

**AGENDA
for the
REGULAR MEETING
of the
CITY of KINGSPORT
GATEWAY REVIEW COMMISSION**

**CITY HALL
CITY COUNCIL ROOM**

July 24, 2020

10:00 P.M.

- I. Introductions and recognition of visitors.**
- II. Approval of the Minutes from the March 06, 2020 special called meeting.**
- III. Old Business:**
 - a. NONE
- IV. New Business:**
 - a. Consider a Certificate of Appropriateness for the construction of a new storage building on property located at 109 Regional Park Drive.
- V. Other Business**
 - a. NONE
- VI. Adjourn**

**MINUTES OF THE MARCH 6, 2020 CALLED MEETING OF THE KINGSPORT GATEWAY REVIEW
COMMISSION**

March 6, 2020

12:00 p.m.

Members Present

Vivian Crymble, Co-Chairman
Jim Wright, Co-Chairman
Josh Davis
Ken Weems
John Perdue

Members Absent

Debra Bridwell
Alderman Betsy Cooper

Staff Present

Jessica Harmon

Visitors

Roger Barnette
Bobby Booker

Co-Chairman Crymble called the meeting to order at 12:00 p.m. and welcomed everyone present at the meeting.

The minutes of the October 25, 2019 Gateway Review Commission meeting were presented. Commissioner Perdue motioned to approve the minutes. The motion was seconded by Co-Chairman Wright and the minutes were approved unanimously.

NEW BUSINESS

The only item under new business was to consider a certificate of appropriateness for the construction of a new building for Component Building Systems located on the Sullivan Gardens Parkway. Staff introduced the item and presented the construction showing the construction of a 19,147 square foot building. The elevations were shown and detailed a building with similar material as the existing construction on the property. Materials would include metal panel buildings in a bronze color and CMU block in a cream color. The roof would be metal and copper in color. Staff explained that 250 Thuja Green Giant Arborvitae trees were planted last year in an effort to screen the property from the adjacent road and residential property. This screening material satisfies the landscaping requirements in the zoning code. No parking was shown on the plan as parking is handled at a different building location. Staff also explained that no signage was requested as part of this COA since this was an addition to the existing site. Some general discussion ensued about the use of the building and the overall business model for Component Building Systems. The Commission was very appreciative of the building design, especially seeing as how it will barely be visible from the road.

A motion was made by Co-Chairman Wright and seconded by Commissioner Perdue to approve the Certificate of Appropriateness for the new construction at Component Building Systems located off Sullivan Gardens Parkway. The motion passed unanimously.

OTHER BUSINESS

Ken Weems shared that a sign application for a two wall signs at 2033 Meadowview Lane had been requested for the Meadowview Surgery Center. He explained that these two signs fell within the regulations and recommended that the Commission approve them.

A motion was made by Commissioner Davis and seconded by Co-Chairman Wright to approve the two wall signs. The motion was approved unanimously.

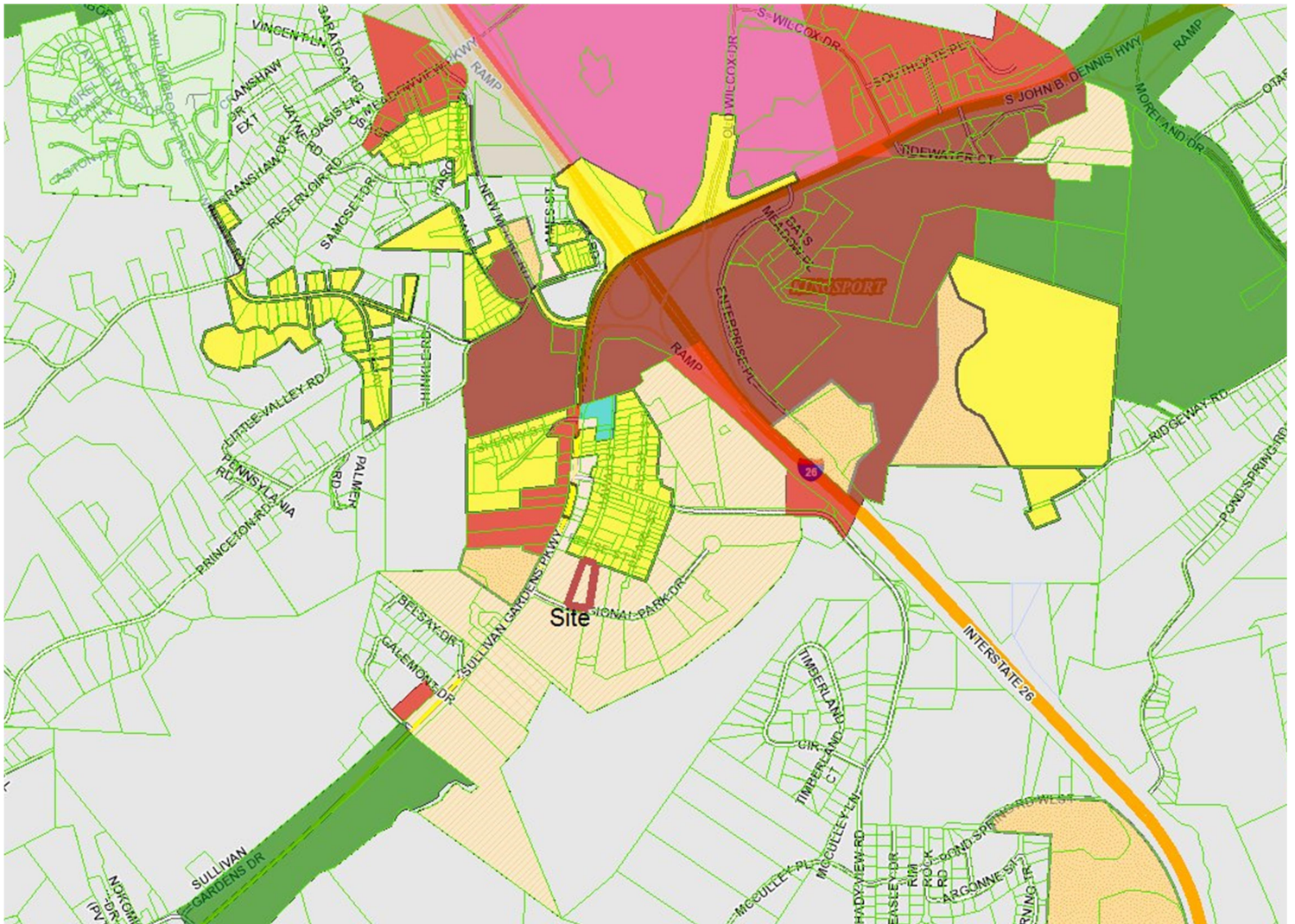
There being no further business, the Commission adjourned at 12:33 p.m.

Respectfully Submitted,

Vivian Crymble Co-Chairman, or Jim Wright Co-Chairman

Property Information	Regional Park Storage		
Address	109 Regional Park Drive		
Tax Map, Group, Parcel	TM 91A Group B parcel 021.00		
Civil District	13 th		
Overlay District	Gateway		
Land Use Designation	Industrial-Restricted		
Acres	+/- 2.08		
Existing Use	Warehouse	Existing Zoning	M1-R
Proposed Use	Industrial	Proposed Zoning	No Change
Owner /Applicant Information			
Name: David Karst & Randy Carpenter Address: PO Box 7297 City: Kingsport State: TN Zip Code: 37664 Email: carpenterrandy09@yahoo.com Phone Number: 423-914-1761		Request a Certificate of Appropriateness for: Building Permit for: New Construction for <u>Regional Park Storage</u> Real Estate Improvement for _____ Expansion or Renovation for _____	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Gateway Review Commission is asked to grant plan approval for Regional Park Storage to construct a second principal building on their property. The property is located on Regional Park Drive, within the Regional Industrial Park off of Sullivan Gardens Parkway. The submitted site plan shows a new 2,400 square foot storage building to be constructed on the property. No new parking facilities are proposed for installation, as the property has an existing paved parking lot as well as an existing gravel parking area. Five near-mature trees and grass are existing between the existing building and the street curb. Due to the location of the new structure being placed at the rear of the property, and the additional existing vegetation along the side and rear property lines, the applicants have requested a waiver of full landscaping plans as the M-1R district within the Gateway District requires: <i>"Plans and specifications for any building or structure to be constructed on any lot shall include a detailed landscape plan indicating the location, size, type and height of each planting. The area between the lot property line and the street curbline shall be grassed except for areas covered by pavement, sidewalks, and landscaping."</i> The City Landscaping Specialist has agreed that the landscaping for the project does not need a full landscape review unless required by the Gateway Commission. The storage building proposed will be constructed with metal siding and roofing to match the existing structure on the parcel. Colors are white and royal blue. No signage is proposed for the property as this is an existing business adding a second principal building. The property owners have elected to use the fee in lieu of option of the Sidewalk Ordinance rather than constructing a sidewalk along the front property line. The fee in lieu of has been approved by the Engineering Department and will be paid prior to the Building Inspector granting a Certificate of Occupancy.			
Planner:	Poczobut	Date: July 13, 2020	
		Meeting Date:	July 24, 2020

Location Map



Zoning Map



7/13/2020, 2:44:07 PM

Kpt 911 Address	River	Railroad_ROW	TA/C	AR	B-4P	M-2	PD	R-1A	R-3B
Sullivan County Parcels	Street_ROW	River	R-5	B-1	B-4P	MX	PMD-1	R-1B	R-4
Lake_Pond	Hawkins County Parcels	Street_ROW	GC	B-2	BC	P-1	PMD-2	R-1C	Split
Parcel_Conflict	Lake_Pond	Urban Growth Boundary	B-2E	B-3	GC	P-D	PUD	R-2	TA
Parcels	Parcel_Conflict	City Zoning	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
Railroad_ROW	Parcels	<Null>	A-2	B-4	M-1R	PBD/*	R-1	R-3A	UAE

Aerial



View of Regional Park Drive toward Sullivan Gardens Parkway from driveway



View of existing building from Regional Park Drive



Rear of Existing Building & Gravel Lot



Prepared by Kingsport Planning Department for the
Kingsport Gateway Review Commission Meeting July 24, 2020

View of Proposed Building Area



Project Summary:

****All plans and architectural elevations are attached to end of this report****

DEVELOPMENT STANDARDS FOR THE M-1R DISTRICT, PRELIMINARY REQUIREMENTS FOR THE DISTRICT AS A WHOLE:

- Front yard: 50 feet
- Rear yard: 25 feet
- Side yard: 15 feet
- 80% building ground coverage for the district as a whole
- Frontage: n/a
- No maximum height requirement
- Sidewalks are required, developer has requested fee in lieu of.

