

V2 - SDP-23-02 - Response to Planning Elevations comments only.

COMMENT 38 - Facades of 60 or greater feet in width shall incorporate wall offsets of at least one (1) foot of depth a minimum of every forty (40) feet. Illustrated as "D" in Figure 6.8.1

All elevations now meet requirement, left elevation has been revised to include a 1'-0" wall offset at the drive thru window.

COMMENT 39 - Facades greater than one-hundred (100) feet in length shall require a repeating, consistent pattern of change in color, texture, and material according to LDO Section 6.8.2.D.1.e.

All elevations now meet requirement, left elevation has been revised to include a 1'-0" wall offset with stone veneer at the drive thru window location.

COMMENT 40 - Clarify canopy location and intention. On the site plan sheet, please note the canopy location. Is this meant for outdoor seating? Or to cover the drive through?

COMMENT 41 - Label the location of the drive-through window on the building.

Notes have been added to drawing A201- drive thru window location has been labeled.

Transparency requirements note has been updated per LDO requirements on the right (north) Elevation and front (east) elevation.

COMMENT 42 - Edit to be compliant with language used in the LDO. The Town does not have minimum glazing requirements. Per LDO Section 6.8.2.C, mirror window glazing is a prohibited building design element. Each building does have a transparency requirement as noted in LDO Section 6.8.2.D.2

ELEVATION NOTES:

- 1

DARK BRONZE STOREFRONT SYSTEM SEE DOOR & WINDOW SCHEDULE FOR MORE INFORMATION.
- 2

EXTERIOR WALL SIGNAGE UNDER SEPARATE PERMIT AND TO BE PROVIDED BY TENANT'S SIGN VENDOR. EC TO COORDINATE WITH SIGN VENDOR AND PROVIDE EMPTY J-BOX AND BLOCKING AT SIGN LOCATIONS AS REQUIRED. SEE ELEC DWGS.
- 3

METAL HANGER ROD CANOPY PROVIDED & INSTALLED BY GENERAL CONTRACTOR - UNDER SEPARATE PERMIT. G.C. TO PROVIDE BLOCKING AS REQUIRED.
- 4

HOLLOW METAL DOOR & FRAME, PAINT DOORS AND FRAMES-PAINTED AS SHOWN. REFER TO DRAWING A501.
- 5

ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL DRAWINGS.
- 6

LINE OF ROOF BEYOND
- 7

METAL SNAP ON COMPRESSION EDGE PROVIDED GENERAL CONTRACTOR. 24 GAUGE - REFER TO DETAILS ON DRAWING A501.
- 8

"KNOX BOX" INSTALLED ON SIDE OF BRICK PIER PER LOCAL AUTHORITY REQUIREMENTS.
- 9

EMERGENCY LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS.
- 10

DECORATIVE EXTERIOR LIGHTS - REFER TO ELECTRICAL DRAWINGS.
- 11

EXTERIOR WALL PACK LIGHT - REFER TO ELECTRICAL DRAWINGS.
- 12

METAL OVERFLOW DECORATIVE NOZZLE FLANGE - REFER DETAIL 5/A502.
- 13

GAS METERS - REFER TO PLUMBING DRAWINGS.
- 14

INTERIOR ROOF DRAINS TO TIE TO STORM DRAIN - REFER CIVIL DRAWINGS BY OTHERS. REFER TO DETAIL 2/A502.
- 15

E.I.F.S. "V" GROOVE JOINT- REFER TO DETAIL 3/A501.
- 16

WOOD POST WRAPPED IN BREAK METAL TO MATCH STOREFRONT-REFER TO WINDOW SCHEDULE AND STRUCTURAL DRAWINGS.
- 17

20 GAUGE BREAK METAL TO MATCH COPING ON TOWER CAP - REFER TO WALL SECTIONS AND ENLARGED DETAILS.
- 18

PROJECTED FRAMING WRAPPER IN 20 GAUGE BREAK METAL TO MATCH M-1. REFER TO WALL SECTIONS.
- 19

METAL AWNING PROVIDED & INSTALLED BY GENERAL CONTRACTOR - UNDER SEPARATE PERMIT. G.C. TO PROVIDE BLOCKING AS REQUIRED.
- 20

METAL PATIO ROOF PROVIDED & INSTALLED BY GENERAL CONTRACTOR - UNDER SEPARATE PERMIT. G.C. TO PROVIDE BLOCKING AS REQUIRED.
- 21

BOLLARD - SEE DETAIL 8/A501.
- 22

USE 4" HEAD FRAME AT BRICK VENEER.

