



## **City of Buena Vista Planning Commission**

### **Agenda for February 12<sup>th</sup> 2019**

**CITY OF  
BUENA VISTA**  
Planning and Zoning  
2039 Sycamore Avenue  
Buena Vista VA 24416

#### **Regular Meeting**

#### **Call to Order by Chairman**

#### **Roll Call**

#### **Public Comment**

#### **New Business**

Site Plan Approval for Columbia Gas/Pagura Company facility

#### **Review and Adoption of Minutes**

Minutes of November 13<sup>th</sup> meeting

#### **Report of Secretary**

#### **Report of Standing Committees**

#### **Report of Special Committees**

#### **New Business**

1. Introduce Alan McMahan, new Building Official

#### **Old Business**

#### **Adjournment**

**Members and Term Expirations:**

Dennis Hawes, Chairman, *7/31/2020*  
Mike Ohleger, Vice-Chairman, *6/30/2022*  
Sandy Burke, *8/31/2021*  
Lucy Ferreebee, *9/30/2019*  
Melvin Henson, City Council  
Representative, *9/30/2019*

Guy Holstein, *6/30/2020*  
Preston Manuel, *12/31/2020*  
Jay Scudder, Ex Officio member  
Bradyn Tuttle, *12/31/2020*

**Staff:**

Tom Roberts, Director of Planning & Community Development, Secretary

**Meetings:**

Members of the Buena Vista Planning Commission meet in Council Chambers, 2039 Sycamore Avenue, at 7:00 p.m. on the 2<sup>nd</sup> Tuesday of each month, unless otherwise announced. Meetings may be held and business conducted without a quorum, but no votes may be taken unless a quorum is present. A majority of members constitutes a quorum. A motion passes with a majority vote; a tie constitutes defeat of the motion.

Please go to our website [www.bvcity.org](http://www.bvcity.org) for more information on this and other issues and information about the City of Buena Vista including the Comprehensive Plan and Land Use Regulations. The Department of Planning & Community Development is open Monday through Friday, 9:00 AM to 5:00 PM and Tom Roberts can be reached at (540) 261-8607 or [troberts@bvcity.org](mailto:troberts@bvcity.org). Please call ahead to ensure availability.

**Public Comments Or Suggestions**

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**Name, Address, and Signature:**

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## **City of Buena Vista Planning Commission**

### **Minutes of November 13<sup>th</sup> 2018 Regular Meeting**

**CITY OF  
BUENA VISTA**  
Planning and Zoning  
2039 Sycamore Avenue  
Buena Vista VA 24416  
troberts@bvcity.org  
(540) 261-8607

Members of the Buena Vista Planning Commission met in Council Chambers, 2039 Sycamore Avenue, at 7:00 p.m. on November 13<sup>th</sup> 2018. Roll was called and a quorum was established.

#### **Members Present:**

Dennis Hawes, Chairman  
Sandy Burke  
Melvin Henson, City Council Representative  
Preston Manuel  
Michael Ohleger, Vice-Chairman

#### **Members Absent:**

Lucy Ferrebee  
Guy Holstein  
Jay Scudder, Ex Officio member  
Bradyn Tuttle

#### **Staff Present:**

Tom Roberts, Director of Planning & Community Development

#### **Public Comment - None**

#### **Review and Adoption of Minutes**

The Commission reviewed the October 9<sup>th</sup> 2018 public hearing minutes. Mr. Ohleger motioned, Mr. Henson seconded, all approved.

#### **New Business**

##### **Discuss proposed rezoning for 2404 Ivy Avenue from R3 Residential Limited to MU Mixed Use**

Mr. Hawes noted that per communication from Mr. Roberts, this application had been withdrawn and was no longer under consideration. However, Mr. Hawes reviewed some of the history of the property and that it was a commercial building but had been vacant for so long that it had lost any nonconforming use status within the R3 Residential district.

##### **Certificate of Appropriateness for 2511 Beech Avenue, Sassy's Attic, sign**

Mr. Hawes gave a little background on the property, noting that it had changed hands recently and the new owner was putting a lot of work into it, and that Mr. Hawes managed the rental of the property.

Mr. Roberts explained that he was asking the Planning Commission to take the unusual step of approving the COA for this sign prior to the applicant actually submitting an application. He has been communicating with her about the sign regulations and need for a permit but has not yet gotten the form. Mr. Ohleger motioned to approve the COA as presented, Mrs. Burke seconded, and all voted to approve.