The ZDP indicates compliance with the development standards.

Grading Plan

Meets all City Requirements

Site Plan

Meets all City Requirements

Architectural Design and Materials

The proposed building will be constructed out of metal that will match the existing structure.

Landscaping Requirements

M1-R District requires a minimum of 20 feet of front yard landscaping. This landscaping was completed when the existing structure was built. No full landscaping plan was submitted.

Parking Plan

Existing parking provided on the lot is adequate for the additional building.

Lighting and Utilities

No new lighting or utilities were proposed.

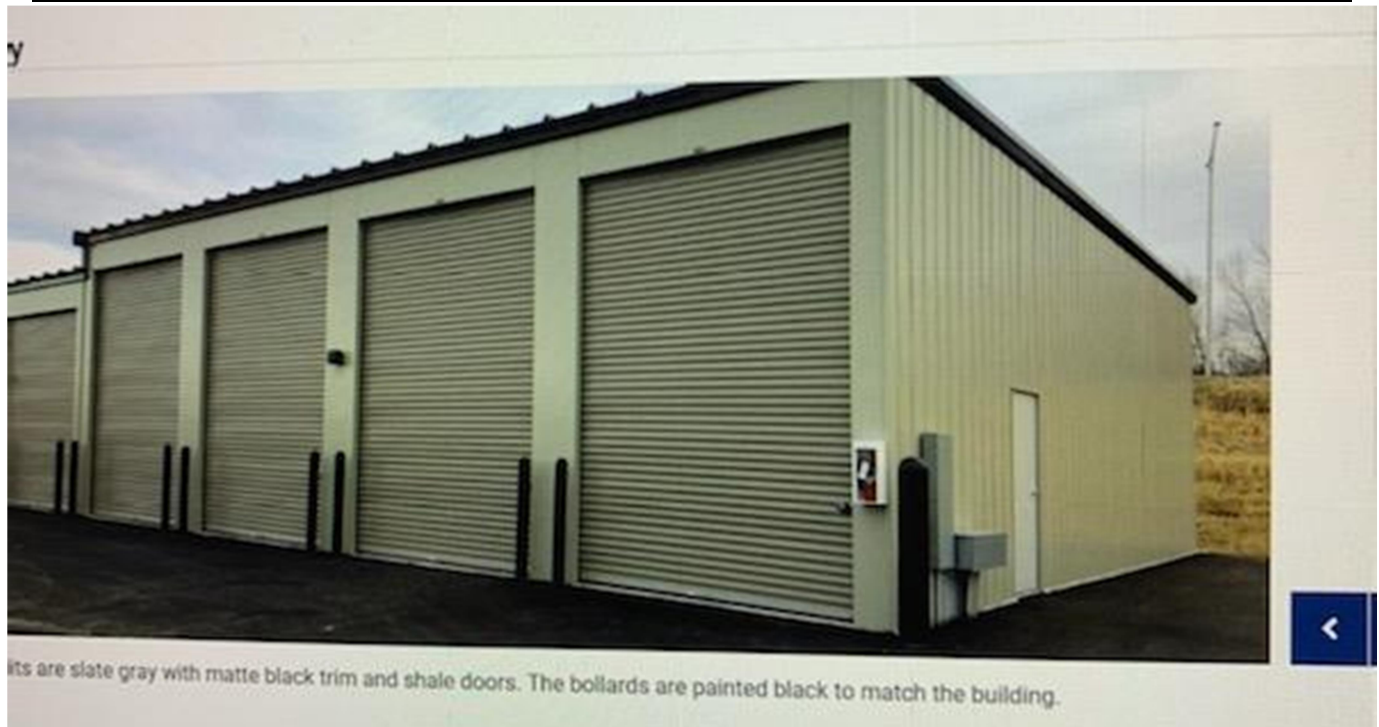
Signage

No new signage has been proposed.

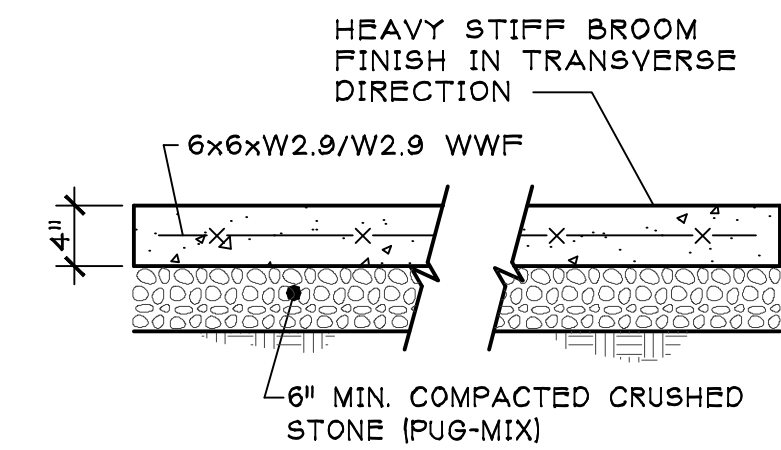
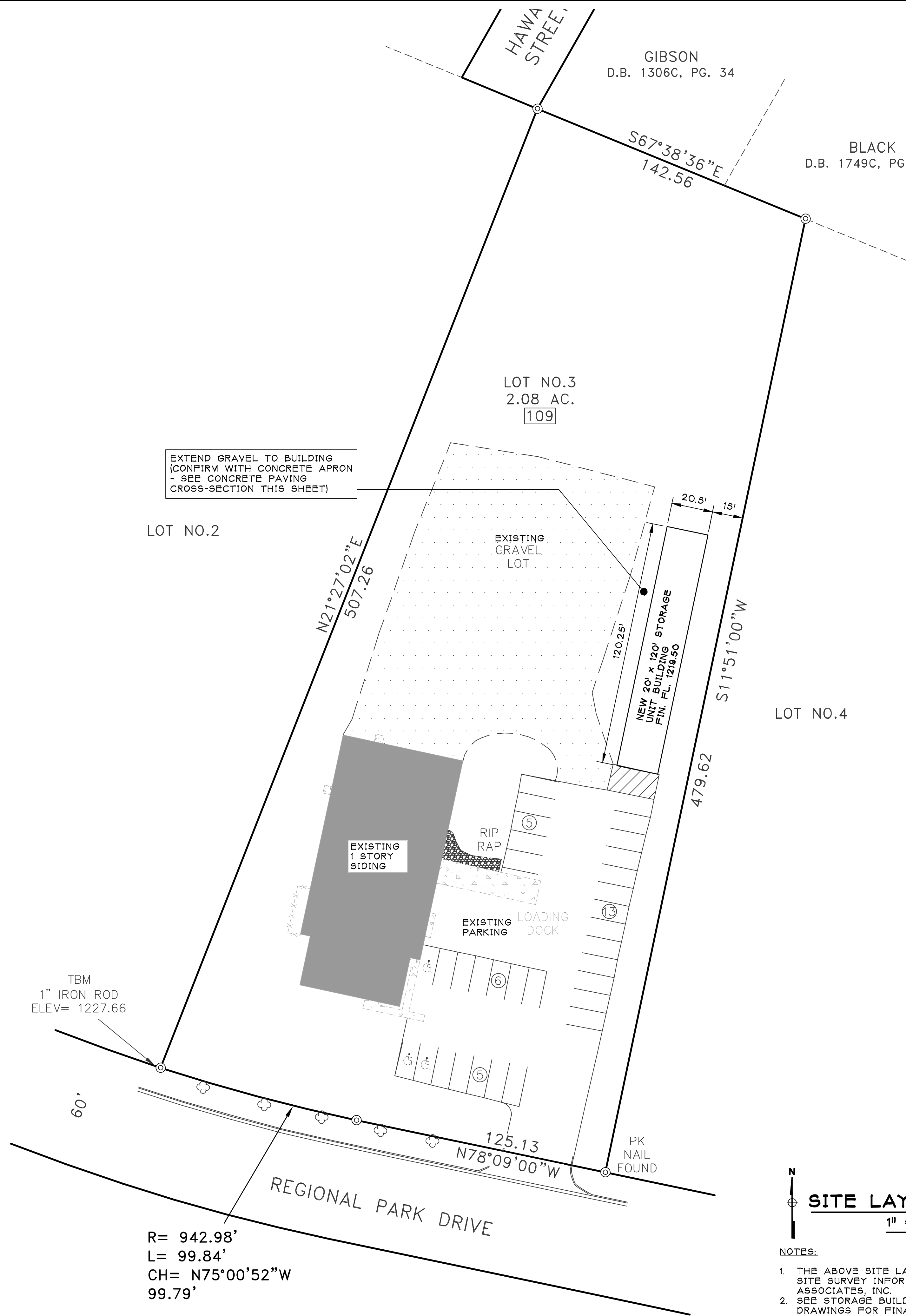
CONCLUSION

Staff recommends APPROVAL of the submitted plans to construct a new building at 109 Regional Park Drive based on conformance to the Gateway Design Standards.

