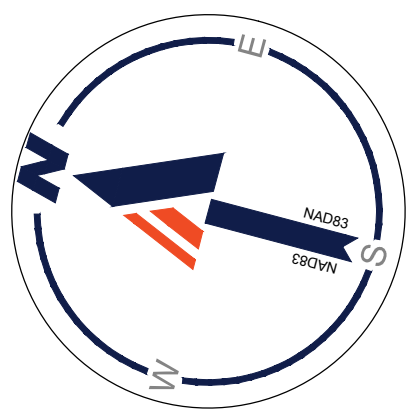
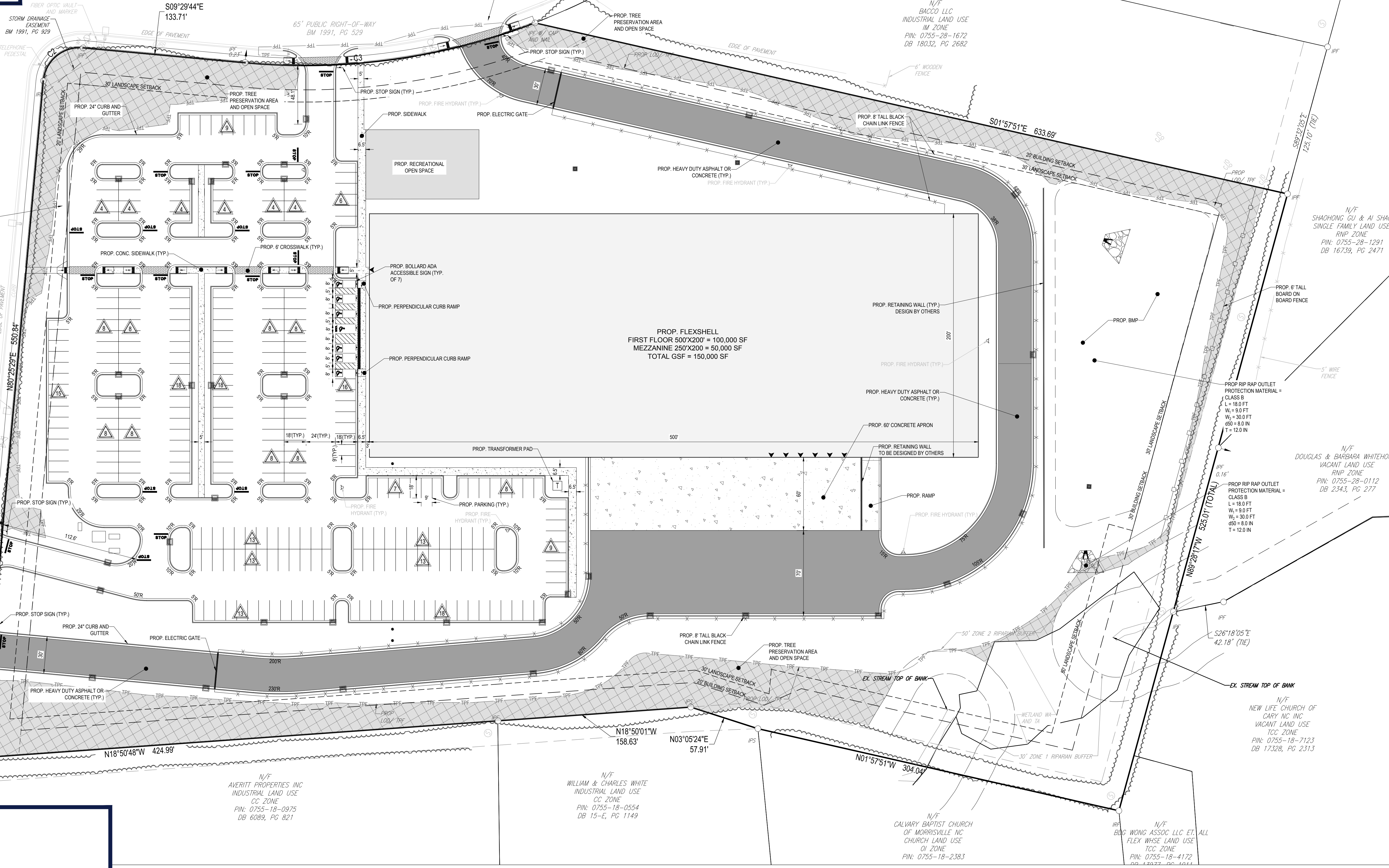




