CURRENT
2015-633
10/1/2015

PARKING SUMMARY (RE-ZONING):
GENERAL OFFICE AREAS:
1 SPACE PER 300 SF REQUIRED

MEDICAL OFFICE AREAS:
1 SPACE PER 200 SF REQUIRED
(MAXIMUM MEDICAL OFFICE ALLOWED = 26,400 SF GROSS)

SIX OFFICE/MEDICAL BUILDINGS
EXIST. BUILDING 'A' = 5,937 SF
EXIST. BUILDING 'B' = 5,937 SF
APPROVED BUILDING 'C' = 7,560 SF
APPROVED BUILDING 'D' = 8,000 SF
PROPOSED BUILDING 'E' = 7,560 SF
PROPOSED BUILDING 'F' = 6,250 SF

TOTAL OFFICE/MEDICAL SPACE = 41,244 SF

PARKING CALCULATIONS FOR MAXIMUM DEMAND:

TOTAL SPACES REQUIRED
AT THE MAXIMUM ALLOWED MEDICAL OFFICE SPACE
OF 26,400 SF (GROSS):

26,400 SF MEDICAL / 200 = 132 TOTAL SPACES REQUIRED
14,844 SF OFFICE / 300 = 50 TOTAL SPACES REQUIRED

TOTAL SPACES REQUIRED = 182 SPACES

TOTAL EXISTING SPACES = 138 SPACES
TOTAL NEW SPACES = 44 SPACES

TOTAL SPACES REQUIRED = 182 SPACES

TOTAL SPACES PROVIDED = 182 SPACES

TOTAL HANDICAP SPACES REQUIRED = 6
VAN ACCESSIBLE SPACES REQUIRED = 2

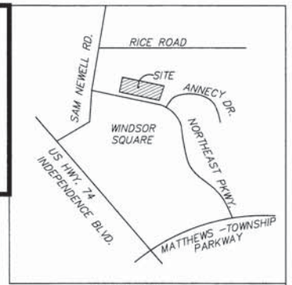
TOTAL HANDICAP SPACES PROVIDED = 9
TOTAL VAN ACCESSIBLE SPACES = 5

CONDITIONAL NOTES:

1. THE EXITING 30' LANDSCAPE BUFFER IN THE REAR AND THE EXISTING 50' LANDSCAPE BUFFER IN THE SIDE YARD ARE TO REMAIN AND BE LEFT UNDISTURBED.
2. ONE NEW STREET TREE IS TO BE ADDED ON THE SOUTHEAST END OF PROPERTY.
3. TWO STREET TREES ARE TO BE REMOVED FROM THE 35' x 35' SIGHT TRIANGLES.
4. ALL NEW LANDSCAPING SHOULD MEET CHAPTER 6 (SECTION 606) OF THE TOWN OF MATTHEWS U.D.O.. ALL UTILITIES ON THE NORTHEAST PARKWAY SIDE OF THE PROPOSED BUILDINGS ARE TO BE SCREENED PER SECTION 155.606.6 (B).
5. PROPOSED BUILDINGS MATERIAL LIST:
   - EXTERIOR WALLS TO BE STANDARD MODULAR BRICK VENEER W/ A BRICK SOLDIER COURSE WITH EIFS QUOINS ON THE CORNERS, AND METAL FREEZE TRIM TO MATCH THE EXISTING BUILDINGS.
   - ROOF SYSTEM TO HAVE ARCHITECTURAL STYLE FIBERGLASS ROOF SHINGLES, AND A CONTINUOUS RIDGE VENT. PRE-FINSHED METAL GUTTERS AND DOWNSPOUTS TO MATCH EXISTING BUILDINGS.
   - GABLED PORCHES TO MATCH EXISTING, WITH EIFS SYSTEM, PRE-FINISHED METAL RAKE TRIM, BRICK BASE COLUMNS WITH EIFS WRAP AND ARCHITECTURAL STYLE FIBERGLASS ROOF SHINGLES. THE LARGE GABLED PORCHES ON BUILDING 'E' TO HAVE DECORATIVE 4'-0"ø GABLE VENT TO MATCH BUILDING 'C'.
   - WINDOWS TO BE 1" CLEAR INSULATED GLASS IN A VINYL FRAME WITH A SLOPING BRICK ROWLOCK AND EIFS JACK ARCH KEYSTONE ABOVE (TO MATCH EXISTING BUILDINGS).
   - EXTERIOR DOORS TO BE 3' x7' HOLLOW METAL DOOR AND FRAME TO MATCH EXITING BUILDINGS.
6. THE EXISTING APPROVED STORMWATER DETENTION BASIN WILL HAVE TO BE REDESIGNED BY A N.C. P.E. THE NEW BASIN WILL NEED TO BE DESIGNED TO DETAIN THE ADDITIONAL BUILDINGS AND ASPHALT BEING ADDED TO ACCOMMODATE PROPOSED BUILDINGS 'E' AND 'F' AND IT WILL NEED TO MEET THE POST CONSTRUCTION STORMWATER ORDINANCE.
7. ALL NEW PARKING IS TO MEET SECTION 155.607 OF THE TOWN OF MATTHEWS U.D.O.
8. MAXIMUM MEDICAL OFFICE ALLOWED ON THIS PARCEL SHALL BE 26,400 SF GROSS.
9. THE EXISTING MONUMENT SIGN MAY BE RELOCATED AT THE OWNERS DISCRETION IF PROPOSED BUILDING 'F' AFFECTS ITS VISIBILITY.
10. THE UTILITIES WILL BE PAINTED TO MATCH THE COLOR OF THE ADJACENT BRICK.
11. ALL USES PERMITTED IN THE OFFICE DISTRICT WILL BE ALLOWED EXCEPT FOR THE FOLLOWING:
    (1) DWELLING, ONE-FAMILY ATTACHED
    (2) DWELLING, TWO-FAMILY/DUPLEX
    (3) FIRE AND/OR EMS, POLICE STATION
    (4) ELECTRIC AND GAS SUBSTATION, SEWAGE TREATMENT PLANT
    (5) CEMETERY, MAUSOLEUM, AND COLUMBARIUM
    (6) ON SITE DEMOLITION DISPOSAL SITE
    (7) RAILROAD RIGHT OF WAY

