

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD, U.N.O.
2. ALL EXTERIOR STUD WALLS TO BE 6" METAL STUD, U.N.O.
3. ALL INTERIOR WALLS TO BE 3-5/8" METAL STUD, WALL TYPE S3.0, U.N.O. SEE A001 FOR PARTITION TYPES
4. ALL DIMENSIONS ARE TO EDGE OF OPENING, U.N.O.
5. SEE ENLARGED PLANS FOR DETAIL DIMENSIONS

FLOOR PLAN LEGEND

-  NEW METAL STUD WALL - SEE PARTITION SCHED.
-  1 HR. RATED WALL
-  ELECTRICAL PANEL - SEE ELECTRICAL
-  FIRE EXTINGUISHER - REFER TO CODE PLANS
-  FLOOR DRAIN - SEE PLUMBING

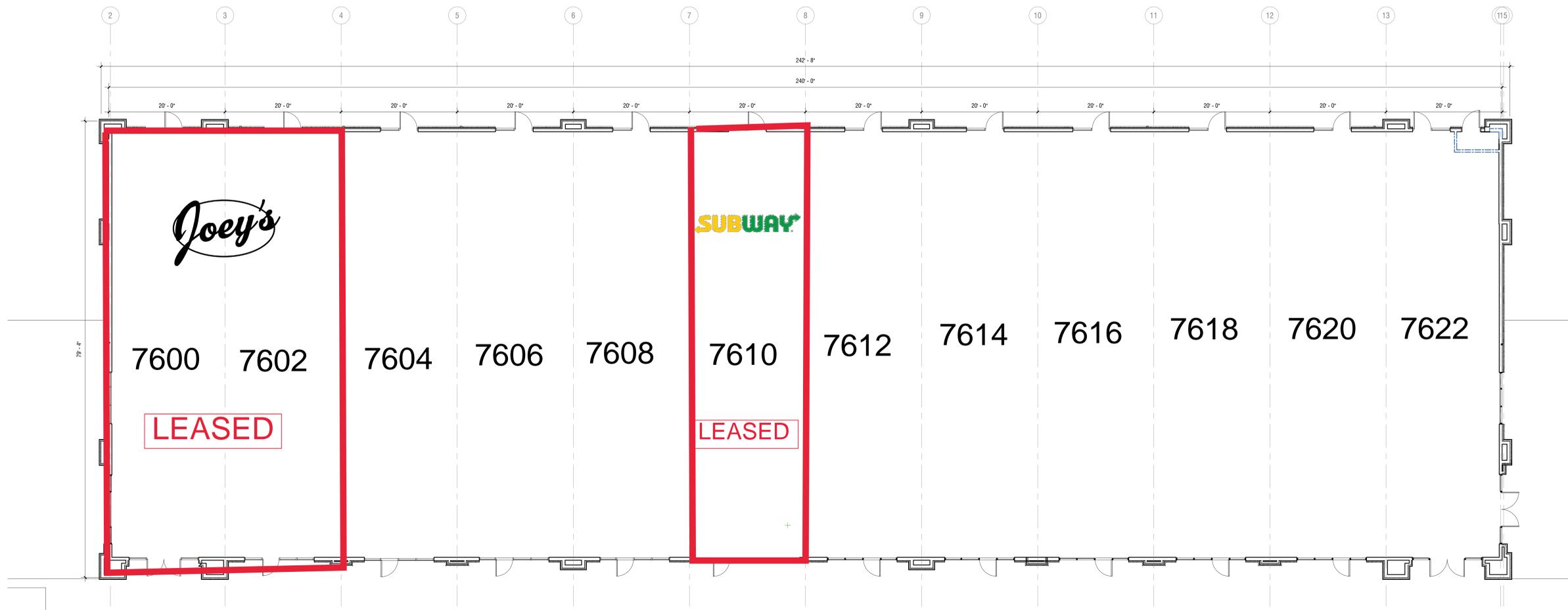
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21000 Torrence Chapel Rd, Ste. 100
Cornellus NC, 28031

