

SYMBOLS:

EXISTING	PROPOSED	CONCRETE SIDEWALK
		SETBACK (BUILDING AND PARKING ENVELOPE)
		PROPERTY LINE
		LARGE MATURING TREE (3 INCH CALIPER)
		EXISTING TREE IN RIGHT OF WAY TO BE PROTECTED AND PRESERVED
		SMALL MATURING TREE (2 INCH CALIPER)
		SHRUB
		GROUND COVER
		OVERHEAD POWER LINE
		OVERHEAD POWER LINE
		DIRECTIONAL PAVEMENT MARKING
		VAN ACCESSIBLE HC PARKING SPACE
		PAVEMENT MARKING AT HC ACCESSIBLE ROUTE
		EXISTING BUILDING ON ADJACENT PROPERTY

ABBREVIATIONS:

CLT CHARLOTTE
 CONC CONCRETE
 DOT DEPARTMENT OF TRANSPORTATION
 HC HANDICAPPED
 LF LINEAR FOOT (FEET)
 MH MAN HOLE
 OHP OVERHEAD POWER
 ROW RIGHT OF WAY
 NCSB NORTH CAROLINA STATE BUILDING CODE
 SF SQUARE FOOT (FEET)

NOTES: FINISH FLOOR AND SPOT ELEVATIONS ARE APPROXIMATE. FINAL ELEVATIONS AND CONTOURS MAY CHANGE DUE TO FINAL STORMWATER DESIGN, HANDICAP ACCESSIBILITY DESIGN AND BUILDING ACCESS AND EGRESS DESIGN.

1. DEVELOPMENT DATA TABLE:

CURRENT PROPERTY OWNER	STANDARD CONTRACTING, INC. 804 WINNEW DRIVE INDIAN TRAIL, NC 28079
PETITIONER	SMA CAROLINA LLC 1815 OUTLOOK CIRCLE WAXHAW, NC 28173
SITE ACREAGE	0.2 ACRES
TAX PARCELS INCLUDED IN REZONING	131-042-39 AND 131-042-40
EXISTING ZONING	R-22MF
OVERLAY DISTRICT	NONE
PROPOSED ZONING	O-1(CD)
PREVIOUS USES	SINGLE FAMILY RESIDENTIAL
EXISTING USES	VACANT
PROPOSED USES	OFFICE AND/OR MEDICAL, DENTAL AND OPTICAL CLINIC
NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE	0
RESIDENTIAL DENSITY	NOT APPLICABLE
SQUARE FOOTAGE OF NON-RESIDENTIAL UNITS BY TYPE	DENTAL CLINIC: 6,000 GROSS SF OFFICE: 3,000 GROSS SF
FLOOR AREA RATIO	MAXIMUM 0.60 PROPOSED +/- 0.18
BUILDING HEIGHT	MAXIMUM 40 FEET PROPOSED +/- 30 FEET
OFF-STREET PARKING RATIO (PER TABLE 12.202)	CLINIC: 1 SPACE PER 200 SF
PROPOSED PARKING COUNT	9,000 SF / 200 = 45 SPACES
HANDICAP ACCESSIBLE PARKING	2 VAN ACCESSIBLE
MINIMUM SETBACK	20'
MINIMUM SIDE YARD SETBACK	10'
MINIMUM REAR YARD SETBACK	20'
AMOUNT OF OPEN SPACE	NOT APPLICABLE

2. GENERAL PROVISIONS:

- THE PETITIONER UNDERSTANDS AND ACKNOWLEDGES THAT OTHER CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND ORDINANCES, THAT ARE NOT ZONING REGULATIONS, ZONING CONDITIONS OR ZONING REQUIREMENTS, AND ARE NOT ADMINISTERED BY THE ZONING OFFICIAL, MUST BE APPLIED TO THE DESIGN AND DEVELOPMENT OF THE SITE. THE PETITIONER UNDERSTANDS AND ACKNOWLEDGES THAT DESIGN REVIEW AND APPROVAL AND CONSTRUCTION INSPECTIONS, AS REQUIRED BY CITY, COUNTY AND FEDERAL AGENCIES IS THE RESPONSIBILITY OF THE PETITIONER.
- IT IS UNDERSTOOD THAT CHANGES TO SITE FEATURES AND ELEMENTS, INCLUDING BUT NOT LIMITED TO SIZE, QUANTITY, AND PLACEMENT MAY BE NECESSARY BY UNFORESEEN CONDITIONS, CHANGES TO PROJECT PROGRAM OR SCOPE AND ONGOING SITE AND BUILDING PERMITTING PROCESSES. SUCH CHANGES WILL BE MADE IN ACCORDANCE WITH THE PROVISIONS OF THE CHARLOTTE-MECKLENBURG ZONING ORDINANCE, CHAPTER 6, SECTION 6.207 - ALTERATIONS TO APPROVAL.

3. PERMITTED USES:

- PERMITTED USES ARE LIMITED TO "OFFICE AND / OR MEDICAL, DENTAL AND OPTICAL CLINICS"
- INCIDENTAL OR ACCESSORY USES AND ASSOCIATED USES ARE ALSO PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE O-1 DISTRICT.

4. TRANSPORTATION:

- THE PROPERTY IS LOCATED ON CENTRAL AVENUE WHICH IS A FOUR (4) LANE THOROUGHFARE UNDER THE JURISDICTION OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT).
- PROPOSED DEVELOPMENT DOES NOT ENCRUCH ON THE EXISTING CDOT RIGHT OF WAY.
- PROPOSED PARKING WILL BE SURFACE. ACCESS TO PARKING WILL BE FROM CENTRAL AVENUE VIA A NEW 26'-0" WIDE, MODIFIED TYPE II DRIVEWAY (STD. NO. 10.292). PROPOSED DRIVEWAY IS IN THE SAME LOCATION AS EXISTING.
- THE SITE IS LOCATED ON A CHARLOTTE AREA TRANSPORTATION SYSTEM (CATS) BUS ROUTE WITH STOPS LESS THAN 100 YARDS EAST AND WEST ON CENTRAL AVENUE. SEE TRANSPORTATION MAP, THIS SHEET.
- LONG AND SHORT TERM (BICYCLE) PARKING WILL BE PROVIDED ON SITE AND UNDER COVER. MINIMUMS SHORT TERM AND 2 LONG TERM. DETERMINING ON FINAL BUILDING FLOOR PLAN DESIGN, LONG TERM SPACES MAY BE LOCATED IN THE BUILDING (IN LIEU OF OUTSIDE UNDER COVER).
- ACCORDING TO THE CITY OF CHARLOTTE'S DRIVEWAY REGULATIONS, CDOT HAS THE AUTHORITY TO REGULATE/APPROVE ALL PRIVATE STREET/DRIVEWAY AND PUBLIC STREET CONNECTIONS TO THE RIGHT-OF-WAY OF A STREET UNDER THE REGULATORY JURISDICTION OF THE CITY OF CHARLOTTE.
- THE PROPOSED DRIVEWAY CONNECTION TO CENTRAL AVENUE WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATION AND TYPE/WIDTH OF THE DRIVEWAY WILL BE DETERMINED BY CDOT DURING THE DRIVEWAY PERMIT PROCESS. THE LOCATION OF THE DRIVEWAY SHOWN ON THE SITE PLAN IS SUBJECT TO CHANGE IN ORDER TO ALIGN WITH DRIVEWAY(S) ON THE OPPOSITE SIDE OF THE STREET AND COMPLY WITH CITY DRIVEWAY REGULATIONS AND THE CITY TREE ORDINANCE.
- ALL PROPOSED COMMERCIAL DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL.
- ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
- A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEM(S). CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

