

## Kingsport Historic Zoning Commission

Project Number: HISTRC24-0310

<b>Property Information</b>			
Address		400 Broad Street	
Tax Map, Group, Parcel		046I D 031.00	
Civil District		11 <sup>th</sup>	
Overlay District		Church Circle	
Land Use Plan Designation		Public	
Acres		+/- 0.69	
Existing Use		Public/ Library	Existing Zoning B-2
Proposed Use		No Change	Proposed Zoning No change
<b>Owner Information</b>			
<b>Name:</b> City of Kingsport <b>Address:</b> 400 Broad Street <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Email:</b> <a href="mailto:MaryThomas@KingsportTN.gov">MaryThomas@KingsportTN.gov</a> <b>Phone Number:</b> 423-229-9400 <b>Representative:</b> Mary Thomas		<b>Planned construction includes the installation of a new ADA ramp on the side facing Glen Bruce Park, repairs to the existing ADA ramp and stairs on the west side, a complete reconstruction of the parking lot, and the installation of a transformer box in a designated parking spot on the west side of the building inside New Street right of way.</b>	
<b>Points for Consideration</b>			
<p><b>Request:</b> The owner is proposing the installation of a new ADA ramp on the north side of the building facing Glen Bruce Park, repairs to the existing ADA ramp and stairs on the west side, a complete reconstruction of the parking lot, and the installation of a transformer box in a designated parking spot on the west side of the building inside New Street right-of-way.</p> <p><b>When considering this request:</b> New additions to historic dwellings should be constructed and designed in a manner that maintains the overall character of the original dwelling. The addition should blend with the original design and not obscure or conceal the historic dwelling or its primary features. Accessibility ramps are modern additions that are best kept simple in design and distinguishable from historic features. Use brick and stone to face the ramps. Modern mechanical equipment and service utility devices should be located as not to be visible from public view. Landscaping or fencing can be installed to conceal this type of equipment.</p> <p><b>Staff recommends:</b> approval based upon conformance with the design standards</p>			
Planning Tech:		Lori Pyatte	Date: 12/31/2024
<b>Historic Zoning Commission Action</b>		<b>Meeting Date: 01/13/2025</b>	
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

**Historic Guidelines: Mechanical Equipment**

**4.0 MECHANICAL EQUIPMENT**

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**Policy:**

Modern mechanical equipment and service utility devices should be located as not to be visible from public view. Landscaping or fencing can be installed to conceal this type of equipment. Alternatively, such device can be installed on rooftops, recessed from the façade. If affixed to a building, equipment hardware or wiring should not cause damage to the property. Conduits should be painted to blend with the color of the building.

**DESIGN GUIDELINES FOR MECHANICAL EQUIPMENT**

**4.1 Locate ground-mounted mechanical systems behind or on top of buildings.**

Even when located at the rear or on the roof of buildings, mechanical equipment should be out of public view. Use fencing, lattice panels, or landscaping to conceal equipment. Set roof-top equipment back from the façade roofline. The addition of screening will also help to minimize the noise from mechanical devices.

**4.2 Locate window-mounted mechanical systems on the side or rear elevations.**

Do not install a window air-conditioning unit on the main façade.

**4.3 Locate meters, conduits, and other equipment on rear elevations.**

**4.4 Place garbage containers behind buildings and screen them from view.**

Conceal dumpsters and other garbage containers with fencing or landscaping.



*Example of a roof mechanical system set back from the street and not readily visible.*

**Historic Guidelines: ADA Ramps**

**3.0 ACCESSIBILITY FOR COMMERCIAL BUILDINGS**

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**Policy:**

The Americans with Disabilities Act (ADA) was passed in 1990. Buildings open to the public, including commercial businesses must be ADA compliant. Most of the entrances in the Main Street Historic District have sufficient width to accommodate wheelchairs, however doors can be modified to make access easier through push plates and door openers. These types of additions should be compatible with the building's historic character, or alternative entrances should be made available, clearly marked and maintained following the guidelines for storefronts.

**DESIGN GUIDELINES FOR COMMERCIAL BUILDING ACCESSIBILITY**

**3.1 Designs should provide the highest level of access while imposing the least visual impact on the historic building's appearance.**

Consider preservation of the historic character of the building when weighing accessibility options. Ensure that significant features and materials are not damaged, lost, or concealed. Accessibility design and location should not compromise the building's historic character.

**3.2 If historic doors do not allow for easy access, retrofit replacement doors to meet guidelines.**

The use of automatic door openers with push plates is also an alternative to meet ADA door requirements.

**3.3 If access ramps are needed they should be simple in design.**

Accessibility ramps are modern additions that are best kept simple in design and distinguishable from historic features. Use wood, metal, brick, and stone to face the ramps. Paint wood ramps to fit with the existing color scheme of the building.



