

Bank of America

Steele Creek New Store

Issued for Review

04/18/08

NC Highway 49 & Highway 160
Charlotte, North Carolina
Version 2

w/ Bulletins 1-22 and Design Directives 1-9 Incorporated

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Bank of America Steele Creek New Store

Steele Creek Road & York Road
Charlotte, North Carolina

SERIAL NUMBER: NC0076
NRSP VERSION: 2
BULLETIN: 22

ARCHITECT:
Smallwood, Reynolds,
& Associates, Inc.

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KEY NOTES

SITE DATA:

EXISTING ZONING: CC
PROPOSED ZONING: CC SPA
MAXIMUM BUILDING AREA: 10,000 SF

ALL CC USES EXCLUDING GAS/CONVENIENCE STORES
AND RESTAURANTS WITH DRIVE-THRU WINDOWS.

TAX PARCEL ID # 201-231-08
TOTAL AREA = 1.53 AC
DISTURBED AREA = 1.53 AC
BLDG GROSS AREA = 6,222 SF

1 SITE LIGHTING SHALL USE FULL CUT OFF FIXTURES,
TYP.

NO WALL PACK TYPE LIGHTING WILL BE ALLOWED PER
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
COMMENTS DATED 3/7/08.

FLOOD NOTE : NO PORTION OF THIS PROPERTY LIES
IN A FLOOD PROTECTION AREA, COMMUNITY PANEL
37119C 0243E EFFECTIVE FEB 2, 2004.

PARKING DATA

GROSS AREA = 6,222 SF
REQUIRED = 1 SPACE/200 SF * 6,222 SF = 32
SPACES
HANDICAP PARKING STALLS REQUIRED = 2 HC STALLS

PROVIDED = 38 STANDARD SPACES + 2 HC SPACES
TOTAL SPACES PROVIDED = 40 SPACES

PROJECT DESCRIPTION

BANK OF AMERICA PROPOSES TO CONSTRUCT 6,222 SQUARE FOOT
ON SLAB BANK BRANCH BUILDING AND A DRIVE-THRU TO ACCESS
THE DRIVE-THRU WINDOWS AND A DRIVE-THRU ATM ON THE
PROPOSED BANK OF AMERICA SITE AT THE NORTHWEST CORNER OF
STEELE CREEK ROAD/HIGHWAY 160 AND YORK ROAD/NC HIGHWAY
49 IN THE CITY OF CHARLOTTE, NC. THE DRIVE-THRU TRAFFIC
MOVES FROM THE NORTH TO SOUTH. THE SITE WILL BE ACCESSED
ON YORK ROAD AND BY ACCESS ROAD FROM THE EXISTING
SHOPPING CENTER.

IMPERVIOUS/PERVIOUS RATIO

EXISTING CONDITION:

TOTAL AREA = 1.53 AC
IMPERVIOUS AREA = 0.00 AC
PERVIOUS AREA = 1.53 AC

PROPOSED CONDITION:

TOTAL AREA = 1.53 AC
IMPERVIOUS AREA = 0.75 AC
PERVIOUS AREA = 0.78 AC
% IMPERVIOUS = 0.75 / 1.53 = 49%
% PERVIOUS = 0.78 / 1.53 = 51%

ZONING REQUIREMENTS

SETBACKS (YARDS)

FRONT BUILDING SETBACK: 50'-0"
NORTH PARKING SETBACK: 35'-0"
REAR BUILDING SETBACK: 25'-0"
REAR PARKING SETBACK: N/A
SIDE BUILDING SETBACK: 50'-0"
SIDE PARKING SETBACK: 50'-0"

DRIVE-UP LANE CONFIGURATION
LANE 1: (1) NOB, (1) DWR (1) VAT
LANE 2: (2) VAT
LANE 3: (1) ATM, (1) FUTURE ATM
LANE 4: ESCAPE LANE

