

DEVELOPMENT SUMMARY

PARCELS	GROSS AC.	EXISTING ZONING	PROPOSED ZONING	SF LOTS	MF UNITS	RETAIL SF	OFFICE SF
A	11.74± AC.	R4	NS / LLWPA	—	—	77,000 MAX.	—
B	41.34± AC.	R4	MX-2 / LLWPA	67 40 MIN.	179	—	—
OPEN SPACE	6.48± AC.	—	MX-2 / LLWPA	—	—	—	—
TOTAL	53.08± AC.	—	—	67 40 MIN.	179	77,000 MAX.	—

NOTE:
— INTERNAL LOT DIMENSIONS:
10' SETBACK
5' SIDEYARD
30' REAR YARD
— ALL LOTS ABUTTING R3 AND R4 ZONING TO FOLLOW CITY STANDARDS FOR LOT DIMENSIONS

**OVERALL DENSITY 6.0 D.U./A (6.0 DEN. UNITS / ACRE)

PARKING SUMMARY

REQUIRED SPACES: 302 PER CITY OF CHARLOTTE ZONING ORDINANCE
PROVIDED SPACES: 350 (4.64 SPACES PER 1000 SF)

SURVEY DISCLAIMER

- BOUNDARY SURVEY PROVIDED BY RB PHARR AND ASSOCIATES, P.A.; 231 POST OFFICE DR., UNIT B-6, INDIAN TRAIL, N.C. 28079; TEL. (704) 821-4029; DATED MARCH 28, 2005.
- TOPOGRAPHY IS A COMBINATION OF MECKLENBURG COUNTY MAPPING/ GIS SERVICES VERSION 2002 AND FIELD RUN TOPOGRAPHY FROM R.B. PHARR PER NOTE 1.

- AREA TO BE REZONED 53.08± ACRES
- TAX PARCEL #5 - 055-191-01
055-111-01
055-111-02

DEVELOPMENT STANDARDS

General Provisions

These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Laub Property Group to accommodate development of a mixed use, pedestrian-friendly village type community on an approximately 53.08 acre site located on Moore's Chapel Road at I-485 (the "Site"). Development of the Site will be governed by the Technical Data Sheet, these Development Standards and the applicable provisions of the Zoning Ordinance of the City of Charlotte (the "Ordinance"). Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the NS zoning classification shall govern all development taking place on Parcel A of the Site and the regulations established under the Ordinance for the MX-2 zoning classification shall govern all development taking place on Parcel B of the Site subject to the innovative development provisions outlined on the Technical Data Sheet.

1. Permitted Uses

- Parcel A of the Site may be devoted to retail, commercial, office, and/or restaurant uses together with any incidental or accessory uses associated therewith which are permitted under the Ordinance by right or under prescribed conditions in the NS Zoning District.
- Parcel B of the Site may be devoted to single family detached homes, townhomes or condominiums for sale and/or multi family residential units together with any incidental or accessory uses associated therewith which are permitted under the Ordinance by right or under prescribed conditions in the MX-2 Zoning District.
- Maximum Building Areas and Development Limitations
 - Parcel A may be developed with up to 77,000 square feet of floor area along with related accessory uses.
 - Parcel B may be developed with up to 67 detached single family homes, up to 144 multi family units and up to 25 townhomes or condominiums for sale along with related accessory uses subject to the conversion provision outlined below in Section 4(g)(i).

All buildings constructed on Parcel A of the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the NS zoning district. All buildings constructed on Parcel B shall conform to the MX-2 requirements as modified by the innovative provisions outlined on the Technical Data Sheet.

4. Design and Performance Standards

The development depicted on the Conceptual Master Plan is schematic in nature and intended to describe the general arrangement of uses on the Site. Accordingly, the configurations, placements, and sizes of the building footprints and lots, as well as the locations of streets shown on the Conceptual Master Plan are schematic in nature and, subject to the provisions set forth in the Architectural Controls, may be altered or modified during design development and construction phases. Parking layouts may also be modified to accommodate final building locations to the extent permitted by the Ordinance.

(a) Architectural Controls

- Buildings constructed along Moore's Chapel Road, Kendall Drive, Street "A" and Street "B" will contain non-opaque windows which face these streets. Large expanses of solid walls exceeding 20 linear feet for these buildings will be avoided through the introduction of articulated facades and other specially designed architectural elements. Within Parcel A, the sides of buildings oriented to Kendall Drive shall be finished in materials similar to the front of these buildings.
- Dumpster areas will be enclosed on all four sides by an opaque wall with one side being a hinged opaque gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall of that building may be substituted for a side.
- Any restaurant located within Parcel A will include an outdoor dining area, seating area and courtyard.
- Landscaping and Screening
 - Internal areas of the Site shall be landscaped in accordance with the requirements of the Code of the City of Charlotte.
 - All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.
 - All other screening and landscaping shall conform to the standards of the Ordinance.
 - The Site shall conform to the City of Charlotte Tree Ordinance.
- Streetscape Treatment
 - Within Parcel A, the streetscape treatment along Moore's Chapel Road, Kendall Drive, Street "A" and Street "B" will conform to the Ordinance and include large maturing trees, supplemental shrubbery, sidewalks which are at least 6 feet in width and planting strips which are at least 8 feet in width.
 - Within Parcel B, the streetscape treatment along Street "C" and Street "D" shall include 5 foot wide sidewalks and 6 foot wide planting strips on both sides of the street.
- Lighting
 - All freestanding lighting fixtures installed within Parcel A will be uniform in design.
 - The maximum height of any freestanding lighting fixture in Parcel A including its base, may not exceed 25 feet.
 - All parking lot lighting in Parcel A shall be capped, downwardly directed and fully shielded.
 - Any lighting attached to a building in Parcel A shall be capped and downwardly directed.
 - Wall-mounted decorative light fixtures such as sconces are permitted.
 - Pedestrian scale lighting of no more than 15 feet in height will be provided along all public and private streets.
- Parking
 - Off-street parking and loading areas will satisfy the standards established under the Ordinance.
 - On-street parking shall be permitted in accordance with normal City standards.
 - While areas devoted to outdoor dining, courtyards and places within Parcel A are not included in the square footage maximum noted above, any off street parking required by the Ordinance will be provided for these areas.

LEGEND

	ACCESS POINT
	INTERNAL ACCESS
	ZONING BOUNDARY
	EXISTING ZONING
	ADJACENT PROPERTY OWNER
	PARCEL A
	PARCEL B MULTI-FAMILY
	PARCEL B SINGLE FAMILY
	CLASS C BUFFER
	PARK / OPEN SPACE

ADJACENT PROPERTY OWNERS:

- PEDRO HERNANDEZ AND ZENAI DA HERNANDEZ
1919 DILLING FARM RD
CHARLOTTE, NC 28214
Parcel ID#: 05549102
- JEANNE F. ALWARR
1927 DILLING FARM RD
CHARLOTTE, NC 28214
Parcel ID#: 05549103
- PEDRO HERNANDEZ AND ZENAI DA HERNANDEZ
9927 MOORES CHAPEL RD
CHARLOTTE, NC 28214
Parcel ID#: 05549104
- ANNA H. BECK
209 LAMPLIGHTER LN
MOUNT HOLLY, NC 28120
Parcel ID#: 05549105
- MECKLENBURG WILD LIFE CLUB INC
PO BOX 668404
CHARLOTTE, NC 28266
Parcel ID#: 05550101
- LLC PAWTHUCKETT GOLF CLUB
301 S MCCOWELL ST SITE 315
CHARLOTTE, NC 28204
Parcel ID#: 05518108
- BARBARA L. DAVIS
1334 WALDON RD
CHARLOTTE, NC 28208
Parcel ID#: 05512101
- FOSTER T. TRUST DRAKEFORD AND (JOHN GRIFPING TRUSTEE)
516 SOUTH NEW HOPE RD
GASTONIA, NC 28054
Parcel ID#: 05512129
- FOSTER DRAKEFORD
PO BOX 16404
CHARLOTTE, NC 28297
Parcel ID#: 05512112
- JOHN LEWIS SMALL
9201 KENDALL DR
CHARLOTTE, NC 28214
Parcel ID#: 05512114
- ORION ESTATES
425 W BLVD
CHARLOTTE, NC 28203
Parcel ID#: 05512122
- ROBERT D. MCCULLOUGH
8054 FAYETTE ST
PHILADELPHIA, PA 19150
Parcel ID#: 05512121
- KATIE M. BELL
11614 SUNSHINE POND RD
TAMPA, FL 33635
Parcel ID#: 05512120
- CHARLIE LYNIAH
1248 EDGEWOOD RD
CHARLOTTE, NC 28214
Parcel ID#: 05512119
- RIGOBERTO ALVARDO AND MELISANDA ALVARDO
9301 KENDALL DR
CHARLOTTE, NC 28214-9499
Parcel ID#: 05512118
- ROBERT EUGENE BOYD AND MARGARET W. BOYD
9235 KENDALL DR
CHARLOTTE, NC 28214
Parcel ID#: 05512117
- KENON SMITH AND MAMIE L. SMITH
9225 KENDALL DR
CHARLOTTE, NC 28214
Parcel ID#: 05512116
- JOHN LEWIS SMALL
9201 KENDALL DR
CHARLOTTE, NC 28214
Parcel ID#: 05512115
- CLEAVE KIRKPATRICK CARR
8355 ROCKY RIVER RD
HARRISBURG, NC 28075
Parcel ID#: 05511104
- FRED HEIRS MORRISON AND % SHIRLEY BOULWARE
2804 RACHEL ST
CHARLOTTE, NC 28206-2452
Parcel ID#: 05511103
- NELLIE ROSE ASHFORD HILL AND BY WILL
1001 GORE ST
CHARLOTTE, NC 28208
Parcel ID#: 05511129
- GAYNOR DEVELOPMENT CO AND % LEONARD STRAUPE
PO BOX 11261
CHARLOTTE, NC 28220
Parcel ID#: 05511331

(f) Parcel A Provisions

No more than one independent, freestanding, single tenant building shall be permitted on the Site. The remaining freestanding, single tenant buildings shall be interconnected.

(g) Parcel B Provisions

- Within those portions of Parcel B indicated for townhomes or condominiums on the Technical Data Sheet, the Petitioner may instead elect to develop detached homes on single family lots. Further, within those portions of Parcel B indicated as apartments on the Schematic Site Plan, the Petitioner may instead elect to develop townhomes, condominiums or detached homes on single family lots.
- Single family detached homes shall meet the minimum lot area, lot width and yard requirements for the R-6 district with the exception that single family detached homes may utilize a setback of 10 feet as outlined on the Innovative Development Provisions on the Technical Data Sheet.
- Attached and multi family development within Parcel B shall conform to the relevant standards of the R-22MF district.

