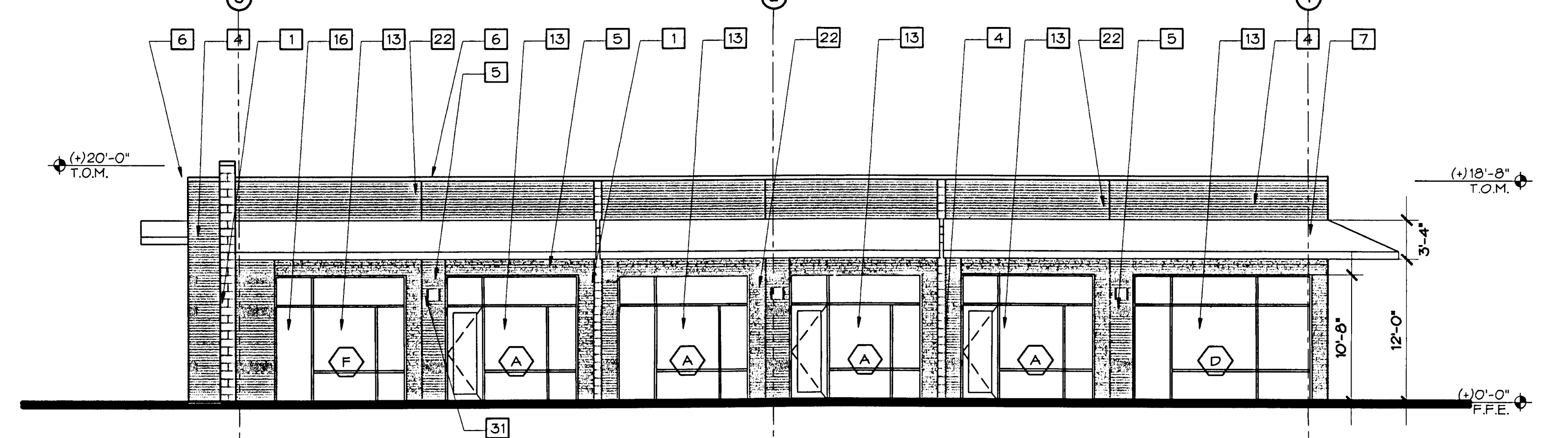
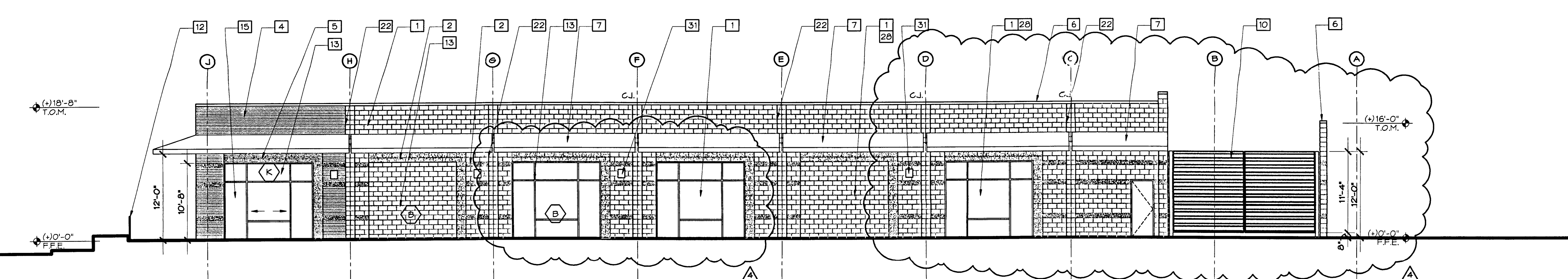


