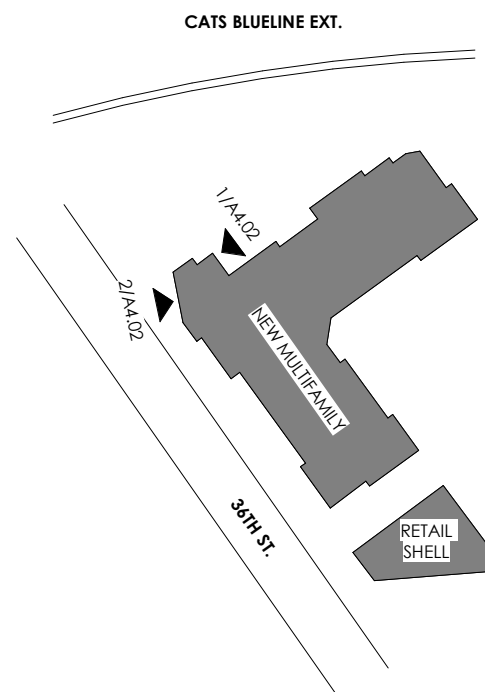


Revisions		
No.	Description	Date

BUILDING ELEVATIONS -
ANGLED/BUMPOUT



GENERAL NOTES

- BALCONY RAILING TO BE POWDER-COATED ALUMINUM. FINISH COLOR TO BE APPROVED BY OWNER AND ARCHITECT.
- WINDOW TRIM TO MATCH COLOR OF SURROUNDING PANEL.
- PROVIDE VERTICAL CONTROL JOINTS AT MASONRY VENEER AT CHANGES IN WALL HEIGHT, NEAR CORNERS ON RETURN WALL 2'-0" BACK FROM FACE OF MAIN VENEER, AT INSIDE CORNER OF SETBACKS, AT OFFSETS, AND ALIGNED WITH VERTICAL EDGES OF WINDOWS. PROVIDE HORIZONTAL CONTROL JOINTS AT LOOSE UNTEL. EXTEND IN 1/4" PAST EDGE OF UNTEL.
- BRICK CONTROL JOINTS ARE TO BE FREE OF MORTAR AND PROVIDED WITH BACKER ROD AND SEALANT. PROVIDE CORNER MASONRY UNIT AT ALL MASONRY VENEER CORNER RETURNS.
- NICHIRIA FIBER CEMENT AS BASIS OF DESIGN. IF OTHER MANUFACTURER IS USED, INSTALL PER MFRS. RECOMMENDATIONS.
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- ALL WINDOW SILLS TO BE ROWLOCK SILL COURSE. REFERENCE A6.13, A6.22, AND A6.32 FOR ALL HEAD, JAMB, SILL DETAILS.
- TYPICAL BATTEN TO BE 4/4 1X4 FIBER CEMENT TRIM. BATTEN AT WINDOW, DOOR, AND OPENING HEADS TO BE 4X4 1X4. BATTENS CONTINUOUS WITH HEAD TRIM TO BE 1X4.
- SIGNAGE SHOWN FOR LOCATION PURPOSES ONLY. FINAL SIGNAGE TO BE DETERMINED.

