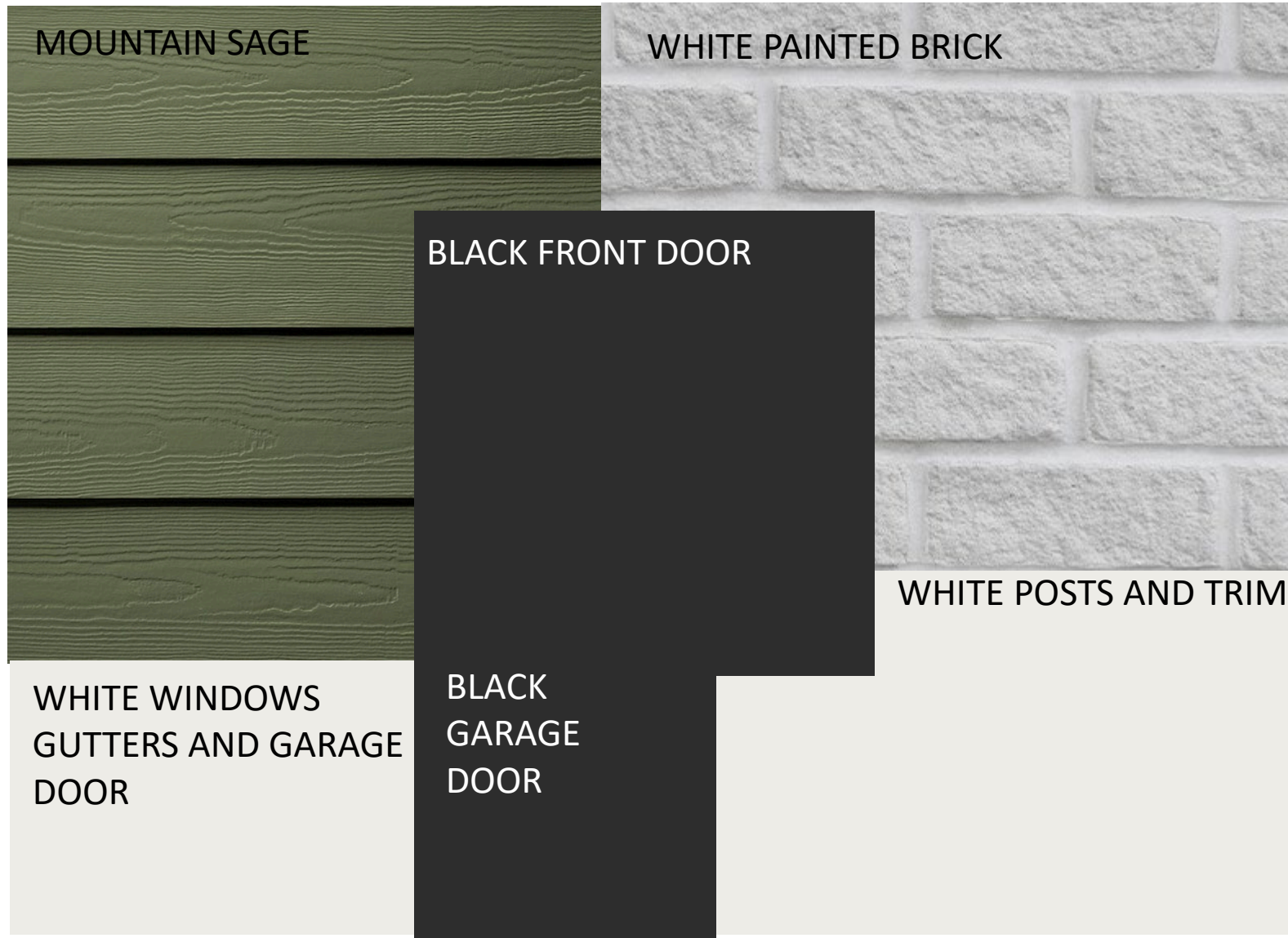
WHITE PAINTED BRICK

WHITE FRONT DOOR

WHITE POSTS AND TRIM

WHITE WINDOWS
GUTTERS

SCHEME 21



SCHEME 22

MOUNTAIN SAGE

WHITE PAINTED BRICK

WHITE FRONT DOOR

WHITE POSTS AND TRIM

WHITE WINDOWS
GUTTERS AND GARAGE
DOOR



Honey Farms BFR Specifications

Revised 09/12/2022

Interior

Interior Paint & Drywall:

- Sherwin Williams – One paint color throughout per selections package. Garage, ceilings, closets, trim are all white.
- Sheen: Walls and Ceilings- Flat; Doors and Trim- Semi-gloss.
- Board: ½" drywall
- Finish: Smooth finish on all walls and ceilings

Interior Doors:

- Hollow core Masonite, paintable finish. Style per interior selections package
- All interior doors are 6'8" in height.

Flooring: (unless otherwise noted in selections package)

- Main living area (including powder bath where applicable): LVP. Style per interior selections package
- 1st set of Stairs: Paint grade risers and skirts, LVP treads with metal LVP nosing, and stained oak railings to stair wall.
- 2nd set of Stairs: Paint grade skirt, and carpet risers and treads with stained oak railings to stair wall.
- 2nd Floor: Tier 1, Shaw carpet, 100% polyester carpet. Style per interior selections package
- Bedrooms: Tier 1, Shaw carpet, 100% polyester carpet. Style per interior selections package
- Master Bathroom: LVP flooring per interior selections package, fiberglass shower insert with framed shower door to match plumbing fixtures
- Guest Bathrooms: LVP flooring per interior selections package, fiberglass tub/shower insert (unless dictated otherwise per plan)
- Laundry Room: LVP flooring per interior selections package

Cabinets, Countertops and Vanities: (unless otherwise noted in selections package)

- Standard cabinetry is a polypropylene wrapped HDF with standard overlay doors. Hardware included (per interior selections package).

- Standard cabinet uppers are 36" or 42" (per interior selections package)
- Granite countertop to go in kitchen and guest bathrooms (per interior selections package)
- 4-inch granite backsplash matching countertop selection is standard
- Master Bathroom: Double vanity is standard (unless plan dictates otherwise)
- Guest Bathroom(s): Single vanity is standard.
- Powder Bath: Pedestal sink is standard.

Plumbing:

- 4" fixtures in chrome
- Water lines: Pex with copper stub outs
- All homes on sewer
- Commodes are all elongated in white.
- Standard water heater is a 50-gallon electric heater.
- Garbage disposal standard with kitchen sink.
- Front and rear spigot provided on all units (where possible)

Lighting & Electrical:

- Standard electrical package finish per interior selections package
- Puck lighting location and amount specified in lighting plan specific to floor plan selected.
- Ceiling fans standard in Master Bedroom & Great Room
- Wire specs per code and per standard lighting plan
- Service: 200 Amp
- Low Voltage wiring for HSI, TV, Data per local provider specifications

Door hardware, Closets, and Bath Accessories: (unless otherwise noted in selections package)

- Bedroom closets, bathroom linen closets, pantry, and laundry: White coated wire shelving.
- Interior and exterior door hardware per interior selections package. Hinges will match corresponding door hardware.
- Bath accessories to match the finish selected for plumbing fixtures.
- Plate glass mirrors to be included with all bathrooms.
- Pre-cut oval mirrors to be included in powder baths
- Clear glass framed shower doors are included in the master bathroom shower.

Interior Trim:

- 2 ¼" door trim
- 5 ¼" baseboards with shoe molding
- Window stool and apron
- Openings to all have sheetrock return.

Appliances:

- Electric range, over range microwave, dishwasher, and side-by-side refrigerator

HVAC: (unless engineered drawings dictate otherwise)

- 2, 2.5, 3 or 3.5 ton (depending on heated and cooled area)
- 14 seer AC units
- All electric units
- Digital thermostat is provided for first and second floor control.
- Attic access to HVAC is a scuttle hole if installed in roof system.

