



Where All Roads Cross

February 6, 2022

CROSSVILLE DEPOT EXTERIOR RENOVATIONS

Recommendations

In the continuing effort of improving the historic Depot in downtown, DCI offers the following recommendations for the proposed exterior improvements;

DECK

The current deck suffers from exposure to the elements and deteriorating materials so in an effort to improve the function for rental purposes the following is suggested;

1. NORTH SECTION - Remove the north open air section looking into back of wholesale supply group entirely. Save skirting material to replace under deck. Plant largest evergreen trees budget will allow to block the view, improve weather exposure and enhance the aesthetics of the space.
2. SOUTH SECTION - Remove the south open air section with ramp. Level up joist. Install new pressure treated deck with access steps and sidewalk according to plans, aligning footprint to existing roof lines. Install a windbreak fence along west side for wind, weather and privacy matching the existing door design on the depot for uniformity. Install a motion spot light.
3. DECK UNDER ROOF - The existing pressure treated deck is in good condition with the exception of some uneven areas. Repair damaged and uneven areas of the deck. Where deck goes at an angle on west side re-align deck to match footprint of roof. Remove handrail in its entirety and replace with a solid infill of 1 x 4 PT wood. (see plans) This again will improve weather exposure and cozy up the space. Add an additional 6x6 post in between support posts for additional strength and stability of handrail. Infill west side with fixed panels and sliding barn doors above handrail. (see plans) Depending on budget, this design could be repeated along any other area of the covered deck to improve year round use of deck. The location on the west side is proposed first since this is where the prevailing wind comes across the deck.
4. STORAGE SHED - The elevation of the deck and door into the side storage shed is lower than the existing deck causing water to run into the shed and damaging the deck material. This should be repaired. Our recommendation is to raise the floor inside the shed by adding 3" to 4" on top of existing floor. Then remove door and header removing 3" to 4" and raise the door accordingly repairing rotten portion of door. The deck should be of the same elevation throughout.
5. MISCELLANEOUS - Remove wire's, nails, screws, hooks and sign throughout the deck area.

RAMP

1. Install new ADA compliant ramp matching the design on existing ramp going to caboose.

CEILING OF COVERED DECK

1. Pressure wash and clean ceiling. Remove all fluorescent light fixtures and replace with 17" black warehouse light fixtures. (see plans) and install new 60" black ceiling fans.

GUTTERS

The purpose of gutters is to funnel roof water away from the structure and foundation. Water will erode soil and wreak havoc on foundations and crawl spaces. There are several areas of concern with the current gutters and recommend repairing to prolong the life of the structure. (see photos)

1. The gutters at the front of the Depot are taking all the water from the roof and directly placing it against the foundation with a perforated plastic pipe laid directly on the gravel. Not only is this unsightly but does not direct water away. (see photo) We would suggest using a solid pipe buried under the gravel and running it behind the concrete steps and under deck exiting out the north end. Numerous other downspouts around the building are also dumping water directly against the building. These should all have a buried drain pipe where feasible or at the very least a gutter extension to keep water away from structure.

FINISHES

1. All upright support posts to be painted the dark green existing on roof overhangs.
2. All pressure treated deck, handrails and panels to be stained.

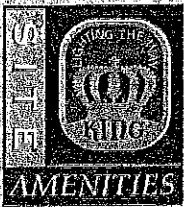
Additional Items:

1. Remove loft in Storage shed. It is not practical for storage. Install shelving all around the outer walls to the ceiling so items do not get dumped on floor.
2. Install historic crossing gate over door on brick going from deck to main rental hall.
3. Touch up paint around fascia boards and other areas.
4. Consider including a bench and trash receptacle.

It is with great pleasure that we offer these suggestions for the improvements to the Historic Depot and we would delight in being of any further help as needed including but not limited to landscaping (we are both Master Gardeners), stain choices, design issues or any other area we can be of help.

