



City of Columbia

Architectural Design Review Team

January 11, 2022

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**Staff Report
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CITY OF COLUMBIA



T E N N E S S E E

Development Services

AGENDA

The Columbia Architectural Design Review Team will meet on Tuesday, January 11th, 2022 at 9:00 A.M. in Conference Room A on the basement floor of City Hall, 700 N. Garden Street, for the purpose of reviewing the following projects:

- 1) Approval of minutes
- 2) Request from WES Engineers and Surveyors for new construction design approval on Pulaski Highway being Tax Map 113 Group 80.19.
- 3) Request from ViViD1 Architecture for new commercial construction approval at 204 East 6th Street.
- 4) Request from Bobby Lovell for new building construction on Hatcher Lane being Tax Map 100J Group D Parcel 23.00 adjacent to 1217 Hatcher Lane.
- 5) Request from Gabby Marroquin for new office construction on the corner of Cord Drive and Pulaski Highway being Tax Map 113 Parcel 59.02.

Anyone requesting accommodations due to disabilities should contact Connie Etzkin at 931-560-1570 prior to the meeting.

City of Columbia
ARCHITECTURAL DESIGN REVIEW TEAM
December 7, 2021

CALL TO ORDER:

The December meeting of the Architectural Design Review Team for the City of Columbia was called to order at 9:02 a.m. The meeting was held in Conference Room A, City Hall basement level.

ROLL CALL: All present and included the following:

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

Others attending: Mr. Kevin McCarthy, Planning Associate
 Ms. Sandra Richardson, Secretary
 Ms. Melissa Sanders, Planning Associate

APPROVAL OF MINUTES:

Ms. Brass made the motion to approve the November minutes with Mr. McBroom seconding the motion. The motion passed with a vote of four to zero, with Ms. Williams arriving late.

AGENDA ITEM #2

Case #ART-2021-0269

Request from WES Engineers and Surveyors for new construction design approval on Pulaski Highway being Tax Map 113 Group 80.19.

Staff Recommendation:

Mr. Brass presented the Team with the details of the agenda item. The primary material is EFIS broken up by pilaster. The pilaster did not go all the way up to the roof line.

Discussion and Motion:

Mr. Gerald Vick, WES Engineers, Joe Krueger, and Al Nichol, KCS Construction, were present to answer question. Discussion included the pilaster not going all the way up because it would affect the roof line, zoning ordinance compliance, the wall not broken up, awnings, adding where the awning is, rear elevation interfering with the overhead door, CA-3- rear, modulation, the use of something other than EFIS at the base, color is needed to break up the massive building, brick

City of Columbia
ARCHITECTURAL DESIGN REVIEW TEAM
December 7, 2021

or stone base, high grade material first, brick stamp, tilt up look, industrial look, added glass to make it look nicer, guidelines, typically canvas awnings have not been allowed, limitations, the intent is to visually break up the mass of the building, appearance, elevation, pilasters could potentially look better being adjacent to or in line with the columns. design guidelines, meeting the intent with a purpose to it, stop at the pilaster, and start again, or reorganize the pilasters. Mr. Sloan made the motion to defer with taking some of the suggestions, and coming back with maybe a sample. Mr. McBroom seconded the motion. Mr. Brass stated that the comments that were given to the applicant was to do a brick or stone base around all sides of the building. Mr. Sloan stated to have the brick or the stone veneer on all sides per the zoning ordinance. He stated that he doesn't feel the applicant has to have the base all the way around. It looks intentional and it terminates his suggestion is to have that same base on all the pilasters, so that the material is present on all facades. Further discussion included height verification, and emailing staff. The motion to defer passed five to zero.

AGENDA ITEM #3

Case #ART-2021-0264

Request from Keith Martin for new addition at 376 Bear Creek Pike being Tax Map 90 Parcel 17.01.

Staff Recommendation:

Mr. Brass presented the Team with the details of the agenda item. This structure currently has an open change of use permit on it from a previously approved use of a church. A parking lot was paved not meeting the conditions of the change of use permit requiring adequate spacing and landscape buffers.

Discussion and Motion:

Mr. Keith Martin, Martin Construction, Cindy Peowski, Owner, were present to answer questions. Discussion included the design, parking lot, change of use permit, real estate office, retail space, pergola, and former parking. Mr. Brass stated the options in moving forward is comply by the parking standards landscape ordinance, or could remove the asphalt to meet the standards which was retail use. Additional discussion included changing the façade, material, pressure treated, the pergola is natural color and they will let it turn, retail space, natural façade, gable, and handicap parking. Mr. Brass stated that the best point of action is to work with an engineer to come up with a master site plan showing how the parking can be configured, and run it through staff with the island and landscaping. Mr. Sloan made the motion to approve noting that the pergola on

City of Columbia
ARCHITECTURAL DESIGN REVIEW TEAM
December 7, 2021

the front façade does not start until it is west of the front door and it runs all the way down the west façade of the building. It is a natural wood that is pressure treated naturally. Ms. Williams seconded the motion. Motion to approve with condition passed five to zero. Further discussion included to call Mrs. Richardson and set up a meeting with Mr. Brass.

AGENDA ITEM #4

Case #ART-2021-0256

Request from Bob Hackel for façade modification from a previously approved plan at 1530 Bear Creek Pike being Tax Map 73 Parcel 18.26.

Staff Recommendation:

Mr. Brass presented the Team with the details of the agenda item. This request is the Candlewood Suites that currently is completely built. A different rendering was submitted from what was previously approved.

Discussion and Motion:

Mr. Lance Wickey, was present to answer questions, and also Mr. Bob Hackel, per telephone. Discussion included materials, renderings, the layout is slightly different, floor plan, the exterior was revised, prototype, front entry window and awning is painted, color scheme change, framing stage, water proofing, EFIS, Hardie panel siding, and the vertical center tower. Mr. Sloan moved to approve with Mr. McBroom seconding. Motion to approve passed as submitted with a vote of five to zero.

AGENDA ITEM #5

Case #ART-2021-0254

Request from Kat Alvarez for canopy addition at 605 South James Campbell Boulevard.

Staff Recommendation:

Mr. Brass presented the Team with the details of the agenda item. Staff did request that they do brick pilasters matching the building.

Discussion and Motion:

The applicant was not present. Discussion included the proposed canopy with elevations, brick columns matching the building. Mr. Sloan moved to approve, and seconded by Mr. McBroom. The motion to approve passed five to zero.

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ARCHITECTURAL DESIGN REVIEW TEAM
December 7, 2021

OTHER BUSINESS:

Mr. Brass introduced Mr. Kevin McCarthy our new staff member.

ADJOURNMENT:

Mr. Brass made the motion to adjourn with Ms. Williams seconding. Motion to adjourn passed five to zero. Meeting adjourned at 10:11 a.m.

Case Number:

21-0269

Request:

Request from WES Engineers and Surveys for new construction design approval on Pulaski Highway being Tax Map 113 Group 80.19.



**CITY OF COLUMBIA TENNESSEE
ARCHITECTURAL DESIGN REVIEW
STAFF REPORT**

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

ART 21-0269

APPLICANT/OWNER

WES Engineering/ Anderson & Watts Enterprises.

MEETING DATE

N/A

PROPERTY ADDRESS/LOCATION

NE Corner of Park Plus Drive & Pulaski Hwy/ Tax Map 113 Group 80.19.

PROJECT DESCRIPTION:

This request is for façade approval for new construction of a 19,950 SF HVAC building for retail sales and stocking supplies in a GCS zoning district.

This item was previously deferred. A revised submittal indicates a 4' brick veneer base on the west, rear and front elevations.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
GCS	Commercial	GCS/ Commercial Uses	New Construction (19,950 SF Building)	N/A

Building Facade Design Standards Referenced:

Sec. 6.1 General 6.1.6 Building façade Design Standards

B. Standards

1. All facades shall be constructed of one or a combination of the following materials: concrete aggregate, stucco, brick, stone, glass or wood, faced concrete block.
2. No portion of building constructed of unadorned (un-faced) concrete masonry units or corrugated and/or sheet metal shall be used.
3. Monolithic buildings are prohibited and no single façade extending unbroken more than approximately 35 feet in a horizontal plane may be visible from a public roadway. Compliance may be obtained through the following:
 - a. The use of projections or recesses (articulation).
 - b. The use of architectural detail to provide visual interest including but not limited to: columns, large windows, entry ways, beams, poles, or glass.



C. Alternative Compliance

Alternative Compliance may be obtained using the Design Review process. In such cases, the Architectural Design Review Team shall have the authority to approve the following:

1. Materials of construction not listed, provided the materials used are implemented in a manner that enhances the surrounding area and complies with the intent of the code.

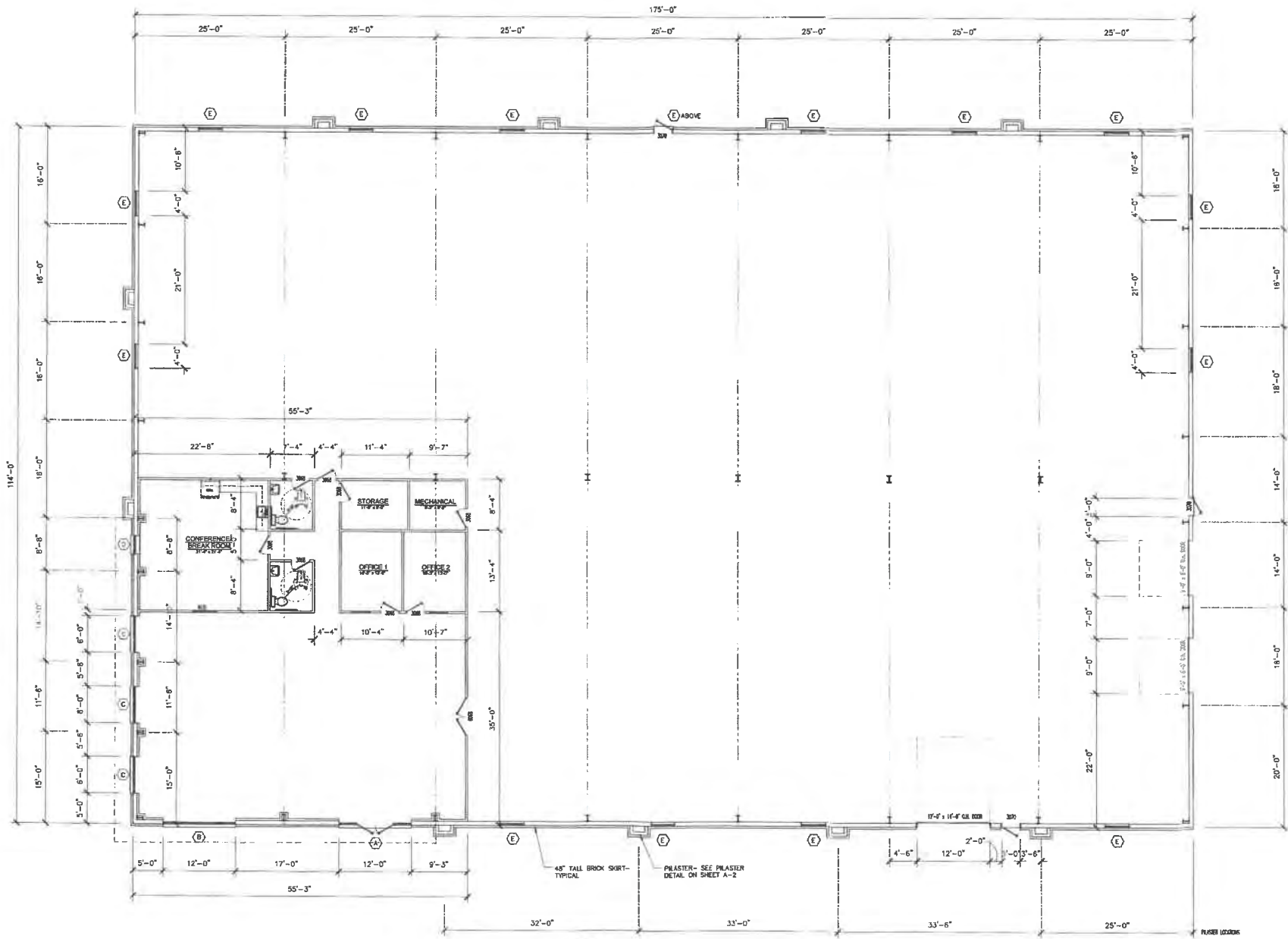
PLANNING STAFF EVALUATION:

The proposed 19,950 SF industrial/warehouse style building will be construed in an EIFS material accented by a metal awning. A series of full-length pilasters is added to the front and rear elevations adding articulation to the façade wall. In addition, pilasters are added on the side elevations meeting guideline 3.