VILLAGE AT SHERRILS FORD
7610 EAST NC HWY 150
SHERRILS FORD, NC 28673



1 FIRST FLOOR DIMENSION PLAN
A100 SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
REVISIONS		
PROJECT NUMBER: 2190101		
DRAWN BY: PTC		
REVIEWED BY: Approver		
ISSUED FOR: SCHEMATIC		
DATE: 4.22.2019		
DRAWING NAME:		

FIRST FLOOR DIMENSION PLAN

DRAWING NUMBER

A100

ELEVATION MATERIALS

TAG	MATERIAL
1	ADAMS ENDURAMAX BRICK VENEER SYSTEM- COLOR TBD
2	CAST STONE WATERTABLE/SILL - COLOR TBD
3	BRICK ROWLOCK CAP
4	EFS FINISH COAT - STD THERM c/ XPS (MEDIUM) - COLOR 'A' TBD
5	EFS FINISH COAT - STD THERM c/ XPS (MEDIUM) - COLOR 'B' TBD
6	EFS FINISH COAT - STD THERM c/ XPS (FINE) - COLOR 'C' TBD
7	EFS REVEAL - 1/4" PER MANUFACTURER
8	NOT USED
9	PRE-FINISHED ALUMINUM COPING WITH DRIP EDGE - PREFINISHED TO MATCH LOCATION
10	ALUMINUM STOREFRONT - KAWNEER - THERMALLY BROKEN; 1" INSULATING GLASS - BLACK FACTORY FINISHED
11	PREFINISHED ALUMINUM CONDUCTOR HEAD W/ DOWNSPOUT
12	OVERFLOW ROOF SCUPPER
13	WALL SCONCE - UP/DOWN, DARK BRONZE, SEE ELECTRICAL DRAWINGS FOR INTEGRATED EMERGENCY
14	EXTERIOR EMERGENCY EXIT LIGHT - SEE ELECTRICAL
15	EXTRUDED ALUMINUM CANOPY - MASA EXTRUDECK OR OWNER/ARCHITECT APPROVED EQUAL - BLACK
16	SIGNAGE - BY TENANT
17	ROOFTOP PACKAGE UNIT (SHALL NOT BE VISIBLE FROM STREET LEVEL - SEE MECH.)
18	GAS METER - PAINT TO MATCH; COORDINATE WITH LOCAL AUTHORITY
19	ELECTRICAL METER - PAINT TO MATCH; SEE ELECTRICAL DRAWINGS
22	EXTERIOR WALL PACK - SEE ELECTRICAL
23	APPROXIMATE LOCATION OF HVAC UNIT