Very Sincerely Submitted,

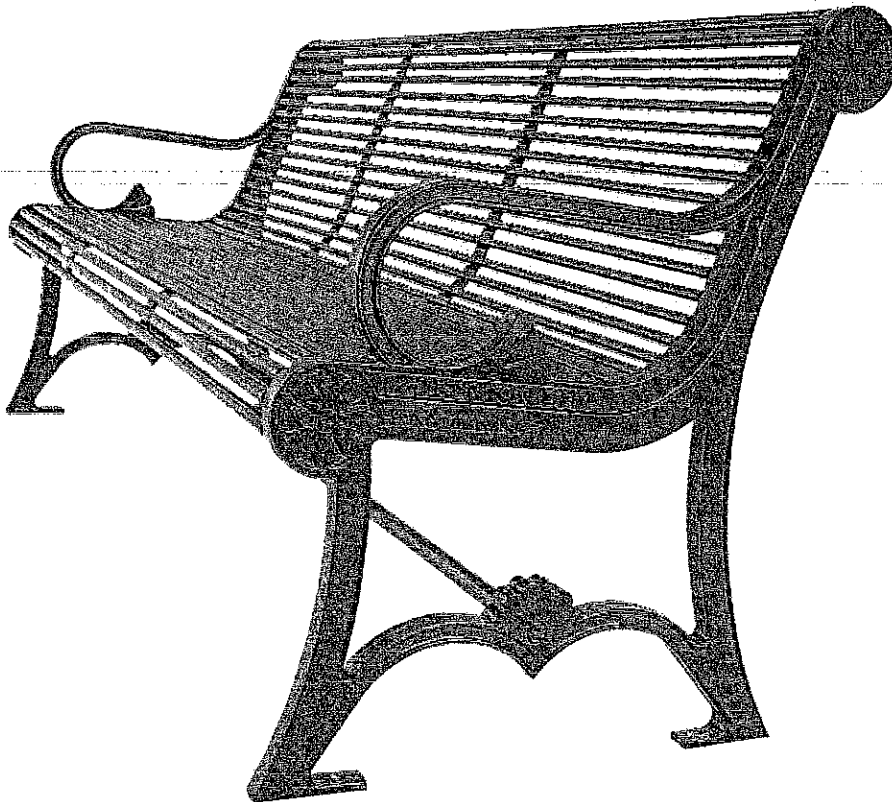
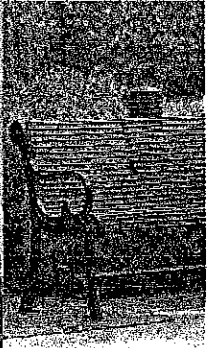
DCI Design Committee,
Carolyn Jozwiak
Corey Legare



SITE AMENITIES

FROM KING LUMINAIRE

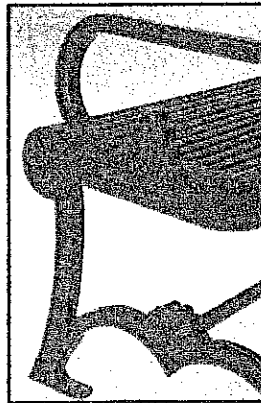
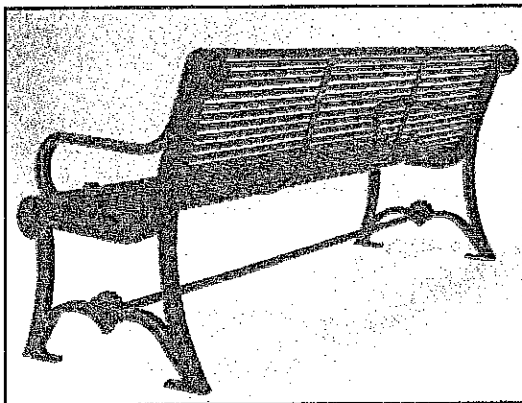
THE FAIRVIEW BENCH - KDB35



Well recognized for our commitment to producing only the highest quality outdoor lighting products,

King Luminaire has brought that same dedication to our new line of decorative site amenities. Created to complement our current line of products, Site Amenities from King Luminaire offer customers an array of choices when only the finest will do.

The KDB35 Fairview bench was designed in conjunction with the KTR35 trash receptacle. The KDB35 is constructed of durable 5/8" steel round bar and is complemented by decorative cast aluminum bench ends in a stylish and ornamental design. For added strength and stability, a 1.05" O.D. steel pipe is set between the cast ends. The bench ends can be customized with an inscription or a plaque opening can be placed in the bench back to provide client identification, ideal for commemorative or in memorial designation.