SITE PLAN NOTES

- 32 REQUIRED PARKING SPACES; (1) SPACE FOR EVERY 200 SQ. FT. OF BUILDING AREA
- LANDSCAPE BUFFER REQUIREMENTS TO BE DETERMINED PER AGREEMENTS WITH PARENT TRACT.
- SIZE OF STANDARD PARKING SPACE: MIN. 18'-6" x 8'-6" WITH A 23' TRAVEL LANE.
- EXISTING ZONING: SMALL PLAN AREA. PROPOSED ZONING: COMMERCIAL CENTER DISTRICT.
- ACCESS TO HIGHWAY 160 IS RESTRICTED FROM THE NORTH END OF THE SITE; SHOPPING CENTER ACCESS ROAD IS TO BE RELOCATED PER AGREEMENTS WITH PARENT TRACT.
- AN 8' PLANTING STRIP AND 6' SIDEWALK ARE TO BE CONSTRUCTED ALONG STEELE CREEK AND YORK ROAD.

DEVELOPMENT INFORMATION
DEVELOPER: CROSLAND, INC.
CONTACT: JENNY VALMONT
PHONE: (704) 676-1556
PARCEL: 201-231-08
PARCEL AREA: 1.53 ACRES
SHADED AREA OUTSIDE OF PROPERTY: 7,687 S.F.

SHEET NOTES

Issue	Date & Issue Description	By	Check
01	05/20/08 ISSUED FOR REVIEW	HG	AHJ
02	4/18/08 ISSUED FOR REVIEW	LM	AHJ