Façade Proposal



its are slate gray with matte black trim and shale doors. The bollards are painted black to match the building.



CONCRETE PAVING CROSS-SECTION

N.T.S.

NOTE:

1. CONCRETE f'_c = 4,000 PSI (AIR-ENTRAINED).
2. APPLIES AT BUILDING PADS AND ANY EXTERIOR SLAB-ON-GRADE AREAS (I.E., STOOPS, APRONS, ETC.).

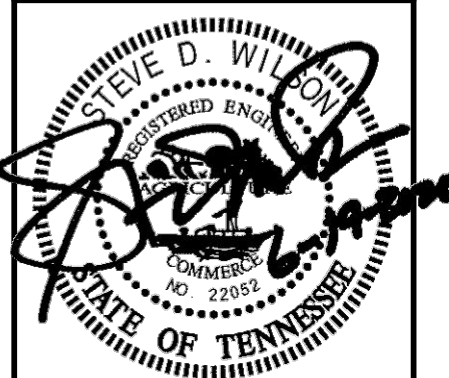


SITE LAYOUT PLAN

1" = 30'

NOTES:

1. THE ABOVE SITE LAYOUT PLAN SUPERIMPOSED ON SITE SURVEY INFORMATION PROVIDED BY ALLEY & ASSOCIATES, INC.
2. SEE STORAGE BUILDINGS MANUFACTURER DRAWINGS FOR FINAL BUILDING LAYOUT DIMENSIONS.



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NEW PROJECT FOR CARPENTER / KARST:
REGIONAL PARK STORAGE
KINGSPORT, SULLIVAN COUNTY, TENNESSEE

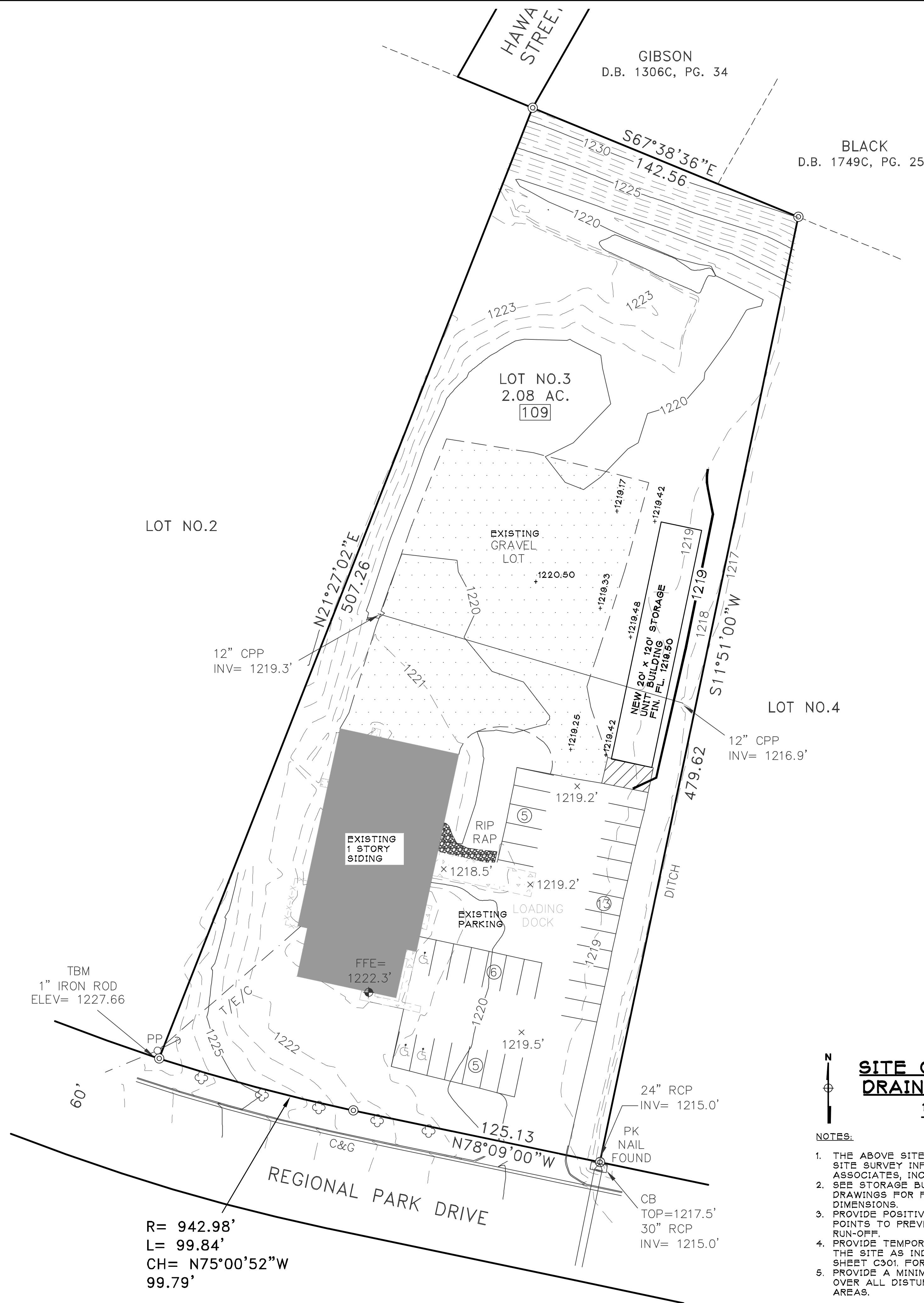
SHEET TITLE

SITE LAYOUT PLAN

DATE	FILE NO.
06-19-2020	20070

REVISIONS	
NO.	DATE

C100



**SITE GRADING &
DRAINAGE PLAN**

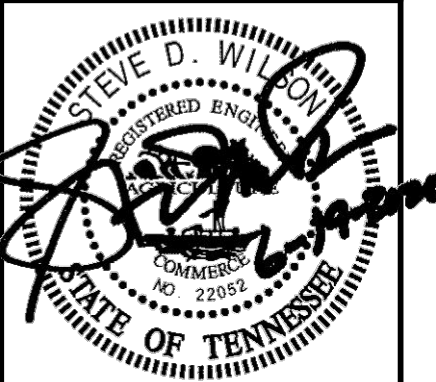
1" = 30'

NOTES:

1. THE ABOVE SITE LAYOUT PLAN SUPERIMPOSED ON SITE SURVEY INFORMATION PROVIDED BY ALLEY & ASSOCIATES, INC.
2. SEE STORAGE BUILDINGS MANUFACTURER DRAWINGS FOR FINAL BUILDING LAYOUT DIMENSIONS.
3. PROVIDE POSITIVE DRAINAGE FROM ALL LOW POINTS TO PREVENT PONDING OF SURFACE RUN-OFF.
4. PROVIDE TEMPORARY SILT FENCE THROUGHOUT THE SITE AS INDICATED ON SHEET C300. SEE SHEET C301. FOR EROSION CONTROL DETAILS.
5. PROVIDE A MINIMUM OF 6" TOPSOIL AND SEEDING OVER ALL DISTURBED YARD AND/OR LANDSCAPE AREAS.

LEGEND:

	PROPERTY LINES
	EXISTING CONTOURS
	FINISH CONTOURS
	FINISH SPOT ELEVATIONS



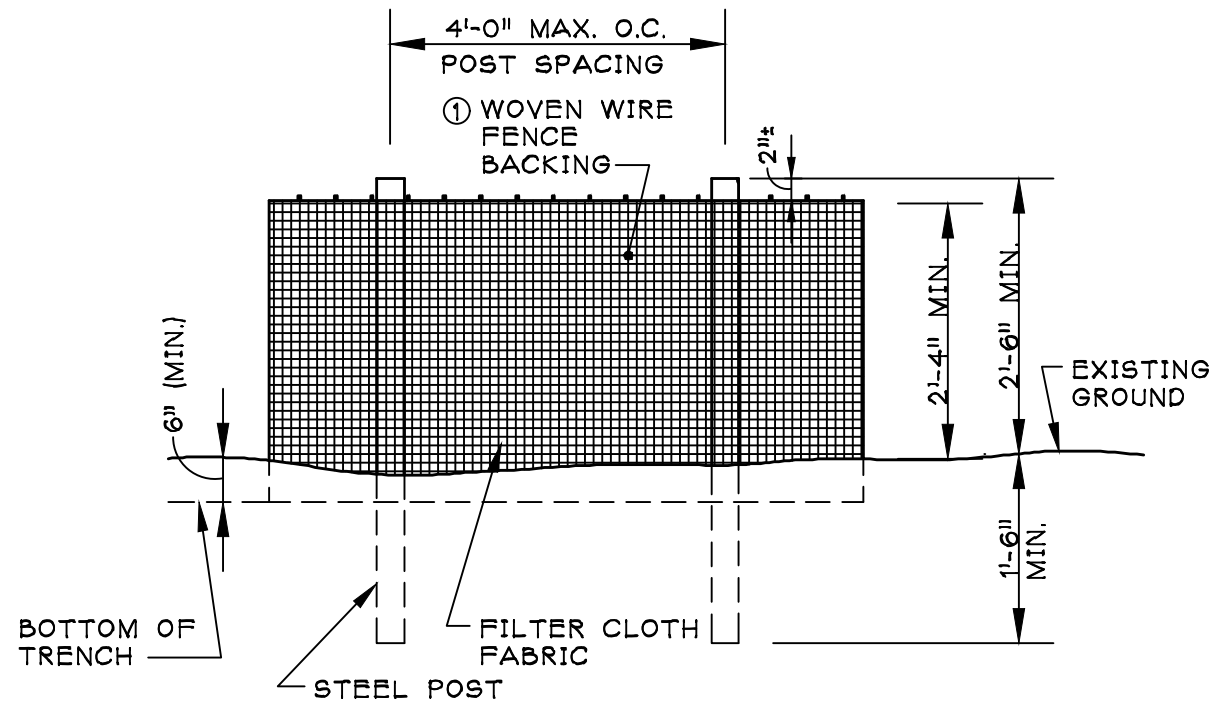
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SHEET TITLE
**SITE GRADING AND
DRAINAGE PLAN**