After the steel components are galvanized, the bench is coated with King Luminaire's durable "KingCoat" powder coat paint system, giving it a finish with superior outdoor exposure qualities. The KDB35 is offered in 4, 6, or 8 foot lengths and is equipped with anchor bolt mounting tabs to deter theft and vandalism.

The KDB35 Fairview offers customers a strong, highly vandal-resistant bench that will add flair to any style of architecture and can be further complemented when paired with the KTR35 Fairview trash receptacle.

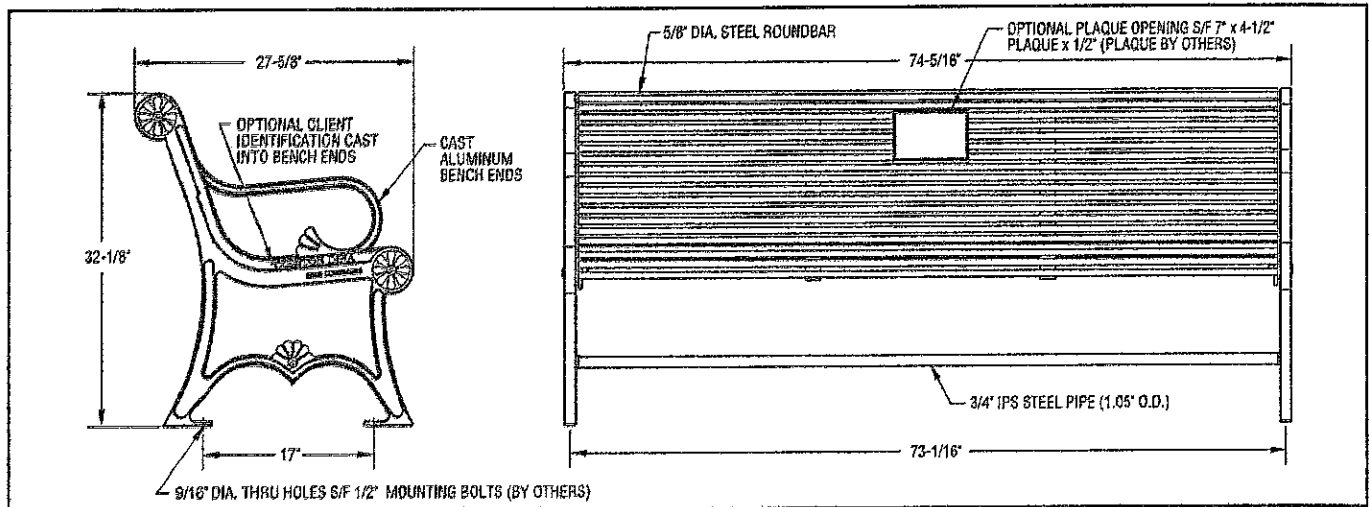
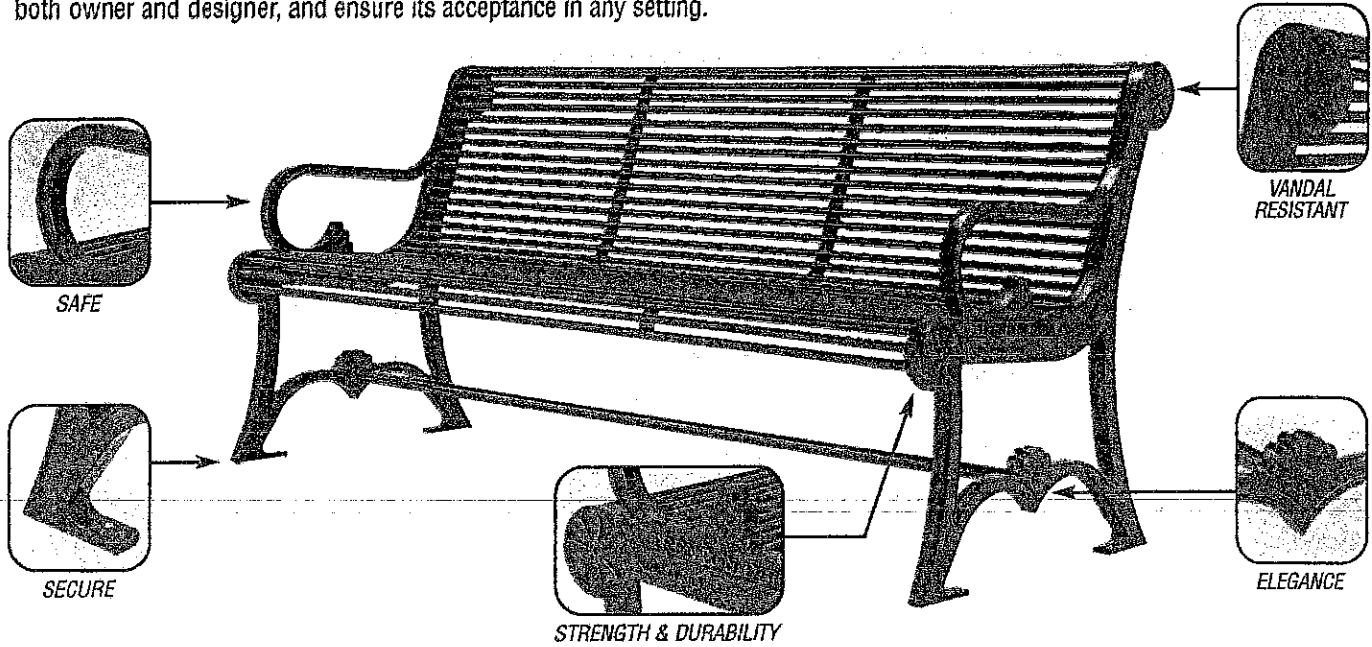