EXTERIOR MATERIAL:

EXTERIOR INSULATION & FINISH SYSTEMS (EIFS)		
E-1	TYPE: EIFS MANUFACTURER: DRYVIT COLOR: 627A TWILIGHT GRAY FINISH: SANDPABLE FINE STYLE: OUTSULATION LCMD-3	
METAL		
M-1	TYPE: 2-PIECE SNAP-ON COMPRESSION EDGING MANUFACTURER: FIRESTONE UNA-CLAD COLOR: EXTRA DARK BRONZE	
M-2	TYPE: METAL HANGER ROD CANOPY MANUFACTURER: BY GENERAL CONTRACTOR COLOR: EXTRA DARK BRONZE	
M-3	TYPE: METAL AWNING MANUFACTURER: BY GENERAL CONTRACTOR COLOR: EXTRA DARK BRONZE	
M-4	TYPE: METAL PATIO ROOF & COLUMN MANUFACTURER: BY GENERAL CONTRACTOR COLOR: EXTRA DARK BRONZE	

LIGHTING

L-1	EXTERIOR LIGHTING TYPE: CYLINDER LIGHT SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION
L-2	EXTERIOR LIGHTING TYPE: HALF ROUND SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION
L-3	EXTERIOR LIGHTING TYPE: EMERGENCY FIXTURE SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION

PAINT

P-1	TYPE: PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: SW7030 "ANEW GRAY"
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BRICK VENEER

B-1	TYPE: TRAD. BRICK WITH 3/8" JOINT MANUFACTURER: GLEN-GERY COLOR: EBONITE VELOUR GROUT: DARK GRAY
B-2	TYPE: TRAD. BRICK WITH 3/8" JOINT MANUFACTURER: TRIANGLE BRICK COLOR: EVELYN BAY GRAY GROUT: LIGHT GRAY

STONE VENEER

ST-1	TYPE: THIN MANUFACTURED STONE VENEER MANUFACTURER: PRESTIGE STONE COLOR: QUARRY CUT PORTLAND MIST GROUT: GRAY
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FIBER CEMENT SIDING

SD-1	TYPE: VINTAGEWOOD SIDING WITH BUILT-IN RAIN SCREEN MANUFACTURER: NICHINA COLOR: CEDAR
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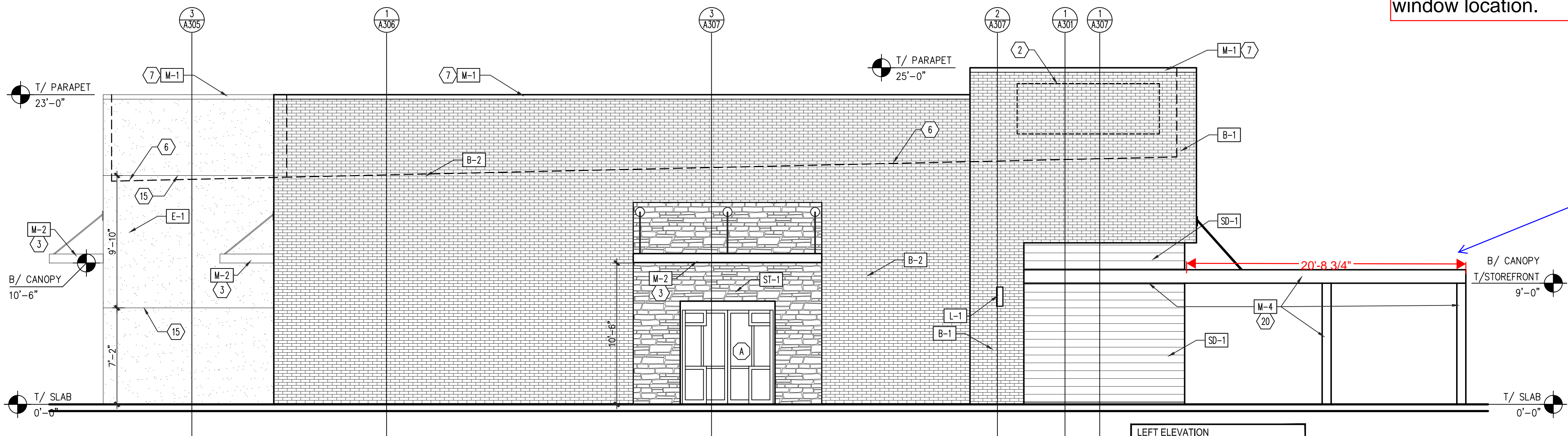
STOREFRONT

