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

CITY HALL
CITY COUNCIL ROOM

November 20, 2020 **10:00 A.M.**

I. Introductions and recognition of visitors.

II. Approval of the Minutes from the July 24, 2020 regularly called meeting.

III. Old Business:

a. NONE

IV. New Business:

a. Consider a Certificate of Appropriateness for the renovation of the Arby's building located at 2306 Sullivan Gardens Parkway.

V. Other Business

a. NONE

VI. Adjourn

MINUTES OF THE JULY 24, 2020 MEETING OF THE KINGSPORT GATEWAY REVIEW COMMISSION

July 24, 2020 10:00 a.m.

Members Present
Vivian Crymble, Co-Chairman

Ken Weems

John Perdue

Debra Birdwell

Members Absent
Jim Wright, Co-Chairman

Alderman Betsy Cooper

Josh Davis

Staff Present
Elizabeth Poczobut

Visitors
Randy Carpenter
David Karst

Co-Chairman Crymble called the meeting to order at 10:00 a.m. and welcomed everyone present at the meeting.

Ken Weems read the electronic meeting statement as certain members were attending via Zoom. Each commissioner in attendance verbally affirmed the statement.

The minutes of the March 6, 2020 Special Called Gateway Review Commission meeting were presented. Commissioner Perdue motioned to approve the minutes. The motion was seconded by Ken Weems 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 storage building for Acuren Company, located at 109 Regional Park Drive. Staff introduced the item and presented the construction plan showing the construction of a 2400 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 blue and white to match the colors of the existing building. Staff explained that there was an abundance of natural vegetation screening along the side and rear property lines. Further, five near-mature trees were located along the front property line. The applicants had requested to forego a full landscaping plan for the property due to the location of the new structure. The landscaping specialist was consulted and agreed that a full landscaping plan would not be required unless otherwise mandated by the Commission. Existing parking areas shown on the plans are sufficient and follow the Zoning Ordinance. Staff also explained that no signage was requested as part of this COA since this was an addition to the existing site, and that the fee-in-lieu of option was chosen in place of sidewalk construction. Some general discussion ensued about the use of the construction of the building and the reasoning behind no utilities or lighting being extended to the new structure.

A motion was made by Commissioner Perdue and seconded by Commissioner Birdwell to approve the Certificate of Appropriateness for the new construction located at 109 Regional Park Drive. Said motion passed unanimously.

OTHER BUSINESS

There being no further business, the Commission adjourned at 10:33 a.m.

Respectfully Submitted,

_____

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

Kingsport Gateway Review Commission **Gateway Report**
File Number 2020-105-00003

Property Information	Arby's: Sullivan Gardens Parkway		
Address	2306 Sullivan Gardens Parkway		
Tax Map, Group, Parcel	TM 076 Parcel 001.05		
Civil District	13th		
Overlay District	Gateway		
Land Use Designation	Planned Business		
Acres	+/- 1.51		
Existing Use	Restaurant/Convenience Store	**Existing Zoning**	B4-P
Proposed Use	No Change	**Proposed Zoning**	No Change

Owner /Applicant Information

Name: Phil Huges

Address: 1135 Volunteer Parkway

City: Bristol

State: TN **Zip Code:** 37602

Email: philhughes@peakresturants.com

Phone Number: 423-968-2729

Request a Certificate of Appropriateness for:

Building Permit for:

New Construction for _____

Real Estate Improvement for _____

Expansion or Renovation for Arby's Restaurant

Planning Department Recommendation

(Approve, Deny, or Defer)

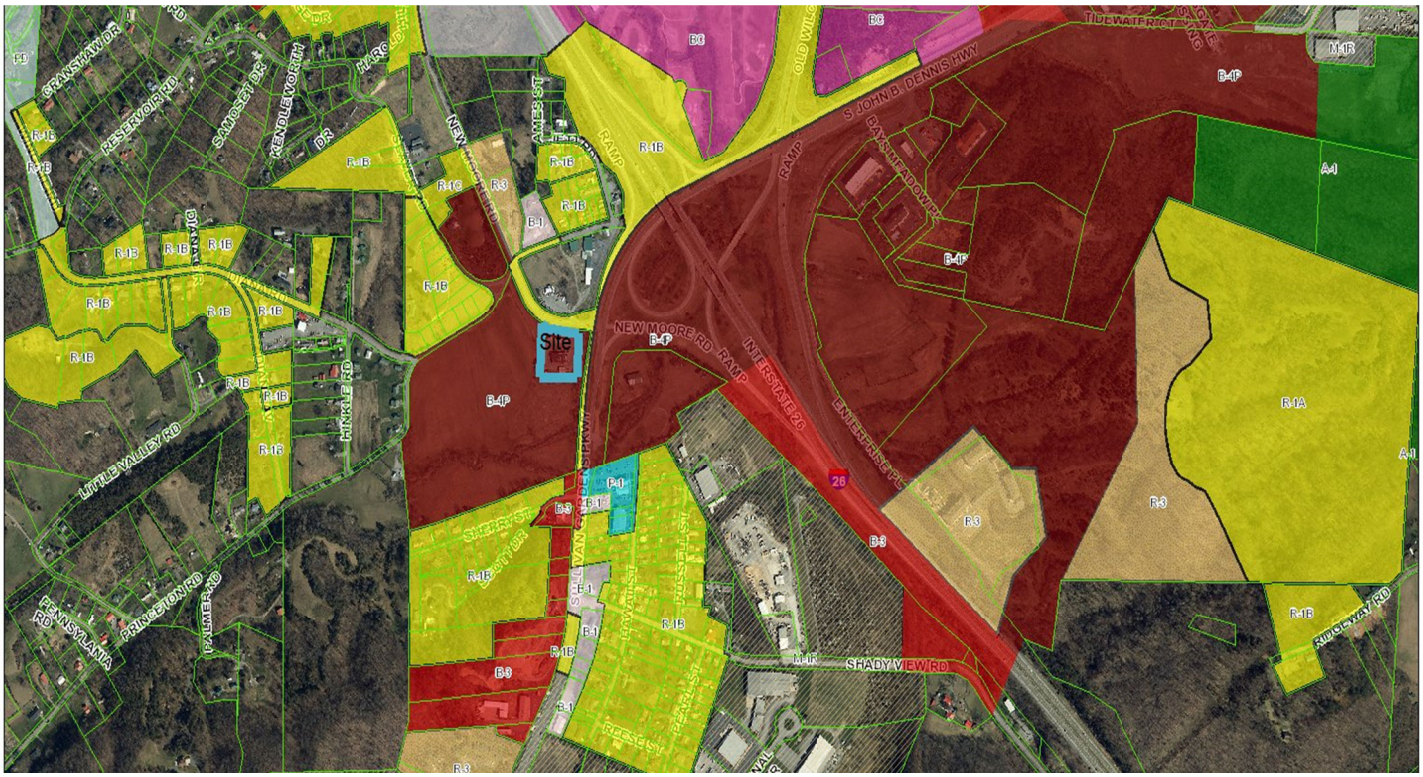
The Gateway Review Commission is asked to grant plan approval for Arby's to renovate the building leased at 2306 Sullivan Gardens Parkway.

The property is located on Sullivan Gardens Parkway and currently operates as a Zoomers Convenience Store and Arby's Restaurant. Colors proposed are red, brown and beige.

No additional signage is proposed, but the wall signs for the restaurant will be replaced.