In addition, a 4' brick veneer base has been included on the west, rear and front elevations. This brick base is also included at the base of the pilaster columns. It shall be noted that the 4' brick base has not been included on the right elevation facing Park Plus Drive.



By: 269.....



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

KCS Building Group, LLC
1885 Ridgeway Drive
Columbia, TN 38401
T: (931) 460-9782 C: (704) 681-4441 F: (83) 940-4917
www.kcsllc.com

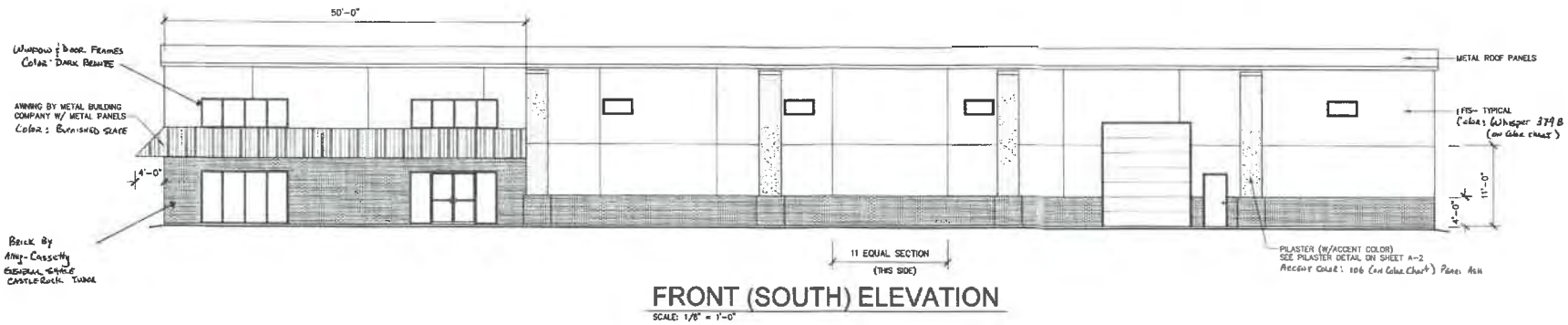
PROPOSED NEW BUILDING FOR:
M & A SUPPLY
2331 PARK PLUS DRIVE
COLUMBIA, TENNESSEE 38401

DESIGNED BY: JBA
CHECKED BY: JBA
JOB NO: 21-325
DATE: 05/20/21
REVISED: 12/15/21

TITLE: FLOOR PLAN
PROJECT NUMBER: 21-325

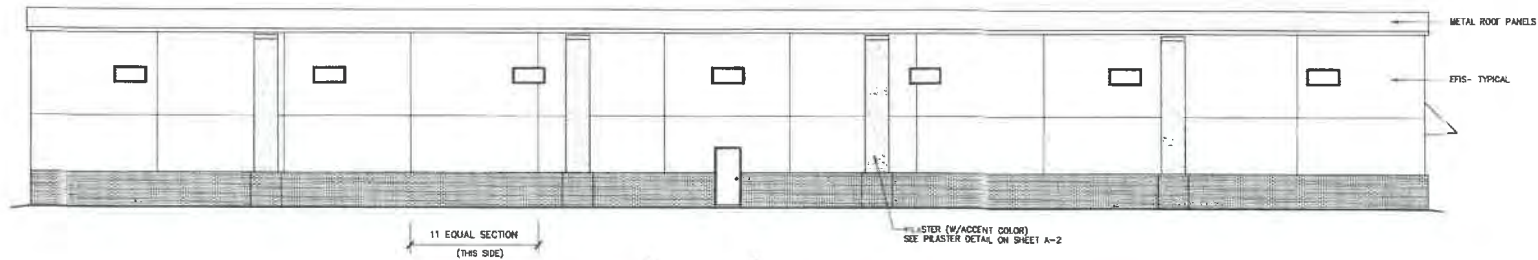
SHEET: A-1 of 3

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DEC 17 2021
By:



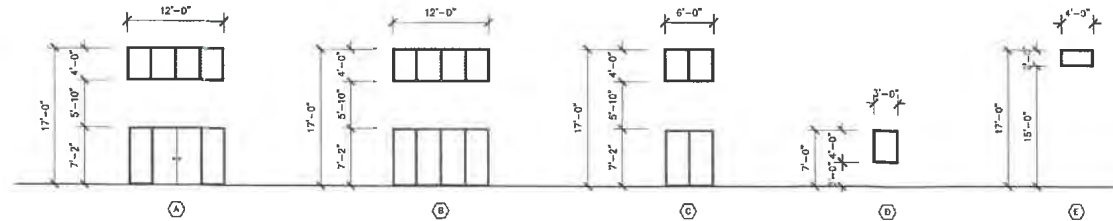
FRONT (SOUTH) ELEVATION

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



REAR (NORTH) ELEVATION

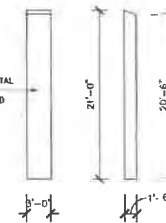
SCALE: 1/8" = 1'-0"



WINDOW ELEVATIONS

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

FRAMED W/ 3-5/8" 20 GA METAL STUDS (NON STRUCTURAL) W/ DENSIGLASS SHEATHING, COVERED WITH EPIS



1 TYP. PILASTER DETAIL

A-2 SCALE: 1/8" = 1'-0"

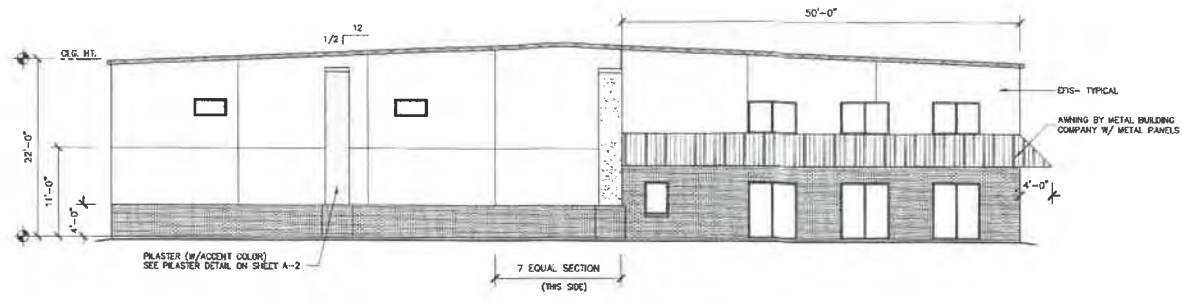
KCS Building Group, LLC
 1885 Ridgeway Drive
 Columbia, TN 38401
 T: (931) 480-9782 C: (704) 681-4441 F: (931) 940-4817
 www.kcsllc.com

PROPOSED NEW BUILDING FOR:
M & A SUPPLY
 2331 PARK PLUS DRIVE
 COLUMBIA, TENNESSEE 38401

OWNER: M&A SUPPLY, LTD.
 DATE: 03/23/2011
 REVISION: 13/03/2011

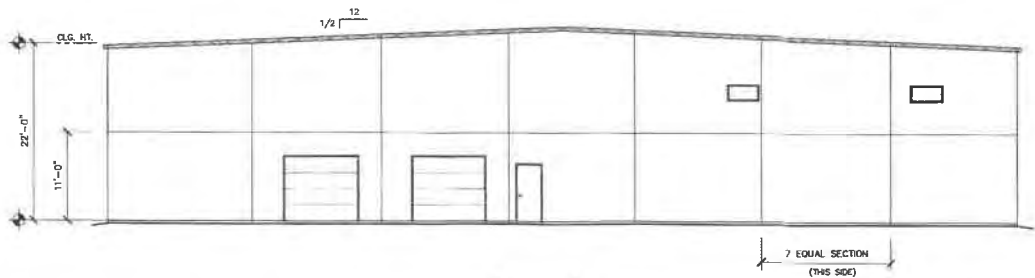
FILE: FRONT & REAR ELEVATION
 PROJECT NUMBER: 21-025

Sheet: A-3 of 3



LEFT (WEST) SIDE ELEVATION

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

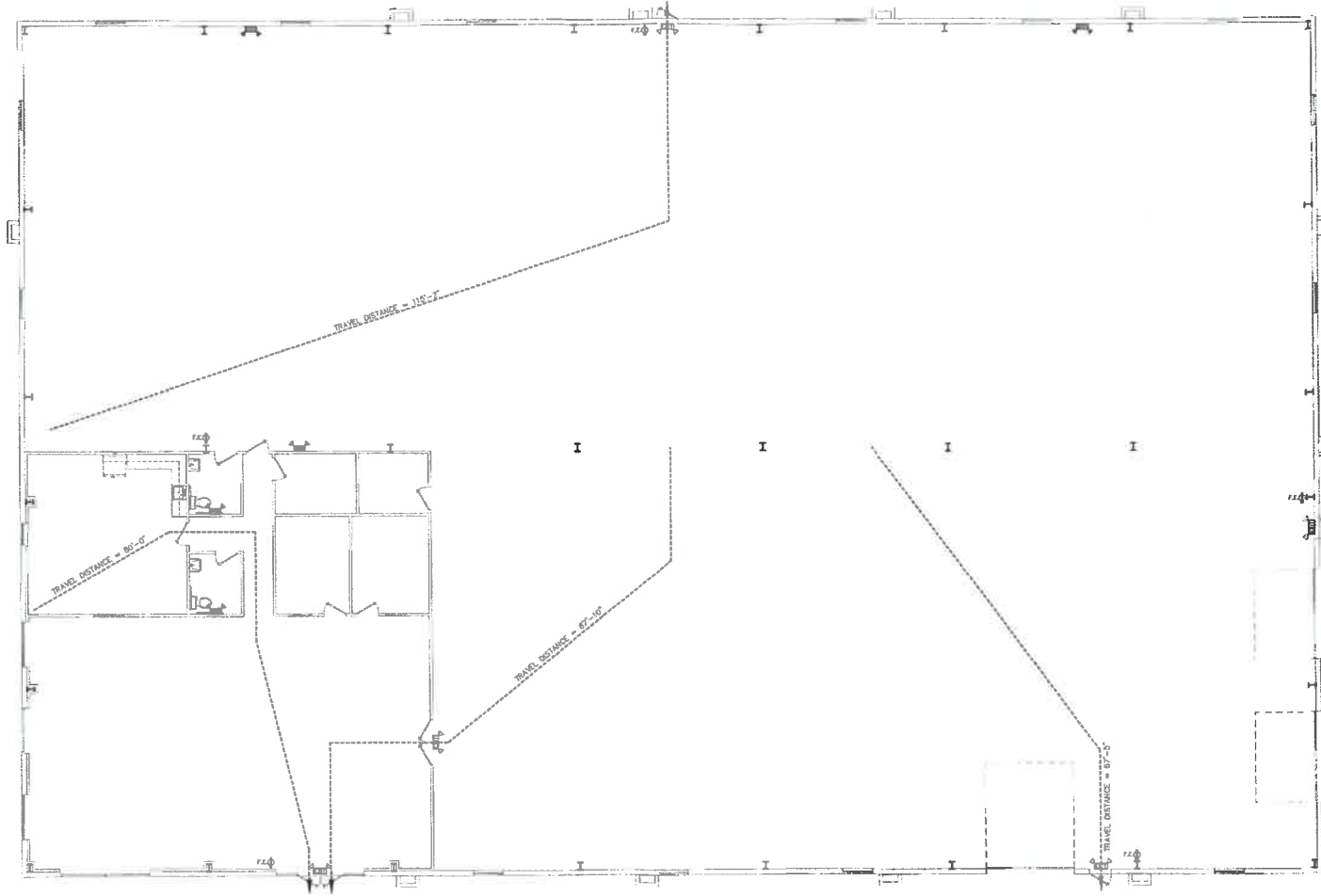


RIGHT (EAST) SIDE ELEVATION

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

WEST

Sheet A-X of 3	TITLE SIDE ELEVATIONS	DRAWN BY: JDA CHK BY: JDA DATE: 12/12/2011 REVISION: 12/12/2011	PROPOSED NEW BUILDING FOR: M & A SUPPLY 2331 PARK PLUS DRIVE COLUMBIA, TENNESSEE 38401	KCS Building Group, LLC 1885 Ridgeway Drive Columbia, TN 38401 T: (601) 940-8782 C: (704) 861-4441 F: (601) 940-4817 www.kcsllc.com
	PROJECT NUMBER 21-325			



LEGEND	
SYMBOL	DESCRIPTION
EXIT	ILLUMINATED EXIT SIGN w/ BATTERY BACK-UP
EMERGENCY LIGHT	EMERGENCY FLOOR LIGHTS w/ BATTERY BACK-UP
F.A.S.	SMALL HAZARD FREE EXTINGUISHER
EXIT	ILLUMINATED EXIT SIGN & EMERGENCY FLOOR LIGHTS w/ BATTERY BACK-UP

GENERAL NOTES:

- 1) ADDITIONAL EMERGENCY LIGHTS MAY BE REQUIRED AFTER INSPECTION.
- 2) ALL FIRE EXTINGUISHERS SHALL BE 10# ABC.
- 3) FIRE EXTINGUISHERS FOR BREAK ROOM USE MUST BE 2#BC 1C.

LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

NOTE:
THIS BUILDING IS TO BE SPRINKLED.

Sheet LS-1	of 1	THE LIFE SAFETY PLAN	PROJECT NUMBER 21-325	DRAWN BY DATE CHECKED BY DATE REVISIONS	PROPOSED NEW BUILDING FOR: M & A SUPPLY 2331 PARK PLUS DRIVE COLUMBIA, TENNESSEE 38401	KCS Building Group, LLC 1886 Ridgeway Drive Columbia, TN 38401 T: (615) 490-9762 C: (704) 661-4441 F: (615) 940-4917 www.kcsllc.com
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Case Number:

21-0283

Request:

Request from ViViD1 Architecture for new commercial construction approval at 204 East 6th Street.



CITY OF COLUMBIA TENNESSEE
ARCHITECTURAL DESIGN REVIEW
STAFF REPORT

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

ART 21-0283

APPLICANT/OWNER

ViViD1 Architecture/ Jason Johnson

MEETING DATE

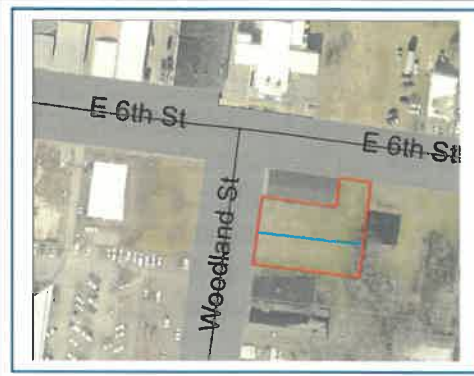
N/A

PROPERTY ADDRESS/LOCATION

**204 E 6th Street/ Tax Map 099A
Parcel 051.00**

PROJECT DESCRIPTION:

This request is for façade approval for new construction of an 80 X 141 building to serve as a car museum.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CBD (Central Business District)	Commercial	CBD/ Commercial uses	New Construction (22,560 SF Building)	N/A

Building Façade Design Standards Referenced:

Sec. 6.1 General 6.1.6 Building façade Design Standards

B. Standards

1. All façades shall be constructed of one or a combination of the following materials: concrete aggregate, stucco, brick, stone, glass or wood, faced concrete block.
2. No portion of building constructed of unadorned (un-faced) concrete masonry units or corrugated and/or sheet metal shall be used.
3. Monolithic buildings are prohibited and no single façade extending unbroken more than approximately 35 feet in a horizontal plane may be visible from a public roadway. Compliance may be obtained through the following:
 - a. The use of projections or recesses (articulation).
 - b. The use of architectural detail to provide visual interest including but not limited to: columns, large windows, entry ways, beams, poles, or glass.

C. Alternative Compliance

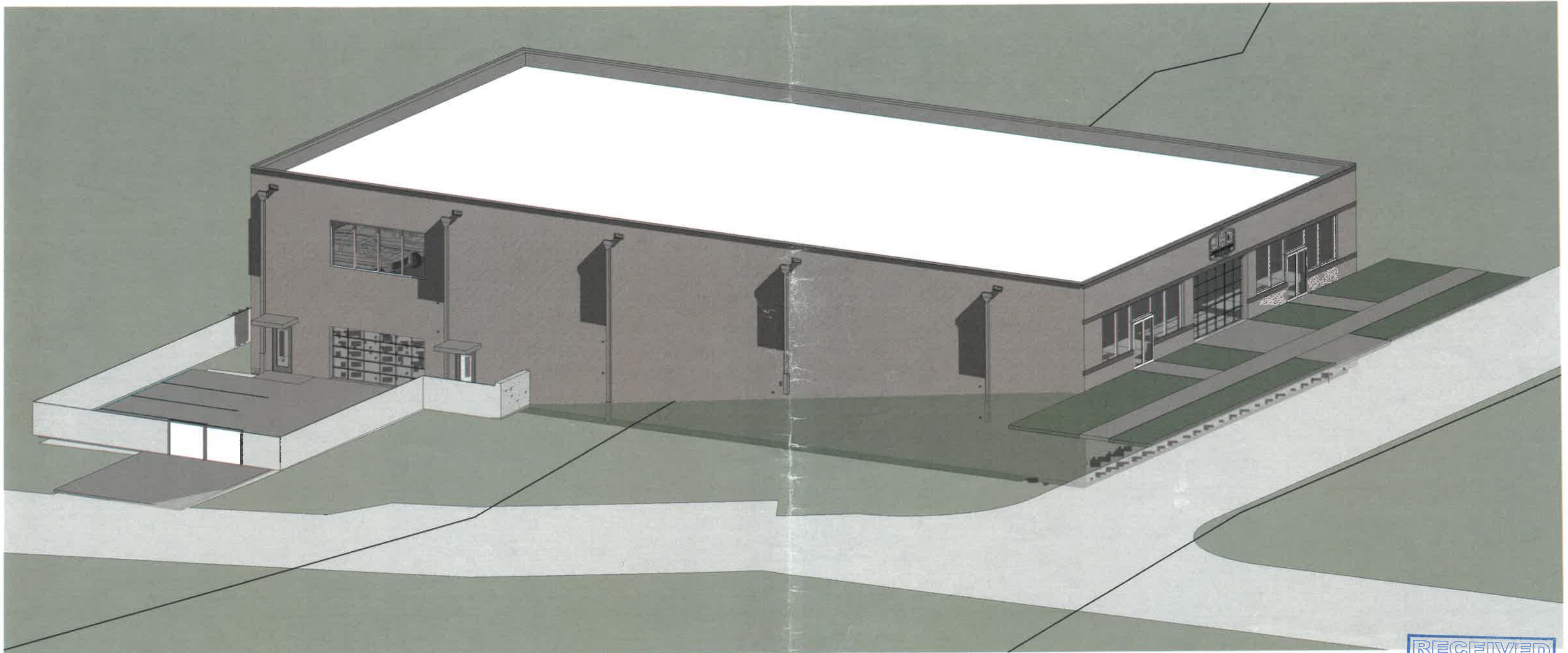
Alternative Compliance may be obtained using the Design Review process. In such cases, the Architectural Design Review Team shall have the authority to approve the following:



1. Materials of construction not listed, provided the materials used are implemented in a manner that enhances the surrounding area and complies with the intent of the code.

PLANNING STAFF EVALUATION:

This proposed 80 X 141 (22,560 SF) building will be constructed with a brick veneer facade. The front elevation (*6th St*) indicates aluminum storefront style windows with a roll up garage door accented by brick soldiering. The left elevation (*Woodland Street*) indicates a brick veneer wall with a basement level garage door. A solid brick veneer façade is shown on the remaining elevations. This proposal meets the guidelines described by the use of brick as the primary façade material; however, the use of articulation on the left, right, and rear elevations is not visualized for an unbroken wall section of more than 35'. This requirement can be achieved by the use of projections or recesses such as in the form of a pilaster, or architectural details such as large windows.



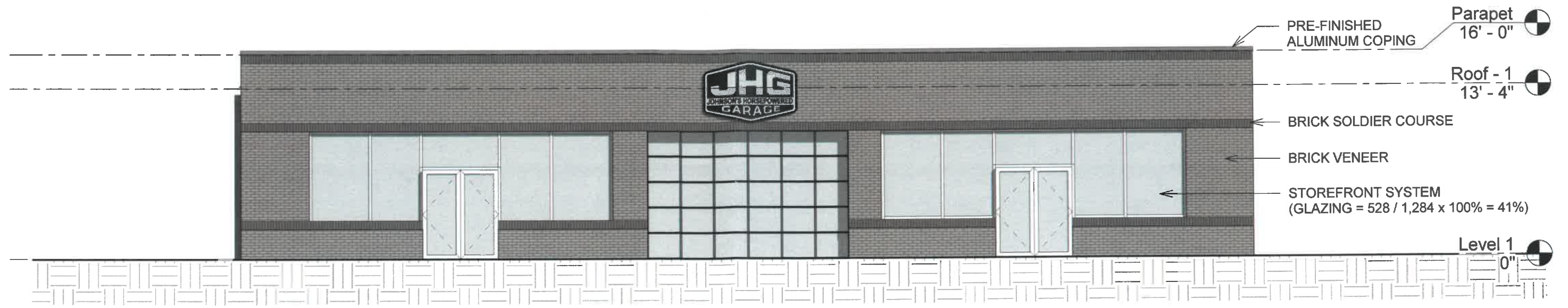
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DEC 16 2021
21-0283