*Push plates for ADA access are appropriate solutions for access into commercial buildings.*



*Doors can also be modified with pressurized door openers to allow for ease of access.*

**Aerial View:**

# Kingsport Historic Zoning Commission

Project Number: HISTRC24-0310



Google View:



NO.	DATE	DESCRIPTION



Prepared	30 DEC 2024
Checked	BRU
Drawn	JOG
Project No.	202291

EXISTING SITE PLAN

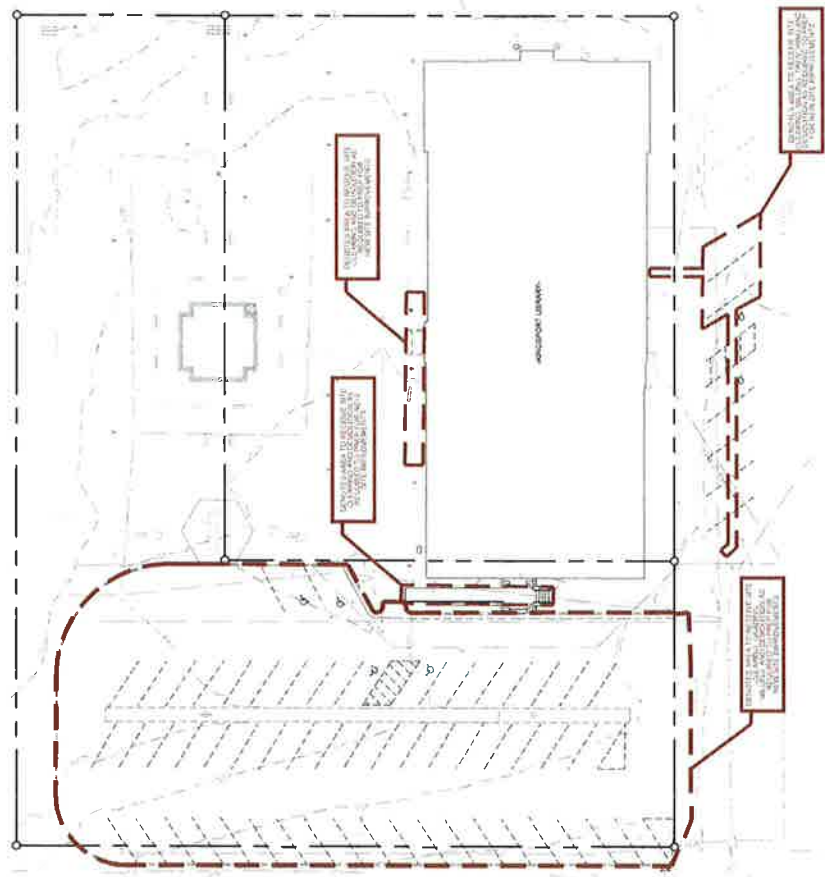
C-01

**LEGEND**

- PROPERTY LINE THIS PROJECT
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING UNDERGROUND COMMUNICATION
- EXISTING UNDERGROUND ELECTRIC
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER

**SITE NOTES**

1. ALL EXISTING STRUCTURES, SIDEWALKS, ASPHALT PAVING, AND SITE UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
2. FOR THE REMOVAL OF SIDEWALKS, THE FOLLOWING FINISHED SURFACE THICKNESSES SHALL BE APPLICABLE:
  - a. 4" TO 6" (1" THICK COURSE, 7" FINISH COURSE, AND 6" FINE AGG.)
  - b. 6" TO 8" (2" THICK COURSE, 7" FINISH COURSE, AND 6" FINE AGG.)
3. REMOVE AND REGRADE TO FINISH ELEVATION TO MATCH FINISH OF ADJACENT AREAS.
4. ALL UTILITY CONNECTIONS AND FOR MODIFICATIONS TO EXISTING UTILITY SERVICES SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
5. THIS PLAN DOES NOT GUARANTEE THE EXISTENCE OR NON-EXISTENCE OF UTILITIES OR THE DEPTH OF UTILITIES EXCEPT AS SPECIFICALLY INDICATED ON THE DRAWINGS AT POINTS OF INTEREST. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND DEPTH OF ALL UTILITIES BY EXCAVATION FOR CONSTRUCTION. THE CONTRACTOR SHALL ASSESS PUBLIC AND/OR PRIVATE TIES THAT MAY EXIST AND PASS THROUGH THE AREA OF CONSTRUCTION, AS WELL AS VERIFY THE DEPTH OF ALL UNDERGROUND LINES.
6. EXISTING UNDERGROUND CONDUITS, CABLES, UTILITIES, AND CROSSLINK STRUCTURES SHALL BE FIELD VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE LOCATION OF SUCH UNDERGROUND CONDUITS, CABLES, UTILITIES, AND CROSSLINK STRUCTURES BY EXCAVATION AND INVESTIGATION. THE CONTRACTOR SHALL VERIFY THE LOCATION OF SUCH UNDERGROUND CONDUITS, CABLES, UTILITIES, AND CROSSLINK STRUCTURES AND PROVIDE A FIELD REPORT TO THE ARCHITECT. THE CONTRACT SHALL BE BASED ON HIS OWN INVESTIGATION OF THESE UNDERGROUND CONDUITS, CABLES, UTILITIES, AND CROSSLINK STRUCTURES.
7. ALL EXISTING UNDERGROUND WATER MAINS SHALL BE FIELD VERIFIED BY THE CONTRACTOR. ALL EXISTING UNDERGROUND WATER MAINS SHALL BE FIELD VERIFIED BY THE CONTRACTOR. ALL EXISTING UNDERGROUND WATER MAINS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LEAVE THE SITE ACCORDING TO THE CITY OF KINGSPORT'S REQUIREMENTS FOR CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ALL TRAPS, SUPPLEMENTS TO PREVENT WATER BACKFLOW, AND OTHER DEVICES THAT ARE REQUIRED TO BE INSTALLED AT ALL POINTS OF ENTRY TO THE PROPERTY. ANY MATERIAL THAT IS SO EXPOSED SHALL BE PROPERLY REMOVED.
9. TEMPORARY BRUSHPILE BURNING CONSTRUCTION SHALL BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN ALL TRAPS, SUPPLEMENTS TO PREVENT WATER BACKFLOW, AND OTHER DEVICES THAT ARE REQUIRED TO BE INSTALLED AT ALL POINTS OF ENTRY TO THE PROPERTY. ANY MATERIAL THAT IS SO EXPOSED SHALL BE PROPERLY REMOVED.
10. THE CONTRACTOR IS RESPONSIBLE FOR ACCURATELY CLEANING EQUIPMENT PRIOR TO LEAVING CONSTRUCTION SITE, SO AS NOT TO TRACK MUD, ASPHALT, ETC. ONTO PUBLIC ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY DUE TO MUD, ASPHALT, ETC. THAT IS TRACKED ONTO ADJACENT PROPERTY.
11. REMOVAL OF EXISTING SYSTEMS SHALL INCLUDE REMOVAL OF SIDEWALKS FROM ANY OFF-SITE DRAINAGE SYSTEM INCLUDING EXISTING DITCHES AND STORM SEWERS, WHICH SHALL BE REMOVED AND REGRADED TO MATCH FINISH OF ADJACENT AREAS.
12. ALL EXISTING UNDERGROUND WATER MAINS SHALL BE FIELD VERIFIED BY THE CONTRACTOR. ALL EXISTING UNDERGROUND WATER MAINS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
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16. ALL EXISTING UNDERGROUND WATER MAINS SHALL BE FIELD VERIFIED BY THE CONTRACTOR. ALL EXISTING UNDERGROUND WATER MAINS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
17. ANY DAMAGE TO CURB OR SIDEWALKS THROUGHOUT ANY TO BE REPLACED AT OWNER'S EXPENSE.