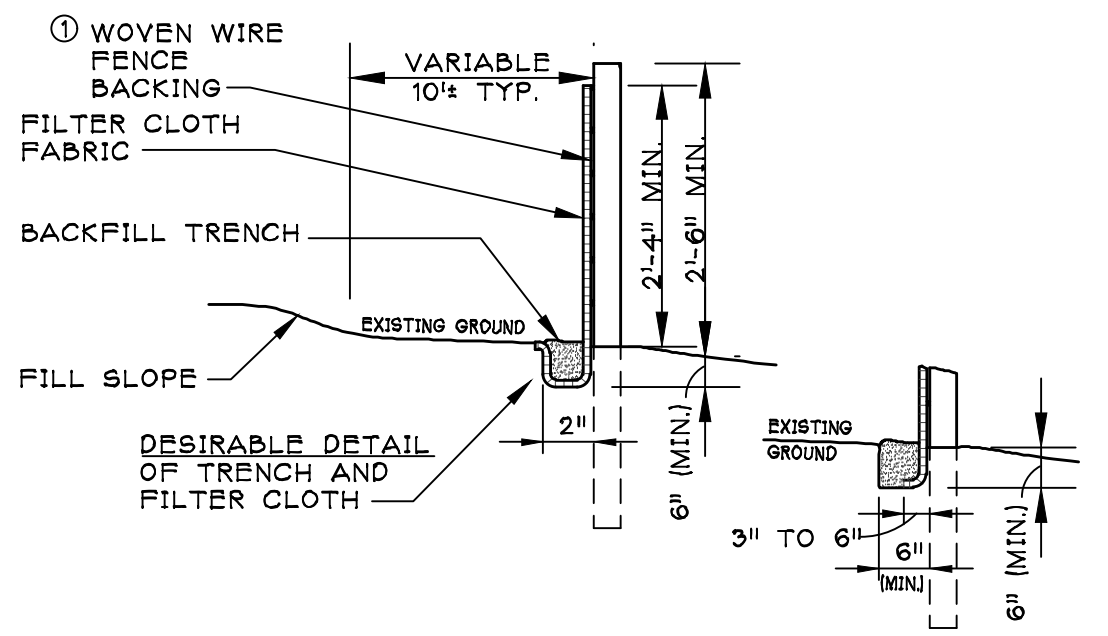
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ELEVATION

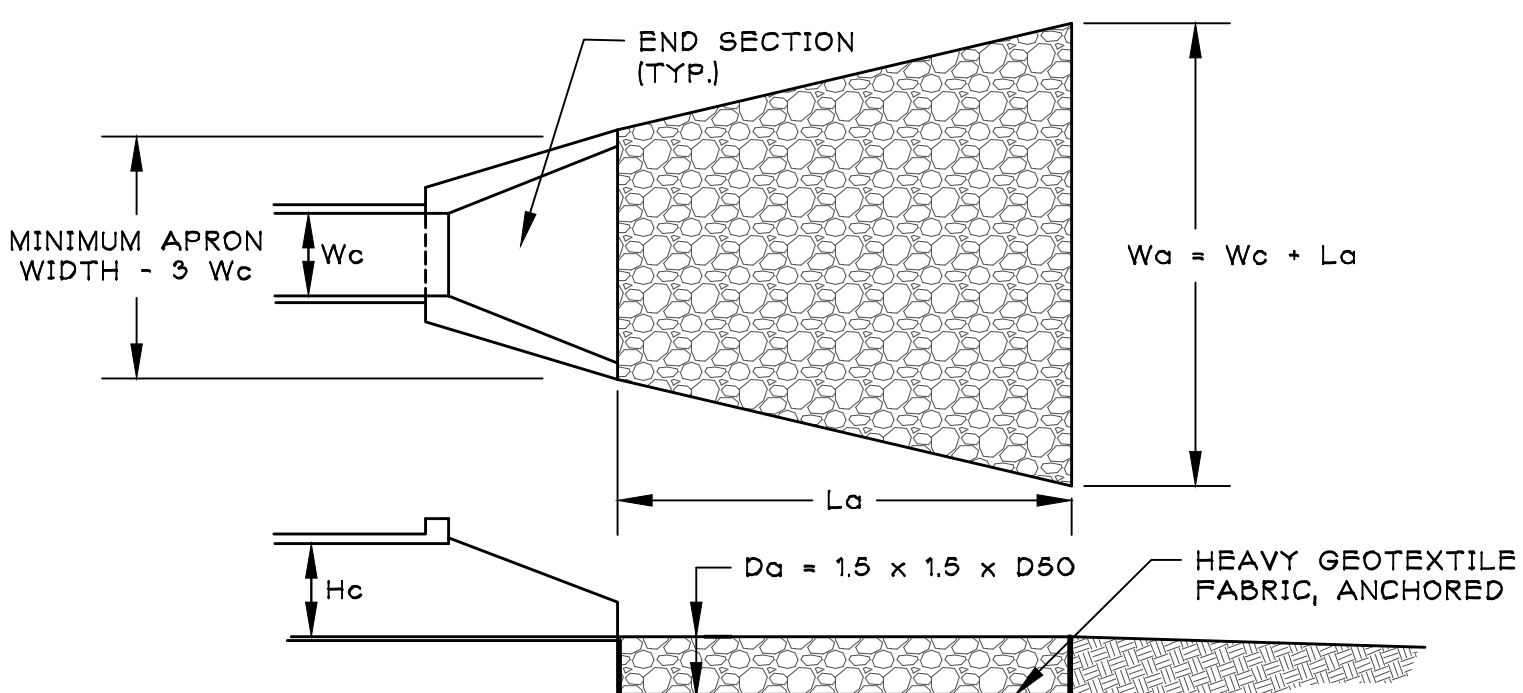
NOTE:
① FILTER CLOTH SHALL HAVE APPROVED BACKING OR A BUILT-IN REINFORCED STRUCTURE AS RECOMMENDED BY THE MANUFACTURER TO SUPPORT THE FILTER CLOTH.



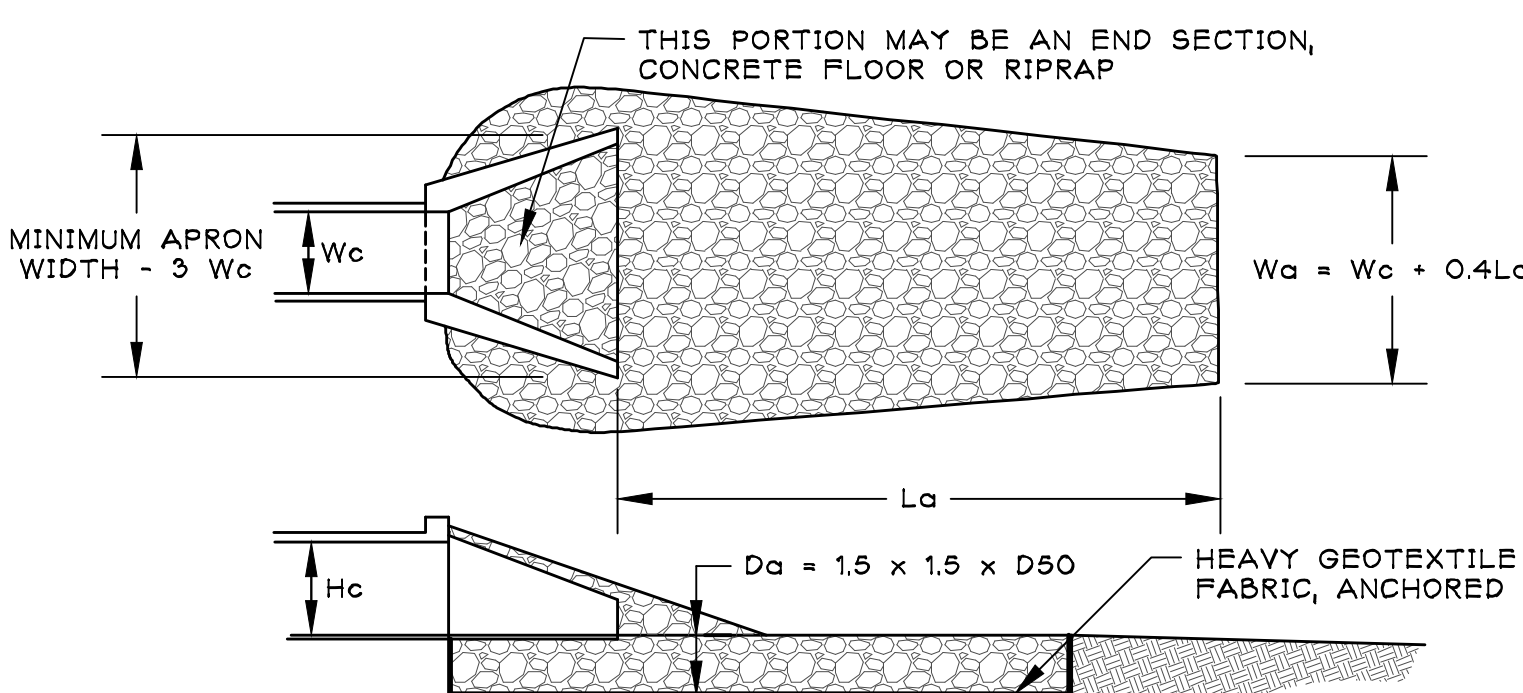
SECTIONAL VIEW

ALTERNATE DETAIL OF TRENCH AND FILTER CLOTH

TYPE "C" SILT FENCE



TAILWATER < 0.5 Hc AND ASSUMING FULL CULVERT FLOW ("LT" LOW TAILWATER CONDITIONS)