Natural Gas:

- No natural gas available

Fireplace:

- No fireplaces

Exterior

Foundation (per development specifications or engineered structural drawings):

- Block stem wall construction consisting of:
 - 24" wide footer 3000 psi concrete reinforced with 2 runs of ½" rebar
 - Concrete block foundation
 - Foundation Veneer: S Type mortar stucco finish
- Mono-slab foundation per structural detail to meet code requirements

Concrete:

- Driveway: 3000 psi concrete, 4" thick
- Front Entry Sidewalk: 3000 psi concrete 4" thick, 4' wide, connecting the driveway to front porch.
- Garage Slab: 3000 psi concrete 4" thick

Termite Treatment:

- Termite bait system around the perimeter of the home. The first year of coverage is included in the 1-year builder warranty.

Water Management:

- Foundations are waterproofed per code.
- All gutter downspouts are directed away from the foundation.

Landscaping:

- Per master landscaping plan as approved by the Land Disturbing Permit

Framing: (Engineered structural drawings precede the following standard spec)

- Exterior Walls: 2x4 walls assembly 16" on center
- Interior Walls: 2x4 and 2x6 wall assembly 16" on center per the plans.
- Pressure treated lumber used when lumber meets masonry or concrete surfaces.

- Floor System: Tongue and groove subfloor glued and fastened to floor system to meet code.
- Roof: engineered roof trusses 24" on center with ½" OSB roof sheathing.
- Ceiling heights are 9' on the main floor and 8' on the second floor.

Insulation:

- Exterior walls: R-13 fiberglass batts
- Ceilings: R-38 blown cellulose

Patios: (Unless otherwise specified per development)

- 3000 psi concrete, 4" thick

Siding: (Unless otherwise specified per development)

- Combinations of 8 ¼" cedar mill or smooth fiber cement primed siding and 16" on center board and batten fiber cement siding per the plans
- Exterior Grade Trim: fiber cement corner boards and frieze boards
- Metal drip edge used above windows and at horizontal siding at trim transitions.
- Posts: fiber cement board or rough-cut wood based on exterior color package selected

Soffit and Fascia:

- Soffit: vented or solid soffit; vinyl
- Fascia: Exterior grade aluminum trim

Roof:

- Roof Shingle: 30 yr. dimensional shingle with a limited lifetime warranty, 15-year wind warranty and a 10-year algae warranty.
- Roof Venting: Soffit vent to ridge vent. Gable vents per the plans.

Exterior Paint:

- Sherwin Williams- Satin

Exterior Ceilings: (Unless otherwise specified per development)

- Fiber cement board porch ceilings

Windows & Exterior Doors: (Unless otherwise specified per development)

- White vinyl single hung windows located per plan.
- Front Door: 6'-8" Door. Smooth fiberglass w/ peep hole
- Rear Entry Door (if applicable): 6'-8" Door. Smooth fiberglass w/ peep hole
- Garage Door (Pedestrian): 6'-8" Door. Smooth fiberglass w/ peep hole
- Garage Door: as dictated by plan

Gutters and downspouts:

- 6" OG gutters with 3"x4" downspouts

Mailbox:

- per USPS requirements



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	2248 Nashville Highway (SEC Highway 31 and Honey Farm Way), Columbia, TN 38401		
	TAX MAP: 051	GROUP:	PARCEL: 051 05800 000
SUMMARY OF NATURE OF REQUEST AND WORK	PUD Master Plan amendment for development of townhomes with amenity area and associated road and utility infrastructure on approximately 25.76 acres north of Honey Farm Way near the intersection of Drone Way.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	Completed 12/12/22	<i>Pre-application meetings are scheduled for Wednesdays between 8 and 10 am. Meeting must be requested by Monday of the same week.</i>
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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	Cole Murphy (RP Homes)	PHONE	423-340-7929
ADDRESS	3200 North Hawthorne St. Chattanooga, TN 37406	EMAIL	cole@rphomes.community

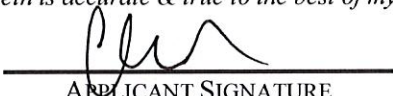
PROPERTY OWNER

NAME	Charles Raines	PHONE	(615) 456-7098
ADDRESS	P.O. Box 1715, Springhill, TN 37174	EMAIL	raines.monica@icloud.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.