EXISTING SITE PLAN  
 SCALE: 1" = 20'-0"



NO. DATE	REV. DESCRIPTION



20 DEC 2014  
 Checked: BWJ  
 Drawn: JBG  
 Project no.: 202281

SITE LAYOUT PLAN

C-11

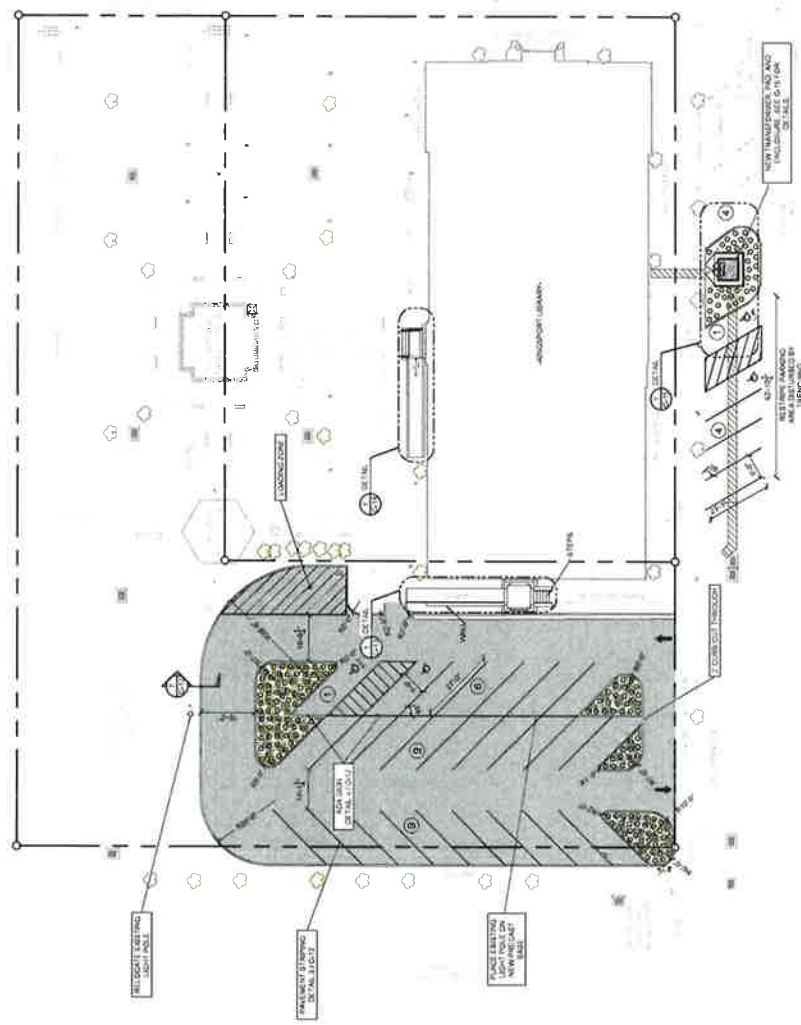
- LEGEND**
- PROPERTY LINE (SEE PROJECT)
  - EXISTING UNDERGROUND CONFIGURATION
  - EXISTING UNDERGROUND ELECTRIC
  - EXISTING STORM SEWER
  - EXISTING SANITARY SEWER
  - PROPOSED UNDERGROUND ELECTRIC
  - PROPOSED STORM/DUTY CATCHMENT
  - NEW LANDSCAPING / MULCH AREA
  - REINFORCING AREA
  - EXISTING CATCH BASIN