Seal/Signature

Project Name

Bank of America
Steele Creek

PROTOTYPE LAYOUT

DEVIATED MEDIUM REAR

CAD File Name

269003.00

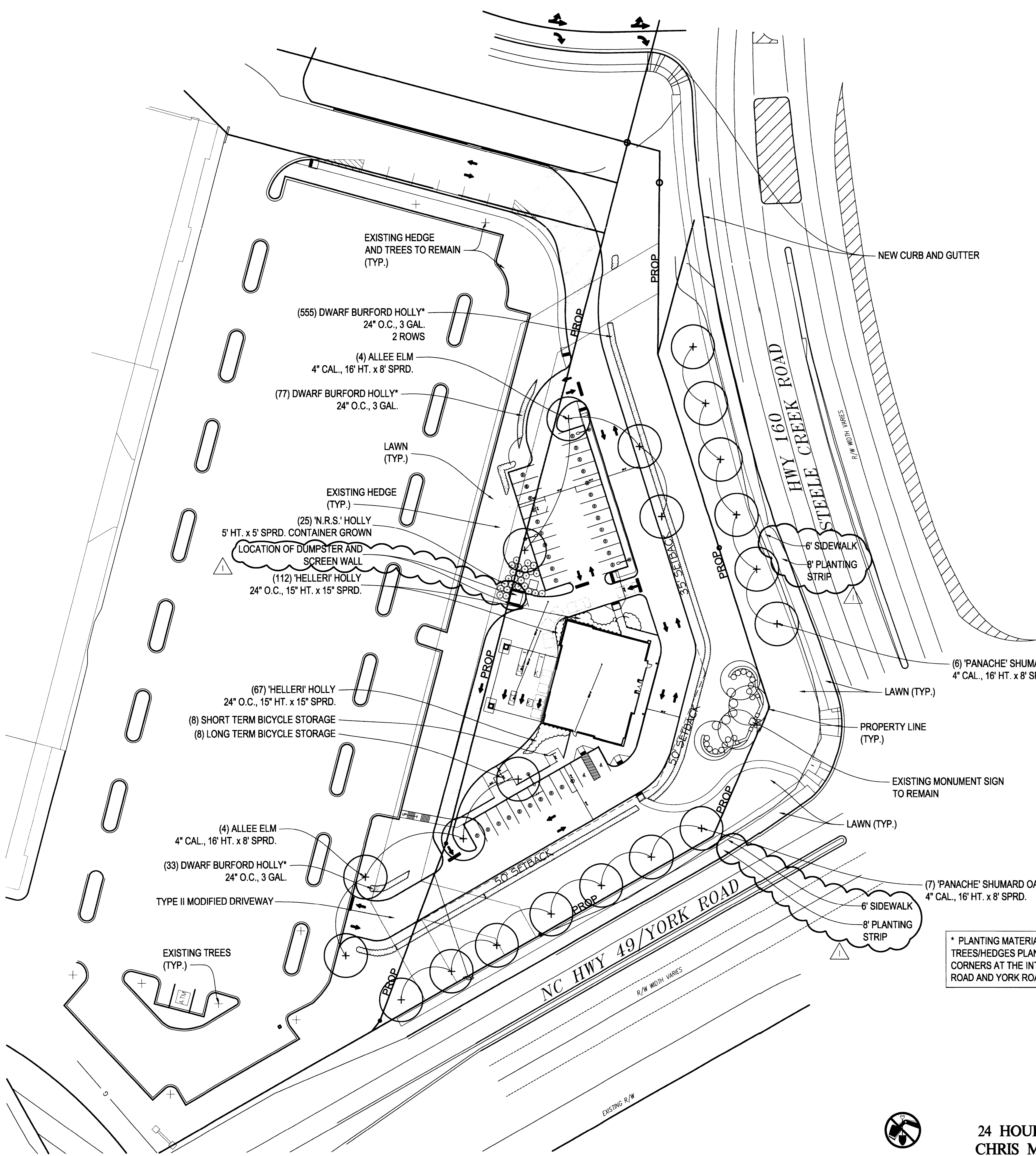
Description

FLOOR PLAN

Scale

AS NOTED

L3-01

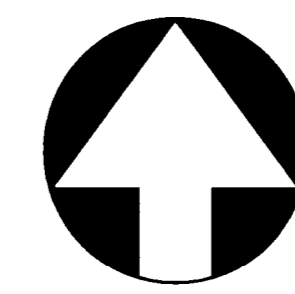


* PLANTING MATERIALS SHALL MATCH THE TYPE OF
TREES/HEDGES PLANTED ON THE OTHER THREE
CORNERS AT THE INTERSECTION OF STEELE CREEK
ROAD AND YORK ROAD.