3D PERSPECTIVE

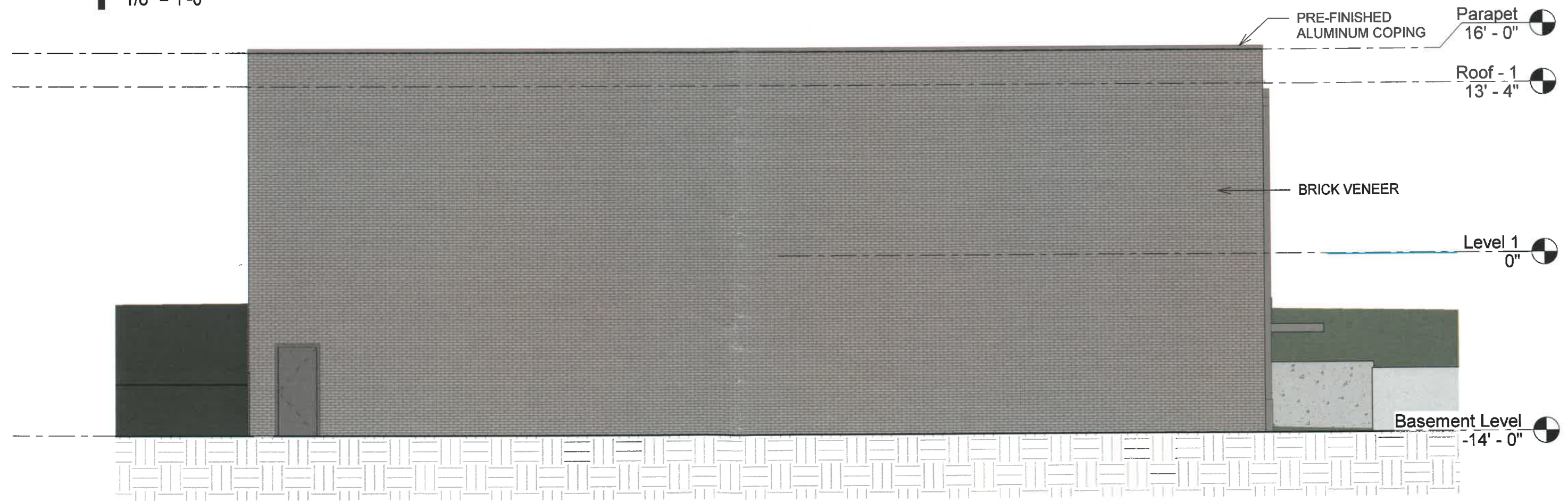
JHG Garage: 204 E 6th St - Columbia, TN

12/16/2021



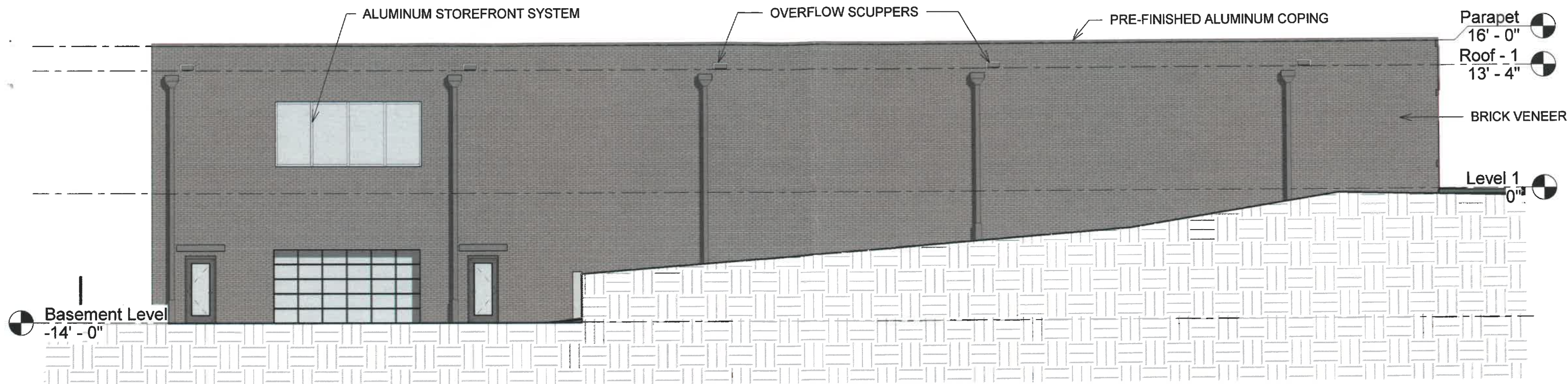


1 Front Elevation
1/8" = 1'-0"

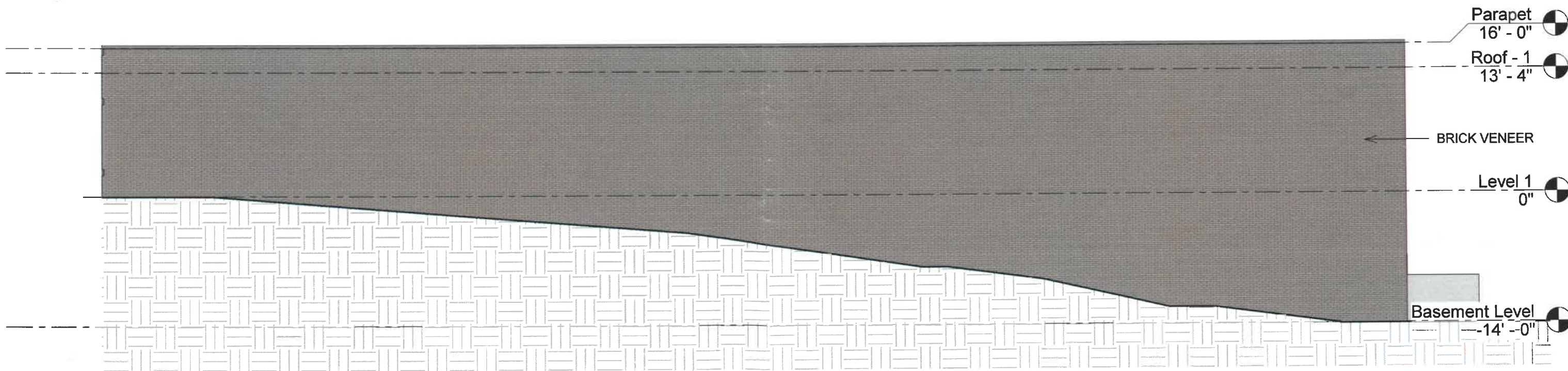


2 Rear Elevation
1/8" = 1'-0"

**EXTERIOR
ELEVATIONS**



1 LEFT SIDE ELEVATION
 3/32" = 1'-0"



2 RIGHT SIDE ELEVATION
 3/32" = 1'-0"

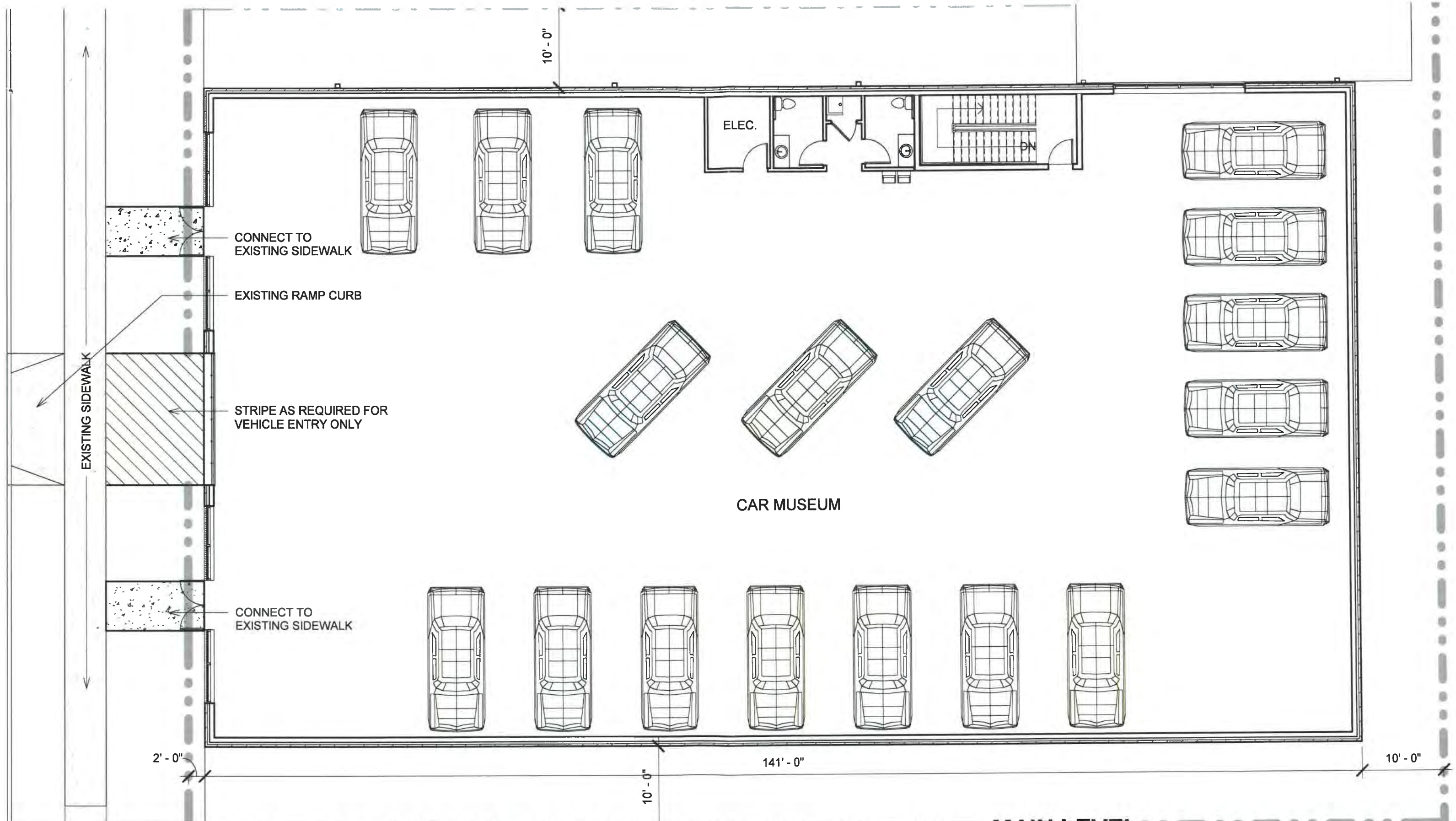
EXTERIOR ELEVATIONS

JHG Garage: 204 E 6th St - Columbia, TN

12/16/2021

3/32" = 1'-0"





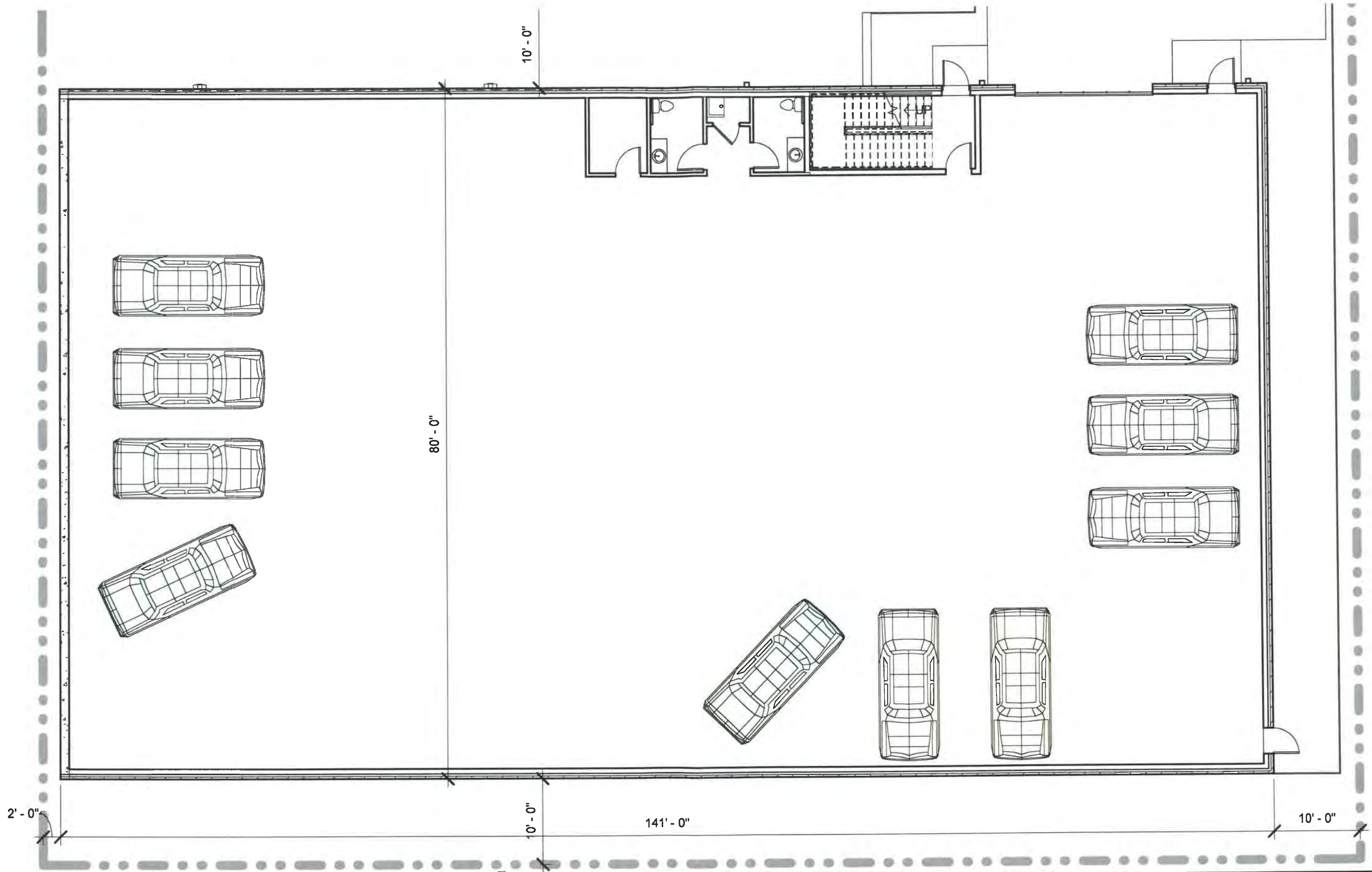
**MAIN LEVEL
FLOOR PLAN**

JHG Garage: 204 E 6th St - Columbia, TN

12/16/2021

3/32" = 1'-0"





