

Memo

To: Blount County Planning Commission
From: Building commissioner
CC: Other commission members and staff
Date: 2/16/2011
Re: Site plan at 205 Wears Valley Road.

Background:

Mr. Skidmore has submitted a site plan for an additional building for his tube rental business at 205 Wears Valley Road. This property is identified on tax map 97 and parcel 012.02. The property is zoned R-1. The proposed use of this structure will be to store the equipment used in the existing tube rental business.

Section 6.1 of our zoning regulations permits the expansion of existing non-conforming uses based on approval from the planning commission. The approval is to be based on the determination, by the planning commission, that there is enough room for the requested expansion to meet all area requirements. The site plan does indicate that all building setback requirements will be met. This structure will not take up any area that could be used for the septic system. A building permit will be required prior to the start of construction.

Section 6.1. Application of Tennessee Code Annotated Section 13-7-208. In conformity with Tennessee Code Annotated Section 13-7-208(b)-(e) inclusive, any industrial, commercial, or other business establishment in operation and permitted to operate immediately preceding the effective date of this Resolution or any amendment to this Resolution which has the effect of creating a non-conforming use shall (1) be allowed to expand operations and construct additional facilities which involve an actual continuance and expansion of the activities of the industry or business which were permitted and being conducted prior to such effective date and (2) shall be allowed to destroy present facilities and reconstruct new facilities necessary to the conduct of such industry or business; provided that the following shall apply:

A. There is a reasonable amount of space for such expansion or reconstruction on the property owned by such industry or business prior to effective date of this Resolution, so as to avoid nuisances to adjoining land owners;

B. The Blount County Planning Commission shall determine whether there is a reasonable amount of space for any such expansion or reconstruction by application of dimensional regulations of this Resolution such as lot area, density, setback, and any other requirements affecting area required for site design generally applied for the applicable zone and use. Such determination shall be based upon consideration of a site plan submitted under Section 7.2 of this Resolution by the person or entity seeking to expand or reconstruct such facilities, and approval of such site plan by the Planning Commission pursuant to Section 10.4 of this Resolution shall constitute approval of a building permit for such site plan;

C. No destruction and rebuilding shall occur which shall act to change the use classification of the land on which such industry or business is located.