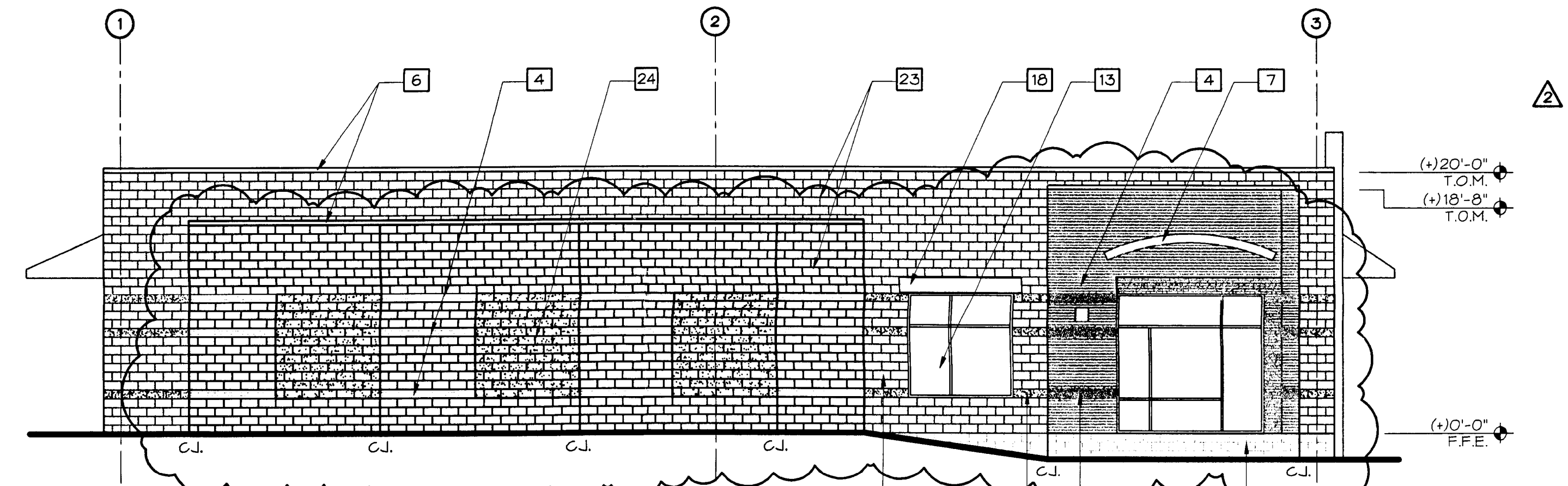
**D) SOUTH ELEVATION**  
A-201 A-201 SCALE: 1/8" = 1'-0"



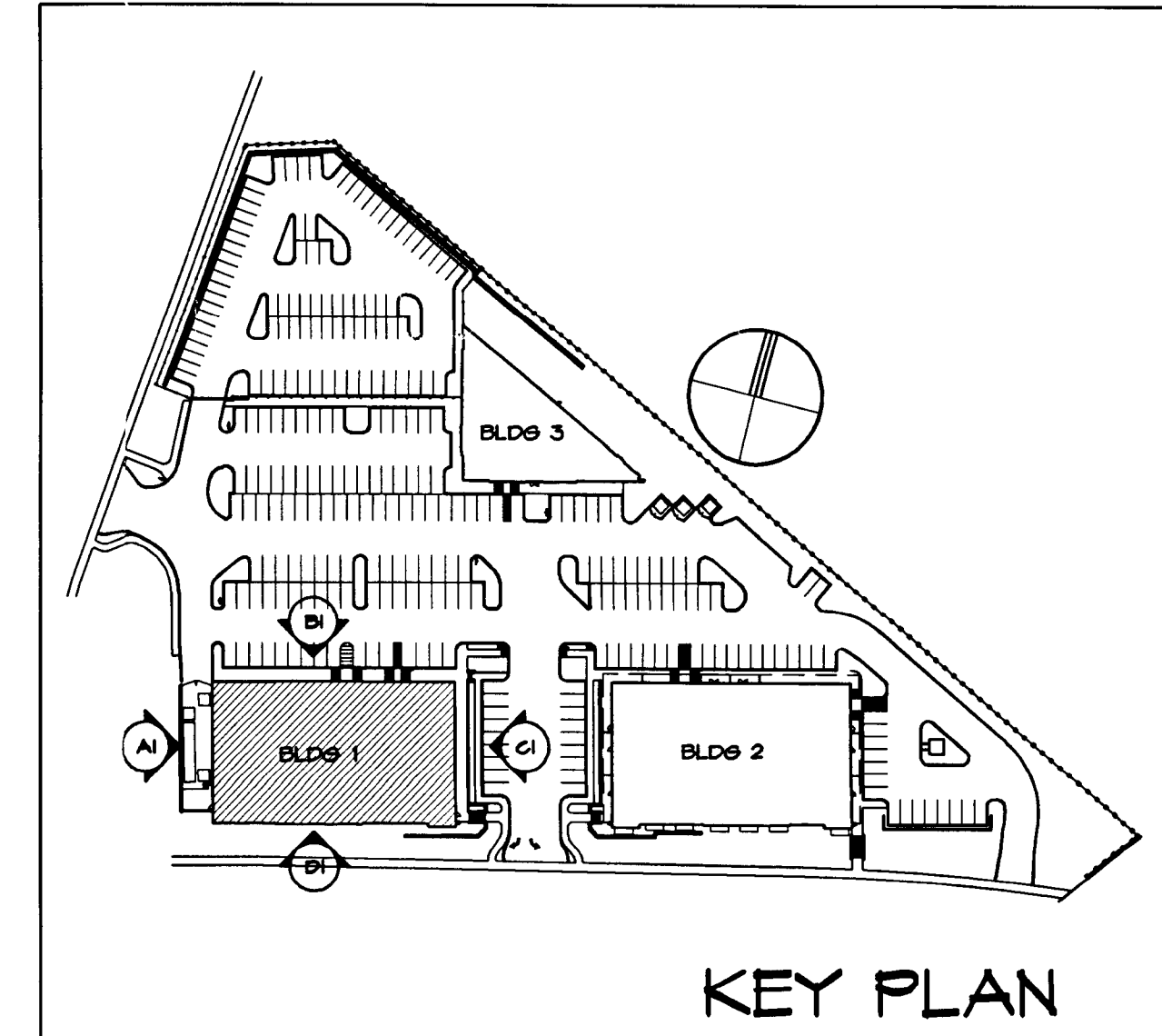
**C) EAST ELEVATION**  
A-201 A-201 SCALE: 1/8" = 1'-0"