Planner:	Rowe	Date: November 2, 2020	
		Meeting Date:	**November 20, 2020**

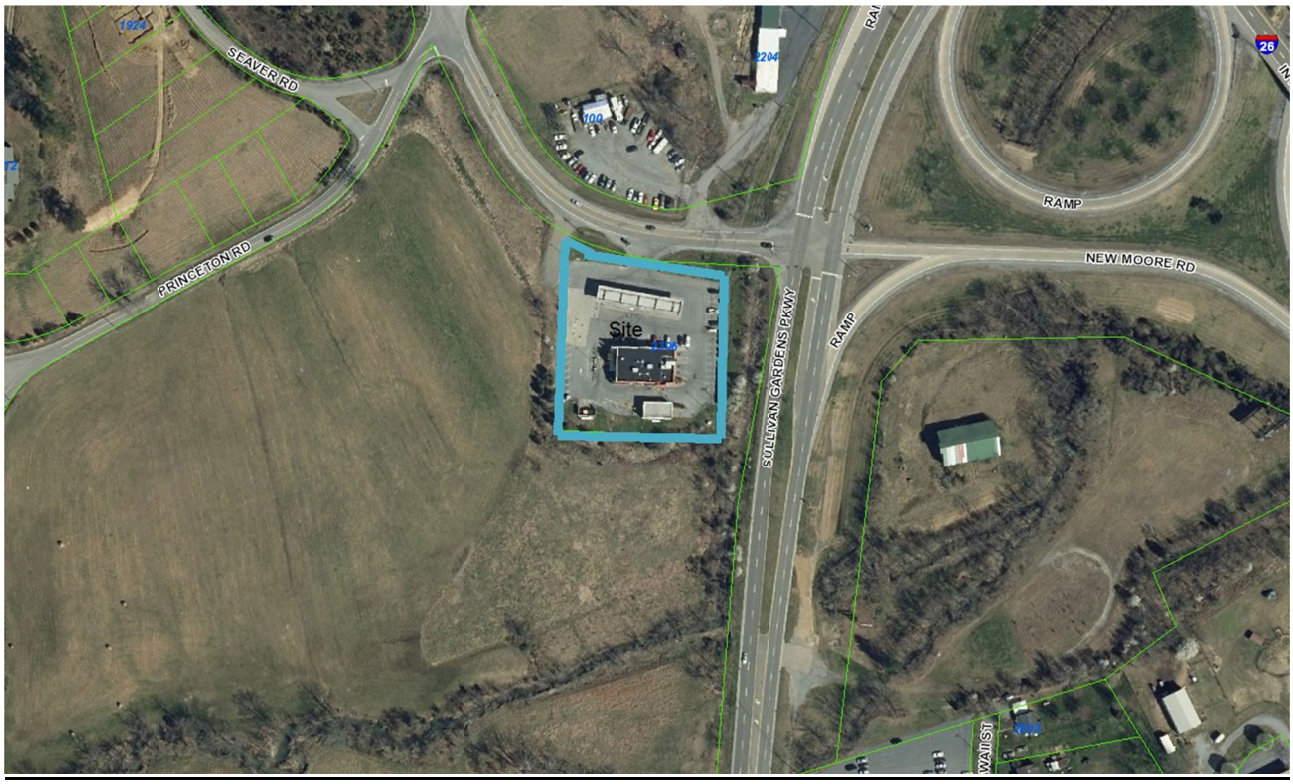
Location Map



Zoning Map

NEW MOORE RD
R-1B
NEW MOORE RD
Site
2306
SULLIVAN GARDENS PKWY
RAMP
B-4P
B-4P

Aerial


SEAVER RD
PRINCETON RD
Site
SULLIVAN GARDENS PKWY
RAMP
RAMP
NEW MOORE RD
26

View of Arby's from gas canopy

Arby's

View from Sullivan Gardens Parkway

Project Summary:

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

Grading Plan
No grading required for this project.

Site Plan
Meets all City Requirements

Architectural Design and Materials
The proposed building will be constructed out of materials consistent with the regulations.

Landscaping Requirements
Due to no change to the footprint of the building or the parking, no landscaping is required.

Parking Plan
Existing parking provided on the lot is adequate, and no new parking is required.

Lighting and Utilities
No new lighting or utilities were proposed or are required.

Signage
Gateway regulations limit development to one permanent sign and two wall-mounted signs. No changes to the permanent sign proposed. Two new wall signs are proposed and

CONCLUSION
Staff recommends APPROVAL of the submitted plans to renovate the existing structure on conformance to the Gateway Design Standards.

Façade Proposal

PHOTO IS FROM EAST STONE DRIVE ARBYS

PHOTO IS FROM EAST STONE DRIVE ARBYS

PHOTO IS FROM EAST STONE DRIVE ARBYS

PHOTO IS FROM EAST STONE DRIVE ARBYS

APPLICATION
Gateway District

Kingsport

APPLICANT INFORMATION:

Last Name Hughes | First Phil | M.I. | Date 10/15/2020

Street Address 1135 Volunteer Parkway | Apartment/Unit #

City Bristol | State TN | ZIP 37620

Phone 423-968-2729 | E-mail Address philhughes@peakrestaurants.com
shawndavis@peakrestaurants.com

PROPERTY INFORMATION:

Tax Map Information Tax map: Group: Parcel: Lot:

Street Address 2306 Sullivan Gardens Parkway | Apartment/Unit #

Current Zone B4P | Proposed Zone No change

Current Use Restaurant | Proposed Use No change

Size of tract or parcel: 1.507 Acres

***If jointly held, list all property owners:**

Childress, Fred & June, Lease to Rogers Petroleum 7/2/1997, lease subsequently assigned and sold to LGP Realty Holdings, LP 9/18-2013. LGP Realty Holdings subleased space to Arbico East, LLC 11/25/2019.

Certificate Requested for the Purpose of

Building Permit for: Renovation | New Construction:

Real Estate Improvement: (Describe) Corporate upgrade to Arby's current standards to leased portion of building.

Expansion or renovation: (Describe) Corporate upgrade to Arby's current standards to leased portion of building.

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Gateway Commission will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are requesting a certificate of Appropriateness from the Gateway Commission.

Signature [signature] for Arbico East | Date 10/15/2020

Signed before me on this 15th day of October, 20 20

a notary public for the State of Tennessee

County of Carter.

Notary [signature]

My Commission Expires 5/31/2022

KRISTI DeMOSS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CARTER

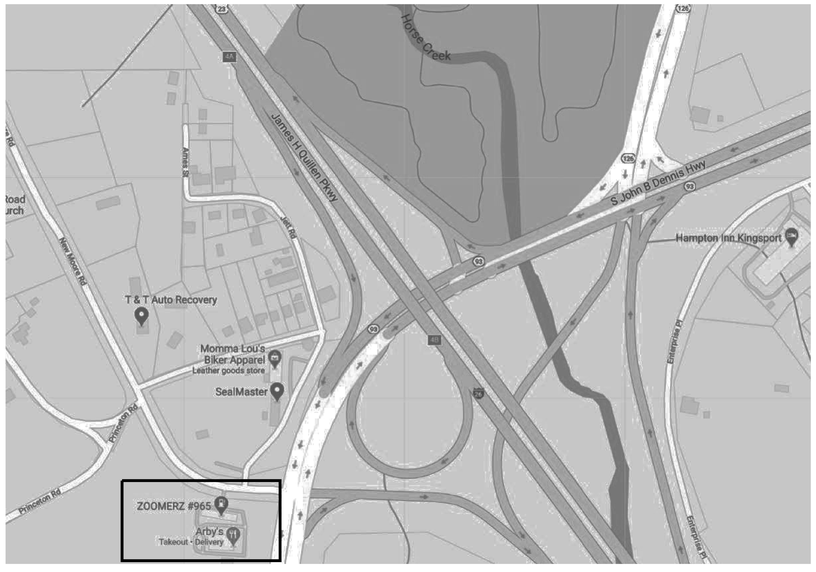
CITY PLANNING OFFICE	
Plan Received Date:	Received By:
Application and Fee Paid:	
Pre-Submission Conference Date:	
Staff Recommendation:	
Gateway Commission Meeting Date:	
Previous requests or file numbers	
Signature of City Planner	Date

GATEWAY DISTRICT REVIEW
ARBY'S INSPIRE RENOVATION
ZOOMERZ CONVENIENCE STORE

2306 SULLIVAN GARDENS
KINGSPORT, SULLIVAN COUNTY, TENNESSEE

OWNER
CHILDRESS, FRED & JUNE
LEASE TO ROGERS PETROLEUM,
ASSIGNED AND SOLD TO LGP REALTY HOLDINGS
SUBLEASED SPACE IN BUILDING TO ARBICO EAST, LLC