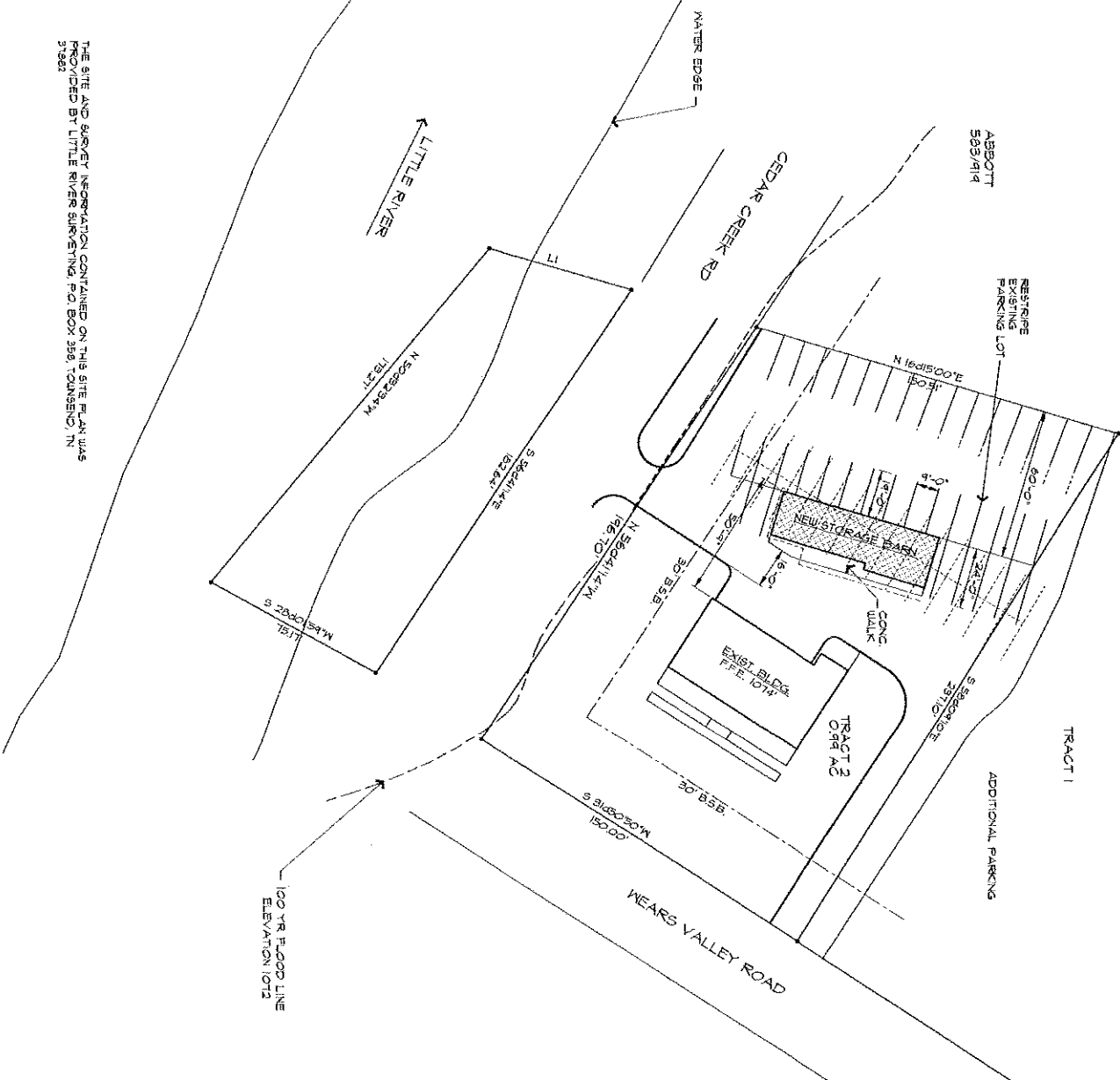
- THE OWNER OR CONTRACTOR SHALL SECURE ALL NECESSARY APPROVALS AND PERMITS PRIOR TO BEGINNING CONSTRUCTION. LOCATE ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- NOTE: IT IS HIGHLY RECOMMENDED THAT ALL BRUSH AND DEBRIS BE REMOVED FROM THE SITE PRIOR TO BEGINNING CONSTRUCTION. LOCATE ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- NOTE: THIS SITE PLAN IS CONCEPTUAL ONLY. CONSULT A LICENSED SURVEYOR OR ENGINEER FOR COMPLETE INFORMATION, INCLUDING, BUT NOT LIMITED TO, TOPOGRAPHIC INFORMATION AND BUILDING FINISH FLOOR ELEVATIONS PRIOR TO BEGINNING ALL CONSTRUCTION AND SHALL BE CONSIDERED AND OBTAINED PRIOR TO CONSTRUCTION. ADDITIONAL SETBACK OR EASEMENT REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT.
- NOTE: OWNER SHALL CONFER WITH INSURANCE COMPANY THE REQUIRED INFORMATION SHALL BE REQUIRED TO OBTAIN FLOOD INSURANCE. THIS INFORMATION SHALL BE OBTAINED PRIOR TO THE BEGINNING OF CONSTRUCTION.
- NOTE: ALL EXCAVATION, GRADING AND CLEARING MUST BE IN ACCORDANCE WITH THE CITY OR COUNTY EXCAVATION GRADING, CLEARING, EROSION CONTROL AND CONSTRUCTION STANDARDS. DEVELOPMENT ON THIS SITE SHALL BE LIMITED TO THE ESSENTIAL ROOT ZONES FOR TREES THAT REMAIN AND STUBBED TREES OR APPROVED DISTURBANCE MUST BE STABILIZED WITHIN (7) CALENDAR DAYS OF THE INITIAL DISTURBANCE BY EROSION CONTROL AND/OR AREAS TO COVER THE TAKEOFF ALLOWED SLOPE FOR CUT AND FILL ELEMENT.
- NOTE: IT IS NOT THE INTENT OR RESPONSIBILITY OF THIS DESIGNER TO PROVIDE PERMITS OR DETAIL NECESSARY TO COMPLETE THIS PROJECT. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PERMITS AND MATERIALS TO COMPLETE THE INTENT OF THE WORK AND PROVIDE COMPLETE SYSTEMS.

