



The Columbia Architectural Design Review Team will meet on Tuesday, March 7, 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

III. Old Business

1. Case #22-0329 Request from Cole Murphy for facade approval of new townhome construction off Honey Farm Way being a portion of [Tax Map 51 Parcel 58](#).

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

Documents:

1. Staff Report Update
 2. Architectural Set v2
 3. Color Schemes v2
 4. Staff Report
 5. Architectural Sets
 6. Elevation Schemes
 7. Specifications Sheet
 8. Application
2. Case #23-0020 Request from Dewaal & Associates for facade approvals within the Colter Place Planned Unit Development off [Baker Road](#).

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

Documents:

1. Staff Report
 2. Architectural
 3. Submittal Letter
 4. Application
3. Case #23-0023 Request from Joseph Ahler for facade approval of a new accessory structure off [Mallard Duck Road](#).

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

Documents:

1. Staff Report
2. All Documents
3. Site Plan

IV. New Business

1. Case #23-0043 Request from Bobby Lovell for approval of an addition at [760 Armstrong Lane](#).

Documents:

1. Supporting Documents
 2. Project Description
 3. Application
2. Case #23-0048 Request from Cole Gaumnitz for new construction approval at [Tax Map 89 Parcel 46](#) off Industrial Park Road.

Documents:

1. Elevations
2. Site Plan
3. 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 2023 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.

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

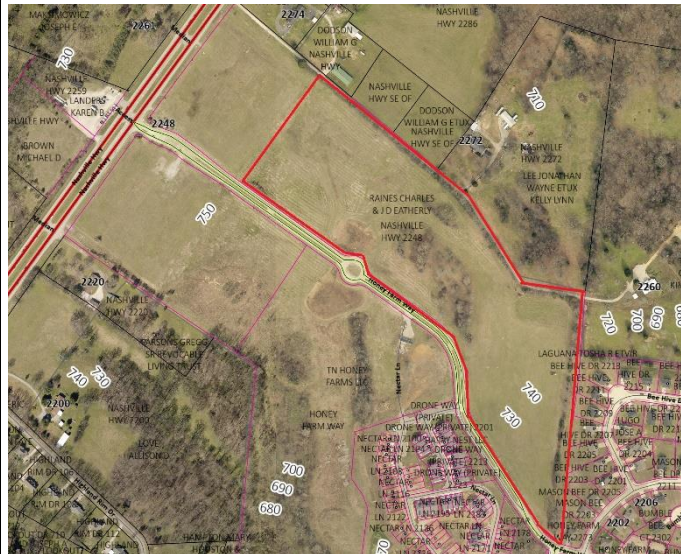
PROPERTY ADDRESS/LOCATION

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 193 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.

This item was a deferral from the previous ART meeting in January with a request for more information.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
PUD-R	Vacant Land	PUD-R/	193 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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ARCHITECTURAL DESIGN REVIEW:

Section 8.5.21.L and 8.5.15.B require review by the Architectural Design Review Team for all structures in a Planned Unit Development. The standards for such review are described above in Table 4.3.1-K District Standards. Two story elevations indicate a width of 30' with primary façade materials of Cementous siding with a brick base with additional elevations consisting of brick with fiber cement board accents. It would be recommended that brick water table be placed on secondary frontages to create a defined base. Three story elevations indicate a width of 20' with primary façade material of fiber cement board accented by brick with variations in trim design and elements. The applicant has indicated a variety of window and door styles in meeting the requirements for facades over 100' having a variety of window and door types including a change in wall material color, gable height, and trim courses. Trim courses include basic Hardie board, with Hardie trim when including corbels of different sizing. Column variety include composite wrapped and white pine with options for a brick base and a column option with a tapered design and brick base. A pattern book has been submitted identifying that all townhomes shall be differentiated so that no more than one townhome unit will be within the same blackface and no unit be visible from one another; however, only a small section of the pattern book has indicated this pattern variation among the entire master site plan.

PLANNING STAFF EVALUATION:

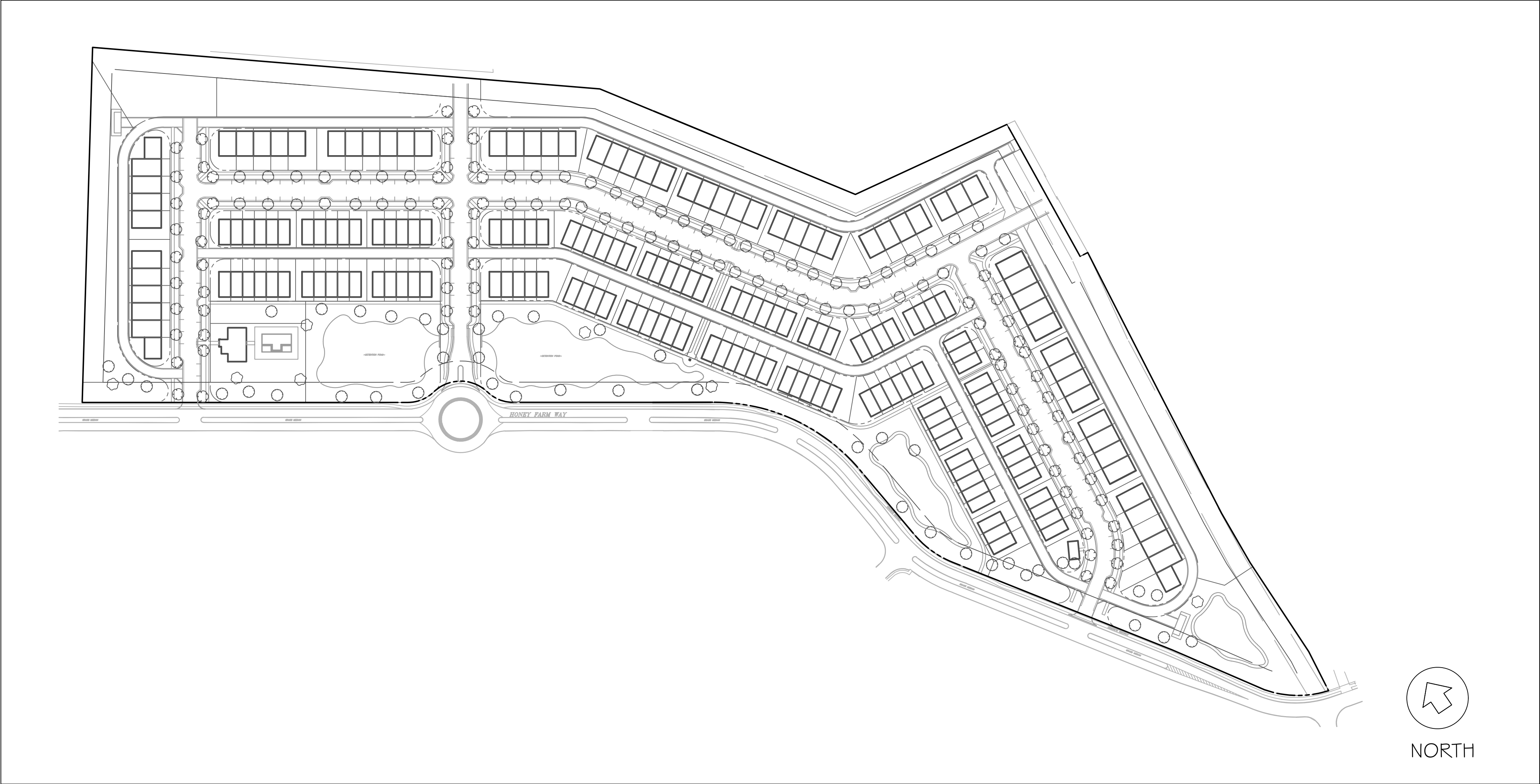
- Primary building materials on façade consist of cementitious siding and brick that are permitted materials on primary building facades.
- Façade articulation is required for a façade greater than 100'. The applicant has selected to achieve this articulation with the use of multiple colors with a material change including a variation among columns, window types, and door designs.
- All elevations require a foundation cladding of brick or natural stone. These details shall be shown on all elevations. 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 that exceed 9ft. In addition, garages units are required to be at least 10 X 20 for one stall. Floor plan details do not indicate the size of the garage unit as required per the code.
- 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. Elevations that contain brick show a rowlock course below sill, and trim around the windows where Cementous siding is used.
- Details are required showing that gable and rakes overhang at least six inches. These details have not been indicated at resubmittal.
- Details are required showing that window sill height is 5' min above grade at façade. Applicant has requested a variance to allow window sill height to be 3' min above grade.

- Indicate details that show minimum 6' clear depth for porch frontages. As discussed at our previous meeting, stoops are accepted for primary façade entry; however, if porches are utilized than they require at least a 6' clear depth to be shown.
- 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. Applicant has submitted a pattern book indicating how facades will be broken up from block face and view; however, this pattern book only shows the western section of the property with the remainder of the master site plan omitted and not shown.
- Details shall be given regarding porch pier cladding indicating brick or natural stone. Applicant has submitted a porch column design sheet showing column variety include composite wrapped and white pine with options for a brick base and a column option with a tapered design and brick base.
- Architectural details of pool house consist of a primary façade material of board and batten including a brick base with defined rowlock. Composite columns consist of a brick base with rowlock course on front elevation.

HONEY FARMS TOWNHOMES

2248 NASHVILLE HWY (SEC HWY 31 & HONEY FARM WAY)

COLUMBIA, TENNESSEE 38401



GENERAL NOTES:

- 1

ALL TOWNHOMES SHALL BE DIFFERENTIATED SO THAT IT APPEARS TO BE COMPRISED OF TWO OR MORE ADJACENT BUILDINGS, BY DIVIDING SUCH FACADE 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 IN WALL MATERIAL OR 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 FACADE ELEMENTS AND (2) IS COMPOSED WITH A DEFINED CENTER AND EDGES
- 2

NO FACADE SHALL EXIST MORE THAN ONCE ON A BLOCK FACE OR WITHIN VIEW OF THE SAME FACADE
- 3

ALL FINISHED FLOOR LEVELS TO BE A MINIMUM OF 18 INCHES ABOVE FINISHED GRADE AT FACADE
- 4

VARIANCE: ALL UNITS TO HAVE A FACADE WINDOW SILL HEIGHT AT A MINIMUM OF 36 INCHES ABOVE FINISHED GRADE

SHEET INDEX	
SHT. #	SHEET TITLE
C1.1	COVER SHEET
C1.2	OVERALL SITE PLAN
C1.3	SITE PLAN - ELEVATIONS & COLOR SCHEMES
A1.1	PLAN 1 - FLOORPLAN
A1.2	PLAN 1 - FRONT ELEVATIONS
A1.3	PLAN 1 - FRONT ELEVATIONS (CONT.)
A1.4	PLAN 1 - FULL ELEVATIONS
A1.5	PLAN 1 - BUILDING CONCEPT
A2.1	PLAN 2 - FLOORPLAN
A2.2	PLAN 2 - FRONT ELEVATIONS
A2.3	PLAN 2 - FULL ELEVATIONS
A2.4	PLAN 2 - BUILDING CONCEPT
A3.1	PLAN 3 - FLOORPLAN
A3.2	PLAN 3 - FRONT ELEVATIONS
A3.3	PLAN 3 - FRONT ELEVATIONS (CONT.)
A3.4	PLAN 3 - FULL ELEVATIONS
A3.5	PLAN 3 - BUILDING CONCEPT
A4.1	PLAN 4 - FLOORPLAN
A4.2	PLAN 4 - FRONT ELEVATIONS
A4.3	PLAN 4 - FRONT ELEVATIONS (CONT.)
A4.4	PLAN 4 - FRONT ELEVATIONS (CONT.)
A4.5	PLAN 4 - FRONT ELEVATIONS (CONT.)
A4.6	PLAN 4 - FULL ELEVATIONS
A4.7	PLAN 4 - BUILDING CONCEPT
A5.1	PLAN 5 - FLOORPLAN
A5.2	PLAN 5 - FRONT ELEVATIONS
A5.3	PLAN 5 - FRONT ELEVATIONS (CONT.)
A5.4	PLAN 5 - FRONT ELEVATIONS (CONT.)
A5.5	PLAN 5 - FRONT ELEVATIONS (CONT.)
A5.6	PLAN 5 - FULL ELEVATIONS
A5.7	PLAN 5 - BUILDING CONCEPT
A6.1	CLUBHOUSE - FLOORPLAN
A6.2	CLUBHOUSE - FRONT & BACK ELEVATIONS
A6.3	CLUBHOUSE - LEFT & RIGHT ELEVATIONS
A6.4	CLUBHOUSE - FULL ELEVATIONS
A7.1	WINDOW & DOOR SCHEDULE
A7.2	MATERIAL & TRIM SCHEDULE
PROJECT INFO	
# OF UNITS	UNIT TYPE
35	PLAN 1
4	PLAN 2
32	PLAN 3
134	PLAN 4 & 5
205	TOTAL NUMBER OF UNITS
1	CLUBHOUSE & LEASING OFFICE
LOCATION MAP - NOT TO SCALE	

HONEY FARMS TOWNHOMES:

ARCHITECTURAL REVIEW SUBMITTAL

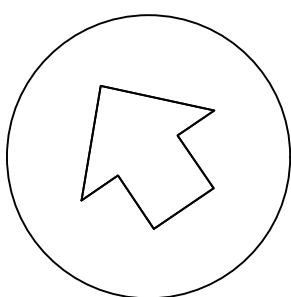
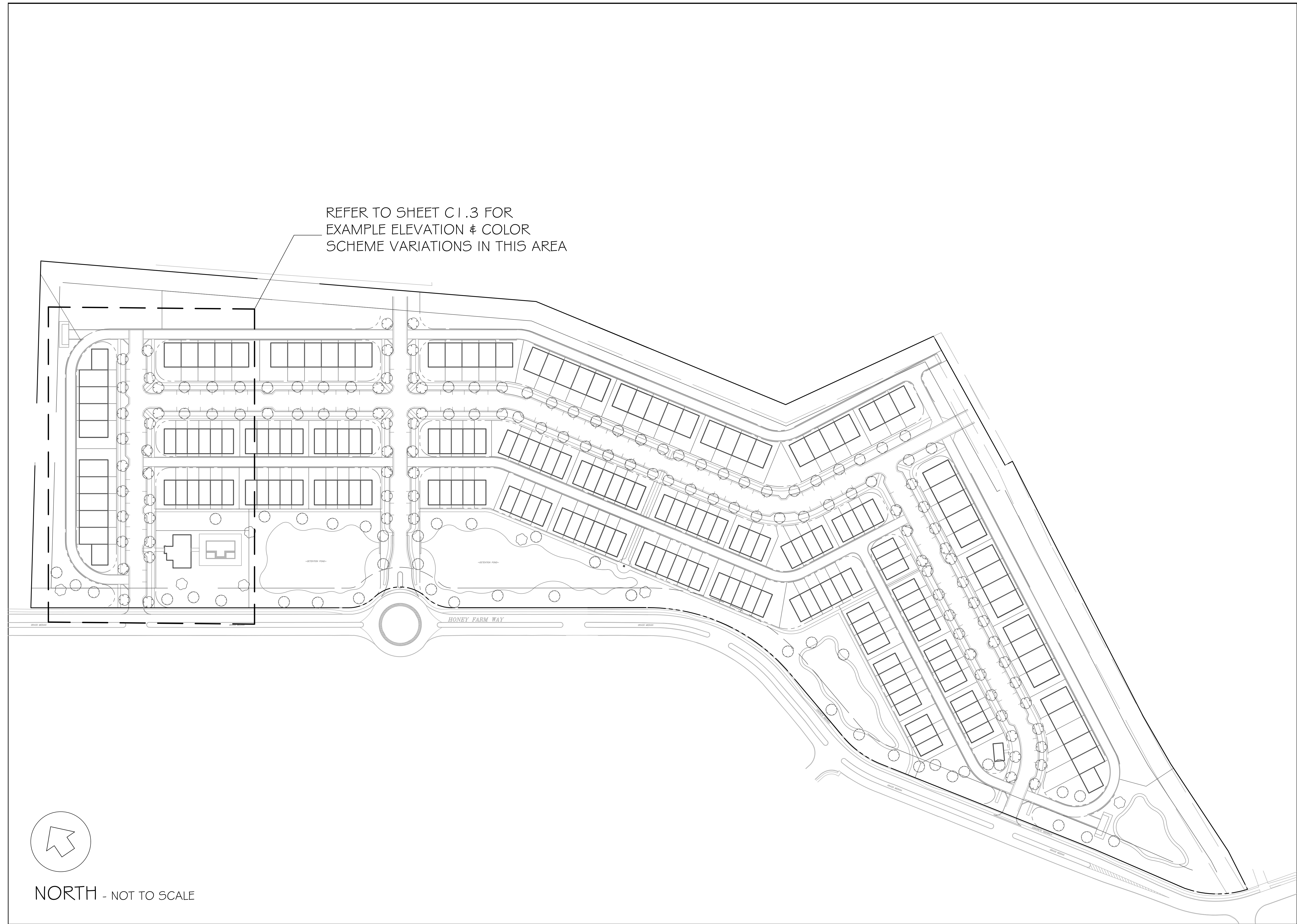
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HONEY FARMS

MUNICIPALITY:

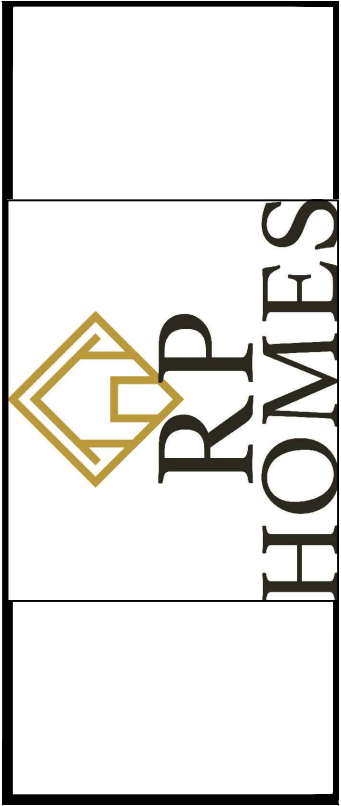
COLUMBIA, TENNESSEE

C1.1



NORTH - NOT TO SCALE

REFER TO SHEET C1.3 FOR
EXAMPLE ELEVATION & COLOR
SCHEME VARIATIONS IN THIS AREA



HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

OVERALL
SITE PLAN

SUBDIVISION:
HONEY FARMS

MUNICIPALITY:
COLUMBIA,
TENNESSEE

C1.2

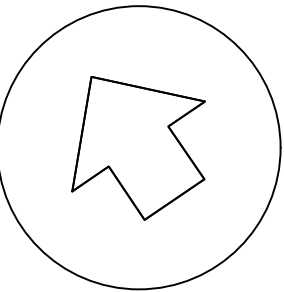
GENERAL ELEVATION & FACADE NOTES:

- 1
- ALL TOWNHOMES SHALL BE DIFFERENTIATED SO THAT IT APPEARS TO BE COMPRISED OF TWO OR MORE ADJACENT BUILDINGS, BY DIVIDING SUCH FACADE 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 IN WALL MATERIAL OR 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 FACADE ELEMENTS AND (2) IS COMPOSED WITH A DEFINED CENTER AND EDGES

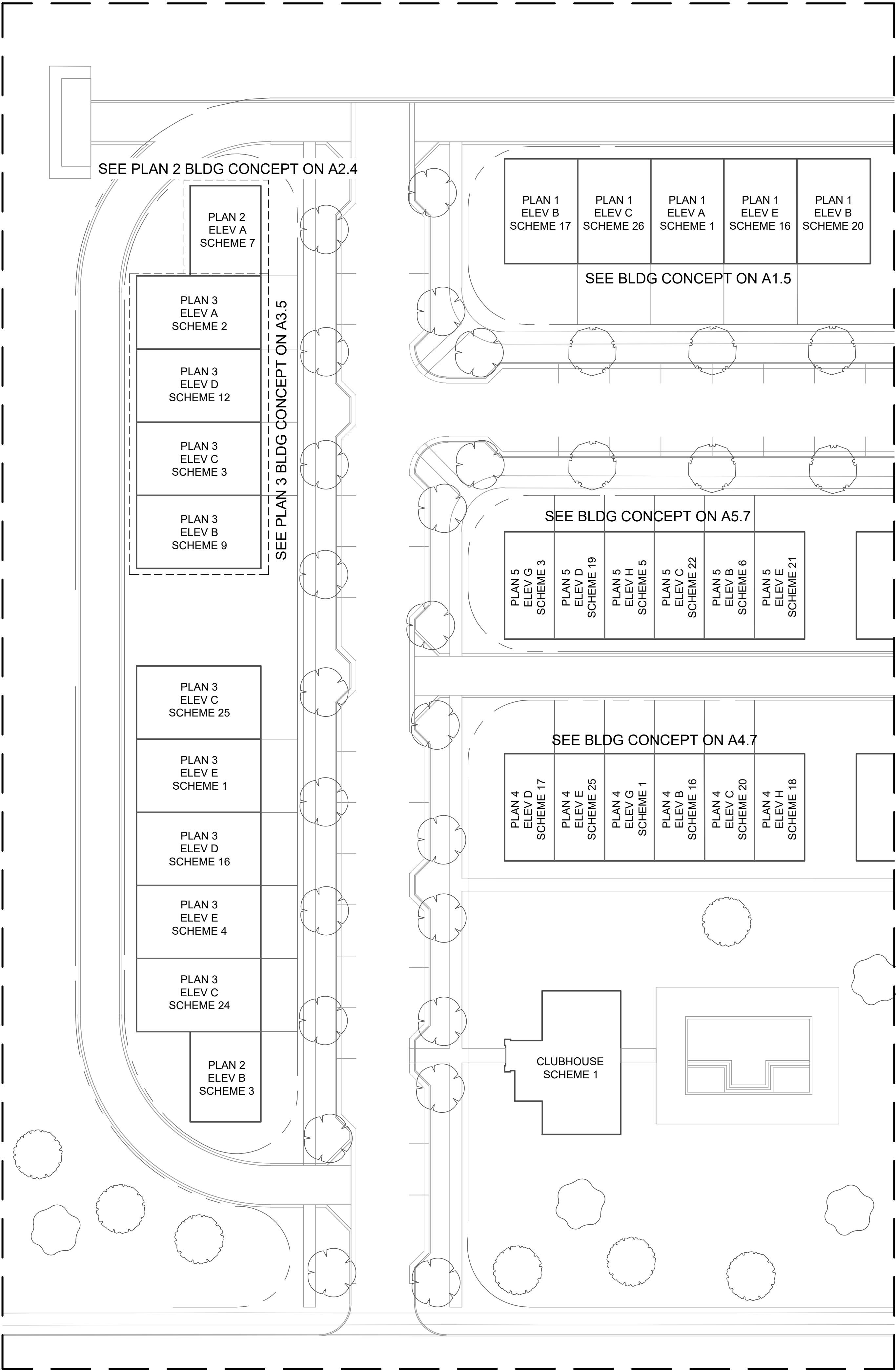
- 2
- NO FACADE SHALL EXIST MORE THAN ONCE ON A BLOCK FACE OR WITHIN VIEW OF THE SAME FACADE

- 3
- ALL FINISHED FLOOR LEVELS TO BE A MINIMUM OF 18 INCHES ABOVE FINISHED GRADE AT FACADE

- 4
- VARIANCE: ALL UNITS TO HAVE A FACADE WINDOW SILL HEIGHT AT A MINIMUM OF 36 INCHES ABOVE FINISHED GRADE



NORTH - NOT TO SCALE



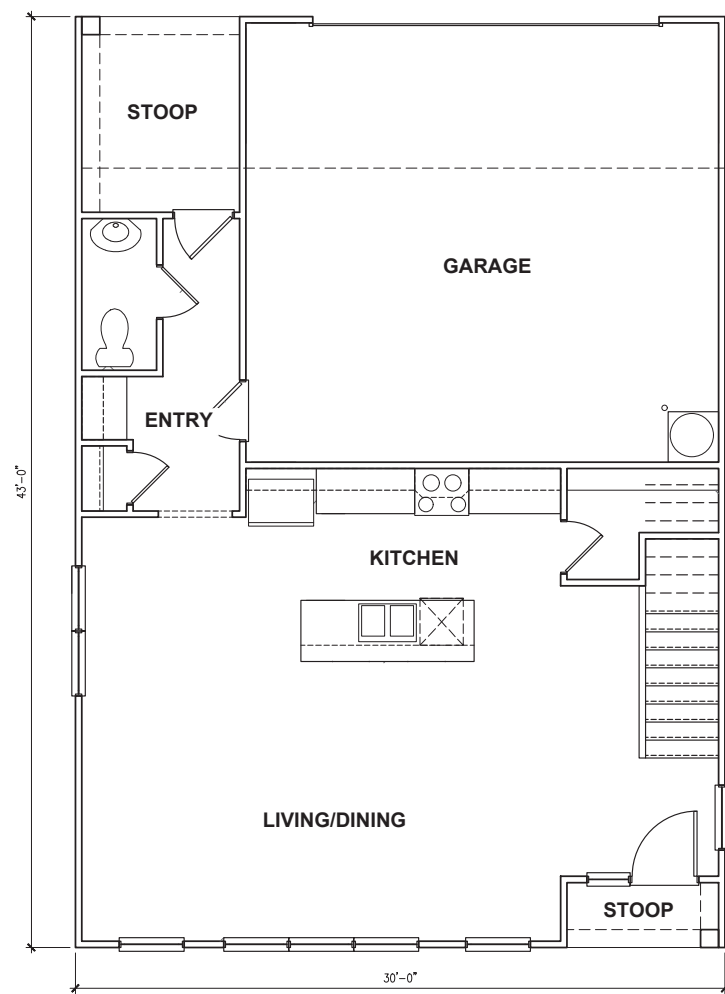
HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

SITE PLAN -
ELEV & COLOR
VARIATION

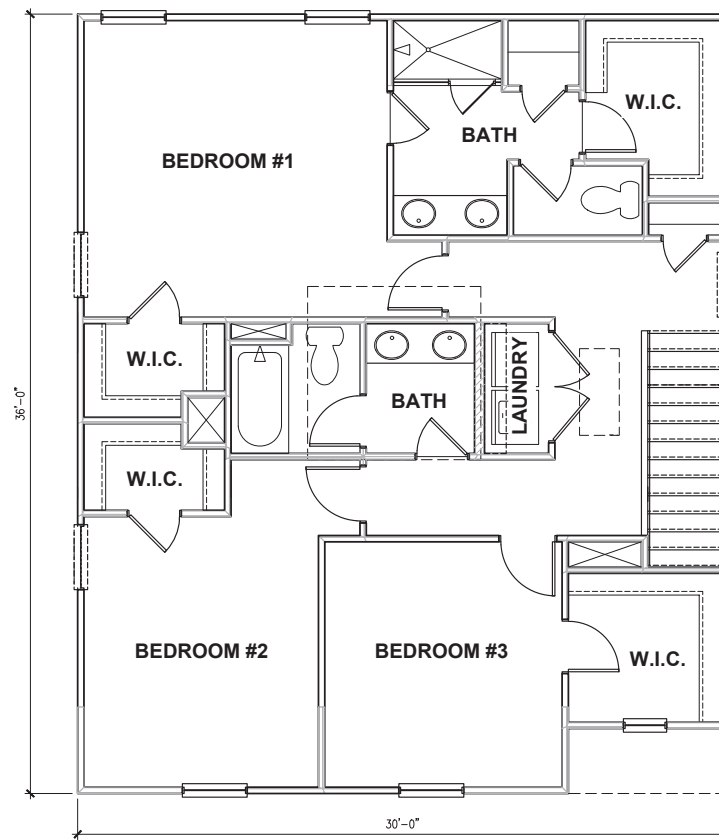
SUBDIVISION:
HONEY FARMS

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COLUMBIA,
TENNESSEE

C1.3



FIRST FLOOR



SECOND FLOOR

PLAN 1 FLOORPLAN
SCALE: NTS



HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

PLAN 1

SUBDIVISION:
HONEY FARMS

MUNICIPALITY:
COLUMBIA,
TENNESSEE

A1.1

NOTE: TYPICAL FACADE CONFIGURATION SHOWN. WINDOWS, FRONT DOORS, TRIM & COLUMNS VARY PER APPLICATION



ELEVATION A
COLOR SCHEME 3



ELEVATION B
COLOR SCHEME 7



ELEVATION C
COLOR SCHEME 11



ELEVATION D
COLOR SCHEME 14



ELEVATION E
COLOR SCHEME 17



ELEVATION F
COLOR SCHEME 18



HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

PLAN 1

SUBDIVISION:
HONEY FARMS

MUNICIPALITY:
COLUMBIA,
TENNESSEE

NOTE: TYPICAL FACADE CONFIGURATION SHOWN. WINDOWS, FRONT DOORS, TRIM & COLUMNS VARY PER APPLICATION



ELEVATION G
COLOR SCHEME 28



ELEVATION H
COLOR SCHEME 25



HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

PLAN 1

SUBDIVISION:
HONEY FARMS
MUNICIPALITY:
COLUMBIA,
TENNESSEE

A1.3
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FRONT
COLOR SCHEME 5



LEFT (END UNIT CONDITION)
COLOR SCHEME 5



BACK
COLOR SCHEME 5



RIGHT (END UNIT CONDITION)
COLOR SCHEME 5

HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

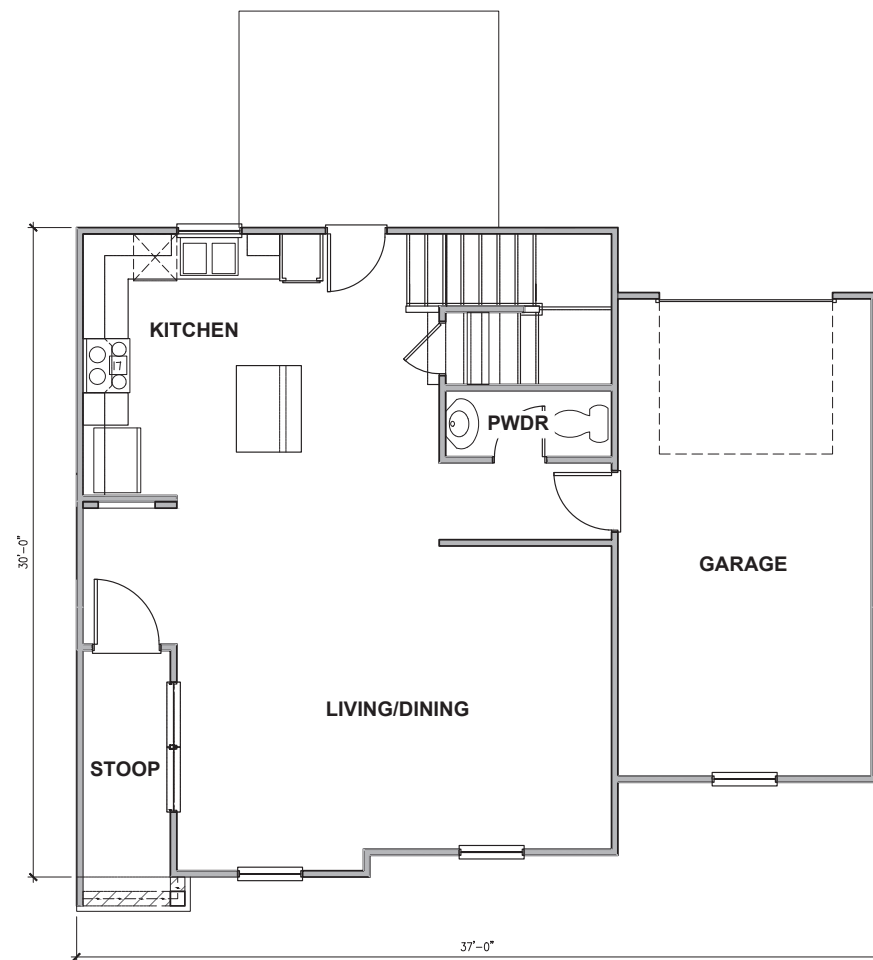
PLAN 1

SUBDIVISION:
HONEY FARMS

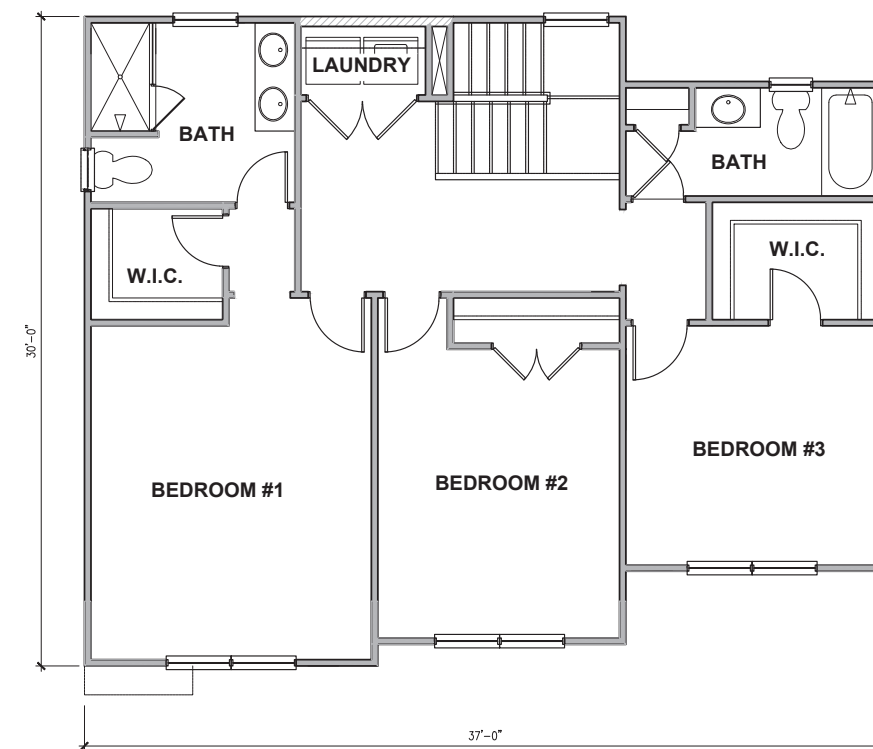
MUNICIPALITY:
COLUMBIA,
TENNESSEE

A1.5
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FIRST FLOOR



SECOND FLOOR

PLAN 2 FLOORPLAN
SCALE: NTS



HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

PLAN 2

SUBDIVISION:
HONEY FARMS

MUNICIPALITY:
COLUMBIA,
TENNESSEE

A2.1

NOTE: TYPICAL FACADE CONFIGURATION SHOWN. WINDOWS, FRONT DOORS, TRIM & COLUMNS VARY PER APPLICATION



ELEVATION A
COLOR SCHEME 6



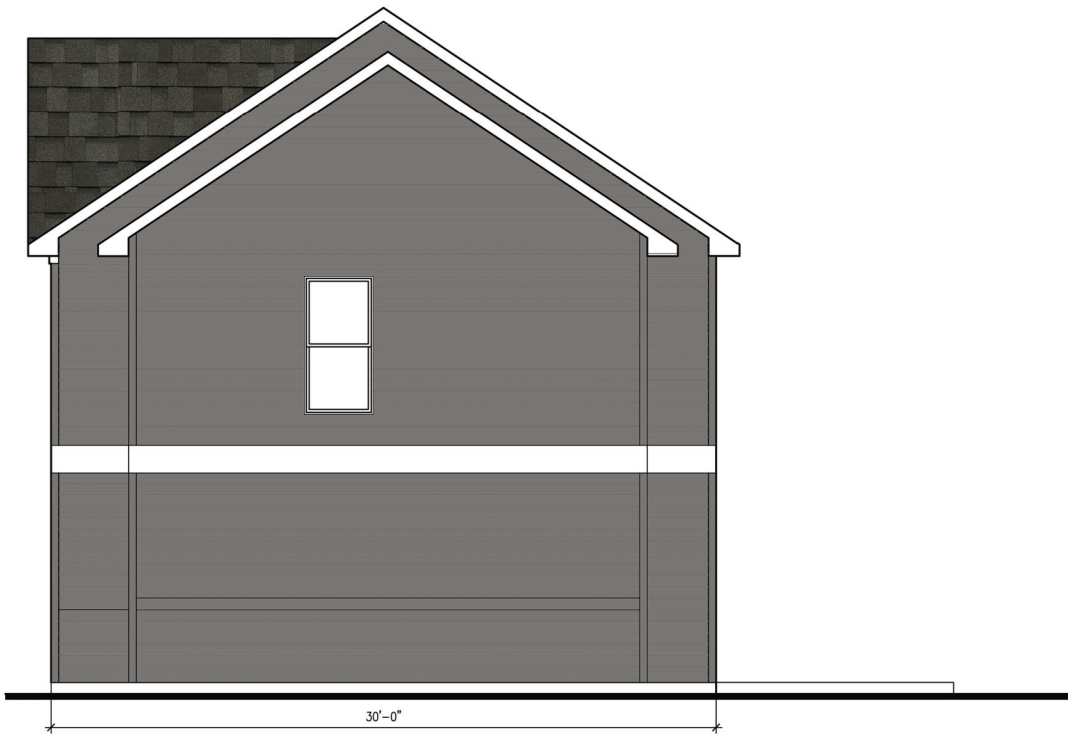
ELEVATION B
COLOR SCHEME 17



ELEVATION C
COLOR SCHEME 23



FRONT
COLOR SCHEME 20



RIGHT
COLOR SCHEME 20

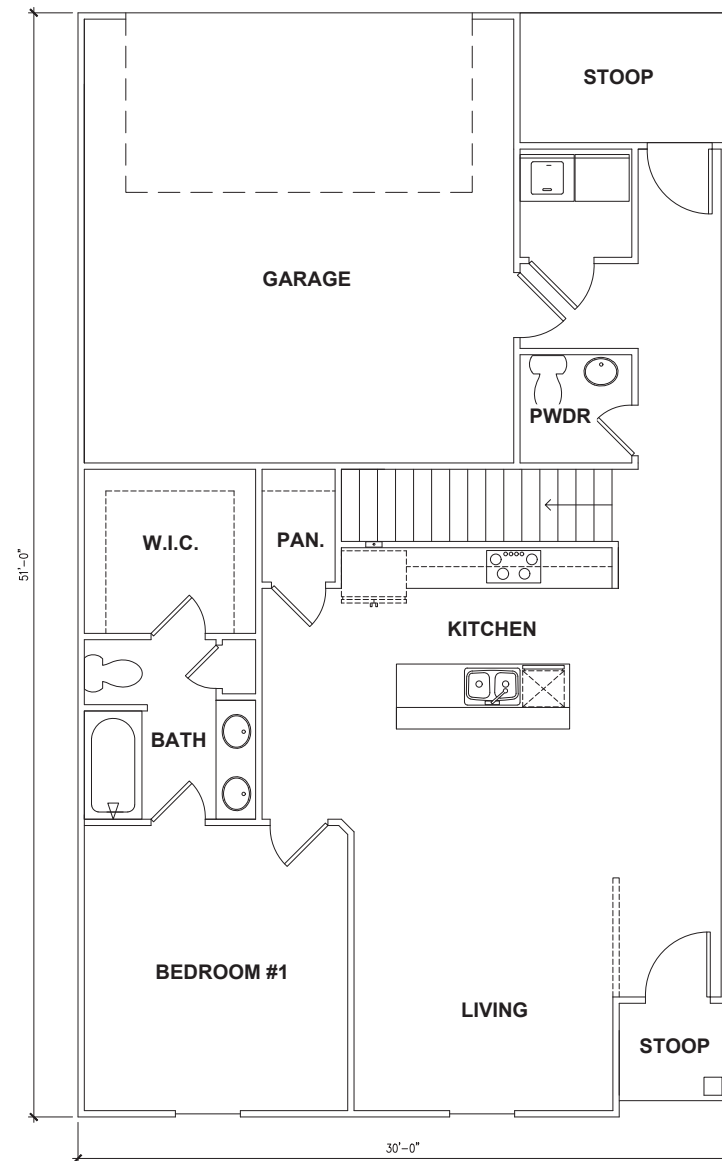


REAR
COLOR SCHEME 20

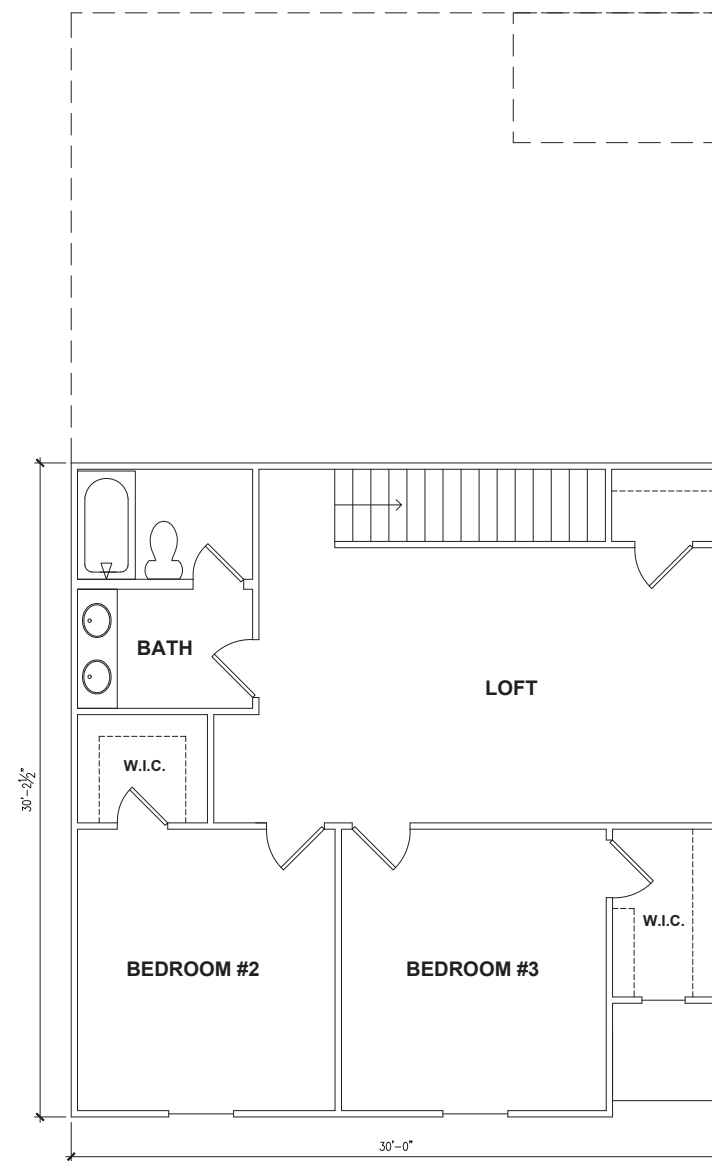


LEFT
COLOR SCHEME 20





PLAN 3 - FIRST FLOOR



PLAN 3 - SECOND FLOOR

PLAN 3 FLOORPLAN
SCALE: NTS



HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

PLAN 3

SUBDIVISION:
HONEY FARMS

MUNICIPALITY:
COLUMBIA,
TENNESSEE

A3.1



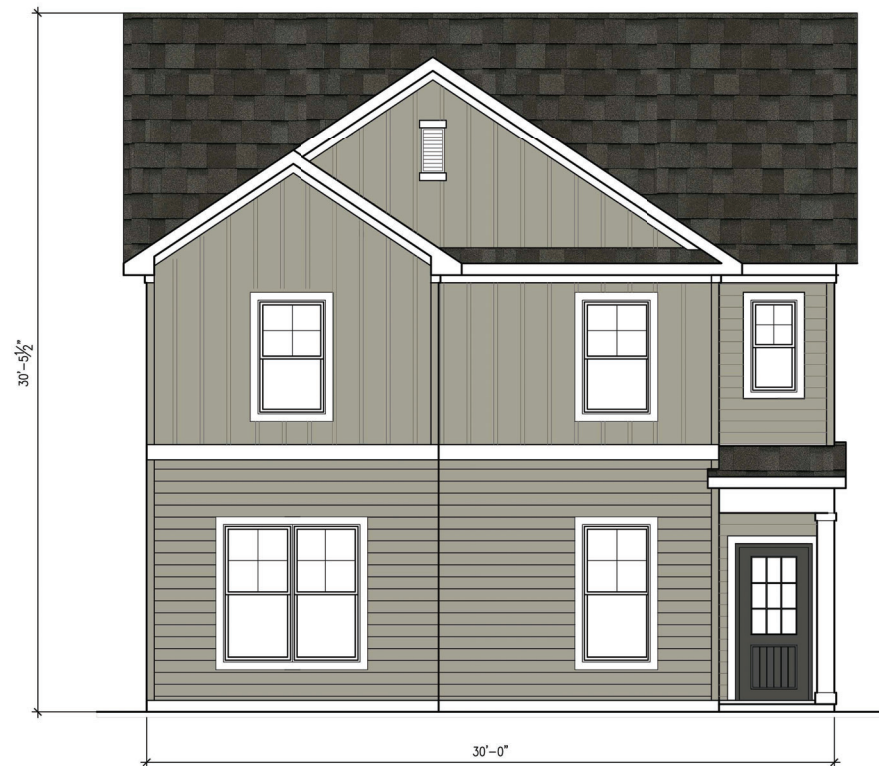
ELEVATION A
COLOR SCHEME 27



ELEVATION B
COLOR SCHEME 18



ELEVATION C
COLOR SCHEME 14



ELEVATION D
COLOR SCHEME 9



ELEVATION E
COLOR SCHEME 6



ELEVATION F
COLOR SCHEME 4

PLAN 3 FRONT ELEVATIONS
SCALE: NTS

NOTE: TYPICAL FACADE CONFIGURATION SHOWN. WINDOWS, FRONT DOORS, TRIM & COLUMNS VARY PER APPLICATION



ELEVATION G

COLOR SCHEME 17

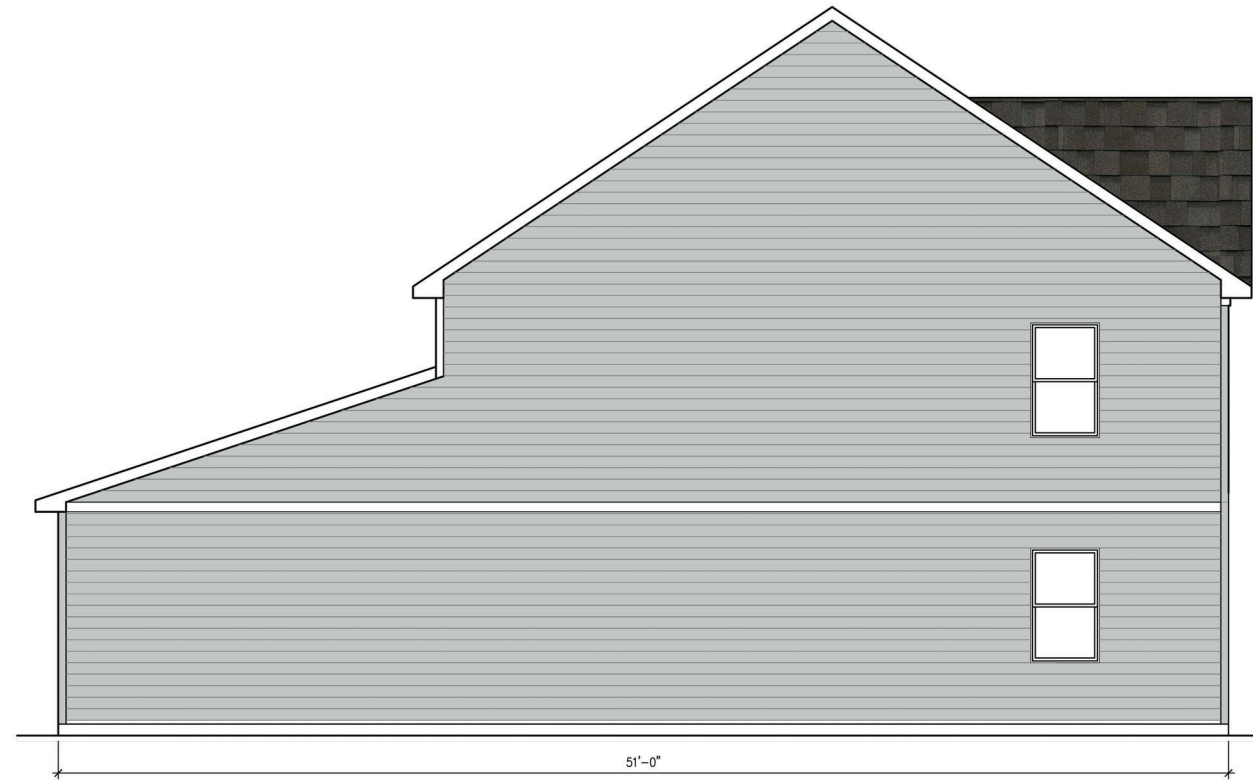


ELEVATION H

COLOR SCHEME 24



FRONT
COLOR SCHEME 15



LEFT (END UNIT CONDITION)
COLOR SCHEME 15



BACK
COLOR SCHEME 15



RIGHT (END UNIT CONDITION)
COLOR SCHEME 15

HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

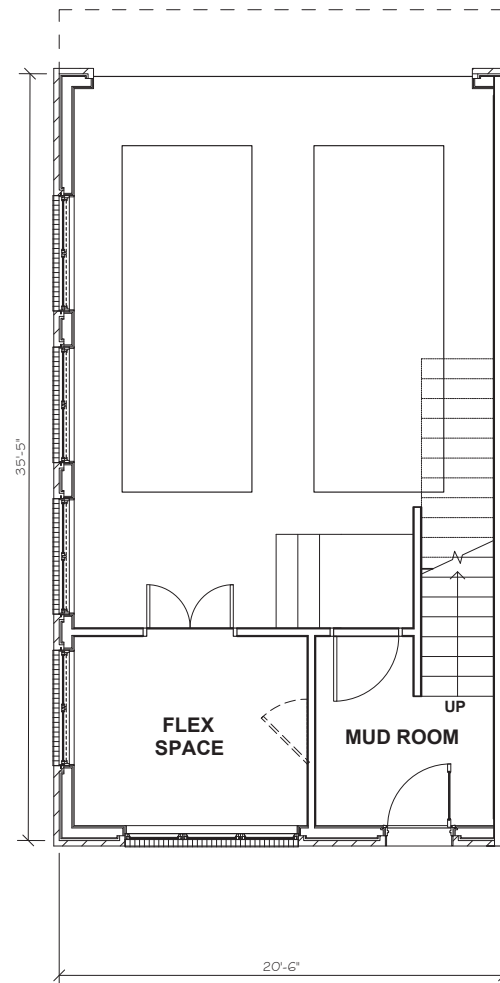
PLAN 3

SUBDIVISION:
HONEY FARMS

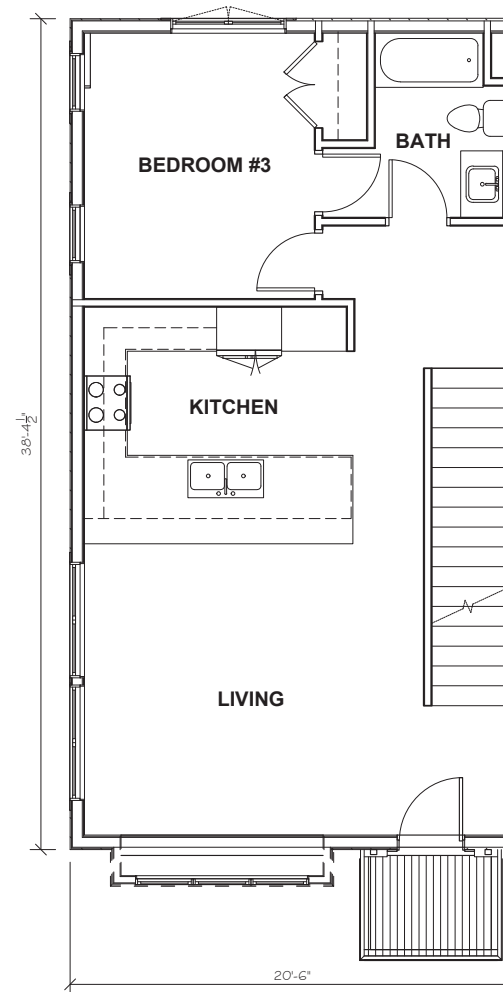
MUNICIPALITY:
COLUMBIA,
TENNESSEE

A3.5
Page 27 of 363

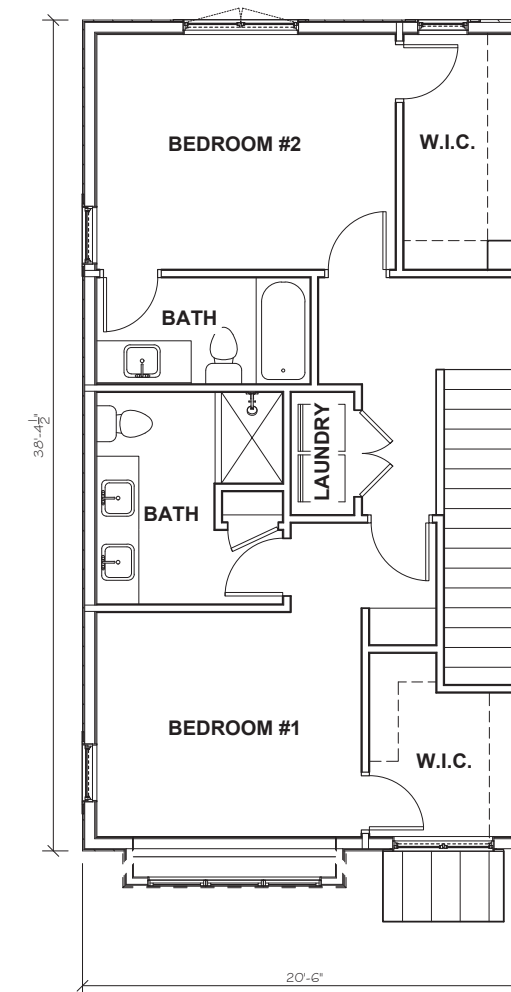




FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

PLAN 4 FLOOR PLAN
SCALE: NTS



HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

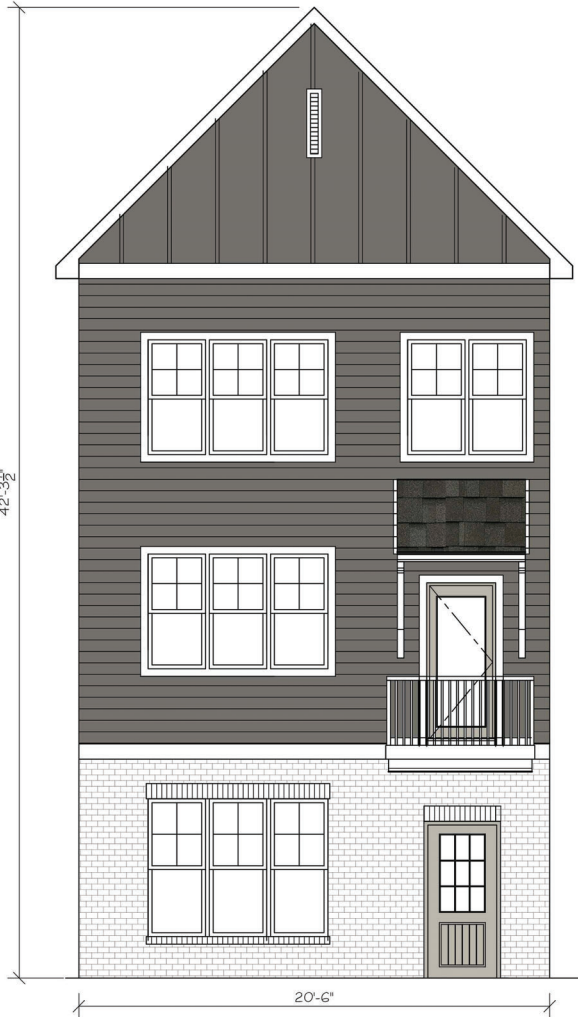
PLAN 4

SUBDIVISION:
HONEY FARMS

MUNICIPALITY:
COLUMBIA,
TENNESSEE

A4.1

NOTE: TYPICAL FACADE CONFIGURATION SHOWN. WINDOWS, FRONT DOORS, TRIM & COLUMNS VARY PER APPLICATION



ELEVATION A

COLOR SCHEME 16



ELEVATION B

COLOR SCHEME 7



ELEVATION C

COLOR SCHEME 14



ELEVATION D

COLOR SCHEME 5

HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

PLAN 4

SUBDIVISION:
HONEY FARMS
MUNICIPALITY:
COLUMBIA,
TENNESSEE

NOTE: TYPICAL FACADE CONFIGURATION SHOWN. WINDOWS, FRONT DOORS, TRIM & COLUMNS VARY PER APPLICATION



ELEVATION A

COLOR SCHEME 22



ELEVATION B

COLOR SCHEME 27



ELEVATION C

COLOR SCHEME 23



ELEVATION D

COLOR SCHEME 25

HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

PLAN 4

SUBDIVISION:
HONEY FARMS
MUNICIPALITY:
COLUMBIA,
TENNESSEE

NOTE: TYPICAL FACADE CONFIGURATION SHOWN. WINDOWS, FRONT DOORS, TRIM & COLUMNS VARY PER APPLICATION



ELEVATION E

COLOR SCHEME 18



ELEVATION F

COLOR SCHEME 6



ELEVATION G

COLOR SCHEME 12



ELEVATION H

COLOR SCHEME 13

NOTE: TYPICAL FACADE CONFIGURATION SHOWN. WINDOWS, FRONT DOORS, TRIM & COLUMNS VARY PER APPLICATION



ELEVATION E

COLOR SCHEME 1



ELEVATION F

COLOR SCHEME 2



ELEVATION G

COLOR SCHEME 3



ELEVATION H

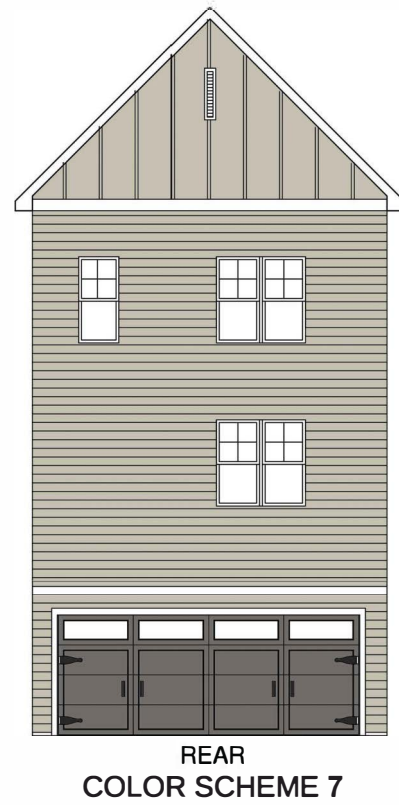
COLOR SCHEME 5

HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

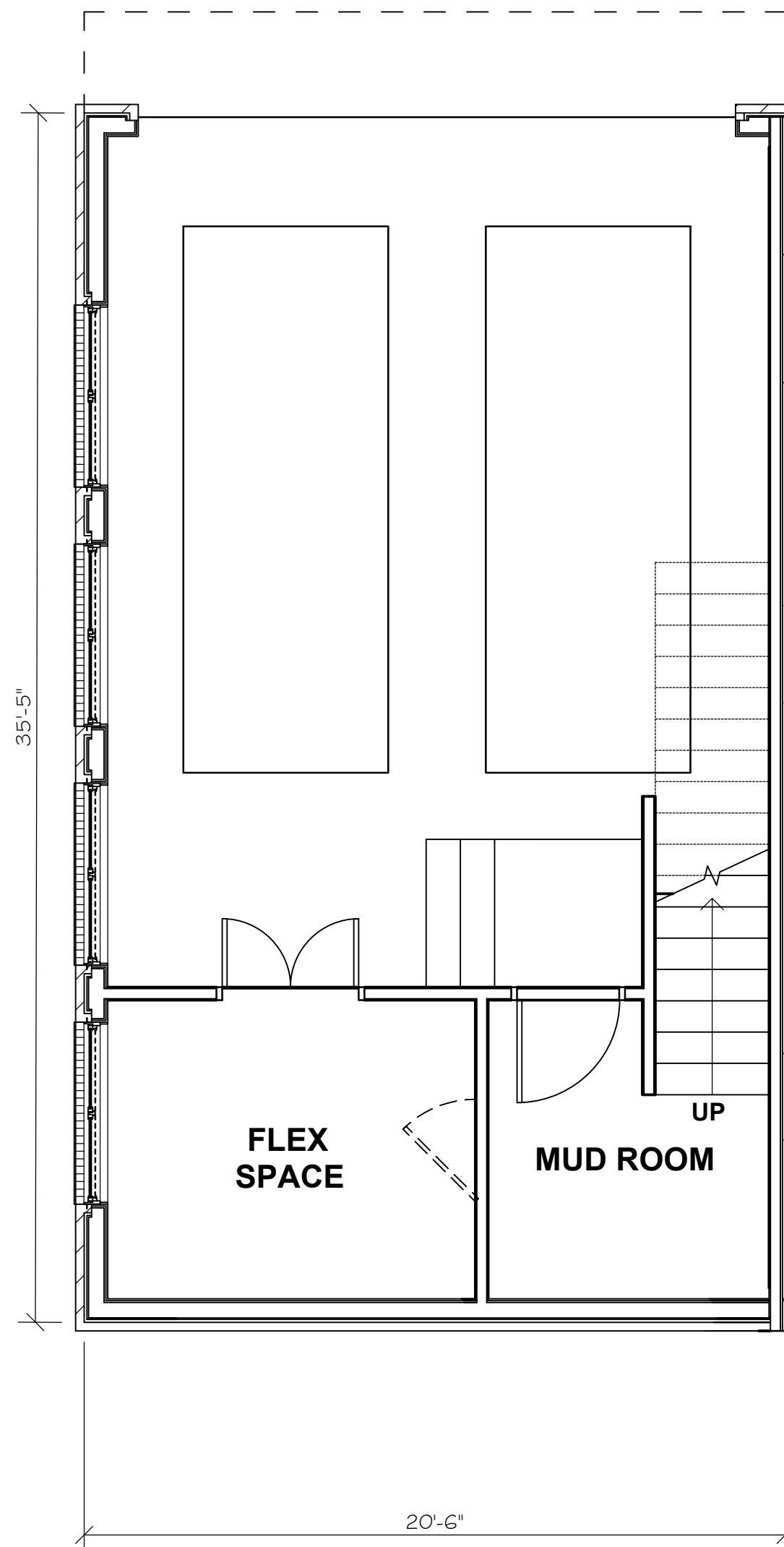
PLAN 4

SUBDIVISION:
HONEY FARMS
MUNICIPALITY:
COLUMBIA,
TENNESSEE

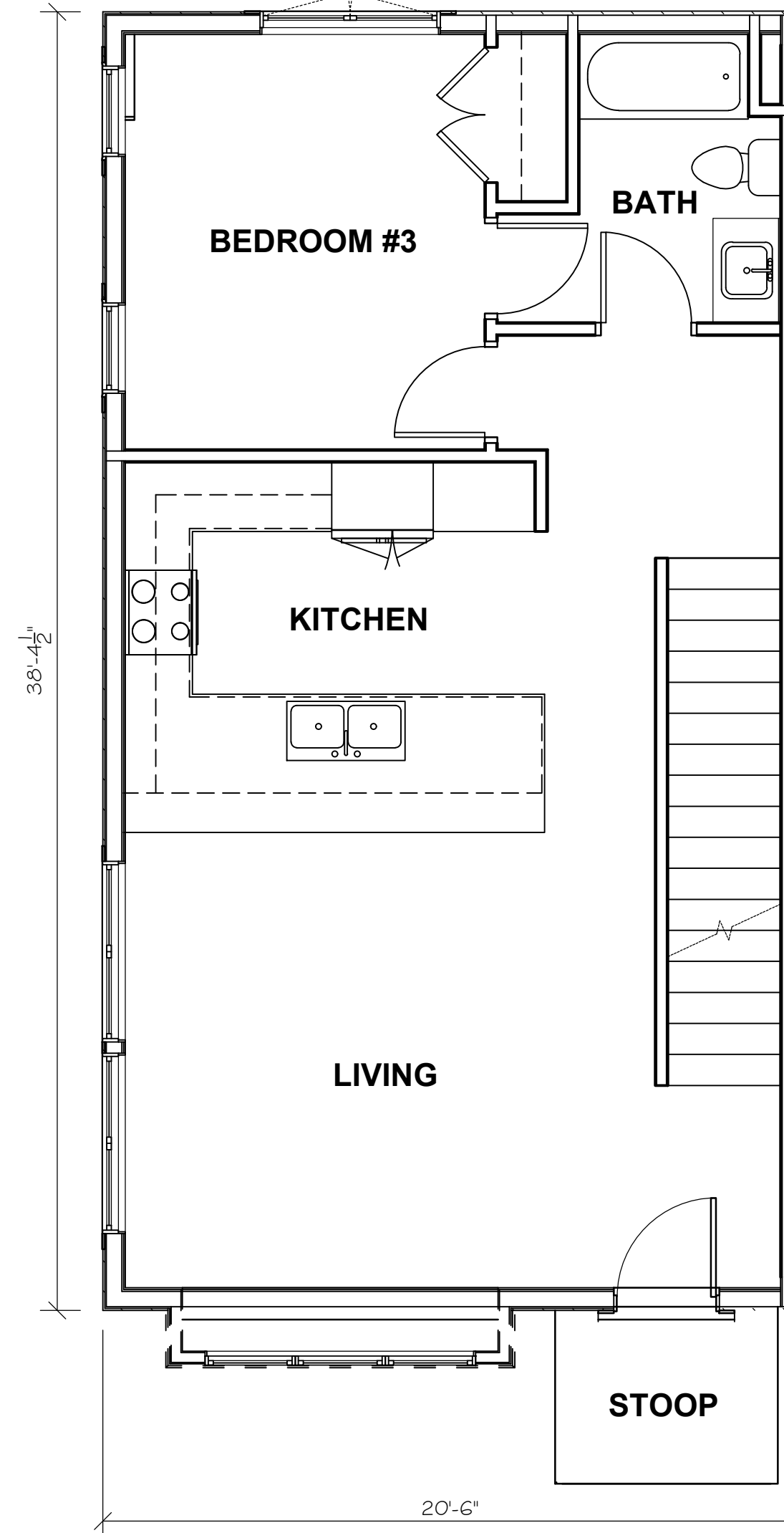
A4.5
Page 32 of 363



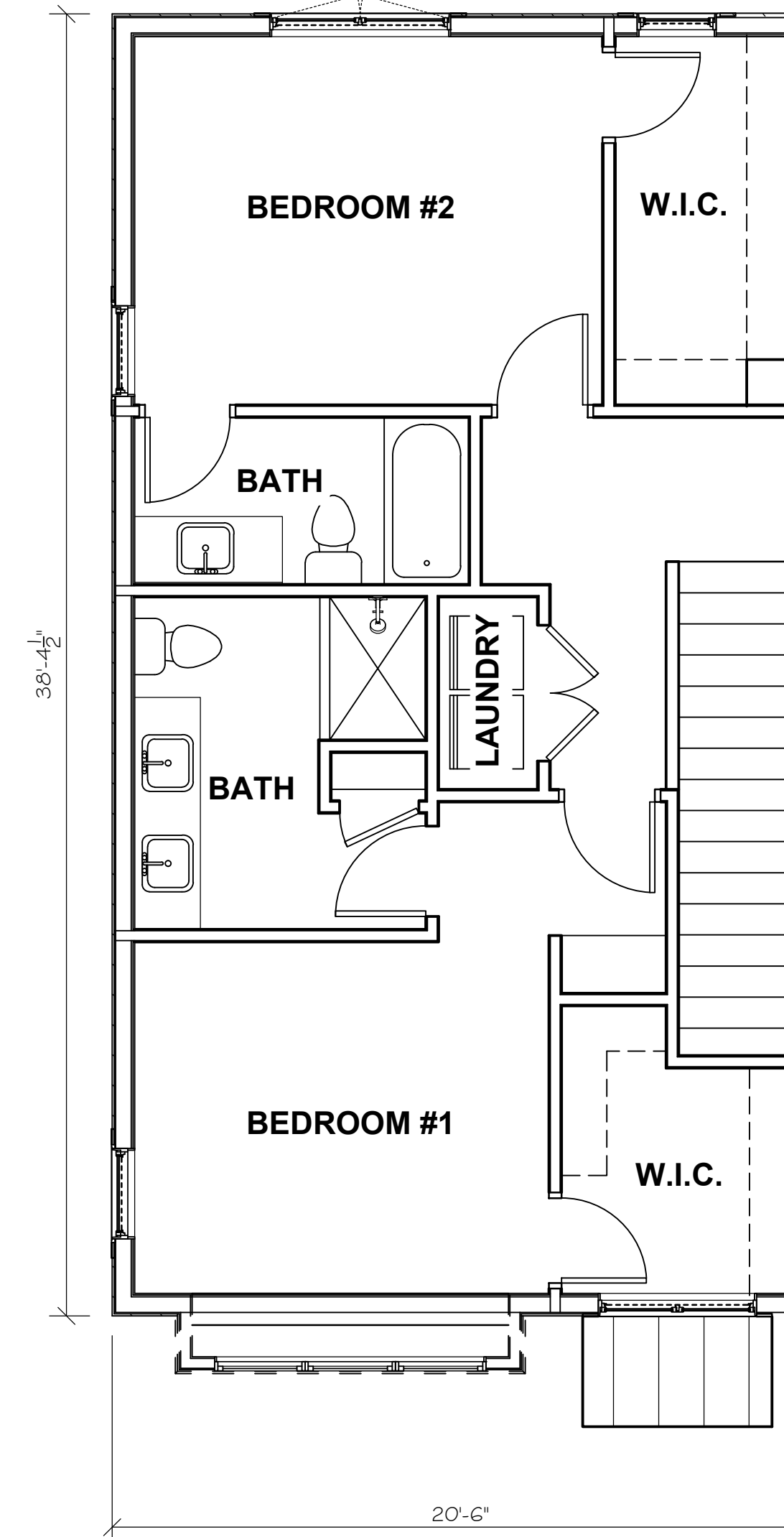




FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

PLAN 5 FLOOR PLAN
SCALE: NTS

NOTE: TYPICAL FACADE CONFIGURATION SHOWN. WINDOWS, FRONT DOORS, TRIM & COLUMNS VARY PER APPLICATION



ELEVATION A

COLOR SCHEME 8



ELEVATION B

COLOR SCHEME 13



ELEVATION C

COLOR SCHEME 4



ELEVATION D

COLOR SCHEME 18

HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

PLAN 5

SUBDIVISION:
HONEY FARMS
MUNICIPALITY:
COLUMBIA,
TENNESSEE

A5.2
Page 36 of 363

NOTE: TYPICAL FACADE CONFIGURATION SHOWN. WINDOWS, FRONT DOORS, TRIM & COLUMNS VARY PER APPLICATION



ELEVATION A

COLOR SCHEME 21



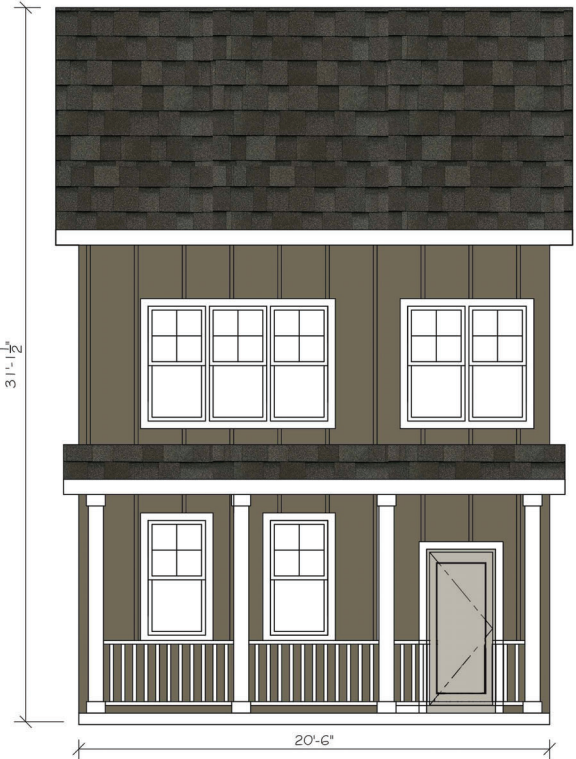
ELEVATION B

COLOR SCHEME 23



ELEVATION C

COLOR SCHEME 2



ELEVATION D

COLOR SCHEME 22

NOTE: TYPICAL FACADE CONFIGURATION SHOWN. WINDOWS, FRONT DOORS, TRIM & COLUMNS VARY PER APPLICATION



ELEVATION E

COLOR SCHEME 27



ELEVATION F

COLOR SCHEME 5



ELEVATION G

COLOR SCHEME 14



ELEVATION H

COLOR SCHEME 15

NOTE: TYPICAL FACADE CONFIGURATION SHOWN. WINDOWS, FRONT DOORS, TRIM & COLUMNS VARY PER APPLICATION



ELEVATION E

COLOR SCHEME 25



ELEVATION F

COLOR SCHEME 2



ELEVATION G

COLOR SCHEME 10



ELEVATION H

COLOR SCHEME 6

HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

PLAN 5

SUBDIVISION:
HONEY FARMS
MUNICIPALITY:
COLUMBIA,
TENNESSEE



FRONT
COLOR SCHEME 12



RIGHT
COLOR SCHEME 12



REAR
COLOR SCHEME 12



LEFT
COLOR SCHEME 12



ELEV G
DOOR STYLE 3
4 / 4 WINDOW GRID
COLOR SCHEME 3

ELEV D
DOOR STYLE 2
CLEAR / CLEAR WINDOW GRID
COLOR SCHEME 19

ELEV H
DOOR STYLE 1
2 / 2 WINDOW GRID
COLOR SCHEME 5

ELEV C
DOOR STYLE 4
4 / CLEAR WINDOW GRID
COLOR SCHEME 22

ELEV B
DOOR STYLE 5
9 / CLEAR WINDOW GRID
COLOR SCHEME 6

ELEV E
DOOR STYLE 2
CLEAR / CLEAR WINDOW GRID
COLOR SCHEME 21

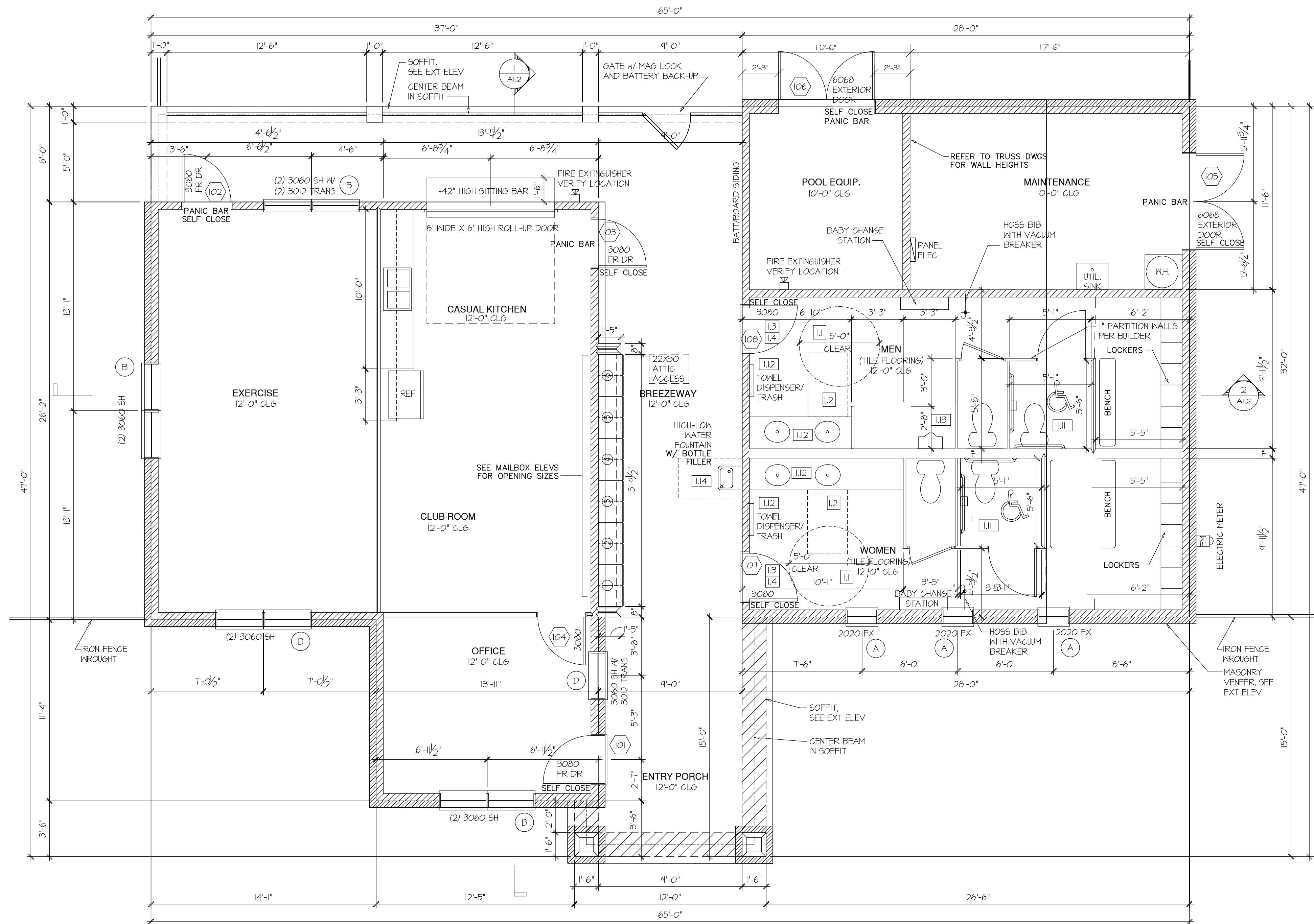
HONEY FARMS TOWNHOMES: ARCH. REVIEW SUBMITTAL

CLUBHOUSE

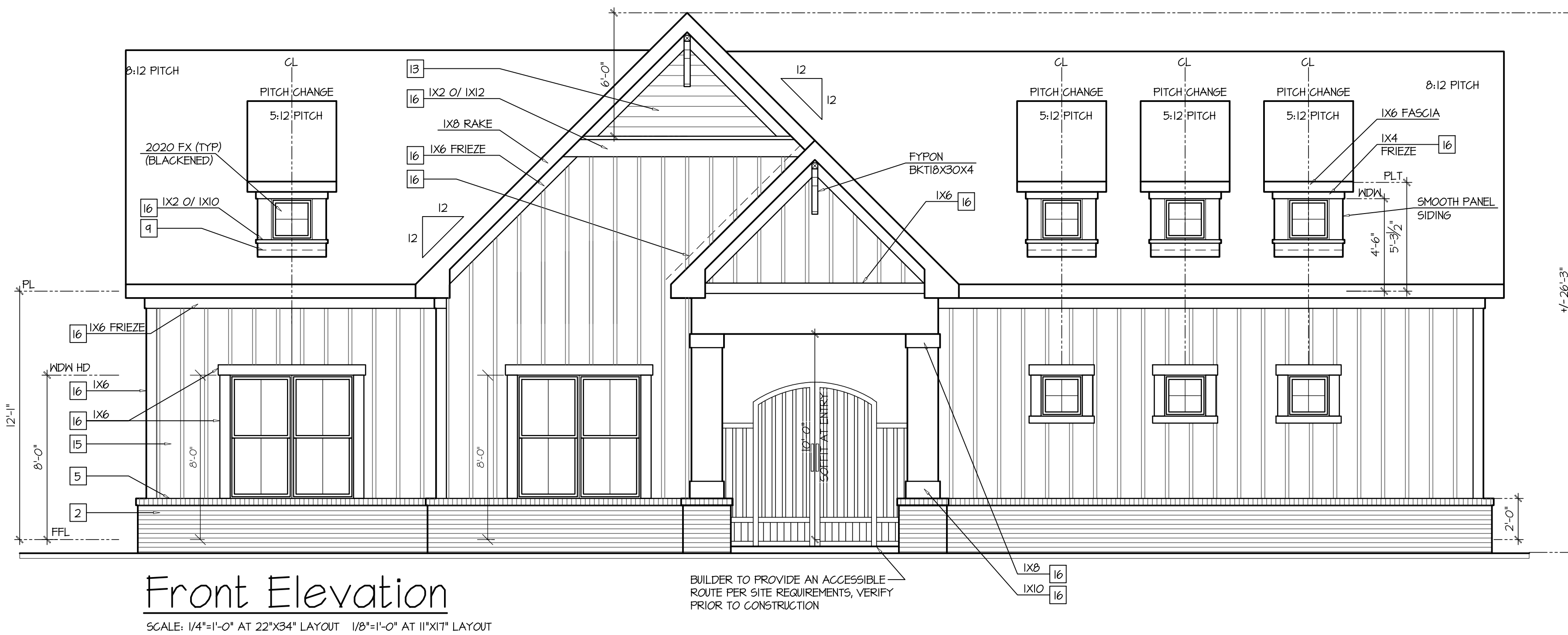
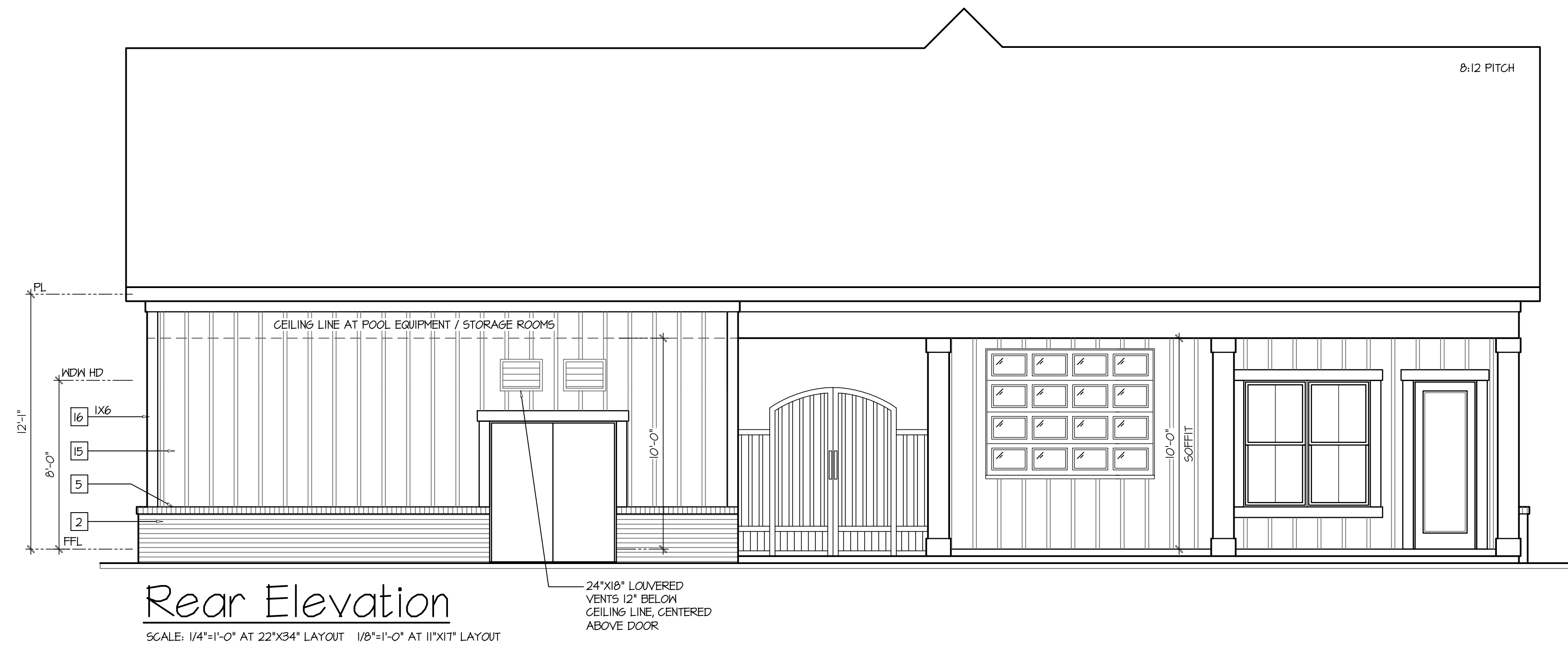
SUBDIVISION:
HONEY FARMS

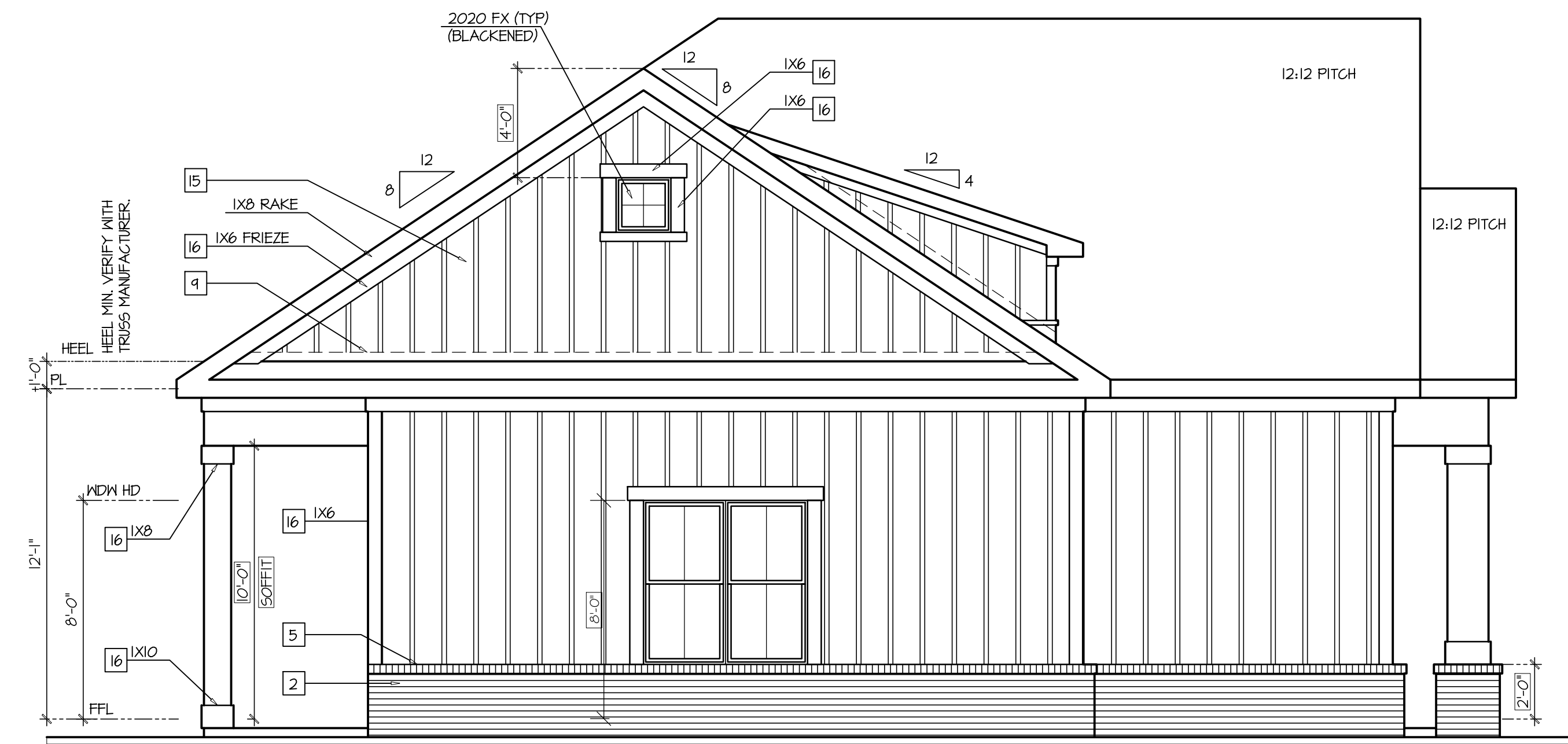
MUNICIPALITY:
COLUMBIA,
TENNESSEE

A6.1

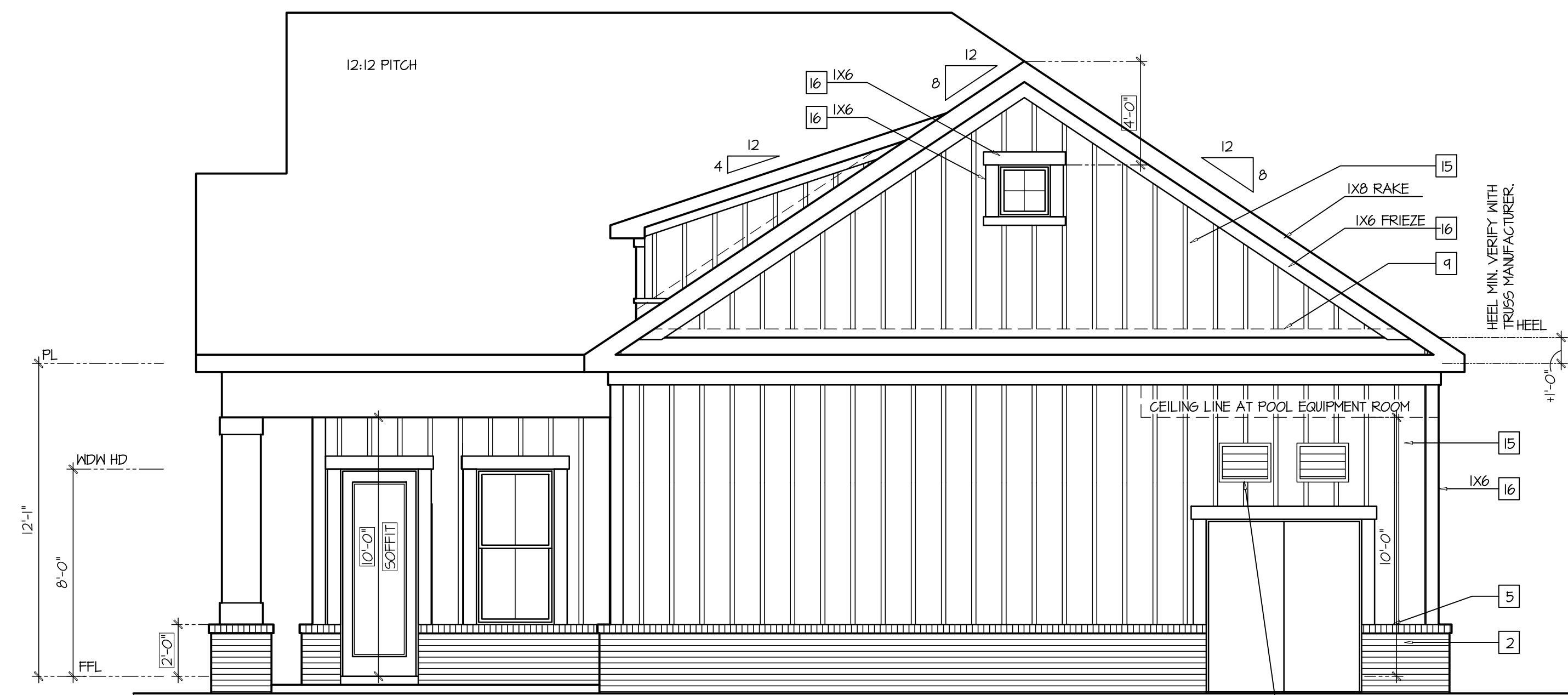


CLUBHOUSE FLOORPLAN
SCALE: NTS





SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT

A6.3

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HONEY FARMS TOWNHOMES:
ARCH. REVIEW SUBMITTAL

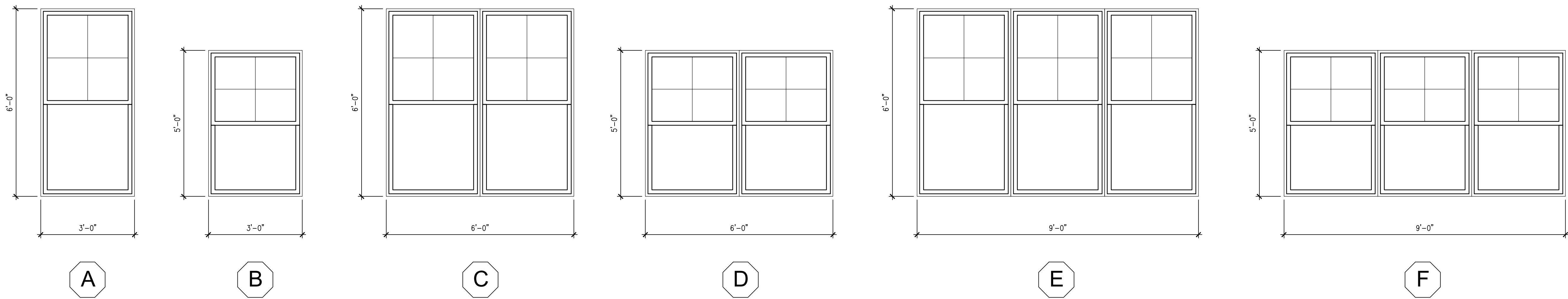
CLUBHOUSE

SUBDIVISION:
HONEY FARMS

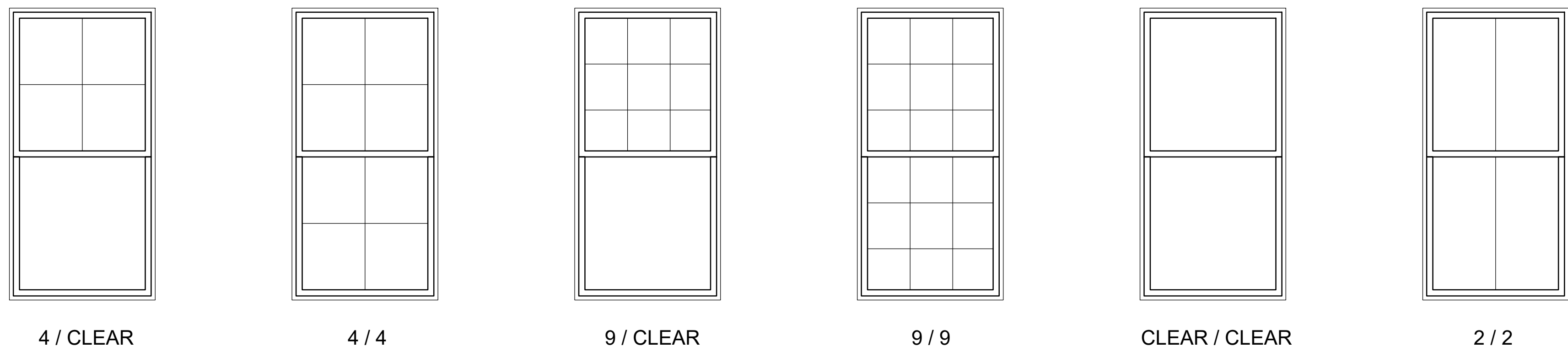
MUNICIPALITY:
COLUMBIA,
TENNESSEE



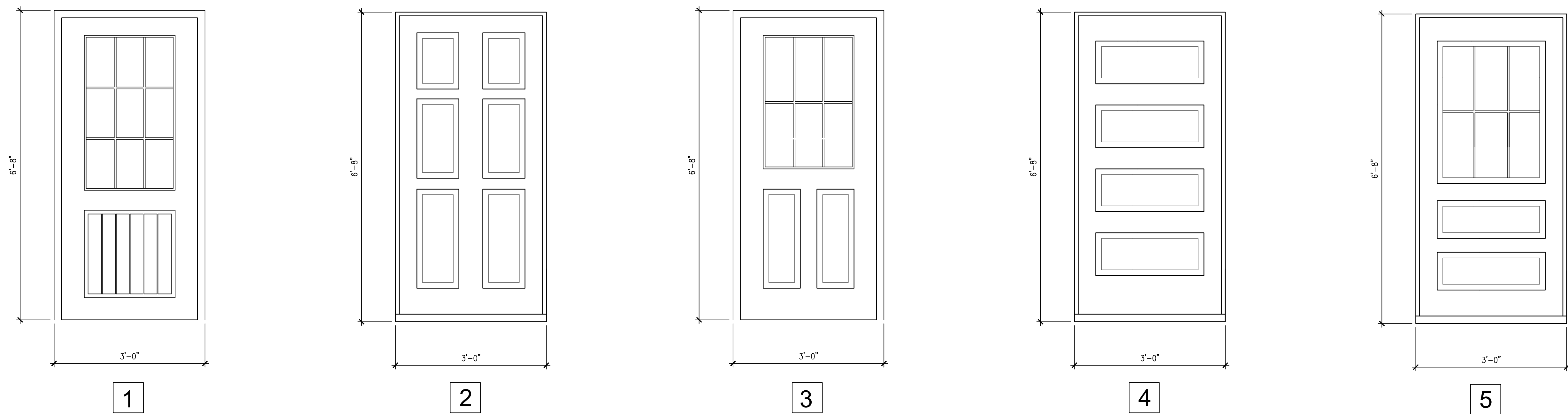
WINDOW SCHEDULE: (NO TWO ADJACENT UNITS TO HAVE THE SAME WINDOW RHYTHM OR GRID PATTERN)



GRID PATTERNS:



FRONT DOOR SCHEDULE: (NO TWO ADJACENT UNITS TO HAVE THE SAME FRONT DOOR STYLE)



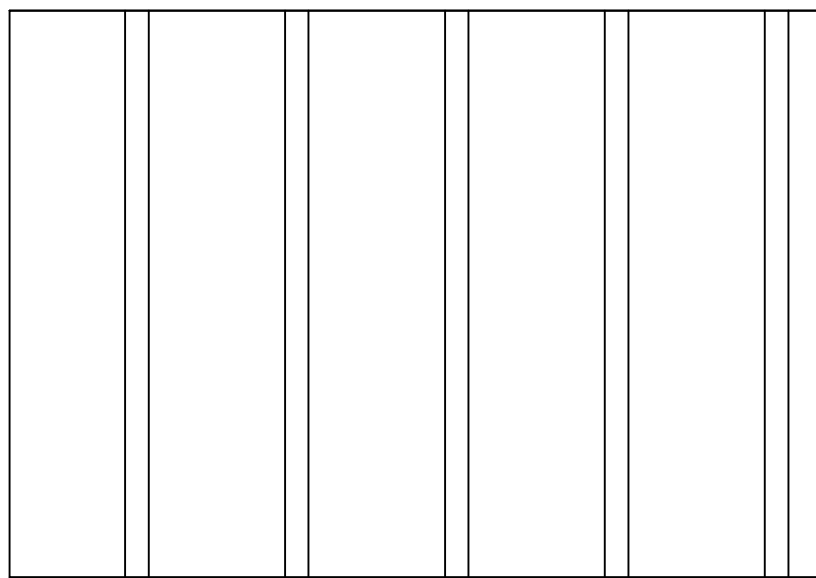
FACADE MATERIALS:



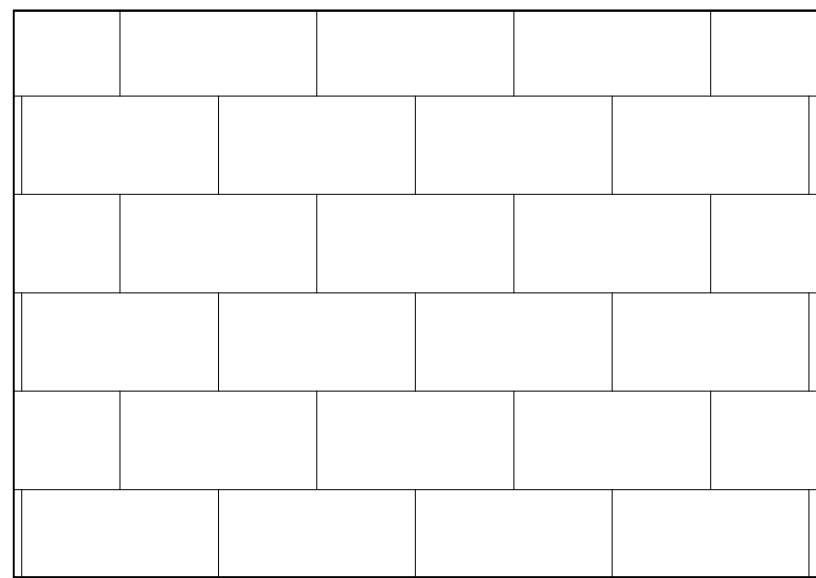
7.25" HARDIE CEDARMILL
LAP SIDING



12" HARDIE CEDARMILL
LAP SIDING



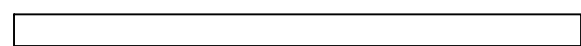
HARDIE BOARD & BATTEN



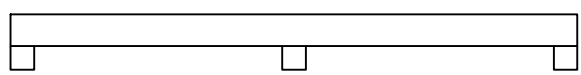
PAINTED BRICK



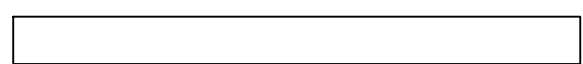
HORIZONTAL TRIM ELEMENTS:



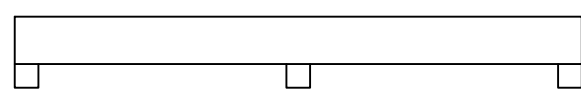
1"x8" HARDIE



1"x8" HARDIE
W/ CORBELS



1"x12" HARDIE



1"x12" HARDIE
W/ CORBELS



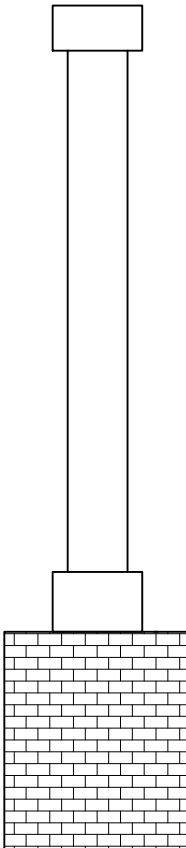
FRONT COLUMNS:



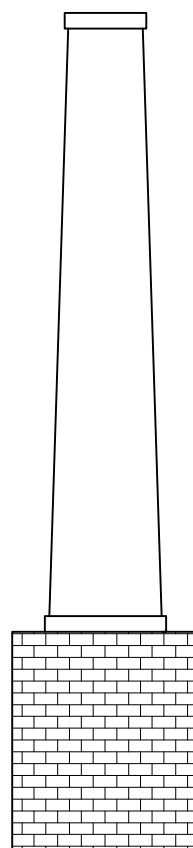
8"x8" HARDIE WRAPPED



8"x8" WHITE PINE



HARDIE COLUMN
W/ BRICK BASE



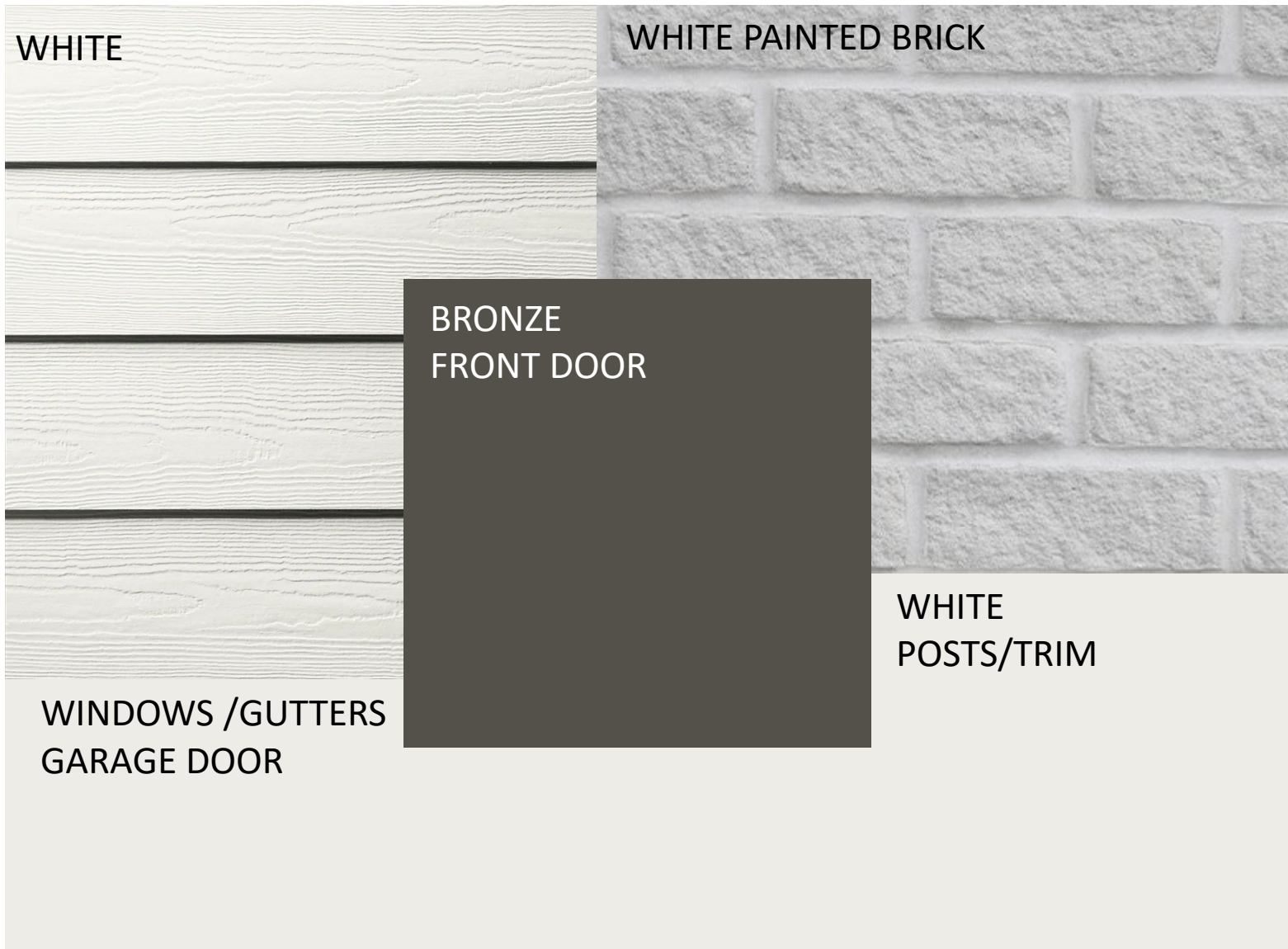
TAPERED COLUMN
W/ BRICK BASE



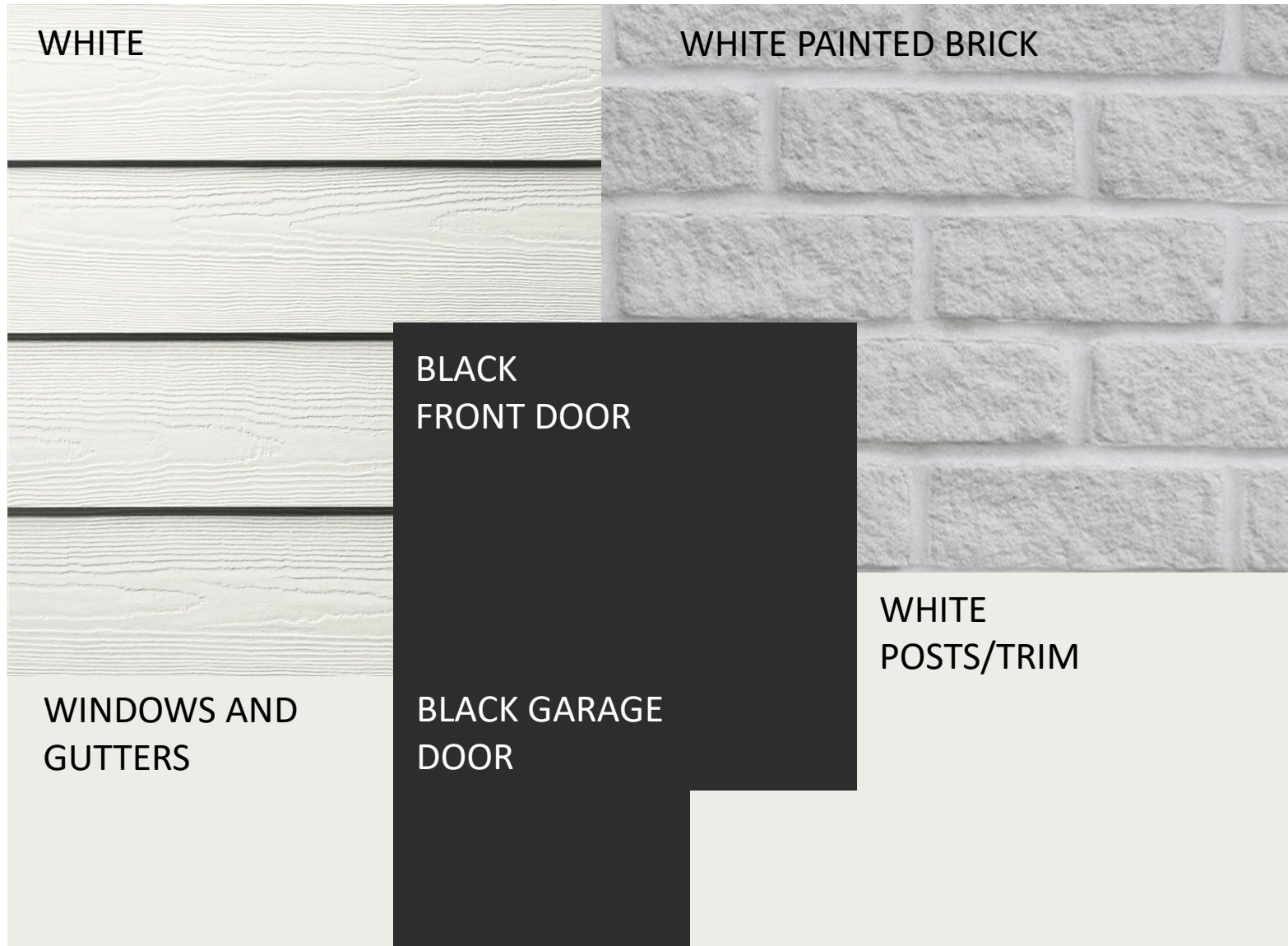
Columbia, TN - Elevations & Exterior Color Schemes