**SITE NOTES**

1. ALL EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. FOR THE ESTABLISHMENT OF BALANCE, THE FOLLOWING FINISHED SURFACE THICKNESSES SHALL BE MAINTAINED:
  - a. ASPHALT: 4" MINIMUM
  - b. CONCRETE: 4" MINIMUM
  - c. GRANULAR: 4" MINIMUM
3. PROVIDE PROTECTIVE CURBS TO ALL CORNERS TO PREVENT FLOODING OF PAVEMENT.
4. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
5. THE PLAN DOES NOT GUARANTEE THE EXISTENCE OR NON-EXISTENCE OF UTILITIES OR THE LOCATION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND THE RESPONSIBILITY OF LOCATING AND VERIFYING UTILITIES ABOVE OR BELOW GROUND SURFACE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF ALL UNDERGROUND UTILITIES, OVERHEAD SURFACE AND SUB-SURFACE INVESTIGATIONS. THE INFORMATION REGARDING UTILITIES AND OVERHEAD SURFACE INVESTIGATIONS SHALL BE USED ONLY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND THE RESPONSIBILITY OF LOCATING AND VERIFYING UTILITIES ABOVE OR BELOW GROUND SURFACE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF ALL UNDERGROUND UTILITIES, OVERHEAD SURFACE AND SUB-SURFACE INVESTIGATIONS. THE INFORMATION REGARDING UTILITIES AND OVERHEAD SURFACE INVESTIGATIONS SHALL BE USED ONLY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTOR.
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7. ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
8. PROTECT AGAINST EROSION, SEDIMENTATION OR ANY DAMAGE TO ANY ADJACENT PROPERTY AT THE END OF EACH DAY'S WORK.
9. WATER COURSES, ANY MATERIAL THAT IS SO EXPOSED SHALL BE PROMPTLY REMOVED TO PREVENT FLOODING AREAS THAT MAY CAUSE DAMAGE TO THE SITE OR CITY RIGHT-OF-WAY.
10. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATE CLEANING EQUIPMENT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEANUP OPERATIONS ON THE SITE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE SITE OR CITY RIGHT-OF-WAY.
11. REMOVAL OF EXISTING SEWER SHALL INCLUDE REMOVAL OF SEWER FROM ANY EXISTING SEWER MAINS TO THE POINT OF DISCHARGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE SITE OR CITY RIGHT-OF-WAY.
12. ALL STREET, STORM SEWER PIPES, DRAIN PIPES AND DRAIN INLETS SHALL BE CLEANED OF DEBRIS AND FROGGED IMPERIAL DURING THE FINAL STAGE OF CONSTRUCTION.
13. ALL REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF KINGSPORT AND ANY OTHER APPLICABLE REGULATIONS.
14. ANY DAMAGE TO CURBS OR SIDEWALKS IN RIGHT-OF-WAY TO BE REPLACED AT OWNER'S EXPENSE.

