



## Charlotte-Mecklenburg Planning Department

**DATE:** December 5, 2016

**TO:** Donald Moore  
Zoning Supervisor

**FROM:** Ed McKinney  
Interim, Planning  
Director

**SUBJECT:** Administrative Approval for Petition No. 2013-052 Arden Group

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do 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.

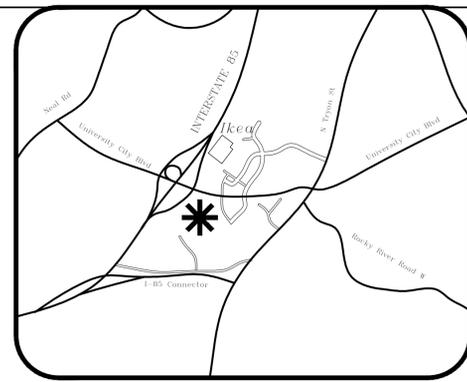
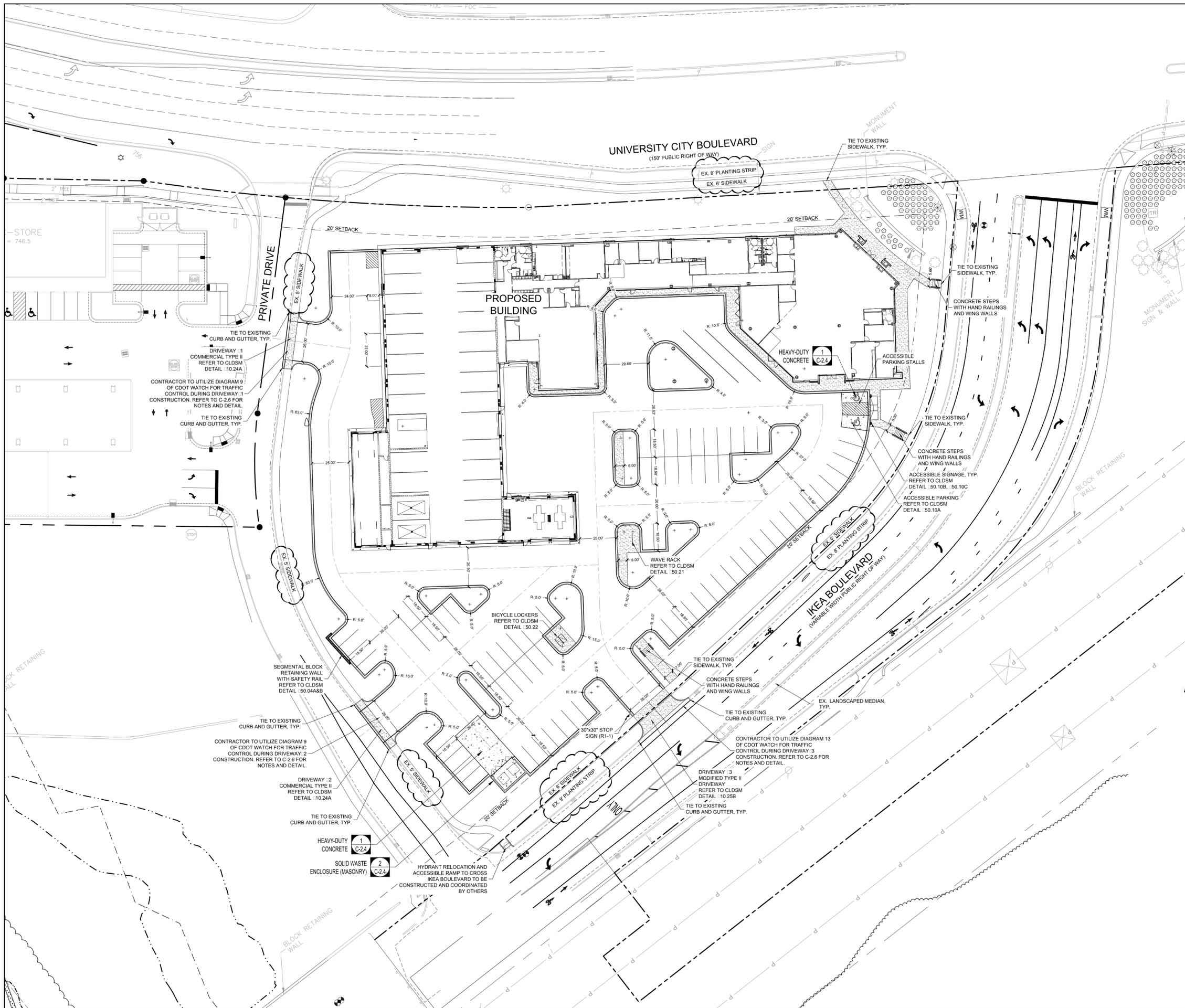
- Site layout
- Landscaping Plan
- Building Elevations

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, Building Codes, and conditional requirements still apply.**

**Signage was not reviewed as part of this request.**



VICINITY MAP  
NTS

**DEVELOPMENT SUMMARY:**

PID:	04723113
UCAM-1 LLC	11 BROOKSTOWN AVE
	WINSTON-SALEM, NC 27101
	DB 29332 PG 949
EXISTING PARCEL SIZE:	±142,744 SF
	±3.28 ACRES
JURISDICTION:	CITY OF CHARLOTTE
EXISTING ZONING:	B-2 (CD)
REZONING PETITION:	2013-052
EXISTING LAND USE:	VACANT
PROPOSED PRINCIPAL USES: EXCLUDING	AUTOMOBILE SALES AND REPAIR TRACTOR-TRUCKS AND ACCOMPANYING TRAILER UNITS ALLOWED WITHIN THE B-2 DISTRICT
PROPOSED SQUARE FOOTAGE:	±35,158 SQUARE FEET
OFFICE:	±15,053 SQUARE FEET
SERVICE:	±20,105 SQUARE FEET

**PARKING CALCULATIONS (OFFICE SF ONLY):**

REQUIRED PARKING:	OFFICE (1/250 SF) □ 61 SPACES
	SERVICE (1/4000SF) □ 5 SPACES
	82 SPACES
PROPOSED PARKING:	
REQUIRED LONG-TERM	
BIKE PARKING:	2 SPACES (2 OR 1 PER 10,000SF)
PROPOSED LONG-TERM	
BIKE PARKING:	2 SPACES
REQUIRED SHORT-TERM	
BIKE PARKING:	5 SPACES (5 OF AUTO PARKING)
PROPOSED SHORT-TERM	
BIKE PARKING:	5 SPACES
MAXIMUM BUILDING HEIGHT:	40 FEET

Attached to Administrative  
Approval

*Solomon A. Fortune*  
Solomon A. Fortune

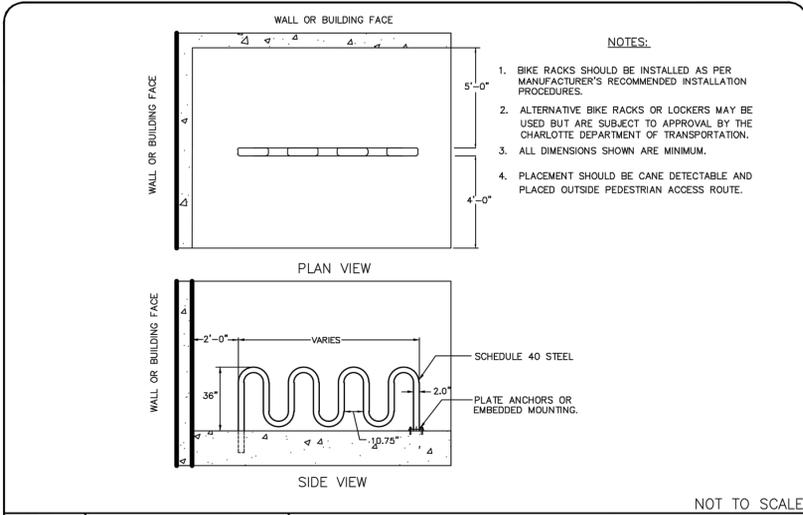
**LandDesign**  
223 N Graham Street Charlotte, NC 28202  
V. 704.333.0235 F. 704.333.3246  
www.LandDesign.com  
NC Engineering Firm License # C-0658



**PARKS CHEVROLET AT UNIVERSITY CITY**  
COMMERCIAL DEVELOPMENT  
PARKS HOLDINGS LLC : CHARLOTTE, NORTH CAROLINA  
LAYOUT PLAN

REVISIONS:  
10/20/16 - REVISED PER STAFF COMMENTS

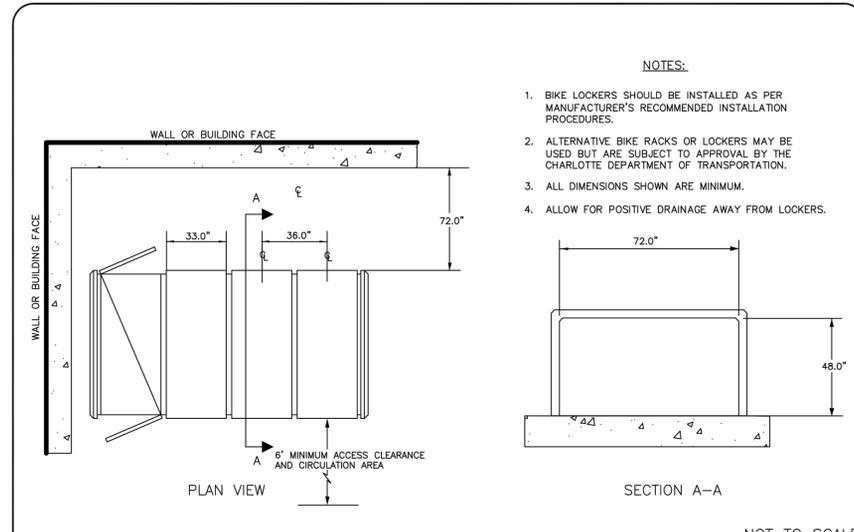
DATE: AUGUST 9, 2016  
DESIGNED BY: MEK  
DRAWN BY: MEK  
CHECKED BY: LDI  
SCALE: 1"=30'  
PROJECT #: 1016231  
SHEET #:  
**C-2.0**



