



AGENDA

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

I. Roll Call

II. Approval Of Minutes

III. Old Business

22-0290 2475 Nashville Highway - Arden Village Mixed Use PUD

Request from Benjamin Sexton for facade approval of a mixed use building on lots 209 and 210 of Arden Village PUD at [2475 NASHVILLE HIGHWAY](#).

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

22-0295 1955 Hampshire Pike - New Manufacturing Facility

Request from Joshua Foster for new construction facade approval of manufacturing facility including office area and silos storage structures at [1955 HAMPSHIRE PIKE](#).

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

IV. New Business

22-0304 - 732 Armstrong Lane - New Construction

Request from Paul McCulloch for facade approval of new storage building construction at [732 ARMSTRONG LANE](#).

Documents:

[22-0304_APPLICATION.PDF](#)

[22-0304_SITE PLAN.PDF](#)

22-0309 - Wynnsong Valley PUD - New Construction

Request from T-Square Engineering for facade approval of new self-storage and office/warehouse construction within a Planned Unit Development at [2558 NASHVILLE HIGHWAY](#).

Documents:

[22-0309_ WYNNSONG VALLEY ART COMMERCIAL APPLICATION.PDF](#)
[22-0309_ WYNNSONG VALLEY ART OFFICE WAREHOUSE FLOOR PLANS AND ELEVATIONS.PDF](#)
[22-0309_ WYNNSONG VALLEY ART SITE PLAN.PDF](#)
[22-0309_ WYNNSONG VALLEY ART STORAGE FLOOR PLANS AND ELEVATIONS.PDF](#)

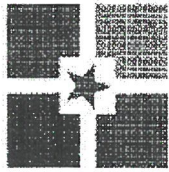
V. Other Business

VI. Adjourn

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

The [2022 meeting schedule](#) can be found on the City of Columbia Architectural Design Review Team [webpage](#).

For other questions, please contact the [Department of Development Services](#) at 931-560-1560.



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

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

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

SELECT REQUEST	PLAN SHEET INCLUDE
<input type="checkbox"/> Façade Approval <input type="checkbox"/> Alternative Compliance Requested <input checked="" type="checkbox"/> Other: <u>Approval of some building</u> <p>Plan approved before with all details already submitted to building codes.</p>	<ul style="list-style-type: none"> • Site Plan • Building elevations for <u>all sides</u> of the building: Color elevations, required, at legible scale, with all materials listed (materials board may be required) • If Alternative Compliance is requested, provide scope of alternative and description of proposed compliance. • Floor Plans for all new construction and façade remodels.

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

22-0304

APPLICANT

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

PROPERTY OWNER

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

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

Paul McCulloch
APPLICANT NAME

Paul McCulloch
APPLICANT SIGNATURE

10/19/22
DATE

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

Paul McCulloch
PROPERTY OWNER NAME

Paul McCulloch
PROPERTY OWNER SIGNATURE

10/10/22
DATE

STAFF USE ONLY

DUCKET NO.	22-0304
RECEIPT NO.	

FEES PAID	N/A
REQUESTED AGENDA	

DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS	
DATE OF PUBLIC NOTICES IN DAILY HERALD	

BOARD ACTION	
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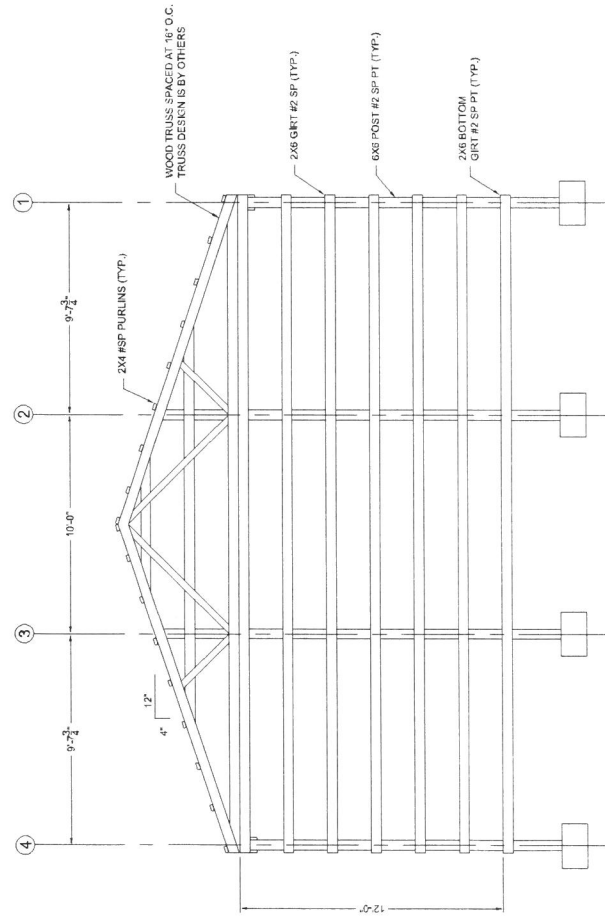


NO.	DESCRIPTION	REVISIONS:

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

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

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



GABLE WALL ELEVATION

FRAMING NOTES:

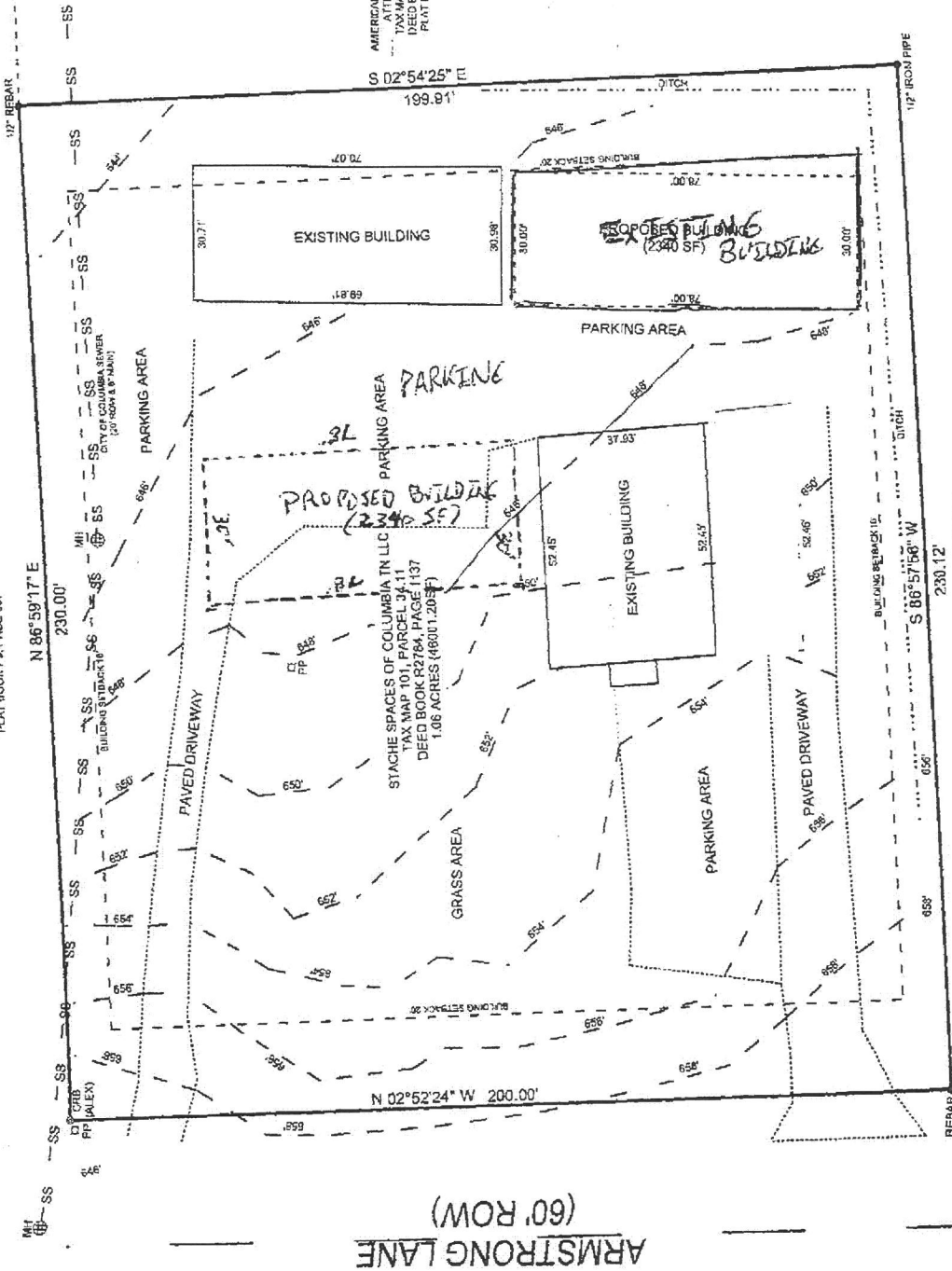
- ALL NAILS SHALL BE 16G GALVANIZED POST-FRAME RING SHANK NAILS (W/ MIN. SHANK LENGTH OF 3" & MIN. SHANK Ø OF 0.148" (TYP. (U.N.O.))
- PURLIN SPLICES SHALL ONLY BE PERMITTED @ TRUSS CHORD LOCATIONS
- TRUSS DESIGN SHALL BE THE SOLE RESPONSIBILITY OF THE MANUFACTURER & TRUSS DESIGNER. THE ENGINEER OF RECORD DESIGNATED ON THESE PLANS SHALL NOT BE HELD LIABLE FOR ANY DEFECTS, FAILURES OR INCOMPATIBILITY OF ANY ROOF TRUSS.
- TRUSS DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL TRUSSES ASSUMING A 0.15PSE SUPERIMPOSED DEAD LOAD ACROSS ALL TRUSS BOTTOM CHORDS. IF OWNER WISHES TO INSTALL A CEILING OR ANY SUSPENDED DEVICE OR APPURTENANCE FROM THE TRUSSES OTHER THAN THOSE SPECIFICALLY NOTED WITHIN THESE PLANS, THE ENGINEER OF RECORD SHALL BE NOTIFIED PRIOR TO INSTALLATION IN ORDER TO VERIFY OVERALL EFFECT ON BUILDING DESIGN. NO CEILING, DEVICE OR APPURTENANCE SHALL BE PERMITTED TO BE INSTALLED FROM THE TRUSSES WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
- IN ADDITION, VERIFICATION OF LOAD BEARING CAPACITY OF TRUSS SHOULD BE OBTAINED FROM TRUSS MANUFACTURER AND/OR TRUSS DESIGNER. THE ENGINEER OF RECORD DESIGNATED WITHIN THIS PLAN SET IS NOT RESPONSIBLE FOR TRUSS DESIGN AND CAN OFFER NO GUIDANCE ABOUT THE STRUCTURAL INTEGRITY OF ANY TRUSS.
- GIRTS SHALL BE 2x6 #2 SP & SPACED @ 2'-0" O.C. (TYP. U.N.O.)
- GIRTS SHALL BE CONNECTED TO POSTS USING MIN. (3) NAILS
- GIRT SPLICES SHALL CONFORM TO THE SAME REQUIREMENTS AS PURLIN SPLICES FOUND ON DETAIL 4, SHEET S.S.
- GIRT SPLICES SHALL ONLY BE PERMITTED @ POST LOCATIONS.
- REFER TO STRUCTURAL DETAILS & SECTIONS FOR FOUNDATION REQUIREMENTS.
- IF NAILING REQUIREMENTS ARE NOT SPECIFICALLY NOTED, NAILING PATTERN SHALL BE SAME AS FOR GIRTS. (TYP.)
- ELEVATION VIEWS NOT SPECIFICALLY SHOWN SHALL CONFORM TO THE REQUIREMENTS OF VIEWS SHOWN ON THIS SHEET.