BASEMENT LEVEL

JHG Garage: 204 E 6th St - Columbia, TN

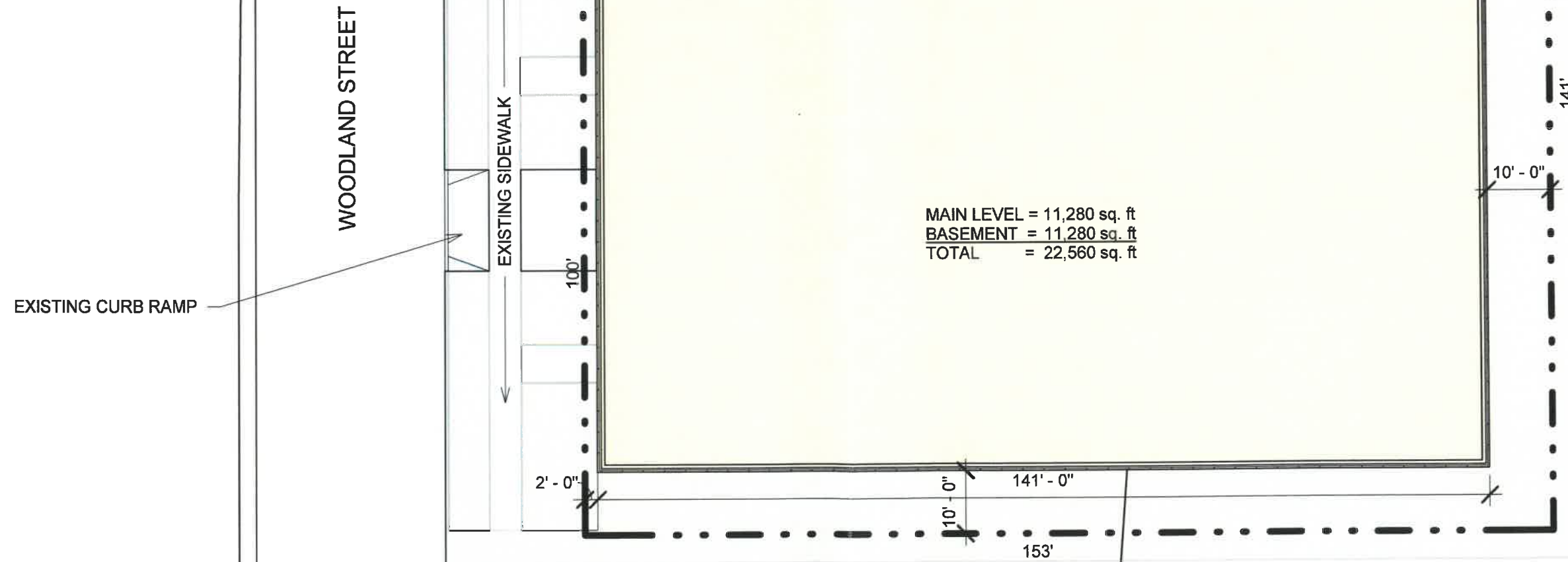
12/16/2021

3/32" = 1'-0"





E 6th STREET



SITE LAYOUT



WOODLAND STREET VIEW



SITE IMAGES

JHG Garage: 204 E 6th St - Columbia, TN

12/16/2021

3/8" = 1'-0"



Case Number:

21-0285

Request:

Request from Bobby Lovell for new building construction on Hatcher Lane being Tax Map 100J Group D Parcel 23.00 adjacent to 1217 Hatcher Lane.



CITY OF COLUMBIA TENNESSEE
ARCHITECTURAL DESIGN REVIEW
STAFF REPORT

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

ART 21-0285

APPLICANT/OWNER

Bobby Lovell

MEETING DATE

N/A

PROPERTY ADDRESS/LOCATION

**Hatcher Lane/ Tax Map 100 J D
023.00**

PROJECT DESCRIPTION:

This request is for new construction of a 40 X 50 office building with a primary façade material of brick accented by fiber cement siding at the front gable.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
OCL (Office Commercial Limited)	Vacant Land	OCL & Office Uses	New Construction (2,000 SF Office Building)	N/A

Building Facade Design Standards Referenced:

Sec. 6.1 General 6.1.6 Building façade Design Standards

B. Standards

1. All facades shall be constructed of one or a combination of the following materials: concrete aggregate, stucco, brick, stone, glass or wood, faced concrete block.
2. No portion of building constructed of unadorned (un-faced) concrete masonry units or corrugated and/or sheet metal shall be used.
3. Monolithic buildings are prohibited and no single façade extending unbroken more than approximately 35 feet in a horizontal plane may be visible from a public roadway. Compliance may be obtained through the following:
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C. Alternative Compliance

Alternative Compliance may be obtained using the Design Review process. In such cases, the Architectural Design Review Team shall have the authority to approve the following:

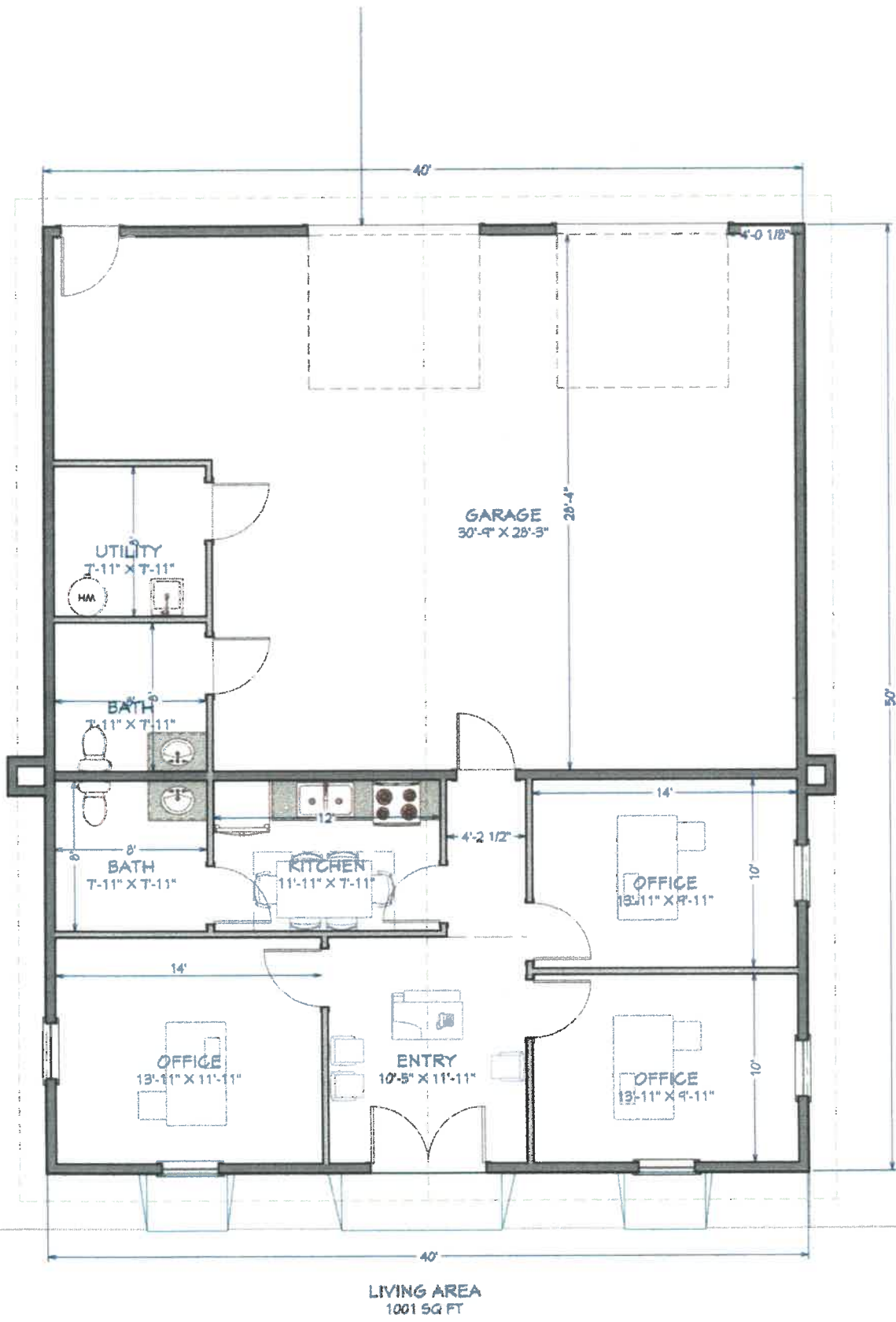


CITY OF COLUMBIA TENNESSEE
ARCHITECTURAL DESIGN REVIEW
STAFF REPORT

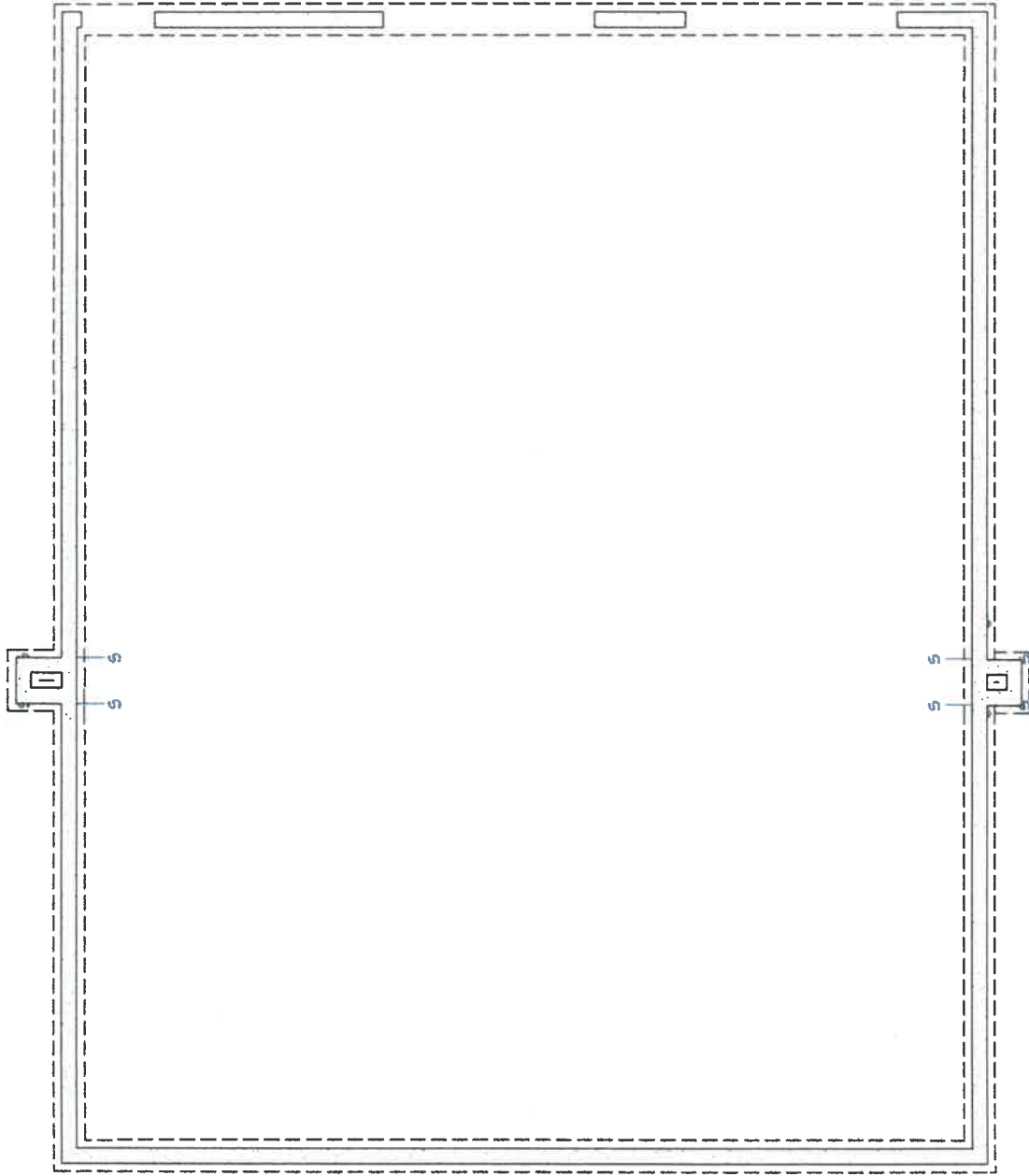
1. Materials of construction not listed, provided the materials used are implemented in a manner that enhances the surrounding area and complies with the intent of the code.