5. ARCHITECTURAL STANDARDS:

- EXTERIOR BUILDING MATERIALS WILL INCLUDE A MIN. 30% MASONRY MATERIALS AND MAY INCLUDE BRICK VENEER, FIBER CEMENT SIDING, CAST-STONE, ALUMINUM STOREFRONT, PEDESTAL SCALE DOORS AND WINDOWS WITH CONVEX LITES AND A LOW SLOPE MEMBRANE ROOF CONCEALED BEHIND A PARAPET. ADDITIONALLY, SECTIONS MAY INCLUDE A PITCHED OR CURVED ROOF WITH ASPH/FLT SHINGLES AND/OR STANDING SEAM METAL.
- OTHER MATERIALS AND ELEMENTS MAY BE USED IN ACCORDANCE WITH CHARLOTTE-MECKLENBURG DEVELOPMENT STANDARDS AND THE NORTH CAROLINA STATE BUILDING CODE.
- THE PROPOSED TRASH DUMPSTER, LOCATED TOWARDS THE BACK OF THE SITE, WILL BE SCREENED WITH MATERIALS TO MATCH THE BUILDING. SPACE FOR RECYCLING BINS WILL BE INCLUDED.
- CONCEPTUAL ELEVATIONS ON THIS SHEET, ARE PROVIDED TO SHOW THE PETITIONER'S GENERAL INTENT, DESIGN ELEMENTS, SHOWN IN THE CONCEPTUAL ELEVATIONS, THAT WILL BE INCLUDED IN A FINAL DESIGN SCHEME INCLUDE:

- BRICK VENEER WITH MASONRY OR CAST STONE DETAILING AT DOORS AND WINDOWS.
- TOWER OR CURVED ENTRY ELEMENT ON SOUTHEAST BUILDING CORNER.
- PARKING LOT ELEVATION BROKEN UP BY SEPARATE TENDANT ENTRANCES WITH CANOPIES AND/OR RAISED ROOF ELEMENTS.
- ROOF MAY BE MANSARD WITH STANDING SEAM METAL OR LOW SLOPED WITH A PARAPET.
- ROOFTOP EQUIPMENT WILL BE SCREENED BEHIND MANSARD ROOF OR PARAPET.

6. STREETScape AND LANDSCAPING:

- MINIMUM BUFFER REQUIREMENTS PER TABLE 12.302(a): CLINICS UP TO 50,000 SQ FT:

NORTH PROPERTY LINE: ABUTTING EXISTING OFFICE USE _____ NONE
 SOUTH PROPERTY LINE: ABUTTING EXISTING BUSINESS USE _____ NONE
 WEST PROPERTY LINE: ABUTTING EXISTING OFFICE USE _____ NONE
 FRONT YARD ALONG CENTRAL AVENUE: _____ NONE

CLASS C BUFFER PLANTING REQUIREMENTS PER TABLE 12.302(b): FOR 1.2 ACRE SITE = 16'-0" WIDE, 4 TREES PER 100 FT AND 20 SHRUBS PER 100 FT

NOTE: THE DEVELOPER RESERVES THE RIGHT TO REDUCE THE CLASS C BUFFER WIDTH BY 25% BY PROVIDING AN APPROVED FENCE OR WALL.

- PLANTING STRIP (URBAN ZONES):

A. FRONTAGE ON CENTRAL AVENUE = 141 FT
 B. 141 FT / 40 FT = 4 LARGE MATURING TREES (3 INCH CALIPER) OR:
 C. 141 FT / 30 FT = 5 SMALL MATURING TREES (2 IN CALIPER)

- PARKING AREA (URBAN ZONES):

A. TREES MUST BE PLANTED SO THAT EACH PARKING SPACE IS NO MORE THAN FORTY (40) FEET FROM A TREE TRUNK. TREES PLANTED MUST BE LARGE MATURING SHADE TREES (SMALL MATURING TREES MAY BE USED WHERE OVERHEAD POWER DISTRIBUTION LINES WOULD INTERFERE).
 B. MUST BE SCREENED FROM ABUTTING RIGHT-OF-WAY AND ABUTTING PROPERTIES VIA A FIVE FOOT PLANTING STRIP.

7. ENVIRONMENTAL FEATURES:

THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPENDING ON THE RECORDING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

8. FIRE PROTECTION

- FIRE LANE WILL BE AS REQUIRED BY THE CHARLOTTE FIRE DEPARTMENT, FIRE PREVENTION BUREAU, IN ACCORDANCE WITH FFB 225 INSTALLATION AND APPROVAL OF FIRE LANES.
- A BUILDING FIRE SPRINKLER SYSTEM WILL NOT BE PROVIDED.

9. LIGHTING

- DETACHED PARKING LOT LIGHTING WILL BE POLE MOUNTED, NOT TO EXCEED 25'-0" WITH FULL-CUTOFF LUMINAIRES.
- ARCHITECTURAL WALL SCENE LIGHTS WILL BE USED ON THE NORTH, SOUTH AND EAST ELEVATIONS.
- LIGHTING WILL UTILIZE FULL-CUTOFF FIXTURES, CAPPED AND DOWNWARDLY DIRECTED.

APPROVED BY CITY COUNCIL

JAN 21 2014

ATTACHED TO ADMINISTRATIVE APPROVAL

FEB 11 2015

SF

BEAUFORT
1509 King Street
Beaufort, SC 29902

CHARLOTTE
7315 Swansea Lane
Cornellius, NC 28031

(843) 321-8277
info@beaufortdesignbuild.com
www.beaufortdesignbuild.com

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REZONING PETITION
2013-100

RZ-101

RECEIVED
DEC 20 2013

BY: _____

Charlotte-Mecklenburg Planning Department

DATE: February 11, 2015

TO: Mark Fowler
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning Director

SUBJECT: Administrative Approval for Petition No. 2013-100 SMA Carolina, LLC

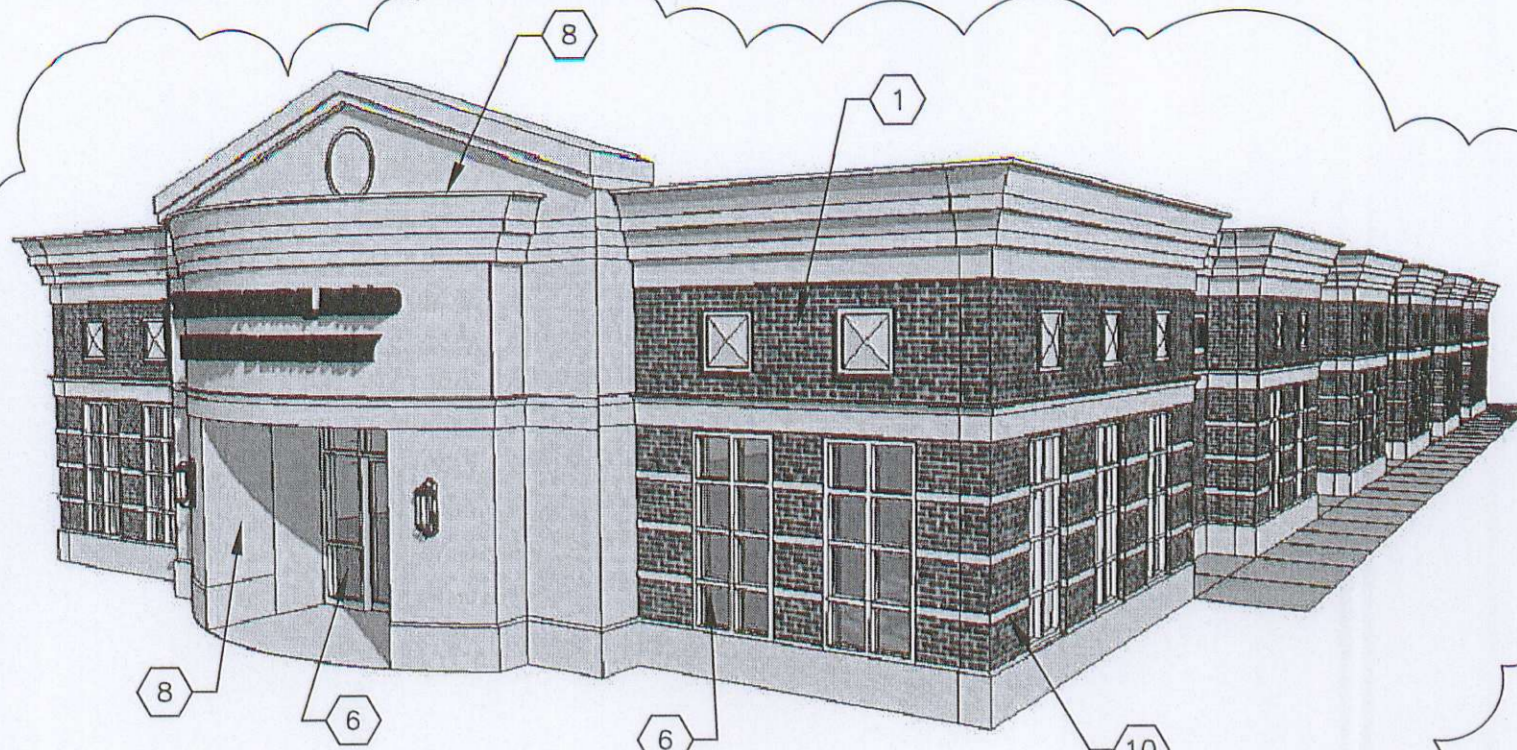
Attached is the revised site plan for the petition above. This request allows the modification of the required corner feature to be replaced with a plaza area. This request also allows a modification in the building materials. Since this change does not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Reasons for Staff's support of the request:

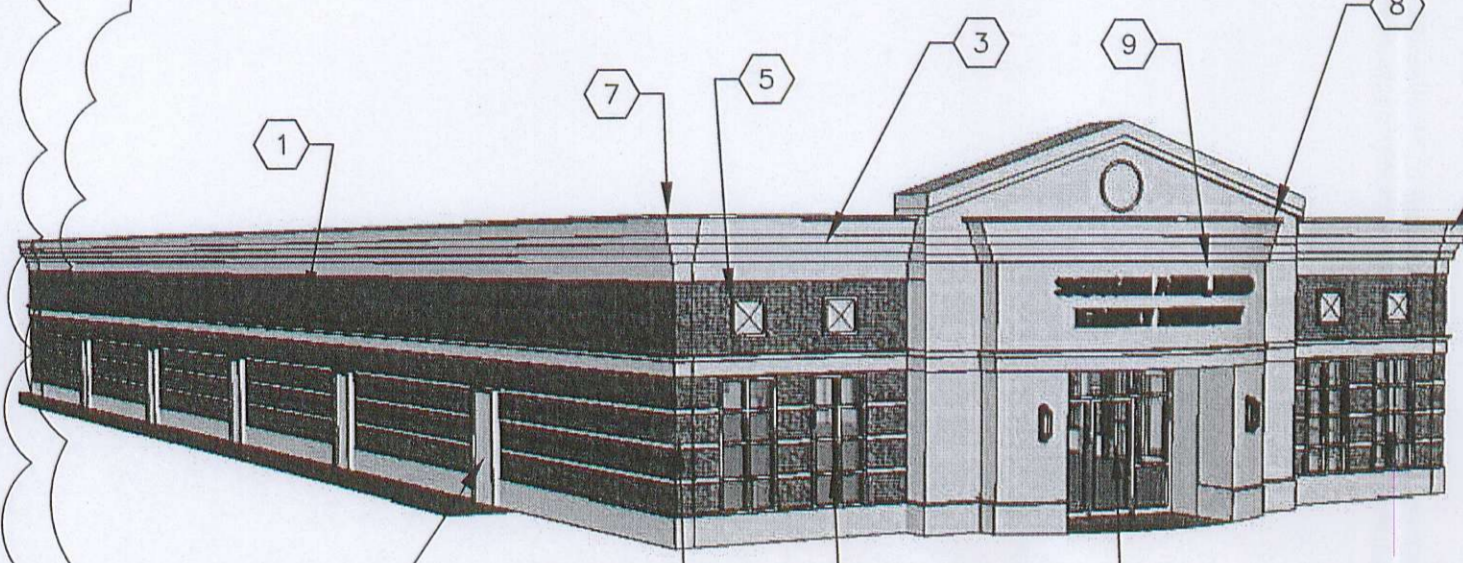
- The site plan complies with the conditional notes and still meets the intent of the approved site plan by the City Council.

Note: All other Zoning, Subdivision, Tree Ordinances and conditional requirements still apply.

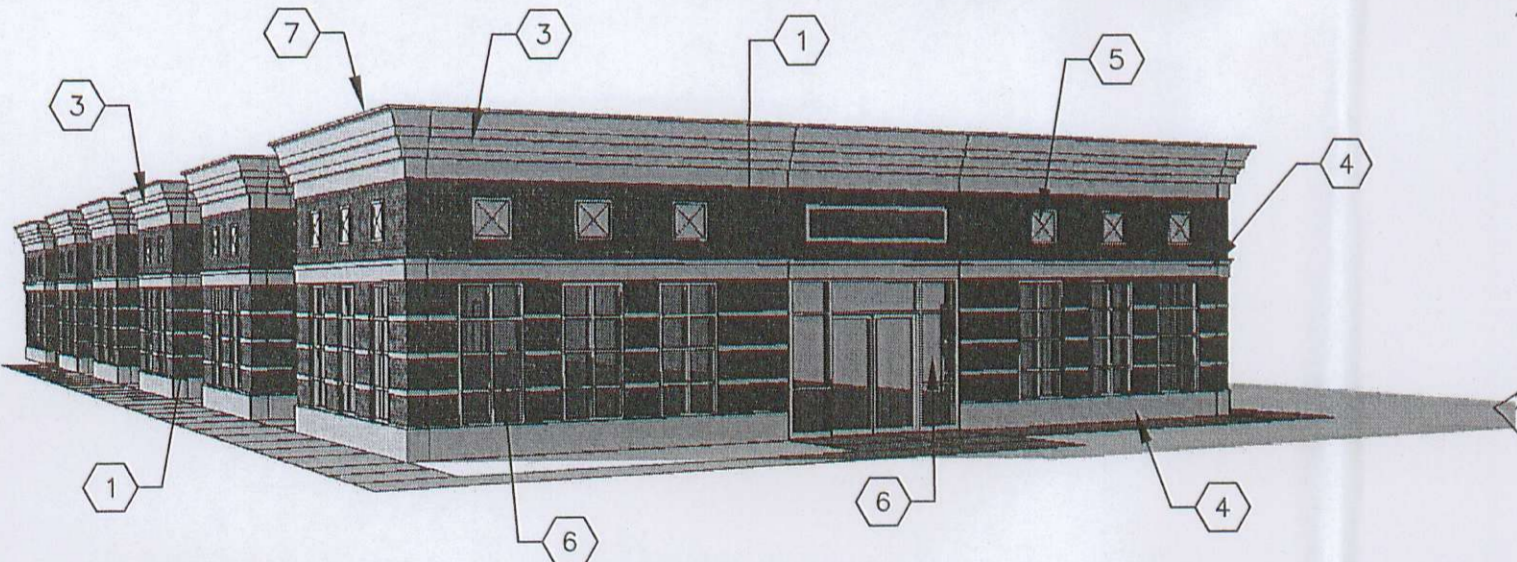
Signage was note reviewed as part of this request.



D5 SOUTH EAST ELEVATION
N.T.S.