A SITE GENERAL NOTES

1. ANY INTENT BY THE CONTRACTOR OR OWNER TO DEVIATE FROM THESE DOCUMENTS AFTER THEIR ISSUANCE FROM THIS PROJECT SHALL BE REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION TO AVOID SAID MODIFICATIONS CONSENT TO APPLICABLE CODES. DO NOT PRESENT STRUCTURAL ISSUES, AND CONSENT TO DESIGN INTENT, COSTS OF SUCH DEVIATIONS SHALL BE REPORTED TO THE OWNER.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE.
3. DIMENSIONS ARE TO FINISH FACE OF WALL, FACE OF PAVEMENT OR CONCRETE, OR EDGE OF SLAB UNLESS OTHERWISE NOTED.
4. FINISHING FOR FLOOR AND ROOF SHALL BE TOLERANCES UNLESS OTHERWISE NOTED. TOLERANCES SHALL BE DESIGNED BY OTHERS AND CODE REQUIREMENTS IF REQUIRED.
5. PLUMBING AND HEATING VENTILATION AND AIR CONDITIONING DRAWINGS ARE NOT INCLUDED IN THESE PLANS. CONTRACTOR SHALL COORDINATE THE EFFORTS OF THESE TRADES AND OBTAIN ANY DRAWINGS REQUIRED BY CODE OFFICIALS.
6. THE COST OF CONSTRUCTION OF THIS PROJECT SHALL BE DETERMINED BY THE CONTRACTOR. COSTS MAY BE AFFECTED BY BLOCKING THE SITE OR OTHERS TO OBTAIN THE NECESSARY PERMITS. COSTS MADE BY THE OWNER RELATING TO THE SITE SHALL BE THE RESPONSIBILITY OF THE OWNER TO THE SCOPE OF THE WORK. SEAS ARCHITECTS TAKES NO RESPONSIBILITY FOR THE FINAL COST OF CONSTRUCTION.
7. THESE DRAWINGS MAY ONLY BE USED FOR THE SITE INDICATED HEREIN. ADDITIONAL OR REPEAT FEES ARE REQUIRED FOR THE USE OF THIS DESIGN AND THESE DRAWINGS FOR ANOTHER CLIENT OR AT ANOTHER SITE.
8. CHANGES MADE TO THIS DESIGN DURING THE CONSTRUCTION PHASE MAY REQUIRE ADDITIONAL FEES.
9. NOTE: HANDRAILS, RAILING SYSTEMS, AND TOP RAILS OF GUARDRAILS SHALL COMPLY WITH THE FOLLOWING LOADS: CONCENTRATED LOAD OF 100 POUNDS APPLIED AT ANY POINT AND IN ANY DIRECTION. UNIFORM LOAD OF 50 POUNDS APPLIED HORIZONTALLY AND VERTICALLY WITH A UNIFORM LOAD OF 100 POUNDS PER LINEAR FOOT APPLIED VERTICALLY DOWNWARD.

B GENERAL NOTES

C SITE PLAN



THE SITE AND SURVEY INFORMATION CONTAINED ON THIS SITE PLAN WAS PROVIDED BY LITTLE RIVER SURVEYING, P.O. BOX 358, TOWNSEND, TN 37085