### **Officer Elections**

There was brief discussion for the need to elect officers this year. Mr. Ohleger nominated Mr. Hawes for chairman and Mrs. Burke seconded. Mr. Manuel nominated Mr. Ohleger Vice Chair and Mr. Henson seconded. All voted to approve both nominations.

### **Report of Secretary**

Mr. Roberts reported on several items.

- Enderly Heights Safe Routes to School sidewalk construction is underway, having begun last week
- Industrial Park development is in the works – Columbia Gas will be building a Mobile Operations Deployment Facility and the City is pursuing VDOT Economic Development Access funds to pay for the access road construction
- Ed Walker spoke at the last City Council meeting to give an update on his team's progress, and there are good things in store for downtown
- Thursday Council will vote on the SVU rezoning and the dwelling unit regulation text amendments
- Mr. Roberts is working on updating the Erosion & Sediment Control and Storm Water Management ordinances, along with his intern Zoe Reese, to conform with state regulations.
- Mr. Roberts is looking at the City's subdivision ordinance and some items that are not clear. Mr. Hawes noted that if we revise it, he feels strongly that there should be a bonding requirement to protect the City in case the developer went bankrupt during construction.
- The Building Official/Property Maintenance Official position is open and there are several applicants so far.

### **Committee Updates**

None

### **Old Business**

None

## **Adjournment**

Mr. Hawes suggested that unless anything pressing came up, he would like to cancel the December Planning Commission meeting. Mr. Roberts stated that he does not anticipate anything to be on the agenda, so the December meeting is cancelled unless something urgent comes up.

Mr. Hawes adjourned the meeting at 8:40 PM.

## **Approval**

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Chairman

Date





**CITY OF BUENA VISTA**  
Planning & Community Development  
2039 Sycamore Avenue  
Buena Vista VA 24416

## **STAFF REPORT**

DATE: 6 February 2019  
TYPE: Site Plan Review  
SUBJ: 25 Blue Bird Lane, Columbia Gas MOD Facility

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### **Synopsis**

The Pagura Company, developer for Columbia Gas, proposes to build a ~7,000 sq ft office and warehouse facility located on 6.46 acres in the City's industrial park. The site is on a new industrial park access road to be constructed.

### **Summary:**

- Land is zoned Light Manufacturing and proposed use is permitted by right
- New 6,950 sq ft office & warehouse building
- Asphalt parking area for cars and trucks and gravel laydown yard for pipes and supplies

### **Analysis**

#### **Overview**

This project will kick off and open the City's industrial park, originally designed in 1998, with a mobile operations and deployment (MOD) facility for Columbia Gas. About 10-12 employees will be based here and run trucks and equipment from this location. Currently, this facility is located in Rockbridge County.

The MOD consists of a 6,950 sq ft building and a fenced parking and storage area behind the building measuring approximately 330' x 330'.

No rezoning or conditional use permit is required as this use is permitted by right in LM.

#### **Site Planning Requirements (LDR §1504)**

*1504.01-1 Locations and design of vehicular entrances and exits in relation to streets giving access to the site and in relation to pedestrian traffic.*

*1504.01-2 Locations and adequacy of automobile parking areas.*

*1504-01-3 Adequate provisions for traffic circulation and control within the site and provision for access to adjoining property.*

The site will have separated entrances and exits serving a 26-space automobile parking area in front of the building, and a 16-space truck parking area behind the building. The parking areas will be asphalt. For this use type, the required parking minimum is one space for every three

employees on the maximum shift, plus one space for each company vehicle. This plan provides many more spaces than required.

The industrial park is not designed with sidewalks or other pedestrian-only circulation areas.

*1504.01-4 Compliance with the requirements for setback and screening.*

Meets setbacks. The LM district requires screening from “adjacent business and residential districts.” As part of an industrial park surrounded by similar uses, screening from Blue Bird Lane or on the side of the property is not needed. There is a wide buffer zone of forest, and a steep slope, separating the site from the Enderly Heights neighborhood. Finally, between the site and Rt 501 are narrow land parcels not owned by Pagura Company or Columbia Gas and trees.