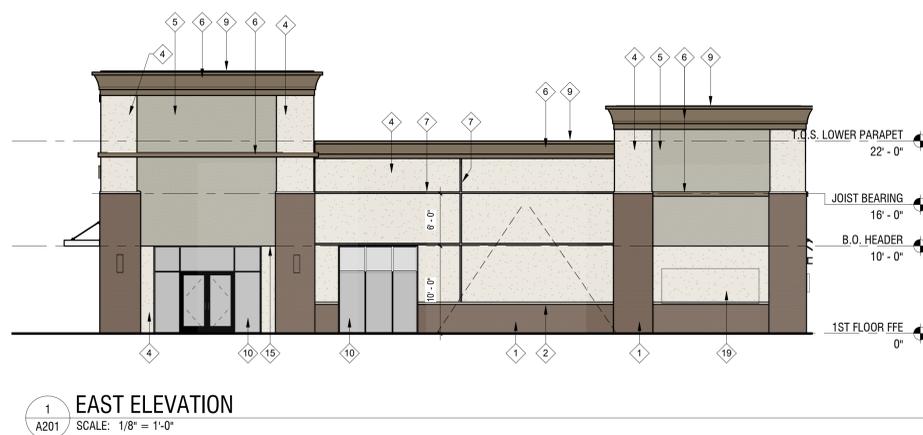
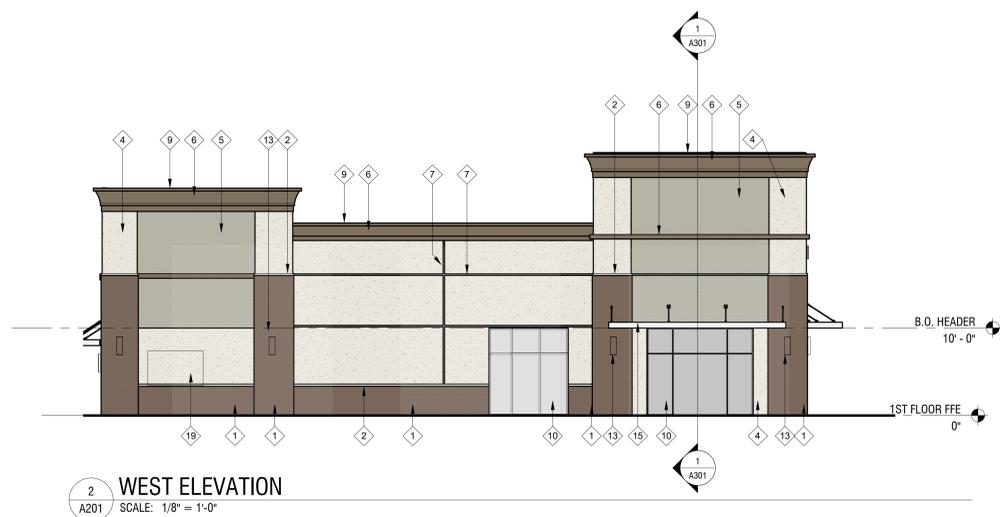
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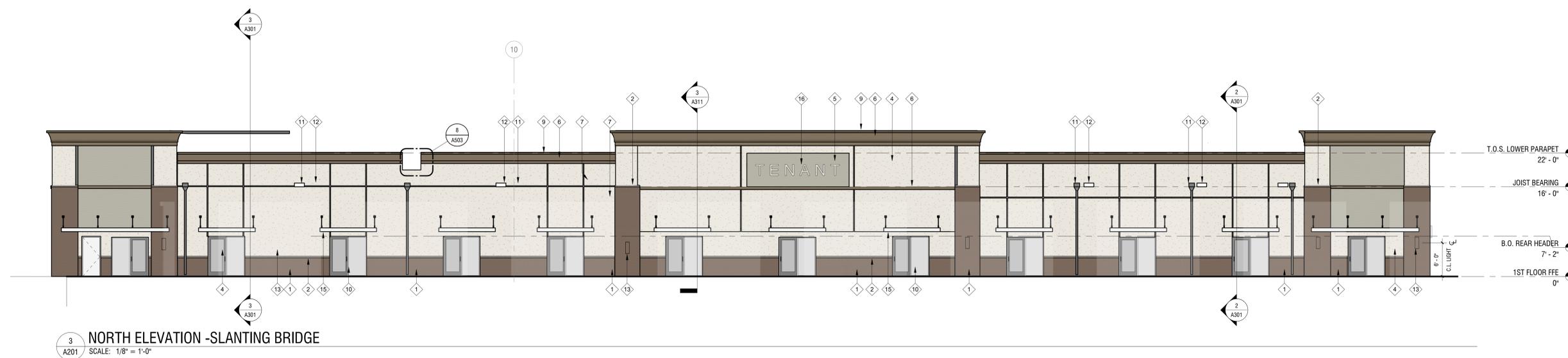
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SHERRILS FORD, NC 28673



2 WEST ELEVATION
A201 SCALE: 1/8" = 1'-0"

1 EAST ELEVATION
A201 SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION - SLANTING BRIDGE
A201 SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION - PARKING
A201 SCALE: 1/8" = 1'-0"