A STORAGE BARN FOR:
RIVER RAT TUBING and KAYAK

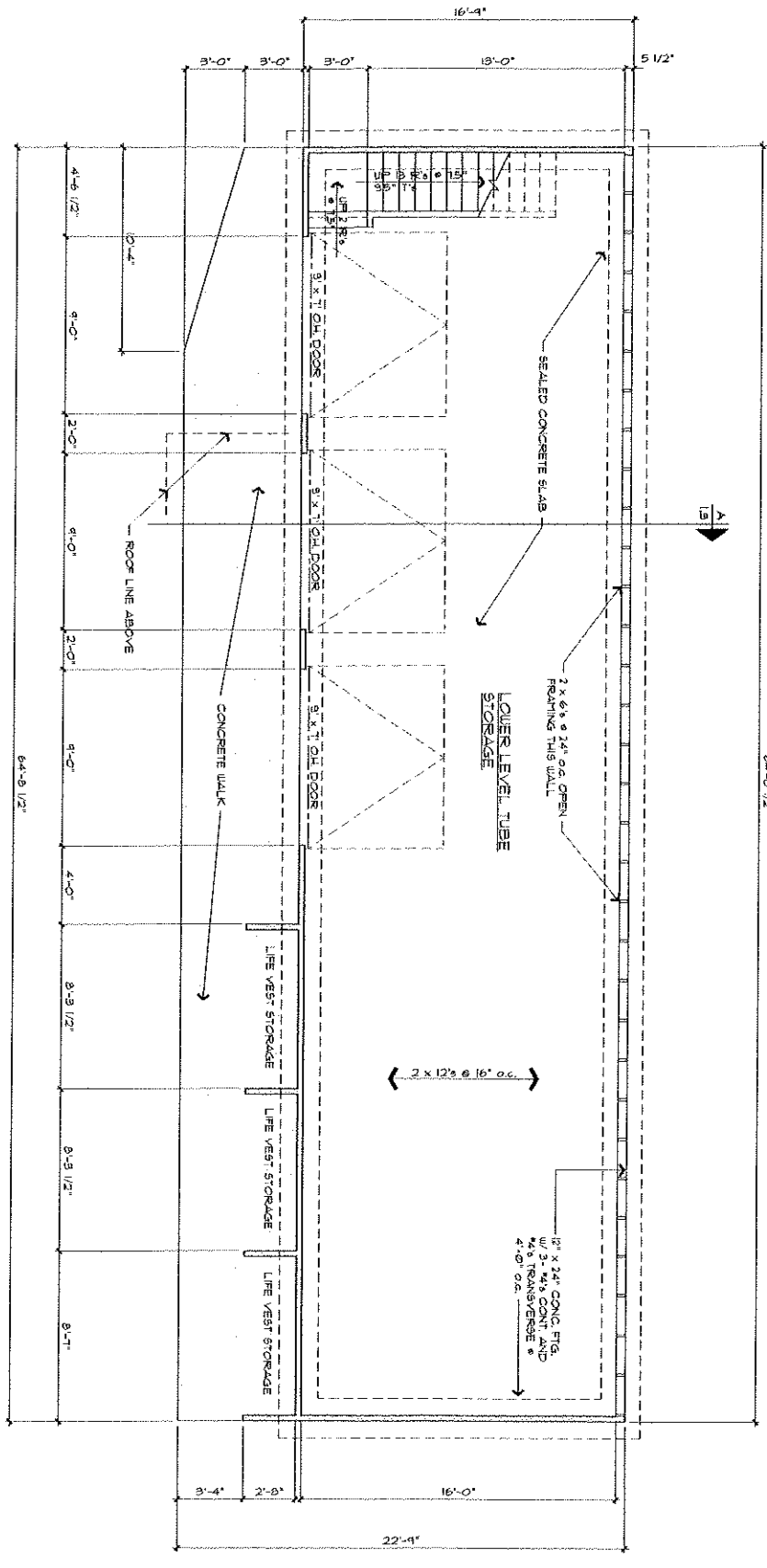
WEARS VALLEY ROAD at CEDAR CREEK ROAD
TOWNSEND, TENNESSEE

Andy Morton Architect



NO.	REVISION	DATE
1.0		

FLOOR PLAN



1. CONCRETE STRENGTH SHALL BE AS FOLLOWS:
A. FOUNDATIONS AND FOOTINGS: *c13000 psi @ 28 days.
B. COLUMNS: *c25000 psi @ 28 days.
2. ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR ENTRAINED, 10% MAX. TO 5% MIN.
3. REINFORCEMENT STEEL SHALL BE ASTM A-615 GRADE 60, EXCEPT FOR 3 BARS WHICH SHALL BE GRADE 40.