SHEETING NOTES:

- ALL SURFACES SHALL BE CLAD W/ 29 GA. CORRUGATED METAL SIDING (W/ MIN. THICKNESS OF 0.0172" & MAX. RIB SPACING OF 5" (TYP. (U.N.O.))
- ALL METAL PANELS SHALL BE INSTALLED IN ACCORDANCE W/ DETAILS.
- REFER TO STRUCTURAL FRAMING ELEVATIONS FOR ALL FRAMING REQUIREMENTS.
- REFER TO STRUCTURAL DETAILS FOR FOUNDATION REQUIREMENTS.
- ALL FASCIA, SOFFITS & EXTERIOR TRIM SHALL BE INSTALLED ACCORDING TO CUSTOMER CONTRACT DOCUMENTS.
- WHEN USING METAL BUILDING APPURTENANCES TO ATTACH SOFFIT TO WALL, CONTRACTOR SHALL ENSURE THAT METAL WALL PANELS RECEIVE THE REQUIRED SCREW PATTERN AS DESIGNATED WITHIN THIS PLAN SET.

SITE PLAT

SMITH CONSTRUCTORS INC.
TAX MAP 101, PARCEL 24.18
DEED BOOK R2396, PAGE 44
PLAT BOOK P.10, PAGE 307



AMERICAN BANK NOTE COMPANY
ATTN: WARD A. URBAN
11000 N. HUNTERS TRAIL, SUITE 300
DALLAS, TEXAS 75243
PHONE: (214) 761-1100
FAX: (214) 761-1101

NOTES
1. THIS PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS.
2. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1901.
3. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1901.

FOUND CORNERS
SET CORNERS
WATER LINES
SCALE 1" = 20 FEET

SURVEYOR'S CERTIFICATE
I, the undersigned, being a duly qualified and licensed surveyor in the State of Texas, do hereby certify that the foregoing is a true and correct copy of the survey shown on the attached plat, and that the same was conducted in accordance with the laws and regulations governing the practice of the profession of a surveyor in the State of Texas.

SURVEYOR:
Glen W. Alexander
2401 MacArthur Blvd., Columbia, TN 38405
PHONE: 615-468-2339
EMAIL: galex@bellcom.net

OWNER:
STACHE SPACES OF COLUMBIA, TN, LLC
9308 COUNTRY CLUB DRIVE
BRIGHTWOOD, TN 37027
SITE ADDRESS:
732 ARMSTRONG LANE
TAX MAP 101, PARCEL 24.18
DEED BOOK R2784, PAGE 1137
PLAT BOOK 9, PAGE 28
CIVIL DISTRICT

AMERICAN BANK NOTE COMPANY
ATTN: WARD A. URBAN
TAX MAP 101, PARCEL 24.18
DEED BOOK R2396, PAGE 44
PLAT BOOK P.10, PAGE 307

TYPED NORTH
0-2-1510



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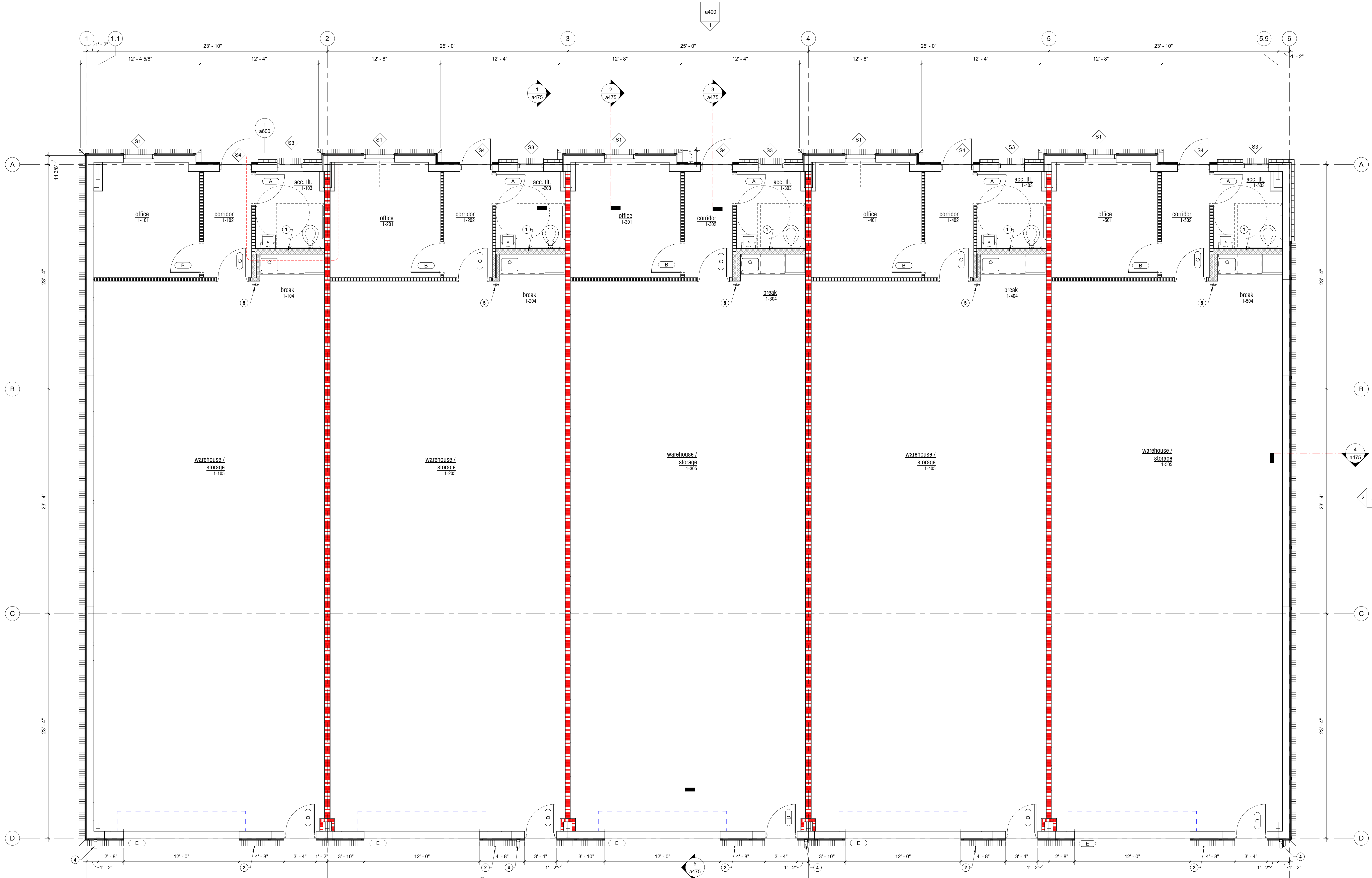
ADDRESS/LOCATION	2258 Nashville Highway		
	TAX MAP: 42	GROUP:	PARCEL: 13.00, 13.07
SUMMARY OF NATURE OF REQUEST AND WORK	13.08, 13.09 We are requesting approval for an addition to an existing CEG-PUD at Map 42, Parcel 13.00, 13.07, 13.08 and 13.09. This revision will include the addition of a self-service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

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	8/19/22	<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
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SELECT REQUEST	PLAN SHALL INCLUDE
<input checked="" type="checkbox"/> Façade Approval <input type="checkbox"/> Alternative Compliance Requested <input type="checkbox"/> Other: _____	<ul style="list-style-type: none"> • Site Plan • Building elevations for <u>all sides</u> of the building: Color elevations, required, at legible scale, with all materials listed (materials board may be required) • If Alternative Compliance is requested, provide scope of alternative and description of proposed compliance. • Floor Plans for all new construction and façade remodels.

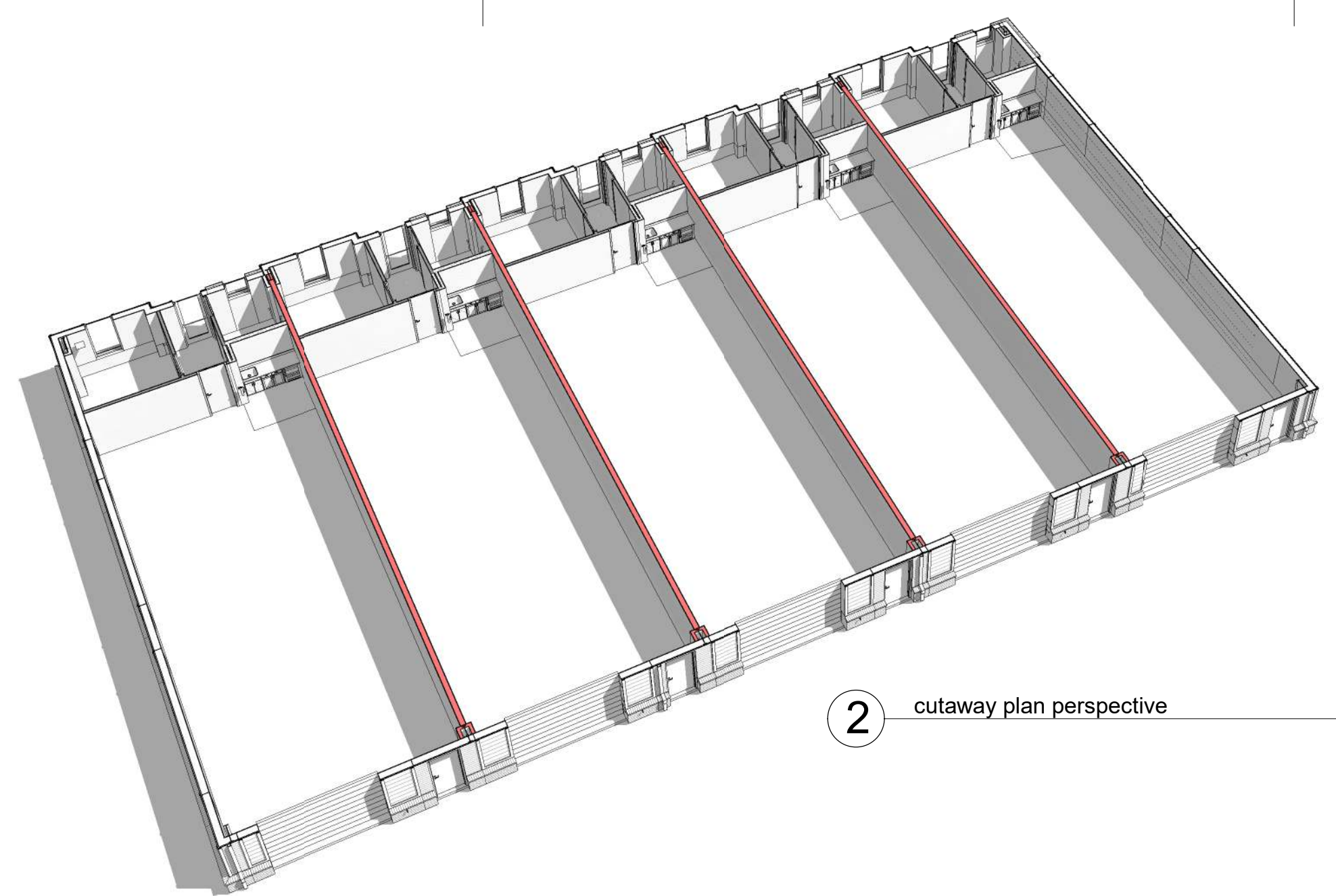
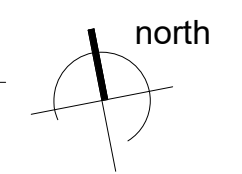
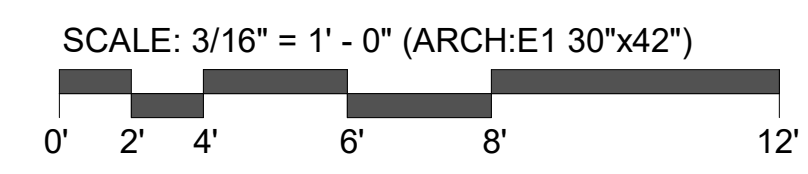
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a401 2