**B) NORTH ELEVATION**  
A-201 A-201 SCALE: 1/8" = 1'-0"



**A) WEST ELEVATION**  
A-201 A-201 SCALE: 1/8" = 1'-0"



**KEY PLAN**

**GENERAL NOTES**

1. KEEP HOLES 3/8" O.C. EA. HAY (TYP.), ALL BRICK AND CONCRETE BLOCK CAVITY HALLS
2. PROVIDE PARALLEL FRAMED CANVAS OR APPROVED EQUAL SECURITY ATTACH ANCHORS TO ALUM. FRAME AT ALL EDGES
3. ALL CANVAS JOINTS/SEAMS TO BE HELDED GRAPHICS AND LETTERING TO BE PAINTED
4. ALL FRAMING SHALL BE MILL FINISH ALUM. HELD AND GRIND SMOOTH. ALL JOINTS, PAINT ALL HELD JOINTS TO MATCH ALUM. FINISH
5. 4" CHU TYPE 1, ADAMS 611 SMOOTH
6. 4" CHU TYPE 2, ADAMS 611 SPLIT FACE
7. 4" CHU TYPE 3, ADAMS 442M CHARGOL GRAY
8. 4" MODULAR BRICK TYPE 1, TAYLOR, RED, SMOOTH
9. 4" MODULAR BRICK TYPE 2, TAYLOR, RED, RUFFLE FACE
10. PREFINISHED METAL COPING ALIGN JOINTS W/ G.I.
11. CANVAS ANCHORS W/ ALUM. FRAME
12. SCUPPERS-SEE ROOF DWG. FOR LOCATIONS
13. ROOF DRAIN LEADERS-SEE ROOF DWG. FOR LOCATIONS
14. LOADING DOCK SCREEN DOORS
15. ROOF ACCENT STRUC.
16. GUARDRAIL 42" AFF. SEE 03 / A-304
17. ANODIZED ALUM. STOREFRONT SEE SCHED. A-601
18. ROLLING DOOR SEE SPECS.
19. AUTOMATIC SLIDING DOOR, SEE SPECS.
20. DOOR, SEE SCHED. A-601
21. FINISH FLOOR ELEVATION
22. MET. LINTEL, PAINTED, COLOR BY ARCHITECT
23. NOT USED
24. 4" STEEL ROLLBAR (TYP) REFER TO A-14001
25. 2" CONTROL JOINT
26. MASONRY CONTROL JOINT
27. 8" CHU TYPE 1, ADAMS 119, SMOOTH
28. 8" CHU TYPE 2, ADAMS 119, SPLIT FACE
29. SPANDREL GLASS, GLASS TYPE 2
30. CLEAR GLASS, GLASS TYPE 1
31. PREFINISHED METAL FLASHING
32. NOCK-OUT PANEL, PROVIDE CONTINUOUS CONTROL JOINT ALL SIDES
33. RAKE JOINT
34. CHU TYPE 4
35. HALL SCENCE
36. EPDM ROOF OVER R-20 INSULATION
37. PREFINISHED METAL PANEL
38. PAINTED STEEL STRUCTURE

**CLARK NEXSEN**  
Architecture & Engineering

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Charlotte, North Carolina 28208  
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WWW.CLARKNEXSEN.COM



**WESTOVER PLAZA**  
CHARLOTTE, NORTH CAROLINA



**WESTOVER PLAZA**  
CHARLOTTE, NC

CHNO: 3114  
DATE: 12/04/01  
DESIGN: .  
DRAWING: .  
REVIEW: .