**PARKING COUNT**

STANDARD SPACES	30
TOTAL H.C. SPACES	4
VAN H.C. SPACES	2
<b>TOTAL PARKING SPACES</b>	<b>34</b>

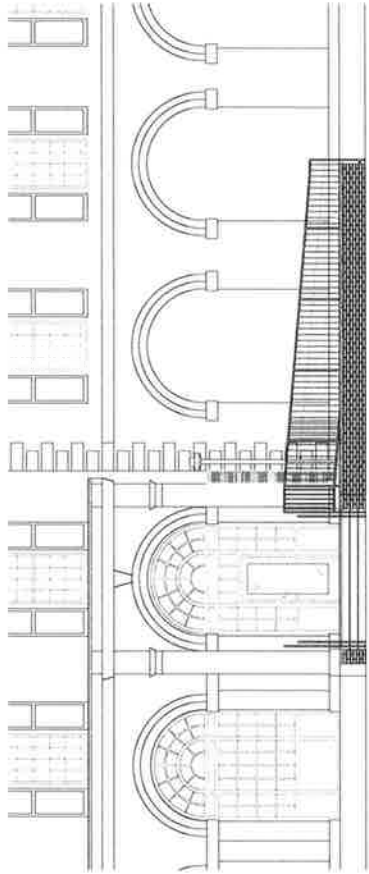


**SITE LAYOUT PLAN**  
 SCALE: 1" = 20'-0"



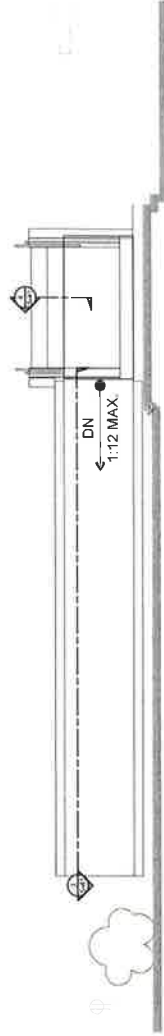


04	548	Rev.	Revised



**ELEVATION**  
 SCALE: 1/4" = 1'-0"

2  
 C-14



**ENLARGED PLAN**  
 SCALE: 1/4" = 1'-0"

1  
 C-14







NO.	DATE	REV.	DESCRIPTION



DATE: 20 DEC 2024  
 DRAWN BY: BNU  
 CHECKED BY: JOC  
 PROJECT NO.: 202291

SITE GRADING PLAN

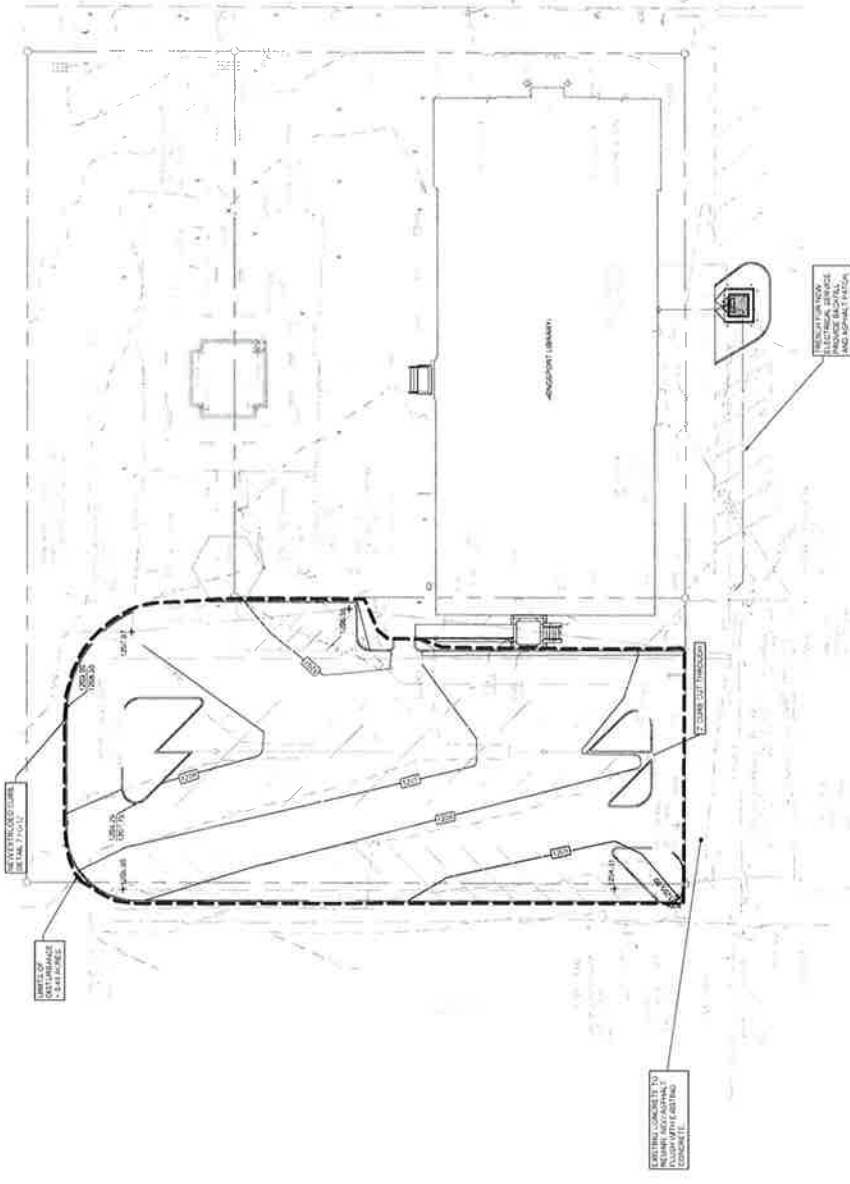
C-21

**LEGEND**

- PROPERTY LINE THIS PROJECT
- EXISTING MAJOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MAJOR CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC COMMUNICATIONS

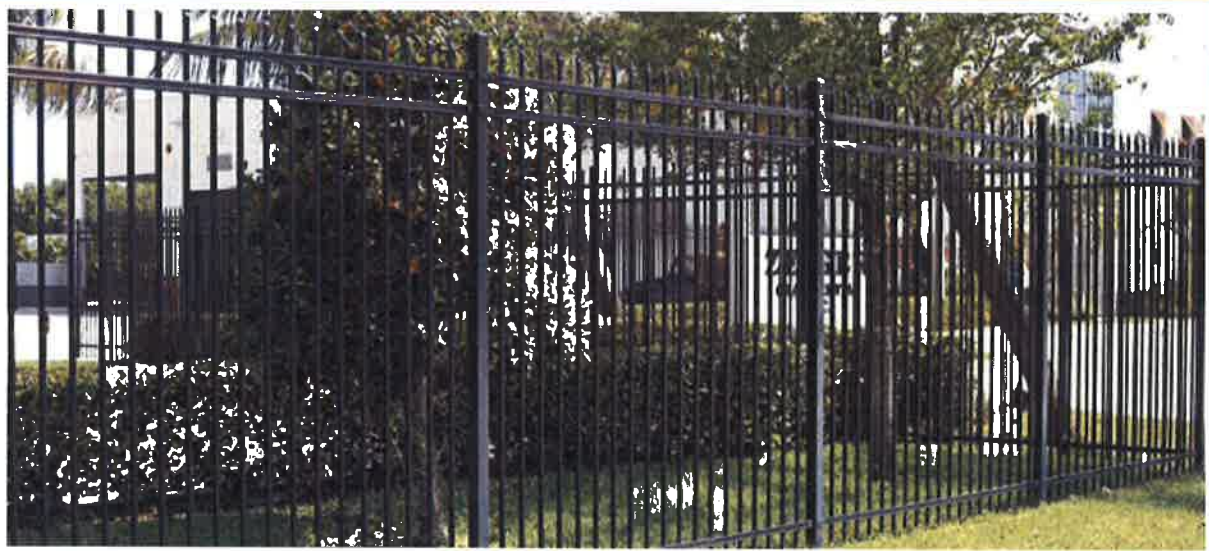
**SITE GRADING NOTES**

1. EXISTING MAJOR CONTOUR AND ELEVATIONS TO REMAIN UNLESS OTHERWISE NOTED.
2. MAJOR SPOTS TO REMAIN. SEE DETAIL J1014 EXISTING.
3. PROPOSED ALLOWANCE FOR 3" UNDETECTABLE SOIL AND PLACING OF 6" OF NEW BASE STONE.