**CITY OF CHARLOTTE**  
LAND DEVELOPMENT STANDARDS  
INCLUDES CHARLOTTE ETJ

**WAVE RACK FOR BICYCLE PARKING**

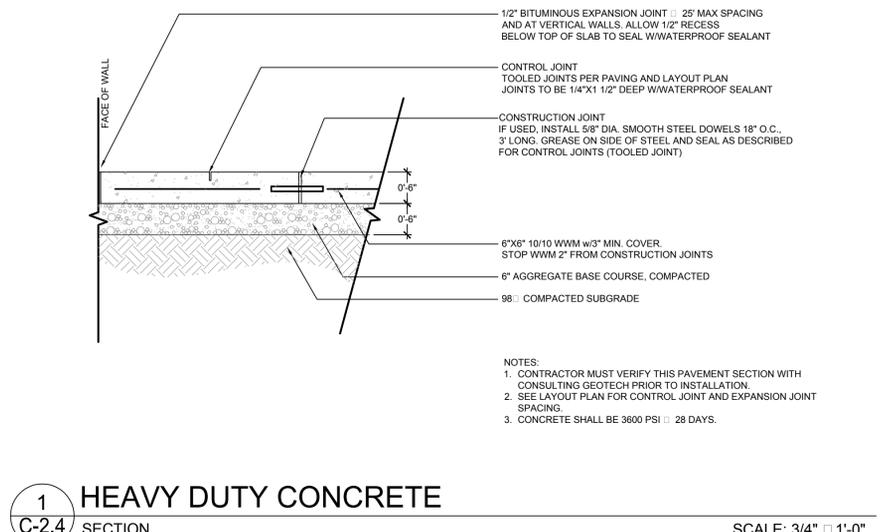
STD. NO. REV.  
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**CITY OF CHARLOTTE**  
LAND DEVELOPMENT STANDARDS  
INCLUDES CHARLOTTE ETJ

**BICYCLE LOCKERS**

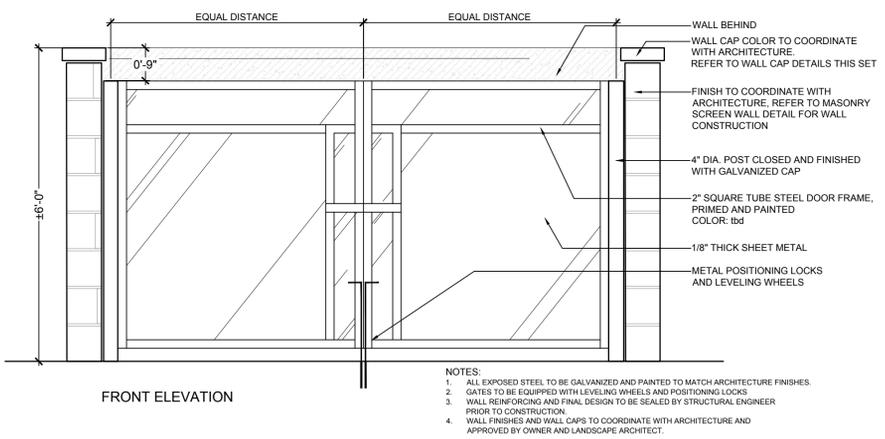
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**1**  
**C-2.4** SECTION

**HEAVY DUTY CONCRETE**

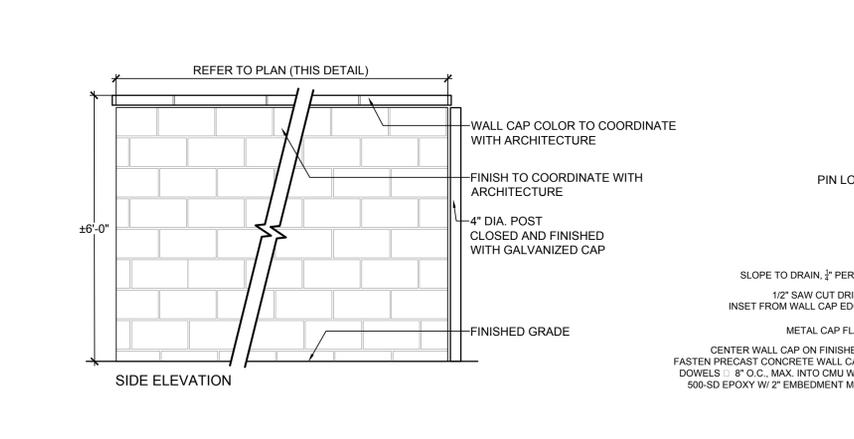
SCALE: 3/4" = 1'-0"



**2**  
**C-2.4** ELEVATION

**SOLID WASTE ENCLOSURE GATE**

VARIES



**WALL CAP COLOR TO COORDINATE WITH ARCHITECTURE**

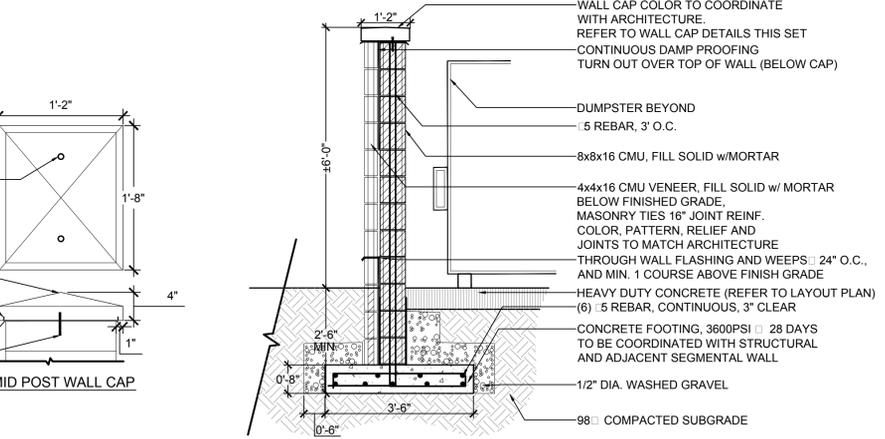
**FINISH TO COORDINATE WITH ARCHITECTURE**

**4" DIA. POST CLOSED AND FINISHED WITH GALVANIZED CAP**

**2" SQUARE TUBE STEEL DOOR FRAME, PRIMED AND PAINTED COLOR: tbd**

**1/8" THICK SHEET METAL**

**METAL POSITIONING LOCKS AND LEVELING WHEELS**



**WALL SECTION TYPICAL**

**WALL CAP COLOR TO COORDINATE WITH ARCHITECTURE. REFER TO WALL CAP DETAILS THIS SET**

**CONTINUOUS DAMP PROOFING TURN OUT OVER TOP OF WALL (BELOW CAP)**

**DUMPSTER BEYOND**

**5 REBAR, 3' O.C.**

**8x8x16 CMU, FILL SOLID w/MORTAR**

**4x4x16 CMU VENEER, FILL SOLID w/ MORTAR BELOW FINISHED GRADE, MASONRY TIES 16" JOINT REINF. JOINTS TO MATCH ARCHITECTURE THROUGH WALL FLASHING AND WEEPS 24" O.C., AND MIN. 1 COURSE ABOVE FINISH GRADE**

**HEAVY DUTY CONCRETE (REFER TO LAYOUT PLAN) (6) 5 REBAR, CONTINUOUS, 3' CLEAR**

**CONCRETE FOOTING, 3600PSI 28 DAYS TO BE COORDINATED WITH STRUCTURAL AND ADJACENT SEGMENTAL WALL**

**1/2" DIA. WASHED GRAVEL**

**98 3/4" COMPACTED SUBGRADE**

**LED AREA LIGHTS - (XGBM)**

**CrossOver**  
LED LIGHTING TECHNOLOGY

**SMART-TYPE™ THERMAL CONTROL** - LED drivers feature integral sensor which reduces LED thermal output and ambient temperature around LED components.

**OCCUPANCY SENSING (OAS)** - Optional integral passive infrared motion sensor activates lighting only in occupied areas. High level light is activated and reduced to full height in 1-2 seconds upon detection of motion. Low level light (20% maintain-on-time current) is activated when target is no longer in motion (only 4-2 minutes and sensor times 10-15 seconds to low level to allow eyes time to adjust. Sensor is located on the top of optical assembly and visible with optic. Sensor optic has a detection cone of approximately 47°. Examples of detection - occurs 30' and from a 30' mounting height, 60' sensor FOV and from a 30' mounting height, 120' sensor FOV.

**ENERGY SAVING CONTROL OPTIONS** - 5W - 50-watt dimming enabled with controls for 0-100% LED driver dimming (available in 10% increments) or 0-100% LED driver dimming (available in 10% increments) or 0-100% LED driver dimming (available in 10% increments) or 0-100% LED driver dimming (available in 10% increments).

**EXPECTED LIFE** - Minimum 50,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LED data sheet for specific life data.

**LEDs** - Standard high brightness (5000+ lm/W) Cree (5000+ lm/W) or Osram (5000+ lm/W) nominal color temperature, 70 CRI (optional).

**DISTRIBUTION PERFORMANCE** - Types 5, 6, 7T and 7TA available - field replaceable.

**HOUSING** - Square, die-cast aluminum. Fully enclosed weather-tight housing contains factory-installed drivers and LED components.

**TOP-ACCESS COVER** - Gasketed, hinged top-access cover provides ease of installation and allows for cable strain relief. Four captive stainless-steel fasteners secure the top-access cover to the housing.

**OPTICAL UNIT** - Clear tempered optical grade flat glass lens sealed to aluminum housing creates an IP67 rated, sealed optical unit (guarantees pressure resistance). Optical unit can be easily field-replaced in 60 seconds. Directional arrow or optic above aluminum housing can be removed.

**INSTALLATION** - 3-1/2" x 3-1/2" x 1-1/2" recessed aluminum arm mounting bracket designed for recessed, low-voltage 0° mounting pattern. Mounting Plate (MP) required for mounting to 3"-3" metal plate. (See Accessory Ordering Information chart.)

**ELECTRICAL** - Two-wire power connection (including separate ground protection built into enclosure design) meets Location Category C-1. Available with universal voltage power supply (50/60Hz AC, 50/60Hz VAC, 50/60Hz VAC).

**DRIVERS** - Available in Low Watt (5W), Super Super (50W) and High Output (100W) three current driver currents are factory programmed. Components are fully enclosed in gasketed housing for moisture resistance. Other options with CCR-47 (21) up to 100W constant current.

**OPERATING TEMPERATURE** - 40°C to +40°C (+22°F).

**FINISH** - Finishes are finished with LED's DuPont® polyester powder coat finish process. The DuPont® finish withstands extreme weather change without cracking or peeling.

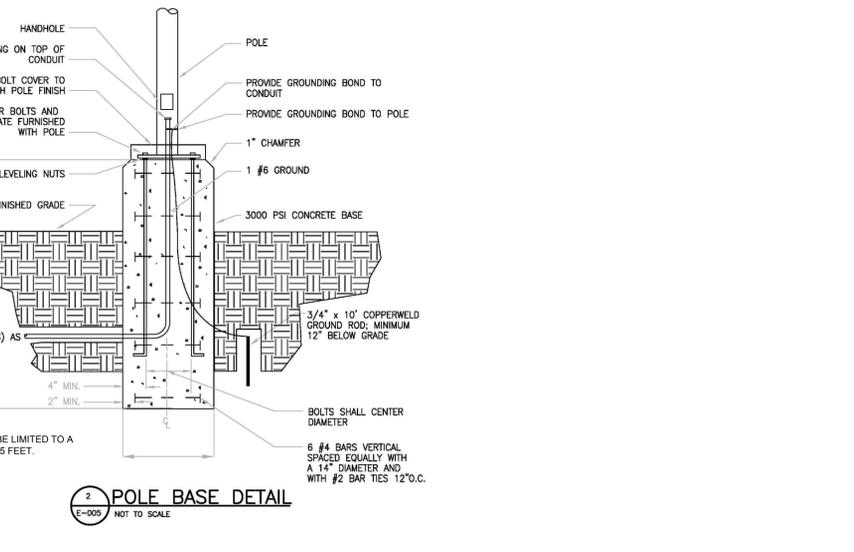
**DIGITAL DIMMING** - LED offers optional color coordinated digital dimming (0-10V) or 0-10V dimming. Details are provided for the years ahead printing, cracking, or fading.