ARCHITECT'S PROJECT No. R00520
OCTOBER 15, 2020

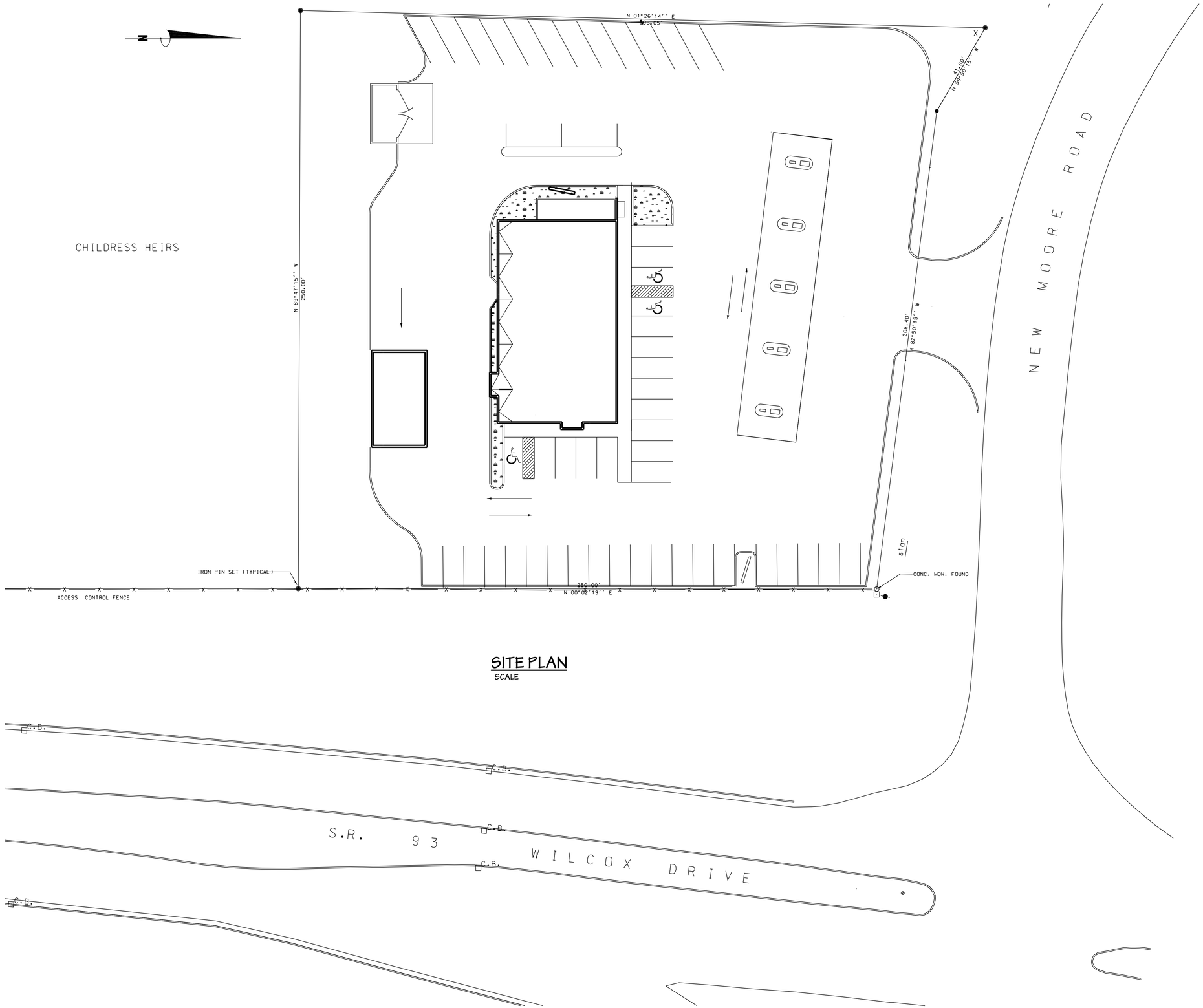


SITE LOCATION

DRAWING INDEX

COVERSHEET	
SP-1	SITE PLAN
CS-1	ELEVATIONS - COLOR STUDY
CS-2	ELEVATIONS - COLOR STUDY
DEM-2	DEMOLITION - EXTERIOR ELEVATIONS
A-2	1/4" EXTERIOR ELEVATIONS
A-2.1	1/4" EXTERIOR ELEVATIONS

DESIGNER
Reedy & Sykes
Architecture and Design
613 East Elk Avenue
Elizabethton, Tennessee 37643
(423) 543-4781
FAX: (423) 543-4830



SITE PLAN
SCALE

Reedy & Sykes
Architecture and Design
613 East Elk Avenue
Elizabethton, Tennessee 37643
(423) 543-4781

No.	Dr.	Date

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RENOVATIONS FOR:
ARBICO EAST, LLC
SULLIVAN GARDENS LOCATION
KINGSPORT, TENNESSEE

SITE PLAN

Pr. No. R00520
Dr. by KPO
Ck. by RER
Date 8-28-2020

SP-1

...\WORKING\2dsite.dgn 10/15/2020 1:10:43 PM

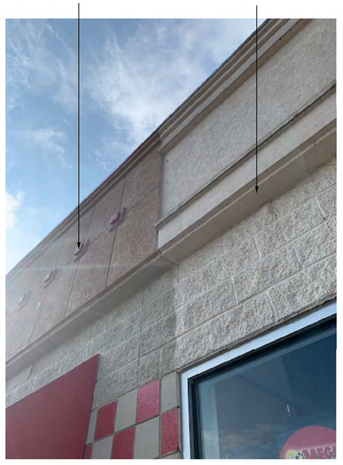
PHOTO IS FROM EAST STONE DRIVE ARBYS

PHOTO IS FROM EAST STONE DRIVE ARBYS

PHOTO IS FROM EAST STONE DRIVE ARBYS

EXISTING ARBYS EXTERIOR PAINT
TO BE CHANGE AS SHOWN

ZOOMER CONVENIENCE STORE
TO REMAIN. NOT IN SCOPE OF WORK.



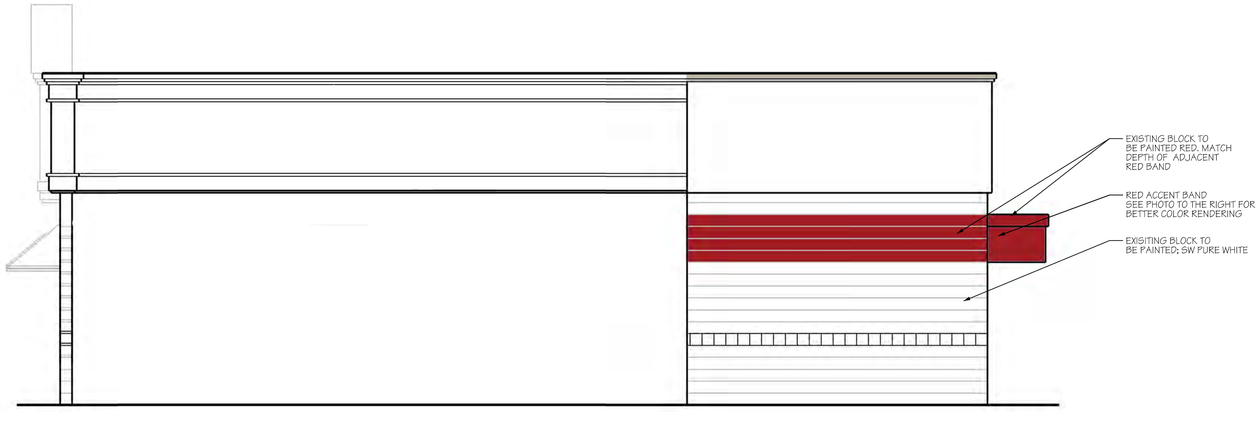


PHOTO IS FROM EAST STONE DRIVE ARBYS

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RENOVATIONS FOR:
ARBICO EAST, LLC
SULLIVAN GARDENS LOCATION
KINGSPORT, TENNESSEE

ELEVATIONS - COLOR STUDY

Pr. No. R00520
Dr. by KPO
Ck. by RER
Date 8-28-2020

CS-1

...\A-2 Elevations - Color Study 1.dgn 10/15/2020 10:39:29 AM

PHOTO IS FROM EAST STONE DRIVE ARBYS

PHOTO IS FROM EAST STONE DRIVE ARBYS

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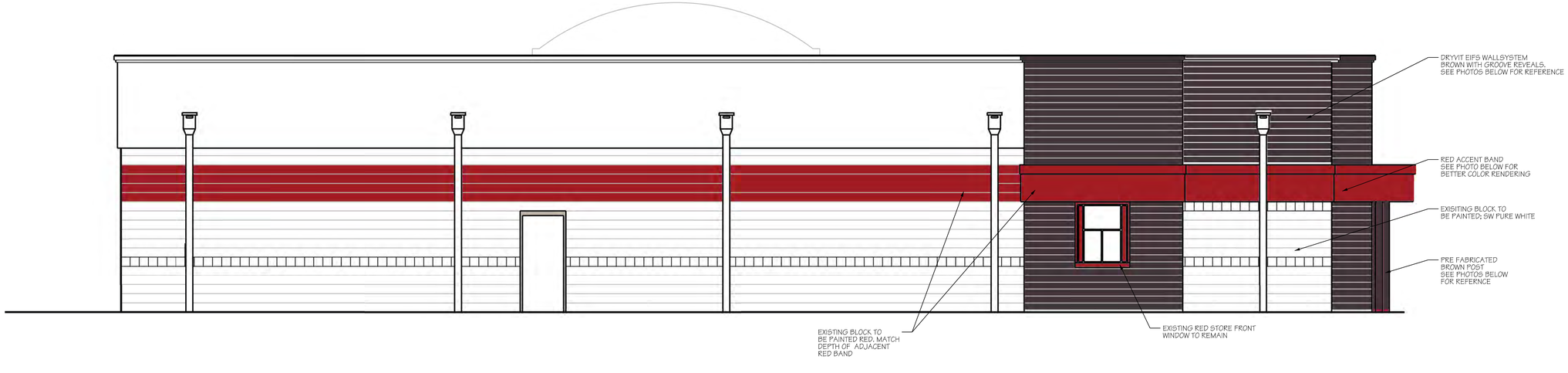