a400

1 first floor noted & dimension plan
1/4" = 1'-0"



2 cutaway plan perspective

symbols

- 1 NEW DOOR (TYPE A) - REFER TO SHEET A600
- 2 HOSE BIB - REFER TO PLUMBING.
- 3 SURFACE MOUNTED FIRE EXTINGUISHER CABINET.

general notes

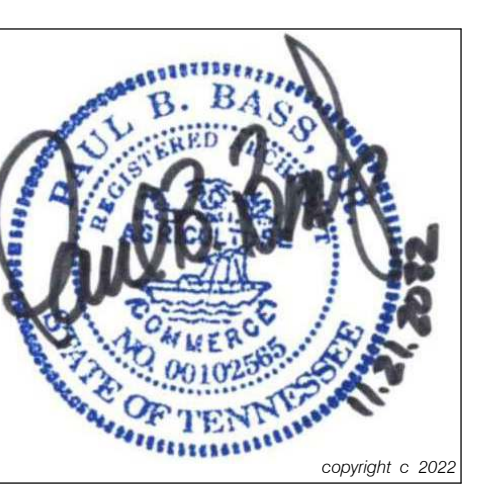
1. REFER TO SHEET A575 FOR DOOR TYPES AND DOOR SCHEDULE.
2. ALL PUBLIC CORRIDORS TO MAINTAIN A MINIMUM OF 36" CLEAR.

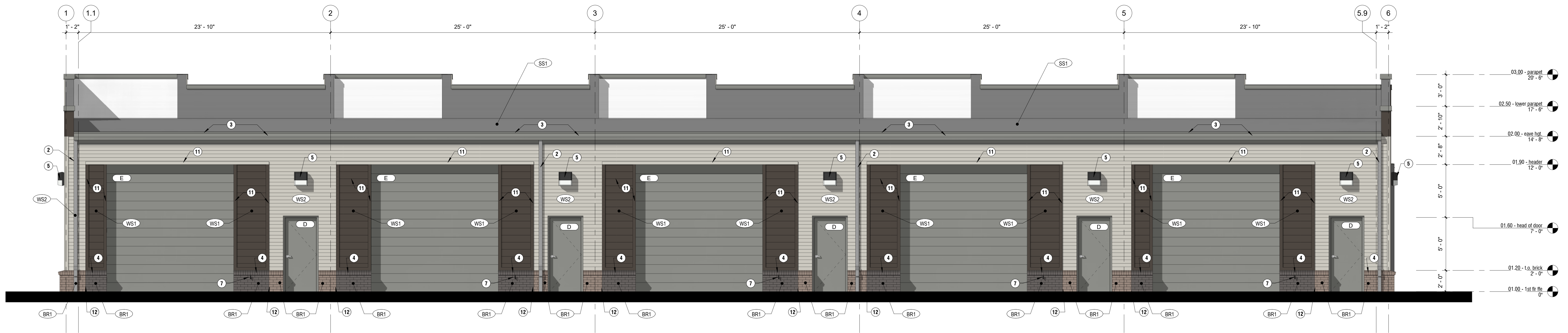
plan notes

- 1 6" METAL STUD PLUMBING WALL.
- 2 SOUND PARTITION - SEE DETAIL 2g200
- 3 PLUMBING PARTITION - SEE DETAIL 3g200
- 4 PREFINISHED ALUMINUM DOWNSPOUTS | COLOR: DARK GRAY.
- 5 WALL MOUNTED FIRE EXTINGUISHER CABINET. REFER TO DETAIL 2g300
- 6 5/8" GYPSUM BOARD OVER 7/8" HAT CHANNEL.

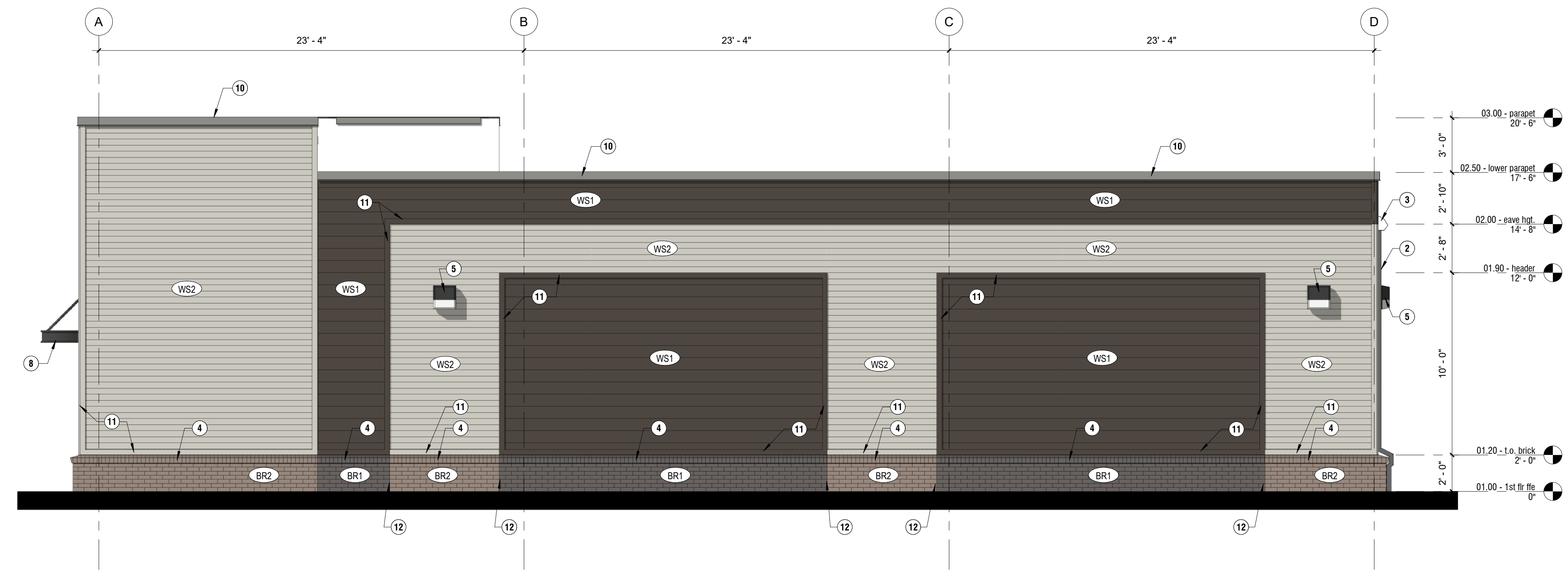
wall legend

- NEW CONSTRUCTION**
- NON-RATED PARTITION - SEE DETAIL 1g200
 - SOUND PARTITION - SEE DETAIL 2g200
 - PLUMBING PARTITION - SEE DETAIL 3g200
 - DEMISING PARTITION - SEE DETAIL 4g200
 - METAL PANEL EXTERIOR WALL ASSEMBLY - SEE DETAIL Xg200
 - EXTERIOR BRICK WALL ASSEMBLY - SEE DETAIL XXg200





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



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



3 southwest building perspective

material legend

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

elevation keynotes

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

zone 4 - building envelope requirements fenestration

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

zone 4 - building envelope requirements

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

general elevation notes

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

planning commission note

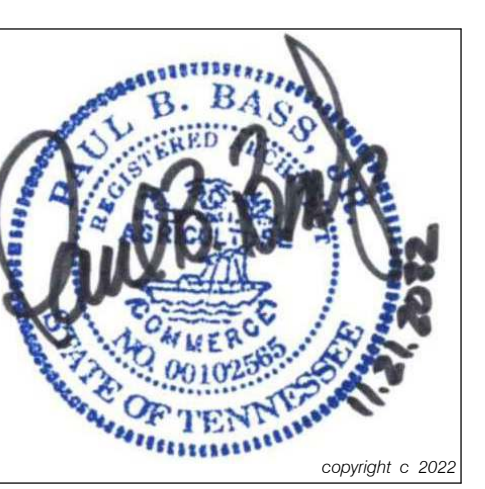
THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE APPROVAL OF THE PLANNING COMMISSION/CITY OF COLUMBIA, TN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE CODES DIRECTOR OR THE PLANNING COMMISSION.