TAILWATER > 0.5 Hc AND ASSUMING FULL CULVERT FLOW ("HT" HIGH TAILWATER CONDITIONS)

Hc = HEIGHT OF CULVERT
Wc = WIDTH OF CULVERT
La = LENGTH OF RIPRAP APRON
Wa = WIDTH OF RIPRAP APRON AT END
D50 = MEDIAN RIPRAP SIZE
Dmax = MAXIMUM SIZE OF RIPRAP = 1.5 D50
Da = DEPTH OF RIPRAP APRON = 1.5 Dmax

RIPRAP OUTLET (AND INLET) PROTECTION-

TEMPORARY COVER SEEDING MIXTURES		
SEEDING DATES	GRASS SEED	PERCENTAGES
JANUARY 1 TO MAY 1	ITALIAN RYE	33%
	KORAN LESPEDEZA	33%
	SUMMER OATS	34%
MAY 1 TO JULY 15	SADUN - SORGHUM	100%
MAY 1 TO JULY 15	STAR MILLET	100%
JULY 15 TO JANUARY 1	BALBOA RYE	67%
	ITALIAN RYE	33%

NOTE:
FOR SEED PREPARATION, MULCHING, AND FERTILIZING REFER TO THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.

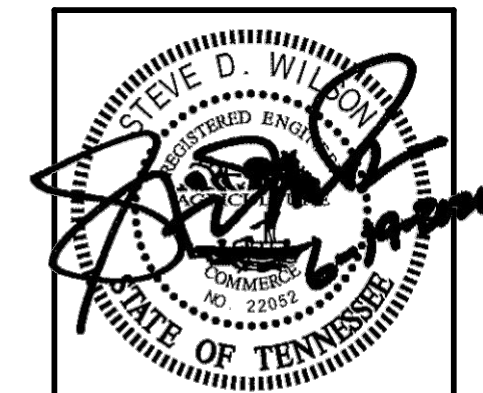
PERMANENT COVER SEEDING MIXTURES		
SEEDING DATES	GRASS SEED	PERCENTAGES
FEBRUARY 1 TO JULY 1	KENTUCKY 31 FESCUE	80%
	KORAN LESPEDEZA	15%
	ENGLISH RYE	5%
JUNE 1 TO AUGUST 15	KENTUCKY 31 FESCUE	55%
	ENGLISH RYE	20%
	KORAN LESPEDEZA	15%
APRIL 15 TO AUGUST 15	GERMAN MILLET	10%
	BERMUDAGRASS (HULLED)	70%
	ANNUAL LESPEDEZA	30%
AUGUST 1 TO DECEMBER 1	KENTUCKY 31 FESCUE	70%
	ENGLISH RYE	20%
	WHITE CLOVER	10%
FEBRUARY 1 TO DECEMBER 1	KENTUCKY 31 FESCUE	70%
	CROWN VETCH	25%
	ENGLISH RYE	5%

NOTE:
FOR SEED PREPARATION, MULCHING, AND FERTILIZING REFER TO THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.

- CONSTRUCTION SEQUENCE
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A GRADING PERMIT AND ANY OTHER PERMITS REQUIRED PRIOR TO BEGINNING CONSTRUCTION.
 2. THE CONTRACTOR SHALL INSTALL SILT FENCE, DIVERSIONS, SEDIMENT TRAPS, AND CONSTRUCTION EXIT AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN AND IN AREAS THAT WILL HAVE SILT LADEN RUNOFF.
 3. THE CONTRACTOR SHALL STRIP TOPSOIL AND VEGETATION IN AREAS WHERE ENGINEERED FILL IS TO BE PLACED AS SHOWN ON THE GRADING PLAN AND CLEARING AND GRUBBING SHALL BE KEPT TO MINIMUM IN ALL OTHER REMAINING AREAS IN THE CONSTRUCTION LIMITS.
 4. THE CONTRACTOR SHALL CONSTRUCT PROJECT FACILITIES IN ACCORDANCE WITH APPROVED CONSTRUCTION DRAWINGS, WHILE MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES. ADDITIONAL MEASURES SUCH AS INLET PROTECTION FOR STORM STRUCTURES SHALL BE INSTALLED AS CONSTRUCTION PROCEEDS, SEDIMENT TRAPS AND DIVERSIONS SHALL BE MAINTAINED WITH PROGRESSION OF CUT/FILL.
 5. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 15 DAYS SHALL BE TEMPORARILY SEEDED AND WATERED. IF IT IS NOT POSSIBLE TO PRODUCE AN EROSION-RETARDANT COVER WITH SEED DUE TO THE GROWING SEASON STABILIZATION WITH MULCH SHALL BE UTILIZED.
 6. THE CONTRACTOR SHALL ESTABLISH VEGETATION IN ACCORDANCE WITH THE SEEDING SCHEDULE IN AREAS WHERE GRADING IS COMPLETE TO PREVENT EROSION. A VIGOROUS STAND OF VEGETATION SHALL BE ESTABLISHED ON ALL SLOPES.
 7. THE CONTRACTOR SHALL CHECK AND MAINTAIN ALL EROSION CONTROL MEASURES DAILY AND AFTER EACH RAINFALL. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGED MEASURES.
 8. ALL OFF-SITE OR STREET SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES OR A STORM EVENT SHALL BE CLEANED UP AFTER EACH WORK DAY AND WITHIN NO LATER THAN 24 HOURS OF THE OCCURRENCE.
 9. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER CONSTRUCTION IS COMPLETED AND A HEALTHY STAND OF VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL SLOPES.

- CONSTRUCTION NOTES
1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, AS APPLICABLE.
 2. FOR DETAILS NOT PROVIDED REFER TO THE LATEST EDITION OF THE TENNESSEE EROSION CONTROL HANDBOOK.
 3. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT TRAP WHEN 50% OF ITS CAPACITY IS USED. ALL MATERIAL REMOVED SHALL BE PLACED BACK ON-SITE OR TAKEN TO ANOTHER SITE WITH AN APPROVED AND FUNCTIONING SEDIMENT CONTROL PLAN. SPOIL FROM THIS SITE SHALL BE TAKEN TO THE SITE PERMITTED PREVIOUSLY BY TDEC, TNR 160044.