SF-1	TYPE: THERMALLY BROKEN ALUMINUM FRAME WITH INSULATED GLAZING MANUFACTURER: KANWEER COLOR: DARK BRONZE
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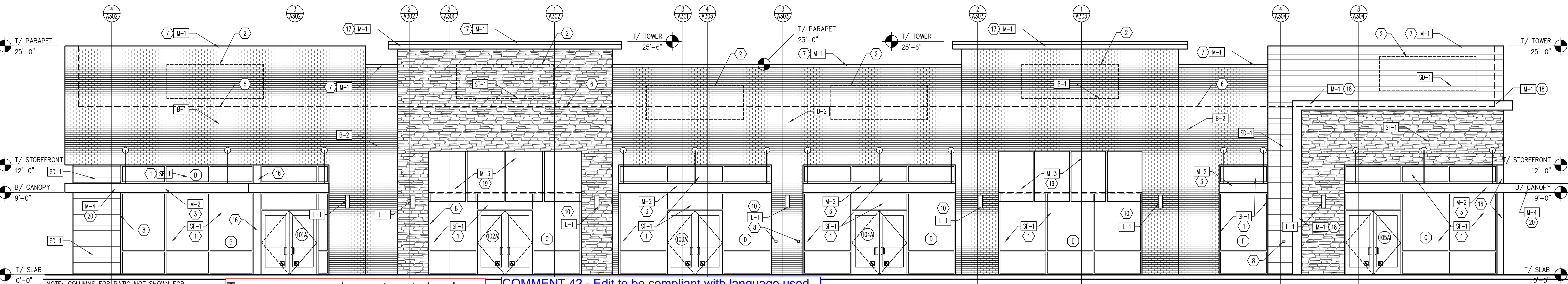
GENERAL NOTES:

1. NEW SIGNAGE AND CANOPIES BY TENANT - TO BE FILED UNDER SEPARATE PERMIT - TYPICAL.
2. SUBMIT CANOPY SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
3. COORD. WITH CIVIL DRAWINGS FOR GENERAL GRADING AND FINAL SURFACE ELEVATIONS.

Notes have been added to drawing A201- intention of canopy to be a covered exterior seating area.



2 LEFT (SOUTH) ELEVATION
A201 SCALE: 3/16" = 1'-0"



1 FRONT (EAST) ELEVATION
A201 SCALE: 3/16" = 1'-0"

LMHT Project No.: 22245

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REGISTERED ARCHITECT
3177
JENNIFER R. LEHMAN
2/21/23