hvac screening

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

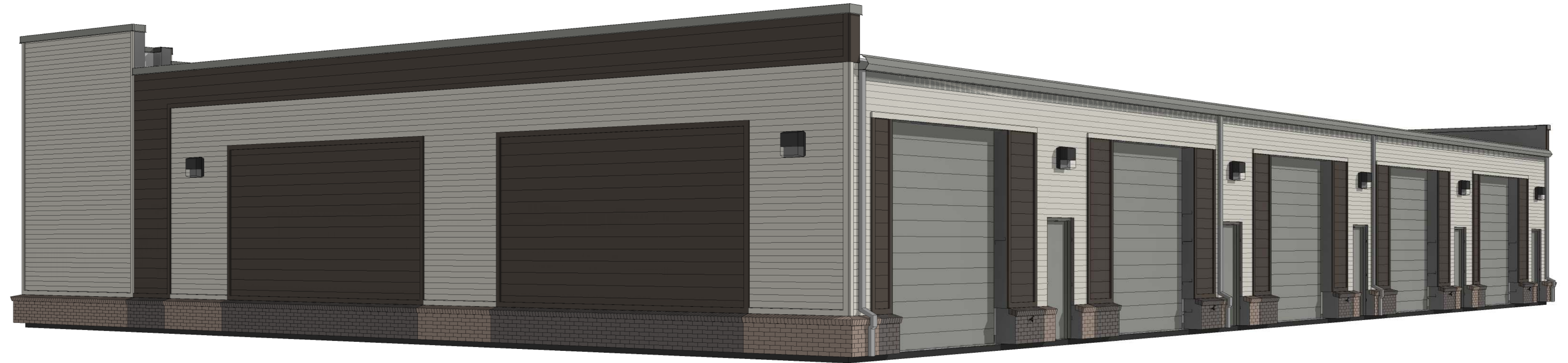
percentage of exterior materials

north elevation	south elevation	east elevation
brick 485.79 sf (20.05%) a) carbon black veLOUR 368.35 sf (15.20%) b) charcoal gray veLOUR 117.44 sf (4.85%) hardie 1,568.51 sf (64.72%) a) black fox 721.03 sf (29.76%) b) repose gray 847.28 sf (34.97%) (door/window openings) 369.87 sf (15.23%) total facade 2,423.17 sf	brick 226.83 sf (17.86%) a) carbon black veLOUR 179.21 sf (14.20%) b) charcoal gray veLOUR 47.62 sf (3.77%) hardie 1,635.05 sf (82.92%) a) black fox 851.57 sf (43.72%) b) repose gray 555.81 sf (44.83%) (door/window openings) 0 sf (0%) total facade 1,291.56 sf	brick 99.21 sf (5.50%) a) carbon black veLOUR 61.11 sf (3.39%) b) charcoal gray veLOUR 38.10 sf (2.11%) hardie 863.53 sf (47.91%) a) black fox 307.70 sf (17.07%) b) repose gray 555.83 sf (30.84%) (door/window openings) 839.60 sf (46.50%) total facade 1,802.34 sf
total brick building 956.21 sf (14.17%) total hardie building 4,584 sf (67.92%) total facade building 6,748.95 sf		

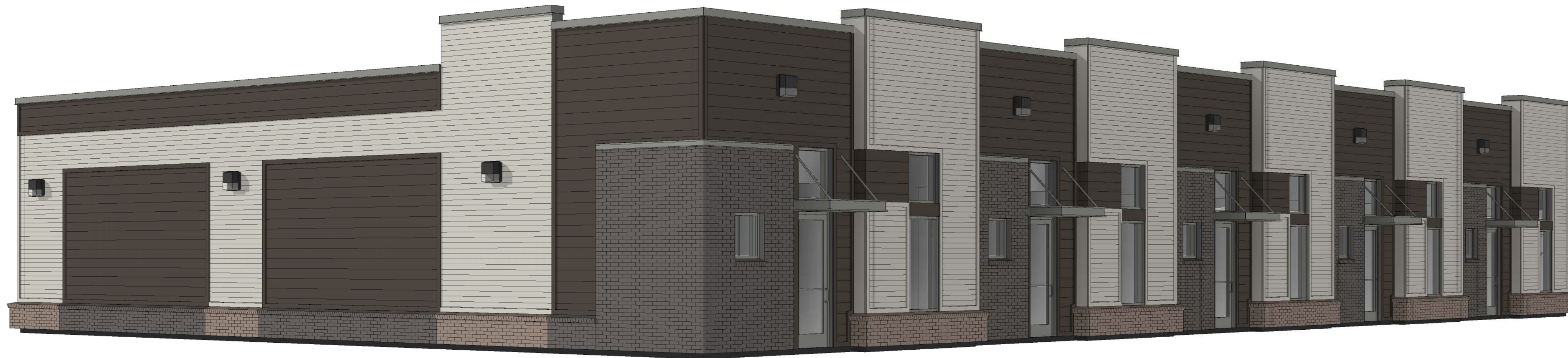




1 northeast perspective



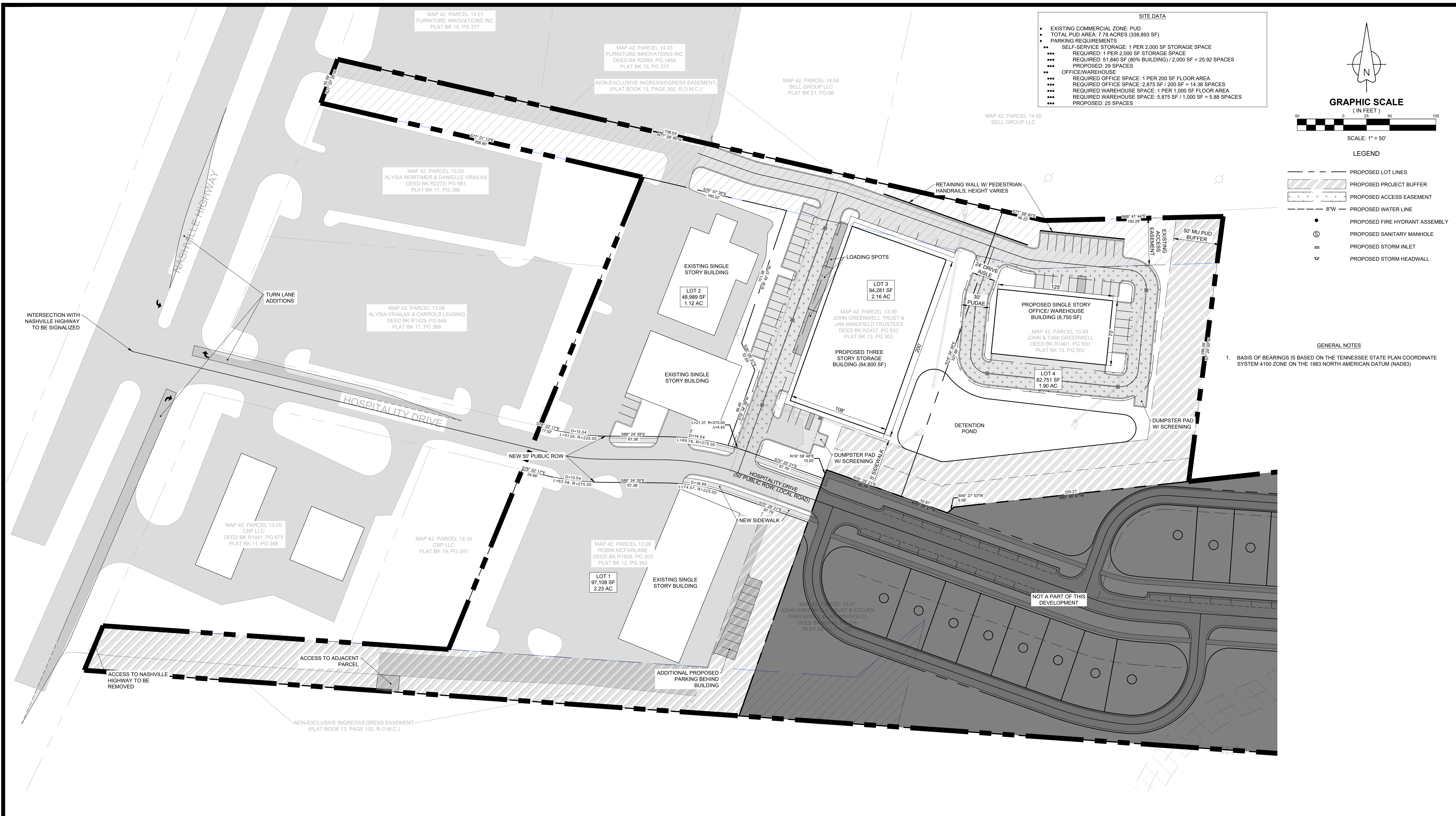
2 southeast perspective



3 northwest perspective

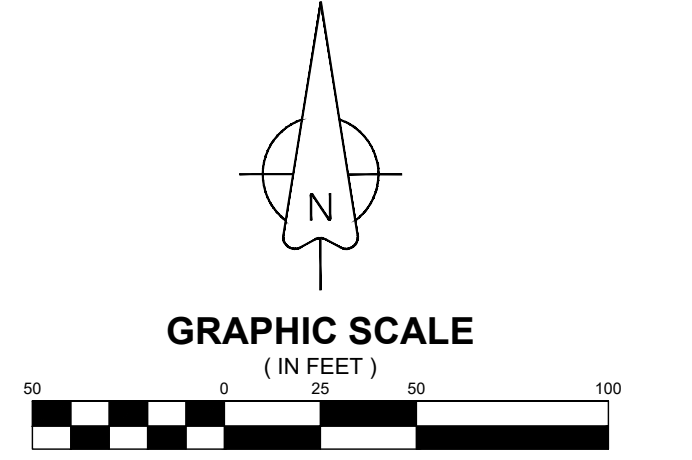


4 southwest perspective



SITE DATA

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



LEGEND

- PROPOSED LOT LINES
- ▨ PROPOSED PROJECT BUFFER
- - - - PROPOSED ACCESS EASEMENT
- 8'W PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT ASSEMBLY
- ⊙ PROPOSED SANITARY MANHOLE
- PROPOSED STORM INLET
- ▭ PROPOSED STORM HEADWALL