- SPILLS AND NON-STORMWATER CONTINGENCIES
1. CONSTRUCTION VEHICLES SHALL CLEAN MUD FROM THEIR TIRES AND BODY ON-SITE SO THAT THE SEDIMENT WILL FLOW TO THE WASH PIT NEAR THE CONSTRUCTION EXIT AND/OR THE SEDIMENT CONTROL DEVICES. ANY SEDIMENT THAT ENDS UP IN THE STREET OR OTHER PLACES OFF-SITE SHALL BE CLEANED UP WITH A SHOVEL AND BROOM OR OTHER MEANS BEFORE THE NEXT RAINFALL BUT SHALL NOT BE WASHED AWAY USING WATER. THE CLEANED UP SEDIMENT SHALL BE PLACED BACK ON-SITE OR TAKEN TO ANOTHER SITE WITH AN APPROVED AND FUNCTIONING SEDIMENT CONTROL PLAN.
 2. VEHICLES AND EQUIPMENT SHALL BE FUELED ON-SITE NEAR THE CONSTRUCTION EXIT IN A DESIGNATED CONTAINMENT AREA. CLEAN UP ANY FUEL SPILL IMMEDIATELY. CONTAMINATED SOILS WILL BE PLACED ON HEAVY PLASTIC AND COVERED OR PLACED IN APPROVED CONTAINERS TO PREVENT CONTACT WITH STORMWATER. ALL FUEL TANKS SHALL BE STORED IN THE CONTAINMENT AREA. ALL OIL, OTHER VEHICLE FLUIDS, SOLVENTS, PAINT, ETC. SHALL BE STORED IN A CONSTRUCTION TRAILER OR OTHER APPROVED CONTAINER.
 3. ABSORBENT MATERIAL (FOR LAND BASED SPILLS), BOOMS (FOR SPILLS INTO WATERWAYS), AND OTHER HAZARDOUS MATERIAL CLEANUP TOOLS AS NECESSARY SHALL BE AVAILABLE FOR IMMEDIATE USE IF AN ON-SITE SPILL OCCURS. IF A SPILL OF HAZARDOUS MATERIALS OCCURS, THE SPILL SHALL BE CONTAINED IMMEDIATELY AND THEN COMPLETELY CLEANED UP. IF THE SPILL HAS ENTERED A WATER SOURCE, SINKHOLE, STORM DRAIN, OR OTHER STORMWATER CONVEYANCE, THE LOCAL GOVERNMENT AUTHORITY SHALL BE CONTACTED IMMEDIATELY. ANY CONTAMINATED MATERIAL FROM THE CLEANUP SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL STATE LAWS.
 4. READY-MIX CONCRETE TRUCKS SHALL WASH OUT THEIR EQUIPMENT IN A DESIGNATED WASH PIT NEAR THE CONSTRUCTION EXIT. THIS WASH PIT IS TO TRAP THE CONCRETE AND ITS WASH. THE CONTRACTOR SHALL MAINTAIN THIS PIT(S) AS NECESSARY TO ALWAYS HAVE AT LEAST 50% VOLUME. ANY MATERIAL REMOVED FROM THE WASH PIT SHALL BE USED FOR FILL MATERIAL ON-SITE OR DISPOSED OF IN ACCORDANCE WITH ALL STATE AND FEDERAL REGULATIONS. WASH FROM THE CONCRETE TRUCKS AND ANY OVERFLOW FROM THE WASH PIT SHALL NOT BE ALLOWED TO DISCHARGE TO A SEDIMENT BASIN, TRAP, POND, STORM DRAIN, DITCH, STREAM, OTHER STORMWATER CONVEYANCE, OR TO WATERS OF THE STATE INCLUDING BOTH SURFACE AND GROUNDWATER.
 5. ALL HAZARDOUS MATERIALS SUCH AS EMPTY OR PARTIALLY EMPTY PAINT CANS, OIL CANS, FILTERS, CLEANING FLUIDS, ETC. SHALL BE DISPOSED OF BY TAKING THEM TO A PERMITTED HAZARDOUS MATERIAL DISPOSAL SITE IN ACCORDANCE WITH STATE LAWS.
 6. THE WASHING OF PAINT TOOLS OR OTHER HAZARDOUS MATERIAL EQUIPMENT MUST BE PERFORMED AND DISPOSED OF IN ACCORDANCE WITH ALL STATE AND FEDERAL REGULATIONS. THE CLEANING RESIDUE FROM SUCH EQUIPMENT IS HAZARDOUS AND CAN NOT BE DISCHARGED ONTO THE GROUND OR INTO A SEDIMENT BASIN, TRAP, POND, STORM DRAIN, DITCH, STREAM, OTHER STORMWATER CONVEYANCE, OR TO WATERS OF THE STATE INCLUDING BOTH SURFACE AND GROUNDWATER AND SHALL BE DISPOSED OF IN ACCORDANCE WITH STATE LAWS.
 7. LITTER, CONSTRUCTION MATERIALS, CONSTRUCTION DEBRIS, CONSTRUCTION CHEMICALS, AND OTHER HAZARDOUS MATERIALS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF OF THE SITE BY WIND (E.G., FORECASTED BY LOCAL WEATHER REPORTS), OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FROM STORM WATER DISCHARGES, LITTER, CONSTRUCTION MATERIALS, CONSTRUCTION DEBRIS, CONSTRUCTION CHEMICALS, AND OTHER HAZARDOUS MATERIALS SHALL NOT BE ALLOWED TO ENTER A SEDIMENT BASIN, TRAP, POND, STORM DRAIN, DITCH, STREAM, OTHER STORMWATER CONVEYANCE, OR TO WATERS OF THE STATE. THIS CAN BE ACCOMPLISHED BY SCREENING OUTFALLS, DAILY PICKUP OR CLEANUP, OR THEIR METHODS.
 8. AFTER THEIR USE, MATERIALS USED FOR EROSION PREVENTION AND SEDIMENT CONTROL SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
 9. SEDIMENT CONTROLS SHALL BE PROVIDED FOR ANY WATER DISTRIBUTION OR WASTE DISPOSAL SYSTEM ON-SITE INCLUDING SANITARY SEWER OR SEPTIC SYSTEMS.



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NEW PROJECT FOR CARPENTER / KARST:
REGIONAL PARK STORAGE
KINGSPORT, SULLIVAN COUNTY, TENNESSEE

SHEET TITLE
**SITE EROSION
CONTROL DETAILS**

DATE	FILE NO.
06-19-2020	20070
REVISIONS	
NO.	DATE

C301

STRUCTURAL NOTES

BUILDER / CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE REQUIREMENTS OF ANY GOVERNING BUILDING AUTHORITY.

METAL BUILDING STRUCTURE DESIGNED PER THE FOLLOWING LOADS:

CODE: IBC 12
WIND (MPH): 115
EXPOSURE: C
ROOF SNOW LOAD (PSF): 10.5
GROUND SNOW LOAD (PSF): 15
COLLATERAL LOAD (PSF): 0.5
SEISMIC: 0.40
THERMAL: ZONE C
THERMAL COEFFICIENT: 1.00

DESIGN LOADS DESIGNATED WITHIN CONTRACT AND DRAWINGS DO NOT ALLOW FOR ANY TYPE OF SUSPENDED SYSTEMS, LIGHTS, INSULATION, DUCT WORK, PIPING, ETC.) SUSPENSION OF ANY LOAD INDUCING SYSTEM IS EXPLICITLY PROHIBITED UNLESS A CORRESPONDING REDUCTION IN CERTIFIED LIVE/SNOW LOADS CAN BE PERMITTED BY CODE.

DESIGN AND SPECIFICATION OF BASE STEEL TO CONCRETE SLAB ANCHORING IS NOT THE RESPONSIBILITY OF THE BUILDING MANUFACTURER.

BUILDING MANUFACTURER ASSUMES NO RESPONSIBILITY FOR CONCRETE SLAB FOUNDATION DESIGN, THICKNESS, MATERIALS, SITE SOIL CONDITIONS OR OTHER CONCRETE/MASONRY CONSTRUCTION.

ALL STRUCTURAL CONNECTIONS ARE TO BE MADE PER FASTENING DETAILS PRESENTED HEREIN. ALL STEEL FRAMING AND SHEETING MATERIALS MUST BE INSTALLED TO VERTICAL PLUMB AND HORIZONTALLY SQUARE.

THE BUILDING MANUFACTURER AND THE PROFESSIONAL ENGINEER SEALING THESE DRAWINGS ARE NOT THE PROFESSIONAL ENGINEER OF RECORD FOR THE ENTIRE PROJECT. THE PROFESSIONAL ENGINEER'S SEAL PERTAINS ONLY TO THE STRUCTURAL DESIGN OF THE METAL BUILDING SYSTEM. IT DOES NOT APPLY TO THE FOUNDATION SYSTEM, MASONRY DESIGN OR ANY OTHER ASPECT OF THE PROJECT UNLESS SPECIFICALLY STATED IN THESE DOCUMENTS.

BUILDING MANUFACTURER ASSUMES NO RESPONSIBILITY FOR ANY LOADS TO STRUCTURE NOT INDICATED AT THE TIME OF PURCHASE. ANY ALTERATIONS TO THE STRUCTURAL SYSTEM, REMOVAL OF ANY MATERIALS, OR ADDITION OF ANY MATERIALS OR LOADS TO STRUCTURE MUST BE DONE UNDER THE DIRECTION OF REGISTERED ARCHITECT, CIVIL OR STRUCTURAL ENGINEER.

ALL CONCRETE AND MASONRY CONSTRUCTION MUST BE FLAT, LEVEL AND SQUARE PER THE SLAB PLAN DIMENSIONS HEREIN.

ALL JOBSITE DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED BEFORE ORIGIN OF BUILDING STRUCTURE.

ALL OMISSIONS, CONFLICTS AND DISCREPANCIES SHALL BE REPORTED TO THE BUILDING MANUFACTURER BEFORE PROCEEDING WITH PROJECT WORK.

ALL TEMPORARY SUPPORTS SUCH AS QUTS, BRACES, FALDSLOWK, CRIBBING, WINDBRACES OR OTHER ELEMENTS REQUIRED FOR THE BUILDING ERECTION ARE TO BE DETERMINED BY AND SUPPLIED BY BUILDER/CONTRACTOR.

BUILDING MANUFACTURER HAS MADE A COMMITMENT TO MANUFACTURE QUALITY BUILDING COMPONENTS THAT CAN BE SAFELY ERECTED, JOE SITE SAFETY INSURANCE, SAFETY EQUIPMENT AND CONDITIONS ARE THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR.

ALL COMPONENTS SHIPPED SHALL BE THOROUGHLY INSPECTED AND ACCOUNTED FOR AT THE TIME OF DELIVERY. ALL MATERIAL SHORTAGES OR DEFECTS MUST BE REPORTED WITHIN FIVE (5) WORKING DAYS OF MATERIAL DELIVERY TO THE BUILDING MANUFACTURER.

DIAPHRAGM ACTION OF THE METAL PANELS AT INTERIOR PARTITION WALLS IS UTILIZED FOR THE STABILITY OF THIS BUILDING. ANY MODIFICATION OR UNAUTHORIZED CUTTING OF INTERIOR PARTITION PANELS IS EXPRESSLY PROHIBITED BY THE BUILDING MANUFACTURER.

PARTITION PANELS HAVE BEEN SUPPLIED TO REACH ROOF LINE. THE TOP PARTITION PANEL CAN BE NOTCHED TO MATCH ROOF LINE AND CLEAR PURLIN LUG TO CLOSE IN THE UNIT AS DESIRED.

FIELD CUTTING OF STRUCTURAL, SHEETING AND TRIMS FOR SPLICE AND FINAL FITTING OF COMPONENTS IS REQUIRED PANELS.