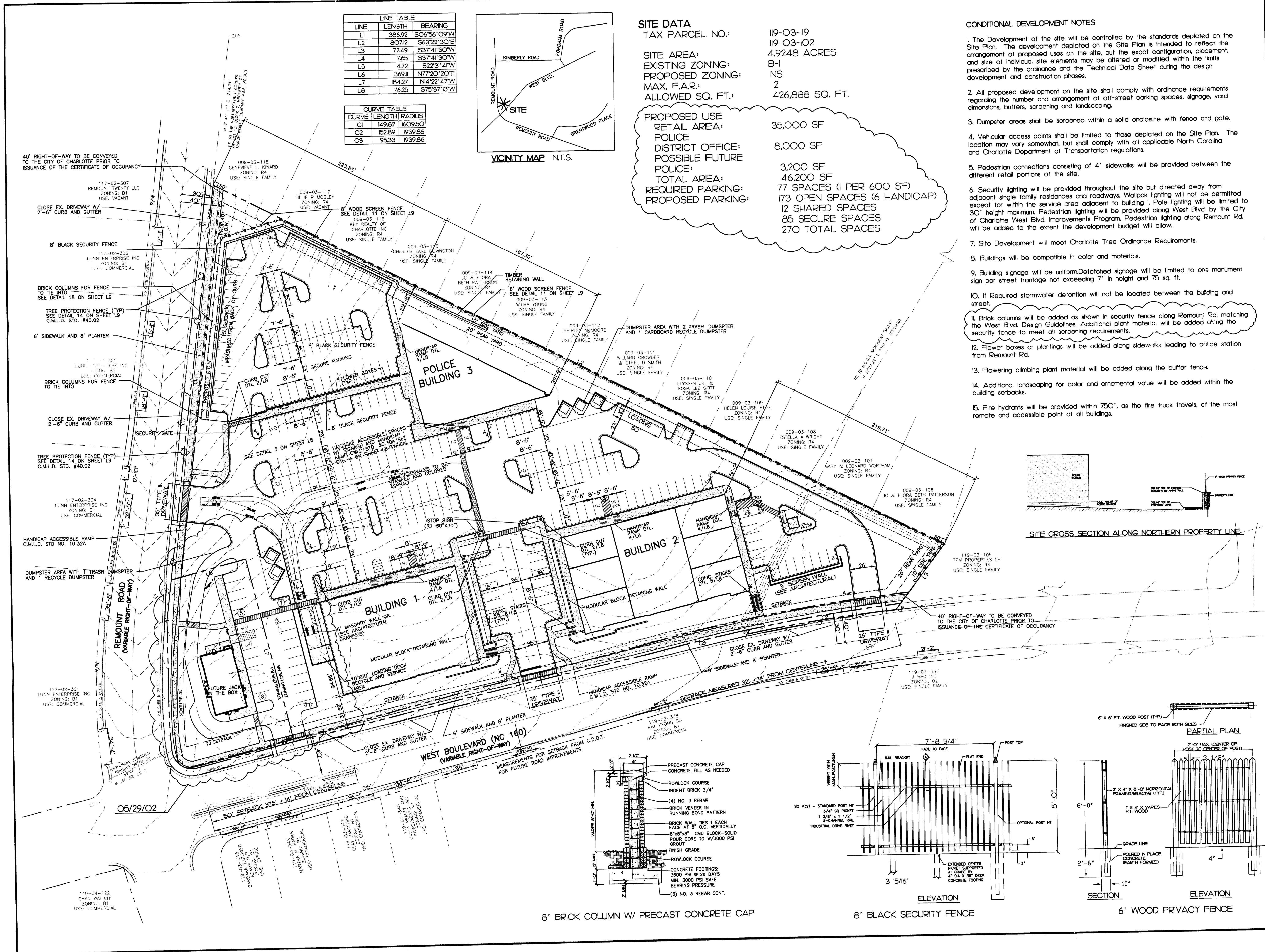
ATTACHED TO ADMINISTRATIVE APPROVAL  
DATED: 11/14/2002  
BY: MARTIN R. CRAMTON, JR.