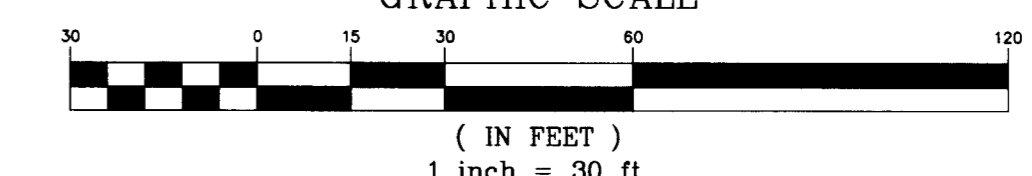


B: OR -XCAMA: NG
D.A. NORTH CARO. NA. TON. CA. -
A1: 1 800 632 4849

24 HOUR CONTACT:
CHRIS McCALLISTER
PHONE: (214) 668-1621



GRAPHIC SCALE



KEY NOTES

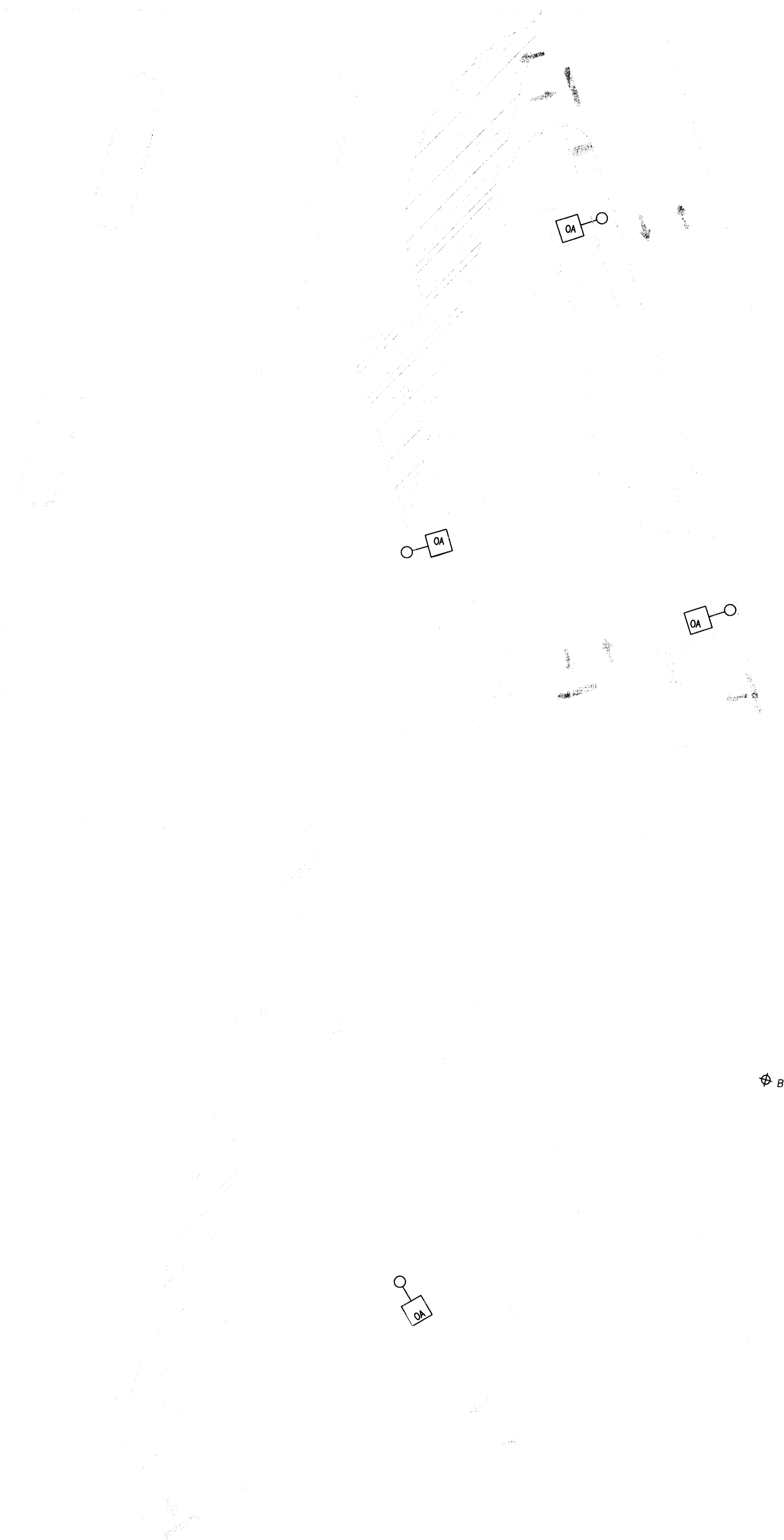
Bank of America Steele Creek New Store

Steele Creek Road & York Road
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JOB #: 27009



BOLLARD

BOLLARD

0A

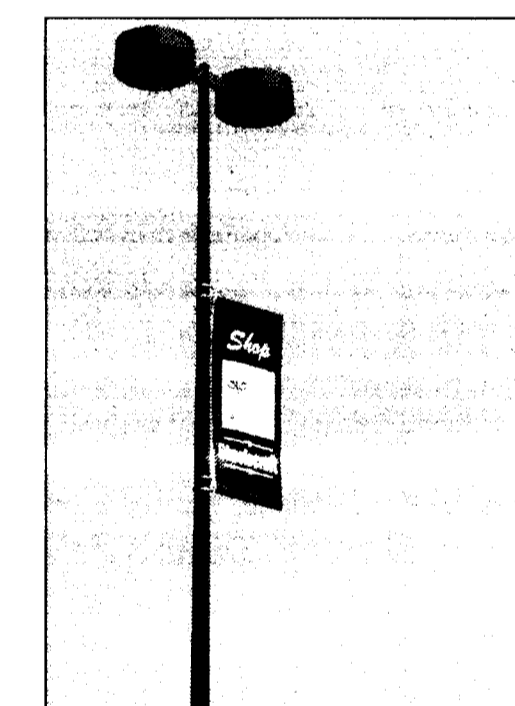
1 ELECTRICAL SITE PLAN

SCALE: 1/16" = 1'-0"