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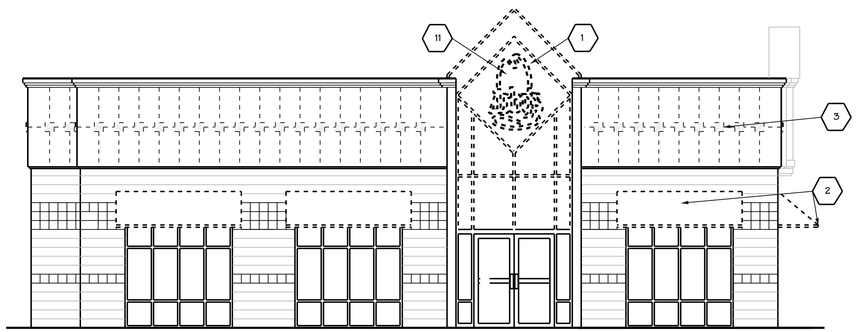
SULLIVAN GARDENS LOCATION
KINGSPORT, TENNESSEE

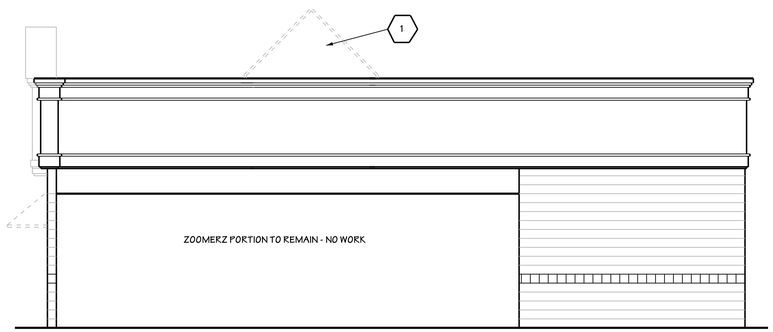
ELEVATIONS - COLOR STUDY

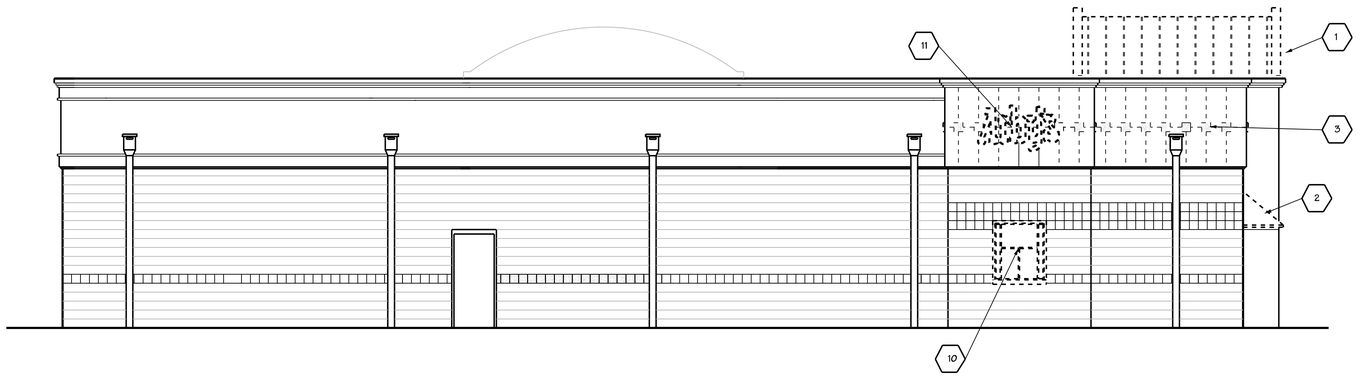
Pr. No. R00520
Dr. by KPO
Ck. by RER
Date 8-28-2020

CS-2

...\A-2 Elevations - Color Study 2.dgn10/13/2020 1:14:58 PM







DEMOLITION EXTERIOR ELEVATIONS

NTS

DESIGN NOTES (X)

THE FOLLOWING ARE THE PROTOTYPICAL SCOPE OF WORK NOTES FOR THE REMODELING OF YOUR STORE INTO THE REQUIRED INSPIRE IMAGE.

FRANCHISEES ARE TO REFER TO THE STETON SCOPE OF WORK PREPARED BY THEIR OPERATIONS CONSULTANT FOR THE SCOPE OF WORK "SPECIFIC" TO THEIR STORE.

CORPORATE PROJECTS TO REFERENCE WRITTEN SCOPE OF WORK PROVIDED BY THE DIRECTOR OF CONSTRUCTION OR CONSTRUCTION MANAGER.

1. REMOVE UPPER ROOF AND GLAZING.
2. REMOVE EXISTING AWNINGS.
3. REMOVE EXISTING BUILDING DETAILING COMPLETELY (REVEALS, TRIM, TILE, CORNICE).
4. NOT USED.
5. REFER TO SUCCESSOR LICENSING FORM SCOPE OF WORK FOR SOLARIUM REMOVAL.
6. REMOVE EXISTING BUILDING LIGHTING. PATCH AND REPAIR WALL AS REQUIRED. PREPARE SURFACE TO RECEIVE NEW PROTOTYPICAL INSPIRE FINISH.
7. REFER TO SUCCESSOR LICENSING FORM SCOPE OF WORK FOR REAR DOOR REQUIREMENTS.
8. REPLACE ANY STORE FRONT WINDOWS THAT ARE IN POOR CONDITION. I.E. CRACKED, FOGGED UP, OR HEAVILY STAINED / SCRATCHED. EXISTING WINDOW FRAMES CAN BE REUSED IF IN GOOD CONDITION.
9. PREP ARE EXISTING COPING TO BE PAINTED. NEW PARAPET WALL TO RECEIVE NEW COPING.
10. DRIVE THRU WINDOW MUST COMPLIANT WITH OPERATING REQUIREMENTS. REPLACE AS NEEDED.
11. REMOVE EXISTING ARBY'S SIGNAGE. PATCH AND REPAIR WALL AS REQUIRED. PREPARE SURFACE TO RECEIVE NEW PROTOTYPICAL INSPIRE FINISH.
12. ~~EXISTING EXTERIOR DOORS AT VESTIBULE TO BE REVIEWED FOR ACCESSIBILITY BY ARCHITECT OF RECORD. REPLACE DOORS AS REQUIRED.~~

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No.	Dr.	Date

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RENOVATIONS FOR:
ARBICO EAST, LLC
SULLIVAN GARDENS LOCATION
KINGSPORT, TENNESSEE

DEMOLITION - EXTERIOR ELEVATIONS

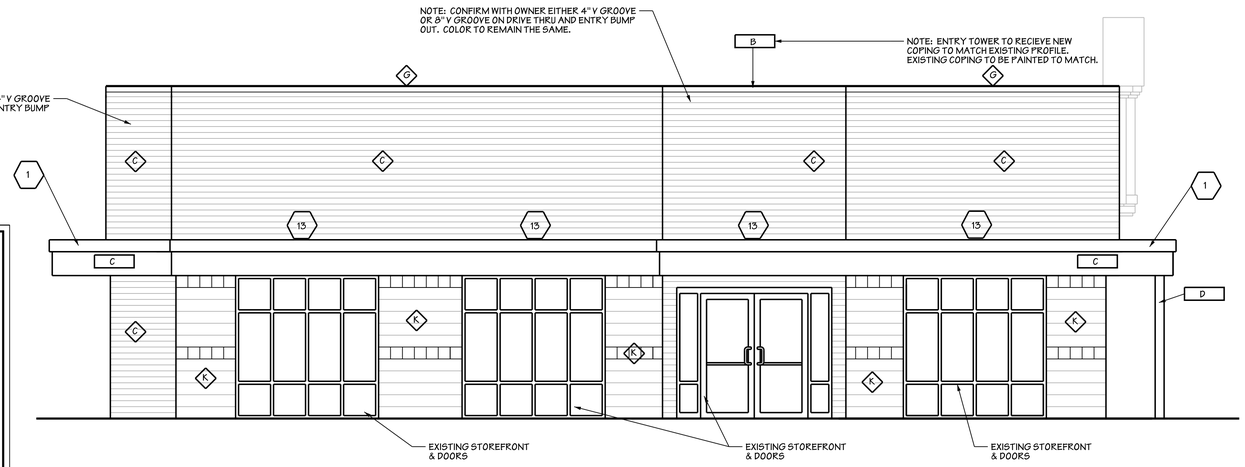
Pr. No. R00520
Dr. by KPO
Ck. by RER
Date 2-5-2020