**WARRANTY** - LED lighting is covered by 5-year warranty.

**PHOTOMETRICS** - Please visit our web site at [www.xgbm.com](http://www.xgbm.com) for detailed photometric data.

**SHIPPING WEIGHT (IN CARTON)** - Fixture - 4.45 lbs (201g) Arm - 5 lbs (226g)

**LISTING** - UL listed to UL 153 and UL 1535 safety standards. Suitable for wet locations for a list of specific products in the series visit [www.xgbm.com](http://www.xgbm.com). Please consult LED Lighting section of our website at [www.xgbm.com](http://www.xgbm.com).



**2**  
**C-005** NOT TO SCALE

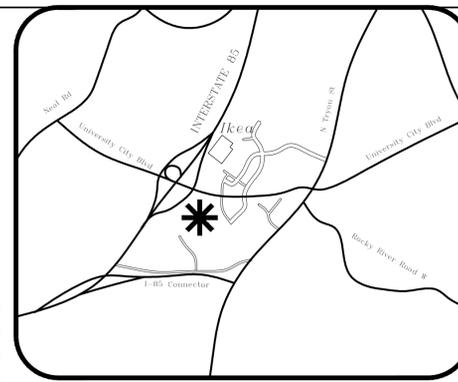
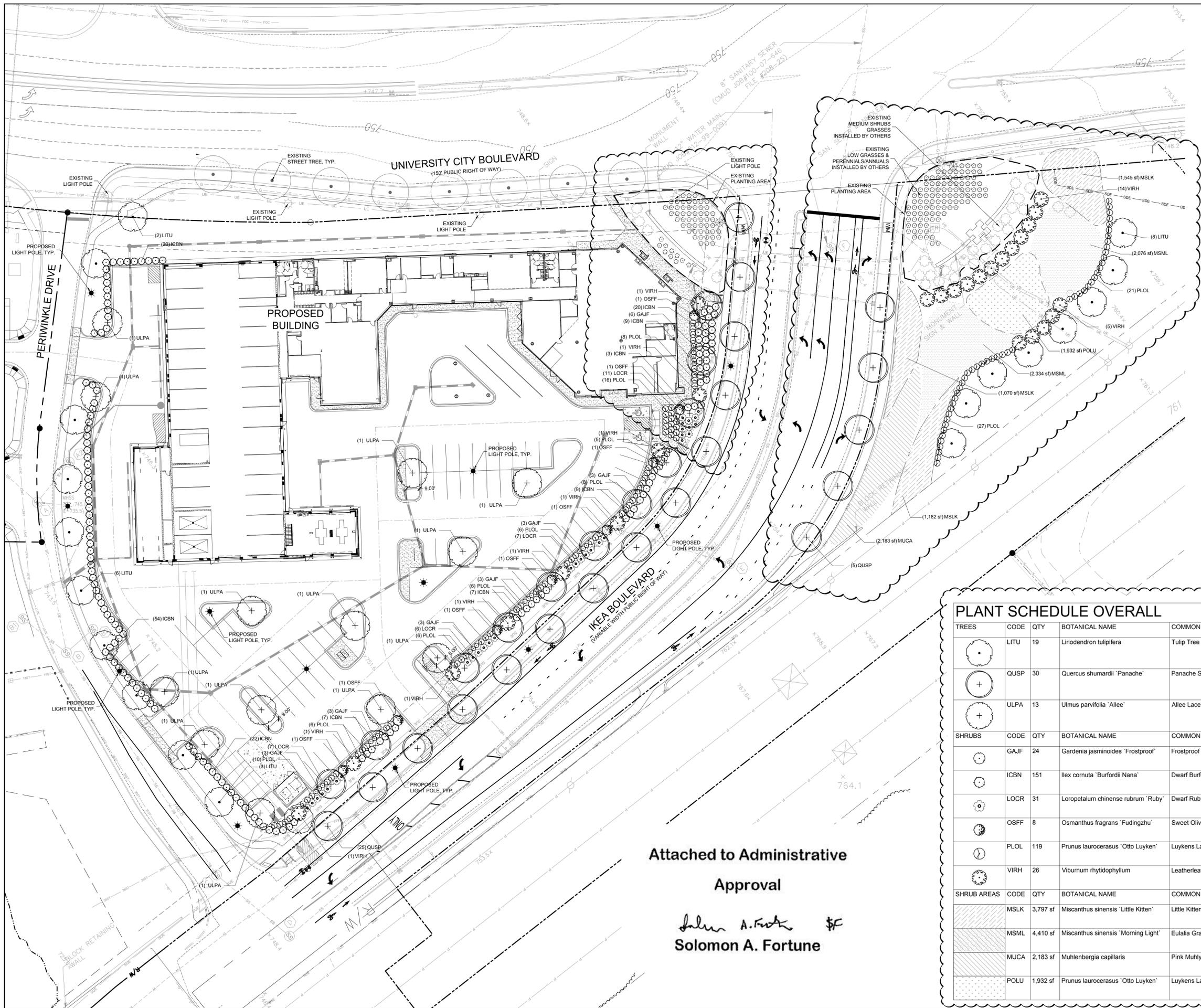
**POLE BASE DETAIL**

Attached to Administrative Approval

*Solomon A. Fortune*

**Solomon A. Fortune**





VICINITY MAP  
NTS



- NOTES:
1. MINIMUM WIDTH OF PLANTING STRIPS FOR STREET TREES IS 8 FEET.
  2. ALL DISTURBED AREAS SHALL BE SODDED WITH BERMUDA.
  3. ANY TREES DEAD, DYING, OR MISSING WILL BE REPLACED.

PLANT SCHEDULE OVERALL

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	HEIGHT	REMARKS
	LITU	19	Liriodendron tulipifera	Tulip Tree	B & B	3" cal.	12'-14" ht.	Match Specimen, Straight Leader
	QUSP	30	Quercus shumardii 'Panache'	Panache Shumard Oak	B & B	3" cal.	12'-14" ht.	Match Specimen, Straight Leader
	ULPA	13	Ulmus parvifolia 'Allee'	Allee Lacebark Elm	B & B	3" cal.	12'-14" ht.	Match Specimen, Straight Leader
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	REMARKS
	GAJF	24	Gardenia jasminoides 'Frostproof'	Frostproof Gardenia	3 gal	3' o.c.	18"-24" ht.	Match Specimen
	ICBN	151	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	5 gal.	5' o.c.	24"-30" ht.	Match Specimen, Full to Ground
	LOCR	31	Loropetalum chinense rubrum 'Ruby'	Dwarf Ruby Fringe Flower	5 gal	5' o.c.	24"-30" ht.	Match Specimen, Full to Ground
	OSFF	8	Osmanthus fragrans 'Fudingzhu'	Sweet Olive	7 gal	6' o.c.	48" ht.	Match Specimen, Full to Ground
	PLOL	119	Prunus laurocerasus 'Otto Luyken'	Luykens Laurel	3 gal	4' o.c.	24"-36" ht.	Match Specimen, Full to Ground
	VIRH	26	Viburnum rhytidophyllum	Leatherleaf Viburnum	5 gal	36"-48"	10'	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	REMARKS
	MSLK	3,797 sf	Miscanthus sinensis 'Little Kitten'	Little Kitten Eulalia Grass	7 gal	3' O.C.		
	MSML	4,410 sf	Miscanthus sinensis 'Morning Light'	Eulalia Grass	7 gal	3' O.C.		
	MUCA	2,183 sf	Muhlenbergia capillaris	Pink Muhly	7 gal	3' O.C.		
	POLU	1,932 sf	Prunus laurocerasus 'Otto Luyken'	Luykens Laurel	3 gal.	3' O.C.		

Attached to Administrative  
Approval

*Solomon A. Fortune*  
Solomon A. Fortune



# PARKS CHEVROLET

8530 IKEA BLVD.  
CHARLOTTE, NC 28262

Attached to Administrative  
Approval

*Solomon A. Fortune* *SF*  
Solomon A. Fortune

PLEASE NOTE:  
THIS DRAWING IS THE PROPERTY OF AI DESIGN GROUP A PROGRESSIVE AE COMPANY, AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST. IN THE EVENT THAT THE CONTRACTOR DISCOVERS ANY ERROR, OMISSION OR CONFLICT AS TO THE INTENT OF THE CONTRACT DOCUMENTS WITH REGARD TO THE PROPER EXECUTION AND COMPLETION OF THE WORK, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE ARCHITECT AND SEEK CORRECTION OR INTERPRETATION THEREOF PRIOR TO STARTING THE AFFECTED WORK.

THIS SHEET IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS AND DOES NOT INCLUDE ALL INFORMATION REQUIRED TO COMPLETE THE PROJECT. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE COMPLETE SET OF CONTRACT DOCUMENTS TO SUBCONTRACTORS.

CONTRACTOR SHALL REFERENCE LEGEND SHEET G-002 AND/OR PROJECT MANUAL FOR GENERAL CONDITIONS, RESPONSIBILITIES, AND PROCEDURES. THE CONTRACTOR, EVIDENCED BY PERFORMING WORK FOR THE PROJECT HAS REVIEWED AND ACCEPTED THE CONDITIONS AND PROVISIONS DOCUMENTED WITHIN SHEET G-002 AND/OR PROJECT MANUAL AND SHALL CONSIDER THE FOLLOWING NOTATION SUPPLEMENTAL TO THOSE CONDITIONS.



## PARKS CHEVROLET

8530 Ikea Blvd  
Charlotte, NC 28262

Rev #	Date	Description
2016-1007		CONSTRUCTION DOCUMENTS
		Revision Schedule

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COVER

# G-000

DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_  
PROJECT NO: 15683



E  
D  
C  
B  
A

CODE SUMMARY

Name of Project: Parks Chevrolet
Address: 8530 Ikea Blvd, Charlotte, NC
Zip Code: 28262
Project Use: Automobile Service Shop, Retail Sales, and Business Offices

City/County: Charlotte, NC
State: North Carolina

PROJECT SUMMARY
Building Description: New facility for service of automobiles, retail sales of automobiles, and administrative offices.

Scope of Work Details: (Phase construction, please see plan submit) General. New site utilities, grading, and construction of a new one-story building.