PLAN 1

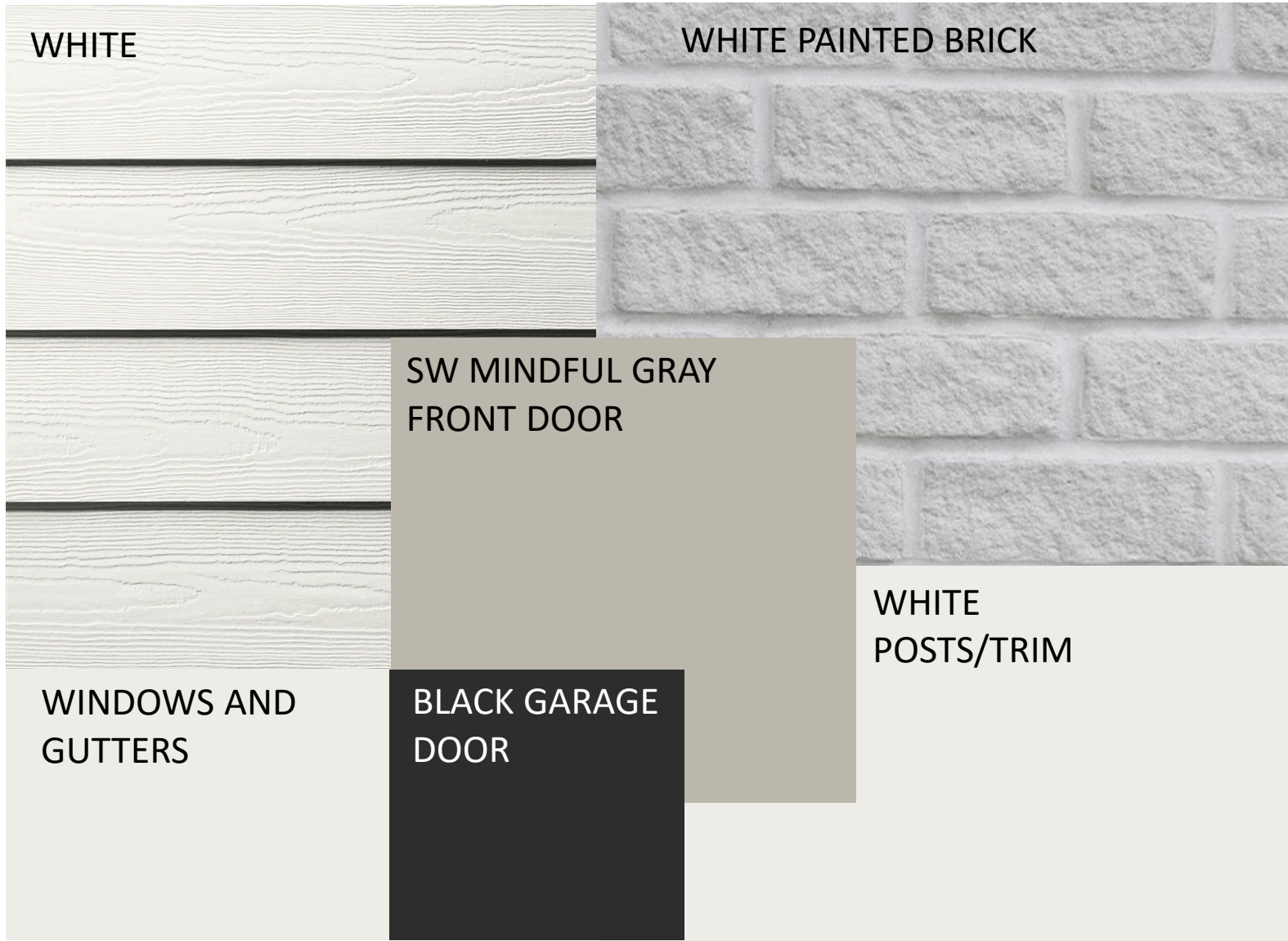
SCHEME 1



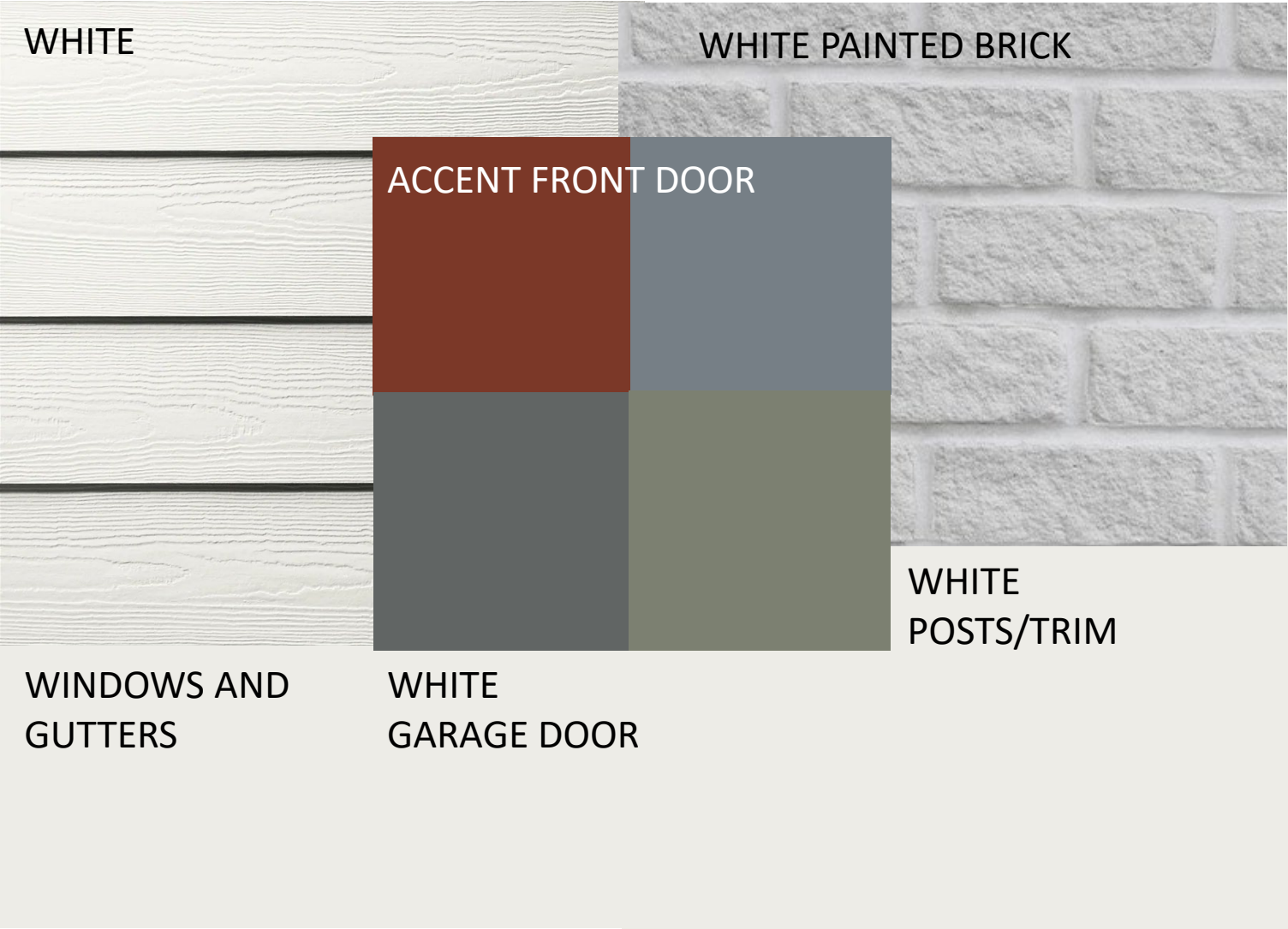
SCHEME 2



SCHEME 3

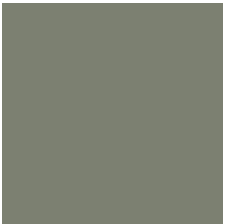
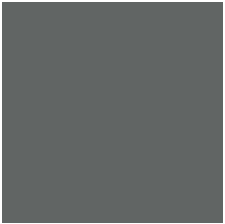
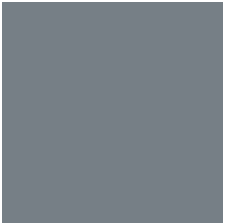
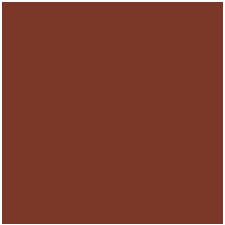


SCHEME 4

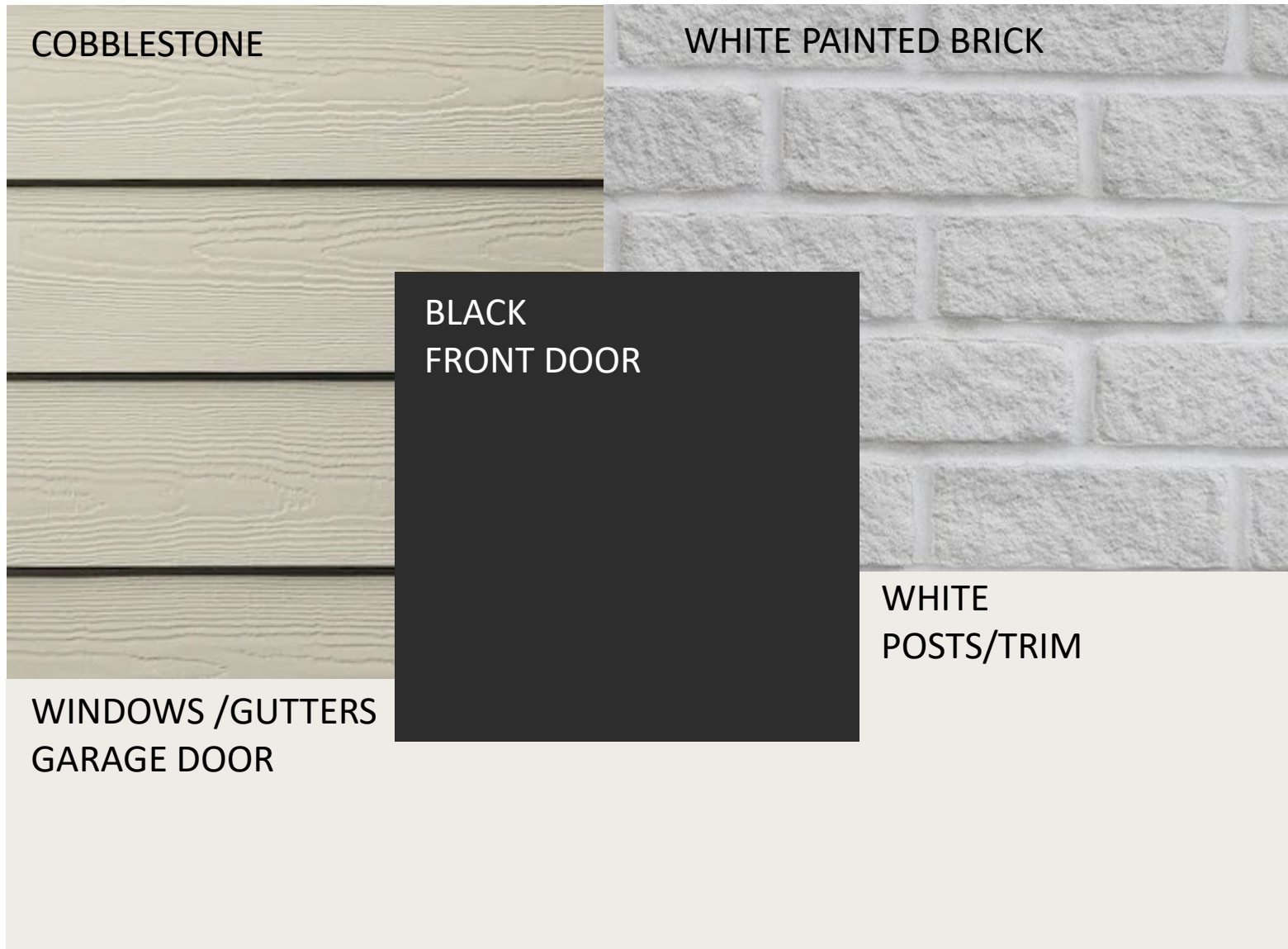


ACCENT DOOR OPTIONS

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

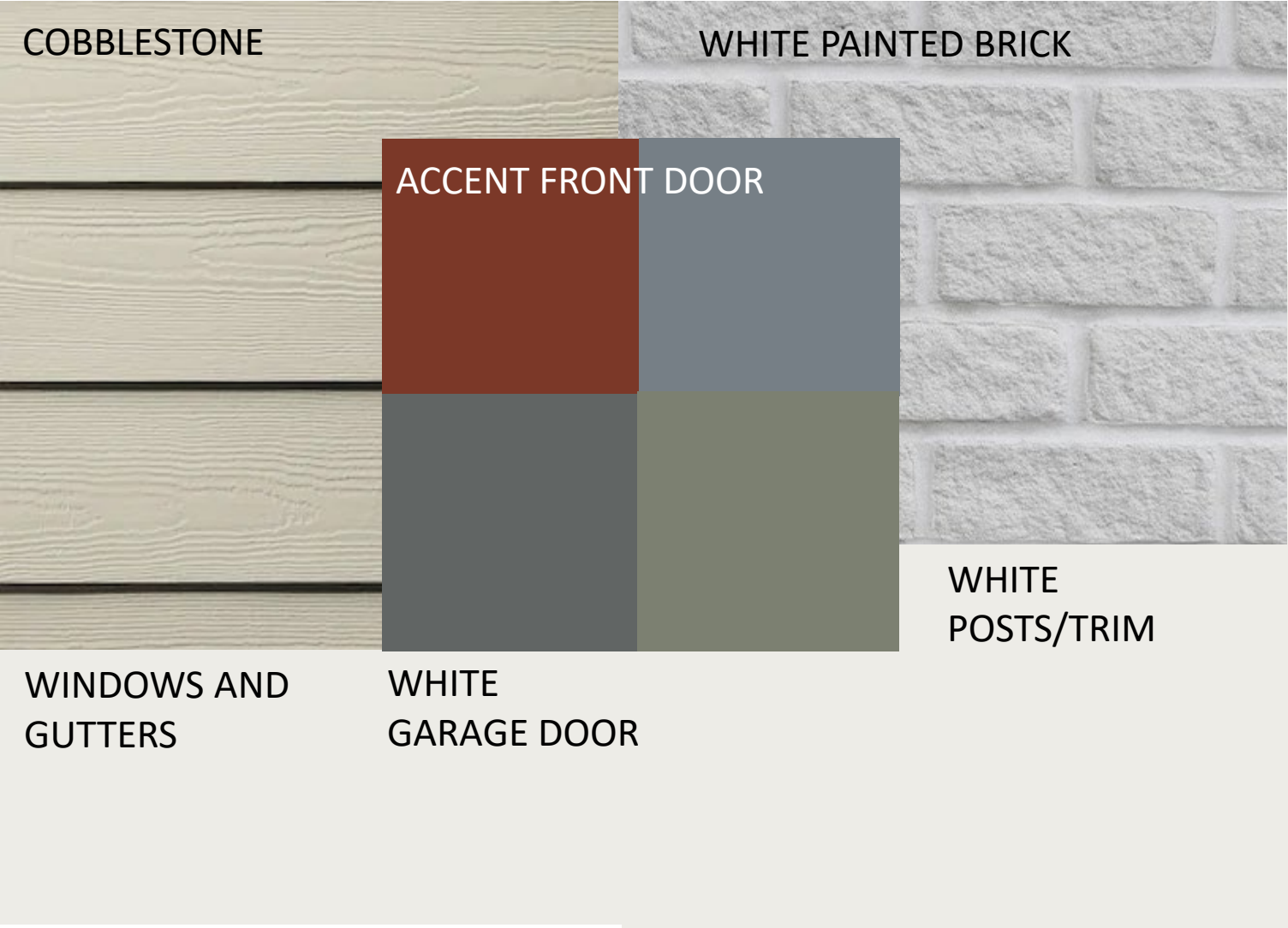


SCHEME 5

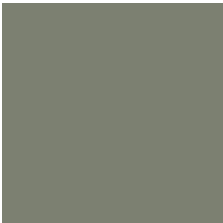
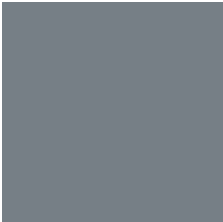
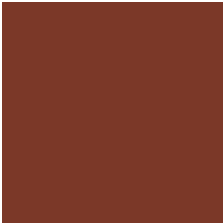


*Exterior color package may not be available depending on selections for neighboring lots

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

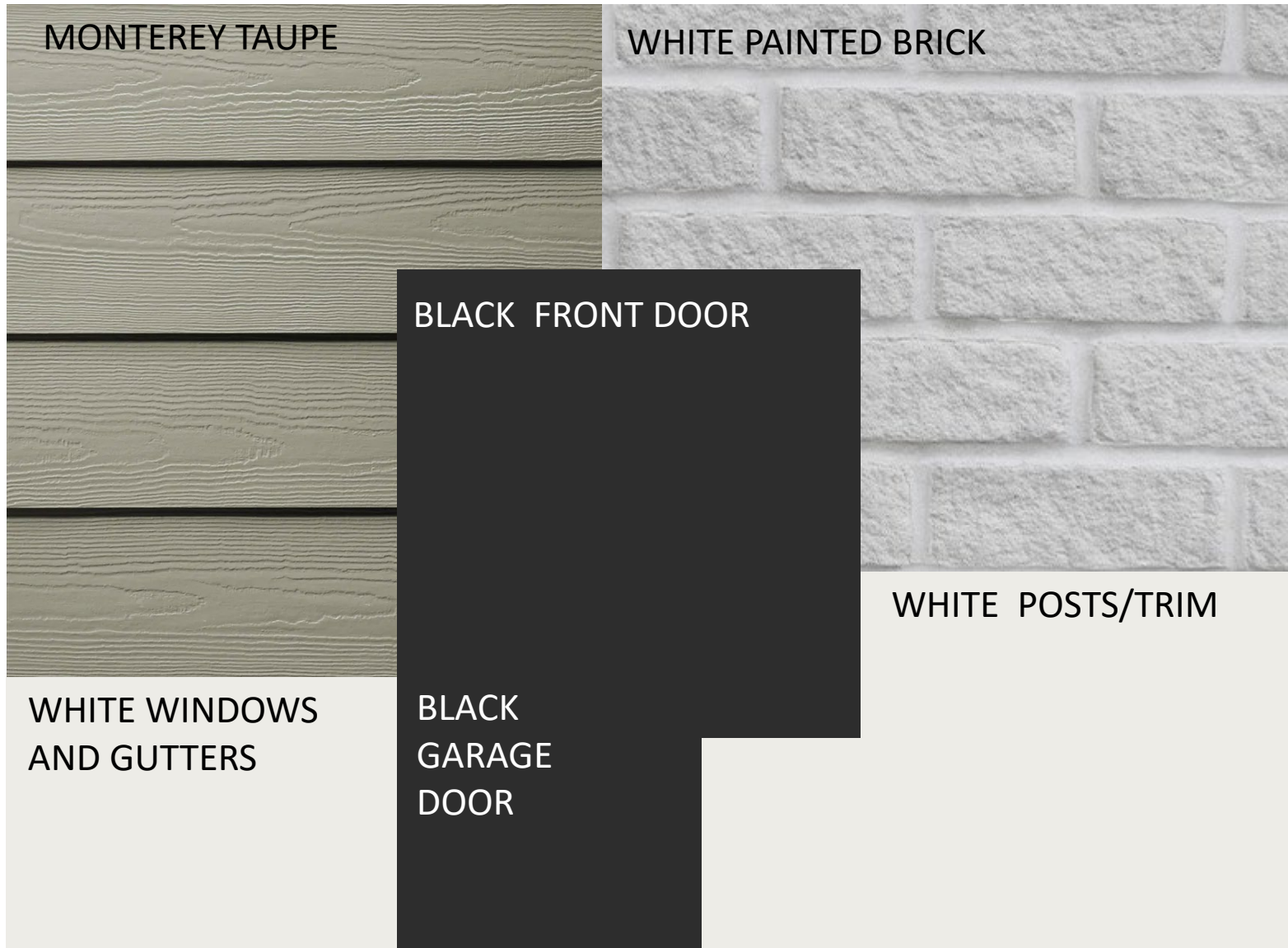
WHITE POSTS AND
TRIM

ACCENT DOOR OPTIONS

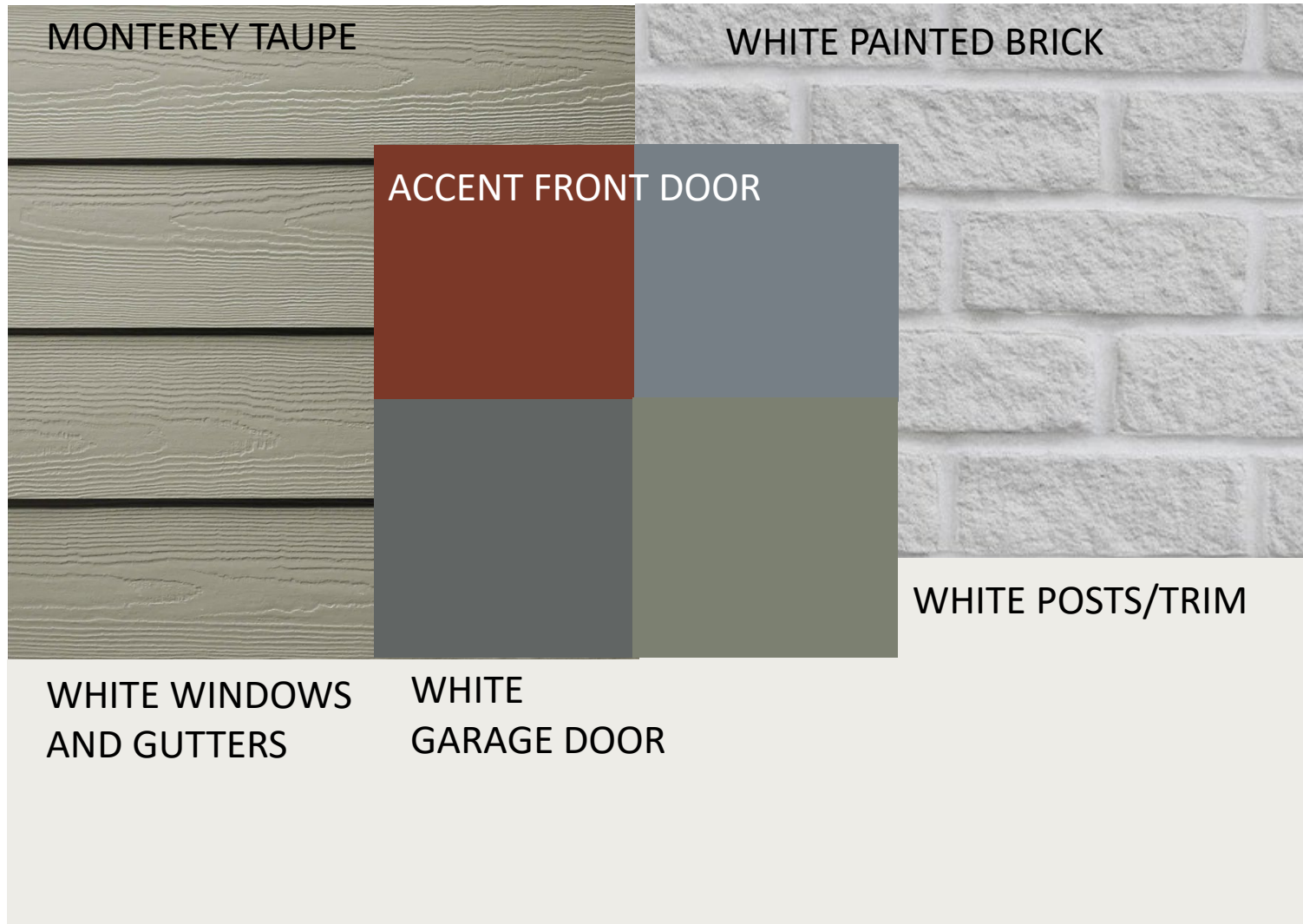
- SW DRIED THYME



SCHEME 11

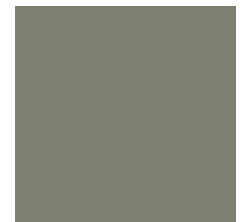
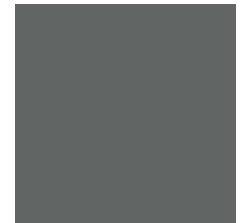
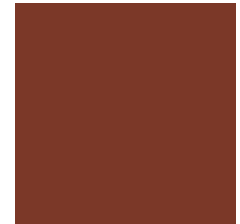


SCHEME 12

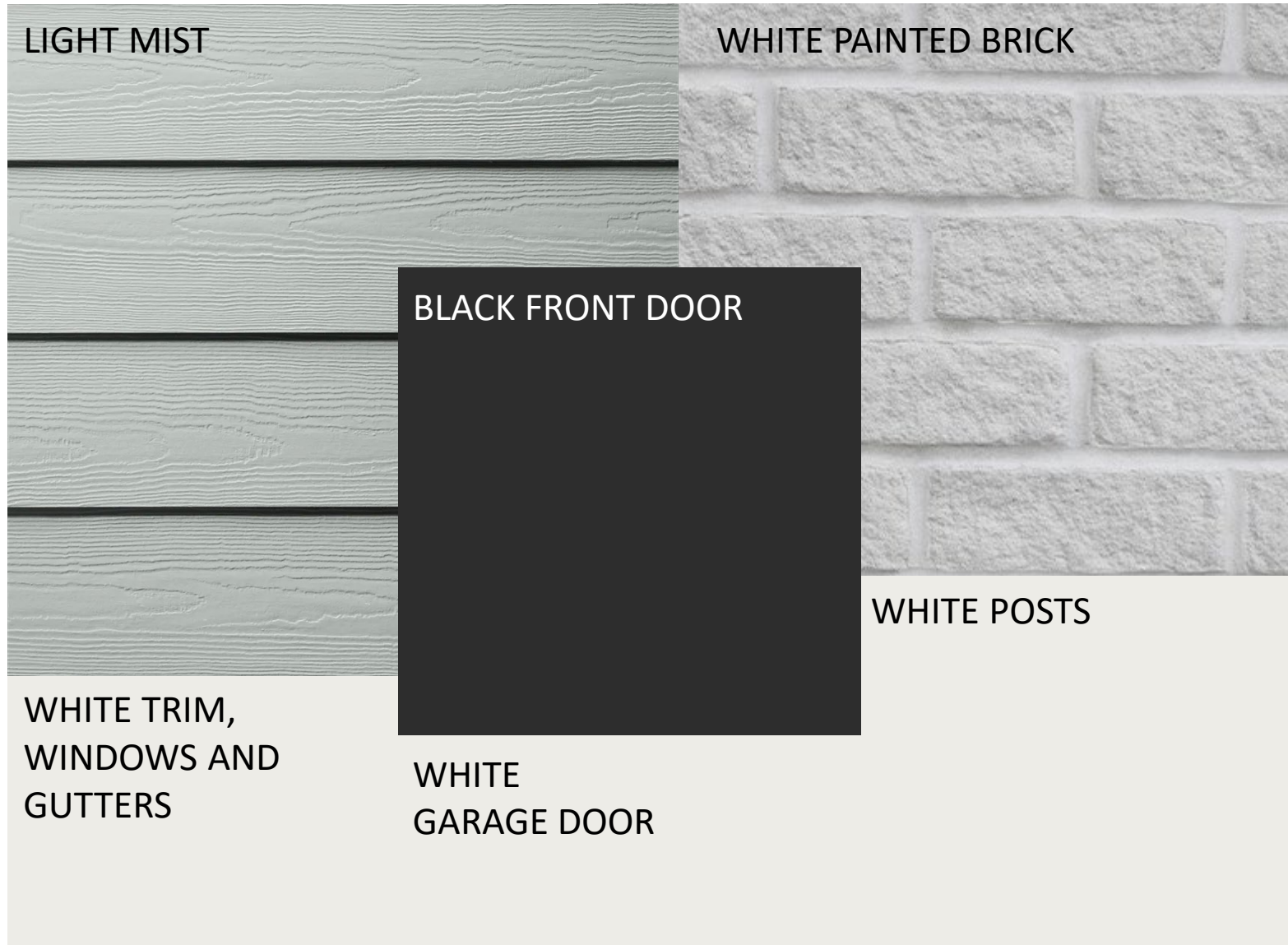


ACCENT DOOR OPTIONS

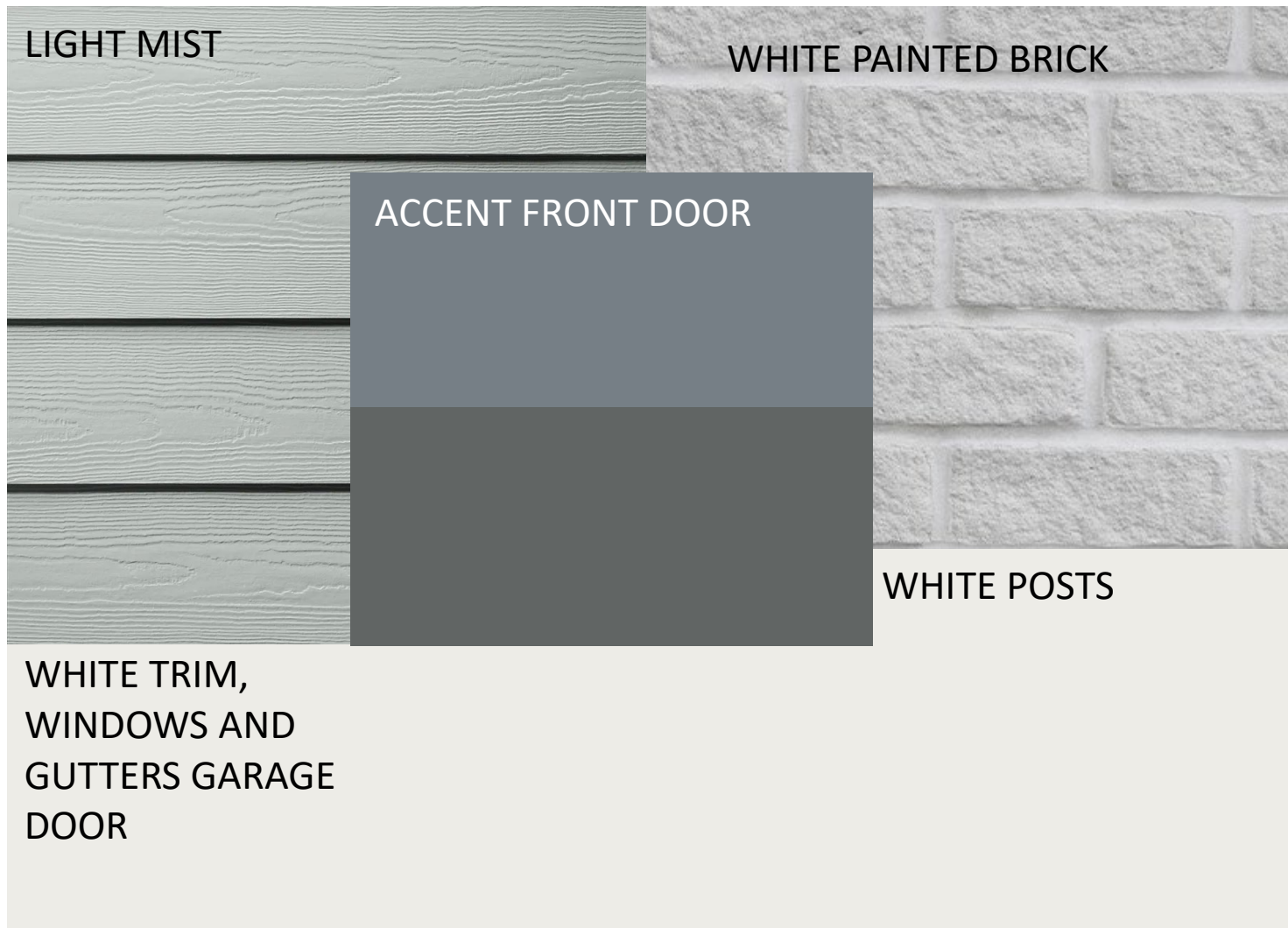
- SW ROYCROFT COPPER RED
- SW DOWNING SLATE
- SW ROYCROFT PEWTER
- SW DRIED THYME



SCHEME 13

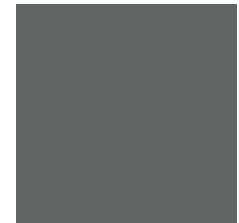
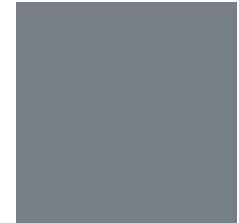


SCHEME 14

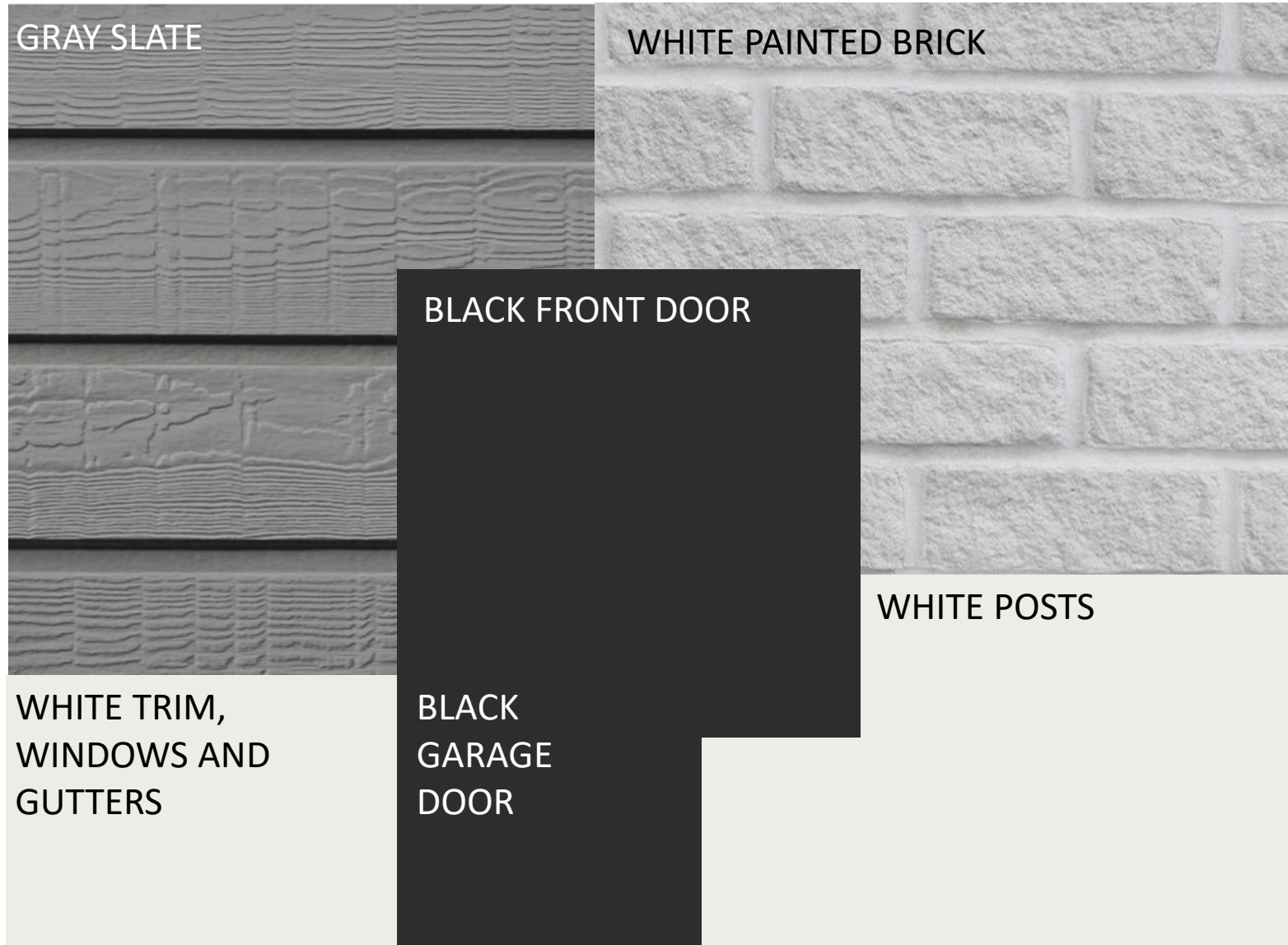


ACCENT DOOR OPTIONS

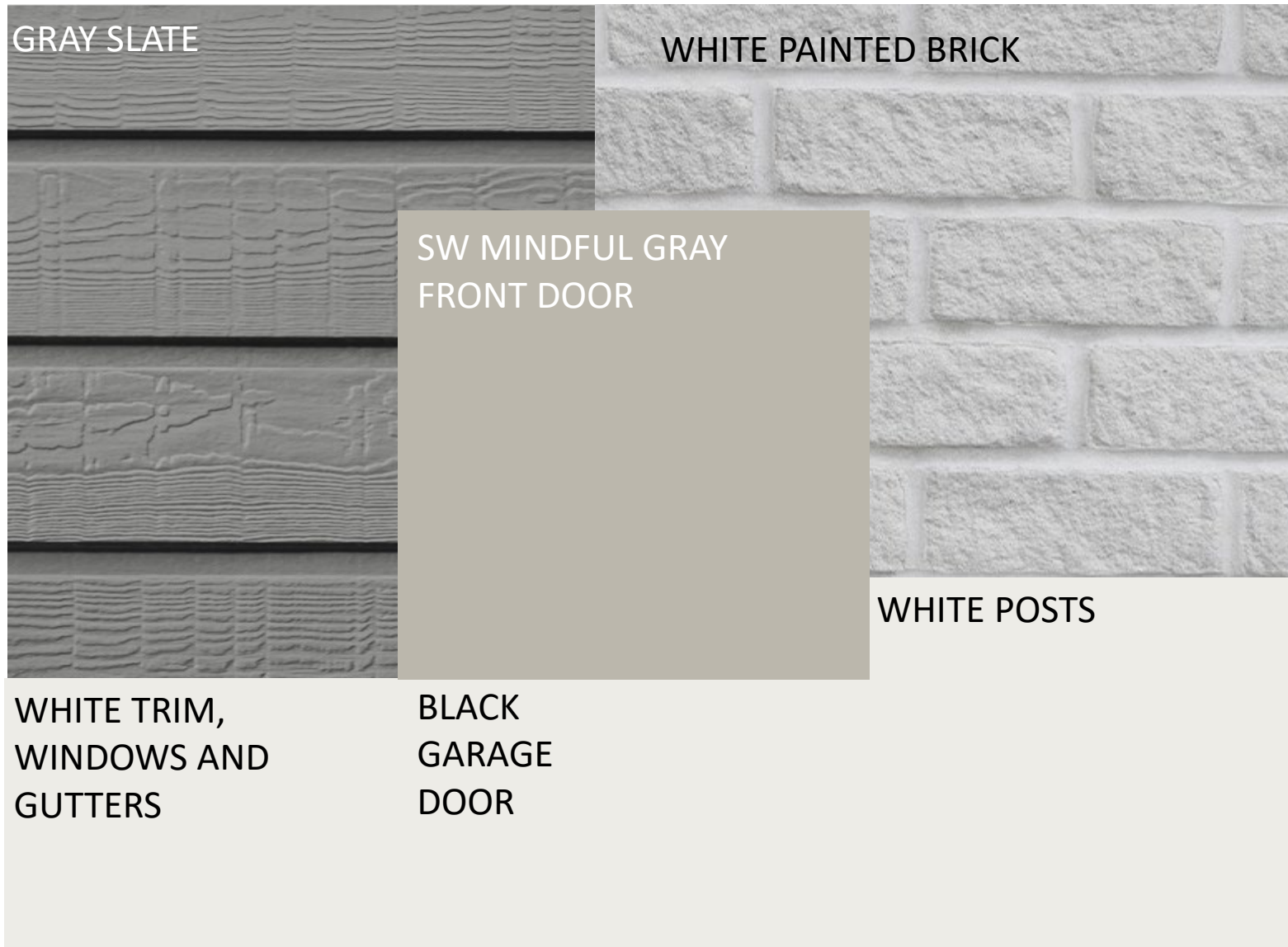
- SW DOWNING SLATE
- SW ROYCROFT PEWTER



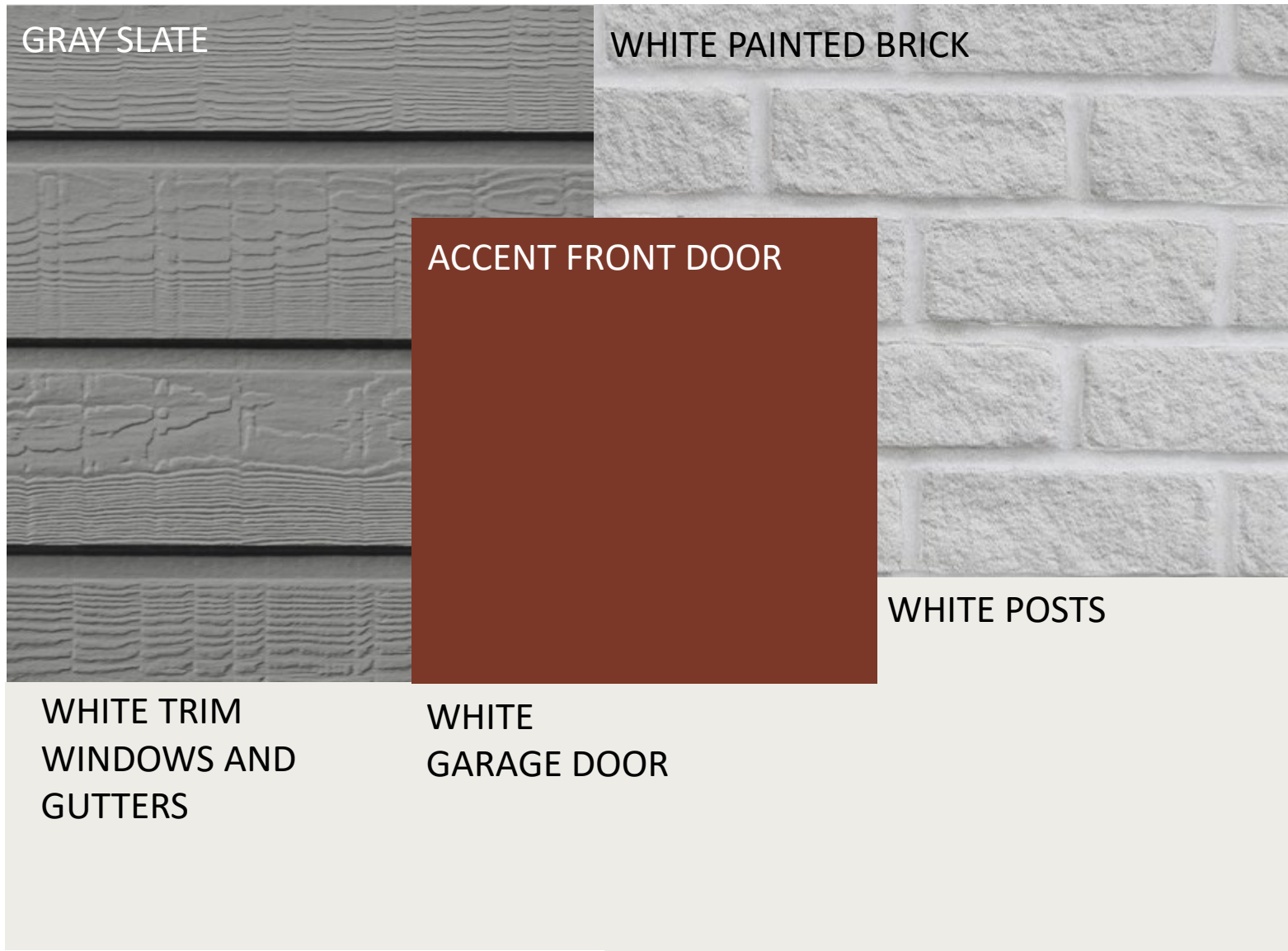
SCHEME 15



SCHEME 16

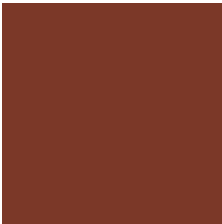


SCHEME 17

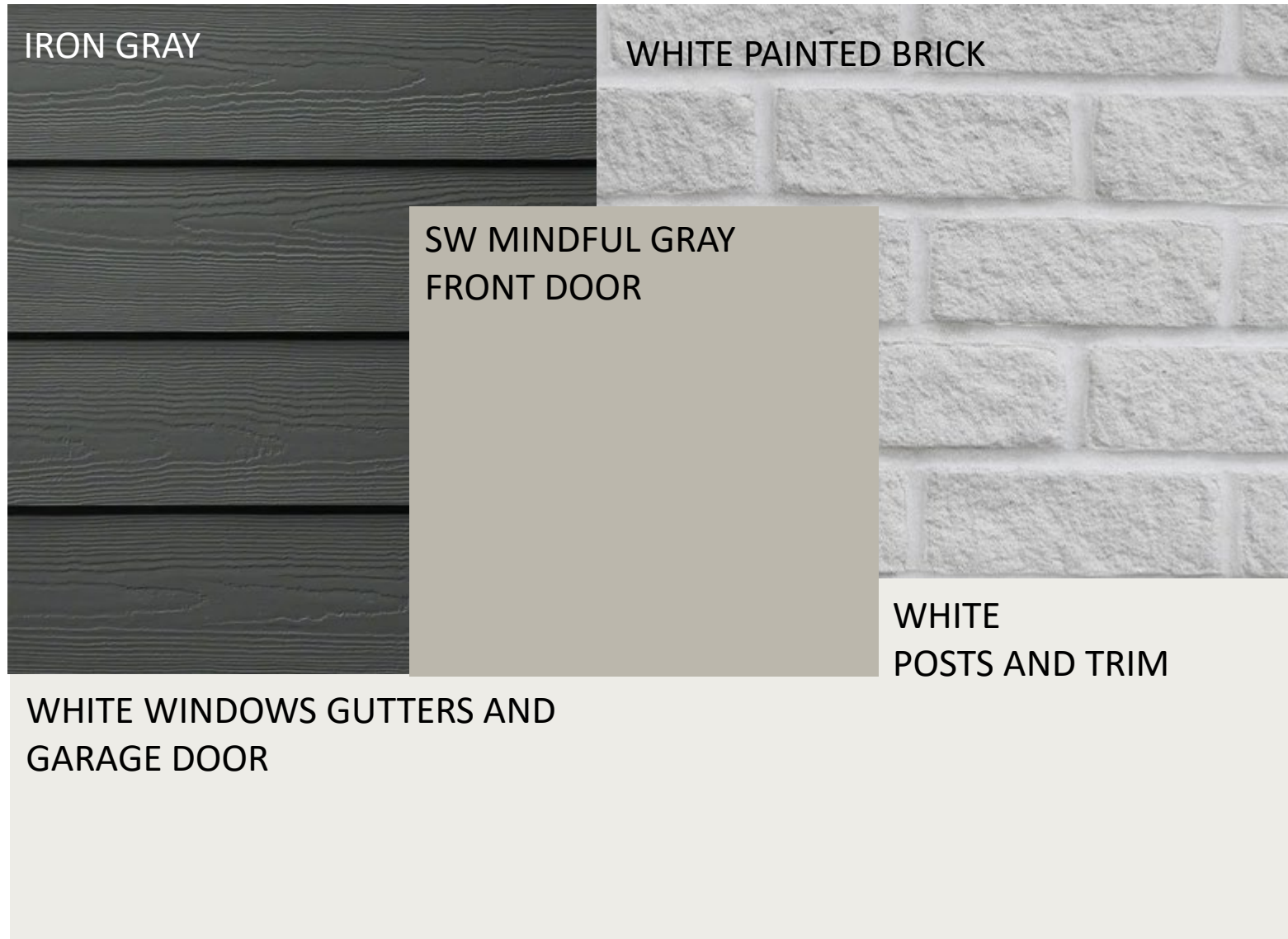


ACCENT DOOR OPTIONS

- SW ROYCROFT
COPPER RED



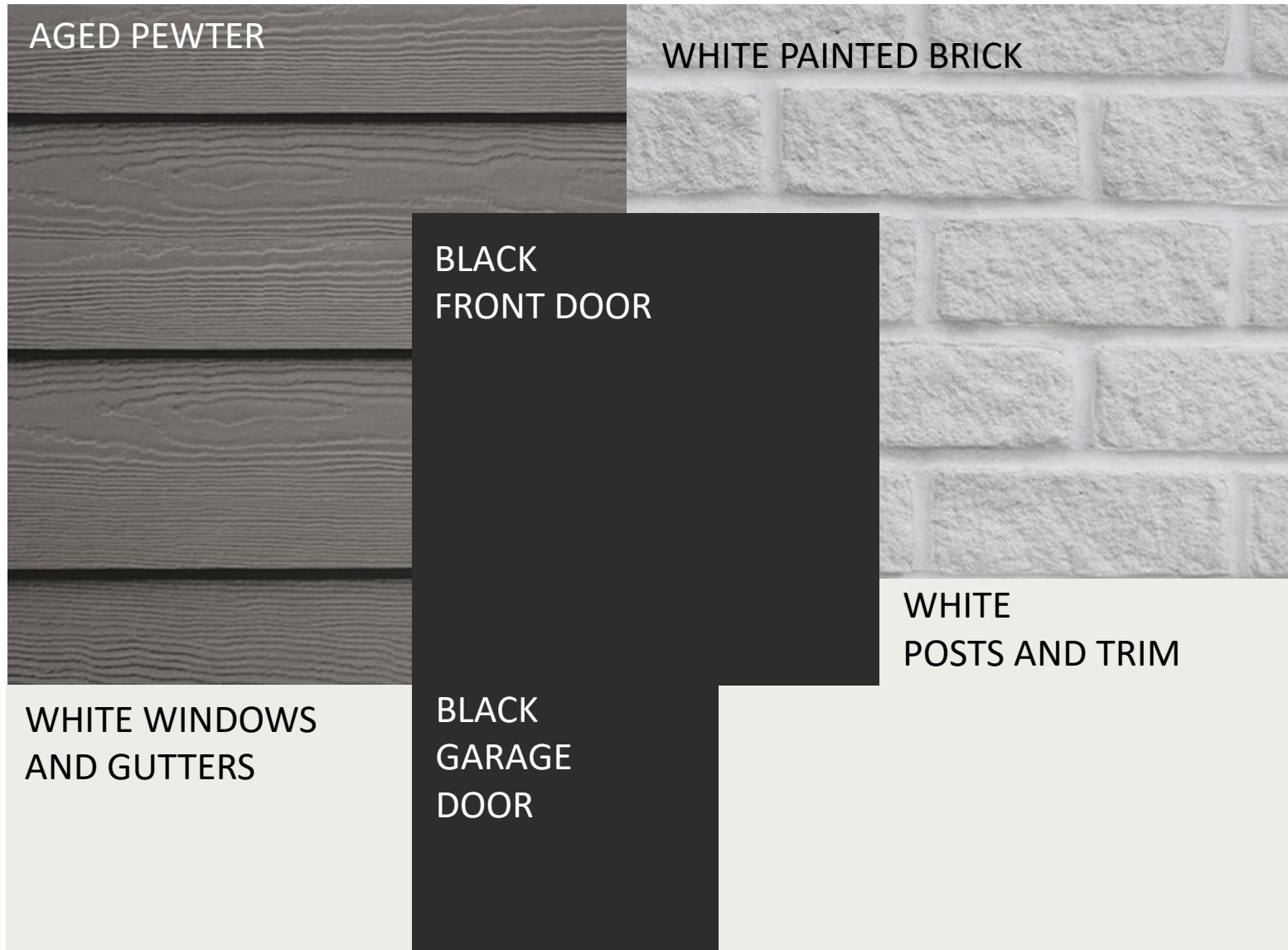
SCHEME 18



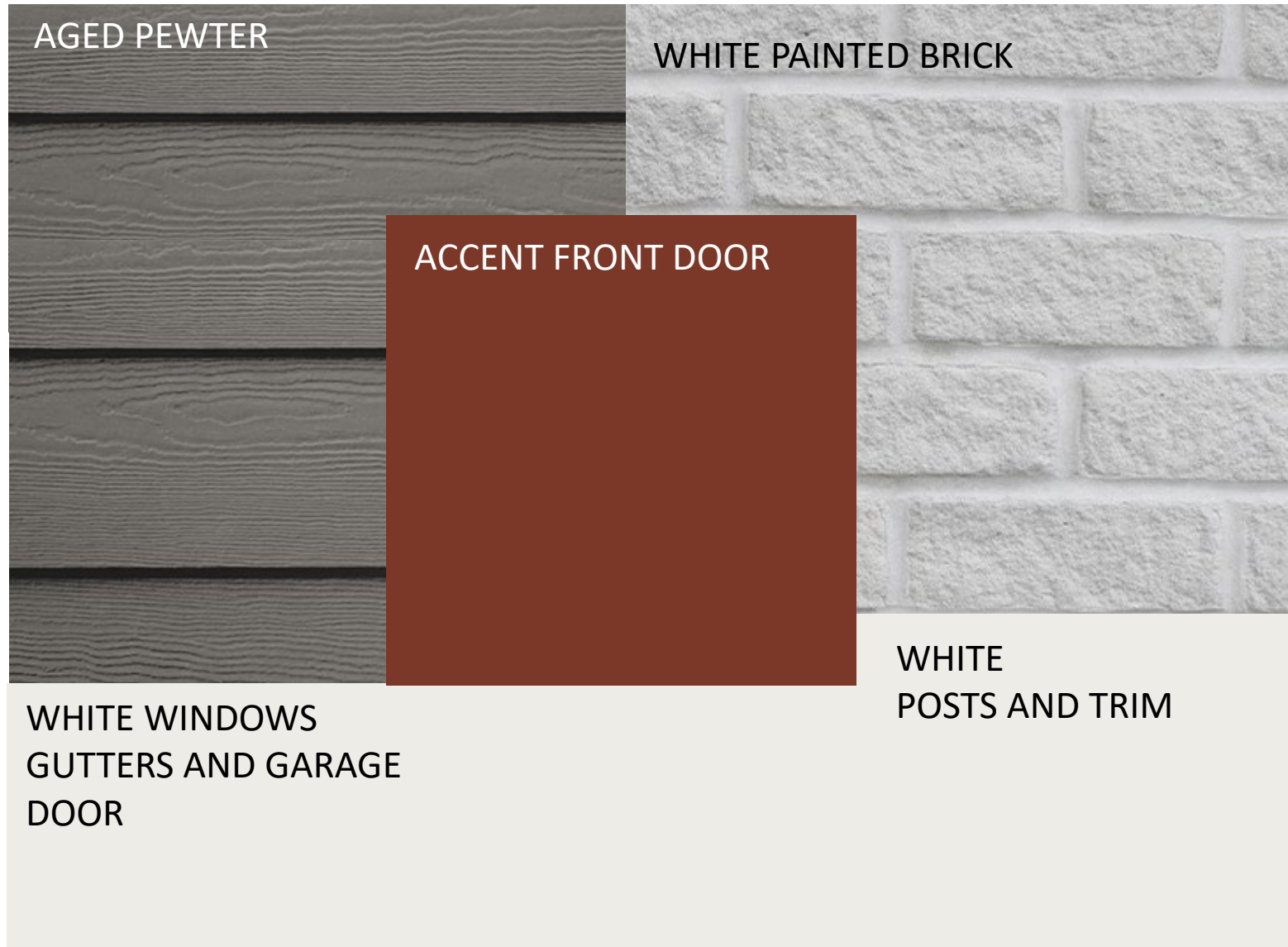
SCHEME 19



SCHEME 20

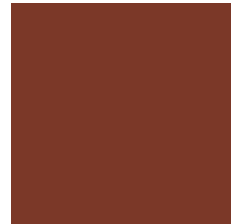


SCHEME 21



ACCENT DOOR OPTIONS

- SW ROYCROFT
COPPER RED



SCHEME 22

TIMBER BARK

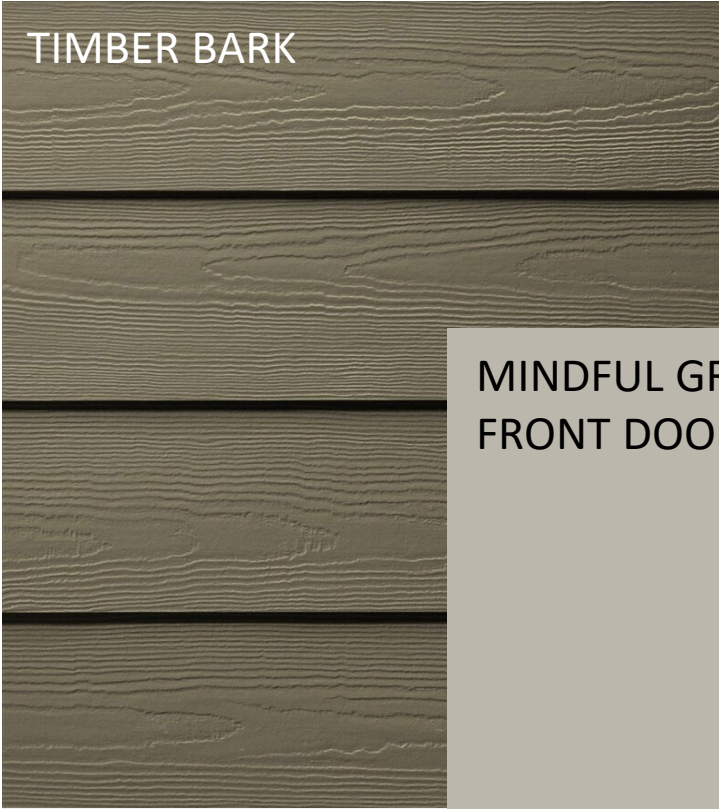
WHITE PAINTED BRICK

SW PURE WHITE
FRONT DOOR

WHITE WINDOWS
GUTTERS

WHITE
POSTS AND TRIM

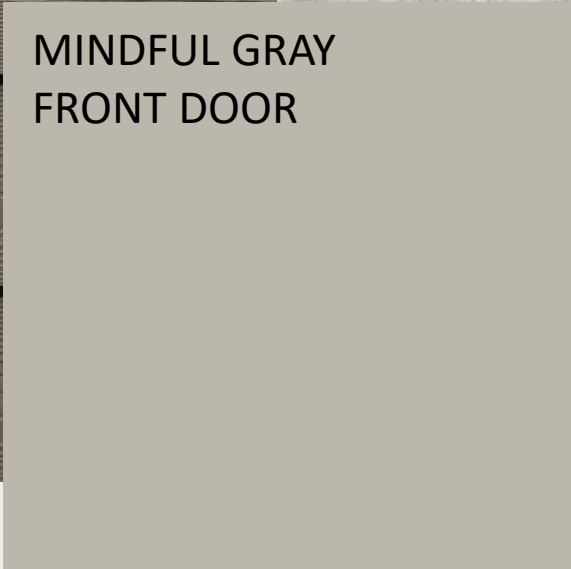
SCHEME 23



TIMBER BARK



WHITE PAINTED BRICK



MINDFUL GRAY
FRONT DOOR



WHITE
POSTS AND TRIM

WHITE WINDOWS
GUTTERS AND
GARAGE DOOR

SCHEME 24



SCHEME 25



SCHEME 26

HEATHERED MOSS

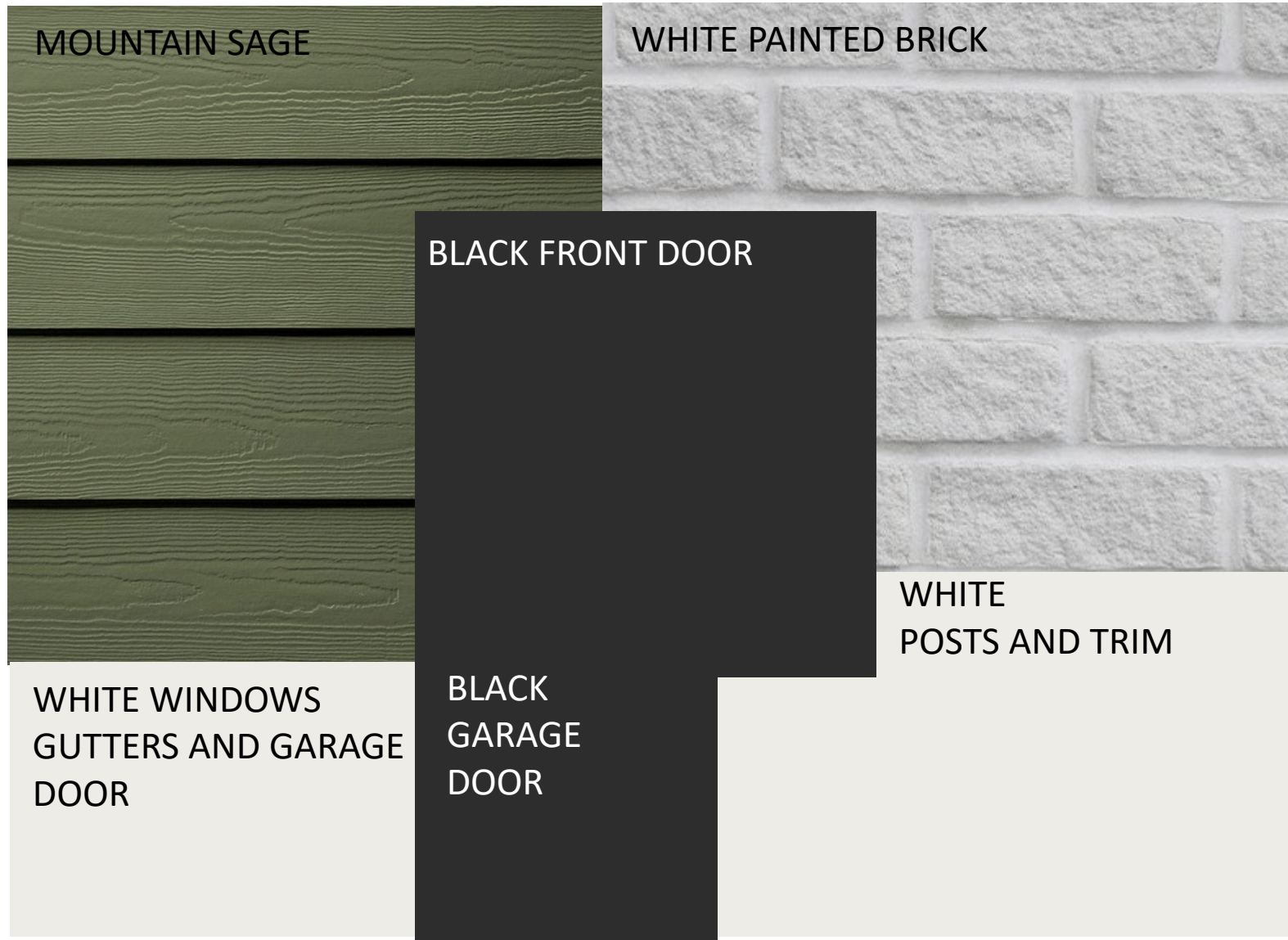
WHITE PAINTED BRICK

WHITE FRONT DOOR

WHITE WINDOWS
GUTTERS

WHITE
POSTS AND TRIM

SCHEME 27



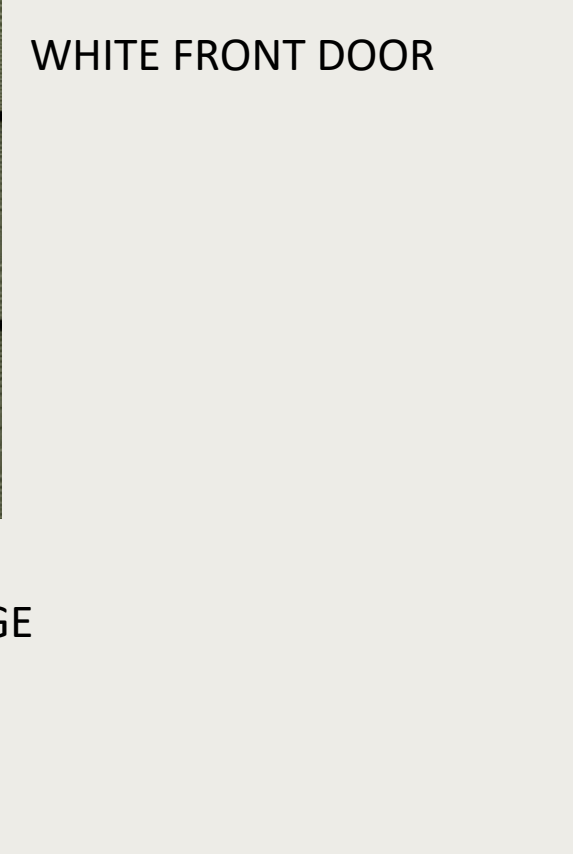
SCHEME 28



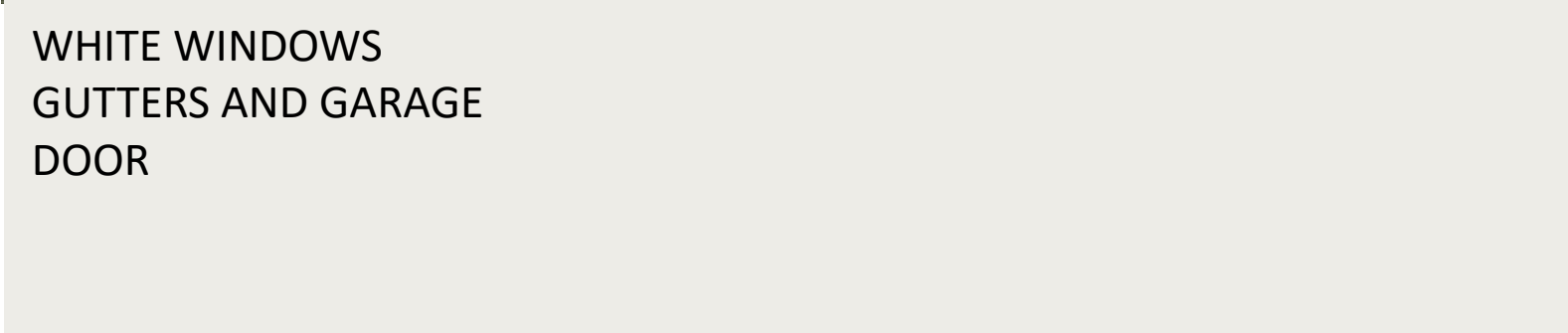
MOUNTAIN SAGE

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

WHITE PAINTED BRICK

A vertical rectangular color swatch showing a close-up of white-painted bricks with visible mortar lines.

WHITE FRONT DOOR

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

WHITE WINDOWS
GUTTERS AND GARAGE
DOOR

A vertical rectangular color swatch showing a solid, clean white color, matching the front door swatch.

WHITE
POSTS AND TRIM

PLAN 2

(Formerly 2B)

SCHEME 1

ARCTIC WHITE

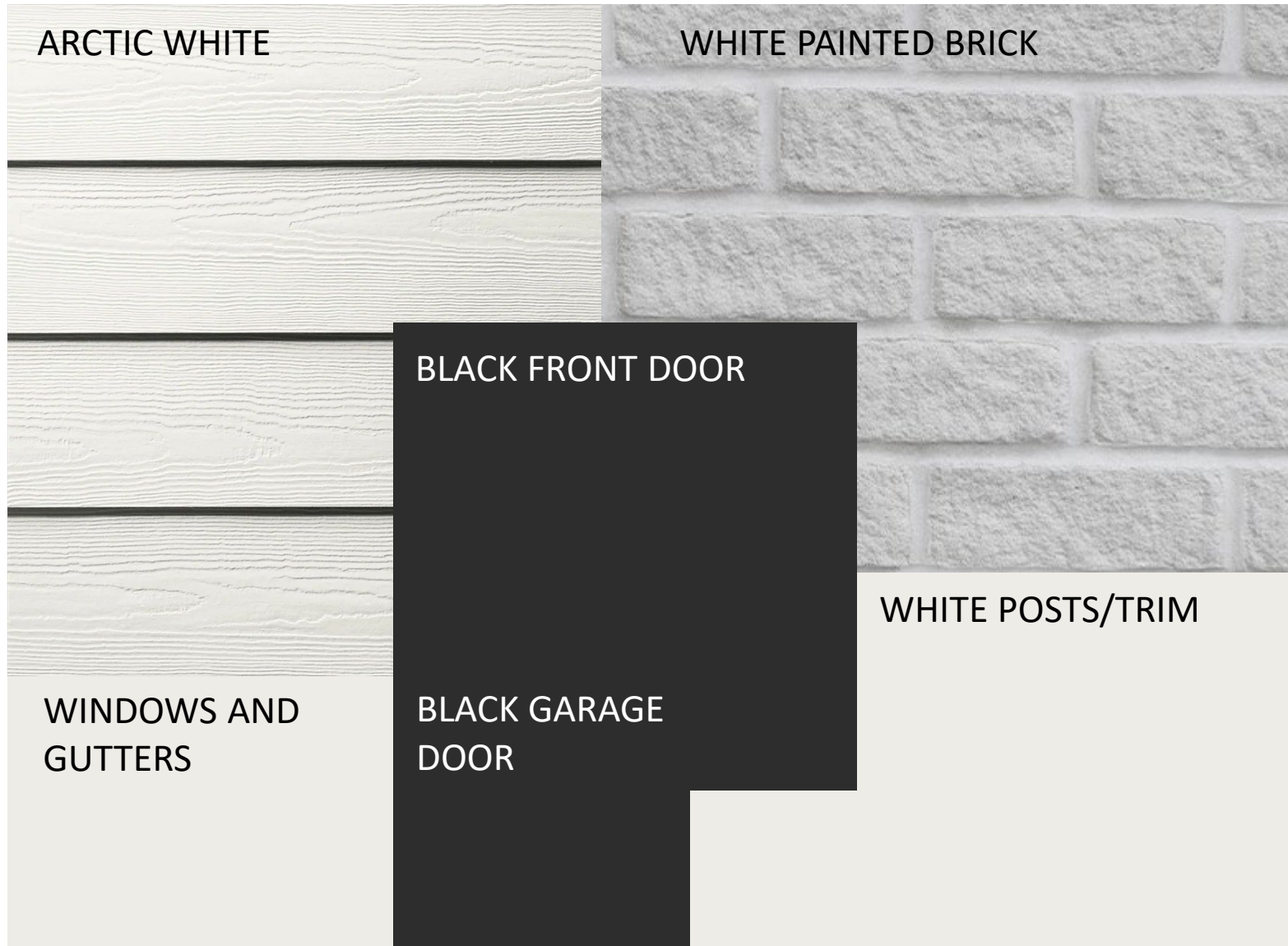
WHITE PAINTED BRICK

BRONZE FRONT DOOR

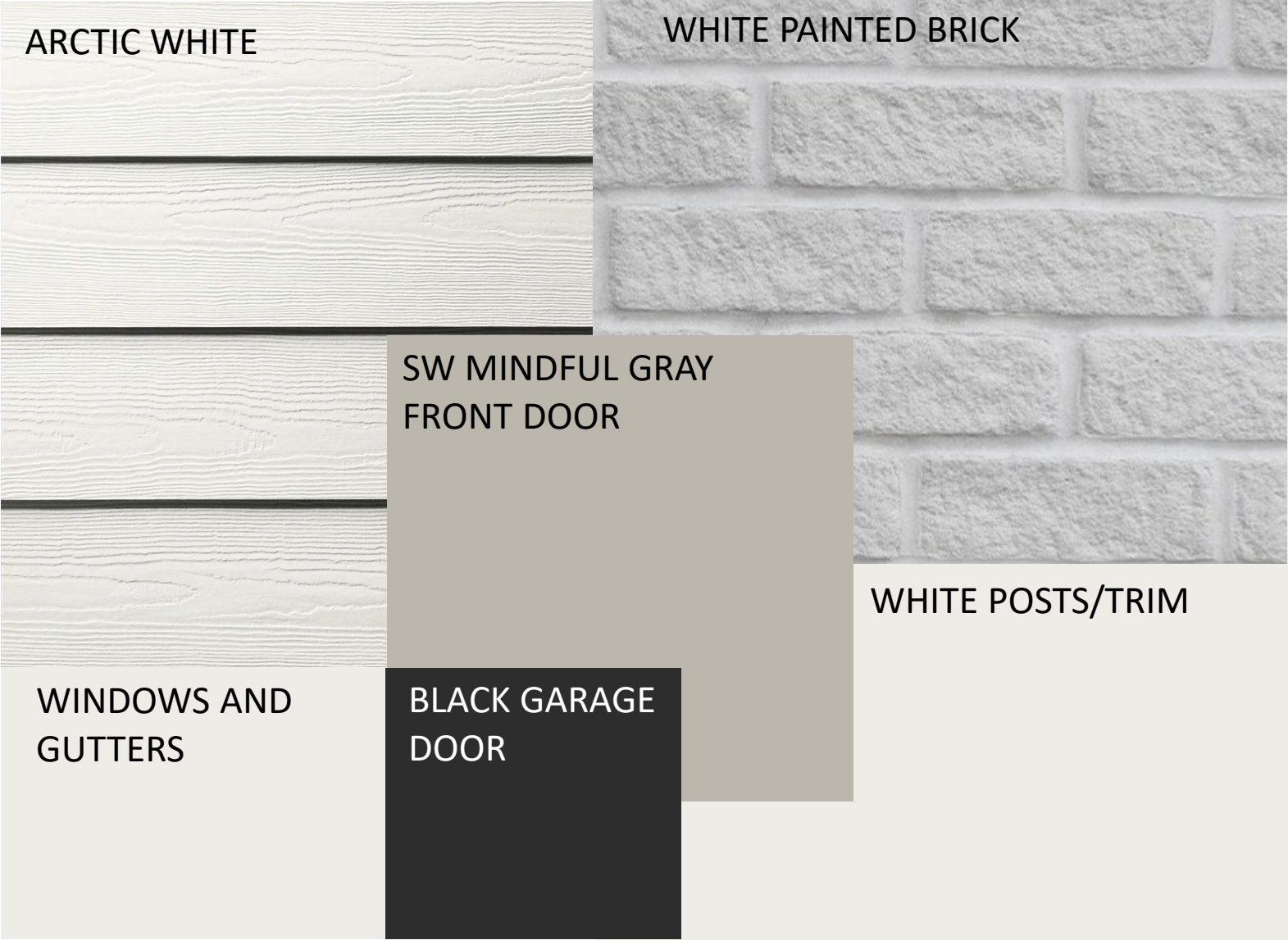
WINDOWS /GUTTERS
GARAGE DOOR

WHITE POSTS/TRIM

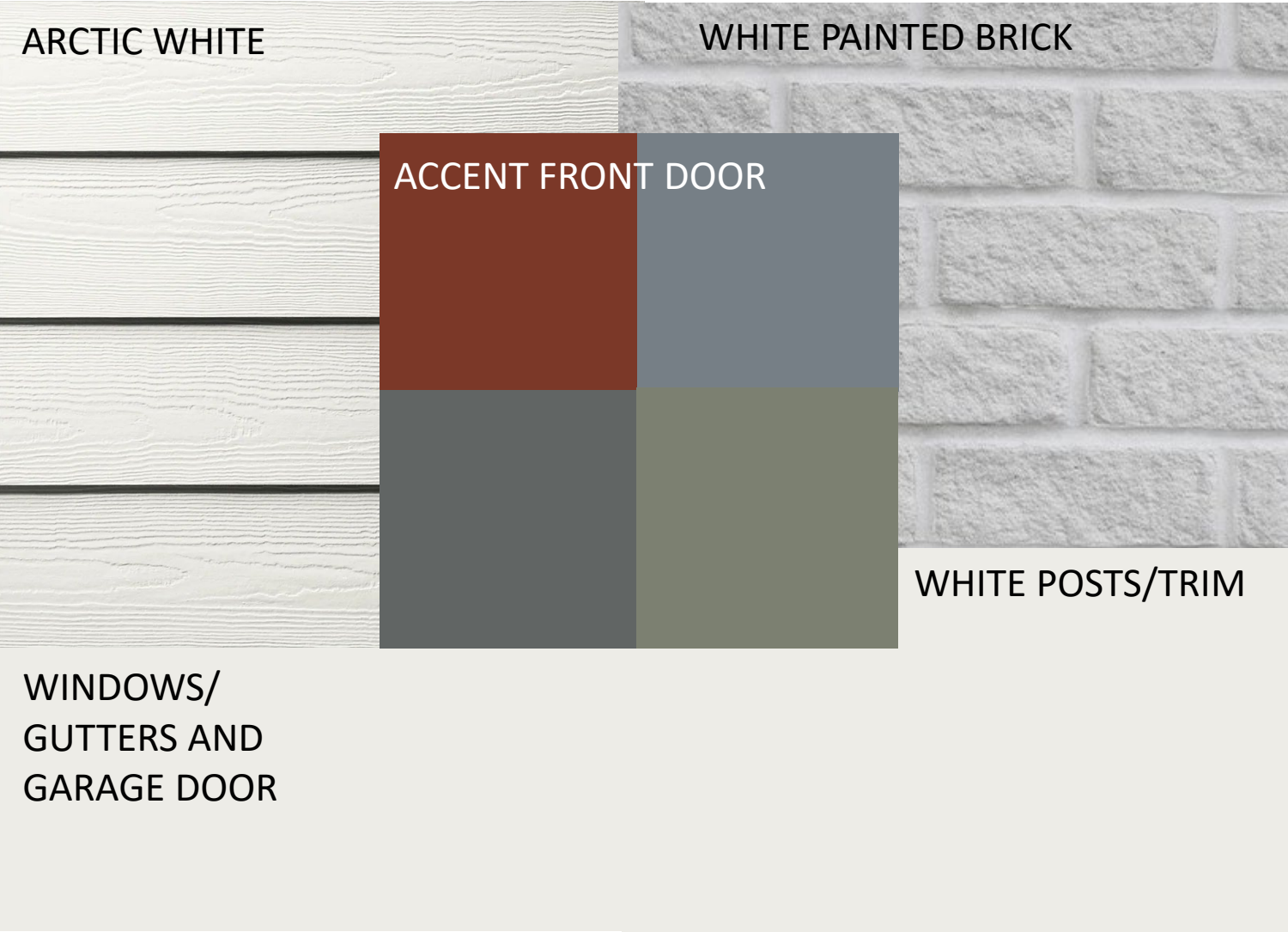
SCHEME 2



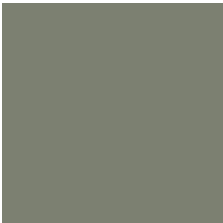
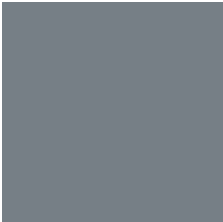
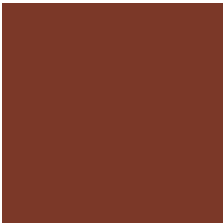
SCHEME 3



SCHEME 4



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



SCHEME 5

COBBLESTONE

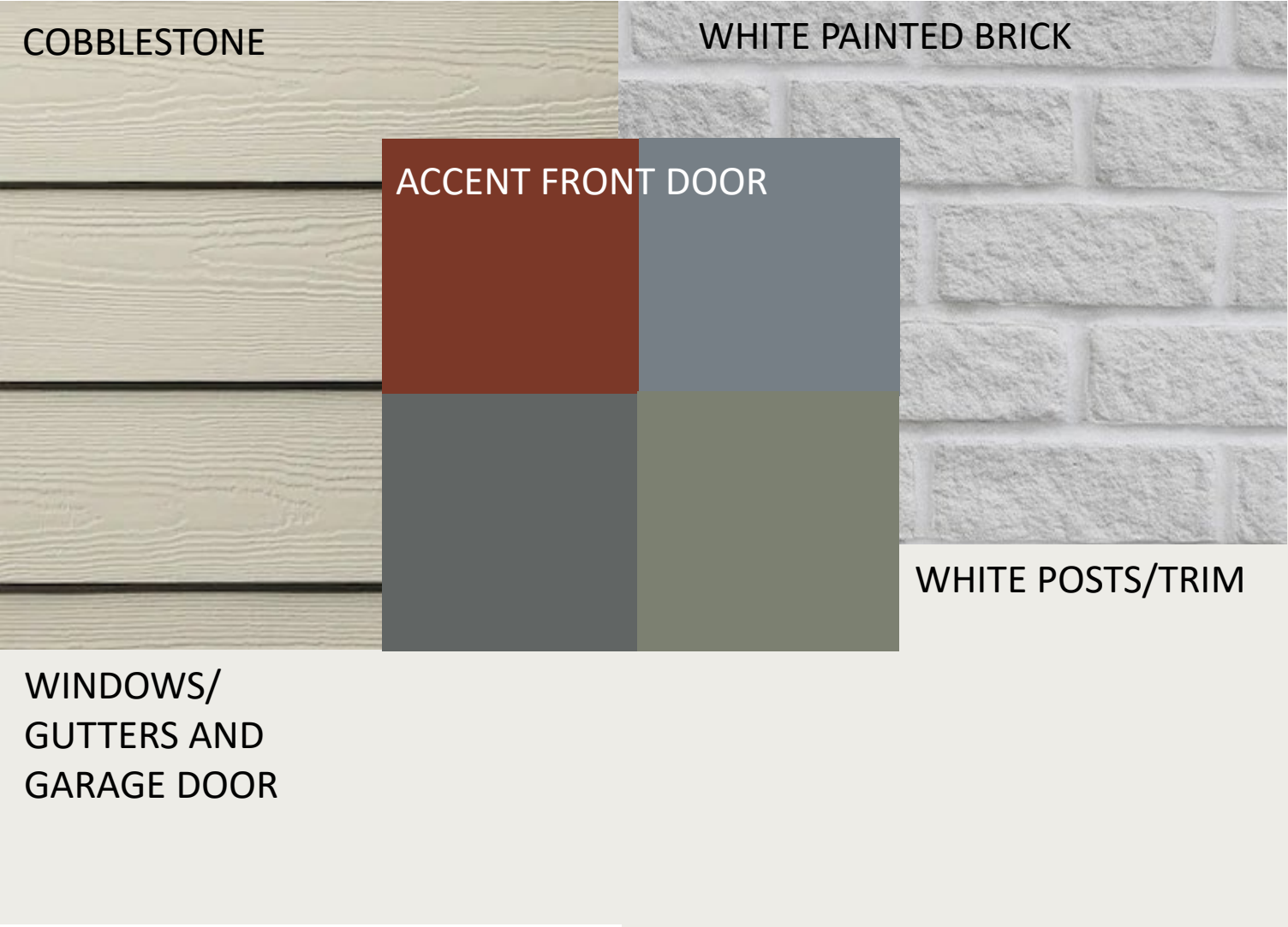
WHITE PAINTED BRICK

BLACK FRONT DOOR

WINDOWS /GUTTERS
GARAGE DOOR

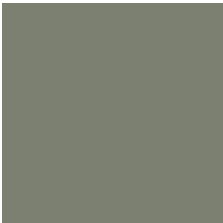
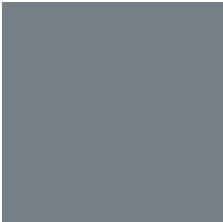
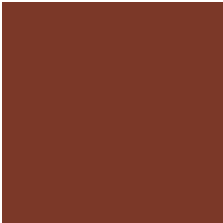
WHITE POSTS/TRIM

SCHEME 6



ACCENT DOOR OPTIONS

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



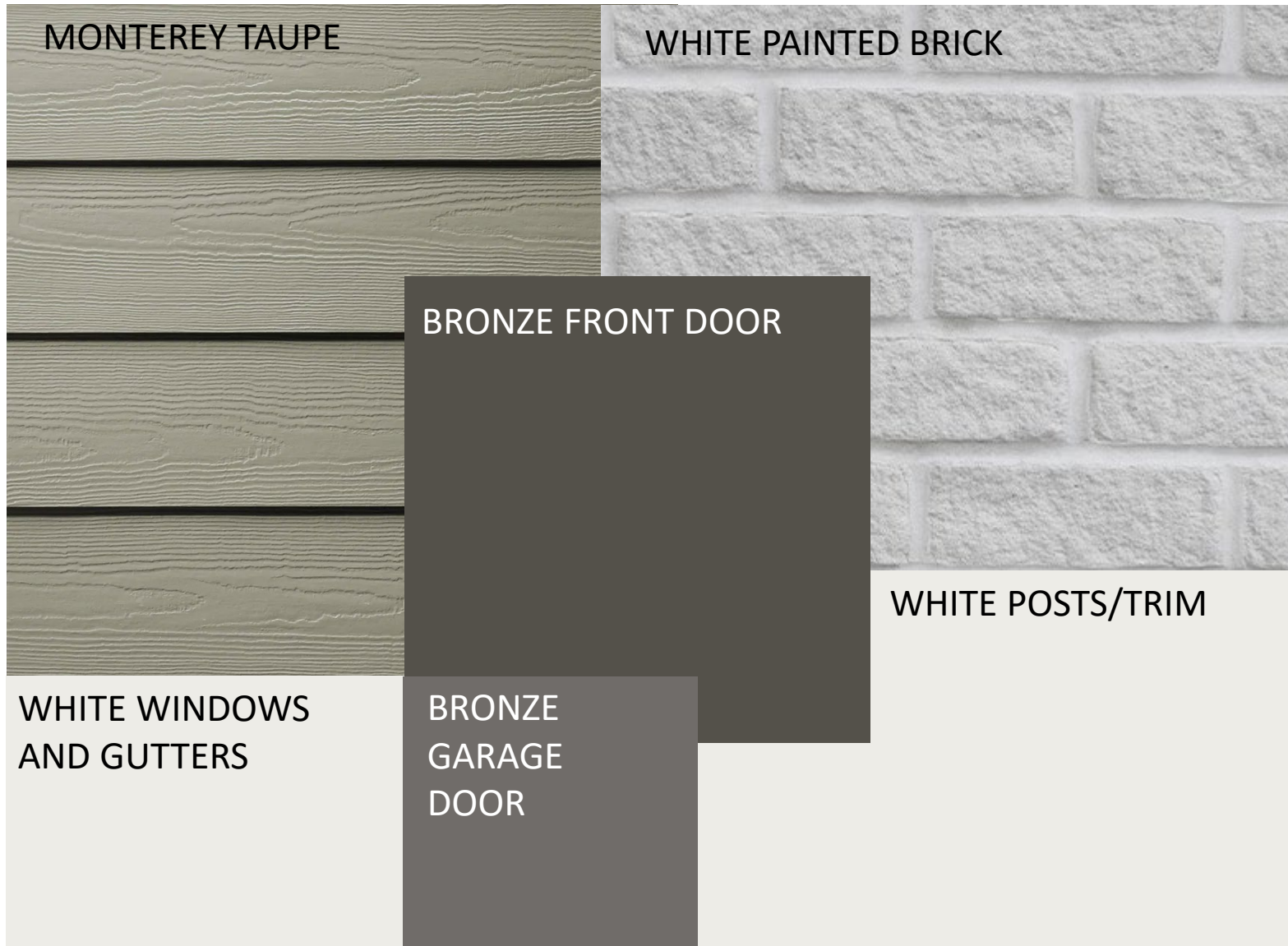
SCHEME 7



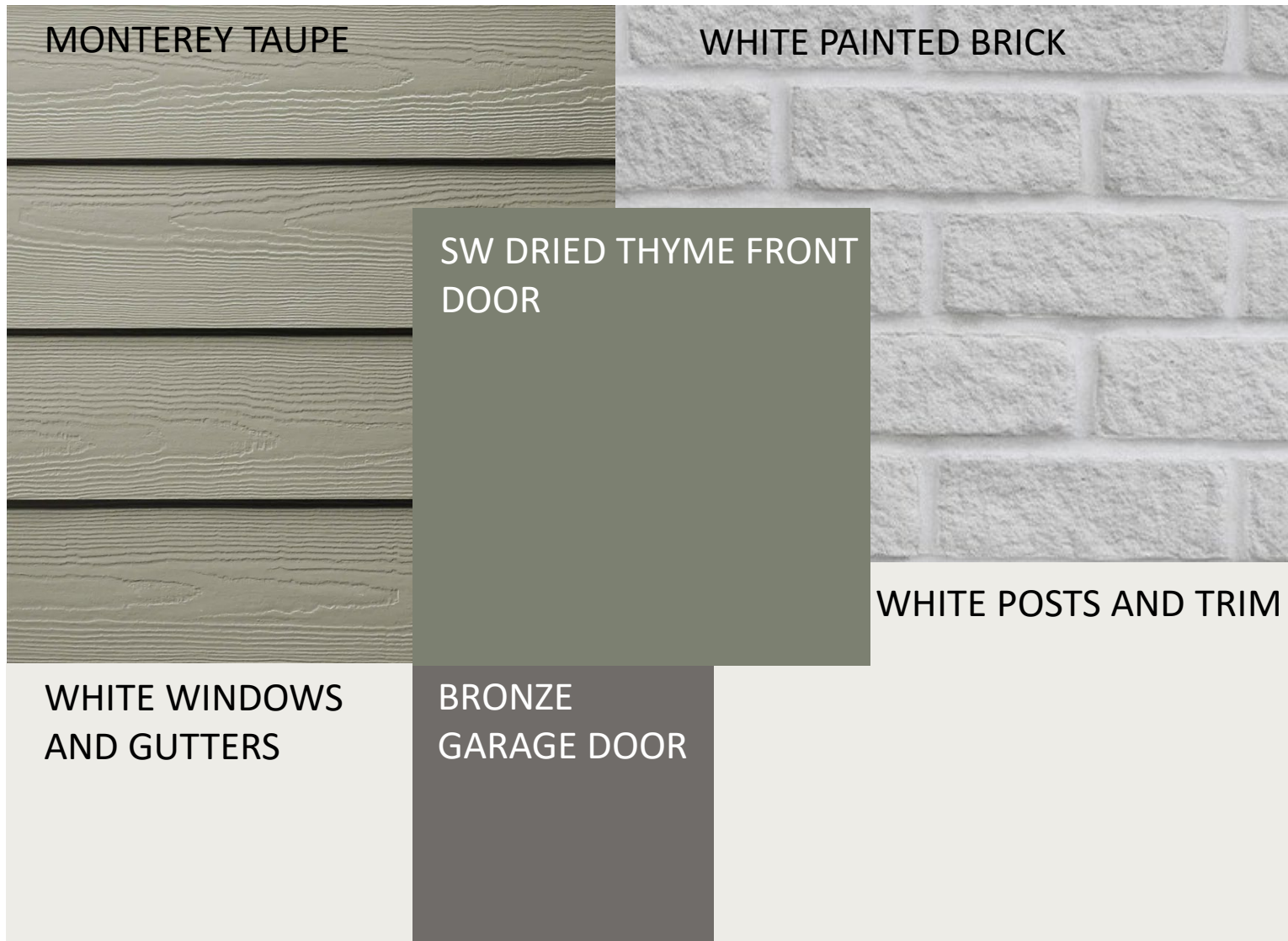
SCHEME 8



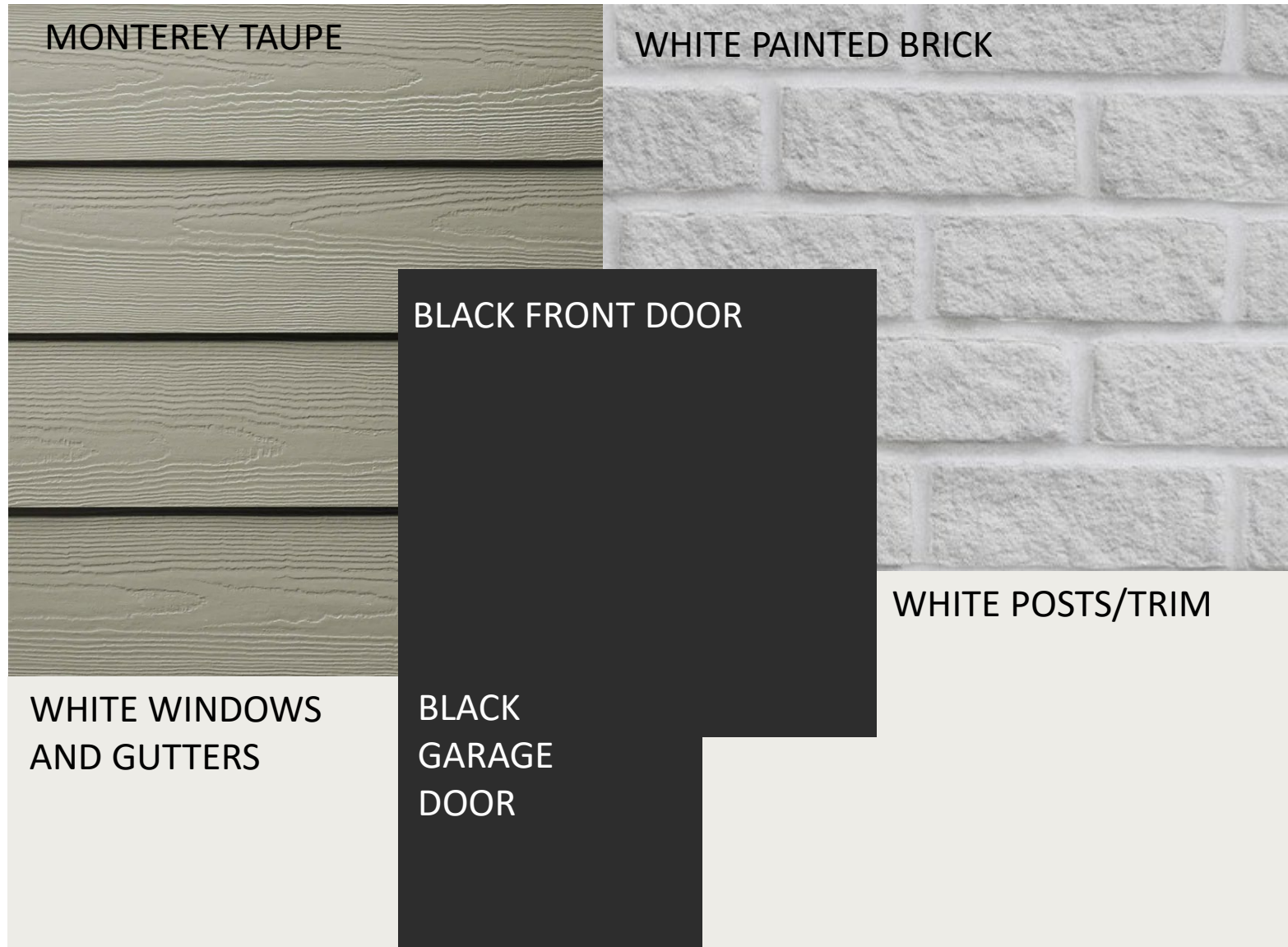
SCHEME 9



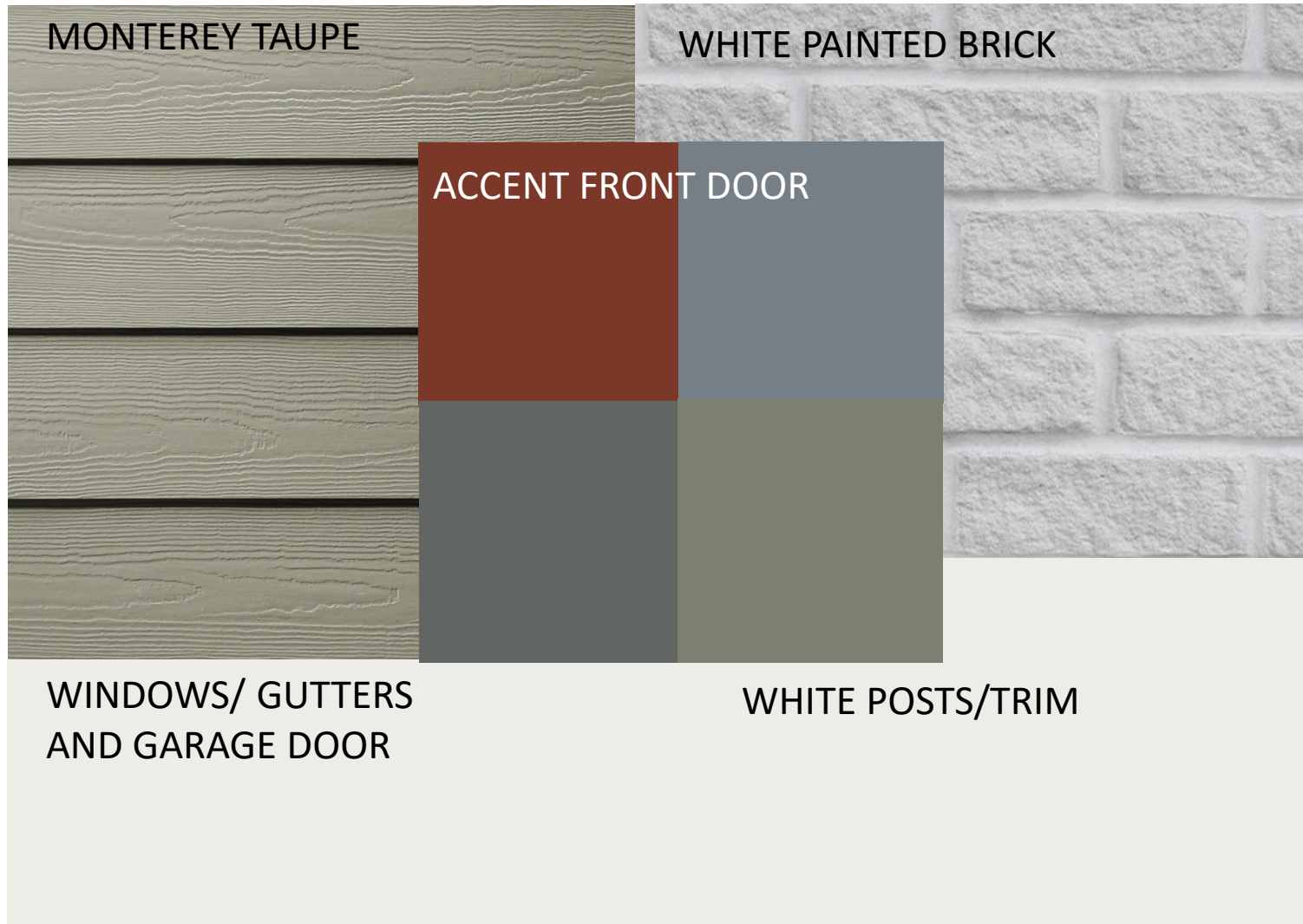
SCHEME 10



SCHEME 11

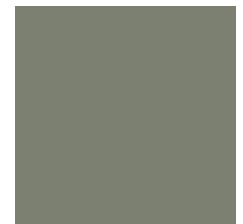
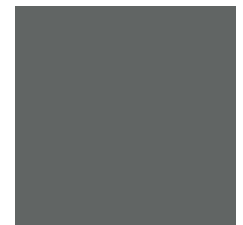
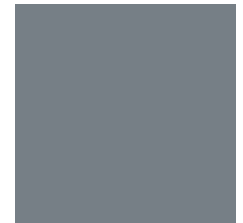
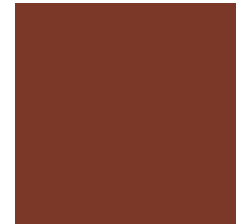


SCHEME 12

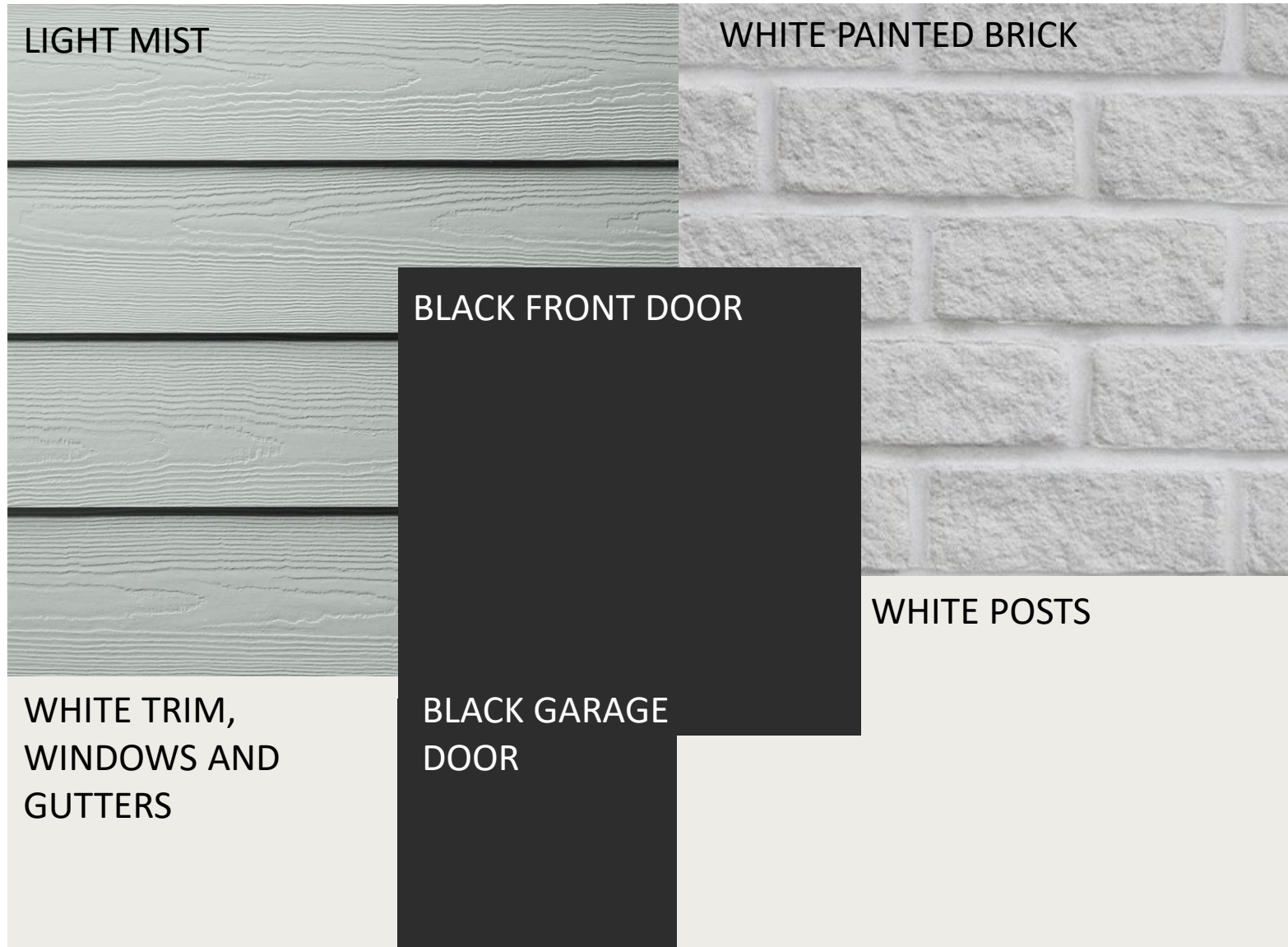


ACCENT DOOR OPTIONS

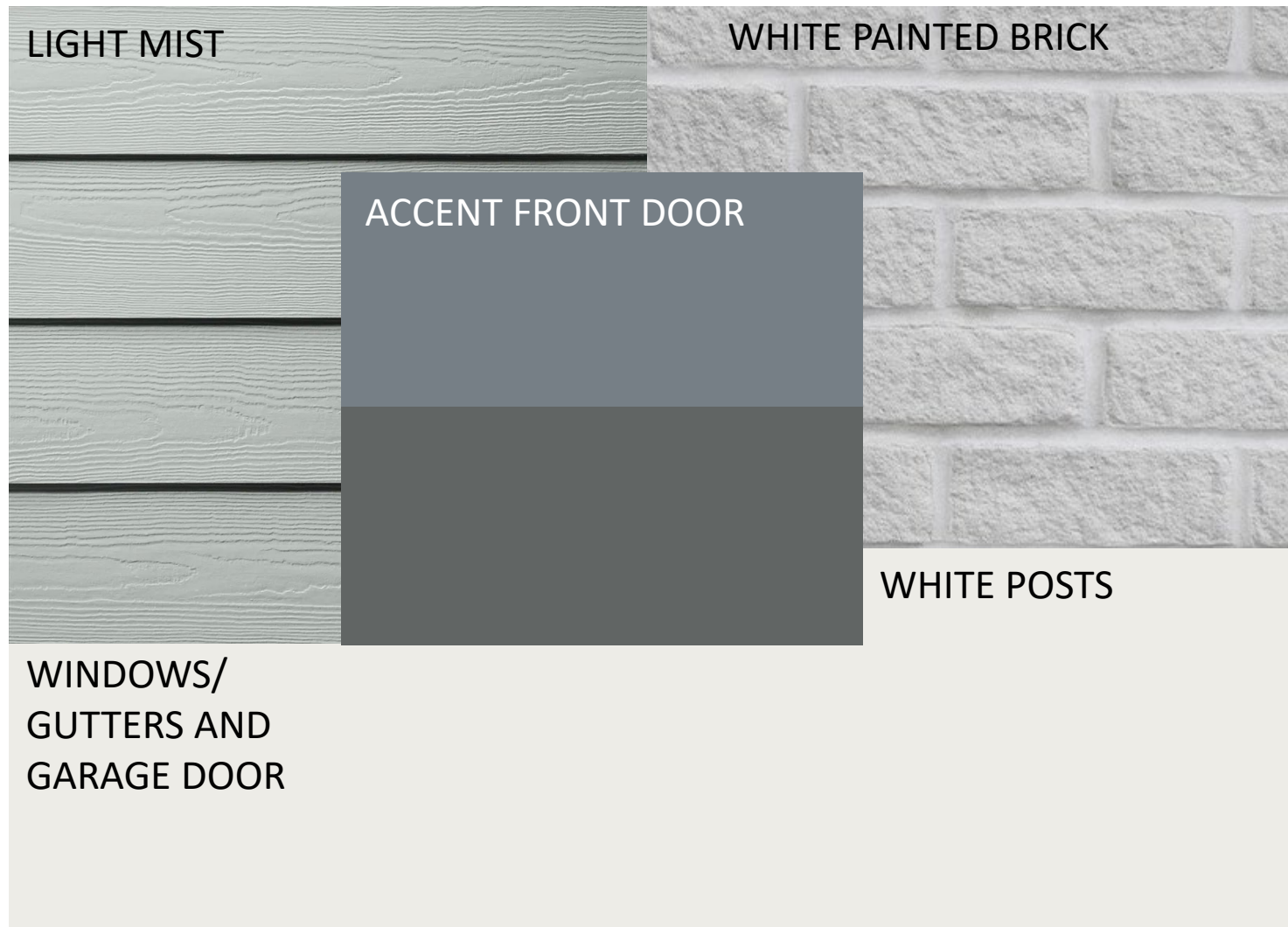
- SW ROYCROFT COPPER RED
- SW DOWNING SLATE
- SW ROYCROFT PEWTER
- SW DRIED THYME



SCHEME 13

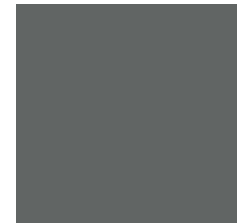
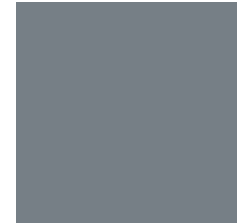