PLANNING STAFF EVALUATION:

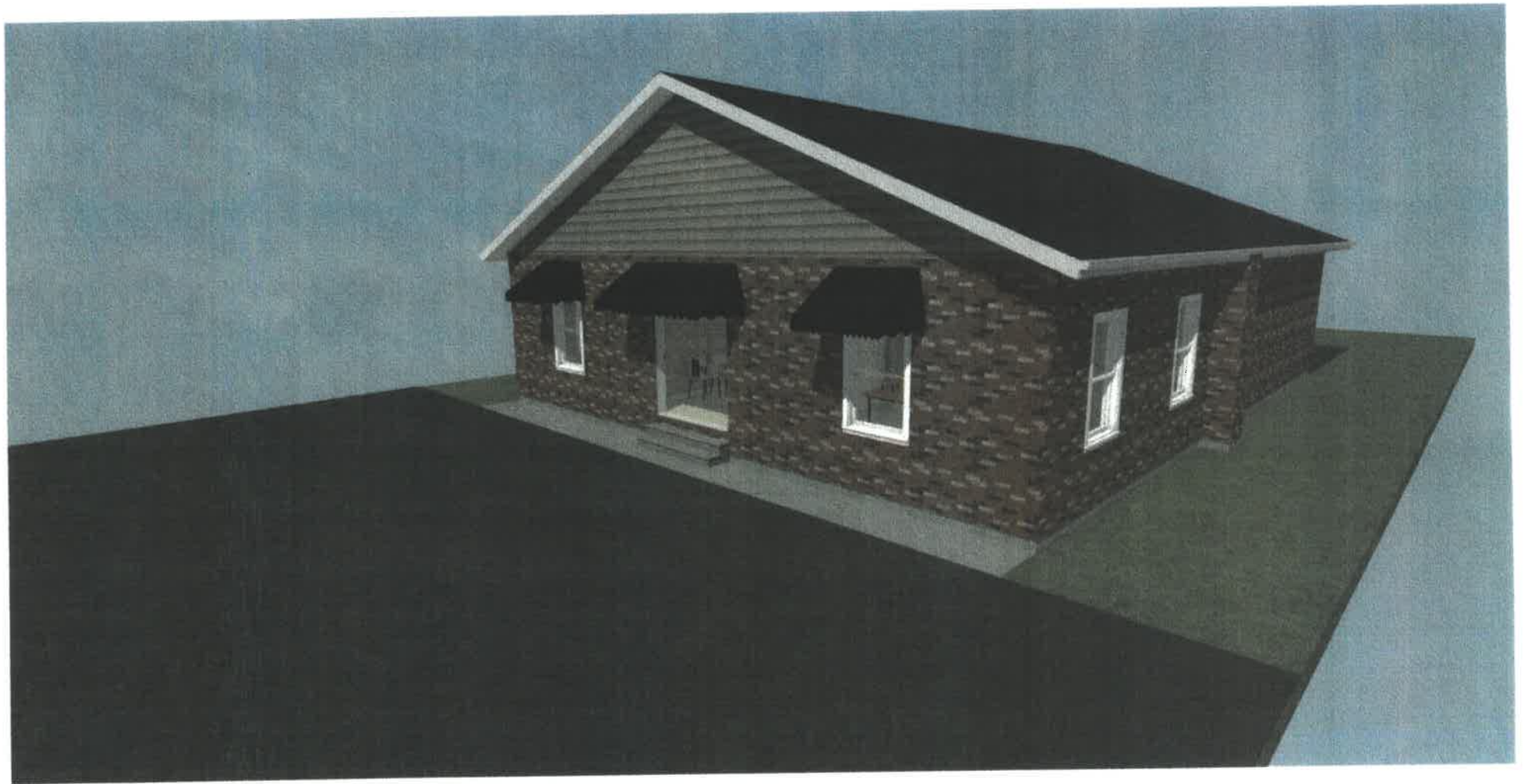
This proposed 40 X 50 (2,000 SF) building will be constructed with a brick veneer façade material. The front elevation (*Hatcher Lane*) indicates double hung windows with a storefront door accented by a Hardie board clad gable. The left and right elevations consist of brick with one brick veneered pilaster for articulation of a solid wall more than 35'. This proposal meets the guidelines described by the use of brick as the primary façade material with articulation.