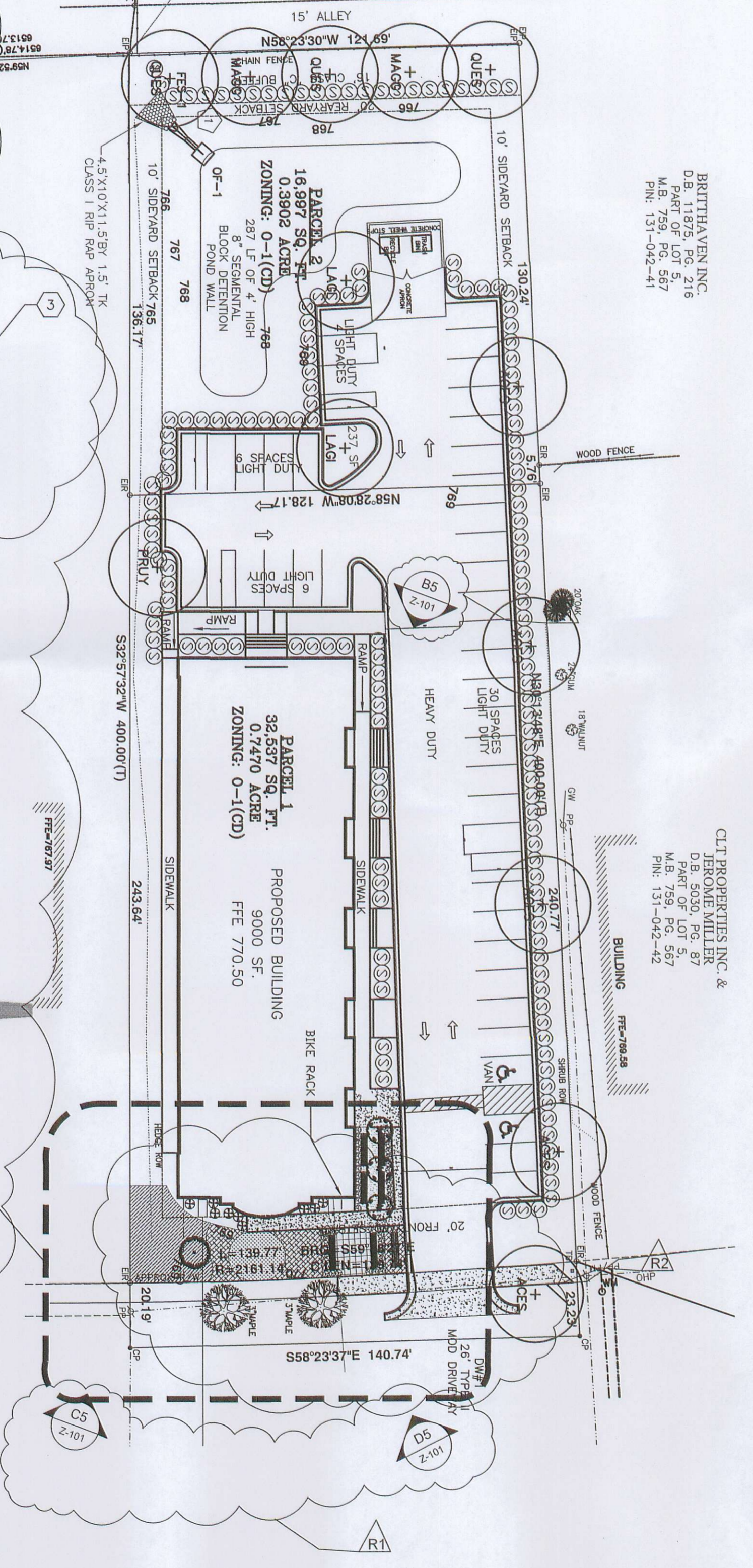
C5 SOUTH WEST ELEVATION
N.T.S.



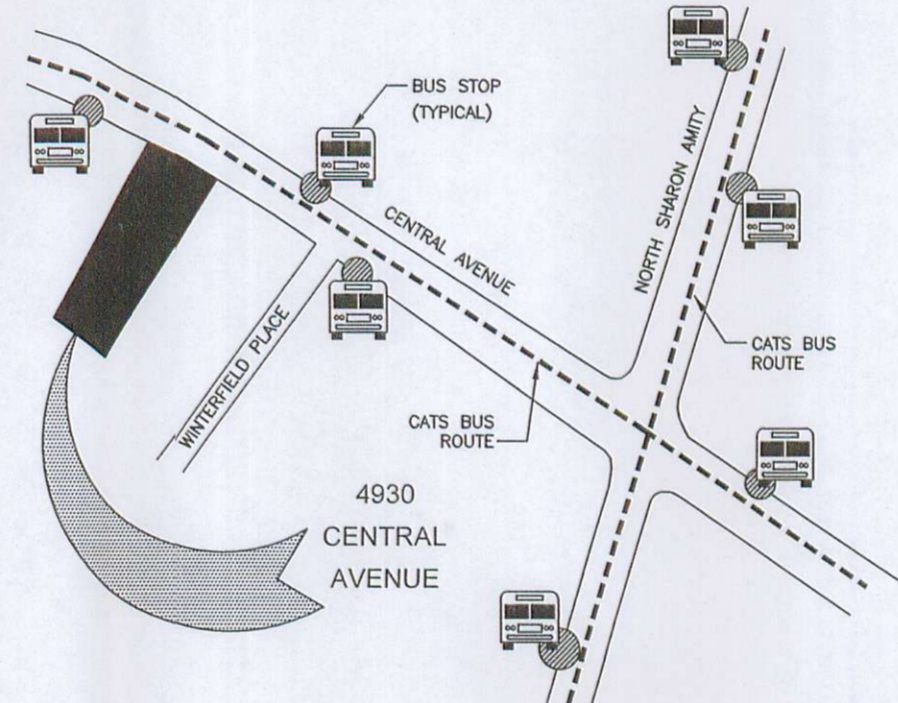
B5 NORTH EAST ELEVATION
N.T.S.

ELEVATION KEY NOTES:

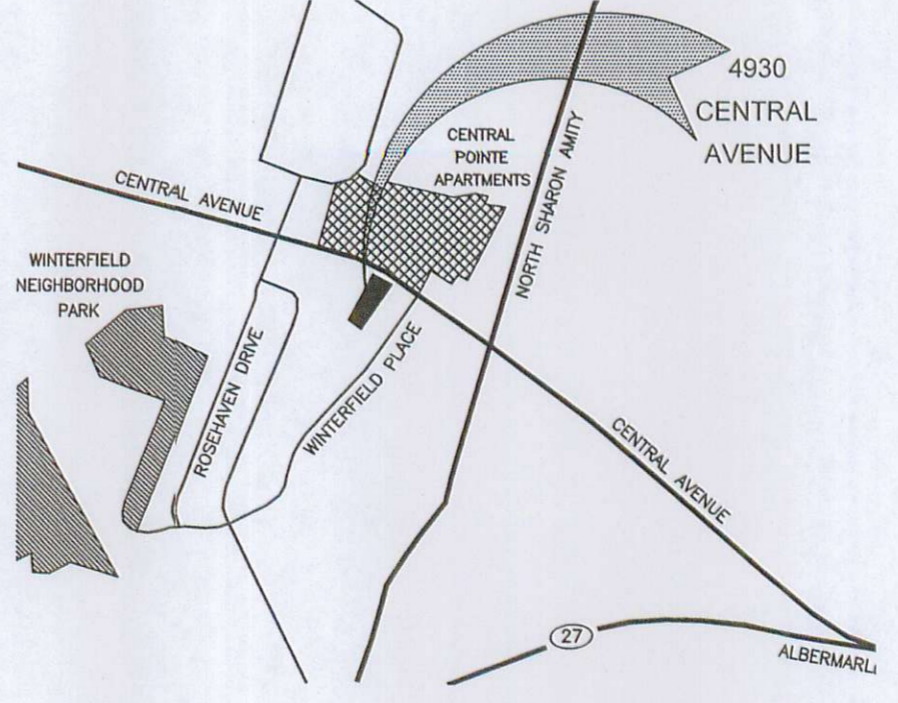
- BRICK VENEER
- PAINTED FLUSH HOLLOW CORE METAL EGRESS DOOR IN HOLLOW METAL FRAME
- CORNICE: EXTERIOR INSULATION AND FINISH SYSTEM ON METAL STUD FRAMING
- GROUND FACE CMU OR STUCCO TO MATCH CORNICE COLOR AND FINISH
- CAST STONE OR GLASS FIBER REINFORCED PLASTIC ACCENT PANEL
- ALUMINUM STOREFRONT FRAMING WITH INSULATED GLASS
- PREFINISHED ALUMINUM COPING AT TOP OF PARAPET
- ENTRANCE: EXTERIOR INSULATION AND FINISH SYSTEM ON METAL STUD FRAMING
- SIGNAGE IN ACCORDANCE WITH CHARLOTTE MECKLENBURG ZONING REQUIREMENTS
- BRICK VENEER ACCENT TO MATCH EXTERIOR INSULATION AND FINISH SYSTEM AND STUCCO COLOR