ALL ROOF PANELS SHALL BE SEALED WITH 3/8" (MINIMUM) WIDTH MASTIC TAPE AS PROVIDED FOR PROJECT. ALL SHEET PROFILE FOAM CLOSURES AT EAVE, WALL AND RIDGE CONDITIONS AS PROVIDED FOR PROJECT MUST BE INSTALLED AS SHOWN HEREIN.

WALL PANELS AND WALL TRIMS, AT INTERIOR AND EXTERIOR, ARE TO BE SET WITH 1/4" CLEARANCE ABOVE CONCRETE SURFACES AND AT ANY LOCATIONS WHICH MAY BE SUBJECTED TO CONTACT WITH STANDING WATER.

LAP ALL FLASHINGS 2" MINIMUM AND SEAL AS REQUIRED FOR WATER TIGHTNESS

ALLOW 1/4" TOLERANCE AT EACH END FOR PURLINS, HEADERS AND GIRTS.

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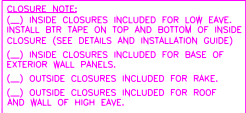
AFB	ABOVE FINISHED FLOOR	FBO	FURNISHED BY OTHERS	OC	ON CENTER
APPROX	APPROXIMATE	FBN	FOUNDATION	OD	OUTSIDE DIAMETER
BLK	BLOCK	FL	FINISHED FLOOR	OP	OPPOSITE HAND
BLK	BLOCK	FOB	FACE OF BLOCK OR BRICK	OPP	OPPOSITE
BLK	BLOCK	FOF	FACE OF FOOT OR FLOOR	OS	OUTSIDE SURFACE
BLK	BLOCK	FT	FOOT OR FEET	RAD	RADIUS
BLK	BLOCK	FTG	FOOTING	REF	REFERENCE
BLK	BLOCK	GA	GALVANIZED	REQ	REQUIRED
CL	CLACK JOINT	GC	GENERAL CONTRACTOR	REIN	REINFORCED
CEILING	CEILING	GR	GRADE	RF	REFLECTING
COL	COLUMN	GRND	GROUND	SEC	SECTION
CONC	CONCRETE	GR	GRADE	SF	SQUARE FOOTAGE
CONC	CONCRETE	GRD	GRADE	SI	SI
DBL	DOUBLE	H	HORIZONTAL	SO	SQUARE
DBL	DOUBLE	HGT	HEIGHT	STD	STANDARD
DIAM	DIAMETER	IN	INSIDE DIAMETER	STL	STEEL
DWG	DRAWING	INSUL	INSULATION	TOS	TOP OF BEAM
DWG	DRAWING	INT	INTERIOR	TOS	TOP OF CONCRETE
DR	DOOR	INF	INFORMATION	TOS	TOP OF STEEL
DR	DOOR	IN	IN	TOS	TOP OF WALL
ET	ERECTION TOLERANCE	MAX	MAXIMUM	T	TUBE STEEL
EXP	EXPANSION JOINT	MIN	MINIMUM	TP	TYPICAL
EJ	EXPANSION JOINT	UN	UNLESS NOTED OTHERWISE	UN	UNLESS NOTED OTHERWISE
EXIST	EXISTING	WTL	METAL	VAR	VARIABLES
EXT	EXTERIOR	NT	NOT IN CONTRACT	VER	VERTICAL
EXT	EXTERIOR	NLS	NOT TO SCALE	VF	VERIFY IN FIELD
EXT	EXTERIOR INSULATION	NA	NOT APPLICABLE	WT	WITHOUT WEIGHT
EXT	EXTERIOR INSULATION	NUM	NUMBER	WT	WITHOUT WEIGHT
EOS	EDGE OF SLAB	OA	OVERALL		

(BA)	- B4216R 4 x 2 x 16GA. ANGLE (5.9)	- FLOOR BASE ANGLE
(BB)	- U2516I2 4 1/8 x 2 7/8 x 16GA. CHANNEL (9.9)	- FLOOR BASE CHANNEL
(CB)	- C4216R 4 x 2 x 16GA. CEE (8.9)	- 4" COLUMN
(CC)	- C62516R 6 x 2 1/2 x 16GA. CEE (11.9)	- 6" COLUMN
(CD)	- C4216R 4 x 2 x 16GA. CEE (8.9)	- DOOR HEAD
(DE)	- C43516R 4 x 3 1/2 x 16GA. CEE (11.9)	- DOOR JAMB
(EC)	- U4216R 4 1/8 x 2 3/8 x 16GA. CHANNEL (8.9)	- EAVE CHANNEL
(EE)	- E64316LR 4 x 6 x 3 x 16GA. STRUP (13.9)	- EAVE STRIP
(FC)	- AS MANUFACTURED	- FLOOR CLIP
(G)	- C4216R 4 x 2 x 16GA. CEE (8.9)	- GIRT
(H)	- B4216R 4 x 2 x 16GA. ANGLE (5.9)	- HANG TOP ANGLE
(HR)	- C4216R 4 x 2 x 16GA. CEE (8.9)	- HIDE DOOR REINFORCEMENT
(JR)	- C62516R 6 x 2 1/2 x 16GA. CEE (11.9)	- JACK RAFTER
(M)	- C12416R 12 x 4 x 16GA. CEE (20.9)	- MULLION
(MC)	- B4216R 4 x 2 x 2" LONG 16GA. ANGLE (5.9)	- MINN CLIP
(PA)	- Z42516R 2 1/2 x 4 x 1/2 x 16GA. ZEE (9.9)	- PURR PURLIN
(PB)	- Z62516R 2 1/2 x 6 x 1/2 x 16GA. ZEE (11.9)	- PURR PURLIN
(PB)	- Z82516R 2 1/2 x 8 x 1/2 x 16GA. ZEE (13.9)	- PURR PURLIN
(PA)	- B4216R 4 x 2 x 16GA. ANGLE (5.9)	- PARTITION ANGLE
(PA)	- B4216R 4 x 2 x 16GA. ANGLE (5.9)	- RAKE ANGLE
(RS)	- E64316LR 4 x 6 x 3 x 16GA. STRUP (13.9)	- RIDGE STRIP

- (ML) - 29GA. M-LOC WALL PANEL
- (RL) - 29GA. R-LOC WALL PANEL
- (PL) - 29GA. PANEL-LOC WALL PANEL
- (RR) - 26GA. PBR ROOF PANEL
- (RW) - 26GA. PBR WALL PANEL
- (CL) - 24GA. CENTRAL-LOC SSR
24" ROOF PANEL
- (CL-200) - SSR LOW FIXED CLIP

(F1) - 1/2" x 2 3/4" CONC. EXPANSION ANCHOR	- BASE TO SUBSTRATE CONNECTIONS
(F2) - 12 x 1 SELF-DRILLING TEK (PLTD)	- STRAIGHT STEEL CONNECTIONS
(F3) - 12 x 1 SELF-DRILLING TEK (PLTD)	- PARTITION SHEETING
(F4) - 12 x 2 SELF-DRILLING TEK (PLTD)	- PARTITION ANGLE CONNECTIONS
(F5) - 12 x 1 1/4 WASHER TEK (P2D)	- EXTERIOR WALL SHEETING
(F6) - 12 x 1 1/4 WASHER TEK (P2D)(PLTD)	- ROOF SHEETING
(F7) - 12 x 1 1/4 WASHER TEK (P2D)	- EXTERIOR TRIM DRILLER
(F8) - 12 x 7/8 WASHER TEK (#1)(P2D)	- EXTERIOR WALL PANEL LAP
(F9) - 12 x 7/8 WASHER ZAK (P2D)(PLTD)	- ROOF PANEL LAP
(F10) - 12 x 7/8 WASHER TEK (P2D)	- EXTERIOR TRIM LAP
(F11) - 1/8 POP RIVET	- EXTERIOR TRIM
(F12) - 12 x 1 1/4 WASHER TEK (P2D)	- INTERIOR WALL SHEETING
(F13) - 12 x 1 1/4 WASHER TEK (P2D)	- INTERIOR TRIM DRILLER
(F14) - 12 x 7/8 WASHER TEK (P2D)	- INTERIOR WALL PANEL LAP
(F15) - 12 x 7/8 WASHER TEK (P2D)(PLTD)	- INTERIOR TRIM LAP
(F16) - 1/4" - 14 x 1 1/4" SDS X W/ WASHER #1(PLTD)	- CLC/CLC-2 STRUCTURE CONNECTIONS
(F17) - 1/4" - 14" - 1 1/4" SDS X W/ WASHER #1(ETD)(PLTD)	- "CLC" TRIM DRILLER
(F18) - 14 x 7/8" SDS X W/ WASHER #4(P2D)(PLTD)	- "CLC" ROOF LAP
(F19) - 1/4" - 14" - 1 1/4" SDS X W/ WASHER #1(ETD)(PLTD)	- "CLC" TRIM DRILLER
(F21) - 14 x 7/8" SDS X W/ WASHER #4(P2D)(PLTD)	- "CLC" TRIM LAP