1. Storm Water Management

- Storm water runoff will be managed in accordance with the relevant ordinance requirements through proven techniques which satisfy the standards imposed by the City of Charlotte Ordinance and the Charlotte Metropolitan Storm Water Design Manual. Surface level storm water detention, if provided, may be located in the common open space but shall not be located in the required setbacks or buffers.
- The detention shall tie-in to the existing abutting storm water system(s). The Petitioner shall have the receiving drainage system analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system to be taken out of standard, the Petitioner shall provide alternate methods to prevent this from occurring. Should the existing receiving drainage system be deemed to be out of standard prior to development of the Site, the Petitioner shall provide adequate detention to ensure that the system will not be additionally overburdened.
- The Petitioner shall construct and treat the difference in storm water runoff volume leaving the project site between the pre and post development runoff conditions for the 1-year 24 hour storm or the volume generated from the first 1-inch of runoff per the NCDCEN BMP manual, whichever is more stringent. Runoff draw down time shall be a minimum of 24 hours, but not more than 120 hours. Peak storm water release rates should match pre-development rates for the 2-year and 10-year 6-hour storm events.
- The use of structural storm water treatment systems (wet ponds, extended detention wetlands, bio-retention, etc) shall be incorporated into the site and designed to have an 85% average annual removal for Total Suspended Solids generated from the development according to specifications in the NC Department of Environment and Natural Resources Best Management Practices Manual, April 1999.
- The following access points must be contacted prior to plan approval regarding wetland and water quality permits:
Section 401 Permit NCDENR-Biological Office
Section 404 Permit US Army Corps of Engineers

2. Water Quality Protection Measures/Watershed Protection Measures

- SWIM buffers shall be provided as required by the Ordinance.
- The site shall conform to the provisions of the Lower Lake Wylie Watershed Protection Ordinance.
- Temporary or staged seeding shall be performed on graded areas immediately following the completion of land disturbing activities to minimize the potential for off-site sedimentation.
- Two rows of wire-reinforced silt fences shall be used in critical areas of the site such as at all intermittent and perennial streams, wetlands, at the base of slopes, and other locations where the potential for off-site sedimentation is greatest.
- Two-stage sediment basins with outlet weirs for the 50-year, 24-hour storm event shall be employed to lessen the risk of basin failure.

3. Vehicular Access and Road Improvements

- Vehicular access shall be as generally depicted on the Technical Data Sheet.
- The placements and configurations of these access points are subject to any modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.
- The Petitioner agrees to dedicate and convey (by quitclaim deed and subject to a reservation for any necessary utility easements) prior to the issuance of any certificate of occupancy for those portions of the Site required to provide right of way measuring 35 feet from centerline along Moore's Chapel Road. The Petitioner agrees to dedicate and convey (by quitclaim deed and subject to a reservation for any necessary utility easements) prior to the issuance of any certificate of occupancy for Parcel A those portions of the Site located within Parcel A that are required to provide right of way measuring a total of 60 feet along Kendall Drive. The Petitioner agrees to dedicate and convey (by quitclaim deed and subject to a reservation for any necessary utility easements) prior to the issuance of any certificate of occupancy for Parcel B those portions of the Site located within Parcel B that are required to provide right of way measuring a total of 60 feet along Kendall Drive.

Nothing in the above Note 7(c) shall be deemed as a commitment by the Petitioner to provide for dedication of right-of-way of any property located outside the boundaries of this Rezoning Petition except as necessary in order to complete the required right-of-way improvements as outlined below.

- Moore's Chapel Road (SR 1601) & Street "A":
 - Construct Street "A" to serve as a right-in/right-out turns only access point with 150' of internal storage. This access point shall also be approved by NCDOT and CDOT and occur with the latest edition of the NCDOT Policy on Street and Driveway Access to North Carolina Highways.
 - Construct a concrete median along Moore's Chapel Road opposite the proposed R/R/O access point to prevent left turns into and out of the site. The length of the median will be determined by CDOT/NCDOT during the building/driveway or subdivision review process.
- Moore's Chapel Road (SR 1601) & Kendall Drive (SR 1620)
 - Install a traffic signal upon meeting the NCDOT and CDOT applicable traffic signal control warrants. The Petitioner will be responsible for the installation of, and all costs associated with, a traffic signal and pedestrian countdown signals at the intersection if such signal is warranted by NCDOT and CDOT. Such costs shall include, but are not limited to, the traffic signal, steel poles/mast arms, pedestrian signals, loop detectors, signal control or relocation and signal markings.
 - Construct a westbound left turn lane on Moore's Chapel Road with 150' of storage, a 1:5:1 bay taper and 45:1 through lane taper(s).
 - Construct an eastbound right turn lane on Moore's Chapel Road with 150' of storage and a 20:1 bay taper.
 - Construct a northbound left turn lane on Kendall Drive with 150' of storage and a 1:5:1 bay taper.

As an optional alternative to the installation of the above improvements, the Petitioner may instead elect to construct the intersection of Moore's Chapel Road and Kendall Drive as a single lane roundabout subject to the review and approval of CDOT and NCDOT. In this event, a minimum building and parking setback of 10 feet shall be provided from the edge of the right-of-way associated with the roundabout. If buildings and/or parking are constructed prior to the installation of the roundabout, this ten foot setback shall not be required.

(iii) Freedom Drive, Little Rock Road and Moore's Chapel Road

- Modifications to the existing traffic signal control timing due to these laneage improvements
 - Construction of a northbound left turn lane on Little Rock Road with 150 feet of storage, a 1:5:1 bay taper with 45:1 through lane taper(s) and a remark of that leg of the intersection prior to the issuance of certificate of occupancy.
- The Petitioner will be responsible for the costs associated with the design and construction of the above described improvements, and all other associated intersection and roadway modifications necessary as a result of these improvements as determined by CDOT and NCDOT. The design of these improvements must meet applicable requirements as determined by and be subject to the review/approval of CDOT and the NCDOT.

- The intersection of Street "A" and Street "B" within Parcel A shall include pedestrian crosswalks designed with stamped and colored asphalt.
- Development of Parcel A shall require the construction of those public and private streets located within Parcel A only as indicated on the Technical Data Sheet. Development of Parcel B shall require the extension of Street "B" as a public street over the right-of-way associated with I-485 to connect to the I-485 Service Road.

8. Connectivity

- Pedestrian and vehicular connections throughout the Site will be provided in the manner generally depicted as shown on the Technical Data Sheet. Where internal sidewalks are located between buildings and parking bays, either a sidewalk at least seven feet in width or wheelstops shall be provided.
- A pedestrian/bicycle trail of at least 10 feet in width shall be provided along the stream generally as indicated on the Technical Data Sheet. The trail will connect to the sidewalk along Public Street "B". The trail may be composed of gravel or other porous material and may be located within the buffer along the stream.

9. Bicycle Parking

Bicycle parking spaces (bike racks) shall be provided in accordance with the Ordinance.

10. Bus Shelter Pad/Park and Ride Spaces

- Prior to the issuance of any certificates of occupancy for the Site, the Petitioner shall provide an assessment to accommodate a future bus shelter.
- Within six months of the activation of CATS transit service to the Site, a minimum of 25 non-exclusive parking spaces within Parcel A will be made available to CATS patrons and a concrete pad to accommodate a bus shelter shall be constructed along Moore's Chapel Road. The concrete pad shall meet CATS Development Standard 60.04(A).

11. Fire Protection

Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshal's specifications.

12. Signs

- All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
- Any detached signage located on Kendall Drive shall be monument type signage only.

13. Solid Waste

- The Petitioner shall submit a Solid Waste Management Plan prior to initiating demolition and/or construction activities to include, at a minimum, the procedures that will be used to recycle all clean wood, metal, and concrete generated during demolition and construction activities. The Plan should specify that monthly reporting of all of waste disposed and recycled will be made to the Mecklenburg County Solid Waste Program. The report shall include the identification and location of facilities receiving disposal of recycled materials. The Plan and the monthly reporting shall be submitted to:
Scott Brown
Mecklenburg County Solid Waste Program
700 North Tryon Street
Charlotte NC 28202
- Any multi-family complex located on the Site shall meet the requirements of Chapter 9 and 12 of the Charlotte City Code regarding solid waste, dumpster, compactor and recycling areas.

14. Common Open Space

Within Parcel A the common open space will include a 10 foot pedestrian trail as indicated on the Site Plan. Within Parcel B, the common open space will include a park/lot and the 10 foot pedestrian trail indicated on the Site Plan.

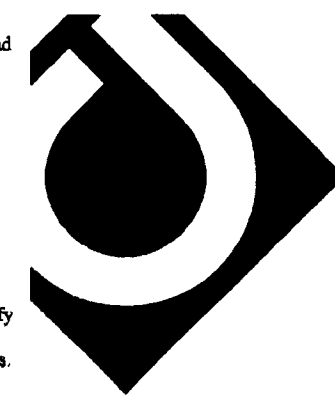
15. Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet, the Conceptual Master Plan, the elevation and these Development Standards may be applied for by the Site Owner or Owners of the Parcel or Parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

16. Binding Effect of the Rezoning Documents and Definitions

- If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" or "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.



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LAUTH PROPERTY GROUP
6805 Morrison Boulevard, Suite 390
Charlotte
North Carolina 28211

MOORES CHAPEL ROAD / I-485 REZONING

Charlotte
North Carolina 28284

2007-008
TECHNICAL DATA SHEET

Project No.