SCHEME 14

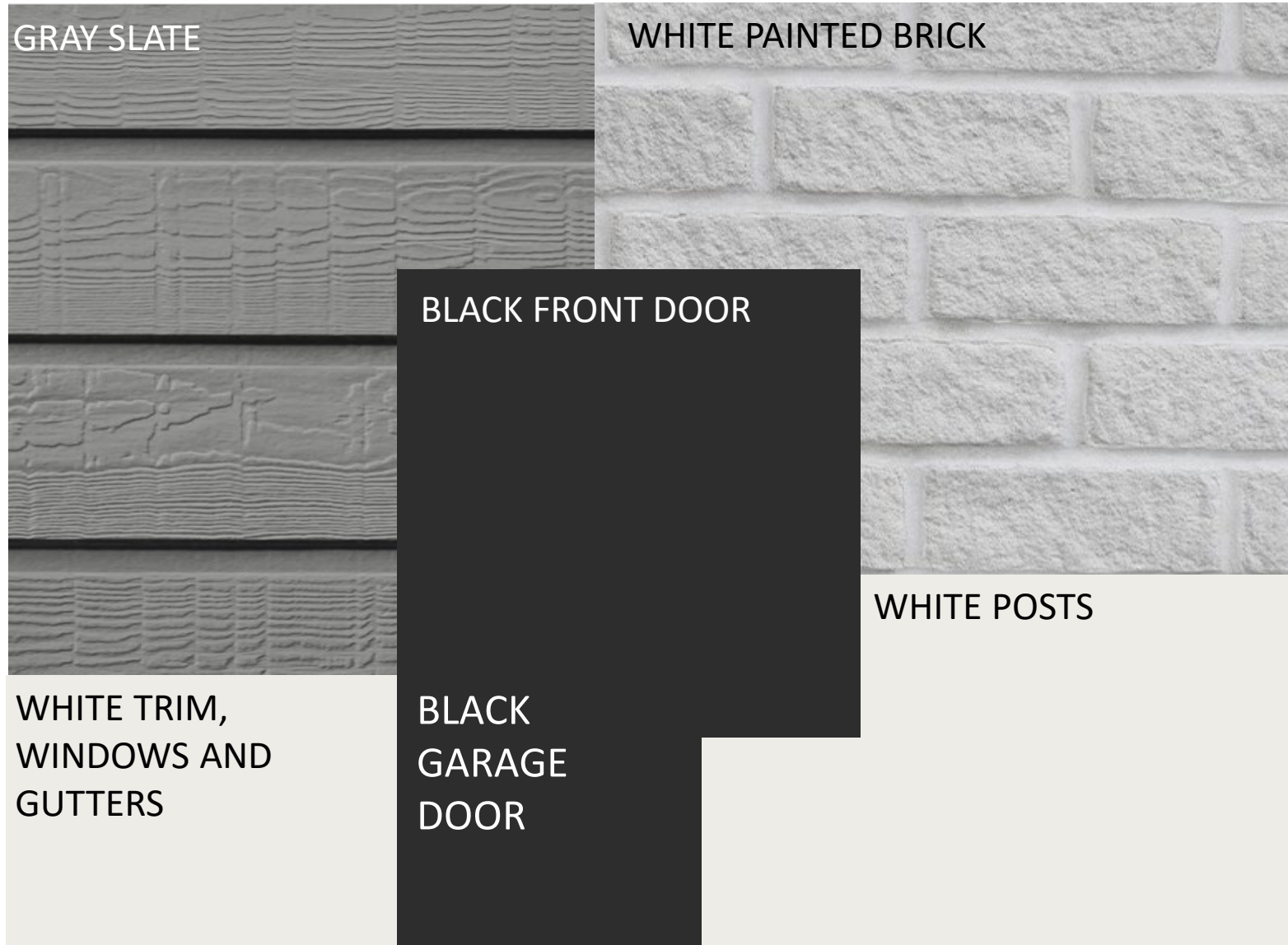


ACCENT DOOR OPTIONS

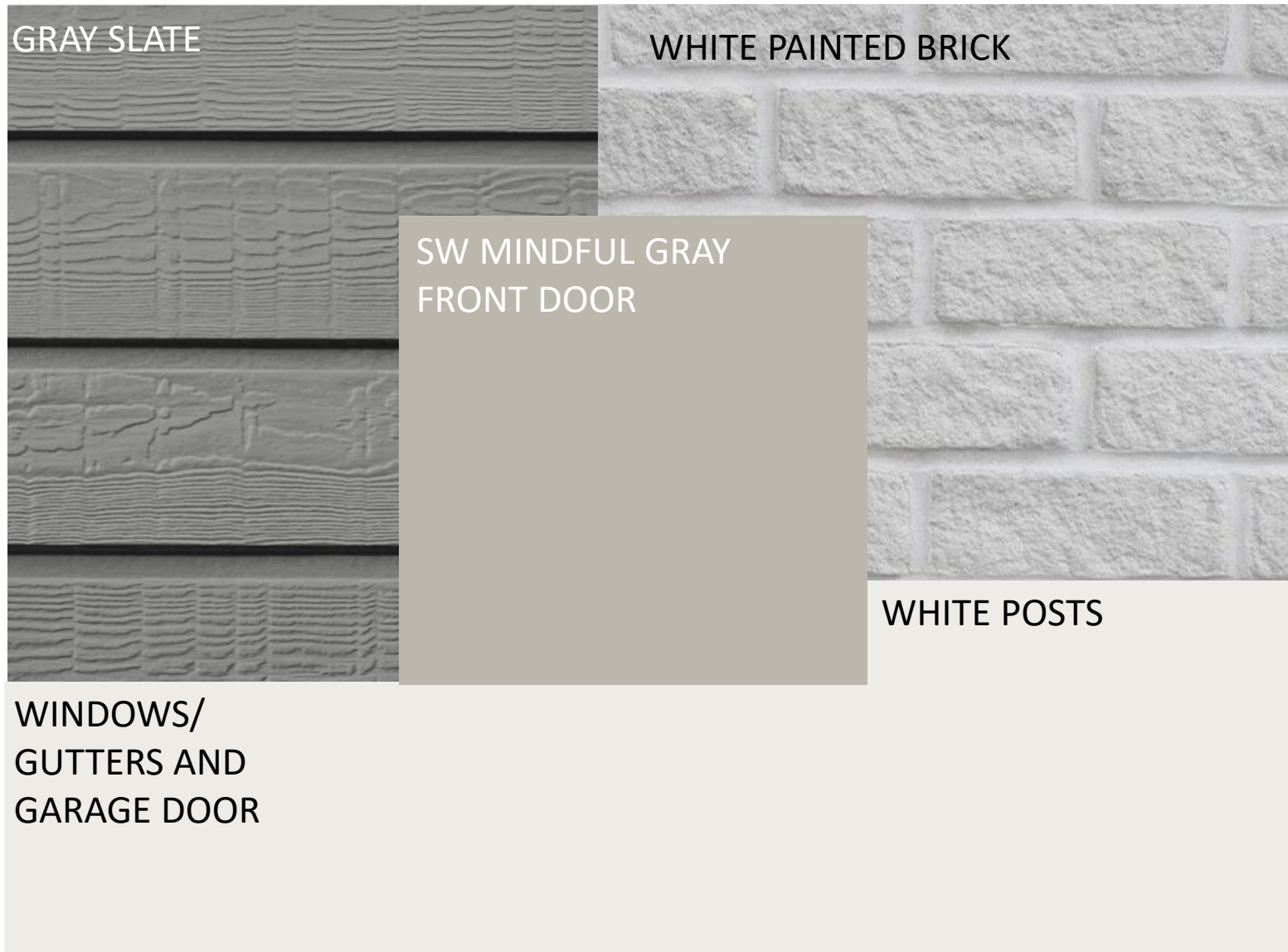
- SW DOWNING SLATE
- SW ROYCROFT PEWTER



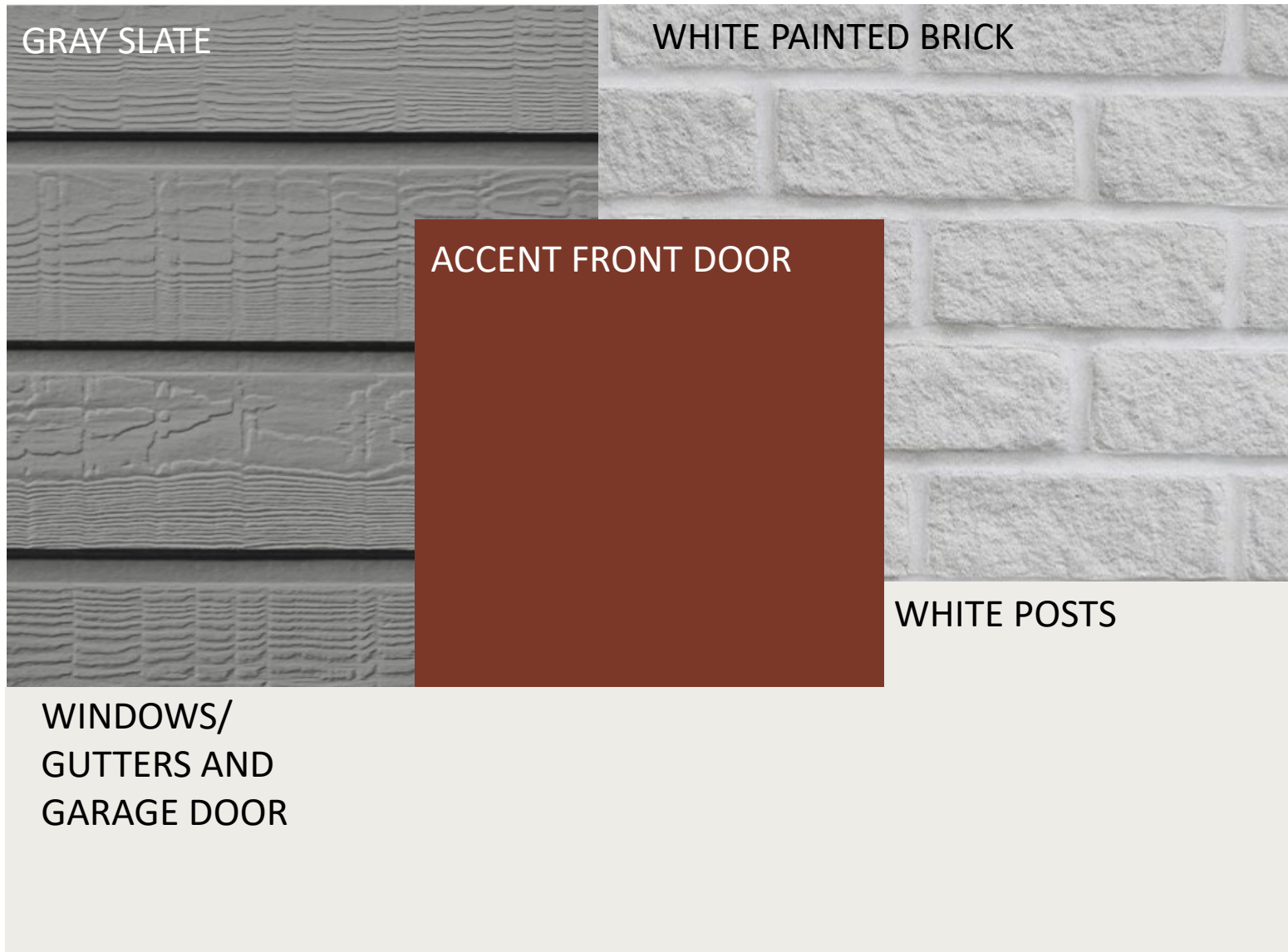
SCHEME 15



SCHEME 16

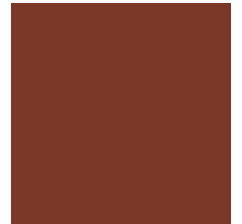


SCHEME 17

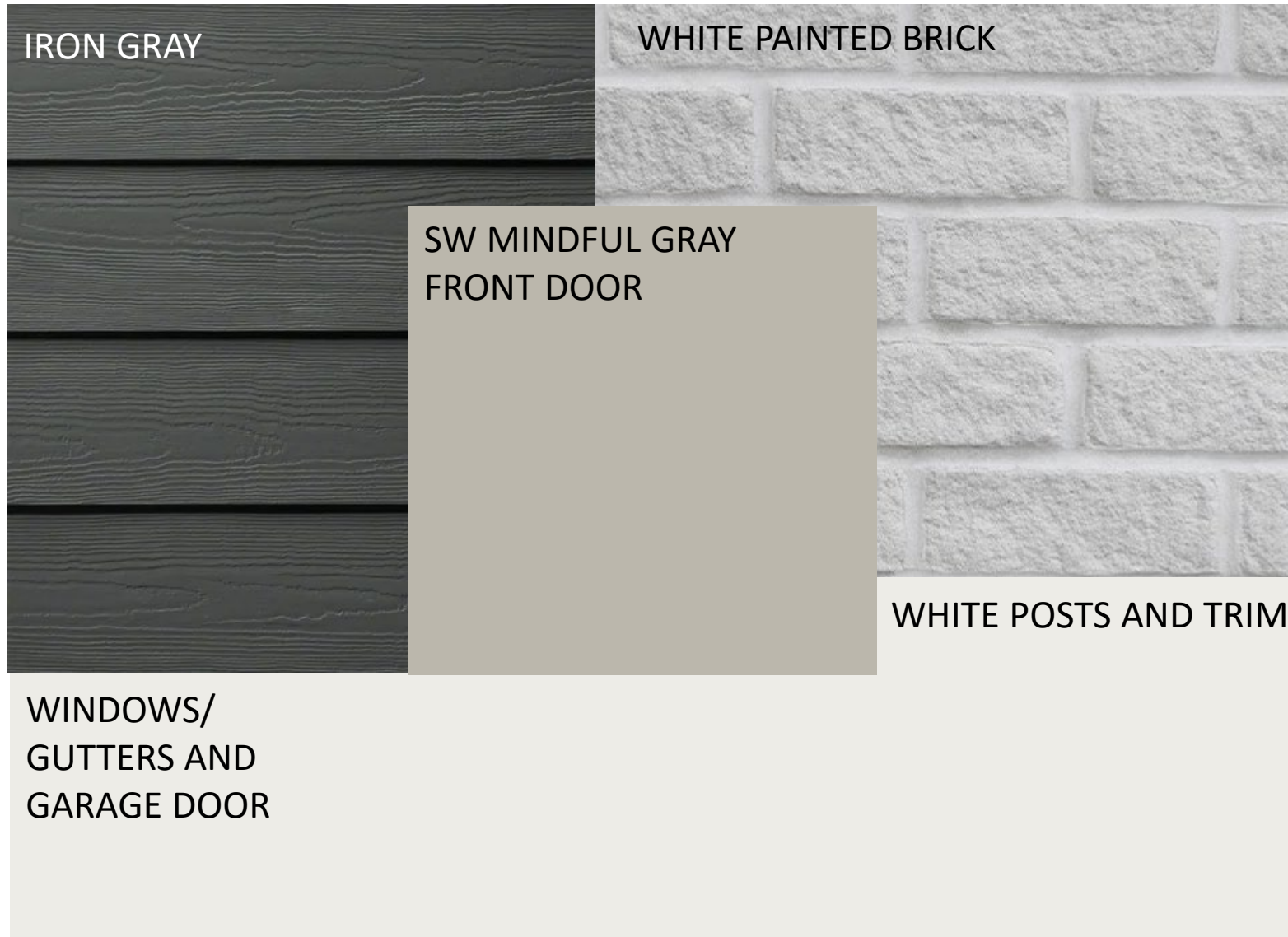


ACCENT DOOR OPTIONS

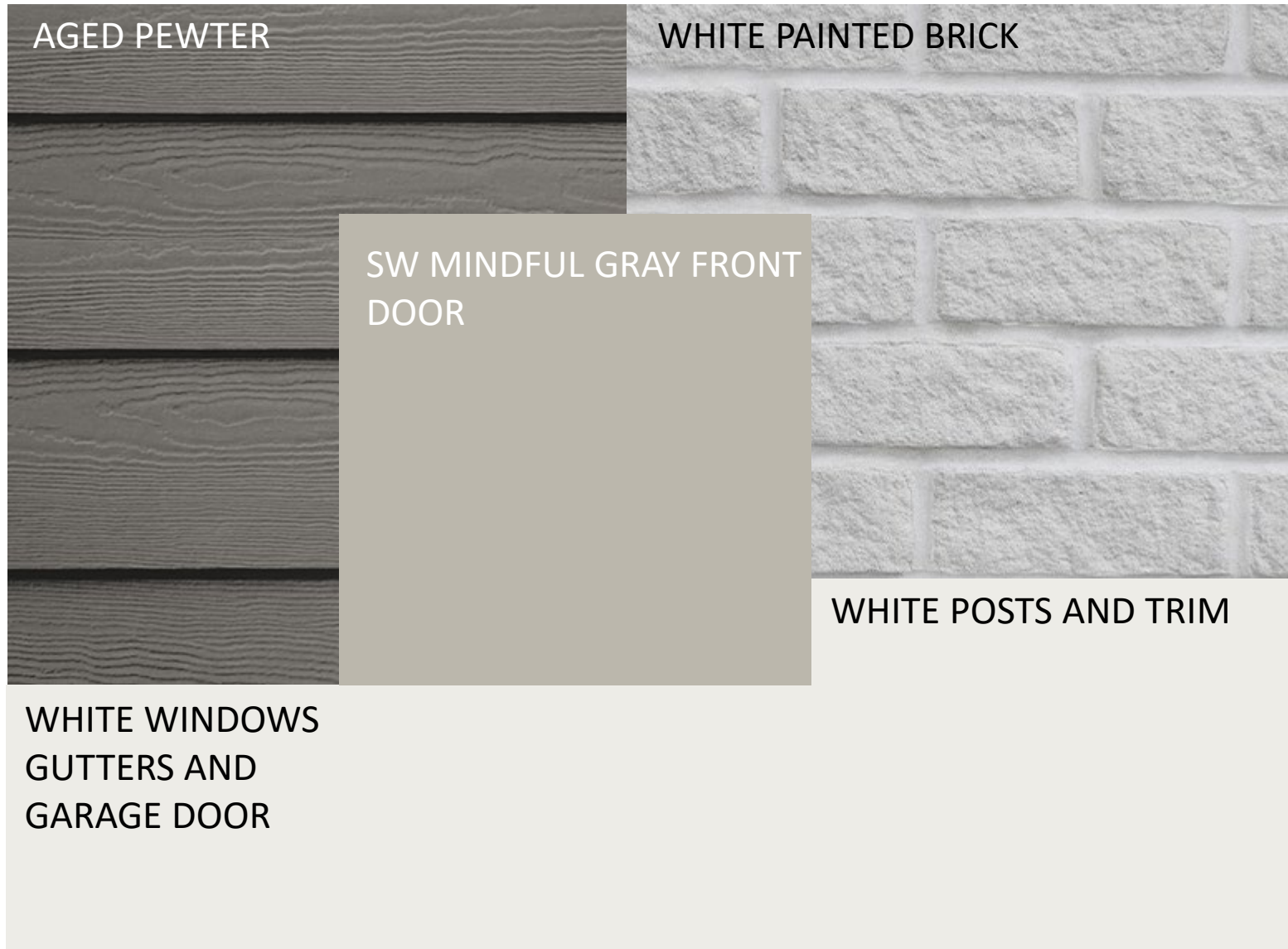
- SW ROYCROFT
COPPER RED



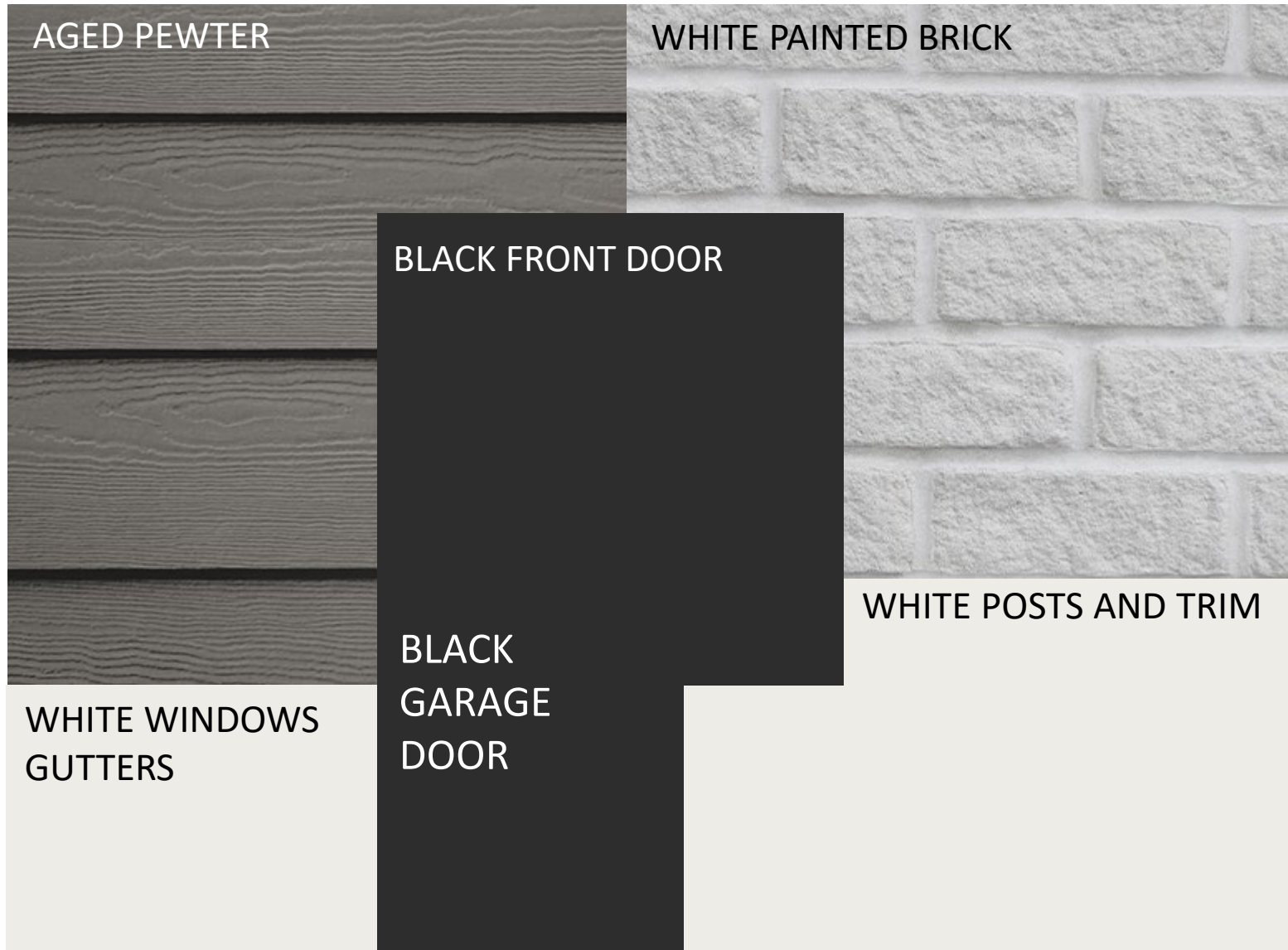
SCHEME 18



SCHEME 19



SCHEME 20

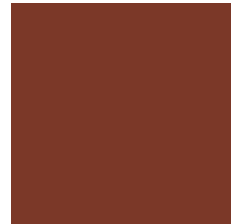


SCHEME 21

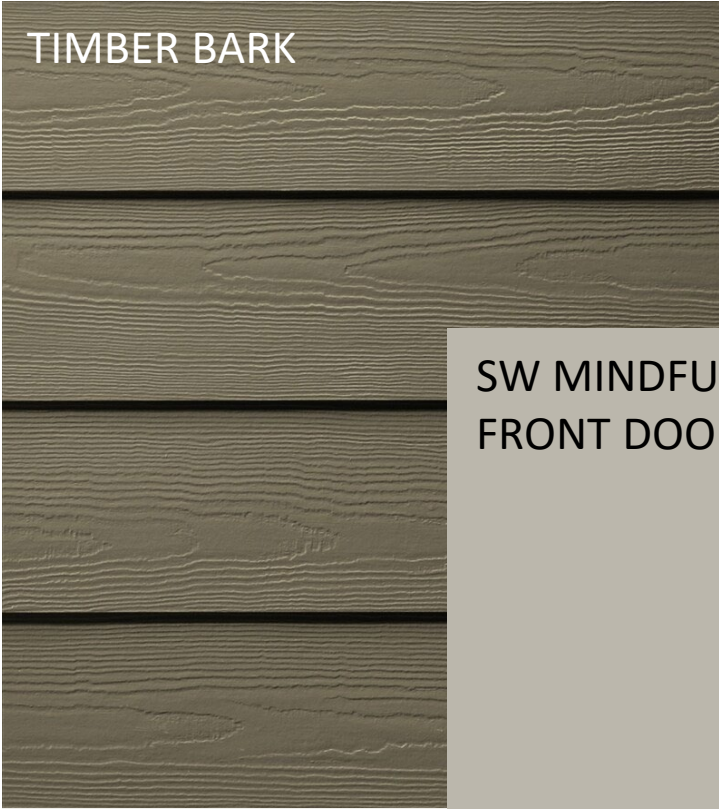


ACCENT DOOR OPTIONS

- SW ROYCROFT
COPPER RED



SCHEME 22



TIMBER BARK



WHITE PAINTED BRICK



SW MINDFUL GRAY
FRONT DOOR

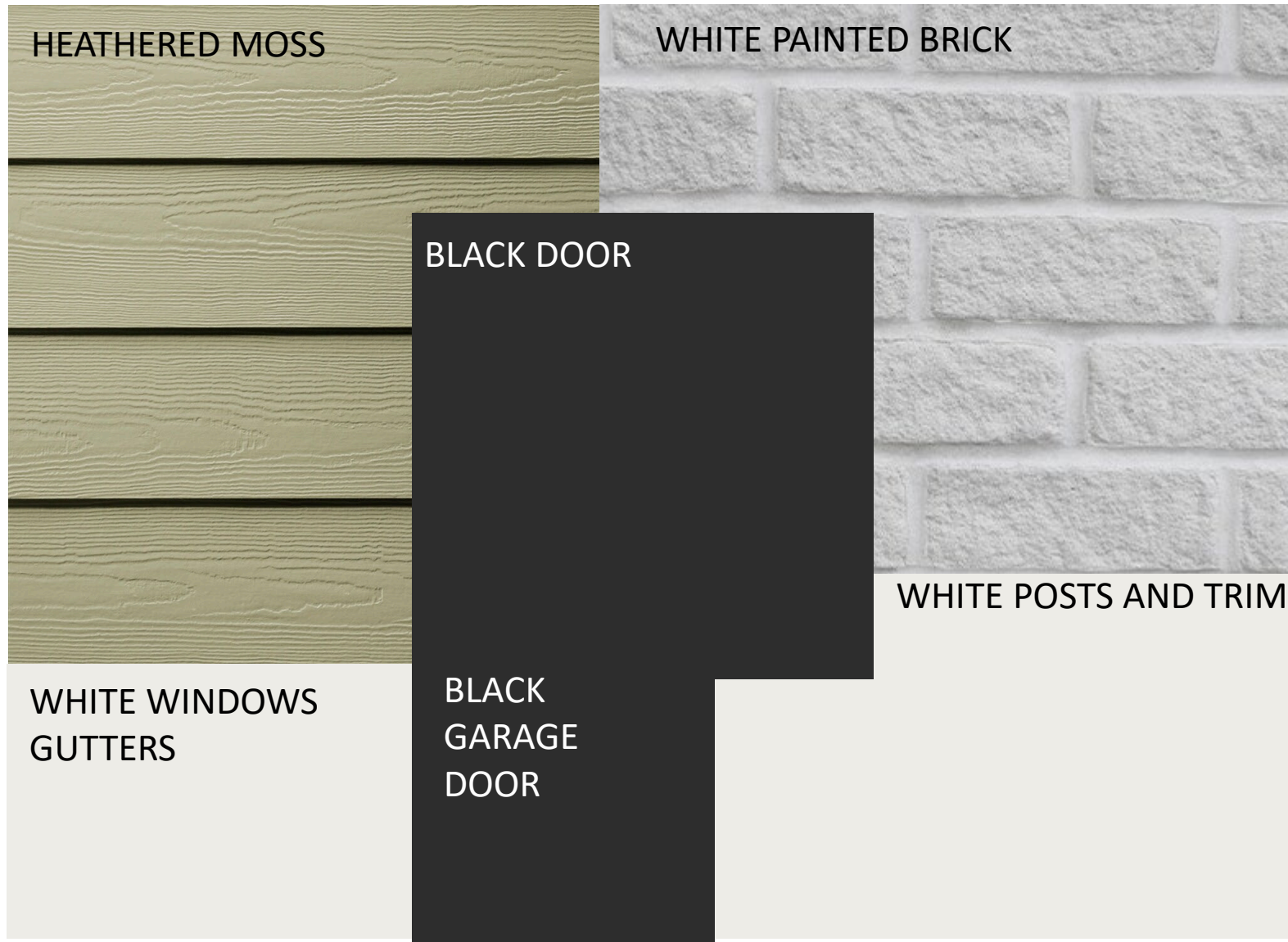
WHITE POSTS AND TRIM

WHITE WINDOWS
GUTTERS AND
GARAGE DOOR

SCHEME 23



SCHEME 24



SCHEME 25

HEATHERED MOSS

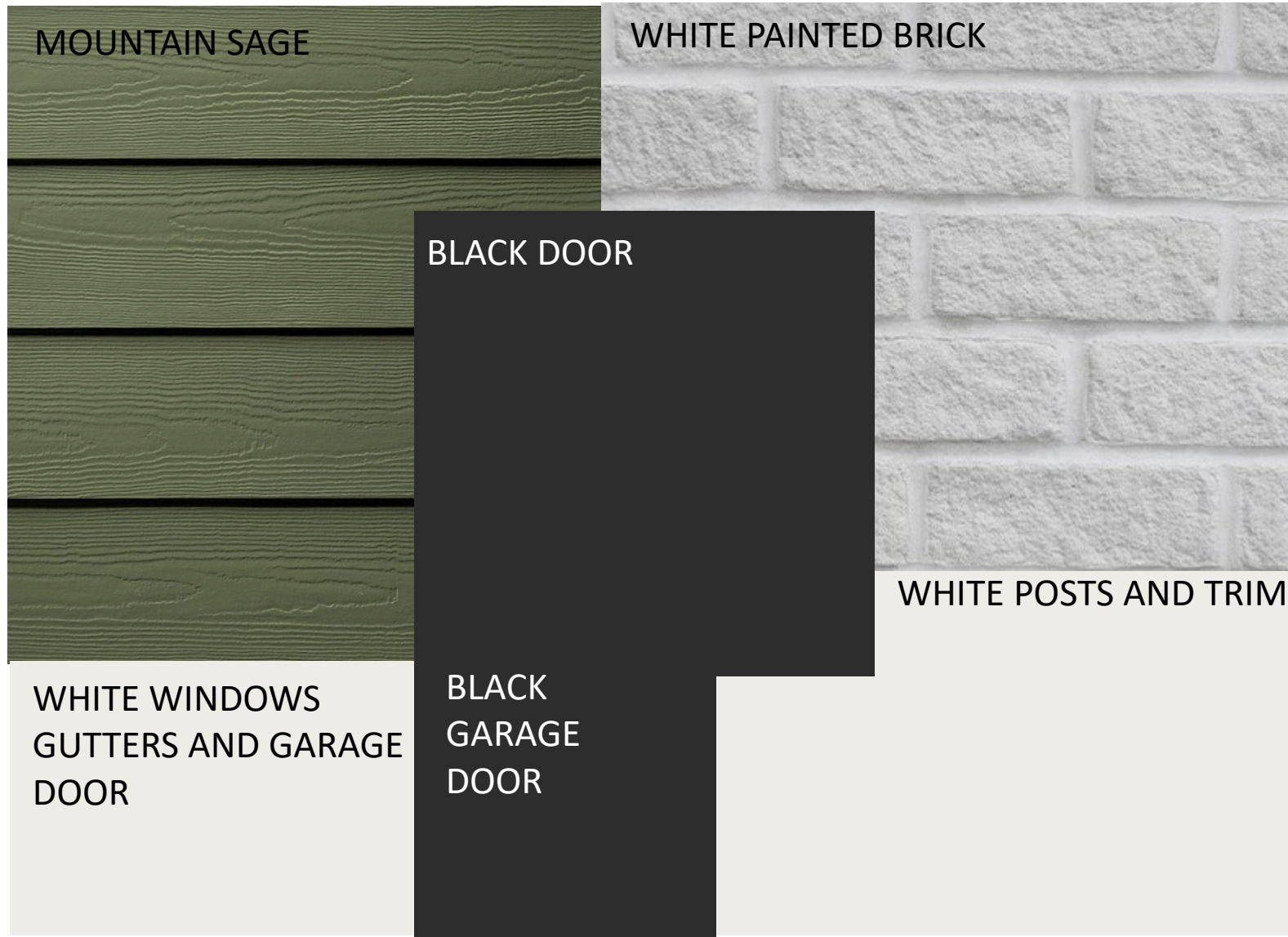
WHITE PAINTED BRICK

WHITE FRONT DOOR

WHITE POSTS AND TRIM

WHITE WINDOWS
GUTTERS

SCHEME 26



SCHEME 27

MOUNTAIN SAGE

WHITE PAINTED BRICK

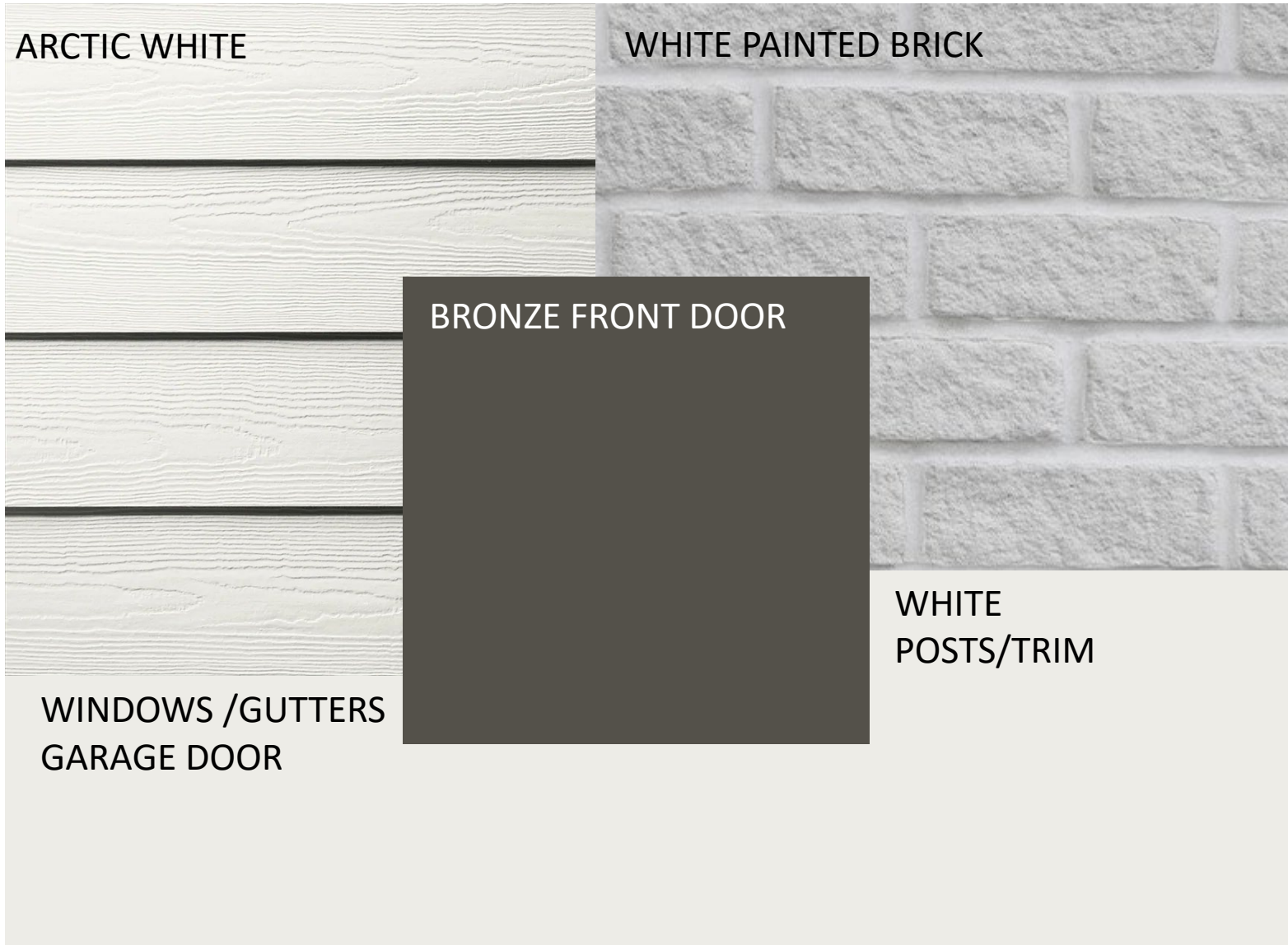
WHITE FRONT DOOR

WHITE POSTS AND TRIM

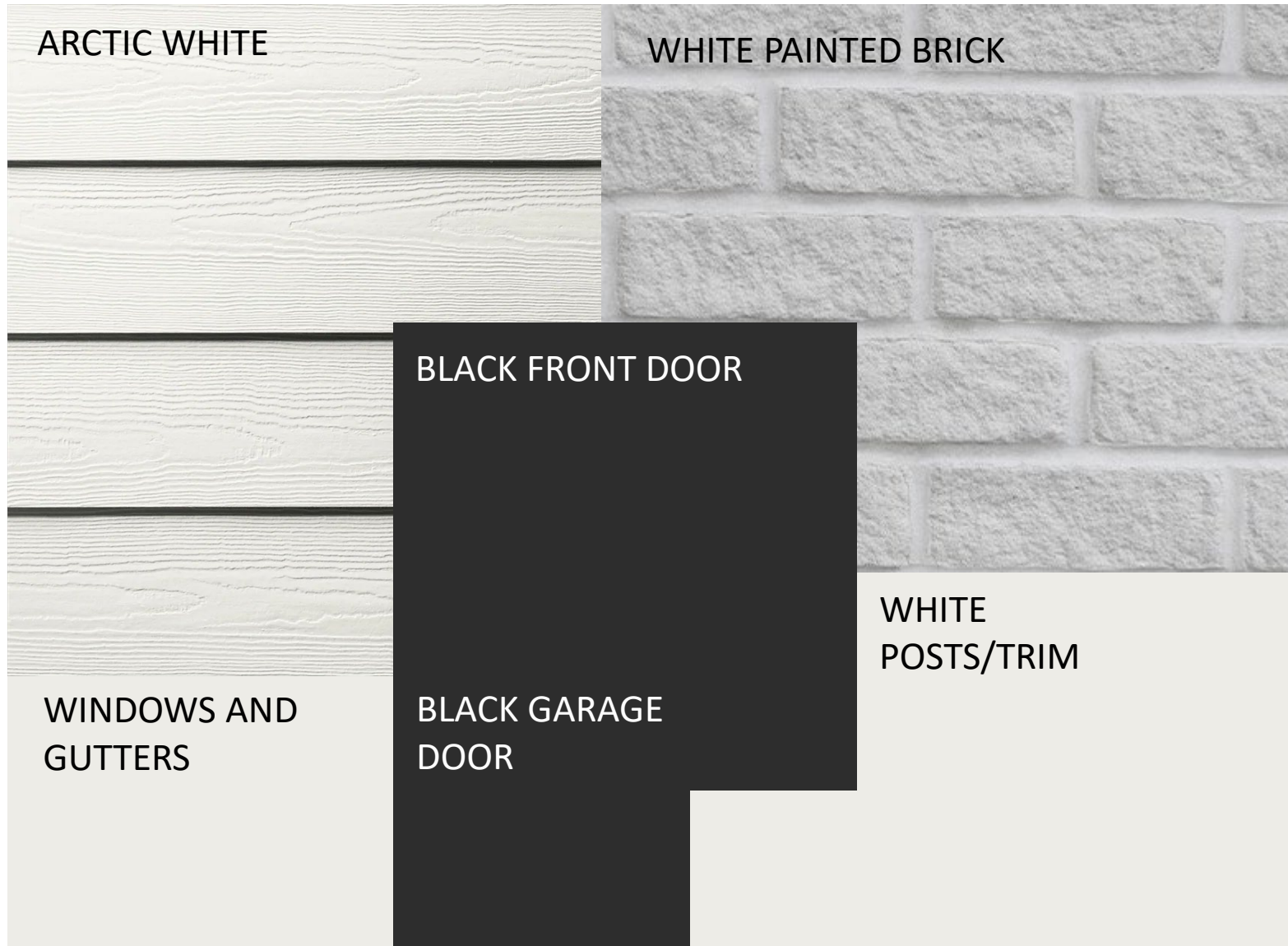
WHITE WINDOWS
GUTTERS AND GARAGE
DOOR

PLAN 3

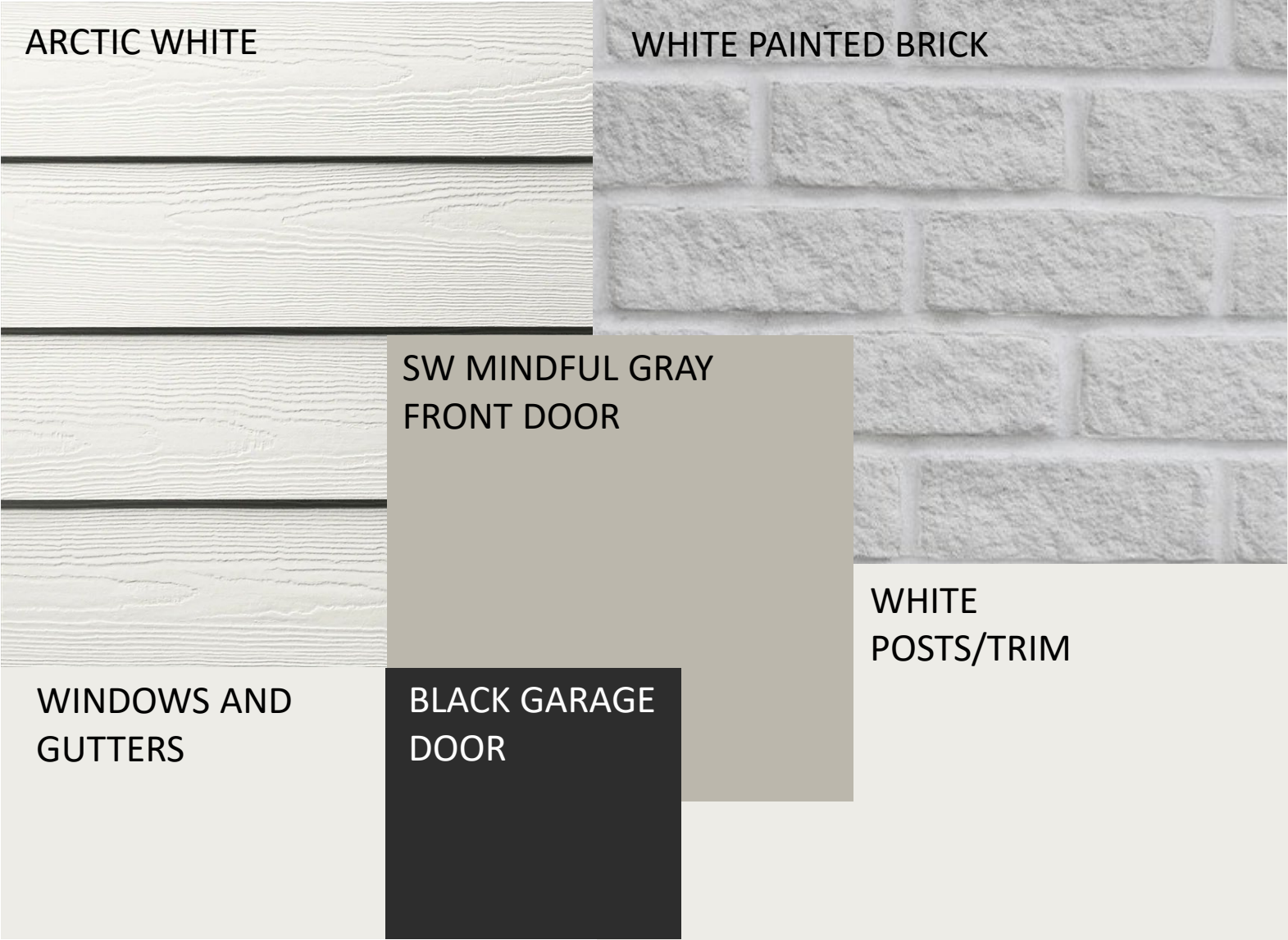
SCHEME 1



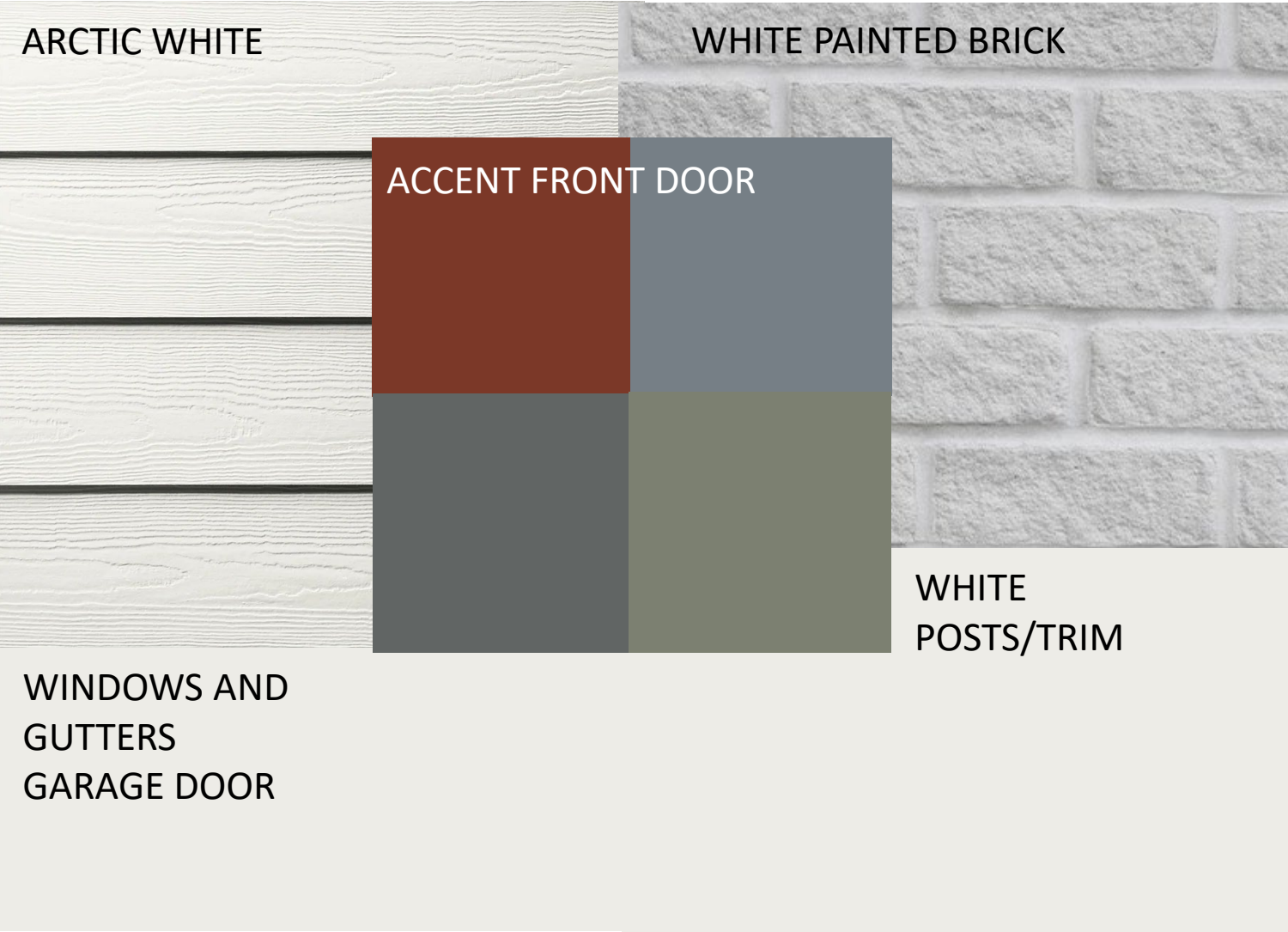
SCHEME 2



SCHEME 3

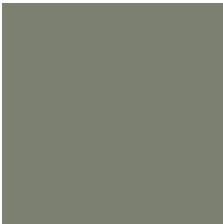
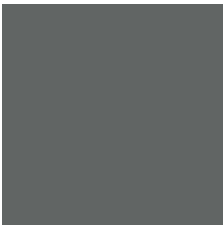
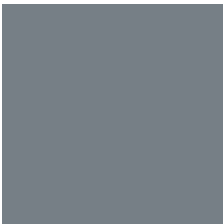
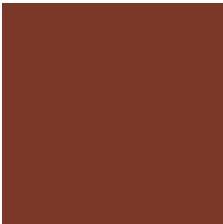


SCHEME 4

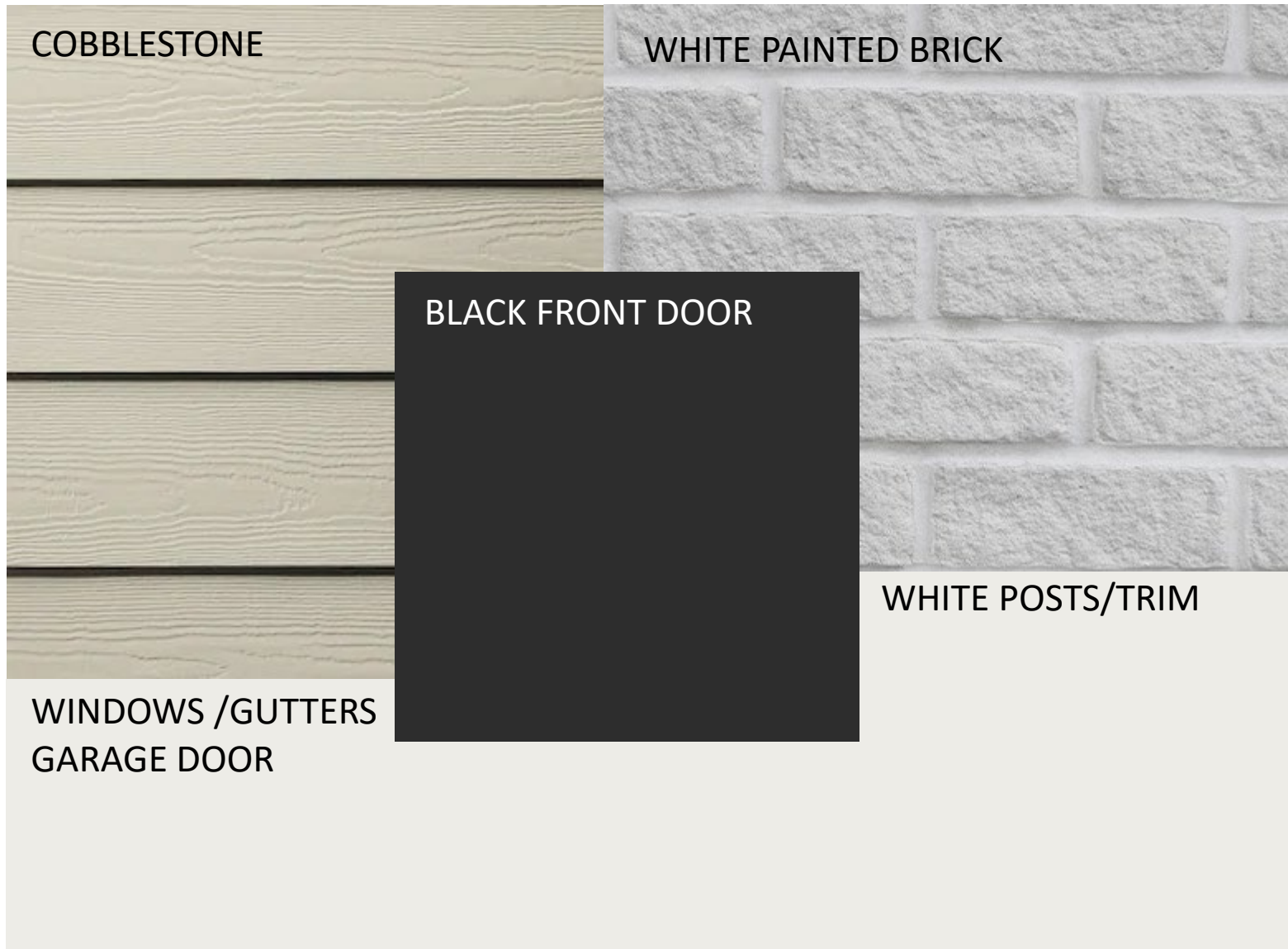


ACCENT DOOR OPTIONS

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

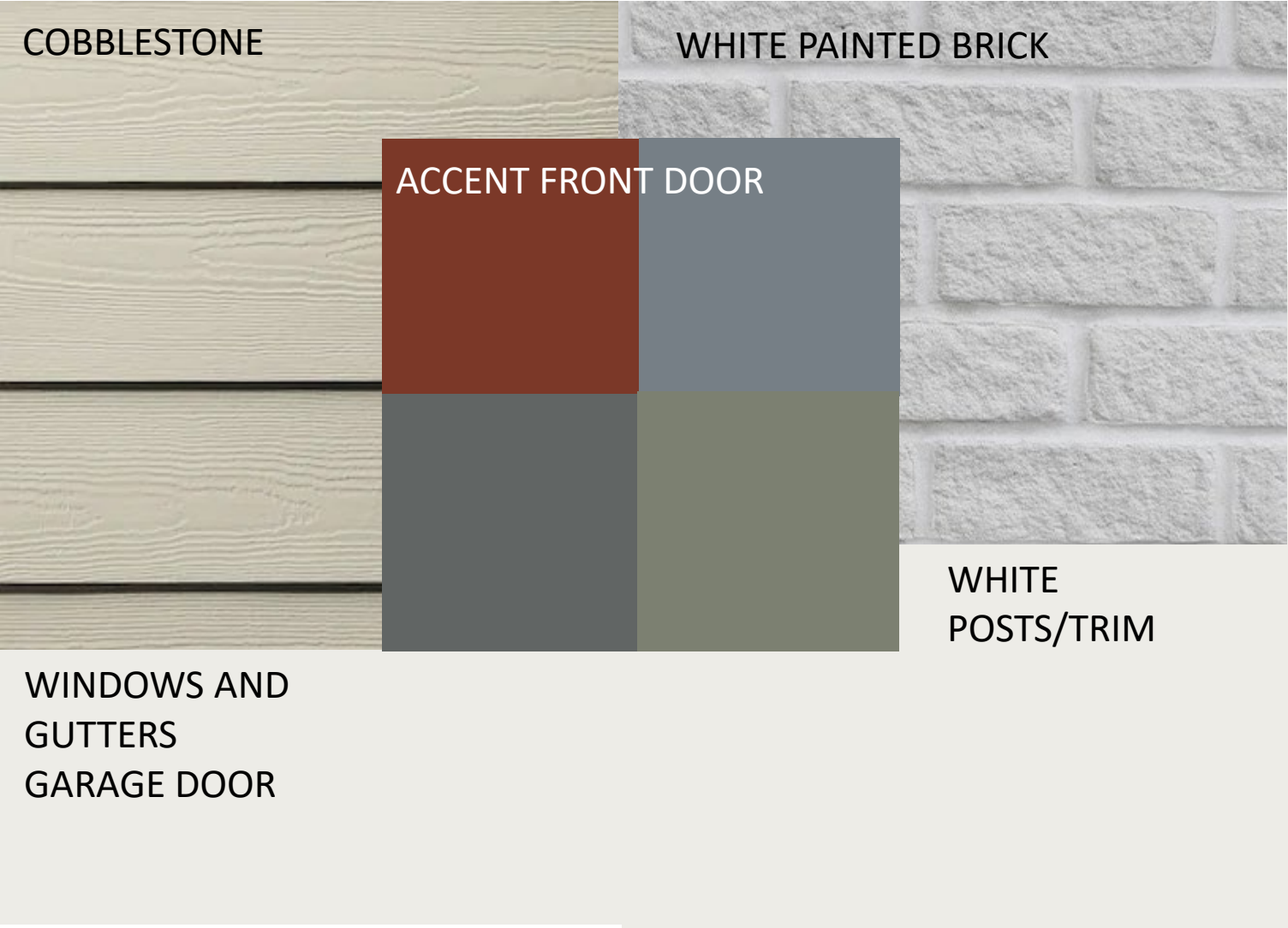


SCHEME 5

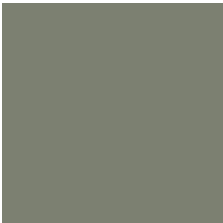
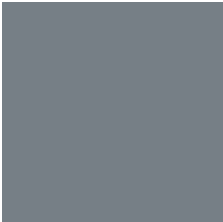
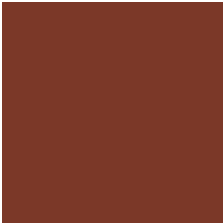


*Exterior color package may not be available depending on selections for neighboring lots

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

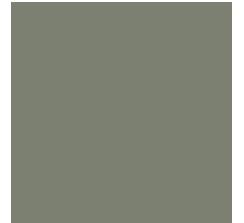
ACCENT DOOR OPTIONS
• SW DRIED THYME

BRONZE FRONT DOOR

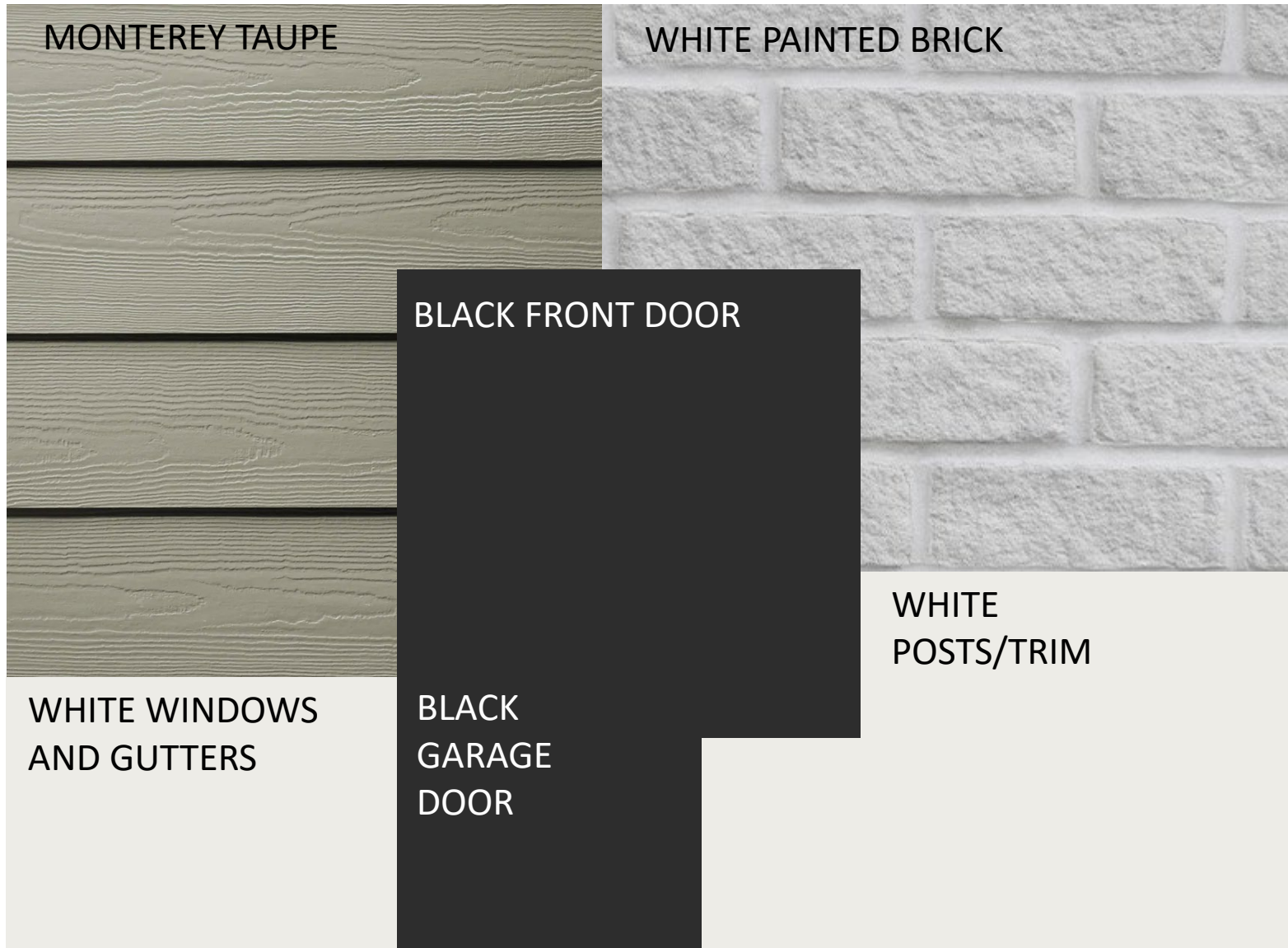
WHITE WINDOWS
AND GUTTERS

BRONZE
GARAGE DOOR

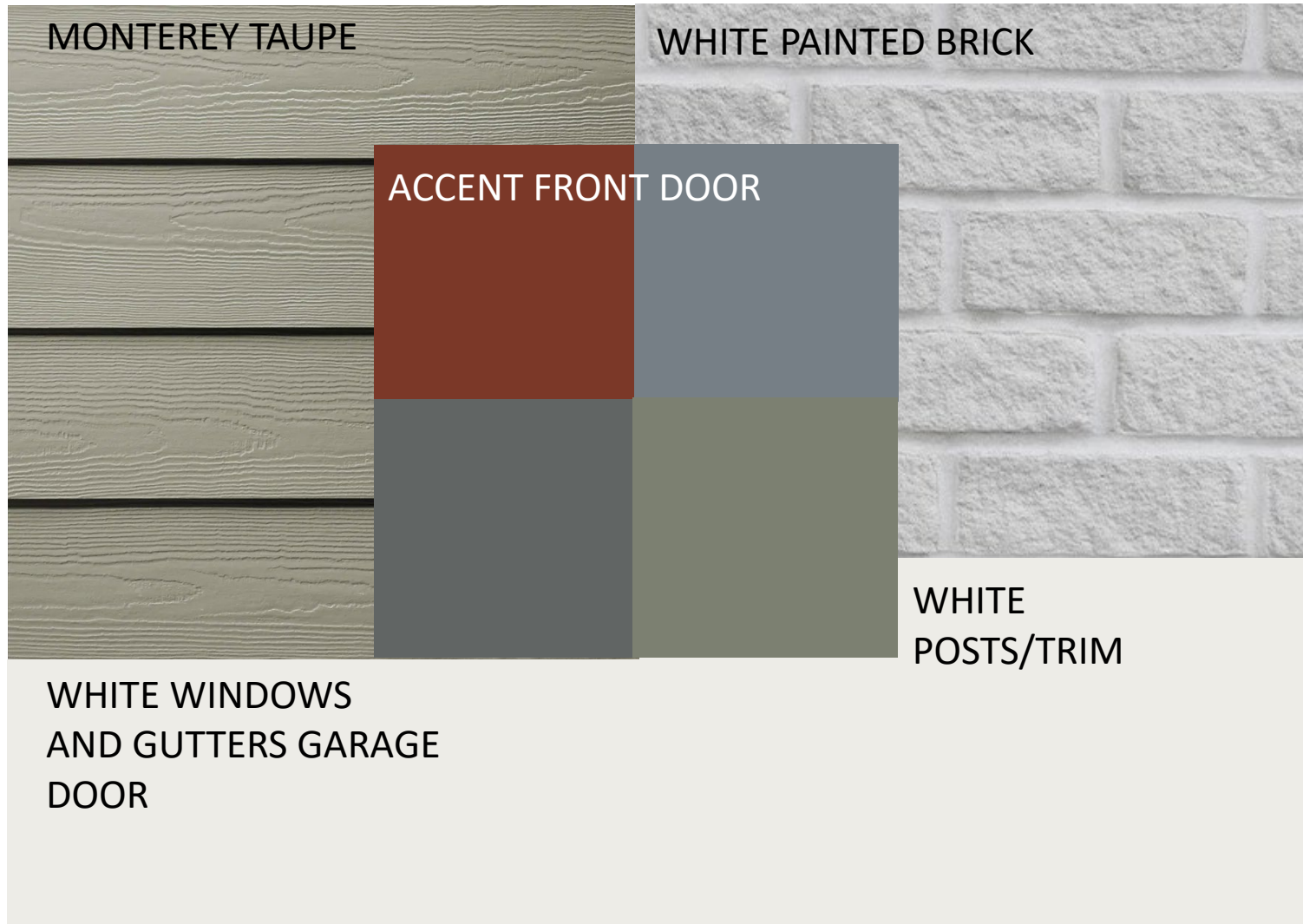
WHITE POSTS AND
TRIM



SCHEME 11

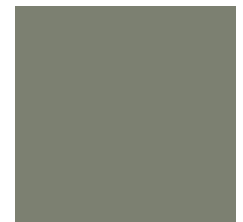
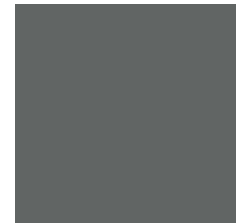
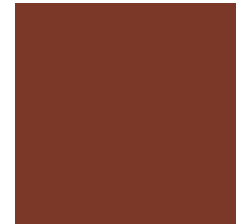


SCHEME 12

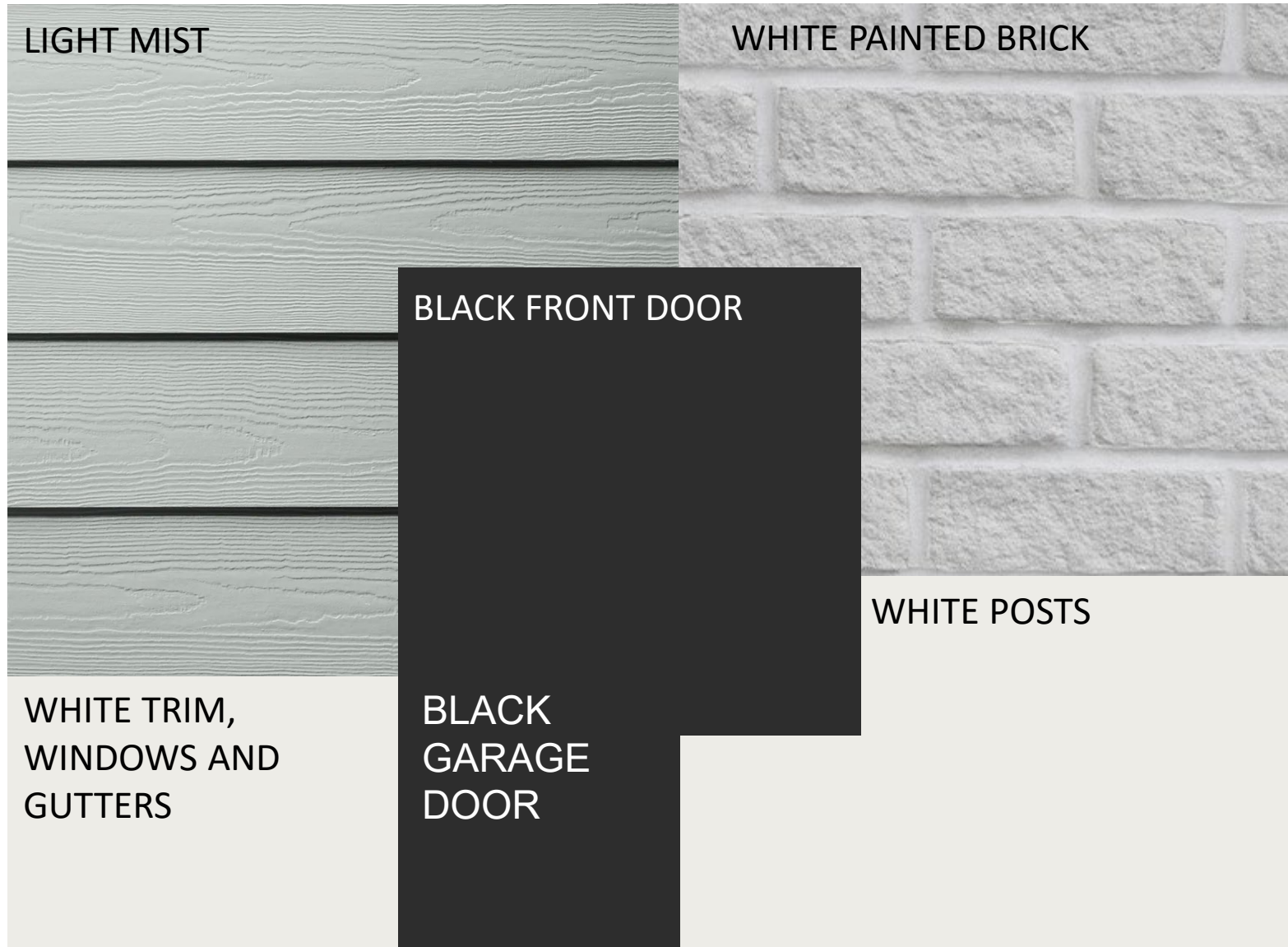


ACCENT DOOR OPTIONS

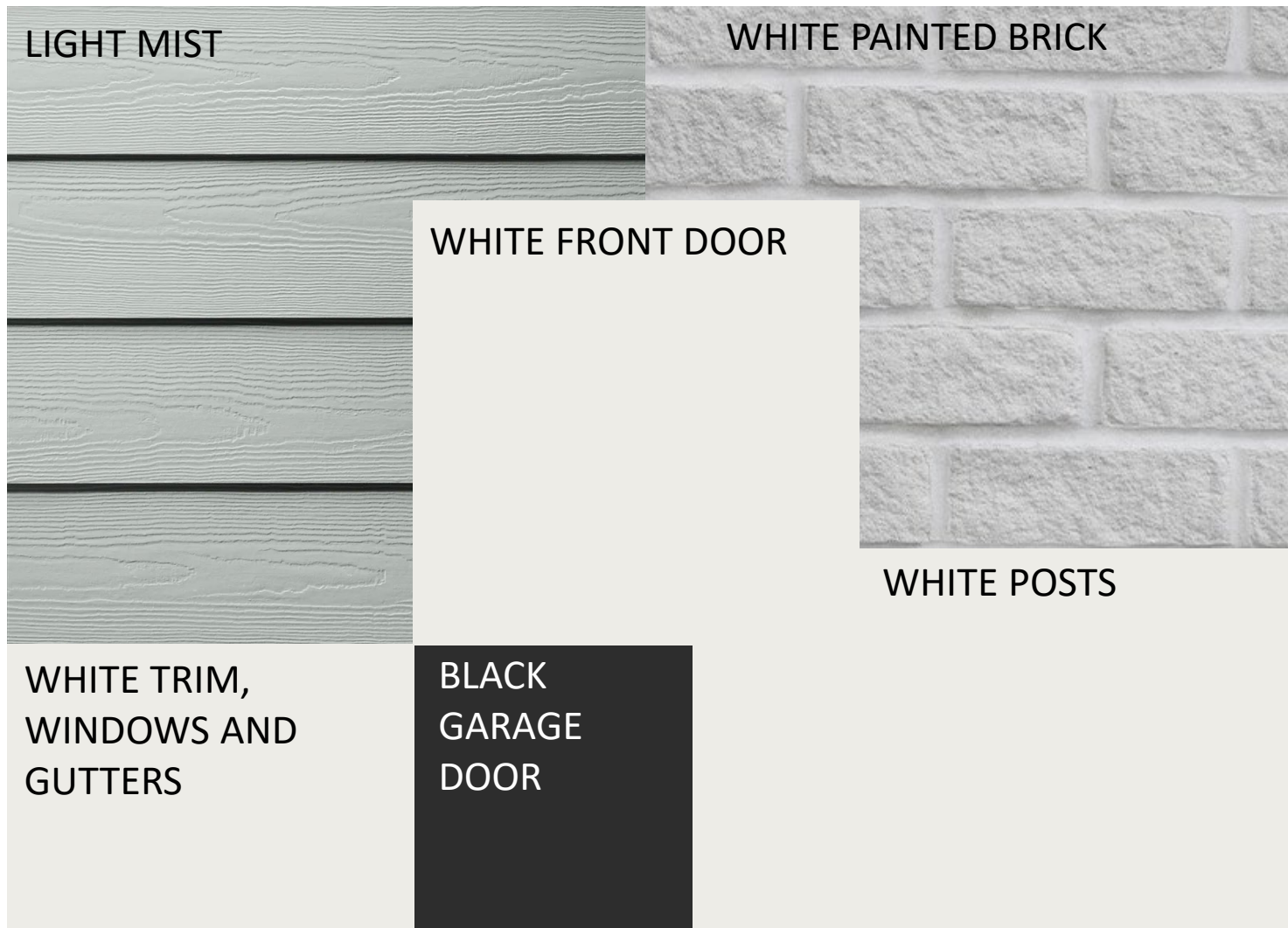
- SW ROYCROFT COPPER RED
- SW DOWNING SLATE
- SW ROYCROFT PEWTER
- SW DRIED THYME



SCHEME 13

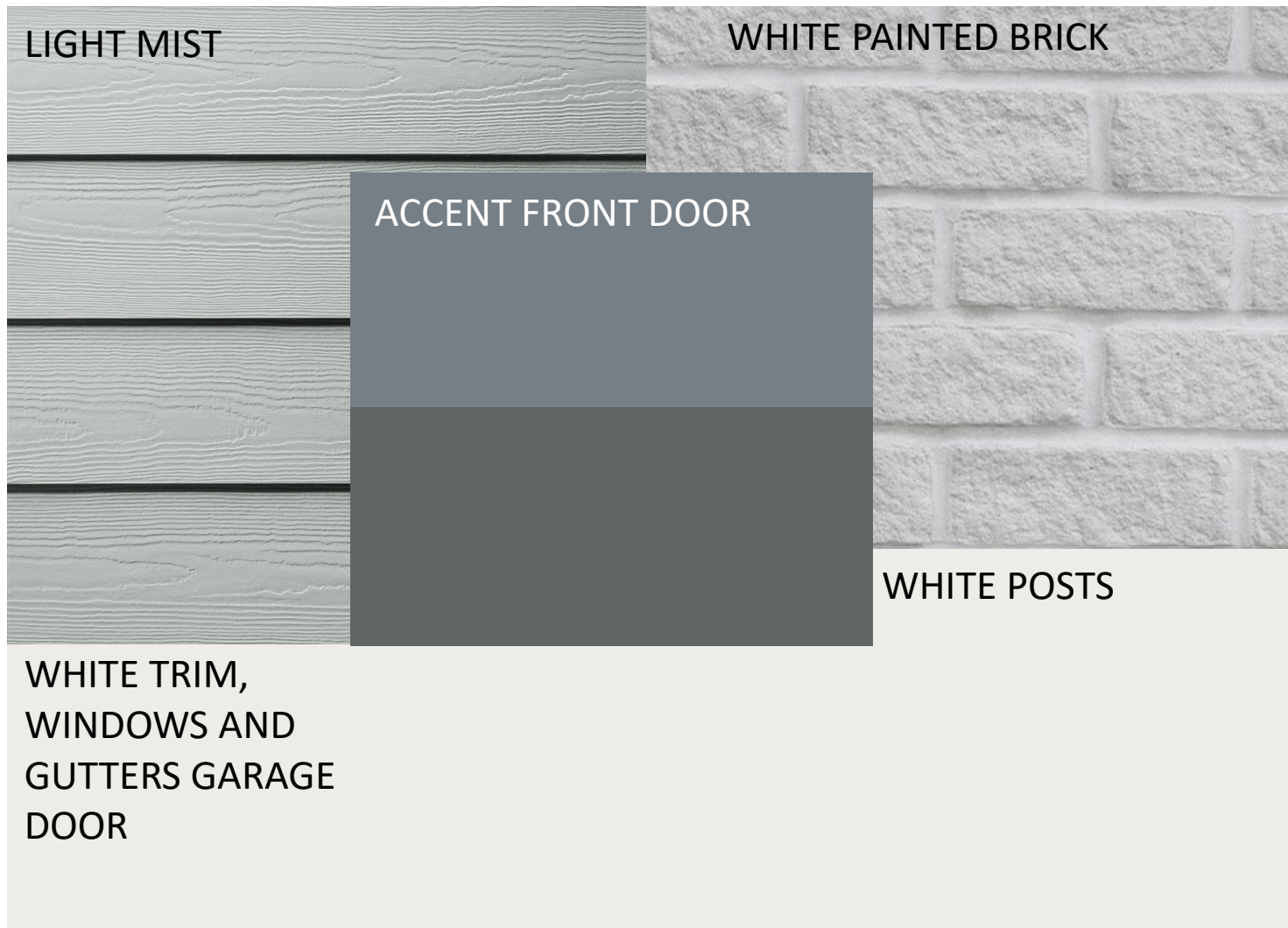


SCHEME 14



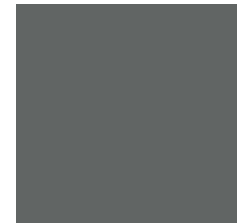
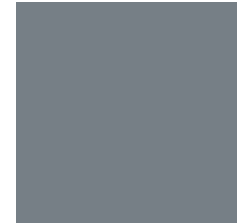
*LIKELY NOT APPLICABLE IF AROUND DOOR IS PAINTED WHITE BRICK

SCHEME 15

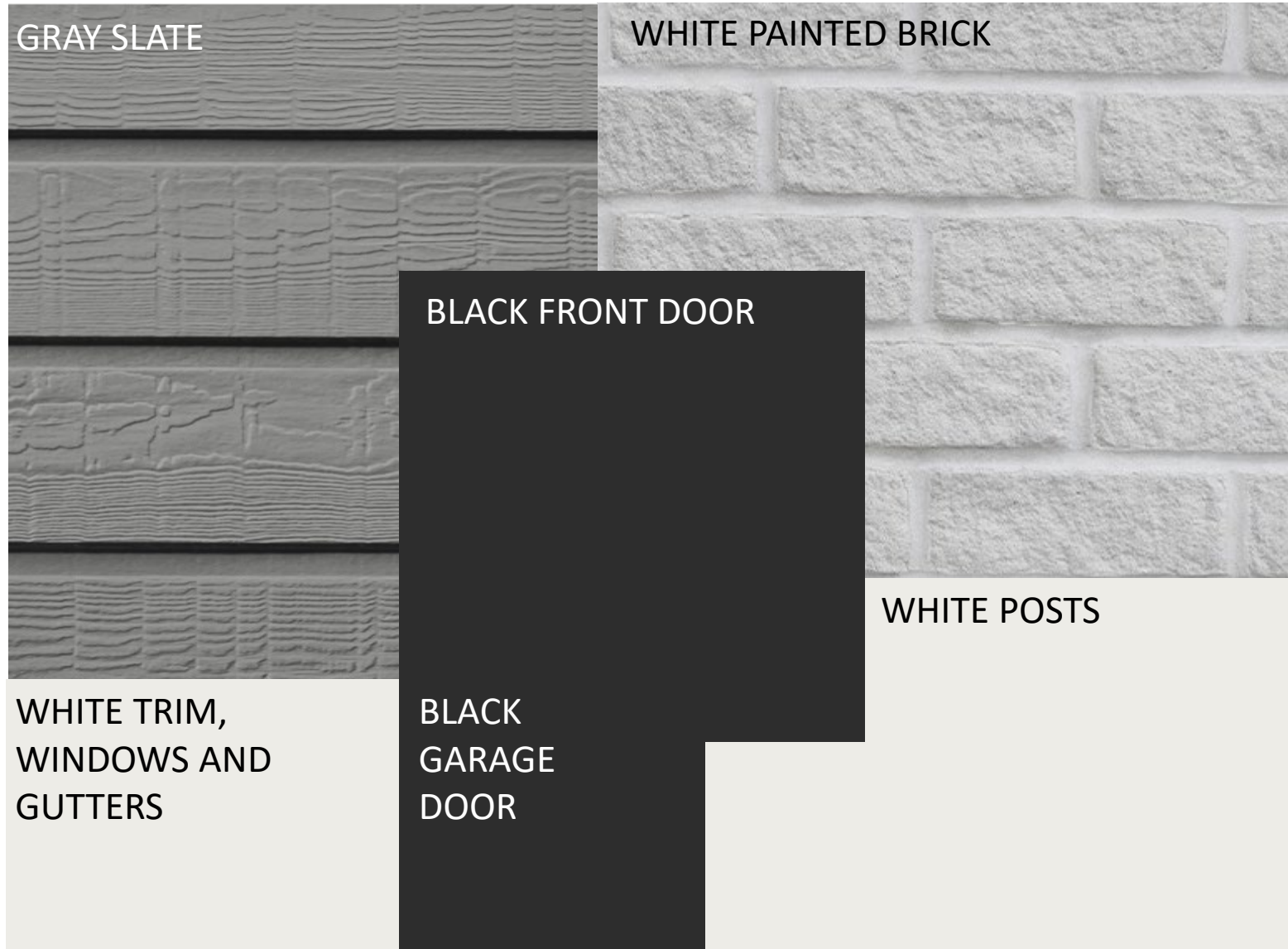


ACCENT DOOR OPTIONS

- SW DOWNING SLATE
- SW ROYCROFT PEWTER



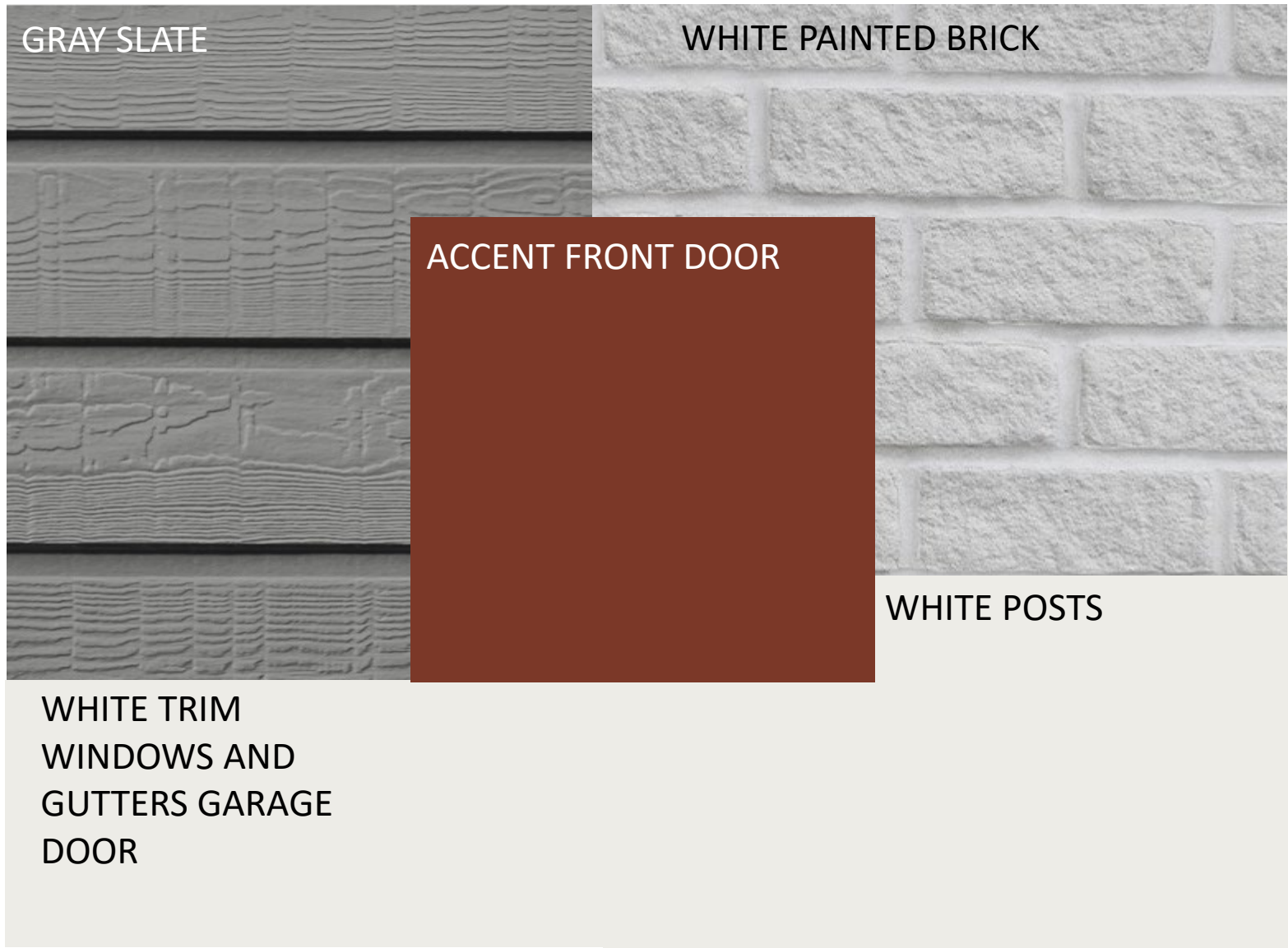
SCHEME 16



SCHEME 17

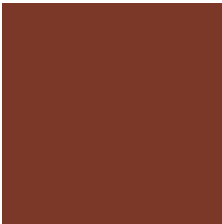


SCHEME 18

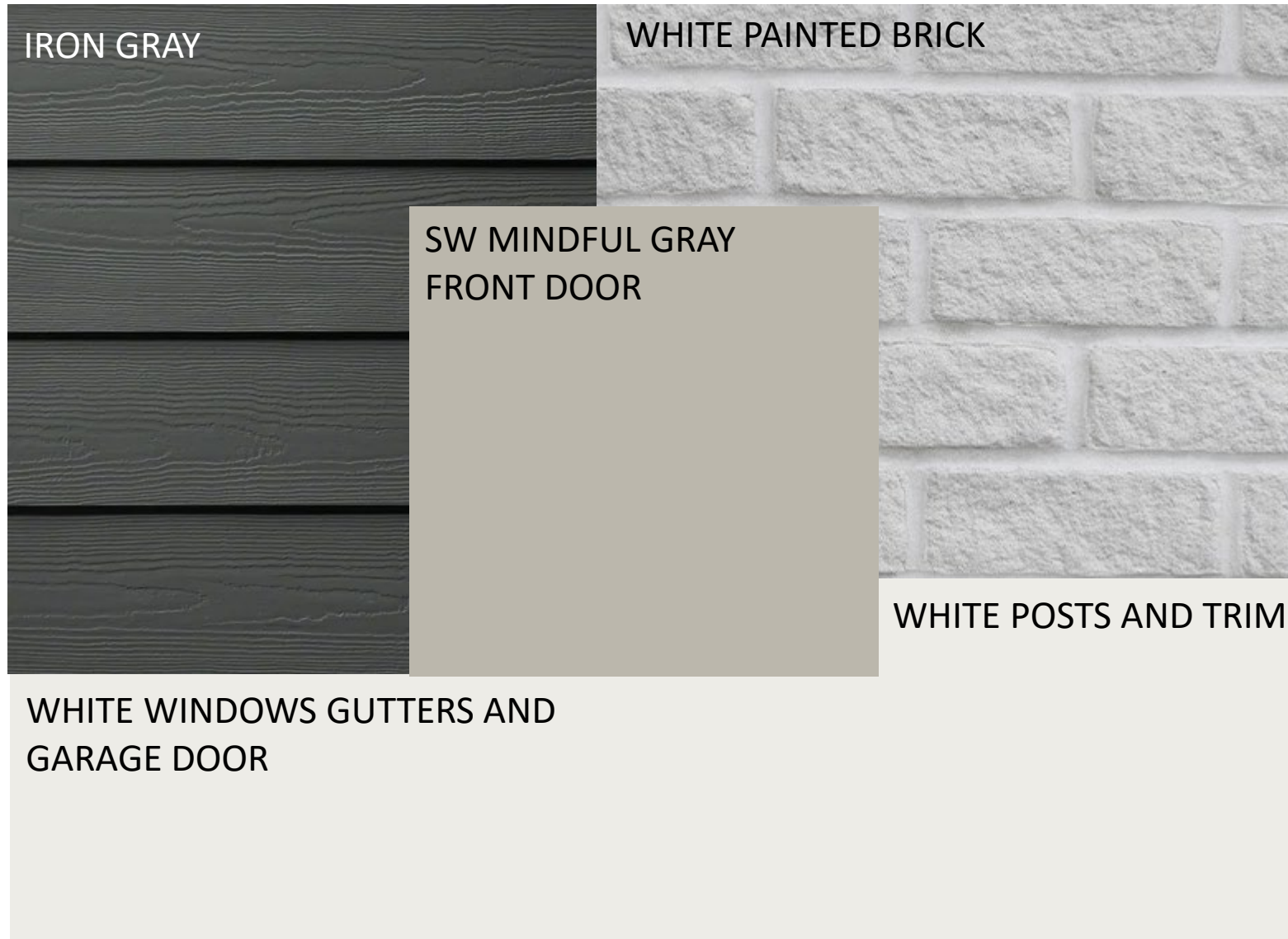


ACCENT DOOR OPTIONS

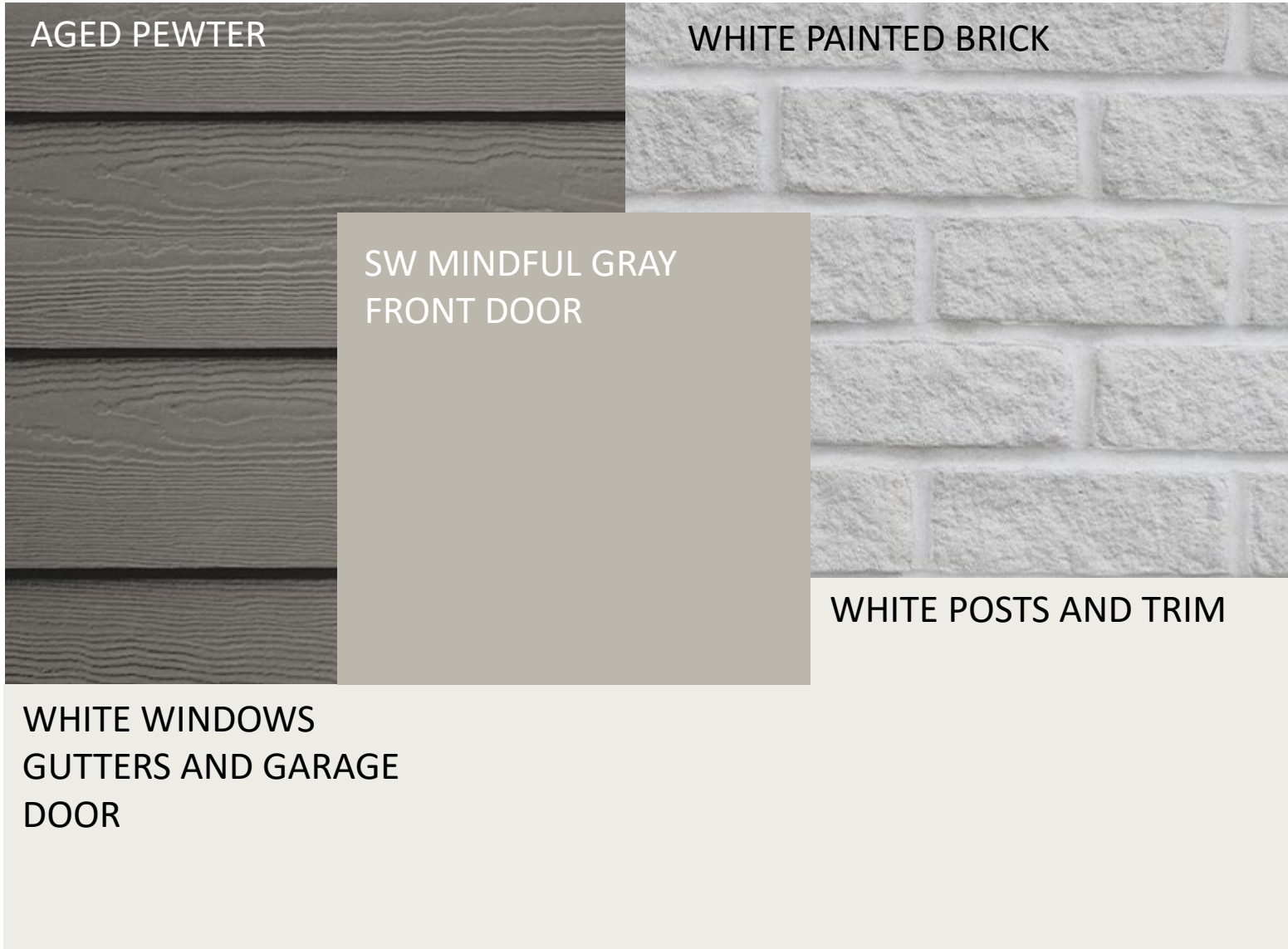
- SW ROYCROFT
COPPER RED



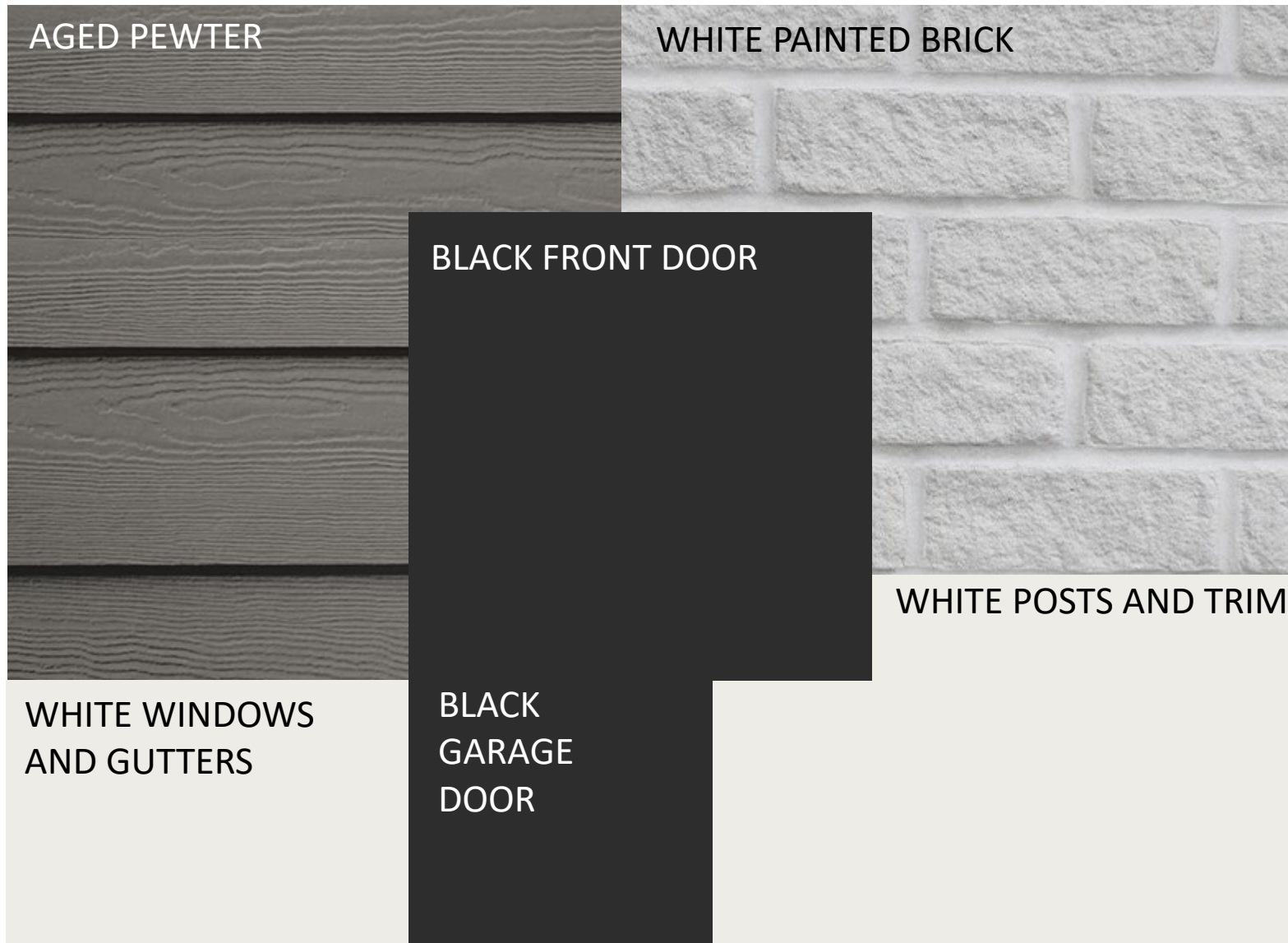
SCHEME 19



SCHEME 20



SCHEME 21

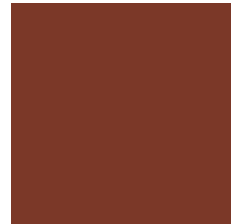


SCHEME 22

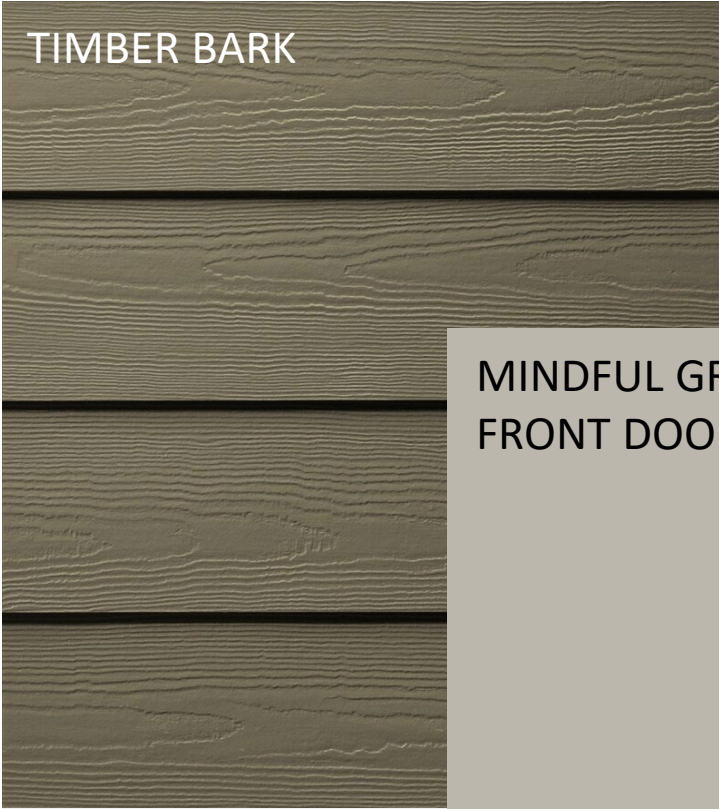


ACCENT DOOR OPTIONS

- SW ROYCROFT
COPPER RED



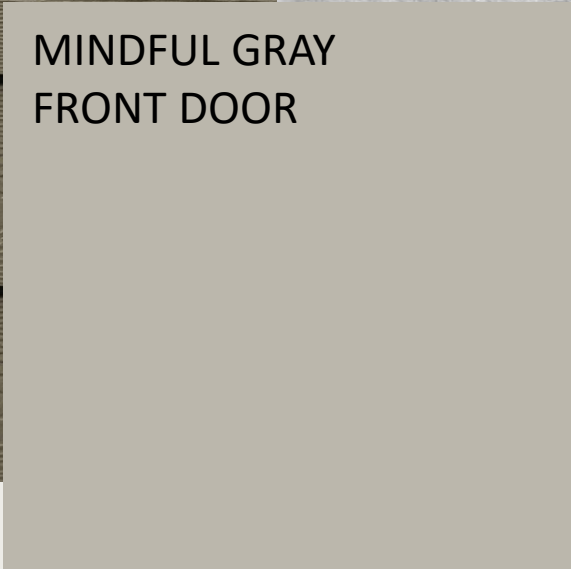
SCHEME 23



TIMBER BARK



WHITE PAINTED BRICK



MINDFUL GRAY
FRONT DOOR

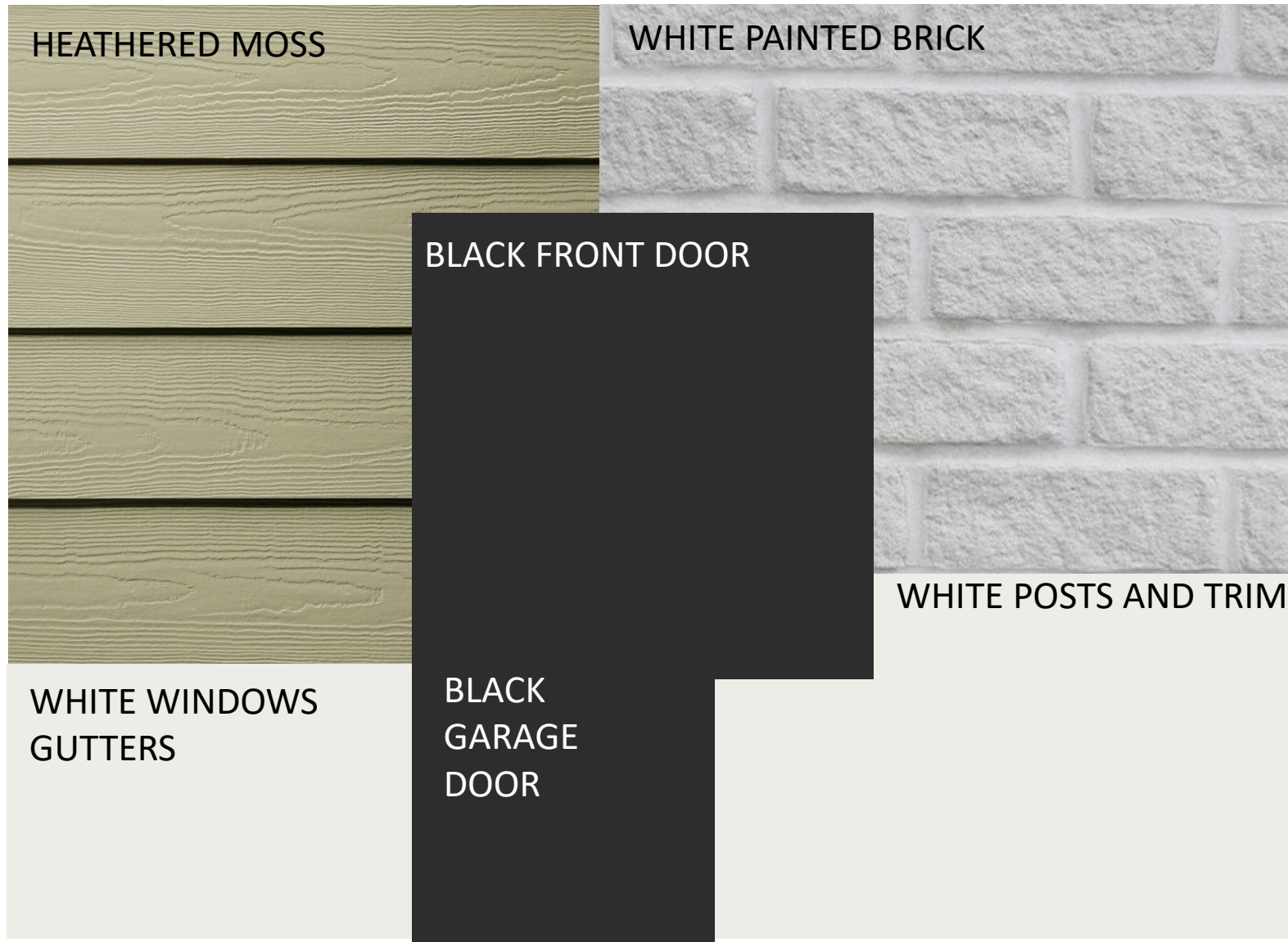
WHITE POSTS AND TRIM

WHITE WINDOWS
GUTTERS AND
GARAGE DOOR

SCHEME 24



SCHEME 25



SCHEME 26

HEATHERED MOSS

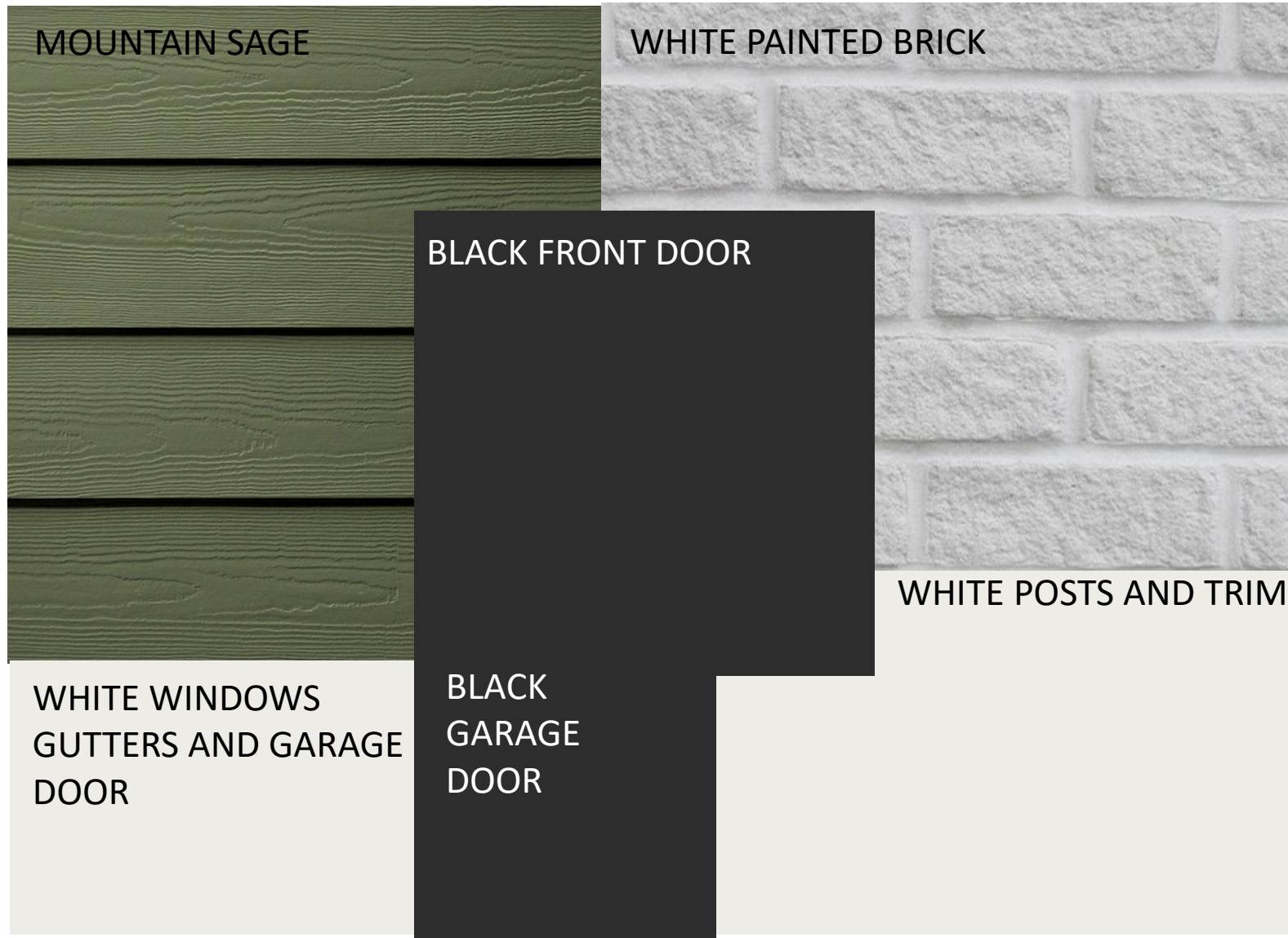
WHITE PAINTED BRICK

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 (Plans 4 and 5)

SCHEME 1

ARCTIC WHITE

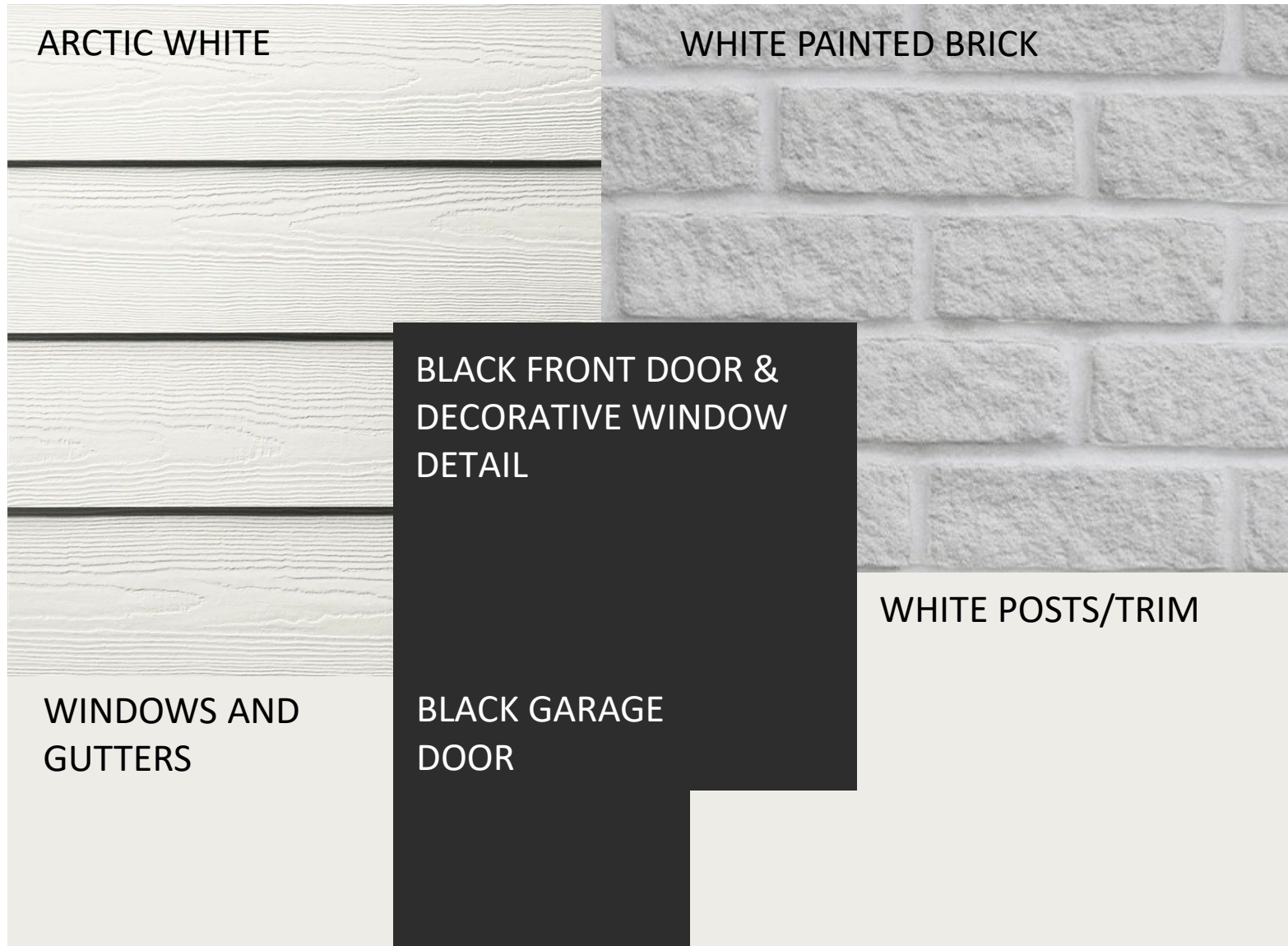
WHITE PAINTED BRICK

BRONZE FRONT DOOR &
DECORATIVE WINDOW
DETAIL

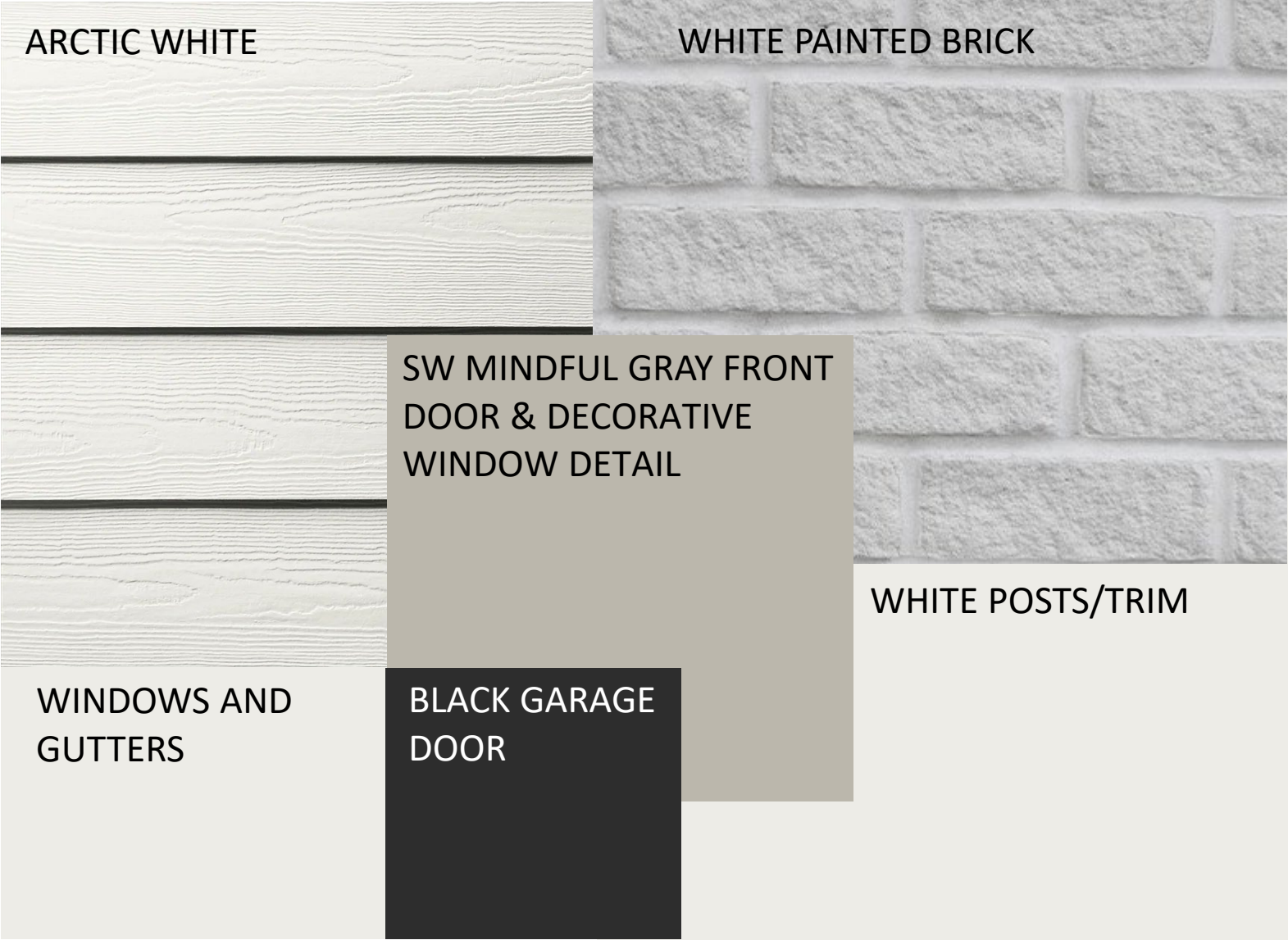
WINDOWS /GUTTERS
GARAGE DOOR

WHITE POSTS/TRIM

SCHEME 2



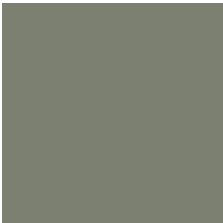
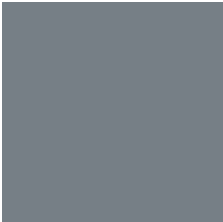
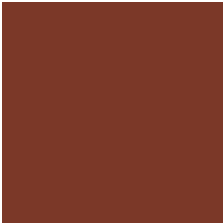
SCHEME 3



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 &
DECORATIVE WINDOW
DETAIL

WINDOWS /GUTTERS
GARAGE DOOR

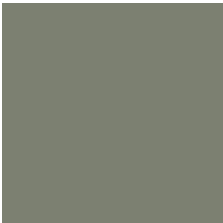
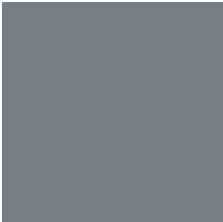
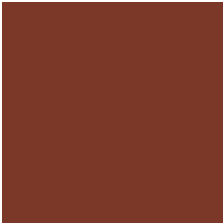
WHITE POSTS/TRIM