SOUTH PORT DRIVE

INTERNATIONAL DRIVE



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SITE CIVIL AND CONSULTING ENGINEERING
PROJECT MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	BY	CHECKED BY
1	01/27/22	REV PER TOWN COMMENTS	GJZ	GJZ

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PROJECT No.: NCR211104
DRAWN BY: OGT
CHECKED BY: GJZ
DATE: 01/07/2022
CAD I.D.: SITE - 0

PROJECT:

PROPOSED DEVELOPMENT

401 SOUTHPORT DR
MORRISVILLE NC 27560

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132

4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000

NC@BohlerEng.com

Seal Redacted per NC GS 132-1(c)(5)

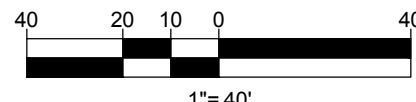
SHEET TITLE:

SITE PLAN

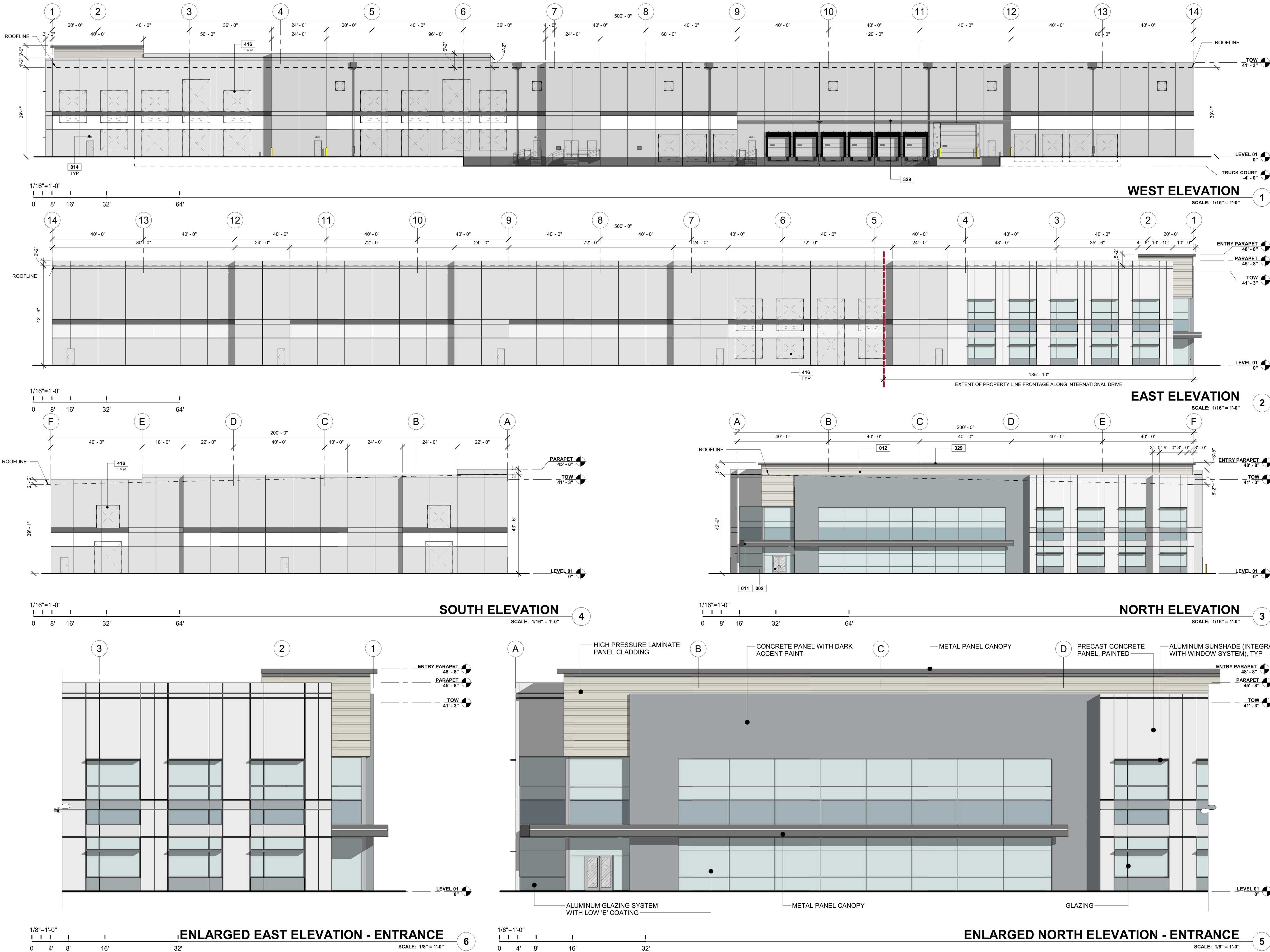
SHEET NUMBER:

C - 301

REVISION 1 - 01/27/22



Jan 27, 2022
H:\2021\NCR211104\CADD\DRAWINGS\PLAN SET\SITE - 0 - NCR211104 - LAYOUT C-301 - SITE PLAN



Area of Façade Walls	64,000 sq ft
Area of Windows and Doors	8,776 sq ft
Net Total Façade Wall Area (1)	72,776 sq ft
(1) Net Total Façade Wall Area is the Area of Façade Walls minus Area of Windows and Doors	
Area of predominant net Façade material	63,964 sq ft 87.9 %
Area of non-predominant net Façade material	8,812 sq ft 12.1 %

EAST ELEVATION ADJACENT TO INTERNATIONAL DRIVE TABLE 18:	
Provide the following table on the elevation sheet(s) demonstrating compliance with 35% of the ground floor and 20% of the upper floor(s) horizontal length requirement for other non-residential uses. A table is required for each side of the building(s) adjacent to public / v and private roads.	
Total Horizontal Length of Wall	135.03 ft
Total Horizontal Length of Windows and Glass on the Ground Floor(s)	66.5 ft = 49.2 % of Wall
Total Horizontal Length of Windows and Glass on the Upper Floor(s)	68.5 ft = 50.8 % of Wall

TABLE 19:	
Provide the following table on the elevation sheet(s) demonstrating compliance with 60% of the vertical height of the ground floor requirement. A table is required for each side of the building(s) adjacent to public / v and private roads.	
Total Vertical Height of Ground Floor Walls	36 ft
Total Vertical Height of Windows	21.6 ft = 60 % of Wall

TABLE 16:	
Provide the following table on each applicable elevation sheet demonstrating compliance with ground floor features along no less than 60% of the horizontal length of the wall. A table is required for each side of the building(s) adjacent to public / v and private roads.	
Total Horizontal Length of Wall	200 ft
Total Horizontal Length of Windows and Glass on the Ground Floor(s)	153 ft = 77 % of Wall
Total Horizontal Length of Windows and Glass on the Upper Floor(s)	153 ft = 77 % of Wall