*1504.01-5 Adequacy of drainage, water supply, fire protection and sanitary sewer facilities.*

New water and sewer will be run on Blue Bird Lane to serve the site. Utility development is part of the access road construction project. All facilities are being reviewed by the City’s 3<sup>rd</sup> party engineer for this project (Hunter Young), Public Works, and/or the City’s 3<sup>rd</sup> party engineer for stormwater management review.

*1504.01-6 Compliance with applicable established design criteria, construction standards and specifications for all improvements.*

There are no additional design criteria for the industrial park.

*1504.01-7 Approval by the city health officer or his agents, if septic tank and other sewage disposal facilities other than public sanitary sewers are involved.*

Not applicable.

*1504.01-8 Adequacy of proposed landscaping for softening the harsh visual effects of parking lots and for providing screening between development and the street and surrounding lots.*

The City is working with Columbia Gas to develop plans for modest landscaping around the building.

## **Additional Analysis**

### *Stormwater management*

Runoff management is an important aspect of this site’s design. A large retention pond is included to handle stormwater generated on the Columbia Gas site as well as the new roadway. Also, due to an existing storm drain pipe under Rt 501 to the site, a 24” pipe will convey runoff from the other side of Rt 501 across the site to a roadside ditch on Blue Bird Lane. Ultimately, this water will flow around the back end of Munters, under Dickinson Drive, and into the Maury River.

Detailed Erosion & Sediment Control and Storm Water Management plans will be submitted shortly, reviewed by A. Morton Thomas engineers, and permitted by the City in the standard process required by DEQ. No significant site design changes are anticipated to come out of the SWM review process.

## **Staff Recommendation**

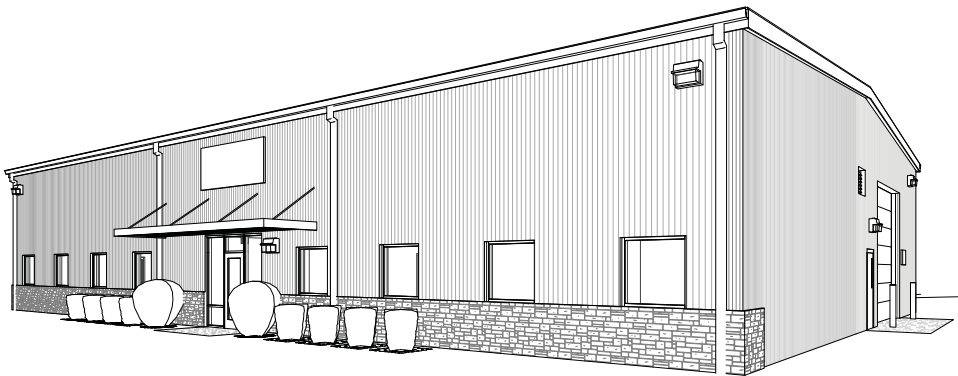
Staff recommends approval as presented.