A4 PROPOSED SITE PLAN
1" = 30'-0"

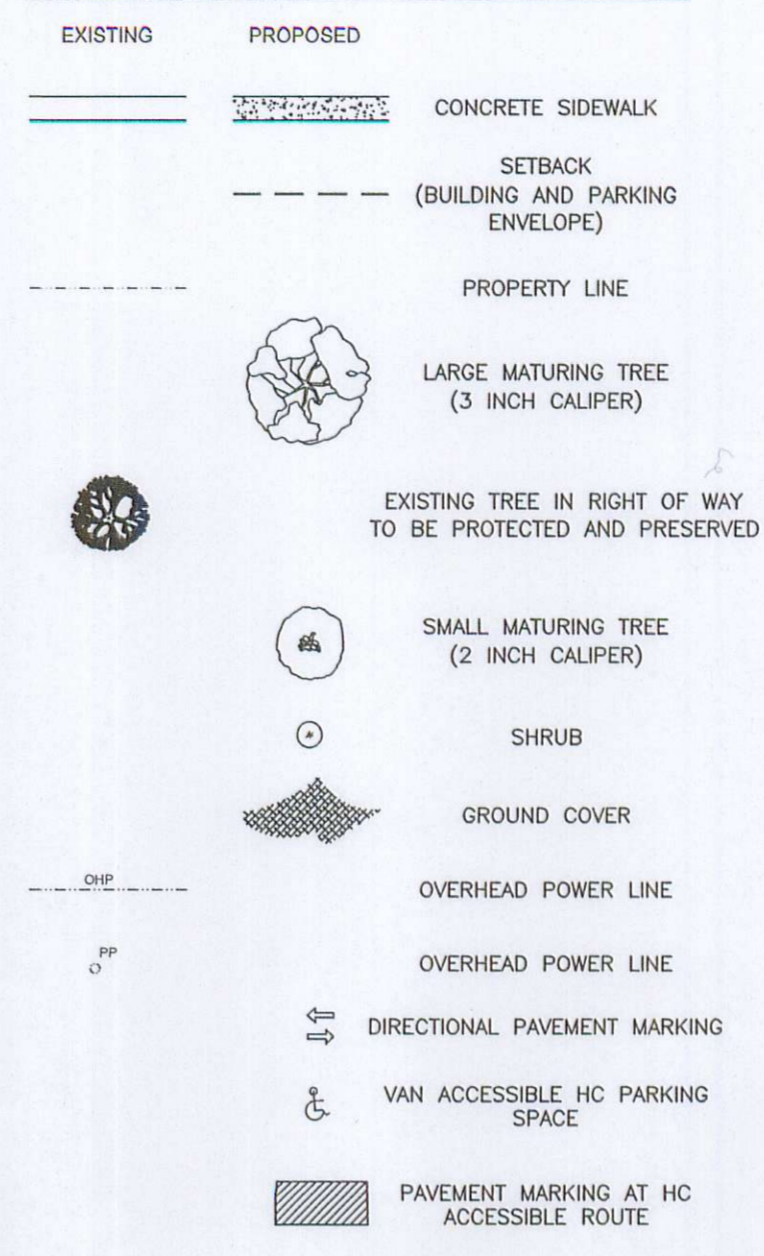


B3 TRANSPORTATION
NOT TO SCALE



A3 VICINITY MAP
NOT TO SCALE

SYMBOLS:



ABBREVIATIONS:

- CLT CHARLOTTE
- CONC CONCRETE
- DOT DEPARTMENT OF TRANSPORTATION
- HC HANDICAP(ED)
- LF LINEAR FOOT (FEET)
- MH MAN HOLE
- OHP OVERHEAD POWER
- ROW RIGHT OF WAY
- NCSBC NORTH CAROLINA STATE BUILDING CODE
- SIF SQUARE FOOT (FEET)

1. DEVELOPMENT DATA TABLE:

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- THE SITE IS LOCATED ON A CHARLOTTE AREA TRANSPORTATION SYSTEM (CATS) BUS ROUTE WITH STOPS LESS THAN 100 YARDS EAST AND WEST ON CENTRAL AVENUE. SEE TRANSPORTATION MAP, THIS SHEET.
- LONG AND SHORT TERM BICYCLE PARKING WILL BE PROVIDED ON SITE AND UNDER COVER. MINIMUM 3 SHORT TERM AND 2 LONG TERM, DEPENDING ON FINAL BUILDING FLOOR PLAN DESIGN, LONG TERM SPACES MAY BE LOCATED IN THE BUILDING (IN LIEU OF OUTSIDE UNDER COVER)
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- OTHER MATERIALS AND ELEMENTS MAY BE USED IN ACCORDANCE WITH CHARLOTTE MECKLENBURG DEVELOPMENT STANDARDS AND THE NORTH CAROLINA STATE BUILDING CODE.
- SEE DETAILS BS, CS AND DS (THIS SHEET) FOR PROPOSED EXTERIOR ELEVATIONS AND MATERIALS.
- THE PROPOSED TRASH DUMPSTER, LOCATED TOWARDS THE BACK OF THE SITE, WILL BE SCREENED WITH MATERIALS TO MATCH THE BUILDING. SPACE FOR RECYCLING BIN(S) WILL BE INCLUDED.
- PARKING LOT ELEVATION BROKEN BY SEPARATE TENANT ENTRANCES WITH CANOPIES AND/OR RAISED ROOF ELEMENTS.

6. STREETScape AND LANDSCAPING:

- MINIMUM BUFFER REQUIREMENTS PER TABLE 12.302(a): CLINICS UP TO 50,000 SQ FT:
 - NORTH PROPERTY LINE: ABUTTING EXISTING MULTI-FAMILY RESIDENTIAL USE - CLASS C
 - EAST PROPERTY LINE: ABUTTING EXISTING BUSINESS USE _____ NONE
 - WEST PROPERTY LINE: ABUTTING EXISTING OFFICE USE _____ NONE
 - SOUTH PROPERTY LINE: FRONT YARD ALONG CENTRAL AVENUE _____ NONE
- CLASS C BUFFER PLANTING REQUIREMENTS PER TABLE 12.302(b): FOR 1.2 ACRE SITE = 16'-0" WIDE, 4 TREES PER 100 FT AND 20 SHRUBS PER 100 FT
 - NOTE: THE DEVELOPER RESERVES THE RIGHT TO REDUCE THE CLASS C BUFFER WIDTH BY 25% BY PROVIDING AN APPROVED FENCE OR WALL.
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 - A. FRONTAGE ON CENTRAL AVENUE = 141 FT
 - B. 141 FT / 40 FT = 4 LARGE MATURING TREES (3 INCH CALIPER) OR;
 - C. 141 FT / 30 FT = 5 SMALL MATURING TREES (2 IN CALIPER)
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7. ENVIRONMENTAL FEATURES:

- THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

8. FIRE PROTECTION

- FIRE LANE WILL BE AS REQUIRED BY THE CHARLOTTE FIRE DEPARTMENT, FIRE PREVENTION BUREAU, IN ACCORDANCE WITH FPB 225 INSTALLATION AND APPROVAL OF FIRE LANES.
- A BUILDING FIRE SPRINKLER SYSTEM WILL NOT BE PROVIDED.