DEM-2

...\DEM-2 - Exterior Elevations.dgn 10/15/2020 11:44:36 AM

SIDE ELEVATION

1/4"= 1'-0"



ENTRY ELEVATION

1/4"= 1'-0"

DESIGN NOTES (X)

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FRANCHISEES ARE TO REFER TO THE STETON SCOPE OF WORK PREPARED BY THEIR OPERATIONS CONSULTANT FOR THE SCOPE OF WORK "SPECIFIC" TO THEIR STORE.

CORPORATE PROJECTS TO REFERENCE WRITTEN SCOPE OF WORK PROVIDED BY THE DIRECTOR OF CONSTRUCTION OR CONSTRUCTION MANAGER.

1. INSTALL CANOPY/ACCENT BAND ABOVE STOREFRONT.
2. CENTER DRIVE THRU CANOPY ON DRIVE THRU WINDOW.
3. 24" TALL PAINTED RED ACCENT BAND. ALIGN WITH METAL ACCENT BAND.
4. INSTALL ARBY'S HAT SIGN, CENTERED ON WHITE FASCIA.
5. INSTALL ARBY'S LETTERSET ON END OF CANOPY.
6. ~~INSTALL BRICK PATTERED EIFS:~~
   - ~~a. ON FRONT OF BUILDING, AT DINING ROOM BUMP-OUT,~~
   - ~~b. EXTEND TO BOTTOM OF WALL,~~
   - ~~c. WRAP CORNER OF BUILDING AND EXTEND TO THE INSIDE CORNER,~~
   - ~~d. USE WHITE METAL COPING AT TOP OF WALL.~~
7. ~~INSTALL BROWN EIFS WITH 4" O.C. V-GROOVES:~~
   - ~~a. ON FRONT OF BUILDING FROM EDGE OF BRICK PATTERNED EIFS TO THE CORNER OF THE BUILDING,~~
   - ~~b. ON SIDE OF BUILDING FROM THE CORNER TO THE DRIVE THRU BUMP-OUT,~~
   - ~~c. ABOVE THE STOREFRONT AND UNDER THE ACCENT BAND.~~
   - ~~d. USE BROWN METAL COPING AT TOP OF WALL.~~
8. INSTALL BROWN EIFS WITH 4" O.C. V-GROOVES:
   - a. FROM FRONT OF BUILDING BACK TO DRIVE THRU BUMP OUT, ABOVE RED MTL CANOPY AS SHOWN,
   - b. ALIGN GROOVES WITH ADJACENT WALLS OF DRIVE THRU OR MAIN ENTRANCE.
   - c. EXTEND TO BOTTOM OF WALL AT DRIVE THRU AND ENTRY BUMP OUT
9. INSTALL BROWN EIFS WITH 8" O.C. V-GROOVES AT THE DRIVE THRU BUMP-OUT. EXIST COPING TO BE PAINTED BROWN. CONFIRM WITH OWNER TO USE 4" OR 8" GROOVE AT DRIVE THRU AND ENTRY BUMP OUT.
10. ~~INSTALL BROWN EIFS WITH 8" O.C. V-GROOVES AT THE MAIN ENTRANCE BUMP-OUT:~~
    - ~~a. EXTEND PAST EXISTING WINDOW EQUAL DISTANCE OF SPACE BETWEEN BUILDING CORNER AND WINDOW JAMB.~~
    - ~~b. USE BROWN METAL COPING AT TOP OF WALL.~~
11. ~~PAINT 3'-0" TALL GRAY ACCENT BAND AT BOTTOM OF WALL AROUND BACK HALF OF BUILDING. PAINT ELECTRIC/GAS METERS AND DOOR.~~
12. ~~PATCH AND REPAIR EXISTING EIFS AND PAINT WHITE. REPLACE EIFS AS REQUIRED.~~
13. INSTALL WALL MOUNTED LIGHT FIXTURE:
    - a. (2) ON FRONT OF BUILDING, ABOVE THE ACCENT BAND AT 11'-0" AFF CENTERED ON WINDOWS
    - b. (3) ON ENTRY SIDE OF BUILDING ABOVE ACCENT BAND AT 11'-0" CENTERED ON WINDOWS
    - c. ON MAIN ENTRY SIDE OF BUILDING, ABOVE THE THE ACCENT BAND AT 11'-0" AFF, (1) CENTERED ON THE ENTRY BUMP OUT AND BELOW ARBY'S SIGNAGE . . .
    - d. ON DRIVE THRU SIDE OF BUILDING (1-2) ABOVE ACCENT BAND AT 11'-0" AFF, CENTERED ON DRIVE THRU BUMP OUT
    - ~~e. ON BACK HALF OF EACH SIDE OF BUILDING (3-4) AT 7'-6" AFF.~~
14. ROOF ACCESS LADDER IS REQUIRED ON CORPORATE REMODELS. IT IS OPTIONAL FOR FRANCHISEE LOCATIONS.

FINISH SCHEDULE

MARK	MANUFACTURER	DESCRIPTION	NOTES
FINISHES			
A1	DRYVIT	EIFS WALL SYSTEM (WHITE)	COLOR: ARBY081030 TEXTURE: SANDBLAST
~~A2~~	~~DRYVIT~~	~~CUSTOM BRICK SPECIALTY FINISH WITH 2.3 PF, 12" COURSE, BROOKLYN STYLE TEMPLATE~~	~~BRICK LAYER: ARBY121020, QUARZPUTZ~~ ~~GROUT LAYER: ARBY111009, NCB~~
B	NOT USED	---	---
C	DRYVIT	EIFS WALL SYSTEM (BROWN) WITH V-GROOVE REVEALS, REFER TO 3/A2.2	COLOR: ARBY131030 TEXTURE: SANDBLAST
D	SHERWIN WILLIAMS	SW #6869 STOP	SATIN FINISH
E	NOT USED	---	---
~~F~~	~~SHERWIN WILLIAMS~~	~~SW #7024 FUNCTIONAL GRAY~~	~~SATIN FINISH~~
G	SHERWIN WILLIAMS	SW #2808 ROOKWOOD DARK BROWN	SATIN FINISH
H	NOT USED	---	---
I	NOT USED	---	---
K	SHERWIN WILLIAMS	SW #7005 PURE WHITE	SATIN FINISH
METALS			
~~A~~	~~EXCEPTIONAL METALS/ DURO-LAST~~	~~TWO-PIECE SNAP-ON METAL COPING, EG-AL-WHITE/ DURO-LAST #SR70/TE87~~	~~FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL FA3110~~
B	EXCEPTIONAL METALS/ DURO-LAST	TWO-PIECE SNAP-ON METAL COPING DARK BRONZE/ DURO-LAST #SR.26/TE.87	FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL FA3110
C	PRE-FABRIACTED CANOPY/BAND	PRODUCT CODE: 9940-30198R PRODUCT NAME: FC SD RAL 3000 FLAME RED	---
D	PRE-FABRIACTED POST	PRODUCT CODE: 9840-80957R PRODUCT NAME: FC SD RAL 8017 CHOC. BROWN	---

1. PAINT ALL EXPOSED METERS, SERVICE ENTRANCES, GAS PIPE, ROOF ACCESS LADDER, ETC. TO MATCH ADJACENT EXTERIOR WALL SURFACE.
2. MAKE SURE THAT WALL WEEPS AND FLASHING ARE INSTALLED CORRECTLY. DO NOT BLOCK WEEPS.
3. ALUMINUM STOREFRONT ~~TO BE DARK BRONZE. REFER TO SUCCESSOR LICENSING SCOPE OF WORK.~~ EXISTING RED.
4. ~~ALL EXTERIOR GLAZING TO BE 1" INSULATED GLAZING.~~
5. BASIS OF DESIGN FOR THE EIFS WALL SYSTEM IS DRYVIT OUTSULATION PLUS MD. EIFS WALL SYSTEM IS 2" THICK UNLESS NOTED OTHERWISE. INSTALL EIFS PRODUCT IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DETAILS.
6. SIGNAGE IS SHOWN FOR REFERENCE ONLY. FINAL SIZE, LOCATION AND QUANTITY TO BE DETERMINED BY SIGNAGE VENDOR. SIGNAGE VENDER SHALL PERMIT ALL SIGNS UNDER SEPARATE COVER.