SCHEME 6



ACCENT DOOR OPTIONS

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



SCHEME 7



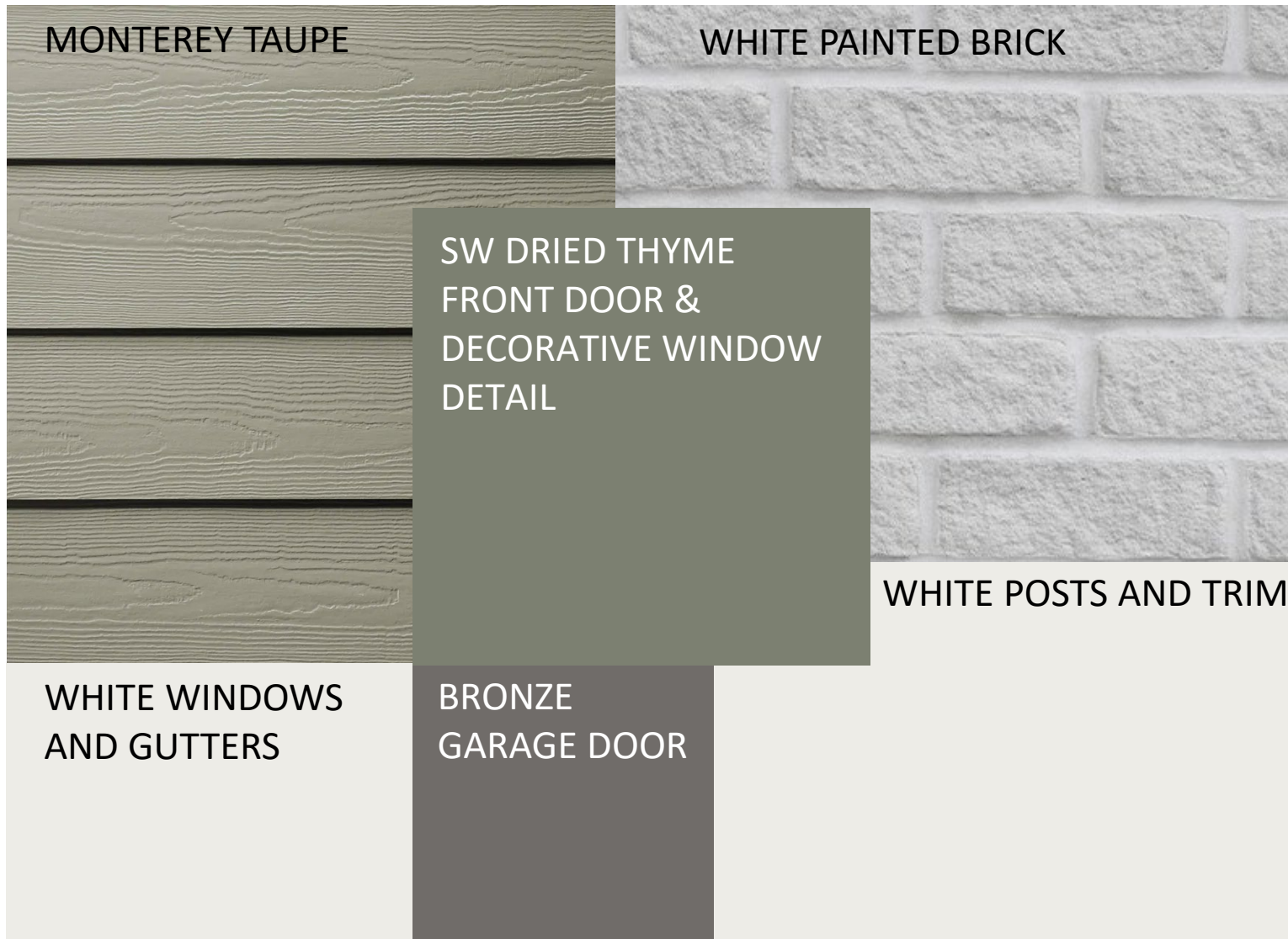
SCHEME 8



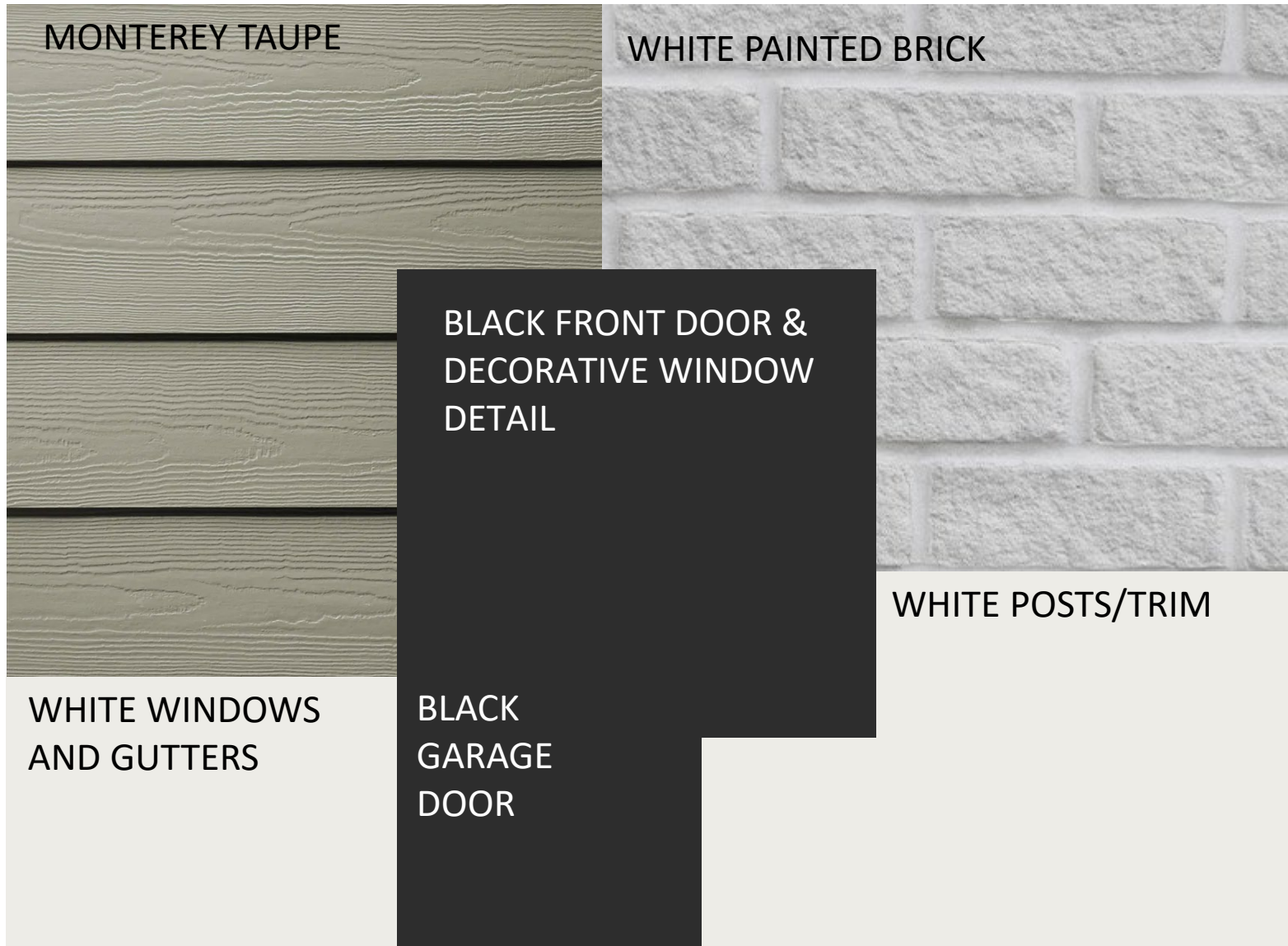
SCHEME 9



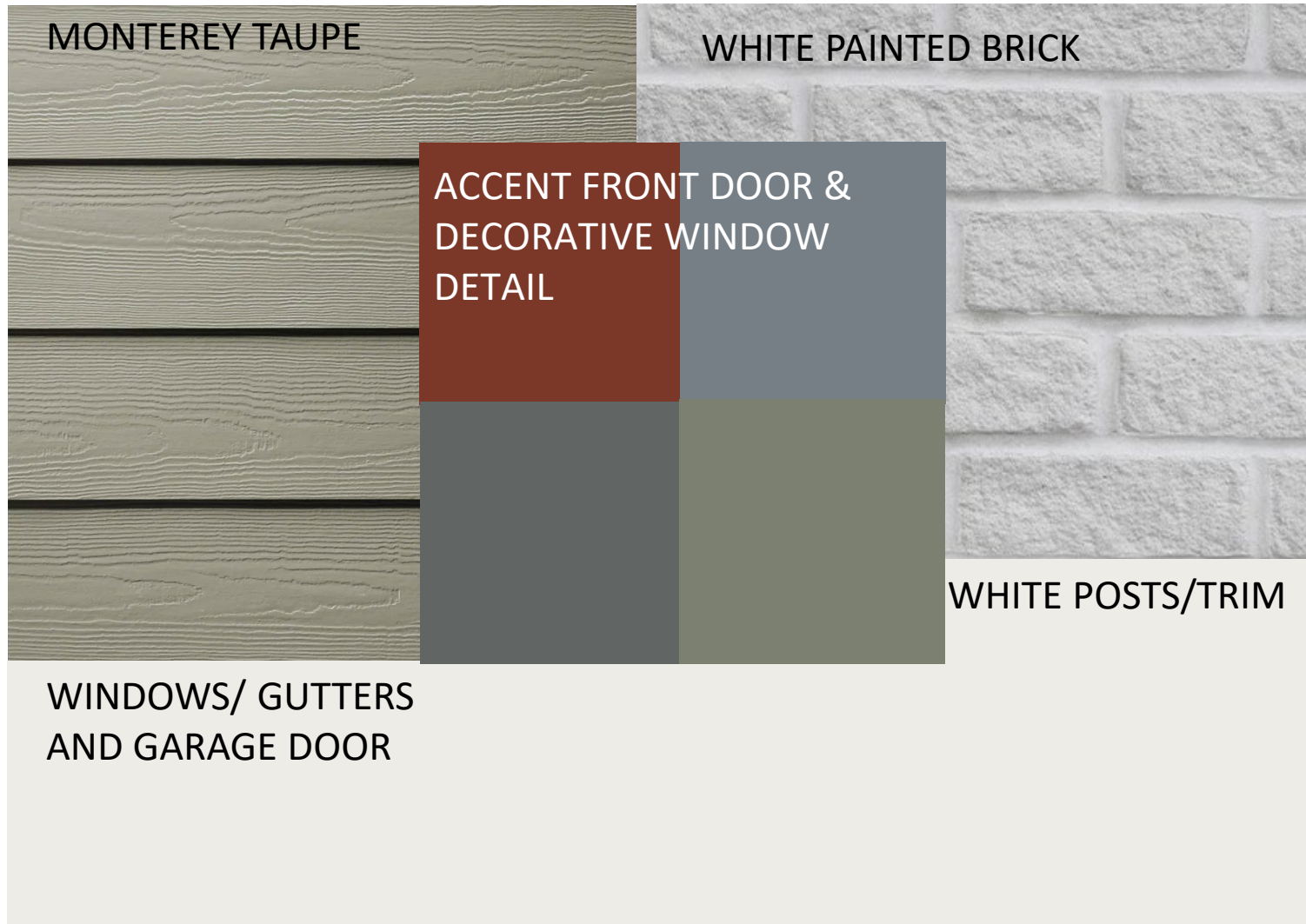
SCHEME 10



SCHEME 11

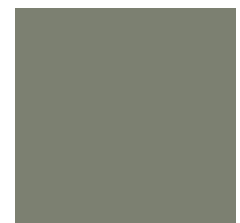
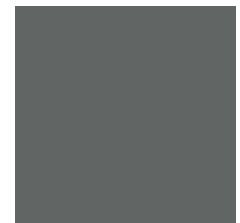
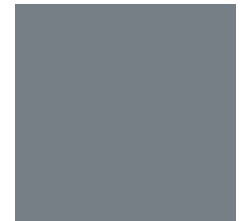
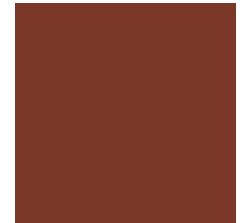


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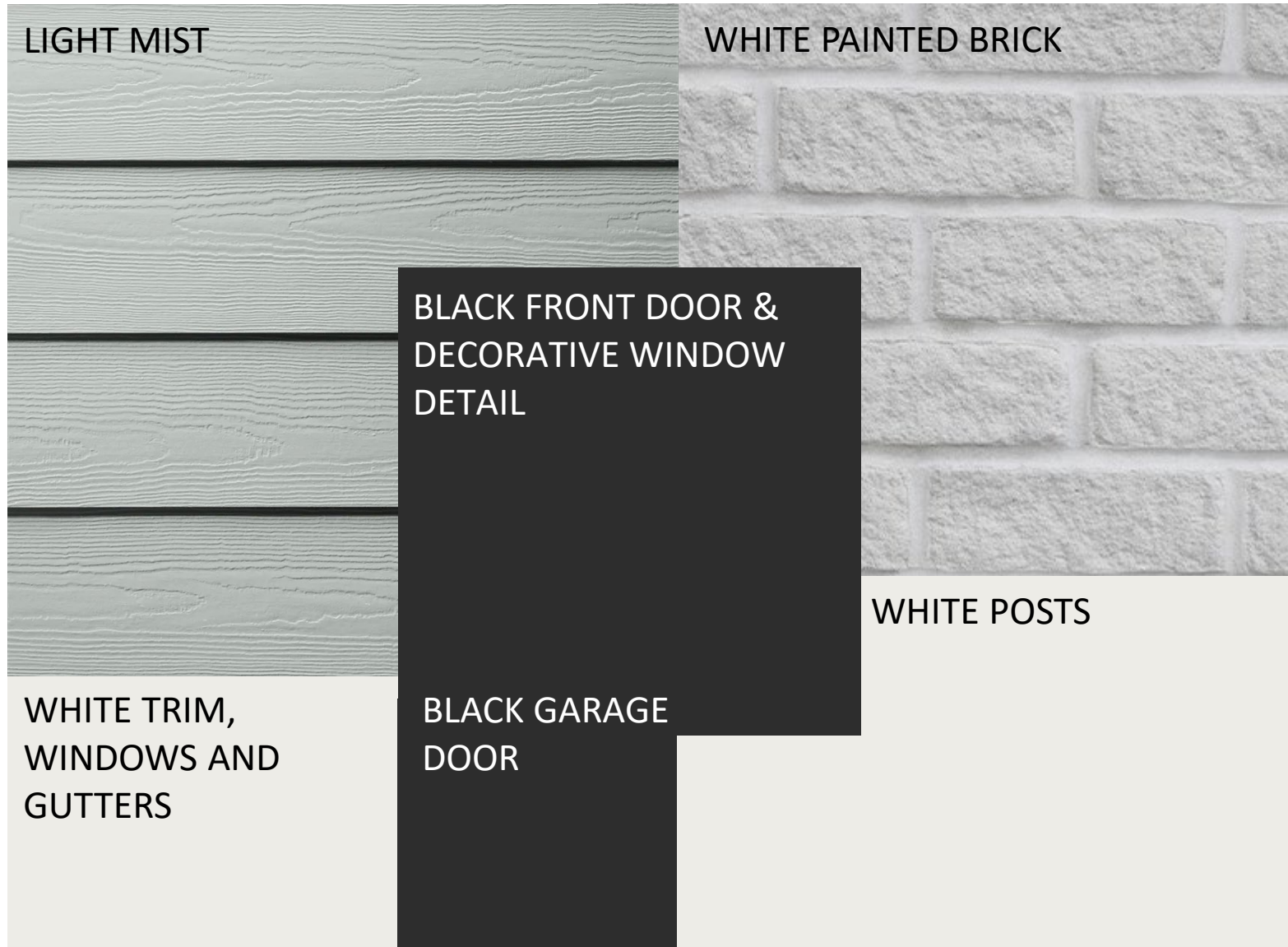


ACCENT DOOR OPTIONS

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



SCHEME 13

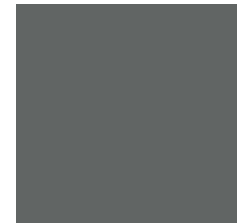
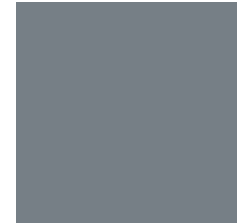


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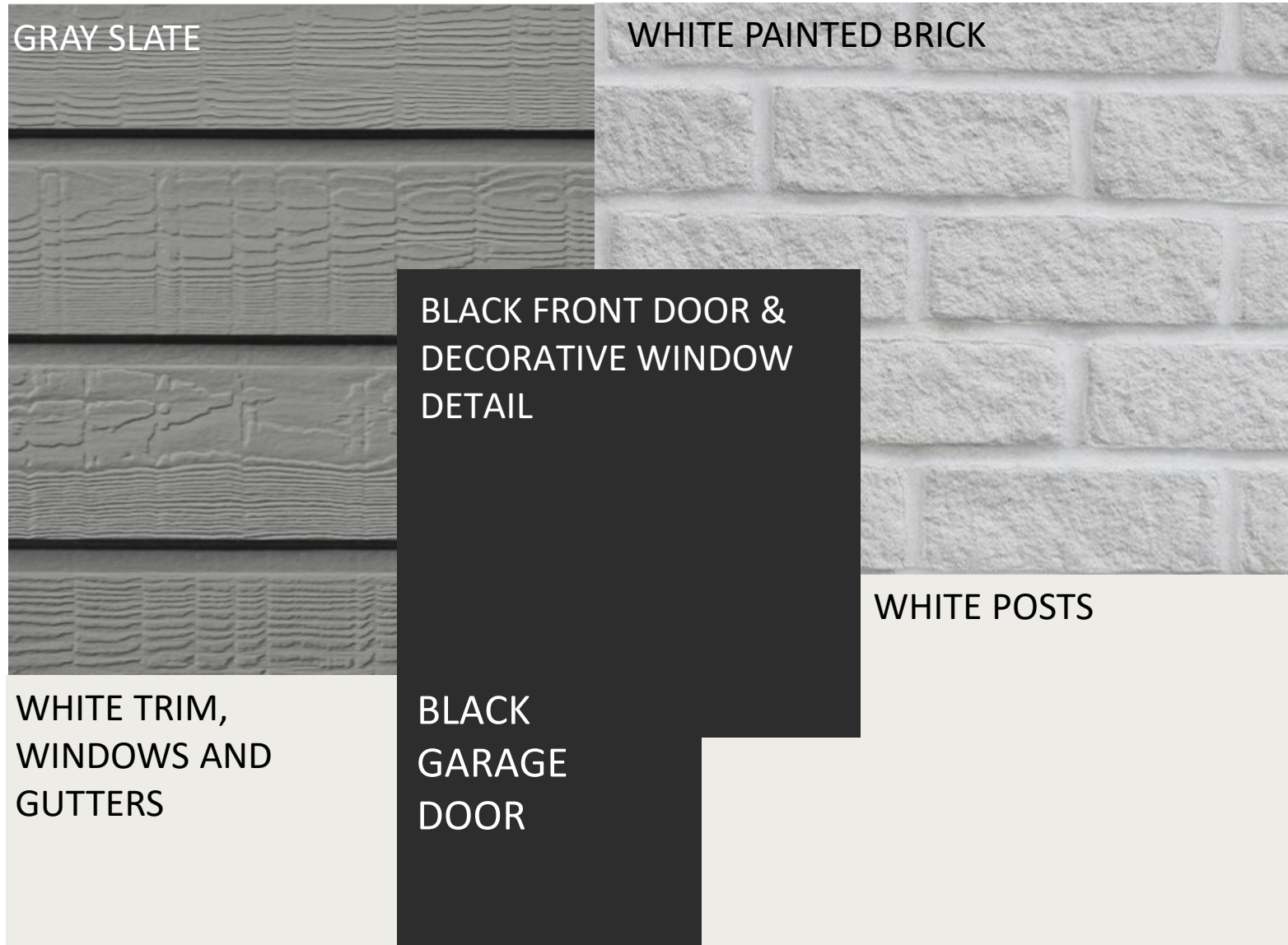


ACCENT DOOR OPTIONS

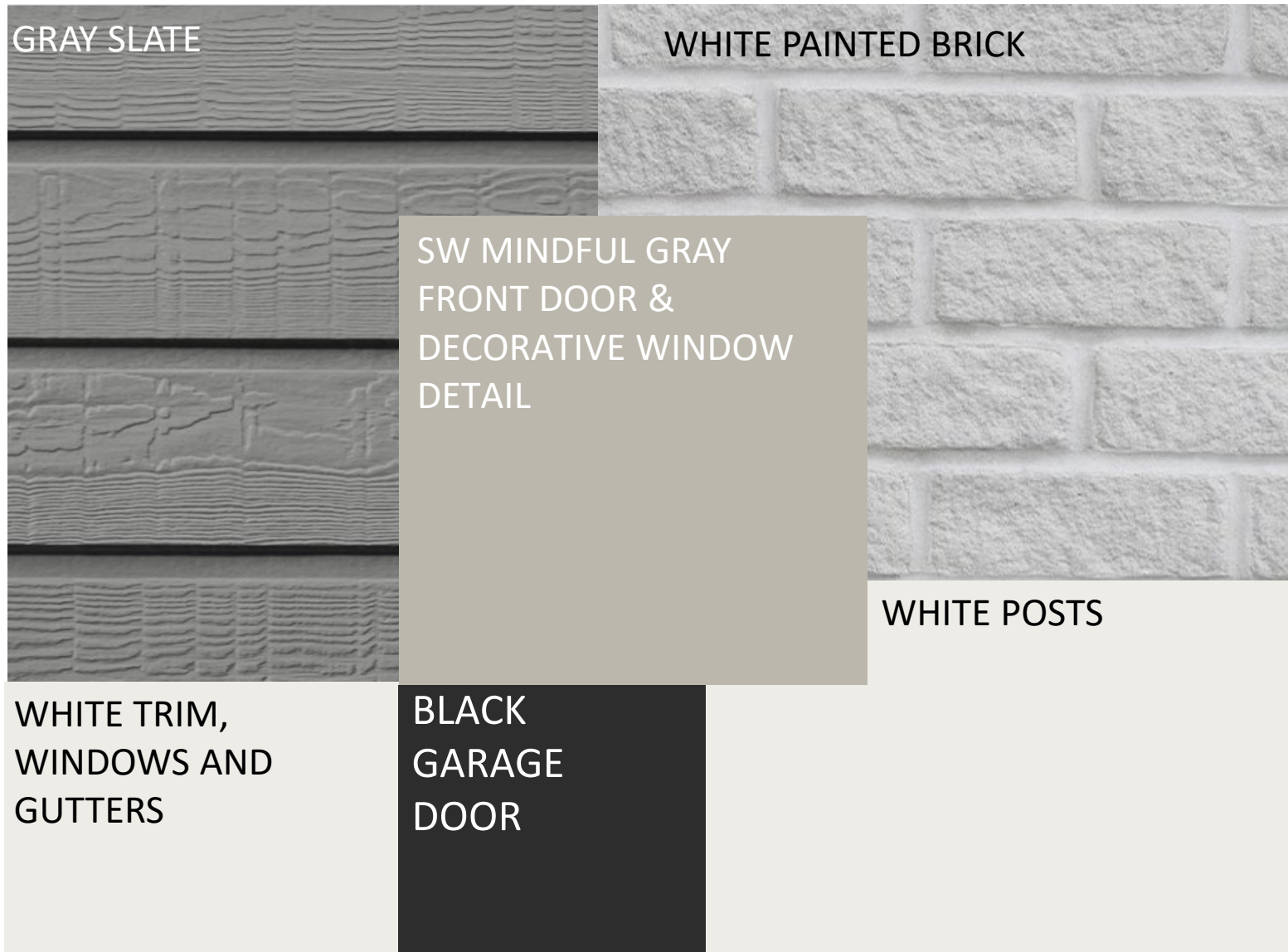
- SW DOWNING SLATE
- SW ROYCROFT PEWTER



SCHEME 15



SCHEME 16



SCHEME 17

GRAY SLATE

WHITE PAINTED BRICK

ACCENT DOOR OPTIONS

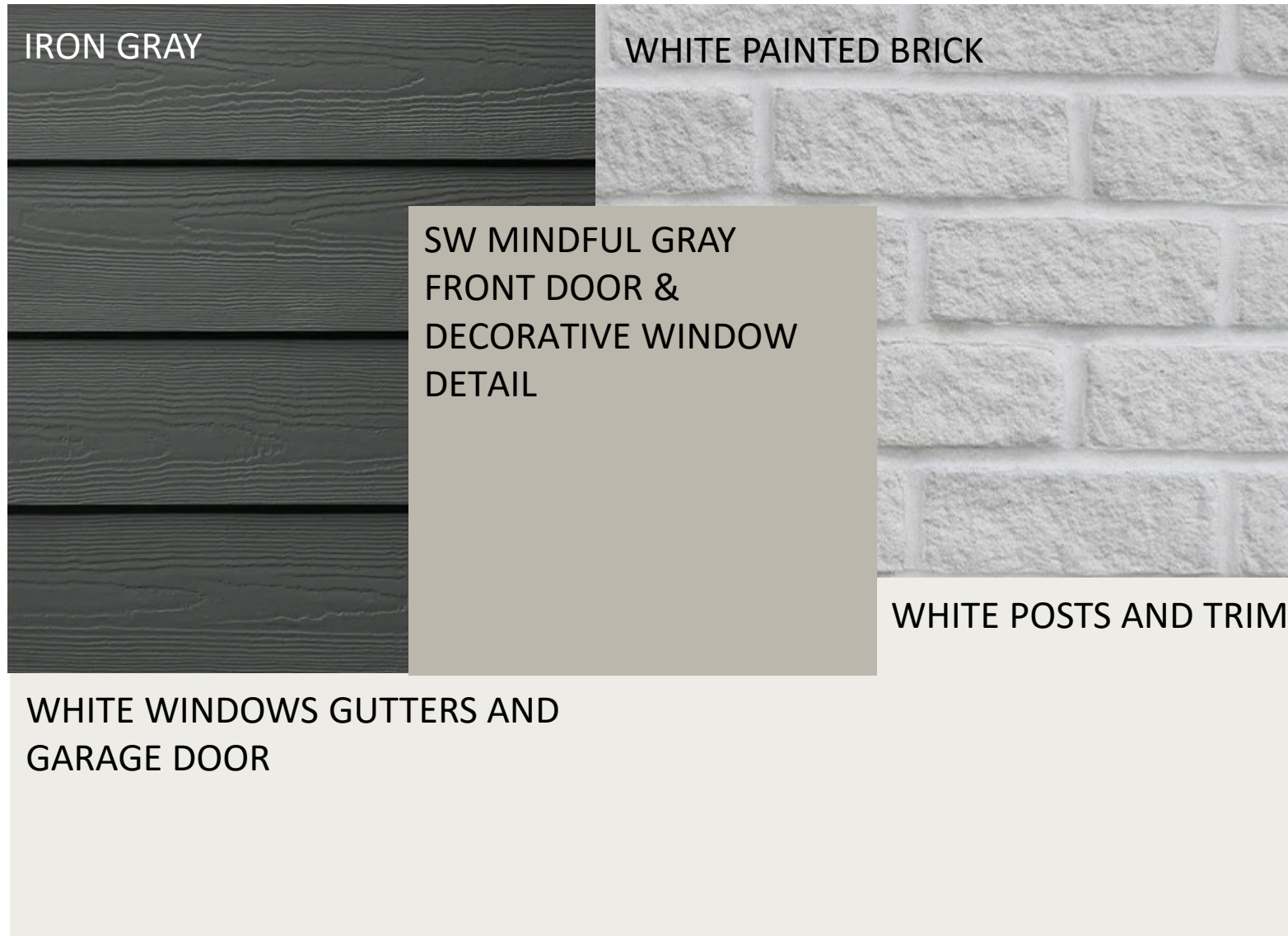
- SW ROYCROFT
COPPER RED

ACCENT FRONT DOOR &
DECORATIVE WINDOW
DETAIL

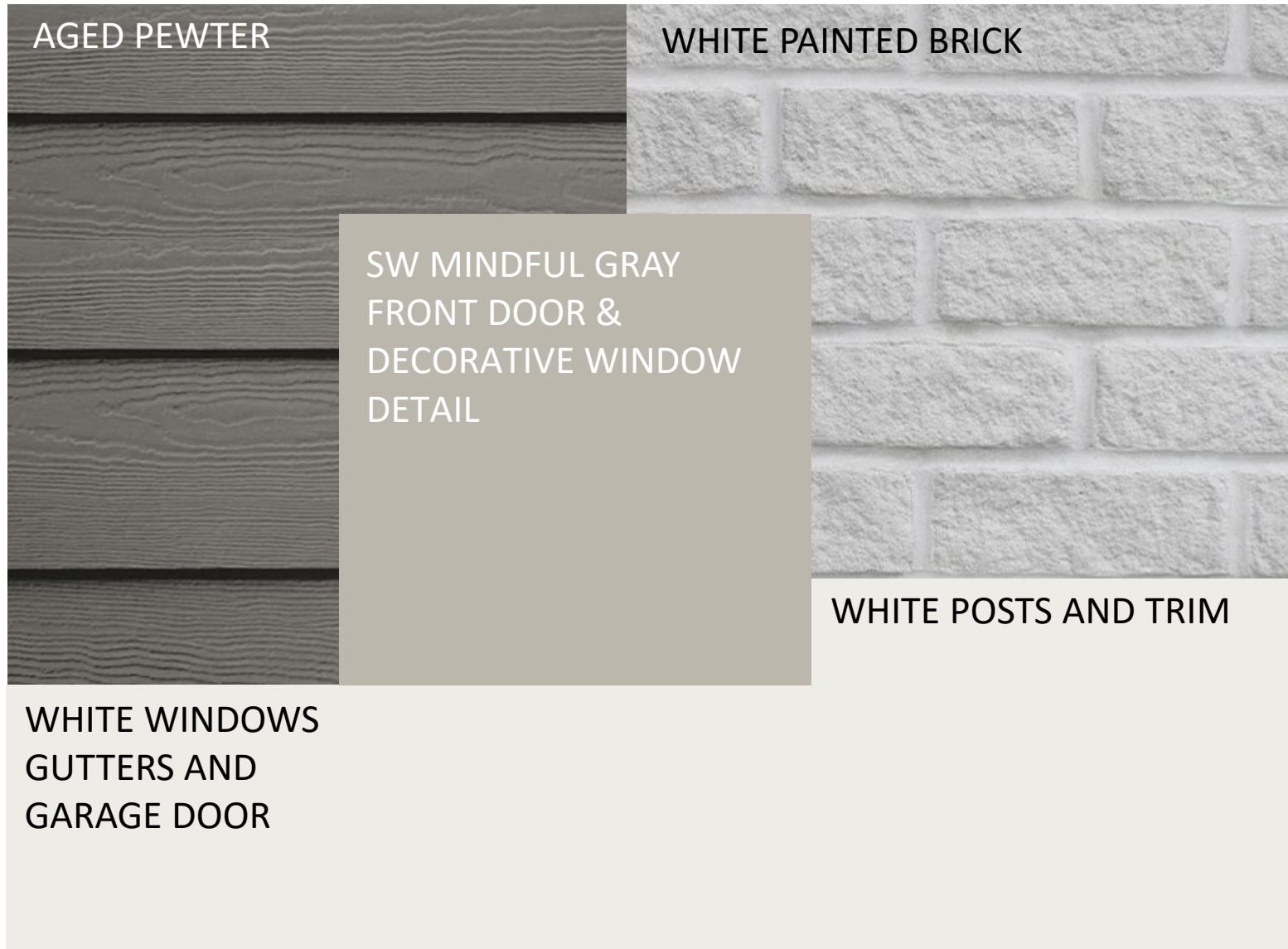
WHITE POSTS

WINDOWS/
GUTTERS AND
GARAGE DOOR

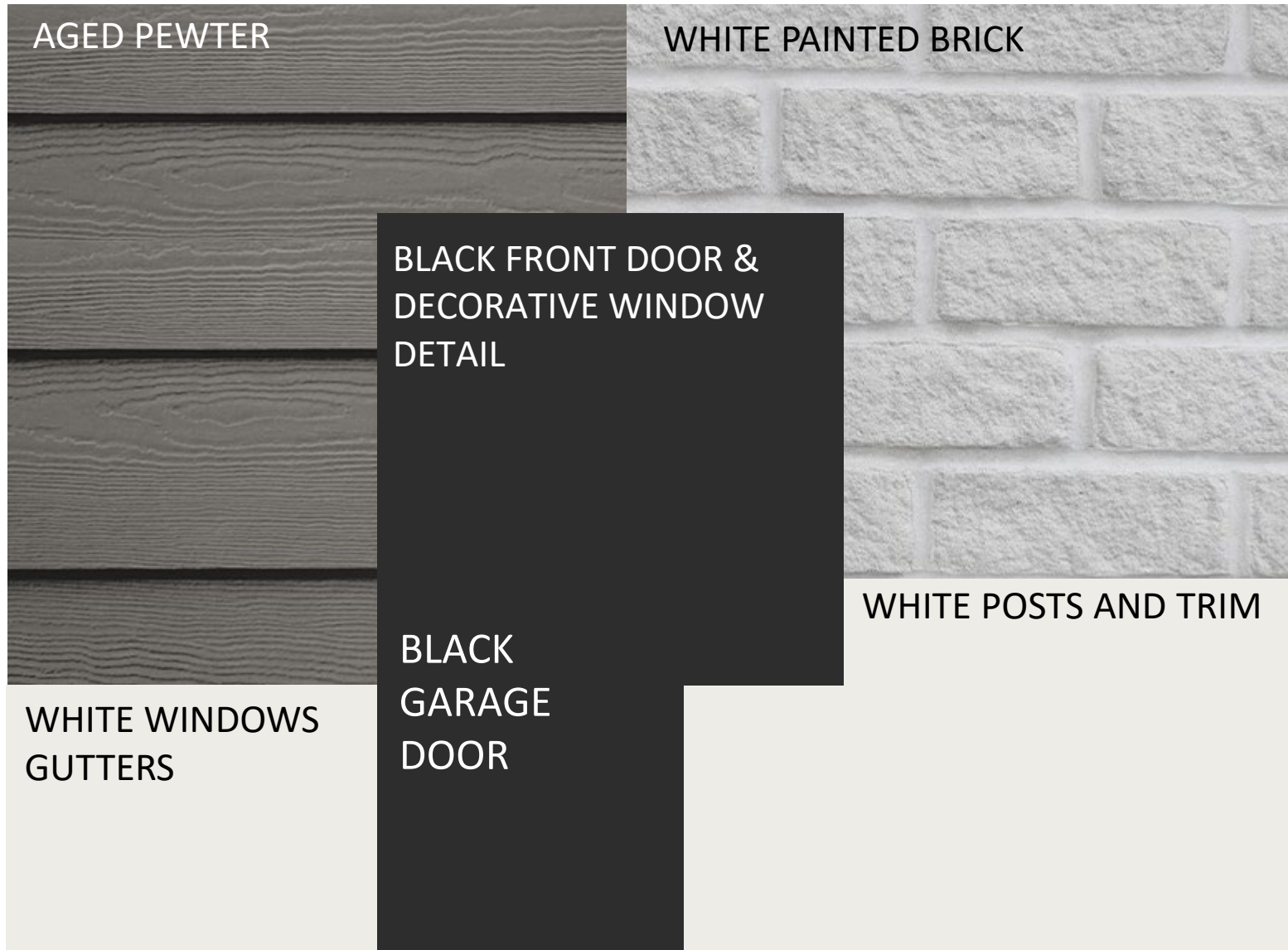
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SCHEME 19



SCHEME 20

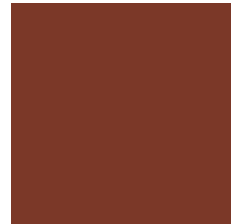


SCHEME 21



ACCENT DOOR OPTIONS

- SW ROYCROFT
COPPER RED



SCHEME 22

TIMBER BARK

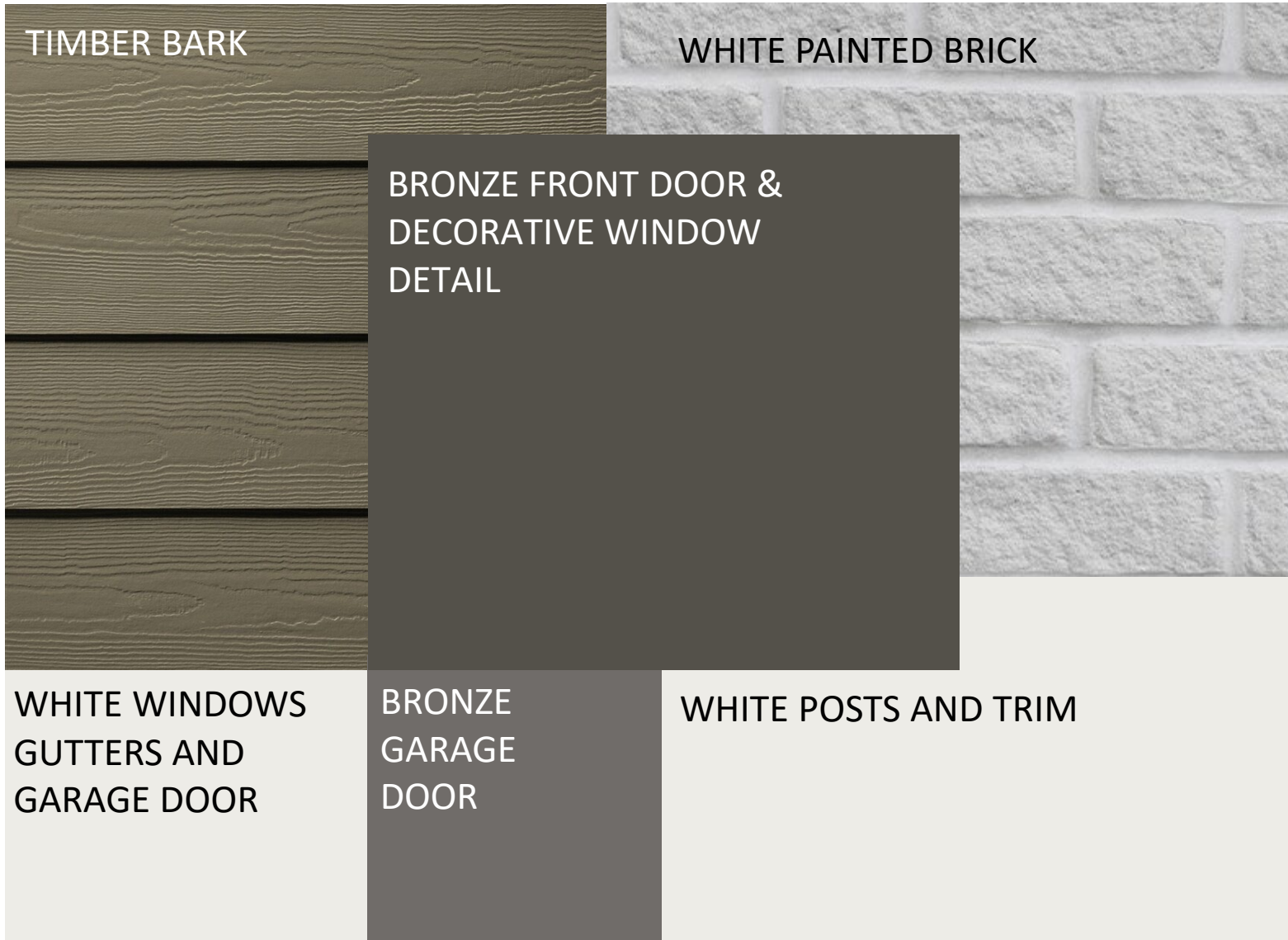
WHITE PAINTED BRICK

SW MINDFUL GRAY
FRONT DOOR &
DECORATIVE WINDOW
DETAIL

WHITE WINDOWS
GUTTERS AND
GARAGE DOOR

WHITE POSTS AND TRIM

SCHEME 23



SCHEME 24



SCHEME 25

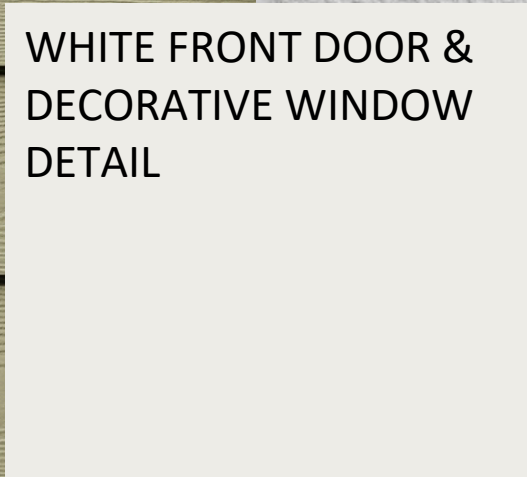
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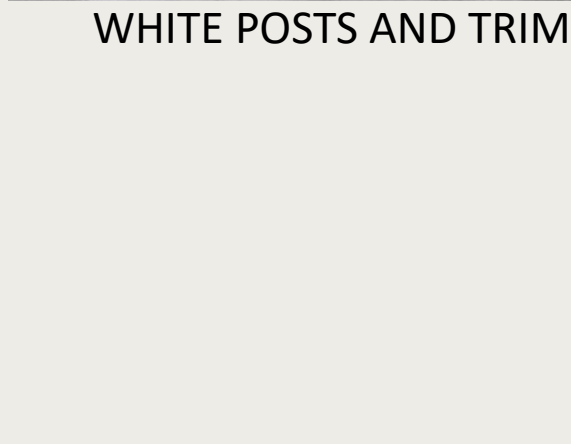
WHITE PAINTED BRICK



WHITE FRONT DOOR &
DECORATIVE WINDOW
DETAIL



WHITE POSTS AND TRIM



WHITE WINDOWS
GUTTERS

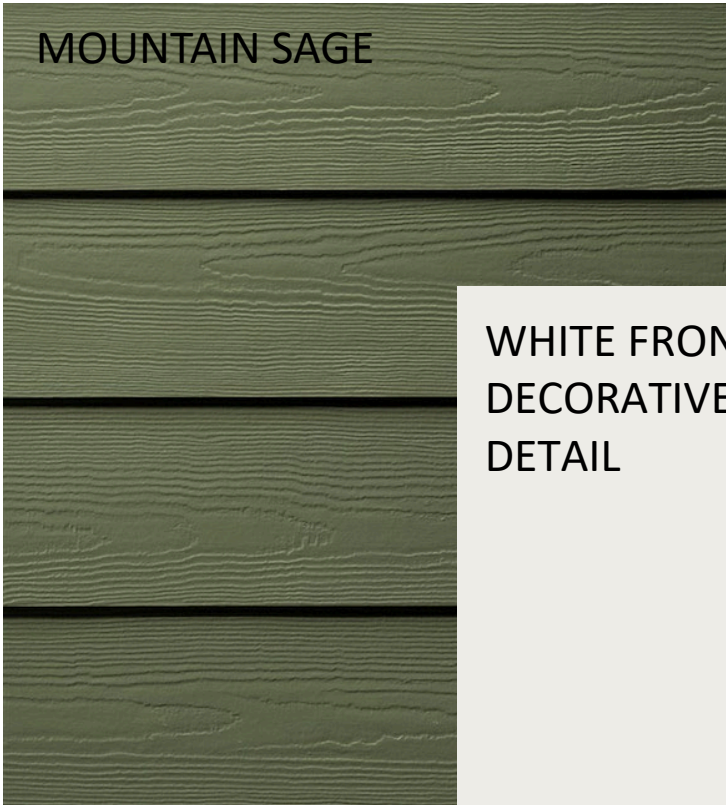


SCHEME 26



SCHEME 27

MOUNTAIN SAGE



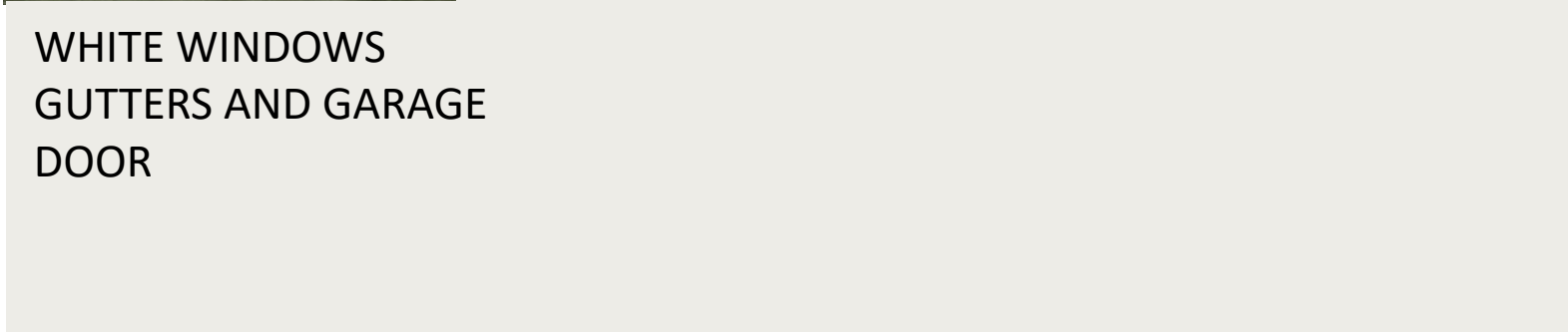
WHITE PAINTED BRICK



WHITE FRONT DOOR &
DECORATIVE WINDOW
DETAIL

WHITE POSTS AND TRIM

WHITE WINDOWS
GUTTERS AND GARAGE
DOOR



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

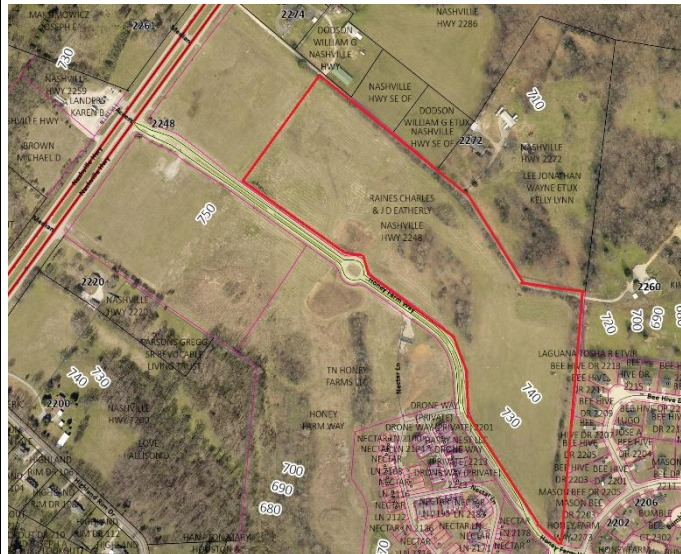
Cole Murphy (RP Homes) / Charles Raines

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.



Permitted



Not Permitted



Not Applicable



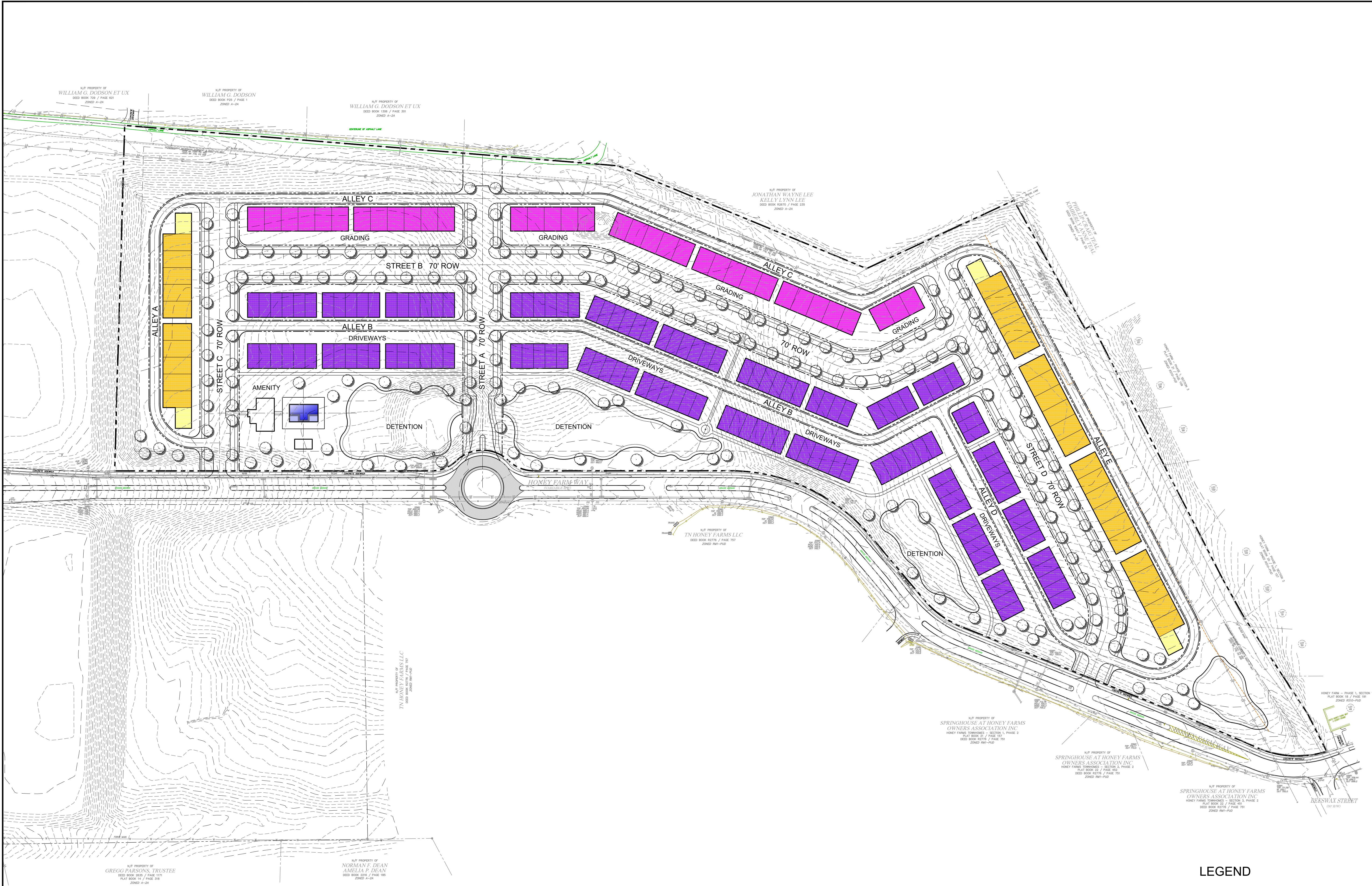
Required



Not Regulated

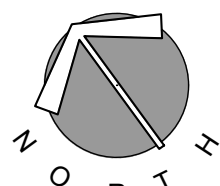
PLANNING STAFF EVALUATION:

- 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 that 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 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



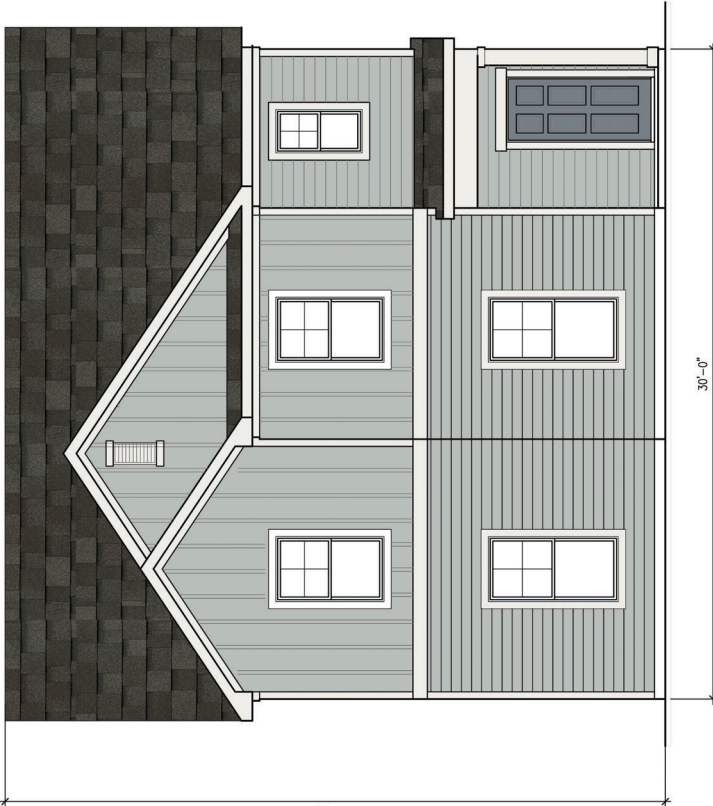
ELEVATION A
COLOR SCHEME 3



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

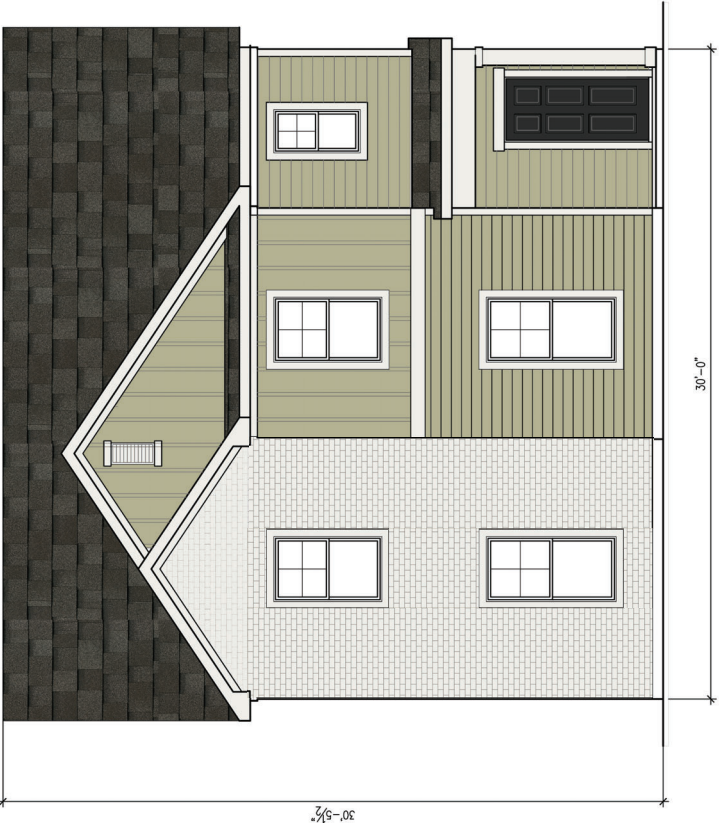
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COLUMBIA,
TENNESSEE

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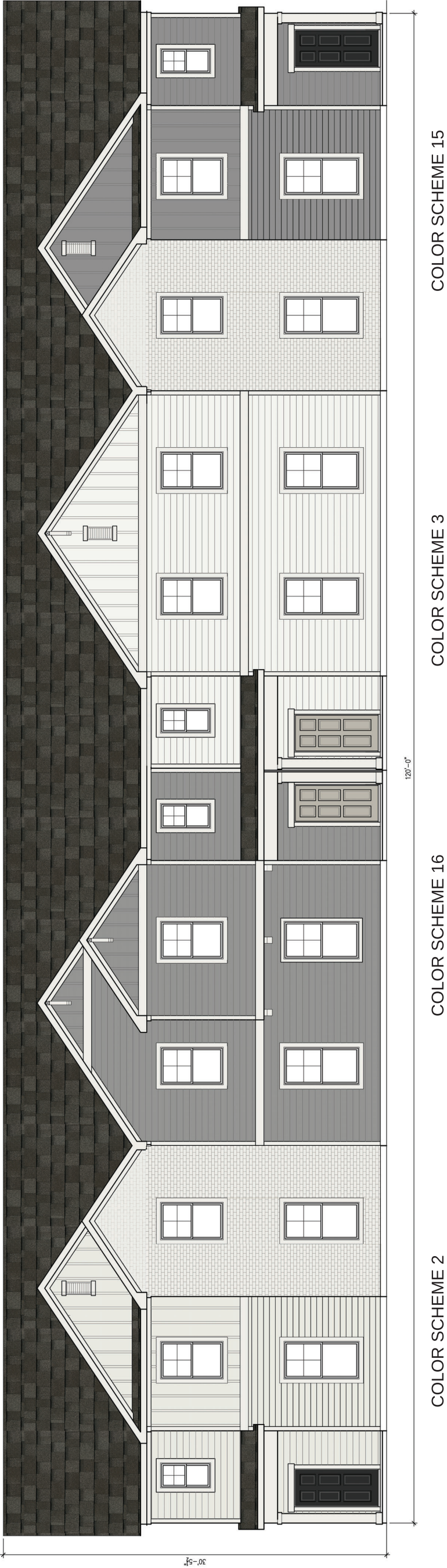
PLAN 1 FRONT ELEVATIONS
SCALE: 1/8" = 1'-0"



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

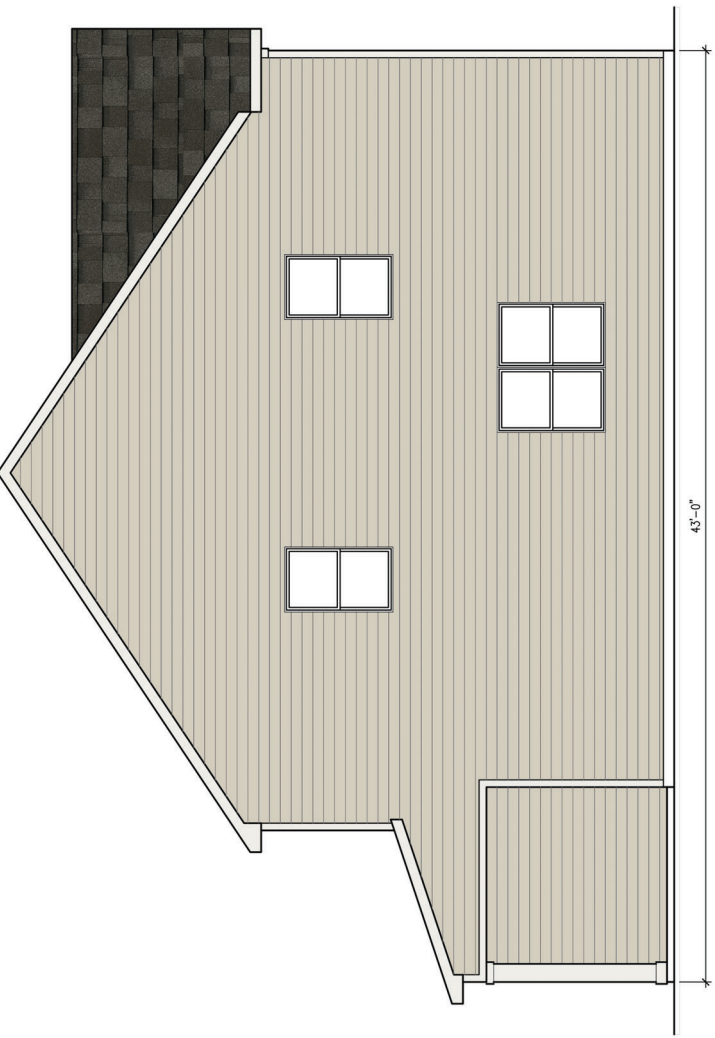
MUNICIPALITY:
COLUMBIA,
TENNESSEE

A1.1

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



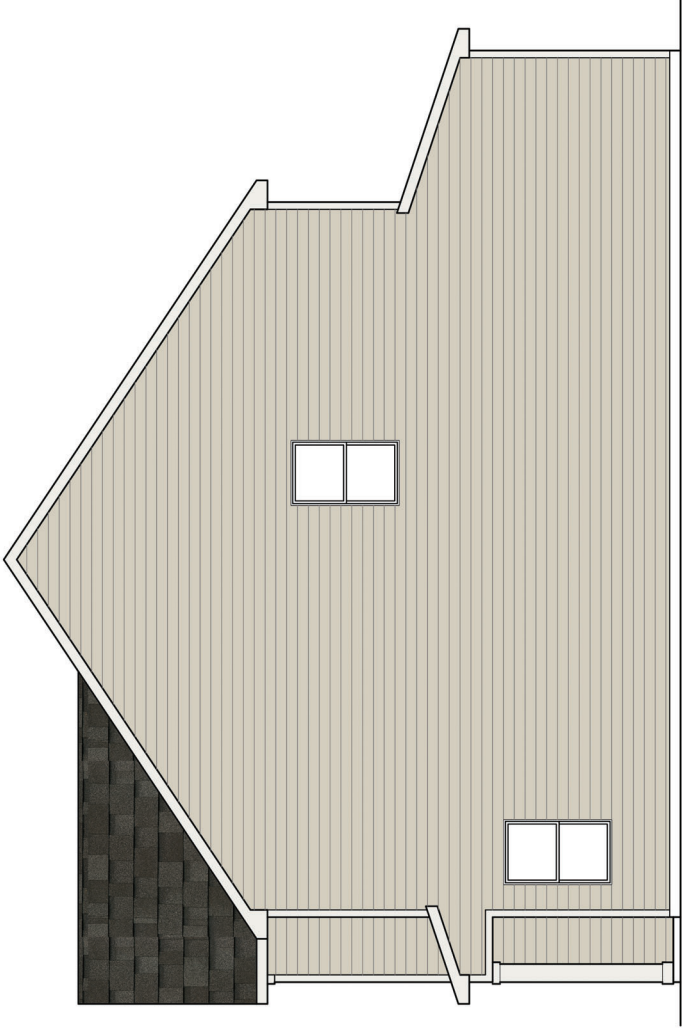
FRONT



LEFT (END UNIT CONDITION)



BACK



RIGHT (END UNIT CONDITION)



HONEY FARMS:
SCHEMATIC ELEVATIONS

DRAWN BY:	
DL	
DATE: 09/08/2022	

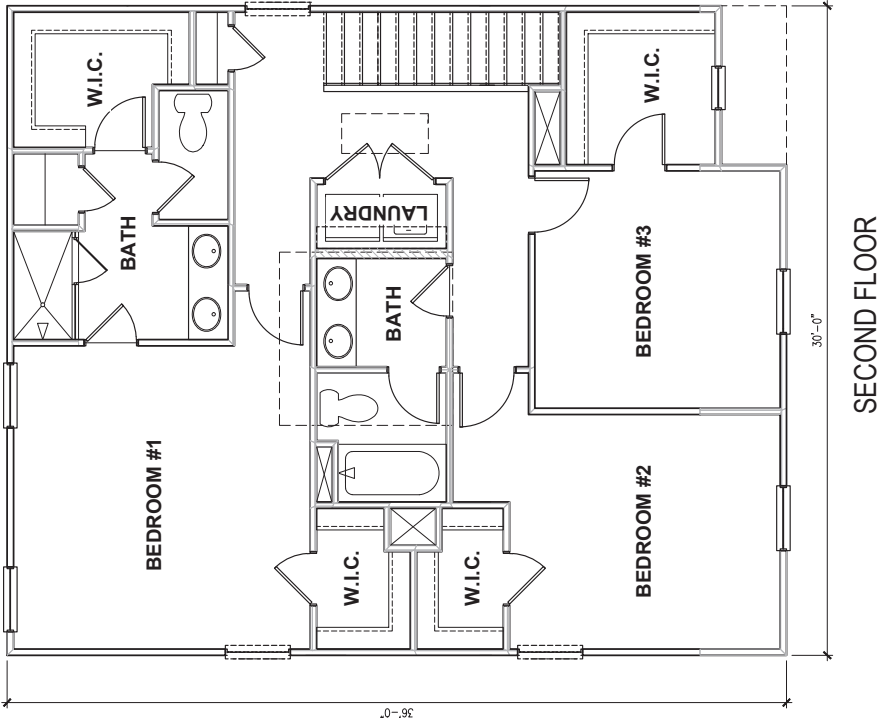
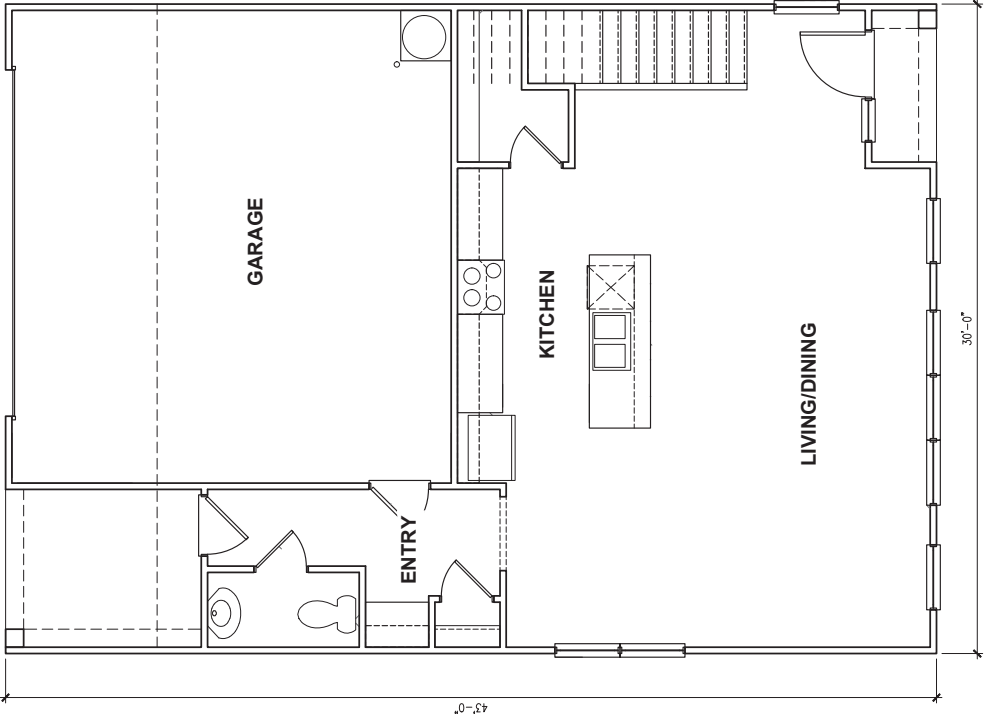
PLAN 1

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	

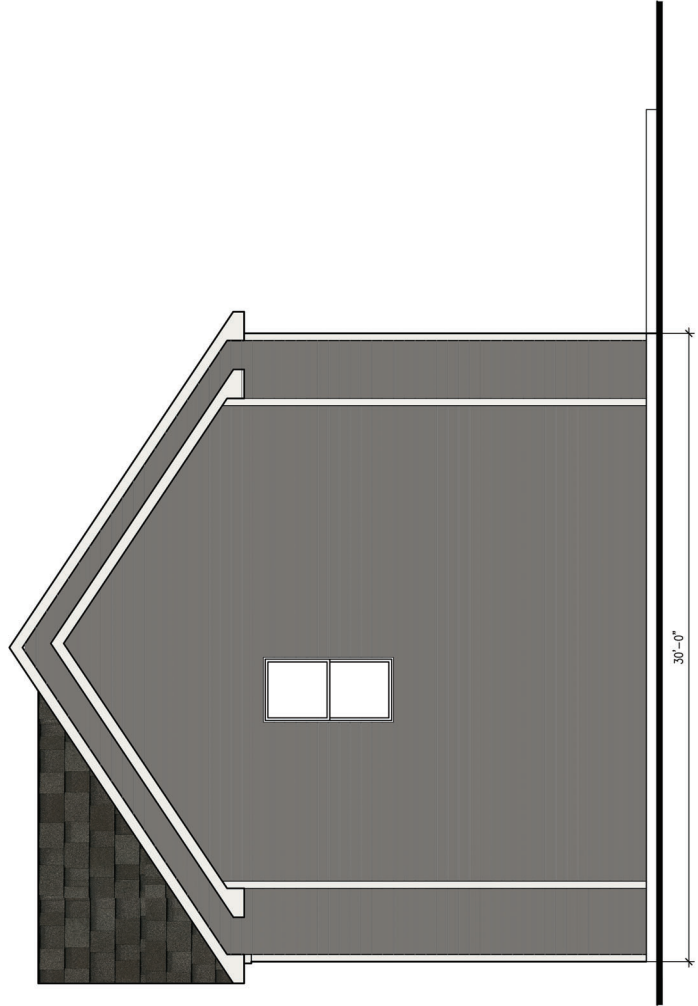
PLAN 2B

SUBDIVISION:
HONEY FARMS

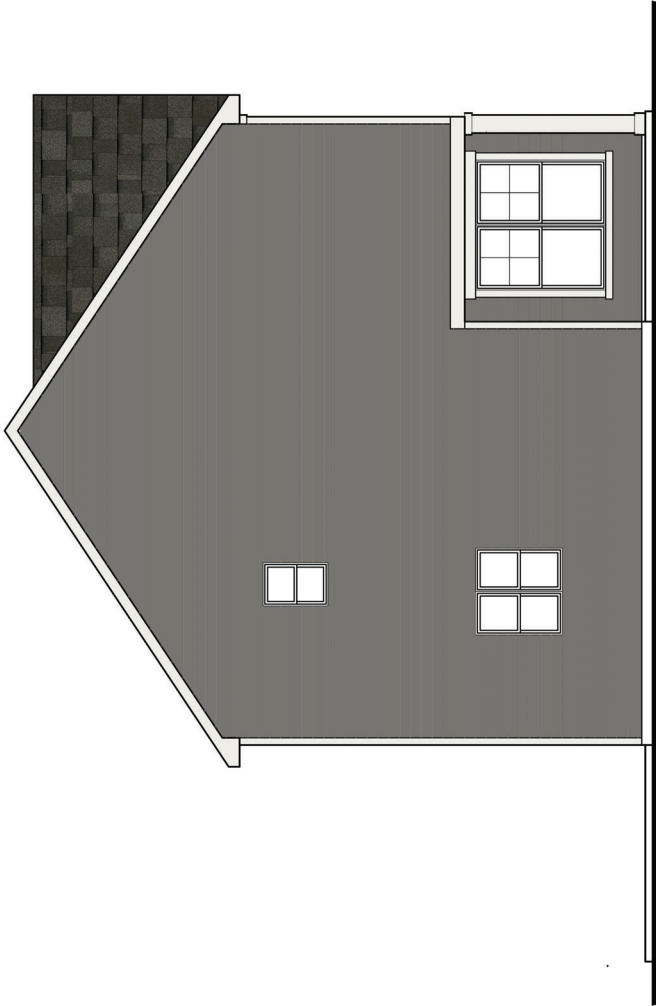
MUNICIPALITY:
COLUMBIA,
TENNESSEE

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

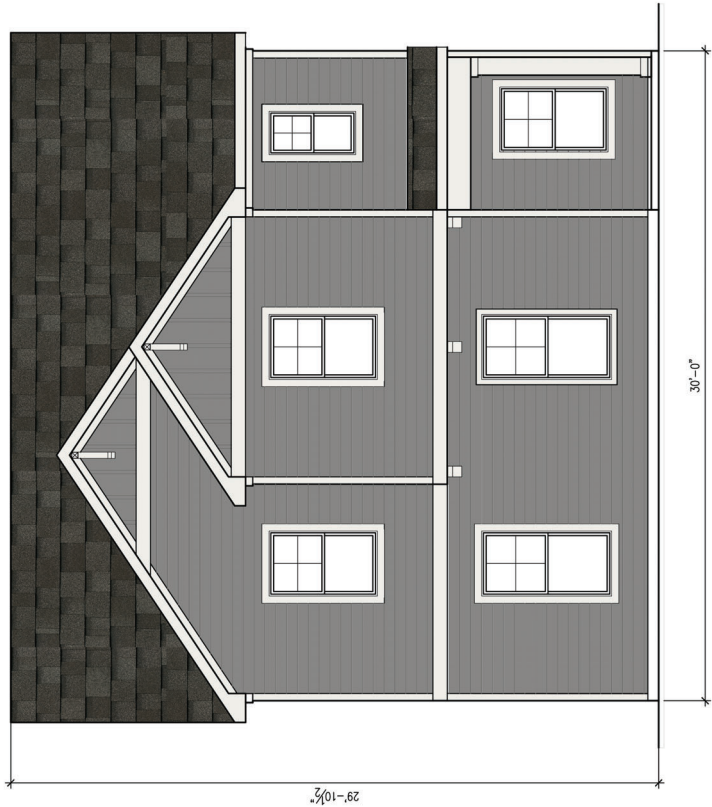
A2.1

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





ELEVATION C
COLOR SCHEME 14



ELEVATION B
COLOR SCHEME 18



ELEVATION A
COLOR SCHEME 27



ELEVATION F
COLOR SCHEME 4



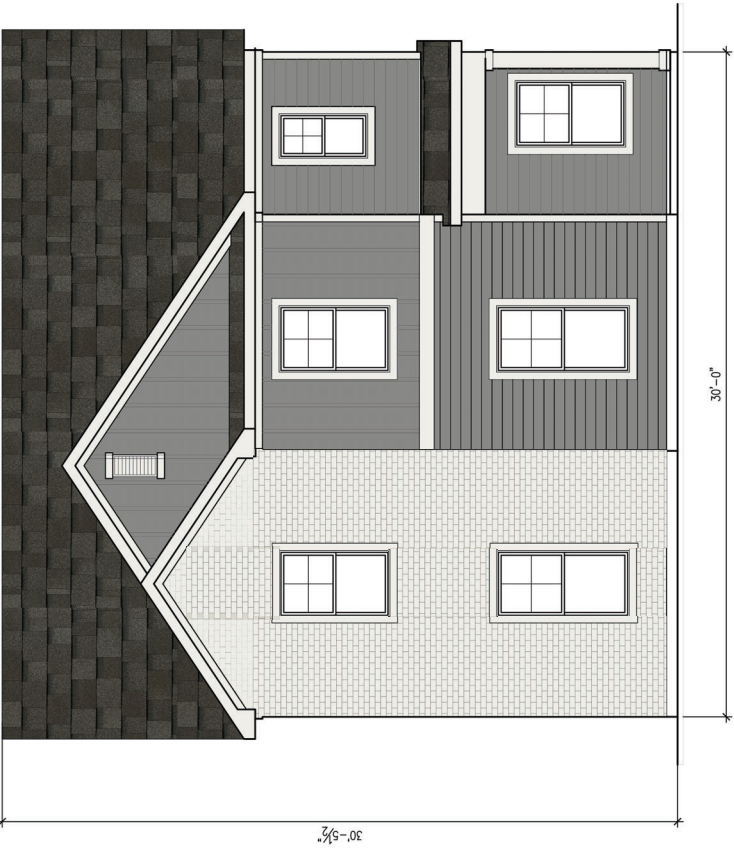
ELEVATION E
COLOR SCHEME 6



ELEVATION D
COLOR SCHEME 9



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

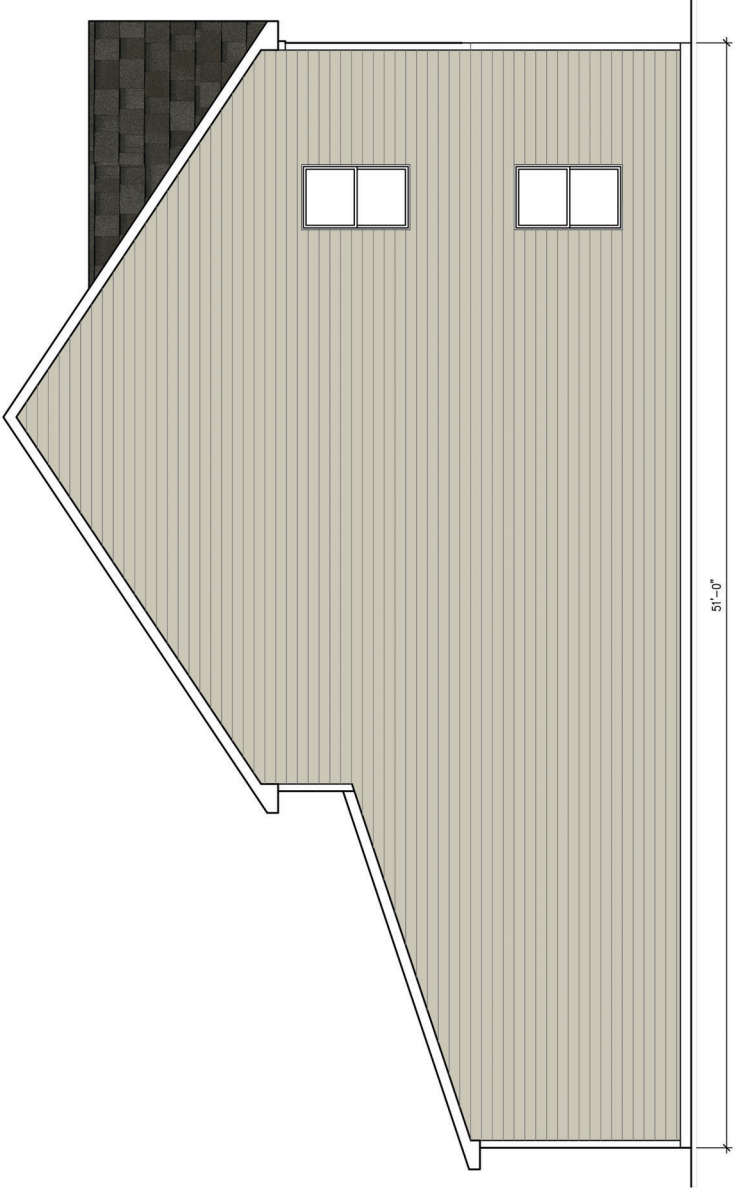
MUNICIPALITY:
COLUMBIA,
TENNESSEE

A1.2

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



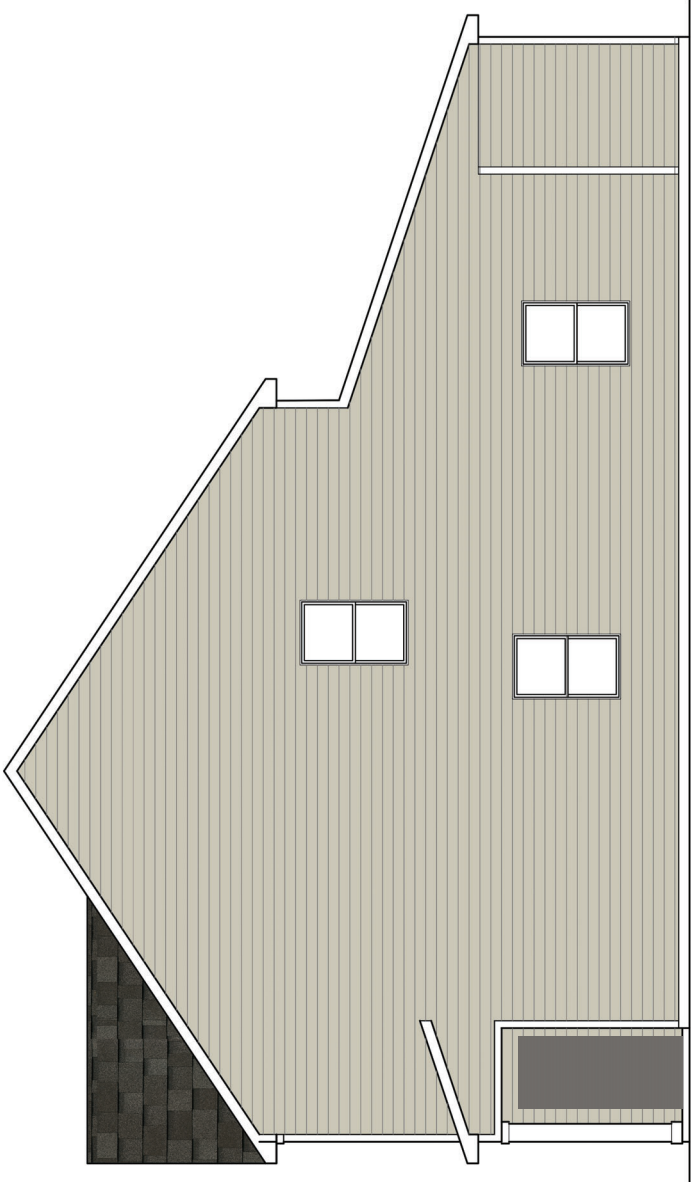
FRONT



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

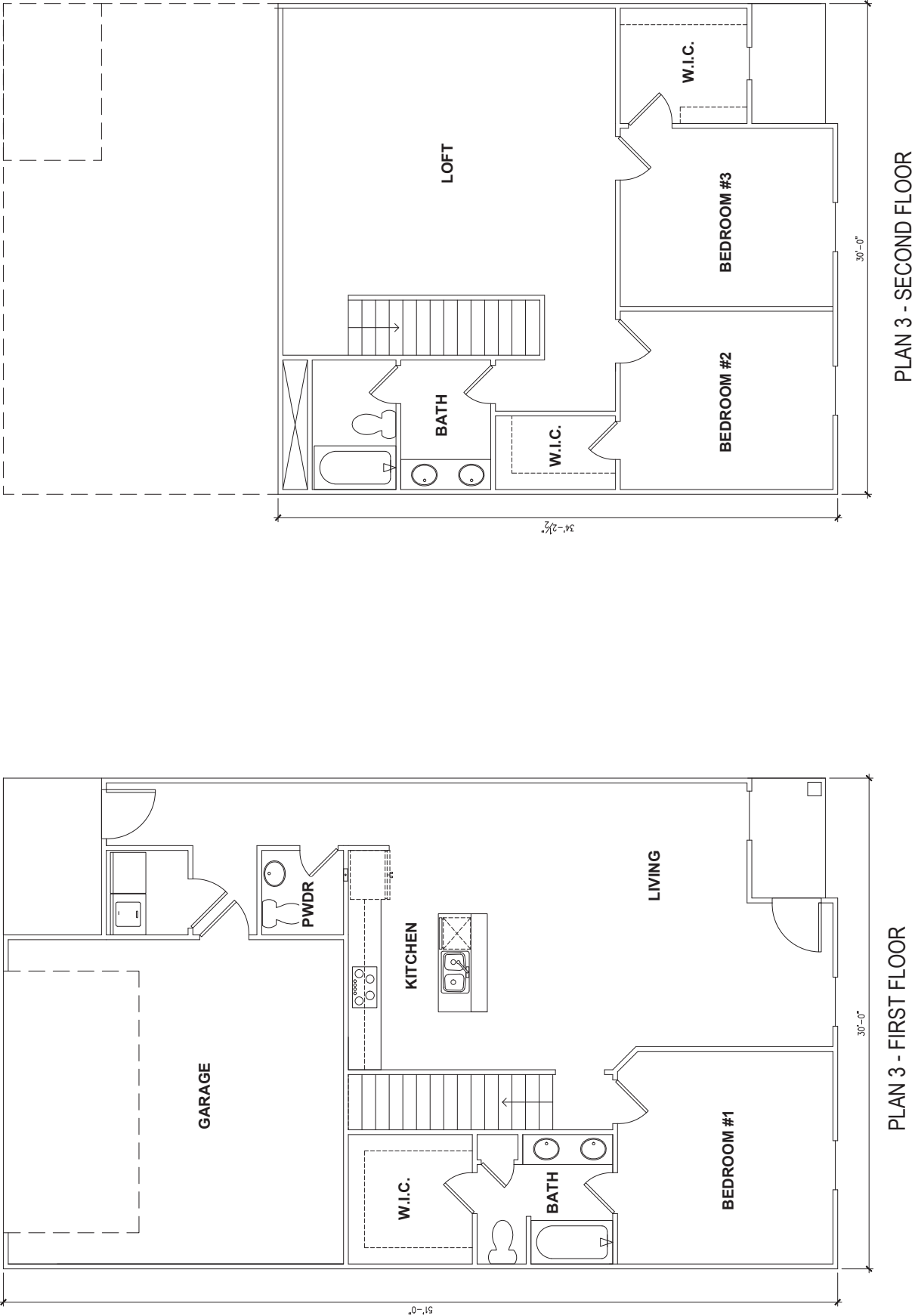
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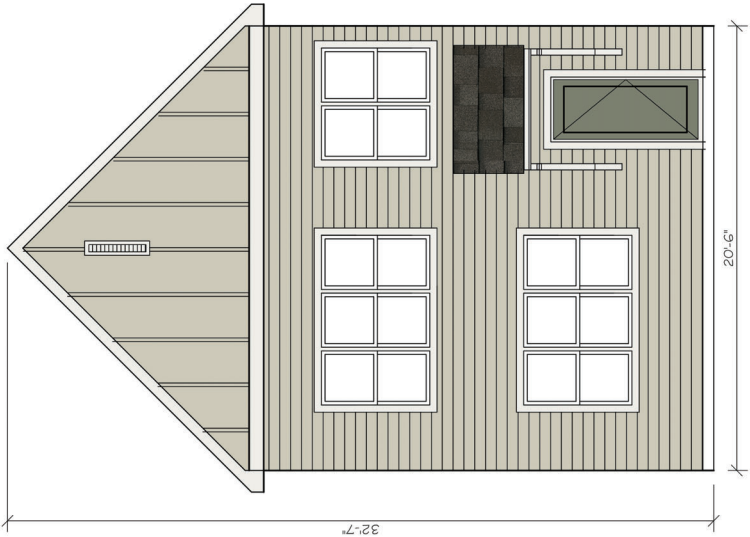
PLAN 3

SUBDIVISION:
HONEY FARMS

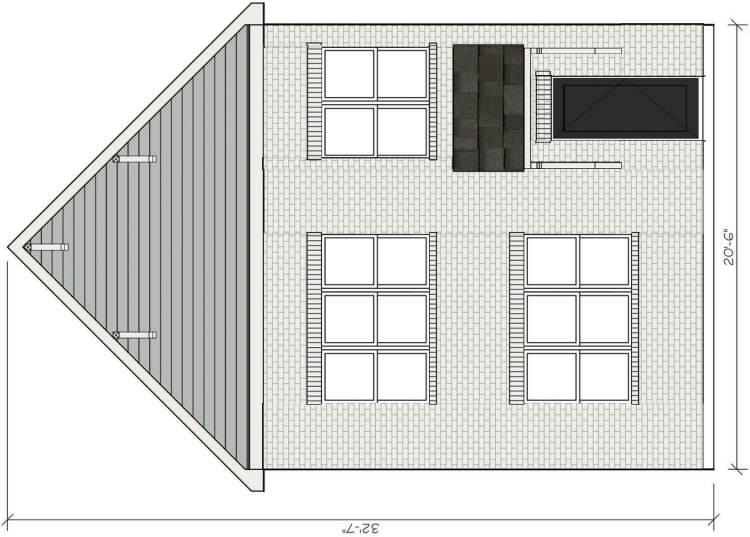
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COLUMBIA,
TENNESSEE

A2.1

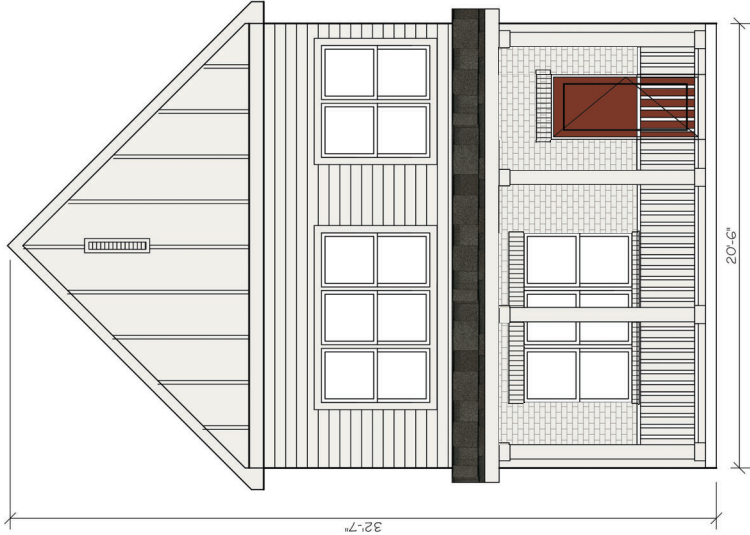




ELEVATION A
(END UNIT COND.)
COLOR SCHEME 8



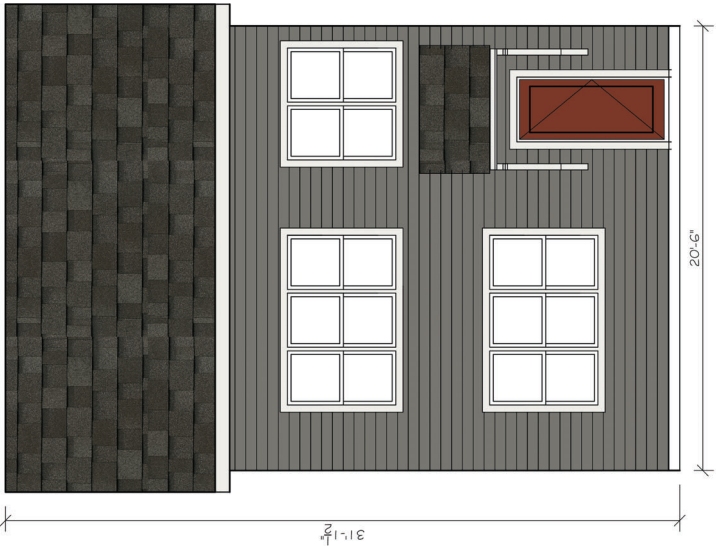
ELEVATION B
(END UNIT COND.)
COLOR SCHEME 13



ELEVATION C
(END UNIT COND.)
COLOR SCHEME 4



ELEVATION D
(END UNIT COND.)
COLOR SCHEME 19



ELEVATION A
(MID UNIT COND.)
COLOR SCHEME 22



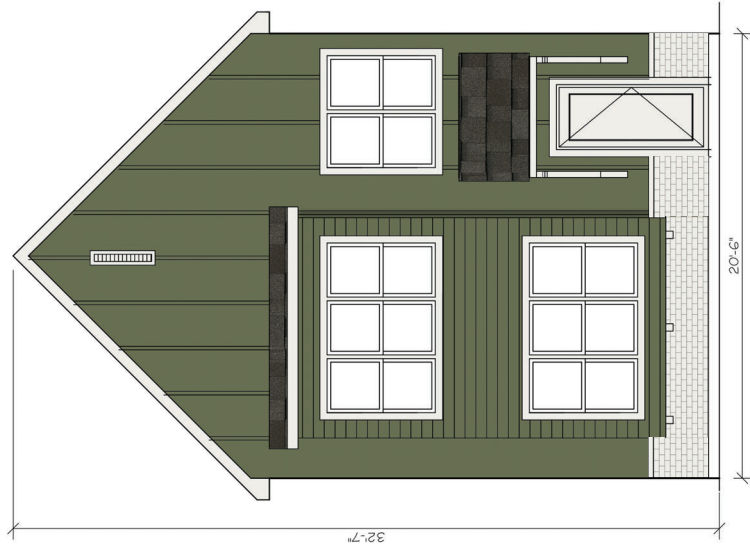
ELEVATION B
(MID UNIT COND.)
COLOR SCHEME 25



ELEVATION C
(MID UNIT COND.)
COLOR SCHEME 1



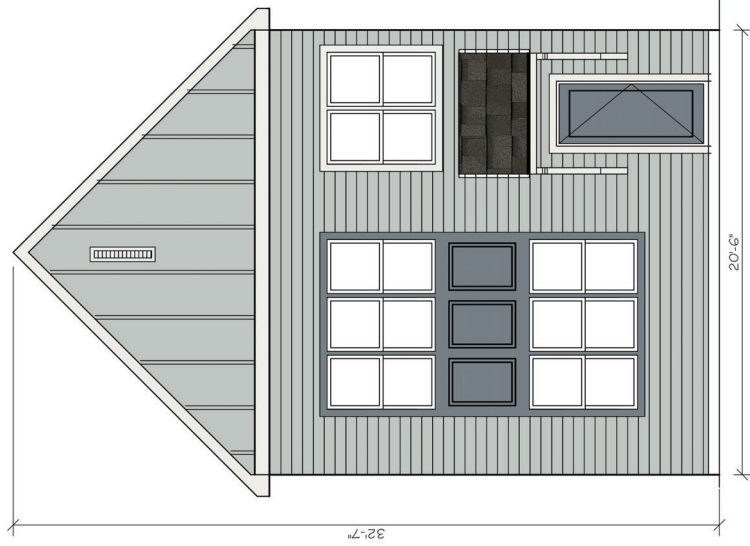
ELEVATION D
(MID UNIT COND.)
COLOR SCHEME 24



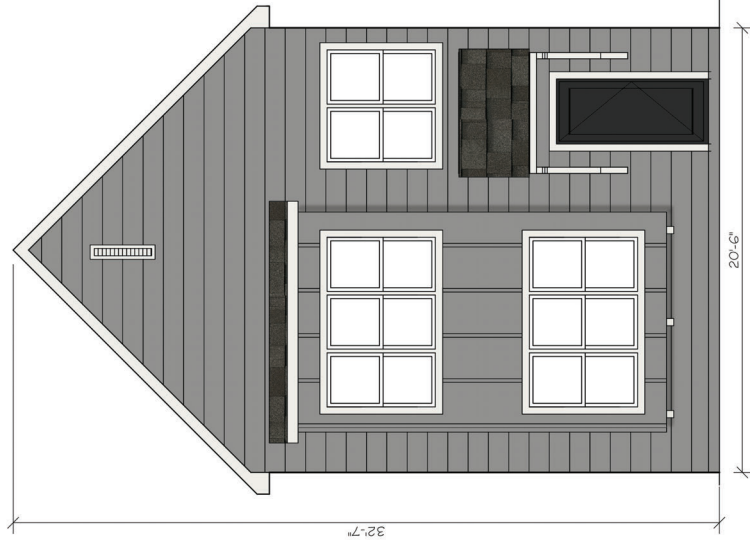
ELEVATION E
(END UNIT COND.)
COLOR SCHEME 28



ELEVATION F
(END UNIT COND.)
COLOR SCHEME 5



ELEVATION G
(END UNIT COND.)
COLOR SCHEME 15



ELEVATION H
(END UNIT COND.)
COLOR SCHEME 16



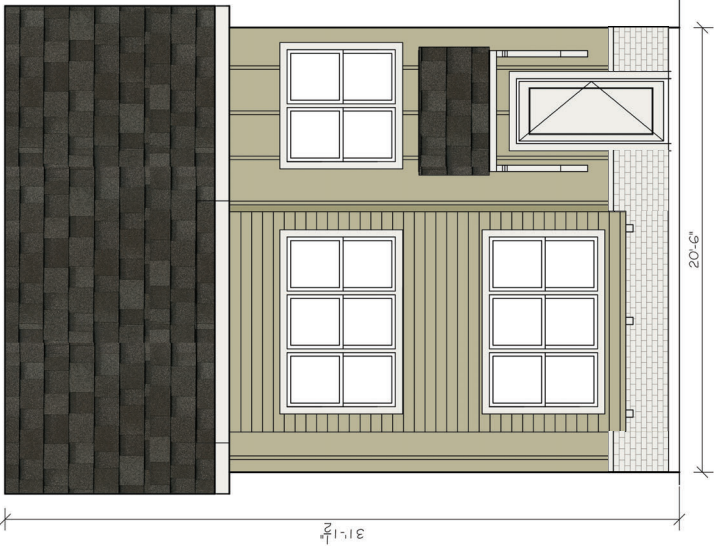
ELEVATION H
(MID UNIT COND.)
COLOR SCHEME 6



ELEVATION G
(MID UNIT COND.)
COLOR SCHEME 10



ELEVATION F
(MID UNIT COND.)
COLOR SCHEME 2



ELEVATION E
(MID UNIT COND.)
COLOR SCHEME 26



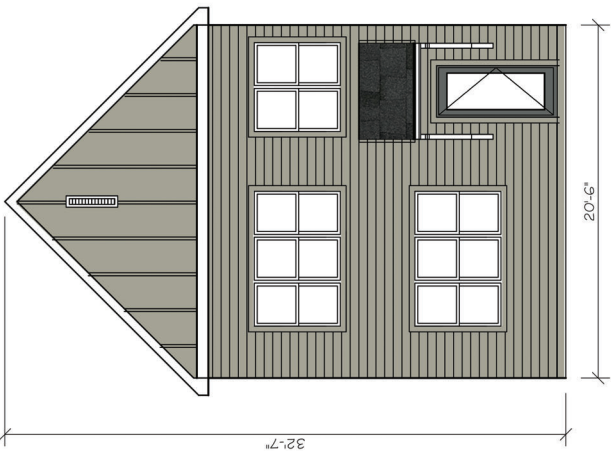
COLOR SCHEME 27

COLOR SCHEME 17

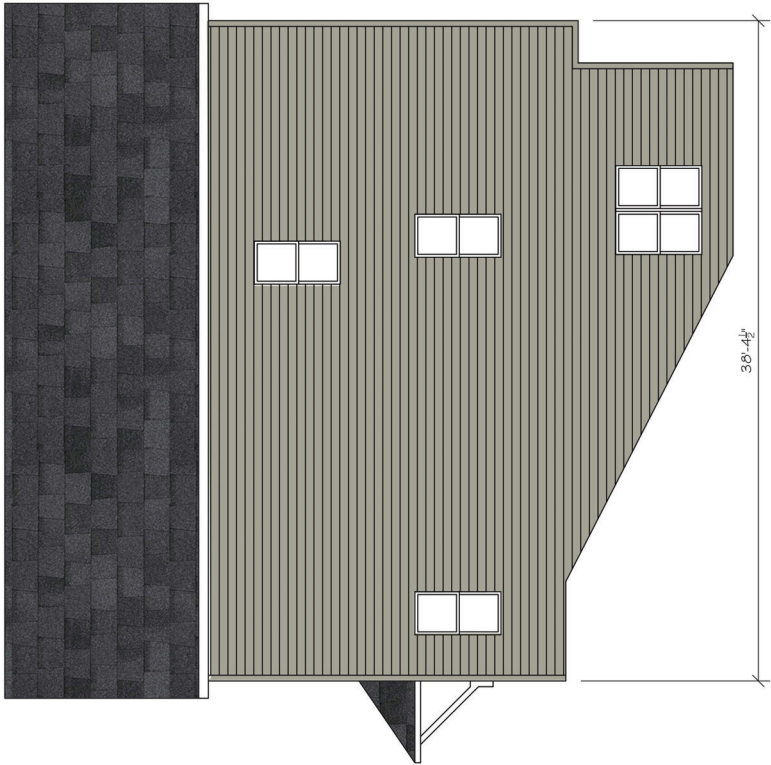
COLOR SCHEME 1

COLOR SCHEME 16

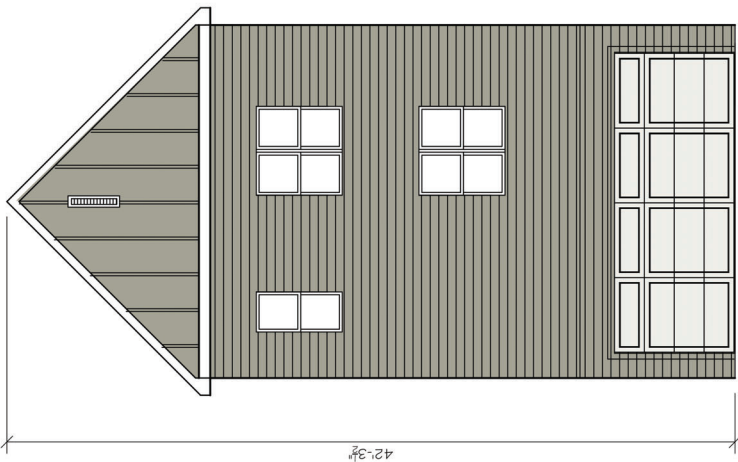
COLOR SCHEME 28



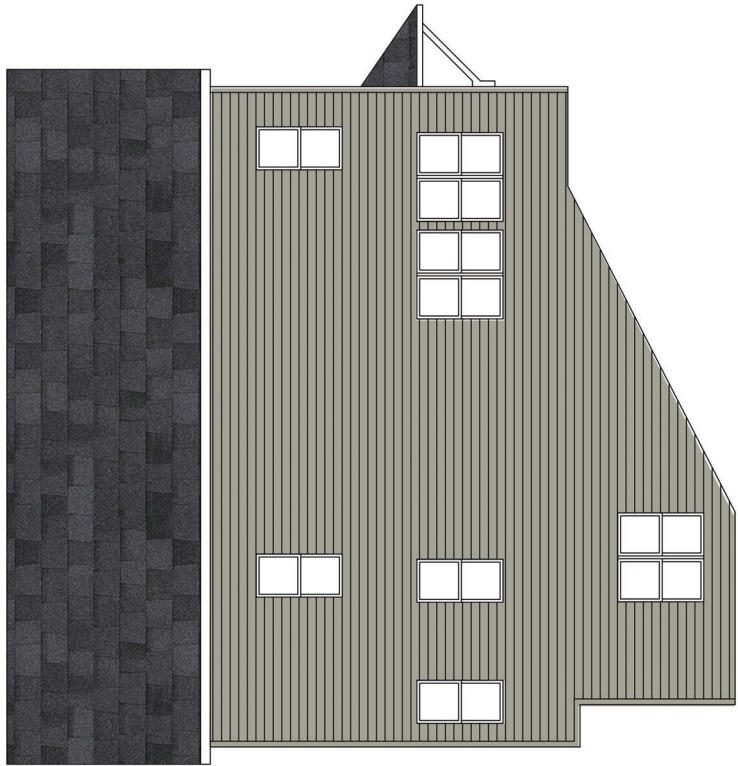
FRONT
SCHEME 10



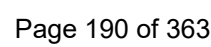
RIGHT
SCHEME 10



REAR
SCHEME 10



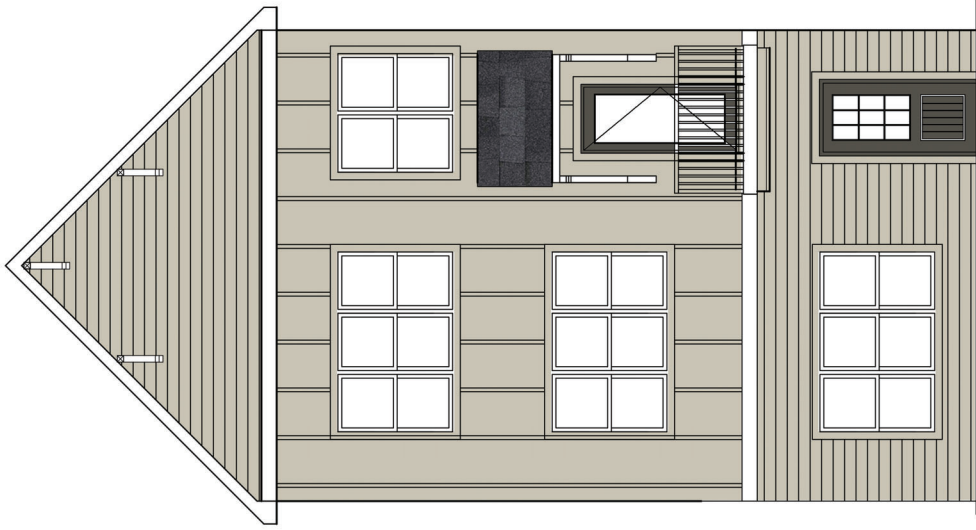
LEFT
SCHEME 10





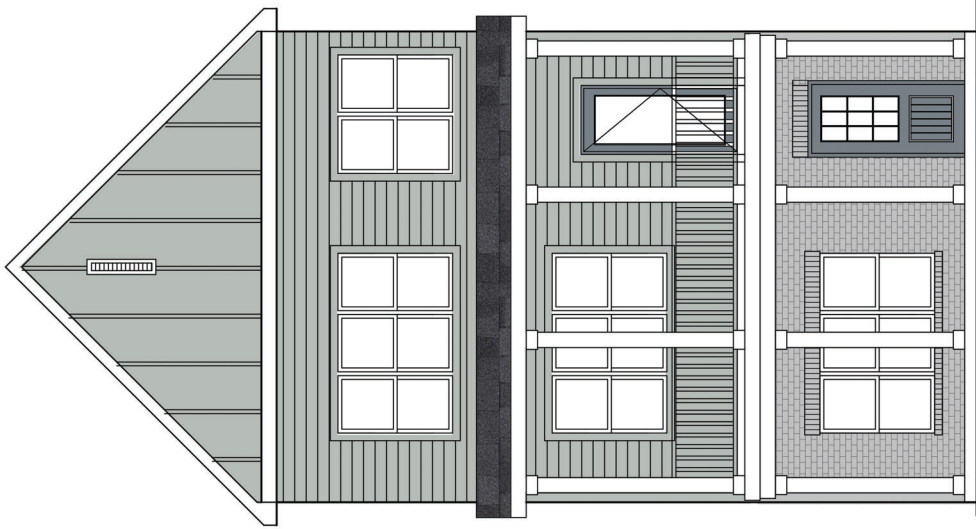
ELEVATION A
(END UNIT COND.)

SCHEME 15



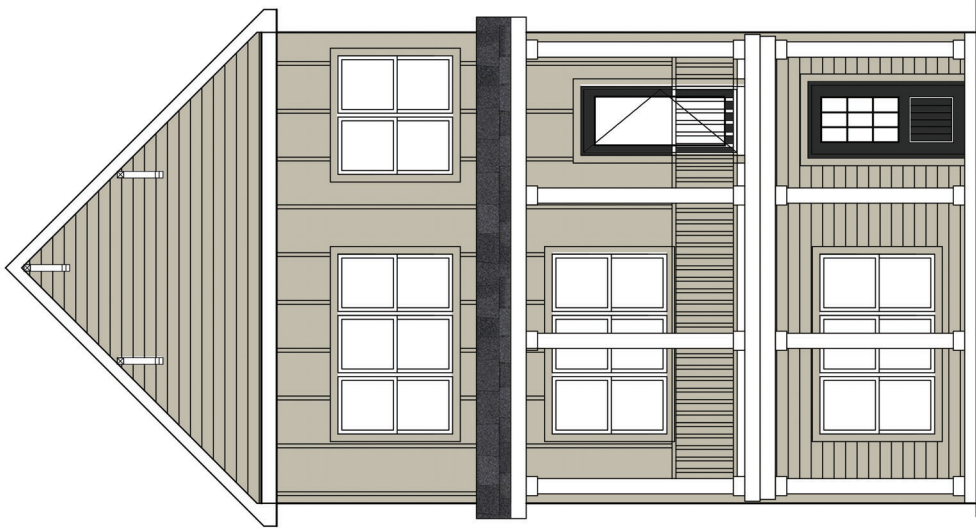
ELEVATION B
(END UNIT COND.)

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

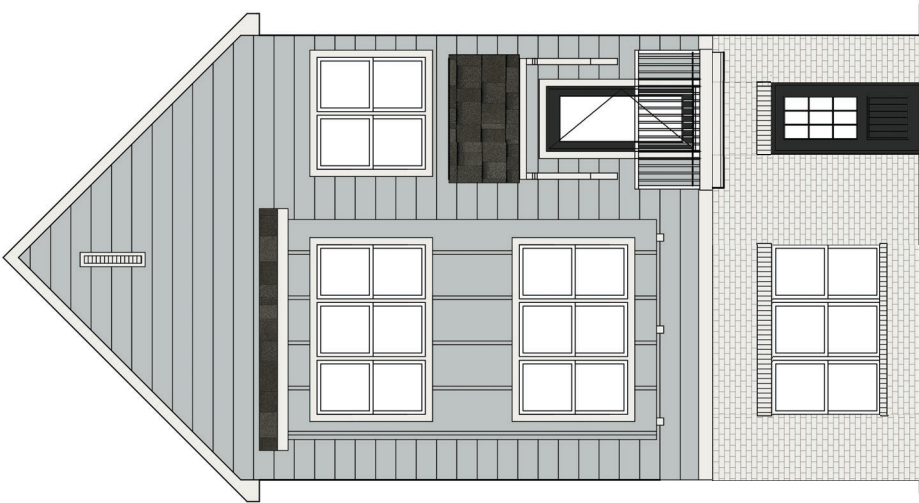
MUNICIPALITY:

COLUMBIA,
TENNESSEE

A1.2

RP
HOMES

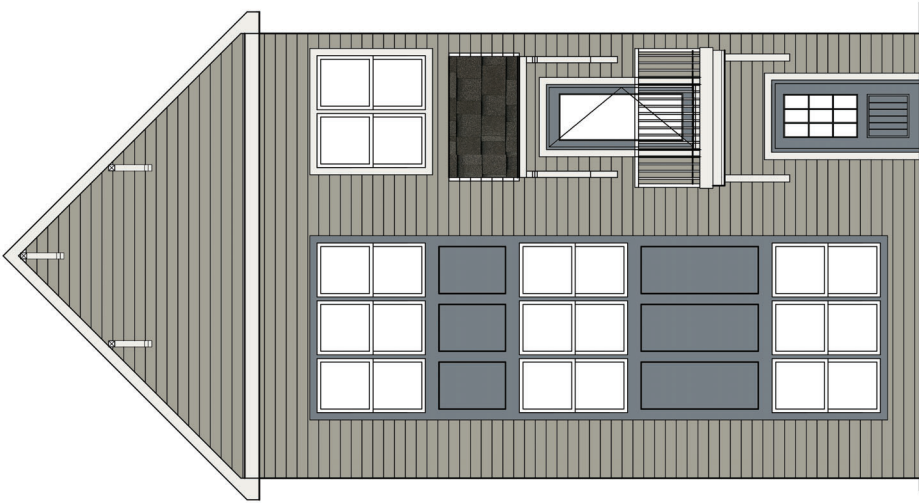




ELEVATION H

(END UNIT COND.)

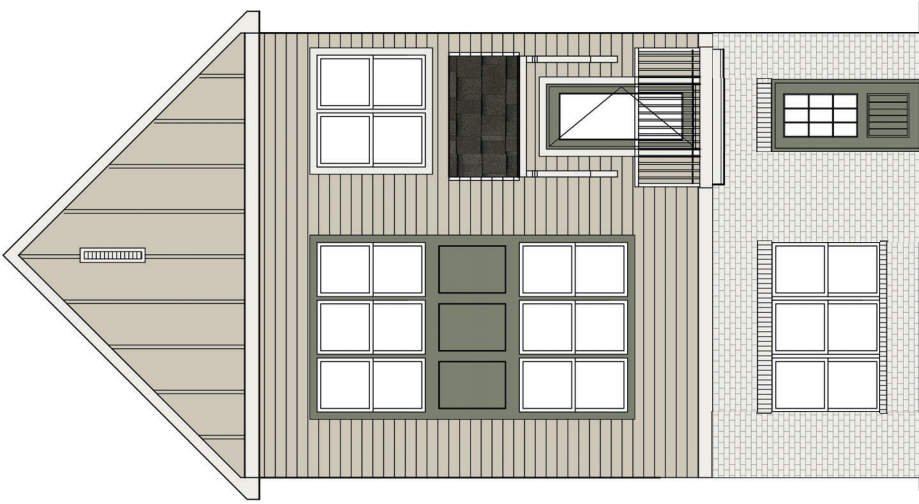
COLOR SCHEME 13



ELEVATION G

(END UNIT COND.)

COLOR SCHEME 12



ELEVATION F

(END UNIT COND.)

COLOR SCHEME 8



ELEVATION E

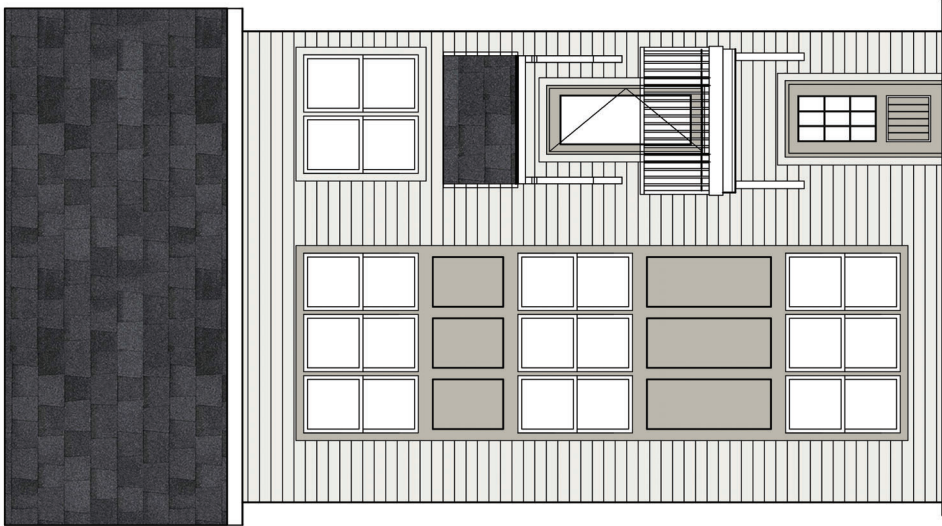
(END UNIT COND.)

COLOR SCHEME 19



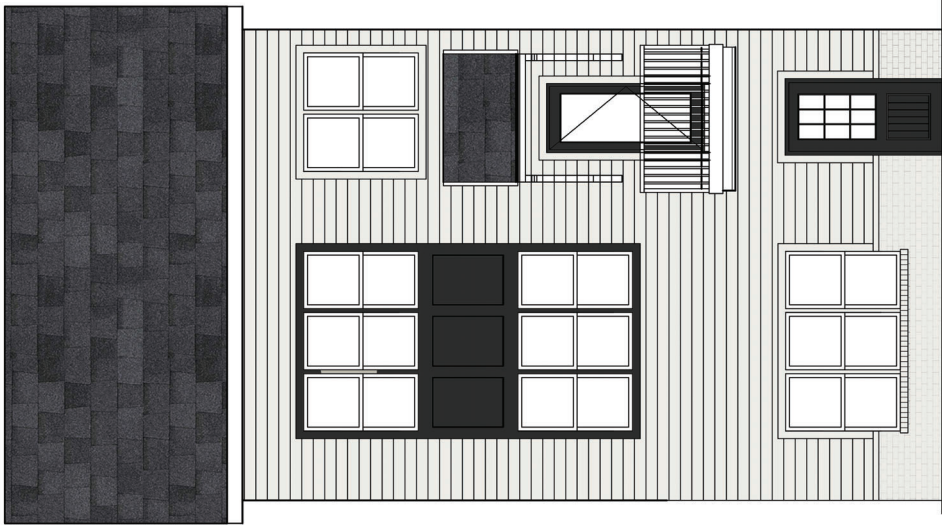
ELEVATION H
(MID UNIT COND.)