Standard, premium and custom paint colors available, please contact us for details.

CURRENT DOWNTOWN BENCHES

THE FAIRVIEW BENCH - KDB35

Simple elegance, vandal resistance and solid construction combine to make the Fairview Bench the first choice for both owner and designer, and ensure its acceptance in any setting.



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<p>KING DECORATIVE BENCH</p> <p>KDB</p>	<p>SERIES*</p> <p>35</p> <p>35 - Fairview Bench</p>	<p>BENCH LENGTH</p> <p>4 Feet 6 Feet 8 Feet</p> <p>6</p>	<p>PAINT COLOR</p> <p>GN - Federal Green BE - Blue GY - Gray BN - Brown BK - Black BZ - Bronze (other colors available see color selector in catalog)</p>	<p>OPTIONAL ACCESSORIES</p> <p>PL - Plaque CI - Cast Inscription</p> <p>PL</p>
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* please visit our website or see our catalog for other bench designs

King Luminaire • StressCrete • Est. 1953

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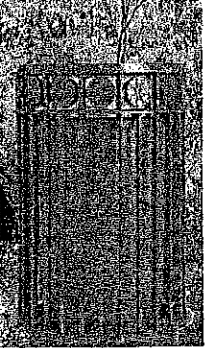
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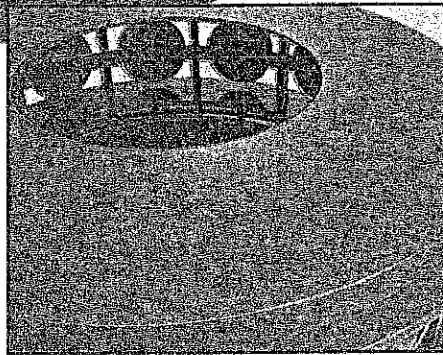
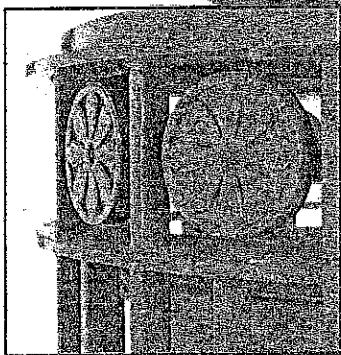


SITE AMENITIES

FROM KING LUMINAIRE



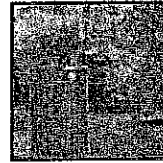
THE FAIRVIEW TRASH RECEPTACLE - KTR35



BLACK



Standard, premium and custom paint colors available, please contact us for details.