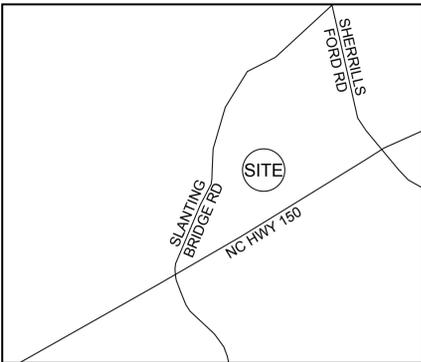
1	Date 1	County Comments & Coordination
NO.	DATE	DESCRIPTION

PROJECT NUMBER	2190101
DRAWN BY:	Author
REVIEWED BY:	Approver
ISSUED FOR:	SCHEMATIC
DATE:	4.22.2019
DRAWING NAME:	

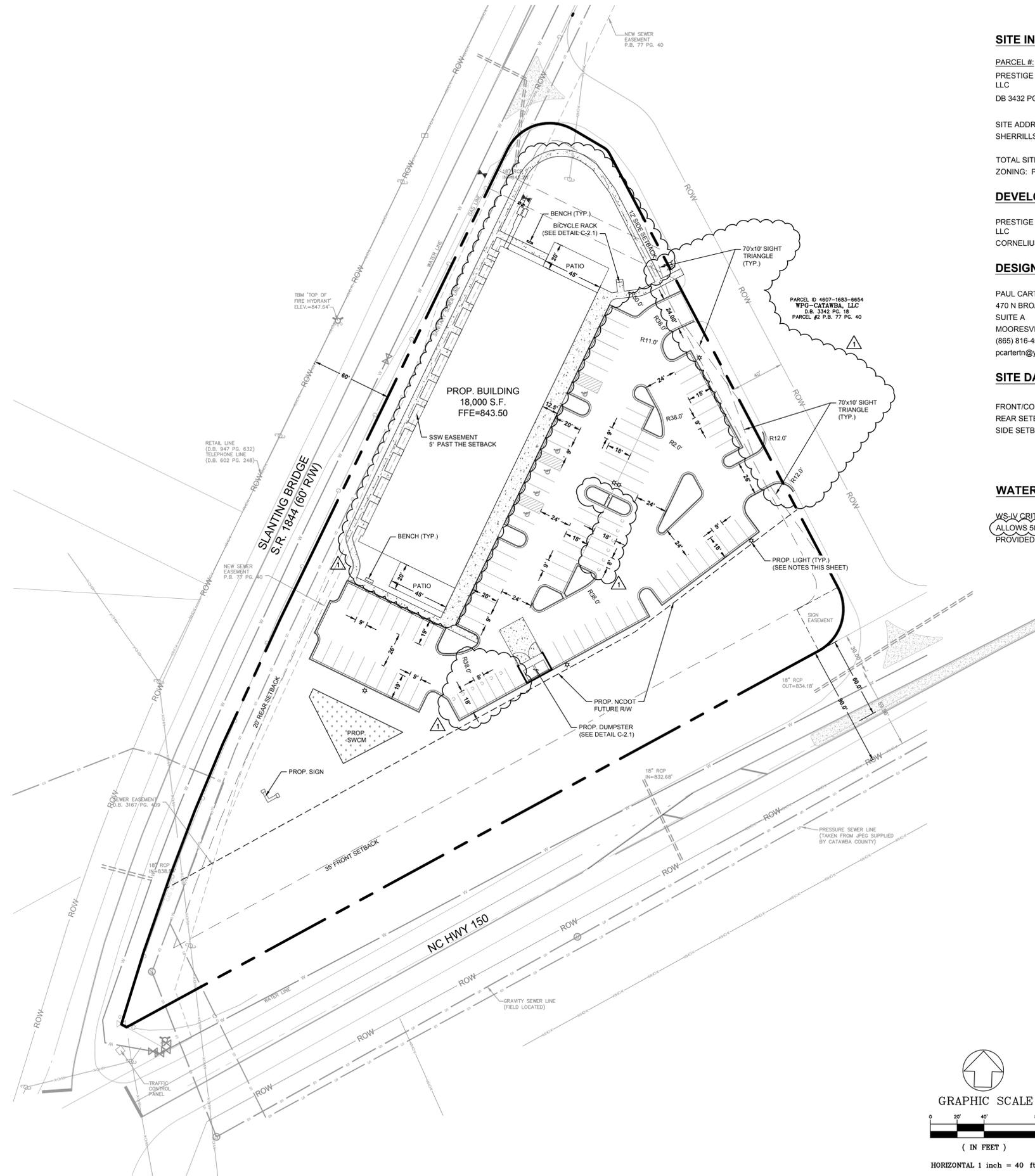
EXTERIOR ELEVATIONS

DRAWING NUMBER

A201



VICINITY MAP
N.T.S.



LIGHTING NOTES:

1. LIGHT FIXTURES SHALL BE SHOEBOX LED TYPE LIGHTS WITH A 20' MOUNTING HEIGHT.
2. POLES SHALL BE TENON TOP CONCRETE, PROMENADE CONCRETE, OR APPROVED EQUIVALENT.
3. LIGHT FIXTURES (NOT ATTACHED TO BUILDINGS) MUST BE AFFIXED TO A POLE, WHICH MAY BE OF METAL, FIBERGLASS, OR CONCRETE. WOODEN POLES ARE NOT PERMITTED.
4. ALL FIXTURES MUST BE EITHER SEMI-CUTOFF OR FULL CUTOFF FIXTURES ONLY.
5. THE MAXIMUM HEIGHT OF THE LIGHT SOURCE (LIGHT BULB), DETACHED FROM A BUILDING, IS 20 FEET. AN EXCEPTION TO THE LIGHT HEIGHT REQUIREMENT MAY BE CONSIDERED FOR LIGHT FIXTURES UP TO 35 FEET WITHIN A PLANNED DEVELOPMENT SPECIAL DISTRICT DURING THE REZONING PROCESS.