SCHEME 4



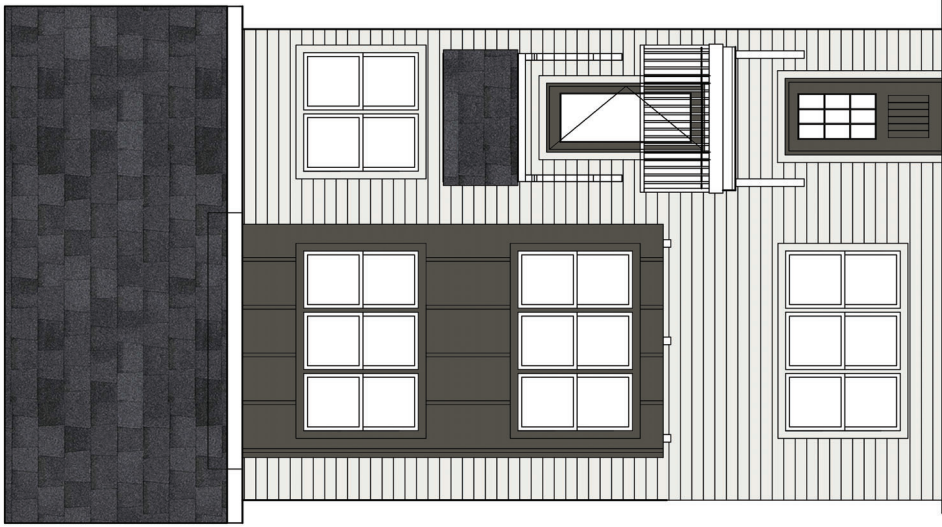
ELEVATION G
(MID UNIT COND.)

SCHEME 3



ELEVATION F
(MID UNIT COND.)

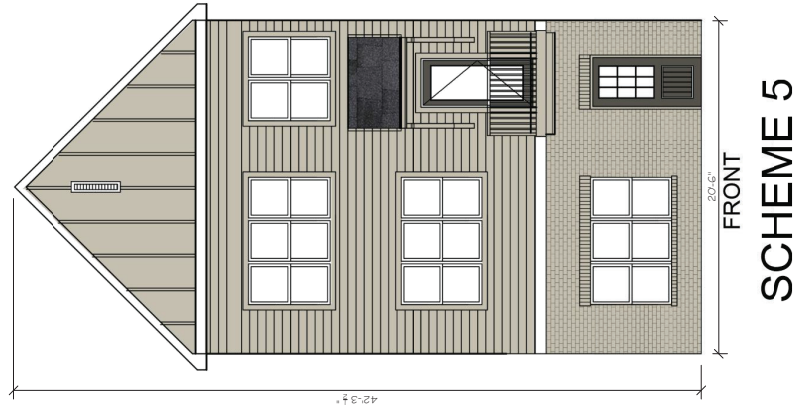
SCHEME 2



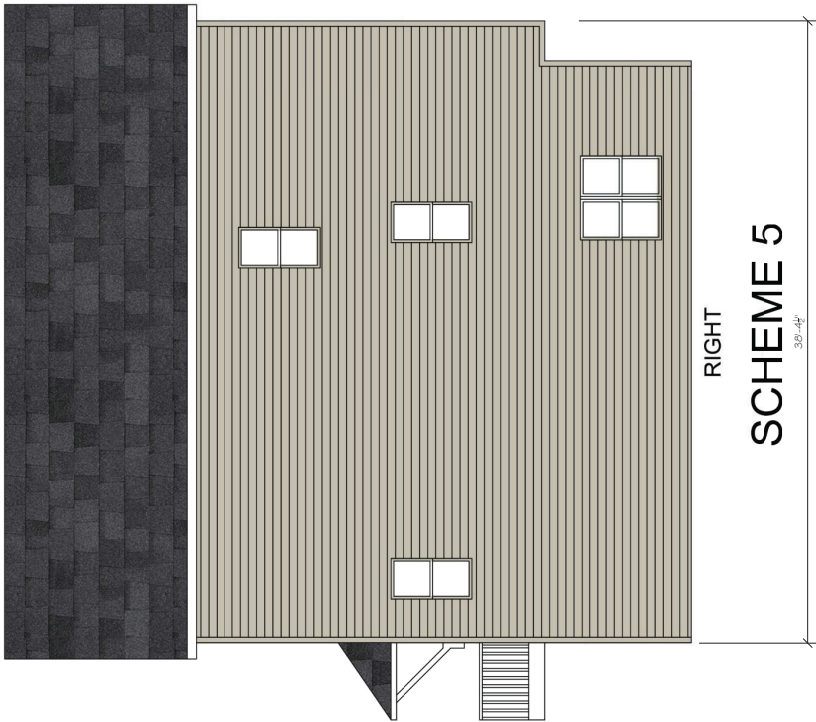
ELEVATION E
(MID UNIT COND.)

SCHEME 1

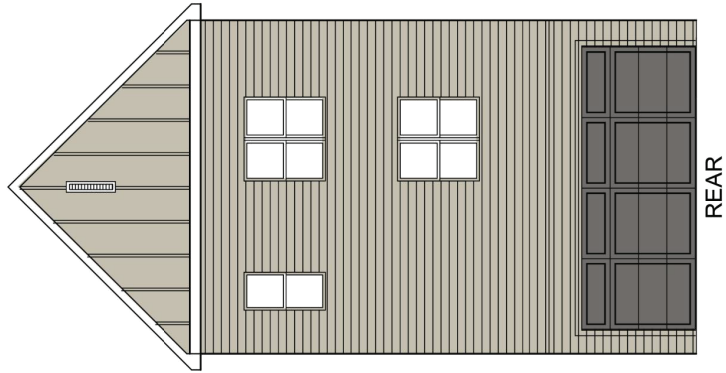




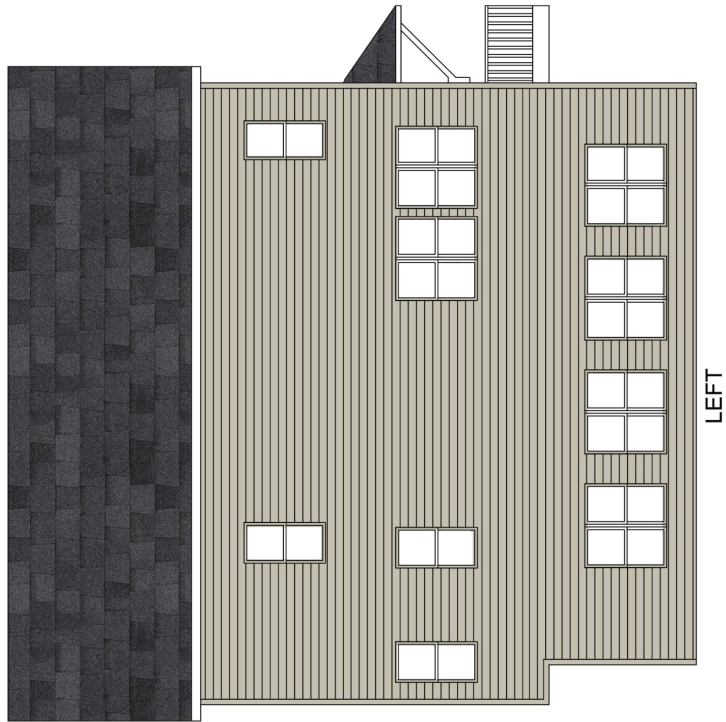
FRONT
SCHEME 5



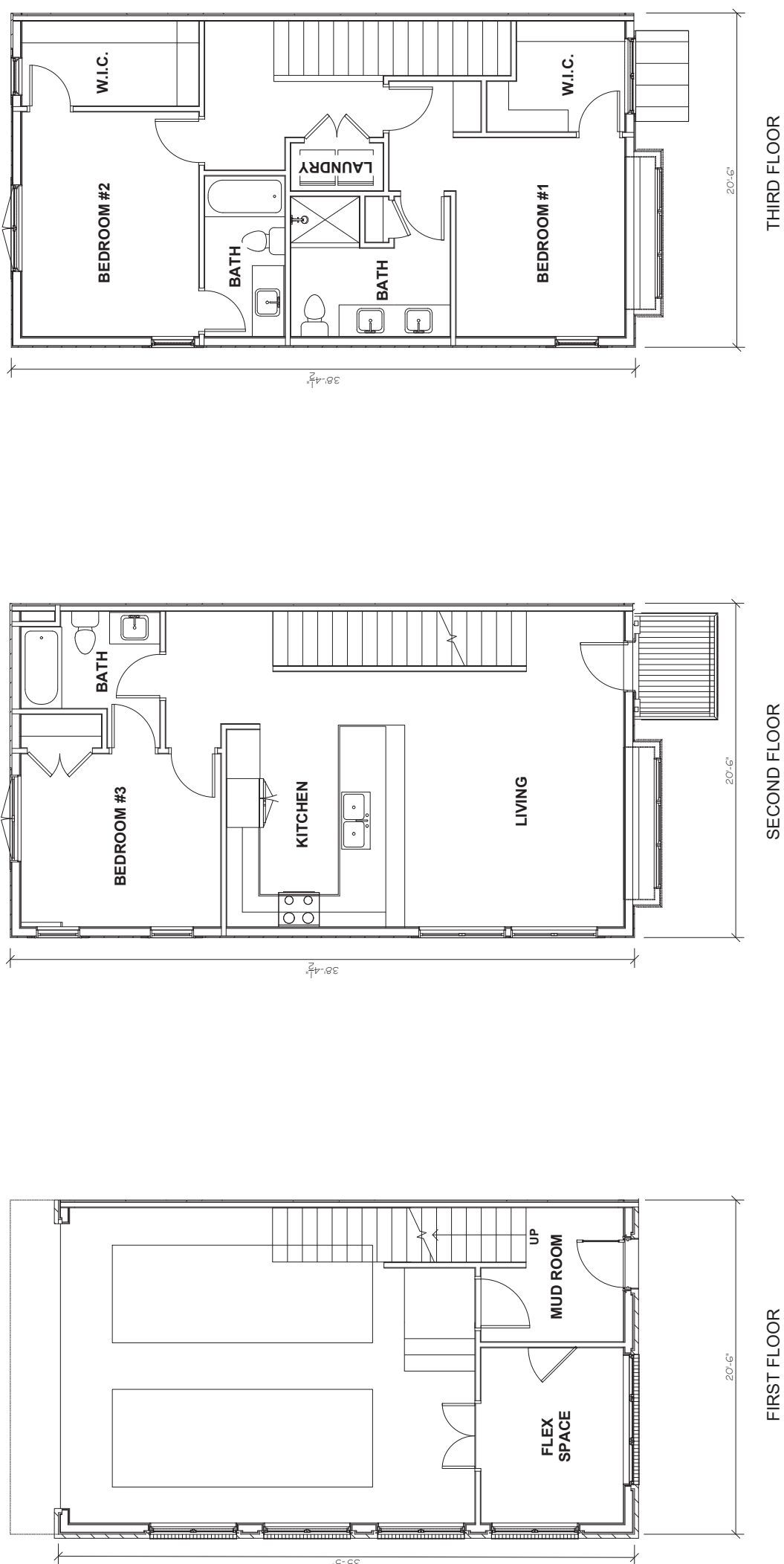
RIGHT
SCHEME 5



REAR
SCHEME 5



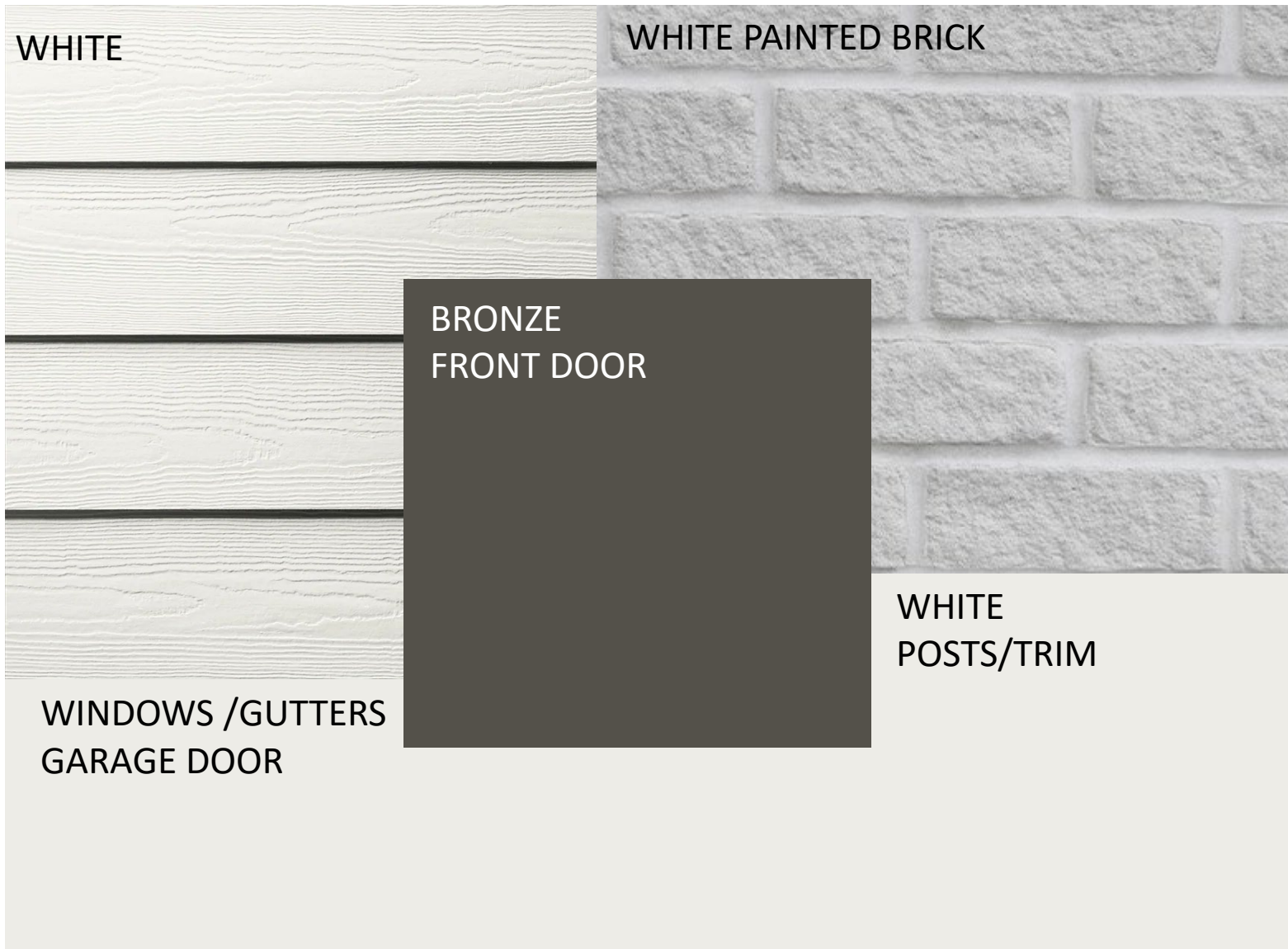
LEFT
SCHEME 5



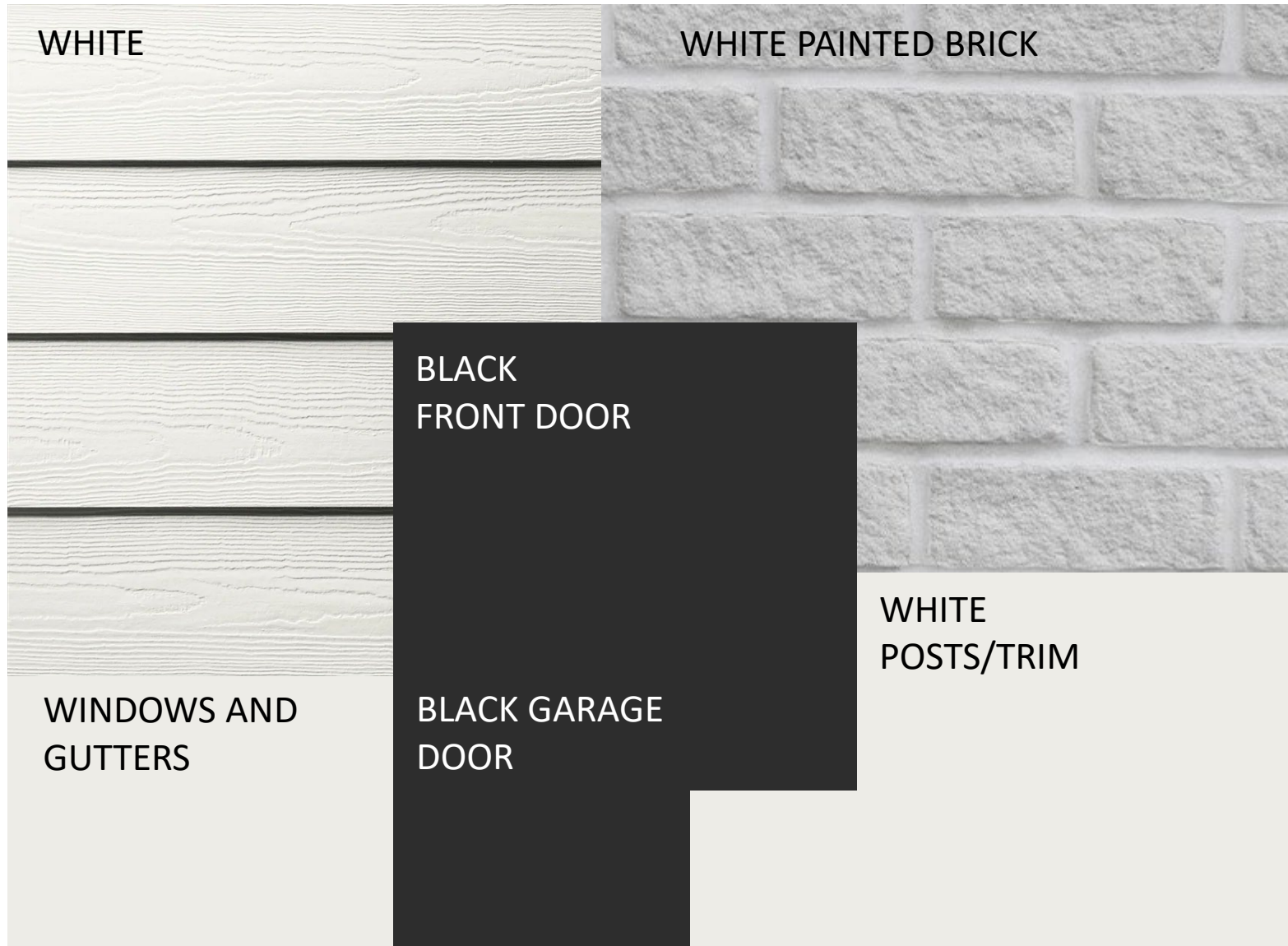
Columbia, TN - Elevations & Exterior Color Schemes

PLAN 1

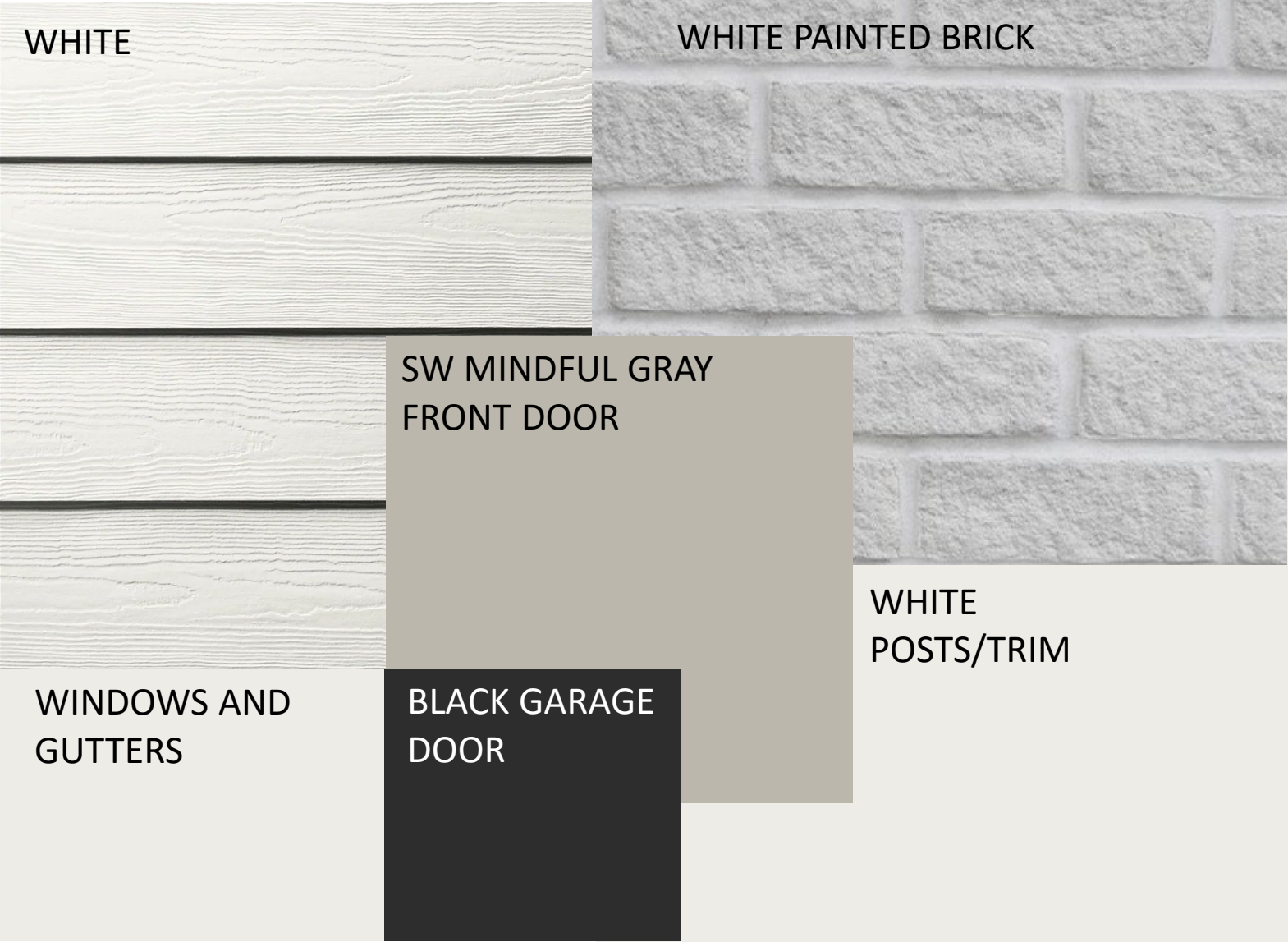
SCHEME 1



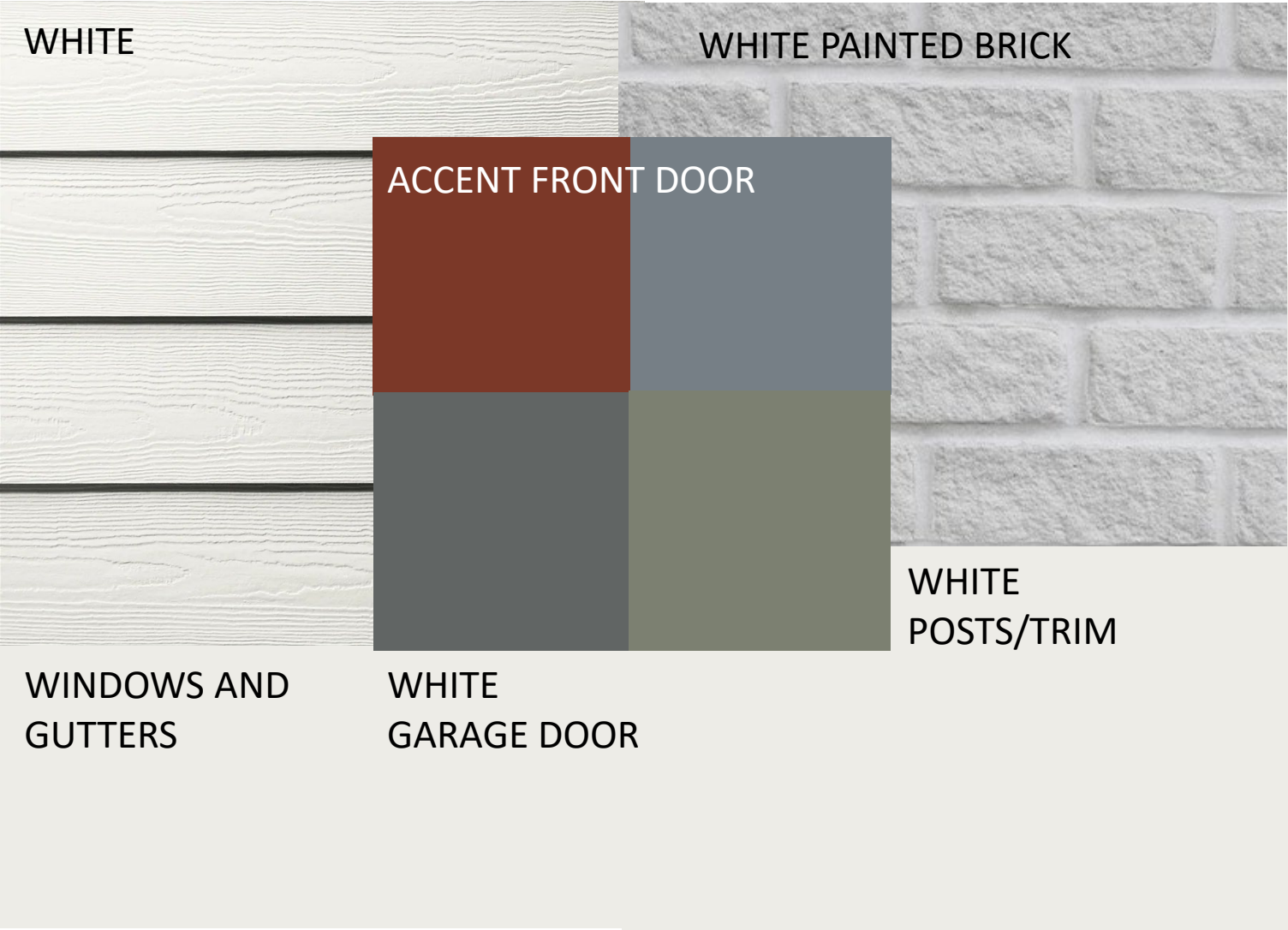
SCHEME 2



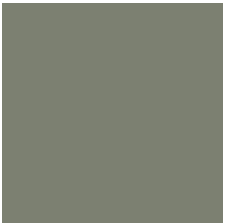
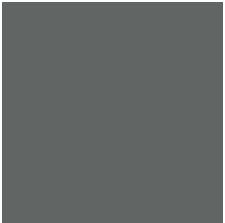
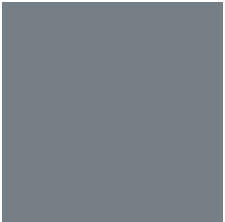
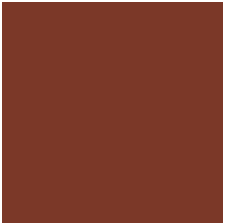
SCHEME 3



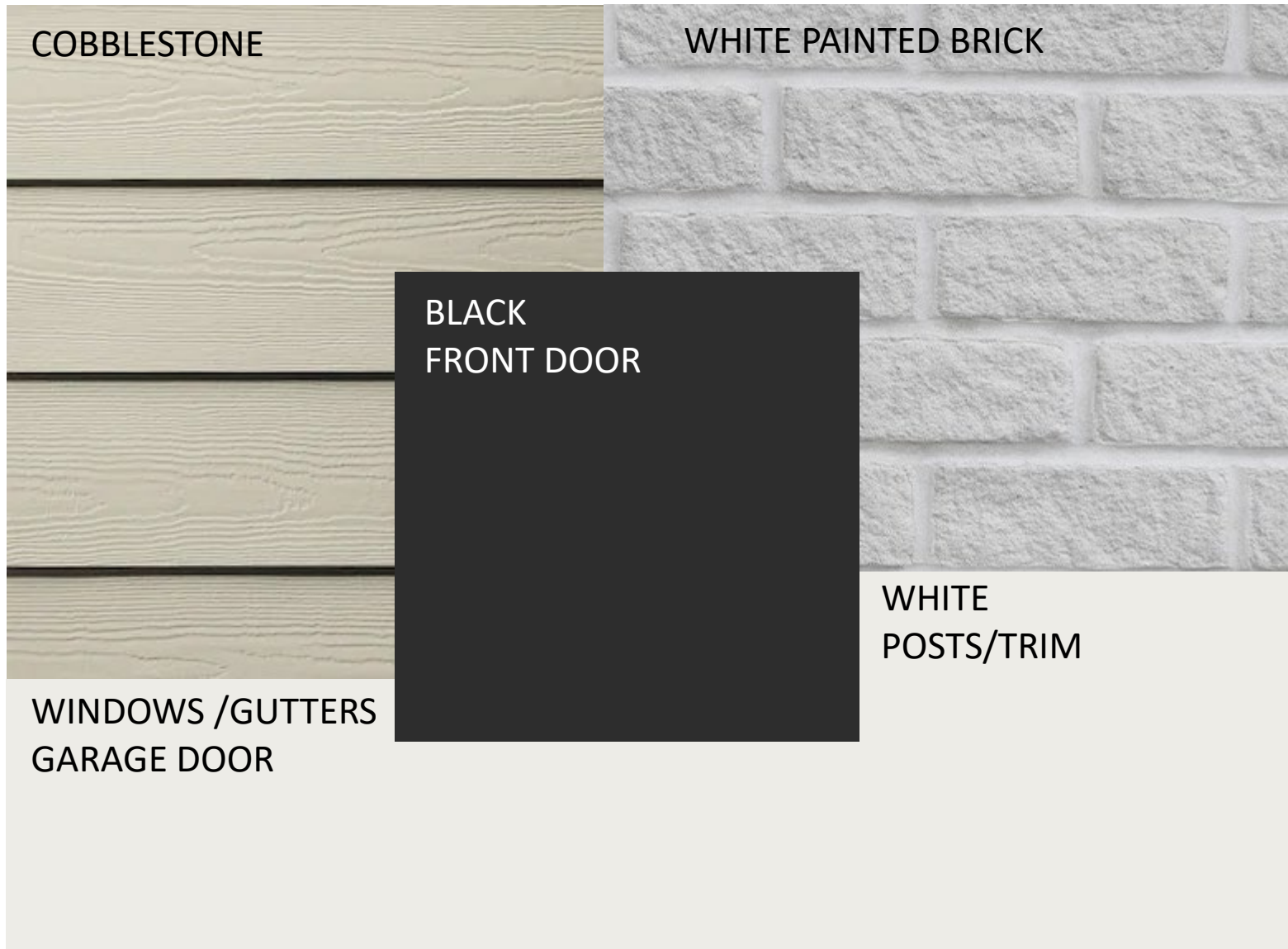
SCHEME 4



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

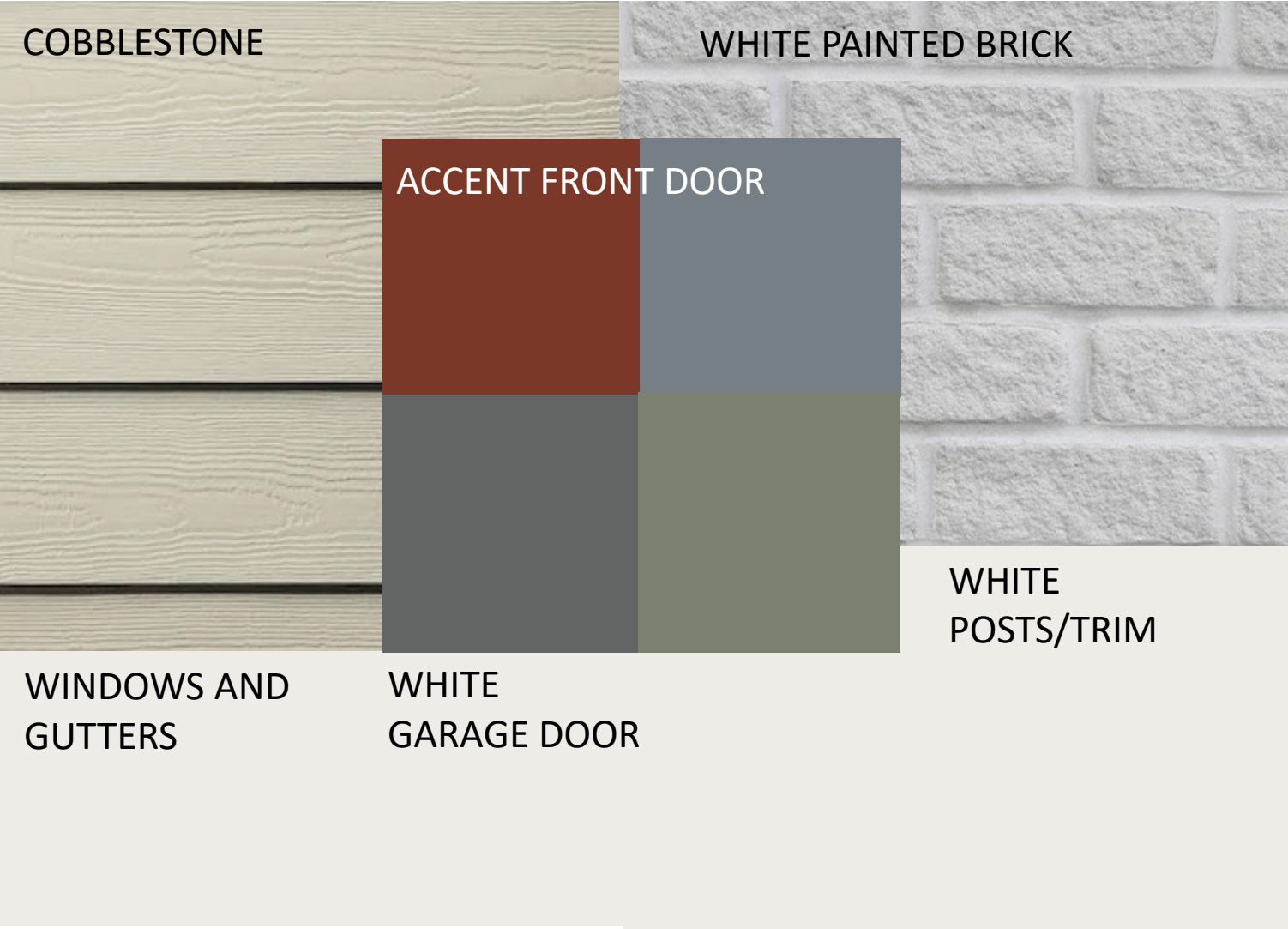


SCHEME 5



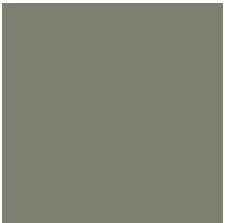
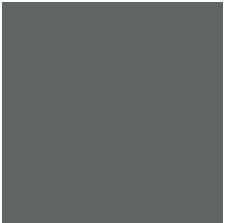
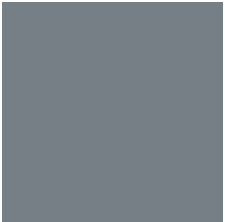
*Exterior color package may not be available depending on selections for neighboring lots

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

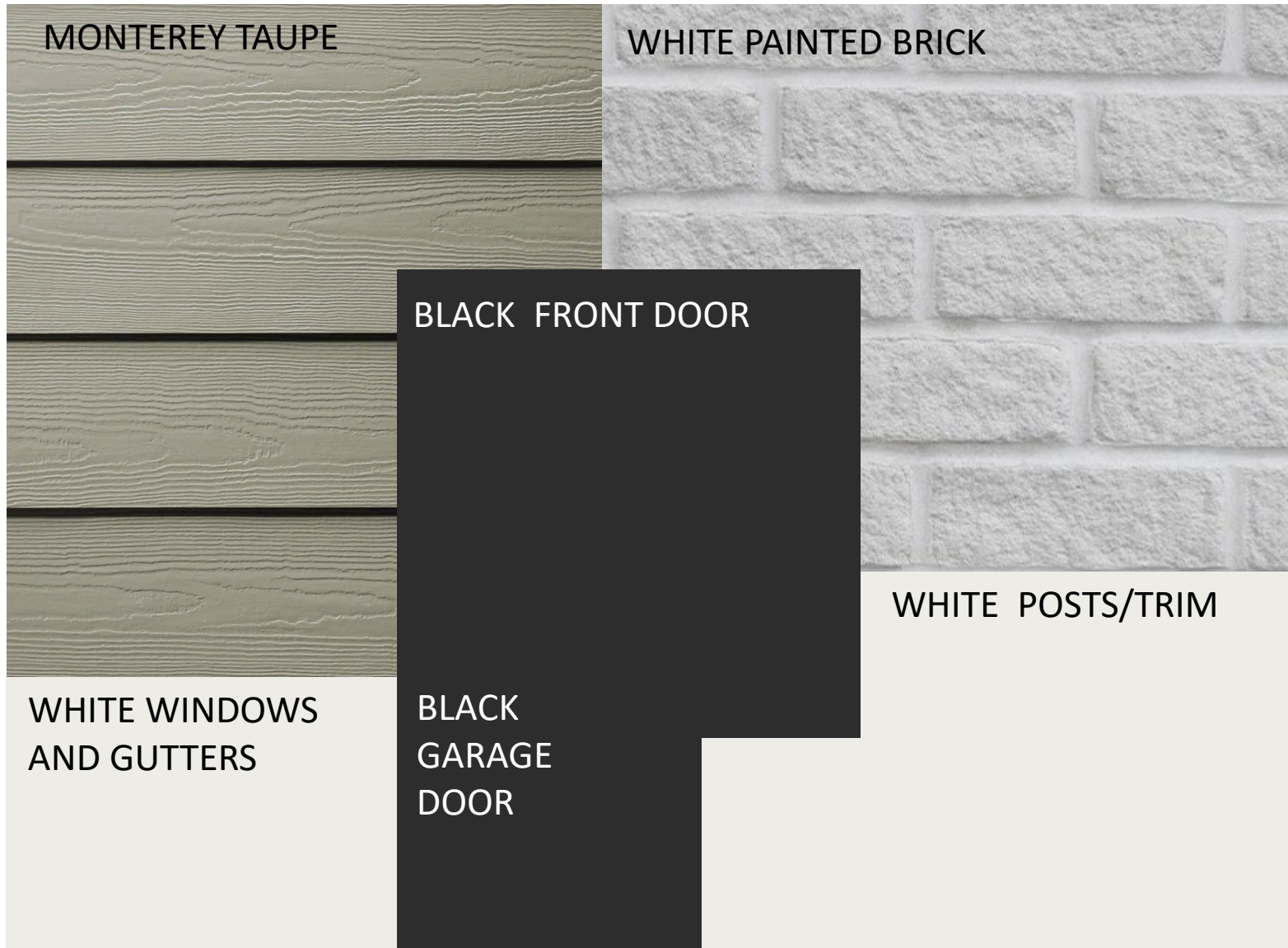
WHITE POSTS AND
TRIM

ACCENT DOOR OPTIONS

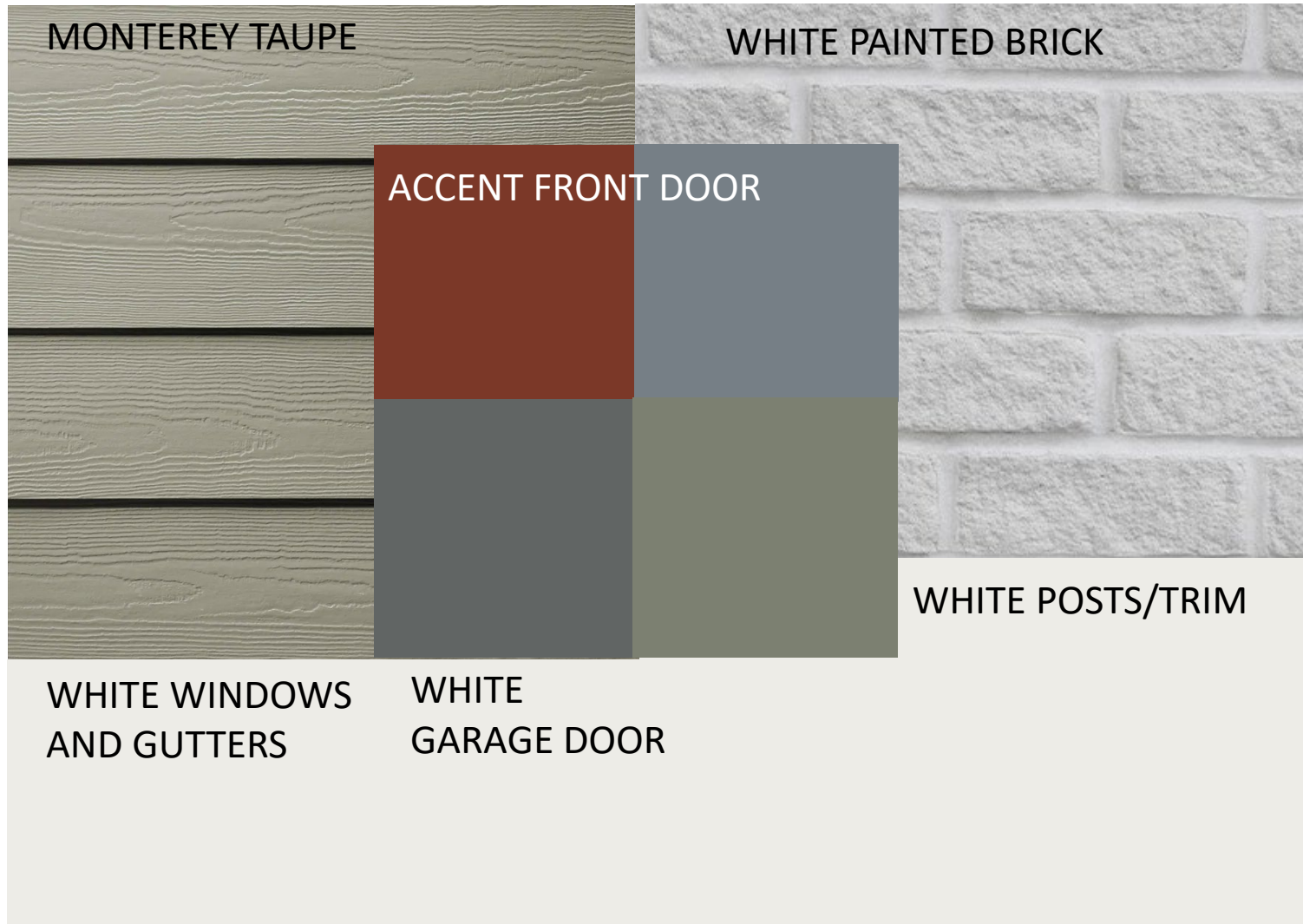
- SW DRIED THYME



SCHEME 11

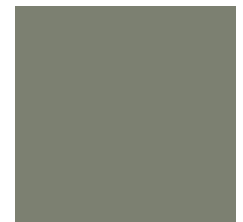
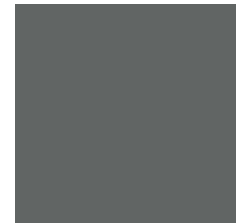
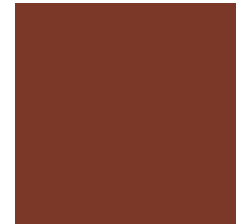


SCHEME 12

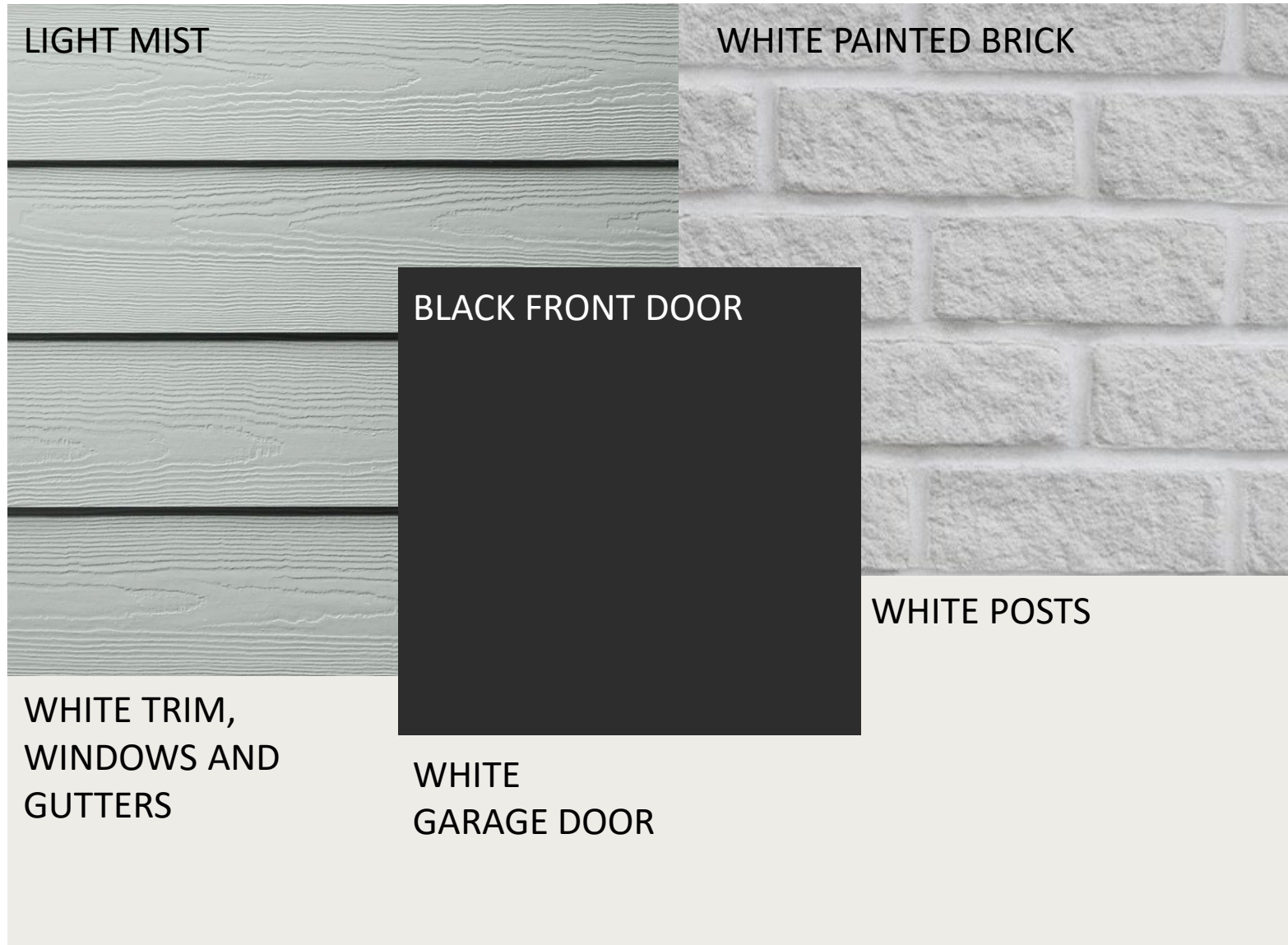


ACCENT DOOR OPTIONS

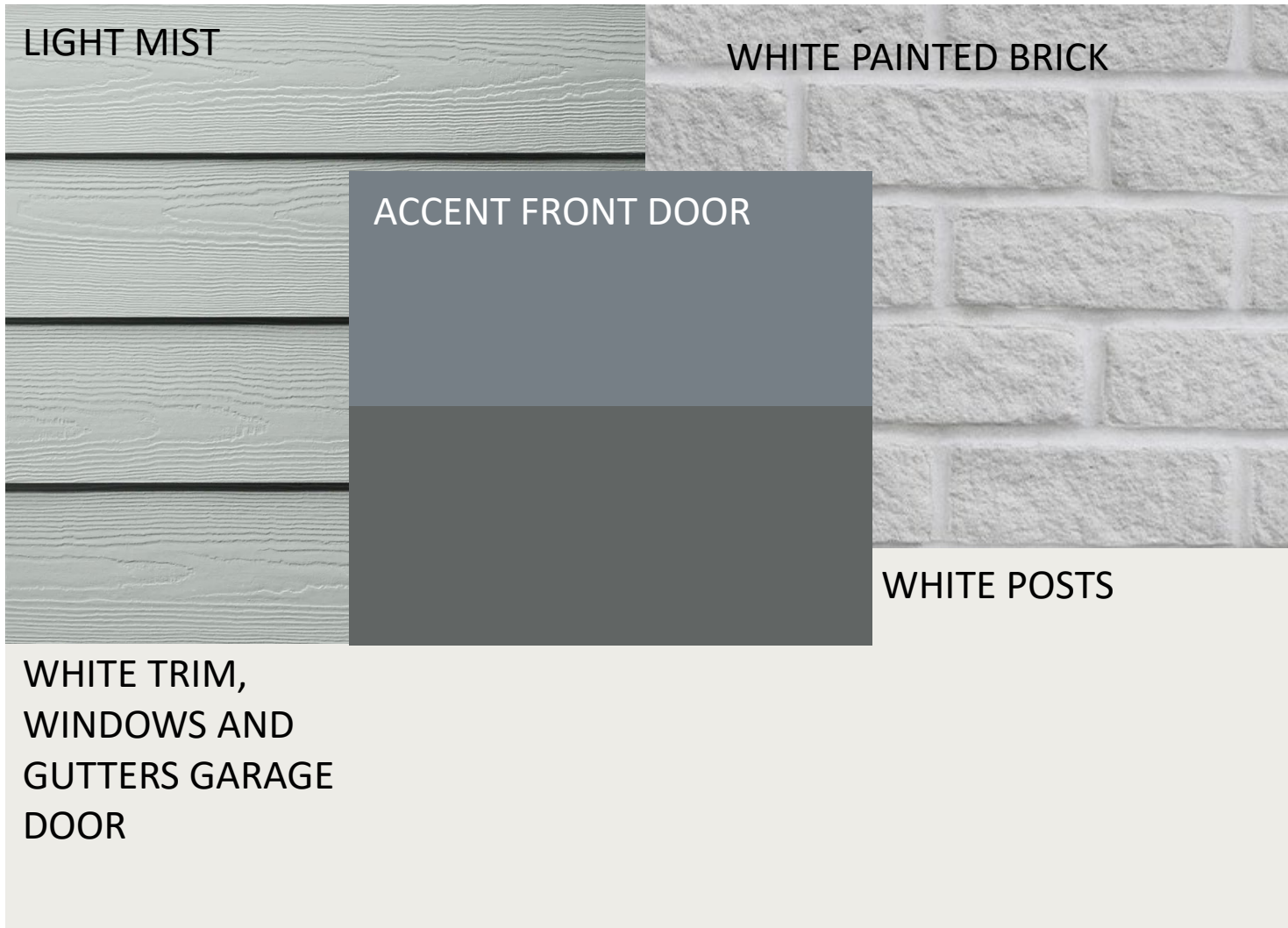
- SW ROYCROFT COPPER RED
- SW DOWNING SLATE
- SW ROYCROFT PEWTER
- SW DRIED THYME



SCHEME 13

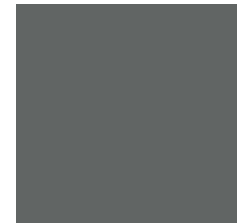
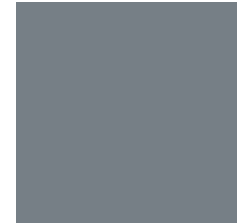


SCHEME 14

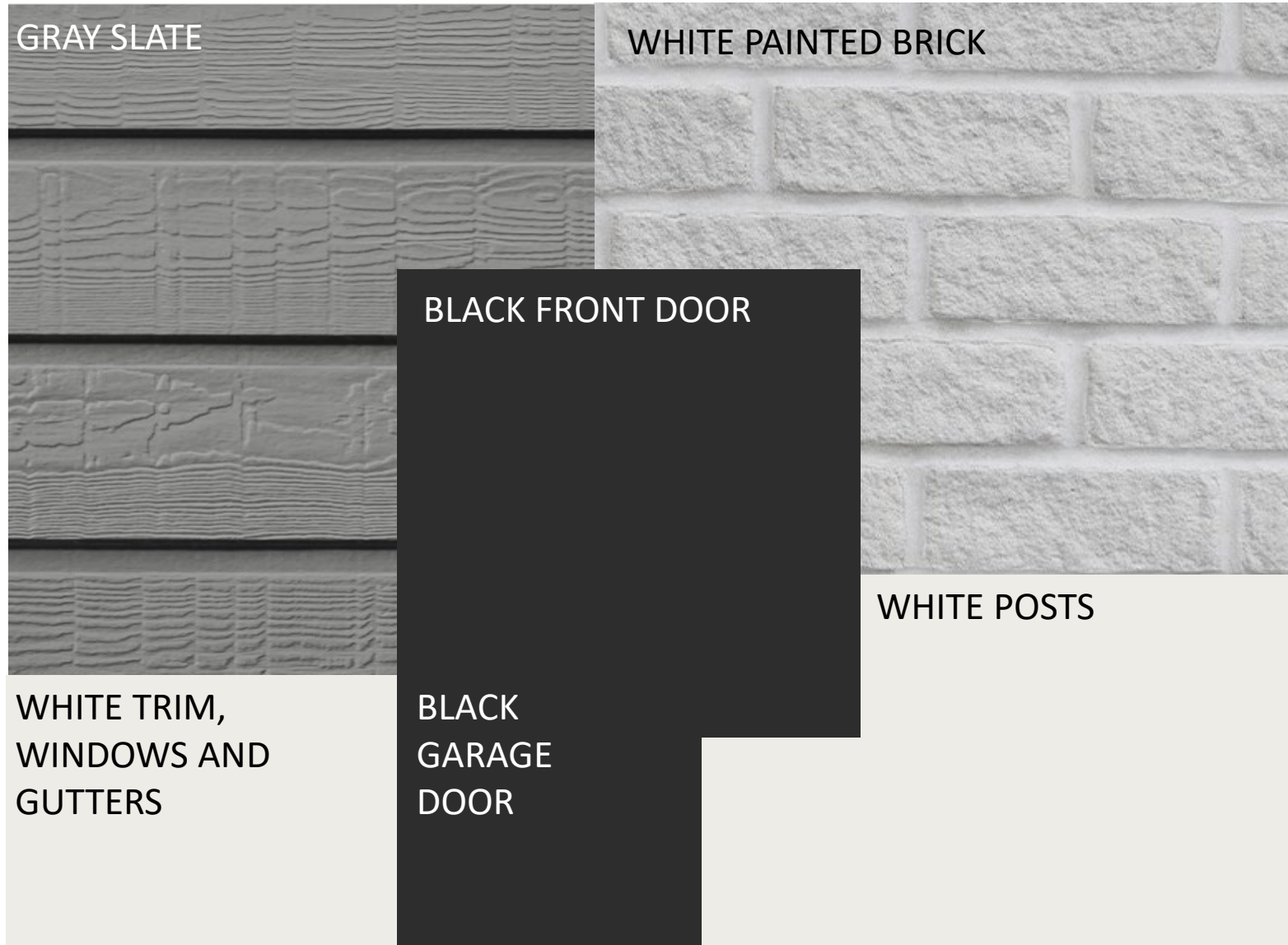


ACCENT DOOR OPTIONS

- SW DOWNING SLATE
- SW ROYCROFT PEWTER



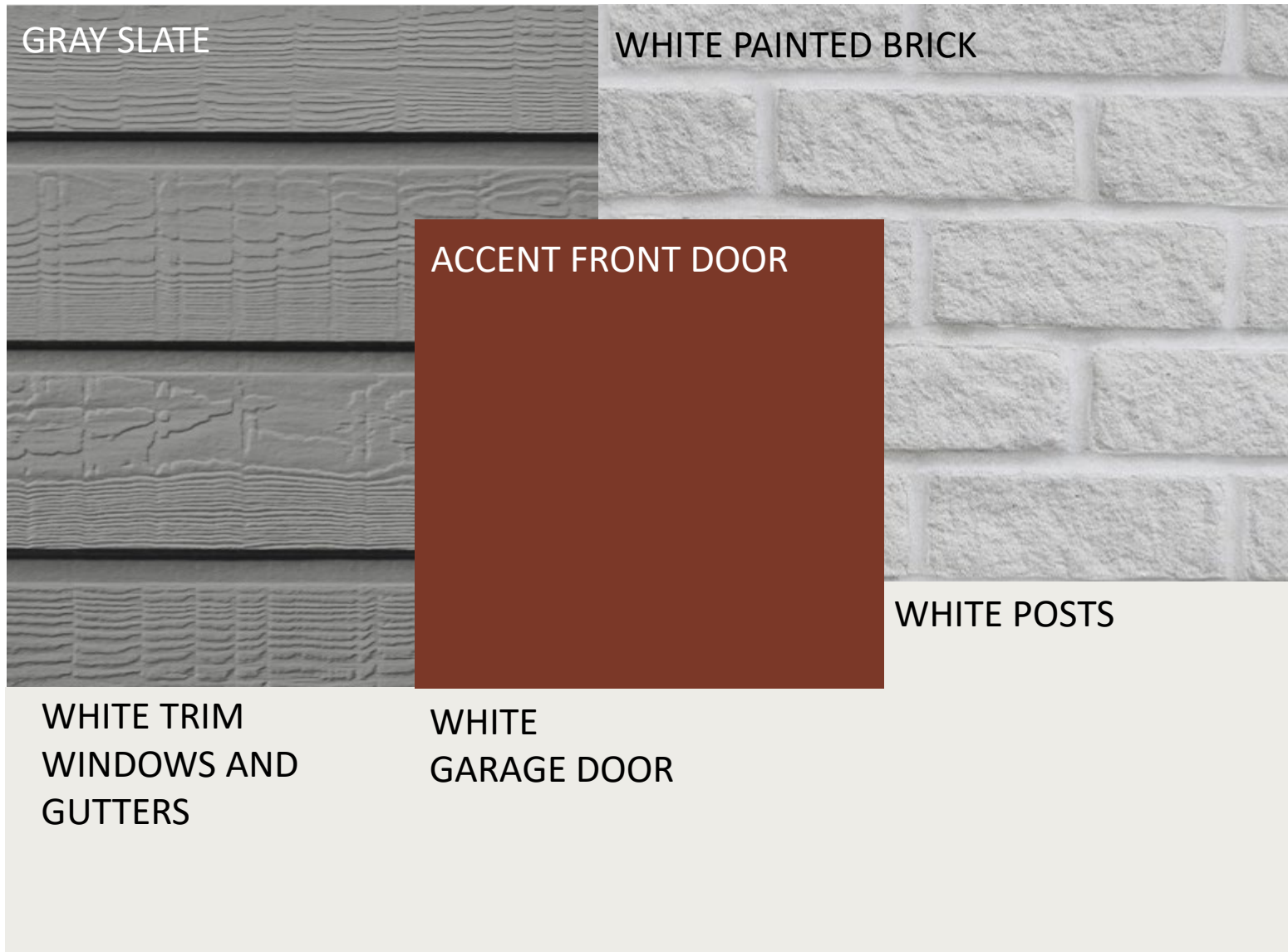
SCHEME 15



SCHEME 16

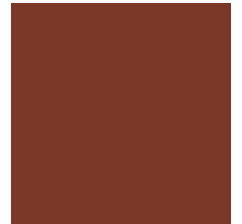


SCHEME 17

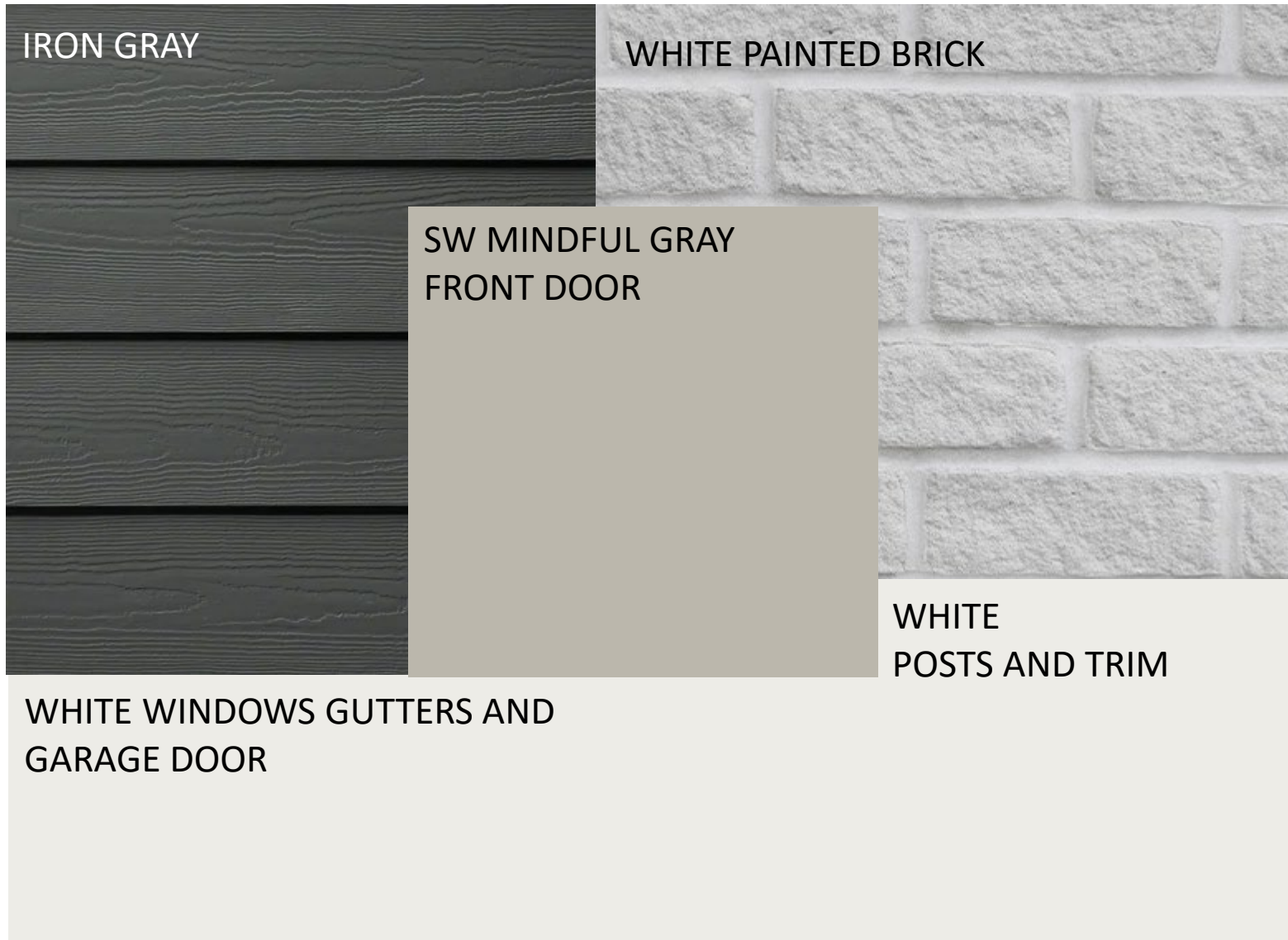


ACCENT DOOR OPTIONS

- SW ROYCROFT
COPPER RED



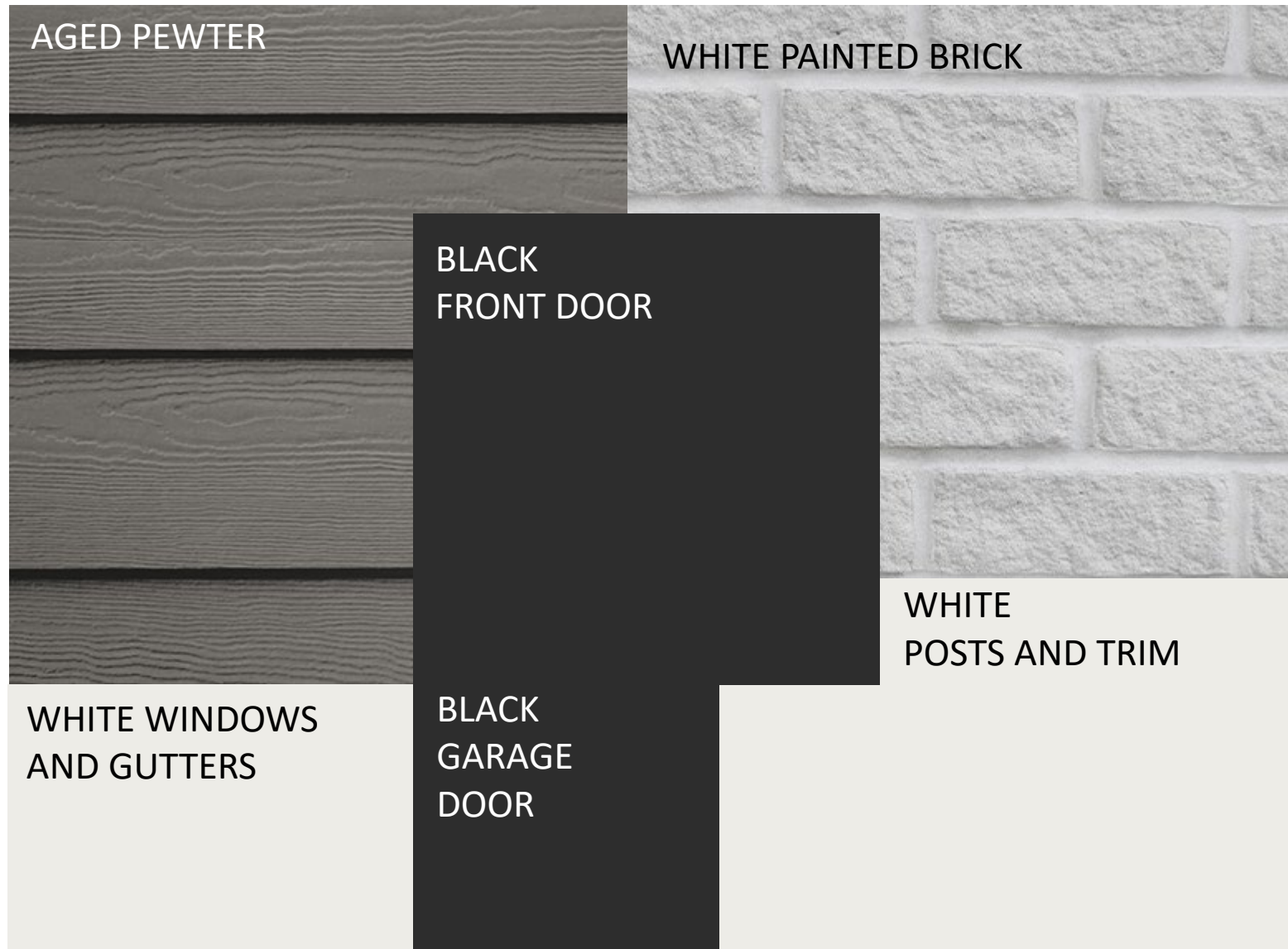
SCHEME 18



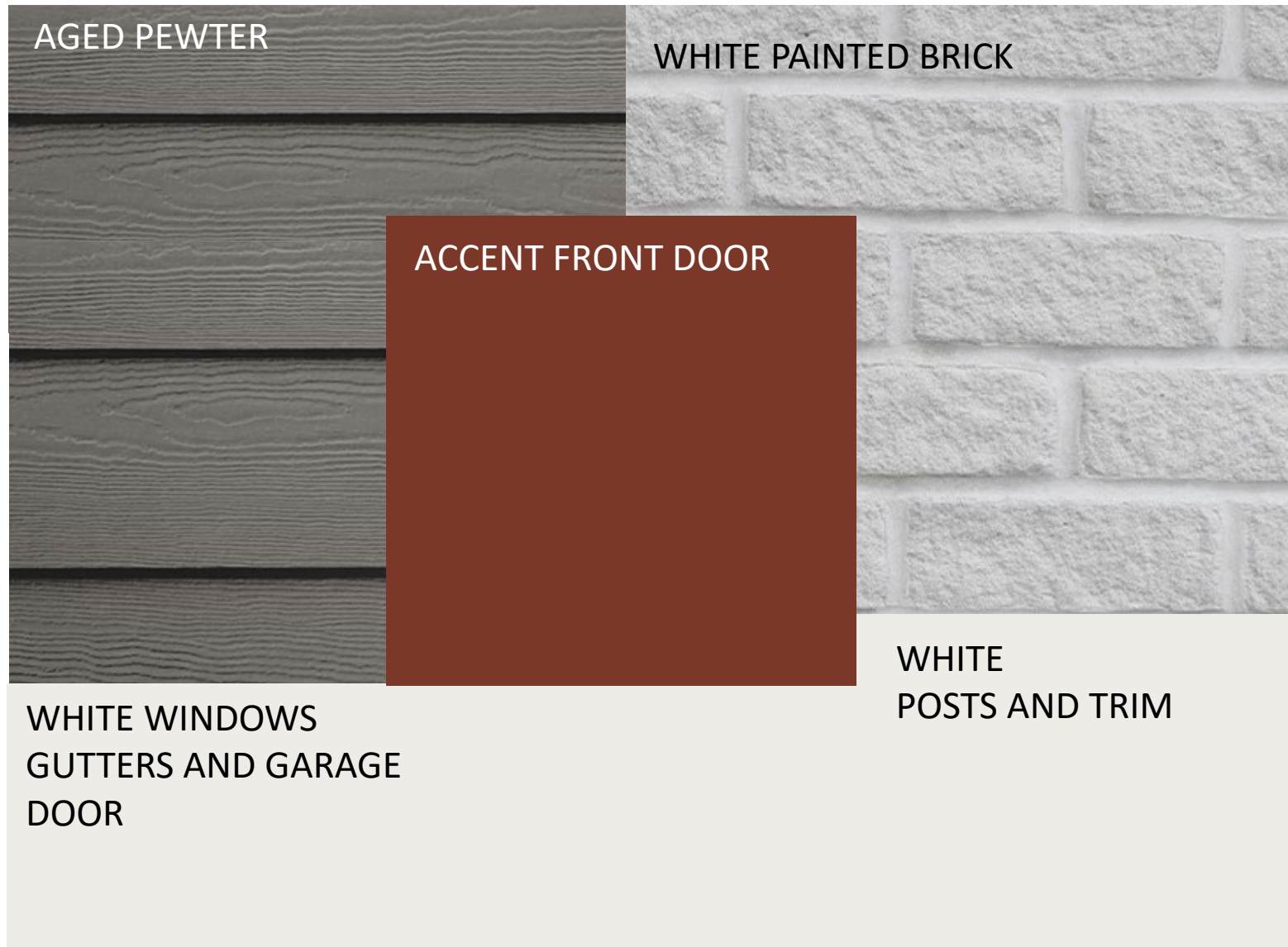
SCHEME 19



SCHEME 20

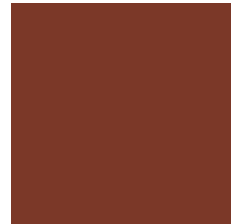


SCHEME 21



ACCENT DOOR OPTIONS

- SW ROYCROFT
COPPER RED



SCHEME 22

TIMBER BARK

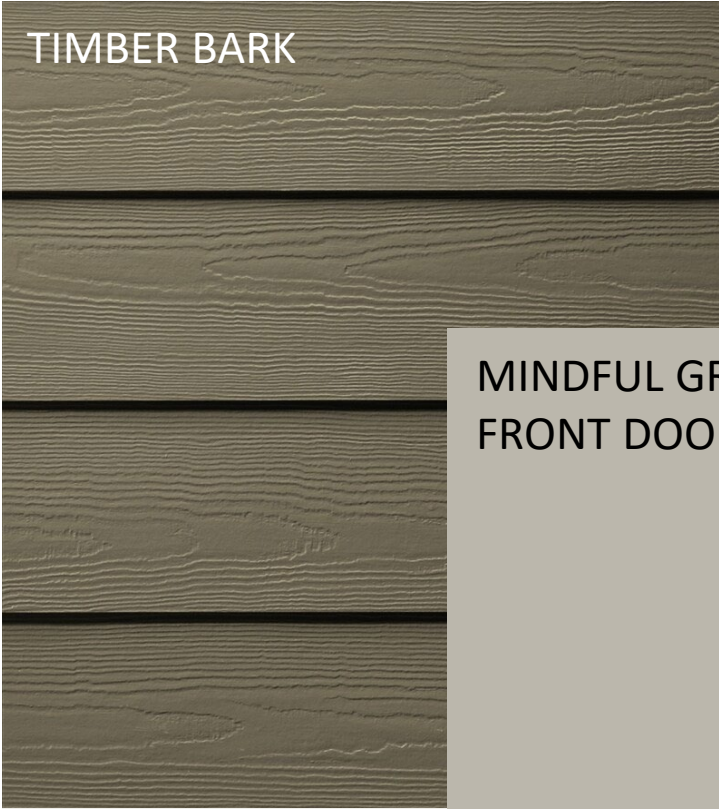
WHITE PAINTED BRICK

SW PURE WHITE
FRONT DOOR

WHITE WINDOWS
GUTTERS

WHITE
POSTS AND TRIM

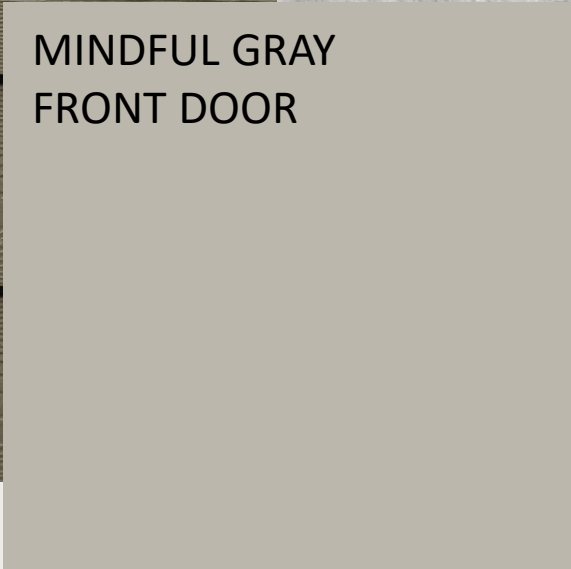
SCHEME 23



TIMBER BARK



WHITE PAINTED BRICK



MINDFUL GRAY
FRONT DOOR



WHITE
POSTS AND TRIM

WHITE WINDOWS
GUTTERS AND
GARAGE DOOR

SCHEME 24



SCHEME 25



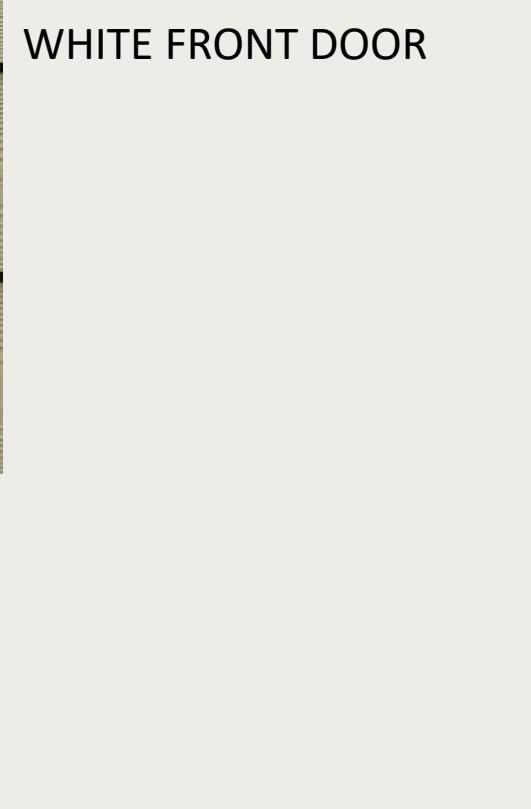
SCHEME 26



HEATHERED MOSS



WHITE PAINTED BRICK

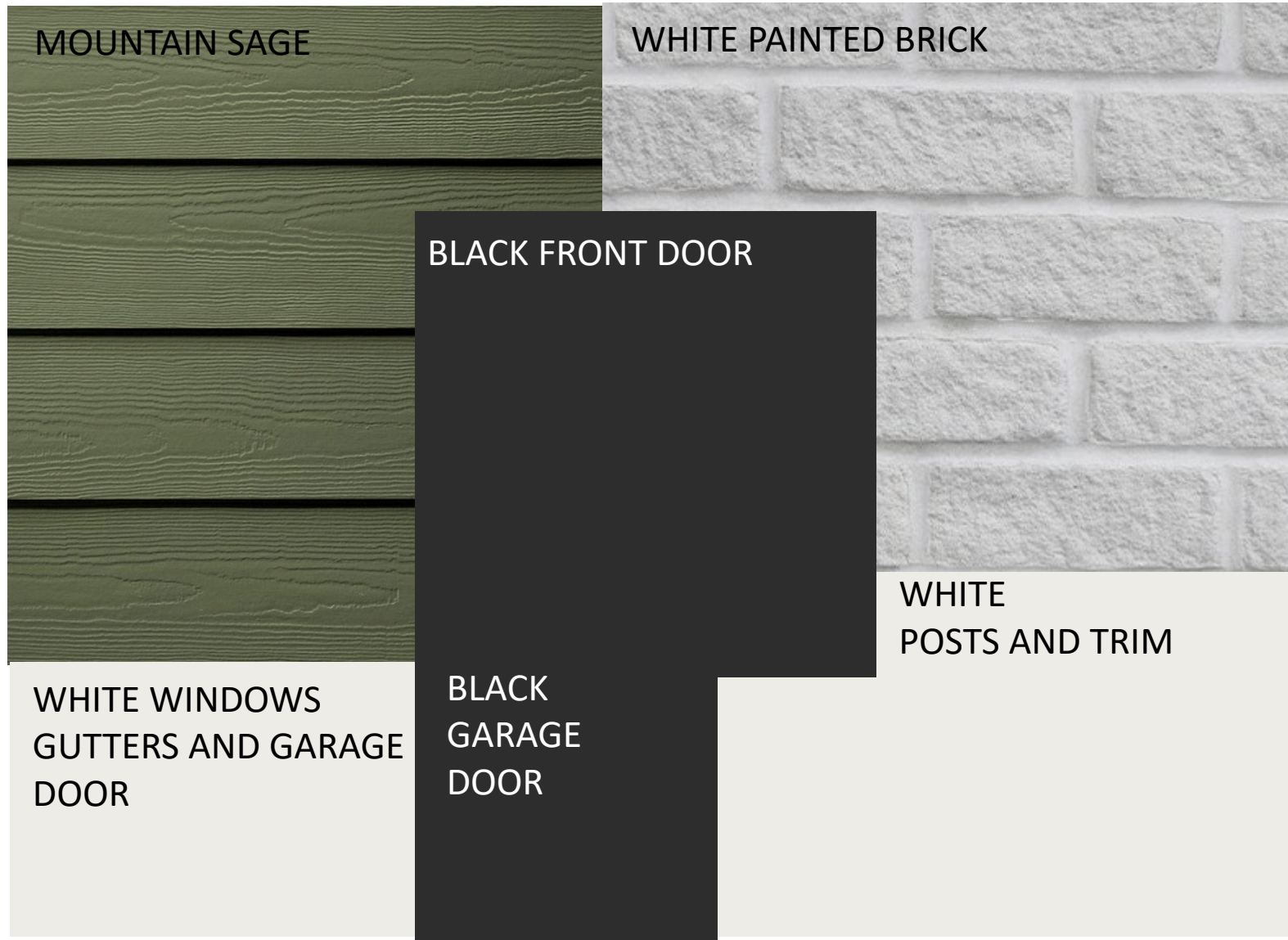


WHITE FRONT DOOR

WHITE WINDOWS
GUTTERS

WHITE
POSTS AND TRIM

SCHEME 27



SCHEME 28



MOUNTAIN SAGE

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

WHITE PAINTED BRICK

A vertical rectangular color swatch showing a close-up of white-painted bricks with visible mortar lines.

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

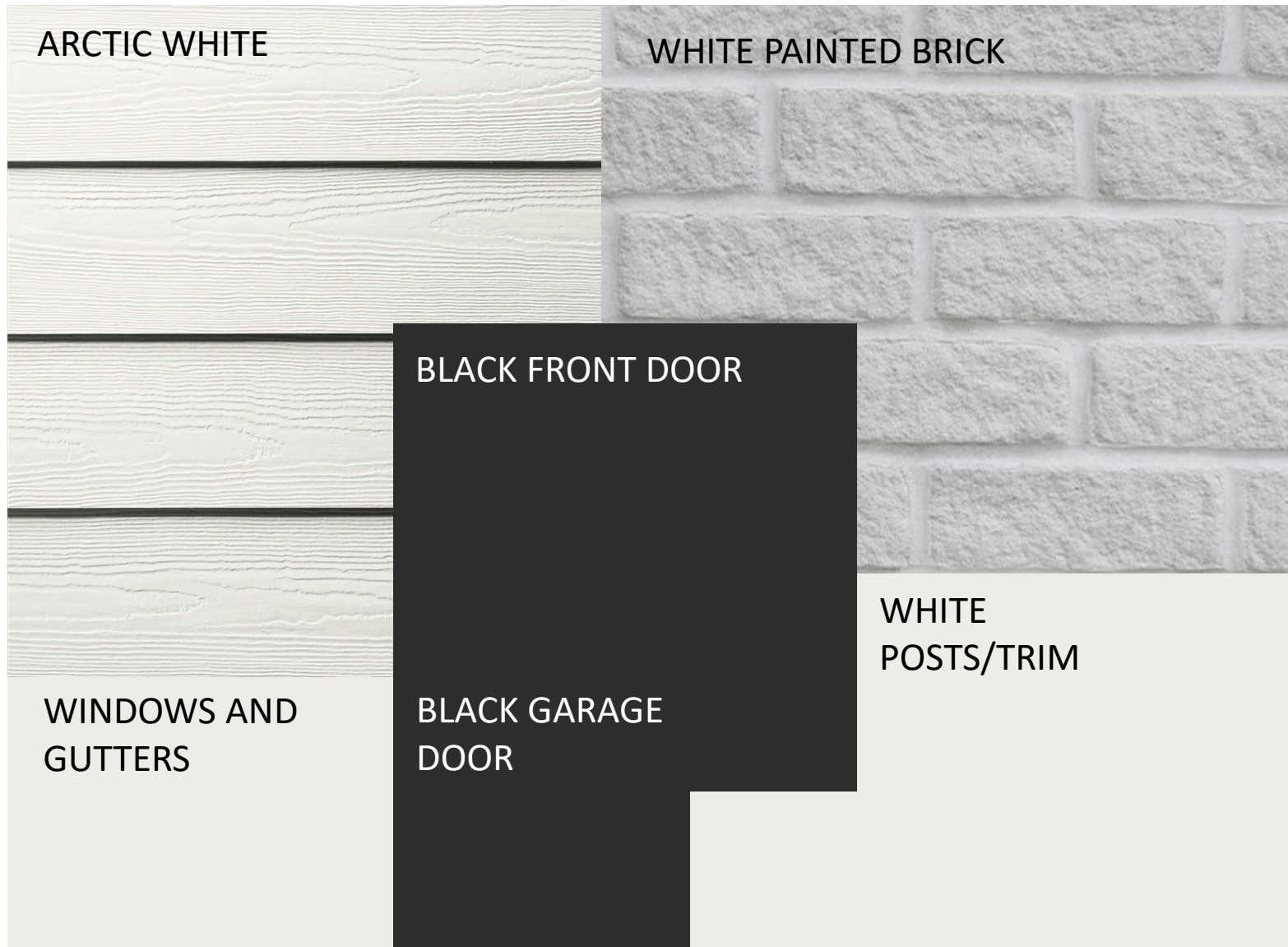
WHITE PAINTED BRICK

BRONZE FRONT DOOR

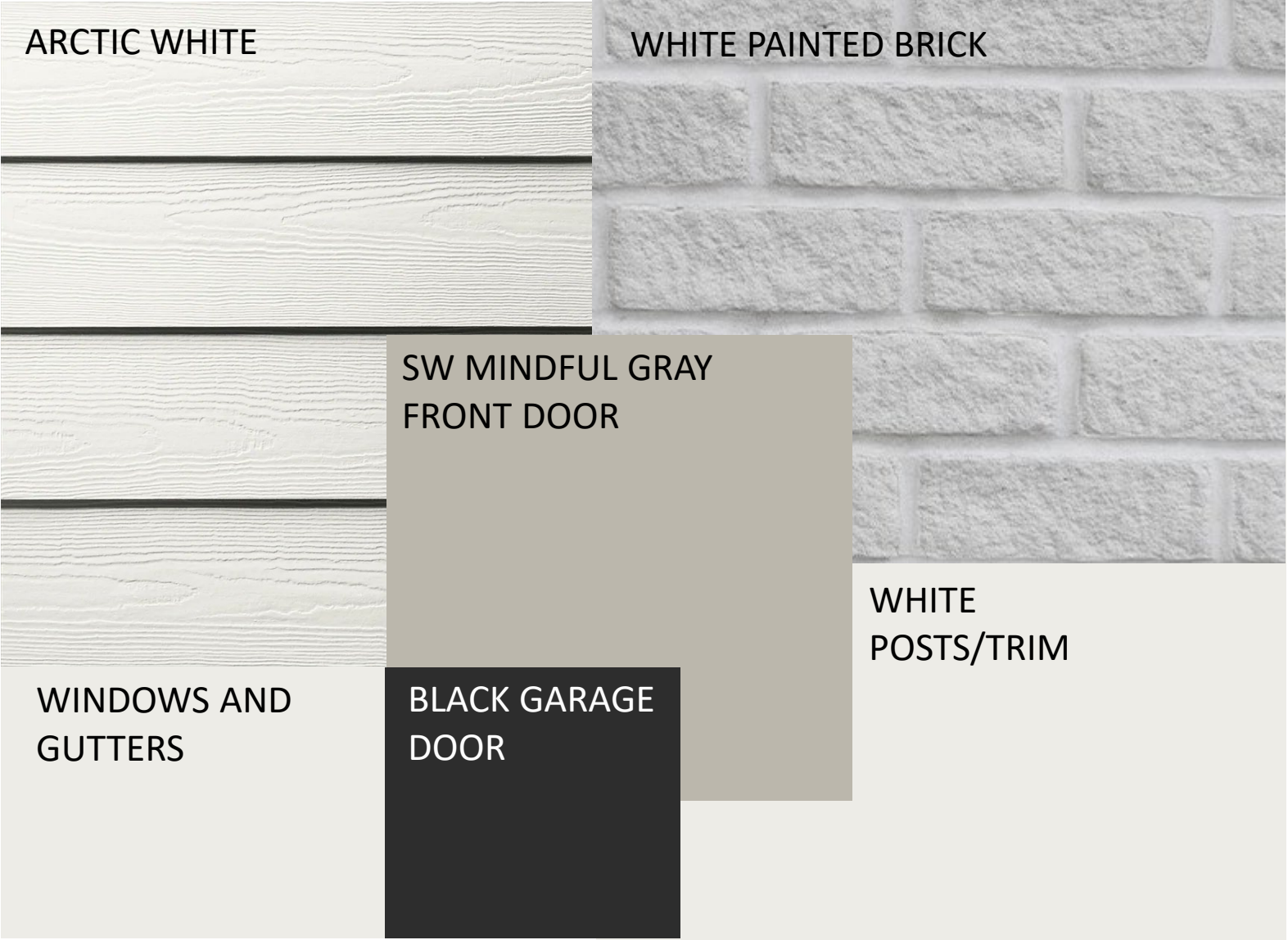
WINDOWS /GUTTERS
GARAGE DOOR

WHITE
POSTS/TRIM

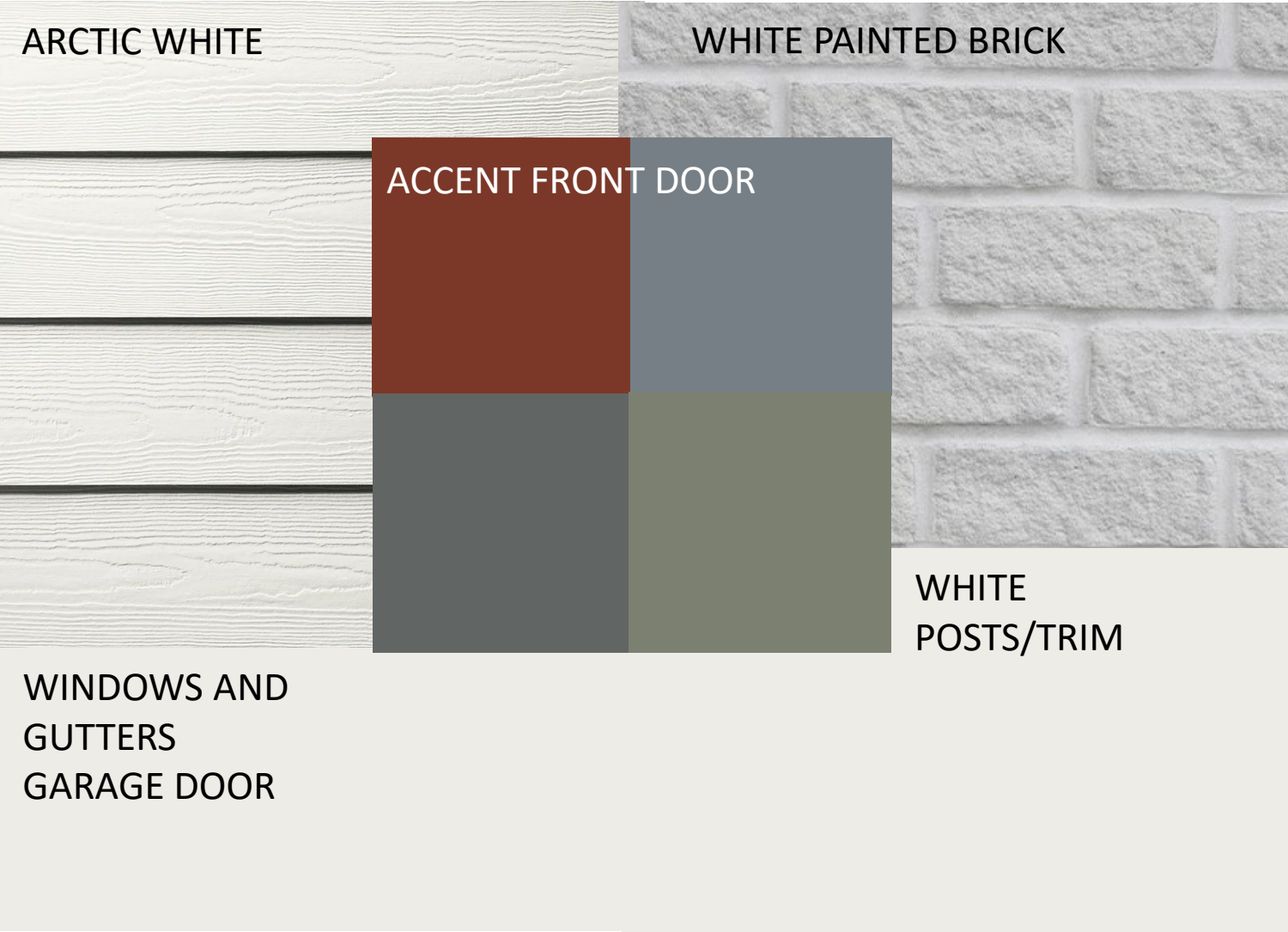
SCHEME 2



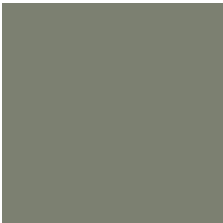
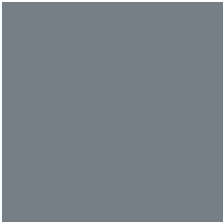
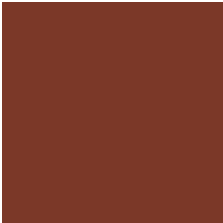
SCHEME 3



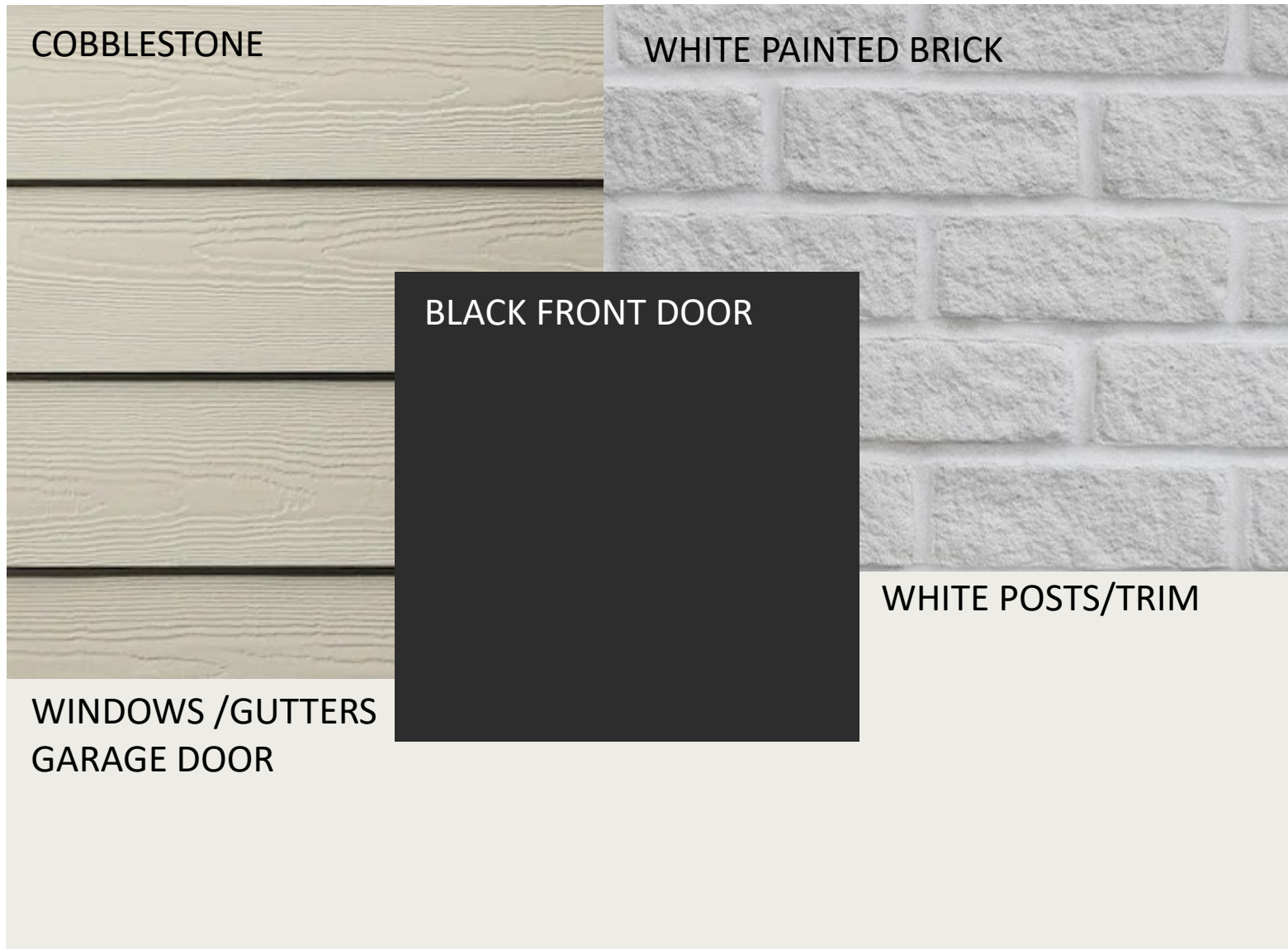
SCHEME 4



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

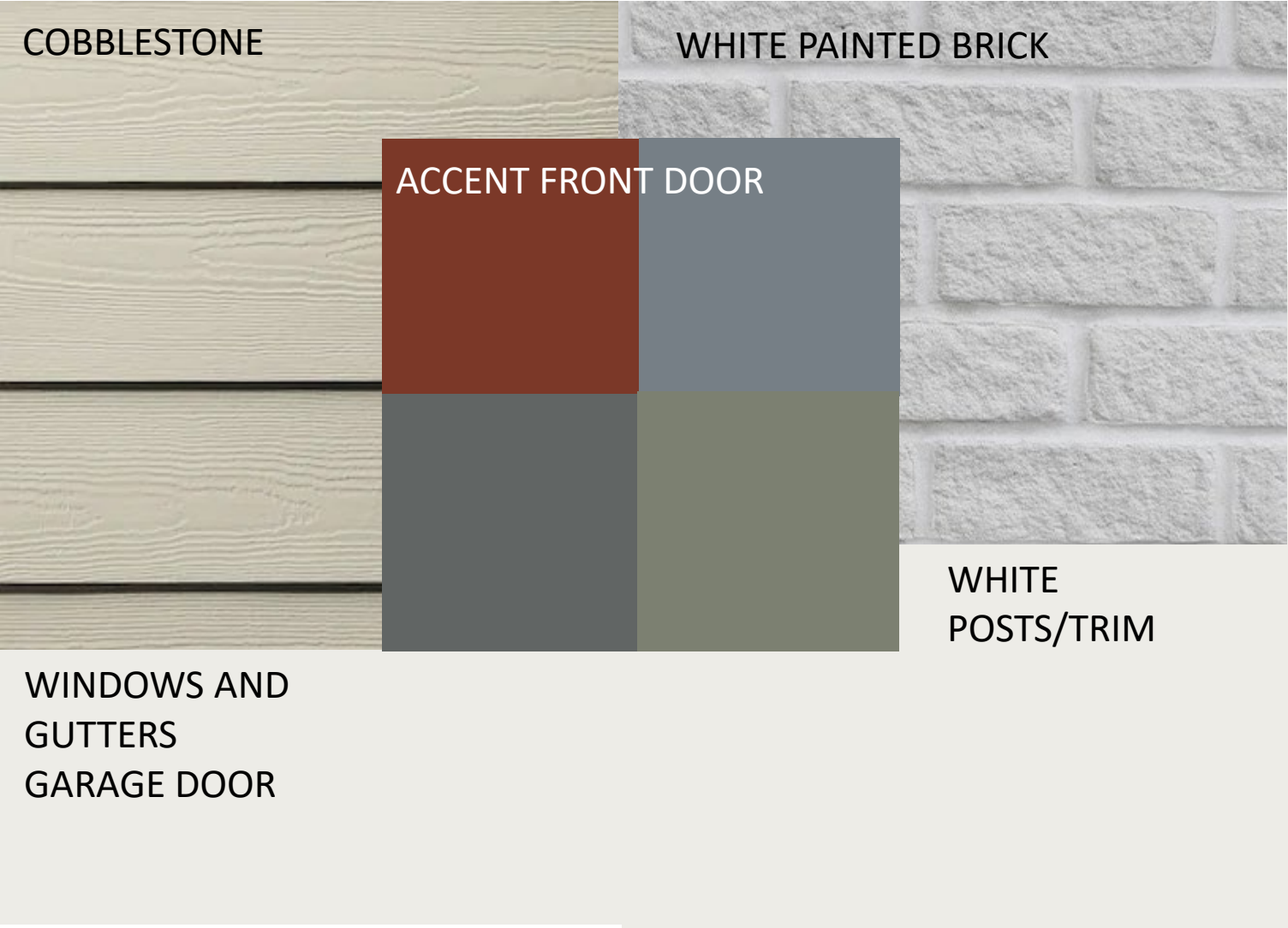


SCHEME 5

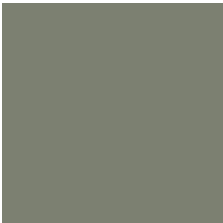
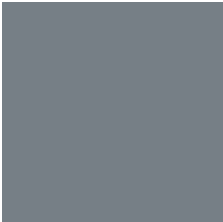
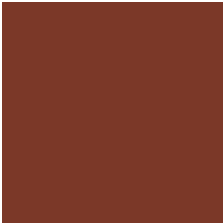


*Exterior color package may not be available depending on selections for neighboring lots

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

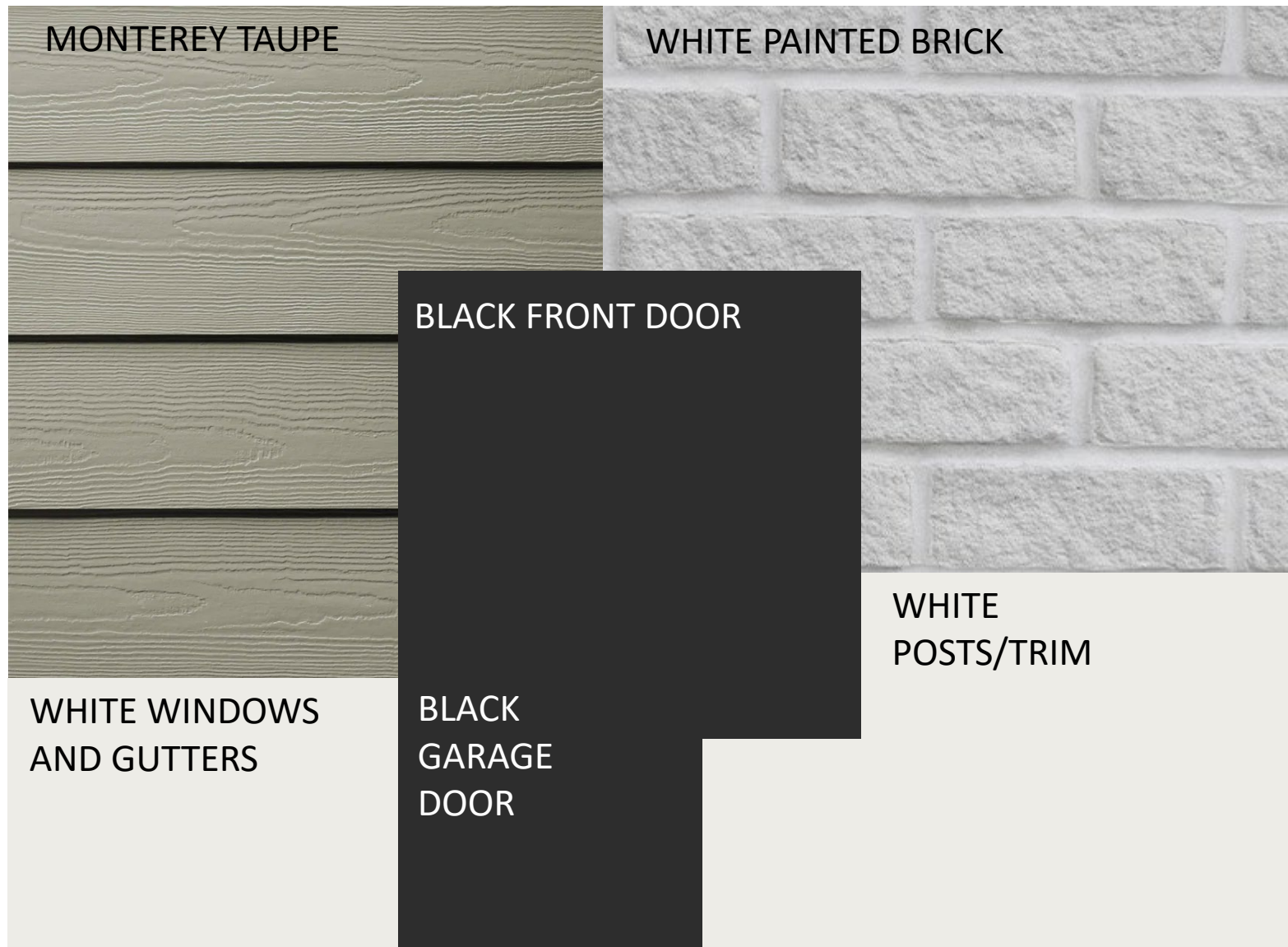
WHITE POSTS AND
TRIM

ACCENT DOOR OPTIONS

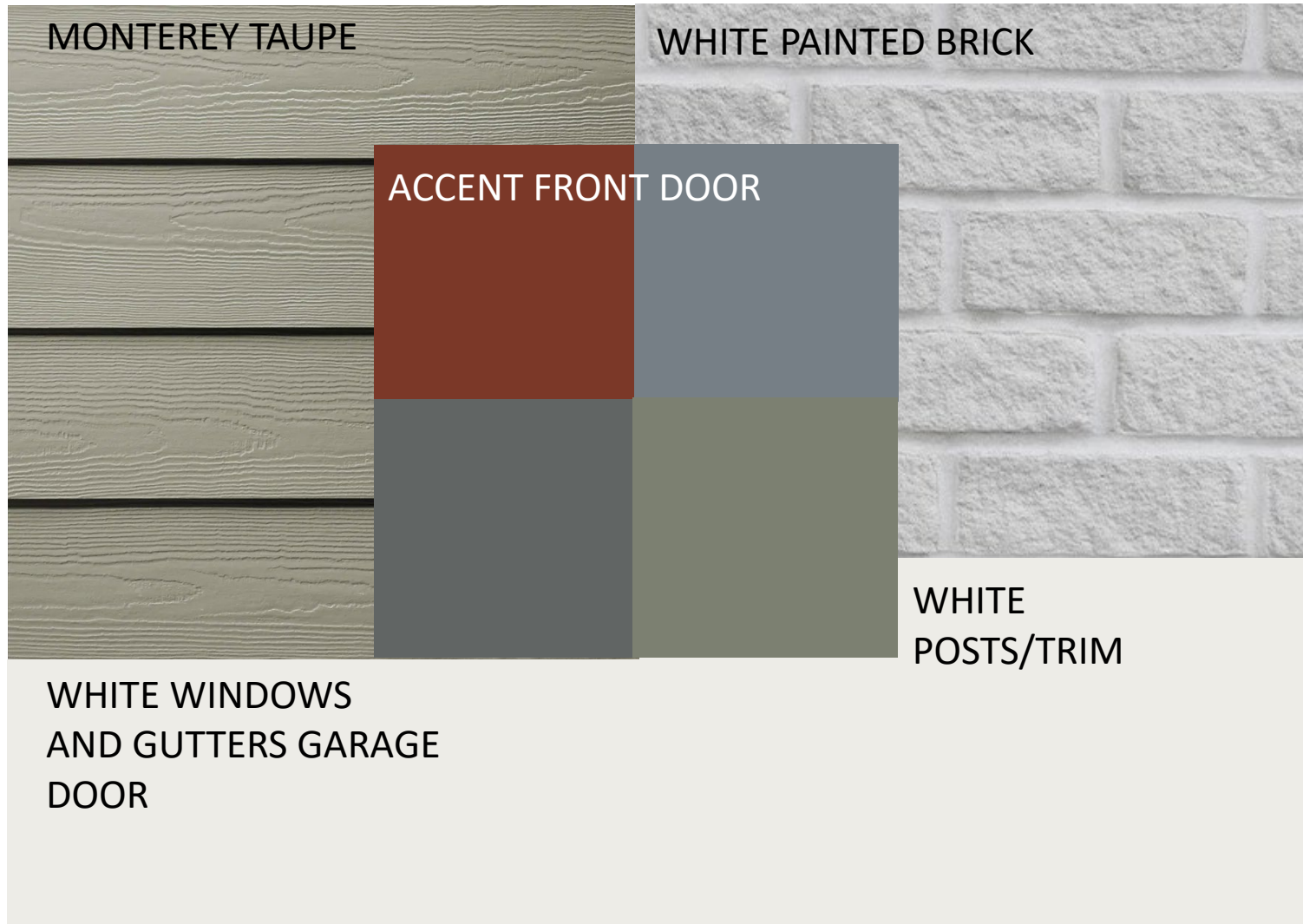
- SW DRIED THYME



SCHEME 11

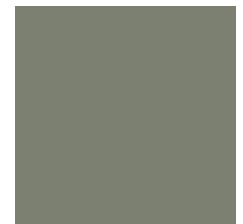
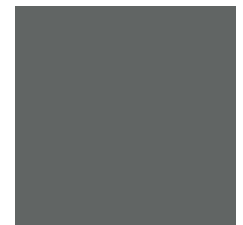
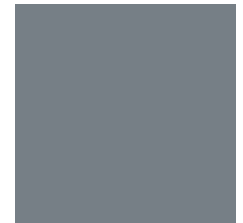
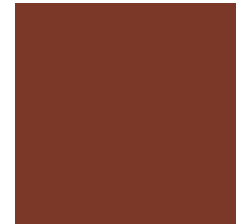