Reedy & Sykes
Architecture and Design
613 East Elk Avenue
Elizabethton, Tennessee 37643
(423) 543-4781

No.	Dr.	Date

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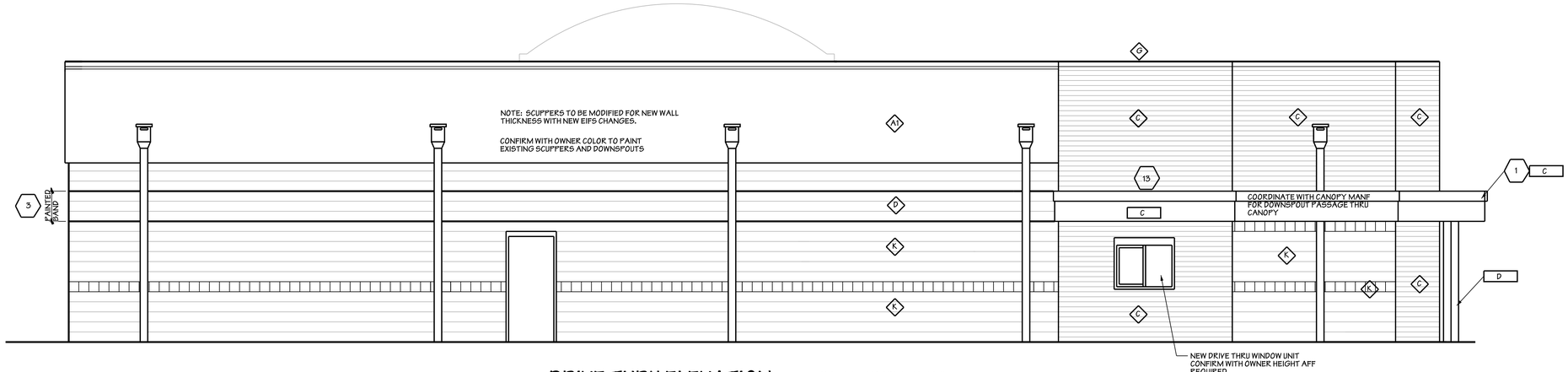
RENOVATIONS FOR:
ARBICO EAST, LLC
SULLIVAN GARDENS LOCATION
KINGSPORT, TENNESSEE

1/4" EXTERIOR ELEVATIONS

Pr. No. R00520
Dr. by KPO
Ck. by RER
Date 8-28-2020

A-2

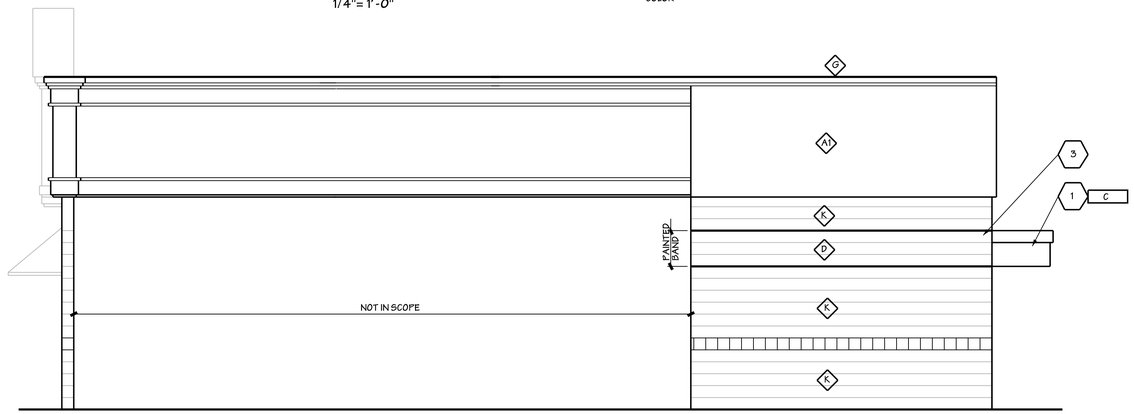
...\WORKING\A-2 Elevations.dgn 10/15/2020 11:50:31 AM



DRIVE THRU ELEVATION

1/4"= 1'-0"

NOTE: ALL MASONRY, SPLIT FACED AND SMOOTH, TO BE PAINTED SAME COLOR



REAR ELEVATION

1/4"= 1'-0"

DESIGN NOTES (X)

THE FOLLOWING ARE THE PROTOTYPICAL SCOPE OF WORK NOTES FOR THE REMODELING OF YOUR STORE INTO THE REQUIRED INSPIRE IMAGE.

FRANCHISEES ARE TO REFER TO THE STETON SCOPE OF WORK PREPARED BY THEIR OPERATIONS CONSULTANT FOR THE SCOPE OF WORK "SPECIFIC" TO THEIR STORE.

CORPORATE PROJECTS TO REFERENCE WRITTEN SCOPE OF WORK PROVIDED BY THE DIRECTOR OF CONSTRUCTION OR CONSTRUCTION MANAGER.

1. INSTALL CANOPY/ACCENT BAND ABOVE STOREFRONT.
2. CENTER DRIVE THRU CANOPY ON DRIVE THRU WINDOW.
3. 24" TALL PAINTED RED ACCENT BAND. ALIGN WITH METAL ACCENT BAND.
4. INSTALL ARBY'S HAT SIGN, CENTERED ON WHITE FASCIA.
5. INSTALL ARBY'S LETTERSET ON END OF CANOPY.
6. ~~INSTALL BRICK PATTERED EIFS:~~
   a. ~~ON FRONT OF BUILDING, AT DINING ROOM BUMP-OUT,~~
   b. ~~EXTEND TO BOTTOM OF WALL~~
   c. ~~WRAP CORNER OF BUILDING AND EXTEND TO THE INSIDE CORNER,~~
   d. ~~USE WHITE METAL COPING AT TOP OF WALL.~~
7. ~~INSTALL BROWN EIFS WITH 4" O.C. V-GROOVES:~~
   a. ~~ON FRONT OF BUILDING FROM EDGE OF BRICK PATTERNED EIFS TO THE CORNER OF THE BUILDING,~~
   b. ~~ON SIDE OF BUILDING FROM THE CORNER TO THE DRIVE THRU BUMP-OUT,~~
   c. ~~ABOVE THE STOREFRONT AND UNDER THE ACCENT BAND.~~
   d. ~~USE BROWN METAL COPING AT TOP OF WALL.~~
8. INSTALL BROWN EIFS WITH 4" O.C. V-GROOVES:
   a. FROM FRONT OF BUILDING BACK TO DRIVE THRU BUMP OUT, ABOVE RED MTL CANOPY AS SHOWN,
   b. ALIGN GROOVES WITH ADJACENT WALLS OF DRIVE THRU OR MAIN ENTRANCE.
   c. EXTEND TO BOTTOM OF WALL AT DRIVE THRU AND ENTRY BUMP OUT
9. INSTALL BROWN EIFS WITH 8" O.C. V-GROOVES AT THE DRIVE THRU BUMP-OUT. EXIST COPING TO BE PAINTED BROWN. CONFIRM WITH OWNER TO USE 4" OR 8" GROOVE AT DRIVE THRU AND ENTRY BUMP OUT.
10. ~~INSTALL BROWN EIFS WITH 8" O.C. V-GROOVES AT THE MAIN ENTRANCE BUMP-OUT:~~
    a. ~~EXTEND PAST EXISTING WINDOW EQUAL DISTANCE OF SPACE BETWEEN BUILDING CORNER AND WINDOW JAMB.~~
    b. ~~USE BROWN METAL COPING AT TOP OF WALL.~~
11. ~~PAINT 3'-0" TALL GRAY ACCENT BAND AT BOTTOM OF WALL AROUND BACK HALF OF BUILDING. PAINT ELECTRIC/GAS METERS AND DOOR.~~
12. ~~PATCH AND REPAIR EXISTING EIFS AND PAINT WHITE. REPLACE EIFS AS REQUIRED.~~
13. INSTALL WALL MOUNTED LIGHT FIXTURE:
    a. (2) ON FRONT OF BUILDING, ABOVE THE ACCENT BAND AT 11'-0" AFF CENTERED ON WINDOWS
    b. (3) ON ENTRY SIDE OF BUILDING ABOVE ACCENT BAND AT 11'-0" CENTERED ON WINDOWS
    c. ON MAIN ENTRY SIDE OF BUILDING, ABOVE THE THE ACCENT BAND AT 11'-0" AFF, (1) CENTERED ON THE ENTRY BUMP OUT AND BELOW ARBY'S SIGNAGE
    d. ON DRIVE THRU SIDE OF BUILDING (1-2) ABOVE ACCENT BAND AT 11'-0" AFF, CENTERED ON DRIVE THRU BUMP OUT
    e. ~~ON BACK HALF OF EACH SIDE OF BUILDING (3-4) AT 7'-6" AFF.~~
14. ROOF ACCESS LADDER IS REQUIRED ON CORPORATE REMODELS. IT IS OPTIONAL FOR FRANCHISEE LOCATIONS.