**SITE GRADING PLAN**  
 SCALE: 1" = 20'-0"

# MONTAGE COMMERCIAL<sup>®</sup>



## ***COMMERCIAL ORNAMENTAL STEEL FENCE***

Montage Commercial steel fences have *redefined the commercial fence industry* with strength that matches the *level of security demanded*. In the past commercial fencing was defined as a chain link fence with three strands of barbwire, today Montage Commercial ornamental fences are the *standard for security fencing*.



PRIMARY APPLICATIONS

- ***Commercial Developments***
- ***Municipal Facilities***
- ***Self Storage***
- ***Parking Facilities***
- ***Parks & Recreation***
- ***Schools & Universities***



FENCE PRODUCTS

**AMERISTARFENCE.COM | 888-333-3422**

Experience a safer and more open world

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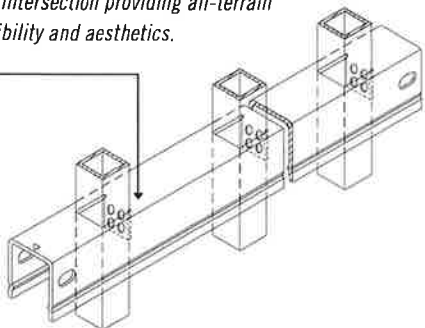
**ASSA ABLOY**

# MONTAGE COMMERCIAL<sup>®</sup>

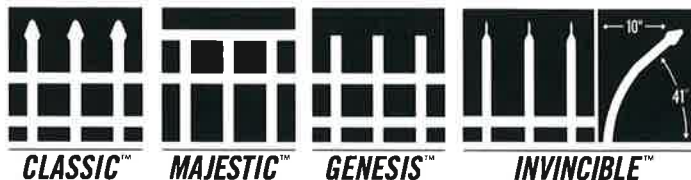
## COMMERCIAL ORNAMENTAL STEEL FENCE

.75"sq x 14ga PICKETS | 1.4375" x 1.5" x 14ga RAILS | 2.5"sq x 14ga POSTS

Each picket is precisely welded at each rail intersection providing all-terrain flexibility and aesthetics.



### STYLE OPTIONS



Also available in Pool, Pet & Play (3" air spacing) – styles vary

### PROFUSION WELDED STEEL



All Montage fence panels are fabricated using Ameristar's ProFusion welding process. This technique combines laser and fusion technology to create a virtually invisible structural connection at every picket to rail intersection. Unlike typical aluminum fence systems that are held together with unsightly screws, the ProFusion weld used with Montage promotes a "good neighbor" profile with sleek lines and no exposed picket to rail fasteners. When compared to aluminum fencing, Montage's welded steel construction is unmatched in strength and durability.



### E-COAT<sup>™</sup> PROTECTIVE FINISH

Montage galvanized steel framework is subjected to a multi-stage pre-treatment/wash (with zinc phosphate), followed by a duplex cathodic electrocoat system consisting of an epoxy primer, which significantly increases corrosion protection, and an acrylic topcoat, which provides the protection necessary to withstand adverse weathering effects. This process results in years of maintenance-free ownership.



### 20 YEAR LIMITED WARRANTY

The Montage families of fencing products are manufactured from superior quality materials by skilled craftsmen with the highest standards of workmanship in the industry. Ameristar is confident in offering Montage with a 20 year limited warranty.



### DOMESTIC MANUFACTURING

Ameristar is committed to providing products that are manufactured in the USA. We have made significant investments in technology, process improvement, and employee training in an effort to secure American jobs and combat inferior import products.



