



# AGENDA

---

**The Columbia Architectural Design Review Team will meet on Tuesday, November 8th, 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

22-0266 - 2558 Nashville Highway - Wynnsong Mixed Use PUD

Request from T-Square Engineering for design review approval of new storage unit building within a PUD located at [TAX MAP 42 PARCEL 13](#) off Nashville Highway.

**THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA**

. 22-0266 - Supporting Documentation\_Staff Report

Documents:

[22-0266\\_ APPLICATION.PDF](#)

[22-0211\\_ CONCEPT PLAN.PDF](#)

[22-0266\\_ FLOOR PLAN.PDF](#)

[22-0266\\_ RENDERING.PDF](#)

[22-0266\\_ STORAGE ELEVATION.PDF](#)

[22-0266\\_ STAFF REPORT 2558 NASHVILLE HWY.PDF](#)

IV. New 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](#).

. 22-0290 Supporting Documents

Documents:

22-0290\_ARDEN 210 A COLOR RENDERING 10.3.22.PDF  
22-0290\_AV 210 A MIXED USE BLDG ARC SUBMITTAL SET.PDF  
SET\_PHOTO RVSD 10.17.22 (COMMERCIAL 1ST FLOOR) - 4.JPG  
22-0290\_APPLICATION.PDF

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](#).

. 22-0295 Supporting Documents

Documents:

A-101 - OVERALL FLOOR PLAN.PDF  
A-101A - PARTIAL FLOOR PLAN.PDF  
A-101B - PARTIAL FLOOR PLAN.PDF  
A-200 - OVERALL EXTERIOR ELEVATIONS.PDF  
A-201 - OVERALL EXTERIOR ELEVATIONS.PDF  
A-400 - ENLARGED PLANS.PDF  
A-401 - ENLARGED PLANS.PDF  
A-402 - ENLARGED PLANS.PDF  
A-403 - ENLARGED PLANS.PDF  
C-400 - OVERALL SITE LAYOUT PLAN.PDF  
C-403 - ENLARGED SITE LAYOUT PLAN.PDF  
C-404 - ENLARGED SITE LAYOUT PLAN.PDF  
C-500 - OVERALL GRADING AND DRAINAGE.PDF  
C-503 - ENLARGED GRADING AND DRAINAGE.PDF  
C-504 - ENLARGED GRADING AND DRAINAGE.PDF  
LEEWARD RENDER 1 (HALF-SIZE).JPG  
LEEWARD RENDER 2 (HALF-SIZE).JPG  
LEEWARD RENDER 3 (HALF-SIZE).JPG  
SITE PERSPECTIVE - HAMPSHIRE PIKE ACCESS RD.JPG  
SITE PERSPECTIVE - HWY 43 VIEW.PNG  
-APPLICATION\_ART\_PROJECT LEEWARD\_SIGNED.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: 3<sup>RD</sup> MONDAY OF THE MONTH AT 4:00 PM*

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

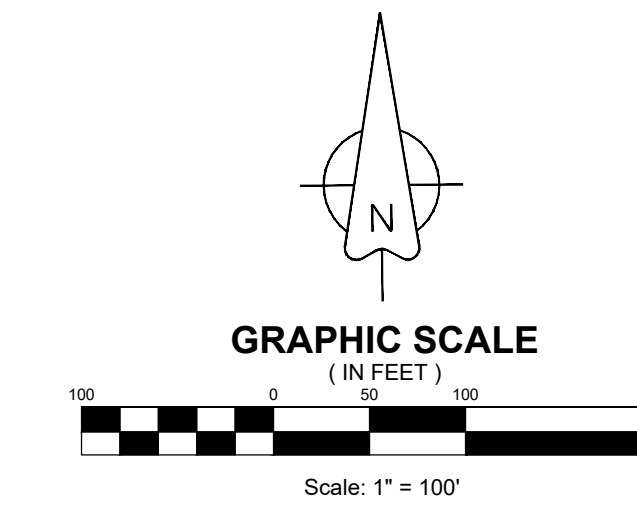
SUBMITTAL REQUIREMENTS  
*10 copies of plan + PDF*  
*Fold all submittals larger than 8½"x11"*

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"> <li>• Site Plan</li> <li>• 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)</li> <li>• If Alternative Compliance is requested, provide scope of alternative and description of proposed compliance.</li> <li>• Floor Plans for all new construction and façade remodels.</li> </ul>

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.



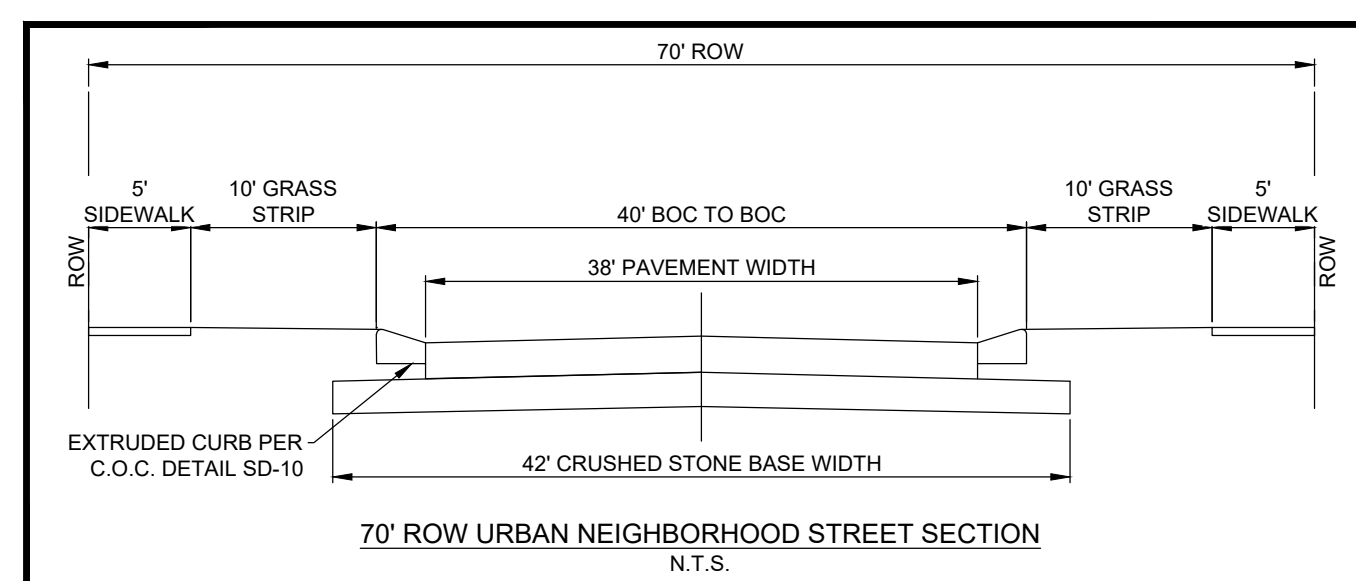
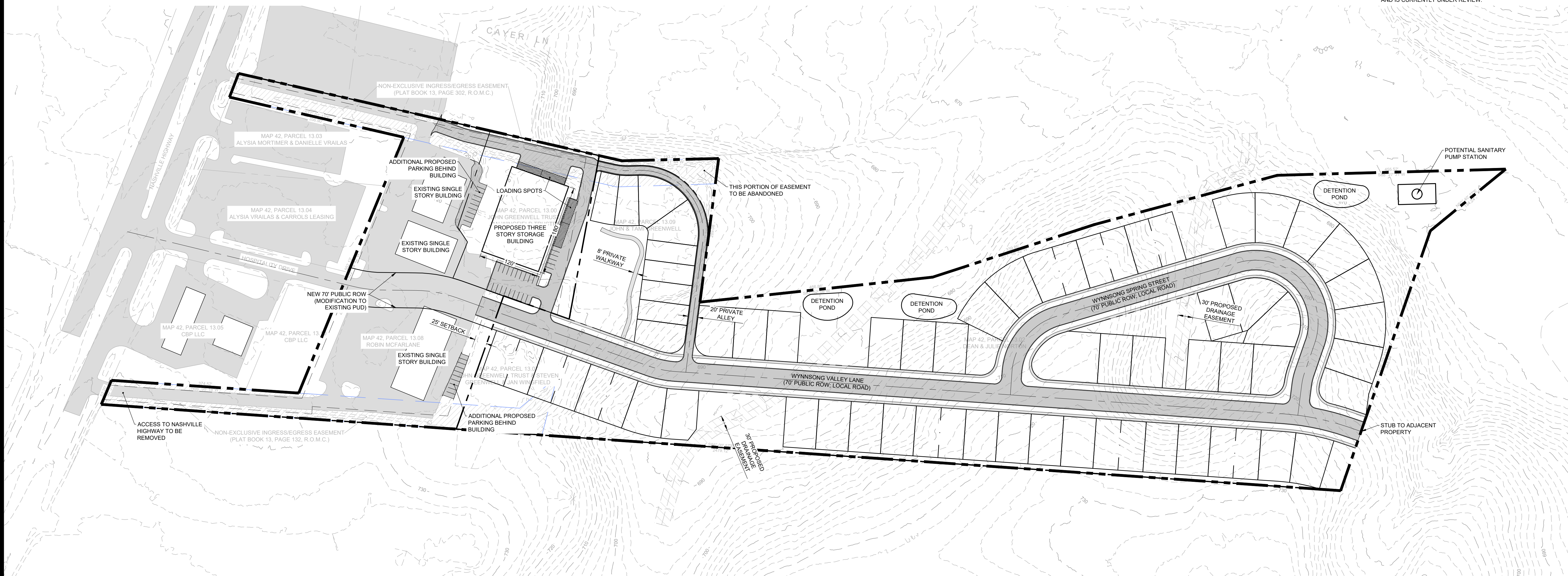
**SITE DATA**  
 PROPOSED RESIDENTIAL ZONE: CD-3  
 EXISTING COMMERCIAL ZONE: PUD-CEG  
 TOTAL RESIDENTIAL AREA: 19.27 ACRES (839,589 SF)  
 MAXIMUM DENSITY: 4 UNITS/ACRE (77 UNITS)  
 PROPOSED DENSITY: 3.43 UNITS/ACRE (66 UNITS)  
 TOTAL COMMERCIAL AREA: 6.11 ACRES (266,217 SF)  
 MINIMUM COMMERCIAL PARKING: 1 SPACE/2,000 SF STORAGE (26 SPACES)  
 PROPOSED COMMERCIAL PARKING: 26 SPACES



**LEGEND**

	EXISTING BOUNDARY LINE
	EXISTING MAJOR CONTOUR LINE
	EXISTING MINOR CONTOUR LINE
	PROPOSED LOT LINE
	PROPOSED UTILITY EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED WATER LINE
	PROPOSED FORCE MAIN

NOTES: TRAFFIC STUDY HAS BEEN SUBMITTED TO THE CITY AND IS CURRENTLY UNDER REVIEW.



<b>FLOOD NOTE</b>	
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL #47119C0180E OF MAURY COUNTY, TN. DATED 04/18/2007.	
<b>OWNER OF RECORD</b>	
PARCEL 13.09: 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 TAMM GREENWELL	
<b>APPLICANT</b>	
T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212	

REVISIONS	
NO.	DATE

**CONCEPT PLAN**  
 MAP 42, PARCELS 13.00, 13.02, 13.07, 13.08, 13.09  
 COLUMBIA, TENNESSEE



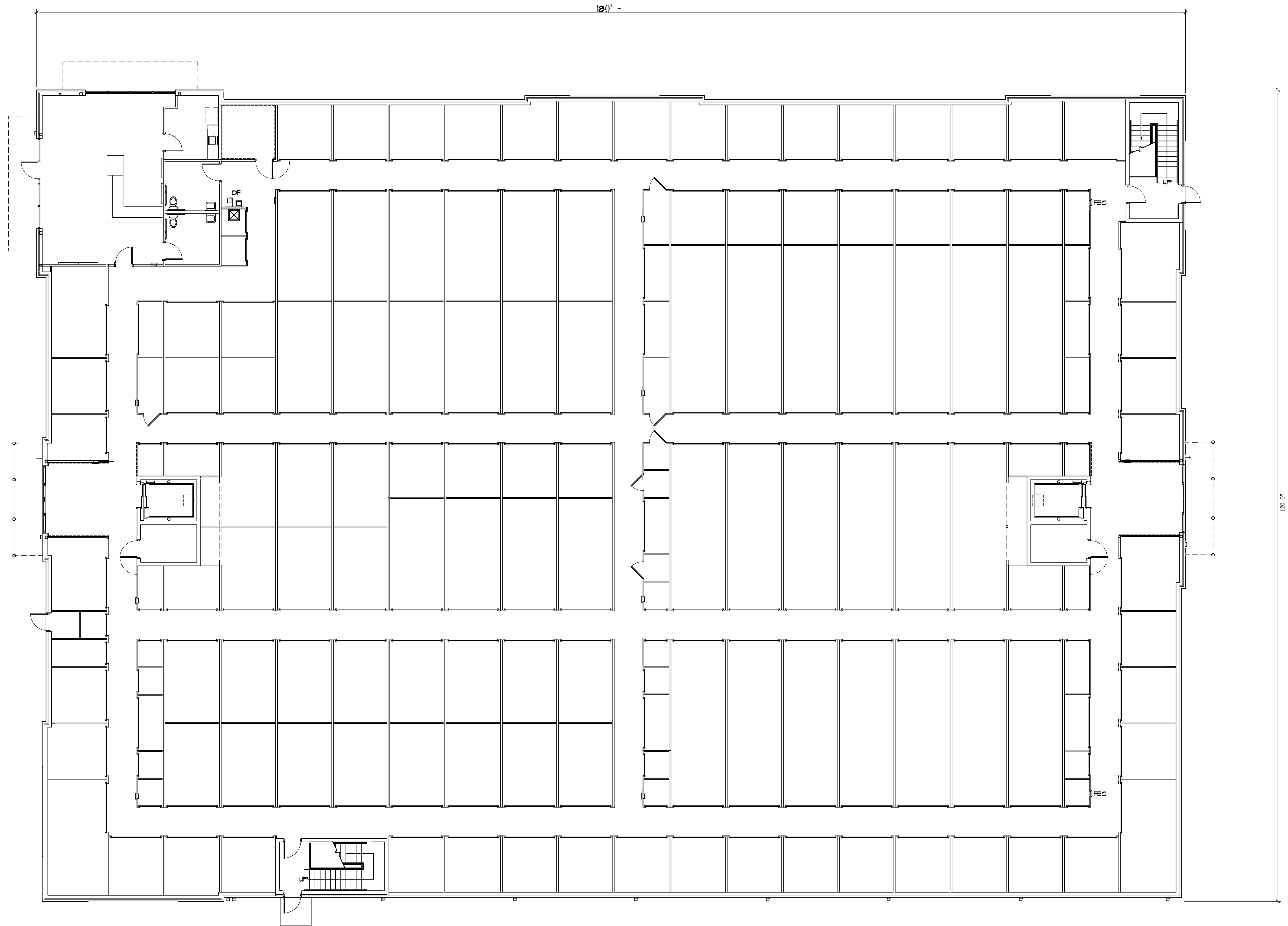
**PROJECT**  
 22-0335

**SHEET**  
 C-2.0



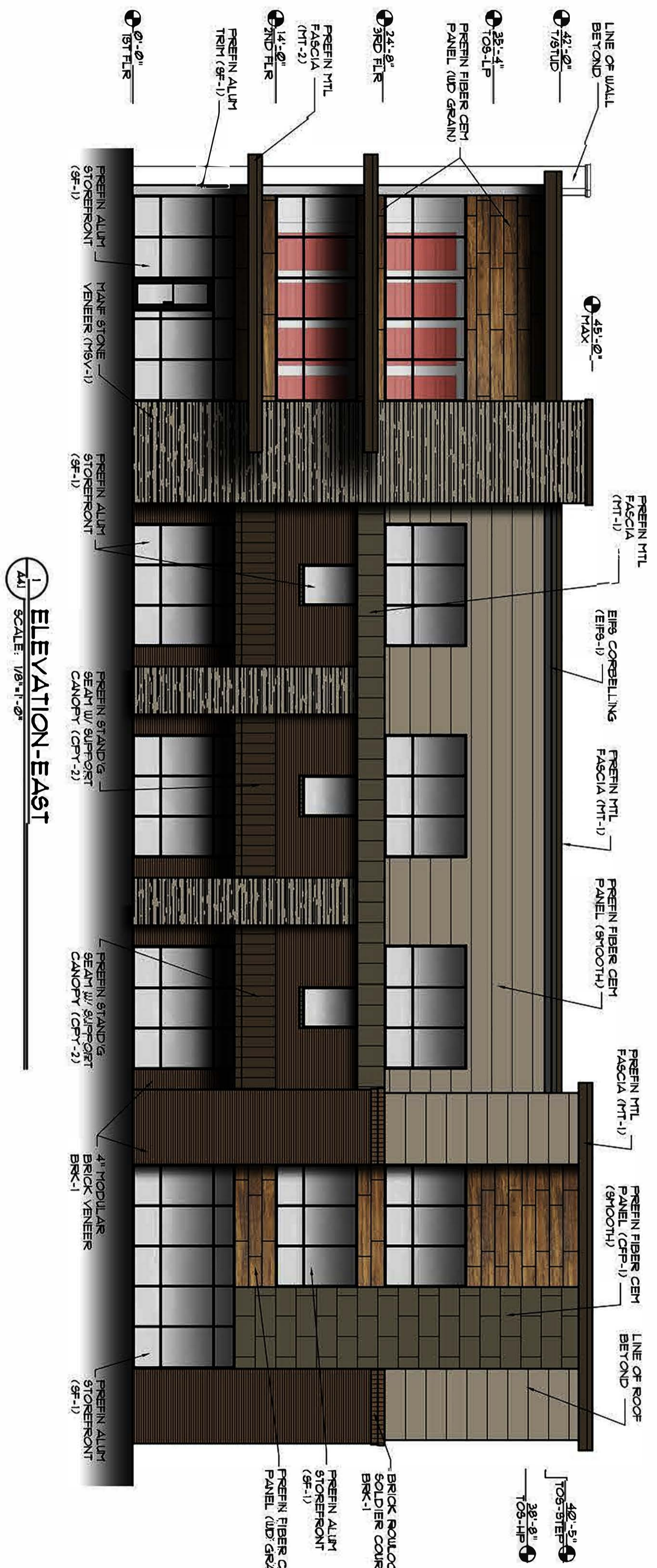
**WYNNSONG VALLEY**

P:\Projects\2022-0335\0558 Nashville Hwy - Greg Smith\Production\22-0335 Preliminary PUD Plan.dwg, 8/19/2022, 4:28:16 PM

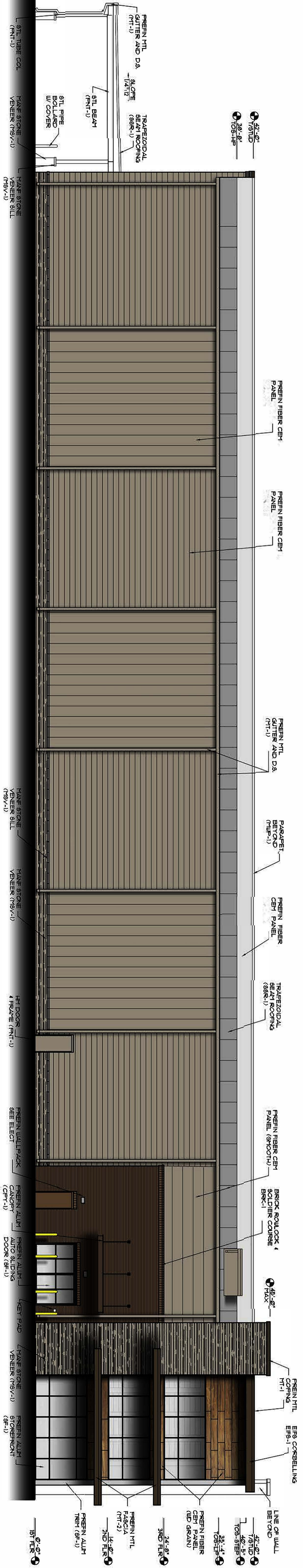


1 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"






1.1 ELEVATION-EAST  
SCALE: 1/8"=1'-0"



1.2 ELEVATION-SOUTH  
SCALE: 1/8"=1'-0"

THESE DRAWINGS AND DESIGNS ARE THE PROPERTY OF STINARD ARCHITECTURE, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE ARCHITECT'S PERMISSION. THEY WERE PREPARED FOR USE ON THIS SPECIFIC SITE IN CONJUNCTION WITH THE ISSUE DATE AND ARE NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR AND THE ARCHITECT NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION. DO NOT SCALE DRAWINGS.

Hospitality Self Storage  
2500 Hospitality Drive  
Columbia TN 38401

**STINARD ARCHITECTURE INC.**  
  
 CARTERSVILLE GA 30080  
 225 SOUTH BRANVYN STREET  
 770.425.7400 (F) 770.425.7400  
 STINARDARCH.COM

ISSUE FOR CONSTRUCTION

REVISIONS:	

PROJECT NUMBER  
201836

DATE  
04/24/23

SHEET NUMBER  
**A4.1**

CONTACT INFORMATION

Austin Brass, City Planner, [abrass@columbiatn.com](mailto:abrass@columbiatn.com) , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

**ART 22-0266**

APPLICANT/OWNER

**T-Square Engineering/ Gregory T. Smith**

MEETING DATE

**N/A**

PROPERTY ADDRESS/LOCATION

**2558 Nashville Hwy/ Tax Map 42 Parcel 13.00**

**PROJECT DESCRIPTION: Self-Storage Facility.**

The applicant is requesting façade approval for the construction of a three-story self-storage building located in an existing CEG Planned Unit Development. Overall façade materials consisting of fiber cement board accented by stone and brick veneer base. In addition, the east elevation (front) will have a brick veneer with soldier course and storefront aluminum windows.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CEG PUD	Single-Family Home	CEG PUD	Indoor Self-Storage Facility (120 X 180)	N/A

**Building Façade Design Standards Referenced:**

**Powers and Duties**

The Architectural Design Review Team shall have design approval authority for proposals seeking alternative compliance for Building Façade Design Standards (Sec. 6.1.6).

The Architectural Design Review Team shall be responsible for reviewing and making recommendations regarding proposals for Zoning Permit (Sec. 3.4) **or Planned Unit Development** (Sec. 3.20) approval in the following circumstances:

- a. Proposals in the PUD-VC district;
- b. Proposals in the Cottage Housing overlay;
- c. Nonresidential projects as identified in 6.1.6, Building Facades; and
- d. Large-scale commercial projects

e. Any other design districts to assure compliance with all applicable design guidelines.