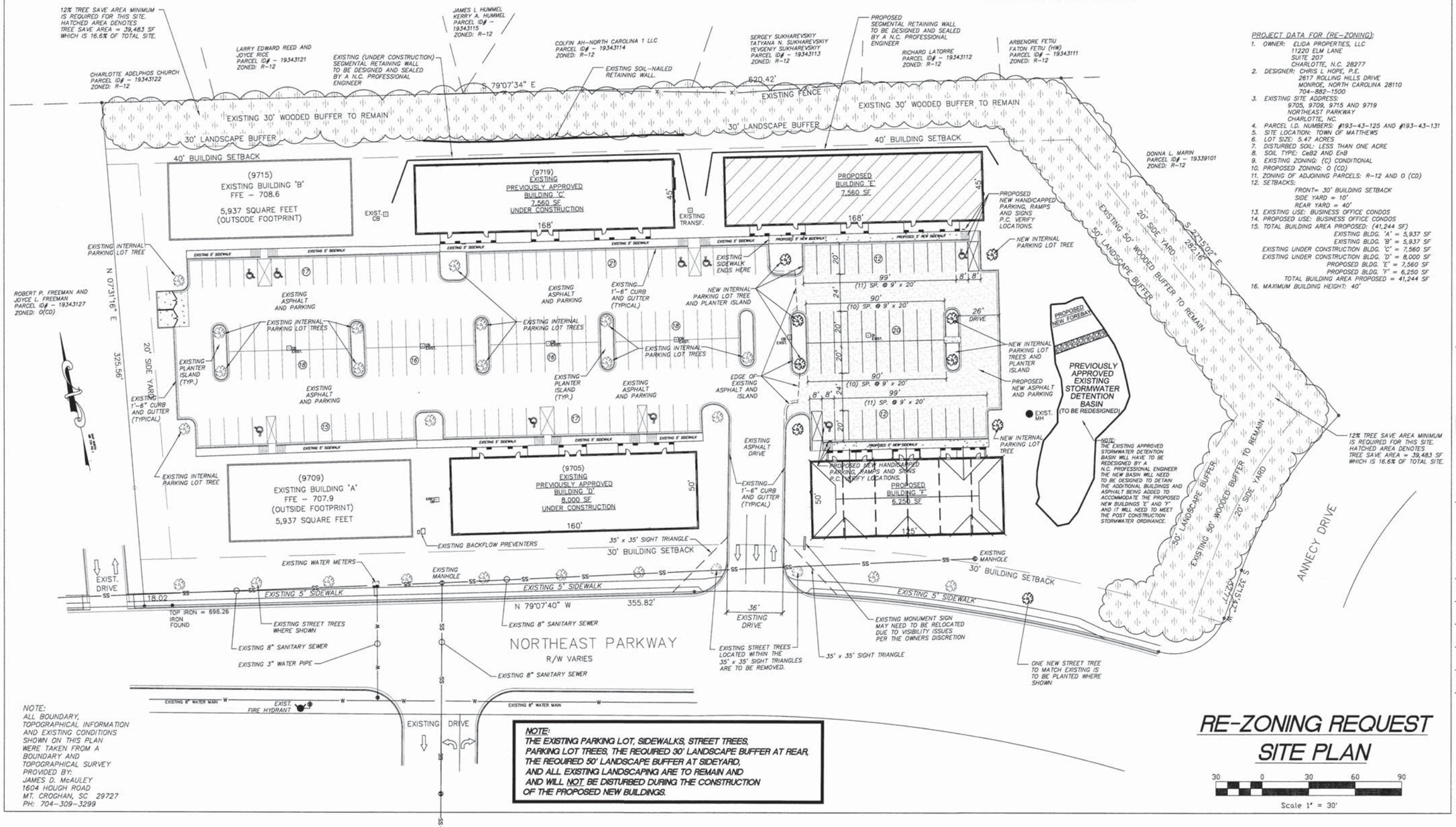
RE-ZONING NOTES:

1. EXISTING ZONING: (C) CONDITIONAL
2. PROPOSED ZONING: O (CD) "OFFICE"
3. EXISTING USE: GENERAL OFFICE
4. PROPOSED USES: GENERAL OFFICE AND MEDICAL OFFICE PER TABLE 155.505.2 TOWN OF MATTHEWS U.D.O. BOTH PERMITTED USES BY RIGHT AS OF (09-08-2015)
5. FOR ALL ALLOWED USES IN O(CD) (OFFICE) ZONING:
   SEE TABLE 155.505.2 TOWN OF MATTHEWS U.D.O.
   PERMITTED BY RIGHT (P)
   ALLOWED UNDER PRESCRIBED CONDITIONS (PC)
   ALLOWED AS AN ACCESSORY USE (ACC)



VICINITY MAP
(NTS)

PROJECT DATA FOR (RE-ZONING):
1. OWNER: ELIDA PROPERTIES, LLC
   11220 ELM LANE
   SUITE 207
   CHARLOTTE, N.C. 28277
2. DESIGNER: CHRIS L. HOPE, P.E.
   2617 ROLLING HILLS DRIVE
   MONROE, NORTH CAROLINA 28110
   704-882-1500
3. EXISTING SITE ADDRESS:
   9705, 9709, 9715 AND 9719
   NORTHEAST PARKWAY
   CHARLOTTE, NC.
4. PARCEL I.D. NUMBERS: #193-43-125 AND #193-43-131
5. SITE LOCATION: TOWN OF MATTHEWS
6. LOT SIZE: 5.47 ACRES
7. DISTURBED SOIL: LESS THAN ONE ACRE
8. SOIL TYPE: CaB2 AND EnB
9. EXISTING ZONING: (C) CONDITIONAL
10. PROPOSED ZONING: O (CD)
11. ZONING OF ADJOINING PARCELS: R-12 AND O (CD)
12. SETBACKS:
    FRONT= 30' BUILDING SETBACK
    SIDE YARD = 10'
    REAR YARD = 40'
13. EXISTING USE: BUSINESS OFFICE CONDOS
14. PROPOSED USE: BUSINESS OFFICE CONDOS
15. TOTAL BUILDING AREA PROPOSED: (41,244 SF)
    EXISTING BLDG. 'A' = 5,937 SF
    EXISTING BLDG. 'B' = 5,937 SF
    EXISTING UNDER CONSTRUCTION BLDG. 'C' = 7,560 SF
    EXISTING UNDER CONSTRUCTION BLDG. 'D' = 8,000 SF
    PROPOSED BLDG. 'E' = 7,560 SF
    PROPOSED BLDG. 'F' = 6,250 SF
    TOTAL BUILDING AREA PROPOSED = 41,244 SF
16. MAXIMUM BUILDING HEIGHT: 40'