Does this project have air rights, easements, an assumed or deeded property line, no built statements or other circumstances similar to the aforementioned?
Attorney Means of Compliance Request: (if applicable) NA

What type of work is being performed?
New Construction: (A project from the site work through the completion of work required for tenant occupancy)

Additional: (An Existing Building that is adding heated or unheated space. This could be an addition to the footprint or a vertical expansion)

Building Code: 2012 International Building Code, 2012 International Plumbing Code, 2012 International Mechanical Code, 2014 National Electrical Code, 2012 International Energy Conservation Code

New Building: New building, First floor interior completion (up to), Shell Building

Existing Building: Change of use/occupancy, Building/interior space exterior completion/Alteration/Renovation

Year of construction: Previous use

CONSTRUCTION DATA
Construction Type: IIA, IIB, IIC, IIA, IIB, IIC, IIA, IIB, IIC

Spurlines: Mixed Construction, No, Yes
Fire Detection: No, Yes

Building Height: Feet, 26.37
Number of Stories: 1

Table with columns: Floor, Existing Area, New Area, Sub-Total

Table with columns: Occupancy, Assembly, Business, Educational, Factory, Institutional, Mercantile, Residential, Storage, Utility & Misc.

Table with columns: Allowable Area, Assembly, Business, Educational, Factory, Institutional, Mercantile, Residential, Storage, Utility & Misc.

Incidental Uses: If applicable, Rooms with boilers where the largest piece of equipment is over 75 gal and 1 horsepower

Special Uses: If applicable, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450

Special Provisions: If applicable, 509.2, 509.3, 509.4, 509.5, 509.6, 509.7, 509.8, 509.9

EXIT REQUIREMENTS

THIS SECTION TO BE COMPLETED FOR ALL PROJECTS
NUMBER AND ARRANGEMENT OF EXITS

Table with columns: Floor, Room or Space Designation, Minimum Number of Exits, Show on Plans, Allowable Travel Distance, Arrangement of Means of Egress

OCCUPANT LOAD AND EXIT WIDTH
THIS SECTION TO BE COMPLETED FOR ALL PROJECTS

Table with columns: Use Group or Space Designation, Area (sq. ft.), Calculated Occupant Load, Required Width Per Occupant, Required Width (ft.)

ACCESSIBLE DWELLING UNITS
TOTAL UNITS, ACCESSIBLE UNITS REQUIRED, ACCESSIBLE UNITS PROVIDED

ACCESSIBLE PARKING (SEE CIVIL DRAWINGS)
LOT OR PARKING AREA, REQUIRED, PROVIDED

SCHEDULE OF SPECIAL INSPECTION SERVICES
This following schedule comprises the required schedule of special inspections for this project.

Table with columns: Inspection Item, Frequency, Inspector

PLUMBING REQUIREMENTS
THIS SECTION TO BE COMPLETED FOR ALL PROJECTS

Table with columns: Occupancy, Water closets, Lavatories, Showers, Drains

SPECIAL APPROVALS
Special Approval: (Local Jurisdiction, Department of Insurance, OIG, OPI, DPH, ILC, ETC., describe below)

STRUCTURAL DESIGN
NOT APPLICABLE TO EXISTING TO REMAIN, REF. ENGINEERING DRAWING

ELECTRICAL SUMMARY
NOT APPLICABLE TO EXISTING TO REMAIN, REF. ENGINEERING DRAWING

MECHANICAL SUMMARY
NOT APPLICABLE TO EXISTING TO REMAIN, REF. ENGINEERING DRAWING

WALL LEASES
THIS SECTION TO BE COMPLETED FOR ALL PROJECTS

LIFE SAFETY SYSTEM REQUIREMENTS
THIS SECTION TO BE COMPLETED FOR ALL PROJECTS

LIFE SAFETY PLAN CHECKLIST FOR COMPLIANCE
THIS SECTION TO BE COMPLETED FOR ALL PROJECTS

Life Safety Plan Sheet #, if provided: G-101

CHECK ALL ITEMS THAT ARE APPLICABLE TO YOUR PROJECT

Fire and/or smoke rated wall locations, Assumed and real property line locations, Exterior wall opening areas with respect to distance to assumed property lines

Existing egress routes within 30' of the proposed building, Occupancy types for each area, Egress routes for each area

Clear exit widths for each exit door, Maximum unobstructed occupant load capacity each exit door accommodates based on egress width, Actual occupant load for each exit door

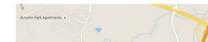
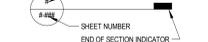
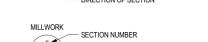
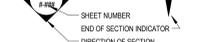
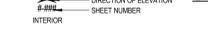
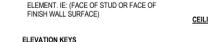
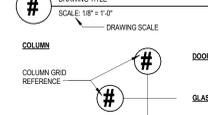
A separate egress route is provided for each area, Location of doors with delayed egress locks and the amount of delay, Location of doors with electromagnetic egress locks

Location of doors equipped with hold-open devices, Location of emergency escape windows, The square footage of each fire area, The square footage of each smoke compartment

Note any code exceptions or code notes that may have been utilized regarding the items above

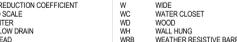
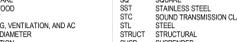
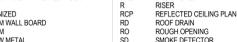
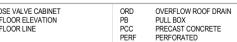
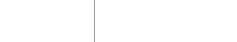
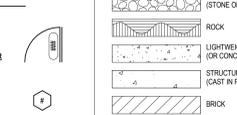
GRAPHIC SYMBOLS

DETAIL AND DRAWING TITLE, DRAWING NUMBER, DRAWING TITLE, SCALE: 1/8" = 1'-0"



MATERIALS

PROJECT SNAPSHOT
New Building
Gross Area: 42,844 sq. ft.
Construction Type: IIB
Primary Occupancy: Business
Fire Protection: Sprinkler
Structure: Load Bearing CMU, Conventional Steel Framing
HVAC: Split System / Roof-Mtd. Packaged Units



DRAWING INDEX

GENERAL
G-000 COVER
G-001 PROJECT INFORMATION
G-002 GENERAL NOTES
G-003 PARTITION TYPES AND ENERGY CODE SUMMARY
G-004 FIRST FLOOR LIFE SAFETY PLAN

STRUCTURAL
S-100 Typical Sections and Details
S-101 Typical Sections and Details
S-102 Typical Sections and Details
S-200 Overall Foundation Plan
S-201 Foundation Plan - Area A
S-202 Foundation Sections and Details
S-210 Overall Roof Framing Plan
S-211 Roof Framing Plan - Area A
S-212 Foundation Sections and Details
S-213 Foundation Sections and Details
S-214 Framing Sections and Details
S-215 Framing Sections and Details
S-216 Framing Sections and Details
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S-250 Framing Sections and Details

ARCHITECTURE
A-001 ARCHITECTURAL SITE PLAN
A-002 ARCHITECTURAL SITE DETAILS
A-111 FIRST FLOOR CONSTRUCTION PLAN - OVERALL
A-112 FIRST FLOOR CONSTRUCTION PLAN - AREA A
A-113 FIRST FLOOR CONSTRUCTION PLAN - AREA B
A-114 FIRST FLOOR CONSTRUCTION PLAN - AREA C
A-115 FIRST FLOOR CONSTRUCTION PLAN - AREA D
A-116 FIRST FLOOR CONSTRUCTION PLAN - AREA E
A-117 FIRST FLOOR CONSTRUCTION PLAN - AREA F
A-118 FIRST FLOOR CONSTRUCTION PLAN - AREA G
A-119 FIRST FLOOR CONSTRUCTION PLAN - AREA H
A-120 FIRST FLOOR CONSTRUCTION PLAN - AREA I
A-121 FIRST FLOOR CONSTRUCTION PLAN - AREA J
A-122 FIRST FLOOR CONSTRUCTION PLAN - AREA K
A-123 FIRST FLOOR CONSTRUCTION PLAN - AREA L
A-124 FIRST FLOOR CONSTRUCTION PLAN - AREA M
A-125 FIRST FLOOR CONSTRUCTION PLAN - AREA N
A-126 FIRST FLOOR CONSTRUCTION PLAN - AREA O
A-127 FIRST FLOOR CONSTRUCTION PLAN - AREA P
A-128 FIRST FLOOR CONSTRUCTION PLAN - AREA Q
A-129 FIRST FLOOR CONSTRUCTION PLAN - AREA R
A-130 FIRST FLOOR CONSTRUCTION PLAN - AREA S
A-131 FIRST FLOOR CONSTRUCTION PLAN - AREA T
A-132 FIRST FLOOR CONSTRUCTION PLAN - AREA U
A-133 FIRST FLOOR CONSTRUCTION PLAN - AREA V
A-134 FIRST FLOOR CONSTRUCTION PLAN - AREA W
A-135 FIRST FLOOR CONSTRUCTION PLAN - AREA X
A-136 FIRST FLOOR CONSTRUCTION PLAN - AREA Y
A-137 FIRST FLOOR CONSTRUCTION PLAN - AREA Z
A-138 FIRST FLOOR CONSTRUCTION PLAN - AREA AA
A-139 FIRST FLOOR CONSTRUCTION PLAN - AREA AB
A-140 FIRST FLOOR CONSTRUCTION PLAN - AREA AC
A-141 FIRST FLOOR CONSTRUCTION PLAN - AREA AD
A-142 FIRST FLOOR CONSTRUCTION PLAN - AREA AE
A-143 FIRST FLOOR CONSTRUCTION PLAN - AREA AF
A-144 FIRST FLOOR CONSTRUCTION PLAN - AREA AG
A-145 FIRST FLOOR CONSTRUCTION PLAN - AREA AH
A-146 FIRST FLOOR CONSTRUCTION PLAN - AREA AI
A-147 FIRST FLOOR CONSTRUCTION PLAN - AREA AJ
A-148 FIRST FLOOR CONSTRUCTION PLAN - AREA AK
A-149 FIRST FLOOR CONSTRUCTION PLAN - AREA AL
A-150 FIRST FLOOR CONSTRUCTION PLAN - AREA AM
A-151 FIRST FLOOR CONSTRUCTION PLAN - AREA AN
A-152 FIRST FLOOR CONSTRUCTION PLAN - AREA AO
A-153 FIRST FLOOR CONSTRUCTION PLAN - AREA AP
A-154 FIRST FLOOR CONSTRUCTION PLAN - AREA AQ
A-155 FIRST FLOOR CONSTRUCTION PLAN - AREA AR
A-156 FIRST FLOOR CONSTRUCTION PLAN - AREA AS
A-157 FIRST FLOOR CONSTRUCTION PLAN - AREA AT
A-158 FIRST FLOOR CONSTRUCTION PLAN - AREA AU
A-159 FIRST FLOOR CONSTRUCTION PLAN - AREA AV
A-160 FIRST FLOOR CONSTRUCTION PLAN - AREA AW
A-161 FIRST FLOOR CONSTRUCTION PLAN -

Attached to Administrative Approval

Solomon A. Fortune

PLEASE NOTE: THIS DRAWING IS THE PROPERTY OF AI DESIGN GROUP... THIS SHEET IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS... CONTRACTOR SHALL REFERENCE LEGEND SHEET G-002 AND/OR PROJECT MANUAL FOR GENERAL CONDITIONS, RESPONSIBILITIES, AND PROCEDURES.