REVISIONS

Date	Description	By
02/23/02	OWNER REVISIONS	JD
04/17/02	REVIEW COMMENTS	JD
02/24/02	OWNER REVISIONS	JD

ELEVATIONS  
BUILDING 1

**A-201**  
SHEET 14 OF



**SITE DATA**  
TAX PARCEL NO.: 19-03-19  
19-03-102  
4.9248 ACRES  
EXISTING ZONING: B-1  
PROPOSED ZONING: NS  
MAX. F.A.R.: 2  
ALLOWED SQ. FT.: 426,898 SQ. FT.

**PROPOSED USE:** RETAIL AREA: 35,000 SF  
POLICE DISTRICT OFFICE: 8,000 SF  
POSSIBLE FUTURE POLICE: 3,200 SF  
TOTAL AREA: 46,200 SF  
REQUIRED PARKING: 77 SPACES (4 PER 600 SF)  
173 OPEN SPACES (6 HANDICAP)  
12 SHARED SPACES  
85 SECURE SPACES  
270 TOTAL SPACES

- CONDITIONAL DEVELOPMENT NOTES**
1. The development of the site will be controlled by the standards depicted on the Site Plan. The development depicted on the Site Plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance and the Technical Data Sheet during the design, development and construction phases.
  2. All proposed development on the site shall comply with ordinance requirements regarding the number and arrangement of off-street parking spaces, signage, yard enclosures, buffers, screening and landscaping.
  3. Dumpster areas shall be screened within a solid enclosure with fence and gate.
  4. Vehicular access points shall be limited to those depicted on the Site Plan. The location may vary somewhat, but shall comply with all applicable North Carolina and Charlotte Department of Transportation regulations.
  5. Pedestrian connectors consisting of 4' sidewalks will be provided between the different retail portions of the site.
  6. Security lighting will be provided throughout the site but directed away from adjacent single family residences and roadways. Vandalism lighting will not be permitted, except for within the service area adjacent to building 1. Flood lighting will be limited to 30' height maximum. Pedestrian lighting will be provided along West Blvd by the City of Charlotte West Blvd. Improvements Program. Pedestrian lighting along Remount Rd. will be added to the extent the development budget will allow.
  7. Site Development will meet Charlotte Tree Ordinance Requirements.
  8. Buildings will be compatible in color and materials.
  9. Building signage will be uniform. Detached signage will be limited to one monument sign per street frontage not exceeding 7' in height and 75 sq. ft.
  10. If required stormwater detention will not be located between the building and street.
  11. Brick columns will be added as shown in security fence along Remount Rd. matching the West Blvd Design Guidelines. Additional plant material will be added on the security fence to meet all screening requirements.
  12. Flower boxes or plantings will be added along sidewalks leading to police station from Remount Rd.
  13. Flowering climbing plant material will be added along the buffer fence.
  14. Additional landscaping for color and ornamental value will be added within the building footprints.
  15. Five hydrants will be provided with 750' as the fire truck travel of the most remote and accessible point of a building.

**WESTOVER PLAZA**  
CHARLOTTE, NORTH CAROLINA

**C.M.D.C. WESTOVER NO. 1 2000, LLC**  
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CHARLOTTE, NORTH CAROLINA 28211  
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**Design Resource Group**  
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Charlotte, NC 28208  
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- Land Planning

PETITION NO. 2002-02  
**SITE PLAN**  
FOR PUBLIC HEARING

Scale: 1" = 40'  
Date: 21 DEC. 2001  
Project No.: 073-002

Revisions:  
12/20/01 PER STAFF REVIEW  
02/22/02 PER OWNER  
05/24/02 FOR ADMINISTRATIVE APPROVAL  
06/13/02 REVISED PER ADMINISTRATIVE APPROVAL

Sheet 1 of

**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
INTER-OFFICE COMMUNICATION

DATE: June 14, 2002  
TO: Robert Brandon, Zoning Administrator  
FROM: Martin R. Cramton, Jr., Planning Director  
SUBJECT: Administrative Approval for Petition No. 2002-02, Neighborhood Development.

Attached are revised plans for the aforementioned conditional rezoning indicating a decrease in the square footage and alternative to the site layout, which includes shared parking and a dumpster location for the mixed-use building. The building elevations for building one have also been modified. Should there be any requests for building details and certificates of occupancy.

Note that building elevations from the original approval still apply for building 2.