3186

Issued

05/10/05

Revised

06/22/05 - REZONING COMMENTS
09/19/05 - REZONING COMMENTS - PUBLIC HEARING
03/15/06 - REZONING COMMENTS
07/07/06 - REZONING COMMENTS
10/11/06 - REVISIONS PER OWNER
12/18/06 - REZONING COMMENTS

SCALE: 1"=100'

0 50 100 200

RZ1.0 of 4

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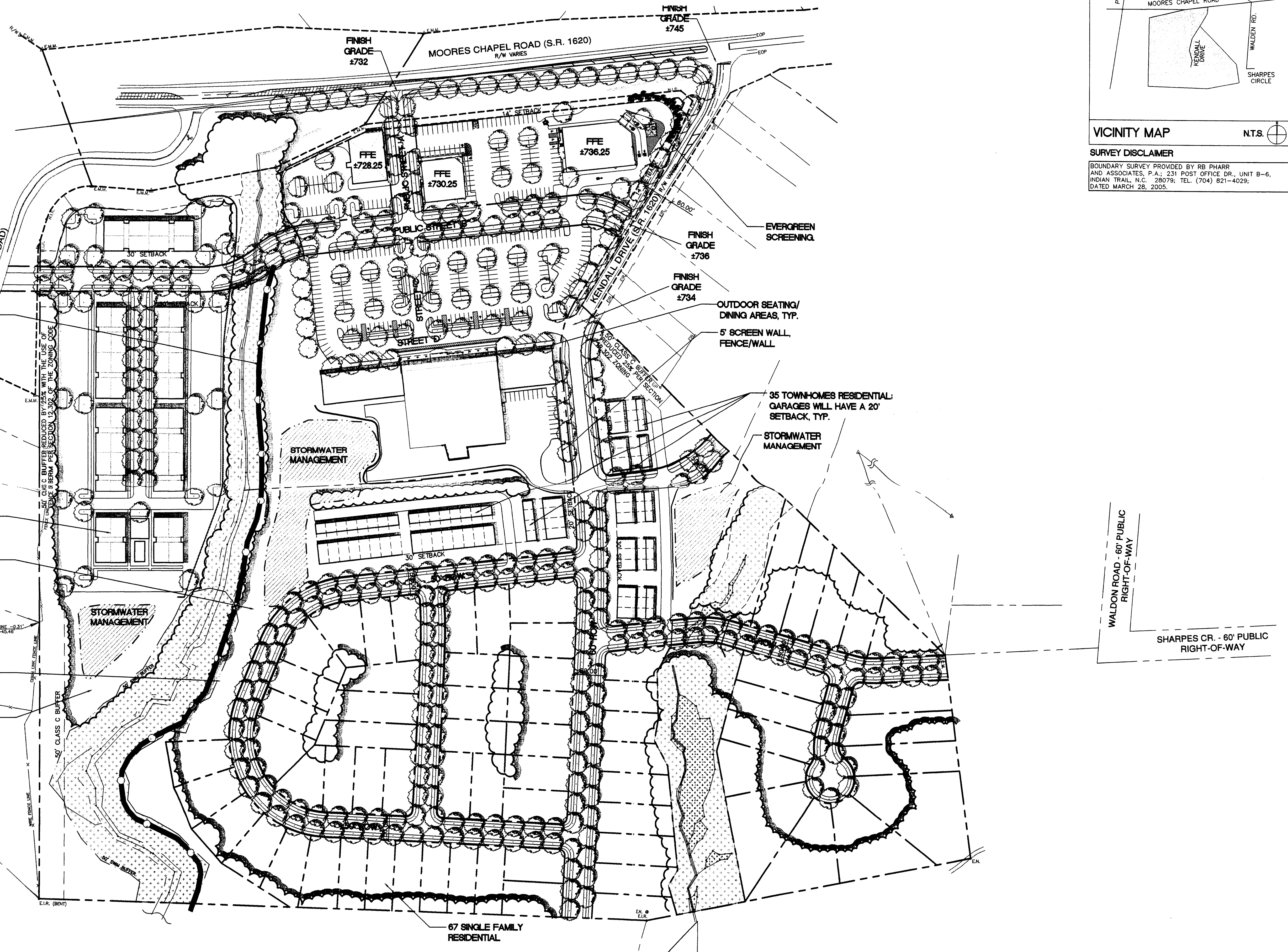


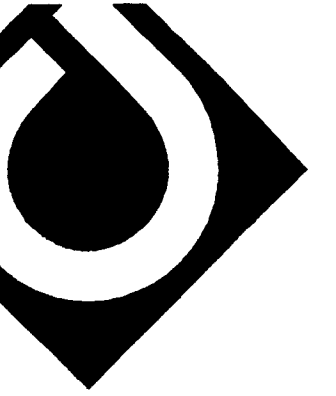
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Realizing the Possibilities

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08/22/05 REZONING COMMENTS
09/19/05 REZONING COMMENTS - PUBLIC HEARING
03/15/06 - REZONING COMMENTS
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LAUTH PROPERTY GROUP