LIFE SAFETY PLAN NOTES

- G1. NOT USED.
G2. BRACE PARTITIONS TO STRUCTURE IN ACCORDANCE WITH APPLICABLE BUILDING CODE(S).
G3. PARTITION COMPONENTS SHALL PROVIDE A FIRE RESISTIVE ASSEMBLY WITH FIRE RATINGS AS NOTED FOR EACH TYPE.
G4. DOOR HARDWARE FUNCTION SHALL PROVIDE MECHANICAL FREE EGRESS TO EGRESS SIDE OF DOOR.
G5. REFERENCE GENERAL INFO SHEET(S) FOR PARTITION TYPES.
G6. PROVIDE FIRE EXTINGUISHERS PER APPLICABLE FIRE CODE.
G7. NOT USED.
G8. NOT USED.
G9. VERIFY DIMENSIONS REFERENCE EXISTING BUILDING ELEMENTS IN FIELD.
G10. BUILDING ELEMENTS / MATERIALS TO BE NEW CONSTRUCTION, UNO.

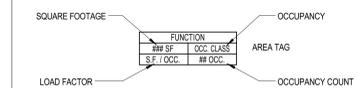
LIFE SAFETY PLAN KEYNOTES

- (EWS) EMERGENCY EYEWASH STATION LOCATED PER OSHA REGULATIONS, ANSI Z358 ACCESSIBLE WITHIN 15 SECONDS
(FE) FIRE EXTINGUISHER - WALL MOUNTED
(FEC) FIRE EXTINGUISHER CABINET

LIFE SAFETY PLAN LEGEND

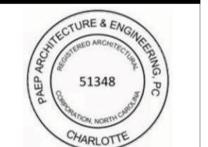
- EXIT ACCESS PATH OF TRAVEL
PATH OF TRAVEL STARTING POINT
ONE-HOUR FIRE RATED BARRIER
EXIT SIGN
F.E. FIRE EXTINGUISHER
F.E.C. FIRE EXTINGUISHER CABINET

LIFE SAFETY PLAN LABELING EXAMPLE



LIFE SAFETY AREA TYPES

- A3 ASSEMBLY GROUP A-3 15 NET SF / OCCUPANT (ACCESSORY TO BUSINESS GROUP B)
B 100GROSS BUSINESS GROUP B 100 GROSS SF / OCCUPANT
S1 200GR. STORAGE GROUP S-1 200 GROSS SF / OCCUPANT
S2 200GR. STORAGE GROUP S-2 200 GROSS SF / OCCUPANT



PARKS CHEVROLET

8530 Ikea Blvd Charlotte, NC 28262

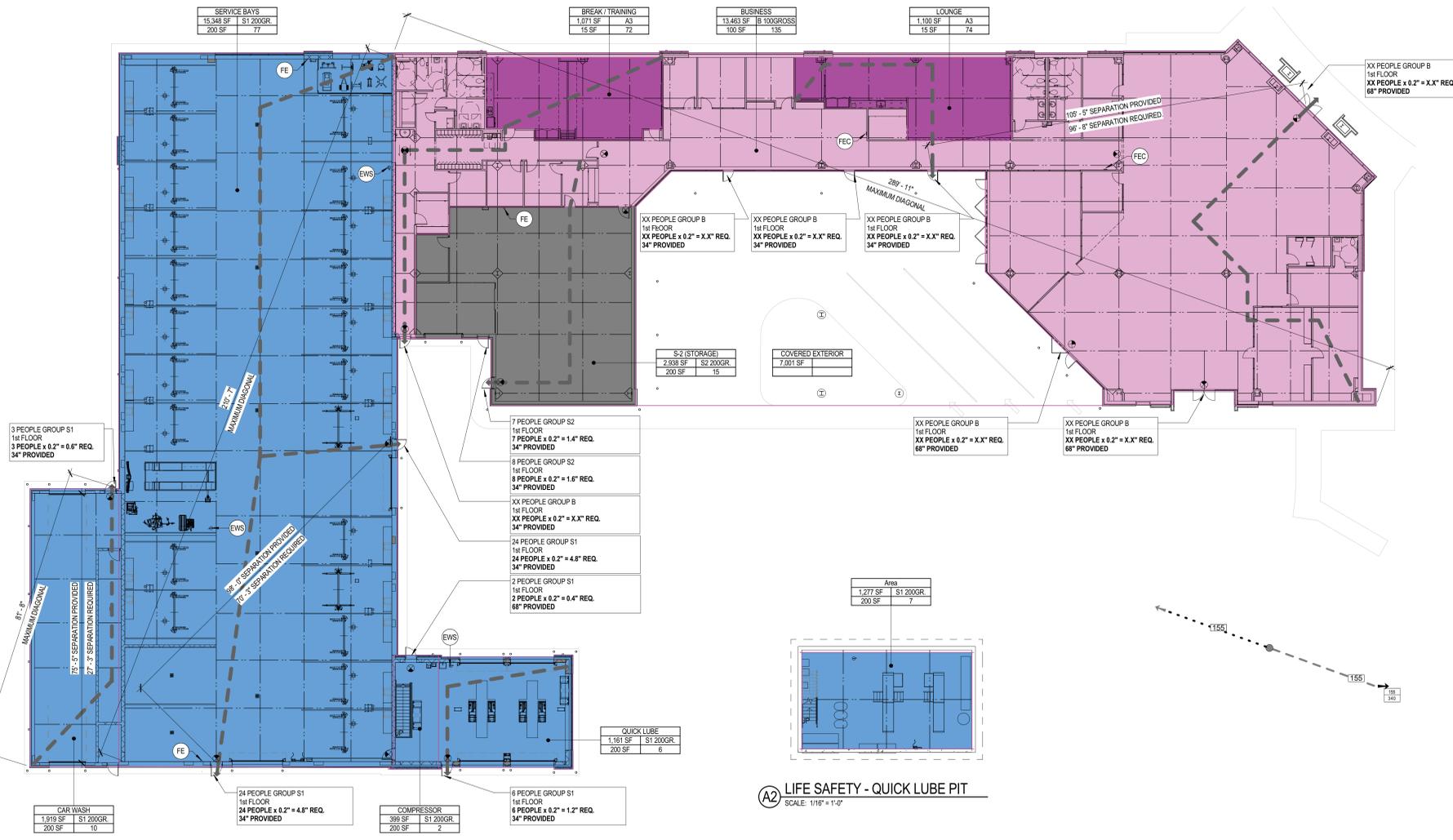
Table with 3 columns: Rev #, Date, Description. Row 1: 2016-10-07, CONSTRUCTION DOCUMENTS

FIRST FLOOR LIFE SAFETY PLAN

G-101

DRAWN BY: CHECKED BY: PROJECT NO: 15683

E
D
C
B
A



LIFE SAFETY - QUICK LUBE PIT SCALE: 1/16" = 1'-0"

A1 FIRST FLOOR LIFE SAFETY PLAN SCALE: 1/16" = 1'-0"

Table with 3 columns: Rev #, Date, Description. Includes revision schedule for 2016-10-07 CONSTRUCTION DOCUMENTS.

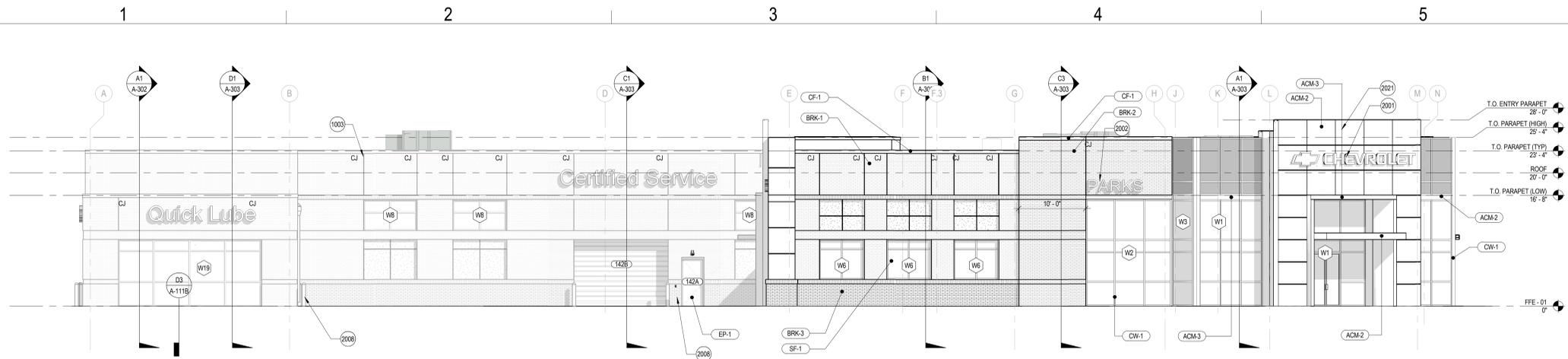
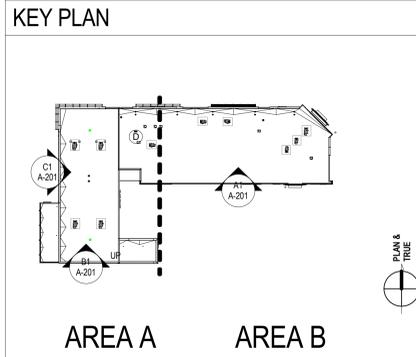
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- BUILDING ELEVATION NOTES: G1. EXISTING BUILDING ELEMENTS / MATERIALS TO REMAIN NOTED OR SHOWN FADED, TYPICAL. G2. VERIFY DIMENSIONS REFERENCING EXISTING BUILDING ELEMENTS IN FIELD. G3. BUILDING ELEMENTS / MATERIALS TO BE NEW CONSTRUCTION, UNO. G4. REFERENCE DEMOLITION PLAN & ROOF PLAN FOR ADDITIONAL DEMOLITION INFORMATION. G5. EXISTING BUILDING ELEMENTS / MATERIALS TO BE DEMOLISHED OR DASHED TO INDICATE. G6. VERIFY DIMENSIONAL INFORMATION AND EXTENT OF DEMOLITION WITH DEMOLITION PLAN, CONSTRUCTION PLAN AND FIELD CONDITIONS. G7. MINIMIZE DEMOLITION AND PROTECT SURROUNDING CONDITIONS AS REQUIRED. G8. PROVIDE SECURE CONSTRUCTION SITE PERIMETER DURING DEMOLITION AND CONSTRUCTION. G9. NOT USED. G10. ALIGN COPING JOINTS WITH WALL REVEALS. G11. CENTER LINE OF ACM PANEL SYSTEM JOINTS TO ALIGN WITH CENTERLINE OF MULLIONS OR EIFS JOINTS.