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**

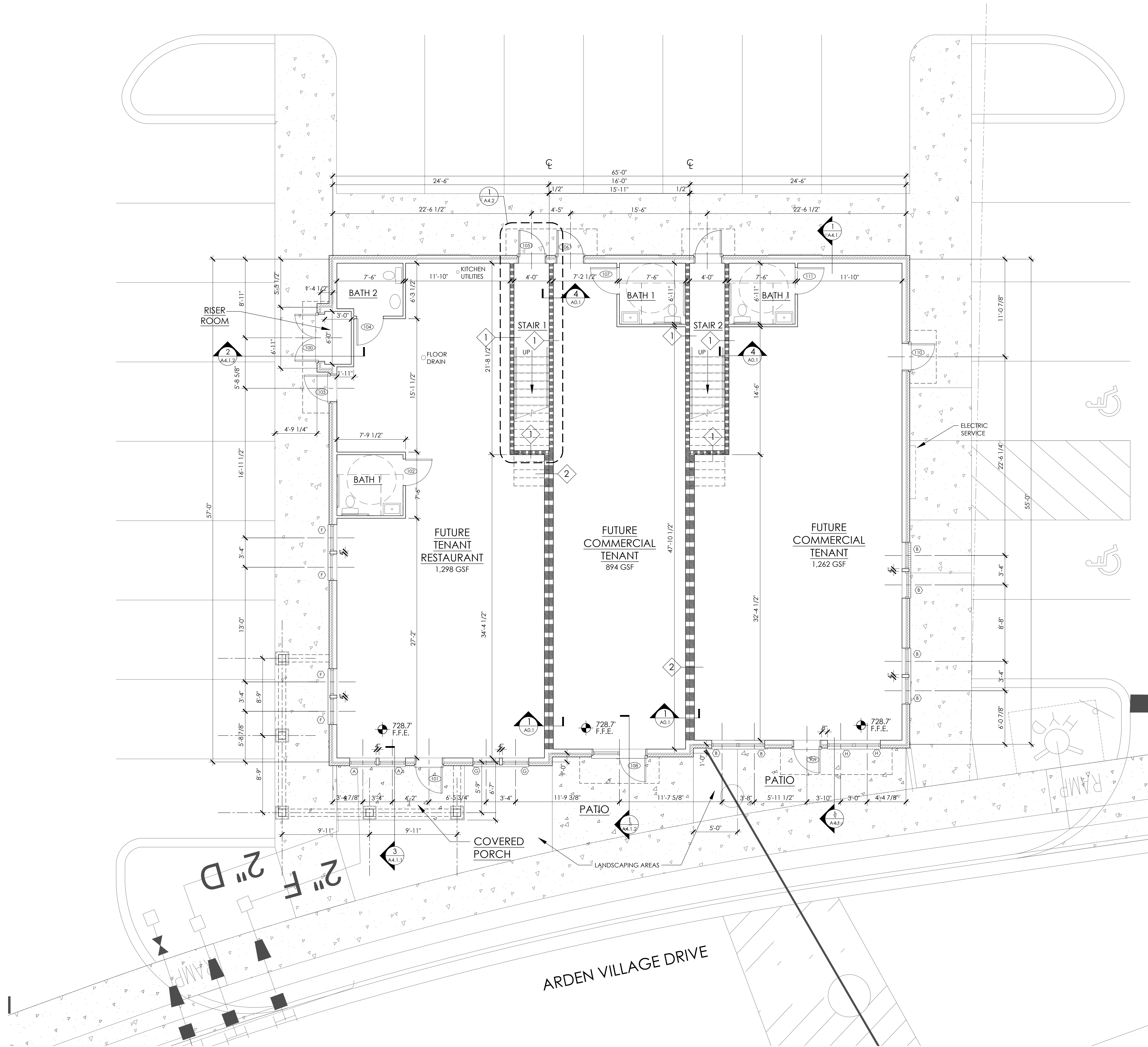
Alternative Compliance may be obtained using the Design Review process. In such cases, the Architectural Design Review Team shall have the authority to approve the following:

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.

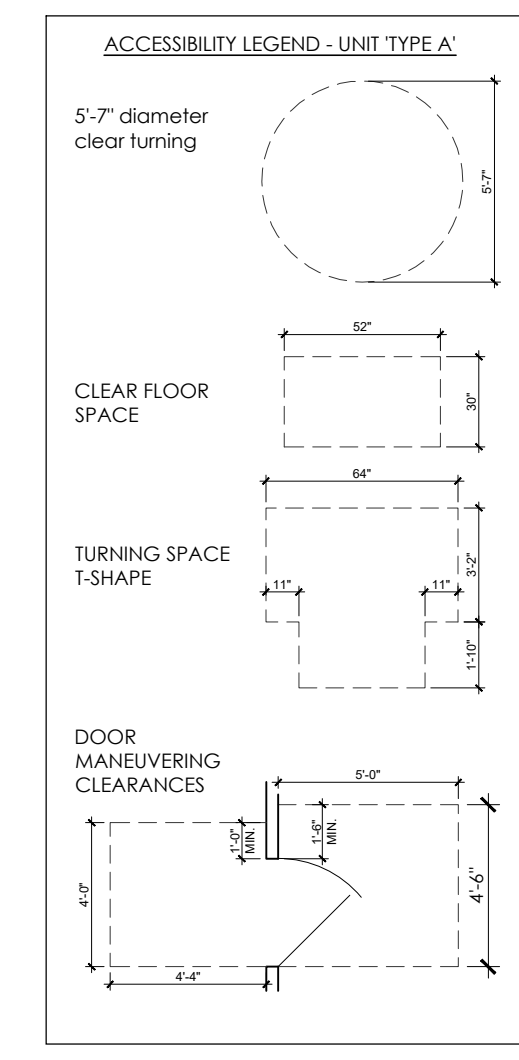
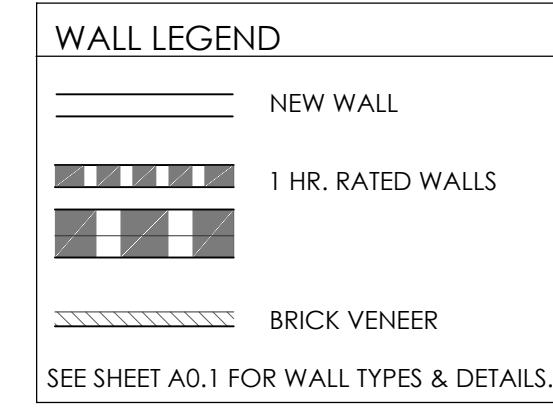
**PLANNING STAFF EVALUATION:**

This proposed three story self-storage facility consists of a primary front façade material of fiber cement board accented by brick and stone veneer. Elevations were given for the south and east elevation; however, elevations were not given on additional elevations. Likewise, the south elevation that is visible would require articulation every 35' as highlighted in section 6.1 described above.





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



In the interest of continuous improvement, Regent Homes reserves the right to make modification in floor plans, elevations, architectural details, materials and specifications at any time without prior notice. All features, designs, and prices are subject to change without prior notice. Room dimensions are approximate and floor plans may vary with selected elevations. Please consult working drawings for actual dimensions and information. © 2003 Regent Homes LLC.

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

THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. WORKING CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE. ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

- △ CHECK SET 07.22.2022
- △ CHECK SET 08.08.2022
- △ CONSTR DOCS 09.21.2022
- △
- △
- △
- △
- △

**FIRST FLOOR PLAN - ALTERNATE**  
SCALE: 3/16" = 1'-0" 3,649 GSF (10,929 GSF BUILDING)

**FRAMING & PLAN NOTES**

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



2819 Columbine Place  
Nashville, Tennessee 37204  
email: lerry@LWarch.com  
www.LWarch.com  
330.322.3406



7376 ALTHORP WAY  
NASHVILLE, TN 37211

In the interest of continuous improvement, Regent Homes reserves the right to make modifications in floor plans, exterior designs, architectural details, materials and specifications of any time without prior notice. All features, designs, and prices are subject to change without prior notice. Room dimensions are approximate and floor plans may vary with selected elevations. Please consult working drawings for actual dimensions and information. © 2003 Regent Homes LLC.

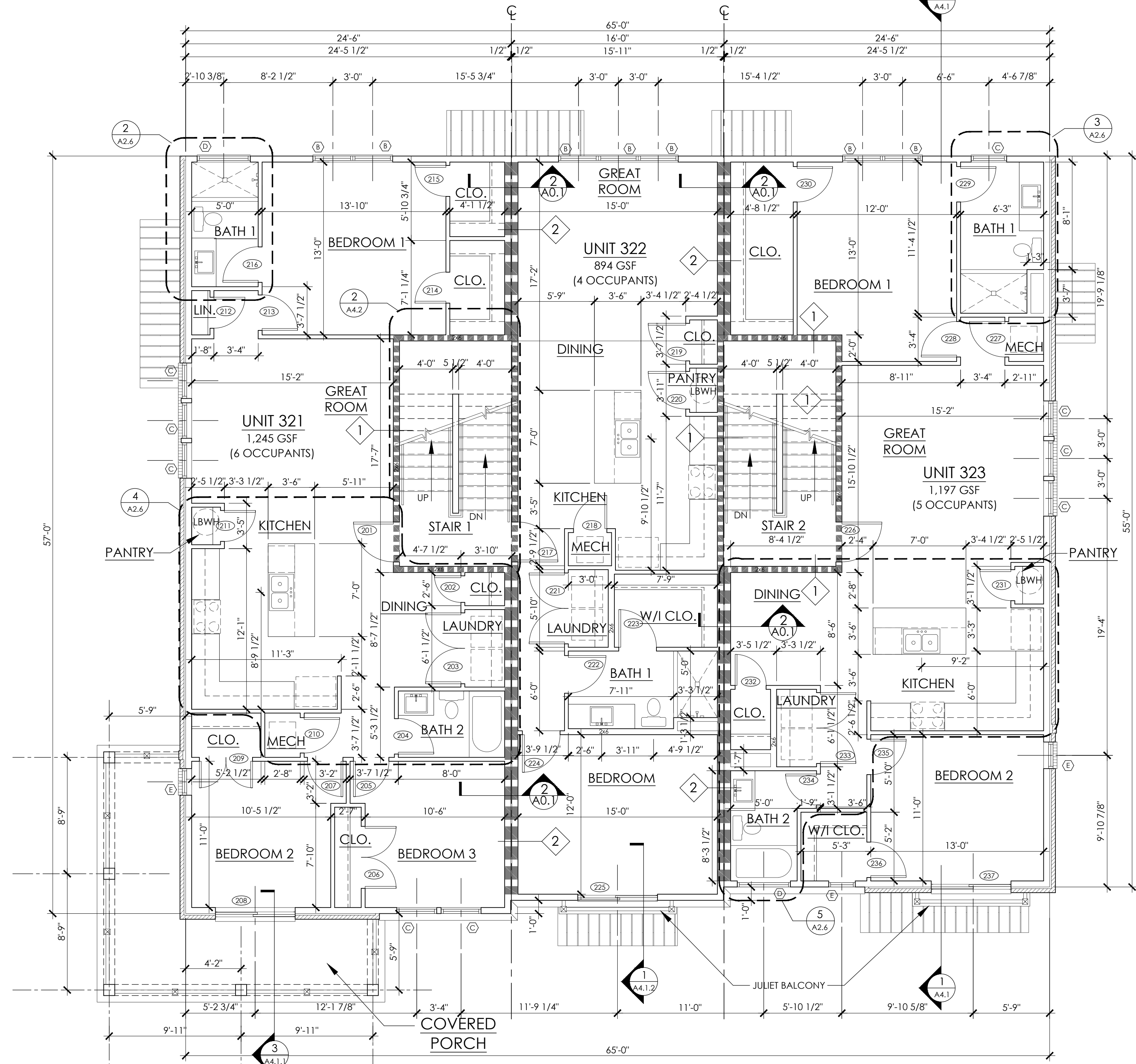
**Arden Apartments II**  
**STACKED FLATS "BLDG A/3"**  
**LOTS 209 & 210**  
2401 ARDEN VILLAGE DRIVE  
COLUMBIA, TN 38401

THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. WRITTEN CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE. AND THE OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

**WALL LEGEND**

	NEW WALL
	1 HR. RATED WALLS
	BRICK VENEER

SEE SHEET A0.1 FOR WALL TYPES & DETAILS.



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

△ CHECK SET	07.22.2022
△ CHECK SET	08.08.2022
△ CONSTR DOCS	09.21.2022
△	
△	
△	
△	

**SECOND FLOOR PLAN**

09.21.2022

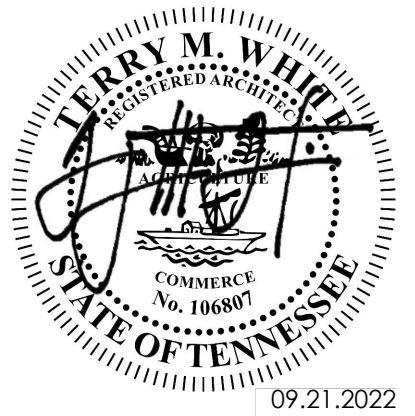
**A2.2**

**FRAMING & PLAN NOTES**

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



2819 Columbine Place  
Nashville, Tennessee 37204  
email: terry@LWarch.com  
www.LWarch.com  
330.322.3406



7376 ALTHORP WAY  
NASHVILLE, TN 37211

In the interest of continuous improvement, Regent Homes reserves the right to make modification in floor plans, elevations, architectural details, materials and specifications at any time without prior notice. All features, designs, and prices are subject to change without prior notice. Room dimensions are approximate and floor plans may vary with selected elevations. Please consult working drawings for actual dimensions and information. © 2003 Regent Homes LLC.

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

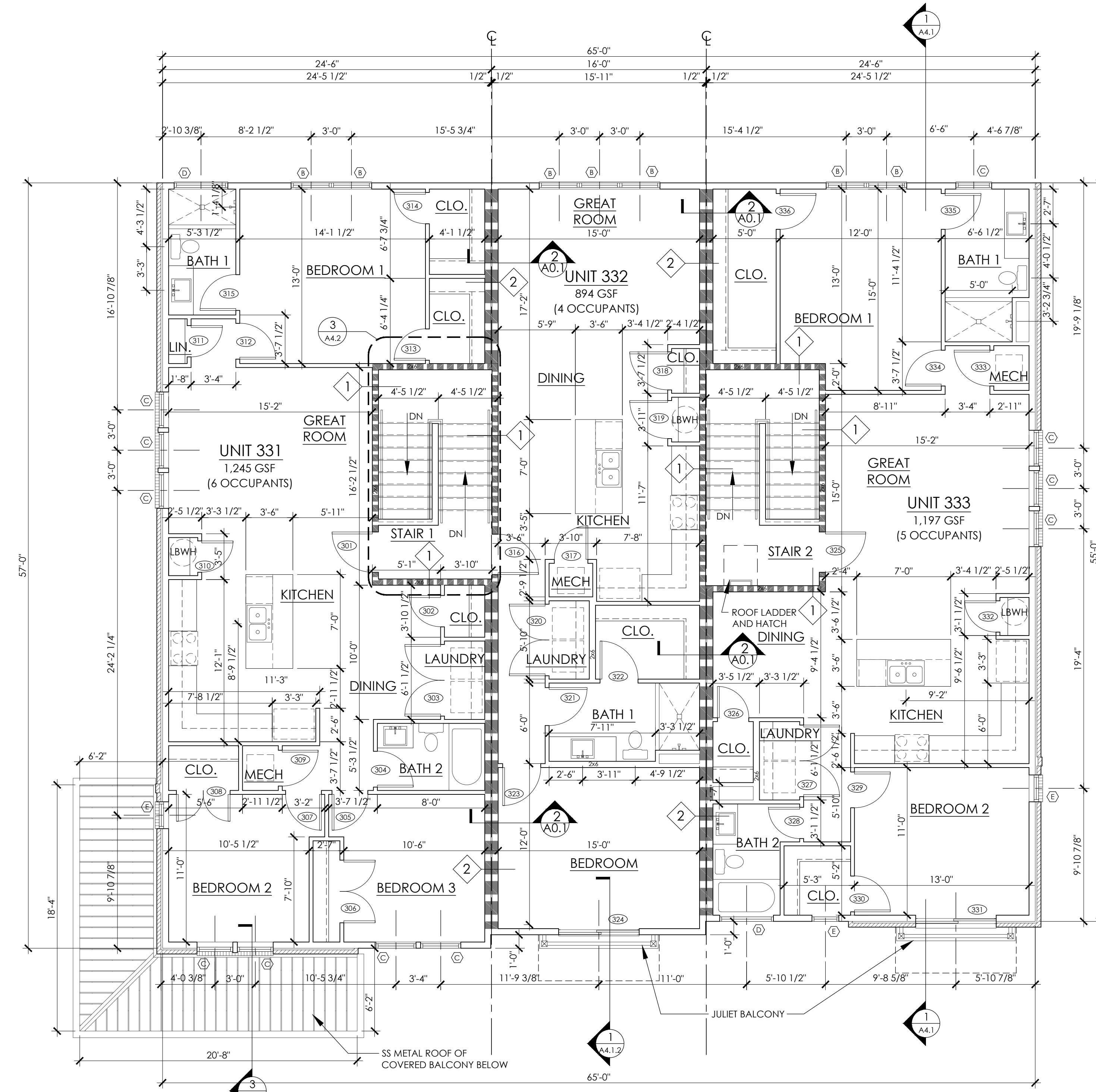
THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGN AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. WORK CONTRACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE. AND THE OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

- △ CHECK SET 07.22.2022
- △ CHECK SET 08.08.2022
- △ CONSTR DOCS 09.21.2022
- △
- △
- △
- △

**WALL LEGEND**

	NEW WALL
	1 HR. RATED WALLS
	BRICK VENEER

SEE SHEET AO.1 FOR WALL TYPES & DETAILS.



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

**THIRD FLOOR PLAN**

09.21.2022

**A2.3**

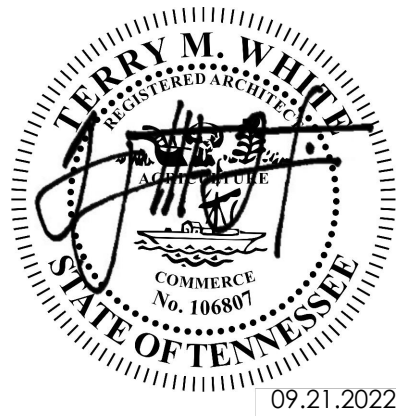


ELEVATION NOTES

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



2819 Columbine Place  
Nashville, Tennessee 37204  
email: lery@LWarch.com  
www.LWarch.com  
330.322.3406



7376 ALTHORP WAY  
NASHVILLE, TN 37211

In the interest of continuous improvement, Regent Homes reserves the right to make modification in floor plans, exterior designs, architectural details, materials and specifications at any time without prior notice. All features, designs, and prices are subject to change without prior notice. Room dimensions are approximate and floor plans may vary with selected elevations. Please consult working drawings for actual dimensions and information. © 2003 Regent Homes LLC.

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

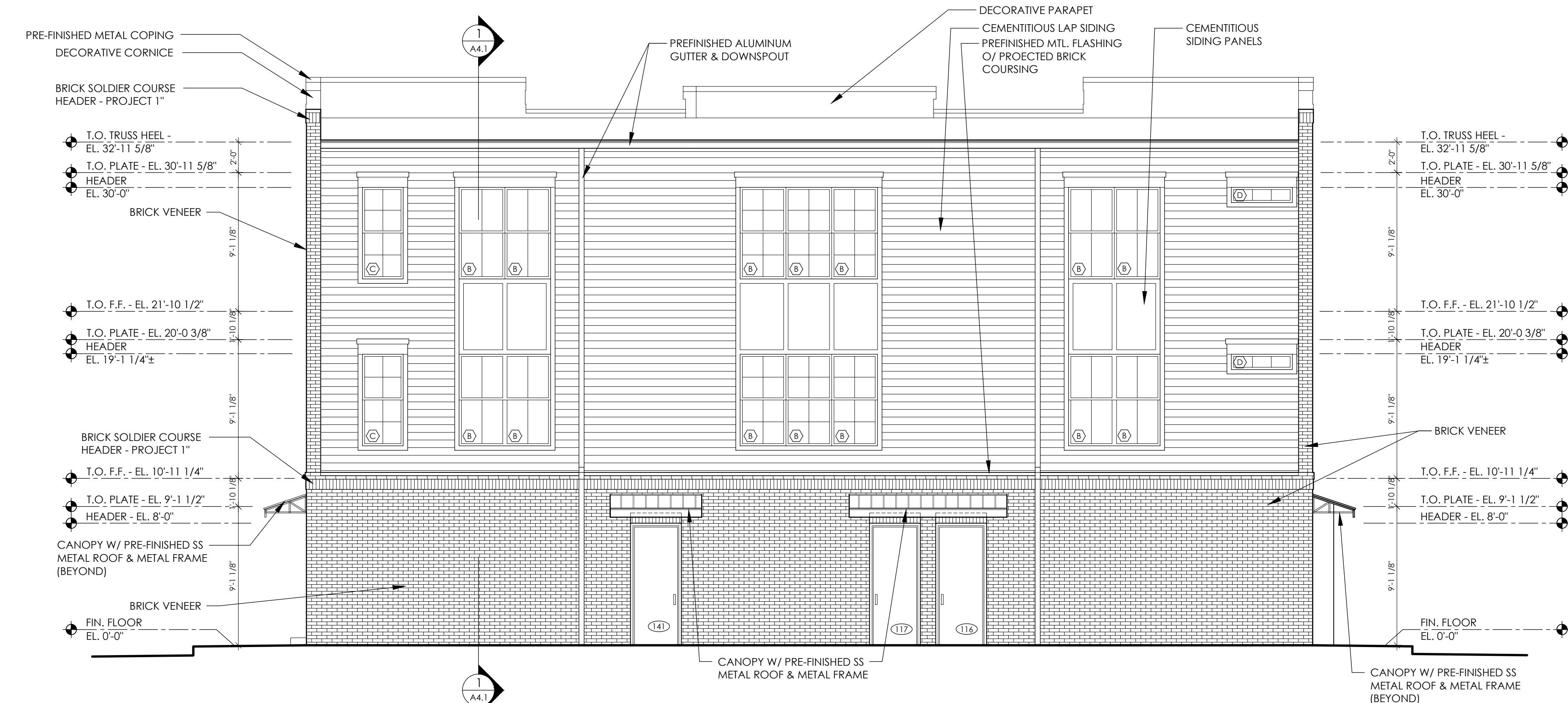
THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THIS DRAWING SHALL BE COPIED, REPRODUCED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY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