LIGHTING FIXTURE SYMBOL LEGEND			
SYMBOLS ARE SHOWN FOR REFERENCE ONLY AND MAY OR MAY NOT BE USED ELSEWHERE IN CONSTRUCTION DOCUMENTS.			
SYMBOL(S)	DESCRIPTION	MOUNT HEIGHT	NOTES
↕	FLOOD LIGHT		
+□	POLE AND FIXTURE		
⊕	BOLLARD FIXTURE W/ LIGHT		

LIGHT FIXTURE SYMBOL LEGEND NOTES:
GENERAL NOTES:
G1. CAPITAL LETTERS ADJACENT FIXTURES DESIGNATES FIXTURE TYPE IN LIGHT FIXTURE SCHEDULE. LOWER CASE LETTER DESIGNATES DIMMING ZONE OR SWITCH LEG.
SPECIFIC ITEM NOTES:
L1. SHADED CIRCLE IS TYPICAL INDICATOR FOR EGRESS LIGHTING.

LIGHT FIXTURE SCHEDULE						
MARK	DESCRIPTION	MANUFACTURE/ CATALOG #	LAMP QUANTITY & TYPE	VOLTAGE/ DESIGN W	MOUNTING	NOTES
0A	ECCOROUND ERA 30' ROUND ARM MOUNT LUMINAIRE	EMCO LIGHTING / ERA30-3H-1000MH	1	277	POLE	



SHEET NOTES

1. ALL LIGHTING FIXTURES ARE TO BE FULLY SHIELDED.
2. NO WALL PACK TYPE LIGHTING SHALL BE USED.

Issue	Date & Issue Description	By	Check
01	03/20/08 ISSUED FOR REVIEW	TCM	AHJ
02	04/18/08 ISSUED FOR REVIEW	TCM	AHJ

Seal/Signature

Project Name

Bank of America
Steele Creek

PROTOTYPE LAYOUT

MEDIUM

CAD File Name

269003.00

Description

ELECTRICAL SITE PLAN

Scale

AS NOTED

ES1.02

Bank of America Steele Creek New Store

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Charlotte, North Carolina

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KEY NOTES

- ① SIGNAGE BY OWNER - PIN-MOUNTED TYPE K-3 SIGN, TYP.
- ② ATM BY OWNER - NARROW TRIM KIT W/ ENVELOPE DISPENSER - ATM TO BE INSTALLED IN POSITION NEARER TO ENTRANCE DOOR IF ONLY ONE ATM TO BE PROVIDED AT OPENING.
- ③ NOT USED
- ④ NIGHT DEPOSITORY - BY OWNER
- ⑤ VACUUM AIR TUBE (VAT) BY OWNER
- ⑥ ENTRANCE CANOPY
- ⑦ NOT USED
- ⑧ FLAG POLE AND MOUNTING BRACKETS. FLAGS BY OWNER
- ⑨ DRIVE THRU TELLER WINDOW BY OWNER
- ⑩ NOT USED
- ⑪ NOT USED
- ⑫ NOT USED
- ⑬ LED LANE LIGHTS PROVIDED BY EQUIPMENT VENDOR. ϕ OF SIGN = ϕ OF LANE.
- ⑭ S3 MONIGLE SIGNAGE PROVIDED BY OWNER. ϕ OF SIGN = ϕ OF ISLAND.
- ⑮ S3 MONIGLE SIGNAGE PROVIDED BY OWNER. ϕ OF SIGN = ϕ OF LANE.