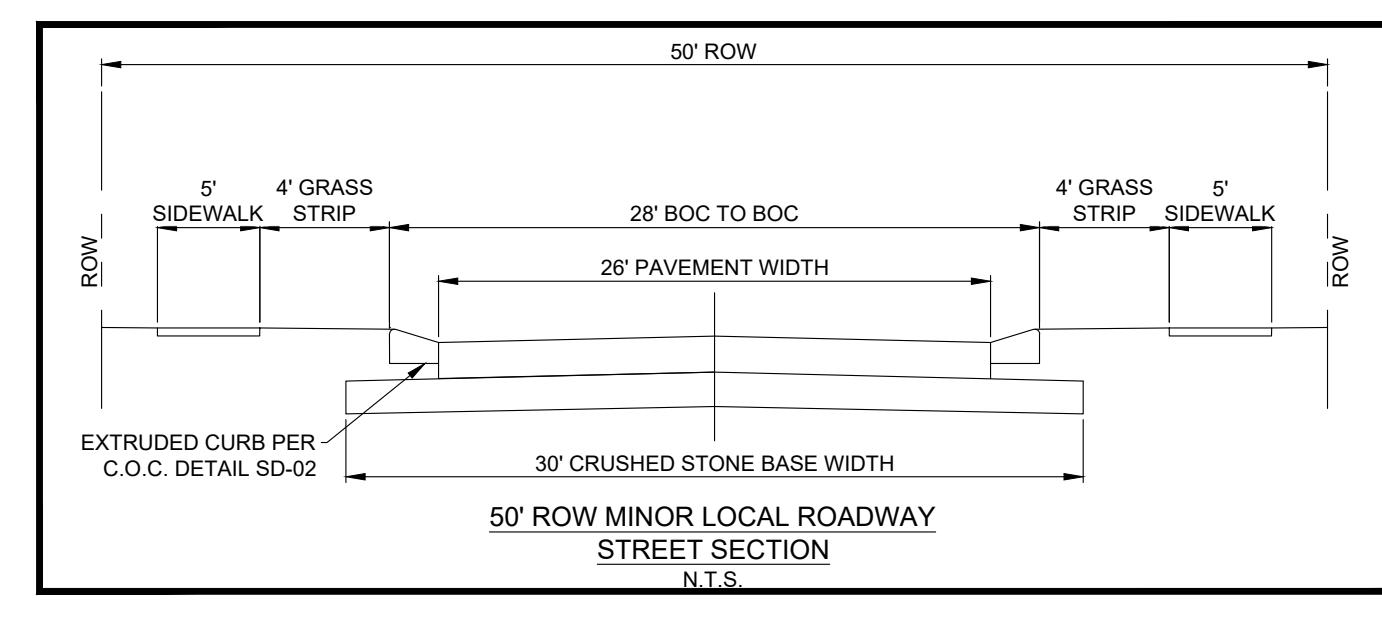
GENERAL NOTES

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

REVISIONS	
NO.	DATE

PRELIMINARY MASTER PUD DEVELOPMENT PLAN
 MAP 42, PARCELS 13.00, 13.02, 13.07, 13.08, 13.09
 COLUMBIA, TENNESSEE

WYNSONG VALLEY



FLOOD NOTE
 NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL #471190180E OF MAURY COUNTY, TN. DATED 04/16/2007.

OWNER OF RECORD
 PARCEL 13.00: JOHN GREENWELL TRUST
 PARCEL 13.02: DEAN AND JULIE NORTON
 PARCEL 13.07: JOHN GREENWELL TRUST AND JAN WINGFIELD
 PARCEL 13.08: ROBIN MCFARLANE
 PARCEL 13.09: JOHN AND TAMI GREENWELL

APPLICANT
 T-SQUARE ENGINEERING
 1329 WEST MAIN ST
 FRANKLIN, TN 37064
 615.678.8212

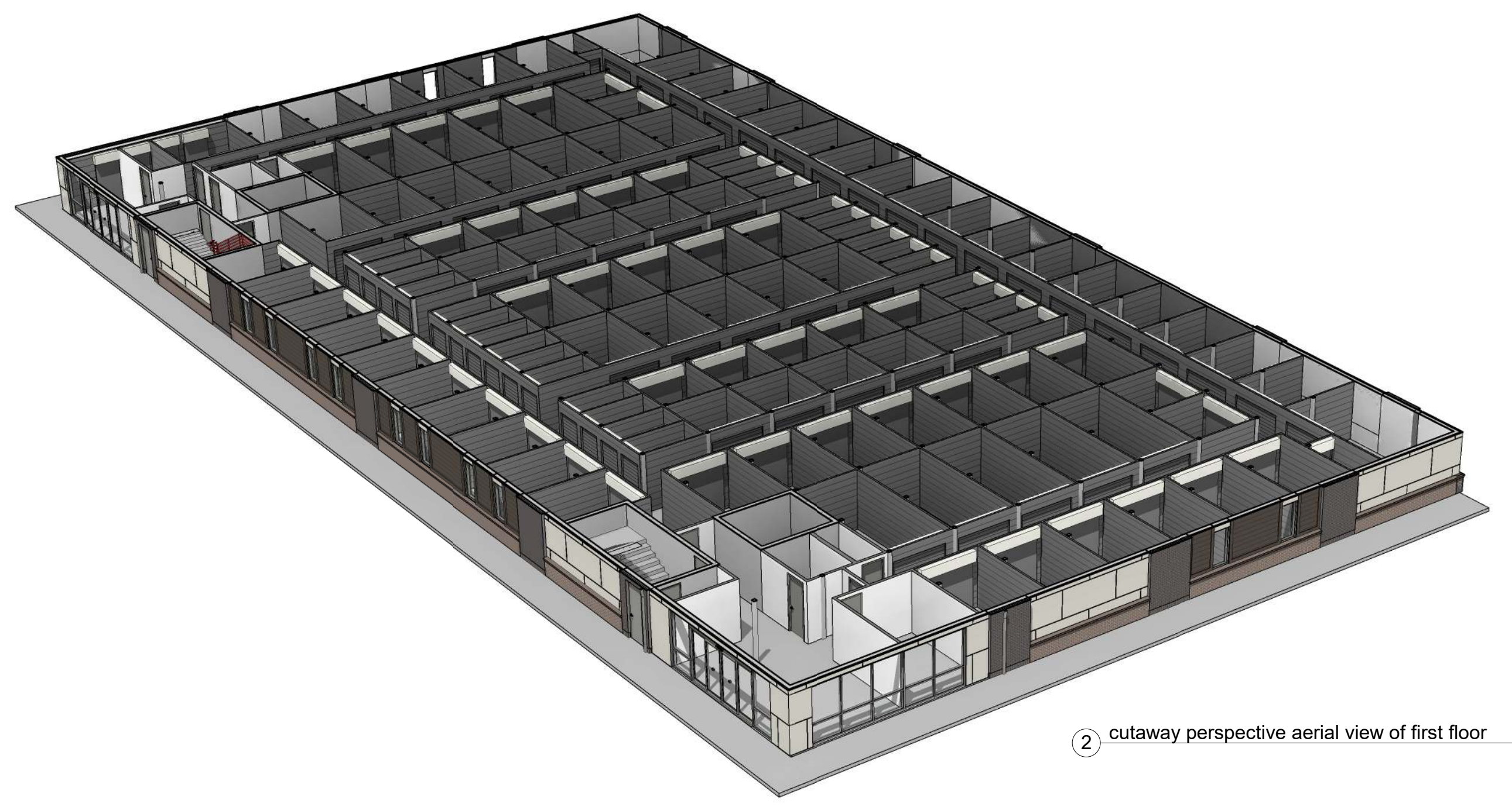
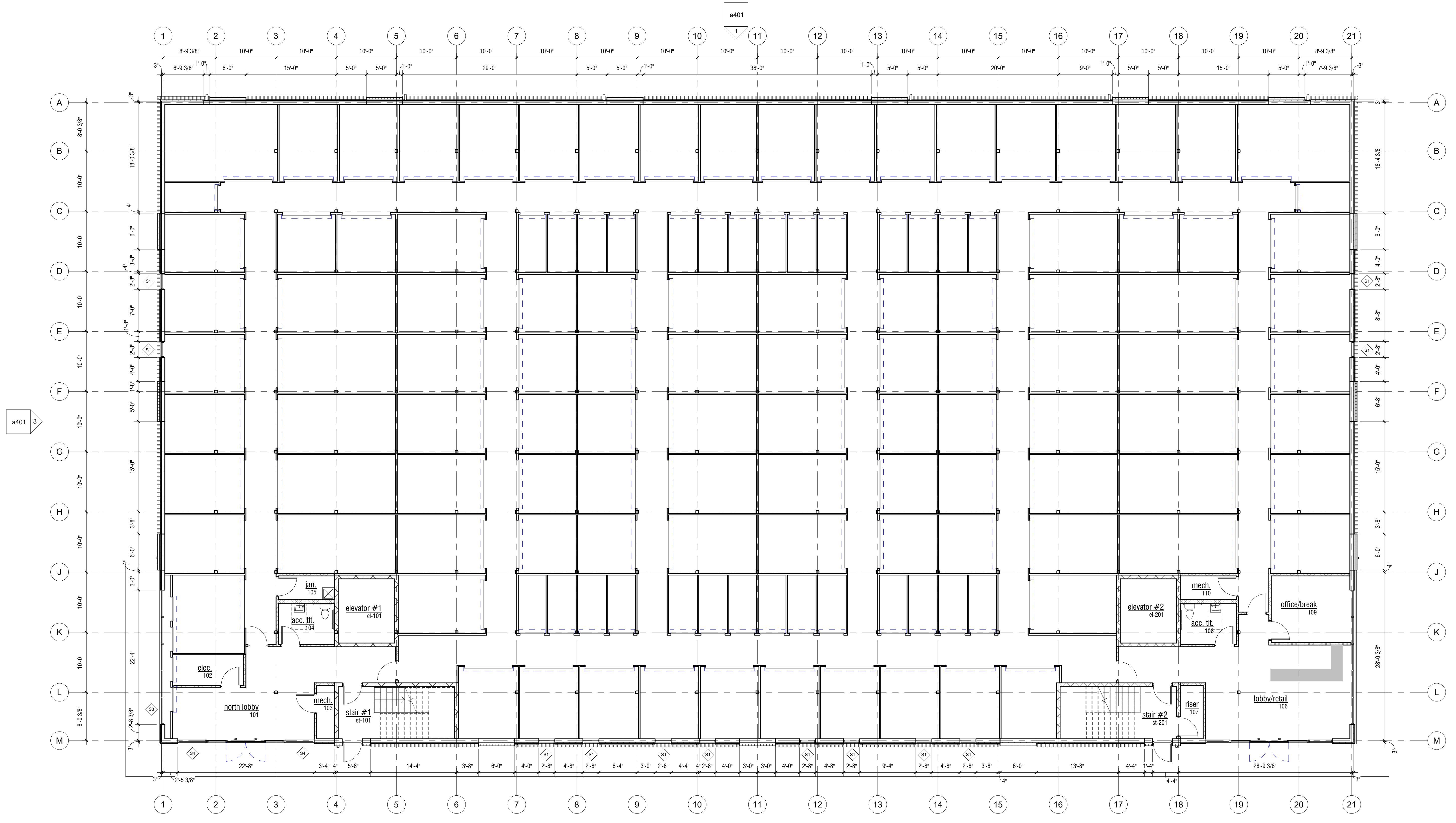