NOTE:
ALL BOUNDARY, TOPOGRAPHICAL INFORMATION AND EXISTING CONDITIONS SHOWN ON THIS PLAN WERE TAKEN FROM A BOUNDARY AND TOPOGRAPHICAL SURVEY PROVIDED BY:
JAMES D. McAULEY
1604 HOUGH ROAD
MT. CROGHAN, SC 29727
PH: 704-309-3299

NOTE:
THE EXISTING PARKING LOT, SIDEWALKS, STREET TREES, PARKING LOT TREES, THE REQUIRED 30' LANDSCAPE BUFFER AT REAR, THE REQUIRED 50' LANDSCAPE BUFFER AT SIDEYARD, AND ALL EXISTING LANDSCAPING ARE TO REMAIN AND AND WILL NOT BE DISTURBED DURING THE CONSTRUCTION OF THE PROPOSED NEW BUILDINGS.

RE-ZONING REQUEST
SITE PLAN

30 0 30 60 90
Scale 1" = 30'

PROPOSED RE-ZONING SITE PLAN FOR:
Windsor Professional Center
NORTHEAST PARKWAY
MATTHEWS, NORTH CAROLINA 28105

NORTH CAROLINA PROFESSIONAL SEAL 5044 ENGINEER CHRISTOPHER L. HOPE
10-1-15

Rev.	
Scale	NOTED
Drawn By	CLH
Checked By	CLH
Date	10/1/15
Job No.	13914

SP-1
OF 1

CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500

CURRENT

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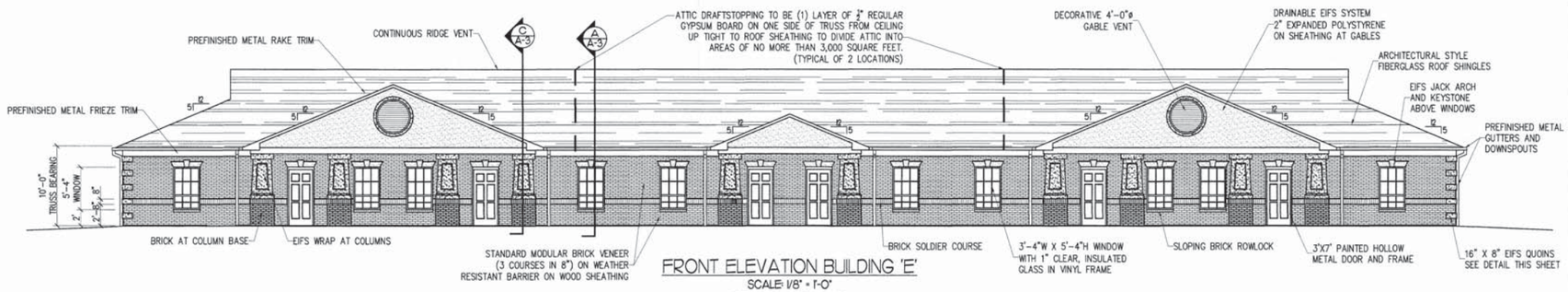
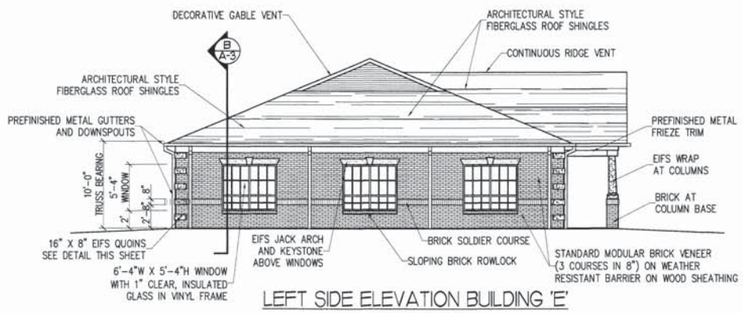
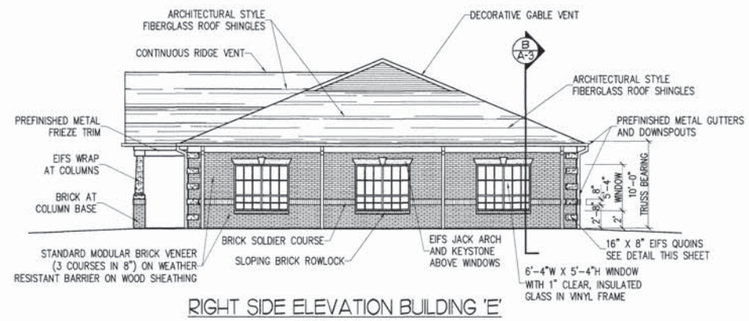
10/1/2015