SCHEME 12

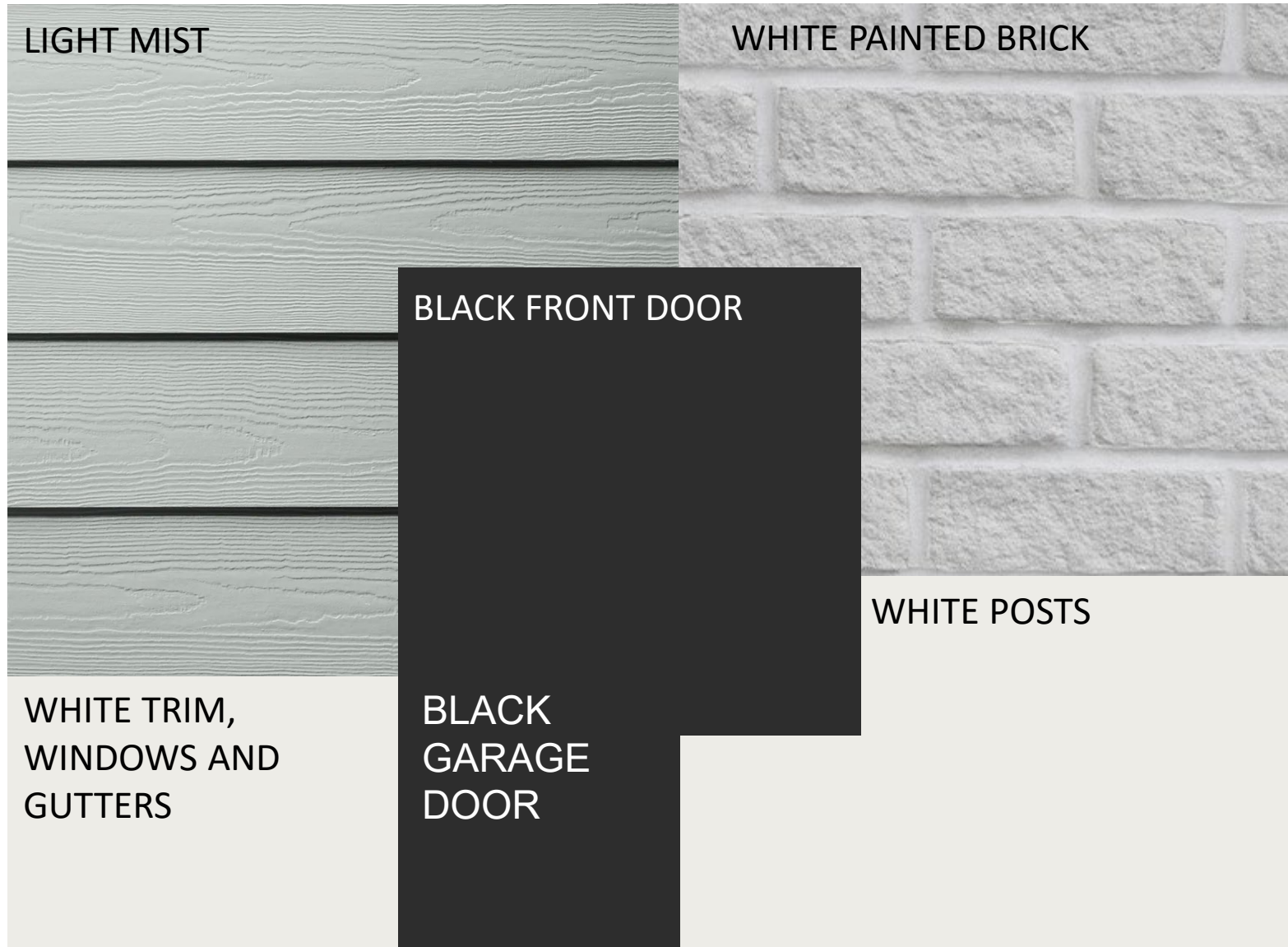


ACCENT DOOR OPTIONS

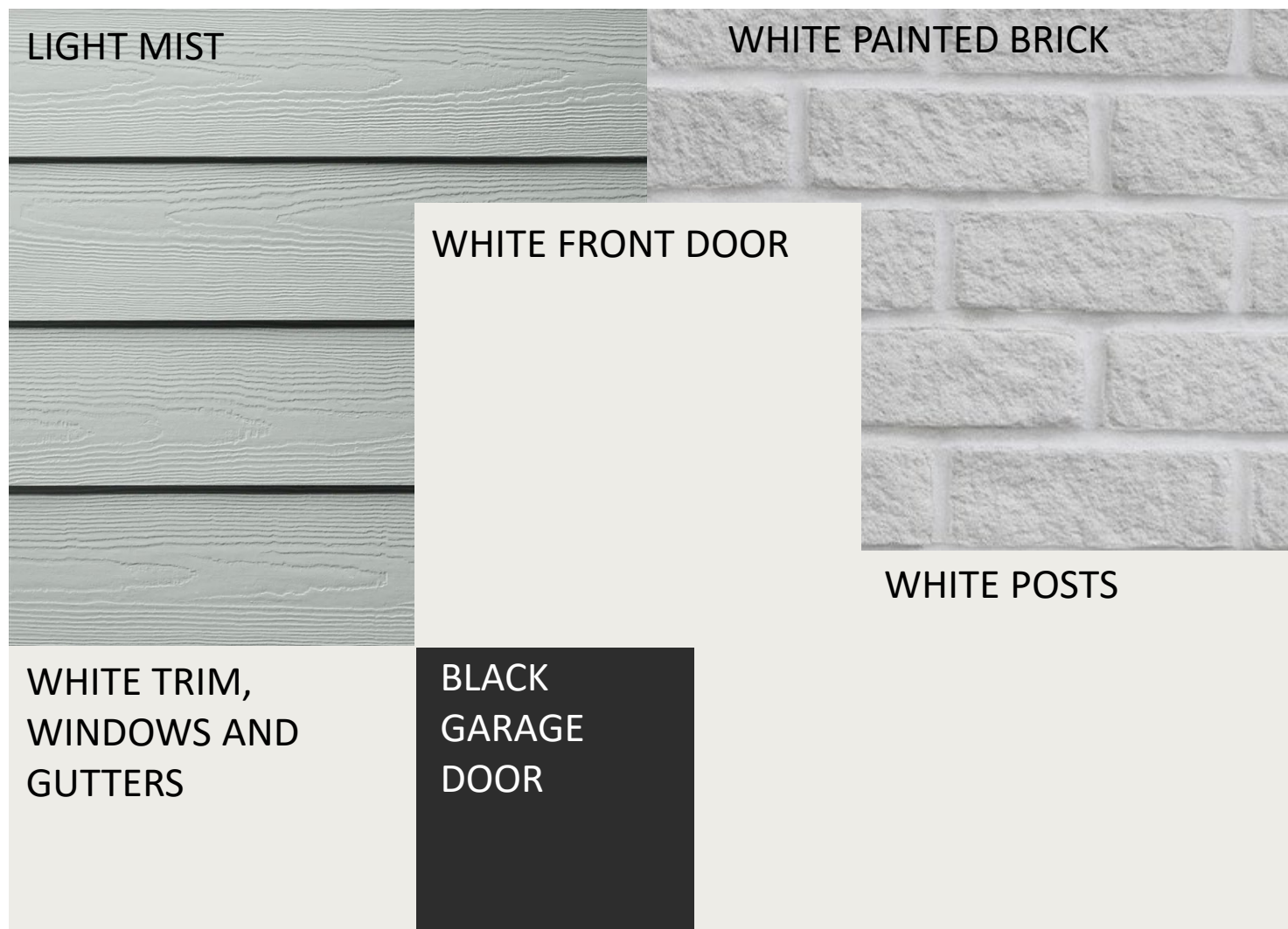
- SW ROYCROFT COPPER RED
- SW DOWNING SLATE
- SW ROYCROFT PEWTER
- SW DRIED THYME



SCHEME 13

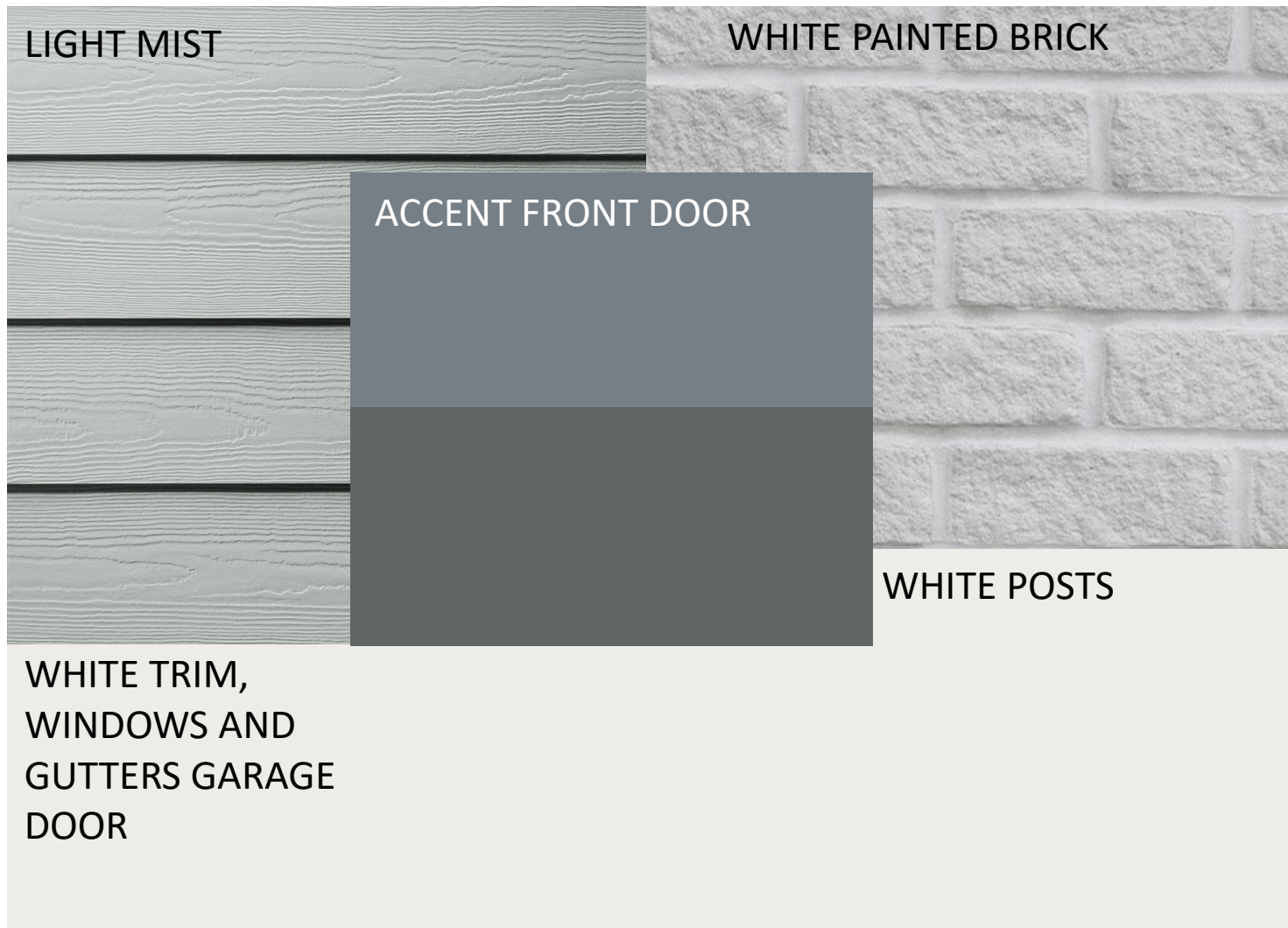


SCHEME 14



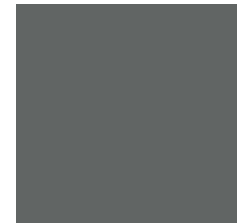
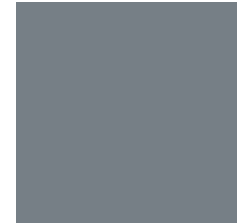
*LIKELY NOT APPLICABLE IF AROUND DOOR IS PAINTED WHITE BRICK

SCHEME 15

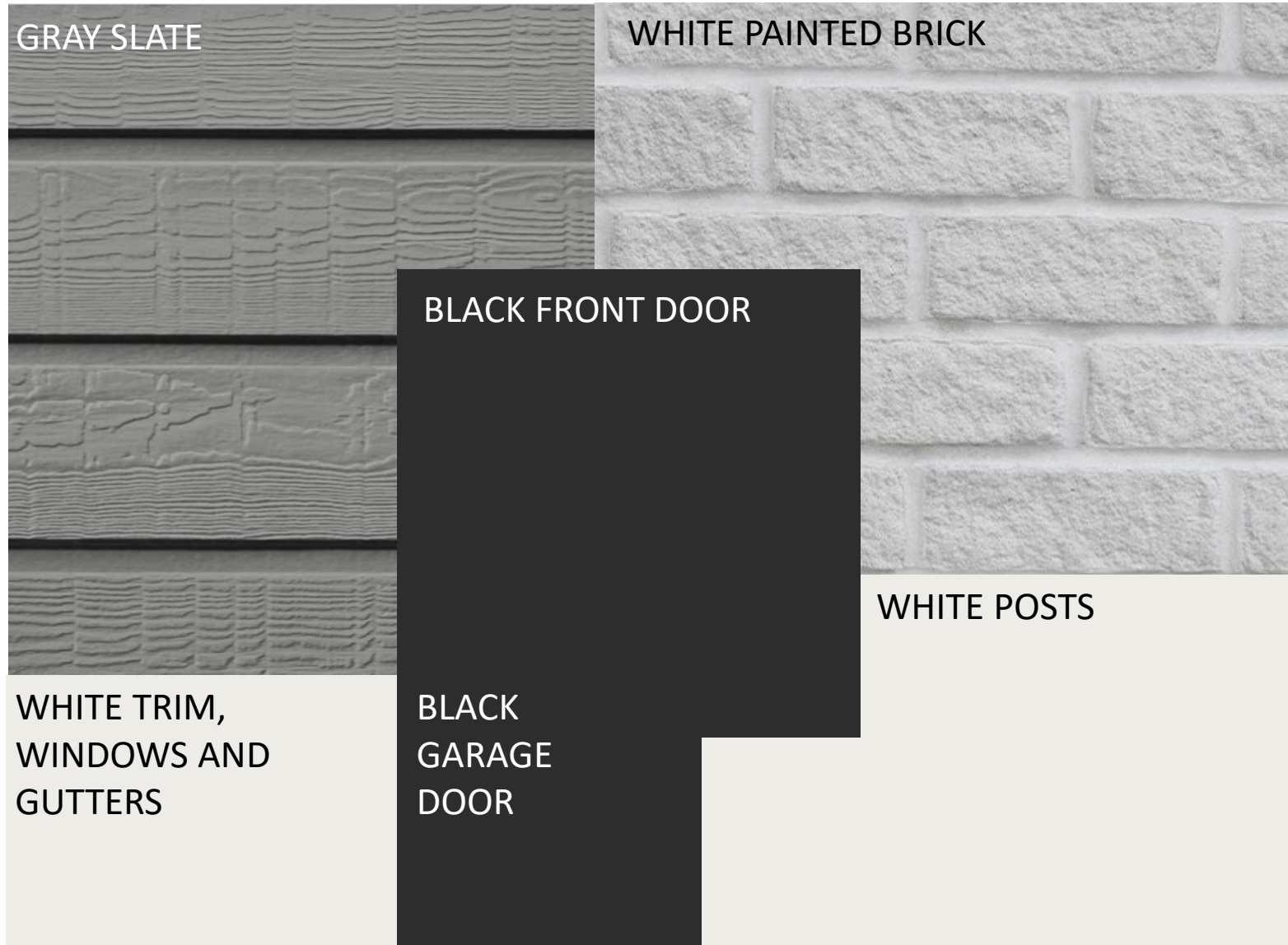


ACCENT DOOR OPTIONS

- SW DOWNING SLATE
- SW ROYCROFT PEWTER



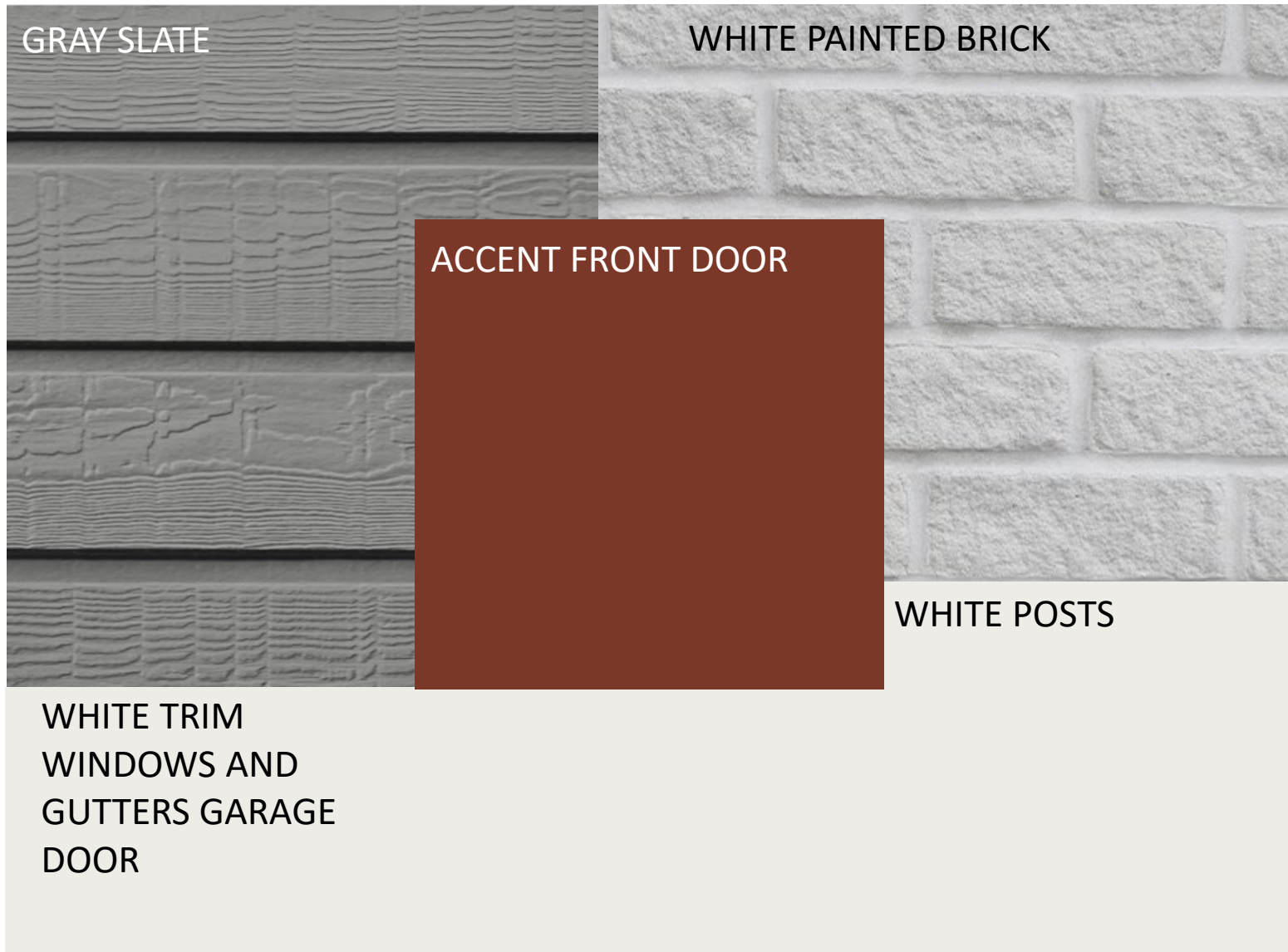
SCHEME 16



SCHEME 17

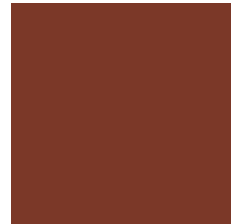


SCHEME 18

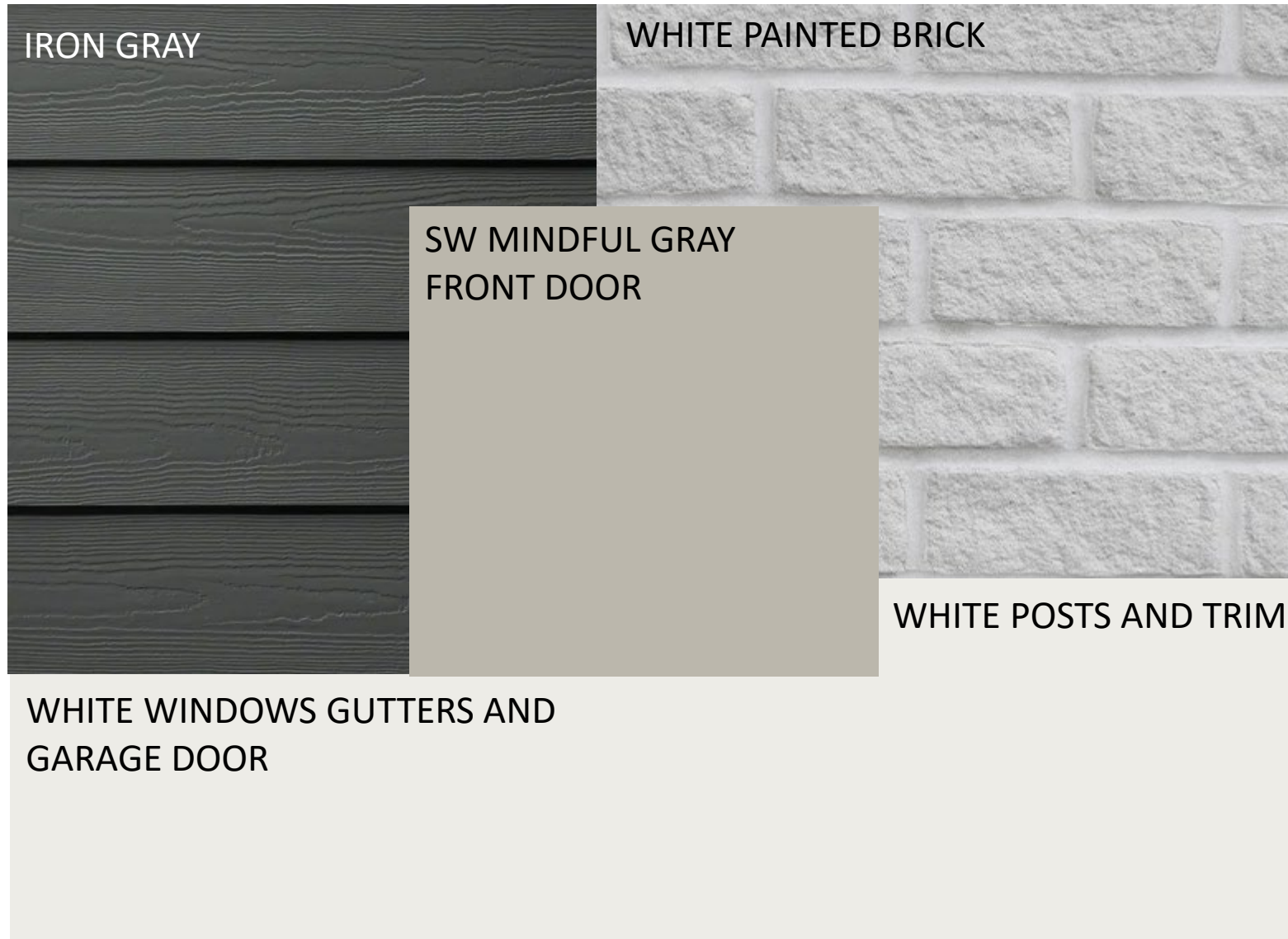


ACCENT DOOR OPTIONS

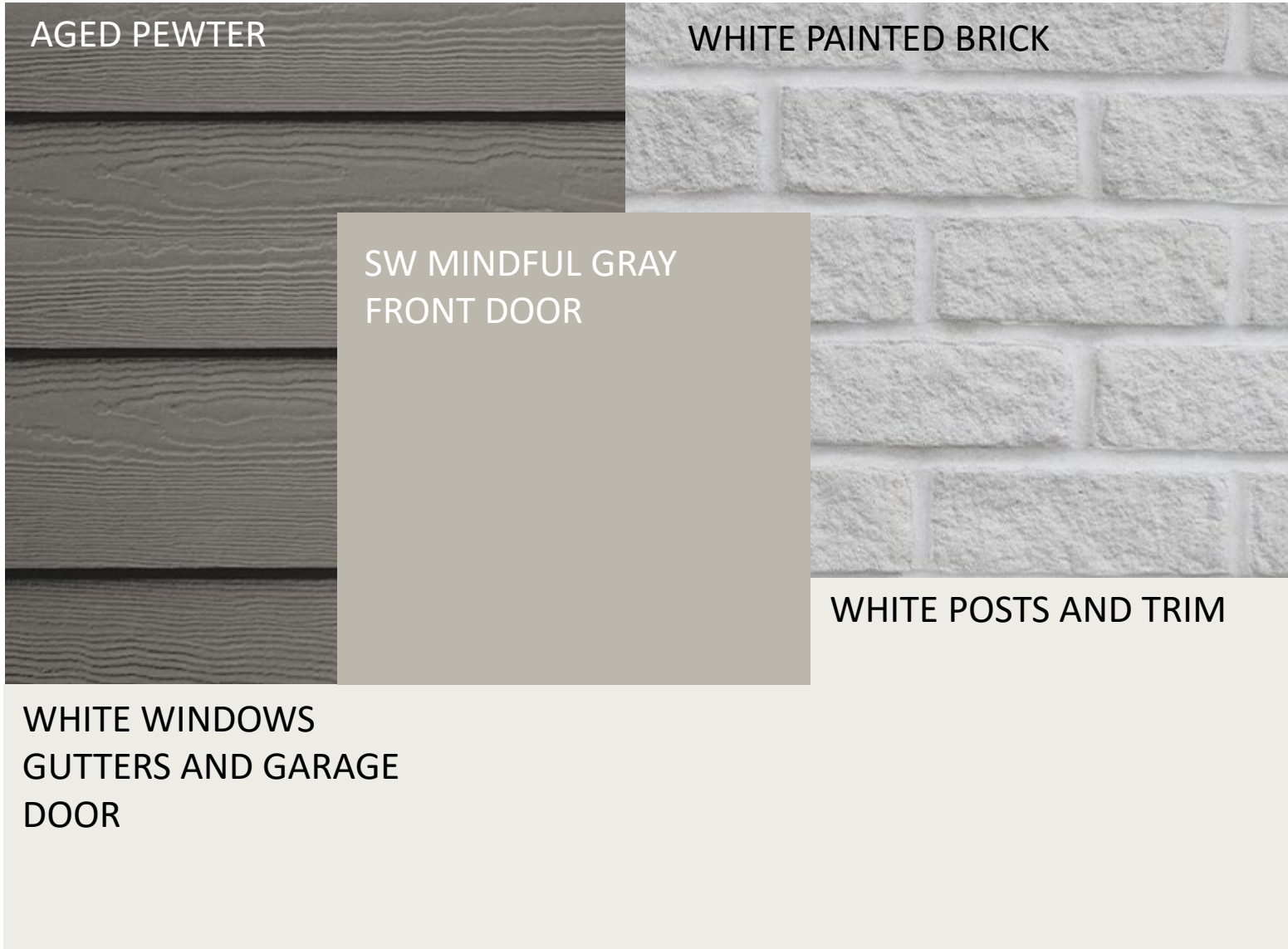
- SW ROYCROFT
COPPER RED



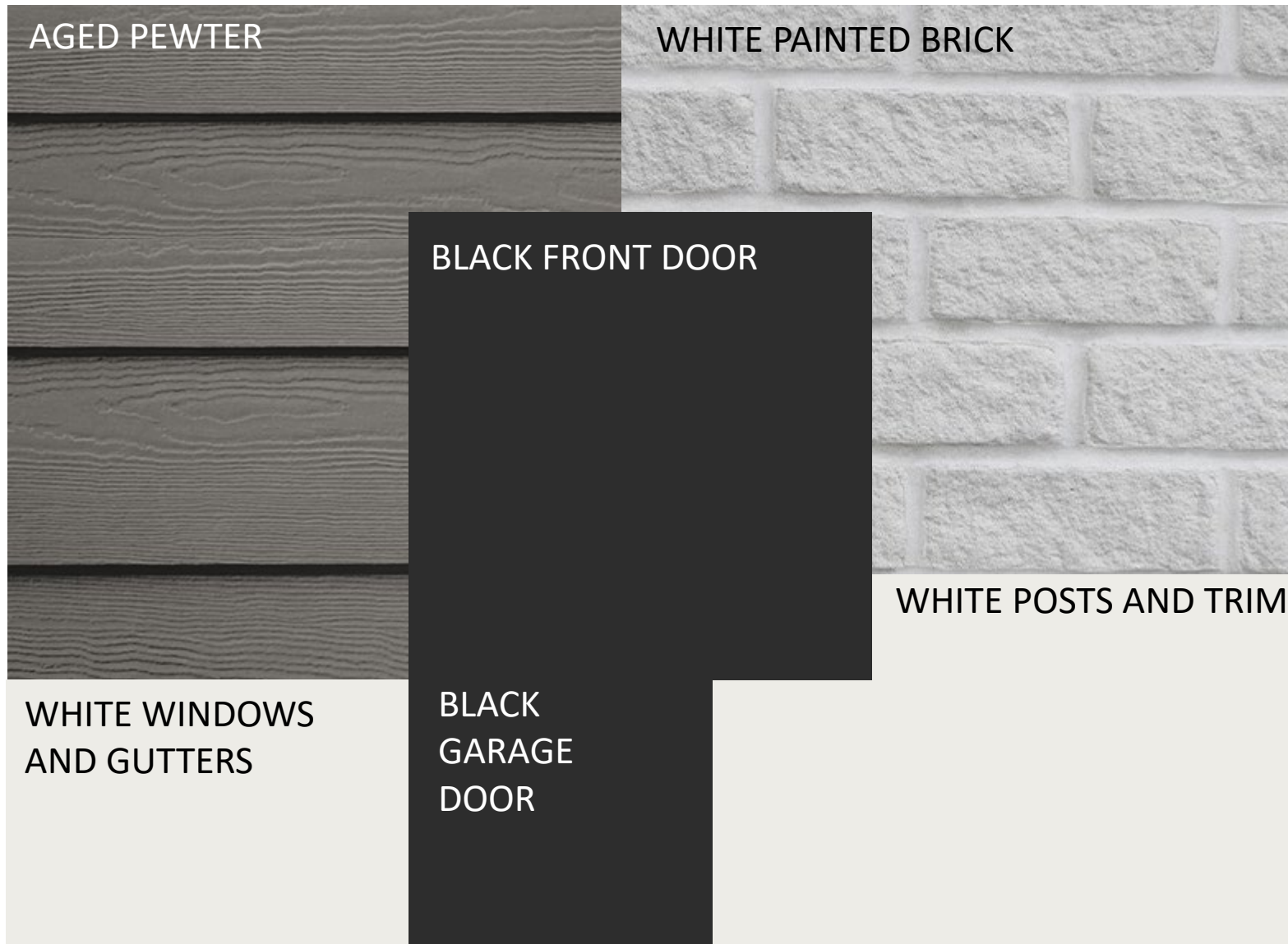
SCHEME 19



SCHEME 20



SCHEME 21

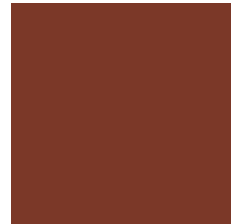


SCHEME 22



ACCENT DOOR OPTIONS

- SW ROYCROFT
COPPER RED



SCHEME 24

TIMBER BARK

WHITE PAINTED BRICK

MINDFUL GRAY
FRONT DOOR

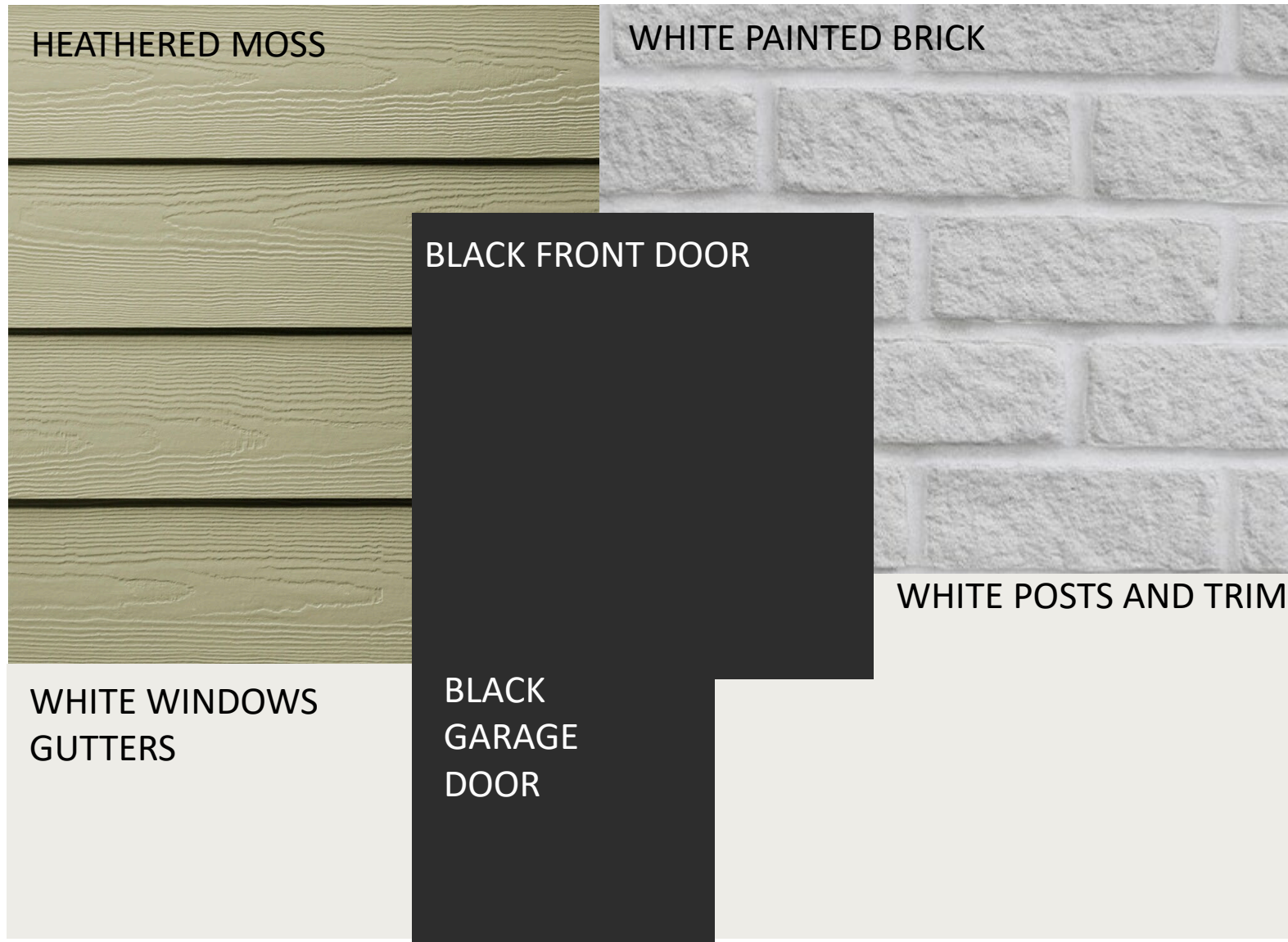
WHITE POSTS AND TRIM

WHITE WINDOWS
GUTTERS AND
GARAGE DOOR

SCHEME 25



SCHEME 25



SCHEME 26

HEATHERED MOSS

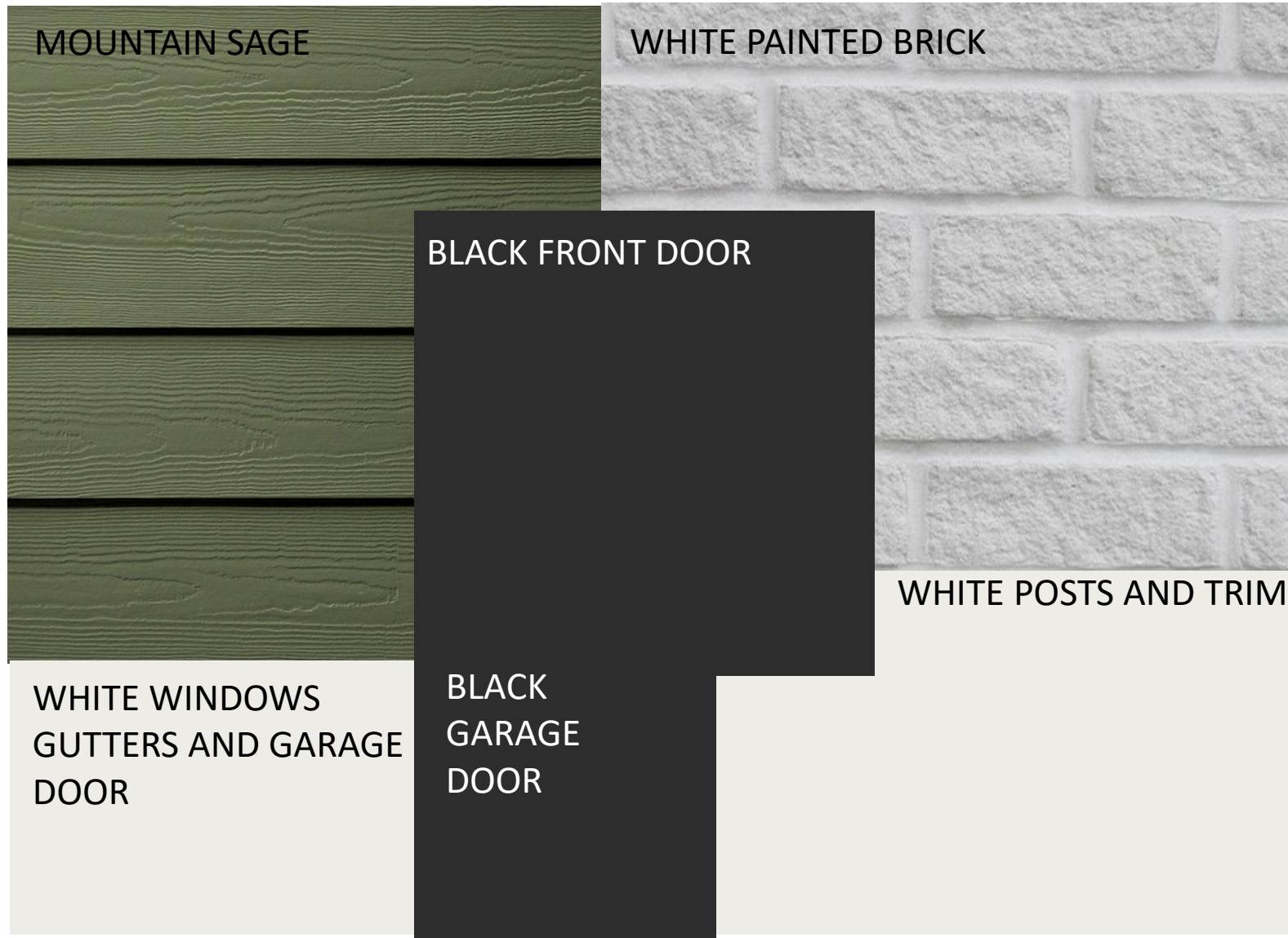
WHITE PAINTED BRICK

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

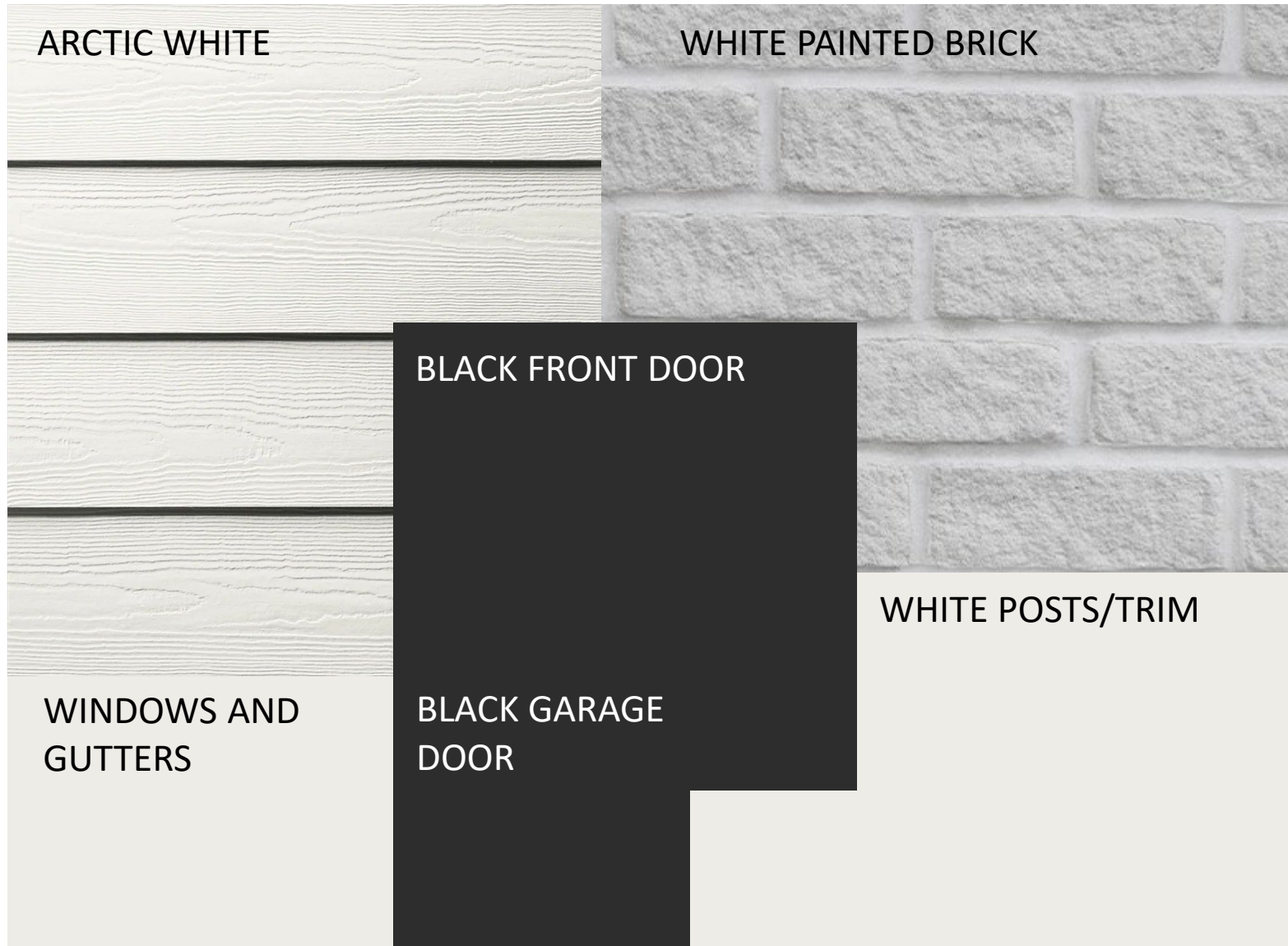
WHITE PAINTED BRICK

BRONZE FRONT DOOR

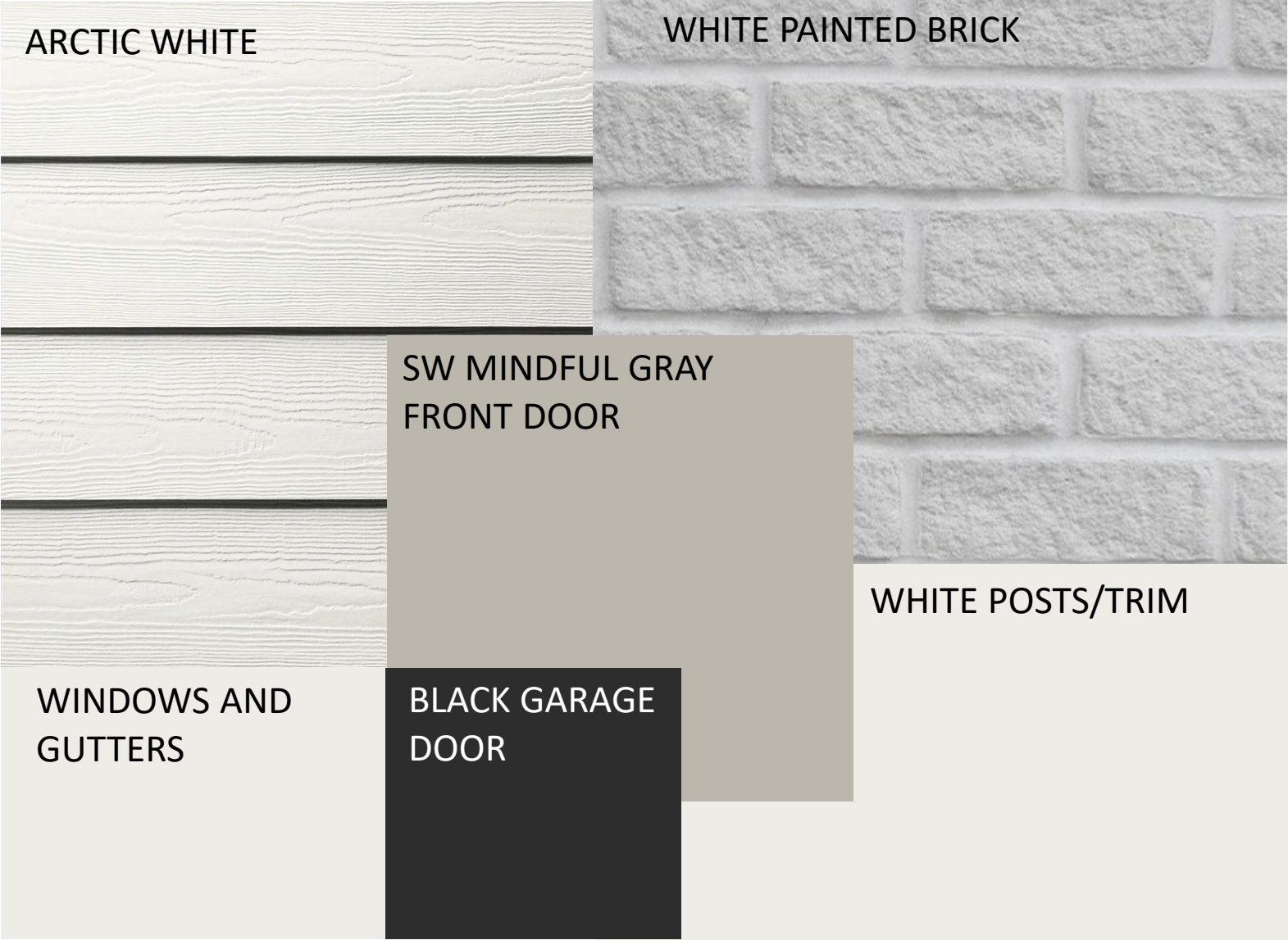
WINDOWS /GUTTERS
GARAGE DOOR

WHITE POSTS/TRIM

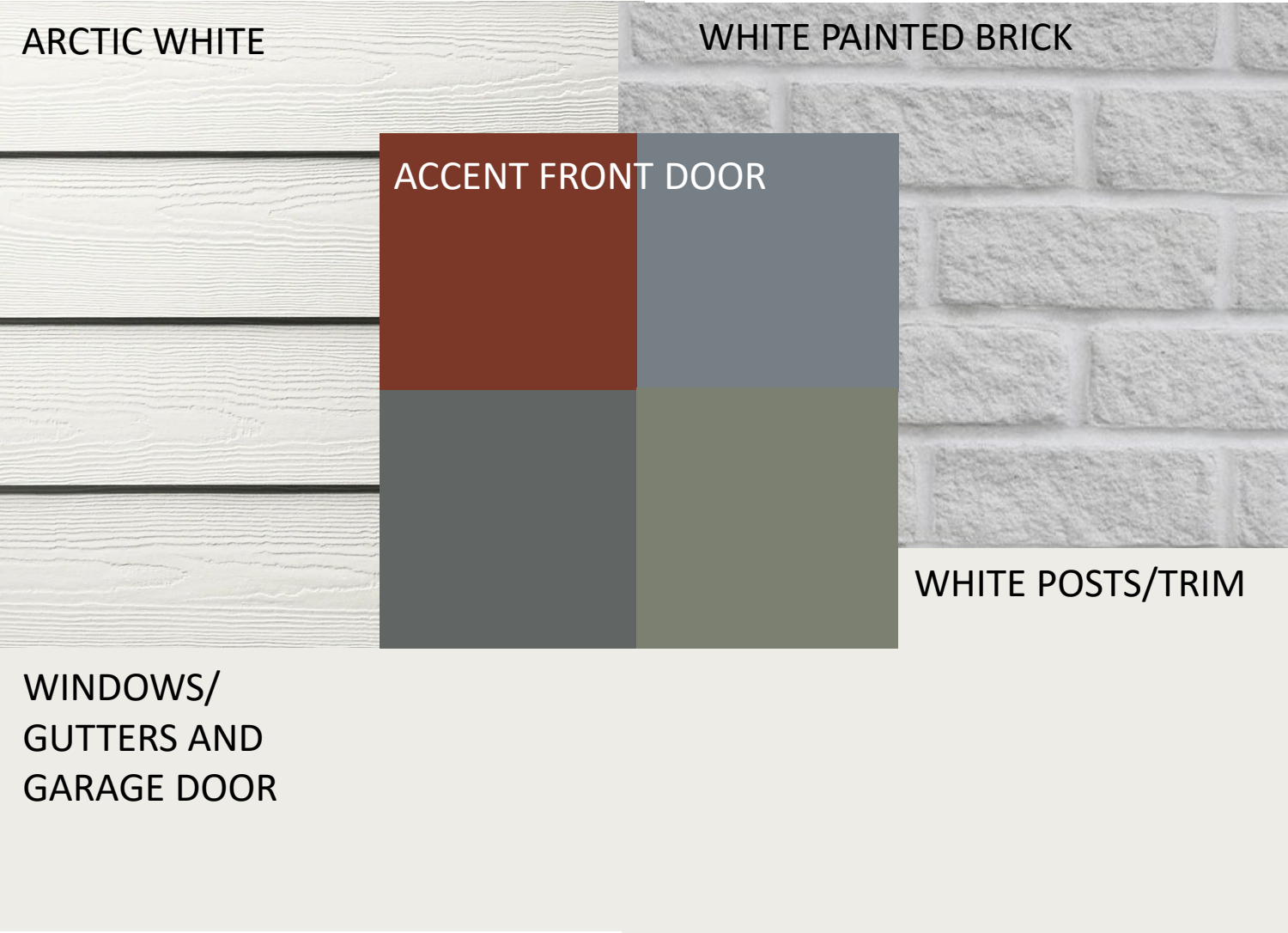
SCHEME 2



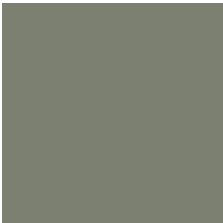
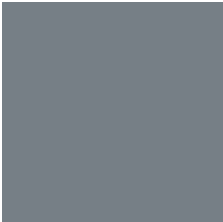
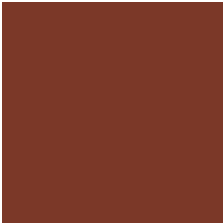
SCHEME 3



SCHEME 4



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



SCHEME 5

COBBLESTONE

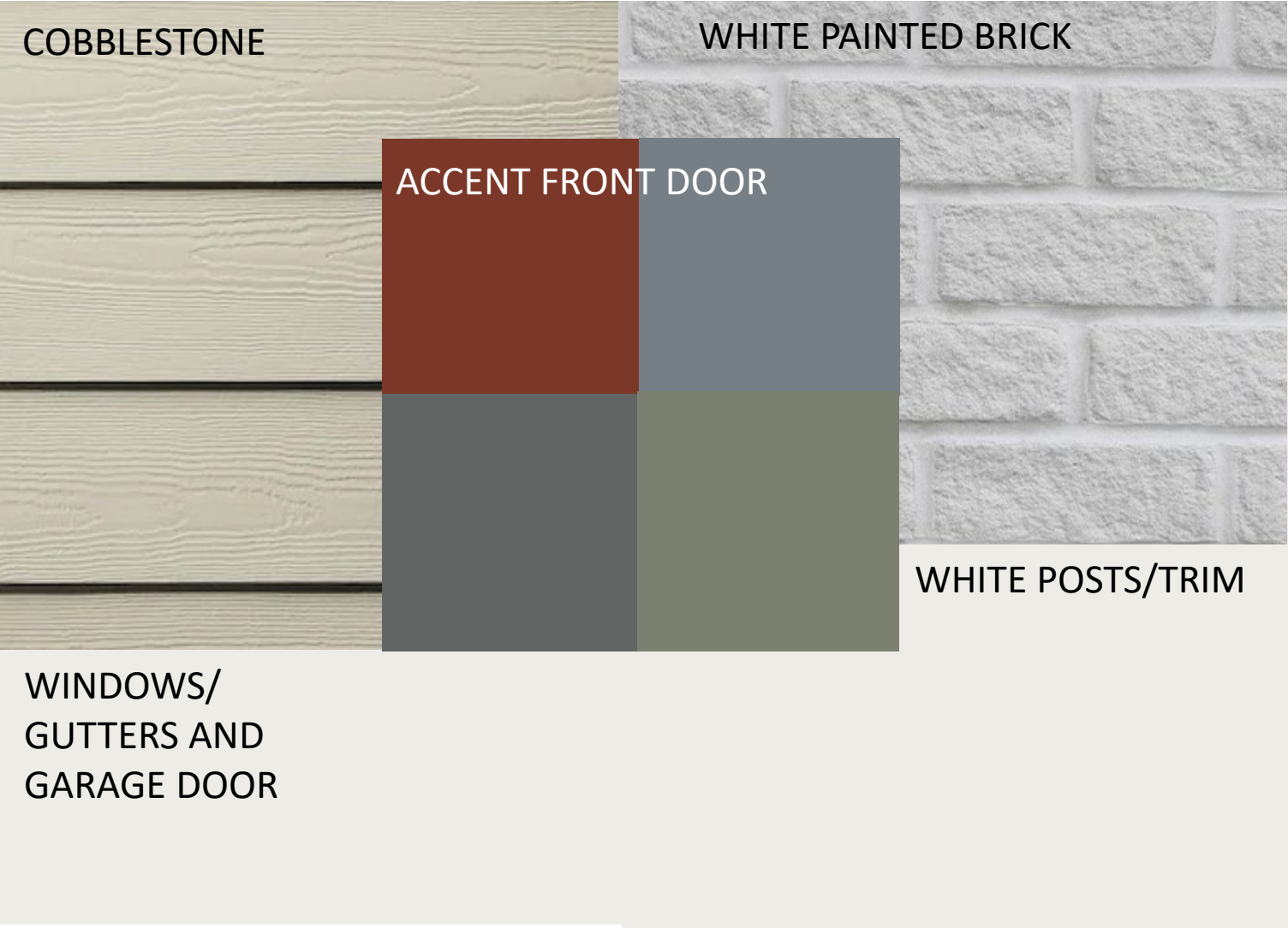
WHITE PAINTED BRICK

BLACK FRONT DOOR

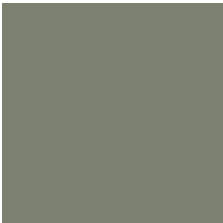
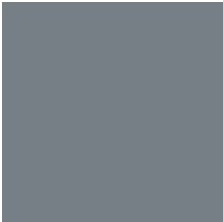
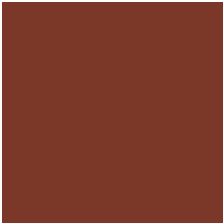
WINDOWS /GUTTERS
GARAGE DOOR

WHITE POSTS/TRIM

SCHEME 6



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



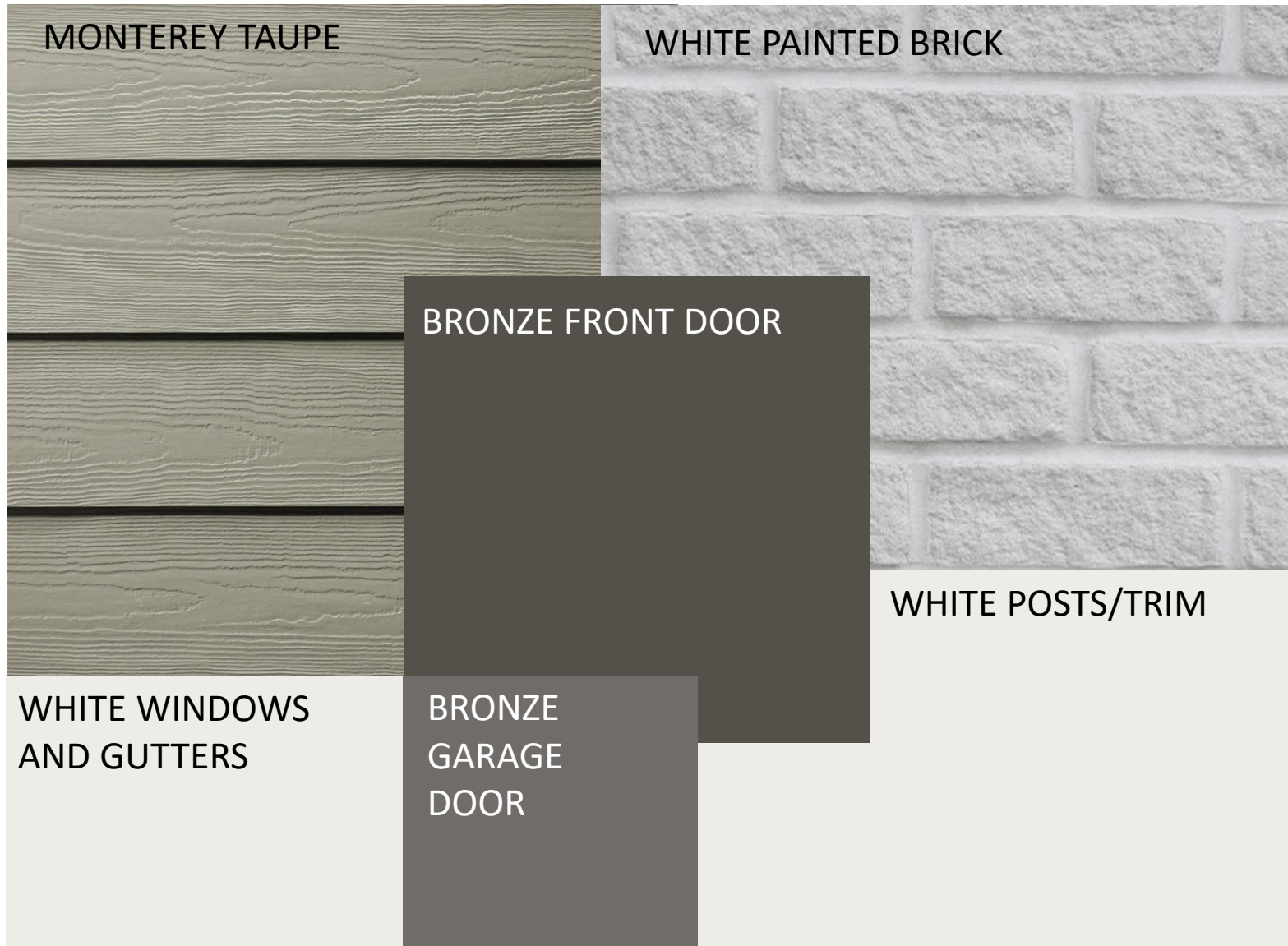
SCHEME 7



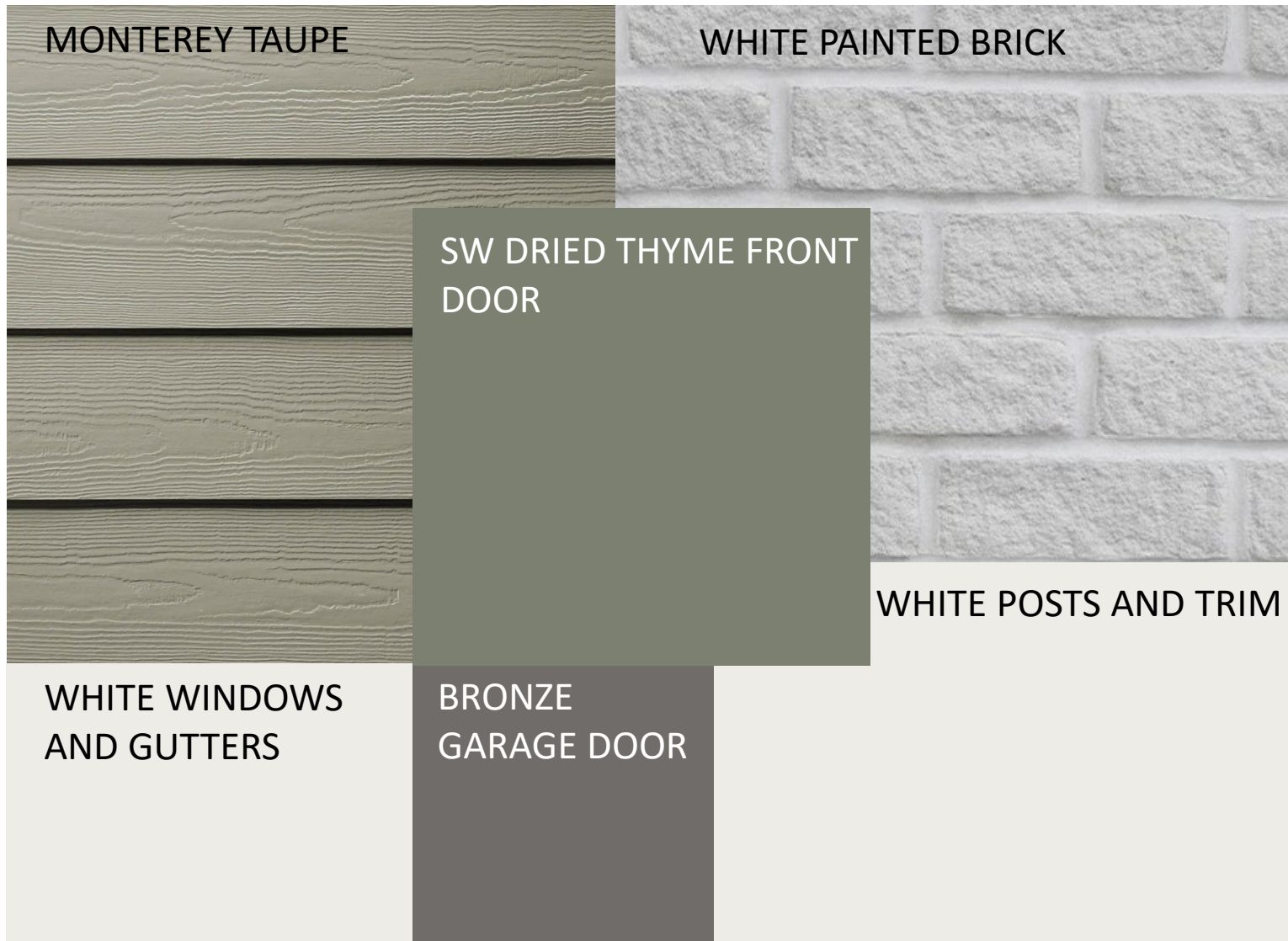
SCHEME 8



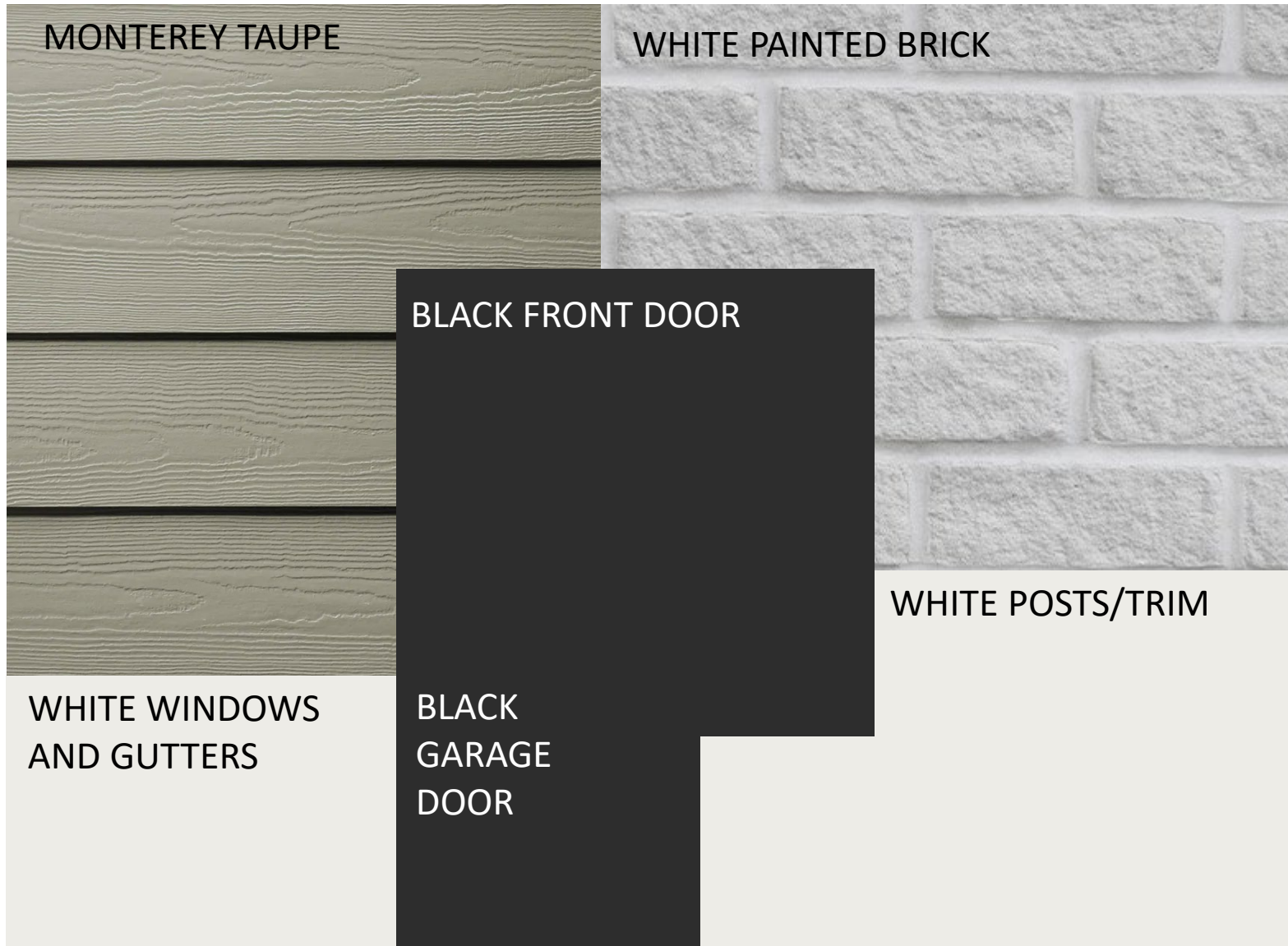
SCHEME 9



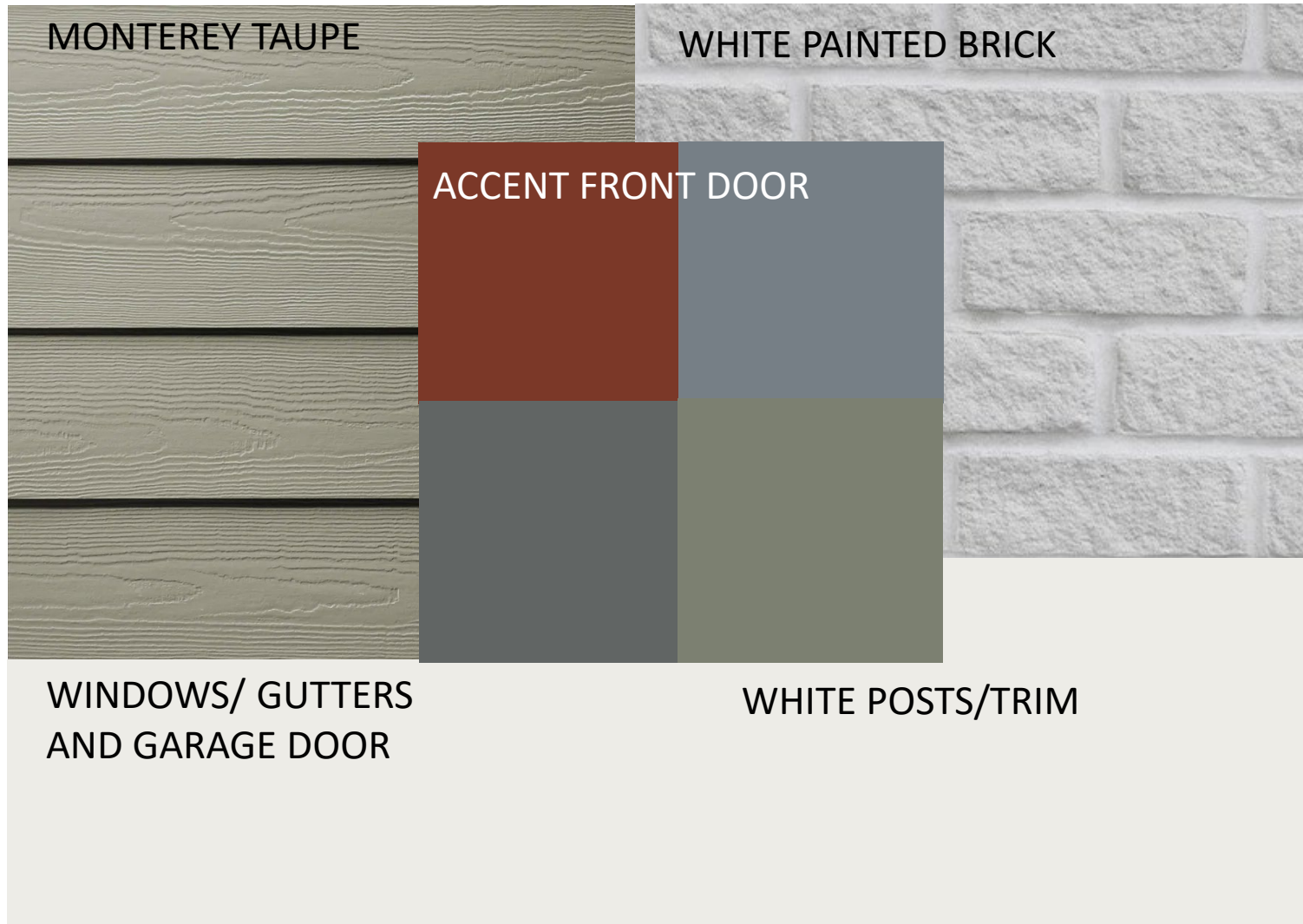
SCHEME 10



SCHEME 11

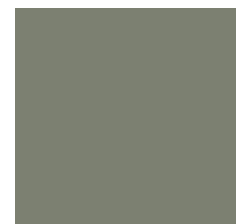
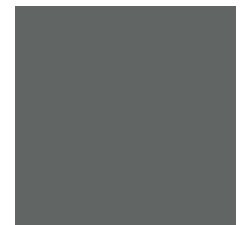
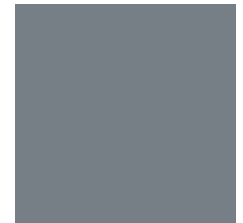
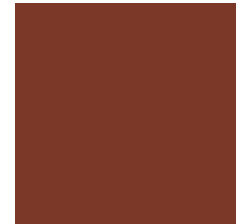


SCHEME 12

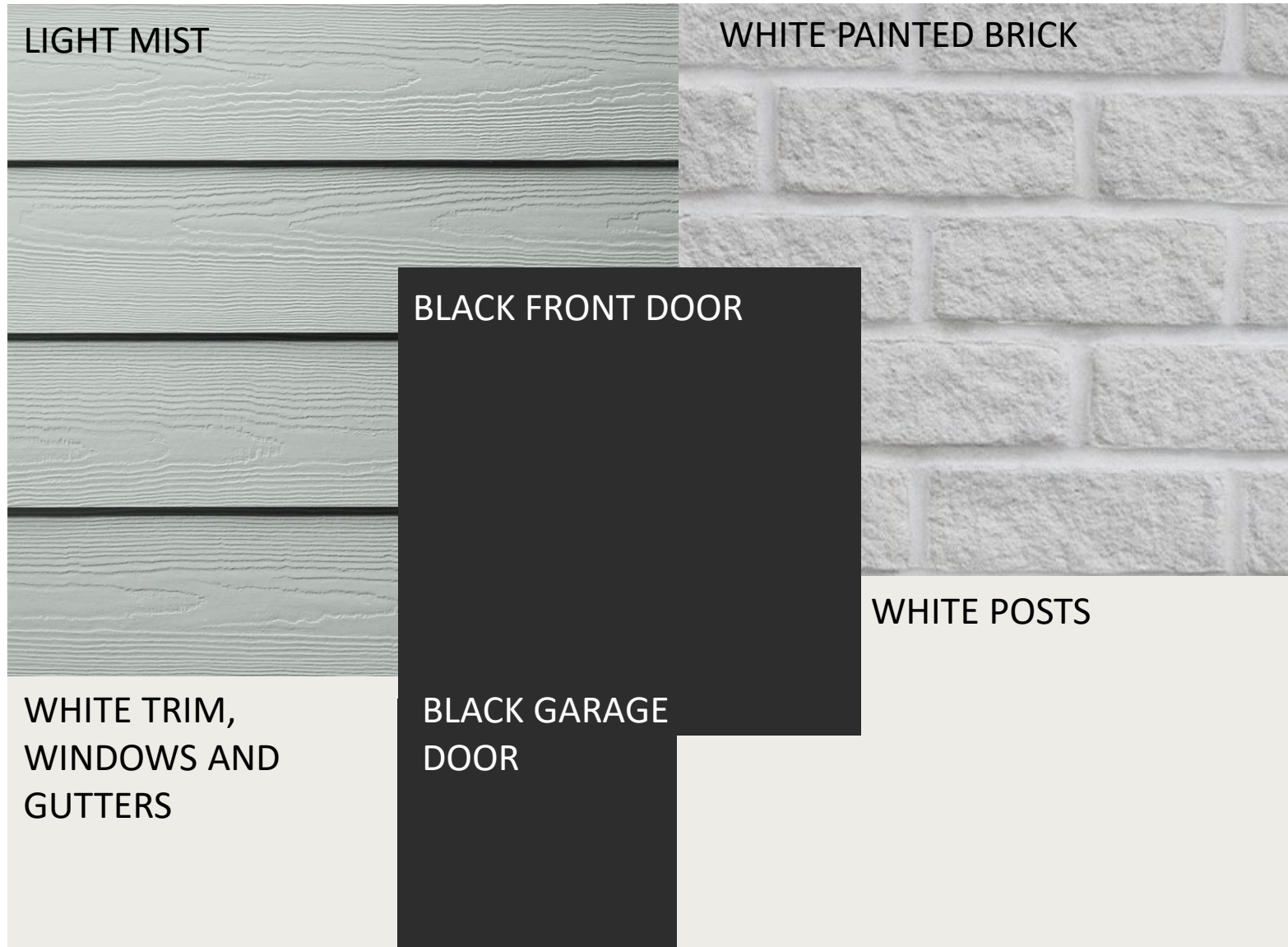


ACCENT DOOR OPTIONS

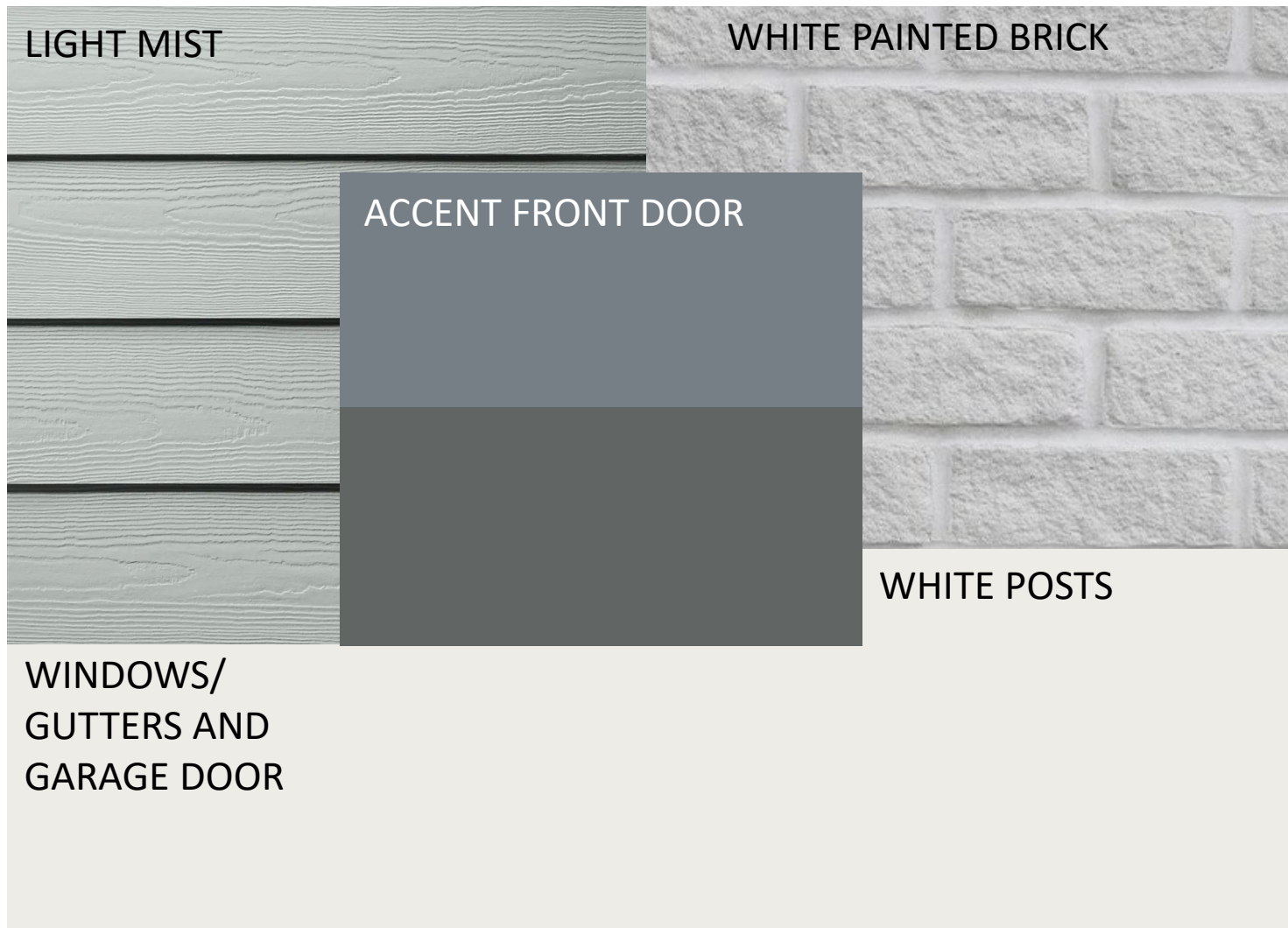
- SW ROYCROFT COPPER RED
- SW DOWNING SLATE
- SW ROYCROFT PEWTER
- SW DRIED THYME



SCHEME 13

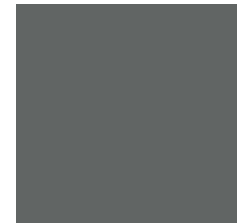
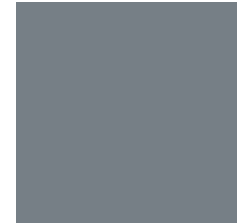