6. NO FIXTURE CAN BE LOCATED IN CLOSE PROXIMITY TO RESIDENTIALLY ZONED PROPERTY WHICH WOULD CONTRIBUTE TO LIGHT SPILLAGE UPON THE RESIDENTIAL PROPERTY.

SITE INFORMATION

PARCEL #: 460716832233
PRESTIGE CORPORATE DEVELOPMENT LLC
DB 3432 PG 1717

SITE ADDRESS: 7610 E NC HWY 150
SHERRILLS FORD, NC 28673

TOTAL SITE AREA: 3.61 AC
ZONING: PD-CD

DEVELOPER

PRESTIGE CORPORATE DEVELOPMENT LLC
CORNELIUS, NC

DESIGNER:

PAUL CARTER, PE
470 N BROAD STREET
SUITE A
MOORESVILLE, NC 28115
(865) 816-4557
pcarterth@yahoo.com

SITE DATA

FRONT/CORNER SIDE: 35'
REAR SETBACK: 20'
SIDE SETBACK: 10'

WATERSHED DATA

WS-IV CRITICAL AREA
ALLOWS 50% IMPERVIOUS
PROVIDED = 41.3% IMPERVIOUS

FLOOD DATA

THE PROPERTY DOES NOT LIE WITHIN A FLOOD HAZZARD ZONE ACCORDING TO THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL) 3710460700J DATE 9-5-2007.

LANDSCAPING

LANDSCAPING SHALL COMPLY WITH ALL OF CATAWBA COUNTY STANDARDS PER ZONING ORDINANCE, ARTICLE V, DIVISION 4.