NISOURCE - BUENA VISTA

225 S MAGNOLIA AVENUE  
BUENA VISTA, VA 24416



GENERAL NOTES

1. TO BE CONSTRUCTED UNDER 2012 VCC, LOCAL BUILDING INSPECTION DEPARTMENT MATERIALS AND CONSTRUCTION FOR SEWERAGE TO MEET LOCAL CODES. BUILDING MATERIALS AND CONSTRUCTION TO MEET LOCAL CODES. ALL PRIOR PERMITS MUST BE OBTAINED FOR ALL CONSTRUCTION WORK (WHICH HAS BEEN APPROVED BY PROPER DEPARTMENTS) PRIOR TO ANY CONSTRUCTION. ALL CONTRACTORS, INCLUDING GENERAL HVAC, ELECTRICAL AND PLUMBING MUST BE LICENSED TO DO WORK WITHIN THE COVERING MUNICIPALITY.
2. THE CONTRACTOR SHALL VERIFY ALL FIRE EXTINGUISHER LOCATIONS WITH THE LOCAL FIRE DEPARTMENT AND SHALL COMPLY WITH ALL NFPA AND FIRE DEPARTMENT REQUIREMENTS.
3. ALL DIMENSIONS ARE CLEAR DISTANCE FROM FACE OF STUD TO FACE OF STUD (AND/OR MASONRY WALLS), UNLESS NOTED OTHERWISE.
4. PROVIDE BEHIND WALL REINFORCING AND BLOCKING AS REQUIRED FOR ATTACHMENT OF ML WORK, CASEWORK, TOILET ACCESS, ETC.
5. ALL STUD WALLS NOT BUILT TO DECK ABOVE SHALL BE BRACED AS REQUIRED FOR LATERAL SUPPORT.
6. THESE DESIGNS AND ALL ITEMS DEPICTED HEREIN, WHETHER IN WRITING OR GRAPHICALLY, AS INSTRUMENTS OF PROFESSIONAL SERVICE, MAY NOT BE ALTERED OR CHANGED, IN ANY WAY, WITHOUT THE PRIOR KNOWLEDGE AND WRITTEN CONSENT OF THE ARCHITECT. ANY CHANGE MADE WITHOUT THE ARCHITECT'S WRITTEN APPROVAL WILL VOID ALL SUCH DOCUMENTS AND INSTRUMENTS AND THE ARCHITECT WILL NOT BE PERSONALLY LIABLE FOR ANY DAMAGE, HARM OR LOSS CAUSED THEREBY.
7. THE VARIOUS DRAWINGS COMPRISING THIS SET OF DRAWINGS ARE INTERDEPENDENT AND MUST BE USED JOINTLY TO EXECUTE THE WORK.
8. WHERE DISCREPANCIES OCCUR BETWEEN FLOOR PLANS, DETAILS AND LARGER SCALE PLANS, CONTRACTOR SHALL CONSULT THE ARCHITECT FOR CLARIFICATION. WHERE DISCREPANCIES OCCUR BETWEEN ARCHITECTURAL AND ALL OTHER DRAWINGS, CONTRACTOR SHALL CONSULT THE ARCHITECT FOR INTERPRETATIONS. AT TIME OF BIDDING, IF NO QUESTION IS POSED, BIDDER SHALL ASSUME WORST CASE SCENARIO COST AT THEIR RISK.
9. IF A FIRE ALARM SYSTEM IS REQUIRED WITHIN THE CODE DATA OF THIS PROJECT, THE FIRE ALARM CONTRACTOR SHALL DESIGN A COMPLETE FIRE ALARM SYSTEM PER VIRGINIA CONSTRUCTION CODE SECTION 907 AND THE RELEVANT SECTIONS OF NFPA 72. ALL SUBSTANTIAL ELECTRICAL REQUIREMENTS ARE TO BE FULLY COORDINATED WITH THE ELECTRICAL DESIGN PROFESSIONAL. THE CONTRACTOR SHALL PROVIDE COMPLETE FIRE ALARM SHOP DRAWINGS PER VIRGINIA CONSTRUCTION CODE SECTION 907.2. SUBMIT THE SHOP DRAWINGS TO THE AUTHORITY HAVING JURISDICTION, AND PROVIDE TO THE ARCHITECT FOR THEIR RECORDS.
10. IF A FIRE SUPPRESSION SYSTEM IS REQUIRED WITHIN THE CODE DATA OF THIS PROJECT, THE FIRE SUPPRESSION CONTRACTOR SHALL DESIGN AND INSTALL A COMPLETE FIRE SUPPRESSION SYSTEM, IN CONJUNCTION WITH THE FIRE HAZARD AND OCCUPANCY CLASSIFICATIONS OF THE STRUCTURE. PER VIRGINIA CONSTRUCTION CODE SECTION 903 AND THE RELEVANT SECTIONS OF NFPA 13, INCLUDING ALL ALARM DEVICES AS REQUIRED. THE SUPPRESSION CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE SYSTEM DESIGNED BY AN OHIO-CERTIFIED SUPPRESSION DESIGNER TO THE AUTHORITY HAVING JURISDICTION FOR APPROVAL AND THE ARCHITECT FOR THEIR RECORDS. PRIOR TO PLACING AN ORDER OR INSTALLING ANY COMPONENTS, THIS SUBMISSION SHALL BE NO LATER THAN THE INITIAL FRAMING STAGE.