1. NOTE: HANDRAILS, RAILINGS, SYSTEMS, AND TOP RAILS OF GUARDRAILS SHALL COMPLY WITH THE FOLLOWING: GUARDRAILS SHALL BE 42" HIGH AND SHALL BE APPLIED HORIZONTALLY AND IN ANY DIRECTION, UNLESS OTHERWISE SPECIFIED. RAILINGS SHALL BE APPLIED VERTICALLY DOWNWARD.
2. PROVIDE METAL STRIPS OR SOLID WOOD BRIDGING AT ALL FLOOR JOISTS OR TRISERS PER CODE AND TRADE MANUFACTURER AT EACH METAL STRIPING ACCORDING TO MANUFACTURER'S REQUIREMENTS.
3. PROVIDE SOLID WOOD BLOCKING AT VED HEIGHT OF ALL LOAD BEARING WALLS. PROVIDE TWO SOLIDS OF SOLID BLOCKING FOR BEARING WALLS OVER 10' HIGH.
4. STAIRWAYS MUST BE 36" (MINIMUM) WIDE, HAVE 1 1/2" (MAXIMUM) RISERS, NO TREAD SHALL BE LESS THAN 3" WIDE. EACH TREAD LESS THAN 10" WIDE SHALL HAVE A NOBING OR EFFECTIVE PROJECTION OF APPROXIMATELY 1" OVER THE LEVEL, IMMEDIATELY BELOW THAT TREAD.
5. GUARDRAILS MUST BE 42" (MINIMUM) HIGH WITH DIVIDERS WHICH PROHIBIT THE PASSAGE OF A 4" SPHERE AND WHICH HAVE NO MORE THAN A 2" OPENING AT THE BOTTOM.

NOTE: IN THE EVENT OF EXISTING SITE CONDITIONS, ADDITIONAL CONCRETE STEEL OR REBAR IN FOUNDATIONS AND RETAINING WALLS ARE NECESSARY, THE OWNER SHALL BE NOTIFIED IN WRITING TO REVIEW THE SITUATION PRIOR TO CONTINUATION OF CONSTRUCTION. THE SITUATION SHALL BE IDENTIFIED AND NOTED ON THE ADDITIONAL COST SHALL BE BORNE BY THE OWNER.

**A STORAGE BARN FOR:
RIVER RAT TUBING and KAYAK**

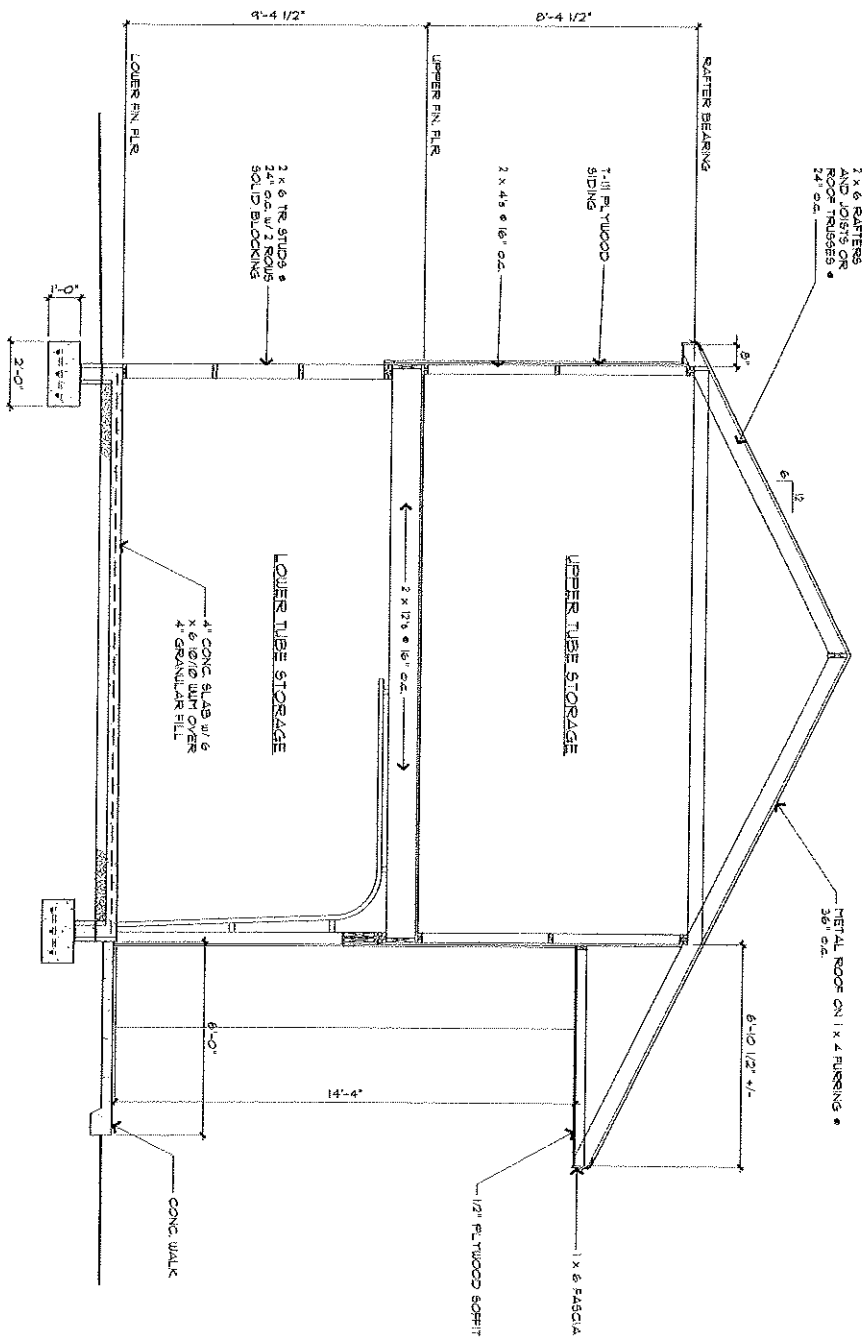
WEARS VALLEY ROAD at CEDAR CREEK ROAD
TOWNSEND, TENNESSEE