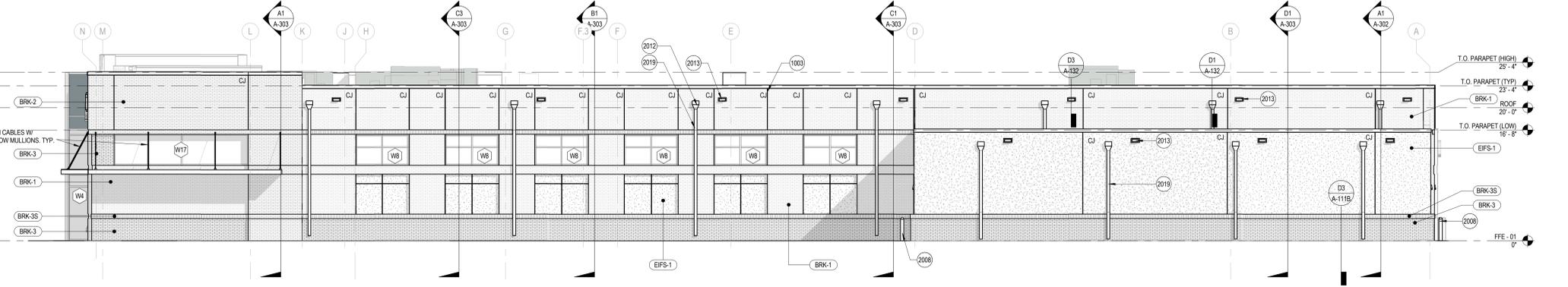
- BUILDING ELEVATION KEYNOTES: 1003 TOOKED CONTROL JOINT LOCATIONS. GC TO CAREFULLY LOCATE JOINTS AS SHOWN. CHEVROLET BRAND SIGNAGE - PROVIDE POWER AT SIGN AND BLOCKING. REFER TO ELECTRICAL DWGS. 2002 22" LETTERSET, CENTER ABOVE OVERHEAD DOORS UNLESS OTHERWISE NOTED - PROVIDE POWER AT SIGN. REFER TO ELECTRICAL DWGS. 2008 EXTERIOR BOLLARD, TYPICAL AT EXTERIOR CORNERS AND VEHICLE ACCESS DOORS - SEE TYPICAL DETAILS ON SHEET A-202. 2012 PRIMARY SCUPPER AND CONDUCTOR HEAD - SEE ROOF PLAN. 2013 EMERGENCY OVERFLOW SCUPPER - SEE ROOF PLAN. 2019 ENTRANCE ELEMENT PROVIDED BY: ACI 412 NORTH CEDAR BLUFF ROAD, SUITE 306, KNOXVILLE, TN 37923. PHONE: 865-692-1242. FAX: 865-692-1427. WWW.AGISIGN.COM - MARK SUMMERVILLE. PHONE: 865-692-1242 EXT. 225. MSUMMERVILLE@AGISIGN.COM. 2022 WAYFINDING ARROW LIGHTED FIXTURE.

- BUILDING ELEVATION LEGEND: ACM-1 ALUMINUM COMPOSITE MATERIAL SYSTEM (ACM-1) DRY JOINT SYSTEM, SEE FINISH SCHEDULE/SPECS FOR COLOR. ACM-2 ALUMINUM COMPOSITE MATERIAL SYSTEM (ACM-2) DRY JOINT SYSTEM, SEE FINISH SCHEDULE/SPECS FOR COLOR. ACM-3 ALUMINUM COMPOSITE MATERIAL SYSTEM (ACM-3) DRY JOINT SYSTEM, SEE FINISH SCHEDULE/SPECS FOR COLOR. BRK-1 FACE BRICK VENEER, COLOR WHITE (FB1). BRK-2 FACE BRICK VENEER, COLOR LIGHT GRAY (FB2). BRK-3 FACE BRICK VENEER, COLOR DARK GRAY (FB3). BRK-3S BRICK SOLDIER COURSE, COLOR DARK GRAY (FB3). CF-1 PREFIN. ALUM. COPING - REFER TO SPECIFICATIONS. CJ CONTROL JOINT - SEE STRUCTURAL DWGS. CW-1 ALUMINUM CURTAIN WALL SYSTEM - SEE WINDOW ELEVATIONS AND SPECIFICATIONS. EIFS-1 EIFS - DRAINABLE EXTERIOR INSULATION AND FINISH SYSTEM. EP-1 EXTERIOR PAINTED HOLLOW METAL DOOR AND FRAME, CHARCOAL SLATE - REFER TO SPECS. EP-3 EP-3. SF-1 ALUMINUM STOREFRONT SYSTEM - SEE WINDOW ELEVATIONS AND SPECIFICATIONS.

- MATERIALS KEY & LEGEND: CW-1: CURTAIN WALL SYSTEM. SF-1: STOREFRONT SYSTEM. SPANDREL GLASS: SEE WINDOW ELEVATIONS FOR LOCATIONS. ACM: ALUMINUM COMPOSITE PANEL - SEE KEYNOTES FOR TYPE. FB: BRICK - SEE KEYNOTES FOR TYPE. EIFS: EXTERIOR INSULATION FINISH SYSTEM.

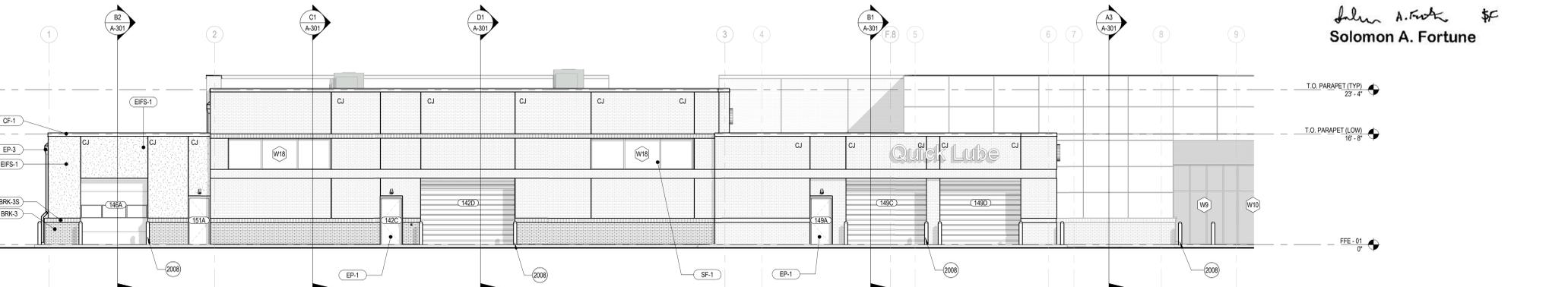


D1 EAST BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"  
FROM DETAIL: A1 / A-111

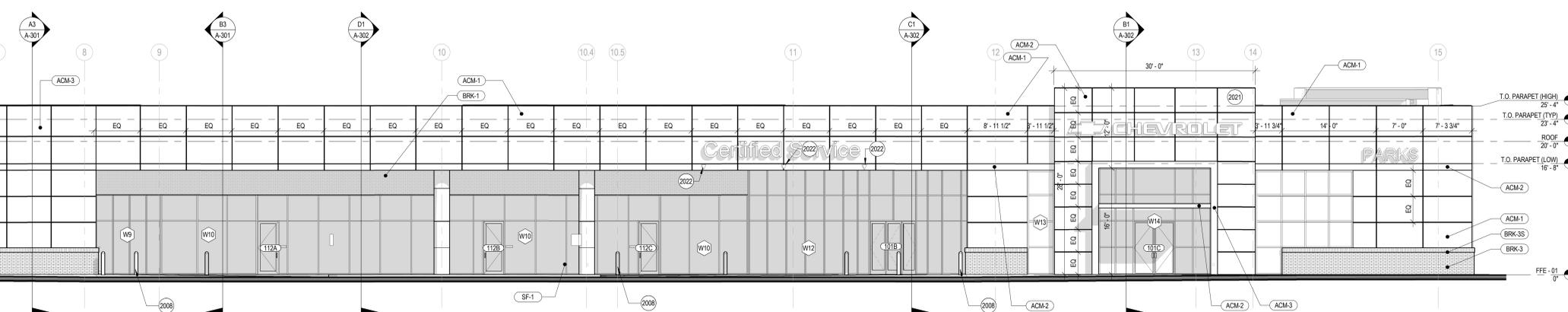


C1 WEST BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"  
FROM DETAIL: A1 / A-111

Attached to Administrative Approval  
Solomon A. Fortune



B1 SOUTH BUILDING ELEVATION - AREA A  
SCALE: 1/8" = 1'-0"  
FROM DETAIL: A1 / A-111



A1 SOUTH BUILDING ELEVATION - AREA B  
SCALE: 1/8" = 1'-0"  
FROM DETAIL: A1 / A-111



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THIS SHEET IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS AND DOES NOT INCLUDE ALL INFORMATION REQUIRED TO COMPLETE THE PROJECT. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE COMPLETE SET OF CONTRACT DOCUMENTS TO SUBCONTRACTORS.

CONTRACTOR SHALL REFERENCE LEGEND SHEET G-002 AND/OR PROJECT MANUAL FOR GENERAL CONDITIONS, RESPONSIBILITIES, AND PROCEDURES. THE CONTRACTOR, EVIDENCED BY PERFORMING WORK FOR THE PROJECT HAS REVIEWED AND ACCEPTED THE CONDITIONS AND PROVISIONS DOCUMENTED WITHIN SHEET G-002 AND/OR PROJECT MANUAL AND SHALL CONSIDER THE FOLLOWING NOTATION SUPPLEMENTAL TO THOSE CONDITIONS.

**BUILDING ELEVATION NOTES**

- G1. EXISTING BUILDING ELEMENTS / MATERIALS TO REMAIN NOTED OR SHOWN FADED, TYPICAL.
- G2. VERIFY DIMENSIONS REFERENCING EXISTING BUILDING ELEMENTS IN FIELD.
- G3. BUILDING ELEMENTS / MATERIALS TO BE NEW CONSTRUCTION, UNO.
- G4. REFERENCE DEMOLITION PLAN & ROOF PLAN FOR ADDITIONAL DEMOLITION INFORMATION.
- G5. EXISTING BUILDING ELEMENTS / MATERIALS TO BE REMOVED NOTED OR DASHED TO INDICATE.
- G6. VERIFY DIMENSIONAL INFORMATION AND EXTENT OF DEMOLITION WITH DEMOLITION PLAN, CONSTRUCTION PLAN AND FIELD CONDITIONS.
- G7. MINIMIZE DEMOLITION AND PROTECT SURROUNDING CONDITIONS AS REQUIRED.
- G8. PROVIDE SECURE CONSTRUCTION SITE PERIMETER DURING DEMOLITION AND CONSTRUCTION.
- G9. NOT USED.
- G10. ALIGN COPING JOINTS WITH WALL REVEALS.
- G11. CENTER LINE OF ACM PANEL SYSTEM JOINTS TO ALIGN WITH CENTERLINE OF MULLIONS OR EIFS JOINTS.

**BUILDING ELEVATION KEYNOTES**

- ITEMS LABELED WITH KEYED NOTE INDICATOR ARE FOR SPECIFIC LOCATIONS ON PLANS
- 1320 ROOF O.D. NOZZLE PIPE @ 18" F.F.E. - SEE PLUMBING
- 1322 CORRUGATED METAL ROOF OVER SHIPPING RECEIVING AREA ENTRANCE @ 12'-0" AFF
- 2001 CHEVROLET BRAND SIGNAGE - PROVIDE POWER AT SIGN AND BLOCKING, REFER TO ELECTRICAL DWGS.
- 2008 EXTERIOR BOLLARD, TYPICAL AT EXTERIOR CORNERS AND VEHICLE ACCESS DOORS - SEE TYPICAL DETAILS ON SHEET A-202
- 2014 ACM REVEAL, TYP.
- 2014 ENTRANCE ELEMENT PROVIDED BY: AGI, 412 NORTH CEDAR BLUF ROAD, SUITE 306, KNOXVILLE, TN 7923. PHONE: 865-692-1242. FAX: 865-692-1427. WWW.AGISIGN.COM - MARK SUMMERVILLE, PHONE: 865-692-1242 EXT. 225. INSUMMERVILLE@AGISIGN.COM
- 4011 LIGHT FIXTURE - SEE ELEC DWGS.