△ CHECK SET	07.22.2022
△ CHECK SET	08.08.2022
△ CONSTR DOCS	09.21.2022
△	
△	
△	
△	
△	

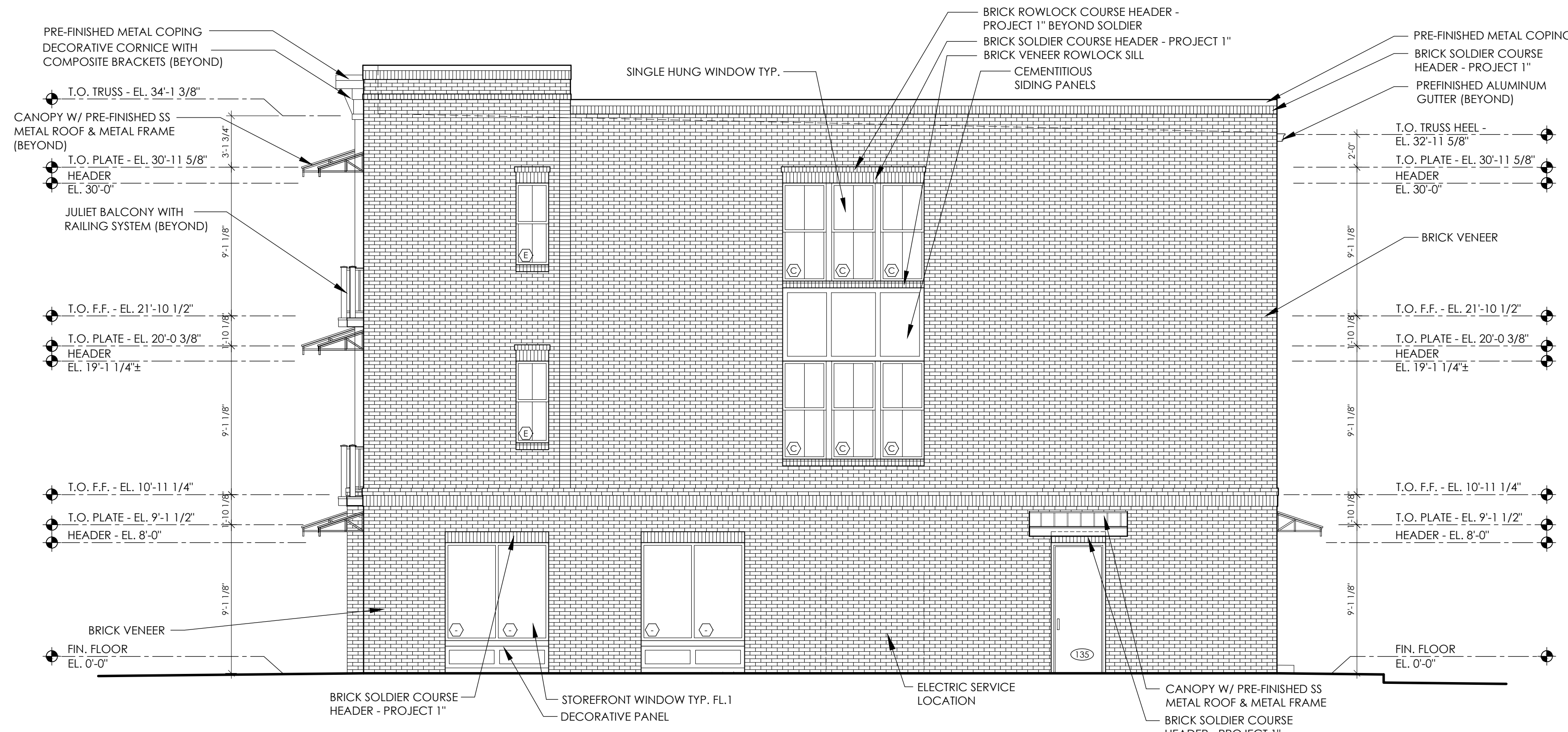
ALTERNATE BUILDING ELEVATIONS

10.11.2022

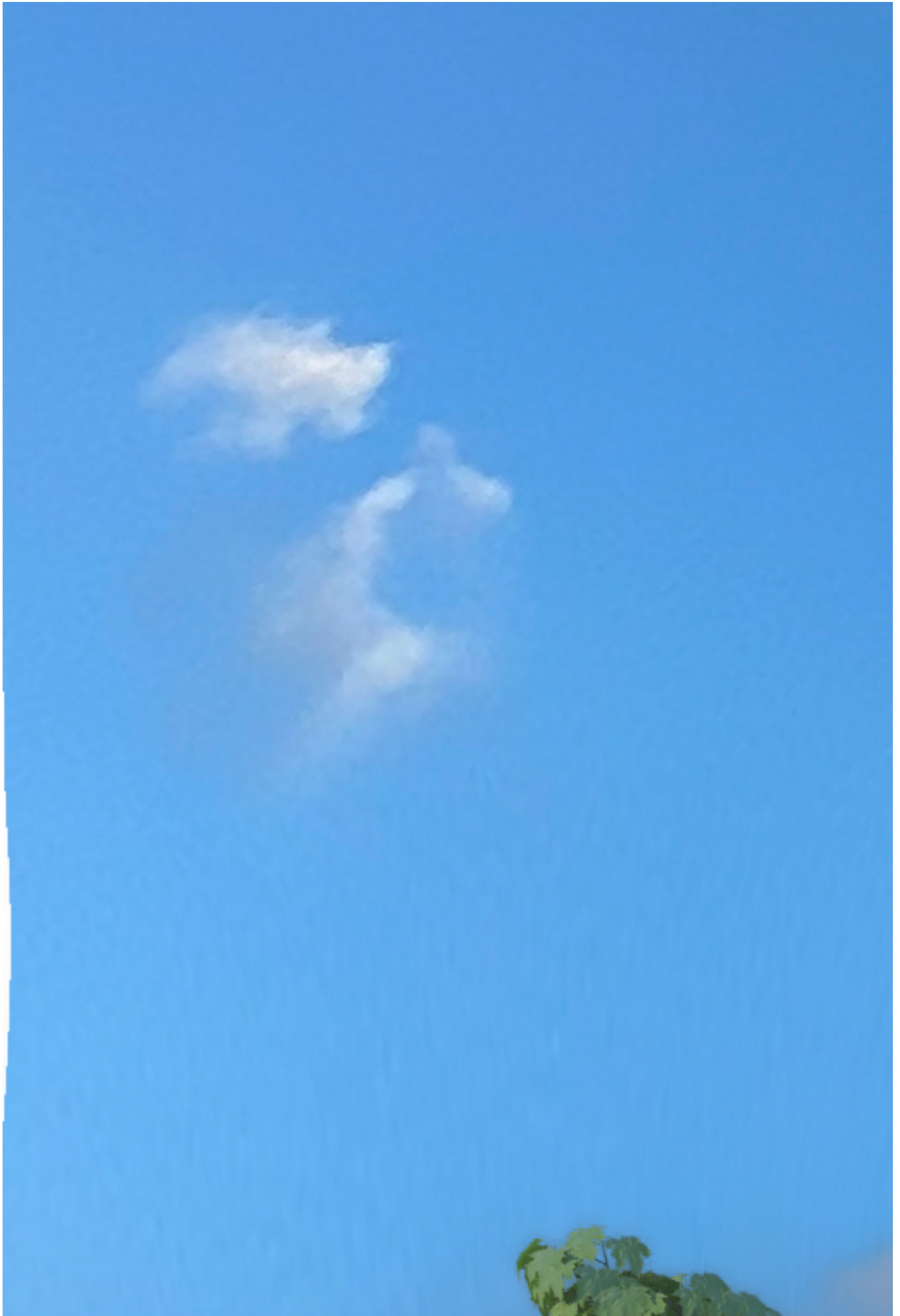
A3.2



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



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





ARCHITECTURAL REVIEW TEAM  
PROJECT DEVELOPMENT APPLICATION

*DEADLINE: 3<sup>RD</sup> MONDAY OF THE MONTH AT 4:00 PM*

*Arden Village Lots 209 & 210*

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

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

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

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

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

*22-0290*

APPLICANT

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

PROPERTY OWNER

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

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

Benjamin Sexton  
APPLICANT NAME

Ben Sexton  
APPLICANT SIGNATURE

10/14/22  
DATE

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

David McGowan  
PROPERTY OWNER NAME

[Signature]  
PROPERTY OWNER SIGNATURE

10/14/22  
DATE

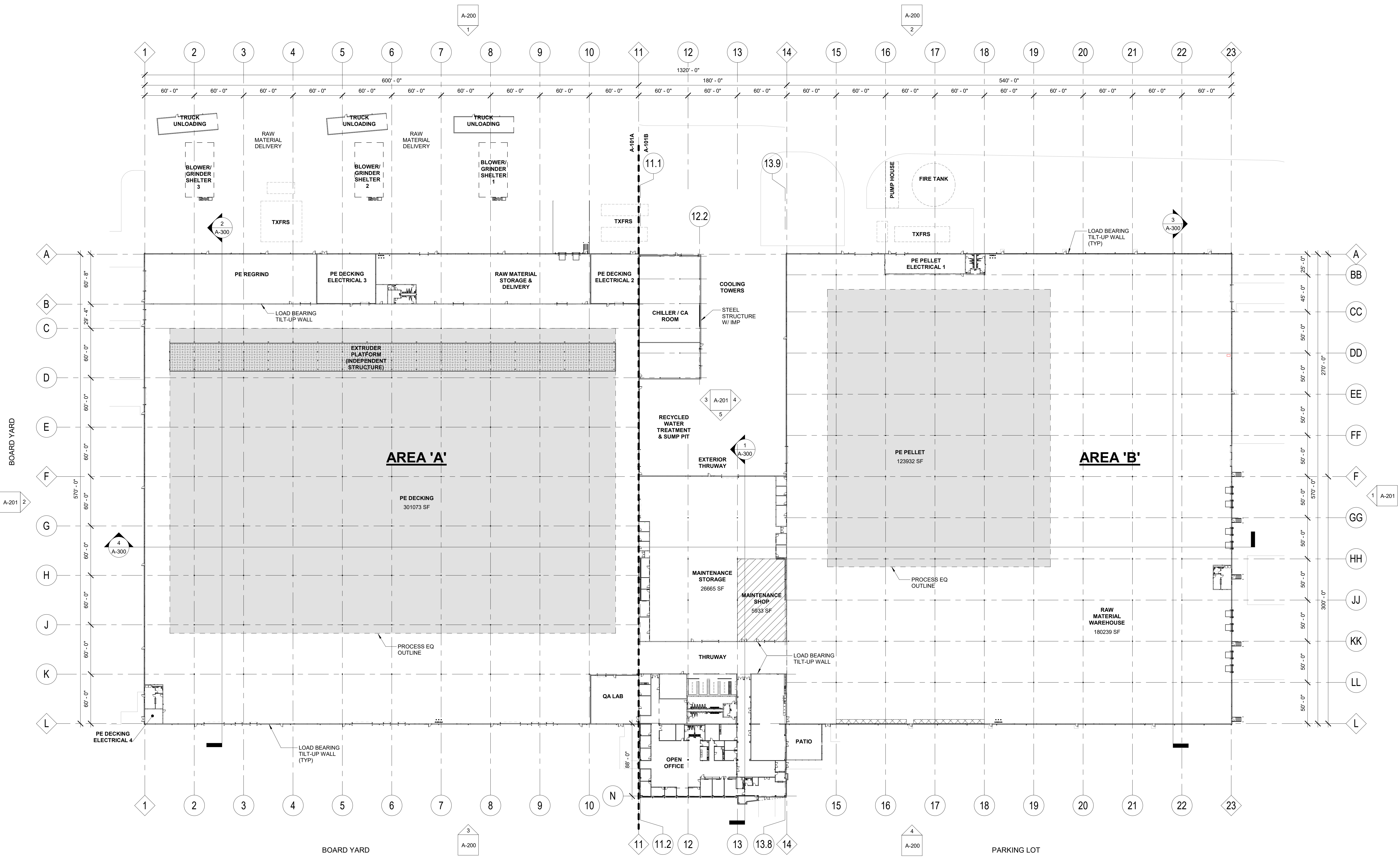
STAFF USE ONLY

DOCKET NO.	22-0290	FEE PAID	N/A
RECEIPT NO.		REQUESTED AGENDA	

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

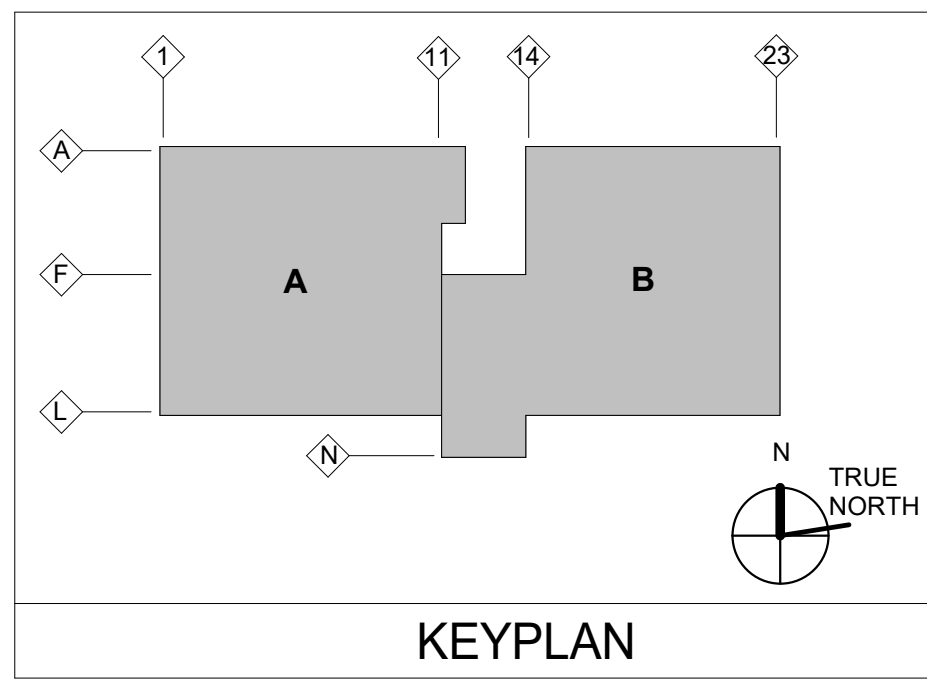
BOARD ACTION	
--------------	--

DOC. REL.#	DATE	DESCRIPTION
1	02-14-2022	DOCUMENT RELEASE
2	02-28-2022	DOCUMENT RELEASE
3	03-04-2022	DOCUMENT RELEASE
5	03-11-2022	DOCUMENT RELEASE
6	03-18-2022	DOCUMENT RELEASE
9	04-15-2022	DOCUMENT RELEASE
11	04-27-2022	DOCUMENT RELEASE
12	05-20-2022	DOCUMENT RELEASE
13	06-03-2022	DOCUMENT RELEASE
14	06-10-2022	DOCUMENT RELEASE
18	07-29-2022	DOCUMENT RELEASE
20	08-19-2022	DOCUMENT RELEASE
21	09-01-2022	DOCUMENT RELEASE
22	09-14-2022	DOCUMENT RELEASE
23	09-23-2022	DOCUMENT RELEASE



**1 OVERALL FLOOR PLAN**  
1" = 50'-0"

**BLDG TOTAL SF = 733,885**



**Gray**  
500 West 5th Street  
Charlotte, North Carolina 28202  
Telephone: (704) 342-7600  
Facsimile: (704) 342-7601

Manufacturing - Automotive  
Food & Beverage - Distribution  
Retail

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

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

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

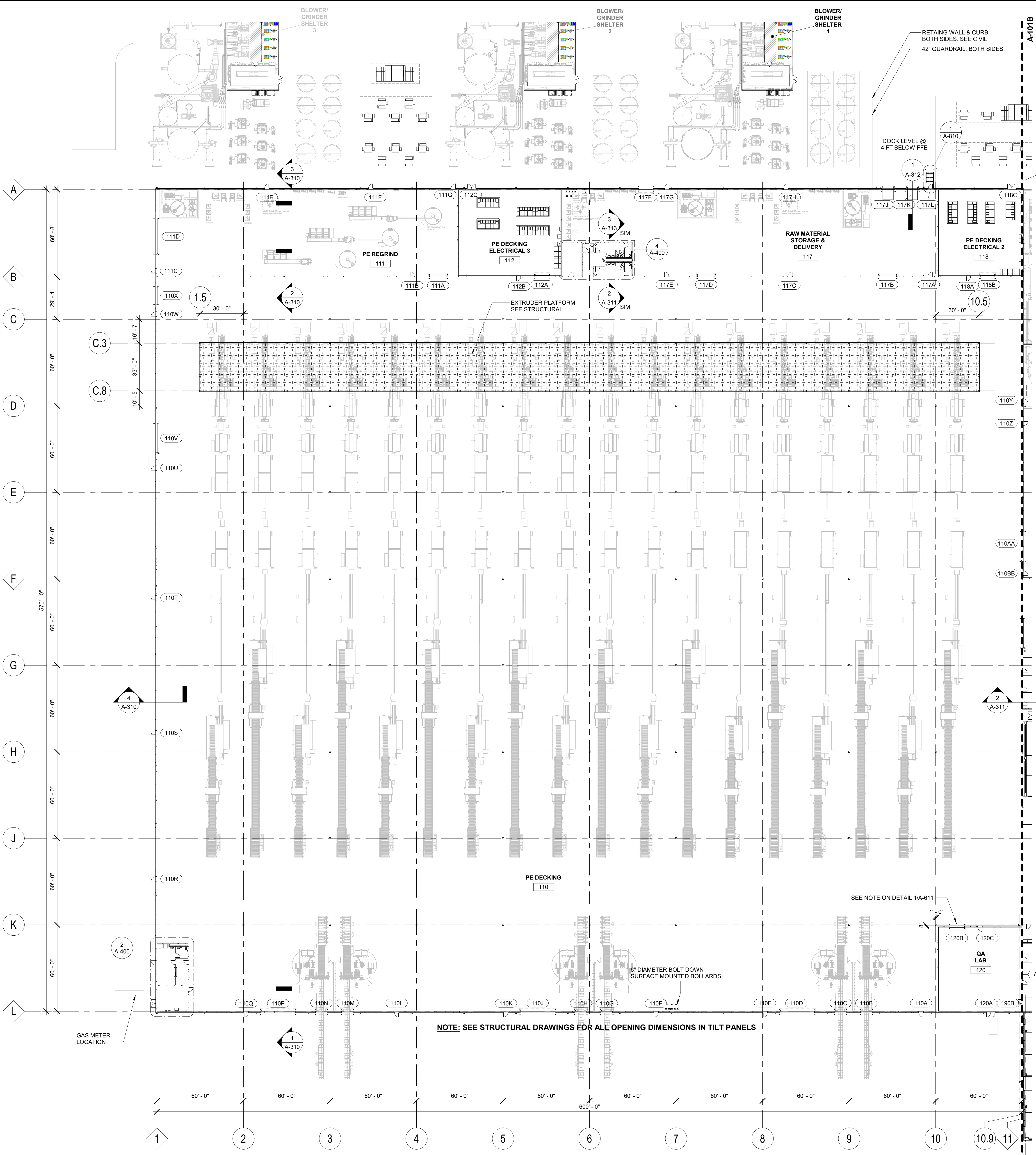
CORP. SEAL

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

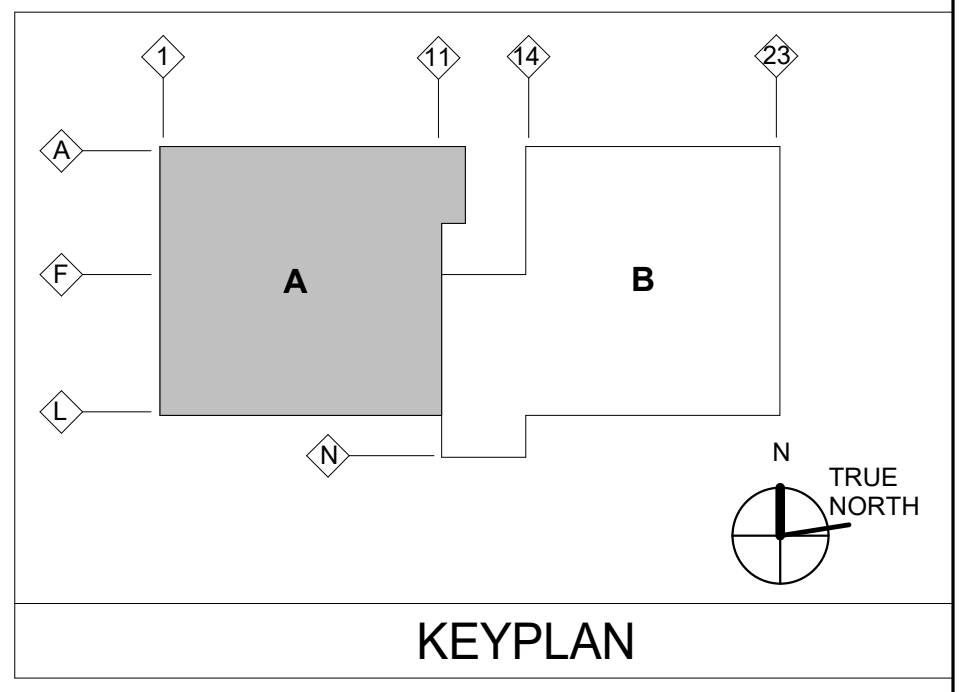
**OVERALL FLOOR PLAN**

JOB NUMBER: 2022069  
SHEET NUMBER: **A-101**

DOC. REL.#	DATE	DESCRIPTION
3	03-04-2022	DOCUMENT RELEASE
5	03-11-2022	DOCUMENT RELEASE
6	03-18-2022	DOCUMENT RELEASE
9	04-15-2022	DOCUMENT RELEASE
11	04-27-2022	DOCUMENT RELEASE
12	05-20-2022	DOCUMENT RELEASE
13	06-03-2022	DOCUMENT RELEASE
14	06-10-2022	DOCUMENT RELEASE
18	07-29-2022	DOCUMENT RELEASE
20	08-19-2022	DOCUMENT RELEASE
22	09-14-2022	DOCUMENT RELEASE
23	09-23-2022	DOCUMENT RELEASE
25	10-12-2022	DOCUMENT RELEASE



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



**Gray**  
500 West 5th Street  
Charlotte, North Carolina 28202  
Telephone: (704) 342-7600  
Facsimile: (704) 342-7601

Manufacturing - Automotive  
Food & Beverage - Distribution  
Retail

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

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

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

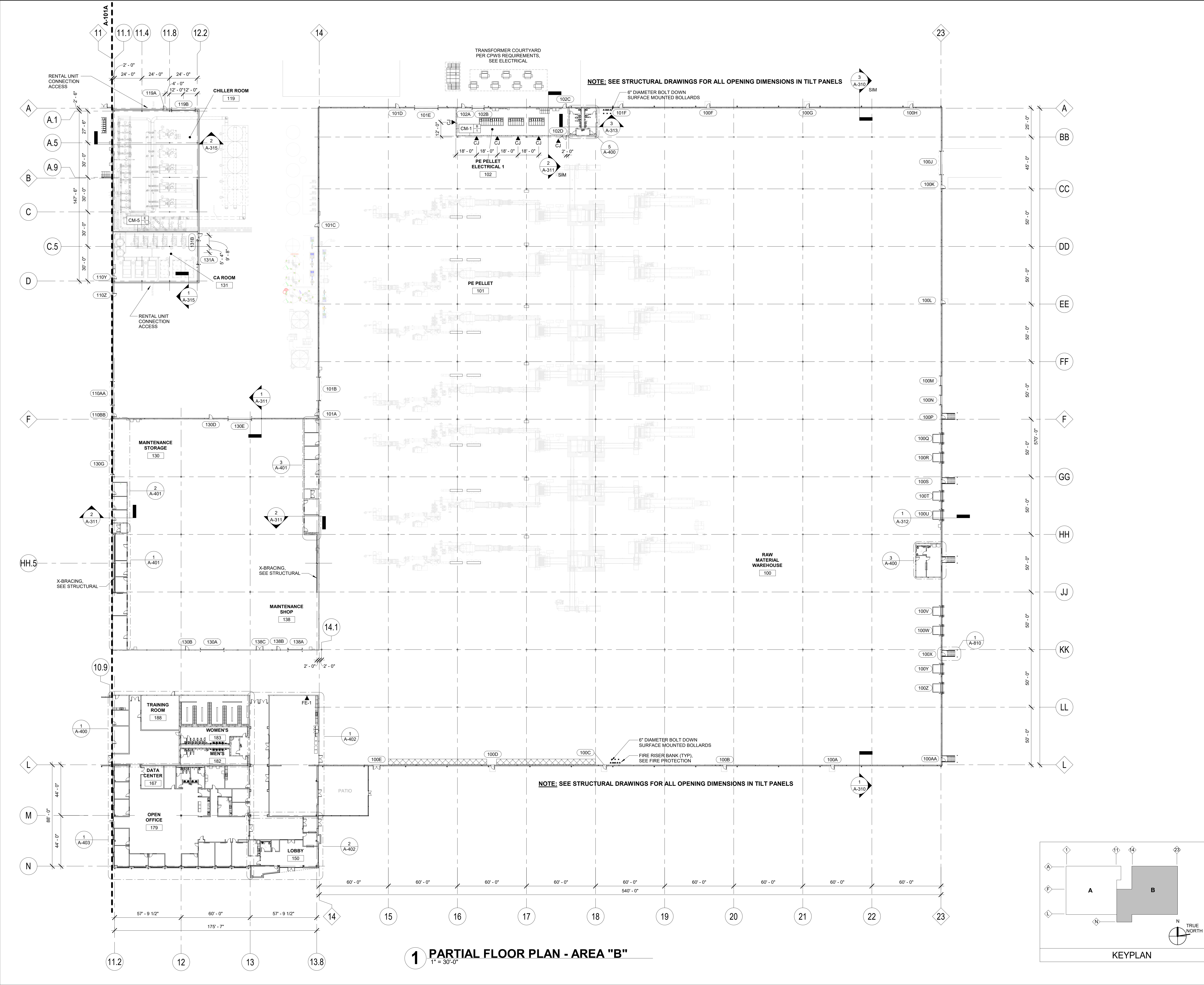
CORP. SEAL

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

**PARTIAL FLOOR PLAN**

JOB NUMBER 2022069	SHEET NUMBER <b>A-101A</b>
-----------------------	-------------------------------

DOC. REL. #	DATE	DESCRIPTION
3	03-04-2022	DOCUMENT RELEASE
5	03-11-2022	DOCUMENT RELEASE
6	03-18-2022	DOCUMENT RELEASE
9	04-15-2022	DOCUMENT RELEASE
11	04-27-2022	DOCUMENT RELEASE
12	05-20-2022	DOCUMENT RELEASE
13	06-03-2022	DOCUMENT RELEASE
14	06-10-2022	DOCUMENT RELEASE
15	06-22-2022	DOCUMENT RELEASE
18	07-29-2022	DOCUMENT RELEASE
20	08-19-2022	DOCUMENT RELEASE
21	09-01-2022	DOCUMENT RELEASE
22	09-14-2022	DOCUMENT RELEASE
23	09-23-2022	DOCUMENT RELEASE