PROJECT: RETAIL SHOPS
6000 ROGERS ROAD
ROLESVILLE, NC 27571
DRAWING: EXTERIOR ELEVATIONS

Revisions

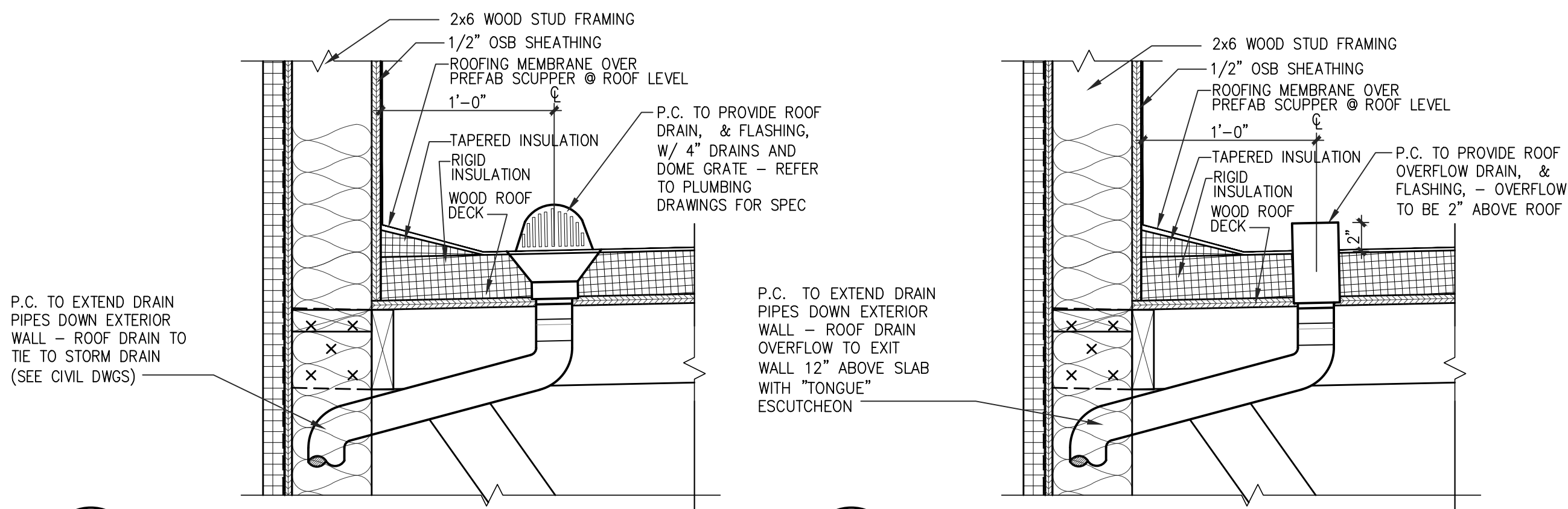
REVISION DATE

PROJECT DATE
2/21/2023

Drawn By
MTP

Checked By
GRL

Sheet No.
A201



4 INTERNAL ROOF DRAIN
SCALE: 1 1/2" = 1'-0"

3 INTERNAL ROOF OVERFLOW
SCALE: 1 1/2" = 1'-0"

ELEVATION NOTES:

- 1 DARK BRONZE STOREFRONT SYSTEM SEE DOOR & WINDOW SCHEDULE FOR MORE INFORMATION.
- 2 EXTERIOR WALL SIGNAGE UNDER SEPARATE PERMIT AND TO BE PROVIDED BY TENANT'S SIGN VENDOR. EC TO COORDINATE WITH SIGN VENDOR AND PROVIDE EMPTY J-BOX AND BLOCKING AT SIGN LOCATIONS AS REQUIRED. SEE ELEC DWGS.
- 3 METAL HANGER ROD CANOPY PROVIDED & INSTALLED BY GENERAL CONTRACTOR - UNDER SEPARATE PERMIT. G.C. TO PROVIDE BLOCKING AS REQUIRED.
- 4 HOLLOW METAL DOOR & FRAME, PAINT DOORS AND FRAMES - PAINTED AS SHOWN. REFER TO DRAWING A501.
- 5 ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL DRAWINGS.
- 6 LINE OF ROOF BEYOND
- 7 METAL SNAP ON COMPRESSION EDGE PROVIDED GENERAL CONTRACTOR. 24 GAUGE - REFER TO DETAILS ON DRAWING A501.
- 8 "KNOX BOX" INSTALLED ON SIDE OF BRICK PIER PER LOCAL AUTHORITY REQUIREMENTS.
- 9 EMERGENCY LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS.
- 10 DECORATIVE EXTERIOR LIGHTS - REFER TO ELECTRICAL DRAWINGS.
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- 12 METAL OVERFLOW DECORATIVE NOZZLE FLANGE - REFER DETAIL 5/A502.
- 13 GAS METERS - REFER TO PLUMBING DRAWINGS.
- 14 INTERIOR ROOF DRAINS TO TIE TO STORM DRAIN - REFER CIVIL DRAWINGS BY OTHERS. REFER TO DETAIL 2/A502.
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- 16 WOOD POST WRAPPED IN BREAK METAL TO MATCH STOREFRONT- REFER TO WINDOW SCHEDULE AND STRUCTURAL DRAWINGS.
- 17 20 GAUGE BREAK METAL TO MATCH COPING ON TOWER CAP - REFER TO WALL SECTIONS AND ENLARGED DETAILS.
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- 21 BOLLARD - SEE DETAIL 8/A501.
- 22 USE 4" HEAD FRAME AT BRICK VENEER.