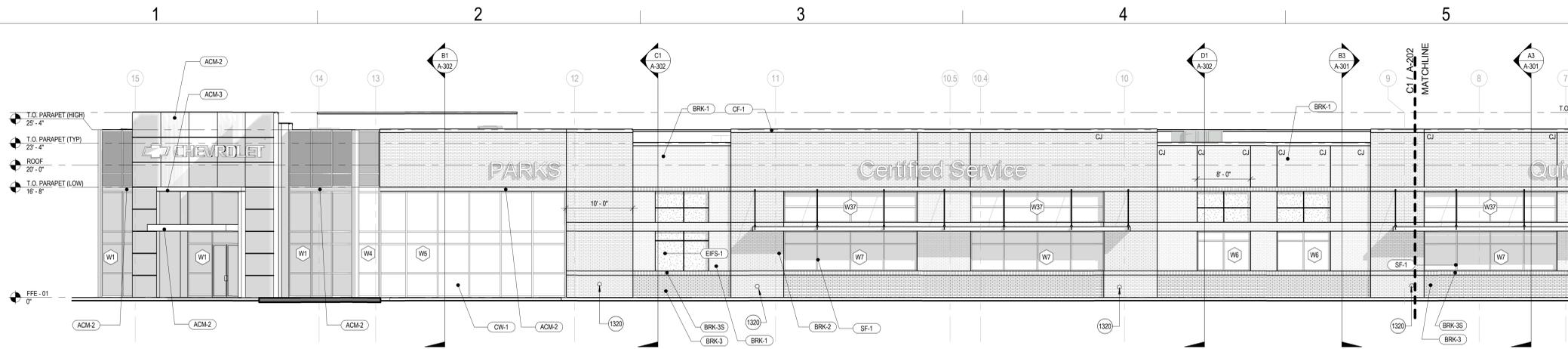
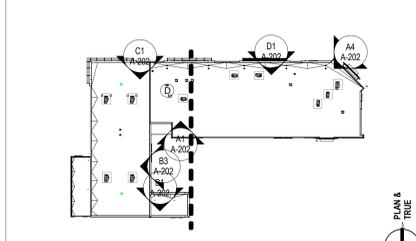
**BUILDING ELEVATION LEGEND**

- ITEMS LABELED WITH MATERIAL INDICATOR ARE FOR SPECIFIC LOCATIONS ON ELEVATIONS
- ACM-1 ALUMINUM COMPOSITE MATERIAL SYSTEM (ACM-1) DRY JOINT SYSTEM, SEE FINISH SCHEDULE/SPECS FOR COLOR
- ACM-2 ALUMINUM COMPOSITE MATERIAL SYSTEM (ACM-2) DRY JOINT SYSTEM, SEE FINISH SCHEDULE/SPECS FOR COLOR
- ACM-3 ALUMINUM COMPOSITE MATERIAL SYSTEM (ACM-3) DRY JOINT SYSTEM, SEE FINISH SCHEDULE/SPECS FOR COLOR
- BRK-1 FACE BRICK VENEER, COLOR WHITE (FB1)
- BRK-2 FACE BRICK VENEER, COLOR LIGHT GRAY (FB2)
- BRK-3 FACE BRICK VENEER, COLOR DARK GRAY (FB3)
- BRK-3S BRICK SOLDIER COURSE, COLOR DARK GRAY (FB3)
- CF-1 PREFIN. ALUM. COPING - REFER TO SPECIFICATIONS
- CJ CONTROL JOINT - SEE STRUCTURAL DWGS.
- CW-1 ALUMINUM CURTAIN WALL SYSTEM - SEE WINDOW ELEVATIONS AND SPECIFICATIONS
- EIFS-1 EIFS - DRAINABLE EXTERIOR INSULATION AND FINISH SYSTEM
- EP-1 EXTERIOR PAINTED HOLLOW METAL DOOR AND FRAME, CHARCOAL SLATE - REFER TO SPECS
- EP-3 ALUMINUM STOREFRONT SYSTEM - SEE WINDOW ELEVATIONS AND SPECIFICATIONS

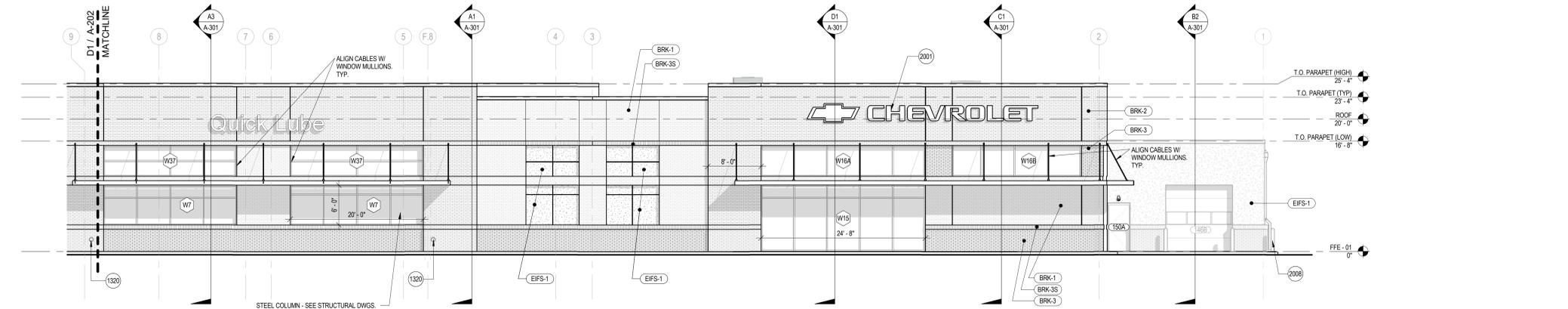
**MATERIALS KEY & LEGEND**

- CW-1: CURTAIN WALL SYSTEM
- SFT-1: STOREFRONT SYSTEM
- SPANDREL GLASS: SEE WINDOW ELEVATIONS FOR LOCATIONS
- ACM: ALUMINUM COMPOSITE PANEL - SEE KEYNOTES FOR TYPE
- FB: BRICK - SEE KEYNOTES FOR TYPE
- EIFS: EXTERIOR INSULATION FINISH SYSTEM

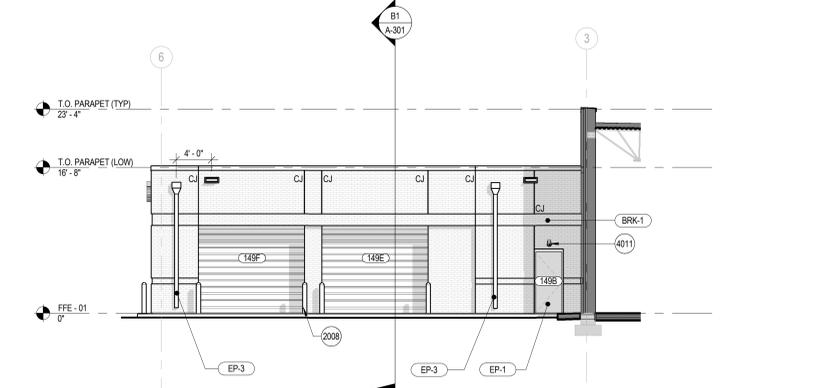
**KEY PLAN**



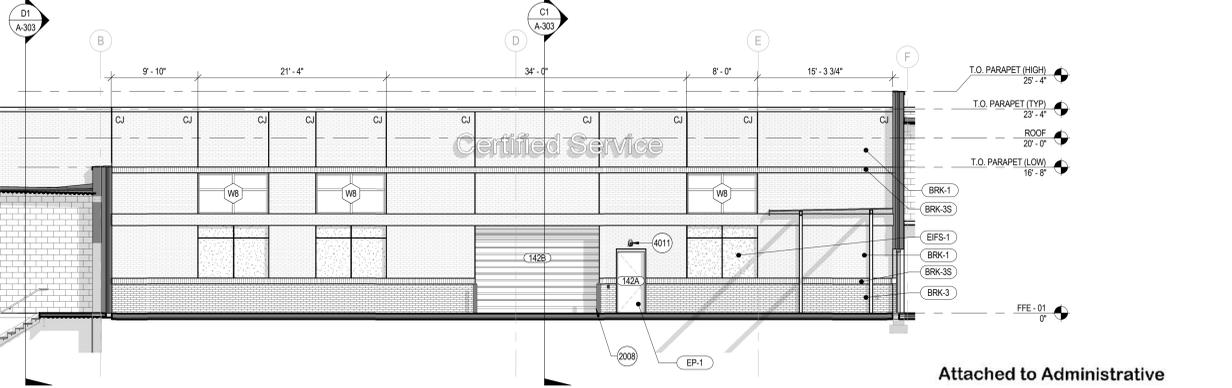
**D1 NORTH BUILDING ELEVATION - AREA B**  
SCALE: 1/8" = 1'-0"  
FROM DETAIL: A1 / A-111