500 West 5th Street  
Charlotte, North Carolina 28202  
Telephone: (704) 342-7600  
Facsimile: (704) 342-7601

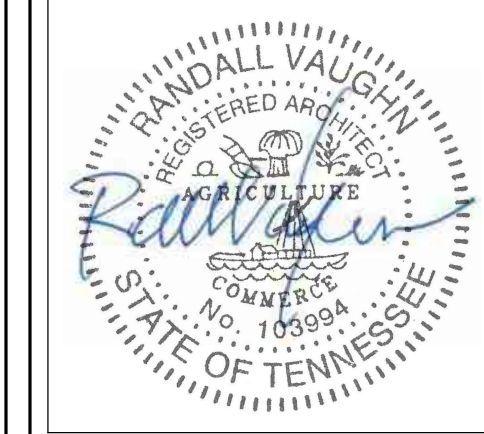
Manufacturing - Automotive  
Food & Beverage - Distribution  
Retail



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

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

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

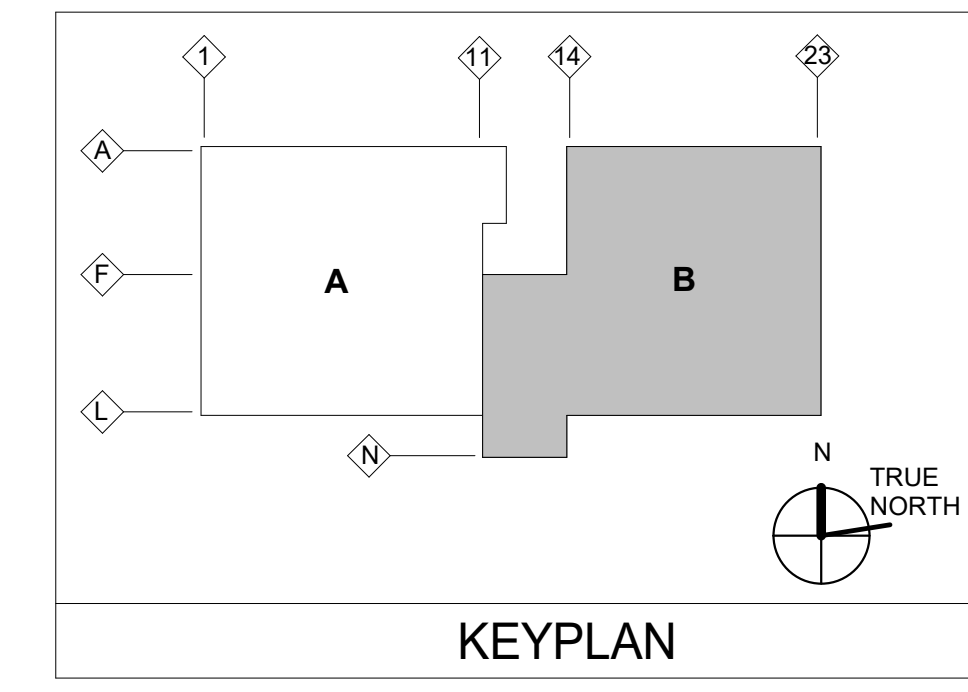


CORP. SEAL

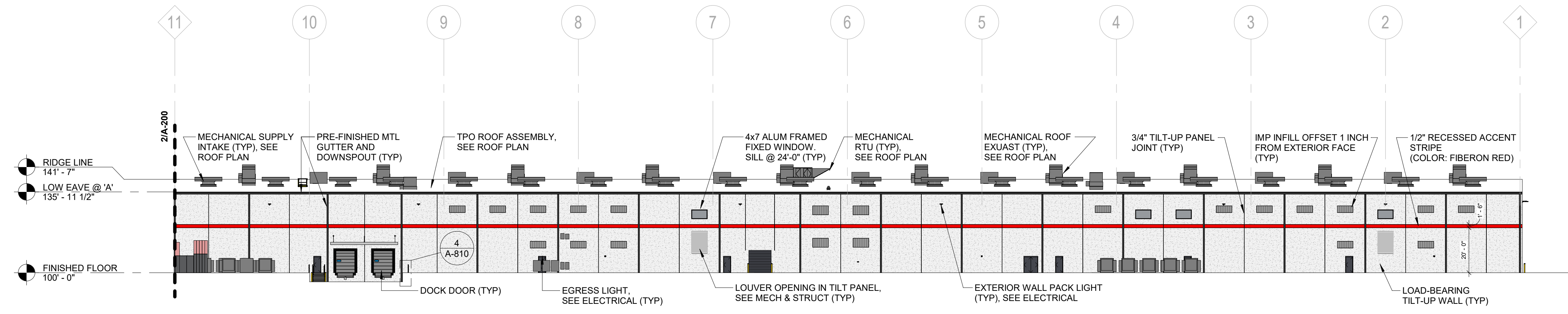
A NEW MANUFACTURING FACILITY FOR  
**PROJECT LEWARD**  
COLUMBIA, TN

**PARTIAL FLOOR PLAN**

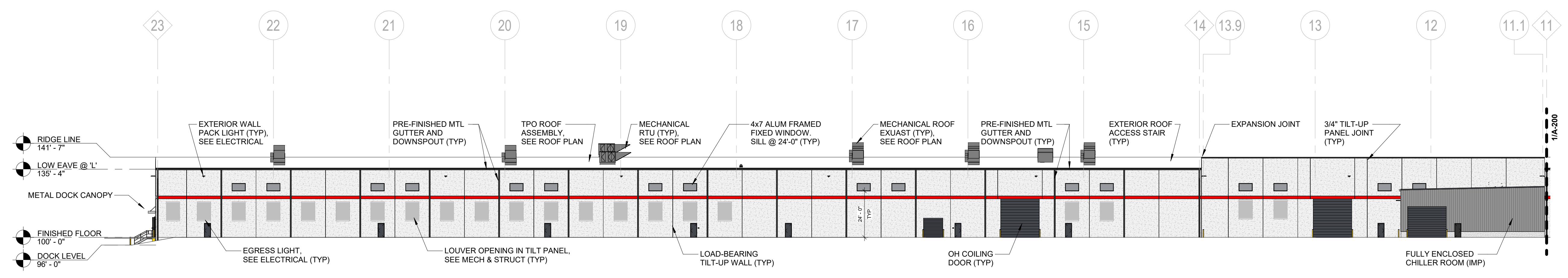
JOB NUMBER: 2022069  
SHEET NUMBER: A-101B



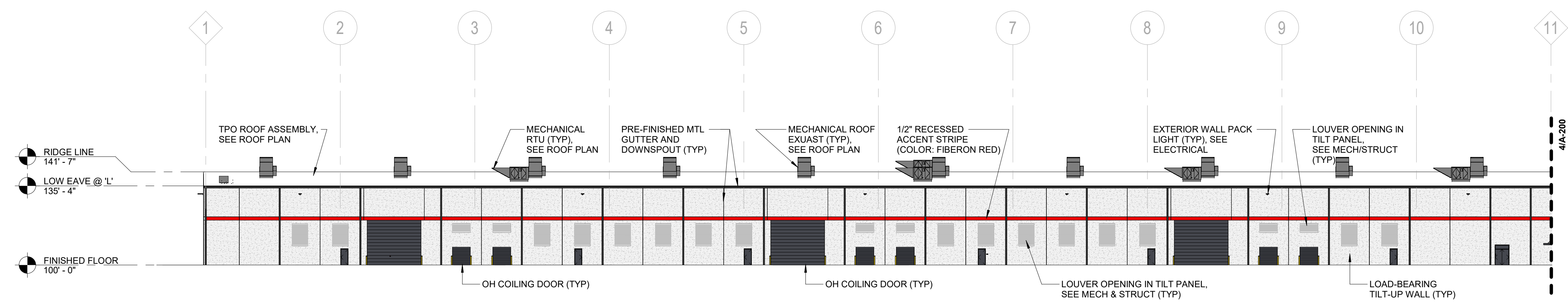
DOC. REL.#	DATE	DESCRIPTION
3	03-04-2022	DOCUMENT RELEASE
5	03-11-2022	DOCUMENT RELEASE
6	03-18-2022	DOCUMENT RELEASE
9	04-15-2022	DOCUMENT RELEASE
12	05-20-2022	DOCUMENT RELEASE
13	06-03-2022	DOCUMENT RELEASE
14	06-10-2022	DOCUMENT RELEASE
15	06-22-2022	DOCUMENT RELEASE
17	07-08-2022	DOCUMENT RELEASE
20	08-19-2022	DOCUMENT RELEASE
21	09-01-2022	DOCUMENT RELEASE
23	09-23-2022	DOCUMENT RELEASE
24	09-29-2022	DOCUMENT RELEASE
25	10-12-2022	DOCUMENT RELEASE



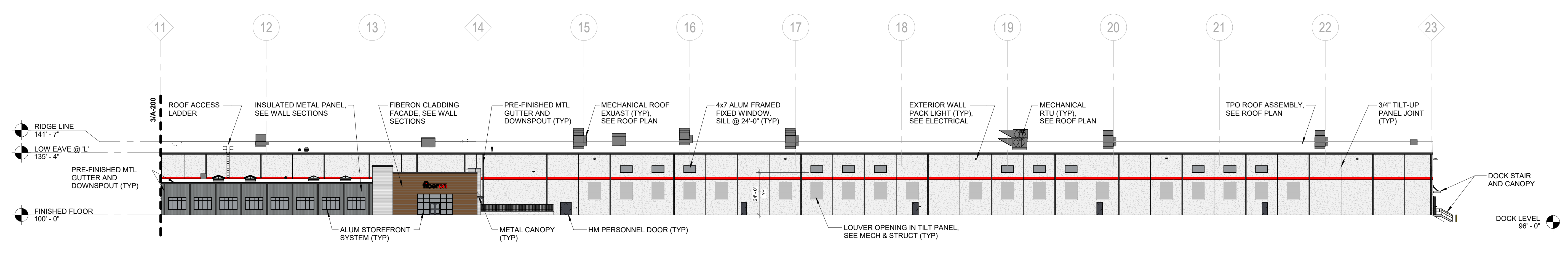
**1 OVERALL NORTH ELEVATION - AREA A**  
1" = 30'-0"



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



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



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



500 West 5th Street  
Charlotte, North Carolina 28202  
Telephone: (704) 342-7600  
Facsimile: (704) 342-7601

Manufacturing - Automotive  
Food & Beverage - Distribution  
Retail

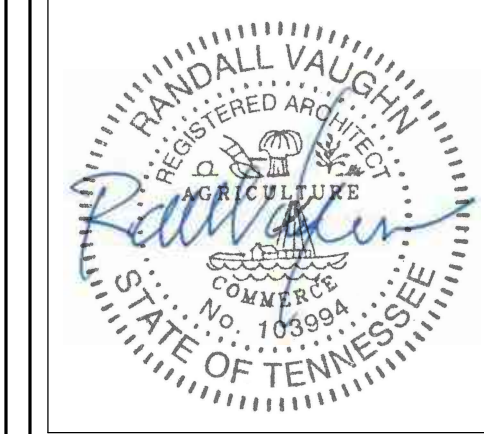


ARCHITECTS AND ENGINEERS, P.S.C.  
10 Quality Street  
Lexington, Kentucky 40507-1450  
Telephone: (859) 281-5000  
Facsimile: (859) 252-5300

POLLUTANTS FROM OWNER'S OPERATIONS... CUSTOMER'S KNOWLEDGE OF ITS ACTIVITIES THAT WILL BE CONDUCTED WITHIN THE FACILITY TO BE DESIGNED BY GRAY ARCHITECTS AND ENGINEERS, P.S.C. AND CONSTRUCTED BY GRAY, AND THE MATERIALS INVOLVED IN THOSE ACTIVITIES IS SUPERIOR TO GRAY ARCHITECTS AND ENGINEERS AND GRAY'S KNOWLEDGE, ACCORDINGLY, AND ANYTHING CONTAINED IN THE CONTRACT DOCUMENTS TO THE CONTRARY NOTWITHSTANDING, ANY DUTY OR WARRANTY BY GRAY HEREIN SHALL NOT APPLY TO DISCHARGE, DISPENSAL, ESCAPE, RELEASE OR SATURATION OF ANY POLLUTANT INTO THE ATMOSPHERE OR ANY BODY OF WATER OR ON TO/UNDER OR INTO THE SURFACE OR SUBSURFACE OF LAND. FOR PURPOSE OF THIS SECTION, THE WORD "POLLUTANT" SHALL MEAN ANY SOLID, LIQUID, GASEOUS, OR THERMAL, INSTANT OR CONTAMINANT, INCLUDING BUT NOT LIMITED TO SMOKE, VAPOR, SOOT, FUMES, ACIDS, ALKALIS, CHEMICALS AND WASTE AND SHALL INCLUDE ANY HAZARDOUS SUBSTANCE. THE CAPACITY OF THE FACILITY AND THE DESIGN OF ANY OF ITS PARTS, SO AS TO PREVENT THE ESCAPE, RELEASE, DISCHARGE, DISPENSAL, OR SATURATION OF POLLUTANTS SHALL BE THE SOLE RESPONSIBILITY OF THE CUSTOMER.

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

CORP. SEAL

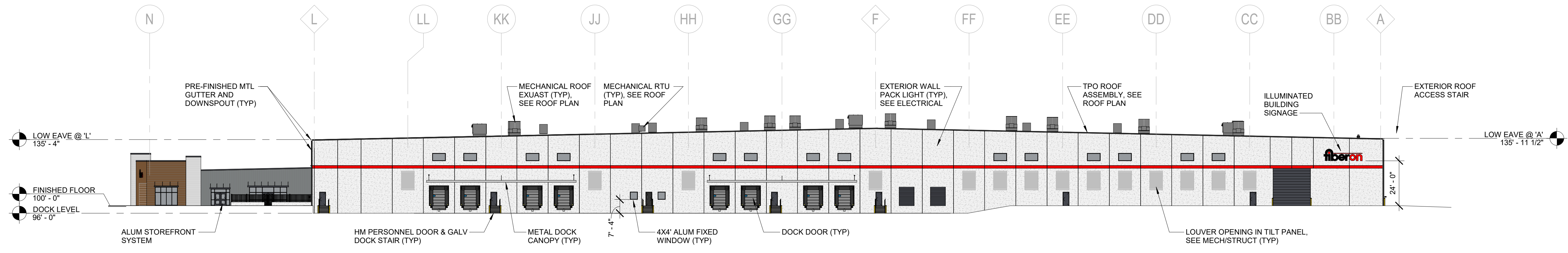


**A NEW MANUFACTURING FACILITY FOR PROJECT LEWARD COLUMBIA, TN**

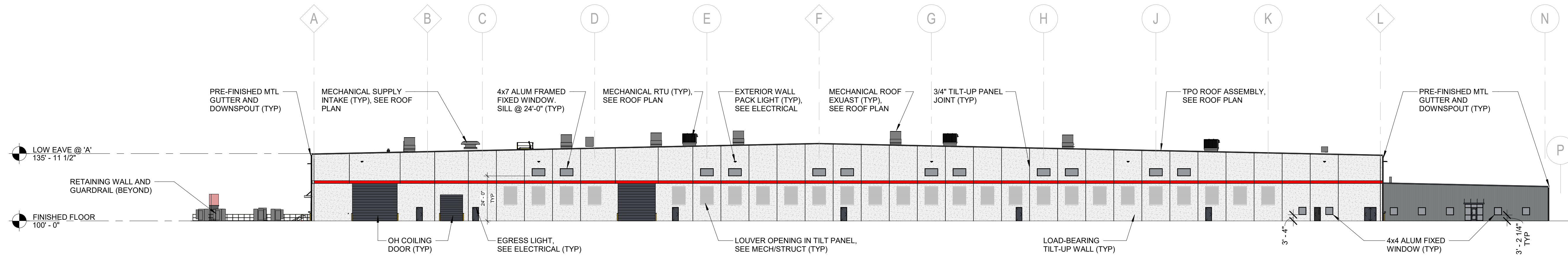
**OVERALL EXTERIOR ELEVATIONS**

JOB NUMBER	SHEET NUMBER
2022069	<b>A-200</b>

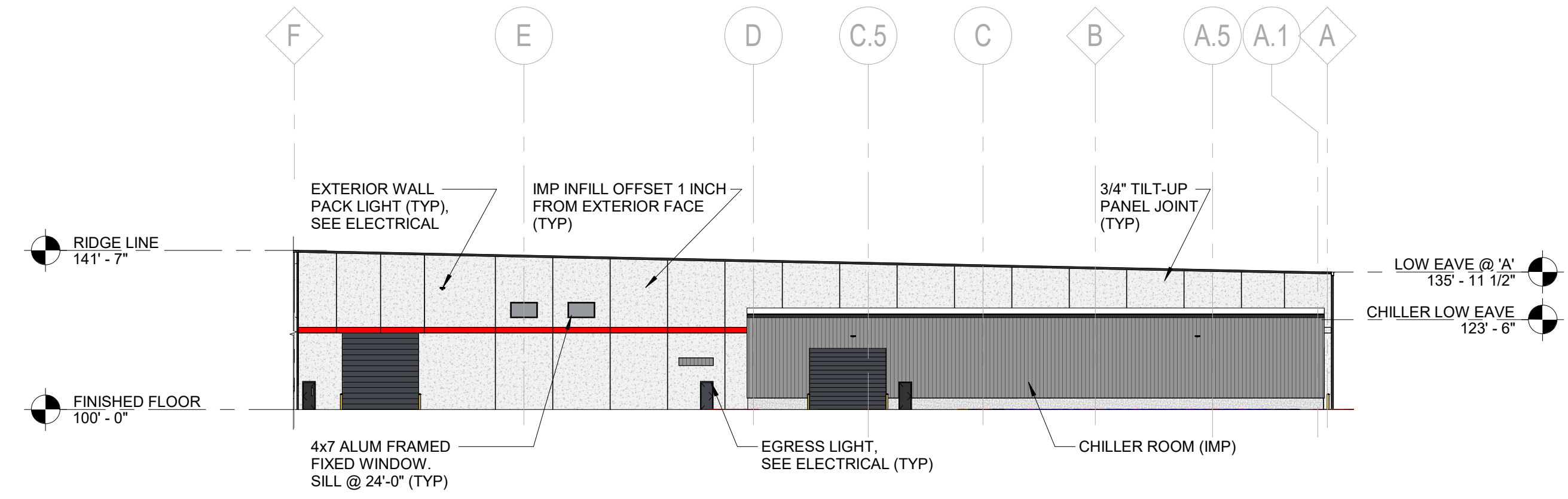
DOC. REL.#	DATE	DESCRIPTION
3	03-04-2022	DOCUMENT RELEASE
5	03-11-2022	DOCUMENT RELEASE
6	03-18-2022	DOCUMENT RELEASE
9	04-15-2022	DOCUMENT RELEASE
12	05-20-2022	DOCUMENT RELEASE
13	06-03-2022	DOCUMENT RELEASE
14	06-10-2022	DOCUMENT RELEASE
15	06-22-2022	DOCUMENT RELEASE
17	07-08-2022	DOCUMENT RELEASE
20	08-19-2022	DOCUMENT RELEASE
21	09-01-2022	DOCUMENT RELEASE
22	09-14-2022	DOCUMENT RELEASE
24	09-29-2022	DOCUMENT RELEASE



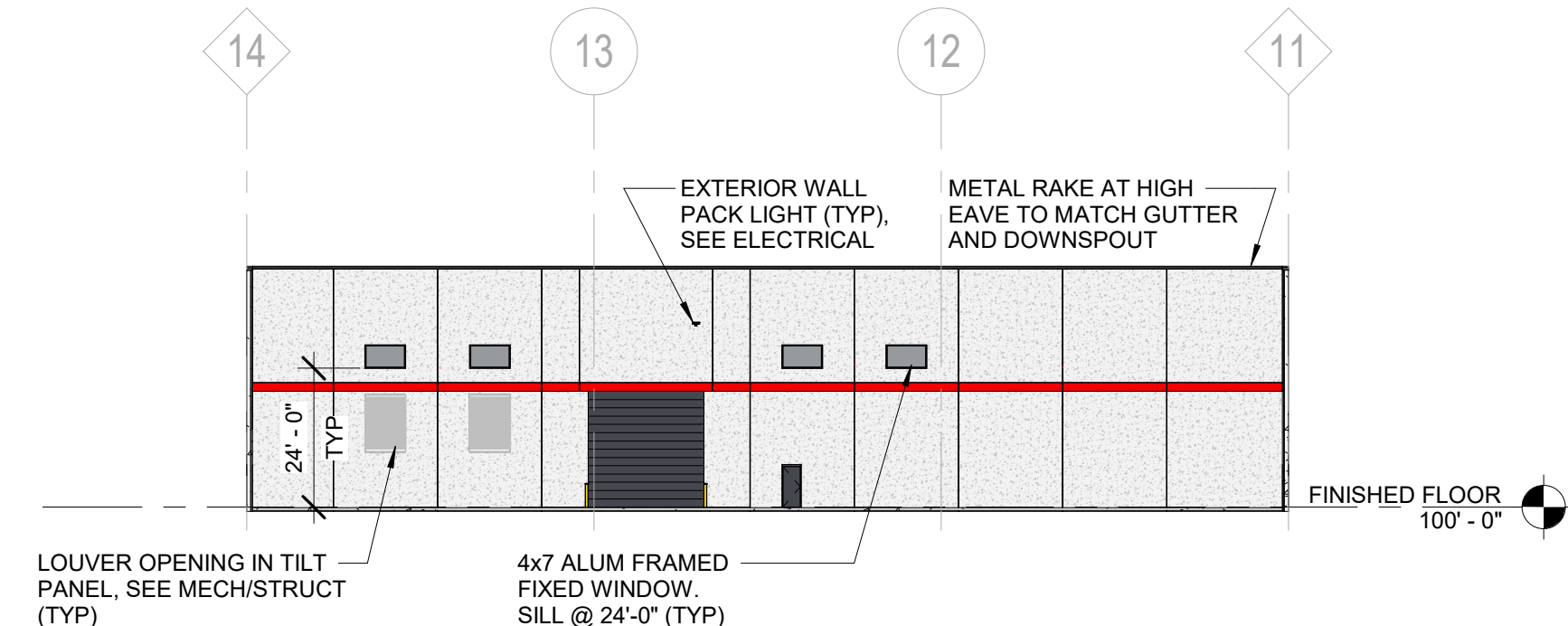
**1 OVERALL EAST ELEVATION**  
1" = 30'-0"