PROJECT
 22-0335

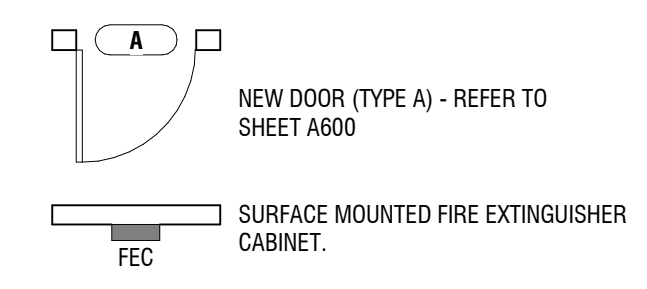
SHEET
 C-2.0



P:\Projects\2022\22-0335\6555 Nashville Hwy - Greg Smith\Production\22-0335 Preliminary PUD Plan.dwg, 11/14/2022, 1:07:47 AM



symbols



general notes

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

tactile egress signs

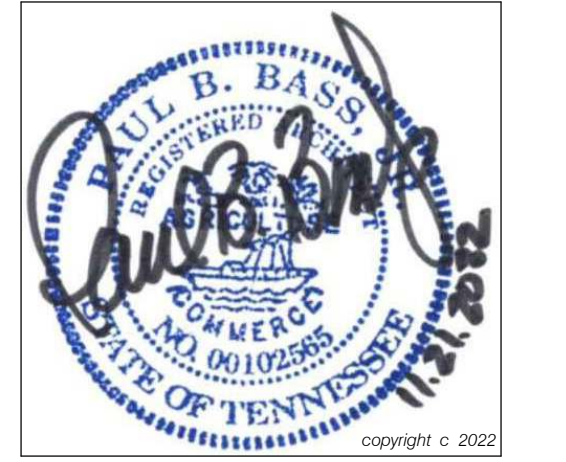
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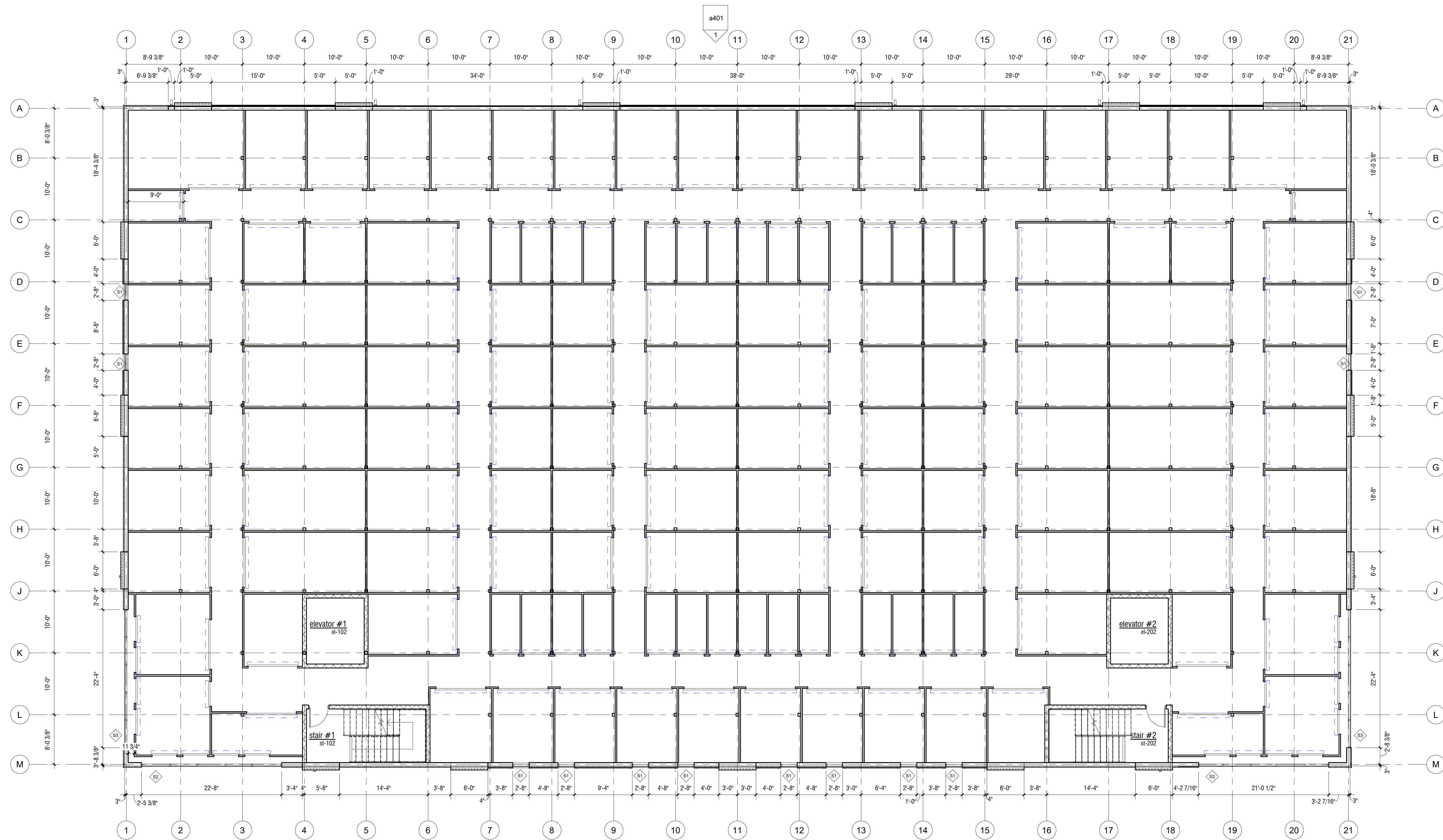
plan notes

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

wall legend

W-1	EFS OVER WOOD STUD FRAMED EXTERIOR WALL ASSEMBLY - REFER TO DETAIL 9/2000
W-1A	EFS OVER WOOD STUD FRAMED EXTERIOR WALL ASSEMBLY WITH NO GYP. - REFER TO DETAIL 9/2000
W-1B	EFS OVER METAL STUD FRAMED EXTERIOR WALL ASSEMBLY - REFER TO DETAIL 10/2000
W-2	HORIZONTAL SIDING OVER WOOD STUD FRAMED EXTERIOR WALL ASSEMBLY - REFER TO DETAIL 14/2000
W-4	BRICK VENEER OVER WOOD STUD FRAMED EXTERIOR WALL ASSEMBLY - REFER TO DETAIL 12/2000
W-5	BRICK VENEER OVER 6" METAL STUD FRAMED EXTERIOR WALL ASSEMBLY - REFER TO DETAIL 13/2000
W10	TWO HOUR RATED CMU SHAFT WALL WITH METAL STUD FURR OUT - SEE DETAIL 19/2000
W-11	TWO HOUR RATED CMU SHAFT WALL - REFER TO DETAIL 18/2000
W-12	EFS OVER TWO HOUR RATED CMU SHAFT WALL - REFER TO DETAIL 11/2000
W-13	CMU SHAFT WALL - REFER TO DETAIL XX/2000
W-20	8" CONCRETE SHAFT WALL - REFER TO DETAIL XX/2000





2 cutaway perspective aerial view of second floor

1
a400

symbols

- NEW DOOR (TYPE A) - REFER TO SHEET A400
- SURFACE MOUNTED FIRE EXTINGUISHER CABINET

general notes

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3. RAISE UNIT STYLE DOORS TO MEET VENTILATION REQUIREMENTS - REFER TO MECHANICAL.

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plan notes

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- 4 CABLE BARRIER RAILING - REFER TO SHEET S1.X.
- 5 PORTABLE FIRE EXTINGUISHER MOUNTED TO ADJACENT WALL - REFER TO DETAIL S/G300.
- 6 EXTENTS OF FLOOR ABOVE.
- 7 TRENCH DRAIN - REFER TO PLUMBING.
- 8 SAFETY BOLLARD.
- 9 INSTALL COMPONENTS FOR FUTURE INSTALLATION OF EVCHARGE LEVEL 2 EVSE ELECTRIC CAR CHARGER
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1 second floor noted plan
1/8" = 1'-0"