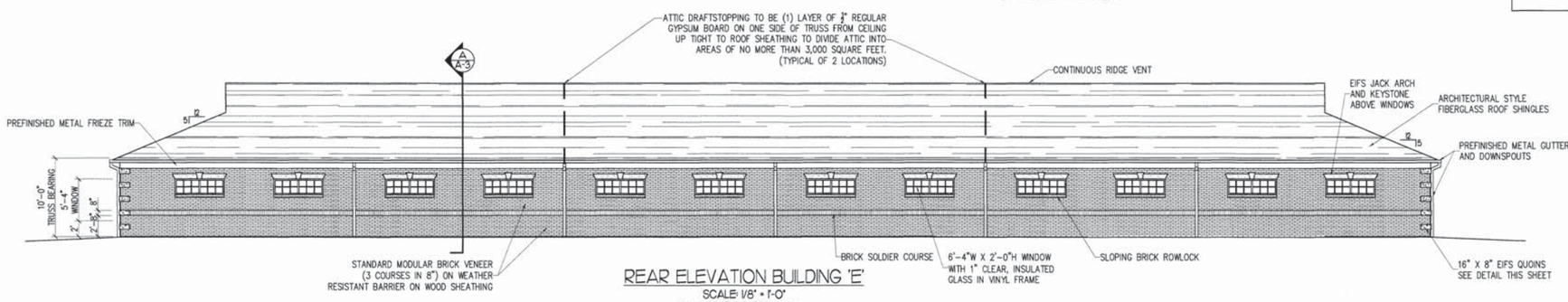
FRONT ELEVATION BUILDING 'E'
SCALE: 1/8" = 1'-0"
(BUILDING 'F' SIMILAR)



LEFT SIDE ELEVATION BUILDING 'E'
SCALE: 1/8" = 1'-0"
(BUILDING 'F' SIMILAR)



RIGHT SIDE ELEVATION BUILDING 'E'
SCALE: 1/8" = 1'-0"
(BUILDING 'F' SIMILAR)



REAR ELEVATION BUILDING 'E'
SCALE: 1/8" = 1'-0"
(BUILDING 'F' SIMILAR)

NOTE:
PROPOSED BUILDING 'E' SHOWN ABOVE WILL BE IDENTICAL TO BUILDING 'C' WHICH IS UNDER CONSTRUCTION

PROPOSED BUILDING 'F' WILL BE VERY SIMILAR. IT WILL BE A SMALLER VERSION OF BUILDING 'C' AND 'E' CONSTRUCTED OF THE SAME BUILDING MATERIALS WITH THREE IDENTICAL GABLED PORCHES IN THE FRONT.

GENERAL NOTES

1. ALL MATERIALS AND FINISHES TO MATCH EXISTING ADJACENT BUILDING AS CLOSELY AS POSSIBLE.

1. ALL MATERIALS AND FINISHES TO BE INSTALLED PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

2. GENERAL CONTRACTOR TO VERIFY ALL EXTERIOR COLORS AND FINISHES WITH THE OWNER PRIOR TO CONSTRUCTION.

3. REFER TO SHOP DRAWINGS BY WOOD TRUSS MANUFACTURER'S ENGINEER.

4. REFER TO STRUCTURAL ENGINEERING DRAWINGS.

5. INSTALL EXPANSION JOINTS IN BRICK VENEER AS SHOWN FLOOR PLAN. EXPANSION JOINTS TO START AT TOP OF CONCRETE FOOTING AND EXTEND TO TOP OF BRICK WALL. CAULK COLOR TO MATCH MORTAR COLOR.

CAULKING/SEALANTS REQUIREMENTS

1. WORK INCLUDES FURNISHING AND INSTALLING SEALANTS AND BACKING MATERIALS AROUND DOORS AND WINDOWS, UTILITY SERVICE PENETRATIONS THRU WALLS AND ROOF, AT FLOOR UNDER FRAMES, BETWEEN EXTERIOR WALLS AND ROOF, AND BETWEEN EXTERIOR WALLS AND FOUNDATION.

2. CLEAN AND PREPARE SURFACES TO RECEIVE SEALANT MATERIALS.

3. PROVIDE SEALANTS TO COMPLY WITH THE 2012 NORTH CAROLINA ENERGY CONVERSATION CODE FOR COMMERCIAL BUILDINGS. THIS INVOLVES SEALING OF THE BUILDING ENVELOPE BOTH ON THE EXTERIOR AND INTERIOR.