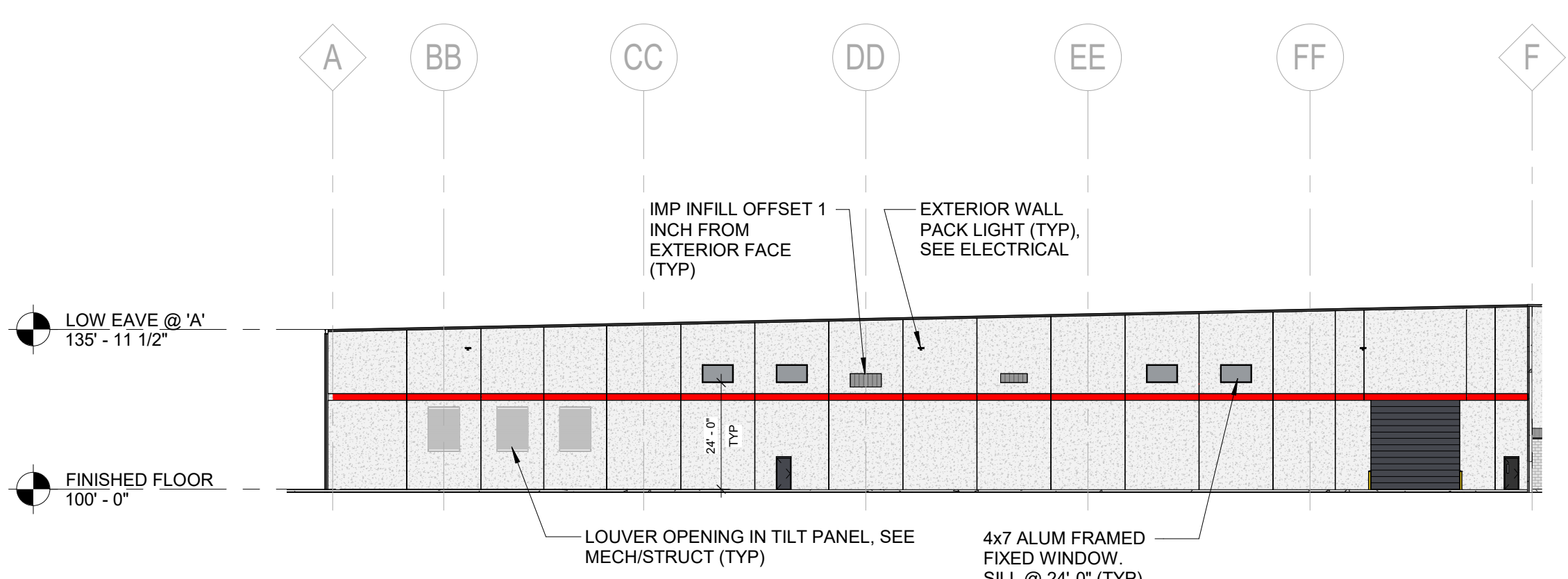
**2 OVERALL WEST ELEVATION**  
1" = 30'-0"



**3 PARTIAL ELEVATION @ CL '11'**  
1" = 30'-0"



**5 PARTIAL ELEVATION @ CL 'F'**  
1" = 30'-0"



**4 PARTIAL ELEVATION @ CL '14'**  
1" = 30'-0"



500 West 5th Street  
Charlotte, North Carolina 28202  
Telephone: (704) 342-7600  
Facsimile: (704) 342-7601

Manufacturing - Automotive  
Food & Beverage - Distribution  
Retail



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

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

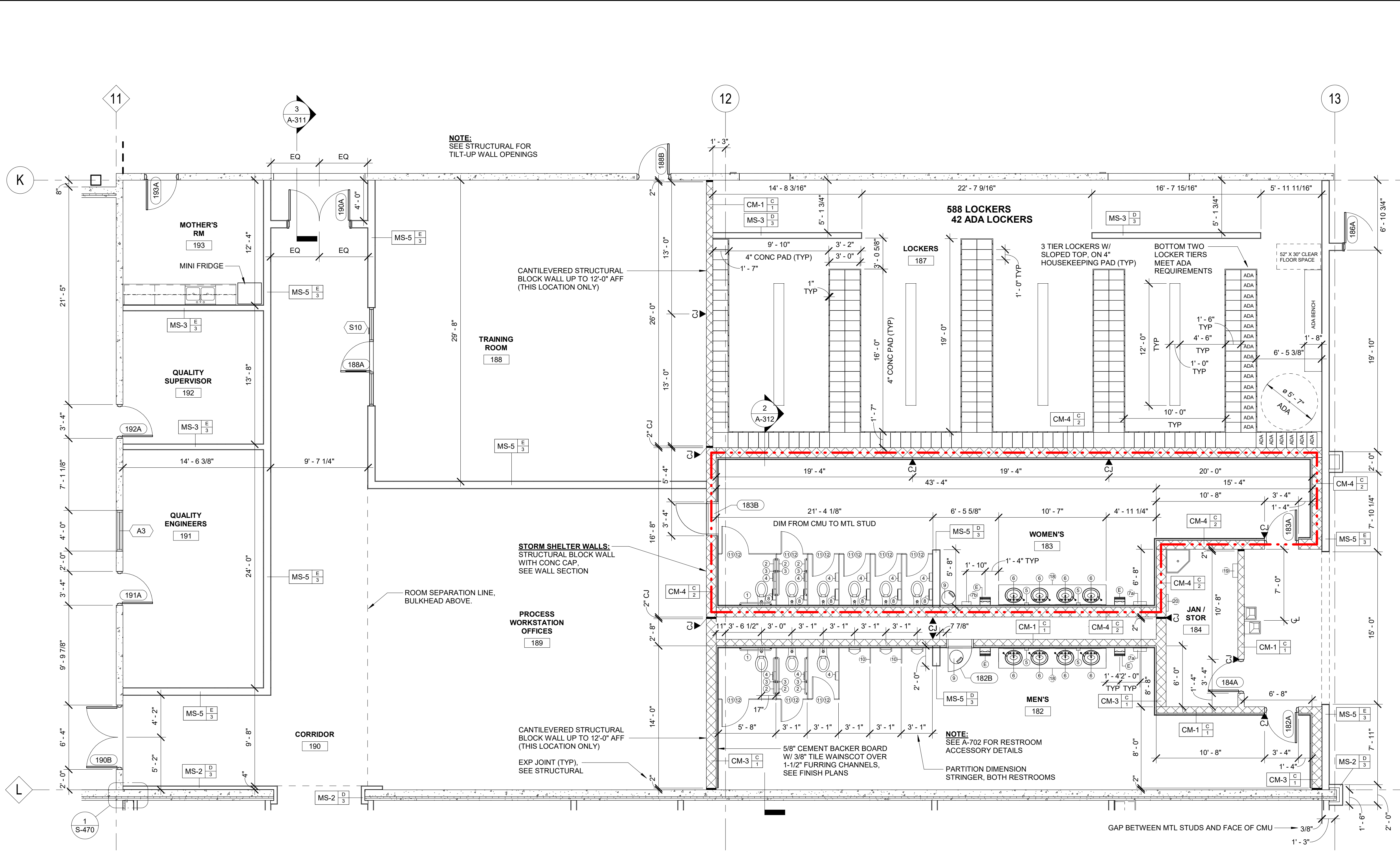
NOTICE: UNLESS OTHERWISE AGREED IN WRITING, GRAY IS THE SOLE OWNER OF ALL PROPRIETARY RIGHTS, INCLUDING COPYRIGHTS AND ANY TRADE SECRETS IN THE MATTER CONTAINED HEREIN. ANY DISCLOSURE, REPRODUCTION OR REVISION OF THE DOCUMENT OR ANY PORTION THEREOF IS SPECIFICALLY PROHIBITED UNLESS PREVIOUSLY APPROVED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

CORP. SEAL

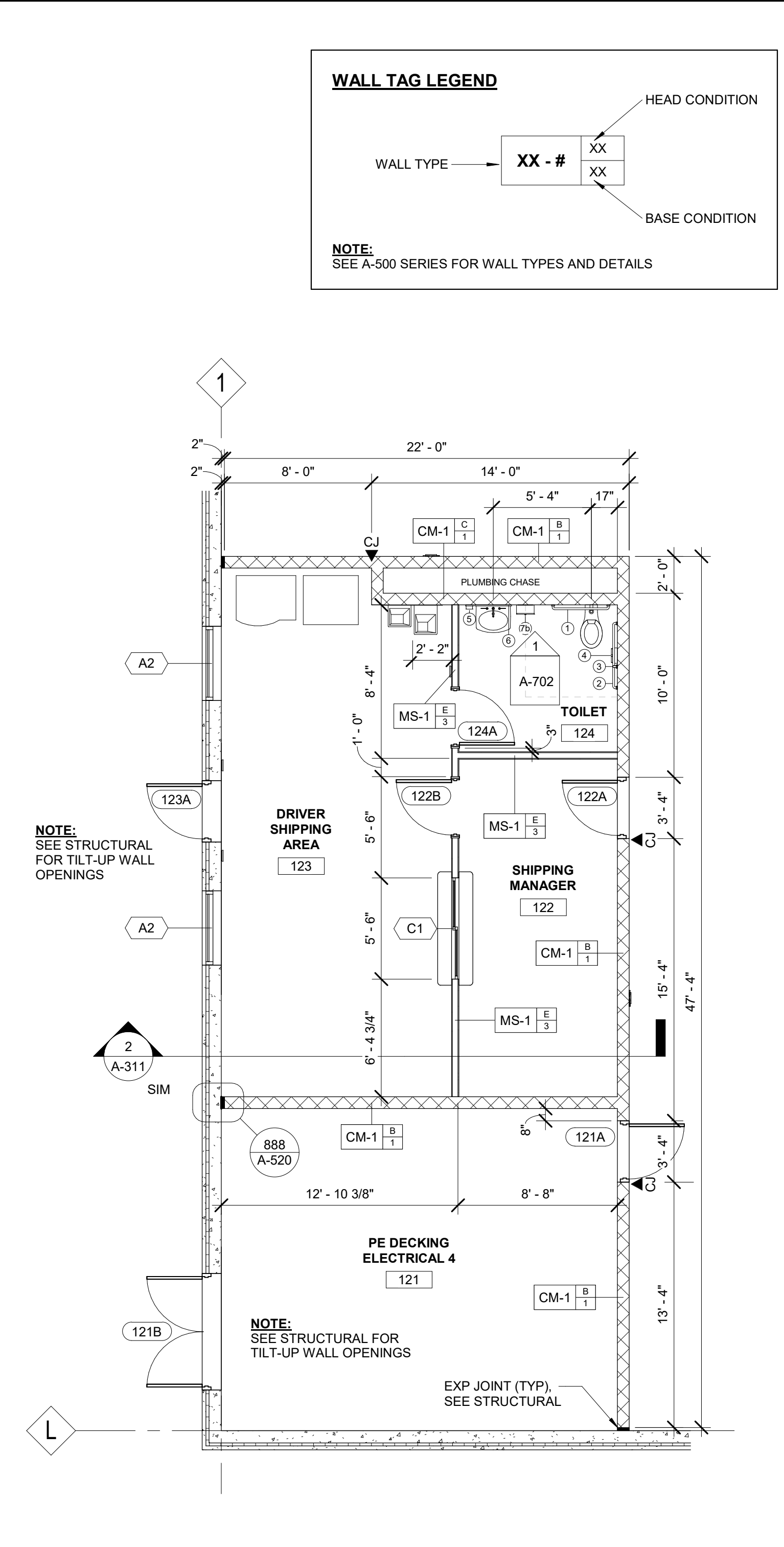
**A NEW MANUFACTURING FACILITY FOR PROJECT LEWARD COLUMBIA, TN**

**OVERALL EXTERIOR ELEVATIONS**

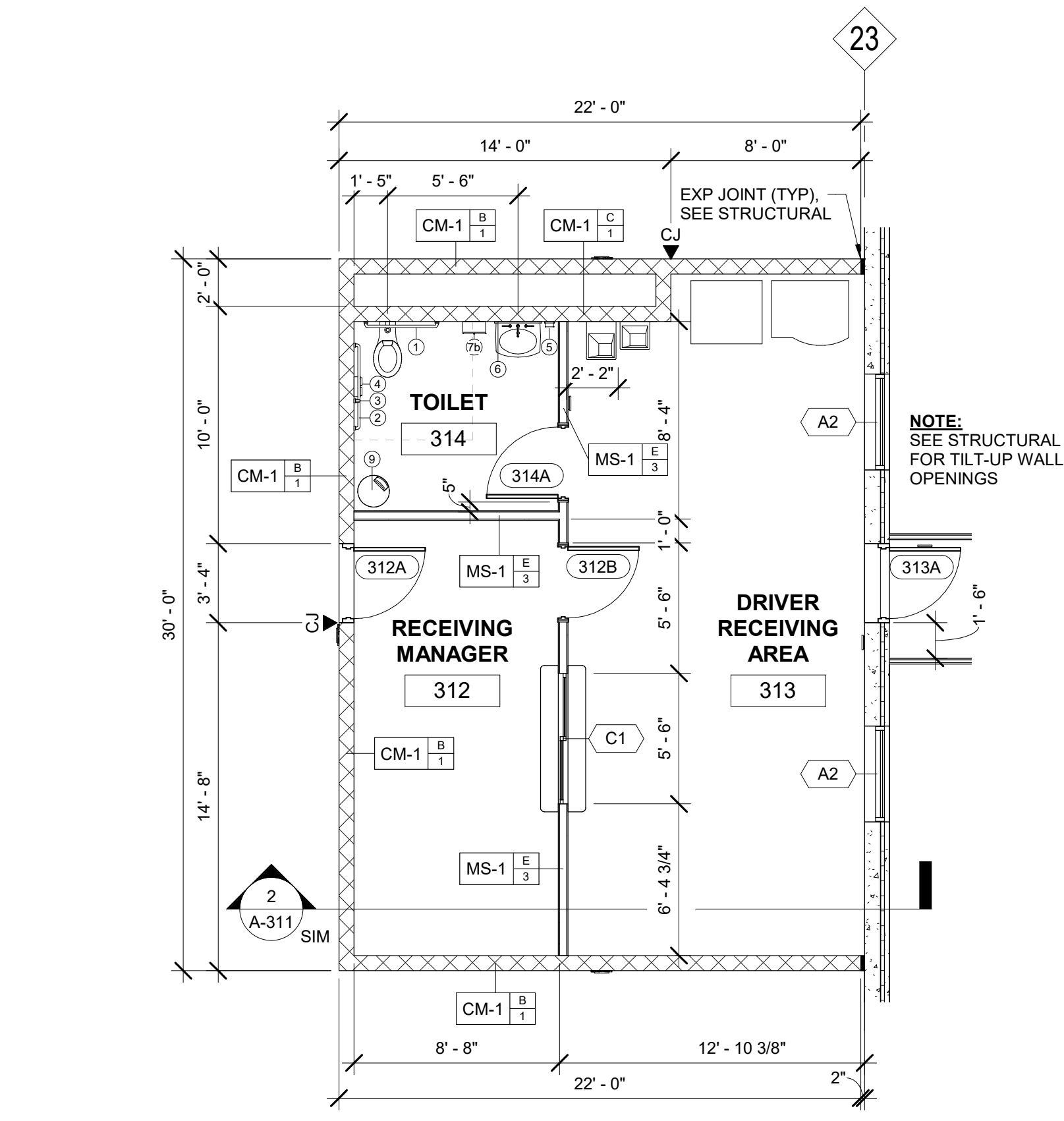
JOB NUMBER 2022069	SHEET NUMBER <b>A-201</b>
-----------------------	------------------------------



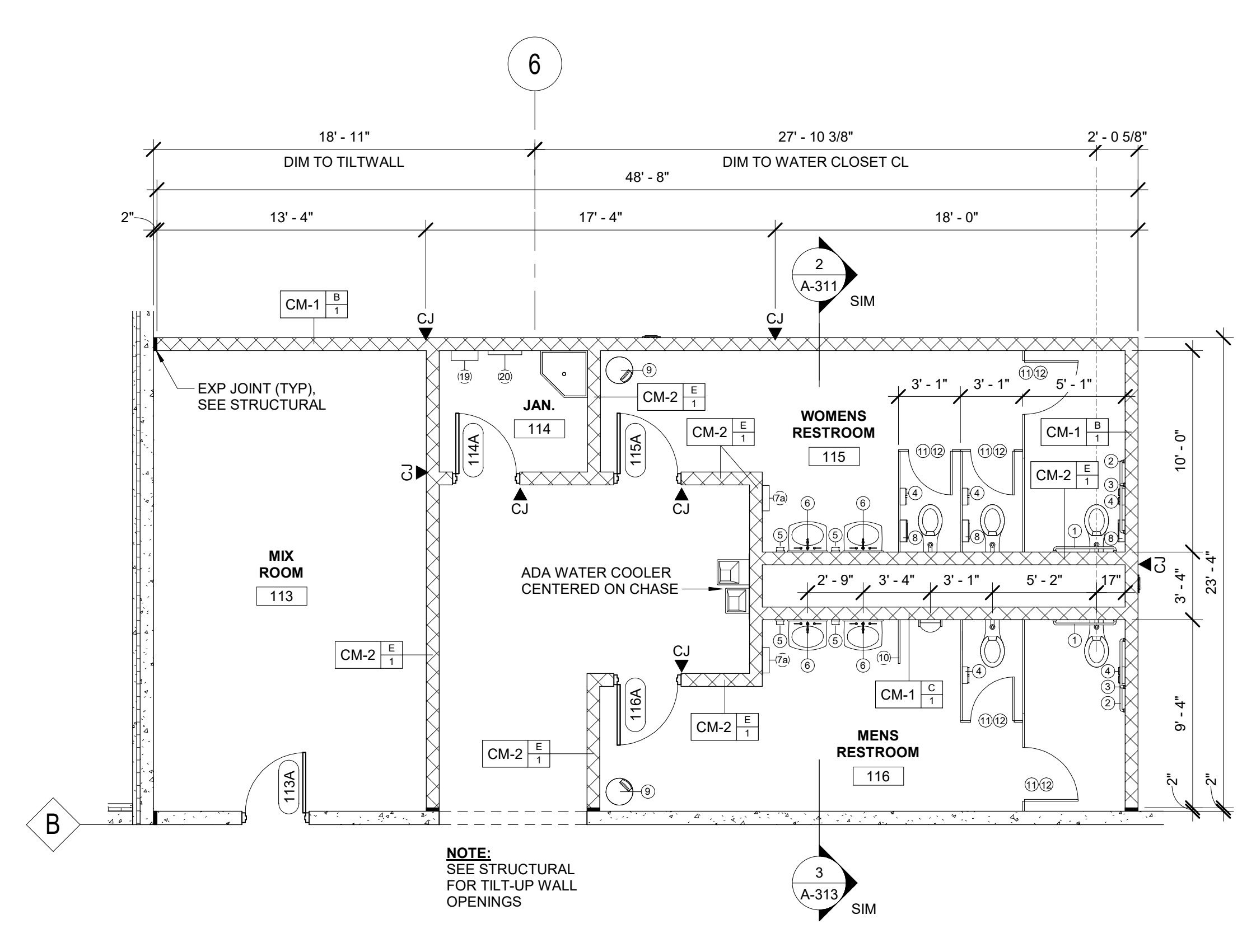
**1 ENLARGED PLAN - SUPPORT ROOMS**  
3/16" = 1'-0"



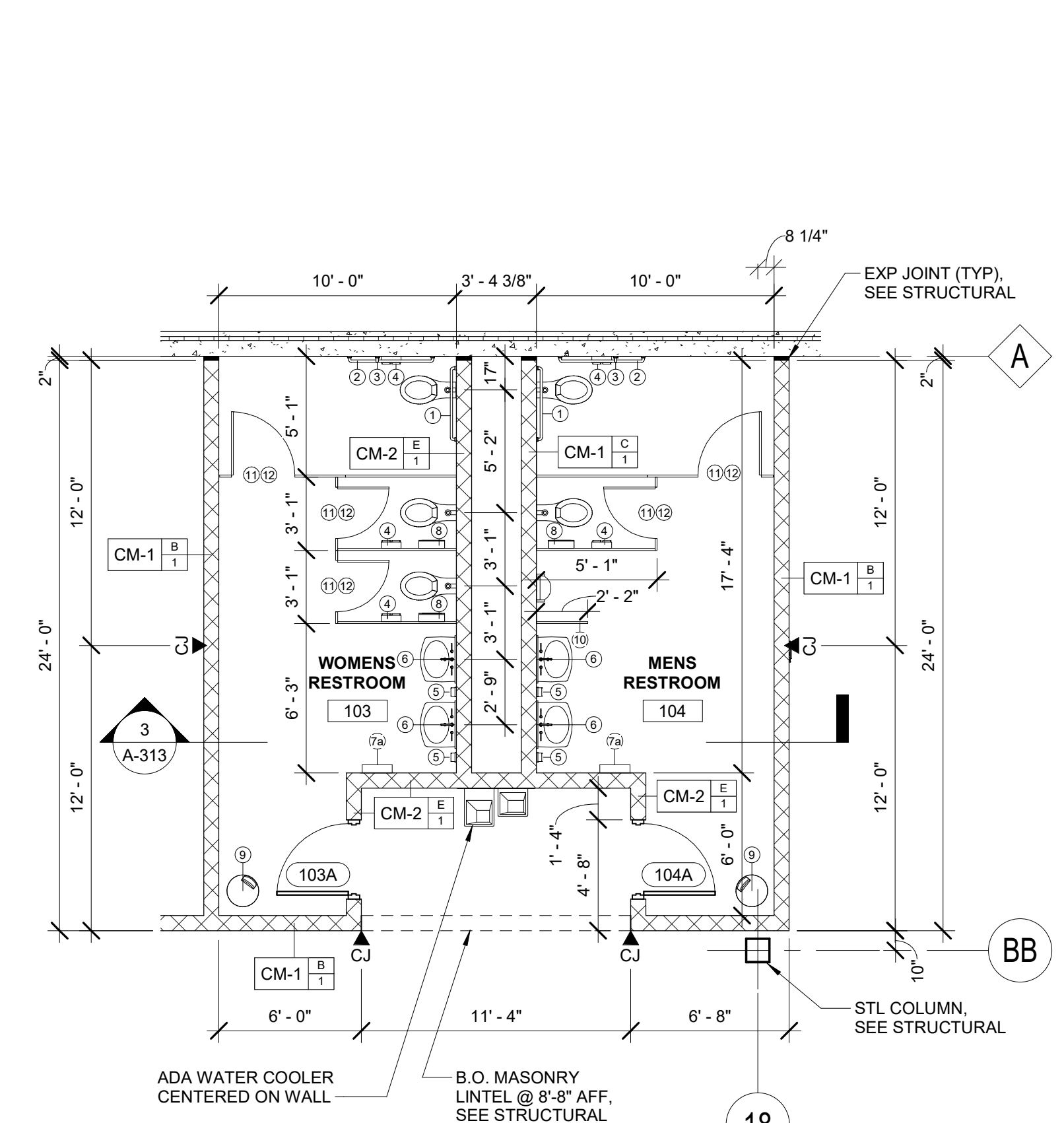
**2 ENLARGED PLAN - SHIPPING AREA**  
3/16" = 1'-0"