11. IF A FIRE SUPPRESSION SYSTEM IS REQUIRED FOR THIS PROJECT, THE FIRE SUPPRESSION CONTRACTOR SHALL DESIGN AND INSTALL A COMPLETE FIRE SUPPRESSION SYSTEM, IN CONJUNCTION WITH THE FIRE HAZARD AND OCCUPANCY CLASSIFICATIONS OF THE STRUCTURE. PER THE 2017 OHIO BUILDING CODE SECTION 903 AND THE RELEVANT SECTIONS OF THE 2016 NFPA 13, INCLUDING ALL ALARM DEVICES AS REQUIRED.
- ALL ASPECTS OF THE FIRE SUPPRESSION DESIGN (NEW SYSTEM OR EXPANSION OF EXISTING SYSTEM) ARE TO BE PERFORMED BY THE FIRE SUPPRESSION CONTRACTOR. ANY SUPPRESSION PLANS WITHIN THE SET ARE FOR DEMONSTRATING DESIGN INTENT ONLY AND DOES NOT REPRESENT AN APPROVED SUPPRESSION DESIGN. THE DESIGNING CONTRACTOR SHALL SIZE THE COMPLETE FIRE LINE (FROM THE STREET), PRIVATE HYDRANT LINE(S), (DCOA, DCCS), ALL WET AND DRY RISERS, ALL BRANCH PIPES, ALL STANDPIPES, AND ALL OTHER ASPECTS OF THE FIRE SUPPRESSION SYSTEM. NO PORTIONS OF THE FIRE SUPPRESSION SYSTEM (E.G. UNDERGROUND FIRE LINE) SHALL BE INSTALLED PRIOR TO THE SUPPRESSION CONTRACTOR'S DESIGN BEING APPROVED BY THE BUILDING DEPARTMENT AND REVIEWED BY THE OWNER, ARCHITECT, AND CIVIL ENGINEER.
- THE SUPPRESSION CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE SYSTEM DESIGNED BY AN OHIO-CERTIFIED SUPPRESSION DESIGNER TO THE AUTHORITY HAVING JURISDICTION FOR APPROVAL, AND THE ARCHITECT FOR THEIR RECORDS. PRIOR TO PLACING AN ORDER OR INSTALLING ANY COMPONENTS, THE SUPPRESSION CONTRACTOR SHALL ALSO CONTACT THE LOCAL FIRE DEPARTMENT TO IDENTIFY AND FULFILL ALL SUBMISSION REQUIREMENTS THEY MAY HAVE. ALL SUBMISSIONS SHALL BE NO LATER THAN THE INITIAL FRAMING STAGE.
- NOTE!  
ALL EXTERIOR PRODUCTS SELECTED FOR THIS PROJECT MUST BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS, DETAILS, AND REFERENCES. THESE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS AND THE EXTERIOR MATERIALS NOTED.

DATE SUBMITTED FOR PERMIT REVIEW: TBD

DRAWING INDEX

- GENERAL
- G1.0 COVER SHEET
- G1.1 LIFE SAFETY PLAN & CODE DATA
- G1.2 MOUNTING HEIGHTS & CLEARANCES
- G1.3 WALL TYPES
- G1.4 PROJECT SPECIFICATIONS
- CIVIL
- C1.0 BOUNDARY AND TOPOGRAPHIC SURVEY
- C1.1 DIMENSIONED SITE PLAN
- C1.2 SITE CONSTRUCTION DETAILS
- C2.0 SITE UTILITIES
- C2.1 SITE UTILITIES
- C3.0 SITE UTILITIES
- C3.1 DEVELOPMENT DETAILS
- C4.0 SWP3
- C4.1 SWP3 DETAILS
- C4.2 SWP3 DETAILS
- STRUCTURAL
- F0.0 DETAILS AND NOTES
- F0.1 DETAILS AND INSPECTIONS
- F1.0 FOUNDATION PLAN
- VP PRE-ENGINEERED METAL BUILDING PACKAGE

LANDSCAPE

ARCHITECTURAL

- L1.0 LANDSCAPE PLAN
- A1.1 FIRST FLOOR PLAN
- A1.2 ROOF PLAN
- A2.1 EXTERIOR ELEVATIONS
- A3.1 BUILDING SECTIONS
- A4.1 WALL SECTIONS
- A4.2 WALL SECTIONS
- A5.1 ENLARGED PLANS
- A5.2 DETAILS
- A6.1 DOOR SCHEDULE & DETAILS
- A7.1 CASEWORK DETAILS & WINDOW ELEVATIONS
- A8.1 REFLECTED CEILING PLAN
- A9.1 FINISH PLAN, SCHEDULE, & SIGNAGE