MATERIAL LEGEND

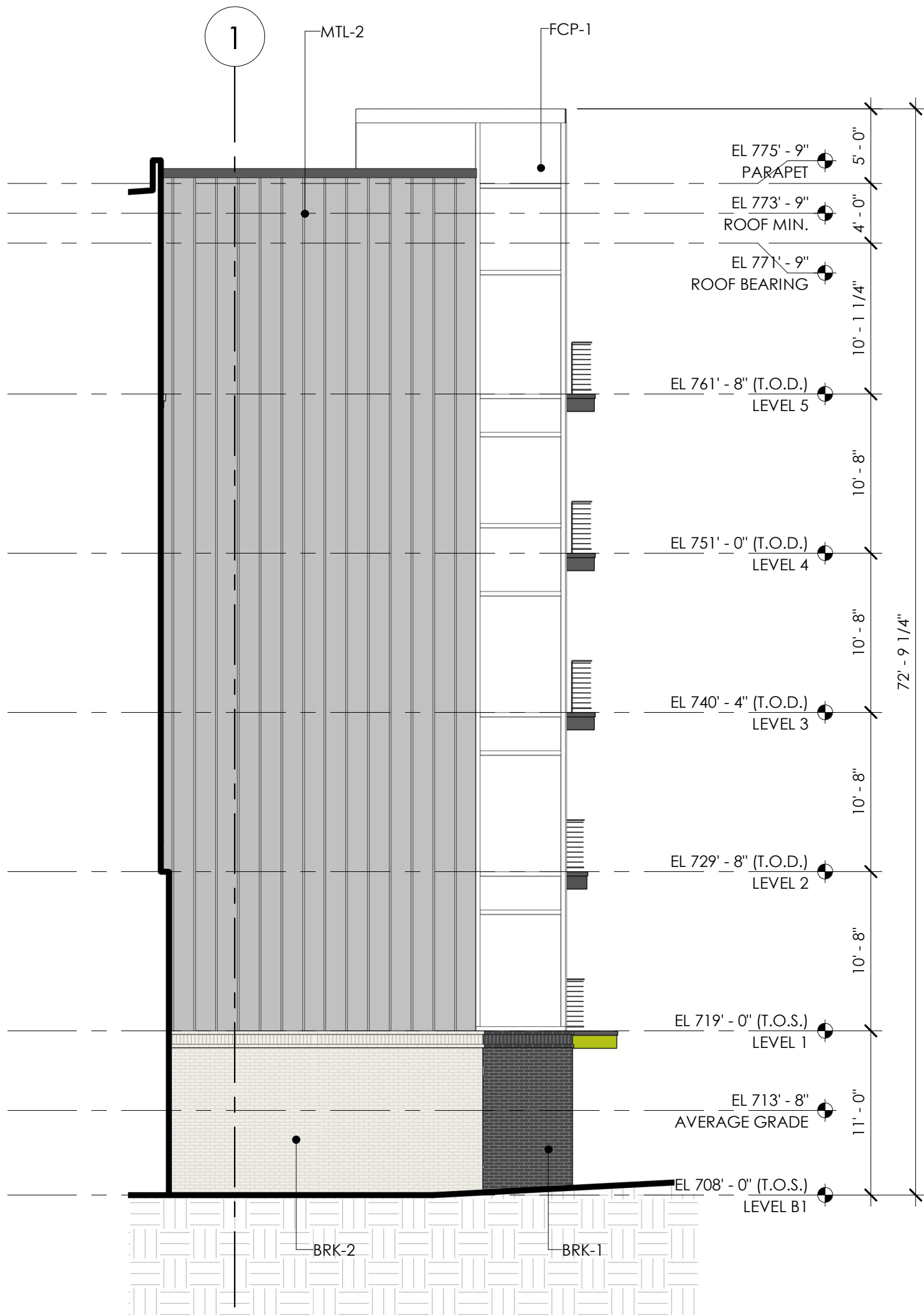
- BRK-1: MODULAR BRICK, DARK COLOR: TBD
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2
A4.02

WEST ELEVATION - 36TH STREET ANGLE

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



1
A4.02

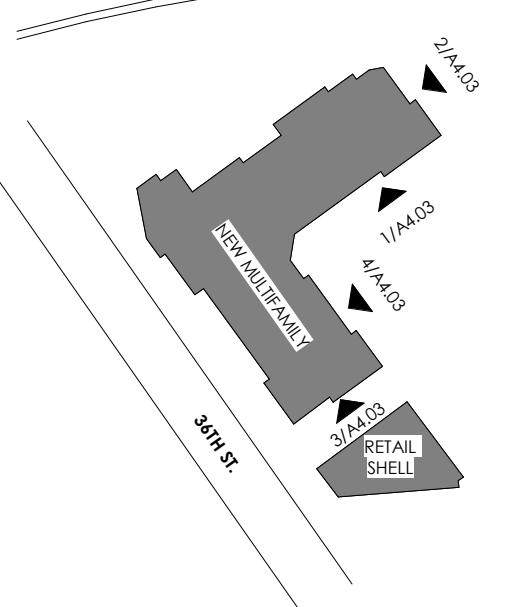
EAST ELEVATION - BUMPOUT

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

Revisions		
No.	Description	Date

**BUILDING ELEVATIONS -
PARKING EAST/SOUTH**

CATS BULELINE EXT.