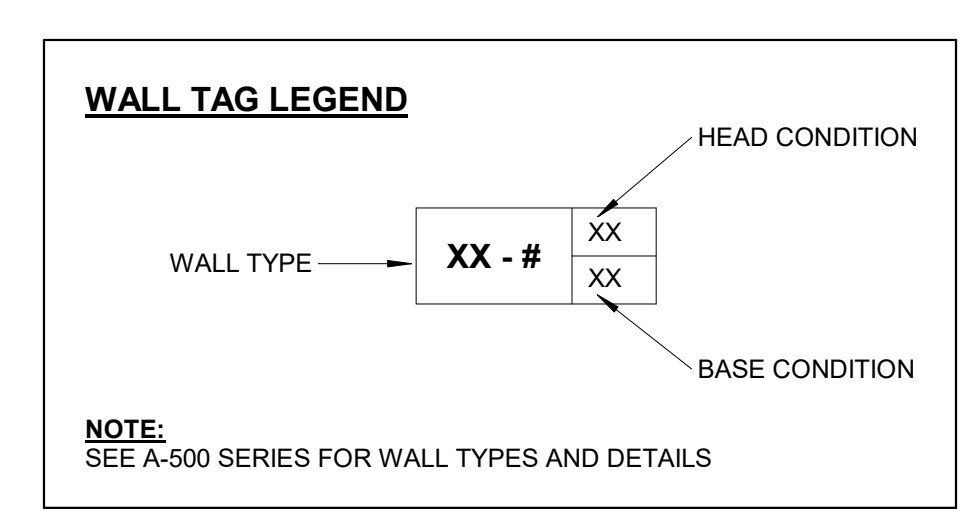
**3 ENLARGED PLAN - RECEIVING AREA**  
3/16" = 1'-0"



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



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



DOC. REL. #	DATE	DESCRIPTION
13	06-03-2022	DOCUMENT RELEASE
14	06-10-2022	DOCUMENT RELEASE
15	06-22-2022	DOCUMENT RELEASE
18	07-29-2022	DOCUMENT RELEASE
21	09-01-2022	DOCUMENT RELEASE
22	09-14-2022	DOCUMENT RELEASE
24	09-29-2022	DOCUMENT RELEASE

**Gray**  
500 West 5th Street  
Charlotte, North Carolina 28202  
Telephone: (704) 342-7600  
Facsimile: (704) 342-7601

Manufacturing - Automotive  
Food & Beverage - Distribution  
Retail

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

POLLUTANTS FROM OWNER'S OPERATIONS. CUSTOMER'S KNOWLEDGE OF ITS ACTIVITIES THAT WILL BE CONDUCTED WITHIN THE FACILITY TO BE DESIGNED BY GRAY ARCHITECTS AND ENGINEERS, P.S.C. AND CONSTRUCTED BY GRAY, AND THE MATERIALS INVOLVED IN THOSE ACTIVITIES IS SUPERIOR TO GRAY ARCHITECTS AND ENGINEERS AND GRAY KNOWS AND ACCORDINGLY, AND ANYTHING CONTAINED IN THE CONTRACT DOCUMENTS TO THE CONTRARY NOTWITHSTANDING, ANY DUTY OR WARRANTY BY GRAY HEREIN SHALL NOT APPLY TO THE DISCHARGE, DIFFERENTIAL, ESCAPE, RELEASE OR SATURATION OF ANY POLLUTANT INTO THE ATMOSPHERE OR ANY BODY OF WATER OR ON, INTO, OR INTO THE SURFACE OF SUBSURFACE OF LAND. FOR PURPOSES OF THIS SECTION, THE WORD "POLLUTANT" SHALL MEAN ANY SOLID, LIQUID, GASEOUS, OR THERMAL, INSTANT OR CONTINUANT, INCLUDING BUT NOT LIMITED TO SMOKE, VAPOR, SOOT, FUMES, ACIDS, ALKALIS, CHEMICALS AND WASTE AND SHALL INCLUDE ANY HAZARDOUS SUBSTANCE. THE CAPACITY OF THE FACILITY AND THE DESIGN OF ANY OF ITS PARTS, AS TO PREVENT THE ESCAPE, RELEASE, DISCHARGE, DIFFERENTIAL, OR SATURATION OF POLLUTANTS SHALL BE THE SOLE RESPONSIBILITY OF THE CUSTOMER.

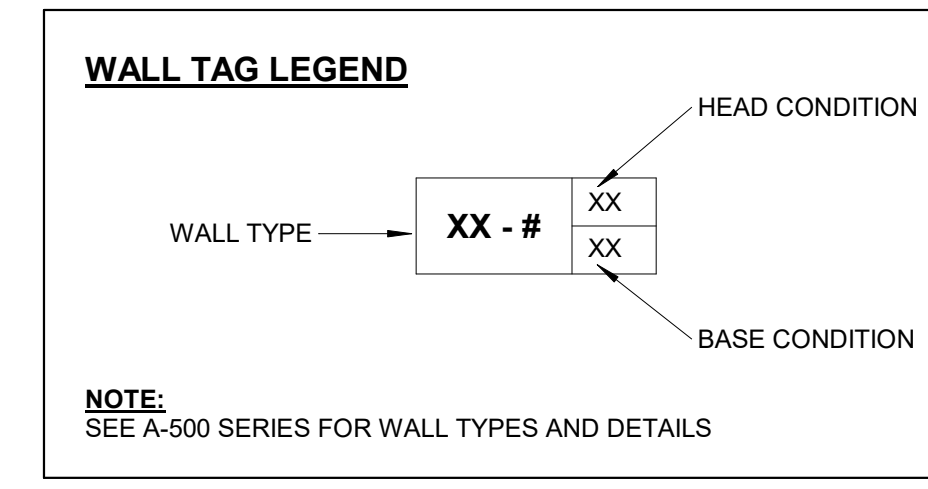
NOTICE: UNLESS OTHERWISE AGREED IN WRITING, GRAY IS THE SOLE OWNER OF ALL PROPRIETARY RIGHTS, INCLUDING COPYRIGHTS AND ANY TRADE SECRETS IN THE MATTER CONTAINED HEREIN. ANY DISCLOSURE, REPRODUCTION OR REVISION OF THE DOCUMENT OR ANY PORTION THEREOF IS SPECIFICALLY PROHIBITED UNLESS PREVIOUSLY APPROVED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

CORP. SEAL

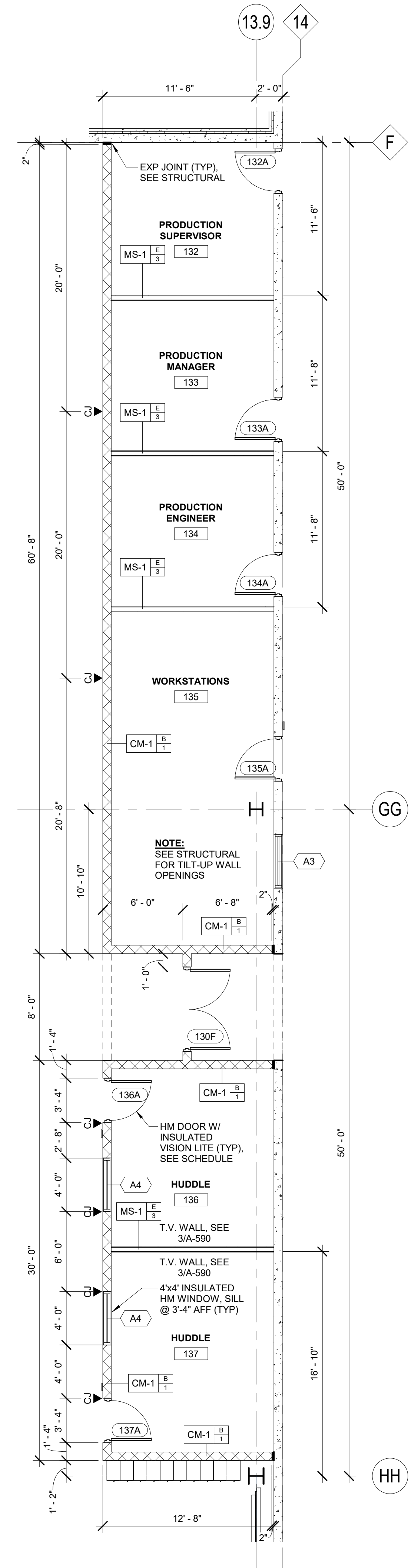
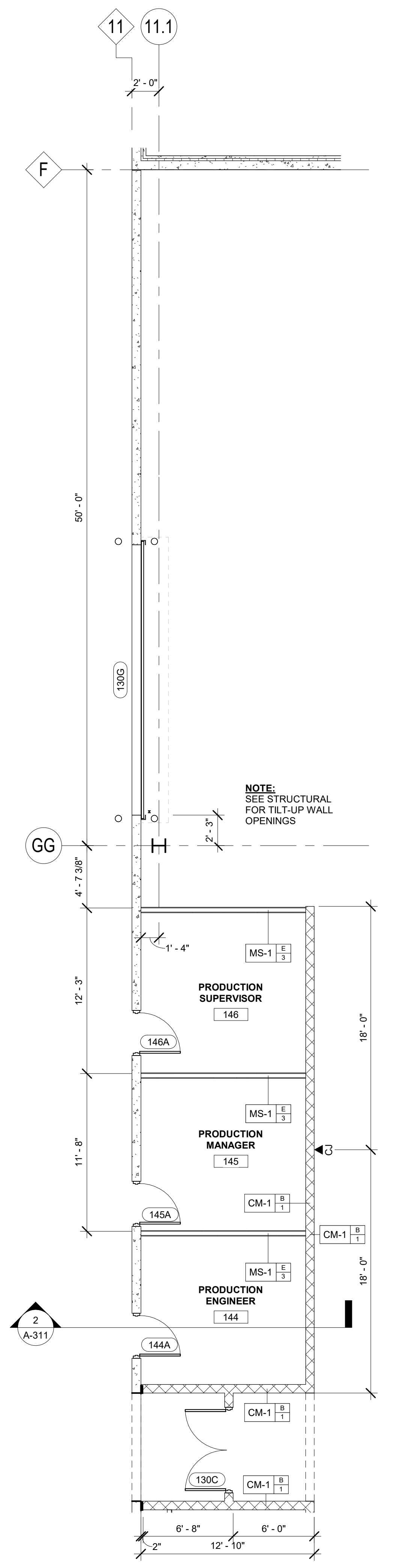
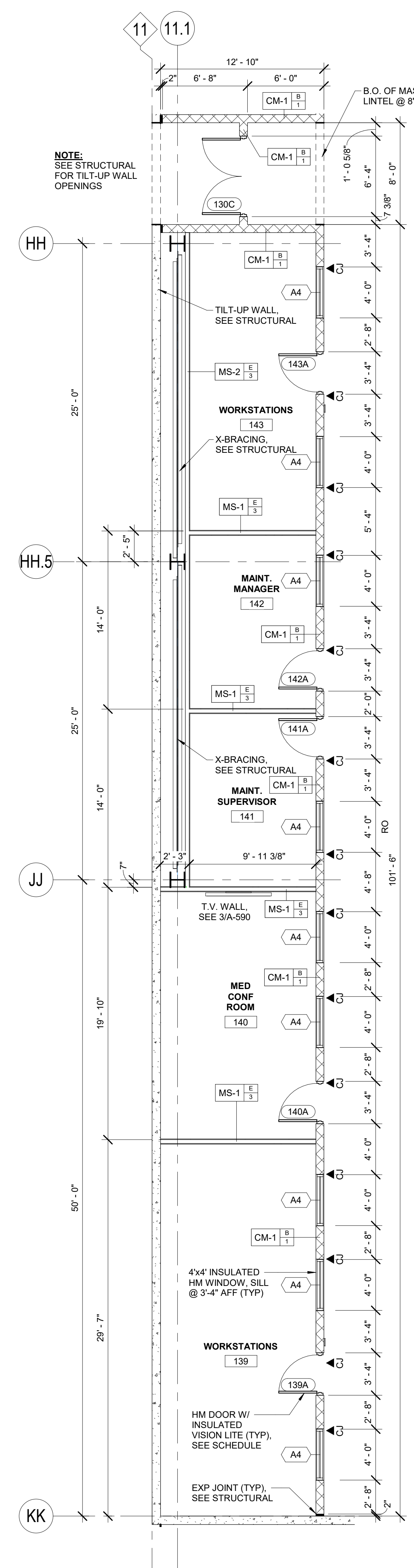
**A NEW MANUFACTURING FACILITY FOR PROJECT LEWARD COLUMBIA, TN**

**ENLARGED PLANS**

JOB NUMBER	SHEET NUMBER
2022069	<b>A-400</b>



DOC. REL. #	DATE	DESCRIPTION
13	06-03-2022	DOCUMENT RELEASE
14	06-10-2022	DOCUMENT RELEASE
15	06-22-2022	DOCUMENT RELEASE
18	07-29-2022	DOCUMENT RELEASE
21	09-01-2022	DOCUMENT RELEASE
23	09-23-2022	DOCUMENT RELEASE
24	09-29-2022	DOCUMENT RELEASE



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

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

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



500 West 5th Street  
Charlotte, North Carolina 28202  
Telephone: (704) 342-7600  
Facsimile: (704) 342-7601

Manufacturing - Automotive  
Food & Beverage - Distribution  
Retail

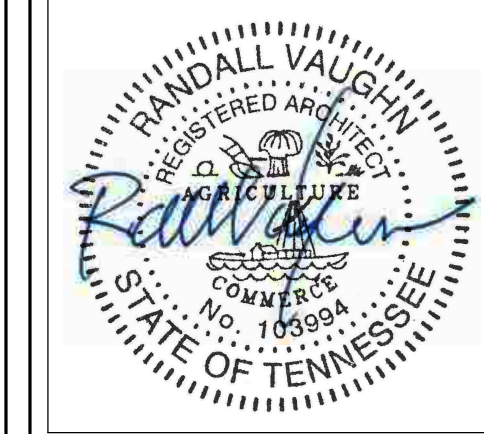


ARCHITECTS AND ENGINEERS, P.S.C.  
10 Quality Street  
Lexington, Kentucky 40507-1450  
Telephone: (859) 281-5000  
Facsimile: (859) 252-5300

POLLUTANTS FROM OWNER'S OPERATIONS. CUSTOMER'S KNOWLEDGE OF ITS ACTIVITIES THAT WILL BE CONDUCTED WITHIN THE FACILITY TO BE DESIGNED BY GRAY ARCHITECTS AND ENGINEERS, P.S.C. AND CONSTRUCTED BY GRAY, AND THE MATERIALS INVOLVED IN THOSE ACTIVITIES IS SUPERIOR TO GRAY ARCHITECTS AND ENGINEERS AND GRAY'S KNOWLEDGE ACCORDINGLY, AND ANYTHING CONTAINED IN THE CONTRACT DOCUMENTS TO THE CONTRARY NOTWITHSTANDING, ANY DUTY OR WARRANTY BY GRAY HEREIN SHALL NOT APPLY TO THE DISCHARGE, DIFFERENTIAL, ESCAPE, RELEASE OR SATURATION OF ANY POLLUTANT INTO THE ATMOSPHERE OR ANY BODY OF WATER OR ON, ONTO, UNDER, OR INTO THE SURFACE OR SUBSURFACE OF LAND. FOR PURPOSE OF THIS SECTION, THE WORD "POLLUTANT" SHALL MEAN ANY SOLID, LIQUID, GASEOUS, OR THERMAL, INSTANT OR CONTAMINANT, INCLUDING BUT NOT LIMITED TO SMOKE, VAPOR, SOOT, FUMES, ACIDS, ALKALIS, CHEMICALS AND WASTE AND SHALL INCLUDE ANY HAZARDOUS SUBSTANCE. THE CAPACITY OF THE FACILITY AND THE DESIGN OF ANY OF ITS PARTS, SO AS TO PREVENT THE ESCAPE, RELEASE, DISCHARGE, DIFFERENTIAL, OR SATURATION OF POLLUTANTS SHALL BE THE SOLE RESPONSIBILITY OF THE CUSTOMER.

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

CORP. SEAL



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

**ENLARGED PLANS**

JOB NUMBER: 2022069  
SHEET NUMBER: **A-401**



**WALL TAG LEGEND**

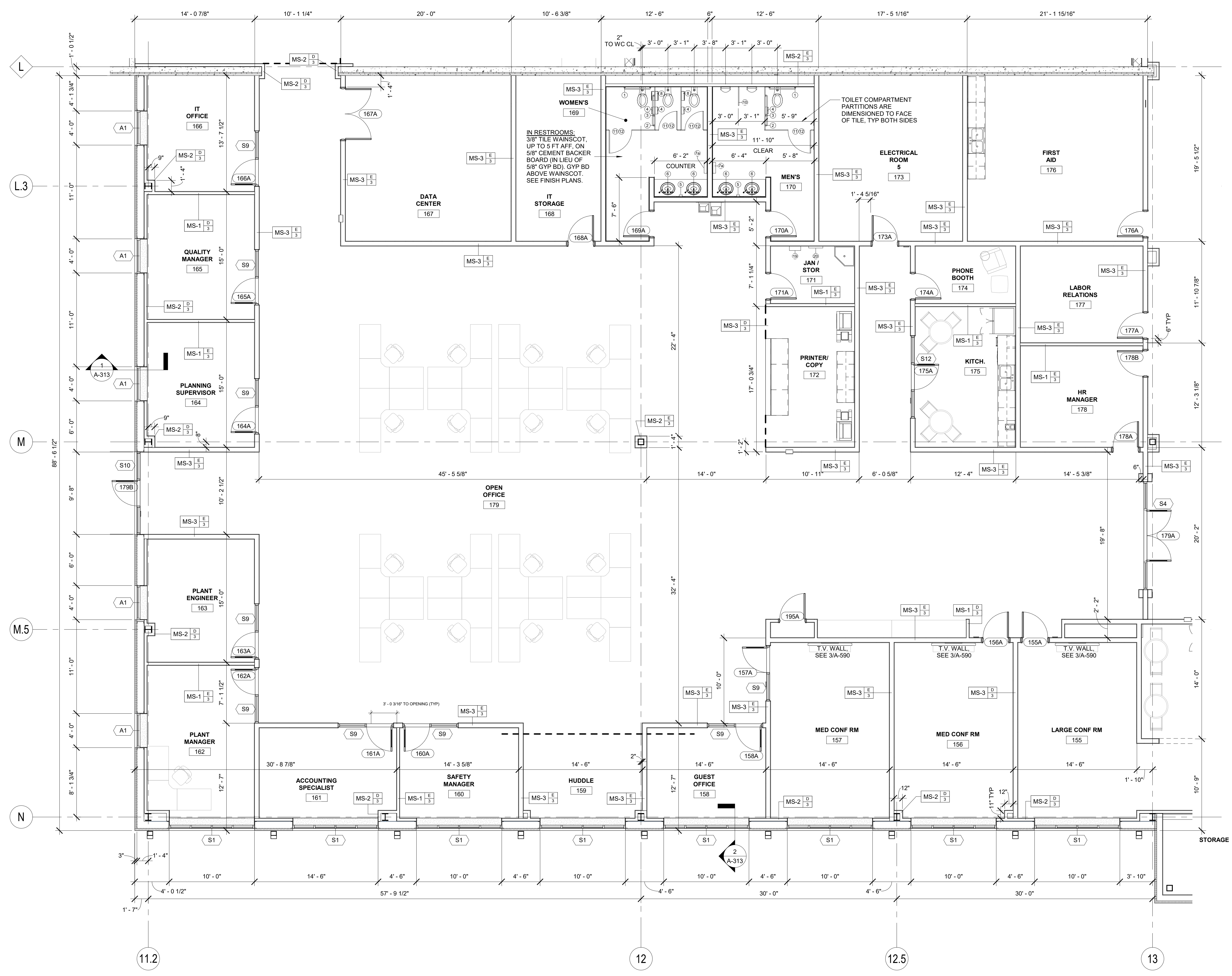
WALL TYPE → **XX - #**

XX → HEAD CONDITION

XX → BASE CONDITION

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

DOC. REL. #	DATE	DESCRIPTION
15	06-22-2022	DOCUMENT RELEASE
17	07-28-2022	DOCUMENT RELEASE
18	07-29-2022	DOCUMENT RELEASE
21	09-01-2022	DOCUMENT RELEASE
24	09-29-2022	DOCUMENT RELEASE



500 West 5th Street  
Charlotte, North Carolina 28202  
Telephone: (704) 342-7600  
Facsimile: (704) 342-7601

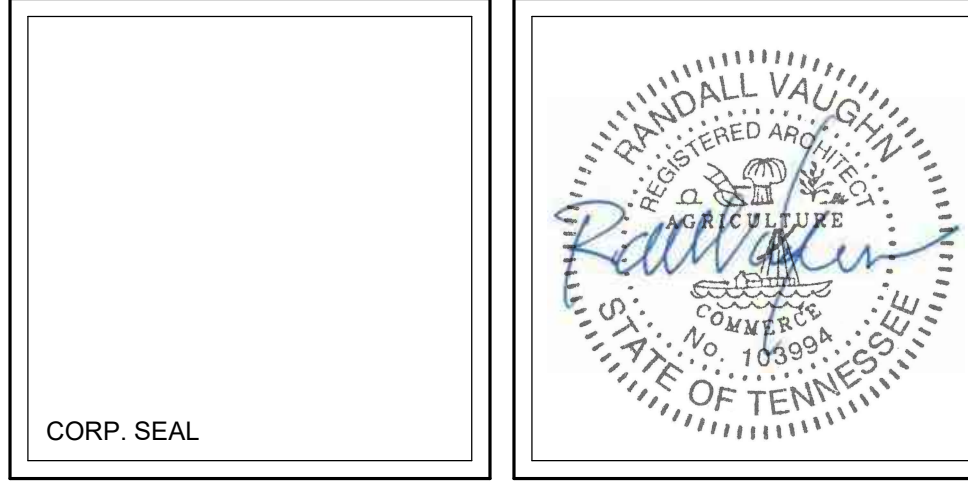
Manufacturing - Automotive  
Food & Beverage - Distribution  
Retail



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

POLLUTANTS FROM OWNER'S OPERATIONS... CUSTOMER'S KNOWLEDGE OF ITS ACTIVITIES THAT WILL BE CONDUCTED WITHIN THE FACILITY TO BE DESIGNED BY GRAY ARCHITECTS AND ENGINEERS, P.S.C. AND CONSTRUCTED BY GRAY, AND THE MATERIALS INVOLVED IN THOSE ACTIVITIES IS SUPERIOR TO GRAY ARCHITECTS AND ENGINEERS AND GRAY'S KNOWLEDGE ACCORDINGLY, AND ANYTHING CONTAINED IN THE CONTRACT DOCUMENTS TO THE CONTRARY NOTWITHSTANDING, ANY DUTY OF CARE OR WARRANTY BY GRAY HEREIN SHALL NOT APPLY TO THE DISCHARGE, DIFFERENTIAL, ESCAPE, RELEASE OR SATURATION OF ANY POLLUTANT INTO THE ATMOSPHERE OR ANY BODY OF WATER OR ON, ONTO, UNDER, OR INTO THE SURFACE OR SUBSURFACE OF LAND. FOR PURPOSE OF THIS SECTION, THE WORD "POLLUTANT" SHALL MEAN ANY SOLID, LIQUID, GAS, OR THERMAL, INSTANT OR CONTAMINANT, INCLUDING BUT NOT LIMITED TO SMOKE, VAPOR, SOOT, FUMES, ACIDS, ALKALIS, CHEMICALS AND WASTE AND SHALL INCLUDE ANY HAZARDOUS SUBSTANCE. THE CAPACITY OF THE FACILITY AND THE DESIGN OF ANY OF ITS PARTS, SO AS TO PREVENT THE ESCAPE, RELEASE, DISCHARGE, DIFFERENTIAL, OR SATURATION OF POLLUTANTS SHALL BE THE SOLE RESPONSIBILITY OF THE CUSTOMER.