FENCE PRODUCTS

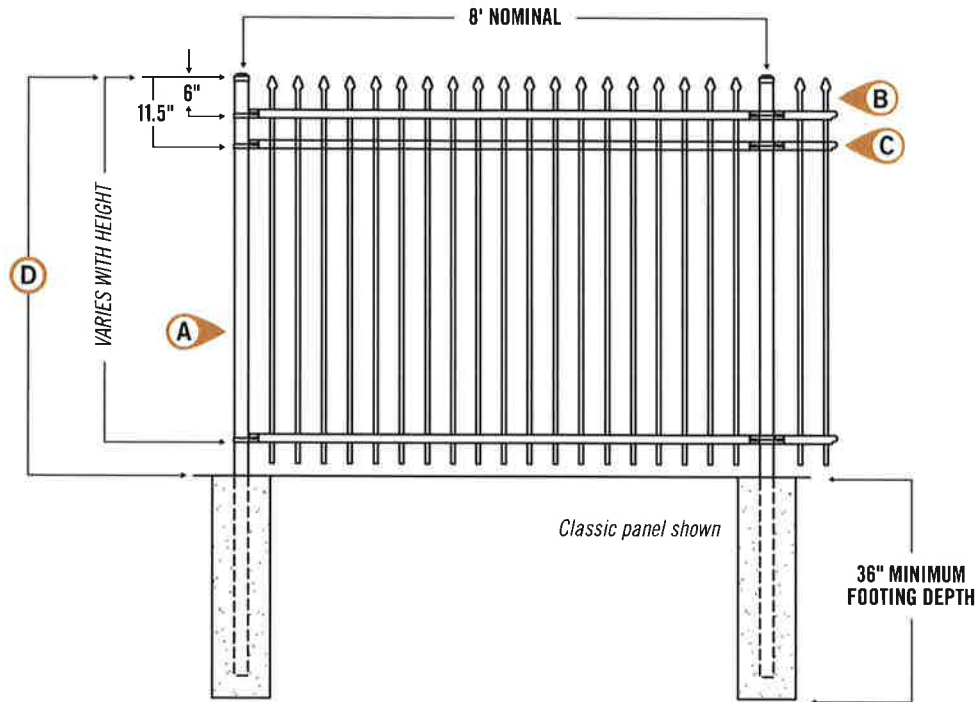
TO PLACE YOUR ORDER CALL 888-333-3422

VISIT AMERISTARFENCE.COM

## MONTAGE COMMERCIAL® | 3 & 4-RAIL OPTIONS | 3" & 4" AIR-SPACE OPTIONS

STANDARD BOTTOM AVAILABLE | \*Available in Invincible only

PATENT NUMBERS: 6254064, 7071439, 7159853, 7282659, 7621510, 7896318 ,  
7980534, 8523150, 9840854, 10538939, D622870,



- A** 2.5"sq x 14ga POSTS
- B** 0.75"sq x 14ga PICKETS
- C** 1.4375"w x 1.5"h x 14ga RAILS
- D** 7' & 8' PANEL HEIGHTS

*Refer to construction specification & tables within this section for recommended post space by bracket type*

Effective 01/05/21



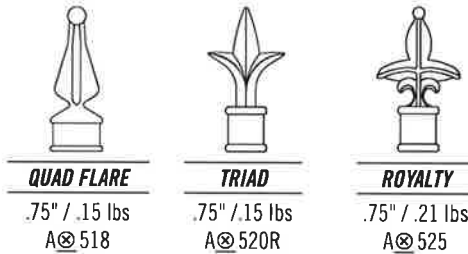
## MONTAGE COMMERCIAL® | FASTENERS & ADORNMENTS

AVAILABLE IN BOX QUANTITIES ONLY (Phillips head screws sold individually)



DESCRIPTION	ITEM NUMBER / BLACK	BAG QTY	WEIGHT EA
<b>#14 x .75" Tek Screw</b> <i>Steel hex head self-drilling screws for attaching Montage Plus brackets &amp; adornments</i>	Hⓧ524P-50	50	.6 lbs
<b>#10 x .75" Tek Screw</b> <i>Steel hex head self-drilling screws for attaching Montage Plus brackets &amp; adornments</i>	Hⓧ539P-50	50	.35 lbs
<b>#10 x .625" Phillips Head Tek Screw</b> <i>Steel flat head screws for setting angle on Montage Plus swivel brackets</i>	Hⓧ519P	1	.005 lbs
<b>.25" x 2" Carriage Bolt</b> <i>Steel carriage bolt for Montage Plus brackets</i>	Hⓧ516P	1	.027 lbs
<b>.25" Tri Groove Security Nut</b>	3-0033-ⓧP-20	20	.3 lbs
<b>Fastener Socket</b>	6-0058PFG	1	.06 lbs
<b>One-Way Screw Remover</b>	88246P	1	.10 lbs

ⓧ = COLOR OPTIONS AVAILABLE | B = Black N = Bronze  
 ⓧ = COLOR OPTIONS AVAILABLE | 1 = Black 2 = Bronze



**QUAD FLARE**  
 .75" / .15 lbs  
 Aⓧ 518

**TRIAD**  
 .75" / .15 lbs  
 Aⓧ 520R

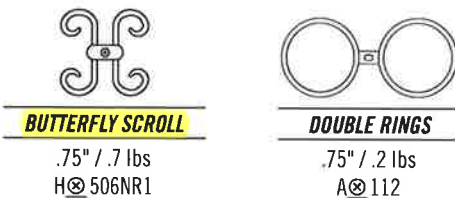
**ROYALTY**  
 .75" / .21 lbs  
 Aⓧ 525

### .75" PRESS FIT PICKET FINIALS

- » 19 finials required per panel with 4" air-space
- » 24 finials required per panel with a 3" air-space

ⓧ = COLOR OPTIONS AVAILABLE | B = Black N = Bronze

NOTE: Picket plugs are available in bag quantities only / 19 plugs per bag. Item number = PB7519P



**BUTTERFLY SCROLL**  
 .75" / .7 lbs  
 Hⓧ 506NR1

**DOUBLE RINGS**  
 .75" / .2 lbs  
 Aⓧ 112

### MONTAGE COMMERCIAL PANEL ADORNMENTS

- » Fit in between / on the face of top rails on 3-rail panels
- » #10 x .75" self-drilling screws included
- » 9 adornments required per panel
- » Die cast aluminum
- » Double Rings not for use with 3" air-space

ⓧ = COLOR OPTIONS AVAILABLE | B = Black N = Bronze

Effective: 01/05/21

## MONTAGE COMMERCIAL<sup>®</sup> | 4-RAIL PANELS | 4" AIR GAP

STANDARD BOTTOM | 8' PANEL LENGTH (92" / 90.5" † actual width) | 19 / 20 † PICKETS PER PANEL | 25 PANELS PER PALLET

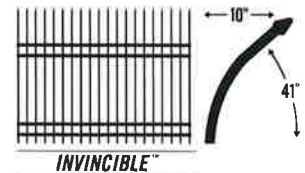
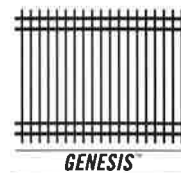
PANEL	ITEM NUMBER	WEIGHT	STOCKING
7'	1R ☒ ⊗ 4828	121 / 124 †	⊙
8'	1R ☒ ⊗ 4948	132 / 137 †	⊙

☒ = FENCE STYLES AVAILABLE | **C** = Classic | **M** = Majestic | **G** = Genesis  
 † = Invcible†

⊗ = COLOR OPTIONS AVAILABLE | **B** = Black | **N** = Bronze

⊙ = NON-STOCKED PRODUCT  
 For details, see Ameristar's Sales Policy in the catalog guide.