SCHEME 15

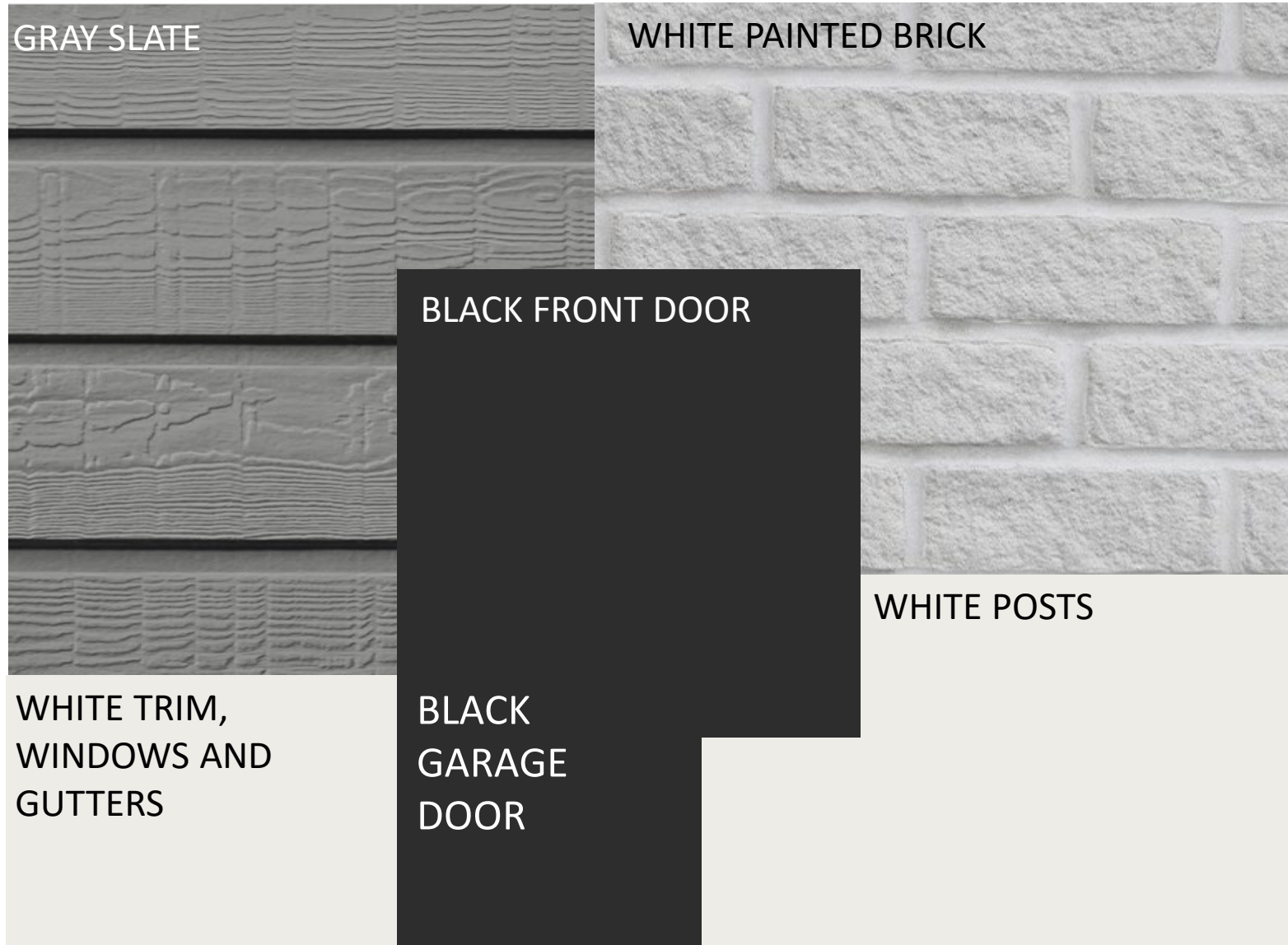


ACCENT DOOR OPTIONS

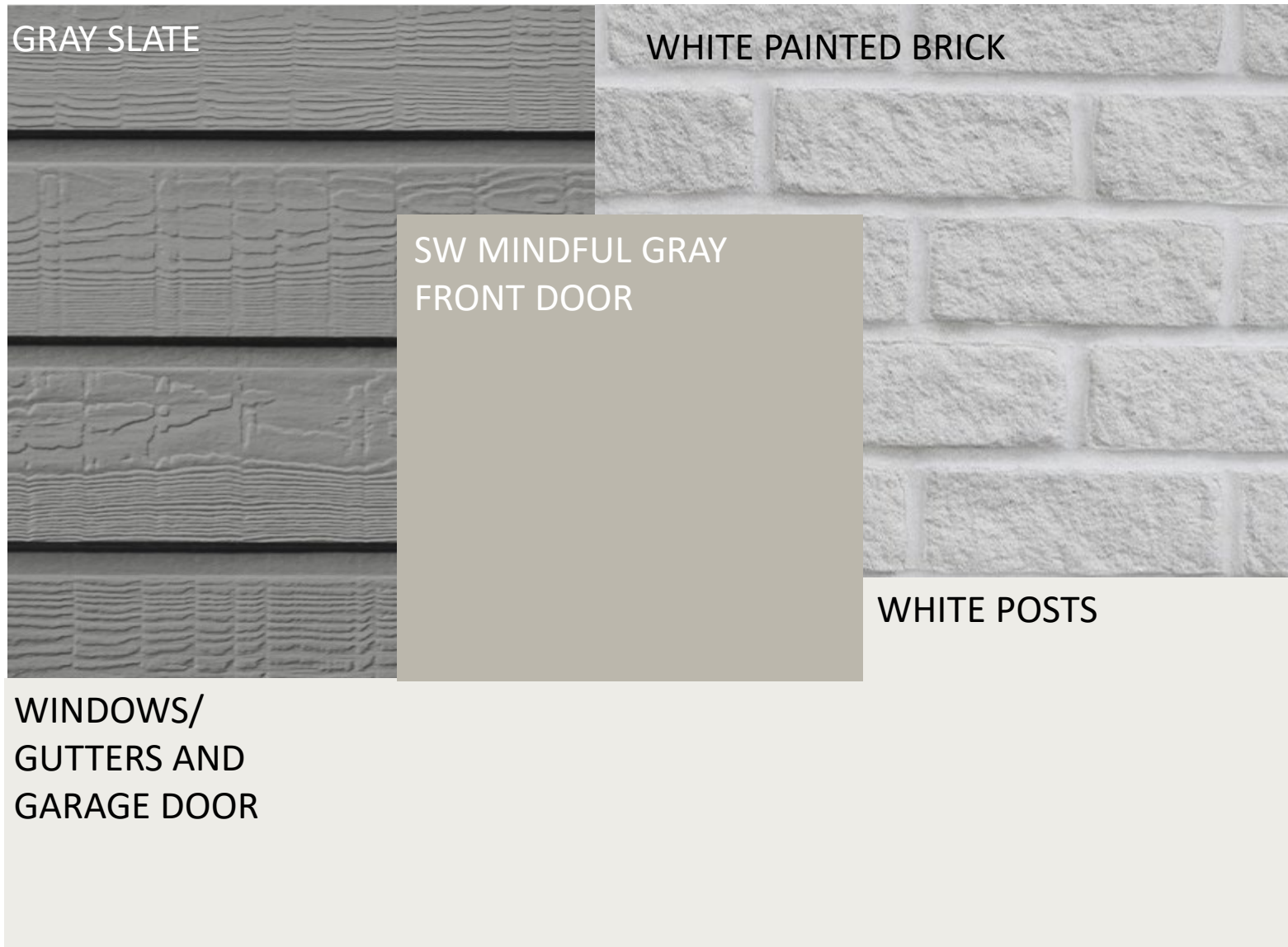
- SW DOWNING SLATE
- SW ROYCROFT PEWTER



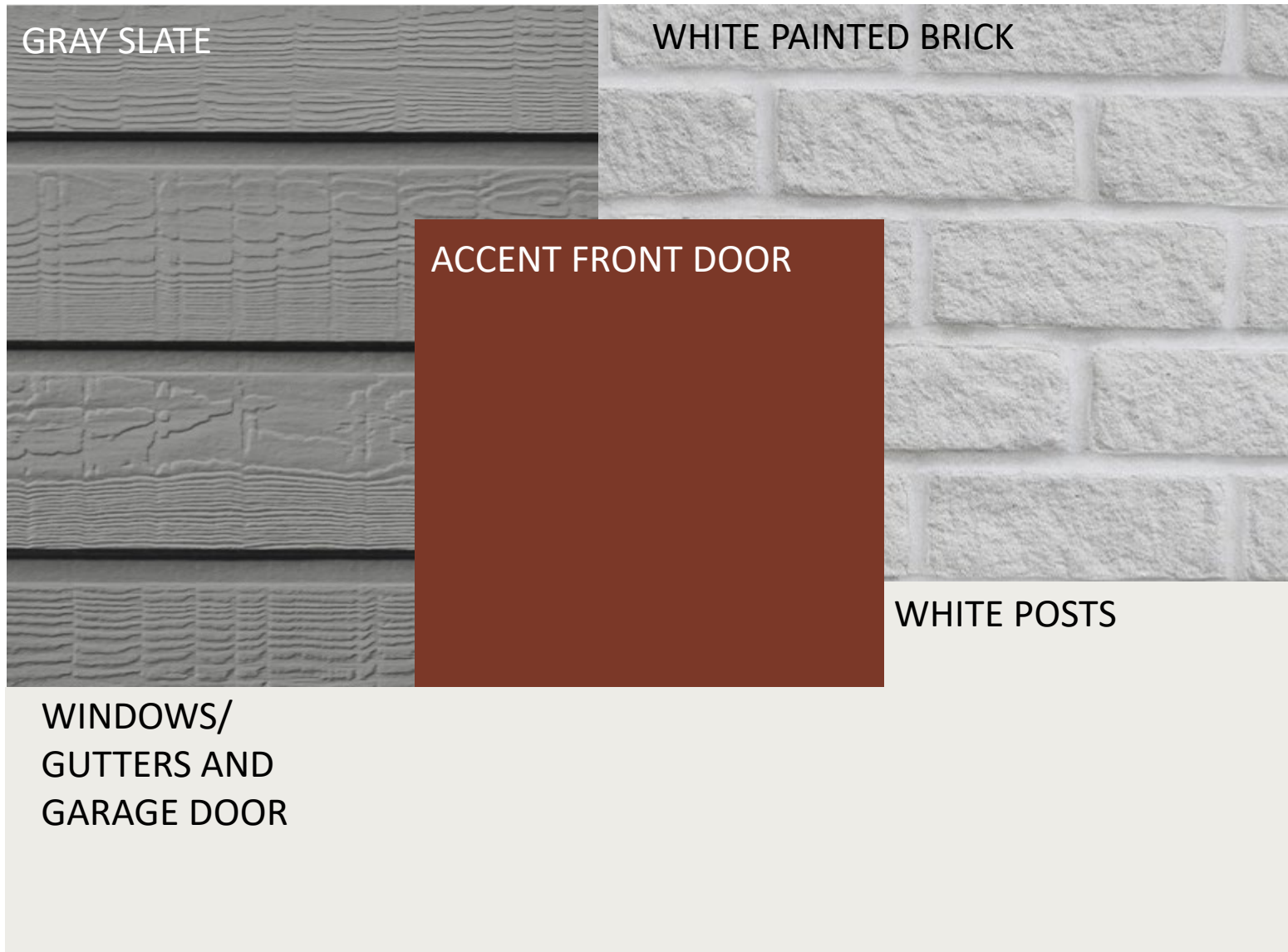
SCHEME 16



SCHEME 17

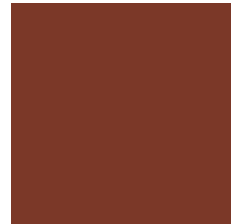


SCHEME 18

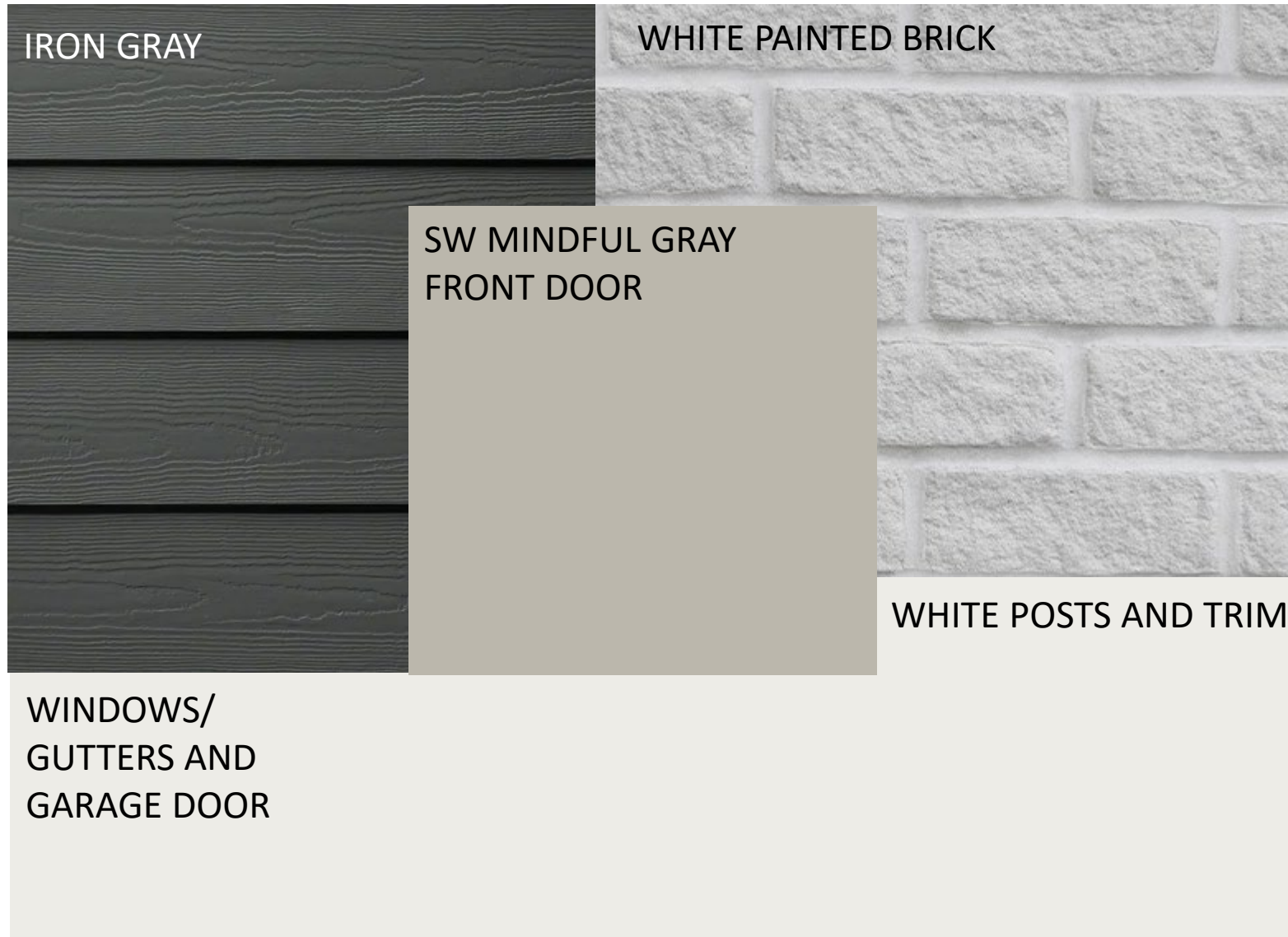


ACCENT DOOR OPTIONS

- SW ROYCROFT
COPPER RED



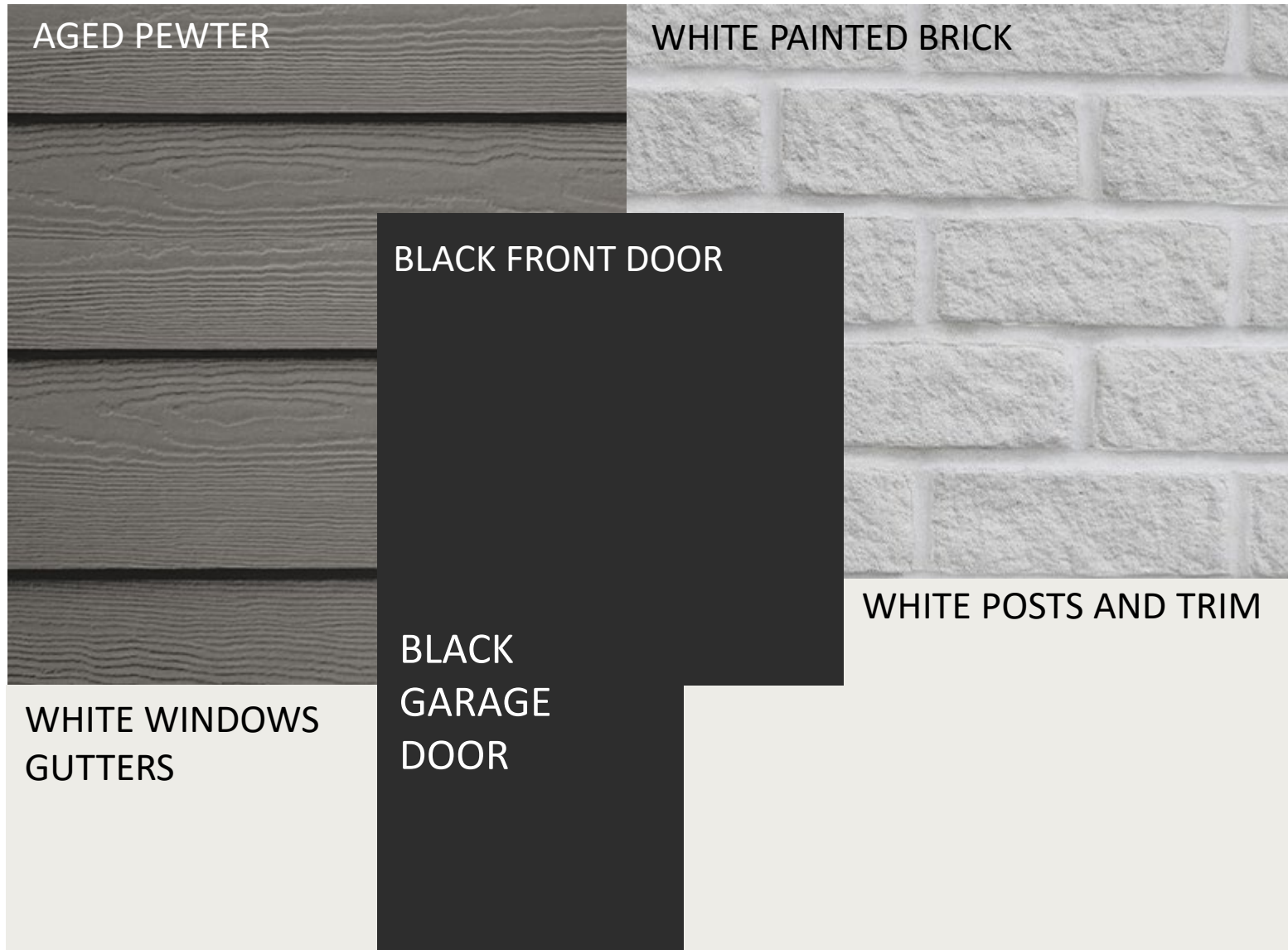
SCHEME 19



SCHEME 20



SCHEME 21

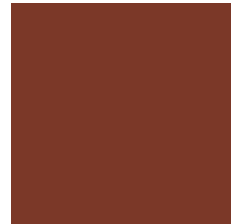


SCHEME 22



ACCENT DOOR OPTIONS

- SW ROYCROFT
COPPER RED



SCHEME 24

TIMBER BARK

WHITE PAINTED BRICK

SW MINDFUL GRAY
FRONT DOOR

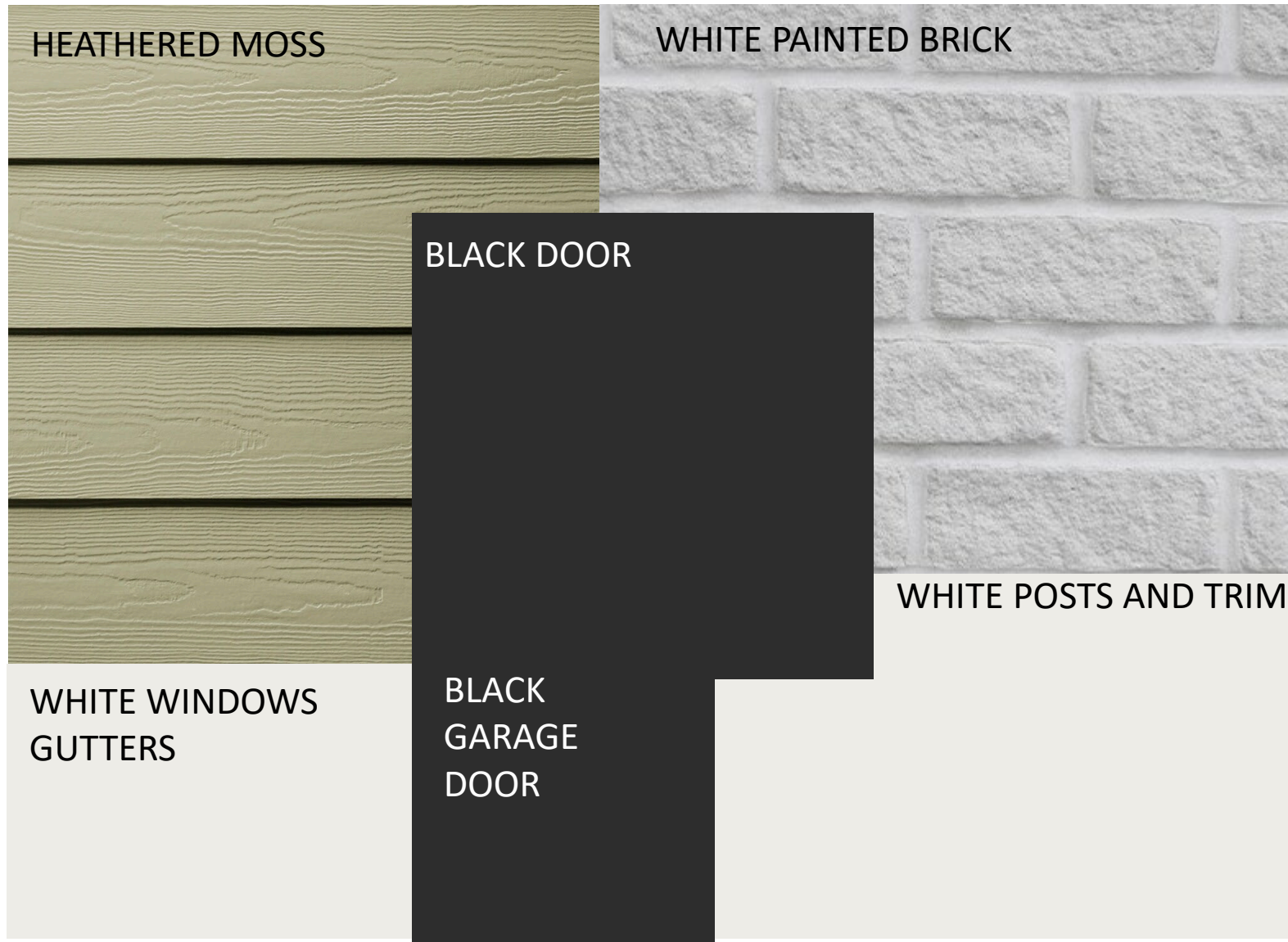
WHITE WINDOWS
GUTTERS AND
GARAGE DOOR

WHITE POSTS AND TRIM

SCHEME 25



SCHEME 25



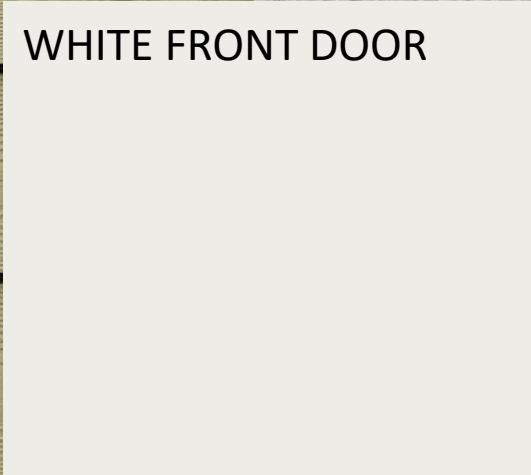
SCHEME 26



HEATHERED MOSS



WHITE PAINTED BRICK

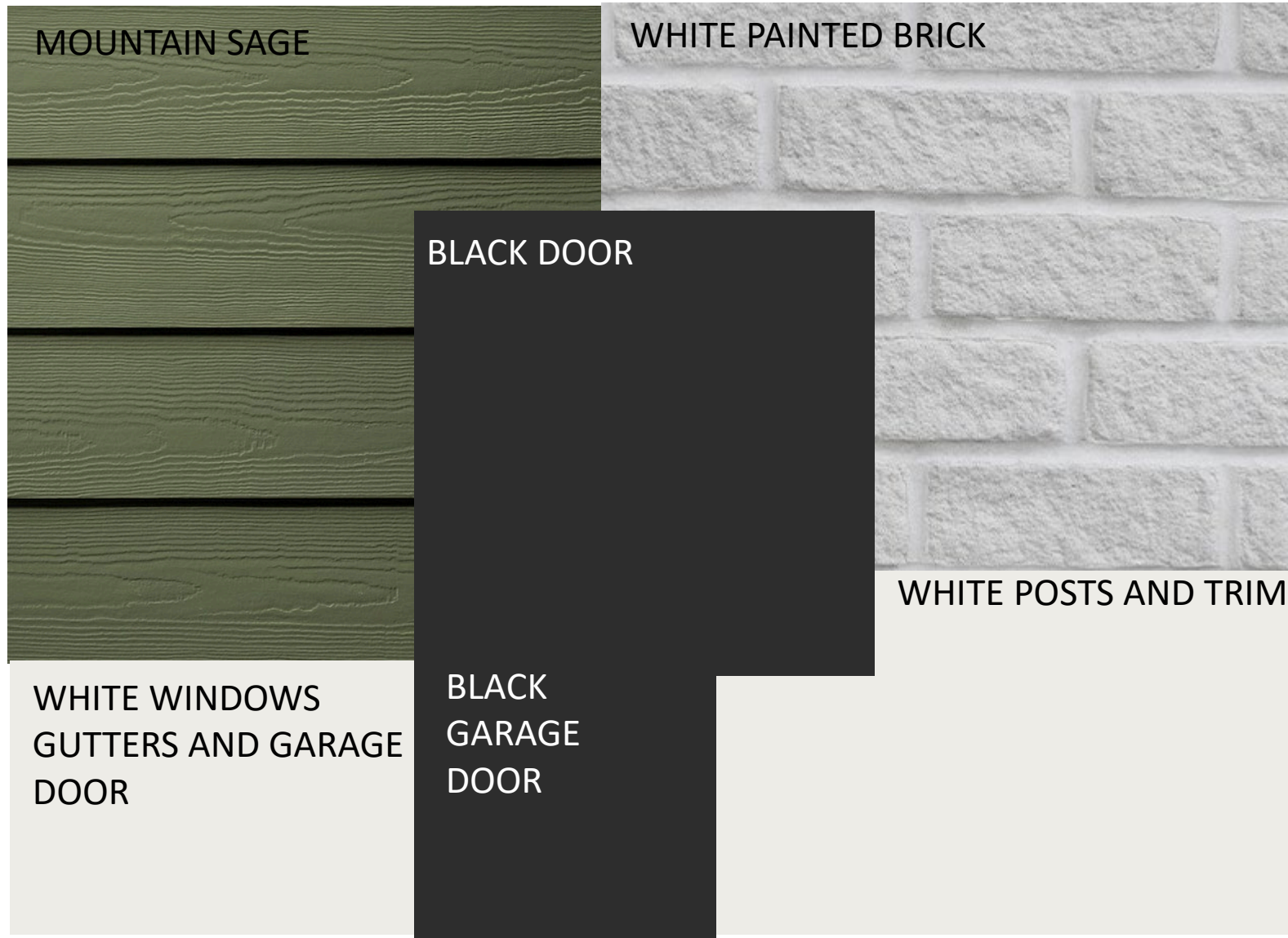


WHITE FRONT DOOR

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

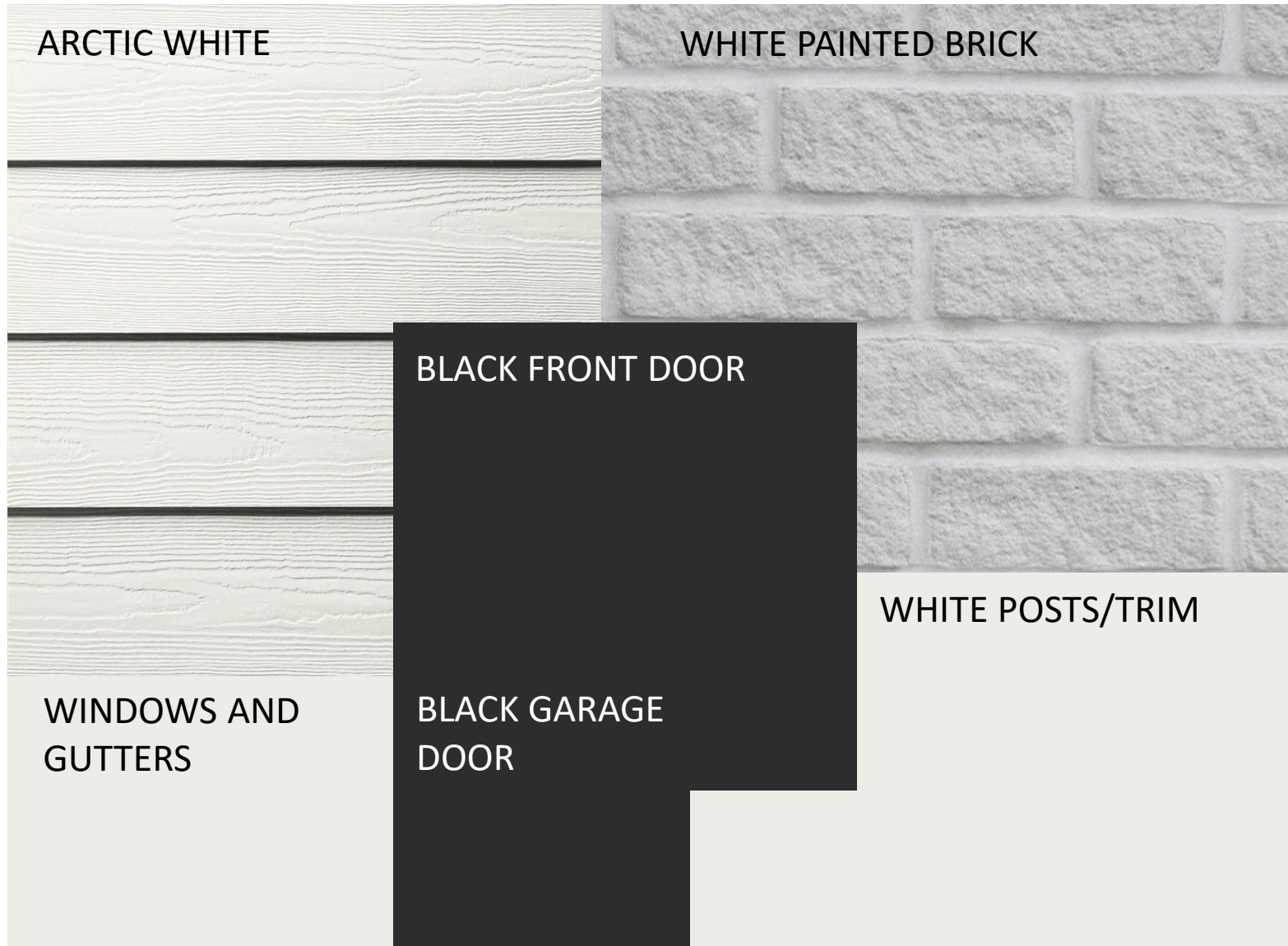
WHITE PAINTED BRICK

BRONZE FRONT DOOR

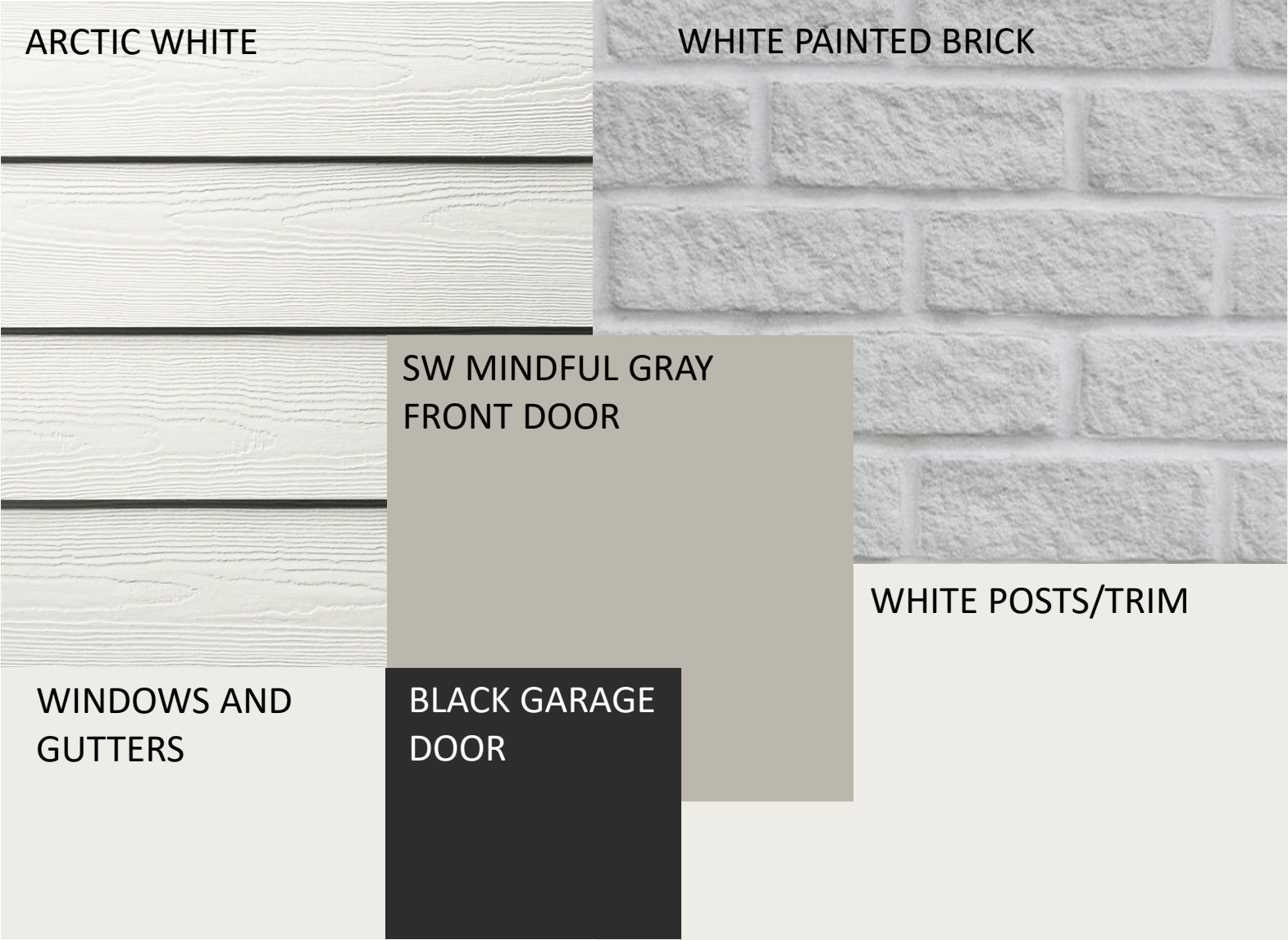
WINDOWS /GUTTERS
GARAGE DOOR

WHITE POSTS/TRIM

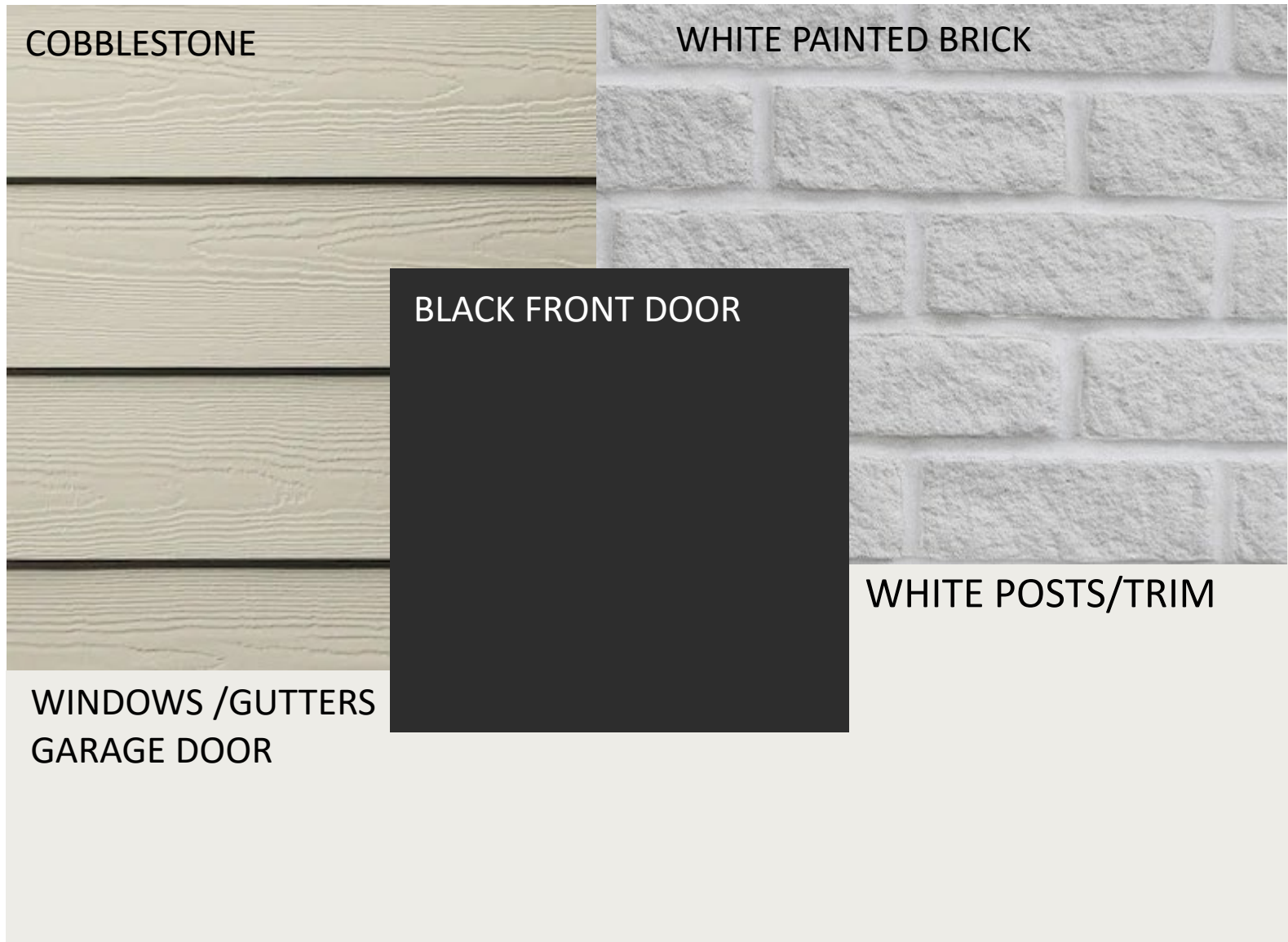
SCHEME 2



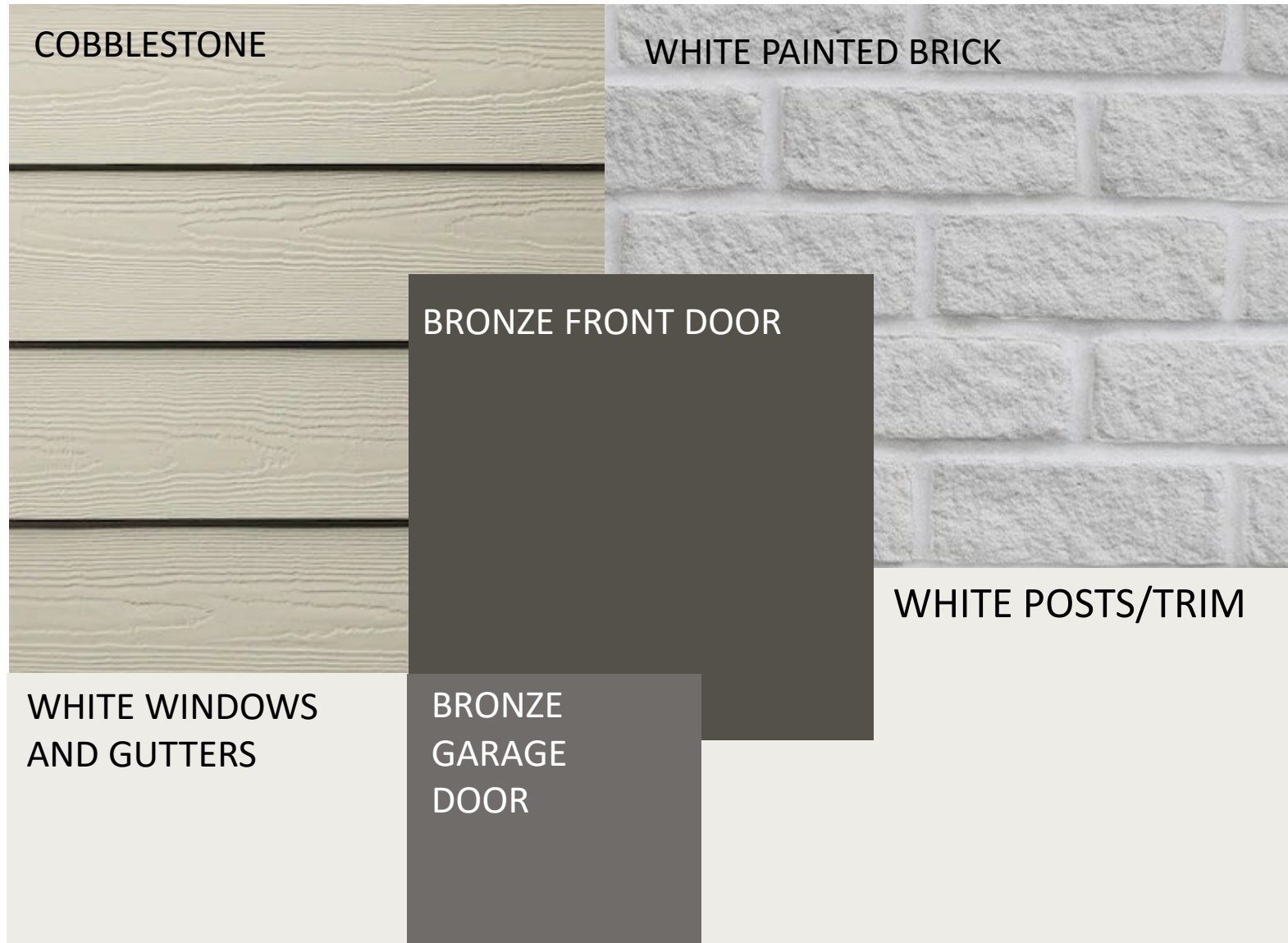
SCHEME 3



SCHEME 4



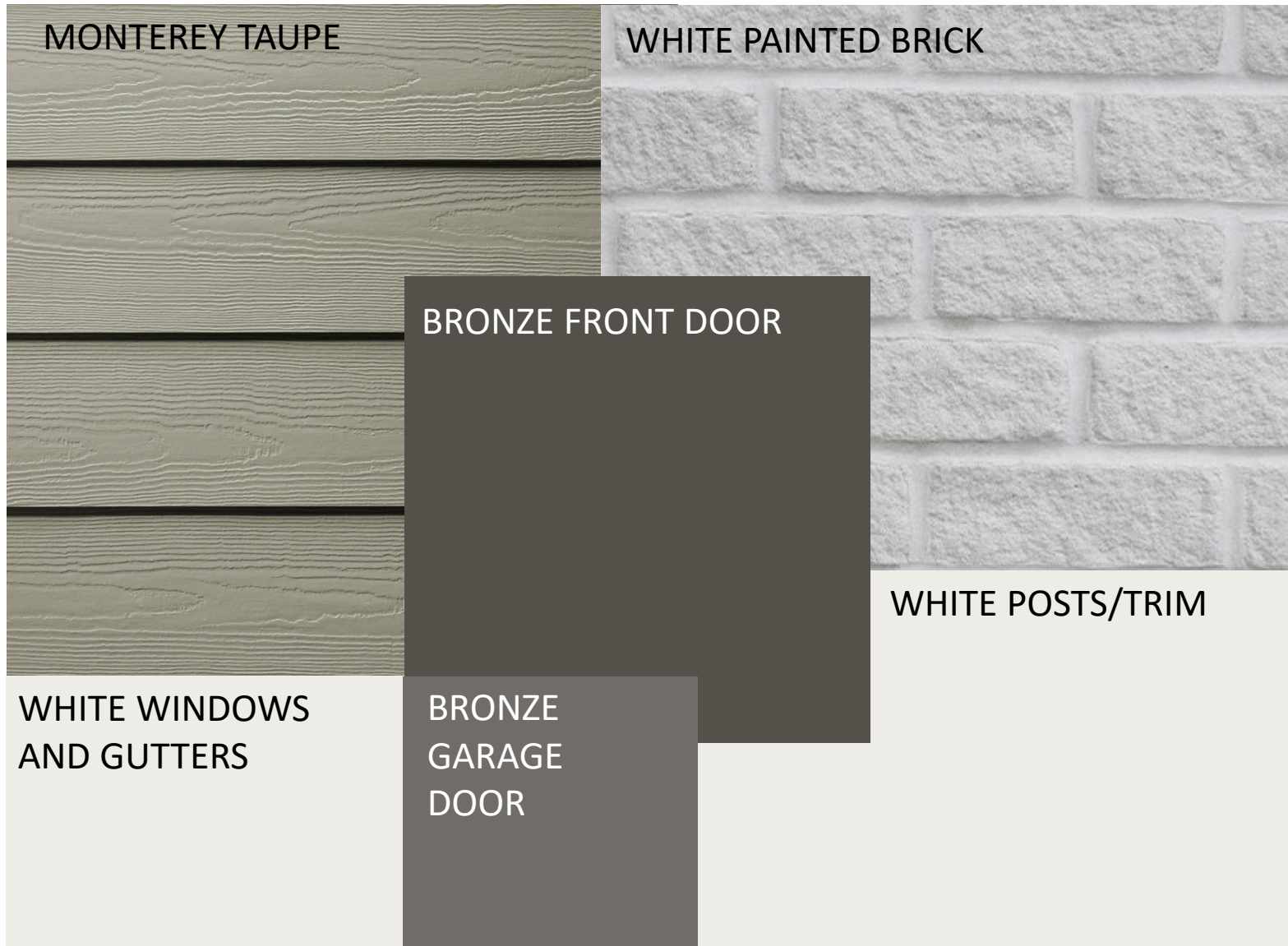
SCHEME 5



SCHEME 6



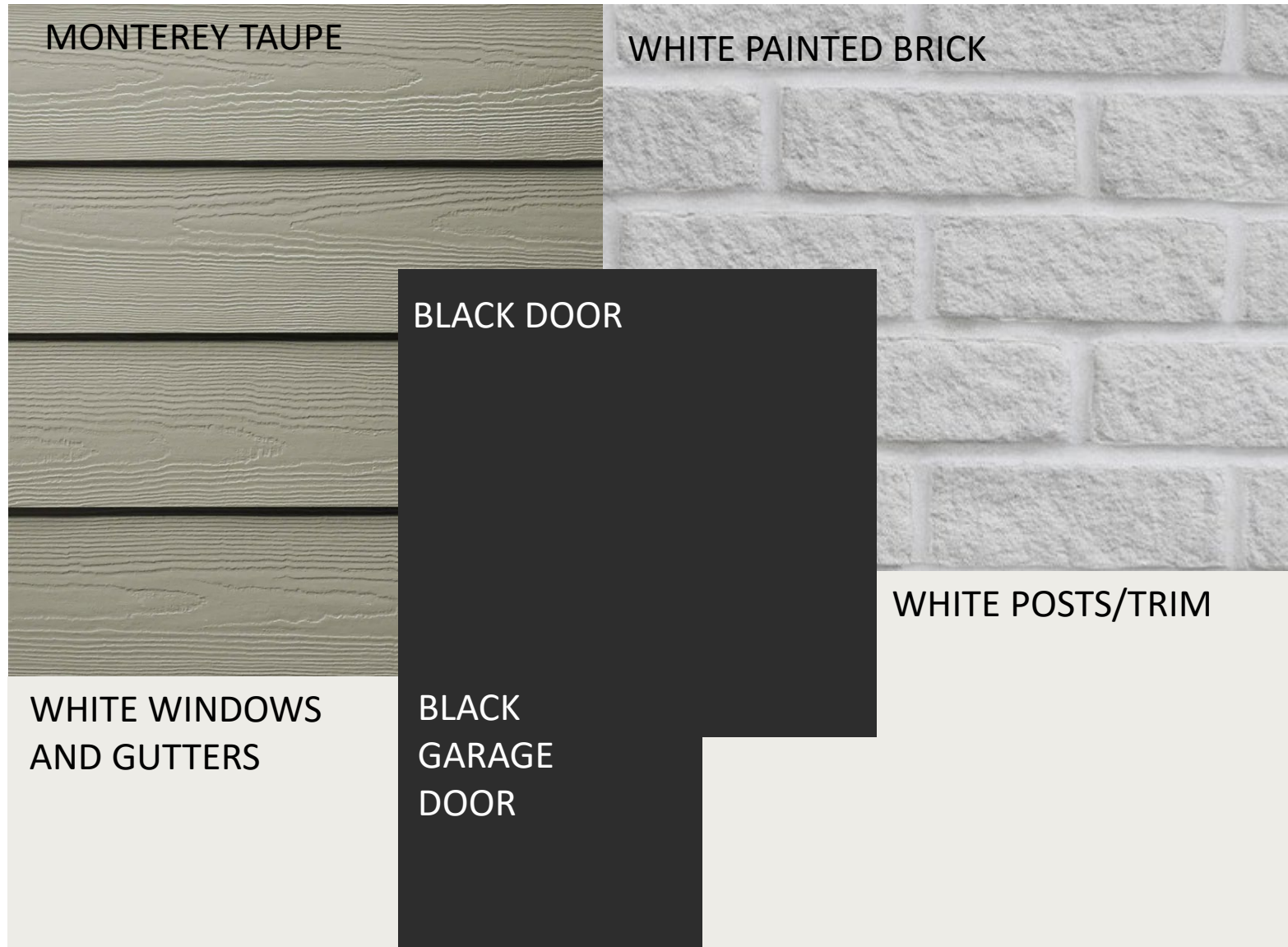
SCHEME 7



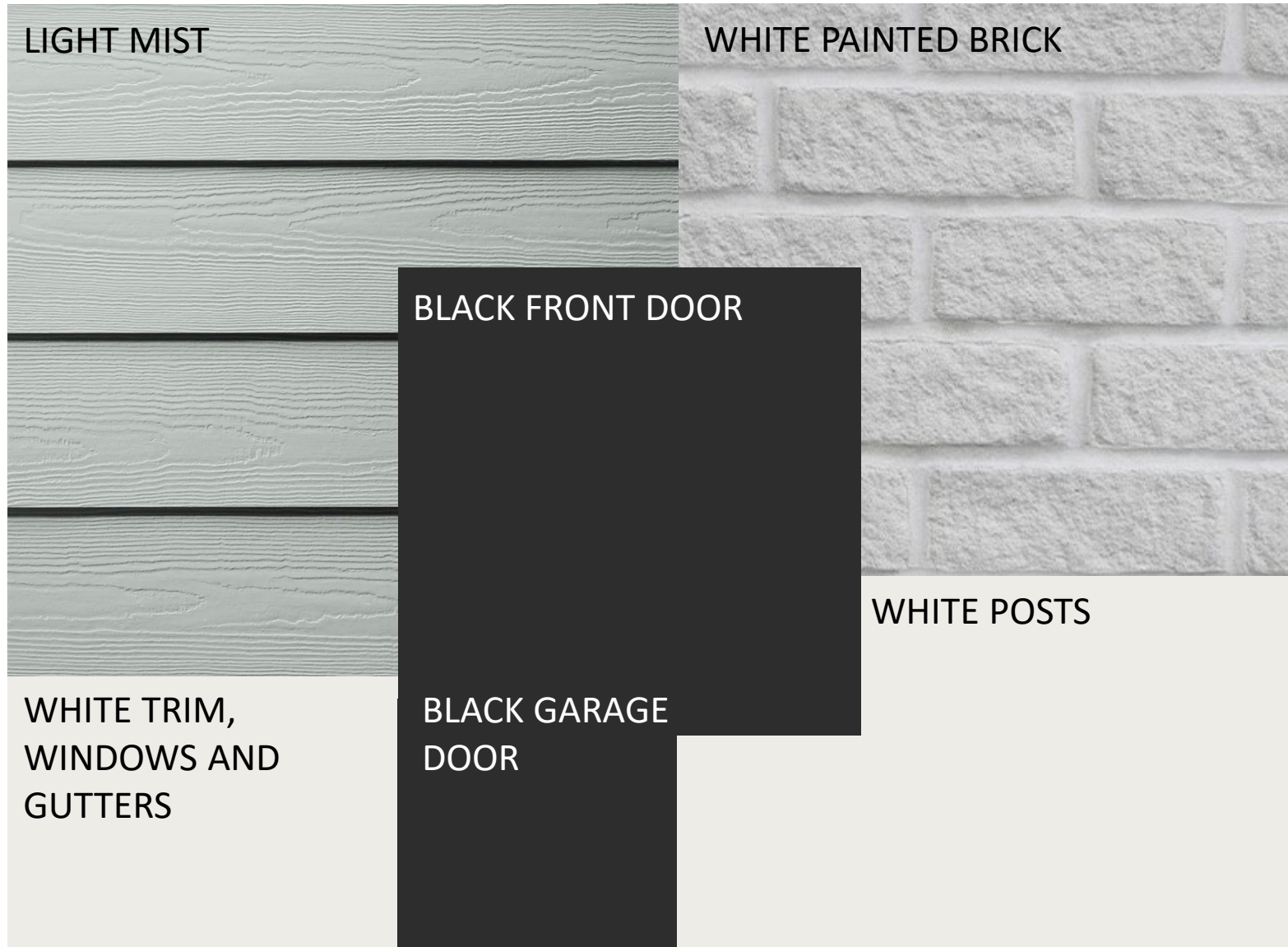
SCHEME 8



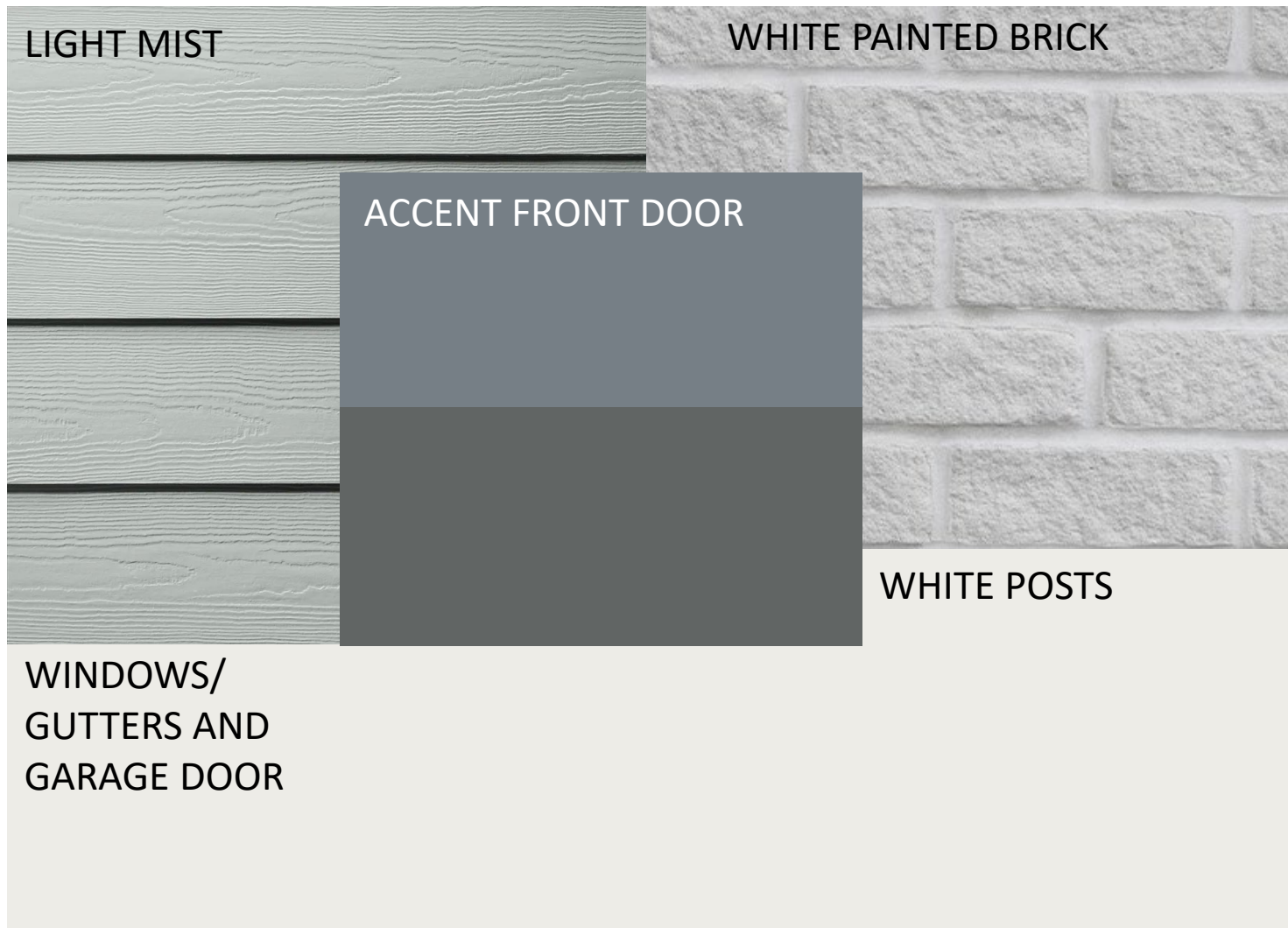
SCHEME 9



SCHEME 10

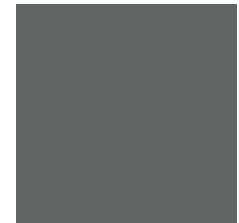
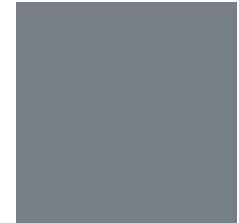


SCHEME 11

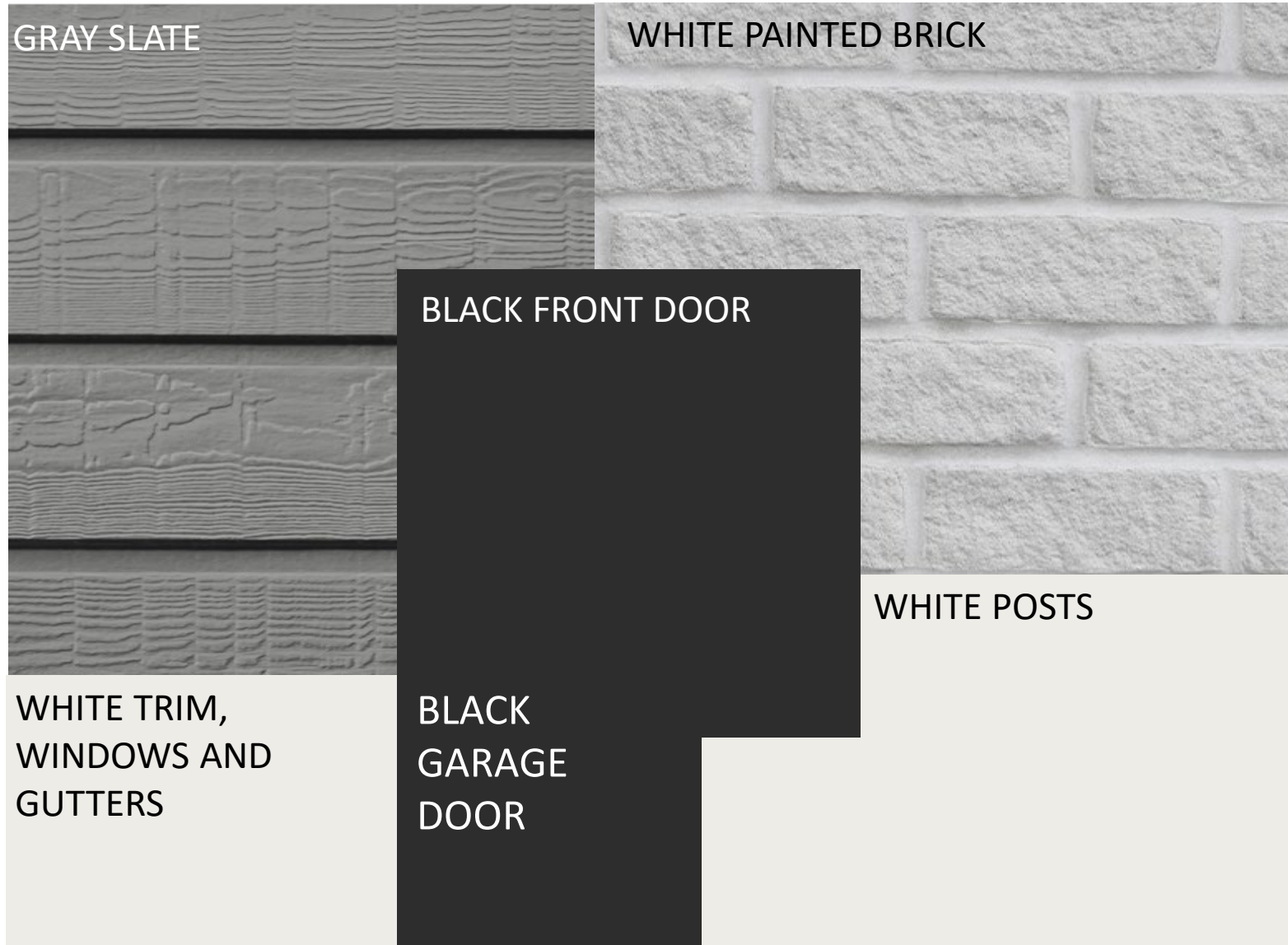


ACCENT DOOR OPTIONS

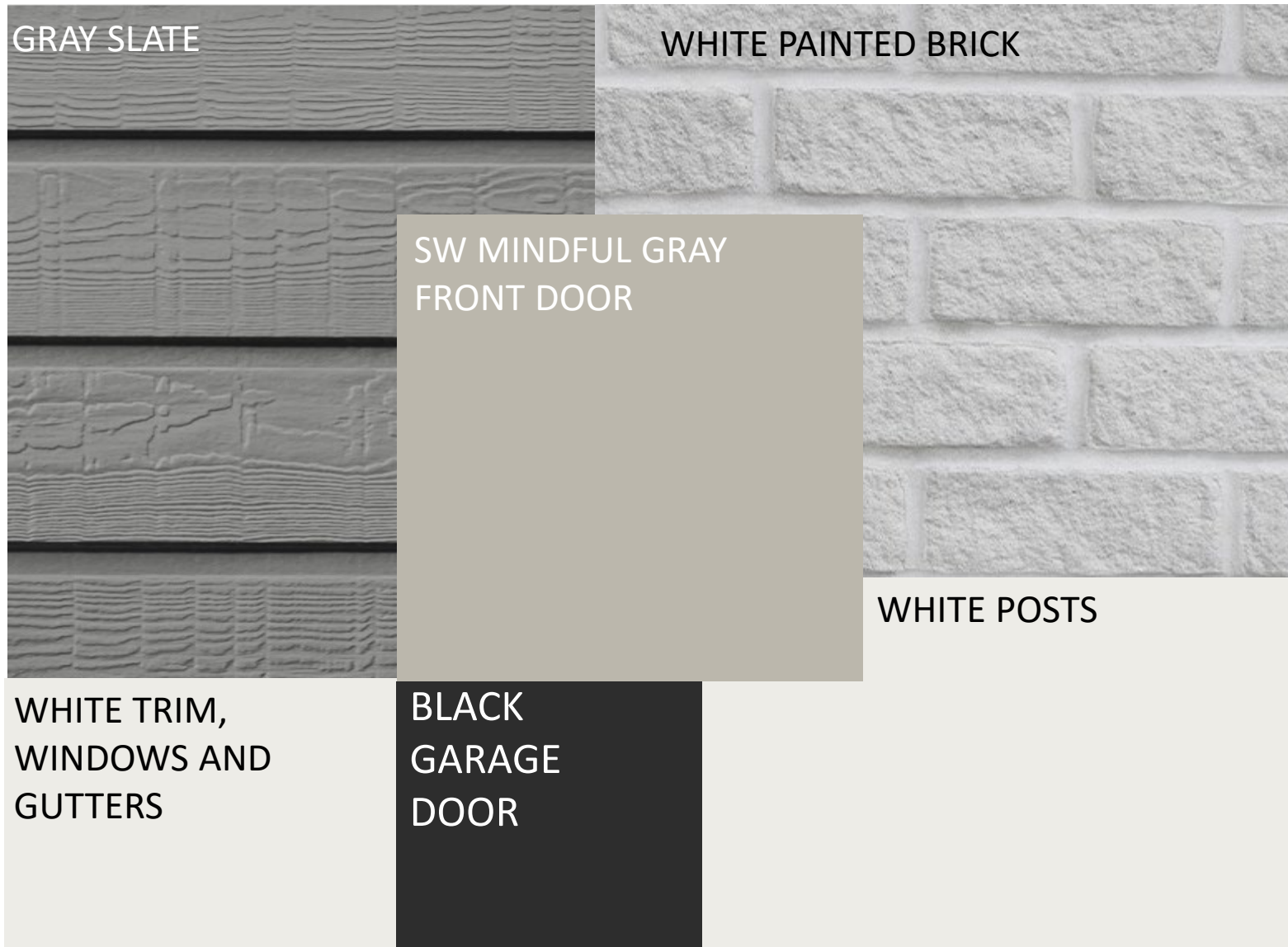
- SW DOWNING SLATE
- SW ROYCROFT PEWTER



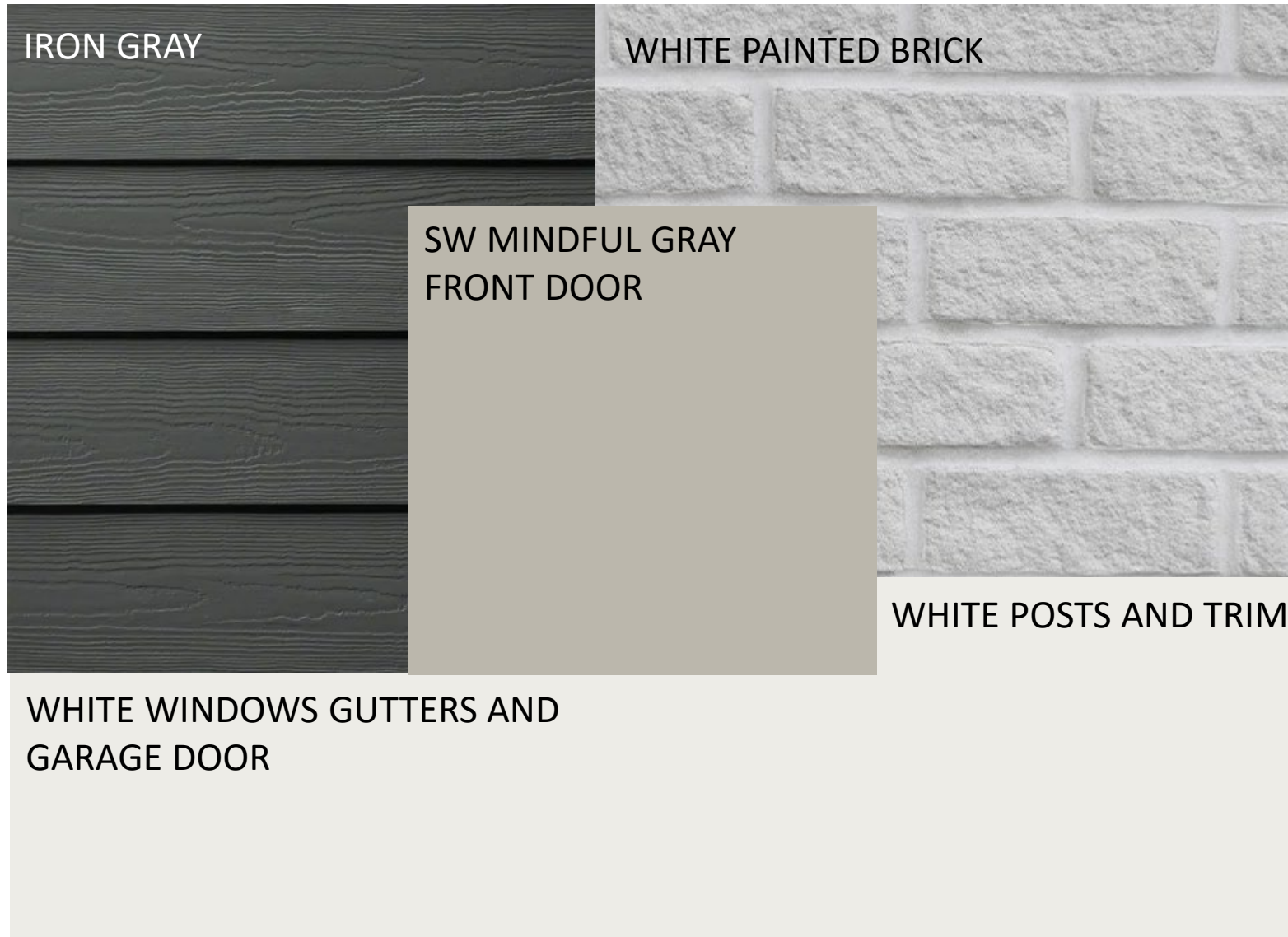
SCHEME 12



SCHEME 13



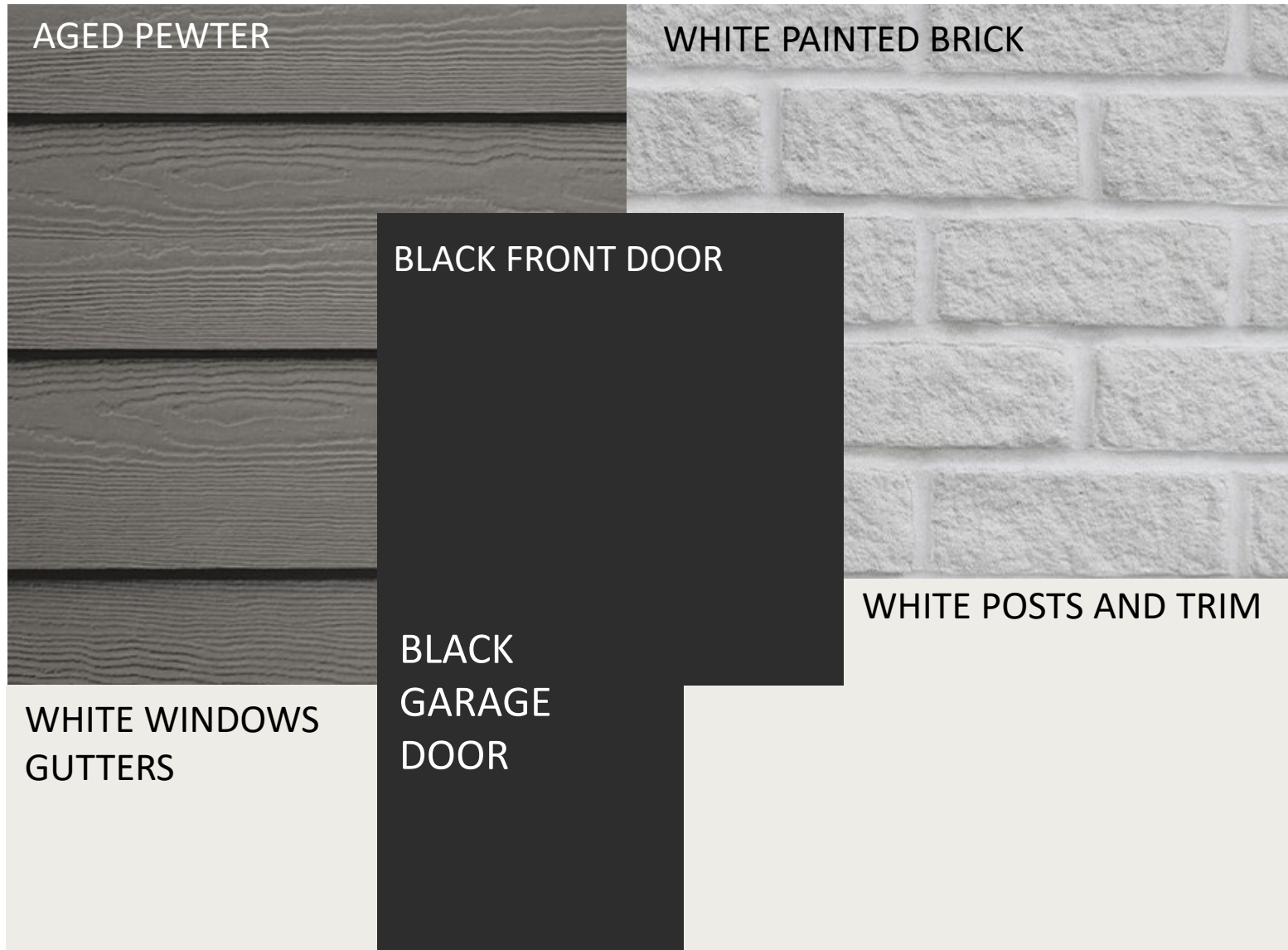
SCHEME 14



SCHEME 15



SCHEME 16



SCHEME 17

TIMBER BARK

WHITE PAINTED BRICK

SW MINDFUL GRAY
FRONT DOOR

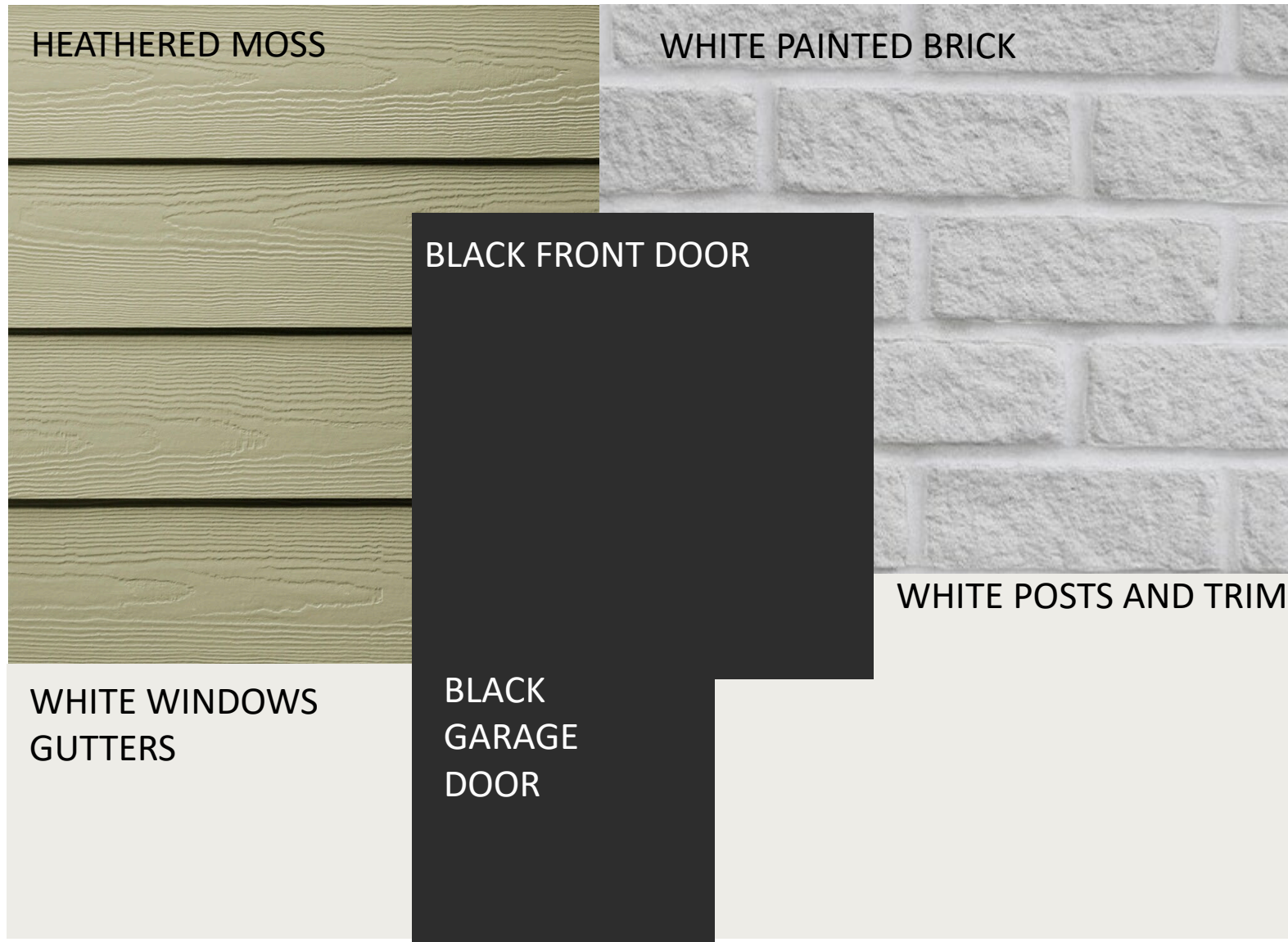
WHITE WINDOWS
GUTTERS AND
GARAGE DOOR

WHITE POSTS AND TRIM

SCHEME 18



SCHEME 19



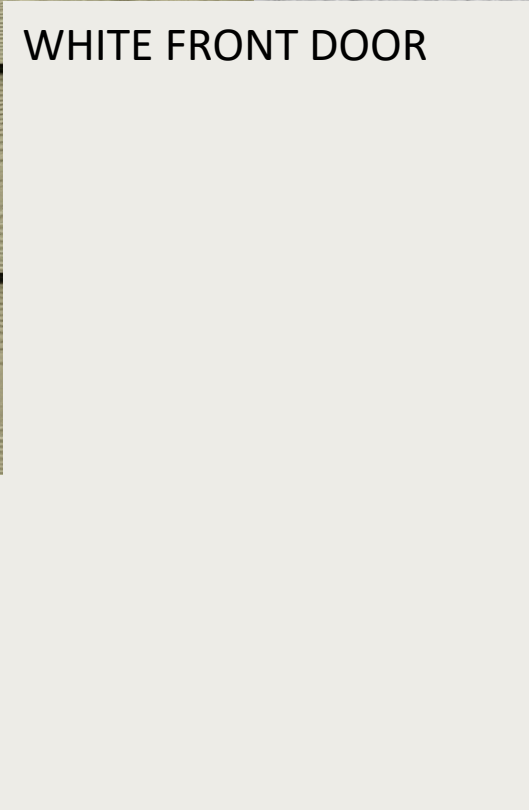
SCHEME 20



HEATHERED MOSS



WHITE PAINTED BRICK

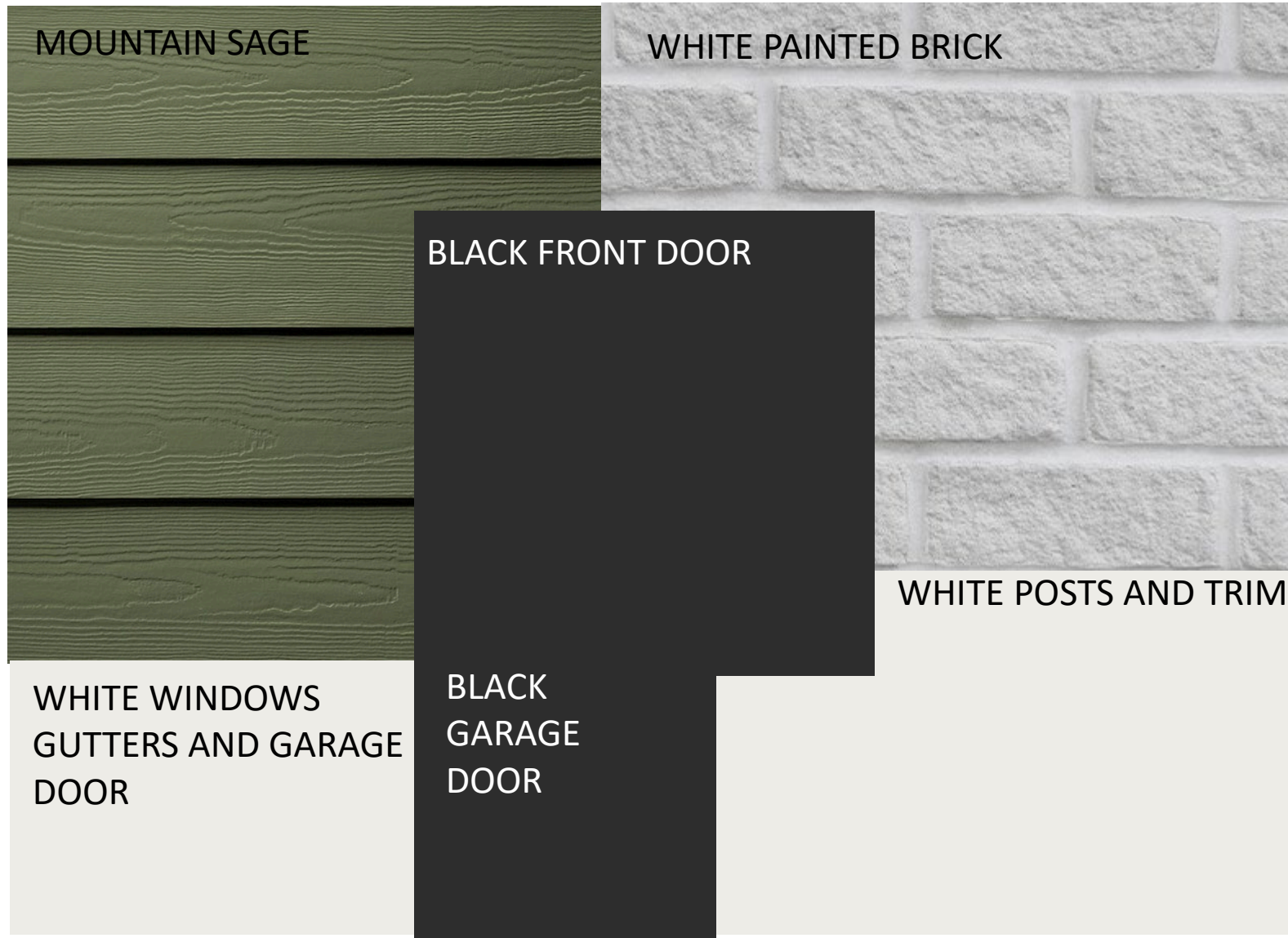


WHITE FRONT DOOR

WHITE POSTS AND TRIM

WHITE WINDOWS
GUTTERS

SCHEME 21



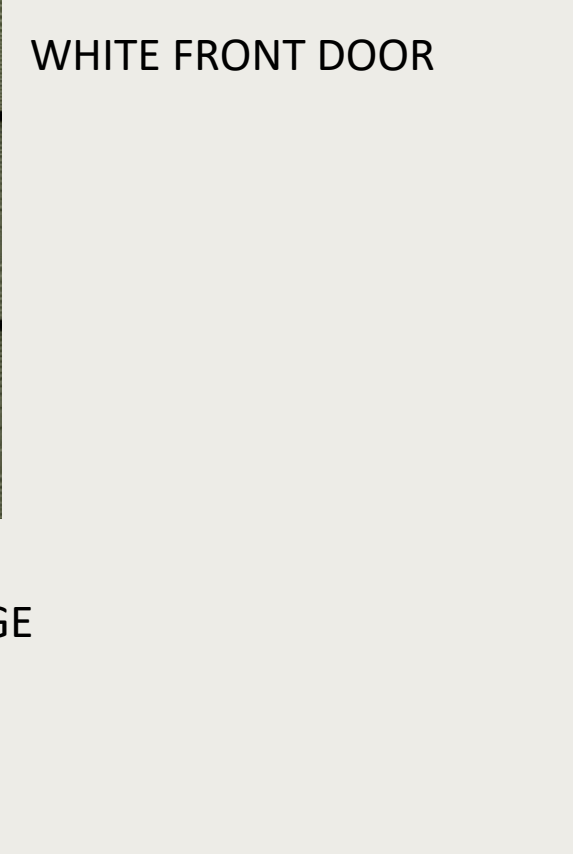
SCHEME 22



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>
---	--------------------	---

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

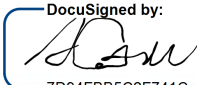
APPLICANT SIGNATURE

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

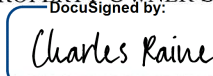
DocuSigned by:

 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			

**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>
------------------------------------	------------	---

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



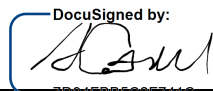
APPLICANT SIGNATURE

12-12-2022

DATE

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

PROPERTY OWNER NAME

DocuSigned by:


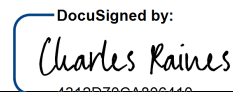
PROPERTY OWNER SIGNATURE

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			
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 23-0020

APPLICANT/OWNER

Dawaal & Associates/ Welling Corp- Fred Stevenhagen

MEETING DATE

N/A

PROPERTY ADDRESS/LOCATION

1001 Langley Lane/ Tax Map 75 Parcel 11.00

PROJECT DESCRIPTION:

The applicant is requesting façade approval for three single-family home elevations for the proposed Colter Place Master Planned Unit Development. 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
RS-10 PUD	Vacant Land	Unincorporated Maury County/ Single-Family Homes	Single-Family Homes	57.44 +/- 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:

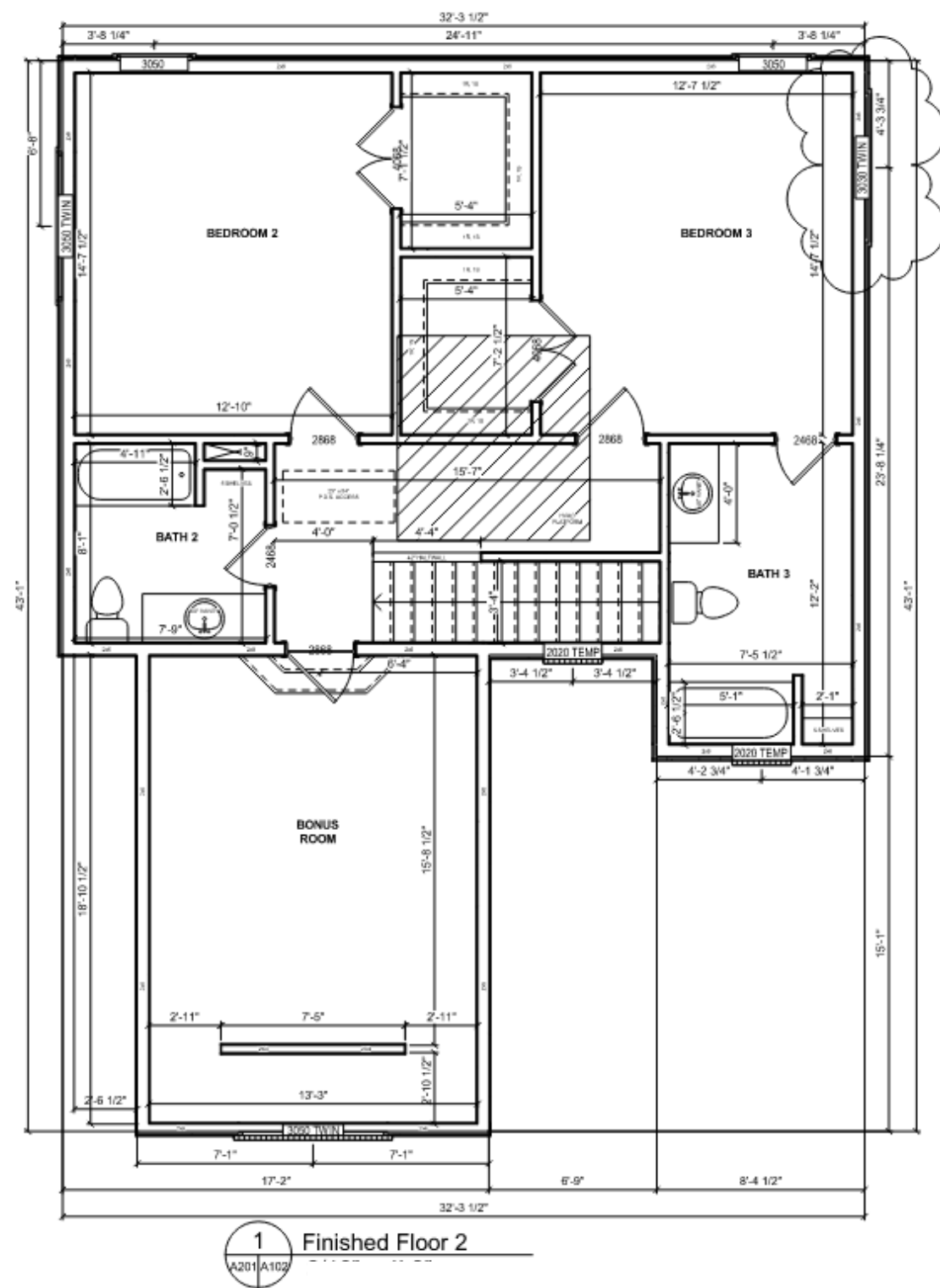
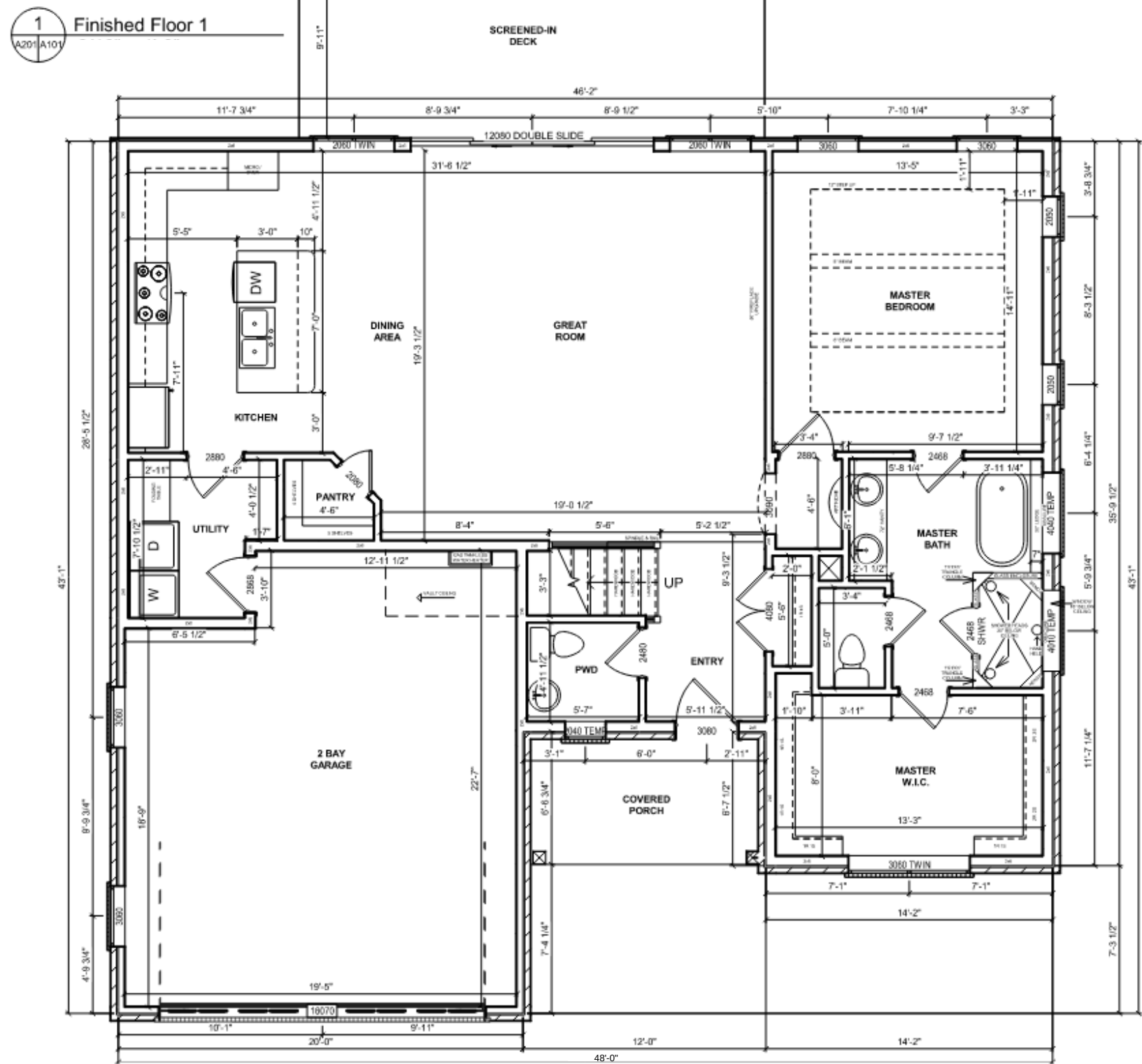
- Primary building materials on single-family home façade consist of cementitious siding, brick, and stone that are permitted materials on primary house facades.
- Elevations require a foundation cladding of brick or natural stone. All elevations include indicate this foundation cladding requirement.
- 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 for all elevations indicate a garage door with of 9 ft. or less with an ornamental lighting fixture when including carriage house style doors.
- 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 detailed in submitted elevations with a 4" trim with sill on top plate including details of rowlock on brick.
- Details are required showing that gable and rakes overhang at least six inches. The applicant has this requirement noted on the elevation submittal.
- Details are required showing that window sill height is 5' min above grade at façade. Each façade indicates this window sill height requirement.
- A minimum 6' clear depth for porch frontages are required. Elevation 1 indicates a porch width of 6' 6 inches. Elevation 2 indicates a porch width of 6'. Elevation 3 indicates a porch width of 7'.
- Upper level windows do not align with first floor windows as required for elevation 1.
- Elevation 1 and 2 indicates a garage within the 1st layer that would not permissible per the required PUD-R standards for garage orientation. If garage is in the 1st layer, then garage door width shall not exceed 33% of total façade width in which would be 15.84 ft. Garage door width is listed at 19' and does not meet this width requirement in elevation 2.

COLTER PLACE

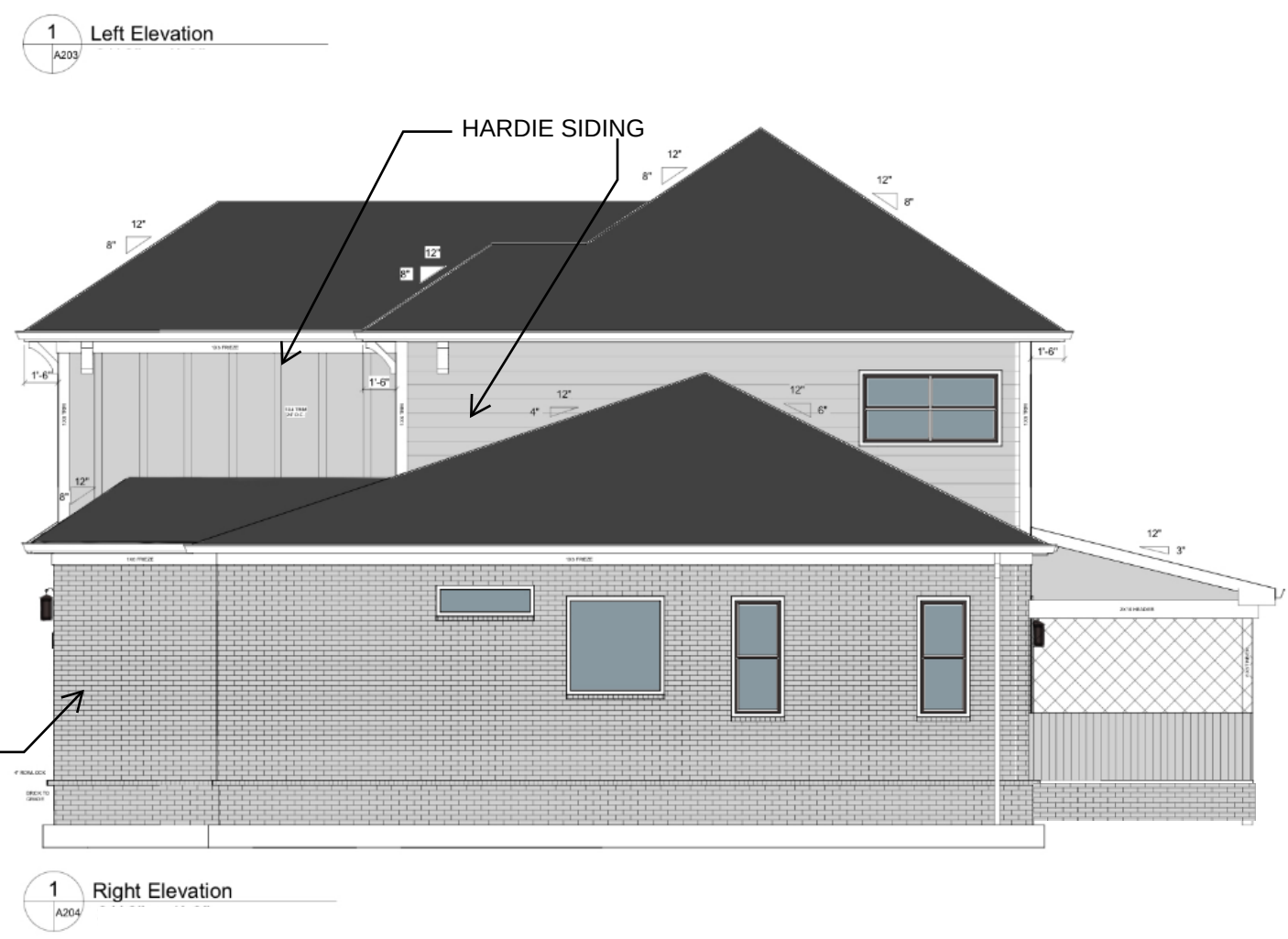
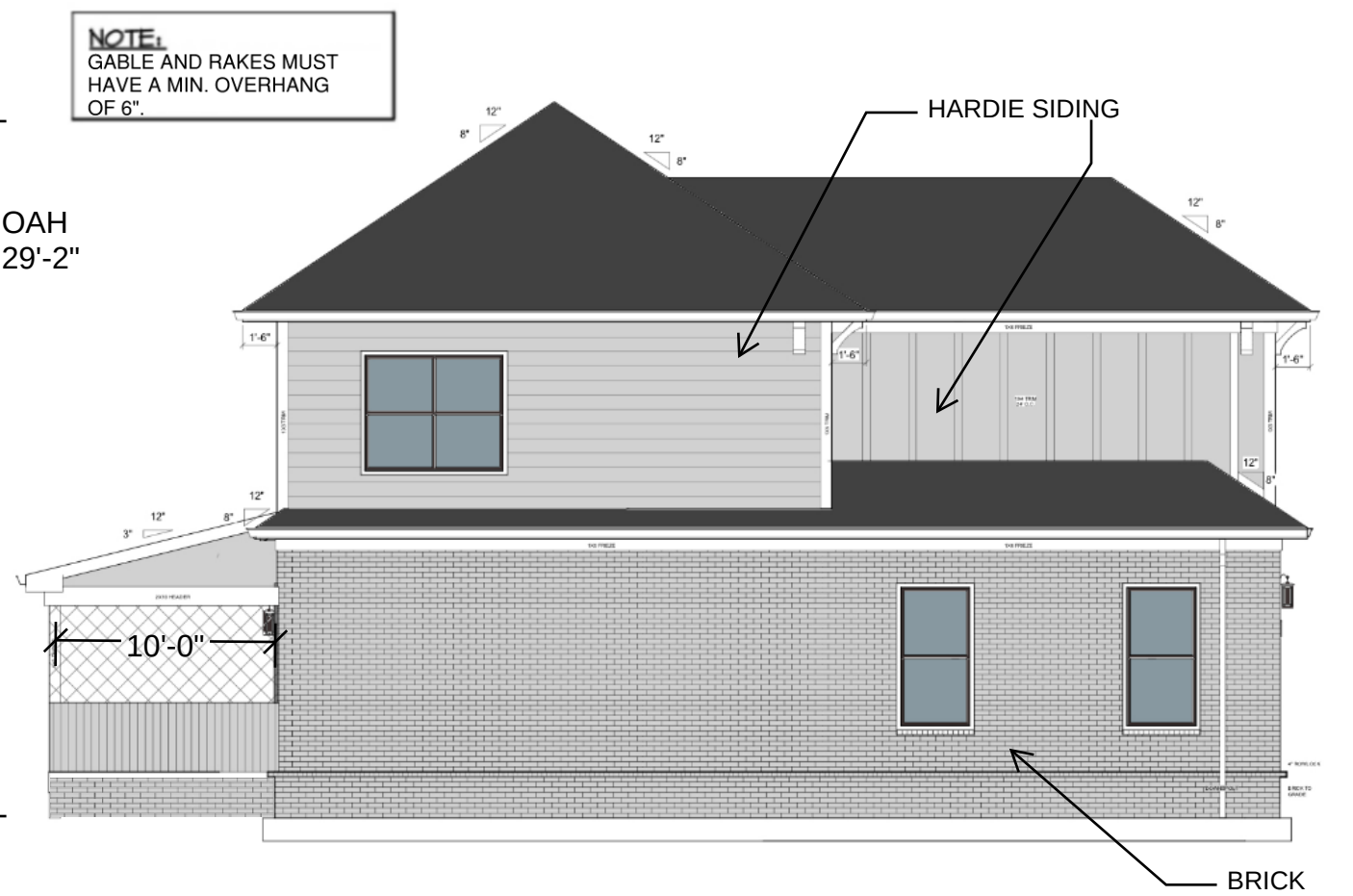
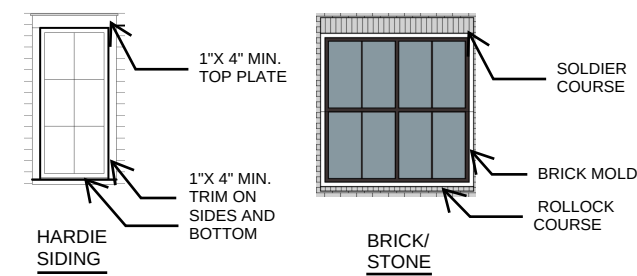
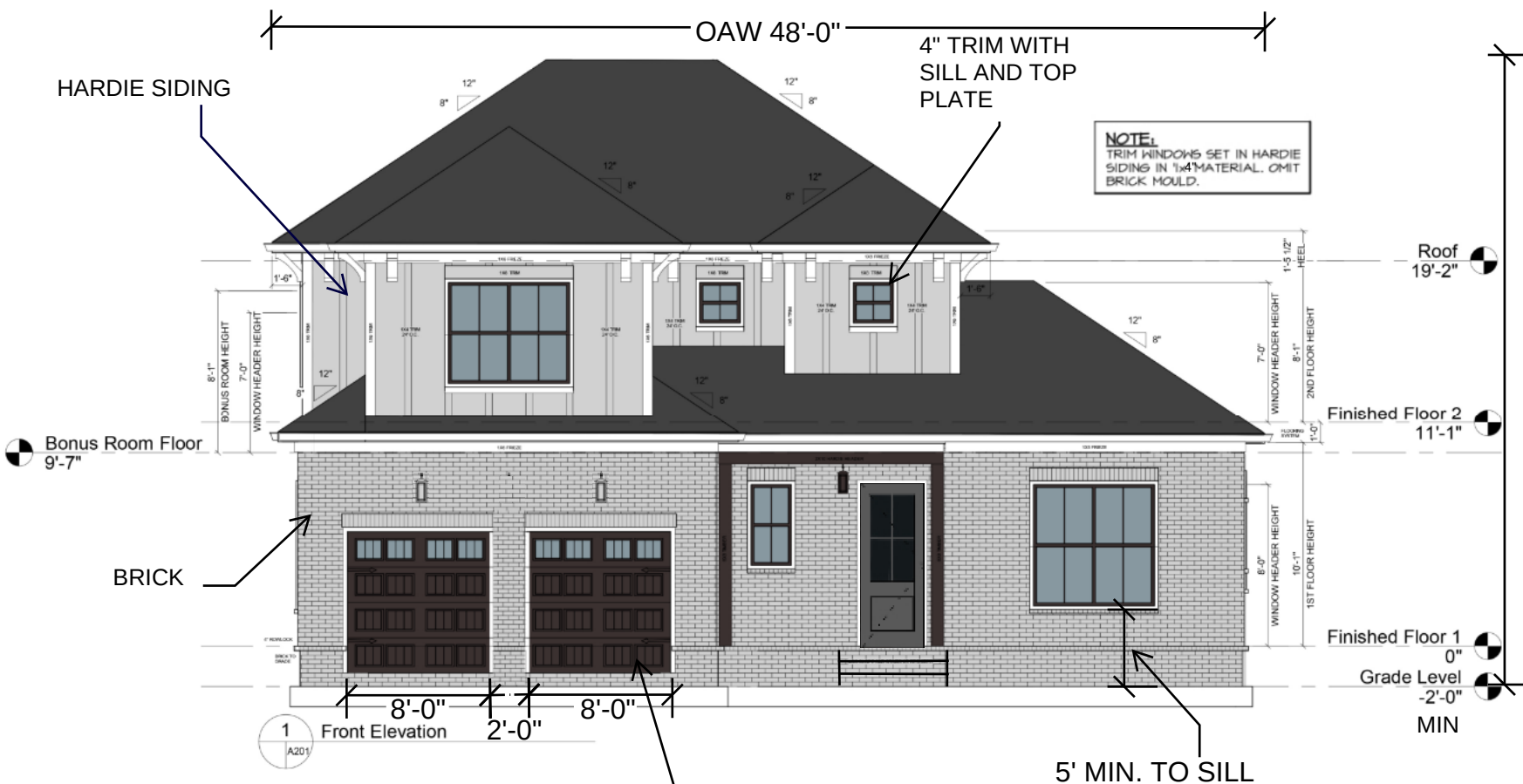
ARCHITECTURAL DESIGN STANDARDS
FOR PROJECT DEVELOPMENT

JANUARY 17, 2023

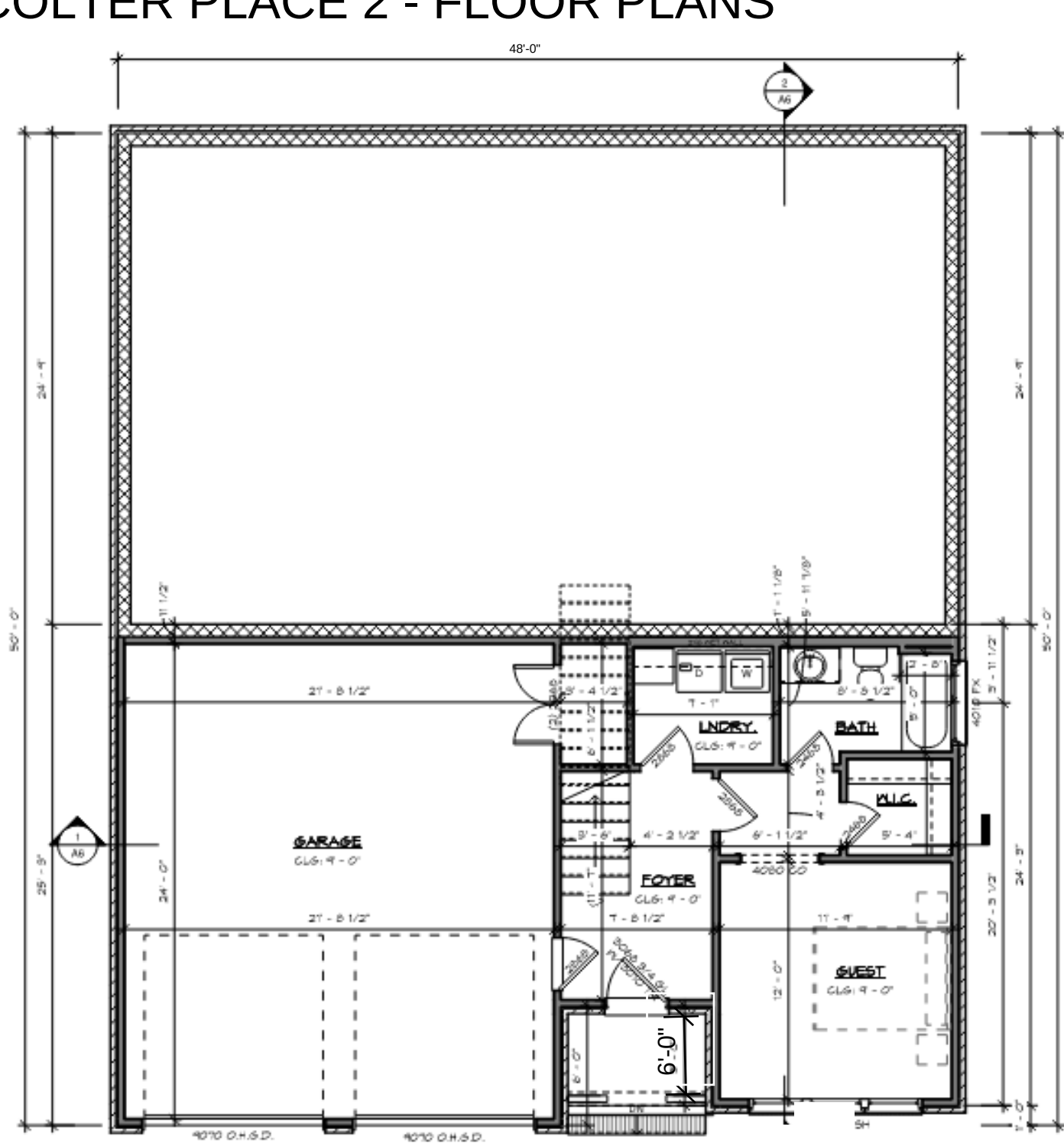
COLTER PLACE 1 - FLOOR PLANS



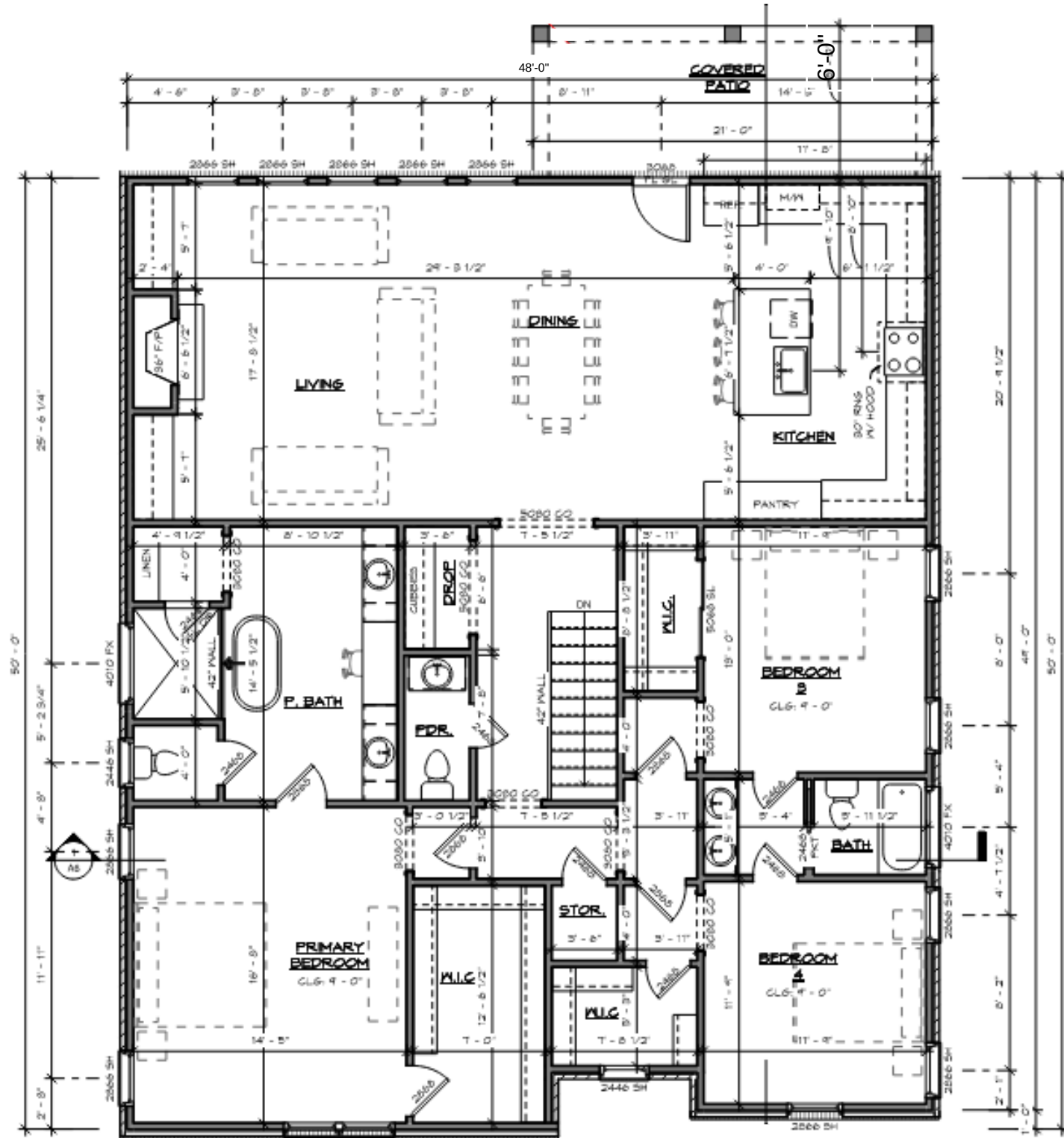
COLTER PLACE 1 - ELEVATIONS



COLTER PLACE 2 - FLOOR PLANS



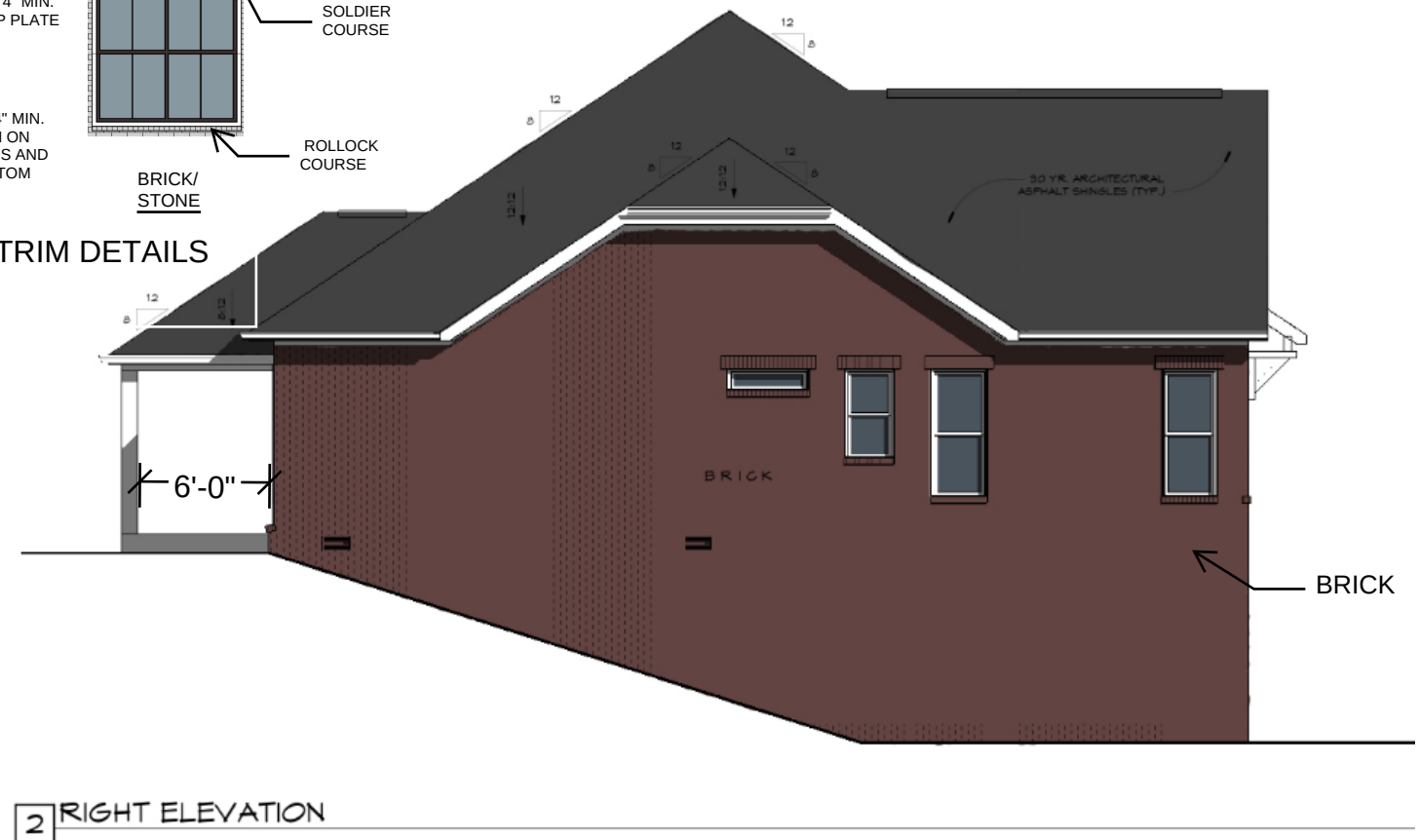
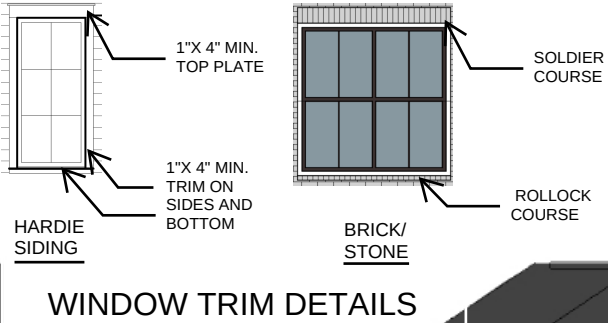
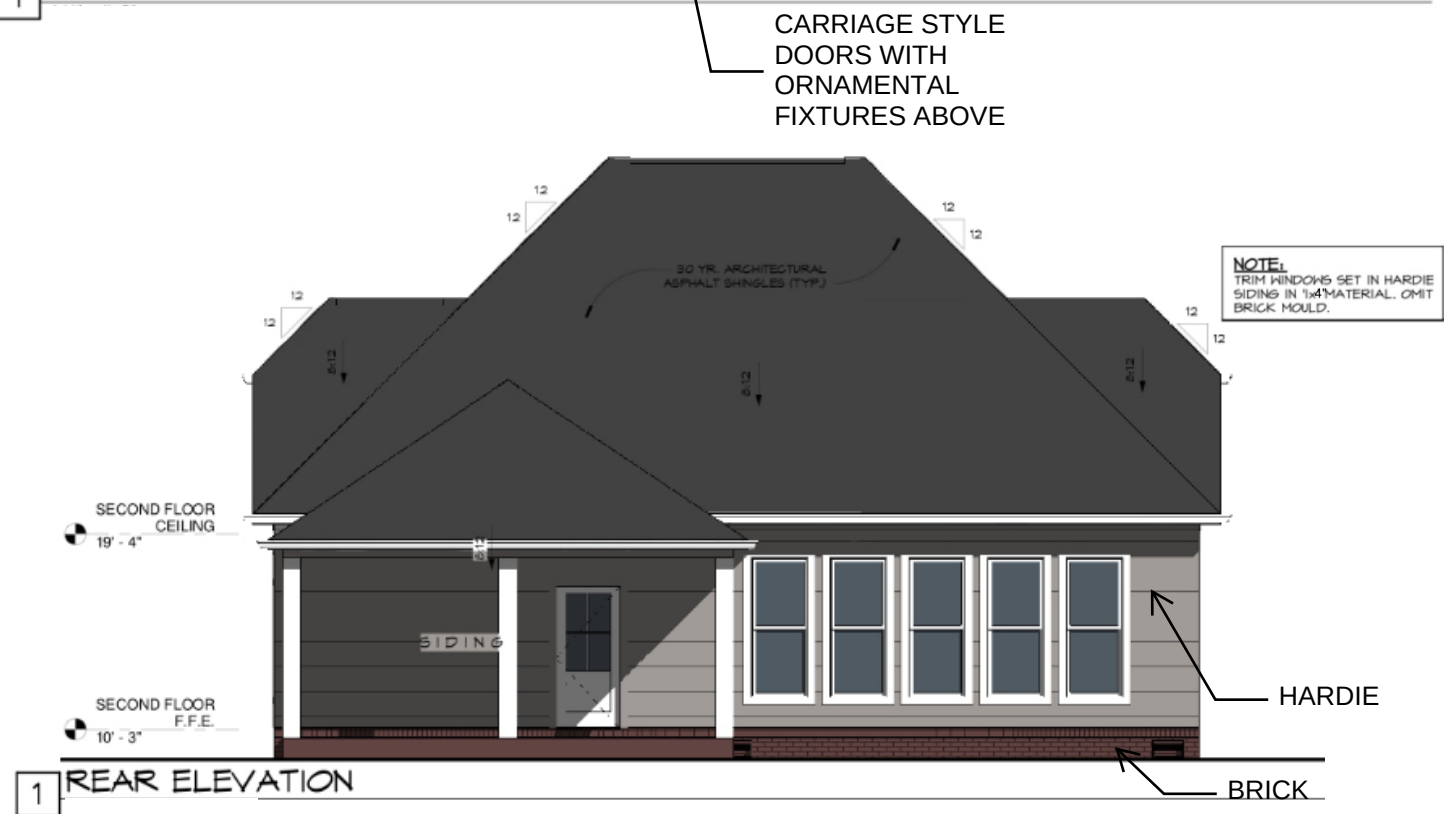
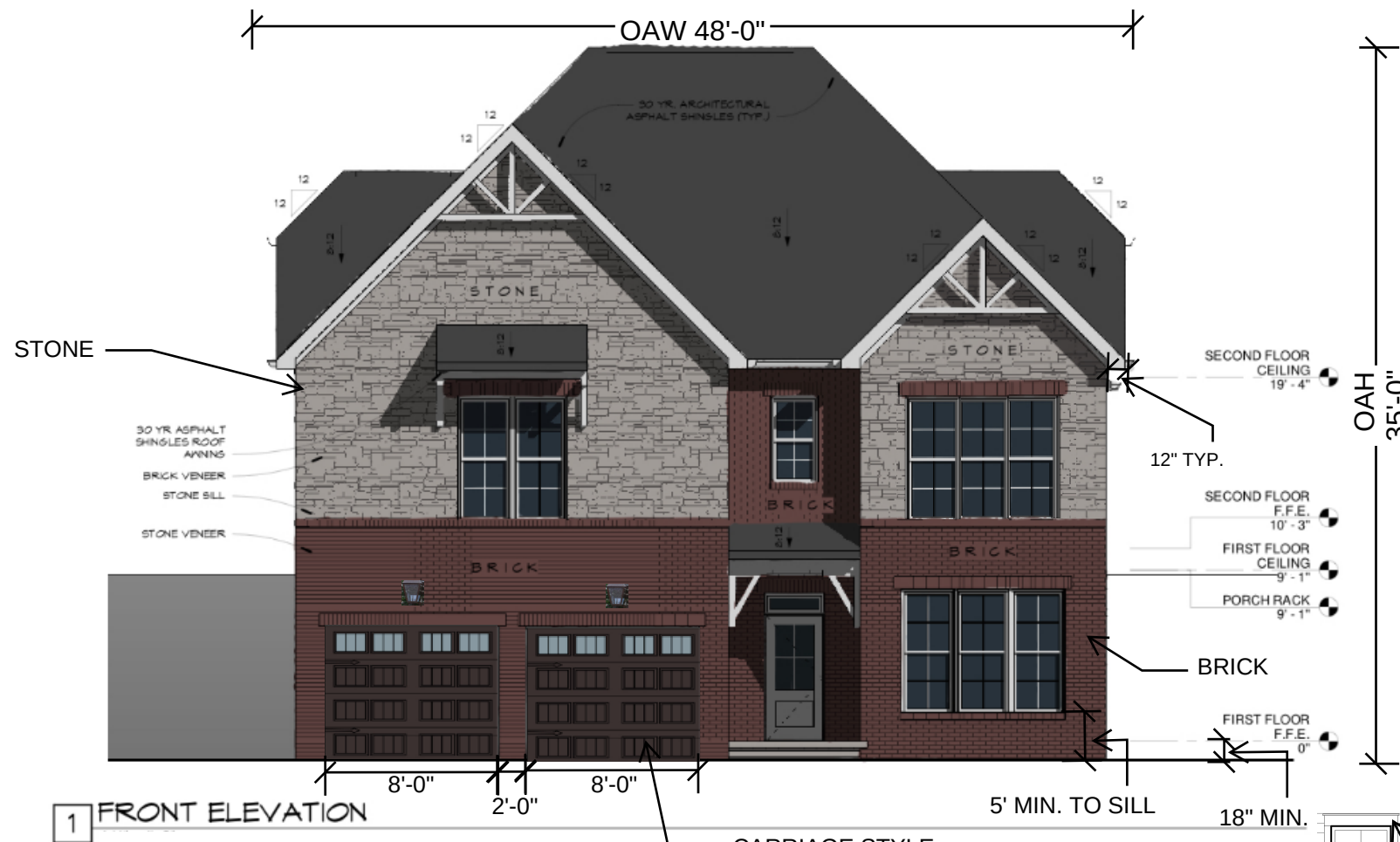
2 FIRST FLOOR PLAN
1/4" = 1'-0"



1 SECOND FLOOR PLAN

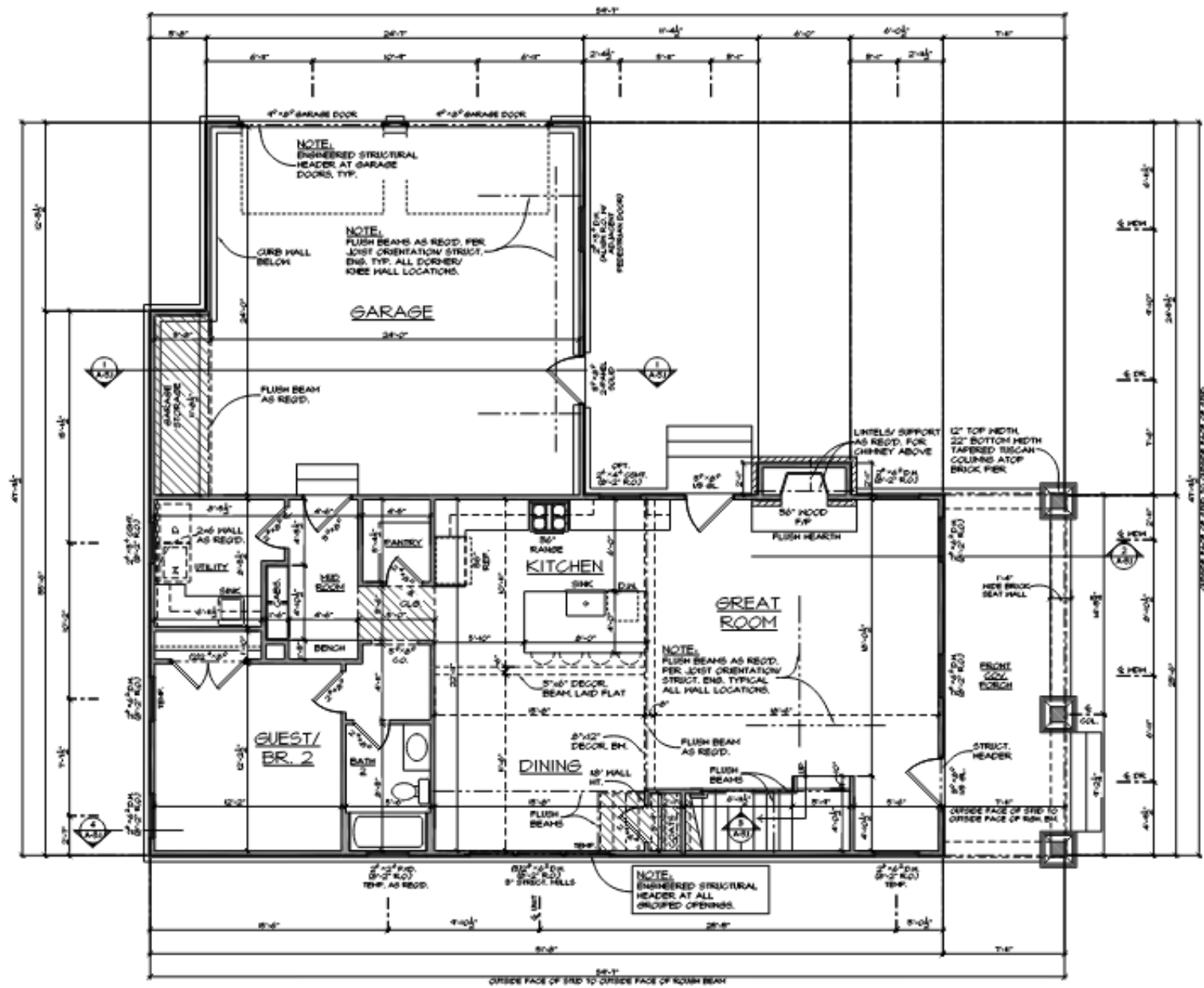
COLTER PLACE 2 - ELEVATIONS

NOTE:
GABLE AND RAKES MUST
HAVE A MIN. OVERHANG
OF 6".

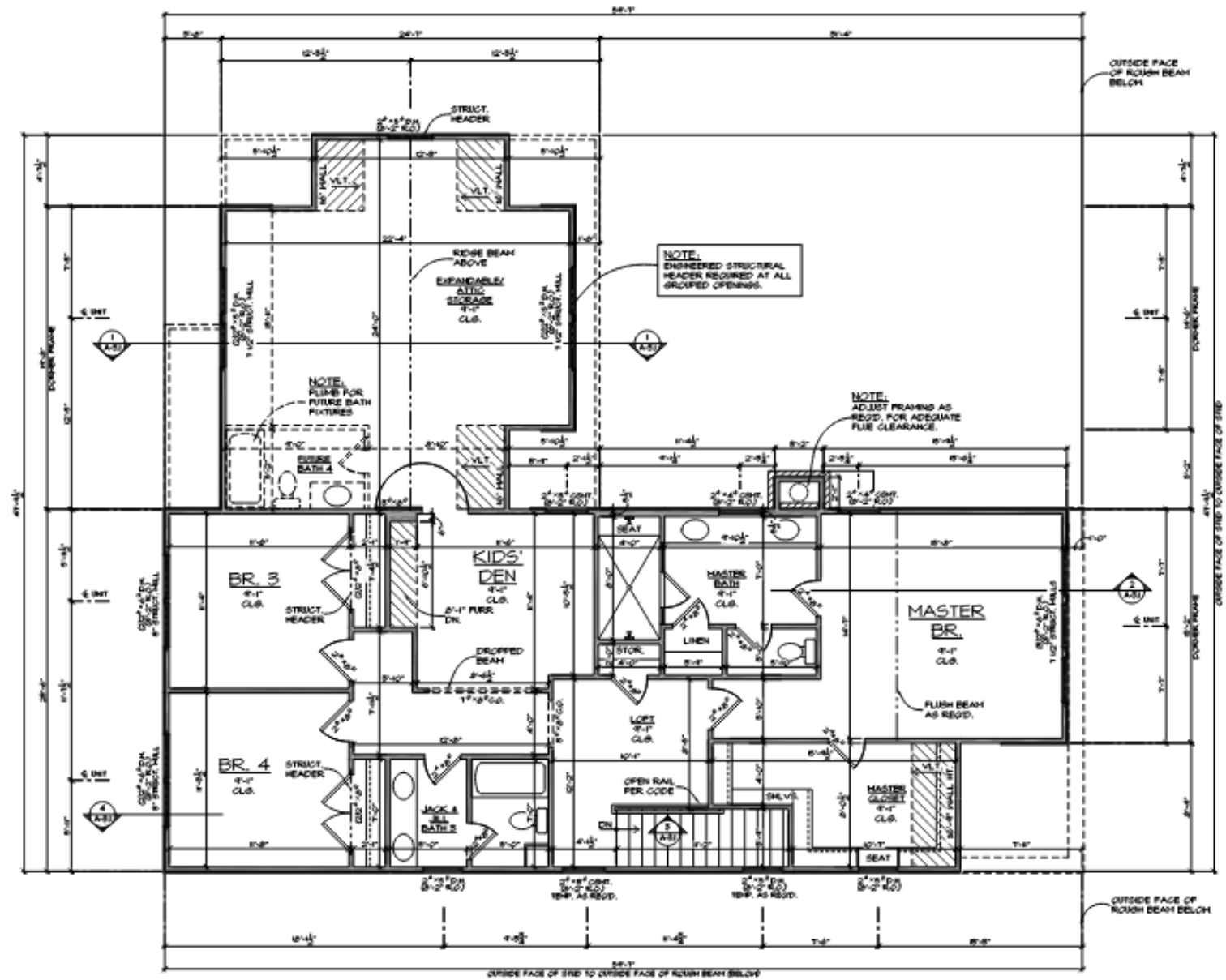


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Page 326 of 363

COLTER PLACE 3 - FLOOR PLANS

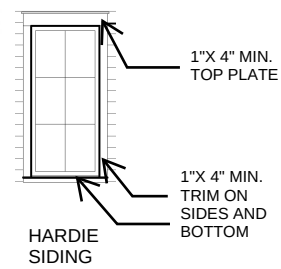
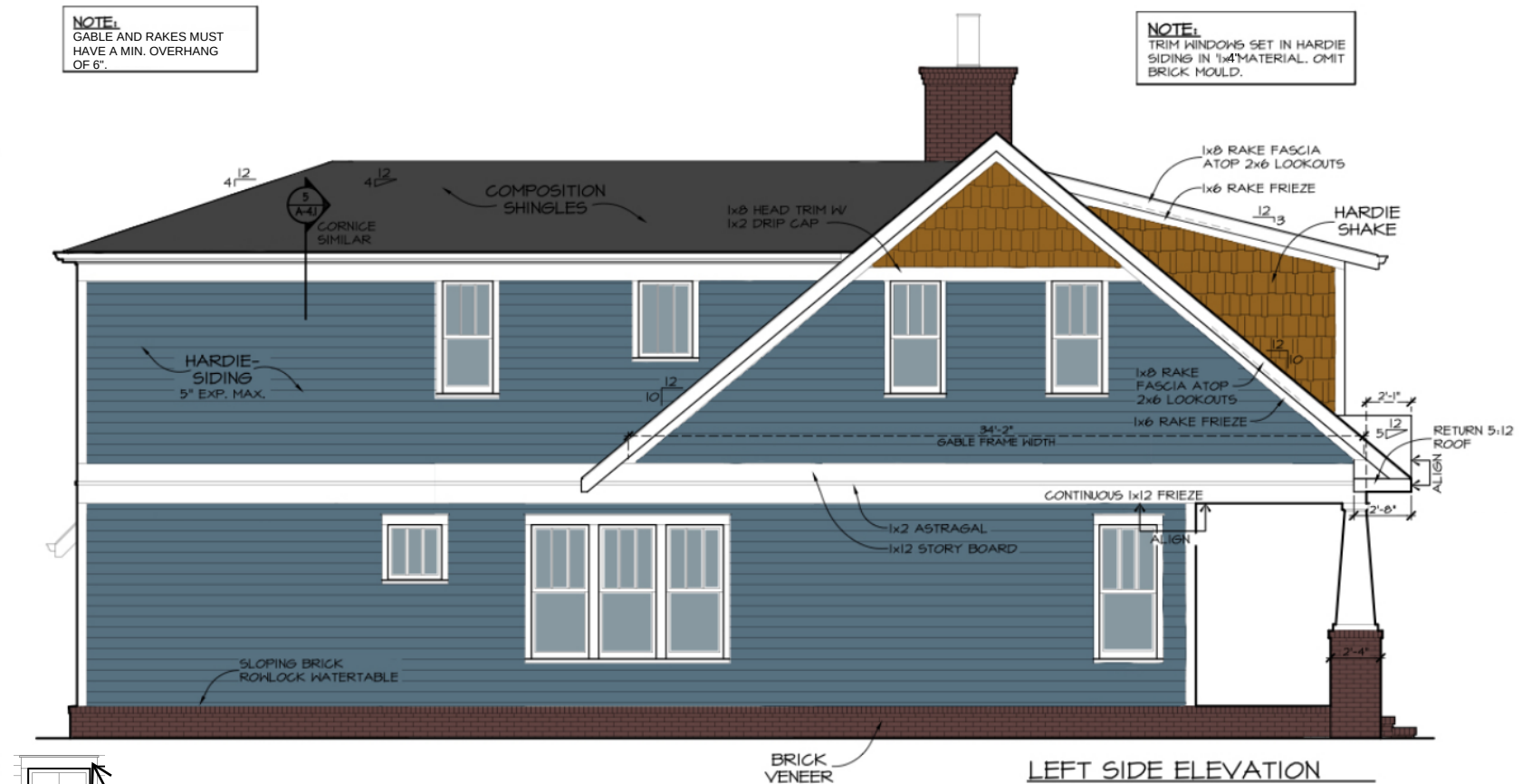
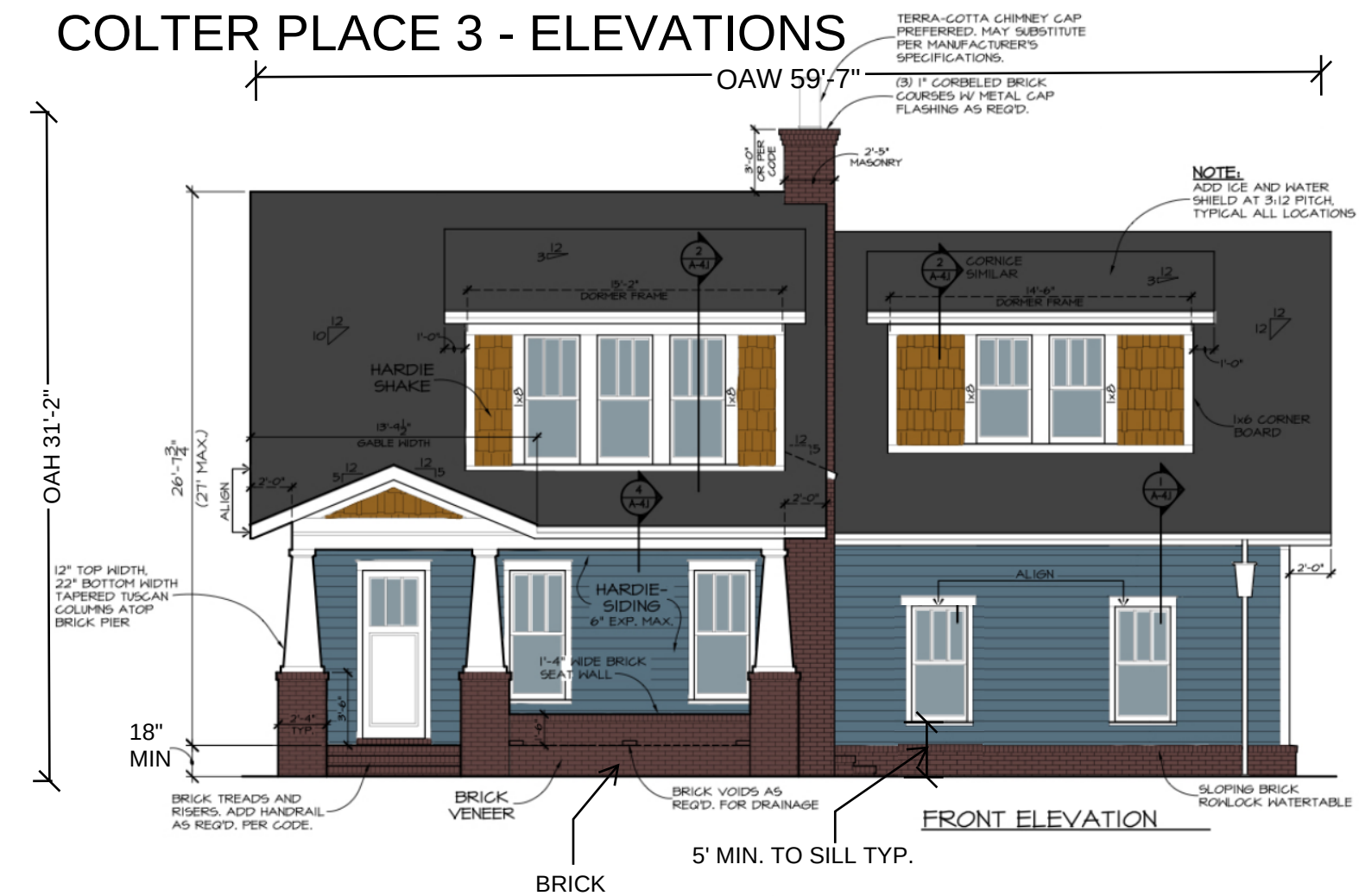


FIRST FLOOR PLAN

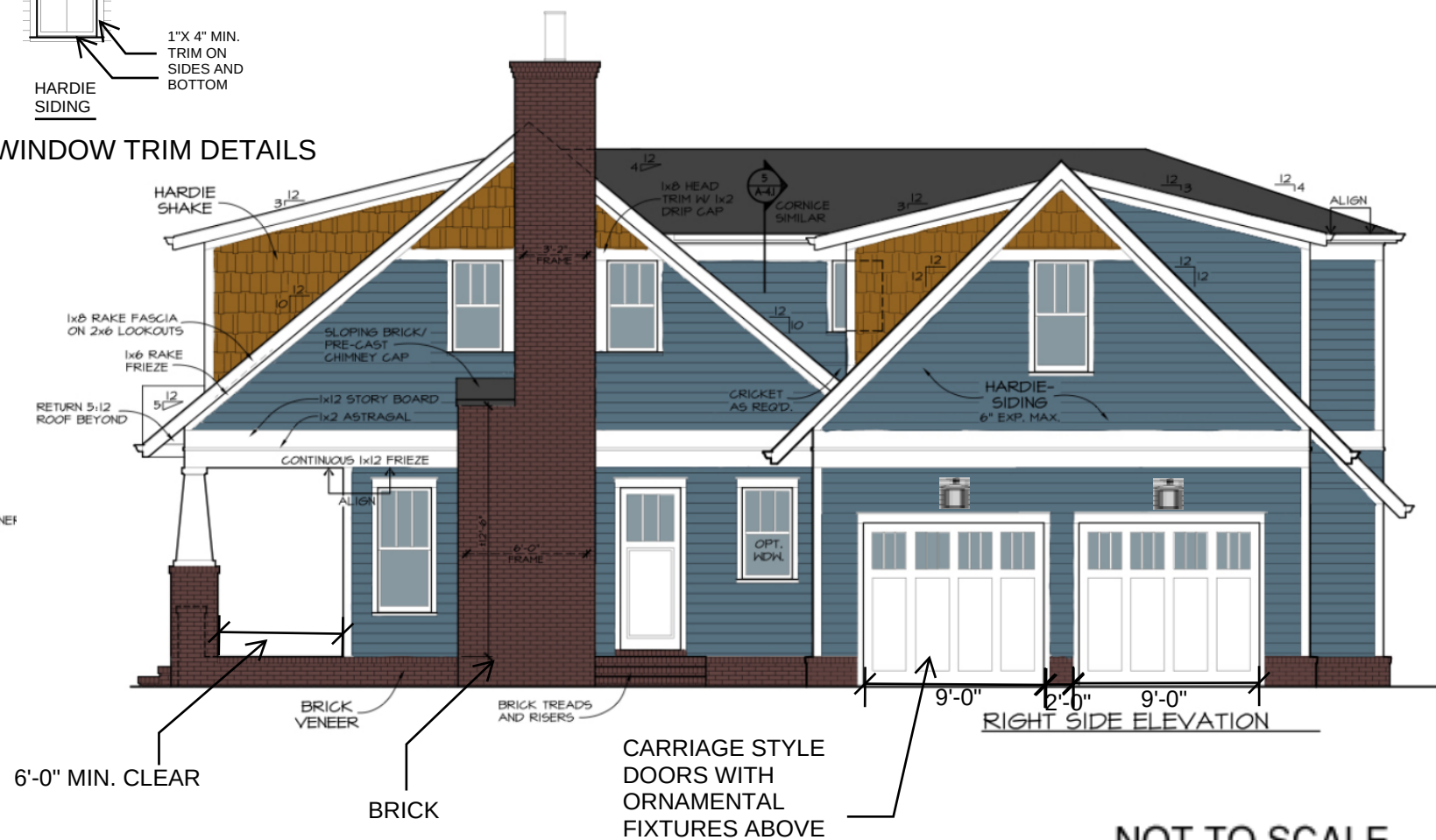


SECOND FLOOR PLAN

COLTER PLACE 3 - ELEVATIONS



WINDOW TRIM DETAILS



NOT TO SCALE



JOHN G. DEWAAL, P.E.

City of Columbia
Development Service
Mr. Paul Keltner - Director

January 16, 2023

RE: Colter Place PUD –Architectural Review Team (ART) Submittal – House Plans

Dear Paul:

We have attached our submittal package for the Columbia Architectural Review Team.

Three representative house plans, chosen to represent up slope, down slope and corner lot house plans; are attached with full color renderings showing all elevations, materials, key dimensions and floor plans. Material types shown reflect our commitment to exceed Columbia regulations with primary materials covering the entire home.. The homes to be built in Colter Place shall meet all Article 4: Building, Lot & Building Site Standards called out in Columbia's Zoning Ordinance.

Site plans were not included since these are representative single family homes to be placed on multiple lots and are not a multi-family structure placed on a large lot where site issues are significant. All homes will meet the setback requirements for each lot and will provide a double garage and double driveway to be sure there is adequate parking in the project.

We understand “no façade may exist more than once on a Block Face or within view of the same Façade. Architectural elements on each home will be adjusted on houses within the same viewscape along any street to avoid seeing an identical façade. Other home designs may be used in the project and will be submitted to the ART for approval.

Thank you for working with us on this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Dewaal', is written over a light blue horizontal line.