**6805 Morrison Boulevard, Suite 390
Charlotte
North Carolina 28211**

MOORES CHAPEL ROAD / I-485 REZONING

FOR PUBLIC HEARING
Petition No. 2005-121

SCHEMATIC SITE PLAN

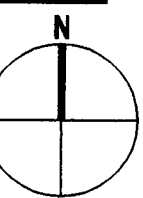
Project No.
3186

Issued

09/19/05 REZONING COMMENTS - PUBLIC HEARING

Revised

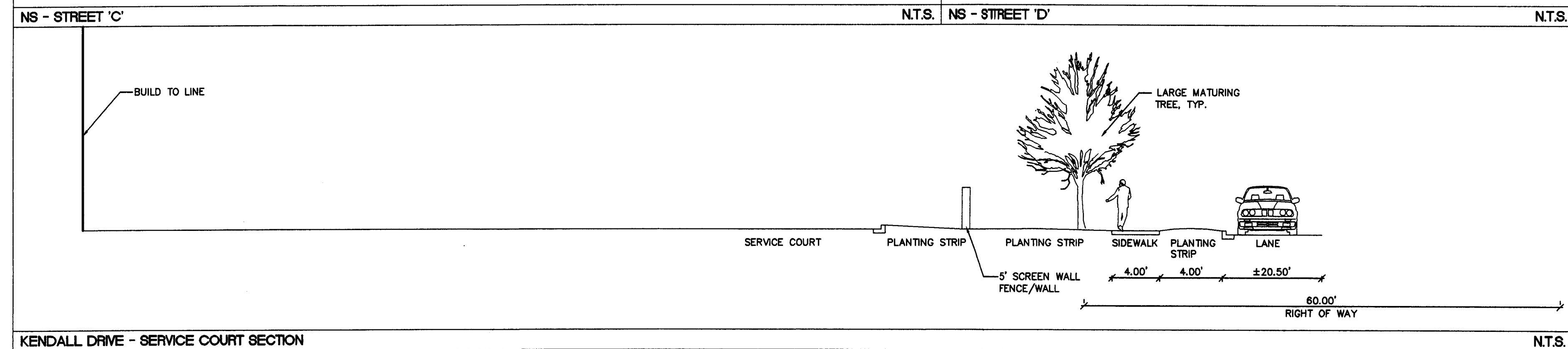
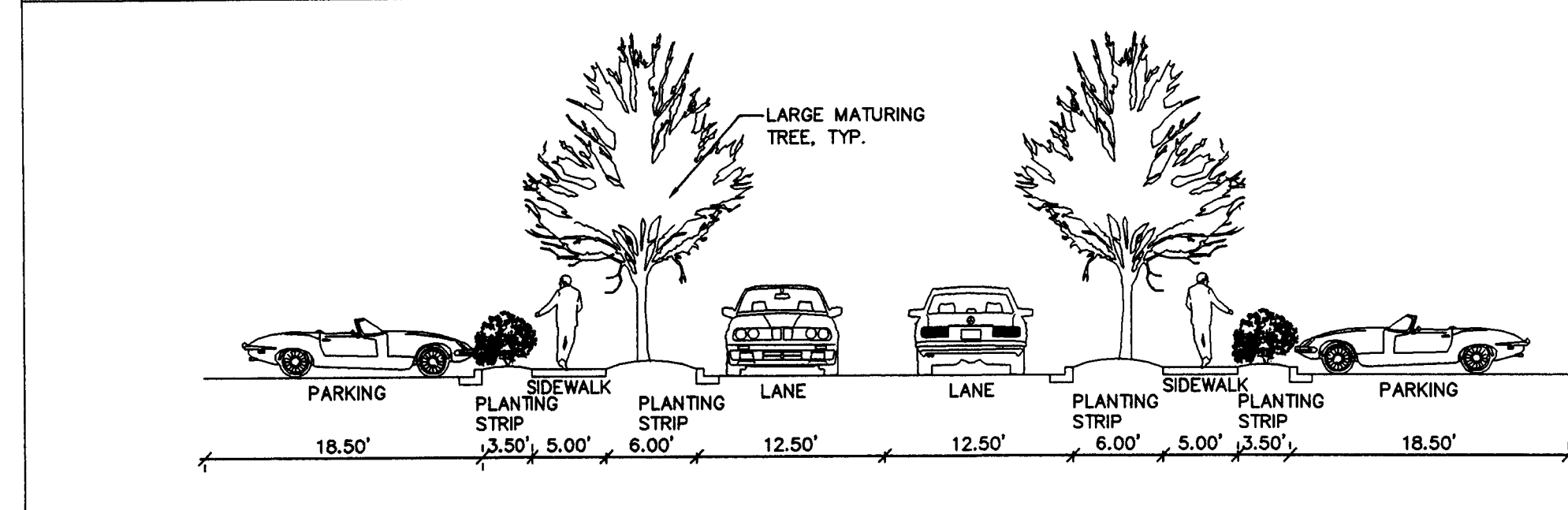