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

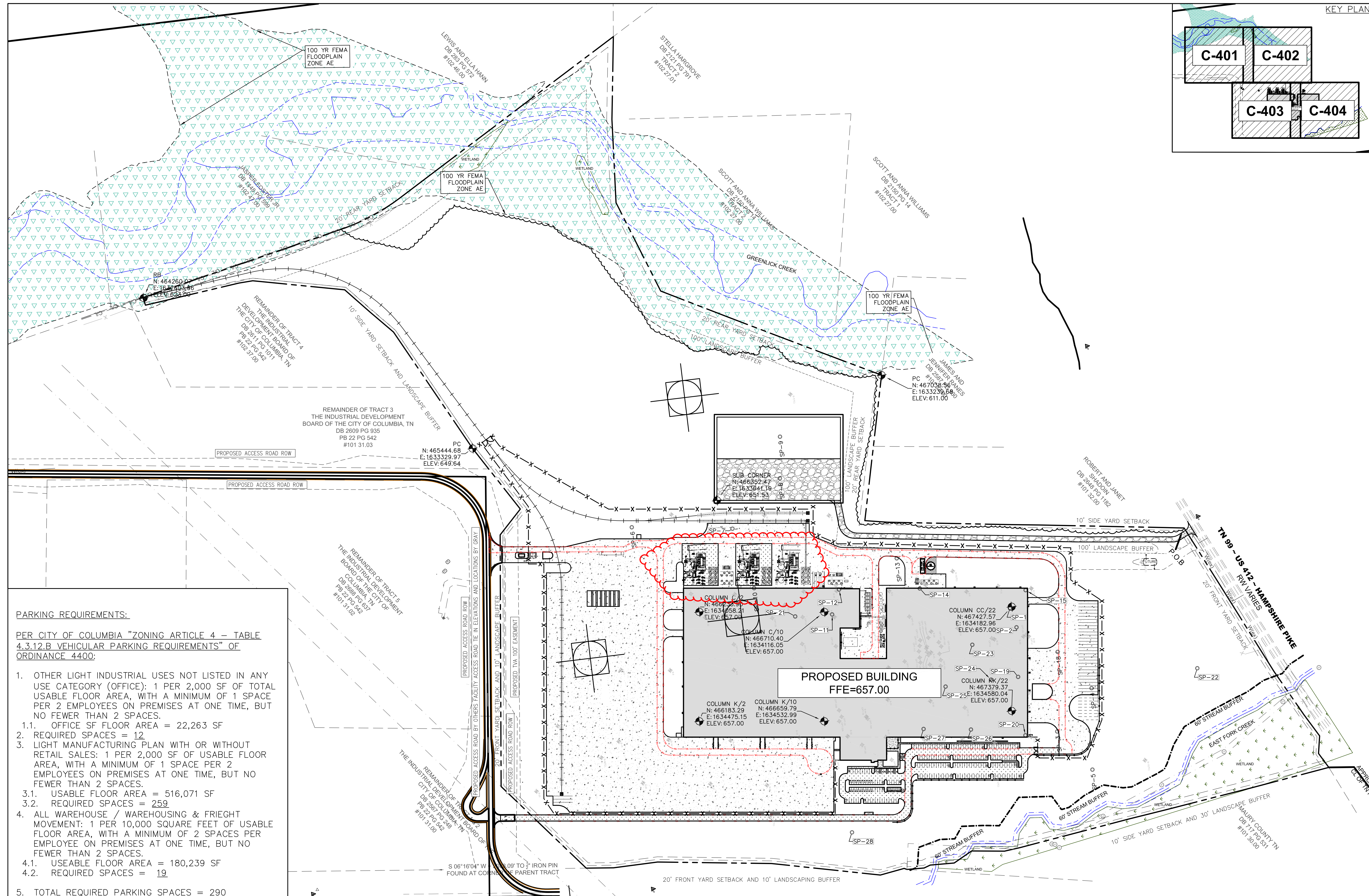


**A NEW MANUFACTURING FACILITY FOR PROJECT LEWARD COLUMBIA, TN**

**ENLARGED PLANS**

JOB NUMBER 2022069	SHEET NUMBER <b>A-403</b>
-----------------------	------------------------------

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



DOC. REL.#	DATE	DESCRIPTION
01	02/14/2022	DOCUMENT RELEASE
02	02/28/2022	DOCUMENT RELEASE
03	03/04/2022	DOCUMENT RELEASE
04	03/09/2022	DOCUMENT RELEASE
06	03/18/2022	DOCUMENT RELEASE
07	03/25/2022	DOCUMENT RELEASE
08	04/04/2022	DOCUMENT RELEASE
09	04/15/2022	DOCUMENT RELEASE
11	04/27/2022	DOCUMENT RELEASE
12	05/22/2022	DOCUMENT RELEASE
14	06/10/2022	DOCUMENT RELEASE
15	06/22/2022	DOCUMENT RELEASE
18	07/29/2022	DOCUMENT RELEASE
19	08/08/2022	DOCUMENT RELEASE
24	08/29/2022	DOCUMENT RELEASE

500 West 5th Street  
Charlotte, NC 28202  
Telephone: (704) 342-7600  
Facsimile: (704) 342-7601

Manufacturing - Automotive  
Food & Beverage - Distribution  
Retail - Commercial

ARCHITECTS AND ENGINEERS, P.S.C.

10 Quality Street  
Lexington, Kentucky 40507-1450  
Telephone: (859) 281-5000  
Facsimile: (859) 252-5300

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

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

**PARKING REQUIREMENTS:**

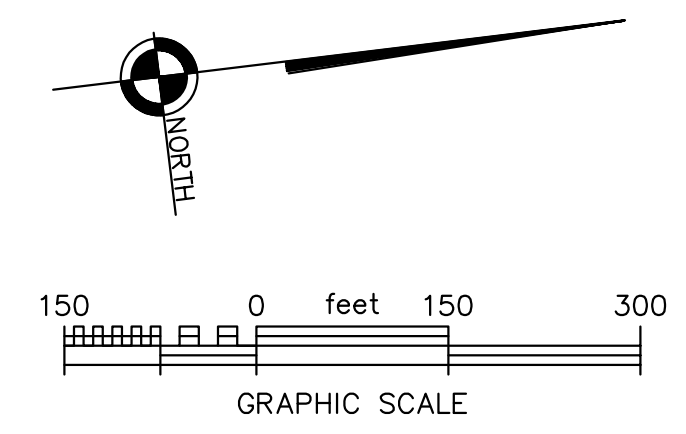
PER CITY OF COLUMBIA "ZONING ARTICLE 4 – TABLE 4.3.12.B VEHICULAR PARKING REQUIREMENTS" OF ORDINANCE 4400:

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

**TOTAL PARKING PROVIDED:**

1. 259 EMPLOYEE PARKING SPACES
  - 1.1. INCLUDES:
    - 1.1.1. 9 ADA SPACES
    - 1.1.2. 12 MOTORCYCLE SPACES
    - 1.1.3. 20 ELECTRIC VEHICLE SPACES
    - 1.1.4. 10 VISITOR SPACES
2. 41 SEMI – TRUCK PARKING SPACES
3. TOTAL PROVIDED PARKING SPACES = 300

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



CORP. SEAL

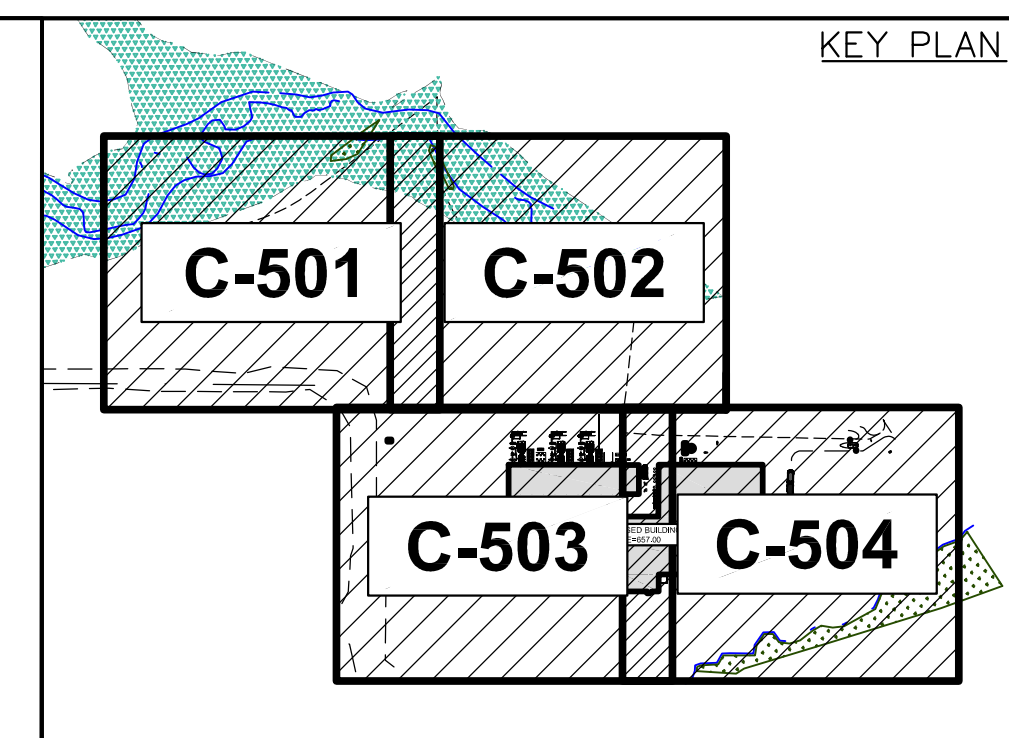
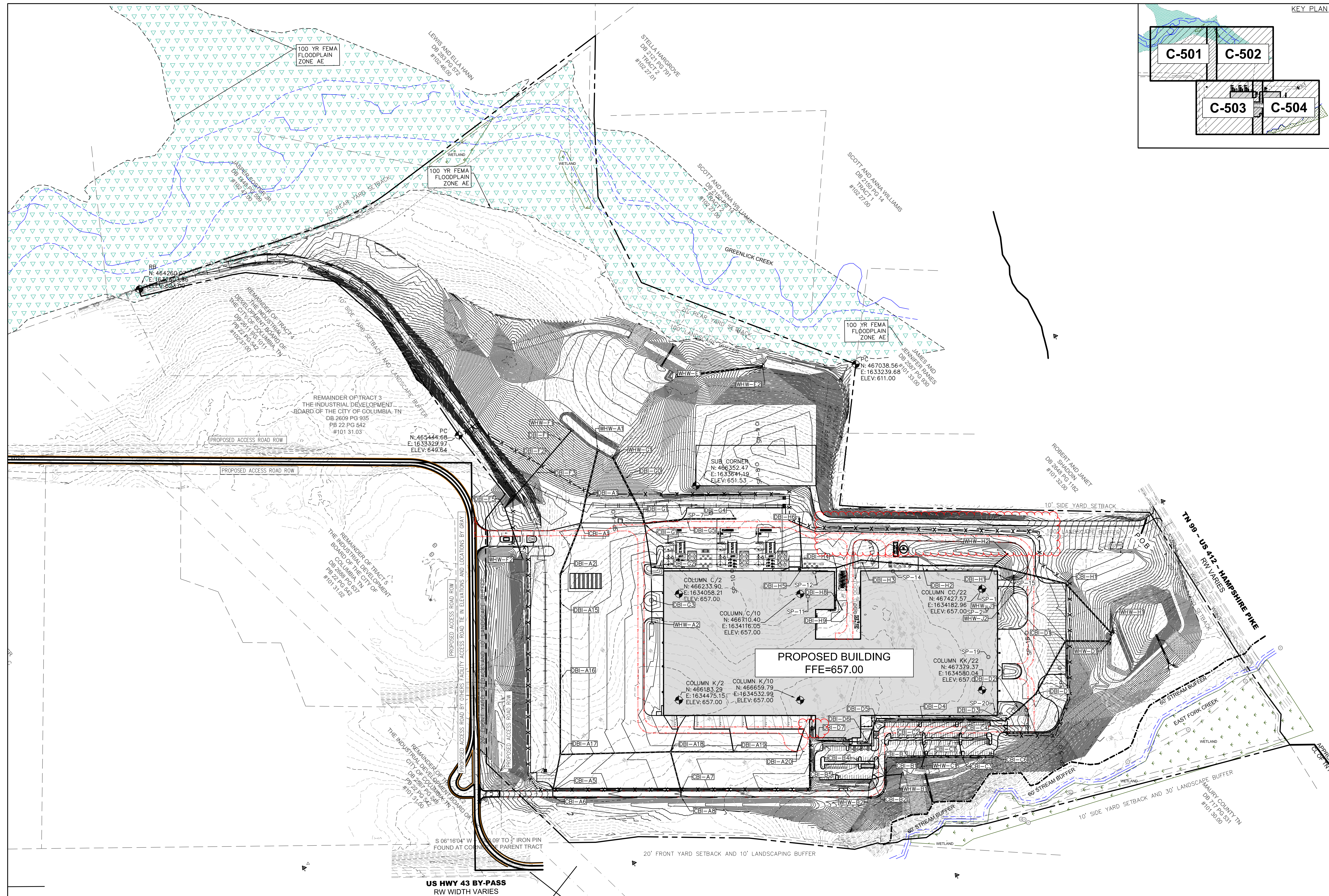
**A NEW MANUFACTURING FACILITY FOR PROJECT LEWARD COLUMBIA, TN**

**OVERALL SITE LAYOUT PLAN**

JOB NUMBER 22022069	SHEET NUMBER C-400
------------------------	-----------------------







DOC. REL.#	DATE	DESCRIPTION
03	03/04/2022	DOCUMENT RELEASE
04	03/09/2022	DOCUMENT RELEASE
06	03/18/2022	DOCUMENT RELEASE
07	03/25/2022	DOCUMENT RELEASE
08	04/04/2022	DOCUMENT RELEASE
09	04/15/2022	DOCUMENT RELEASE
11	04/27/2022	DOCUMENT RELEASE
12	05/22/2022	DOCUMENT RELEASE
14	06/10/2022	DOCUMENT RELEASE
15	06/22/2022	DOCUMENT RELEASE
18	07/29/2022	DOCUMENT RELEASE
19	08/08/2022	DOCUMENT RELEASE

**500 West 5th Street  
Charlotte, NC 28202  
Telephone: (704) 342-7600  
Facsimile: (704) 342-7601**

**Manufacturing - Automotive  
Food & Beverage - Distribution  
Retail - Commercial**

**ARCHITECTS AND ENGINEERS, P.S.C.**

**10 Quality Street  
Lexington, Kentucky 40507-1450  
Telephone: (859) 281-5000  
Facsimile: (859) 252-5300**

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

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

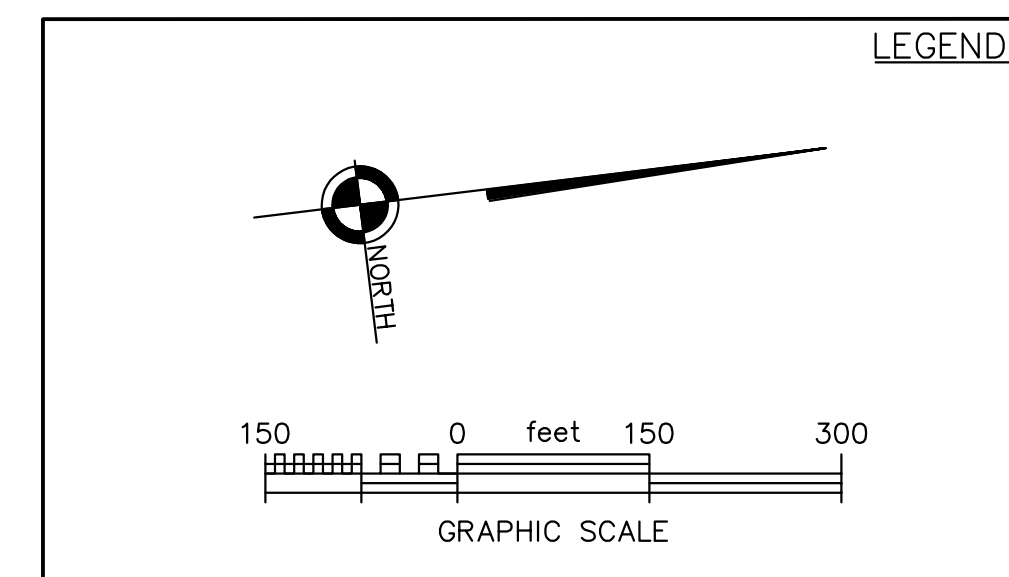
CORP. SEAL

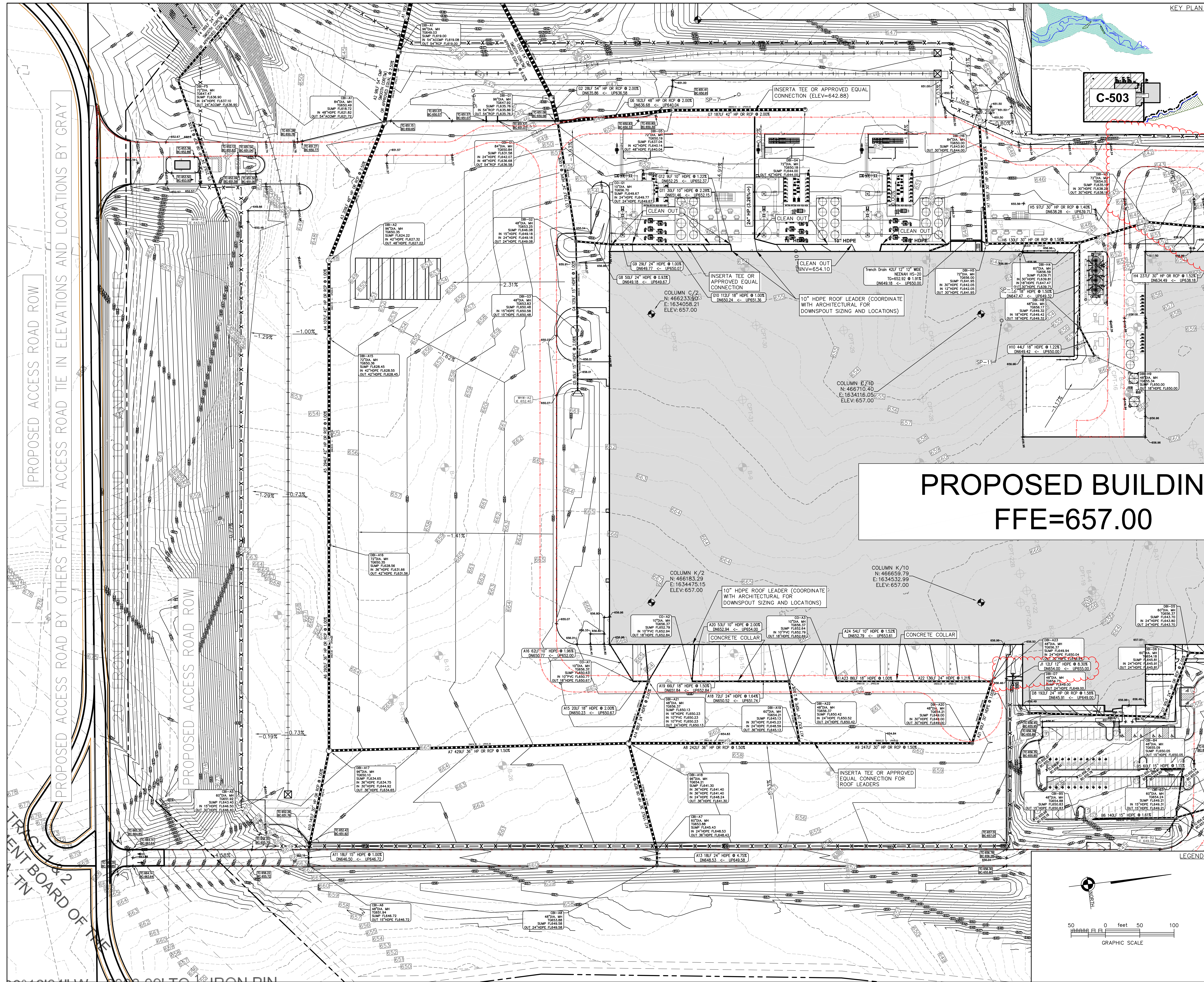
**A NEW MANUFACTURING FACILITY FOR  
PROJECT LEWARD  
COLUMBIA, TN**

**OVERALL GRADING AND  
DRAINAGE**

JOB NUMBER: 2022069 SHEET NUMBER: **C-500**

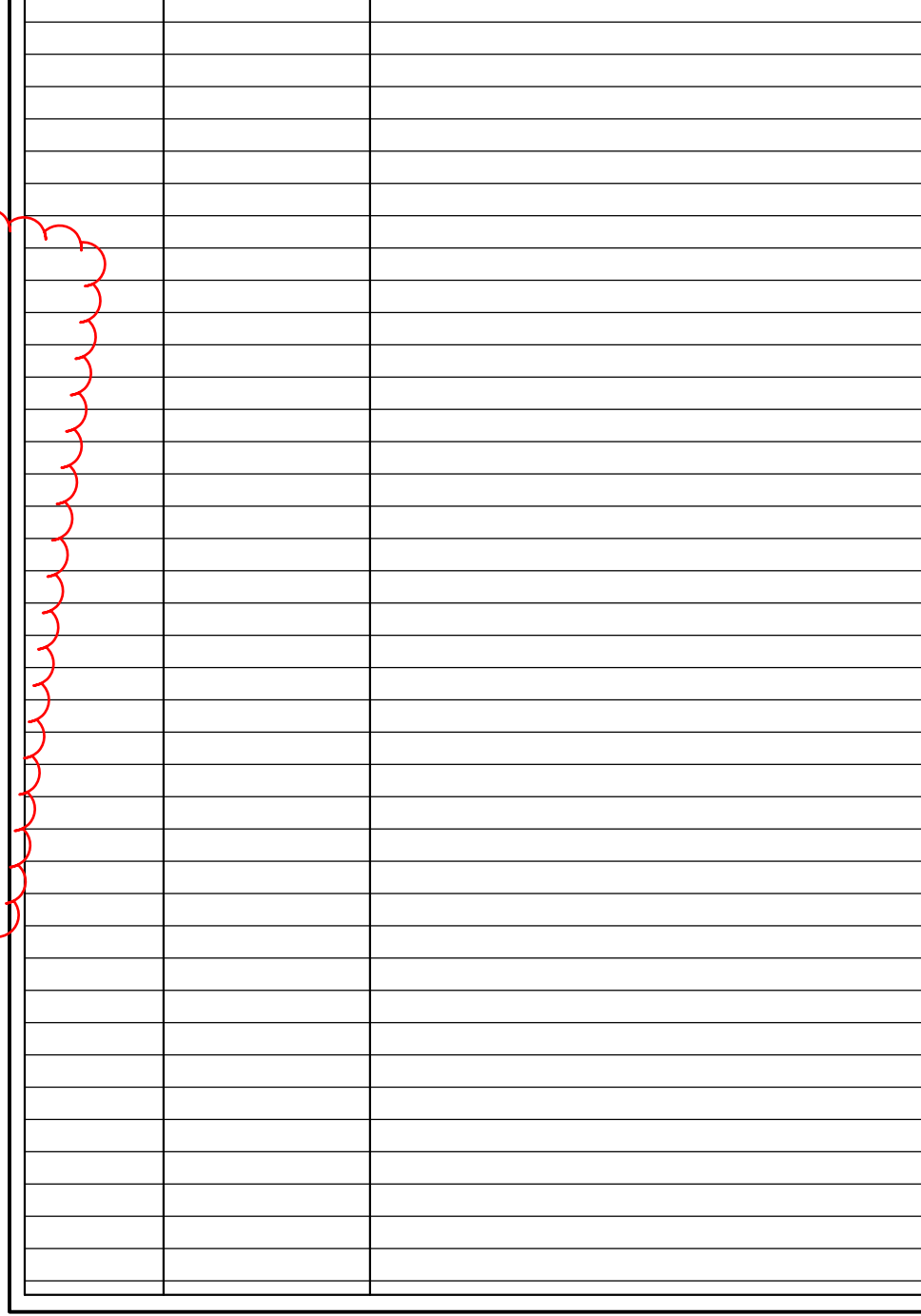
- NOTE:
1. DETAILED RAIL PLANS WILL BE LOCATED ON THE RAIL SUBMISSION.
  2. REFER TO SHEET C-001 FOR GENERAL INFORMATION.