PLUMBING

- P1.1 FLOOR PLAN - PLUMBING
- P2.0 PLUMBING SCHEDULES / DRAINAGE ISOMETRICS
- P2.1 PLUMBING DETAILS

MECHANICAL

- M1.1 REFLECTED CEILING PLAN - MECHANICAL
- M2.0 MECHANICAL SCHEDULES AND DETAILS

ELECTRICAL

- ESW1 SITE PLAN - ELECTRICAL
- E1.1 REFLECTED CEILING PLAN - ELECTRICAL
- E2.1 FLOOR PLAN - ELECTRICAL
- E3.1 SCHEDULES - ELECTRICAL
- E4.1 ELECTRICAL DETAILS
- E5.1 ELECTRICAL DIAGRAMS AND SCHEDULES

BIDDING PRECAUTIONS

1. PRIOR TO SUBMITTING PROPOSALS, BIDDERS SHALL EXAMINE ALL DRAWINGS AND ALL SPECIFICATIONS (NOT JUST SPECIFIC DISCIPLINE) AND CONDUCT A PERSONAL EXAMINATION OF THE SITE AND BECOME AWARE OF ALL EXISTING CONDITIONS AND LIMITATIONS AFFECTING THE WORK AND THEIR PROPOSAL.

ACCESSIBILITY REQUIREMENTS

1. ALL PUBLIC AND HANDICAP ACCESSIBLE RESTROOM FACILITIES, ELECTRIC WATER COOLERS, PUBLIC SPACES, AND HANDICAP GUESTROOMS SHALL BE IN FULL COMPLIANCE WITH ANSI ICC 117.1-1-2009 INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
1. ENTRY RAMPS
2. ENTRY AND EXIT DOORS
3. EXIT STAIRS AND EXIT ACCESS CORRIDORS
4. HANDICAP RESTROOM FACILITIES
5. DOOR HARDWARE AND CLEARANCES

ALTERNATES

- ADD ALTERNATE #1:  
EXTERIOR MASONRY, PROVIDE 3" 4" HIGH BRICK VENEER IN LIEU OF BASE 60 METAL SIDING.
- ADD ALTERNATE #2:  
INCLUSION OF FULL FIRE ALARM SYSTEM IN LIEU OF BASE 60 WHICH EXCLUDES A FIRE ALARM SYSTEM.

OWNER

8101 CORPORATE BLVD.  
PLAIN CITY, OHIO 43064  
www.nisource.com



TENANT

NISOURCE  
290 WEST NATIONWIDE BOULEVARD  
COLUMBUS, OHIO 43215  
www.nisource.com



ARCHITECT

MANN PARSONS GRAY ARCHITECTS, INC.  
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FAIRLAWN, OHIO 44333  
www.mpg-architects.com



GENERAL CONTRACTOR

PLEASANT VALLEY CORPORATION  
1093 MEDINA ROAD  
MEDINA, OHIO 44256  
www.pleasantvalleycorporation.com



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8162 MARKET STREET, SUITE H  
BOARDMAN, OHIO 44512  
www.phoenixdesigneng.com



VICINITY MAP  
SCALE: N.T.S.



PRELIMINARY

NOTE!!!  
THIS DRAWING IS NOT  
FOR CONSTRUCTION

phone 330.666.5770  
fax 330.666.8812  
3660 Embassy Parkway  
Fairlawn, OH 44333  
mpg-architects.com