EXTERIOR FINISH SCHEDULE

- (TO BE SELECTED BY ARCHITECT)
- BRICK**
BR-1 BRICK TO COMPLEMENT DEVELOPMENT
BR-2 SOLDIER BRICK TO COMPLEMENT DEVELOPMENT
- ALUMINUM COMPOSITE METAL PANEL**
ACM-1 CONTACT MIKE CALDWELL @ (770) 985-0930
"BRITTE RED" #JMC40021 BY ALPOLIC
ACM-2 "TRW WHITE" #3MM4RWV3.5 BY ALPOLIC
- GLAZING**
GL-1 INSULATED GLAZING AS SPECIFIED
GL-2 MONOLITHIC GLAZING AS SPECIFIED
- ALUMINUM GLAZING FRAMES**
AF-1 CURTAINWALL SYSTEM AS SPECIFIED
AF-2 STOREFRONT SYSTEM AS SPECIFIED
- EXTERIOR INSULATING FINISH SYSTEM**
EIFS-1 COLOR TO COMPLEMENT THE DEVELOPMENT
EIFS-2 COLOR TO COMPLEMENT THE DEVELOPMENT
EIFS-3 COLOR TO COMPLEMENT THE DEVELOPMENT
- METAL COPING**
MC-1 PREFINISHED METAL COPING (PAINT TO MATCH EIFS-3)
- CONCRETE MASONRY UNIT**
CMU-1 TO COMPLEMENT THE DEVELOPMENT
- EXTERIOR PAINT**
EXPT-1 COLOR TO MATCH EIFS-1
EXPT-2 COLOR TO MATCH BR-1 & BR-2
EXPT-3 COLOR TO MATCH BR-1 & BR-2
SC-1 RE: FINISH SCHEDULE
- WATER TABLE**
WT-1 MASONRY CAPSTONE TO COMPLEMENT THE DEVELOPMENT

SHEET NOTES

- A. CONTRACTOR TO COORDINATE POWER FOR WALL MOUNTED SIGNS WITH OWNER SIGN VENDOR TO DETERMINE EXACT MOUNTING LOCATION(S).
- B. STANDARD SIGN ABOVE ENTRANCE CANOPY IS BANK OF AMERICA K-5 TYPE LETTERSET.
- C. STANDARD BUILDING WALL-MOUNTED SIGNS OTHER THAN SIGN ABOVE ENTRANCE CANOPY IS BANK OF AMERICA K-3 TYPE LETTERSET. REF. DRAWING 01B ON THIS SHEET FOR TYPICAL MOUNTING HEIGHT OF SIGN.
- D. ALL EXTERIOR CURTAIN WALL/STOREFRONT FRAMES AND DOORS TO BE FINISHED WITH SC-1 (SEE FINISH SCHEDULE).

Issue	Date & Issue Description	By	Check
01	09/29/06 HARDLINE SCHEMATIC	LMG	EDC
02	10/17/06 ISSUED FOR REVIEW	LMG	EDC
03	11/10/06 ISSUED FOR REVIEW	LMG	EDC
04	11/20/06 50% DD REVIEW	LMG	EDC
05	12/13/06 50% DD REVIEW	LMG	EDC
06	09/21/07 ISSUED FOR REVIEW	LMG	EDC
07	03/20/08 ISSUED FOR REVIEW	LMG	AHJ
08	03/26/08 HARDLINE SCHEMATIC	LMG	EDC
09	04/02/08 ISSUED FOR EDC REVIEW	LMG	EDC
10	04/18/08 ISSUED FOR REVIEW	LMG	AHJ