For years, there has been a King Luminaire fixture and pole for virtually every application. That statement can now be applied to

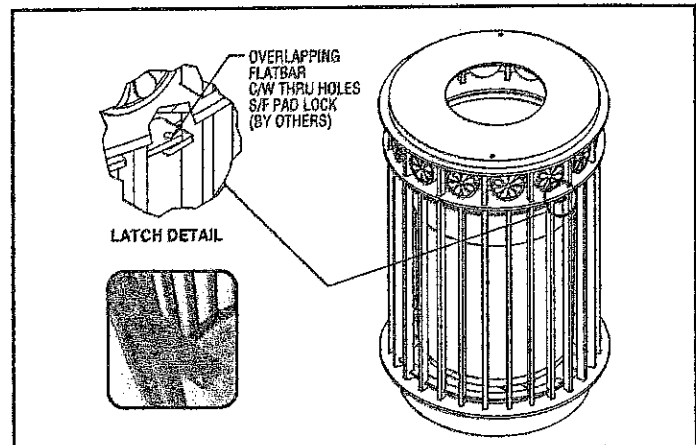
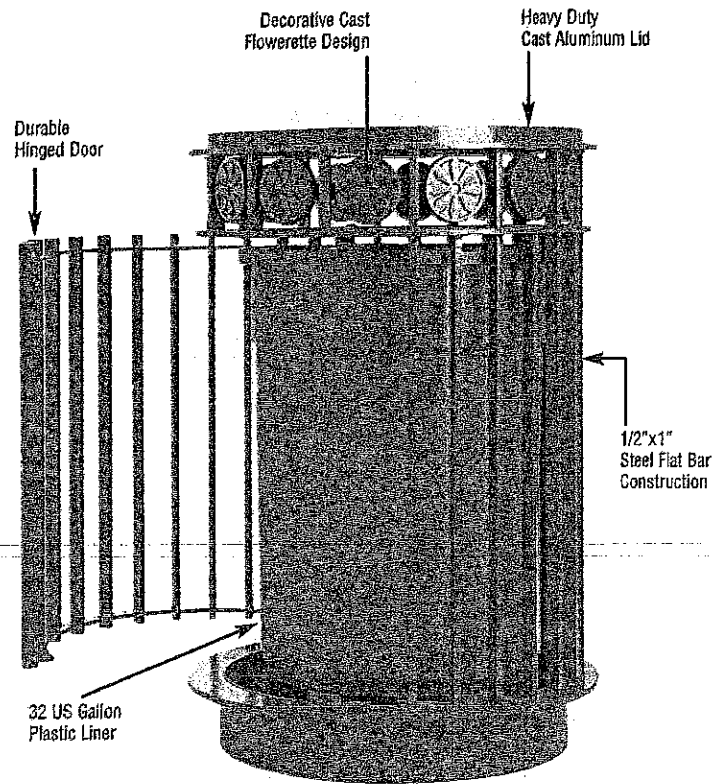
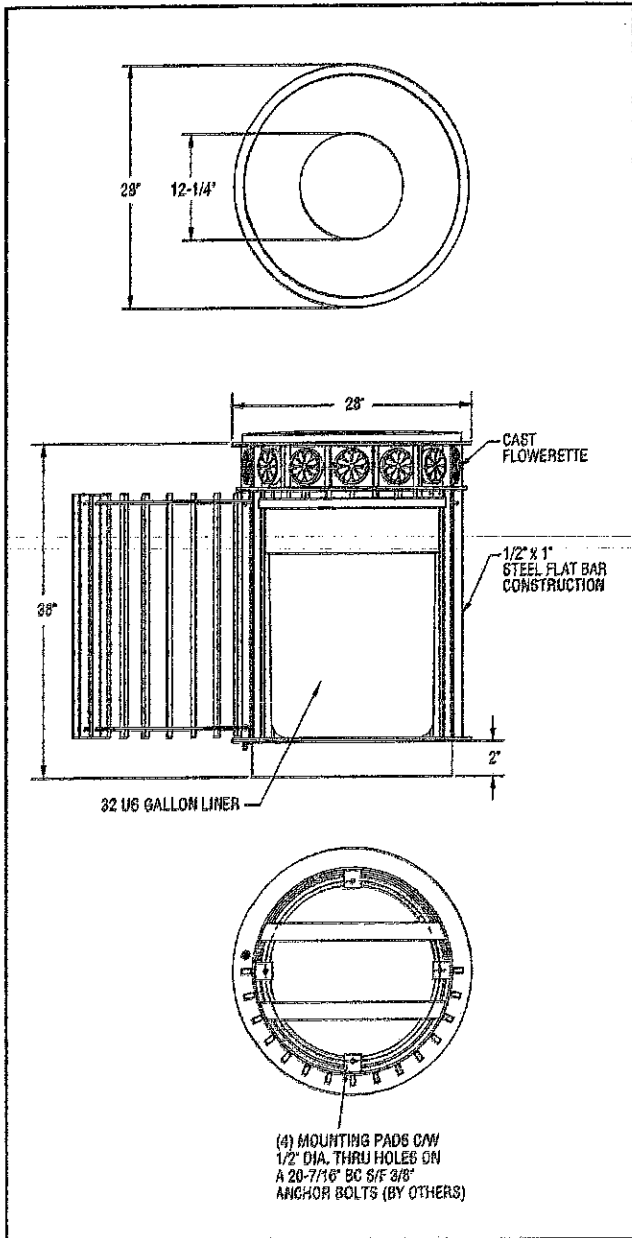
site furnishings with the introduction of King's line of decorative site amenities. Our designers have risen to the challenge and created site amenities that provide users with both style and functionality. With a number of models to choose from, and a wide selection of paint finishes and accessories, King's Site Amenities will complement any project.