KEY PLAN

DOC. REL. #	DATE	DESCRIPTION
03	03/04/2022	DOCUMENT RELEASE
04	03/09/2022	DOCUMENT RELEASE
06	03/18/2022	DOCUMENT RELEASE
07	03/25/2022	DOCUMENT RELEASE
08	04/02/2022	DOCUMENT RELEASE
09	04/15/2022	DOCUMENT RELEASE
11	04/27/2022	DOCUMENT RELEASE
12	05/22/2022	DOCUMENT RELEASE
14	06/10/2022	DOCUMENT RELEASE
15	06/22/2022	DOCUMENT RELEASE
18	07/29/2022	DOCUMENT RELEASE
19	08/08/2022	DOCUMENT RELEASE



**Gray**

500 West 5th Street  
Charlotte, NC 28202  
Telephone: (704) 342-7600  
Facsimile: (704) 342-7601

Manufacturing - Automotive  
Food & Beverage - Distributor  
Retail - Commercial

# PROPOSED BUILDING FFE=657.00

**Gray**

ARCHITECTS AND ENGINEERS, P.S.C.

10 Quality Street  
Lexington, Kentucky 40507-1450  
Telephone: (859) 281-5000  
Facsimile: (859) 252-5300

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

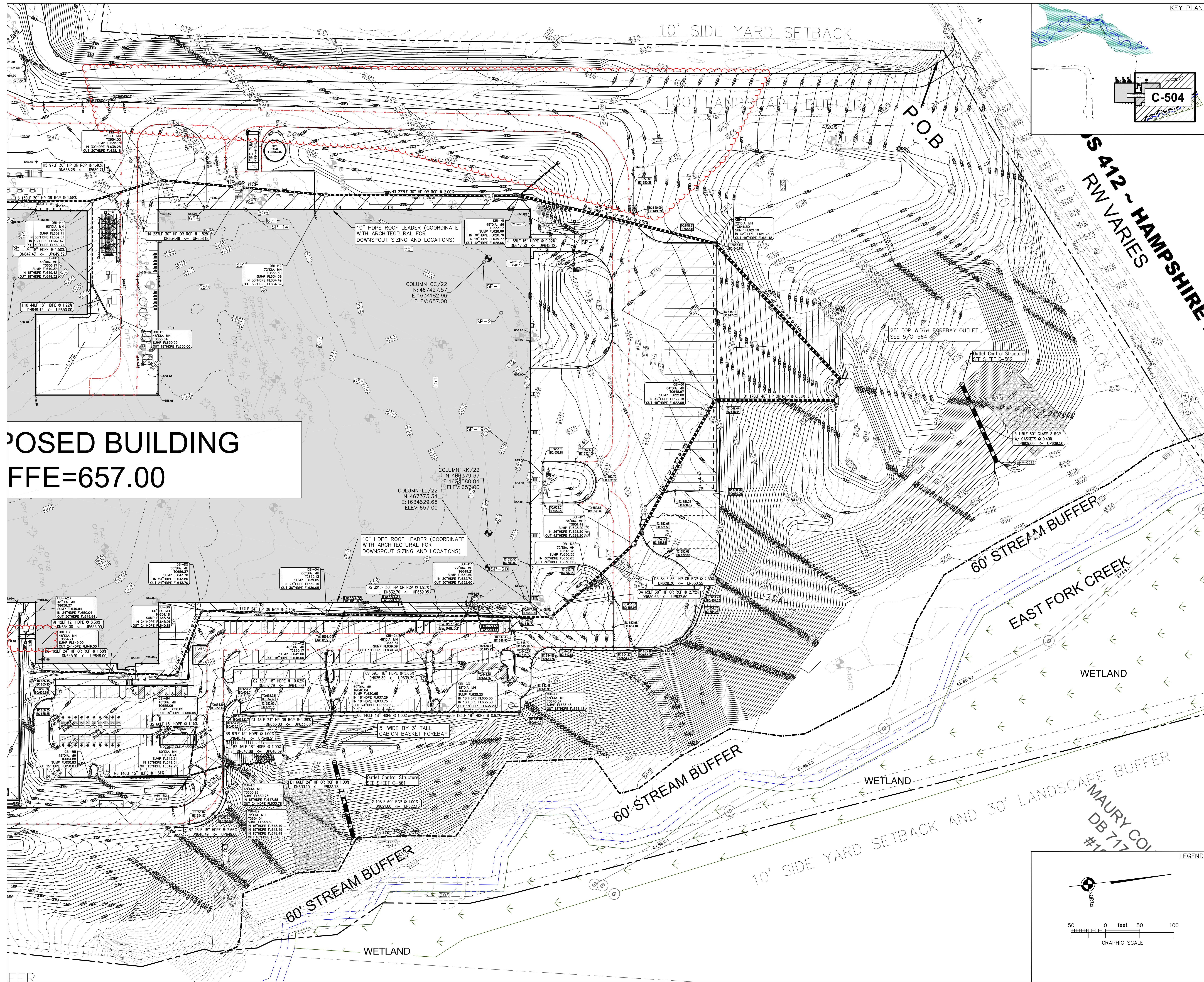
NOTICE: UNLESS OTHERWISE AGREED IN WRITING, GRAY CONSTRUCTION IS THE SOLE OWNER OF ALL PROPRIETARY RIGHTS, INCLUDING COPYRIGHTS AND ANY TRADE SECRETS IN THE MATTER CONTAINED HEREIN. ANY DISCLOSURE, REPRODUCTION OR REVISION OF THIS DOCUMENT OR ANY PORTION THEREOF IS SPECIFICALLY PROHIBITED UNLESS PREVIOUSLY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

CORP. SEAL

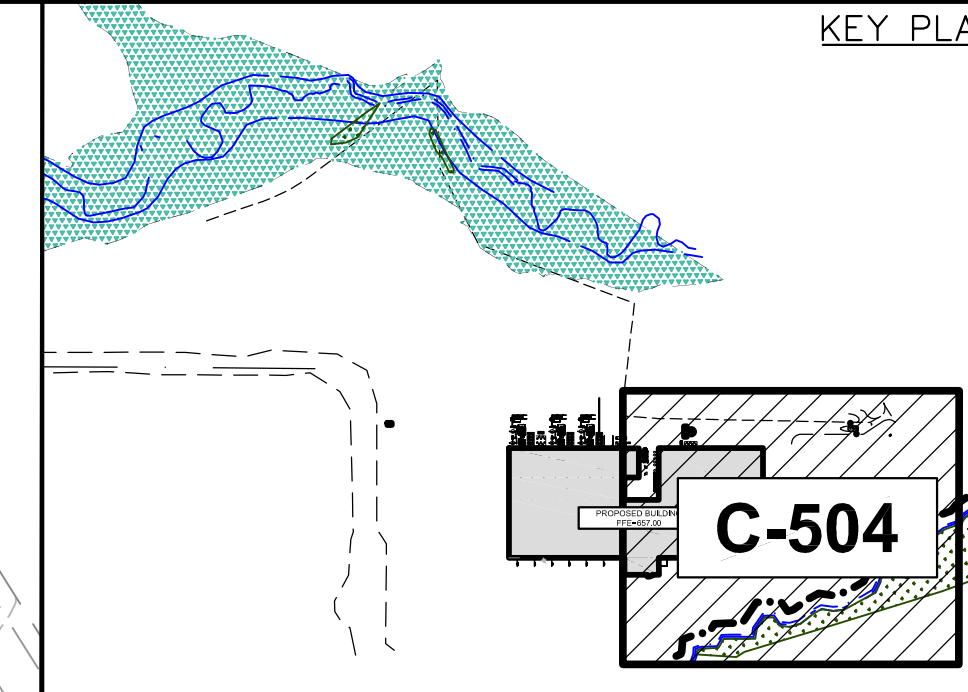
A NEW MANUFACTURING FACILITY FOR  
**PROJECT LEWARD**  
COLUMBIA, TN

ENLARGED GRADING  
AND DRAINAGE PLAN

JOB NUMBER: 2022069  
SHEET NUMBER: C-503



KEY PLAN



DOC. REL.#	DATE	DESCRIPTION
03	03/04/2022	DOCUMENT RELEASE
04	03/09/2022	DOCUMENT RELEASE
06	03/18/2022	DOCUMENT RELEASE
07	03/25/2022	DOCUMENT RELEASE
09	04/15/2022	DOCUMENT RELEASE
11	04/27/2022	DOCUMENT RELEASE
12	05/22/2022	DOCUMENT RELEASE
14	06/10/2022	DOCUMENT RELEASE
15	06/22/2022	DOCUMENT RELEASE
18	07/29/2022	DOCUMENT RELEASE
19	08/08/2022	DOCUMENT RELEASE

**PROPOSED BUILDING  
FFE=657.00**

500 West 5th Street  
Charlotte, NC 28202  
Telephone: (704) 342-7600  
Facsimile: (704) 342-7601

Manufacturing - Automotive  
Food & Beverage - Distribution  
Retail - Commercial

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

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

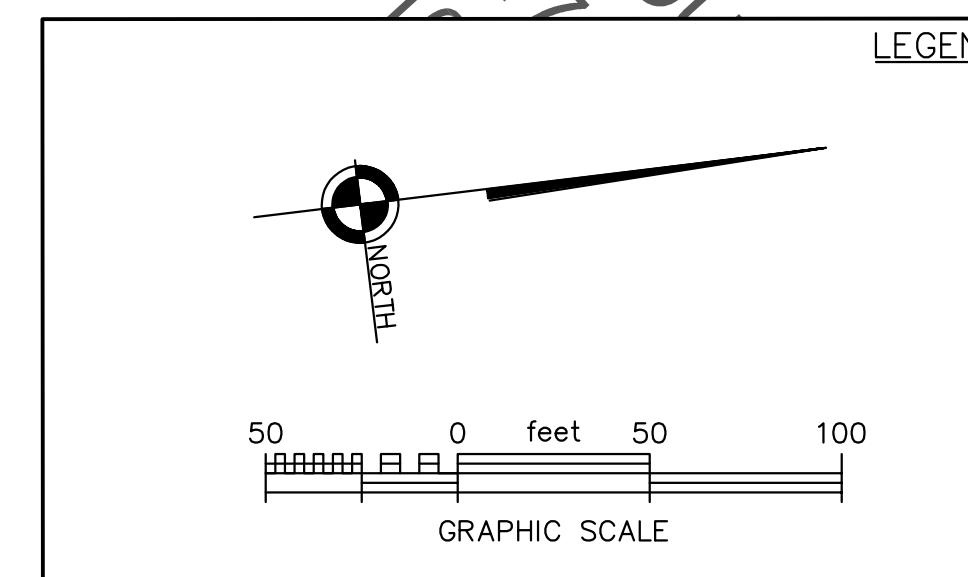
NOTICE: UNLESS OTHERWISE AGREED IN WRITING, GRAY CONSTRUCTION IS THE SOLE OWNER OF ALL PROPRIETARY RIGHTS, INCLUDING COPYRIGHTS AND ANY TRADE SECRETS IN THE MATTER CONTAINED HEREIN. ANY DISCLOSURE, REPRODUCTION OR REVISION OF THIS DOCUMENT OR ANY PORTION THEREOF IS SPECIFICALLY PROHIBITED UNLESS PREVIOUSLY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

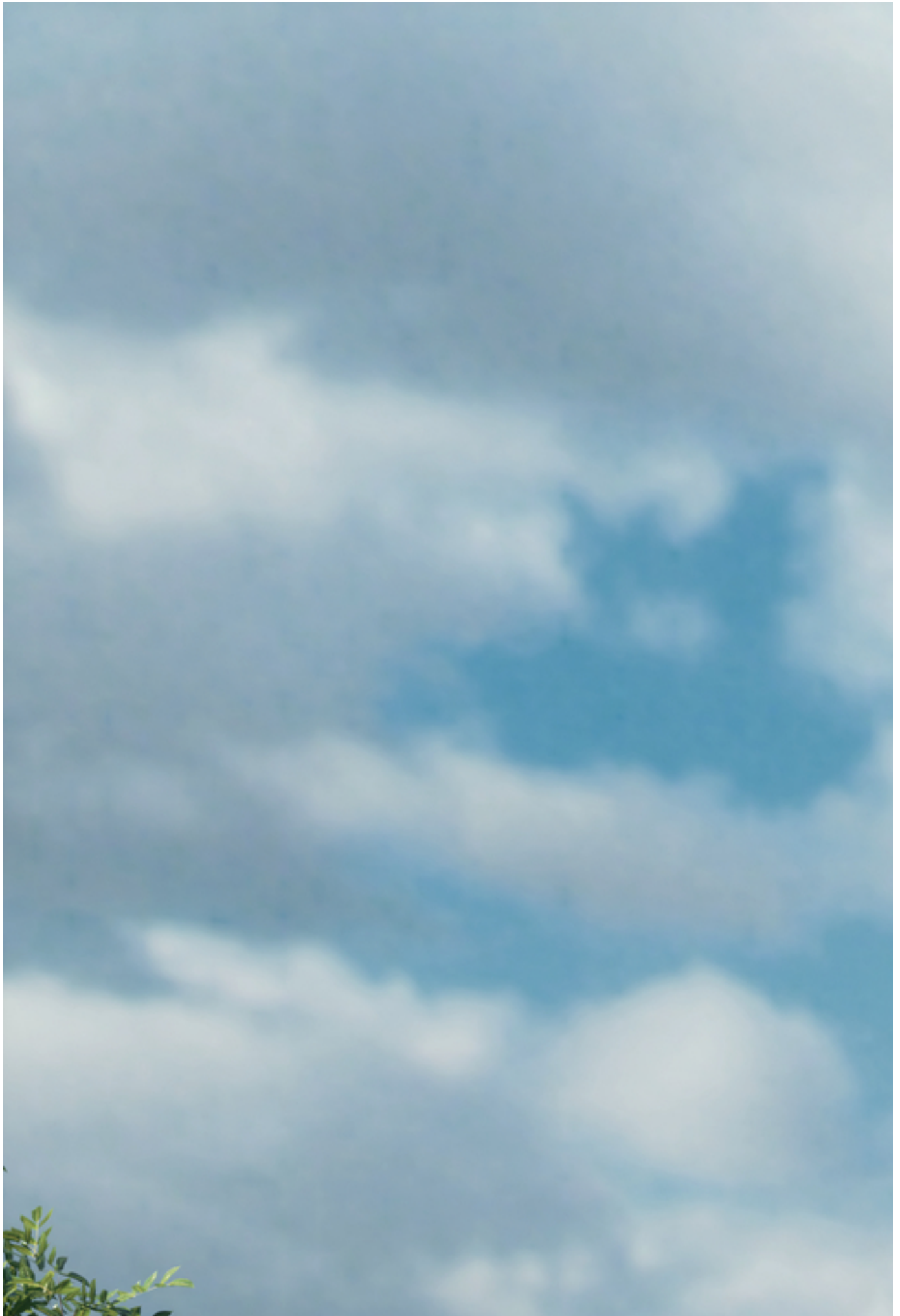
CORP. SEAL

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

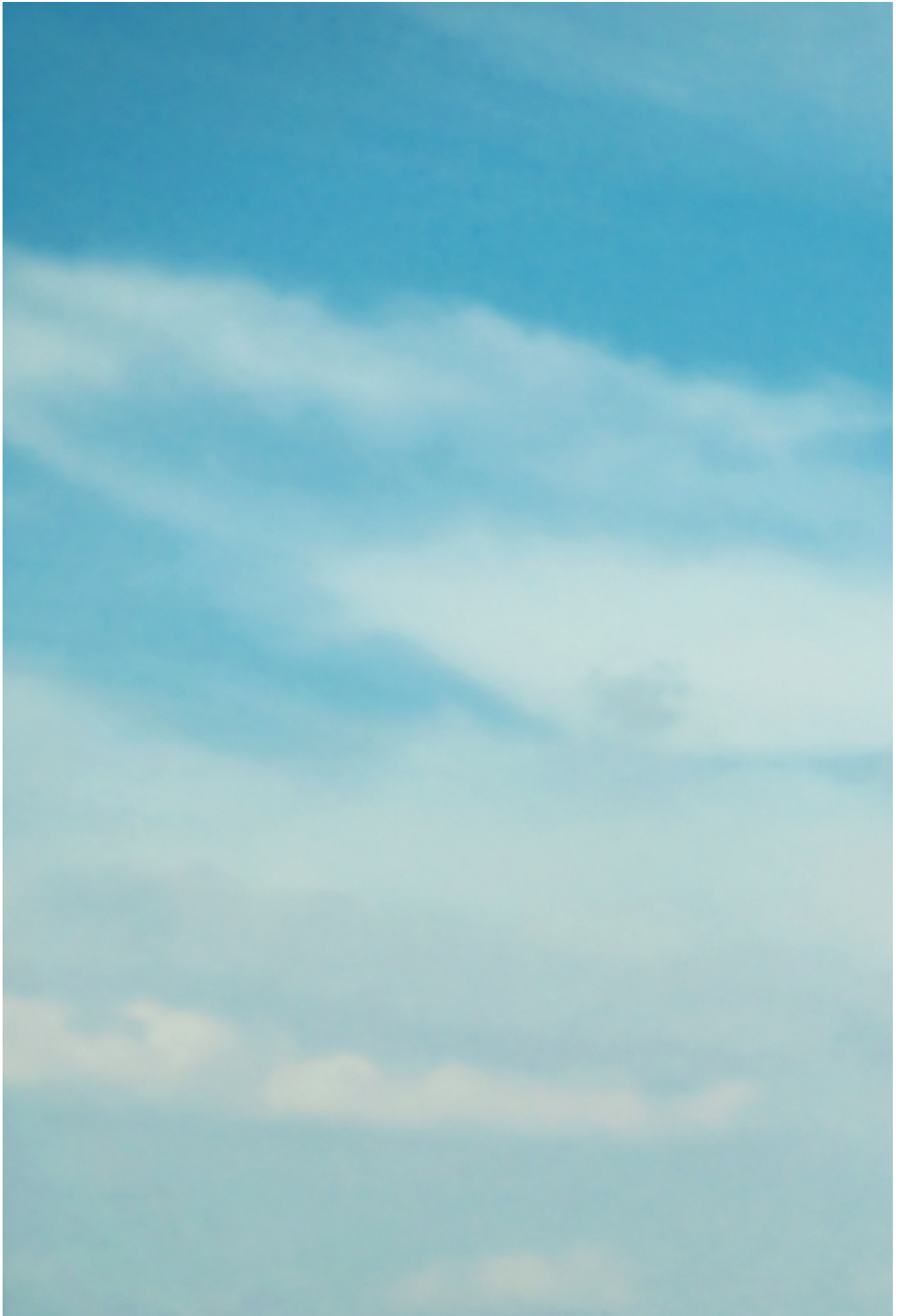
**ENLARGED GRADING  
AND DRAINAGE PLAN**

JOB NUMBER: 2022069  
SHEET NUMBER: **C-504**

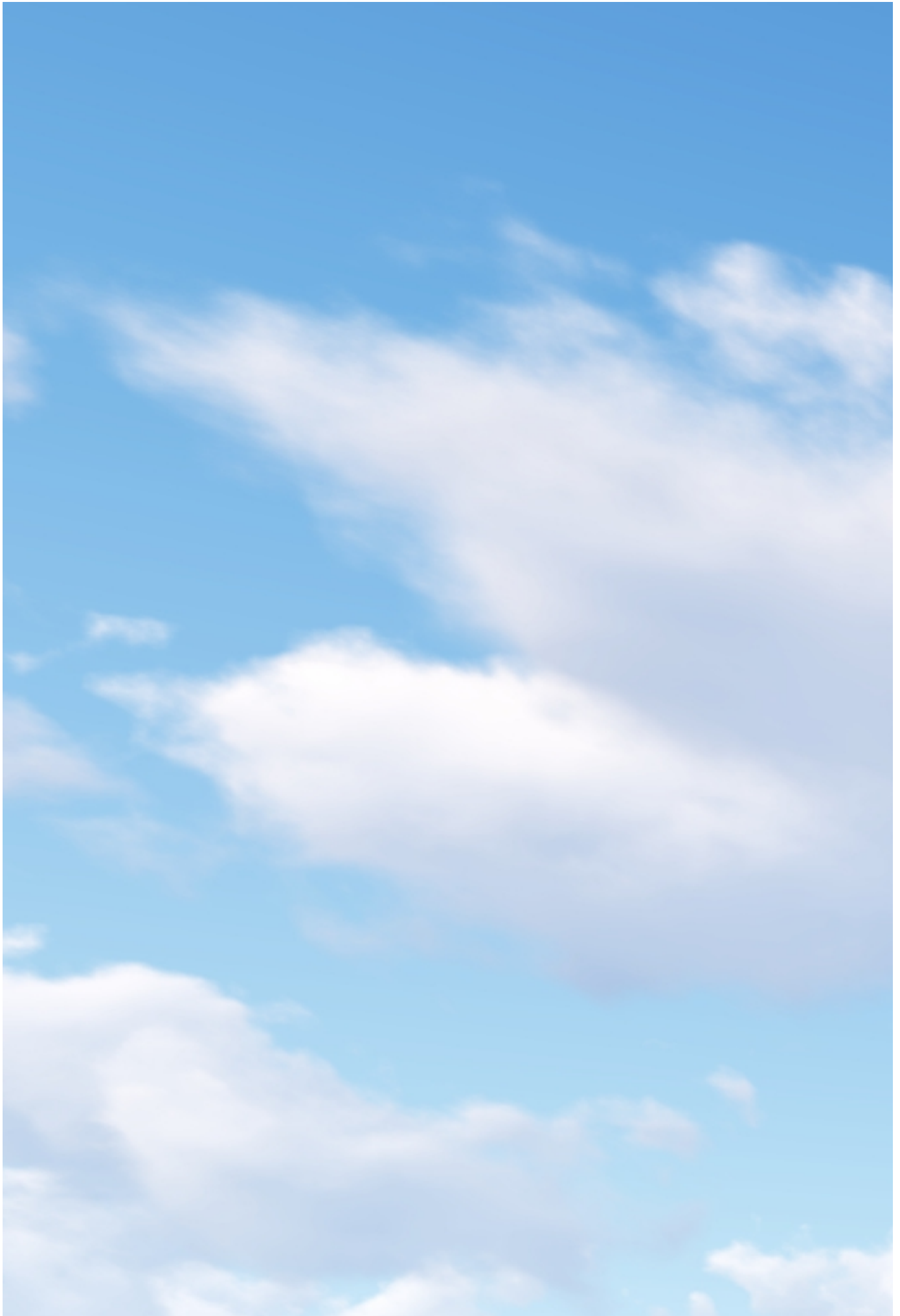














**ARCHITECTURAL REVIEW TEAM**  
**PROJECT DEVELOPMENT APPLICATION**  
*DEADLINE: 3<sup>RD</sup> MONDAY OF THE MONTH AT 4:00 PM*

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

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

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

SELECT REQUEST	PLAN SHALL INCLUDE
<input checked="" type="checkbox"/> Façade Approval <input type="checkbox"/> Alternative Compliance Requested <input checked="" type="checkbox"/> Other: Material Silos >45-ft but not visible from Hampshire Pike/HWY 43 due to elevation change and being tucked behind back side of building. We have site perspectives to scale to help convey this.	<ul style="list-style-type: none"> <li>• Site Plan</li> <li>• 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)</li> <li>• If Alternative Compliance is requested, provide scope of alternative and description of proposed compliance.</li> <li>• Floor Plans for all new construction and façade remodels.</li> </ul>

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.