Notes: Genesis panels are packaged with BLACK picket plugs for black & bronze.



## MONTAGE COMMERCIAL<sup>®</sup> | 4-RAIL PANELS | 3" AIR GAP

STANDARD BOTTOM | 8' PANEL LENGTH (92" actual width) | 24 PICKETS PER PANEL | 25 PANELS PER PALLET

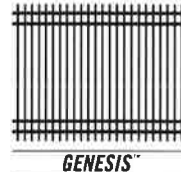
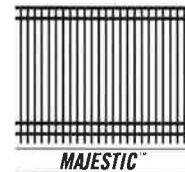
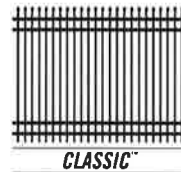
PANEL	ITEM NUMBER	WEIGHT	STOCKING
7'	1R ☒ ⊗ 4828-3	143 lbs	⊙
8'	1R ☒ ⊗ 4948-3	156 lbs	⊙

☒ = FENCE STYLES AVAILABLE | **C** = Classic | **M** = Majestic | **G** = Genesis

⊗ = COLOR OPTIONS AVAILABLE | **B** = Black | **N** = Bronze

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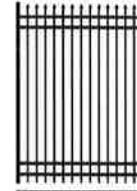


Revised 4/05/24

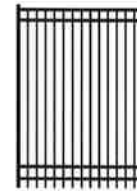
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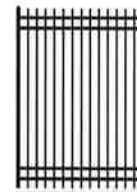
	OPENING	LEAF WIDTH	ITEM NUMBER	PICKET QTY	WEIGHT	STOCKING	
7' HEIGHT	3½'	40"	1W☒Ⓞ482-42	7 / 8†	69 / 71†	⊙	
	4'	49½"	1W☒Ⓞ482-48	9 / 10†	81 / 84†	⊙	
	5'	58¾"	1W☒Ⓞ482-60	11 / 12†	93 / 97†	⊙	
	6'	68"	1W☒Ⓞ482-72	13 / 14†	106 / 114†	⊙	
	7'	86¾"	1W☒Ⓞ482-84	17 / 18†	126 / 131†	⊙	
	8'	95½"	1W☒Ⓞ482-96	19 / 20†	138 / 148†	⊙	
	9'	105½"	1W☒Ⓞ482-108	21 / 22†	194 / 200†	⊙	
	10'	114¾"	1W☒Ⓞ482-120	23 / 24†	222 / 227†	⊙	
	11'	133½"	1W☒Ⓞ482-132	27 / 28†	260 / 265†	⊙	
	12'	143"	1W☒Ⓞ482-144	29 / 30†	299 / 306†	⊙	
	13'	152½"	1W☒Ⓞ482-156	31 / 32†	310 / 316†	⊙	
	14'	171"	1W☒Ⓞ482-168	35 / 36†	322 / 328†	⊙	
	15'	180¾"	1W☒Ⓞ482-180	37 / 38†	342 / 348†	⊙	
	16'	189¾"	1W☒Ⓞ482-192	39 / 40†	361 / 367†	⊙	
	8' HEIGHT	3½'	40"	1W☒Ⓞ494-42	7 / 8†	77 / 80†	⊙
		4'	49½"	1W☒Ⓞ494-48	9 / 10†	90 / 94†	⊙
5'		58¾"	1W☒Ⓞ494-60	11 / 12†	104 / 108†	⊙	
6'		68"	1W☒Ⓞ494-72	13 / 14†	118 / 127†	⊙	
7'		86¾"	1W☒Ⓞ494-84	17 / 18†	140 / 145†	⊙	
8'		95½"	1W☒Ⓞ494-96	19 / 20†	153 / 164†	⊙	
9'		105½"	1W☒Ⓞ494-108	21 / 22†	210 / 214†	⊙	
10'		114¾"	1W☒Ⓞ494-120	23 / 24†	242 / 248†	⊙	
11'		133½"	1W☒Ⓞ494-132	27 / 28†	290 / 296†	⊙	
12'		143"	1W☒Ⓞ494-144	29 / 30†	315 / 322†	⊙	
13'		152½"	1W☒Ⓞ494-156	31 / 32†	330 / 337†	⊙	
14'		171"	1W☒Ⓞ494-168	35 / 36†	350 / 357†	⊙	
15'		180¾"	1W☒Ⓞ494-180	37 / 38†	371 / 377†	⊙	
16'		189¾"	1W☒Ⓞ494-192	39 / 40†	392 / 398†	⊙	



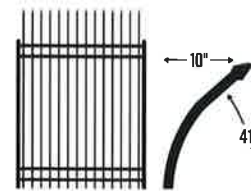
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**Kingsport Historic Zoning Commission**

**Project Number: HISTRC24-0310**

**Site Visit Photos:**

Entrance/Exit on the side of the Library facing Glen Bruce Park: (newly constructed ramp and stairs area)



**Kingsport Historic Zoning Commission**

**Project Number: HISTRC24-0310**

Entrance/Exit on the north side of the building: (area undergoing repairs to the ADA ramp and stairs)



**Kingsport Historic Zoning Commission**

**Project Number: HISTRC24-0310**

The current parking lot will be reconfigured, featuring updates to its layout, parking directions, and landscaping



**Kingsport Historic Zoning Commission**

**Project Number: HISTRC24-0310**

Two existing parking spaces on the west side of the library will be repurposed to accommodate a new transformer box location.