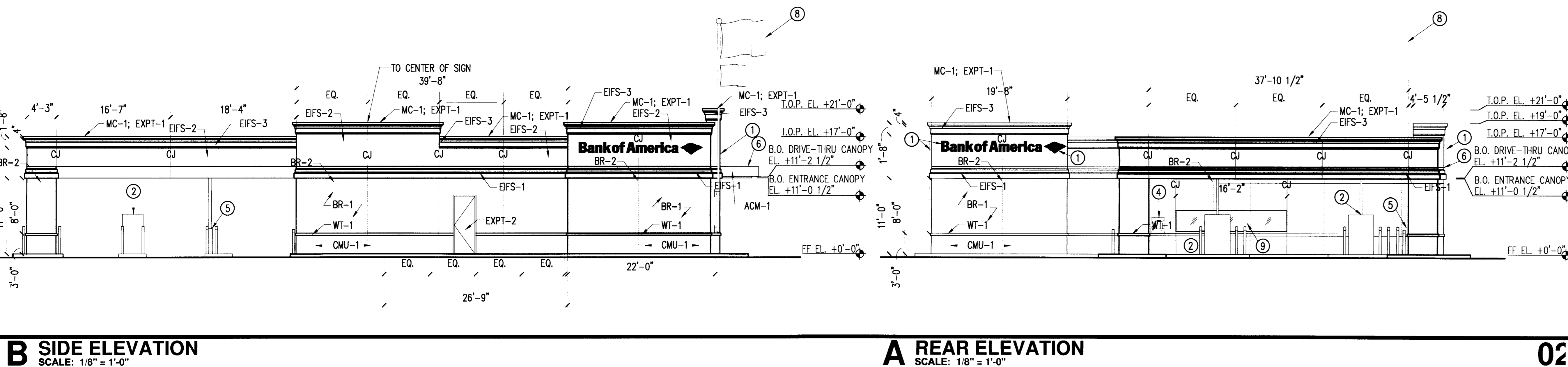
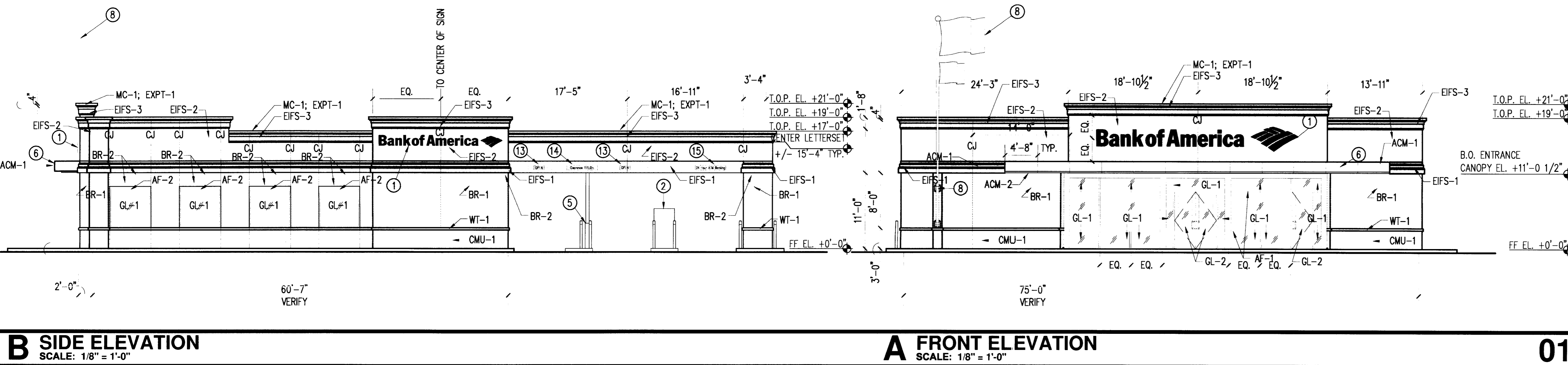
Seal/Signature _____

Project Name
Bank of America
Steele Creek

PROTOTYPE LAYOUT
DEVIATED MEDIUM REAR
CAD File Name
269003.00
Description
EXTERIOR ELEVATIONS

Scale
AS NOTED

A09.11



01

02