**C1 NORTH BUILDING ELEVATION - AREA A**  
SCALE: 1/8" = 1'-0"  
FROM DETAIL: A1 / A-111

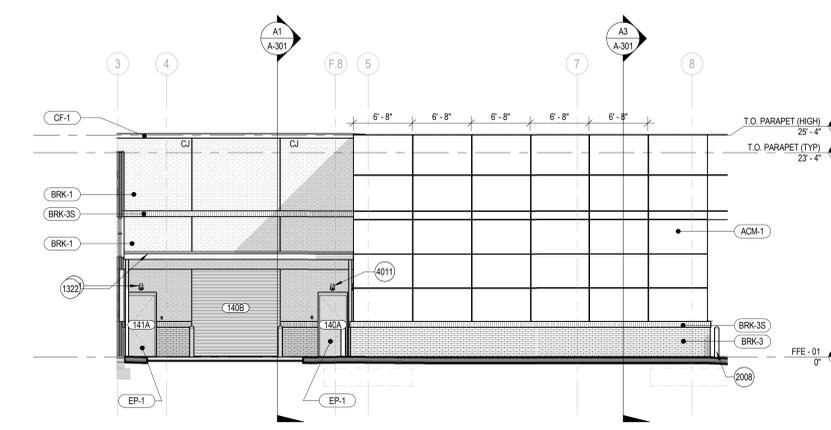


**B1 NORTH BUILDING ELEVATION - QUICK LUBE**  
SCALE: 1/8" = 1'-0"  
FROM DETAIL: A1 / A-111

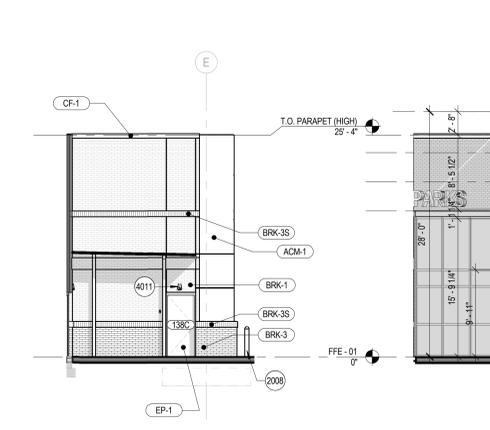


**B3 EAST BUILDING ELEVATION - SERVICE**  
SCALE: 1/8" = 1'-0"  
FROM DETAIL: A1 / A-111

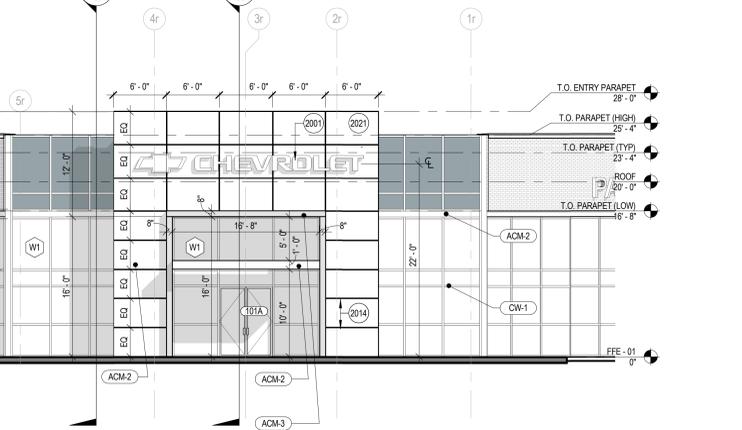
Attached to Administrative  
Approval  
*John A. Fort*  
**Solomon A. Fortune**



**A1 SOUTH BUILDING ELEVATION - PARTS**  
SCALE: 1/8" = 1'-0"  
FROM DETAIL: A1 / A-111



**A3 WEST BUILDING ELEVATION - PARTS**  
SCALE: 1/8" = 1'-0"  
FROM DETAIL: A1 / A-111

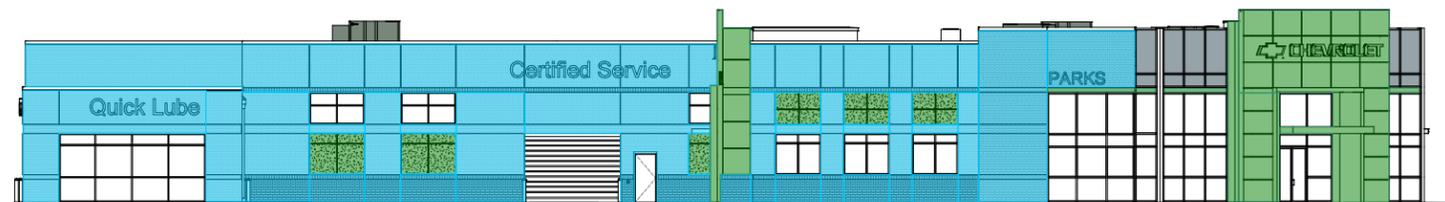


**A4 BLDG - NORTH-EAST - ENTRY**  
SCALE: 1/8" = 1'-0"  
FROM DETAIL: A1 / A-111



NORTH ELEVATION

PRIMARY MATERIALS = 82%  
 SECONDARY MATERIALS = 18%

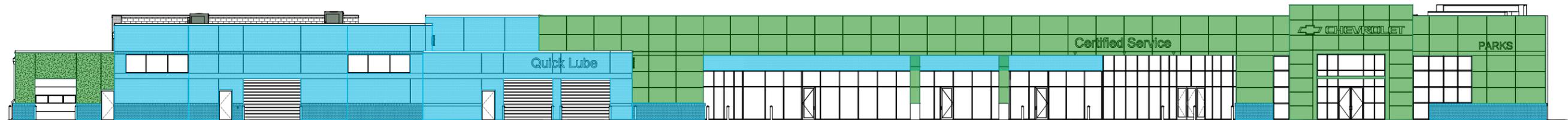


EAST ELEVATION

PRIMARY MATERIALS = 77%  
 SECONDARY MATERIALS = 23%

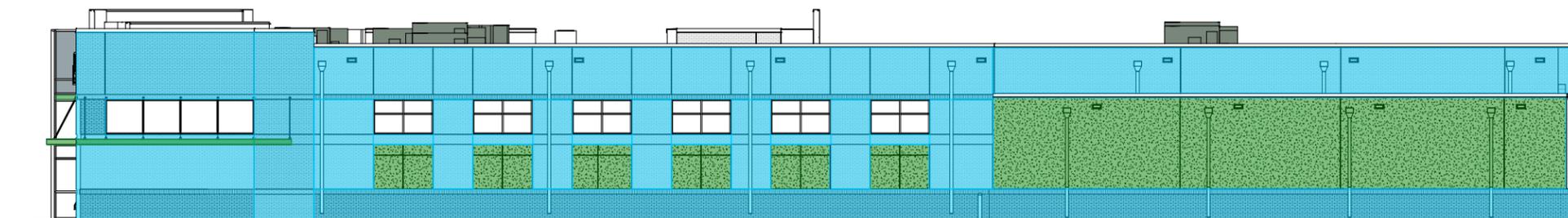
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*Solomon A. Fortune* \$F  
 Solomon A. Fortune



SOUTH ELEVATION

PRIMARY MATERIALS = 64%  
 SECONDARY MATERIALS = 36%



WEST ELEVATION

PRIMARY MATERIALS = 80%  
 SECONDARY MATERIALS = 20%

NO.	COLOR & MATERIAL	DESCRIPTION	MANUFACTURER
ACM1	ALPOLIC TBX BRIGHT ALUMINUM METALIC	ALUMINUM COMPOSITE MATERIAL	ALPOLIC OR EQUAL
ACM2	ALPOLIC CVB BLUE COLOR TO MATCH PMS 300 CHEVROLET BLUE	ALUMINUM COMPOSITE MATERIAL	ALPOLIC OR EQUAL
ACM3	ALPOLIC DM HLZ ALUMINUM BRISHED HAIRLINE ALUMINUM	ALUMINUM COMPOSITE MATERIAL	ALPOLIC OR EQUAL
EIFS1	EIFS COLOR TO MATCH BENJAMIN MOORE 2121-40 SILVER HALF DOLLAR	EXTERIOR INSULATION FINISHING SYSTEM	GC
GL1	CLEAR GLASS WITH ANODIZED ALUMINUM APPEARANCE FRAMING	GLAZING	GC
GL2	SILVER SPANDREL GLASS WITH ANODIZED ALUMINUM APPEARANCE FRAMING	SPANDREL GLAZING	GC
FB1	FACE BRICK WHITE (EXECUTIVE WHITE)	FACE BRICK	TAYLOR CLAY PRODUCTS OR EQUAL
FB2	FACE BRICK GRAY (343 GRAY)	FACE BRICK	TAYLOR CLAY PRODUCTS OR EQUAL
FB3	FACE BRICK DARK GRAY (BLACK ONYX)	FACE BRICK	TAYLOR CLAY PRODUCTS OR EQUAL
AW1	DECORATIVE METAL AWNING PAINTED TO MATCH ACM2	METAL	GC

## IMAGE SAMPLE MATERIALS

### PRIMARY MATERIALS



FB1



FB2



FB3

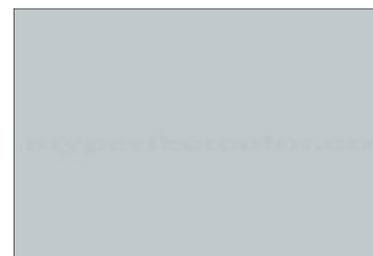
### SECONDARY MATERIALS



ACM1



ACM2

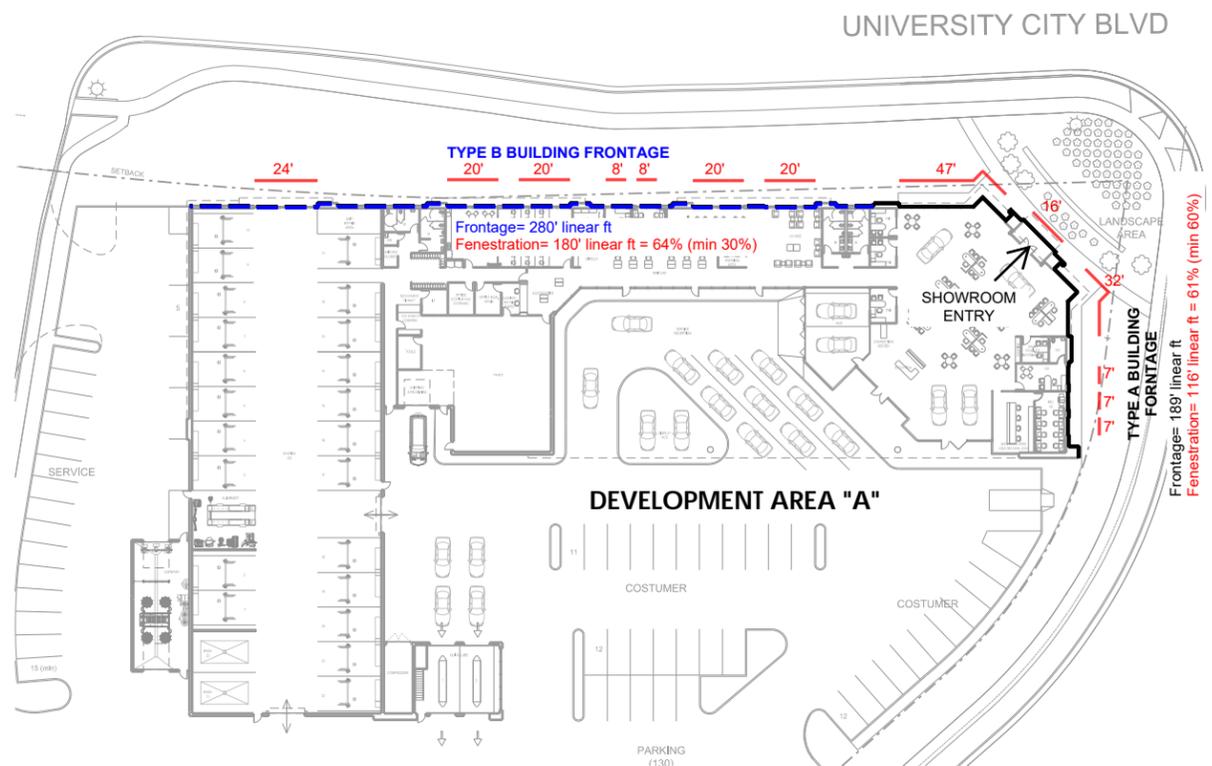


ACM3



EIFS1

## BUILDING FRONTAGE LINES



Attached to Administrative

Approval

*Solomon A. Fortune* \$C  
Solomon A. Fortune