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4 EAST ELEVATION - PARKING LOT
SCALE: 1/8" = 1'-0"



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



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



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



RETAIL SOUTH ELEVATION

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



RETAIL NORTH ELEVATION

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



RETAIL EAST ELEVATION

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



RETAIL WEST ELEVATION

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

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- MTL-3: WEATHERED METAL PANEL FINISH: TBD

ZONING REQUIREMENTS

ZONING: TOD-CC

PERMITTED USES: COMMERCIAL, RESIDENTIAL, OR INSTITUTIONAL

MAXIMUM BUILDING HEIGHT:
ALLOWED: 90'
PROPOSED: 72'-9"

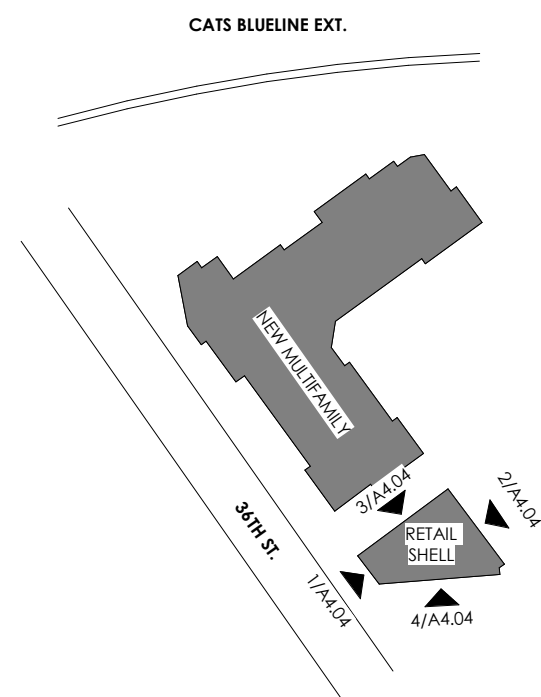
MAXIMUM BUILDING LENGTH ALONG A FRONTAGE:
ALLOWED: 400'
PROPOSED: 36TH ST. - 217'

EXTERIOR FACADE:

- WINDOWS AND DOORS PROVIDE FOR AT LEAST 60%/25% (RESIDENTIAL) AT 36TH STREET GROUND FLOOR; 25% AT ALL UPPER FLOORS.
- THE MAXIMUM CONTIGUOUS AREA WITHOUT WINDOWS OR DOORS ON ANY FLOOR SHALL NOT EXCEED MAX. 20 FT. IN HEIGHT AND MAX. 20 FT. IN LENGTH.
- FACADES OVER 150 FEET IN LENGTH SHALL INCORPORATE PROJECTIONS OR RECESSES A MINIMUM OF 2 FEET IN DEPTH.
- PROMINENT ENTRIES WILL BE LOCATED EVERY 75' MAX. ON 36TH STREET (OTHER-PRIMARY).

Revisions		
No.	Description	Date

BUILDING ELEVATIONS -
RETAIL SHELL





WEST - 36TH STREET



NORTH - BLUE LINE

Revisions		
No.	Description	Date



SOUTH - DRIVE AISLE



SOUTH - PARKING LOT



EAST - PARKING LOT



EAST - POOL DECK

Revisions		
No.	Description	Date



RETAIL SHELL - DRIVE AISLE



RETAIL SHELL - 36TH STREET



RETAIL SHELL - PARKING LOT



RETAIL SHELL - FREIGHT TRACKS

**50% CONSTRUCTION
DOCUMENTS**

JOHNSTON MILL - NEW
BUILDING
**THE COMMUNITY
BUILDERS**



LOCATION / CHARLOTTE, NC
PROJECT # / 19FCP330
DATE / 09.09.2020
DRAWN / PT/HS

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Revisions		
No.	Description	Date

**RENDERED ELEVATIONS
- RETAIL SHELL**