FINISH SCHEDULE

MARK	MANUFACTURER	DESCRIPTION	NOTES
FINISHES			
A1	DRYVIT	EIFS WALL SYSTEM (WHITE)	COLOR: ARBY081030 TEXTURE: SANDBLAST
~~A2~~	~~DRYVIT~~	~~CUSTOM BRICK SPECIALTY FINISH WITH 23 PT. 1/2" JOINTS, BROOKLYN STYLE TEMPLATE~~	~~BRICK LAYER: ARBY121020, QUARZPUTZ~~ ~~GROUT LAYER: ARBY111009, NCB~~
B	NOT USED	---	---
C	DRYVIT	EIFS WALL SYSTEM (BROWN) WITH V-GROOVE REVEALS, REFER TO 3/A2.2	COLOR: ARBY131030 TEXTURE: SANDBLAST
D	SHERWIN WILLIAMS	SW #6869 STOP	SATIN FINISH
E	NOT USED	---	---
~~F~~	~~SHERWIN WILLIAMS~~	~~SW #7024 FUNCTIONAL GRAY~~	~~SATIN FINISH~~
G	SHERWIN WILLIAMS	SW #2808 ROOKWOOD DARK BROWN	SATIN FINISH
H	NOT USED	---	---
I	NOT USED	---	---
K	SHERWIN WILLIAMS	SW #7005 PURE WHITE	SATIN FINISH
METALS			
A	EXCEPTIONAL METALS/ DURO-LAST	TWO-PIECE SNAP-ON METAL COPING REGAL WHITE/ DURO-LAST #SR70/TE87	FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL FA3110
B	EXCEPTIONAL METALS/ DURO-LAST	TWO-PIECE SNAP-ON METAL COPING DARK BRONZE/ DURO-LAST #SR.26/TE.87	FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL FA3110
C	PRE-FABRIACTED CANOPY/BAND	PRODUCT CODE: 9940-301988 PRODUCT NAME: FC SD RAL 3000 FLAME RED	---
D	PRE-FABRIACTED POST	PRODUCT CODE: 9840-80957R PRODUCT NAME: FC SD RAL 8017 CHOC. BROWN	---

1. PAINT ALL EXPOSED METERS, SERVICE ENTRANCES, GAS PIPE, ROOF ACCESS LADDER, ETC. TO MATCH ADJACENT EXTERIOR WALL SURFACE.
2. MAKE SURE THAT WALL WEEPS AND FLASHING ARE INSTALLED CORRECTLY. DO NOT BLOCK WEEPS.
3. ALUMINUM STOREFRONT ~~TO BE DARK BRONZE. REFER TO SUCCESSOR LICENSING SCOPE OF WORK.~~ EXISTING RED.
4. ~~ALL EXTERIOR GLAZING TO BE 1" INSULATED GLAZING.~~
5. BASIS OF DESIGN FOR THE EIFS WALL SYSTEM IS DRYVIT OUTSULATION PLUS MD. EIFS WALL SYSTEM IS 2" THICK UNLESS NOTED OTHERWISE. INSTALL EIFS PRODUCT IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DETAILS.
6. SIGNAGE IS SHOWN FOR REFERENCE ONLY. FINAL SIZE, LOCATION AND QUANTITY TO BE DETERMINED BY SIGNAGE VENDOR. SIGNAGE VENDER SHALL PERMIT ALL SIGNS UNDER SEPARATE COVER.

Reedy & Sykes
Architecture and Design
613 East Elk Avenue
Elizabethton, Tennessee 37643
(423) 543-4781

NO.	Dr.	Date

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RENOVATIONS FOR:
ARBICO EAST, LLC
SULLIVAN GARDENS LOCATION
KINGSPORT, TENNESSEE

1/4" EXTERIOR ELEVATIONS

Pr. No. R00520
Dr. by KPO
Ck. by RER
Date 8-28-2020

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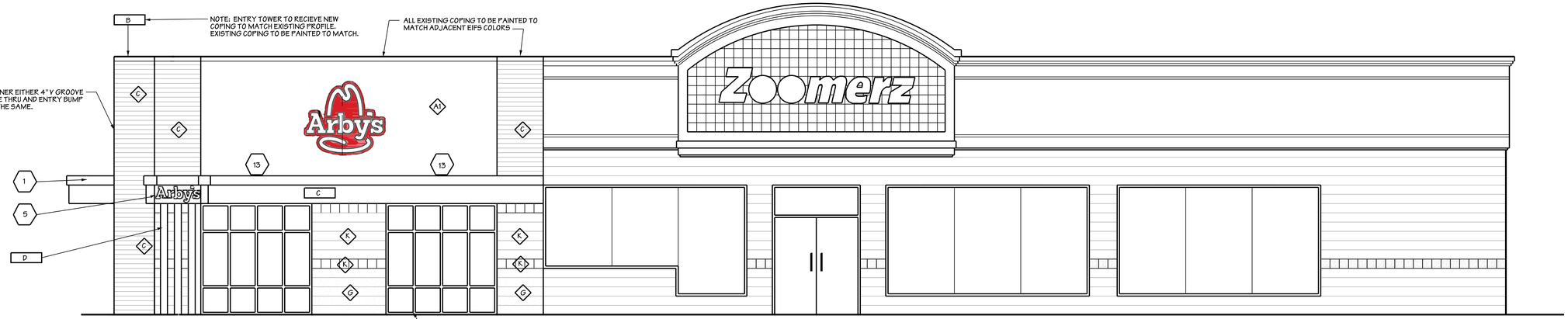
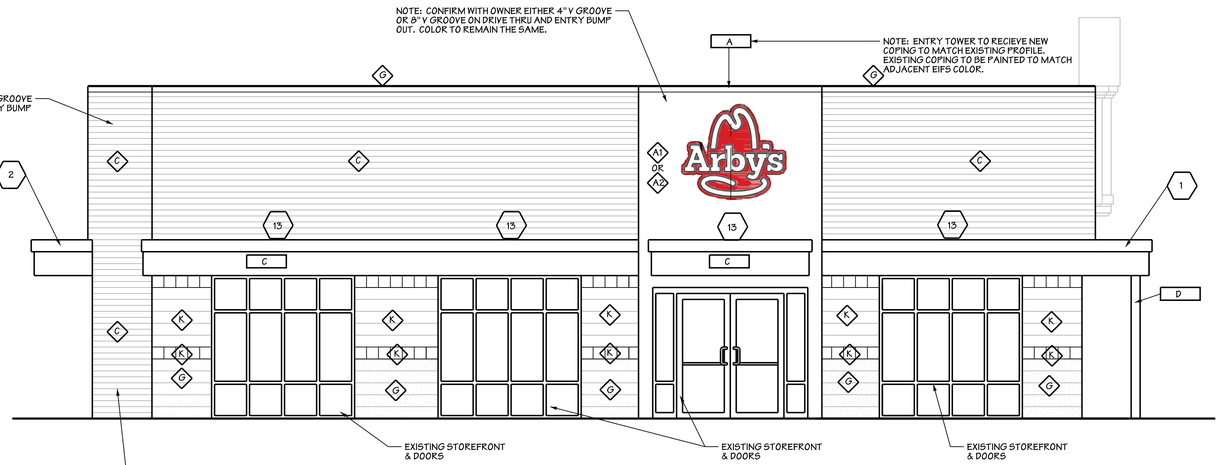


SIDE ELEVATION

1/4"= 1'-0"

NOTE: ALL MASONRY, SPLIT FACED AND SMOOTH, TO BE PAINTED SAME COLOR

NOTE: OWNERS TO PROVIDE KNOXBOX 3200 STANDARD CAPACITY BOX. BOX TO BE INSTALLED AT EYE LEVEL AT MAIN BUILDING ENTRY. BOX TO CONTAIN MAIN ENTRY KEY, ARBY'S ENTRY KEY AND INTERIOR ROLLING GATE KEY.