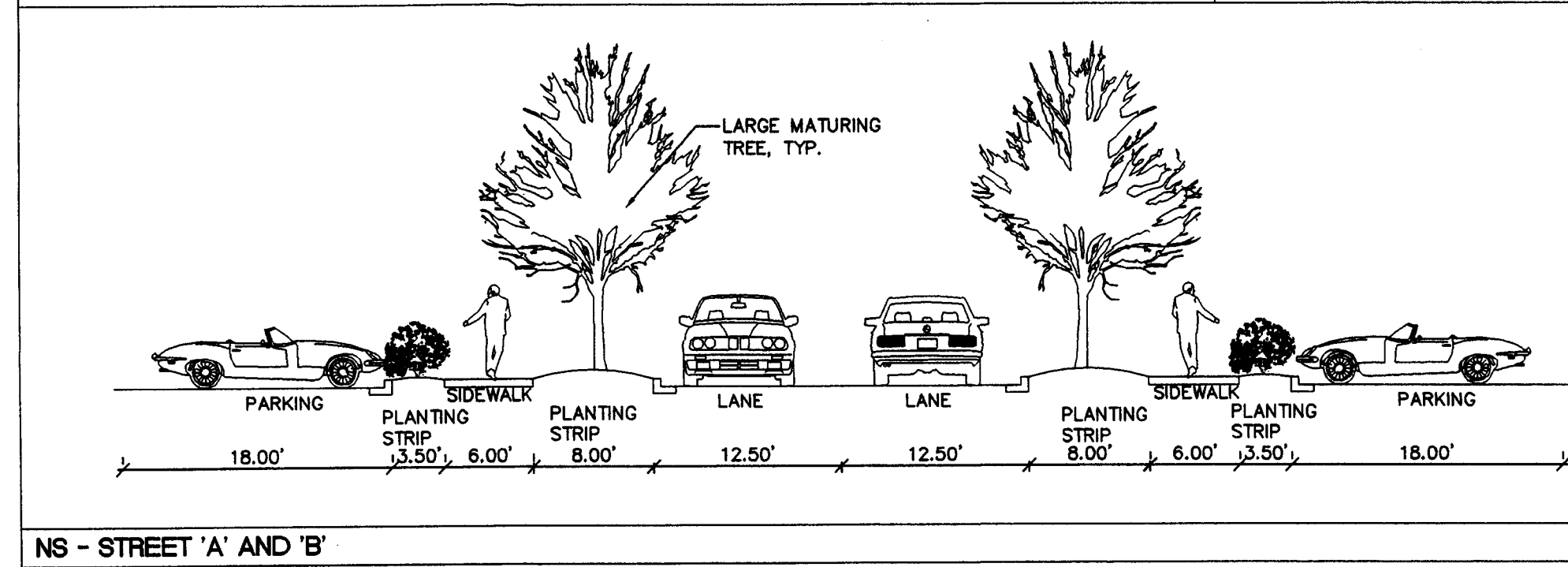
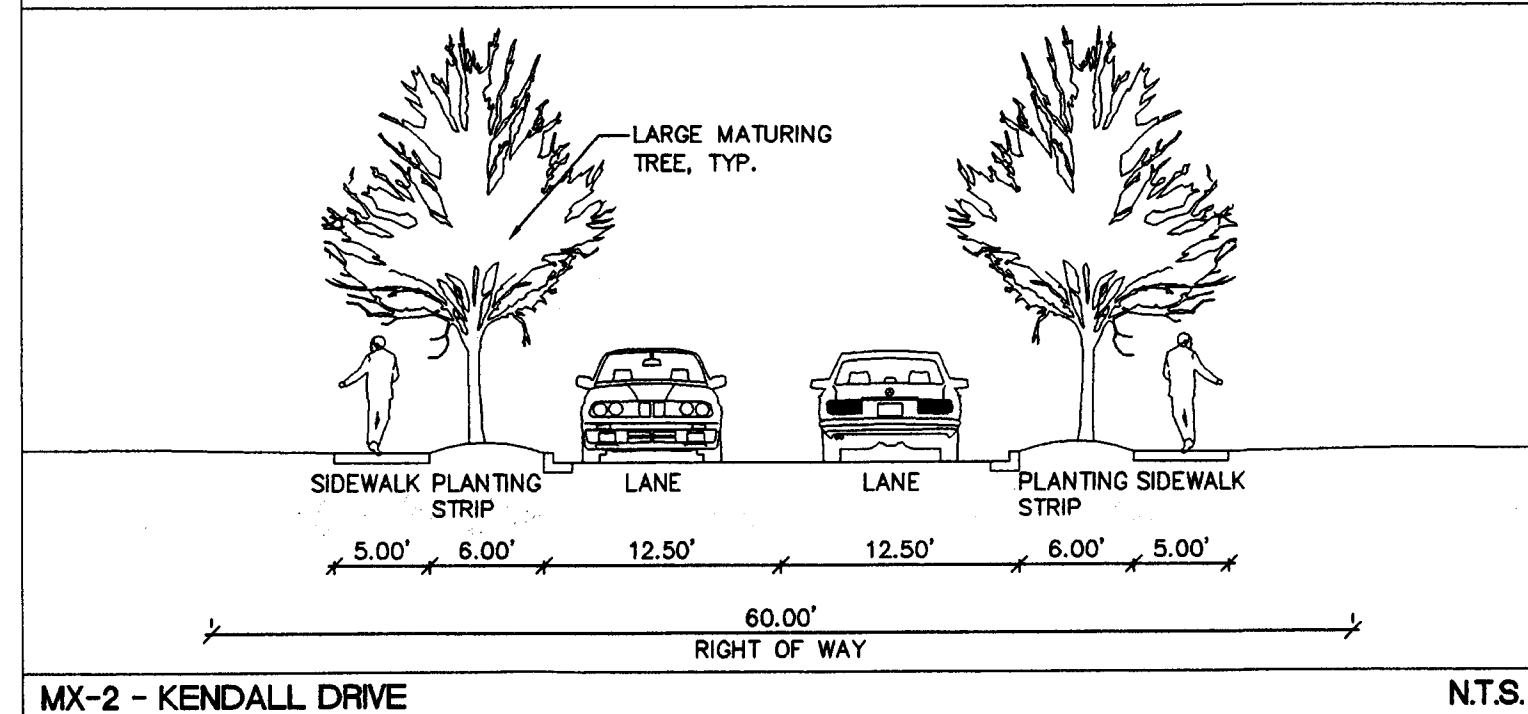
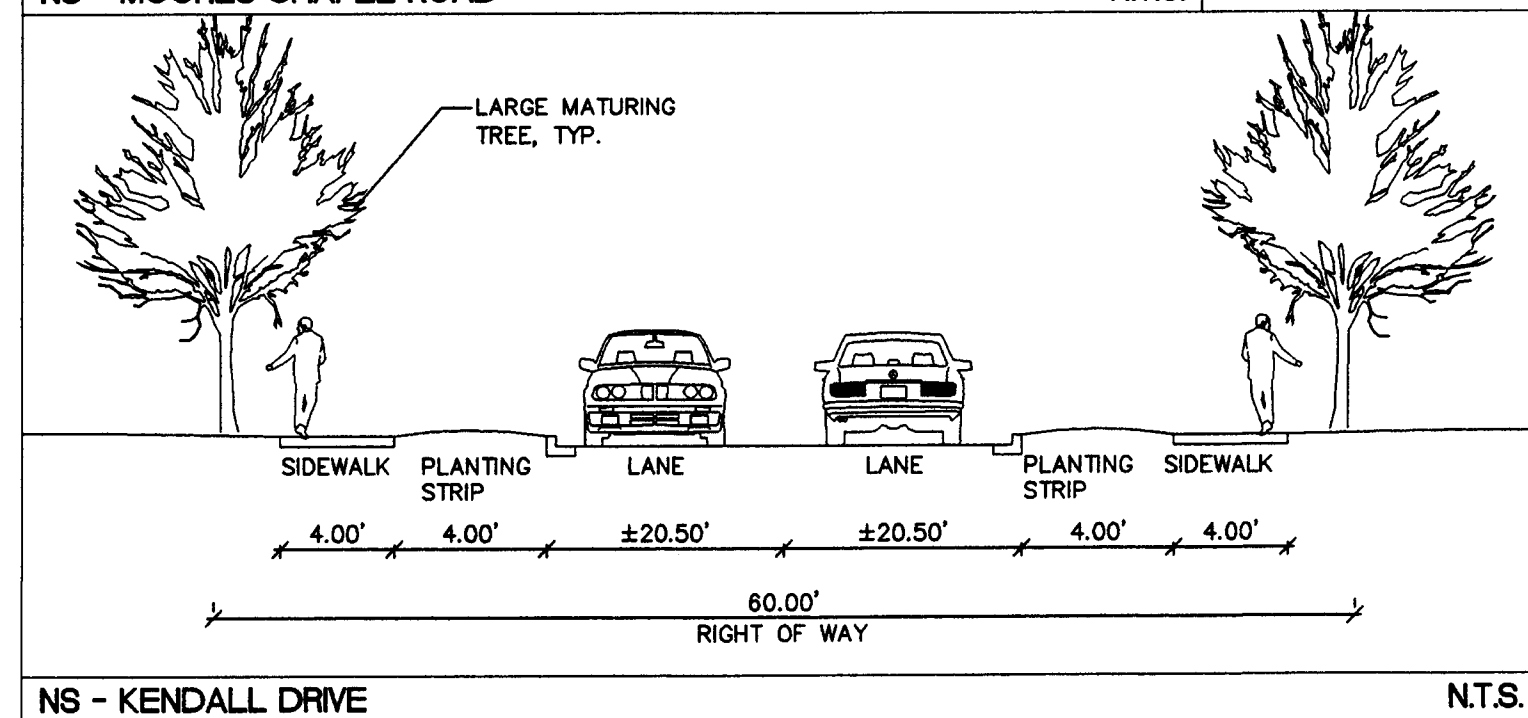
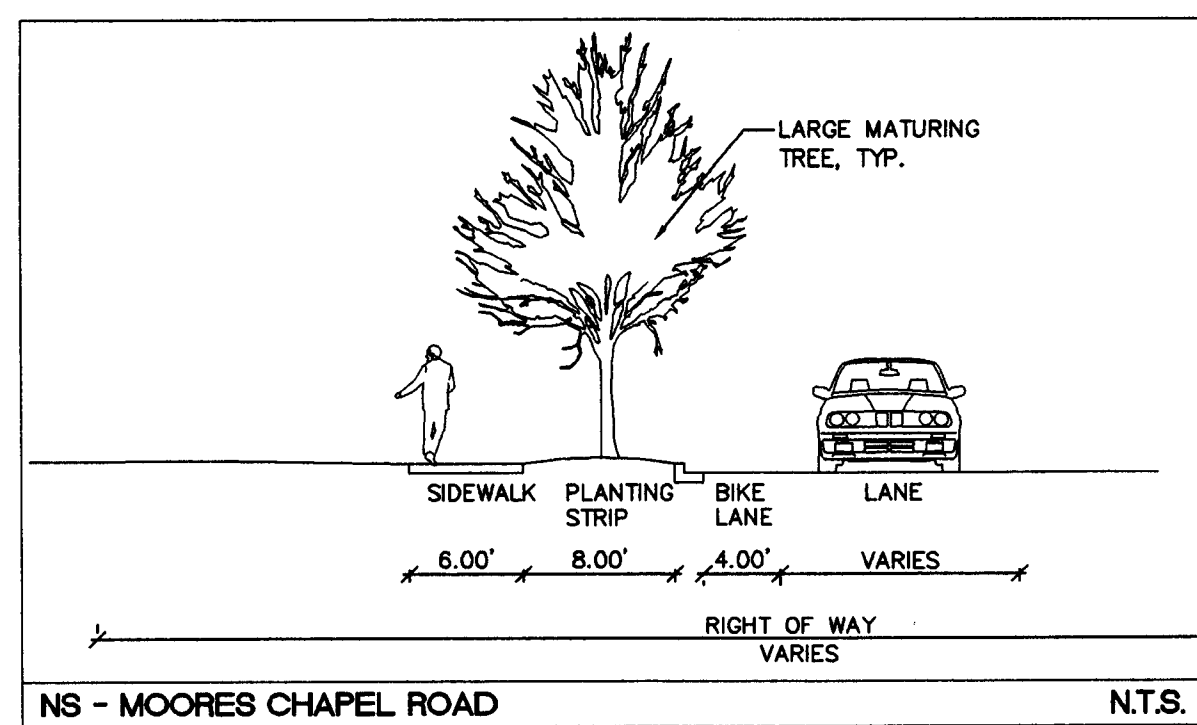
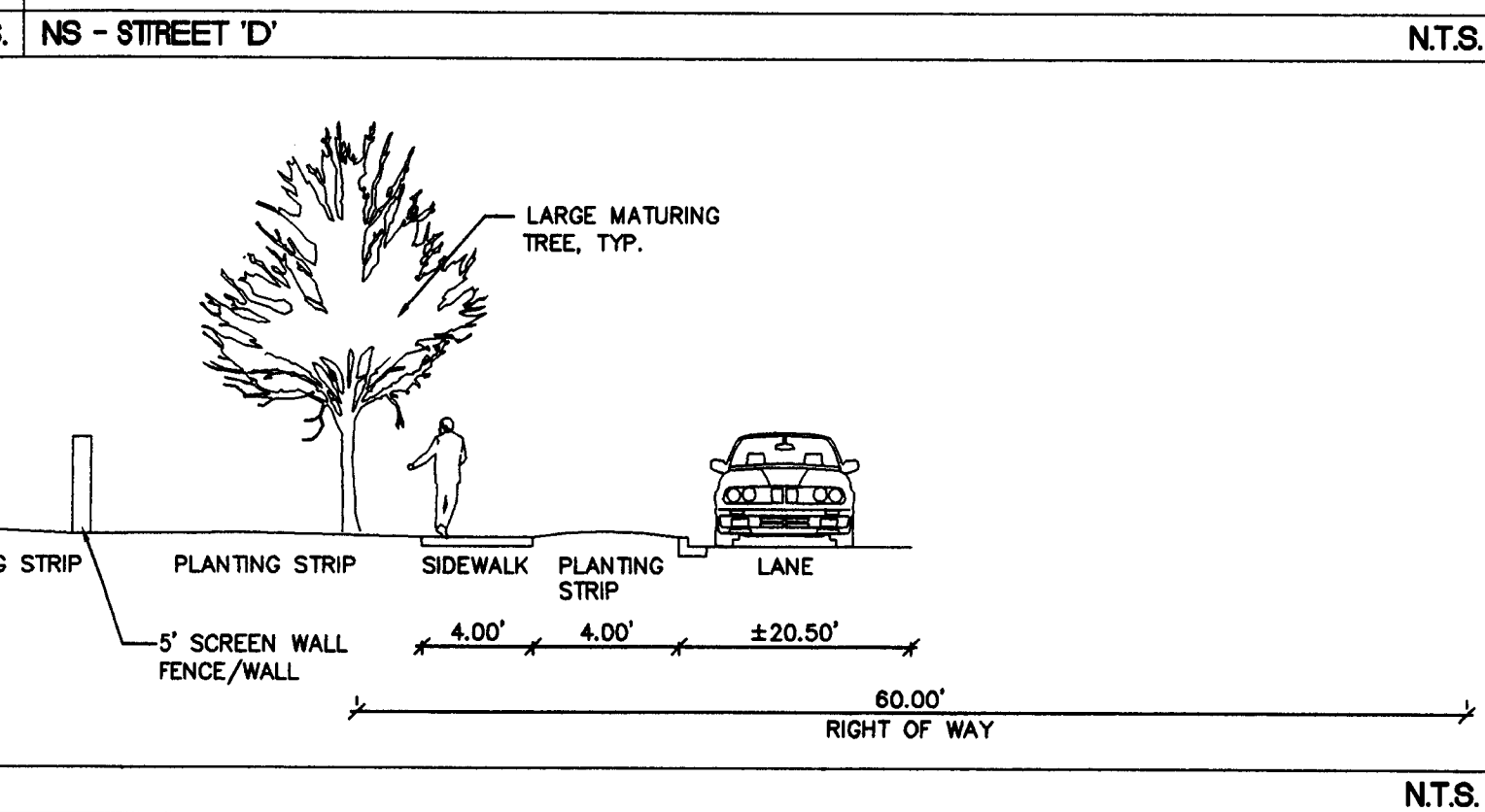
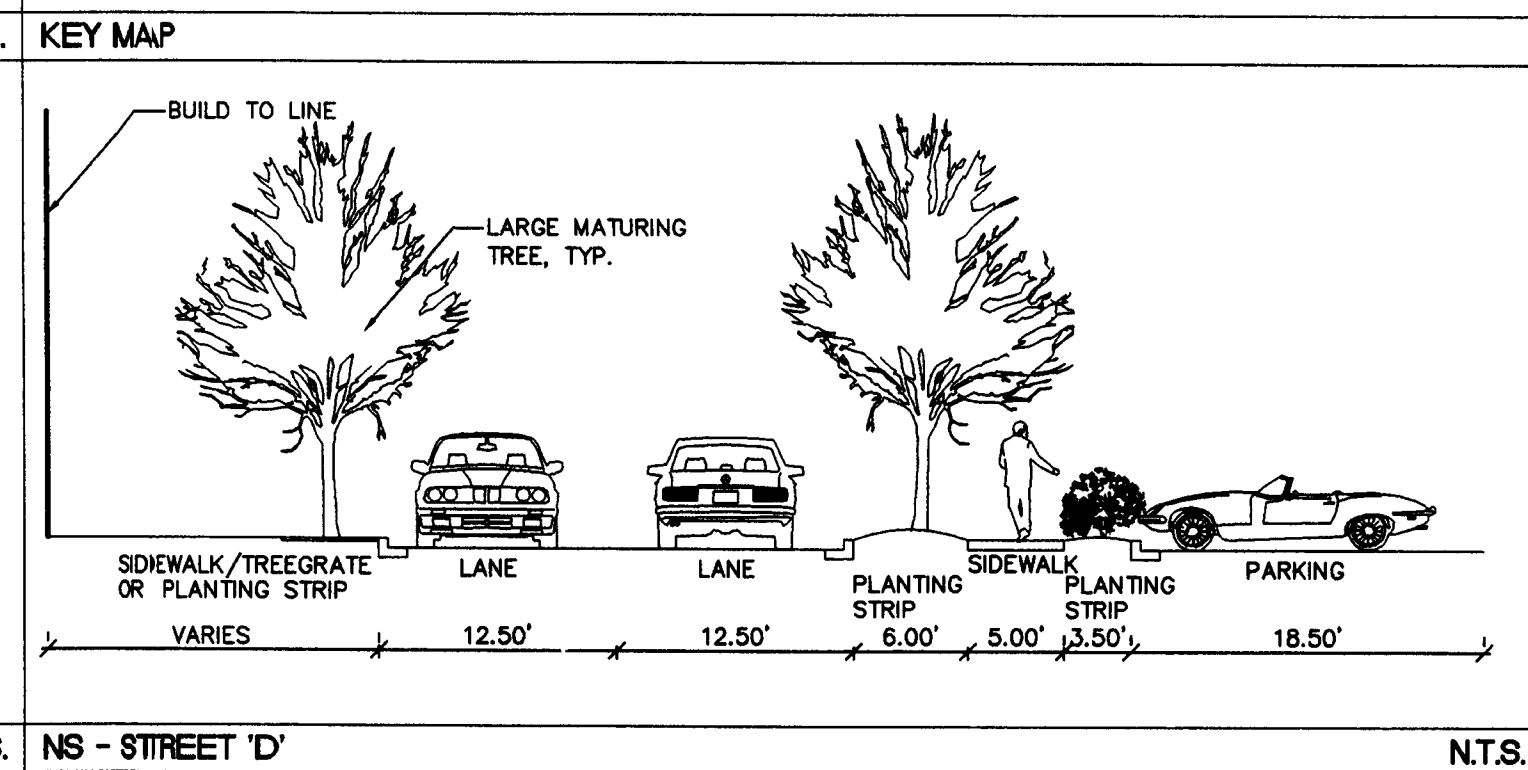
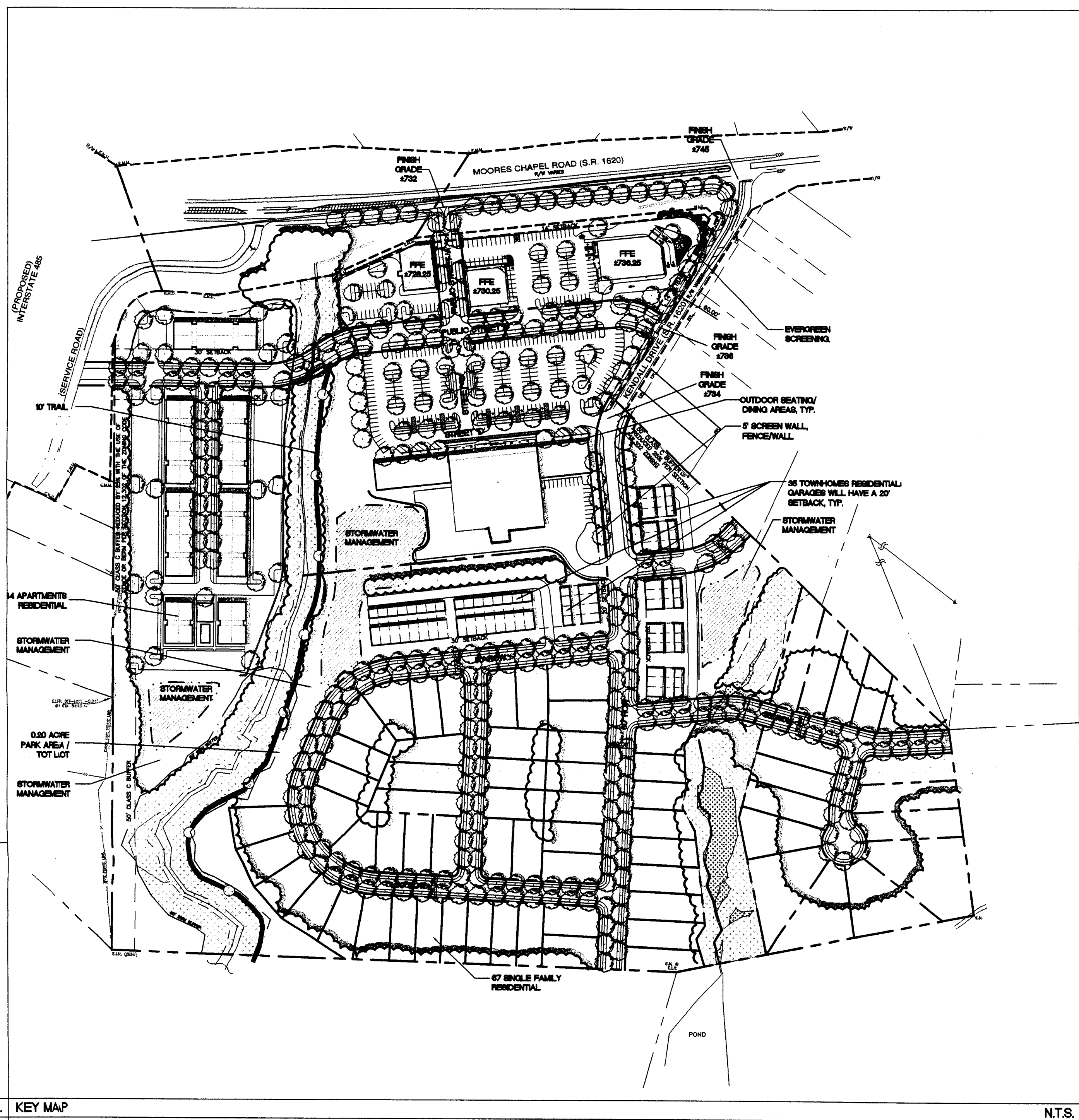
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12/18/06 - REZONING COMMENTS