NORTH ELEVATION ADJACENT TO SOUTHPORT DRIVE TABLE 18:	
Provide the following table on the elevation sheet(s) demonstrating compliance with 35% of the ground floor and 20% of the upper floor(s) horizontal length requirement for other non-residential uses. A table is required for each side of the building(s) adjacent to public / v and private roads.	
Total Horizontal Length of Wall	200 ft
Total Horizontal Length of Windows and Glass on the Ground Floor(s)	153 ft = 77 % of Wall
Total Horizontal Length of Windows and Glass on the Upper Floor(s)	153 ft = 77 % of Wall

TABLE 19:	
Provide the following table on the elevation sheet(s) demonstrating compliance with 60% of the vertical height of the ground floor requirement. A table is required for each side of the building(s) adjacent to public / v and private roads.	
Total Vertical Height of Ground Floor Walls	36 ft
Total Vertical Height of Windows	21.6 ft = 60 % of Wall

TABLE 16:	
Provide the following table on each applicable elevation sheet demonstrating compliance with ground floor features along no less than 60% of the horizontal length of the wall. A table is required for each side of the building(s) adjacent to public / v and private roads.	
Total Horizontal Length of Wall	200 ft
Total Horizontal Length of Windows and Glass on the Ground Floor(s)	153 ft = 77 % of Wall
Total Horizontal Length of Windows and Glass on the Upper Floor(s)	153 ft = 77 % of Wall

KEYNOTES

- 002 ALUMINUM STOREFRONT DOOR.
- 011 METAL CANOPY (DEFINING ENTRYWAY).
- 012 HPL PANEL CLADDING.
- 014 EMERGENCY LIGHT FIXTURE.
- 329 METAL CANOPY.
- 416 KNOCKOUT PANEL FOR FUTURE WINDOWS OR DOORS. SEE STRUCTURAL DRAWINGS.

PAINT SCHEME COLORS

- P1 - BASE COLOR (MEDIUM): SW 9566 INTREPID GREY
- P2 - ACCENT COLOR (LIGHT): SW 9541 WHITE SNOW
- P3 - ACCENT COLOR (DARK): SW 9638 BREAKWATER
- P4 - ACCENT COLOR: SW 9574 HULETT ORE

- GENERAL NOTES:**
- PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A CERTIFICATION FROM THE MANUFACTURER OF CORRECT INSTALLATION OF ALL EIFS SHALL BE PROVIDED TO THE TOWN PLANNING DEPARTMENT.
 - FASCIA SIGNS REQUIRE SEPARATE APPROVAL. ANY SIGNS PROPOSED ARE FOR ILLUSTRATIVE PURPOSES ONLY.
 - GROUND FLOOR WINDOWS WILL PROVIDE DIRECT VIEWS TO THE BUILDING'S INTERIOR.

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REVISIONS				
REV	DATE	COMMENT	DESIGNED BY	DRAWN BY
1	01/27/22	REV PER TOWN COMMENTS	GJZ	GJZ
2	03/15/22	REV PER TOWN COMMENTS	GJZ	GJZ
3	04/08/22	REV PER TOWN COMMENTS	GJZ	GJZ
4	05/06/22	REV PER TOWN COMMENTS	OGT	GJZ

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PROJECT No.: NCR211104
DRAWN BY: OGT
CHECKED BY: GJZ
DATE: 01/07/2022
CAD ID: ARCE-0

PROP. SITE PLAN DOCUMENTS

FOR
ARCO
DESIGN/BUILD

PROPOSED
FLEXSHELL - MORRISVILLE
COMBO-22-0031
401 SOUTHPORT DR
MORRISVILLE NC
27560

BOHLER
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Phone: (919) 578-9000
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SHEET TITLE:

ARCHITECTURALS

SHEET NUMBER:

C - 909

REVISION 4 - 05/06/22

ADBI | DESIGN SERVICES

CMP

CONCEPTUAL ELEVATIONS

MORRISVILLE
401 SOUTHPORT DR. MORRISVILLE, NC 27560
AS322-21 | NC102 | 05/11/2022

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