ROAD IMPROVEMENTS

NONE REQUIRED

PARKING REQUIREMENTS

CALCULATION:
4 SPACES PER 1,000 SQ. FT RETAIL
10,179 SQ. FT. OF RETAIL
11,779 / 1,000 = 11.7
11.7 * 4 = 47 REQUIRED SPACES

10 SPACES PER 1,000 SQ. FT. RESTAURANT
6,000 / 1,000 = 6
6 * 10 = 60 REQUIRED SPACES

TOTAL REQ. = 107 SPACES

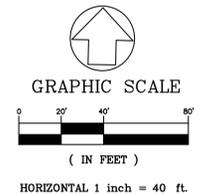
REGULAR SPACES PROVIDED:
95 SPACES

REQUIRED COMPACT SPACES:
107 * .10 = 10.7 REQUIRED
PROVIDED = 12 COMPACT SPACES

TOTAL PROVIDED = 107 SPACES W/ 5 ACCESSIBLE SPACES

SITE PLAN GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR FACE OF BUILDING UNLESS OTHERWISE NOTED. ALL RADII ARE TO FACE OF CURB.
2. ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
3. ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
4. PRIOR TO BEGINNING ANY DEMOLITION, GRADING OR CONSTRUCTION, THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES.
5. GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY.
6. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
7. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
8. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
9. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.



Z:\Projects\2018\18-32 VSF Marketplace\CADD\PlanSheets\C-2.0 - Site Plan.dwg PCART



CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC., AS NECESSARY TO INSURE SAFETY.
ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND LOCAL MUNICIPALITIES.
SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

EASTLAKE ENGINEERING
470 N. BROAD ST MOORESVILLE, NC 28115 ph(865) 816-4557 NC FIRM # P-1713



VSF MARKETPLACE
by: BBC VSF, LLC
21000 TORRENCE CHAPEL ROAD - SUITE 100
CORNELIUS, NC 28031
Project Address: 7610 East NC Hwy 150, Sherrills Ford, NC 28673

NO.	BY	DATE	REVISION
1	JB	4-24-19	PER COUNTY/NC DOT COMMENTS
2	PC	5-17-19	PER COUNTY/NC DOT COMMENTS

PROJECT #: 18-32 DATE: 2-28-19
DRAWN BY: PC CHECKED BY: PC

TITLE
SITE PLAN

SHEET NO.
C-2.0

Exhibit A

SHELL SPECIFICATIONS

TENANT SPACE DESIGN:

Tenant is responsible for hiring professionals to design and permit their Tenant Improvements.

TENANT IMPROVEMENT ALLOWANCE:

Tenant Improvement Allowance is intended to cover all work not specified below.

ELECTRICAL:

Landlord provide 200 amp service to the premises to the perimeter wall.

COMMUNICATION:

Overhead conduit from communication service cabinet panel on the exterior of the building to each tenant space for telecommunications and internet service.

PLUMBING:

4" sanitary waste lines brought to front of the Premises.
2" cold water supply line to the Premises.

STOREFRONT, DOORS, SIGN BAND:

Landlord shall provide, anodized aluminum storefronts and windows with double pane glass. Storefronts will have single entry doors with push and pull plates and locksets. Sign band on building for tenant's signs.

FLOORS:

Finished floor of concrete slab.

TRASH/DELIVERY:

Landlord shall have secured for Tenant the right to use an enclosed, dedicated trash and recycling container located in the Development for Tenant's use in common with other tenants in the Shopping Center.

EXTERIOR/SITE:

Landlord shall be responsible for all exterior lighting of building, including security lighting, security, parking lot and landscaping all through a TICAM allocation.

BUILDING DOCUMENTATION:

Landlord shall provide to Tenant complete drawings in the form of construction documentation and specification of shell building to include where available in DWG file:

- A. Site plan, including utility plan for center
- B. Architectural Building Plans and elevations
- C. Applicable electrical, mechanical, plumbing, drawings for Premises
- D. Building and site plan renderings
- E. Design criteria documents, including sign criteria