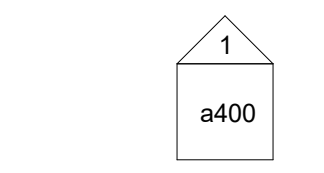
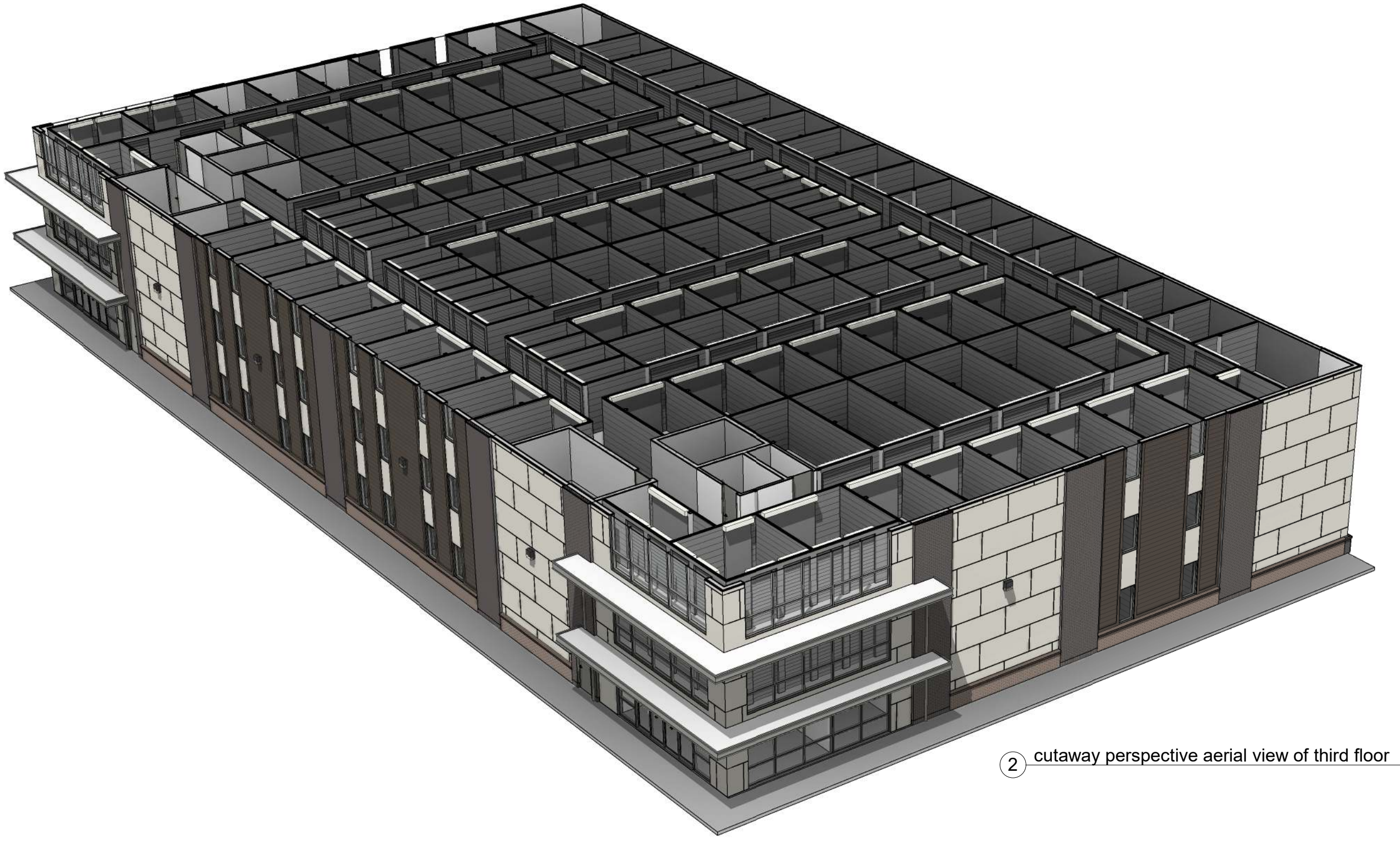
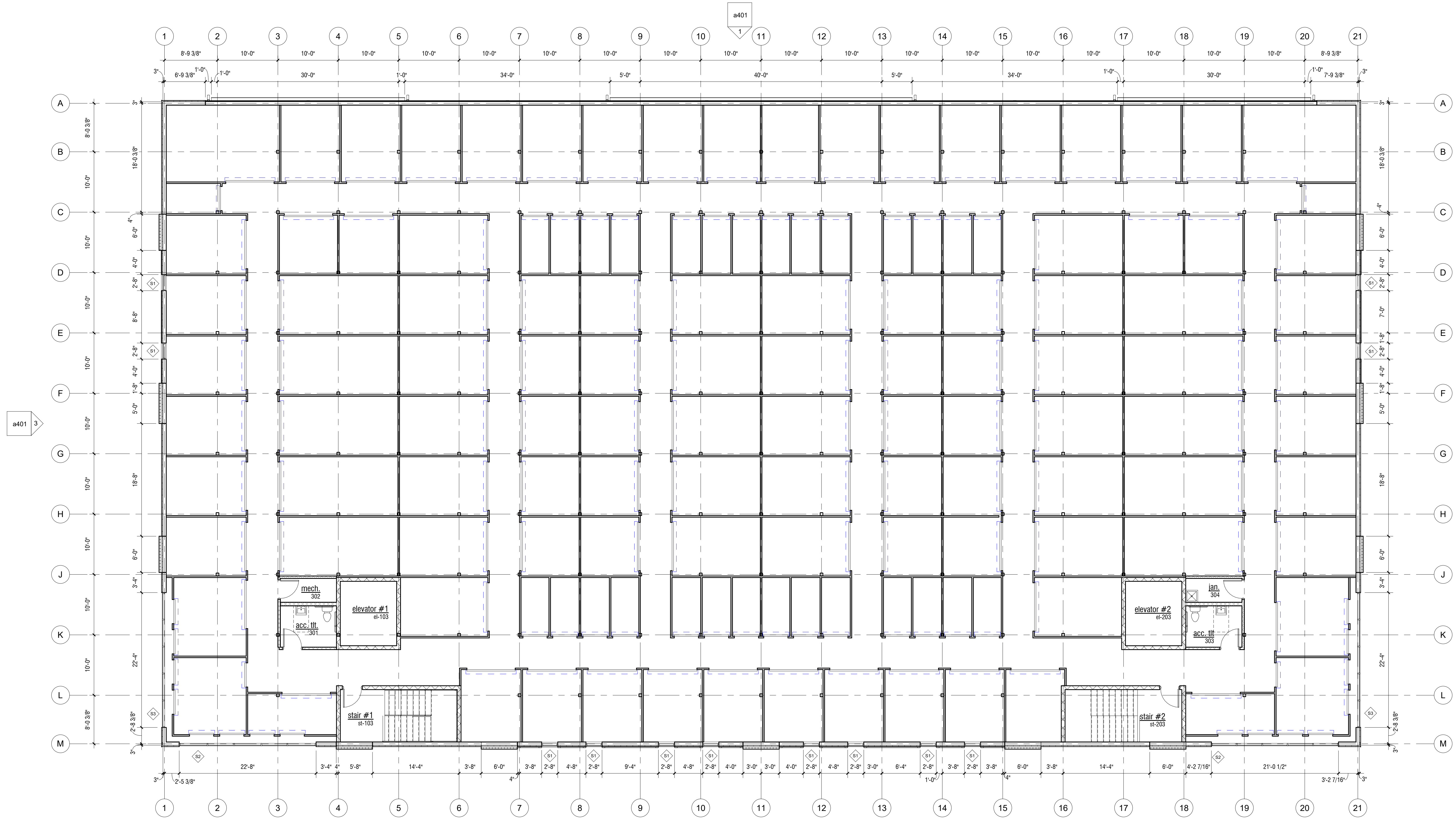
SCALE: 1/8" = 1'-0" (ARCH-E1 30"x42")



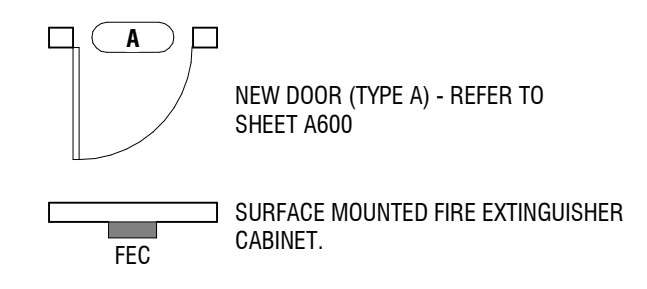
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- W-2 HORIZONTAL SIDING OVER WOOD STUD FRAMED EXTERIOR WALL ASSEMBLY - REFER DETAIL 14/g200
- W-4 BRICK VENEER OVER WOOD STUD FRAMED EXTERIOR WALL ASSEMBLY - REFER TO DETAIL 12/g200
- W-5 BRICK VENEER OVER 6" METAL STUD FRAMED EXTERIOR WALL ASSEMBLY - REFER TO DETAIL 13/g200
- W10 TWO HOUR RATED CMU SHAFT WALL WITH METAL STUD FURR OUT - SEE DETAIL 19/g200
- W11 TWO HOUR RATED CMU SHAFT WALL - REFER TO DETAIL 18/g200
- W12 EIFS OVER TWO HOUR RATED CMU SHAFT WALL - REFER TO DETAIL 11/g200
- W13 CMU SHAFT WALL - REFER TO DETAIL XX/g200
- W20 8" CONCRETE SHAFT WALL - REFER TO DETAIL XX/g200