Cole Murphy, RP Homes

APPLICANT NAME

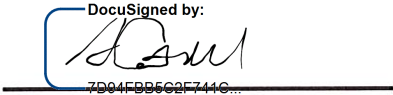

 APPLICANT SIGNATURE

 12/13/22
 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.***

JD Eatherly Estate, Sandra Cantrell Executor

PROPERTY OWNER NAME

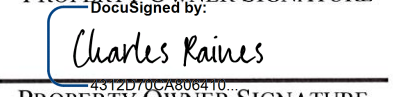
 DocuSigned by:

 7D04F8B6C2F741C...
 PROPERTY OWNER SIGNATURE

12/16/2022

DATE

Charles Raines

PROPERTY OWNER NAME

 DocuSigned by:

 4312D70CA806410...
 PROPERTY OWNER SIGNATURE

12/16/2022

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			



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES

700 NORTH GARDEN STREET

COLUMBIA, TN 38401

PHONE: (931) 560-1560

FAX: (931) 560-1541

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

** 1 hard copy of all materials for submittal + PDF copy on a USB thumb drive or CD (no multiple applications on one storage device)*

Fold hard copy submittals larger than 8½"x11"

ADDRESS/LOCATION	2248 Nashville Highway, Columbia, TN 38401		
	TAX MAP: 051	GROUP:	PARCEL: 051 05800 000
SUMMARY OF NATURE OF REQUEST AND WORK	PUD Plan for development of 3 story townhomes with accompanying infrastructure improvement such as road work, amenities and utility work.		

DATE OF PRE-APPLICATION CONFERENCE	12/07/2022	<i>Pre-application meetings are scheduled for Wednesdays.</i>
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SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Annexation ☐ Rezoning ☐ Preliminary Plat ☐ Final Plat ☒ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other:	<u>Annexations/Rezoning/PUD's:</u> ☐ Written Legal Description copy ☒ Requested Zone Listed ☒ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☒ Plans and/or Plats conforming to City standards with check list completed ☒ Columbia Water System Availability Letter
<i>*File naming nomenclature examples:</i> <i>Freedom Point Site Plan</i> <i>Freedom Point Master Plan</i> <i>Freedom Point Final Plat</i>	<u>Plats/PUDs:</u> ☒ Project Name (include Sections & Phases) Honey Farm Residential Townhomes ☒ Total Number of Lots 1 ☒ Total acreage Gross Acreage - 25.87 acres

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.

Any requests to defer or move the item to future meetings dates must be requested by the resubmittal date listed on the Planning Commission schedule.

APPLICANT

All communications go to the Applicant's email that is provided.

NAME	Adam Crunk	PHONE	615-873-1795
ADDRESS	7112 Crossroads BLVD Suite 201 Brentwood, TN 37027	EMAIL	adam@crunkeng.com

PROPERTY OWNER NAME	Charles Raines	PHONE	615-456-7098
ADDRESS	P.O. Box 1715, Spring Hill, TN 37174	EMAIL	raines.monica@icloud.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.

Adam Crunk

APPLICANT NAME



APPLICANT SIGNATURE

12-12-2022

DATE

Sandra Cantrell, Executor of the Estate of J.D. Eatherly

PROPERTY OWNER NAME

DocuSigned by:



PROPERTY OWNER SIGNATURE

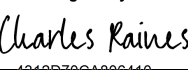
12/16/2022

DATE

Charles Raines

PROPERTY OWNER NAME

DocuSigned by:



PROPERTY OWNER SIGNATURE

12/16/2022

DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
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