ENTRY ELEVATION

1/4"= 1'-0"

NOTE: ALL MASONRY, SPLIT FACED AND SMOOTH, TO BE PAINTED SAME COLOR

NOTE: OWNER TO CONFIRM 4" GROOVE OR 8" GROOVE SYSTEM ON EIFS SURFACES

DESIGN NOTES (X)

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1. INSTALL CANOPY/ACCENT BAND ABOVE STOREFRONT.
2. CENTER DRIVE THRU CANOPY ON DRIVE THRU WINDOW.
3. 24" TALL PAINTED RED ACCENT BAND. ALIGN WITH METAL ACCENT BAND.
4. INSTALL ARBY'S HAT SIGN, CENTERED ON WHITE FASCIA.
5. INSTALL ARBY'S LETTERSET ON END OF CANOPY.
6. INSTALL BRICK PATTERED EIFS: OWNER TO CHOOSE A1 OR A2
   a. AT ENTRY BUMP OUT AND OVER STOREFRONT ON FRONT
   b. EXTEND TO BOTTOM OF WALL,
   c. WRAP CORNER OF BUILDING AND EXTEND TO THE INSIDE CORNER,
   d. USE WHITE METAL COPING AT TOP OF WALL.
7. ~~INSTALL BROWN EIFS WITH 4" O.C. V-GROOVES:~~
   ~~a. ON FRONT OF BUILDING FROM EDGE OF BRICK PATTERNED EIFS TO THE CORNER OF THE BUILDING,~~
   ~~b. ON SIDE OF BUILDING FROM THE CORNER TO THE DRIVE THRU BUMP-OUT,~~
   ~~c. ABOVE THE STOREFRONT AND UNDER THE ACCENT BAND.~~
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10. ~~INSTALL BROWN EIFS WITH 8" O.C. V-GROOVES AT THE MAIN ENTRANCE BUMP-OUT:~~
    ~~a. EXTEND PAST EXISTING WINDOW EQUAL DISTANCE OF SPACE BETWEEN BUILDING CORNER AND WINDOW JAMB~~
    ~~b. USE BROWN METAL COPING AT TOP OF WALL.~~
11. PAINT ~~3'-8" TALL~~ GRAY ACCENT BAND AT BOTTOM OF WALL AROUND BACK HALF OF BUILDING. PAINT ELECTRIC/GAS METERS AND DOOR.
12. PATCH AND REPAIR EXISTING EIFS AND PAINT WHITE. REPLACE EIFS AS REQUIRED.
13. INSTALL WALL MOUNTED LIGHT FIXTURE:
    a. (2) ON FRONT OF BUILDING, ABOVE THE ACCENT BAND AT 11'-0" AFF CENTERED ON WINDOWS
    b. (3) ON ENTRY SIDE OF BUILDING ABOVE ACCENT BAND AT 11'-0" CENTERED ON WINDOWS
    c. ON MAIN ENTRY SIDE OF BUILDING, ABOVE THE THE ACCENT BAND AT 11'-0" AFF, (1) CENTERED ON THE ENTRY BUMP OUT AND BELOW ARBY'S SIGNAGE. .
    d. ON DRIVE THRU SIDE OF BUILDING (1-2) ABOVE ACCENT BAND AT 11'-0" AFF, CENTERED ON DRIVE THRU BUMP OUT
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FINISH SCHEDULE

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F	SHERWIN WILLIAMS	SW #7024 FUNCTIONAL GRAY	SATIN FINISH
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ROBERT E. REEDY — LICENSED ARCHITECT — No. 14554 — STATE OF TENNESSEE

No.	Dr.	Date
1	ARBY'S REVIEW	10-27-20

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RENOVATIONS FOR:
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SULLIVAN GARDENS LOCATION
KINGSPORT, TENNESSEE

1/4" EXTERIOR ELEVATIONS

Pr. No.	R00520
Dr. by	KPO
Ck. by	RER
Date	10-16-2020

A-2

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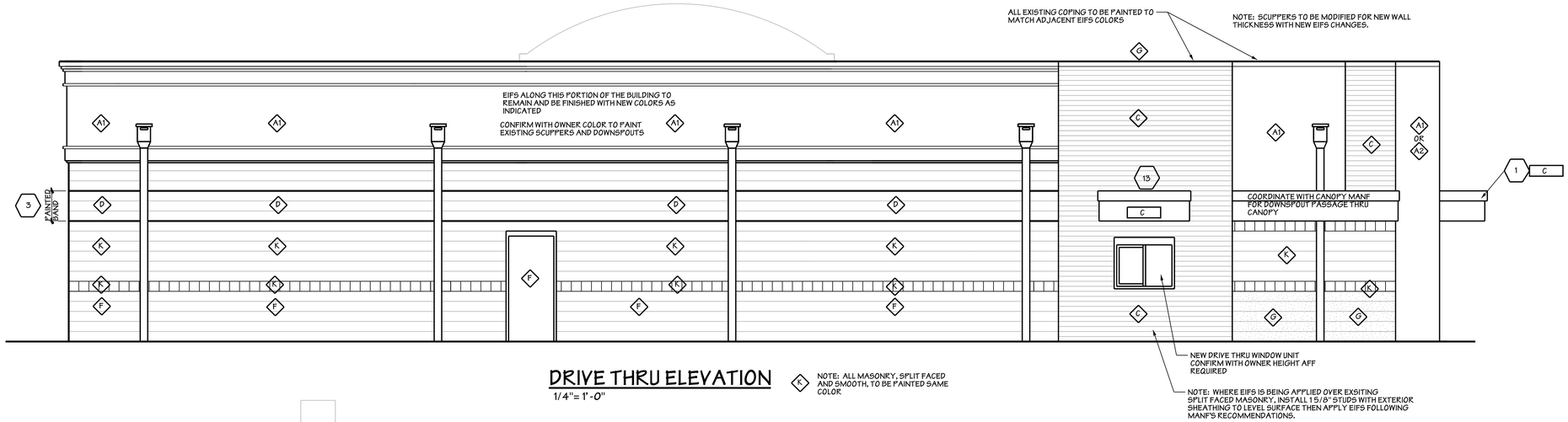

DRIVE THRU ELEVATION

1/4"= 1'-0"

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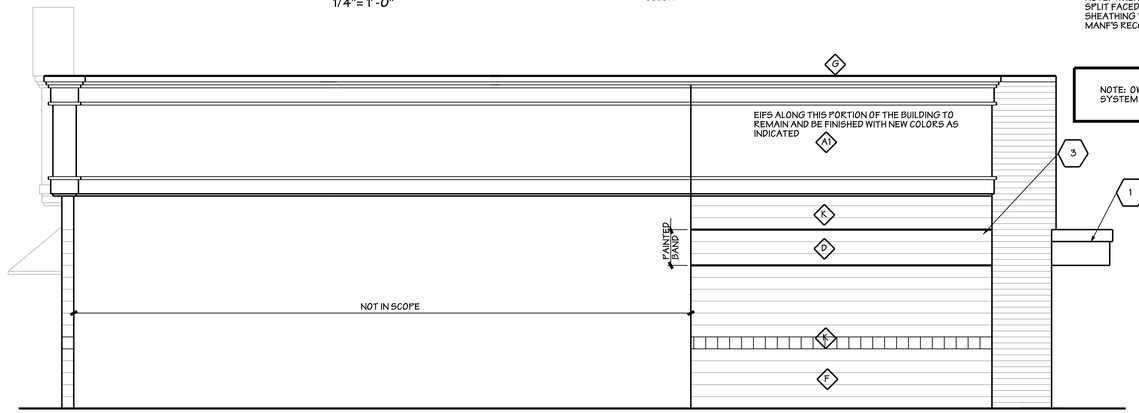

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ROBERT E. REEDY — LICENSED ARCHITECT — No. 14154 — STATE OF TENNESSEE

No.		Dr.	Date
1	ARBY'S REVIEW		10-27-20

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1/4" EXTERIOR ELEVATIONS

Pr. No. R00520
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Date 10-16-2020

A-2.1

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