Andy Morton Architect

REGISTERED ARCHITECT
MEMBER: THE TENNESSEE ARCHITECTURAL ASSOCIATION

FLOOR PLAN NOTES

NO.	REVISION



A BUILDING CROSS SECTION

- NOTE: THE DESIGNER SPECIFICALLY ADVISES THAT A GEOTECHNICAL ENGINEER VISIT SITE TO DETERMINE ADEQUACY OF SOIL TO SUPPORT FOUNDATION AND STABILITY OF ADJACENT HIGHLAND SLABS AND THE POSSIBLE EROSION FOR BEH. THE ENGINEER MAY DETERMINE THE UNSUITABILITY OF THE SITE FOR THE PROJECT AS PLANNED.
- NOTE: PROVIDE ALL PUMPING AND ELECTRICAL SERVICES PRIOR TO POURING SLABS AND FOUNDATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE FOUNDATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE FOUNDATION.
- IF UNSUITABLE BEARING CAPACITY SOIL IS ENCOUNTERED UNDER SLABS ON GRADE OR FOUNDATIONS, SUCH SOIL SHALL BE REMOVED DOWN TO VIRGIN SOIL AND REPLACED TO REQUIRED LEVEL OF SUBGRADE. PLACE IN 6" LIFTS.
- IT IS RECOMMENDED THAT A SUBSOIL INVESTIGATION BE MADE PRIOR TO CONSTRUCTION TO DETERMINE ADEQUATE SOIL BEARING OR THE NECESSITY FOR REDIGEN OF THE FOUNDATION.
- NOTE: PROVIDE EXPANSION MATERIAL WHEREVER NEEDED.
- HOLD REINFORCING 3" FROM DIRT AND 1" MINIMUM FROM SOLID CONCRETE. PROVIDE 1/2" EXPANSION JOINTS AT PERIMETER OF SLABS ADJACENT TO BLOCK WALLS. VERTICAL JOINTS ARE REMOVED. PROVIDE OPENINGS AND SLABES IN FORMWORK TO ACCOMMODATE OTHER TRUSSES.
- CONCRETE DRIVEWAYS, WALLS, AND OTHER EXTERIOR SLABS TO BE MINIMUM 4" 3000 PSI CONCRETE WITH 6 x 6 12/12 W/HT