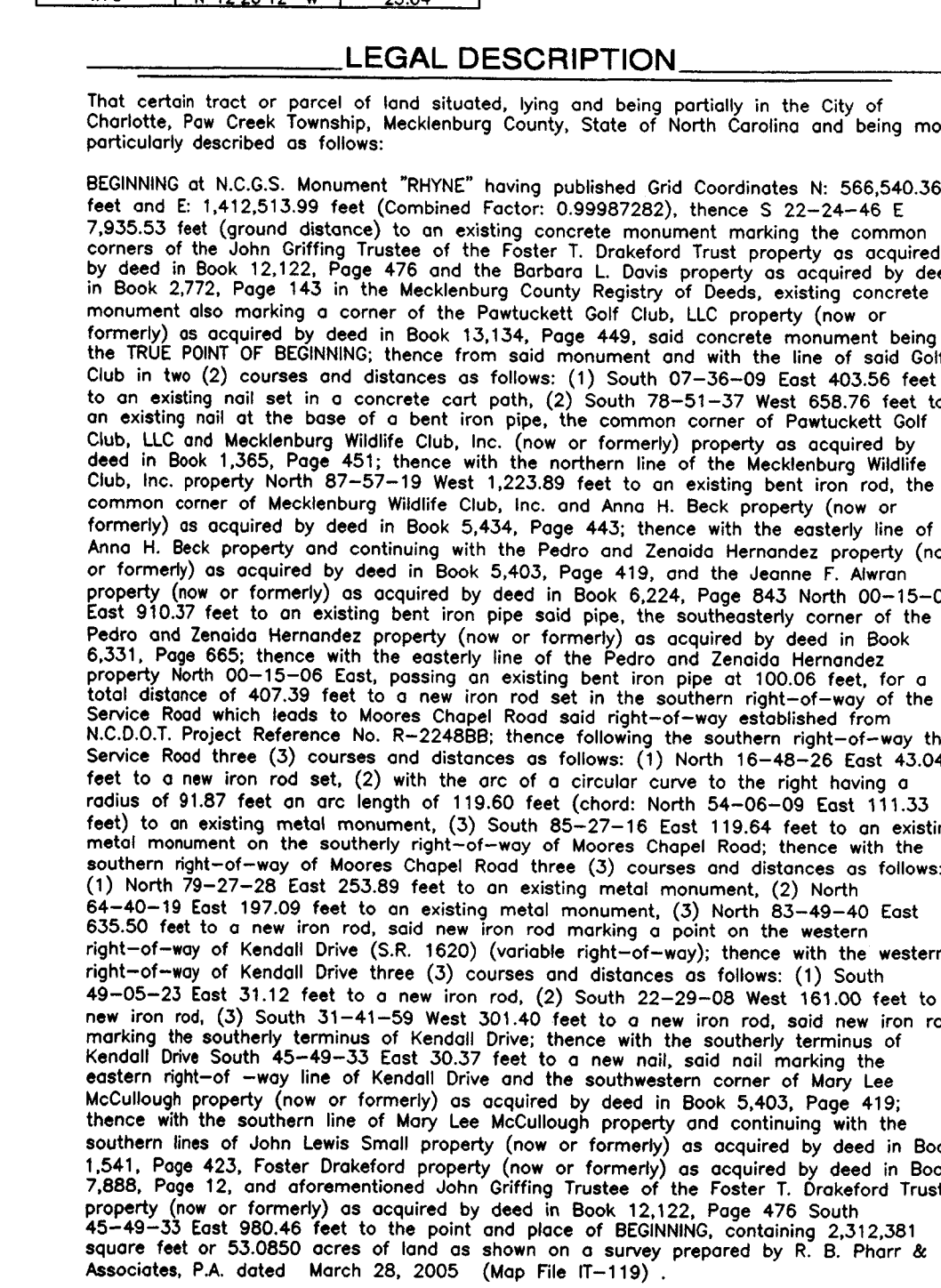


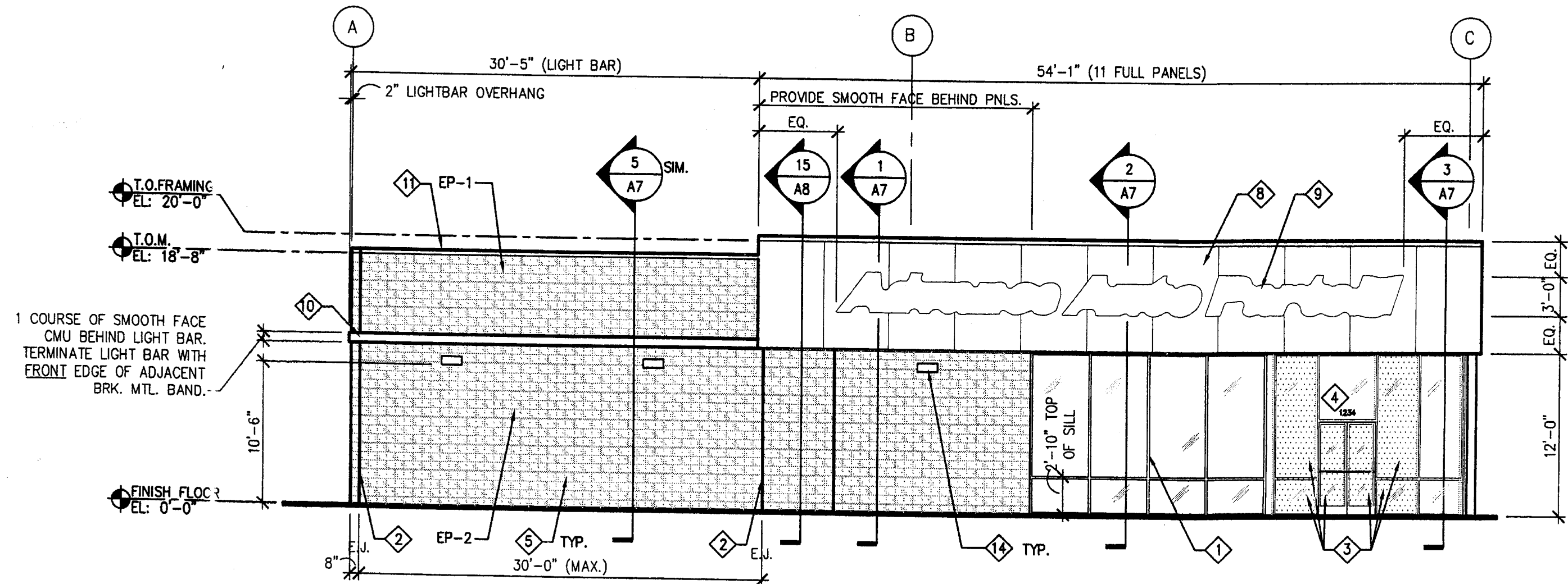
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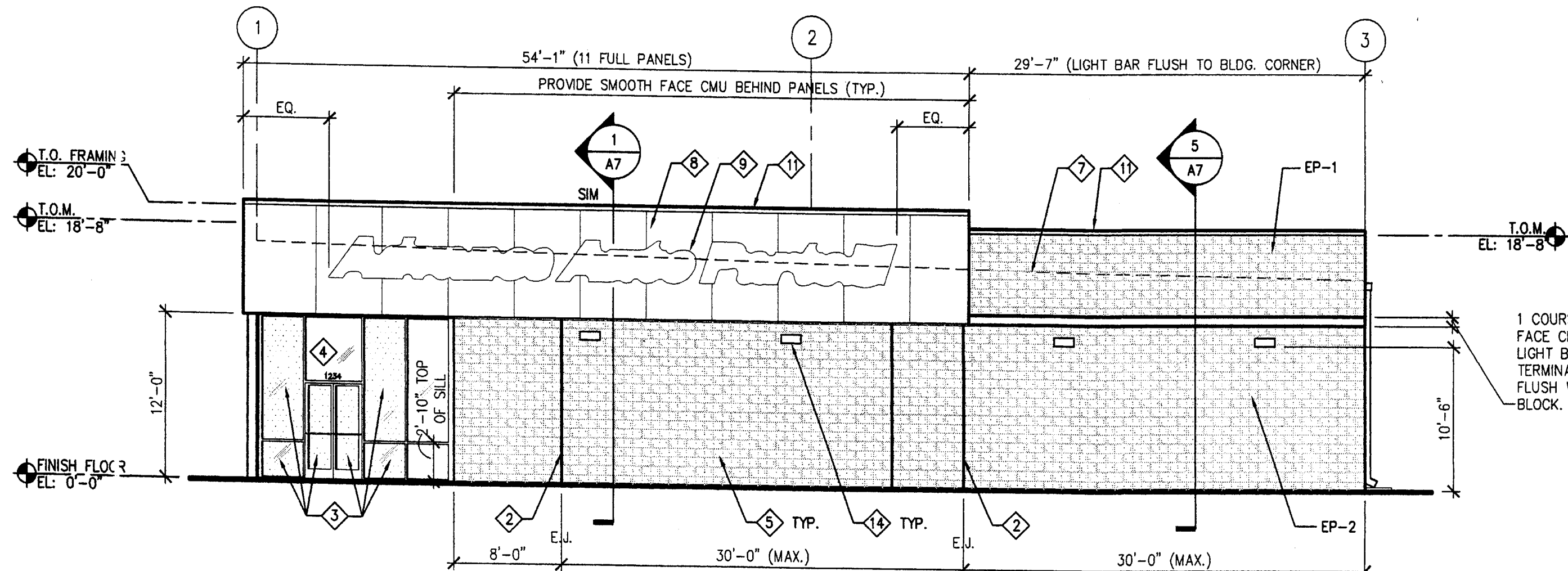
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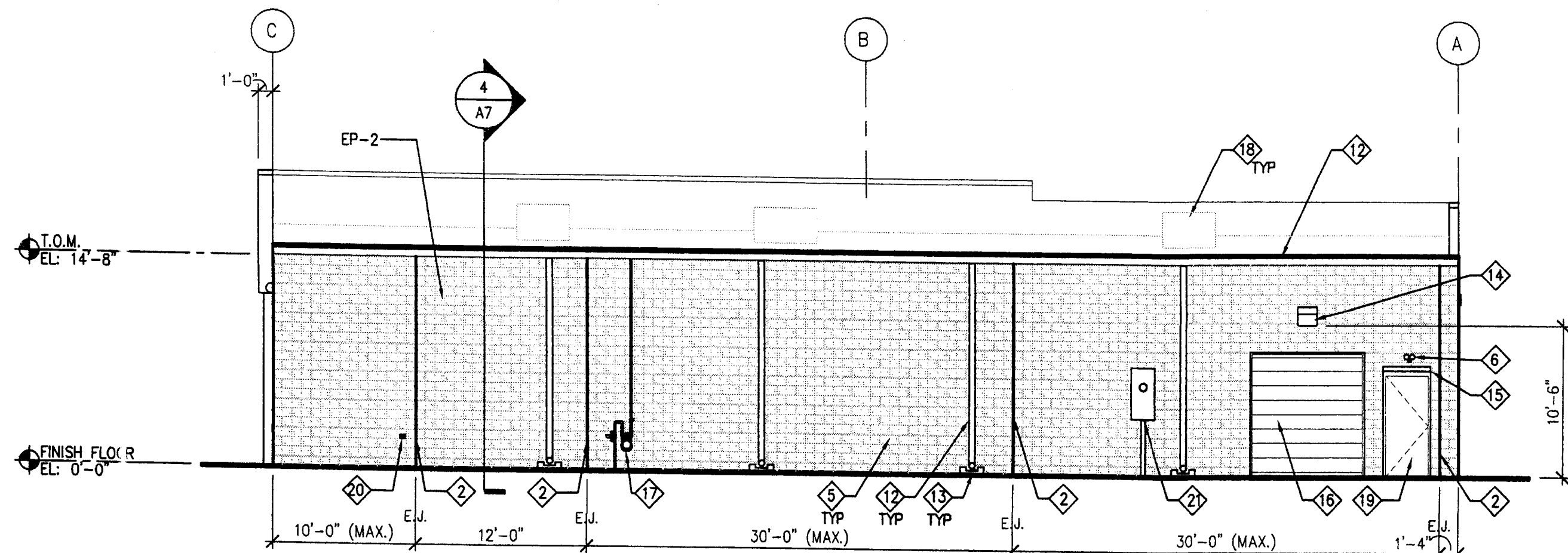