John Dewaal P.E., EPSC II



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

ADDRESS/LOCATION	1001 Langley Lane		
	TAX MAP: 75	GROUP:	PARCEL: 11.00
SUMMARY OF NATURE OF REQUEST AND WORK	Typical house plans for Colter Place, a single family detached residential PUD on Baker Rd.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	9-21-22	<i>Pre-application meetings are scheduled for Wednesdays between 8 and 10 am. Meeting must be requested by Monday of the same week.</i>
---	---------	---

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	Dewaal&Assoc.-John Dewaal	PHONE	615-394-3347
ADDRESS	2810 Leeville Rd, Mt Juliet, TN	EMAIL	jddewaal@bellsouth.net

PROPERTY OWNER

NAME	WellingCorp-FredStevenhagen	PHONE	President -615-582-1499
ADDRESS	1224A ColumbiaPk Franklin,TN	EMAIL	

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.

John Dewaal

APPLICANT NAME



APPLICANT SIGNATURE

1-16-23

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.**

Fred Stevenhagen-President Welling Corp.

PROPERTY OWNER NAME



PROPERTY OWNER SIGNATURE

1-16-23

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			

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

ART 23-0023

APPLICANT/OWNER

Joseph Ahler, P.E. RLS/ UMH Properties, LLC

MEETING DATE

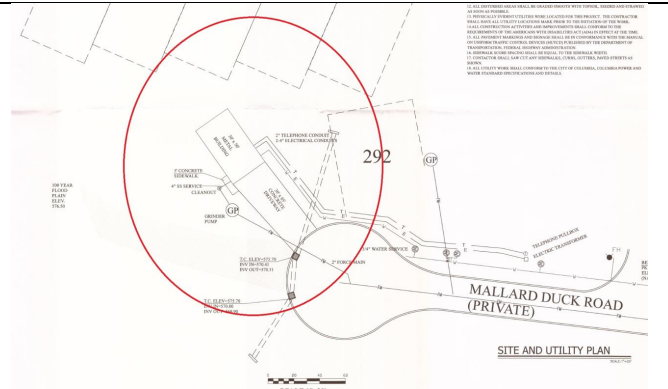
N/A

PROPERTY ADDRESS/LOCATION

**1500 Whistling Duck Road/ Duck River Estate
Mobile Home Park**

PROJECT DESCRIPTION: 1500 Whistling Duck Road

The applicant is requesting façade approval for the construction of a frame equipment building that will consist of a corrugated metal façade in an R-MHP.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
R-MHP	Storage Building	R- MHP/ Mobile homes	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.

Roof Type & Pitch

NR

Building Materials

NR except R clear glass for windows at frontage

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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CITY OF COLUMBIA, TENNESSEE | TITLE 14, CHAPTER 2 ZONING ORDINANCE

119

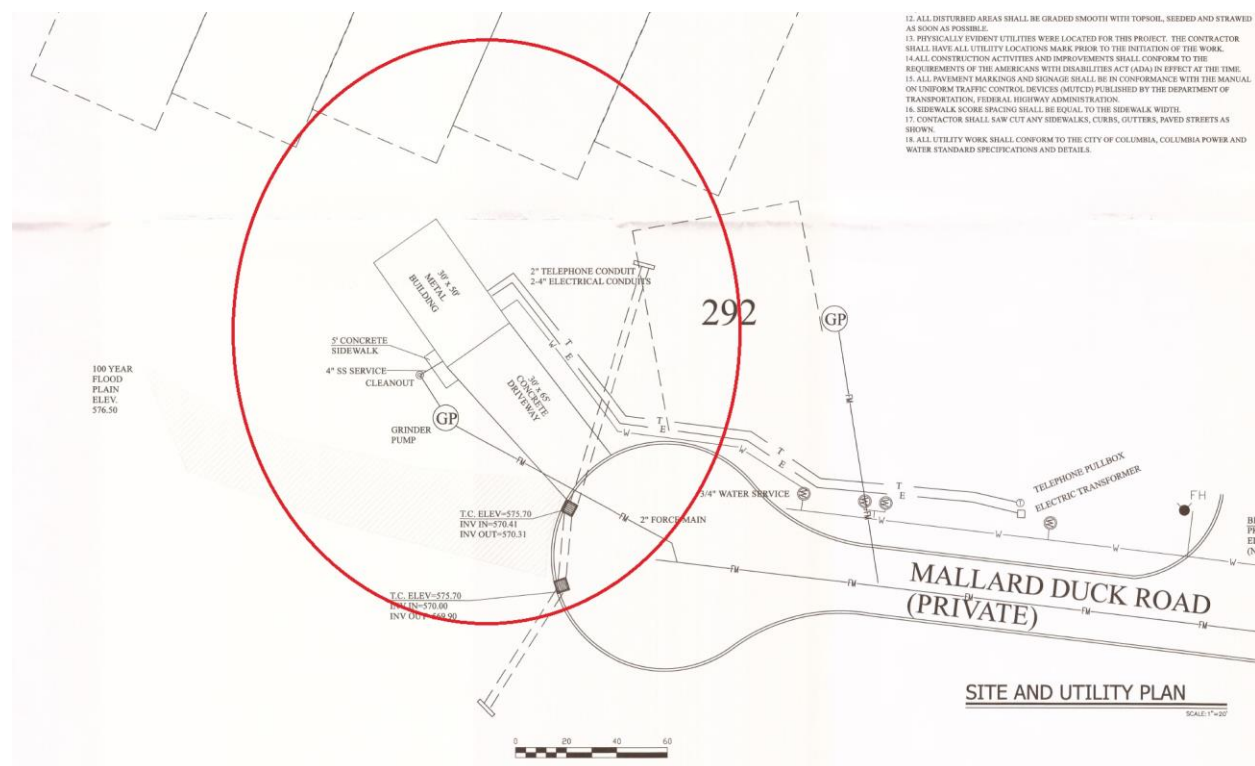
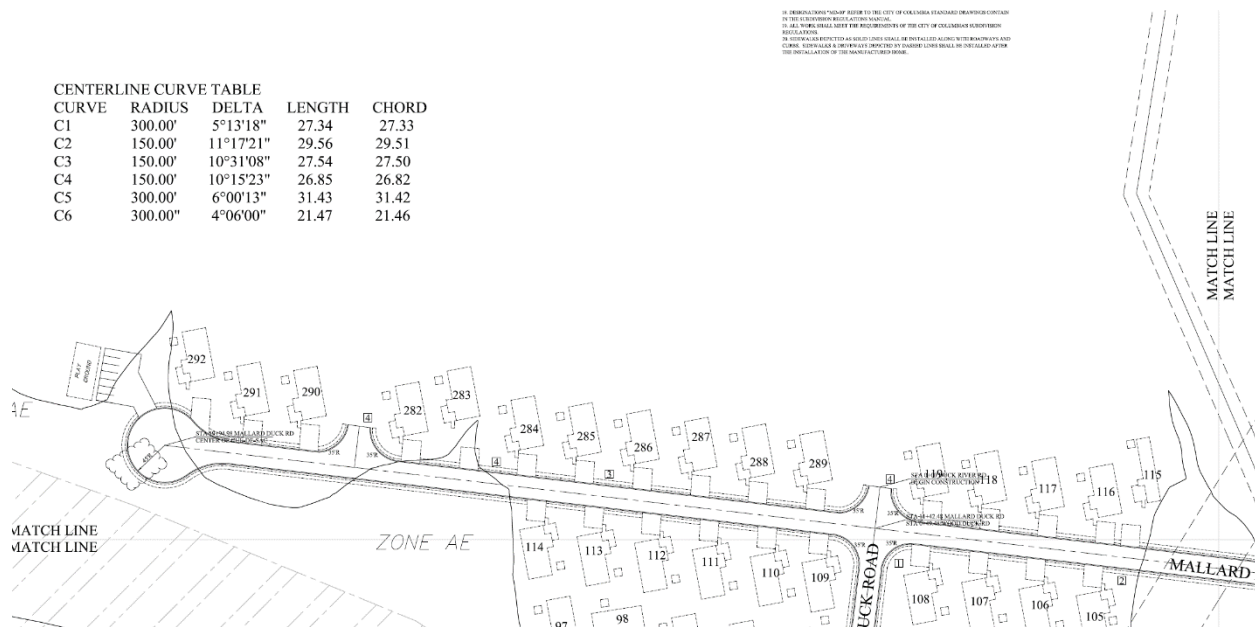
PLANNING STAFF EVALUATION:

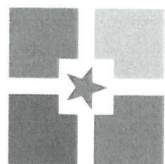
Overall façade material will consist of a corrugated metal building. A SD MHP does not require building materials to be reviewed except for the glass at windows for frontage. It shall be noted that this item be withdrawn due to an amenity of a playground being shown on the master site plan being eliminated for the placement of this proposed maintenance building.

CITY OF COLUMBIA TENNESSEE
ARCHITECTURAL DESIGN REVIEW
STAFF REPORT

10. INFORMATION OBTAINED FROM THE CITY OF COLUMBIA STANDARD DRAWING CONTRACT
 IN THE CITY OF COLUMBIA REGULATION MANUAL.
 11. ALL WORK SHALL MEET THE REQUIREMENTS OF THE CITY OF COLUMBIA SUBMITTAL
 REGULATIONS.
 12. ALL UTILITIES SHALL BE LOCATED AND DELETED AS SHOWN ON THE DRAWING AND
 CURBS, SIDEWALKS AND DRIVEWAYS IMPACTED BY CHANGES SHALL BE REDESIGNED AFTER
 THE INSTALLATION OF THE MAIN ACTIVITY DRIVE.

CENTERLINE CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	300.00'	5°13'18"	27.34	27.33
C2	150.00'	11°17'21"	29.56	29.51
C3	150.00'	10°31'08"	27.54	27.50
C4	150.00'	10°15'23"	26.85	26.82
C5	300.00'	6°00'13"	31.43	31.42
C6	300.00"	4°06'00"	21.47	21.46





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	DUCK RIVER ESTATES, INDUSTRIAL PARK ROAD, COLUMBIA, TN		
	TAX MAP: 076	GROUP:	PARCEL: 075.13
SUMMARY OF NATURE OF REQUEST AND WORK	CONSTRUCTION OF A MAINTENANCE BUILDING FOR EQUIPMENT AND TOOLS STORAGE.		

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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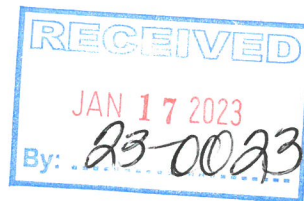
SUBMITTAL REQUIREMENTS

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	Joseph Ahler, P.E., R.L.S.	PHONE	615-481-3106
ADDRESS	P.O. BOX 1636, SPRING HILL, TN 37174	EMAIL	joe.ahler@gmail.com

PROPERTY OWNER

NAME	UMH Properties, LLC	PHONE	931-388-8413
ADDRESS	1500 Whistling Duck Rd., Columbia	EMAIL	countrysidevillage@umh.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.

Joseph Ahler

 APPLICANT NAME

Joseph Ahler

 APPLICANT SIGNATURE

1/11/2023

 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.*

 PROPERTY OWNER NAME

Sue Petty
 Sue Petty (Jan 11, 2023 11:21 CST)

 PROPERTY OWNER SIGNATURE

 DATE

STAFF USE ONLY

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

Application_ART

Final Audit Report

2023-01-11

Created:	2023-01-11
By:	Joseph Ahler (joe.ahler@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA6HnEv-NEwFraqf4FZQQSo9JvY5Y_g4Vs

"Application_ART" History

-  Document created by Joseph Ahler (joe.ahler@gmail.com)
2023-01-11 - 3:26:04 PM GMT- IP address: 75.138.225.125
-  Document emailed to countrysidevillage@umh.com for signature
2023-01-11 - 3:26:44 PM GMT
-  Email viewed by countrysidevillage@umh.com
2023-01-11 - 5:20:11 PM GMT- IP address: 66.249.88.8
-  Signer countrysidevillage@umh.com entered name at signing as Sue Petty
2023-01-11 - 5:21:39 PM GMT- IP address: 76.9.175.160
-  Document e-signed by Sue Petty (countrysidevillage@umh.com)
Signature Date: 2023-01-11 - 5:21:41 PM GMT - Time Source: server- IP address: 76.9.175.160
-  Agreement completed.
2023-01-11 - 5:21:41 PM GMT

The truss designs referenced below have been prepared by me or under my direct supervision based on the truss design criteria and requirements ("design criteria") provided by **Summertown Metals LLC**.

These truss designs are intended for the fabrication of individual building components that will perform to the design criteria provided. Any variance from the design criteria will render the affected truss designs inapplicable.

Listed below are the truss designs included in this package and covered by this seal.

Job: AAA TEST - 1160089
30ftstock

Any location identification is for file reference only. No determination of the appropriateness of design criteria for any specific project has been made in preparing the truss designs.

Please refer to individual truss designs for specific design criteria.

02/11/2022



Arturo A. Hernandez (TN, 110350)

My license renewal date for the state of TN is 11/30/2023.

IMPORTANT NOTE: The responsibility of the engineer sealing this package, as a Truss Engineer, is solely for design of individual trusses as individual building components based upon design criteria provided by others and set forth in the referenced truss drawings. The truss design criteria for the components have not been verified as appropriate for any particular building, project or use. Adequacy and suitability of design criteria and requirements for the truss designs for any specific project are the responsibility of the building designer, not the Truss Engineer, per ANSI/TPI-1, Chapter 2.

DESIGN NOTES

1. The Truss Design Drawing(s) provided with these Design Notes have been prepared under and are subject to ANSI / TPI 1 published by the Truss Plate Institute, www.tpinstitute.org. Capitalized terms have the meanings provided in ANSI / TPI 1.
2. Copies of each Truss Design Drawing shall be furnished to the installation contractor, Building Designer, Owner and all persons fabricating, handling, installing, bracing, or erecting the trusses.
3. **DESIGN LIMITATIONS**
The Truss Design Drawing is based upon specifications provided by the Building Designer in accordance with ANSI / TPI 1. Neither the Truss Designer, Eagle, nor an engineer who seals this design (if any) assumes any responsibility for the adequacy or accuracy of specifications provided by the Building Designer.
4. The Building Designer is solely responsible for the suitability based upon the Truss Design Drawing and shall be responsible for reviewing and verifying that the information shown is in general conformance with the design of the Building.
5. Each Truss Design Drawing is for the individual building component (a truss). A seal on the Truss Design Drawing indicates acceptance of professional engineering responsibility solely for the individual truss.
6. Each Truss Design Drawing assumes trusses will be suitably protected from the environment.

HANDLING, INSTALLING, & BRACING

7. Refer to Building Component Safety Information (BCSI) for handling, installing, restraining and bracing trusses. Copies can be obtained from the Structural Building Components Association, www.sbcindustry.com.
8. Bracing shown on each Truss Design Drawing is for lateral support of individual truss components only to reduce buckling lengths. All temporary and permanent bracing, including lateral load and diagonal or cross bracing, are the responsibility, respectively, of the erector and Building Designer.
9. Eagle is not responsible for improper truss fabrication, handling, erection or bracing.
10. Compression chords shall be laterally braced by the roof or floor sheathing, directly attached, or have purlins provided at spacing shown, unless noted otherwise.

11. Bottom chord required bracing shall be at 10ft spacing or less, if no structural rated ceiling is installed, unless noted otherwise.
12. Strongbacking shall be installed on all parallel chord trusses, including flooring systems, to limit deflection and reduce vibration. Refer to BCSI-B7.
13. Never exceed the design loading shown. Never stack building or other materials on inadequately braced truss; refer to BCSI.
14. Concentration of construction loads greater than the design loads shall not be applied to the trusses at any time; refer to BCSI.
15. Trusses shall be handled with care prior to erection to avoid damage. Refer to BCSI for recommended truss handling and erection.

MATERIALS & FABRICATION

16. Lumber moisture content shall be 19% or less at the time of fabrication unless noted otherwise.
17. Lumber used shall be of the species and size, and in all respects, equal to or better than that specified.
18. Unless expressly noted, the truss designs are not applicable for use with fire retardant or preservative treated lumber.
19. Plates shall be applied on both faces of truss at each joint and embedded fully. Knots and wane at joint locations shall be regulated in accordance with ANSI / TPI 1.

20. For a specified plate gauge and grade, the specified size is a minimum.
21. Connections not shown are the responsibility of others.
22. Adequate support shall be provided to resist gravity, lateral and uplift loads.
23. For 4X2 truss orientation, locate plates 0 - 1/16" from outside the edge of the truss.
24. Fabrication of truss shall be in accordance with ANSI / TPI 1.

OTHER NOTES

25. Camber is a non-structural consideration and is the responsibility of truss fabricator.
26. Do not cut or alter any truss member or plate without prior approval from a professional engineer.
27. Lumber design values are in accordance with ANSI / TPI 1; lumber design values are by others.
28. Install specified hangers per manufacturer recommendations.

SYMBOLS

PLATE SIZE

- 3X4 - The first dimension is the width perpendicular to slots. Second dimension is the length parallel to slots.
- 7, 1, Indicates required direction of slots; Reference "Joint Details" for more information.

- 20 Ga Gr40 connectors required
- 3X10 - 20HS - 20 Ga Gr60 connectors required
- 8X10 - 18HS - 18 Ga Gr60 connectors required

LATERAL BRACING

When this symbol shown, continuous lateral bracing is required on the member of the truss.



BEARING

Indicates location where bearings (supports) occur.



PLATE LOCATION & ORIENTATION

The plate shall be centered on joint and/or placed in accordance with the design drawing/QC full scale details.



REFERENCES

- **ANSI / TPI 1:** National Design Standard for Metal Plate Connected Wood Trusses
- **BCSI:** Building Component & Safety Information - Guide to Good Practice for Handling, Installing, Restraining, & Bracing of Metal Plate Connected Wood Trusses.
- **NDS:** National Design Specification for Wood Construction
- **ESR:** 1082 published by the International Code Council. www.icc-es.org

Summertown Metals LLC

3864 Summertown Highway
Summertown, TN 38483
Phone: 931-796-1521

Truss: 30ft stock

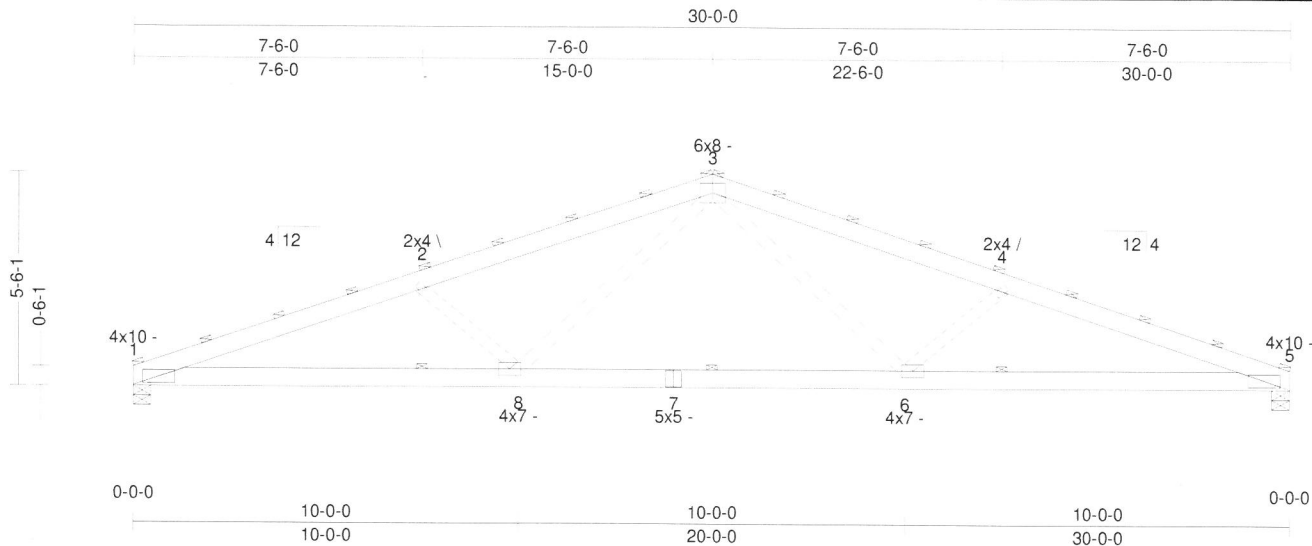
Job: AAATEST

Design: elason

Date: 02/11/22 11:24:02

Page: 1 of 1

SPAN	PITCH	QTY	OHL	OHR	CANT L	CANT R	PLYS	SPACING	WGT/PLY
30-0-0	4/12	1	0-0-0	0-0-0	0-0-0	0-0-0	1	60 in	165 lbs



All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI	Deflection	L/	(loc)	Allowed
TCLL: 20	Bldg Code: IBC 2015/	TC: 0.68 (1-2)	Vert TL: 0.47 in	L / 735	(6-7)	L / 120
TCDL: 5(rake)	TPI 1-2014	BC: 0.86 (8-1)	Vert LL: 0.28 in	L / 999	(6-7)	L / 180
BCLL: 0	Rep Mbr: No	Web: 0.23 (3-8)	Horz TL: 0.12 in		5	
BCDL: 5	Lumber D.O.L.: 125 %					

02/11/2022

Reaction

JT	Brg Combo	Brg Width	Rqd Brg Width	Max React	Max Grav Uplift	Max MWFRS Uplift	Max C&C Uplift	Max Uplift	Max Horiz
1	1	5.5 in	2.68 in	2,271 lbs	-	-457 lbs	-467 lbs	-467 lbs	-20 lbs
5	1	5.5 in	2.68 in	2,271 lbs	-	-457 lbs	-467 lbs	-467 lbs	-

Material

TC: SYP#1 2 x 6
BC: SYP#1 2 x 6
Web: SYP#1 2 x 4

Bracing

TC: Purlins at 24" OC, Purlin design by Others.
BC: Sheathed or Purlins at 7'-6-0, Purlin design by Others.

Loads

- 1) This truss has been designed for the effects of balanced (7.9 psf) and unbalanced sloped roof snow loads in accordance with ASCE7 - 10 with the following user defined input: 15 psf GSL, Terrain C, Exposure (Ce = 1.0), Risk Category I (I = 0.80), Thermal (Ct = 1.10), DOL = 1.15. Unobstructed slippery surface. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.
- 2) This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined input: 105 mph (Factored), Exposure C, Partial, Gable/Hip, Risk Category I, h = 15 ft, Not End Zone Truss, Both end webs considered. DOL = 1.60
- 3) Minimum storage attic loading has not been applied in accordance with IBC 1607.1
- 4) In accordance with IBC 1607.1, minimum BCLL's do not apply.
- 5) This truss is designed as an agricultural truss which for the purposes of this program is defined as a structure that represents a low hazard to people and property. See BCSI-10 for installation and temporary bracing.

Member Forces

Table indicates: Member ID, max CSI, max axial force, (max compr. force if different from max axial force). Only forces greater than 300lbs are shown in this table.

TC	1-2	0.679	-5,614 lbs	2-3	0.614	-4,916 lbs	3-4	0.614	-4,916 lbs	4-5	0.679	-5,614 lbs		
BC	5-6	0.865	5,231 lbs	(-1,041 lbs)	6-8	0.568	3,488 lbs	(-584 lbs)	8-1	0.865	5,231 lbs	(-1,041 lbs)		
Web	2-8	0.200	-1,073 lbs	3-8	0.231	1,517 lbs	(-152 lbs)	3-6	0.231	1,517 lbs	(-152 lbs)	4-6	0.200	-1,073 lbs

Notes

- 1) Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- 2) The fabrication tolerance for this roof truss is 20 % (Cq = 0.80).
- 3) Building Designer shall verify self weight of the truss and other dead load materials do not exceed TCDL 5 psf.
- 4) Building Designer shall verify self weight of the truss and other dead load materials do not exceed BCDL 5 psf.
- 5) Design assumes minimum 2x_ (vertical orientation, visually graded) purlins attached to the TC at purlin spacing shown with at least 2-10d nails.
- 6) Brace bottom chord with approved sheathing or purlins per Bracing Summary.
- 7) Lateral bracing shown is for illustration purposes only and may be placed on either edge of truss member.
- 8) A creep factor of 1.00 has been applied for this truss analysis.
- 9) The "SYP" label shown in the "Material Summary" above indicates the new SPIB design values effective June 1, 2013 were used.
- 10) Listed wind uplift reactions based on MWFRS & C&C loading.

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCTS DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST. DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.

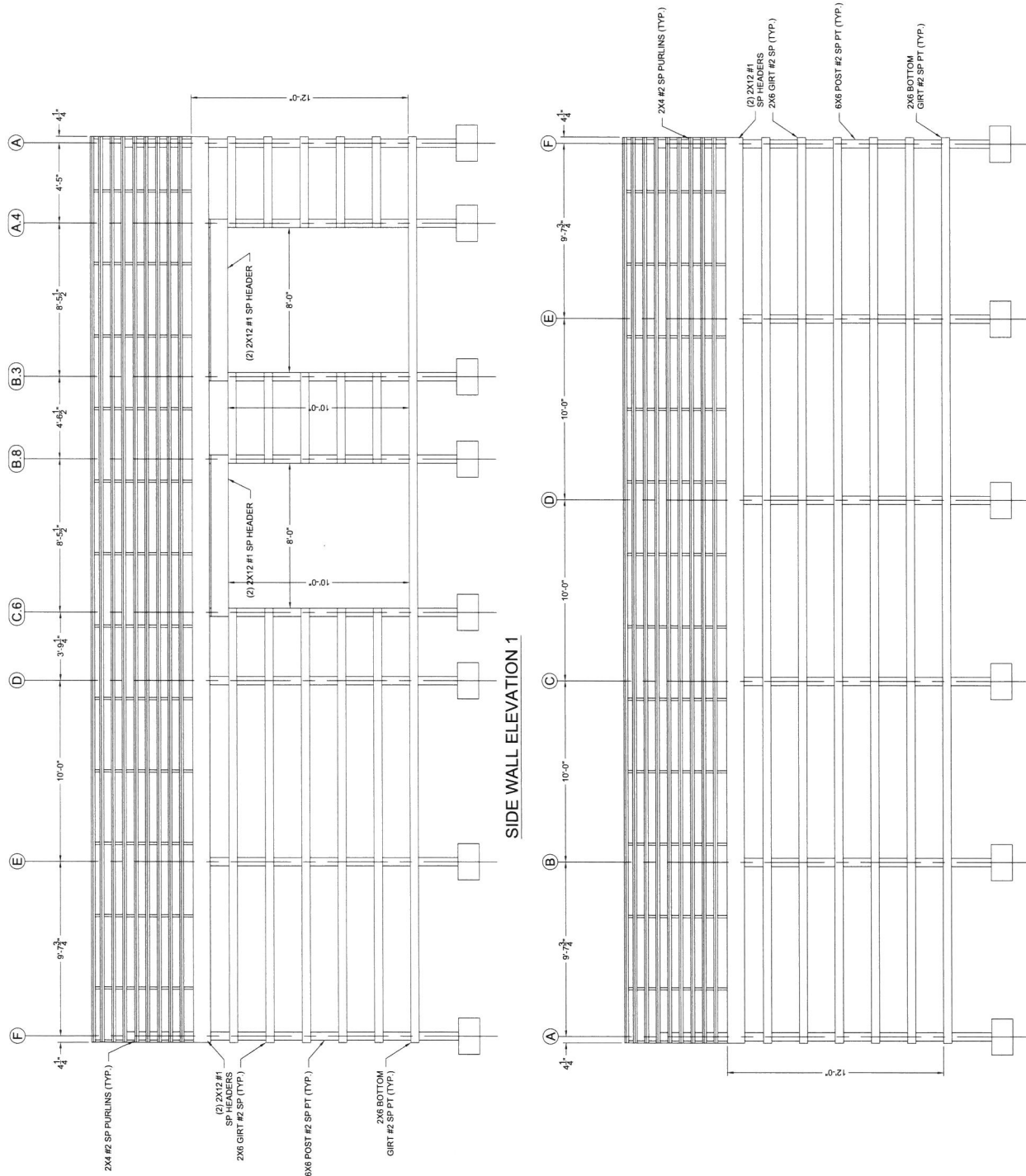
TrueBuild® Truss Software v5.6.382
Eagle Metal Products

[illegible]

PROJECT IDENTIFICATION:
SUMMERTOWN METALS
INVOICE # 164887 - SUE PETTY
1067 INDUSTRIAL PARK ROAD
COLUMBIA, TENNESSEE 38401

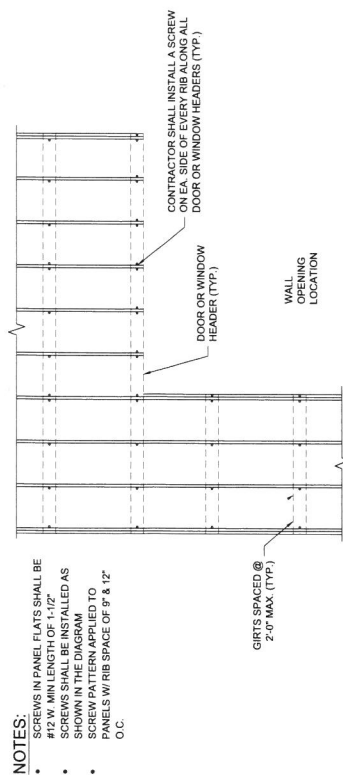
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2

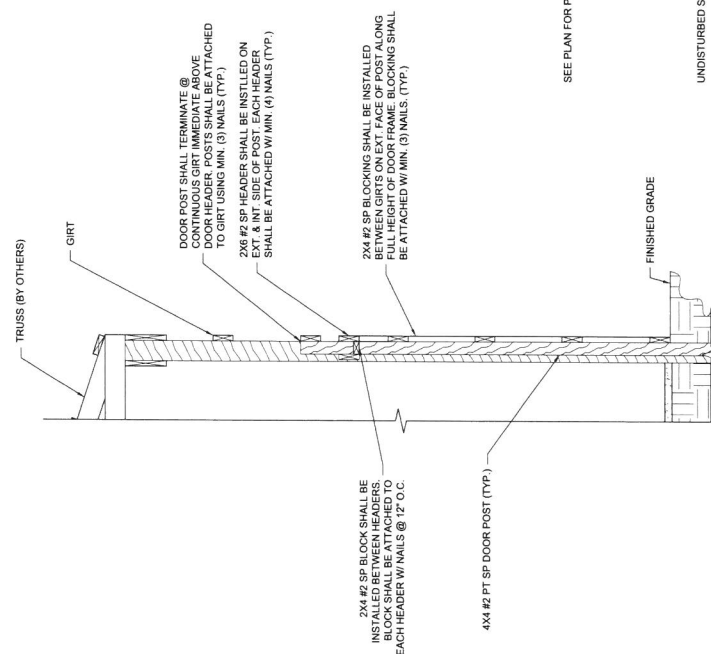


SEE NOTES ON SHEET 3

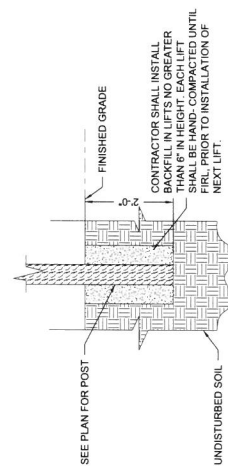
Page 343 of 363



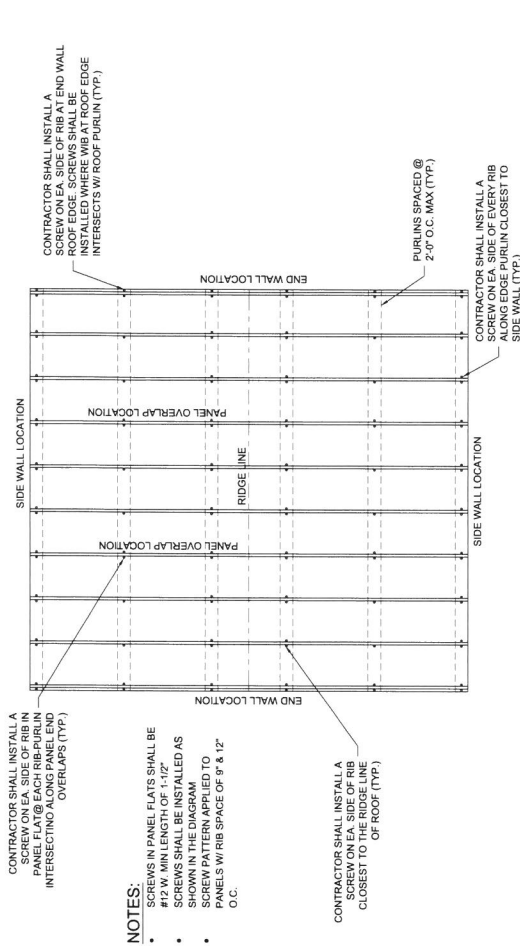
WALL OPENING METAL PANEL DETAIL



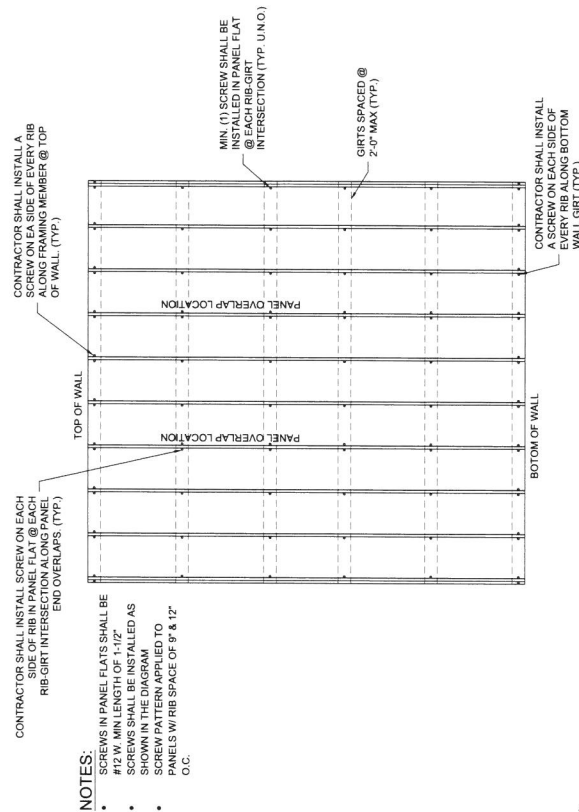
ENTRY DOOR DETAIL



ENTRY DOOR POST FOUNDATION



ROOF SHEETING DETAIL



WALL SHEETING DETAIL

NOTES:

WHERE POST FOUNDATIONS ARE SITUATED ADJACENT TO TOPOGRAPHIC FEATURES, CONTRACTOR SHALL ENSURE THAT FOUNDATION EXTENDS 4'-0" BELOW UNDISTURBED SOIL, MEASURED FROM LOWEST GRADE LINE.

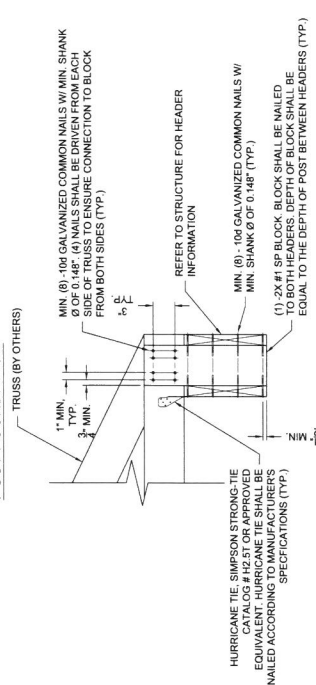
TOP EDGE OF UNDISTURBED SOIL
UP-LIFT COLLAR
SEE SHEET 1 FOR CONCRETE REQUIREMENTS.

CONTRACTOR SHALL INSTALL BACKFILL IN LIFTS NO GREATER THAN 6" IN HEIGHT EACH LIFT SHALL BE HAND COMPACTED UNTIL FIRM AND PRIOR TO INSTALLATION OF NEXT LIFT.

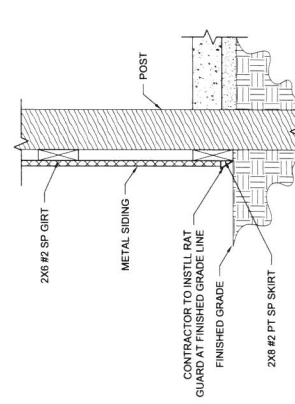
CONTRACTOR SHALL INSTALL (2) 5" LONG GALVANIZED LAG SCREWS W/ MIN. Ø OF 1/2" SCREWS SHALL BE EMBEDDED MAX. 1" INTO POST & MIN. 3" INTO CONCRETE. PROVIDE BETWEEN FACE OF SCREEN AND EDGE OF CONCRETE (TYP.)

MIN. 24" CONCRETE FOUNDATION. CONTRACTOR SHALL ENSURE A MINIMUM OF 8" CONCRETE IS PLACED AROUND POST. CONTRACTOR SHALL ENSURE MIN. 6" THICK UP-LIFT COLLAR IS FORMED AROUND BOTTOM OF POST BASE IN ADDITION TO REQUIRED CONCRETE UNDER POST. MIN. OVERALL THICKNESS OF CONCRETE SHALL BE 14"

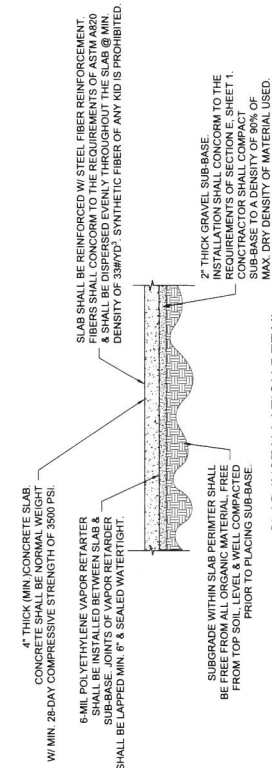
POST FOUNDATION



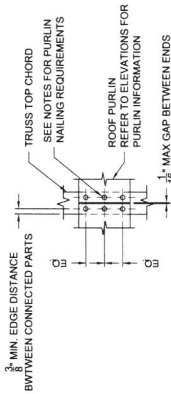
WOOD TRUSS TO HEADER CONNECTION



BOTTOM OF SIDING TRIM DETAIL



SLAB INSTALLATION DETAIL



PURLIN SPLICE

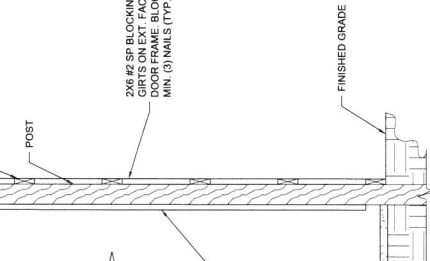
2x10 SP #1 HEADER SHALL BE INSTALLED ON EXT. & INT. SIDE OF POST.

2x6 #2 SP BLOCK SHALL BE INSTALLED BETWEEN HEADERS. BLOCK SHALL BE ATTACHED TO EACH HEADER W/ NAILS @ 12" O.C.

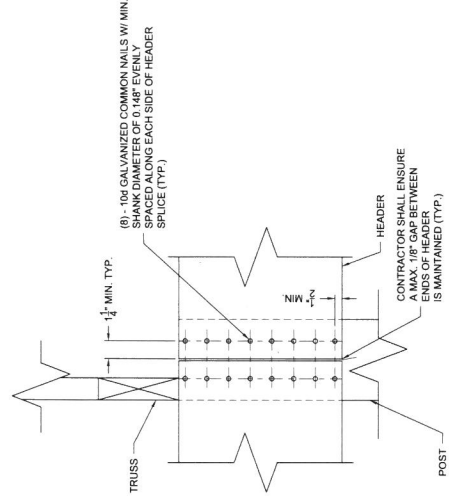
2x6 #2 SP DOOR JAMB SHALL BE INSTALLED ON INTERIOR POST ALONG FULL HEIGHT OF DOOR ON EACH SIDE. JAMB SHALL BE ATTACHED TO POST W/ NAILS @ 2'-0" O.C. (TYP.)

2x6 #2 SP BLOCKING SHALL BE INSTALLED BETWEEN GIRTS ON EXT. FACE OF POST ALONG FULL HEIGHT OF DOOR FRAME BLOCKING SHALL BE ATTACHED W/ MIN. (3) NAILS (TYP.)

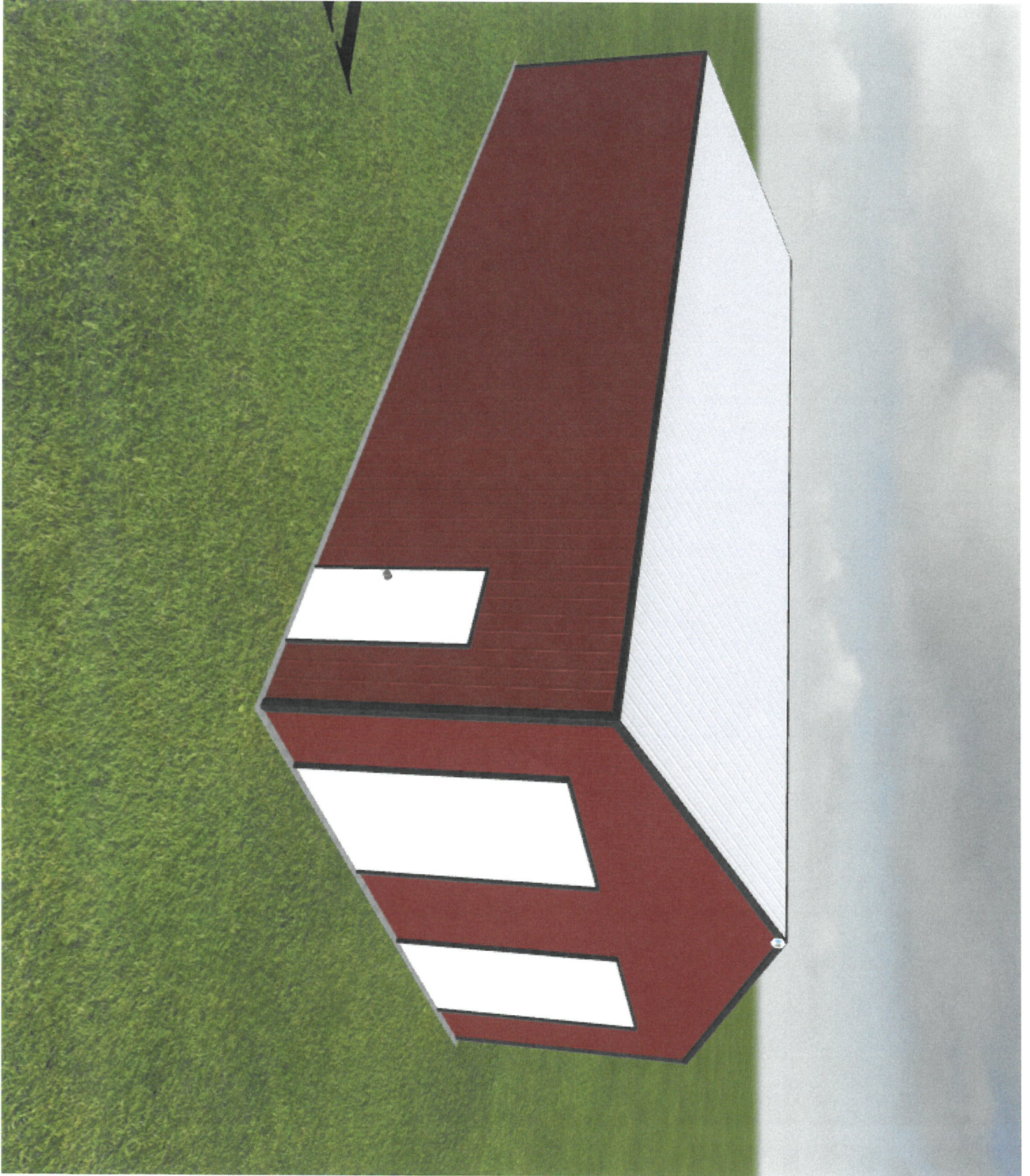
GARAGE DOOR FRAMING

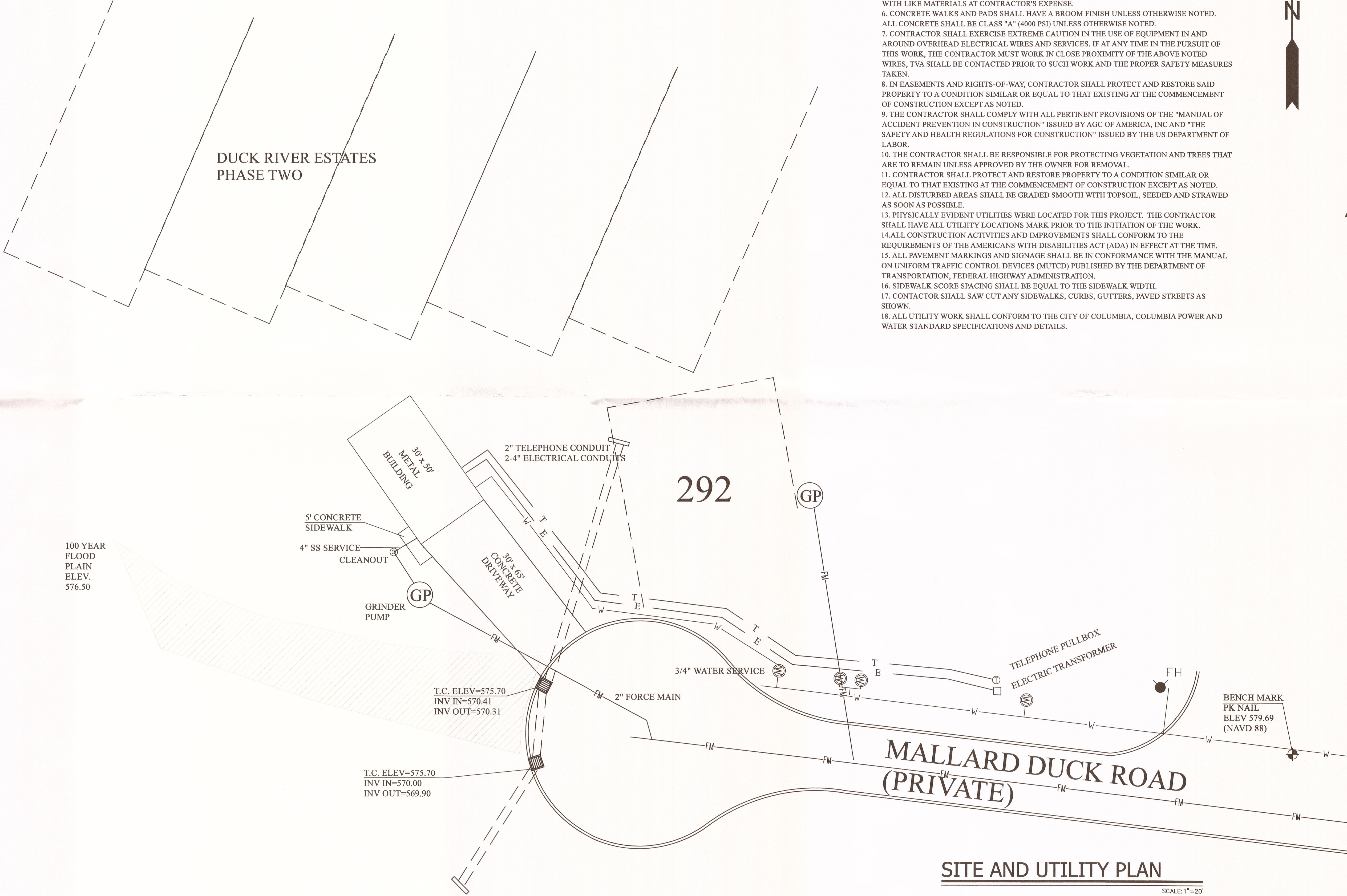


HEADER SPLICE



HEADER SPLICE





- LEGEND
- △ PK NAIL FOUND
 - IRON PIN FOUND
 - IRON PIN SET
 - ⊙ EXISTING SEWER MANHOLE
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ EXISTING WATER METER
 - ⊙ TEMPORARY ELECTRIC METER
 - ⊙ EXISTING LIGHT POLE
 - ⊙ EXISTING POWER POLE
 - ROAD CENTER LINE
 - W WATER SERVICE
 - oe OVERHEAD ELECTRIC SERVICE
 - EASEMENT LINE
 - - - SETBACK LINE
 - - - PROPERTY LINE
 - x - EXISTING FENCE
 - ⊕ CATCH BASIN
 - ⊕ GAS VALVE

- GENERAL CIVIL NOTES:
1. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING THE WORK.
 2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTORS EXPENSE. COORDINATE ALL UTILITY REPAIRS WITH THE APPROPRIATE UTILITY COMPANY.
 3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES, PAY ALL FEES, AND OBTAIN ALL PERMITS PRIOR TO BEGINNING THE WORK.
 4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. OBTAIN APPROVAL FROM THE ENGINEER PRIOR TO ANY DEVIATIONS FROM THE INDICATED GRADES ON PLANS.
 5. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT, CURB AND GUTTER, AND CONCRETE SIDEWALKS TO REMAIN, WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
 6. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH UNLESS OTHERWISE NOTED. ALL CONCRETE SHALL BE CLASS "A" (4000 PSI) UNLESS OTHERWISE NOTED.
 7. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, TVA SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
 8. IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
 9. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC AND "THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE US DEPARTMENT OF LABOR.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING VEGETATION AND TREES THAT ARE TO REMAIN UNLESS APPROVED BY THE OWNER FOR REMOVAL.
 11. CONTRACTOR SHALL PROTECT AND RESTORE PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
 12. ALL DISTURBED AREAS SHALL BE GRADED SMOOTH WITH TOPSOIL, SEEDED AND STRAWED AS SOON AS POSSIBLE.
 13. PHYSICALLY EVIDENT UTILITIES WERE LOCATED FOR THIS PROJECT. THE CONTRACTOR SHALL HAVE ALL UTILITY LOCATIONS MARK PRIOR TO THE INITIATION OF THE WORK.
 14. ALL CONSTRUCTION ACTIVITIES AND IMPROVEMENTS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) IN EFFECT AT THE TIME.
 15. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
 16. SIDEWALK SCORE SPACING SHALL BE EQUAL TO THE SIDEWALK WIDTH.
 17. CONTACTOR SHALL SAW CUT ANY SIDEWALKS, CURBS, GUTTERS, PAVED STREETS AS SHOWN.
 18. ALL UTILITY WORK SHALL CONFORM TO THE CITY OF COLUMBIA, COLUMBIA POWER AND WATER STANDARD SPECIFICATIONS AND DETAILS.

A

Ahler & Associates, LLC

CONSULTING ENGINEERS & LAND SURVEYORS

P.O. BOX 1636
SPRING HILL, TN 37174
PH: 615.521.5109
FAX: 615.521.5117

JAN 17 2023

23-0023

SURVEYING
PLANNING
DESIGN
CIVIL

SEAL

JOSEPH E. AHLER

REGISTERED ENGINEER

IN THE STATE OF TENNESSEE

NO. 14746

EXPIRATION DATE 12/31/2024

NEW MAINTENANCE BUILDING

DUCK RIVER ESTATES
INDUSTRIAL PARK ROAD, COLUMBIA, TN.

ISSUE:	MARK	DATE	DESCRIPTION
		5/23/22	ORIGINAL ISSUE

PROJECT No: NUMBER

DWG. FILE: DWGFILE

DRAWN BY: JEA

CHK'D BY: JEA

SHEET DESCRIPTION

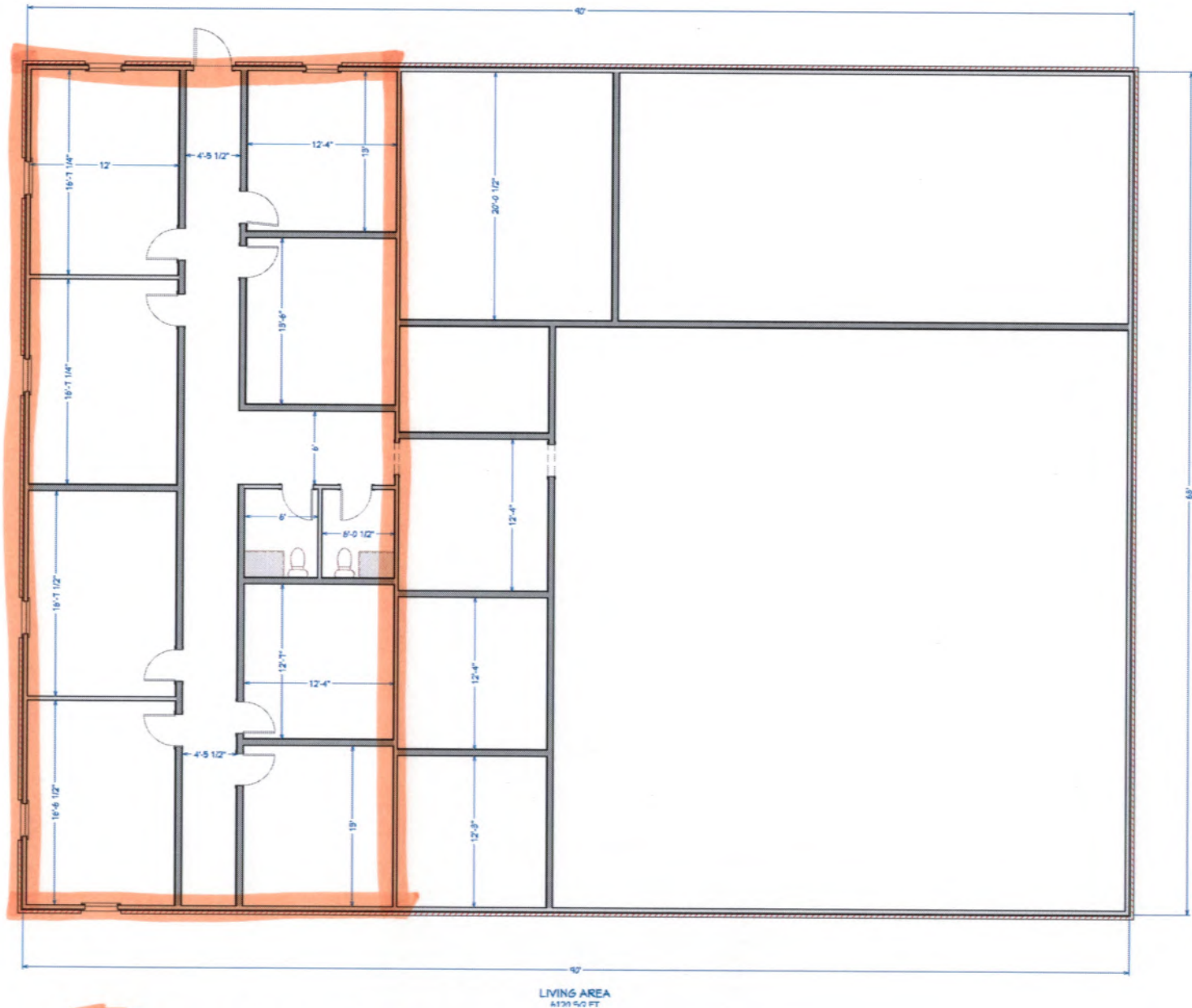
**SITE
UTILITY
PLAN**

C3.0

Page 347 of 363







LIVING AREA
A120 5/2 FT

 = Proposed addition





Smith Constructors Addition

- Match existing brick
- Match existing windows
- Match existing roof line
- Concrete footing and slab as foundation
- White brick accents across the new addition to match
- 18 existing parking spaces, room for more in rear of building if needed



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

ADDRESS/LOCATION	Smith Constructors Inc. 760 Armstrong Ln		
	TAX MAP: 101	GROUP:	PARCEL: 634.22
SUMMARY OF NATURE OF REQUEST AND WORK	Expansion of current office, added to left side of current building. Use will remain the same, just more office space roughly 2,000 sqft.		

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

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

SELECT REQUEST	PLAN SHALL INCLUDE
☐ Façade Approval ☐ Alternative Compliance Requested ☐ Other: _____	• Site Plan • Building elevations for <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	Bobby Lovell Lovell construction	PHONE	615-594-8211
ADDRESS	PO Box 1193 Columbia, 38402	EMAIL	hsternumbers@gmail.com

PROPERTY OWNER

NAME	Smith Constructors	PHONE	
ADDRESS	760 Armstrong Ln	EMAIL	

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.

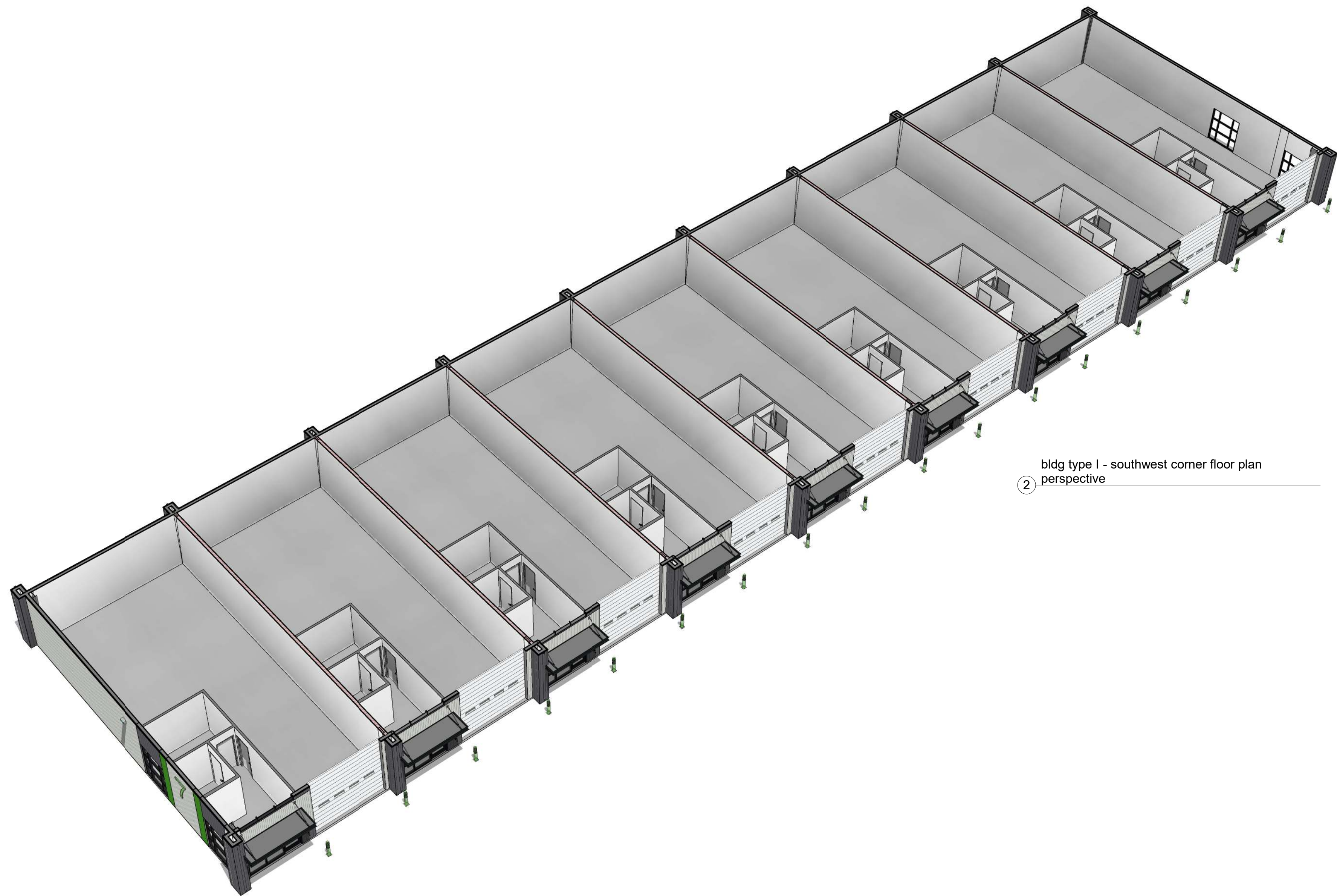
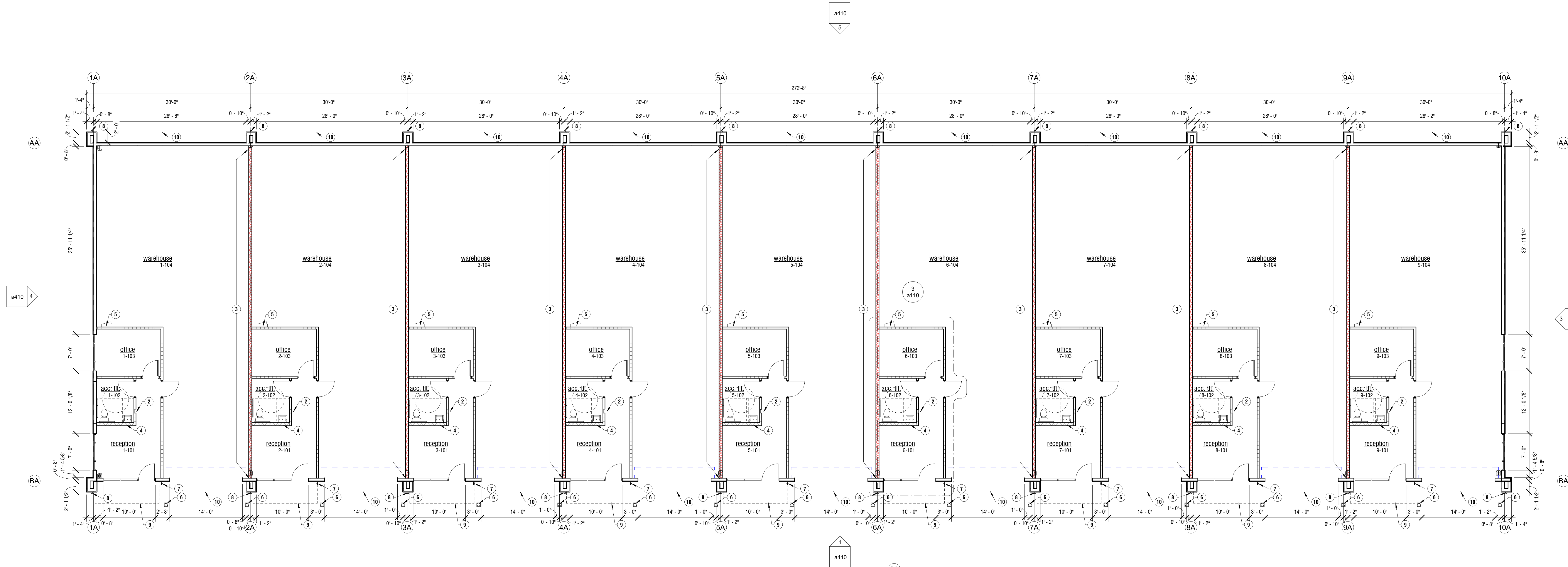
Bobby Lovell Bobby Lovell 2-10-23
 APPLICANT NAME APPLICANT SIGNATURE DATE

* 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.*

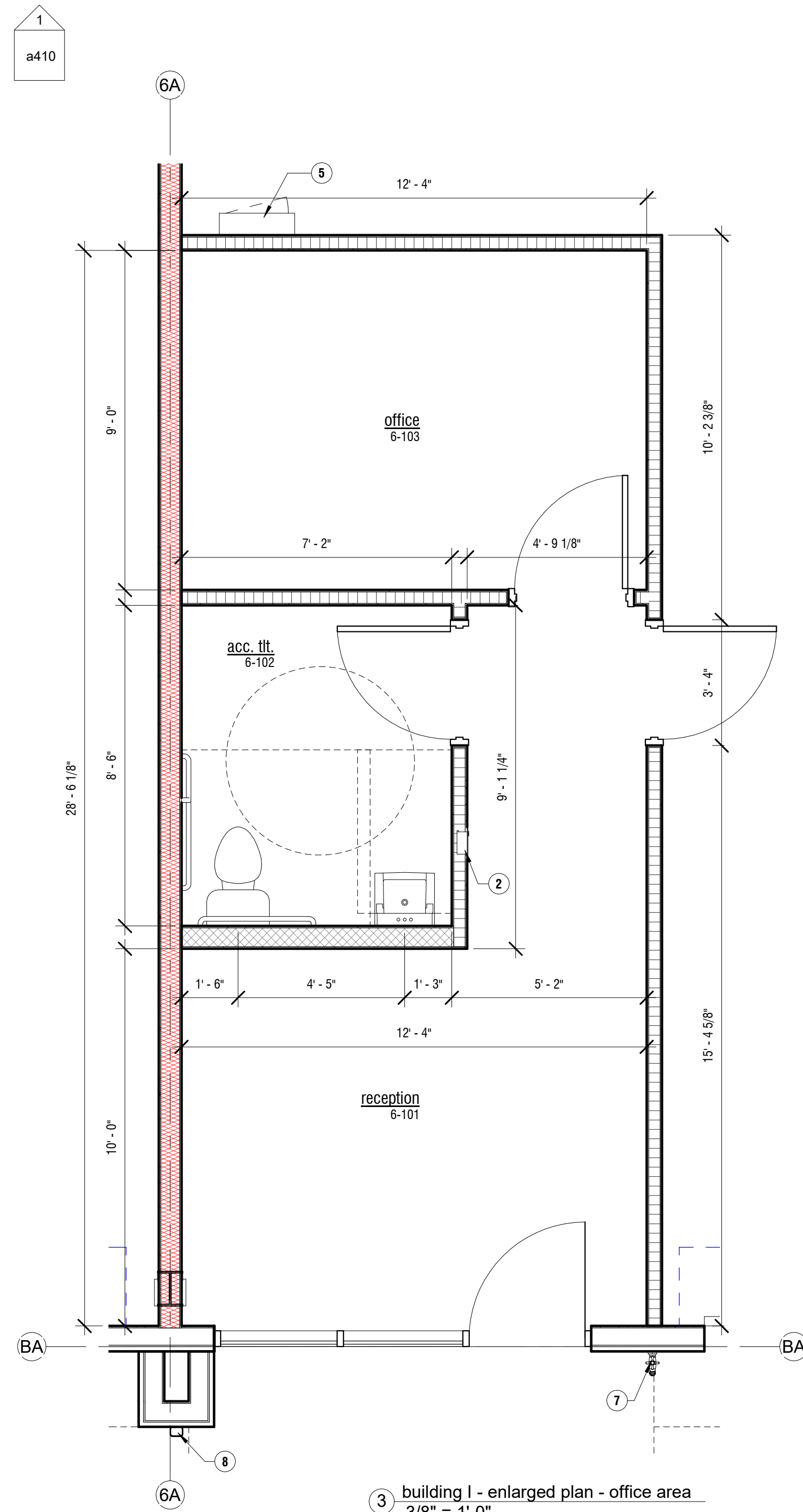
Tim Smith Tim Smith 2-10-23
 PROPERTY OWNER NAME PROPERTY OWNER SIGNATURE DATE

STAFF USE ONLY

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



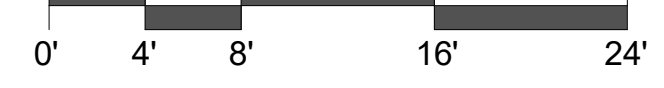
2 bldg type I - southwest corner floor plan perspective



3 building I - enlarged plan - office area
3/8" = 1'-0"

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

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



wall legend

- (A) 3-5/8" METAL STUD FRAMED SOUND PARTITION - REFER TO DETAIL X/G300X
- (B) 6" METAL STUD FRAMED PLUMBING PARTITION - REFER TO DETAIL X/G300X
- (C) 6" METAL STUD FRAMED ONE-HOUR RATED PARTITION - REFER TO DETAIL X/G300X
- (W1) EXTERIOR WALL ASSEMBLY - REFER TO DETAIL X/G300X

plan notes

- 1 WALL MOUNTED FIRE EXTINGUISHER - REFER TO DETAIL 3/G300.
- 2 RECESSED FIRE EXTINGUISHER - REFER TO DETAIL 4/G300.
- 3 1 HOUR RATED DEMISING WALL - REFER TO DETAIL X/G200 & X/G210
- 4 6" INTERIOR METAL STUD FRAMED WALL FOR PLUMBING AND/OR VENTING.
- 5 ELECTRICAL PANEL - REFER TO ELECTRICAL.
- 6 SAFETY BOLLARD - REFER TO DETAIL X/XXXX.
- 7 HOSE BIB - REFER TO PLUMBING.
- 8 PREFINISHED ALUMINUM DOWNPOUT.
- 9 EXTENT OF CANOPY ABOVE.
- 10 EXTENT OF ROOF ABOVE.

symbols

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

general notes

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

client:

KURE
PROPERTIES

project:

zero industrial park | office - warehouse
nine-unit office warehouse | single unit office warehouse
tax map 89 | parcel 046.00 || columbia, tennessee

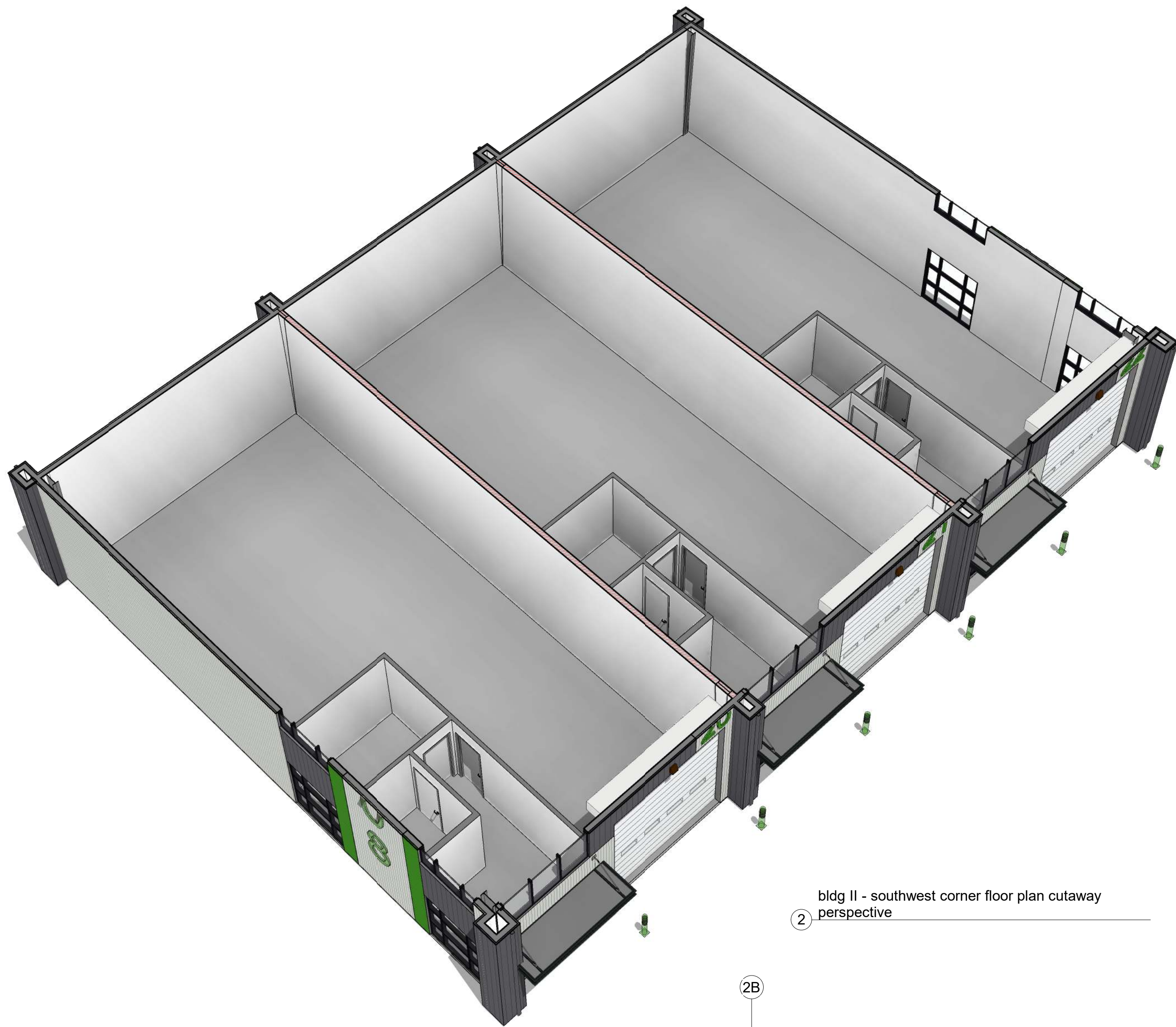
revisions



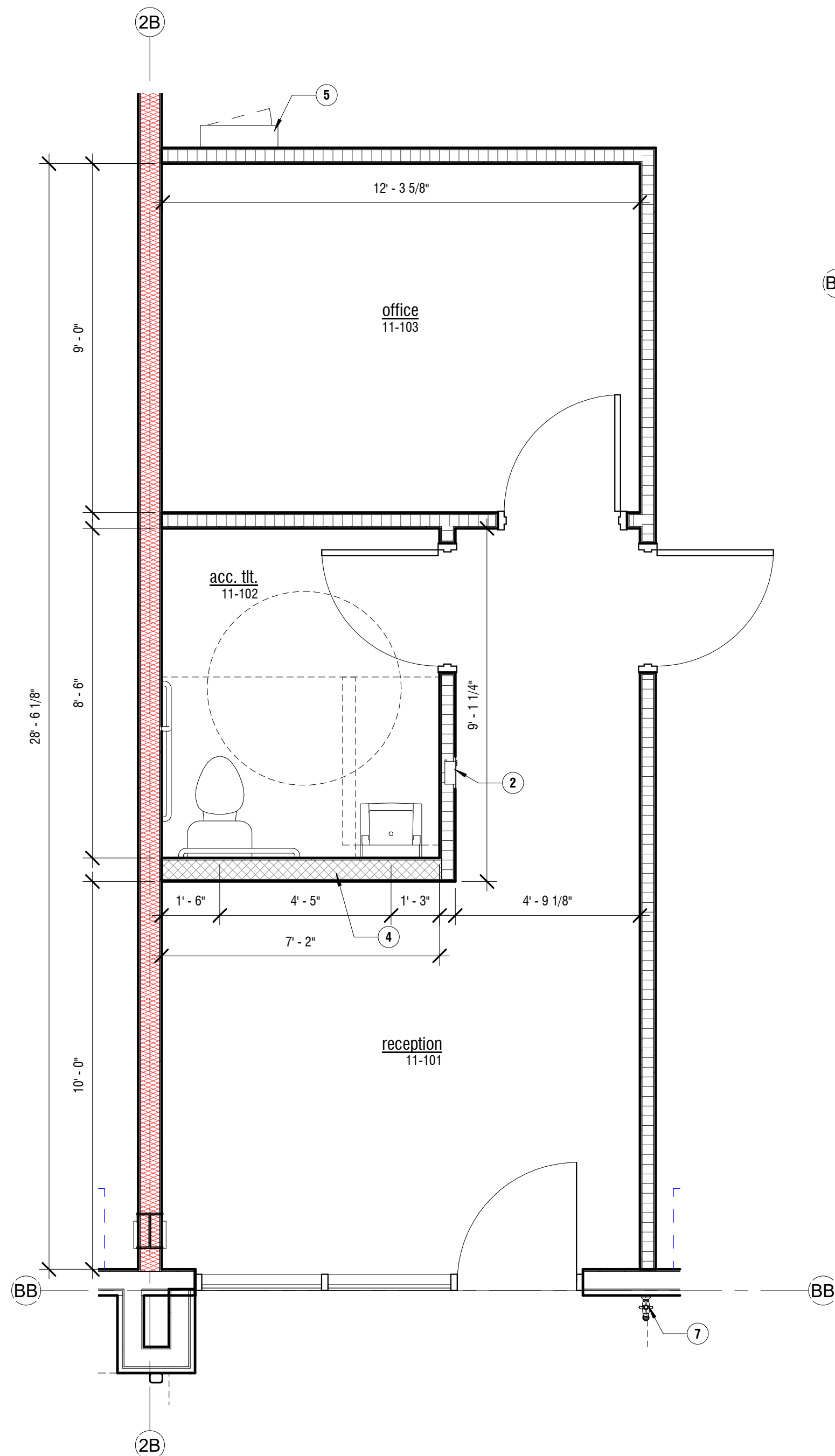
date: 02.12.2023
project no.: c23007.00

first floor
noted &
dimensioned
plan - bldg
type I

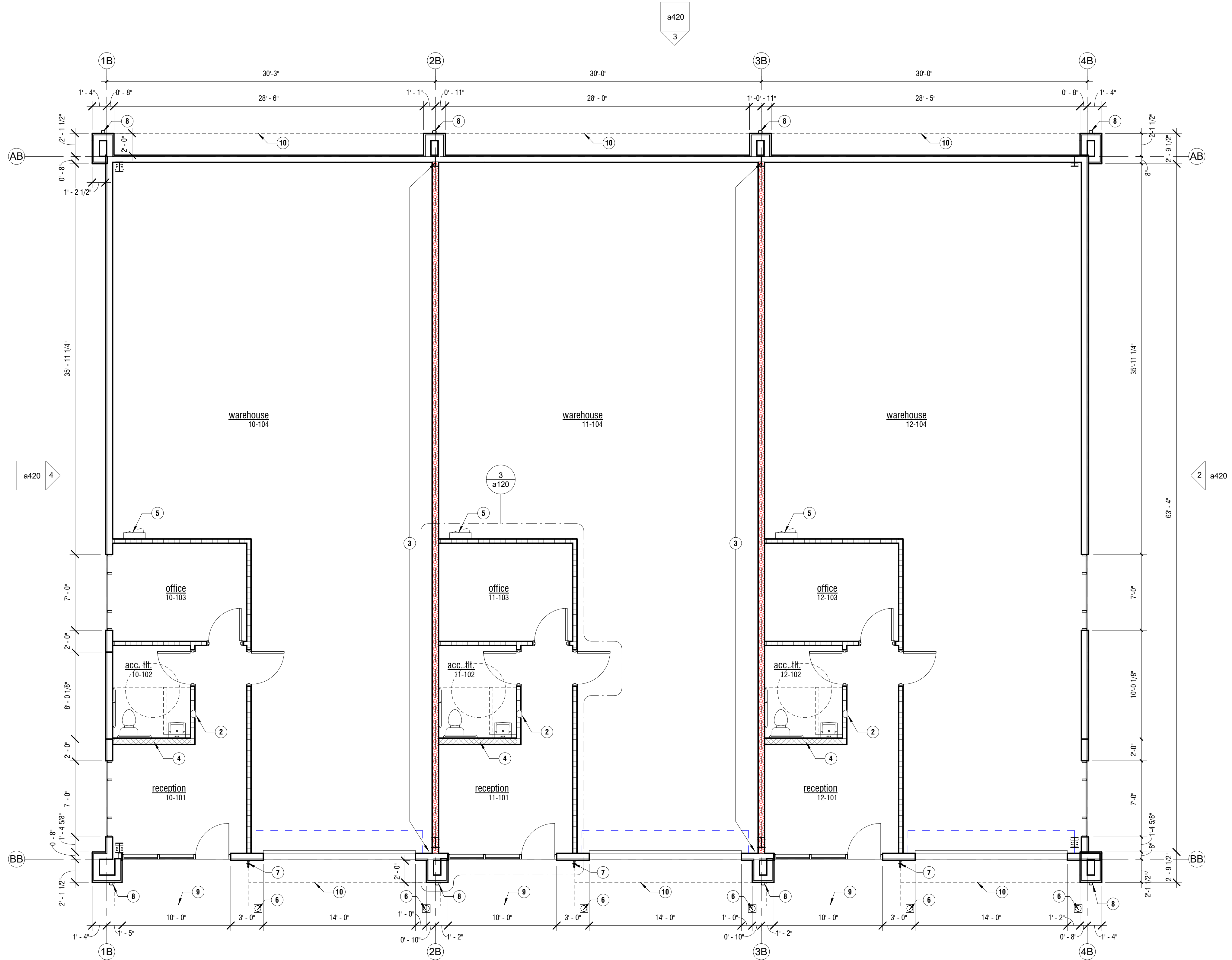
a110



2 bldg II - southwest corner floor plan cutaway perspective



3 building II - enlarged plan - office area
3/8" = 1'-0"



01 first floor noted plan - bldg type II
3/16" = 1'-0"

wall legend

- (A) 3'-5/8" METAL STUD FRAMED SOUND PARTITION - REFER TO DETAIL XX/GXXX
- (B) 6" METAL STUD FRAMED PLUMBING PARTITION - REFER TO DETAIL XX/GXXX
- (C) 6" METAL STUD FRAMED ONE-HOUR RATED PARTITION - REFER TO DETAIL XX/GXXX
- (W1) EXTERIOR WALL ASSEMBLY - REFER TO DETAIL XX/GXXX

plan notes

- WALL MOUNTED FIRE EXTINGUISHER - REFER TO DETAIL 3/G300.
- RECESSED FIRE EXTINGUISHER - REFER TO DETAIL 4/G300.
- 1 HOUR RATED DEMISING WALL - REFER TO DETAIL X/G200 & X/G210
- 6" INTERIOR METAL STUD FRAMED WALL FOR PLUMBING AND/OR VENTING.
- ELECTRICAL PANEL - REFER TO ELECTRICAL.
- SAFETY BOLLARD - REFER TO DETAIL X/AXXX.
- HOSE BIB - REFER TO PLUMBING.
- PREFINISHED ALUMINUM DOWNSPOUT.
- EXTENT OF CANOPY ABOVE.
- EXTENT OF ROOF ABOVE.

symbols

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

general notes

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

client:

KURE
PROPERTIES

project:

zero industrial park | office - warehouse

nine-unit office warehouse | single unit office warehouse
tax map 89 | parcel 046.00 || columbia, tennessee

revisions



date: 02.12.2023
project no.: c23007.00

first floor
noted &
dimensioned
plan - bldg
type II

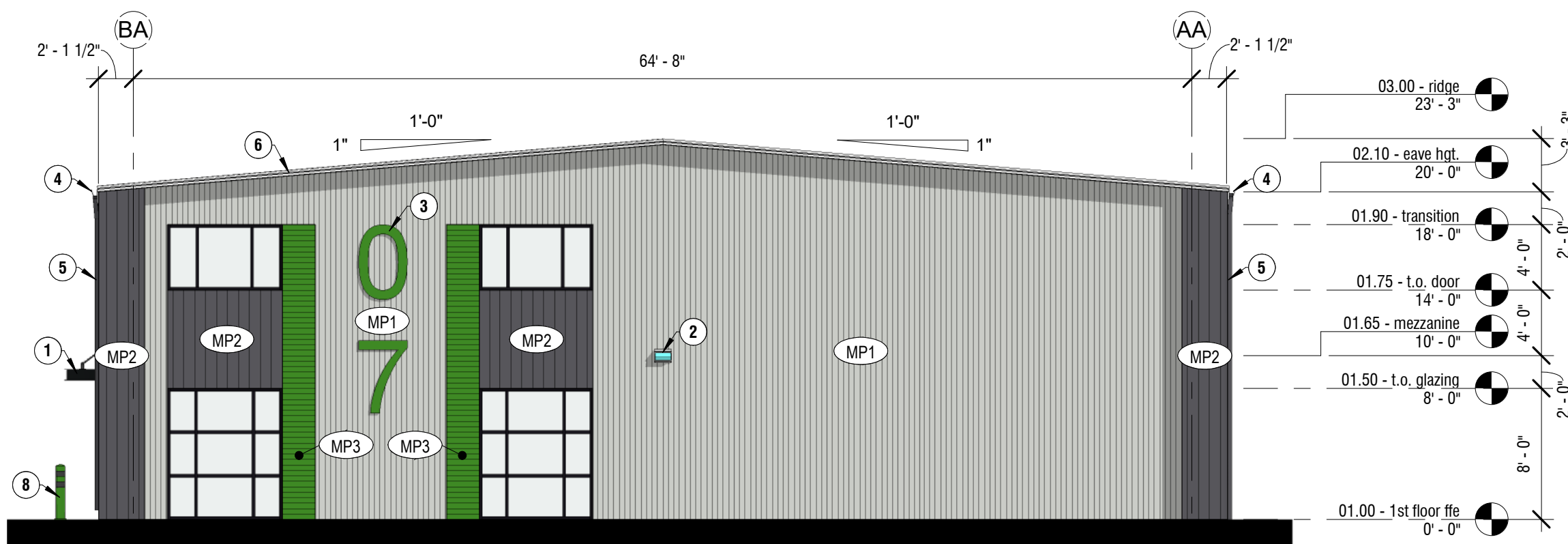
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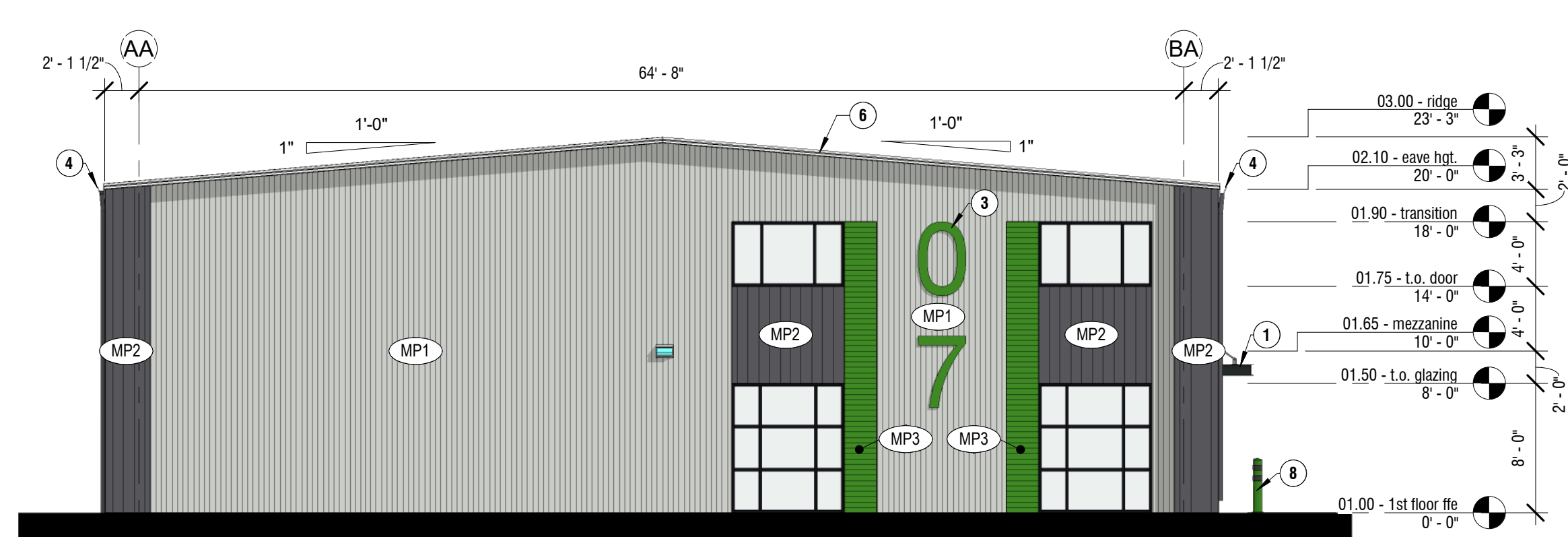
1 plan south building elevation
1/8" = 1'-0"



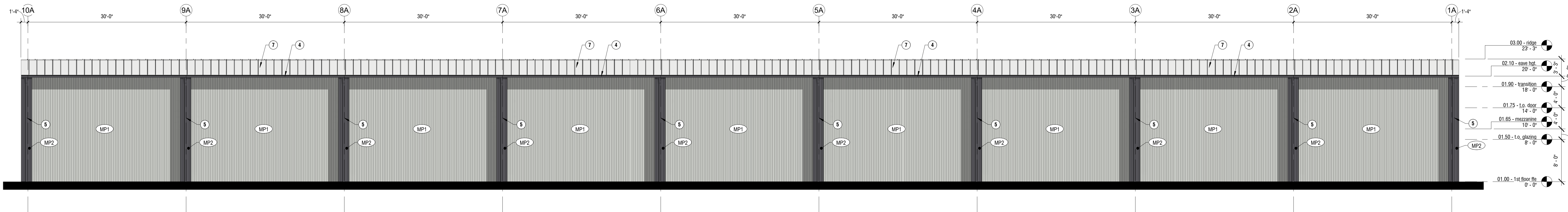
2 bldg type I - southwest corner perspective
elevation



3 bldg I - east elevation
1/8" = 1'-0"



4 plan west building elevation
1/8" = 1'-0"



5 bldg I - north elevation
1/8" = 1'-0"

building I percentage of exterior materials

NORTH ELEVATION

metal panel || 5383 sf (100%)
a) HWP-12 || stone white - 4988 sf (92.66%)
b) HWP-12 || graphite - 395 sf (7.34%)
c) 7" reveal panel || direct green - 0 sf (0%)
door/window openings || 0 sf (0%)
a) storefront window assembly || black - 0 sf (0%)
b) storefront door assembly || black - 0 sf (0%)
c) roll up door assembly || white - 0 sf (0%)
total facade || 5383 sf

TOTAL PROJECT

total metal panel || 10,364 sf (75.52%)
total storefront door & windows || 3,360 sf (24.48%)
overall facade totals || 13,724 sf

WEST ELEVATION

metal panel || 1311 sf (88.64%)
a) HWP-12 || stone white - 1042 sf (79.45%)
b) HWP-12 || graphite - 197 sf (13.32%)
c) 7" reveal panel || direct green - 72 sf (4.87%)
door/window openings || 168 sf (11.36%)
a) storefront window assembly || black - 168 sf (11.36%)
b) storefront door assembly || black - 0 sf (0%)
c) roll up door assembly || white - 0 sf (0%)
total facade || 1,479 sf

SOUTH ELEVATION

metal panel || 2359 sf (43.82%)
a) HWP-12 || stone white - 1345 sf (70.45%)
b) HWP-12 || graphite - 197 sf (13.32%)
c) 7" reveal panel || direct green - 72 sf (4.87%)
door/window openings || 2024 sf (56.18%)
a) storefront window assembly || black - 168 sf (11.36%)
b) storefront door assembly || black - 234 sf (4.35%)
c) roll up door assembly || white - 1764 sf (32.77%)
total facade || 5383 sf

EAST ELEVATION

metal panel || 1311 sf (88.64%)
a) HWP-12 || stone white - 1042 sf (79.45%)
b) HWP-12 || graphite - 197 sf (13.32%)
c) 7" reveal panel || direct green - 72 sf (4.87%)
door/window openings || 168 sf (11.36%)
a) storefront window assembly || black - 168 sf (11.36%)
b) storefront door assembly || black - 0 sf (0%)
c) roll up door assembly || white - 0 sf (0%)
total facade || 1,479 sf

material legend

MP1		MANUFACTURER: PAC-CLAD PRODUCT: PRECISION SERIES HWP-12 COLOR NAME: STONE WHITE
MP2		MANUFACTURER: PAC-CLAD PRODUCT: PRECISION SERIES HWP-12 COLOR NAME: GRAPHITE
MP3		MANUFACTURER: PAC-CLAD PRODUCT: 7" REVEAL WALL PANEL COLOR NAME: SW6924 DIRECT GREEN
MP4		MANUFACTURER: PAC-CLAD METAL TRIM / GUTTER / DOWNSPOUT COLOR NAME: GRAPHITE

elevation keynotes

- ENTRY CANOPY - REFER TO DETAIL X4000.
- EXTERIOR LIGHTING - REFER TO ELECTRICAL
- EXTERIOR BUILDING GRAPHICS - PAINT USING SW6924 DIRECT GREEN
- ALUMINUM BOX GUTTER
- ALUMINUM DOWNSPOUT
- PEMB METAL FASCIA
- PEMB METAL ROOF - WHITE
- STEEL ROLLARD WITH CONCRETE FILL - SEE DETAIL X4000
PAINT SW6924 DIRECT GREEN

zone 4 - building envelope requirements fenestration

METAL FRAMING	0.38
FIXED FENESTRATION	0.45
OPERABLE FENESTRATION	0.77
ENTRANCE DOORS	

SHGC - ALL FRAME TYPES	SEW	NORTH
ORIENTATION		
SHGC: PF < 0.20	0.36	0.48
SHGC: 0.20 < PF < 0.5	0.43	0.43
SHGC: PF > 0.5	0.58	0.58

zone 4 - building envelope requirements

ROOFS	
INSULATION ENTIRELY ABOVE DECK	R-19+R-11 LINER SYSTEM
WALLS ABOVE GRADE	
METAL BUILDING	R-13+R-13 CONTINUOUS
SLAB-ON-GRADE FLOORS	
UNHEATED SLABS	R-10 FOR 24IN. BELOW
OPAQUE DOORS	
SWINGING	U-0.61

general elevation notes

- STOREFRONT ASSEMBLIES:
- DOORS AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 29 - (BLACK ALUMINUM)
 - GLAZING TO BE 1" INSULATED PPG SOLAR CLEAR AND SOLARBAN 60 (3) CLEAR

hvac screening

ALL HVAC EQUIPMENT WILL BE ADEQUATELY SCREENED BY LANDSCAPING OR FENCING. SEE MECHANICAL DRAWINGS FOR LOCATIONS.

client:

KURE
PROPERTIES

project:

zero industrial park | office - warehouse

nine-unit office warehouse | single unit office warehouse
tax map 89 | parcel 046.00 || columbia, tennessee

revisions



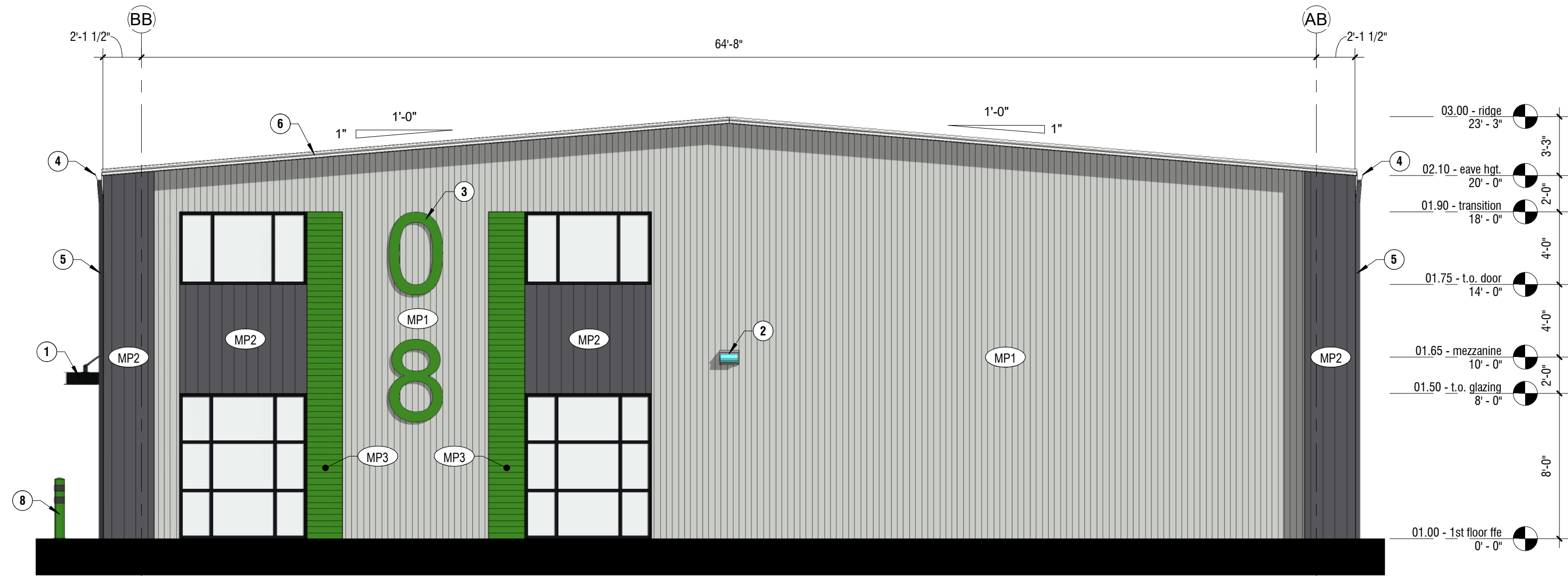
date: 02.12.2023
project no.: c23007.00

building I
elevations -
nine (9) unit
building

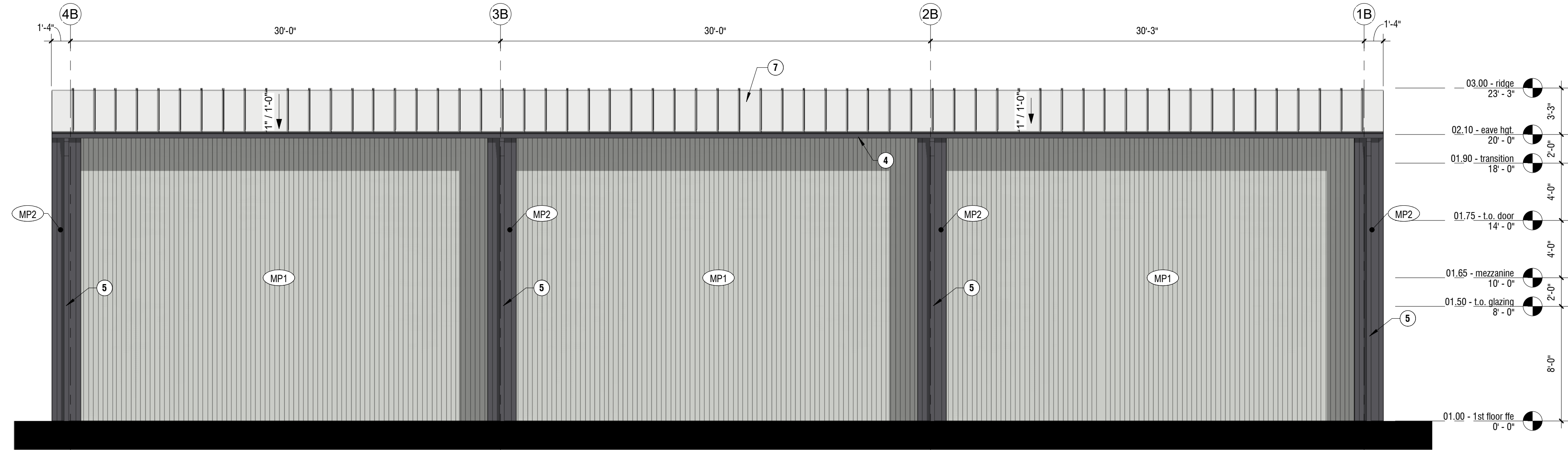
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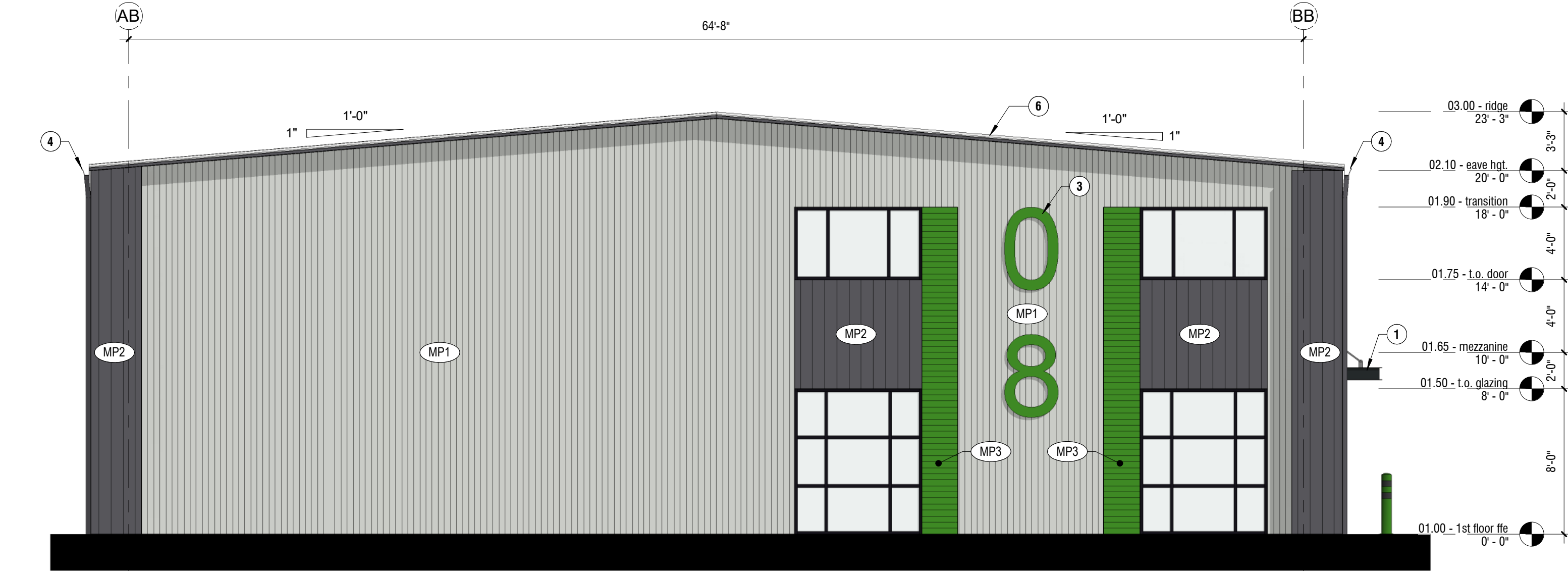
1 bldg type II - south elevation
3/16" = 1'-0"



2 bldg II - east elevation
3/16" = 1'-0"



3 bldg II - north elevation
3/16" = 1'-0"



4 bldg II - west elevation
3/16" = 1'-0"



5 bldg II - southwest corner perspective elevation

building II percentage of exterior materials

NORTH ELEVATION

metal panel || 1836 sf (100%)
a) HWP-12 || stone white - 1678 sf (91.39%)
b) HWP-12 || graphite - 158 sf (8.61%)
c) 7" reveal panel || direct green - 0 sf (0%)

door/window openings || 0 sf (0%)
a) storefront window assembly || black - 0 sf (0%)
b) storefront door assembly || black - 0 sf (0%)
c) roll up door assembly || white - 0 sf (0%)

total facade || 1836 sf

TOTAL PROJECT

total metal panel || 5,286 sf (79.73%)
total storefront door & windows || 1,344 sf (20.27%)
overall facade totals || 6,630 sf

WEST ELEVATION

metal panel || 1311 sf (88.64%)
a) HWP-12 || stone white - 1042 sf (79.45%)
b) HWP-12 || graphite - 197 sf (13.32%)
c) 7" reveal panel || direct green - 72 sf (4.87%)

door/window openings || 168 sf (11.36%)
a) storefront window assembly || black - 168 sf (11.36%)
b) storefront door assembly || black - 0 sf (0%)
c) roll up door assembly || white - 0 sf (0%)

total facade || 1,479 sf

SOUTH ELEVATION

metal panel || 828 sf (45.09%)
a) HWP-12 || stone white - 446 sf (24.29%)
b) HWP-12 || graphite - 197 sf (13.32%)
c) 7" reveal panel || direct green - 0 sf (0%)

door/window openings || 1008 sf (54.91%)
a) storefront window assembly || black - 342 sf (18.63%)
b) storefront door assembly || black - 78 sf (4.24%)
c) roll up door assembly || white - 588 sf (32.03%)

total facade || 1836 sf

EAST ELEVATION

metal panel || 1311 sf (88.64%)
a) HWP-12 || stone white - 1042 sf (79.45%)
b) HWP-12 || graphite - 197 sf (13.32%)
c) 7" reveal panel || direct green - 72 sf (4.87%)

door/window openings || 168 sf (11.36%)
a) storefront window assembly || black - 168 sf (11.36%)
b) storefront door assembly || black - 0 sf (0%)
c) roll up door assembly || white - 0 sf (0%)

total facade || 1,479 sf

material legend

MP1		MANUFACTURER: PAC-CLAD PRODUCT: PRECISION SERIES HWP-12 COLOR NAME: STONE WHITE
MP2		MANUFACTURER: PAC-CLAD PRODUCT: PRECISION SERIES HWP-12 COLOR NAME: GRAPHITE
MP3		MANUFACTURER: PAC-CLAD PRODUCT: 7" REVEAL WALL PANEL COLOR NAME: SW6924 DIRECT GREEN
MP4		MANUFACTURER: PAC-CLAD METAL TRIM / GUTTER / DOWNSPOUT COLOR NAME: GRAPHITE

elevation keynotes

- ENTRY CANOPY - REFER TO DETAIL X/XXXX
- EXTERIOR LIGHTING - REFER TO ELECTRICAL
- EXTERIOR BUILDING GRAPHICS - PAINT USING SW6924 DIRECT GREEN
- ALUMINUM BOX GUTTER
- ALUMINUM DOWNSPOUT
- PEMB METAL FASCIA
- PEMB METAL ROOF - WHITE
- STEEL BOLLARD WITH CONCRETE FILL - SEE DETAIL X/XXXX
PAINT SW6924 DIRECT GREEN

zone 4 - building envelope requirements fenestration

METAL FRAMING		
FIXED FENESTRATION		0.38
OPERABLE FENESTRATION		0.45
ENTRANCE DOORS		0.77
SHGC - ALL FRAME TYPES		
ORIENTATION	SEW	NORTH
SHGC: PF < 0.20	0.36	0.48
SHGC: 0.20 < PF < 0.5	0.43	0.43
SHGC: PF > 0.5	0.58	0.58

zone 4 - building envelope requirements

ROOFS	
INSULATION ENTIRELY ABOVE DECK	R-19+R-11 LINER SYSTEM
WALLS ABOVE GRADE	
METAL BUILDING	R-13+R-13 CONTINUOUS
SLAB-ON-GRADE FLOORS	
UNHEATED SLABS	R-10 FOR 24IN. BELOW
OPAQUE DOORS	
SWINGING	U-0.61

general elevation notes

- STOREFRONT ASSEMBLIES:
- DOOR AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 29 - (BLACK ALUMINUM)
 - GLAZING TO BE 1" INSULATED PPG SOLAR CLEAR AND SOLARBAN 60 (S) CLEAR

hvac screening

ALL HVAC EQUIPMENT WILL BE ADEQUATELY SCREENED BY LANDSCAPING OR FENCING. SEE MECHANICAL DRAWINGS FOR LOCATIONS.

client:

KURE
PROPERTIES

project:

zero industrial park | office - warehouse

nine-unit office warehouse | single unit office warehouse

tax map 89 | parcel 046.00 || columbia, tennessee

revisions



date: 02.12.2023
project no.: c23007.00

building II
elevations -
three (3) unit
building

a420



① plan southwest building perspective



② plan southeast building perspective



③ building II - southeast building perspective



④ building II - southwest building perspective

client:

KURE
PROPERTIES

project:

zero industrial park | office - warehouse
nine-unit office warehouse | single unit office warehouse
tax map 89 | parcel 046.00 | columbia, tennessee

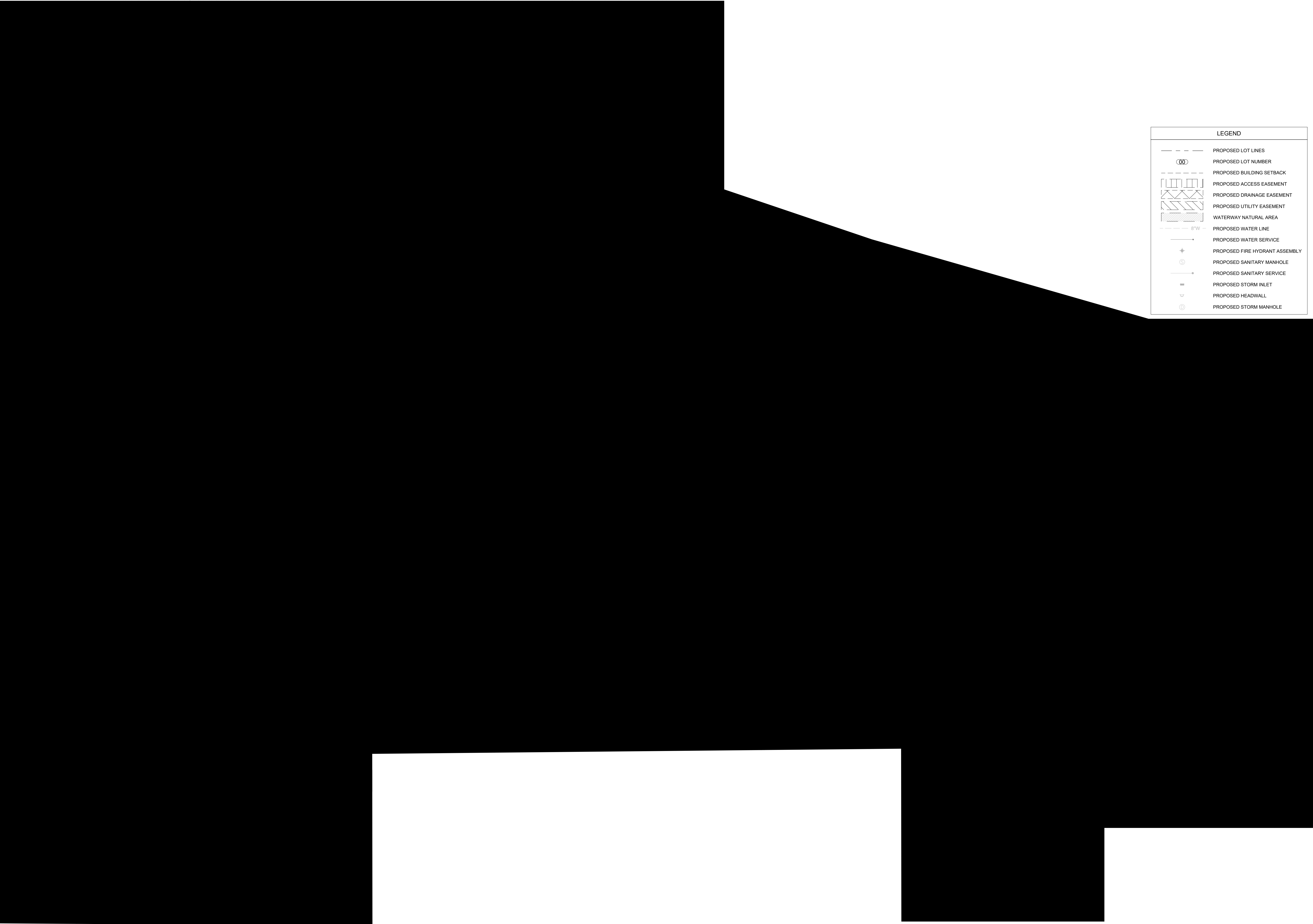
revisions

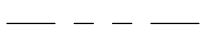
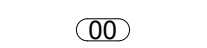


date: 02.12.2023
project no.: c23007.00

building
perspectives

a430



LEGEND	
	PROPOSED LOT LINES
	PROPOSED LOT NUMBER
	PROPOSED BUILDING SETBACK
	PROPOSED ACCESS EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED UTILITY EASEMENT
	WATERWAY NATURAL AREA
	PROPOSED WATER LINE
	PROPOSED WATER SERVICE
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY SERVICE
	PROPOSED STORM INLET
	PROPOSED HEADWALL
	PROPOSED STORM MANHOLE



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**

ADDRESS/LOCATION	0 Industrial Park Road		
	TAX MAP: 089	GROUP:	PARCEL: 46.00
SUMMARY OF NATURE OF REQUEST AND WORK	New industrial park on approximately 46.59 acres. Parcel to be subdivided into twenty (20) industrial lots, two (2) open space lots, and two (2) public roads.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	12.07.2022	<i>Pre-application meetings are scheduled for Wednesdays between 8 and 10 am. Meeting must be requested by Monday of the same week.</i>
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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 Gaumnitz	PHONE	615.678.8212
ADDRESS	1329 W Main St Franklin, TN	EMAIL	cole.gaumnitz@t2-eng.com

PROPERTY OWNER

NAME	Kure Properties & Jet Land Holdings, LLC	PHONE	630.306.7000
ADDRESS	4817 Murfreesboro Rd Arrington, TN	EMAIL	ryan@kureconstruction.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 Gaumnitz
 APPLICANT NAME
 
 APPLICANT SIGNATURE
 02.12.2023
 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.*

Ryan Kure
 PROPERTY OWNER NAME
 
 PROPERTY OWNER SIGNATURE
 2/12/23
 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			