B FOUNDATION NOTES

- PROVIDE THERMITE CONTROL AT STRUCTURE SUB GRADE PRIOR TO THE PLACEMENT OF ANY INTERIOR CONCRETE. THERMITE AND PEST CONTROL TO BE PERFORMED BY A LICENSED APPLICATION PROVIDER WARRANT TO COVER.
- IN THE EVENT OTHER STRUCTURAL SOLUTIONS OR SYSTEMS ARE CONSIDERED, THE OWNER AND CONTRACTOR SHALL CONSULT WITH THE ARCHITECT PRIOR TO DEVIATING FROM THE PLANS. CHANGES MADE WITHOUT APPROVAL OF THE ARCHITECT OR DEPARTMENT MAY REQUIRE DEVOTION AND REPLACEMENT OF THE AFFECTED AREA. ADDITIONAL FEES MAY BE REQUIRED TO ASSIST THE OWNER / CONTRACTOR IN OBTAINING THE NECESSARY REQUIREMENTS OF THE BUILDING OFFICIAL HAVING JURISDICTION.
- THE CONTRACTOR SHALL PROVIDE ALL SAFETY BRACING AND SHORING TO PREVENT CAVING IN OR TOPPLING OF TRUSSES DURING PLACEMENT.
- NOTE: PROVIDE 2 HORIZONTAL 4" CORNER BARS EXTENDING 36" EACH WAY FROM CORNER IN FOUNDATION. FOR RETAINING WALLS ABOVE REPEAT EVERY OTHER COURSE OF BLOCK (TYPICAL). ALL CORNERS OF FOUNDATION AND RETAINING WALLS.)
- FOR HOLLOW CONCRETE MASONRY UNIT FOUNDATION WALLS, PROVIDE 4x4 VERTICAL REINFORCING # 4 @ 4' O.C. BENT INTO FOOTING. PROVIDE 4 VERTICAL BARS AT EACH CORNER AND WITHIN 12" OF EACH CORNER. FILL ALL CELLS WITH CONCRETE. PROVIDE 3/8" DIA. BENT 1/4 CORNER BARS @ 6" O.C. VERT. AT EVERY CORNER UNLESS SHOWN DIFFERENTLY IN DETAILS.
- FOR POURED CONCRETE FOUNDATION WALLS, PROVIDE 4" REINFORCING BARS AT 2' O.C. EACH WAY. PROVIDE 1/4 BENTS OUT OF FOOTING AT 24" O.C. AND EXTEND INTO WALL 2' O.C. MIN. UNLESS SHOWN DIFFERENTLY IN DETAILS.
- PROVIDE CRAWL SPACE VENTING (EXCEPT IN CLOSED CRAWL SPACE) IN FOUNDATION WALL. MINIMUM ONE SQUARE FOOT NET VENT AREA PER 150 SQUARE FEET OF UNDER-FLOOR AREA W/ ONE SUCH VENT WITHIN THREE FEET OF EACH CORNER.

C TRUSS NOTES

- NOTE: TRUSS MANUFACTURER TO FINISH DESIGNS FOR ALL TRUSSES TO THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION.
- THE CONTRACTOR SHALL PROVIDE ALL SAFETY BRACING AND SHORING TO PREVENT CAVING IN OR TOPPLING OF TRUSSES DURING PLACEMENT.
- NOTE: CONTRACTOR SHALL REVIEW AND APPROVE SHOP DETAILS FOR ALL FLOOR AND ROOF TRUSSES.
- NOTE: TRUSS MANUFACTURER SHALL SUBMIT TRUSS DESIGN TO CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL REVIEW FOR CONFORMANCE WITH DESIGN REGULATIONS FOR THE REGION OR ALL TRUSSES AND ROOF FRAMING GUIDELINES.
- NOTE: SYSTEM ALL TRUSSES TO LOAD BEARING WALLS WITH SHIMMER. TRUSS MANUFACTURER SHALL VERIFY TRUSS IS ALSO SUGGESTED TO HINGED CANT TRUSSES TO ALL WALLS CROSSED BY ROOF TRUSSES.
- TRUSS MANUFACTURER SHALL CONFIRM AND VERIFY THE SIZES OF ALL ENGINEERED LUMBER BEAMS ON WHICH TRUSSES BEAR.

B FOUNDATION NOTES

C TRUSS NOTES

CROSS SECTION NOTES

1	2	3	4	5	6	7	8	9	10

A STORAGE BARN FOR:
RIVER RAT TUBING and KAYAK
 NEARS VALLEY ROAD at CEDAR CREEK ROAD
 TOWNSEND, TENNESSEE

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