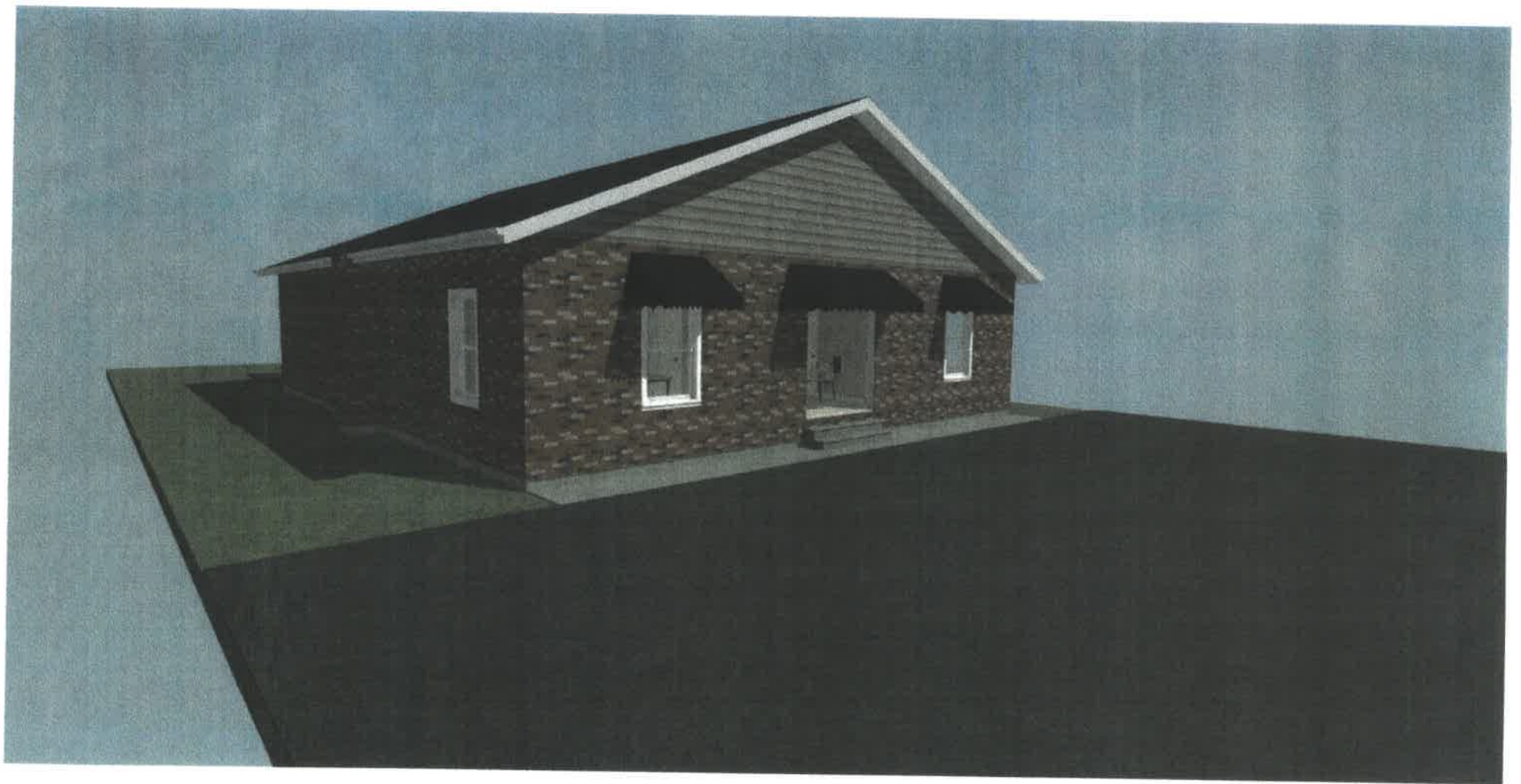


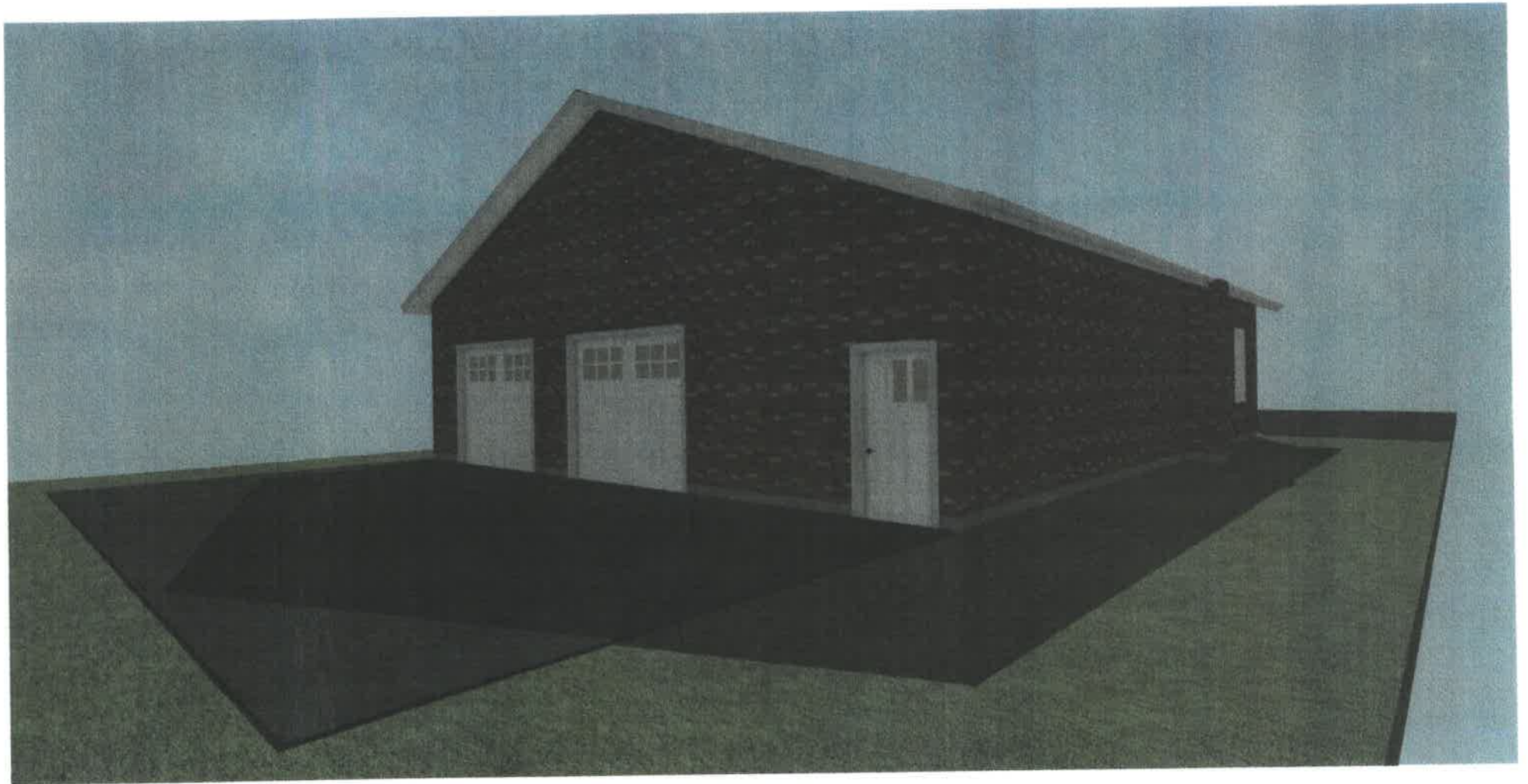
RECEIVED
 DEC 16 2021
 By: 21-0285

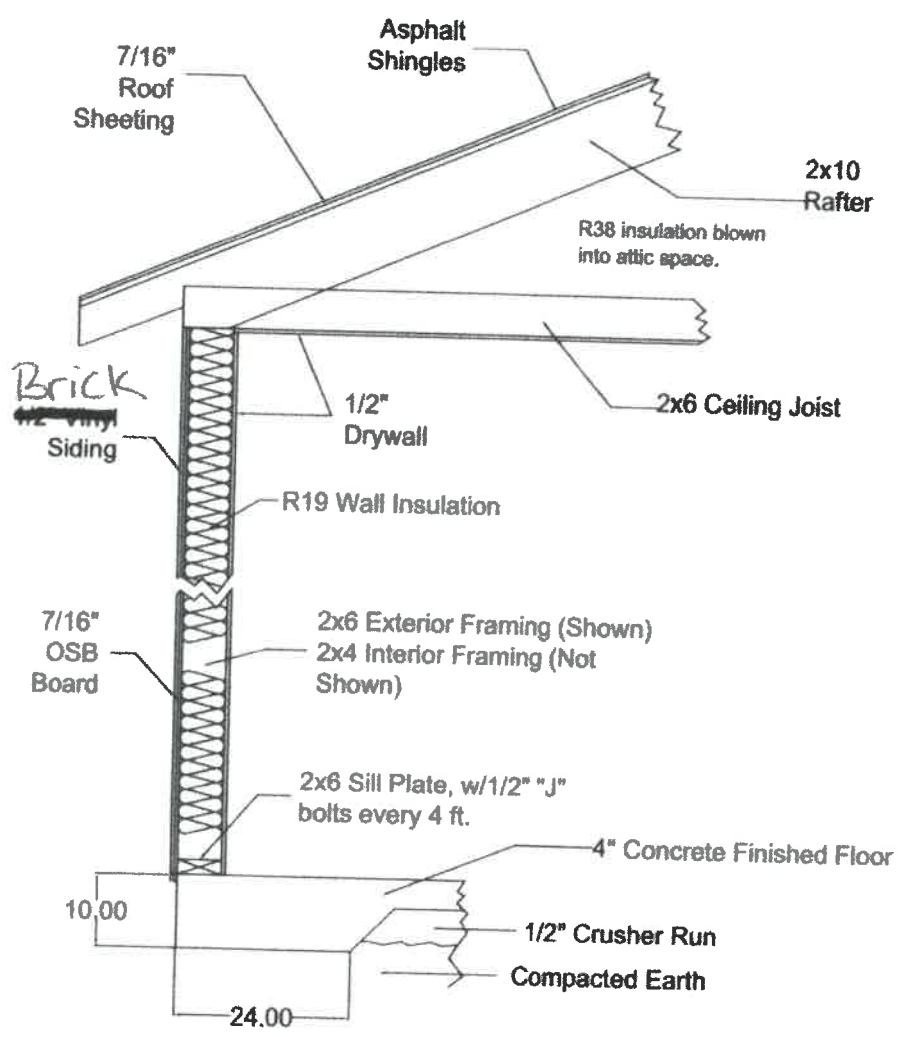


LIVING AREA
10 SQ FT









NO.	DESCRIPTION	IN.	DATE

SHEET TITLE
Wall Section

PROJECT LOCATION
Lovell Rental Home

DESIGNED BY
Michael Warden

DATE:
8/14/2021

SCALE:
No Scale

SHEET:
A-4

Alley Ln

150'

39'

61'

Building

10'

145'

145'

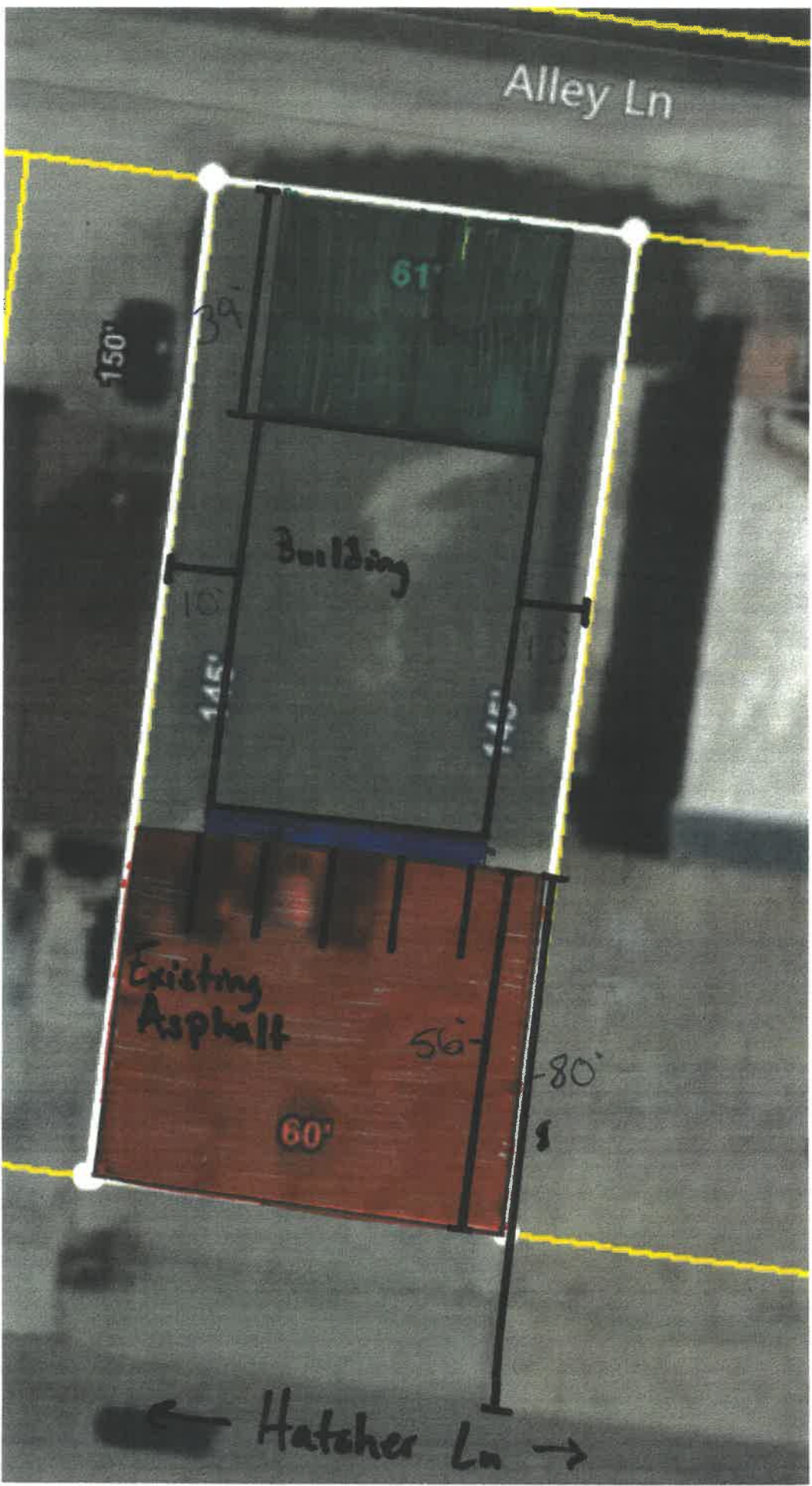
Existing Asphalt

56'

80'

60'

Hatcher Ln



Proposed Building on Hatcher Ln

- 56' from property line to front of building
- 80' from hatcher Ln to front of building
- 10' from building to property line on left and right side
- 39' from building to back property line
- Sidewalk added right in front of building
- Existing asphalt in front will be parking area, paint new lines for spots
- Behind building can be paved for personal parking/entry for rear of building
- Slab foundation
- Stick framed
- Brick siding with some hardie board on front gable
- Asphalt roof

Case Number:

21-0299

Request:

Request from Gabby Marroquin for new office construction on the corner of Cord Drive and Pulaski Highway being Tax Map 113 Parcel 59.02.



**CITY OF COLUMBIA TENNESSEE
ARCHITECTURAL DESIGN REVIEW
STAFF REPORT**

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

ART 21-0299

APPLICANT/OWNER

Gabby Marroquin/ Adriana Marie Lopez

MEETING DATE

N/A

PROPERTY ADDRESS/LOCATION

SW corner Pulaski Hwy & Cord Dr/ Tax Map 113 Parcel 059.02

PROJECT DESCRIPTION:

This request is for new construction of a 30 X 17 (510 SF) office building with a primary façade material of fiber cement board siding.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
GCS (General Commercial Services)	Vacant Land	GCS/ MRC & Multi-Family Residential/Commercial	New Construction (510 SF Office Building)	N/A

Building Facade Design Standards Referenced:

Sec. 6.1 General 6.1.6 Building façade Design Standards

B. Standards

1. All facades shall be constructed of one or a combination of the following materials: concrete aggregate, stucco, brick, stone, glass or wood, faced concrete block.
2. No portion of building constructed of unadorned (un-faced) concrete masonry units or corrugated and/or sheet metal shall be used.
3. Monolithic buildings are prohibited and no single façade extending unbroken more than approximately 35 feet in a horizontal plane may be visible from a public roadway. Compliance may be obtained through the following:
 - a. The use of projections or recesses (articulation).
 - b. The use of architectural detail to provide visual interest including but not limited to: columns, large windows, entry ways, beams, poles, or glass.