9. LIGHTING

- DETACHED PARKING LOT LIGHTING WILL BE POLE MOUNTED, NOT TO EXCEED 25'-0" WITH FULL-CUTOFF LUMINARIES.
- ARCHITECTURAL WALL SCONCE LIGHTS WILL BE USED ON THE NORTH, SOUTH AND EAST ELEVATIONS.
- LIGHTING WILL UTILIZE FULL-CUTOFF FIXTURES, CAPPED AND DOWNWARDLY DIRECTED.

10. OTHER

- FINISH FLOOR AND SPOT ELEVATIONS ARE APPROXIMATE. FINAL ELEVATIONS AND CONTOURS MAY CHANGE DUE TO FINAL STORMWATER DESIGN, HANDICAP ACCESSIBILITY DESIGN AND BUILDING ACCESS AND EGRESS DESIGN

BEAUFORT
73 Sea Island Parkway, S30
Beaufort, SC 29907

CHARLOTTE
7315 Swanssea Lane
Cornelius, NC 28031

(843) 321-8277
info@beaufortdesignbuild.com
www.beaufortdesignbuild.com

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SITE DEVELOPMENT AND BUILDING SHELL

4930 CENTRAL AVENUE
CHARLOTTE NC 28205

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE
R1	ADMINISTRATIVE AMENDMENT REQUEST	10/08/14
R2	ADMINISTRATIVE AMENDMENT REQUEST	01/19/15
R3	ADMIN. AMEND. REVIEW COMMENTS	01/26/15

SHEET INFORMATION

DATE	JANUARY 19, 2015
JOB NUMBER	12018.00
DRAWN	DCS
CHECKED	DCS
APPROVED	DCS

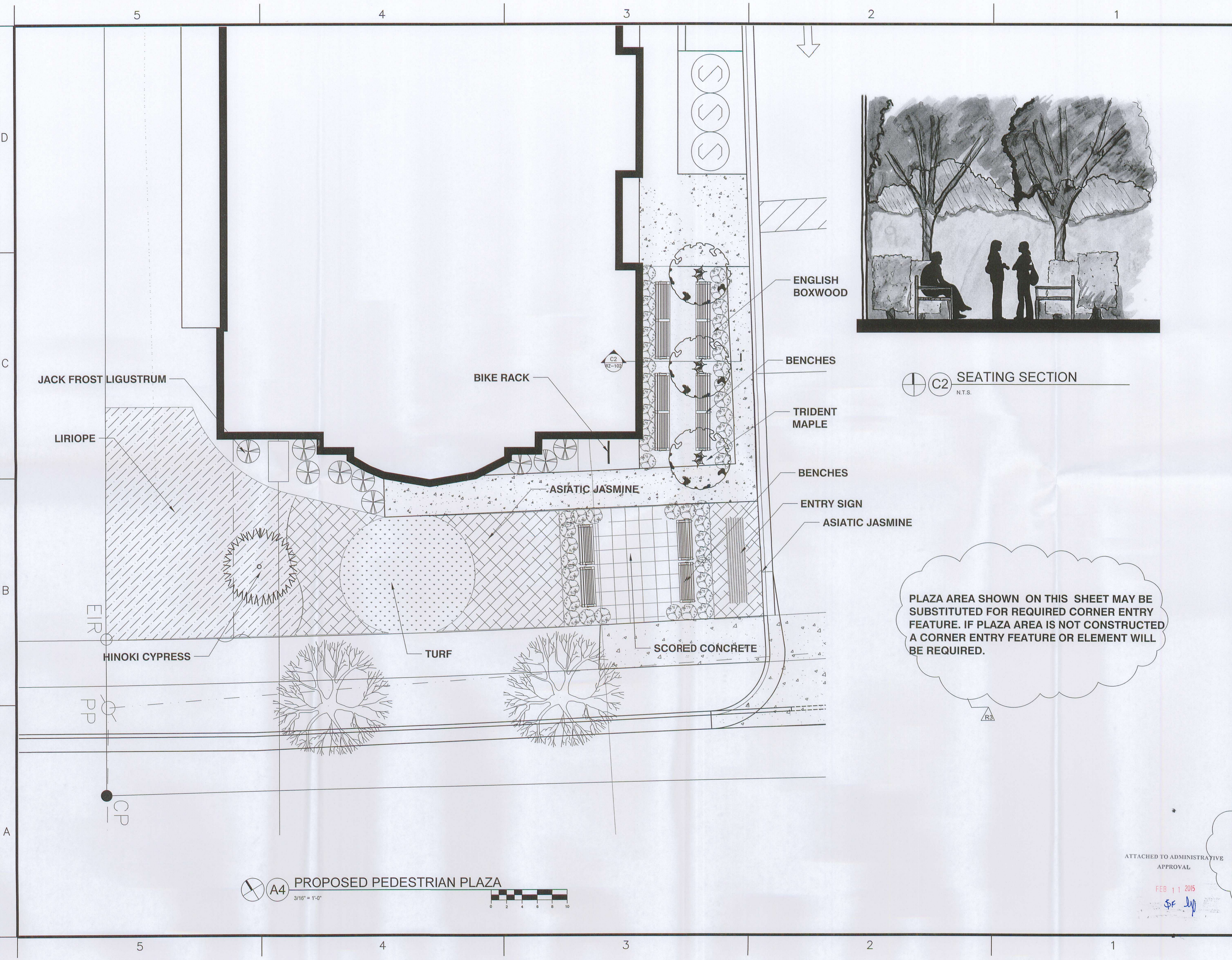
REZONING PETITION
2013-100 ADMIN.
AMD.T. REQUEST

RZ-101

ATTACHED TO ADMINISTRATIVE APPROVAL

FEB 11 2015

SP



⊕ C2 SEATING SECTION
N.T.S.

PLAZA AREA SHOWN ON THIS SHEET MAY BE SUBSTITUTED FOR REQUIRED CORNER ENTRY FEATURE. IF PLAZA AREA IS NOT CONSTRUCTED A CORNER ENTRY FEATURE OR ELEMENT WILL BE REQUIRED.

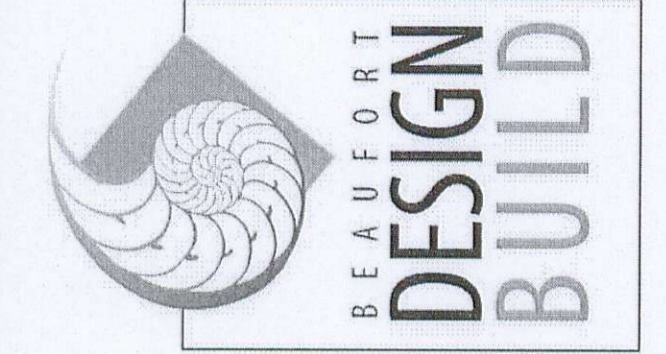
⊗ A4 PROPOSED PEDESTRIAN PLAZA
3/16" = 1'-0"

BEAUFORT
73 Sea Island Pkwy, S.30
Beaufort, SC 29907

CHARLOTTE
7315 Swansea Lane
Cornelius, NC 28031

(843) 321-8277
info@beaufortdesignbuild.com
www.beaufortdesignbuild.com

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**SITE DEVELOPMENT
AND BUILDING SHELL**

4930 CENTRAL AVENUE
CHARLOTTE NC 28205

**NOT FOR
CONSTRUCTION**

SUBMISSIONS / REVISIONS		DATE
NO.	DESCRIPTION	
R1	ADMINISTRATIVE AMENDMENT REQUEST	10/08/14
R2	ADMINISTRATIVE AMENDMENT REQUEST	01/19/15
R3	ADMIN. AMEND. REVIEW COMMENTS	01/26/15