EXTERIOR MATERIAL:

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ST-1	TYPE: THIN MANUFACTURED STONE VENEER MANUFACTURER: PRESTIGE STONE COLOR: QUARRY CUT PORTLAND MIST GROUT: GRAY
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FIBER CEMENT SIDING

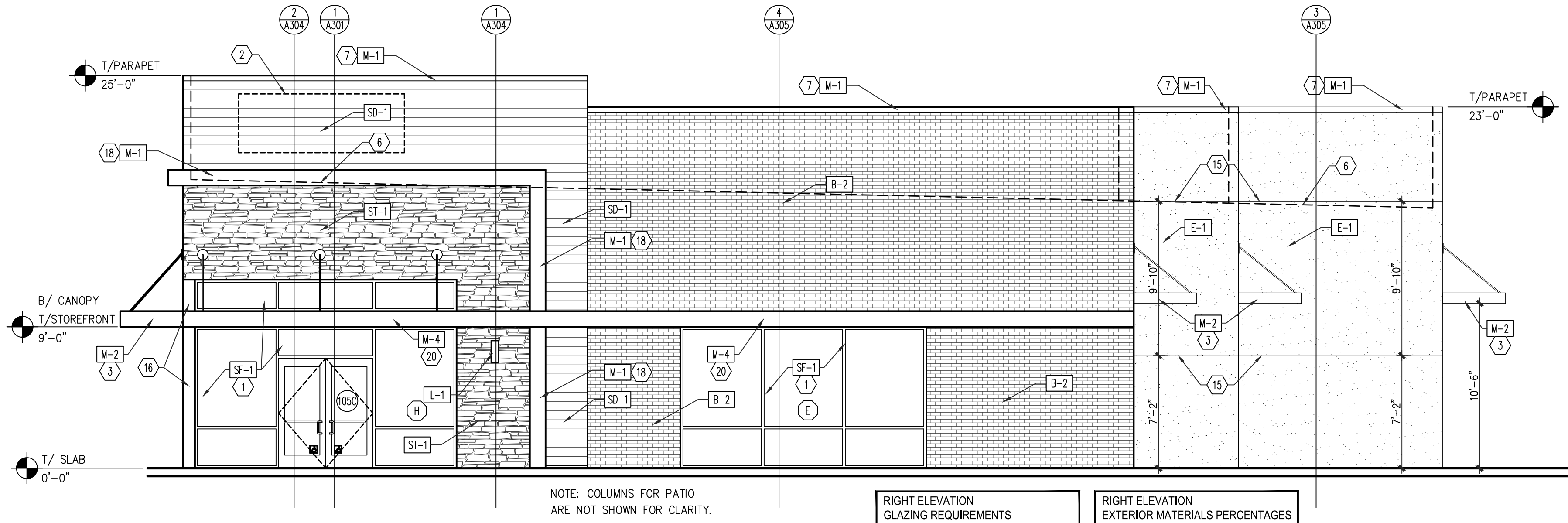
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STOREFRONT

SF-1	TYPE: THERMALLY BROKEN ALUMINUM FRAME WITH INSULATED GLAZING MANUFACTURER: KANWEER COLOR: DARK BRONZE
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GENERAL NOTES:

1. NEW SIGNAGE AND CANOPIES BY TENANT - TO BE FILED UNDER SEPARATE PERMIT - TYPICAL.
2. SUBMIT CANOPY SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
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2 RIGHT (NORTH) ELEVATION
SCALE: 3/16" = 1'-0"