C. Alternative Compliance

Alternative Compliance may be obtained using the Design Review process. In such cases, the Architectural Design Review Team shall have the authority to approve the following:

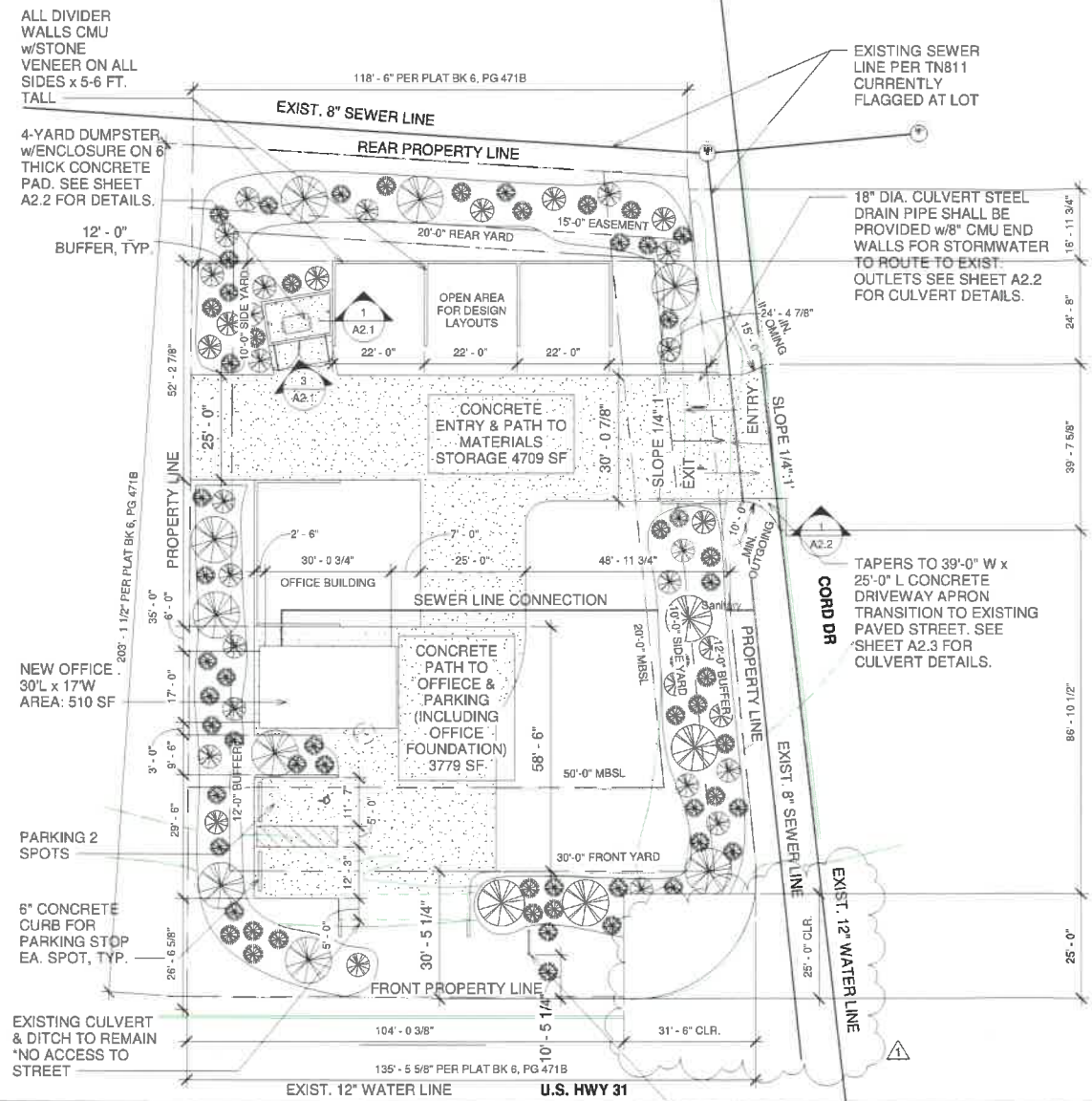


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1. Materials of construction not listed, provided the materials used are implemented in a manner that enhances the surrounding area and complies with the intent of the code.

PLANNING STAFF EVALUATION:

This 30 X 17 building will serve as a landscaping office and will be constructed with a fiber cement board siding material on all elevations in meeting the guidelines as described. As the proposed office building has a wall plane that is less than 35' at any elevation, articulation will not be required. In addition, this proposals site plan includes stockpile areas that will be used for the storage or landscaping materials. These stockpile areas will be divided by a 6' tall finished split-face block wall.



ALL DIVIDER WALLS CMU w/STONE VENEER ON ALL SIDES x 5-6 FT. TALL

4-YARD DUMPSTER ENCLOSURE ON 6" THICK CONCRETE PAD. SEE SHEET A2.2 FOR DETAILS.

12'-0" BUFFER, TYP.

NEW OFFICE 30' L x 17' W AREA: 510 SF

PARKING 2 SPOTS

6" CONCRETE CURB FOR PARKING STOP EA. SPOT, TYP.

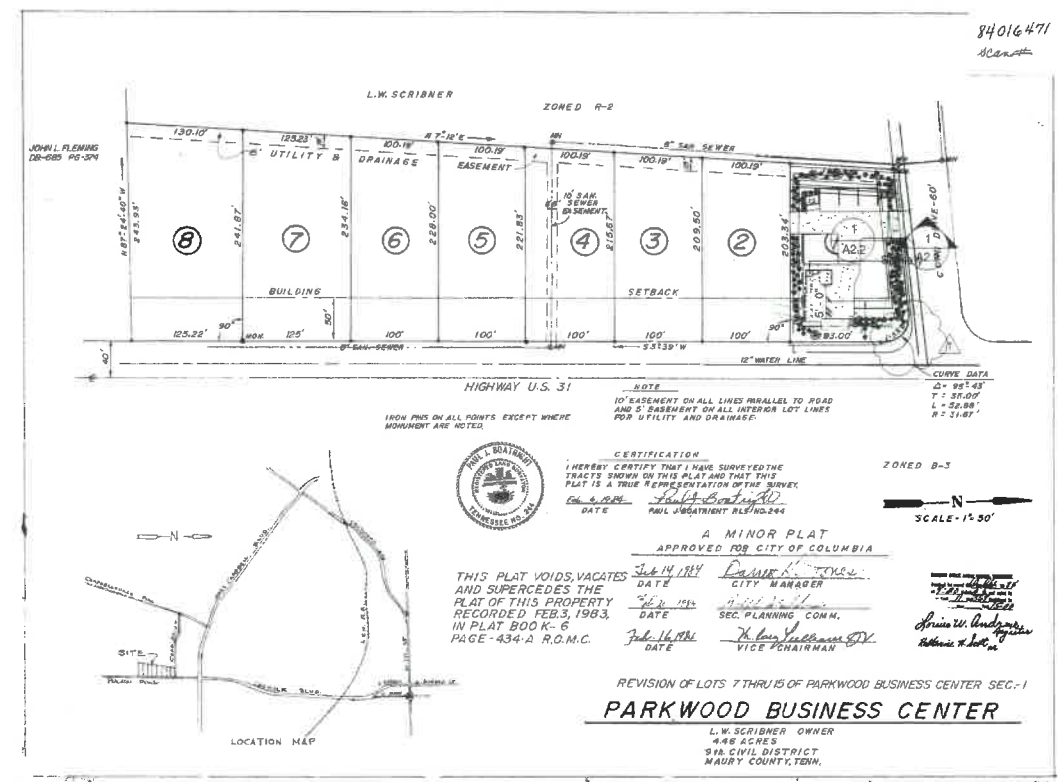
EXISTING CULVERT & DITCH TO REMAIN *NO ACCESS TO STREET

EXISTING SEWER LINE PER TN811 CURRENTLY FLAGGED AT LOT

18" DIA. CULVERT STEEL DRAIN PIPE SHALL BE PROVIDED w/8" CMU END WALLS FOR STORMWATER TO ROUTE TO EXIST. OUTLETS SEE SHEET A2.2 FOR CULVERT DETAILS.

TAPERS TO 39'-0" W x 25'-0" L CONCRETE DRIVEWAY APRON TRANSITION TO EXISTING PAVED STREET. SEE SHEET A2.3 FOR CULVERT DETAILS.

POST & BOARD SIGN w/WHITE LAMINATE POSTS & BOARD 5' W x 5' H



3 SITE PLAN - PLAT PLAN OVERALL 1" = 100'-0"

1 SITE PLAN 1" = 20'-0"

- ARCHITECTURAL REVIEW FOR BUILDING FACADE PER CITY OF COLUMBIA.
- ALL MATERIALS FOR THE BUILDING FACADE ARE COMPLIANT WITH ALL CITY OF COLUMBIA CITY AND ZONING CODES



0 PULASKI HWY - LOT 1
PARCEL: 113 05902 00

SHEET NAME:

SITE PLAN - ARCHITECTURAL REVIEW

REVISIONS:

REV 1 11/24/21

PERMIT SET 11/01/2021

SCALE:

As indicated


SHEET NO.:

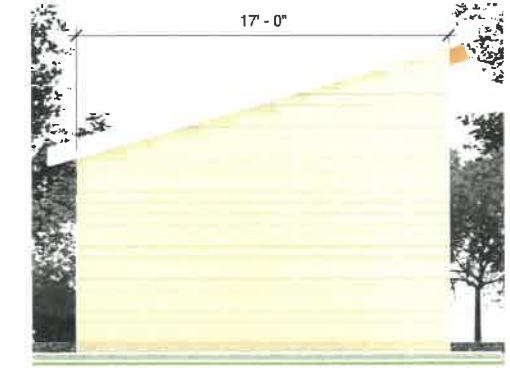
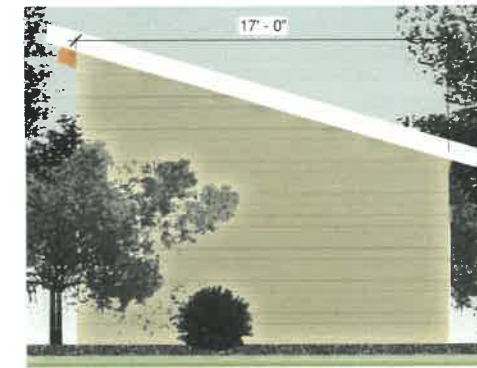
A4.0

21-0299

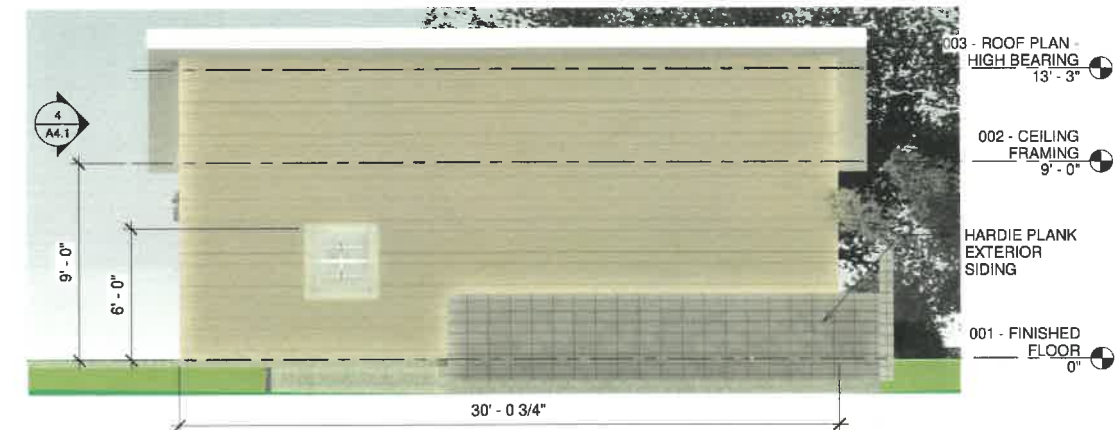
PRISMARROW LLC - DESIGNS
PO BOX 151 TN 37174
615-995-4325
WWW.PRISMARROWLLC.COM

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ELEMENT	MATERIALS	COLOR/FINISHES
WALLS (MATERIAL DIVIDERS) BRAND: YORK BUILDING PRODUCTS	 8x8x16 SPLIT-FACE BLOCK	 ADOBE COLOR
WALLS (DUMPSTER) BRAND: YORK BUILDING PRODUCTS	 8x8x16 SPLIT-FACE BLOCK	 ADOBE COLOR
WALLS (MAIN/OFFICE) BRAND: JAMES HARDIE	HARDIE-PLANK LAP SIDING FINISHES: CEDARMILL COLOR: NAVAJO BEIGE	
ROOF	GAF TIMBERLINE NS ASPHALT SHINGLE 30-YR. SHINGLE FINISH/COLOR: CHARCOAL	
WINDOWS & DOOR TRIM	WINDOW: 35.75 in. x 37.25 in. 70 Series Pro Double Hung White Vinyl Window with Buck Frame DOOR: 36 in. x 80 in. Classic Premium 6-Panel Left-Hand Inswing Primed White Steel Prehung Front Door	



3 SIDE ELEVATION VIEWS
1/4" = 1'-0"



1 REAR ELEVATION VIEW
1/4" = 1'-0"



2 FRONT ELEVATION VIEW
1/4" = 1'-0"

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PARCEL: 113 05902 00

SHEET NAME:

ARCHITECTURAL REVIEW PLAN

REVISIONS:

REV 1 11/24/21

PERMIT SET 11/01/2021

SCALE:

As indicated

SHEET NO.:

A4.1