SHEET INFORMATION	
DATE	JANUARY 19, 2015
JOB NUMBER	12018.00
DRAWN	DCS
CHECKED	DCS
APPROVED	DCS

PROPOSED
PEDESTRIAN
PLAZA

RZ-102

ATTACHED TO ADMINISTRATIVE
APPROVAL

FEB 11 2015

SF [Signature]

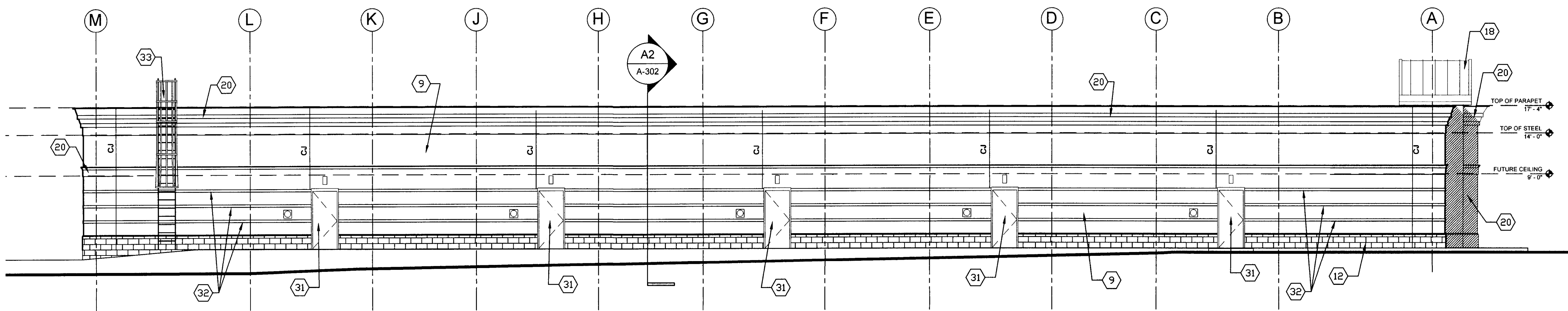
5 4 3 2 1

D

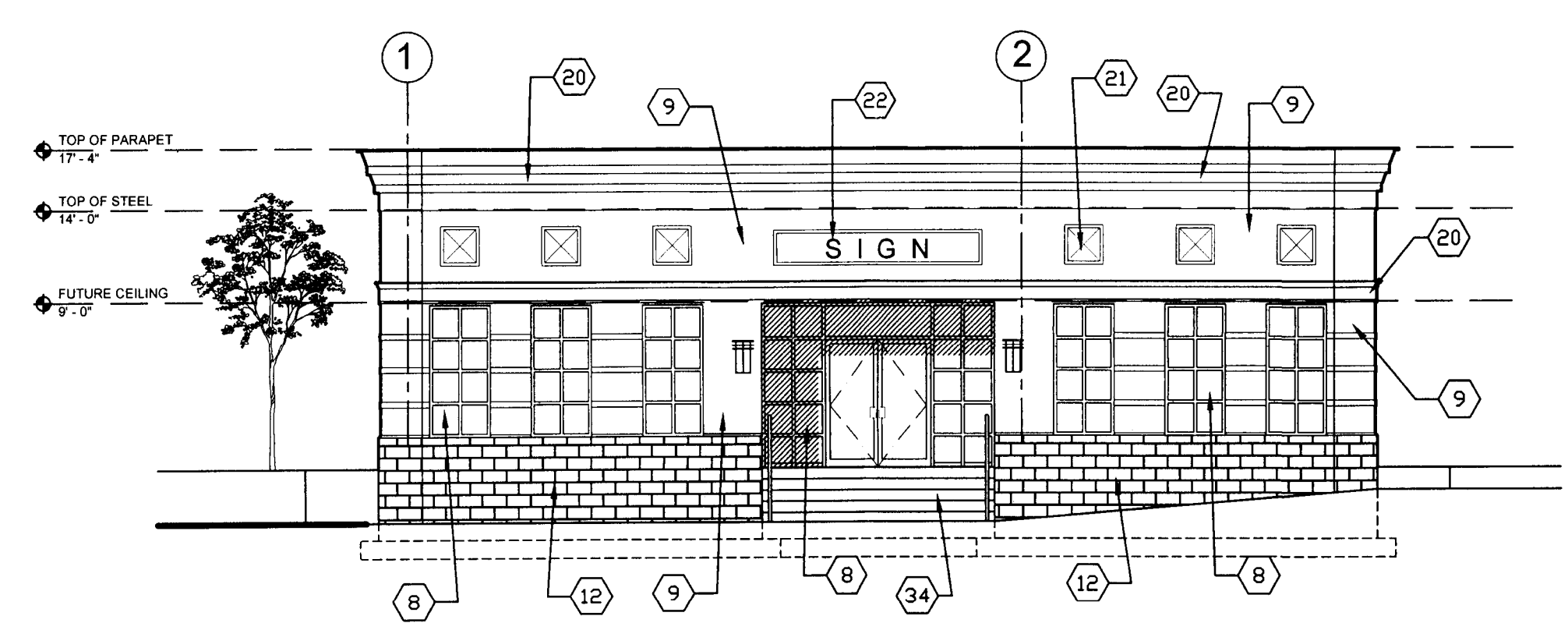
C

B

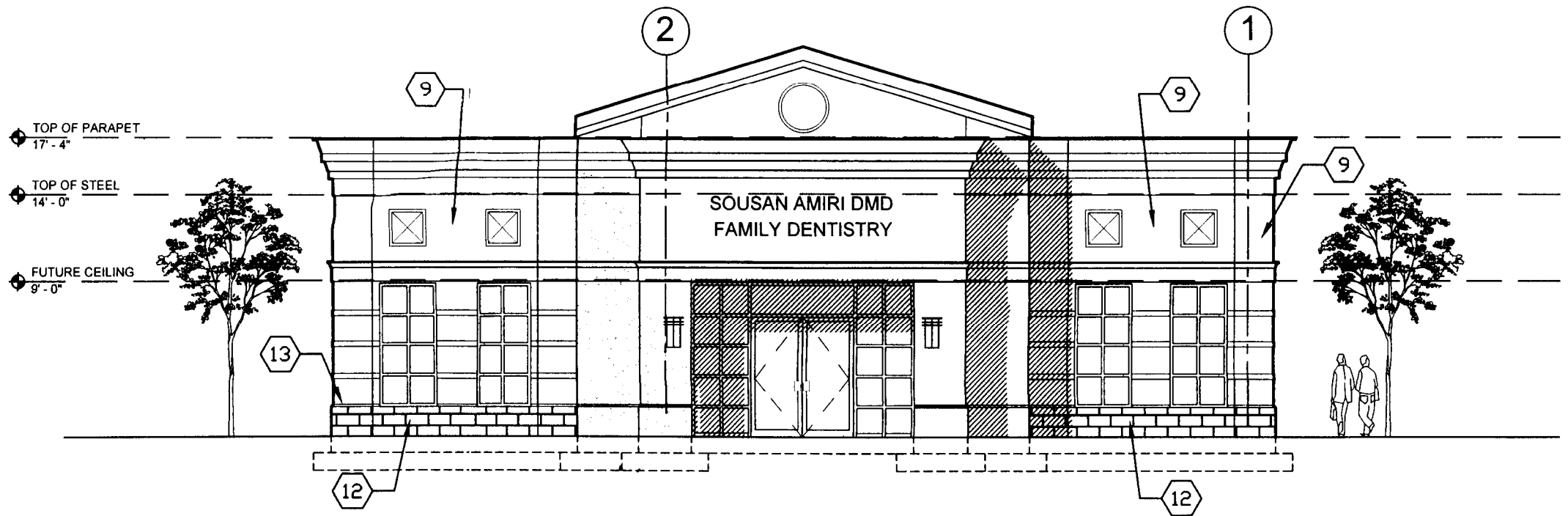
A



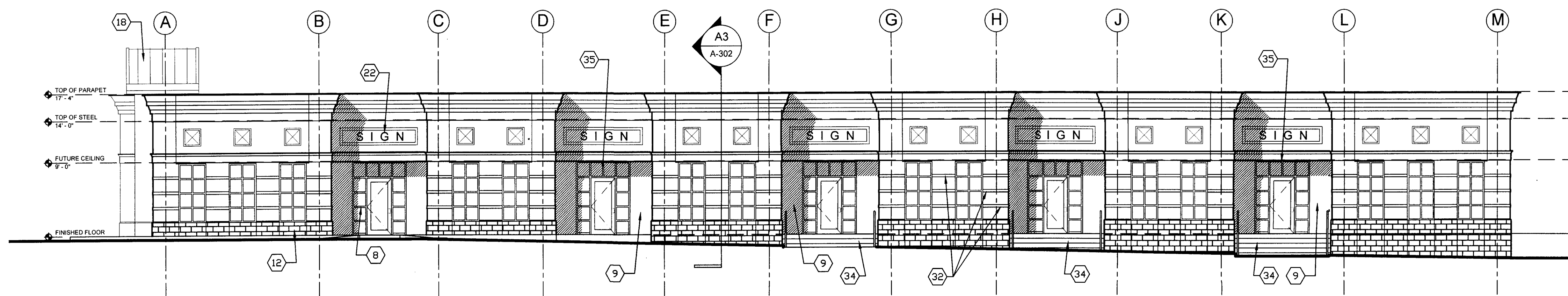
C2 SOUTH EXTERIOR BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



B4 WEST EXTERIOR BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



B2 EAST EXTERIOR BUILDING ELEVATION (CENTRAL AVENUE)
SCALE: 1/8" = 1'-0"



A2 NORTH EXTERIOR BUILDING ELEVATION (PARKING LOT)
SCALE: 1/8" = 1'-0"

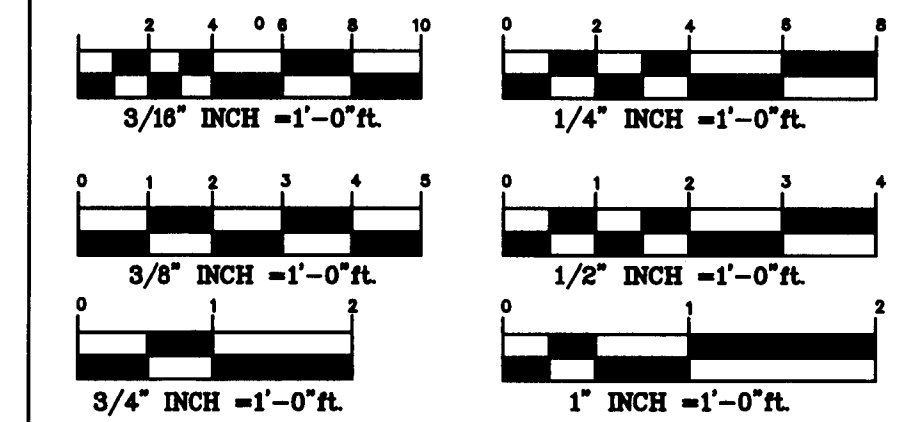
GENERAL NOTES:

- A. BUILDING (TENANT) SIGNAGE AND SITE MONUMENT SIGN TO BE PERMITTED SEPARATELY
- B. TEXT
- C. TEXT

SHEET KEY NOTES: (X)

1. FUTURE ELECTRICAL METER - EACH TENANT SPACE TO BE METERED SEPARATELY
2. FUTURE ELECTRICAL PANEL AT EACH TENANT SPACE
3. DOMESTIC WATER BACKFLOW PREVENTER IN VAULT BELOW GRADE
4. #57 STONE BASE THROUGHOUT SHELL SPACE. 6 MIL VAPOR BARRIER AND REINFORCED CONCRETE FLOOR SLAB TO BE INSTALLED AS PART OF FUTURE TENANT UPFIT(S)
5. CONCRETE SIDEWALK, SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
6. STRUCTURAL STEEL COLUMN, SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
7. LOAD BEARING WALL - 8" REINFORCED CMU, SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. VAPOR BARRIER, METAL STUD FURRING AND BATT INSULATION TO BE INSTALLED AS PART OF FUTURE TENANT UPFIT(S)
8. ALUMINUM STOREFRONT WITH 1" INSULATED GLASS. FRAME TO BE NATURAL, BRUSHED ALUMINUM
9. MODULAR BRICK VENEER
10. THERMOPLASTIC POLYOLEFIN (TPO) MEMBRANE ROOFING
11. CURB FOR FUTURE ROOFTOP HVAC UNIT
12. 4" SMOOTH FACE CMU BASE
13. CUSTOM SMOOTH FACE CMU WATER TABLE UNIT