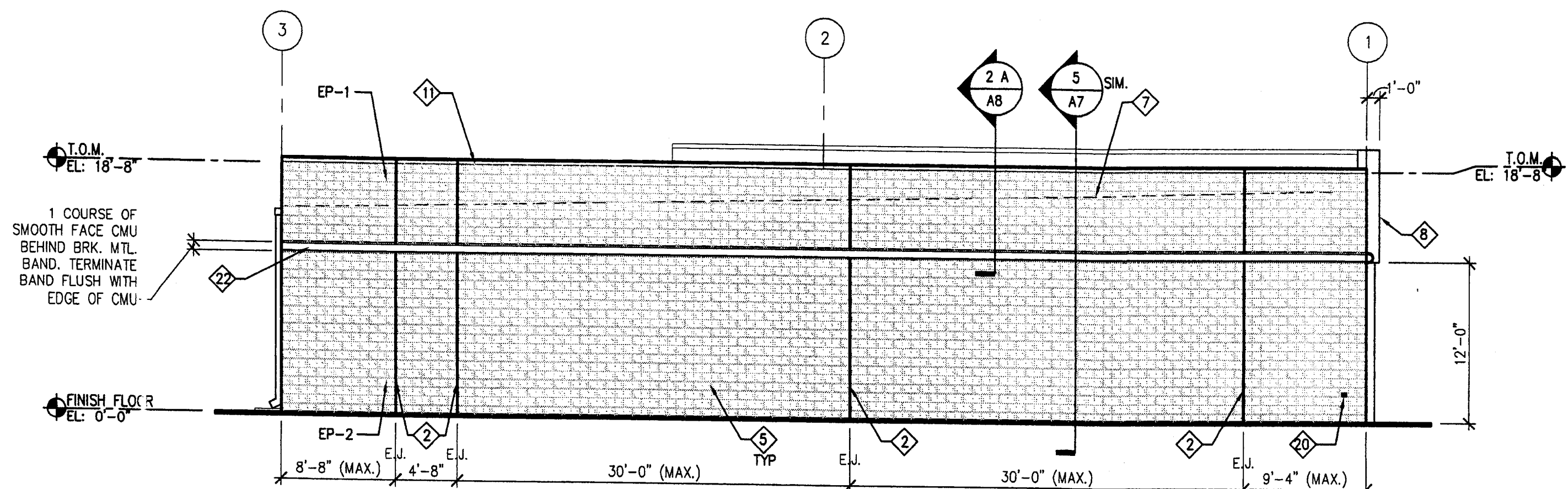
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

NOTE TO DESIGNER:
PROVIDE U.S. ALUMINUM SERIES
451T SYSTEM IN THERMAL
STOREFRONT REGION.

NOTE TO DESIGNER:
CHECK WITH LOCAL JURISDICTION
FOR TEMPERED GLAZING
REQUIREMENTS.

EXTERIOR ELEVATION KEY NOTES:

- 1 ALUMINUM STOREFRONT AND GLAZING. PROVIDE U.S. ALUMINUM SERIES 451 CENTER GLAZED FLUSH GLAZE STOREFRONT SYSTEM IN PANTONE #485 RED FINISH. REFER TO RESPONSIBILITY MATRIX FOR ADDITIONAL INFORMATION. NO SUBSTITUTIONS. PROVIDE 1" INSULATED CLEAR LOW E GLASS. SEALANT AROUND WINDOW FRAME TO BE PAINTABLE AND IS TO MATCH ADJ. WALL COLOR.
- 2 MASONRY CONTROL JOINT.
- 3 HATCH AREA REPRESENTS AREA OF TEMPERED GLAZING.
- 4 G.C. TO PROVIDE & INSTALL 6" VINYL WHITE ON BLACK ADDRESS NUMBERS ON FRONT WINDOWS CENTERED OVER DOOR, BOTTOM EDGE OF NUMBER SHALL SET 4" ABOVE FRAME. NUMBERS BY FAST SIGN, FONT: STANDARD BOLD CONDENSED, FONTSIZE: 5.75", COMPRESSION: NONE, BLACK OUTLINE: .300", BLEED: .02, PRINTED ON GERBER EDGR II, VINYL: ORACLAS 651 WHITE, THICKNESS: 2.5 MIL.
- 5 SPLIT FACE CMU. TYPICAL THROUGHOUT TO BELOW GRADE. UNLESS NOTED OTHERWISE.
- 6 EMERGENCY LIGHT, REFER TO ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
- 7 REFER TO DETAIL 1/A8 FOR ADDITIONAL PARAPET INFORMATION.
- 8 96"x59" RED PANELS ARE TO BE ORDERED FROM STOUT MARKETING. REFER TO THE RESPONSIBILITY MATRIX ON SHEET T1 FOR ORDERING INFORMATION. ARCHITECTURAL PANELS ARE TO BE FULL PANELS FROM STOUT; NO CUTTING IS REQ'D EXCEPT AT RETURNS TO BUILDING FACE. IT IS NOT CRITICAL THAT THE END OF THE ARCHITECTURAL PANEL LINES UP WITH THE PLASTER (BELOW). REFER TO DETAIL 12/A8 FOR ADDITIONAL INFORMATION.
- 9 REFER TO ELECTRICAL DRAWINGS FOR SIGNAGE REQUIREMENTS. SIGNAGE IS PERMITTED SEPARATELY AND INSTALLED BY OTHERS. SIGNAGE IS SHOWN FOR REFERENCE ONLY.
- 10 LIGHT BAR - REFER TO DETAIL 2/A8 AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 11 METAL COPING, PAINT EP-1 TYP.
- 12 GUTTERS AND DOWNSPOUTS - PAINT TO MATCH BUILDING.
- 13 INSTALL 12"x24" 2 3/8" PRECAST CONCRETE SPLASH BLOCKS UNDER EACH DOWNSPOUT.
- 14 WALL MOUNTED LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. QUANTITIES AND LOCATION VARY PER SITE.
- 15 RAIN DEFLECTOR ATTACHED TO MASONRY- REFER TO DOOR HARDWARE SCHEDULE.
- 16 ROLL UP STEEL DOOR - REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
- 17 PRIME AND PAINT GAS METER AND PIPES TO MATCH BUILDING.
- 18 ROOF TOP UNIT BEYOND - REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 19 HOLLOW METAL DOOR AND FRAME PAINT TO MATCH COLOR OF ADJACENT WALL SURFACE.
- 20 RECESSED WALL HYDRANT REFER TO PLUMBING SHEET FOR ADDITIONAL INFORMATION.
- 21 ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 22 DECORATIVE 2x8 WRAPPED WITH BRAKE METAL SUPPLIED BY ARCHITECTURAL PANEL MFR.. REFER TO DETAIL 2A/A8 FOR ADDITIONAL INFORMATION.

GENERAL NOTES:

1. ALL EXTERIOR SIGNS ARE PROVIDED AND INSTALLED BY ADVANCE AUTO PARTS. ALL ELECTRICAL CONNECTIONS ARE BY ELECTRICAL CONTRACTOR. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. ALL CONCRETE MASONRY UNITS SHALL BE NORMAL WEIGHT CONCRETE, 7-1/2" X 7-1/2" X 15-1/2", WITH 3/8" MORTAR JOINTS, WITH TOTAL COURSE HEIGHT TO EQUAL 8", IN RUNNING BOND PATTERN.
3. PROVIDE TOoled CONCAVE MORTAR JOINTS UNLESS NOTED OTHERWISE.