symbols



general notes

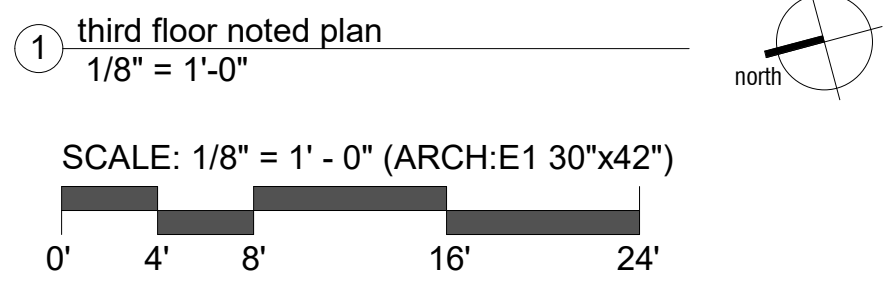
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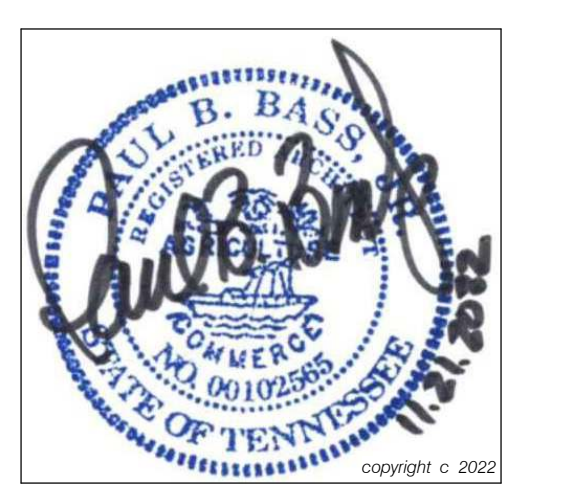
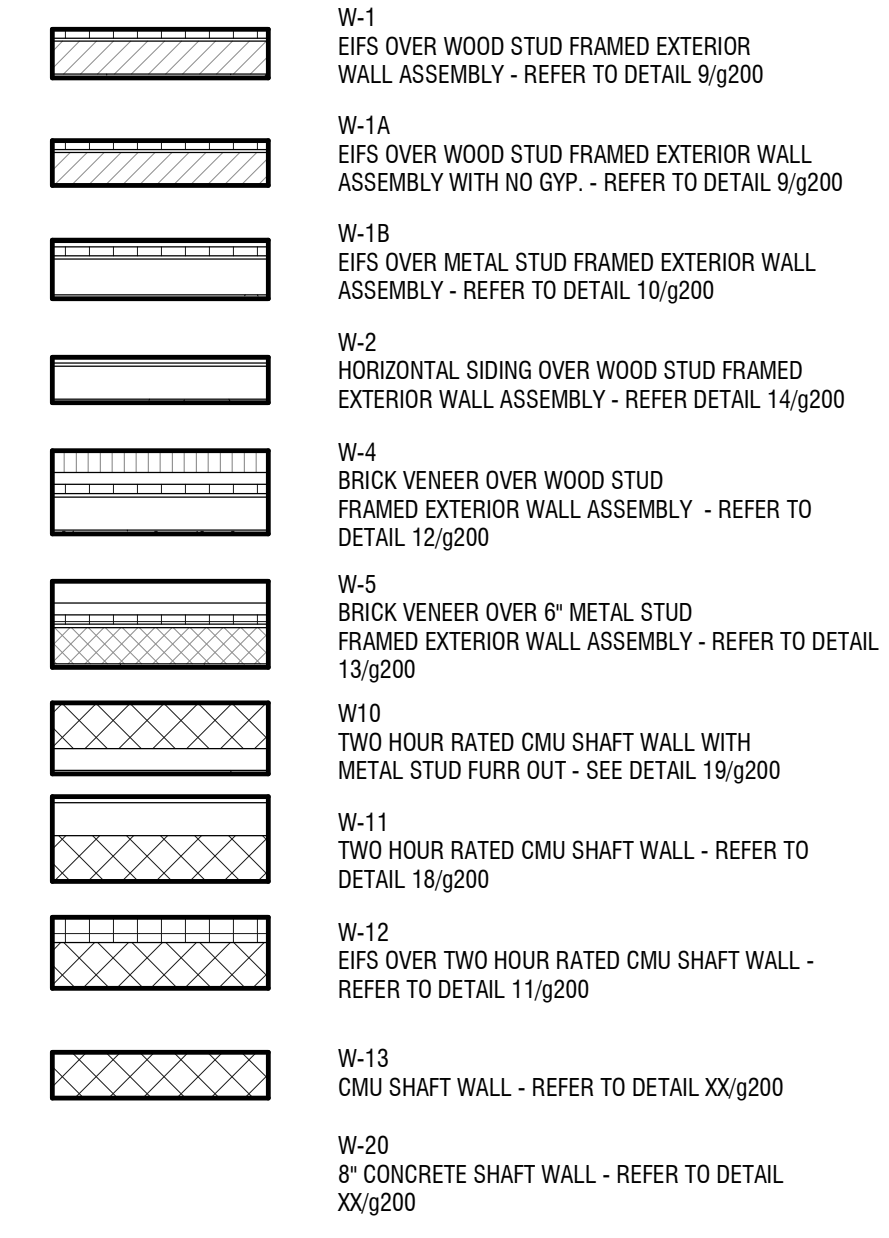
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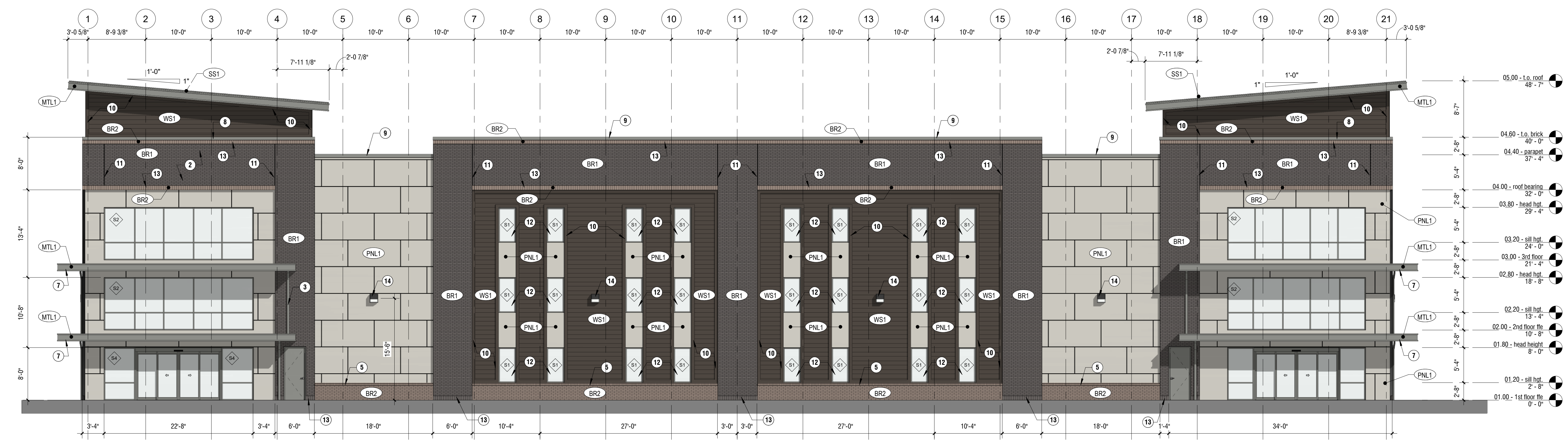
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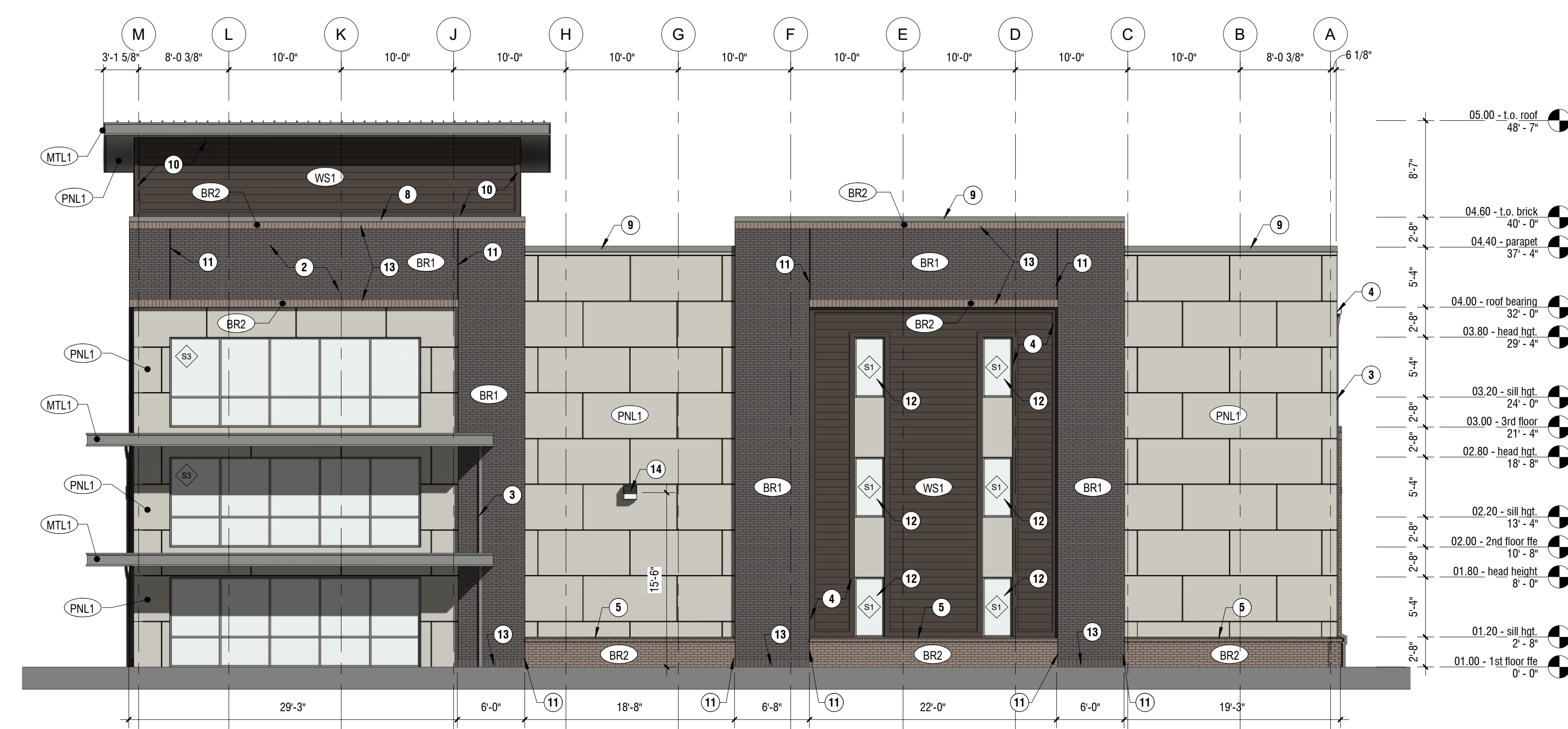


wall legend





1 west elevation (front)
 1/8" = 1'-0"



3 south elevation (right)
 1/8" = 1'-0"



2 perspective view of front elevations

material legend

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

elevation keynotes

- 1 EXTERIOR LIGHTING - REFER TO ELECTRICAL.
- 2 PROPOSED LOCATION FOR EXTERIOR SIGNAGE - A SEPARATE SIGNAGE PERMIT APPLICATION WILL BE INITIATED FOR REQUIRED SIGNAGE APPROVALS.
- 3 PREFINISHED ALUMINUM DOWNSPOUTS | COLOR TO MATCH: PAC-CLAD BURNISHED SLATE.
- 4 PREFINISHED EAVE TRIM WITH STEEL GUTTER | CITY SEAMLESS RAIN GUTTER K-STYLE | COLOR TO MATCH: PAC-CLAD BURNISHED SLATE.
- 5 BRICK ROWLOCK @ TRANSITION & WINDOW SILLS.
- 6 HOSE BIBB - REFER TO PLUMBING.
- 7 PREFABRICATED ALUMINUM CANOPY - REFER TO DETAIL XXXXX.
- 8 PREFINISHED ALUMINUM FLASHING/COPING AT TRANSITION FROM BRICK TO HARDIE PLANK LAP SIDING.
- 9 PAC-CLAD PAC-TITE COPING: TAPERED | COLOR: PAC-CLAD BURNISHED SLATE.
- 10 HARDIE TRIM BOARDS - 4x4 SMOOTH - PAINT TO MATCH ADJACENT FINISH.
- 11 MASONRY CONTROL JOINT.
- 12 SPANDREL GLAZING - REFER TO THE STOREFRONT SCHEDULE.
- 13 BRICK SOLDIER COURSE - MODULAR BRICK SIZE - REFER TO MATERIAL LEGEND FOR COLOR.
- 14 WALL PACK AT 15'-6" AFF - REFER TO ELECTRICAL.

zone 4 - building envelope requirements fenestration

SHGC - ALL FRAME TYPES	SEW	NORTH
SHGC: FF = 0.20	0.38	0.46
SHGC: 0.20 < PF < 0.50	0.43	0.53
SHGC: PF > 0.50	0.58	0.58

zone 4 - building envelope requirements

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

general elevation notes

1. DOOR AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 29 - (BLACK ALUMINUM - AA-M10C21444)
2. GLAZING TO BE 1" INSULATED PPG SOLAR CLEAR AND SOLARBAN 60 (3) CLEAR

planning commission note

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

hvac screening

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

percentage of exterior materials

north elevation	south elevation
brick 1,288.85 sf (29.98%) a) carbon black veLOUR 1,052.79 sf (24.47%) b) charcoal gray veLOUR 236.06 sf (5.49%)	brick 1,296.97 sf (29.92%) a) carbon black veLOUR 1,062.93 sf (25.52%) b) charcoal gray veLOUR 234.04 sf (5.40%)
hardie 2,391.75 sf (55.60%) a) black fox 751.55 sf (17.49%) b) repose gray 1,640.20 sf (38.14%)	hardie 2,416.88 sf (55.75%) a) black fox 751.58 sf (17.33%) b) repose gray 1,665.30 sf (38.42%)
(door/window openings) 621.33 sf (14.44%) total facade 4,301.93 sf	(door/window openings) 621.33 sf (14.33%) total facade 4,335.18 sf

west elevation	east elevation
brick 2,500.21 sf (31.13%) a) carbon black veLOUR 2,018.10 sf (25.13%) b) charcoal gray veLOUR 482.11 sf (6.00%)	brick 1,985.14 sf (28.28%) a) carbon black veLOUR 1,421.72 sf (20.25%) b) charcoal gray veLOUR 563.42 sf (8.03%)
hardie 4,101.41 sf (51.07%) a) black fox 2,009.28 sf (25.02%) b) repose gray 2,092.13 sf (26.05%)	hardie 5,035.53 sf (71.72%) a) black fox 3,547.80 sf (50.53%) b) repose gray 1,487.73 sf (21.19%)
(door/window openings) 1,428.84 sf (17.79%) total facade 8,030.56 sf	(door/window openings) 0 sf (0%) total facade 7,020.67 sf

total brick building 7,071.17 sf (28.85%) total hardie building 13,945.57 sf (58.87%) total facade building 23,888.24 sf



1 a420 corner perspective



2 plan southwest perspective



3 plan northeast building perspective