14. ROOF DRAIN, SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION
15. OVERFLOW DRAIN, SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION
16. PREFINISHED ALUMINUM PARAPET CAP
17. CRICKET FORMED WITH BUILT-UP RIGID INSULATION
18. PREFINISHED STANDING SEAM METAL ROOF
19. 3'-0" x 7'-0" PAINTED HOLLOW METAL DOOR IN PAINTED HOLLOW METAL FRAME
20. EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) WITH SMOOTH STUCCO FINISH TO RESEMBLE CAST STONE
21. CAST STONE ACCENT PANEL
22. SIGNAGE BY FUTURE TENANT
23. BRICK VENEER CONTROL JOINT
24. 6 MIL VAPOR BARRIER
25. 3" RIGID INSULATION, R-
26. GALVANIZED METAL ROOF DECK, SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
27. STEEL BAR JOIST, SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
28. STEEL BEAM, SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
29. EXTEND TPO ROOF MEMBRANE FLASHING UP AND OVER PARAPET
30. 2x8 TREATED WOOD NAILERS
31. FLUSH HOLLOW METAL DOOR IN HOLLOW METAL FRAME, PRIME AND PAINT TO MATCH BRICK
32. BRICK ACCENT BAND - SAME COLOR AS FIELD BRICK / PROJECT 3/4" BEYOND FACE OF FIELD BRICK
33. ALUMINUM ROOF ACCESS LADDER WITH SECURITY CAGE
34. CONCRETE STAIR, SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
35. CANOPY AT EACH TENANT ENTRANCE TYP.

GRAPHIC SCALES:

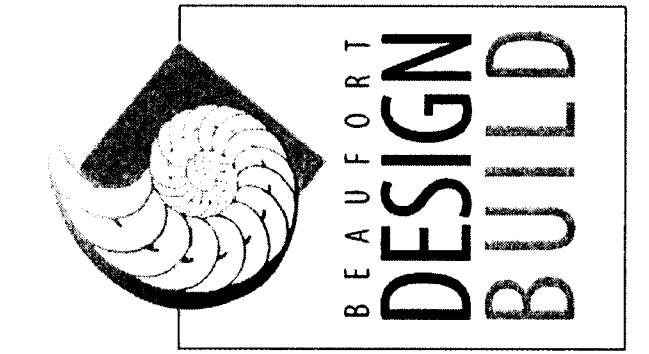


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CHARLOTTE NC 28205

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SUBMISSIONS / REVISIONS		DATE
NO.	DESCRIPTION	DATE
1	PRELIMINARY REVIEW MEETING	08/26/2014
2	OWNER AND CONTRACTOR REVIEW	10/14/2014
3	ZONING ADMIN REQUEST	01/16/2015
R3	ADMIN. AMEND. REVIEW COMMENTS	01/26/15

SHEET INFORMATION	
DATE	JANUARY 19, 2015
JOB NUMBER	12018.00
DRAWN	DCS
CHECKED	DCS
APPROVED	DCS

EXTERIOR BUILDING SHELL ELEVATIONS

RZ-103
APPROVAL

FEB 11 2015