RIGHT ELEVATION GLAZING REQUIREMENTS		
MATERIAL	SQ. FT.	PERCENTAGE
STOREFRONT/DOORS:	332	31%
TOTAL (TAKEN FROM SLAB TO BOTTOM OF DECK)	1,071	100%

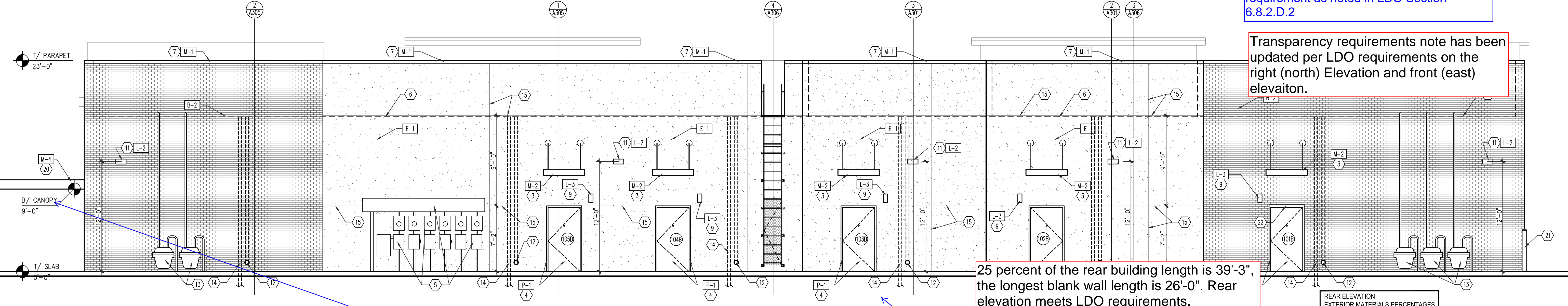
RIGHT ELEVATION EXTERIOR MATERIALS PERCENTAGES		
MATERIAL	SQ. FT.	PERCENTAGE
EIFS (BEYOND):	439	23%
BRICK VENEER:	611	33%
STONE VENEER:	183	10%
FIBER CEMENT SIDING:	193	10%
STOREFRONT/DOORS:	332	18%
AWNINGS/CANOPIES/METAL:	111	6%
TOTAL:	1,869	100%

COMMENT 45 - Label the location of the drive-through window on the building.

Notes have been added to drawing A201- drive thru window location has been labeled. There is not a drive thru window on the right (north) elevation.

COMMENT 46 - Edit to be compliant with language used in the LDO. The Town does not have minimum glazing requirements. Per LDO Section 6.8.2.C, mirror window glazing is a prohibited building design element. Each building does have a transparency requirement as noted in LDO Section 6.8.2.D.2

Transparency requirements note has been updated per LDO requirements on the right (north) Elevation and front (east) elevation.



1 REAR (WEST) ELEVATION
SCALE: 3/16" = 1'-0"

For rear elevation on drawing A202, notes have been added to show the length of the canopy.

COMMENT 43 - Reconfigure sheet to be able to show the full length of the canopy as it is cut off here.

COMMENT 44 - Except as otherwise regulated, the maximum permitted blank wall length for the rear of buildings shall be one-hundred (100) feet, or twenty-five (25) percent of the building length, whichever is less.

REAR ELEVATION EXTERIOR MATERIALS PERCENTAGES		
MATERIAL	SQ. FT.	PERCENTAGE
EIFS:	2,056	57%
BRICK VENEER:	1,351	38%
STONE VENEER:	0	0%
FIBER CEMENT SIDING:	0	0%
STOREFRONT:	136	4%
H.M. DOORS:	15	1%
AWNINGS/CANOPIES/METAL:	3,558	100%

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LMHT ASSOCIATES
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ROLESVILLE, NC 27571
phone: 919.544.0397 fax: 919.544.9399

2/21/23

REGISTERED ARCHITECT
GEN. R. LEWIS
3177

PROJECT: RETAIL SHOPS

6000 ROGERS ROAD
ROLESVILLE, NC 27571

DRAWING: EXTERIOR ELEVATIONS

Revisions

REVISION DATE

PROJECT DATE
2/21/2023

Drawn By
MTP

Checked By
GRL

Sheet No.
A202