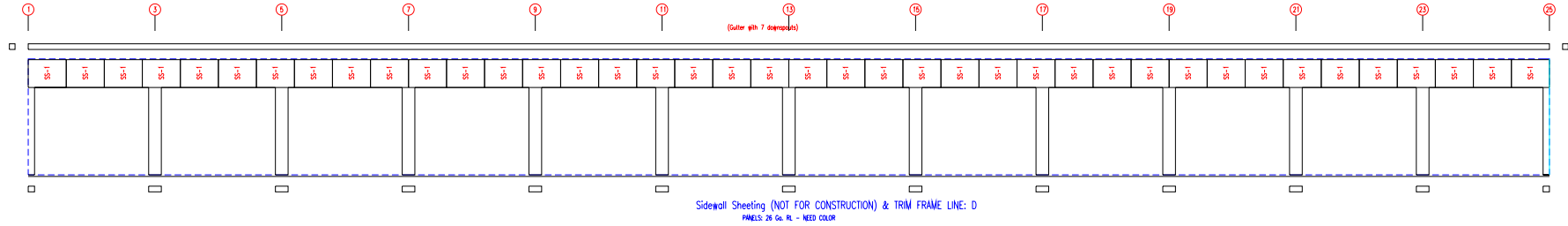
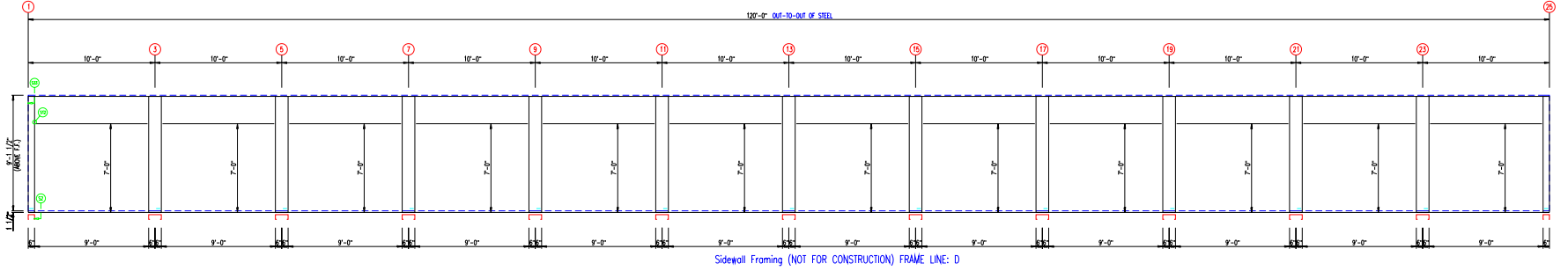
(BTR)	= 7/8" ROLL MASTIC	(ICB)	= INSIDE CORNER BOX
(CLIN)	= R PANEL INSIDE FOAM CLOSURE	(JA)	= DOOR JAMB TRIM
(CLOUT)	= R PANEL OUTSIDE FOAM CLOSURE	(JC)	= DOOR JAMB COVER TRIM
(GECEL)	= GUTTER SEAL	(MC)	= DOOR MULLION COVER TRIM
(IN)	= R PANEL INSIDE CORNER TRIM	(OCB)	= OUTSIDE CORNER BOX
(OU)	= R PANEL OUTSIDE CORNER TRIM	(PB)	= PEAK BOX
(CM)	= DOOR CORNER MULLION TRIM	(REND)	= RAKE TRIM END CAP
(DK)	= DOWNSPOUT WITH KICK OUT	(RT)	= RAKE TRIM
(DS)	= DOWNSPOUT STRAP	(TI)	= ROOF TIE IN TRIM
(EF)	= FINE FLASHING	(TR)	= ROOF STEP TRANSITION FLASHING
(FRD)	= FORMED RIDGE CAP	(4SP)	= 40Z. TOUCH UP SPRAY PAINT
(GE)	= GUTTER END CAP		
(GS)	= GUTTER HANGER STRAP		
(GU)	= GUTTER		
(HC)	= DOOR HEAD COVER TRIM		
(HE)	= DOOR HEAD TRIM		
(HI)	= HIGH EAVE TRIM		
(HT)	= HALL TOP TRIM		



ERECTION NOTE:
A DETAILED INSTALLATION GUIDE IS AVAILABLE AND SHOULD BE
CONSULTED DURING THE ERECTION OF THIS BUILDING PACKAGE.
PLEASE CONTACT US IF YOU HAVE NOT RECEIVED A COPY OF
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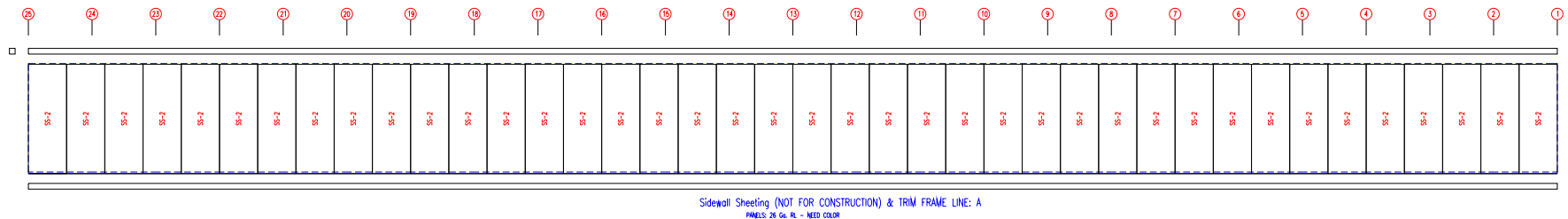
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PROJECT: randy carpenter 2
SIZE: 15.0 x 120.0 x 8.5 x 9.1
CITY: Kingsport
STATE: TN

PEAK STEEL BUILDINGS
PO Box 1278
Medford, GA 30050
Phone: 706-448-7025
Fax: 706-448-1866

JOB ID: 7071
Sheet
A3

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DATE

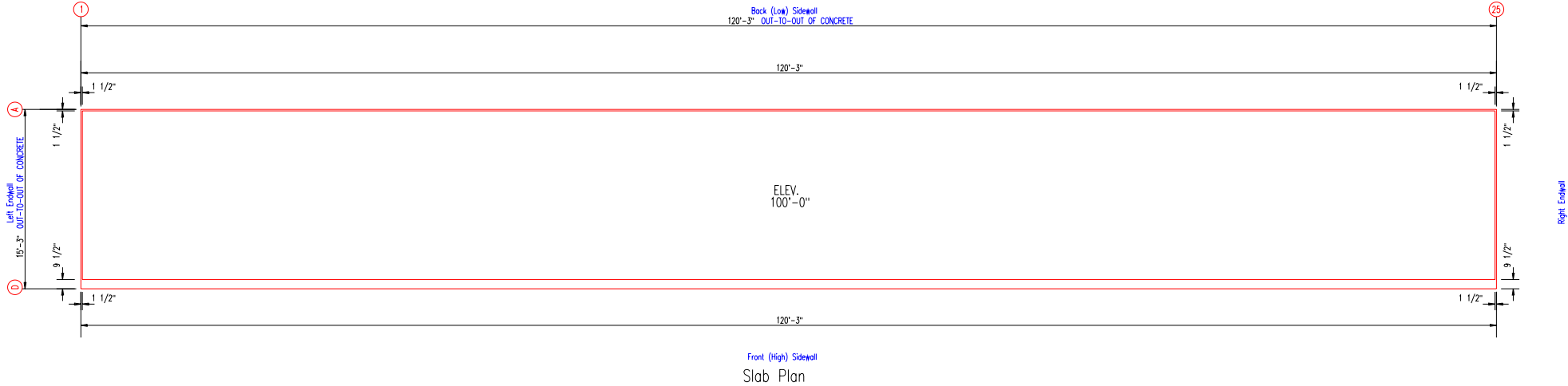


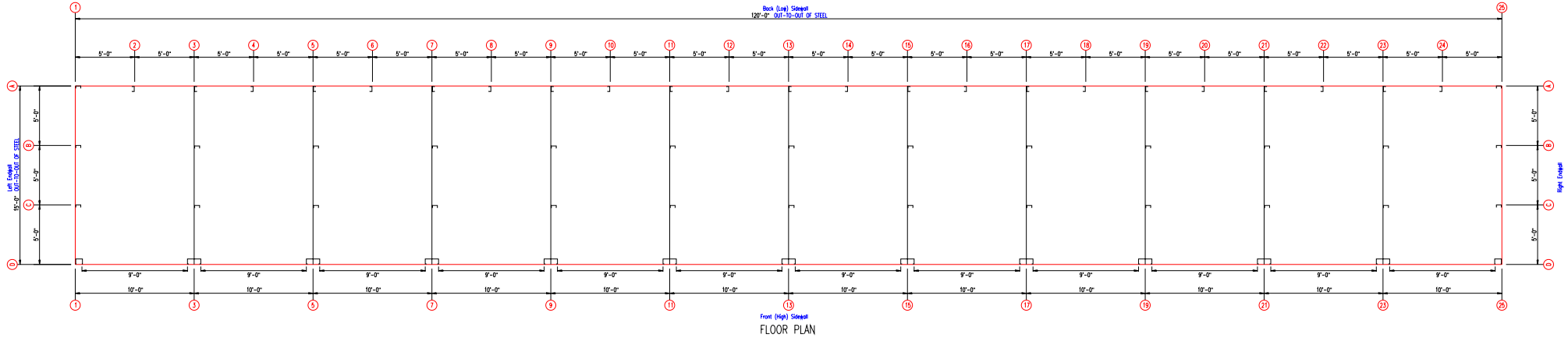
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PROJECT:randy carpenter 2
SIZE: 15.0 x 120.0 x 8.5 x 9.1
CITY: Kingsport
STATE: TN

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PEAK STEEL BUILDINGS
PO Box 1276
Madison, GA 30650
Phone: 706-448-7025
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JOB ID: 7071

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A6

PROJECT: randy carpenter 2

SIZE: 15.0 x 120.0 x 8.5 x 9.1

CITY: Kingsport

STATE: TN

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5/5/20
DATE