The KTR35 offers a stylish design, made of 1/2" x 1" galvanized steel flat bar, a cast aluminum lid and a rigid 32 gallon plastic liner. Aluminum flowerettes encircle the top of the container and add to its pleasing design. A hinged door on the side of the frame allows for easy and simple removal of its contents and is held secure by a latch and pad lock detail. Anchor bolt mounting tabs on the bottom also help keep the receptacle secure and aid against theft and vandalism.

The KTR35 is finished with King's own "KingCoat" paint finish, giving it not only a high quality color coat, but also protecting it against outdoor elements.

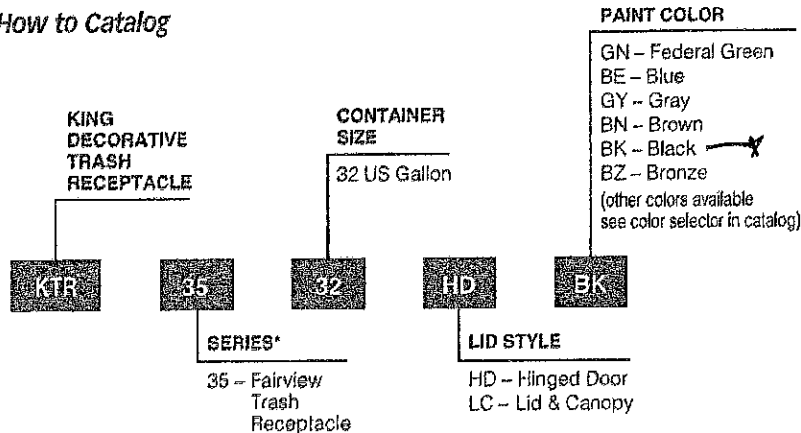
Providing strength, security, and style, the KTR35 Fairview trash receptacle will accent any architectural setting and is further complemented when paired with the KDB35 Fairview bench

THE FAIRVIEW TRASH RECEPTACLE - KTR35



(4) MOUNTING PADS C/W 1/2" DIA. THRU HOLES ON A 20-7/16" BC S/F 3/8" ANCHOR BOLTS (BY OTHERS)

How to Catalog



* please visit our website or see our catalog for other trash receptacle designs



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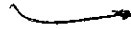
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[B] Forged Steel Baluster, Satin
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☉ In Stock

\$15.17

Each

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[B] Forged Steel Baluster Double

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Item # 13-91025-002SB

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List Price ~~\$8.69~~

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[B] Baluster, Forged Steel, 14mm Square, Satin Blk, 45 Inch High

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