EXTERIOR PAINT FINISH GENERAL NOTES:

EXTERIOR BLOCK WALLS:

NEW:
SURFACE PREPARATION - PRESSURE WASH ANY DIRT, MUD, EXCESS MORTAR, ETC. FROM THE BLOCK. MAKE SURE BLOCK IS THOROUGHLY DRY PRIOR TO APPLYING ANY COATINGS.
FILLER: LOXON BLOCK SURFACER A24W200. SPRAY, AND BACK ROLLED WITH LONG NAP ROLLERS. BLOCK TO BE FILLED PIN-HOLE FREE PRIOR TO PROCEEDING WITH FINISH COAT.
FINISH: 1 COAT SHERWIN-WILLIAMS CONFLX XL ELASTOMERIC HI-BUILD COATING A5-400 SERIES. APPLICATION TO BE AIRLESS SPRAY AND BACK ROLLED, OR IF JUST ROLLER APPLICATION IS TO BE USED, 2 COATS MUST BE APPLIED.
COLOR: TO BE AAP-A1, OR AAP-B1, REFER TO COLOR SCHEDULE FOR THE PARTICULAR ADVANCE AUTO PARTS STORE BEING PAINTED.
REPAINT:
SURFACE PREPARATION - SAME AS ABOVE.
FILLER: IF THERE ARE ANY BARE AREAS OF CONCRETE, SPOT FILL THEM WITH LOXON BLOCK SURFACER A24W200.
FINISH: 1 COAT SHERWIN-WILLIAMS A-100 EXTERIOR 100% ACRYLIC SEMI-GLOSS FINISH A82 SERIES. COLOR AAP-A1 OR AAP-B1, REFER TO FINISH SCHEDULE FOR PARTICULAR ADVANCE AUTO PARTS STORE BEING PAINTED.

PRE-FINISHED METAL

REPAINT:
SURFACE MUST BE CLEAN, DRY AND IN SOUND CONDITION. REMOVE ALL OIL, GREASE, DIRT, LOOSE RUST, VISIBLE CONTAMINANTS, PEELING PAINT AND OTHER CONTAMINANTS TO ENSURE ADEQUATE ADHESION. DO NOT USE ANY HYDROCARBON CLEANERS, USE A WATER BASED CLEANER/DEGREASER SUCH AS CLEAR MAGIC OR SIMPLE GREEN AND RINSE THOROUGHLY AND ALLOW TO DRY.

PRODUCT SPECIFICATION:

PRIMER: 1 COAT DTM BONDING PRIMER B66A50
FINISH: 2 COATS SHERCRYL HPA HIGH PERFORMANCE ACRYLIC B66-300
GLOSS OR B66-350 FOR A SEMI-GLOSS FINISH.

METAL BACK DOOR:

PRIME: 1 COAT PRO-CRYL UNIVERSAL WATER BASED PRIMER B66-310 SERIES.
FINISH-EXTERIOR: 2 COATS METALATEX SEMI-GLOSS COLOR: AAP-A1 OR AAP-B1
FINISH-INTERIOR: 2 COATS METALATEX SEMI-GLOSS. COLOR: AAP-INT 1

EXTERIOR STUCCO ALT:

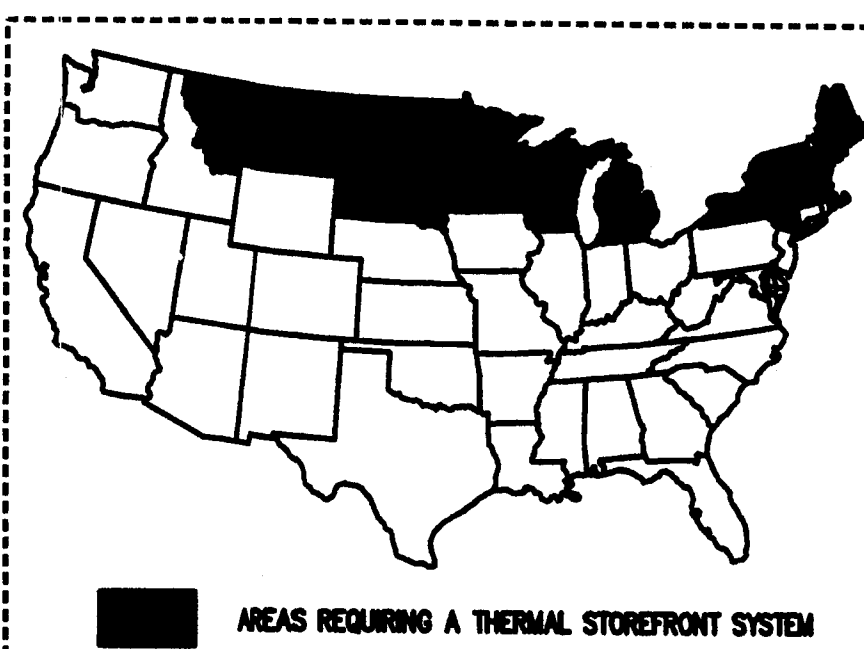
NEW:
SURFACE PREPARATION: REMOVE ANY DIRT, MUD, DEBRIS, CONTAMINANTS FROM THE SURFACE TO BE PAINTED. MAKE SURE SURFACE IS THOROUGHLY DRY PRIOR TO APPLYING ANY COATINGS.
PRIMER: LOXON EXTERIOR MASONRY PRIMER A24W300.
FINISH: 2 COATS CONFLX XL ELASTOMERIC HI-BUILD COATING A5-400 SERIES.
REFER TO FINISH SCHEDULE FOR PARTICULAR ADVANCE AUTO PARTS STORE BEING PAINTED.
PREVIOUSLY PAINTED:
SURFACE PREPARATION: TO COMPLETED SAME AS ABOVE FOR NEW.
PRIMER: SPOT PRIME ANY BARE AREAS OF STUCCO WITH LOXON EXTERIOR MASONRY PRIMER A24W300.
FINISH: 1-2 COATS A-100 EXTERIOR LATEX SATIN A82 SERIES. COLOR MAY BE AAP-A1, AAP-2, AAP-B1, OR AAP-B2 REFER TO FINISH SCHEDULE FOR THE PARTICULAR ADVANCE AUTO PARTS STORE BEING PAINTED.

DESIGNER NOTE: USE THE FOLLOWING PAINT SPECIFICATIONS IN REMODELS OR BUILD TO SUIT PROJECTS AS REQUIRED:

WINDOW WALL UNITS:
SURFACE PREPARATION- THOROUGHLY CLEAN SURFACE TO BE PAINTED WITH SHERWIN WILLIAMS PRO CLEAN PROFESSIONAL PREP WASH CONCENTRATE # 180-3113. REMOVE ALL RESIDUES, FILM, DIRT, GREASE AND GRIME. SCUFF SAND SURFACE TO A DULL FINISH WITH SM BRAND SANDBLASTER SANDING SPONGE, 60 GRIT.
BARE ANODIZED ALUMINUM SHOULD BE PRIMED PRIOR TO PAINTING. PREVIOUSLY PAINTED ALUMINUM DOES NOT REQUIRE A PRIMER, AND MAY BE PAINTED DIRECT.
PRIME: 1 COAT DTM WASH PRIMER B7111
FINISH: 2 COATS SHER-CRYL HPA- HIGH PERFORMANCE ACRYLIC B66R300
COLOR AAP-R1

EXTERIOR ALUMINUM MANSARD:

SURFACE PREPARATION: MAKE SURE SURFACE IS CLEAN, DULL AND DRY. WASH TO REMOVE ALL DUST, DIRT, GRIME, GREASE, ETC.
FINISH: 1-2 COATS SHERWIN WILLIAMS A-100 EXTERIOR LATEX SATIN A82 SERIES. COLOR: AAP-A2 OR AAP-B2. REFER TO FINISH SCHEDULE FOR THIS SPECIFIC ADVANCE AUTO PARTS STORE BEING PAINTED



AREAS REQUIRING A THERMAL STOREFRONT SYSTEM

DESIGNER NOTE: PROVIDE THERMAL STOREFRONT SYSTEM IN AREAS INDICATED ON MAP.

DESIGNER NOTE: ONLY ONE SET OF COLORS TO BE USED. CONFIRM WITH AAP DESIGN COORDINATOR.

DESIGNER NOTE: PROVIDE ON REMODELS OR BUILD TO SUIT PROJECTS AS REQUIRED

NOTE TO DESIGNER:
USE ALTERNATE ELEVATION WITH KNEE WALL FOR WIND SPEEDS OF 110 MPH OR HIGHER.

NOTE TO DESIGNER:
USE HIGH IMPACT STOREFRONT & GLAZING FOR WIND SPEEDS OF 130 MPH OR HIGHER. SEE ENLARGED ELEVATION.

MATERIAL SCHEDULE

MATERIAL:	LOCATION:
EXTERIOR PAINT	
EP-1 SHERWIN WILLIAMS #AAP-A1	EXT. BLOCK WALLS (ABOVE LIGHT & MTL BAR)
EP-2 SHERWIN WILLIAMS # AAP-A2	EXTERIOR BLOCK WALLS, METAL DOOR (BELOW LIGHT & MTL. BAR WHERE BAR OCCURS)
EP-1 ALT. SHERWIN WILLIAMS #AAP-B1	EXT. BLOCK WALLS (ABOVE LIGHT & MTL BAR)
EP-3 SHERWIN WILLIAMS SAFETY RED AAP-R1	ALUMINUM STOREFRONT
EP-4 SHERWIN WILLIAMS COLOR: STEELY GRAY	EXTERIOR ALUMINUM ROOF
EXTERIOR FACADE	
EC-1 ALT. EIFS	EXTERIOR WALLS
EC-2 ALT. QUIK Brik CONCRETE MASONRY UNITS 8"x4"x16"	EXTERIOR CMU WALL
ROOFING	
RT-1 ALT. MCA SUPERIOR CLAY ROOF TILE, ONE PEICE "S" MISSION BLEND (UNGLAZED), TAUPE SMOKE MEDIUM CQ134M, CONTACT APRIL CHISUM OR YASHIHIRO SUZUKI: PHONE 800-736-6221	ROOF
RM-1 ALT. PETERSON PAC-CLAD STANDING- SEAM METAL ROOFING, SLATE GRAY	ROOF

Advance Auto Parts

PROJECT ADDRESS, CITY, STATE, ZIP

SITE ID # 83484 CORNER

REV	DATE	DESCRIPTION

EXTERIOR ELEVATIONS

DATE: 6/30/06 SHEET SIZE: 6,792 S.F.

JOB # XXXX DRAWN BY: XXXX

VERSION Q2-06

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