MPG ARCHITECTS

COVER SHEET  
PROJECT #: 337-18

DATE: JANUARY 18, 2019

NISOURCE - BUENA VISTA  
225 S MAGNOLIA AVENUE  
BUENA VISTA, VA 24416

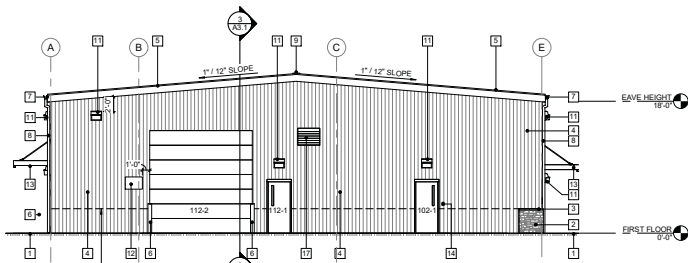
MPG

Pleasant Valley CORPORATION  
Construction Facility Management Real Estate

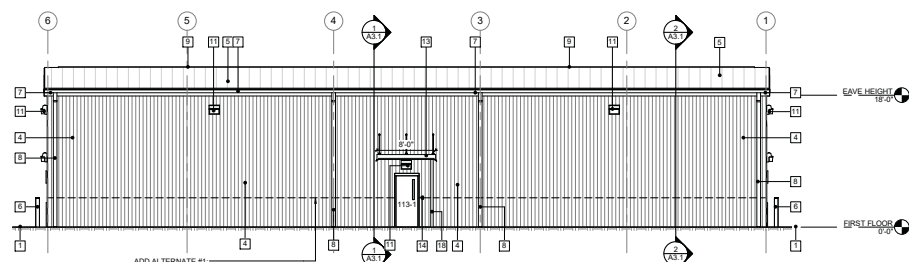
G1.0

1 OF 5

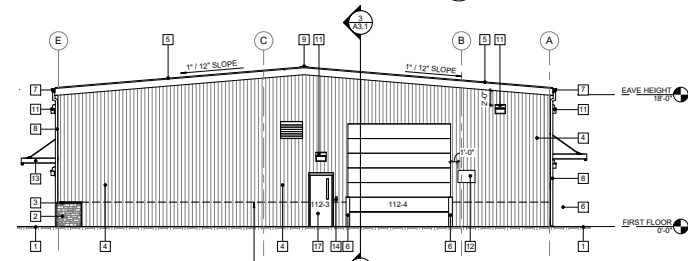




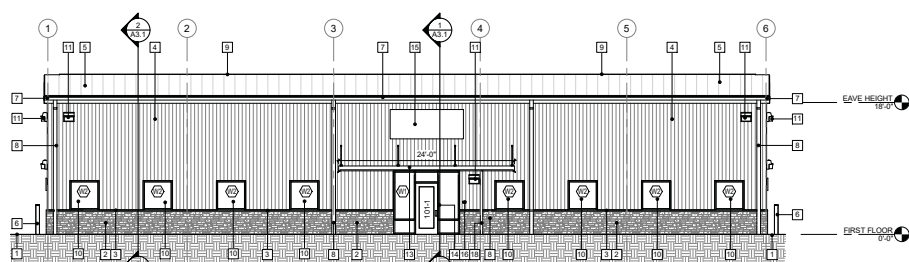
**4 ELEVATION EAST**  
1/8" = 1'-0"



**3 ELEVATION SOUTH**  
1/8" = 1'-0"



**2 ELEVATION WEST**  
1/8" = 1'-0"



**1 ELEVATION NORTH**  
1/8" = 1'-0"

**GENERAL NOTES - ELEVATIONS**

- VERIFY ALL DIMENSIONED CONDITIONS IN THE FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL, CONTACT THE ARCHITECT FOR CLARIFICATION.
  - REFER TO STRUCTURAL DETAILS FOR TYPICAL EXPANSION AND CONTROL JOINT CONSTRUCTION.
- FLAG NOTES - EXTERIOR ELEVATIONS**
- APPROXIMATE FINISHED GRADE. REFER TO CIVIL DRAWINGS.
  - MANUFACTURED STONE VENEER, REFER TO WALL SECTIONS. STONE TO BE 'HERITAGE BLUE RIDGE'.
  - STEP FLASHING CREATING TRANSITION BETWEEN METAL SIDING AND MANUFACTURED STONE VENEER, REFER TO WALL SECTIONS AND SPECIFICATIONS.
  - METAL SIDING BY PRE-ENGINEERED METAL BUILDING MANUFACTURER. PROVIDE INSIDE AND OUTSIDE CORNERS. TYPICAL FINAL COLOR SELECTION BY OWNER.
  - STANDING SEAM METAL ROOF SYSTEM BY PRE-ENGINEERED BUILDING METAL BUILDING MANUFACTURER. FINAL COLOR SELECTION BY OWNER.
  - PAINTED 6" DIAMETER STEEL PIPE BOLLARDS FILLED WITH CONCRETE. FINAL COLOR SELECTION BY OWNER.
  - 6x6 PREFINISHED ALUMINUM HEAVY-DUTY COMMERCIAL GRADE GUTTER, TYP. SLOPE 1/16" PER 12" MINIMUM TO DOWNSPOUTS. FINAL COLOR SELECTION BY OWNER.
  - 3x4 PREFINISHED ALUMINUM HEAVY-DUTY COMMERCIAL GRADE DOWNSPOUT. FINAL COLOR SELECTION BY OWNER.
  - PROVIDE CONTINUOUS RIDGE VENT. COLOR TO MATCH ROOFING.
  - CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH THERMALLY BROKEN FRAME AND INSULATED GLAZING. REFER TO SPECIFICATIONS.
  - SURFACE MOUNTED LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
  - 28" x 20" OVERHEAD DOOR CLEARANCE HEIGHT SIGN. G.C. TO VERIFY SIGN LOCATION WITH TENANT PRIOR TO INSTALLATION.
  - PREFINISHED ALUMINUM CANOPY. BASIS OF DESIGN: SUPER LUMIDECK FLAT SOFT CANOPY WITH DOWNSPOUT CONNECTED TO STORM SEWER SYSTEM. REFER TO CIVIL DRAWINGS. SEE SPECIFICATIONS FOR COLOR.
  - DOOR CARD READER. REFER TO SHEET G1.2 FOR MOUNTING HEIGHT AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
  - NON-ILLUMINATED EXTERIOR SIGNAGE. PROVIDED BY OWNER. SIGN TO BE CENTERED ON WALL ABOVE CANOPY. SIGNAGE COMPANY TO SEPARATELY SUBMIT SIGNAGE TO PLANNING & ZONING FOR APPROVAL. MAXIMUM AREA OF SIGNAGE NOT TO EXCEED TWO SQUARE FEET FOR EACH LINEAL FOOT OF WALL FACING A PUBLIC STREET.
  - PROVIDE KNOX BOX IN EXTERIOR WALL. GENERAL CONTRACTOR TO COORDINATE BOX TYPE, FINAL LOCATION, AND HEIGHT WITH LOCAL FIRE DEPARTMENT. KEY BOX SHALL COMPLY WITH THE 2008 VIRGINIA STATEWIDE FIRE PREVENTION CODE, SECTION 506.
  - EXHAUST FAN AND 42"X42" AIR INTAKE LOUVER, CENTERED VERTICALLY BETWEEN THE FINISHED FLOOR AND THE FIRST HORIZONTAL GIRT AT ~7'-6" A.F.F.. REFER TO MECHANICAL DRAWINGS.
  - PREFINISHED ALUMINUM HEAVY-DUTY COMMERCIAL GRADE DOWNSPOUT. FINAL COLOR SELECTION BY OWNER. FINAL SIDING BY PRE-FABRICATED CANOPY SUPPLIER. LINE TO CONNECT TO SITE STORM DRAINAGE SYSTEM.

**SYMBOL LEGEND**

- |                         |   |
|-------------------------|---|
| <b>ROOM NAME</b><br>101 | INDICATES ROOM NAME AND NUMBER. REFER TO SHEET A8.1 FOR ROOM FINISHES   |
|                         | INDICATES WALL CONSTRUCTION TYPE & HEIGHT. REFER TO SHEET G1.3 FOR DETAILED ASSEMBLY DESCRIPTIONS               |
|                         | TYPICAL SECTION AND DETAIL FLAG:<br>- REFERS TO SECTION OR ELEVATION NUMBER<br>- REFERS TO DRAWING SHEET NUMBER |
| 101-1                   | INDICATES DOOR TYPE - REFER TO SHEET A8.1 FOR DOOR SCHEDULE & DOORFRAME MATERIALS & ELEVATIONS                  |
|                         | INDICATES WINDOW TYPE. REFER TO SHEET A7.1 FOR WINDOW ELEVATIONS  |
|                         | DATUM POINT, INDICATES ELEVATION  |



REVISIONS

**EXTERIOR ELEVATIONS**

PROJECT #: 33718      DATE: JANUARY 18, 2019

**NISOURCE - BUENA VISTA**

225 S MAGNOLIA AVENUE  
BUENA VISTA, VA 24416

**Pleasant Valley CORPORATION**  
Commercial - Multi-Residential - Institutional

**MPG ARCHITECTS**

phone 330.666.5770      fax 330.666.8812

3660 Embassy Parkway  
Fairfax, OH 44133

mpg-architects.com