4. CLEAN AND PREPARE JOINTS BY REMOVING ANY LOOSE MATERIALS AND OTHER FOREIGN MATTER WHICH MIGHT IMPAIR ADHESION OF SEALANTS.

5. ASSURE THAT JOINT FORMING MATERIALS ARE COMPATIBLE WITH SEALANT.

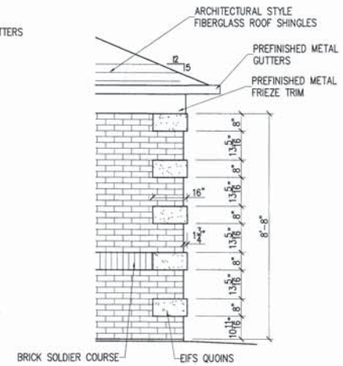
6. APPLY SEALANT WITHIN MANUFACTURERS RECOMMENDED TEMPERATURE RANGES.

7. IF JOINT DEPTH EXCEEDS 1/2", INSTALL BACK UP ROD OR OTHER APPROVED BACK-UP MATERIAL TO A DISTANCE OF NOT LESS THAN 1/2" FROM THE SURFACE OF THE JOINT.

LINTEL SCHEDULE

DOORS AND WINDOWS AT FRONT ELEVATION: 3½x3½x⅜ ANGLE

WINDOW AT SIDE AND REAR: 4X3½X⅜ LLV ANGLE



EIFS QUOINS DETAIL
SCALE: 3/8" = 1'-0"

Ted Richard Brown, PLLC
Architectural Services
Post Office Box 2070, Matthews, North Carolina 28106
Telephone: (704) 350-1111

PROPOSED SHELL OFFICE BUILDING FOR:

Windsor Professional Center
Building E

NORTHEAST PARKWAY
MATTHEWS, NORTH CAROLINA 28105

CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500

TED RICHARD BROWN, PLLC REGISTERED ARCHITECTURAL COMPANY CERT. NO. C-1332 NORTH CAROLINA MATTHEWS, N.C.

FOR REGULATORY APPROVAL & PERMIT PURPOSES ONLY
NOT FOR CONSTRUCTION

Bids Due	
Ser No	
Revisions	
Scale	AS NOTED
Drawn By	CTC
Checked By	TRB
Date	9/8/2015
Job No	13914

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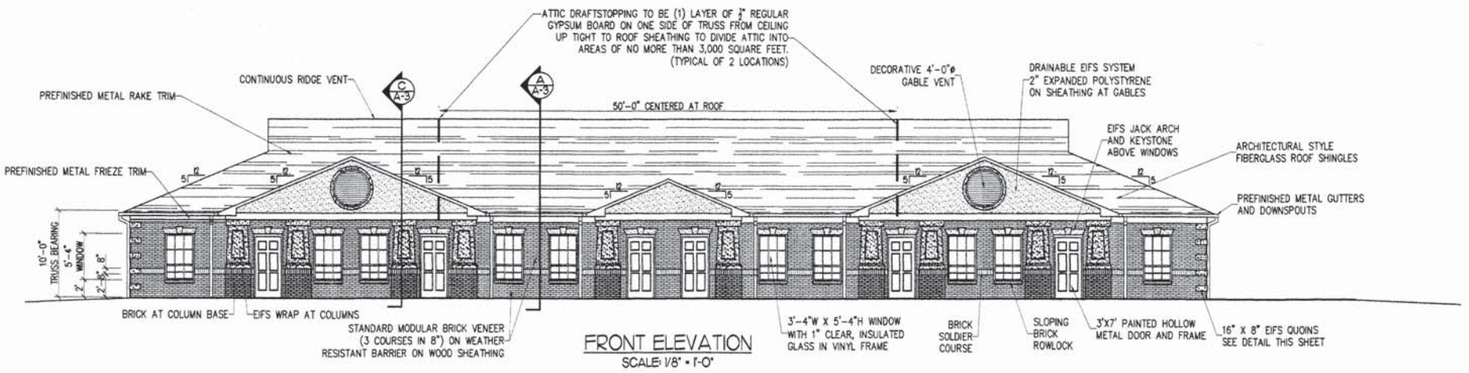
OF 3



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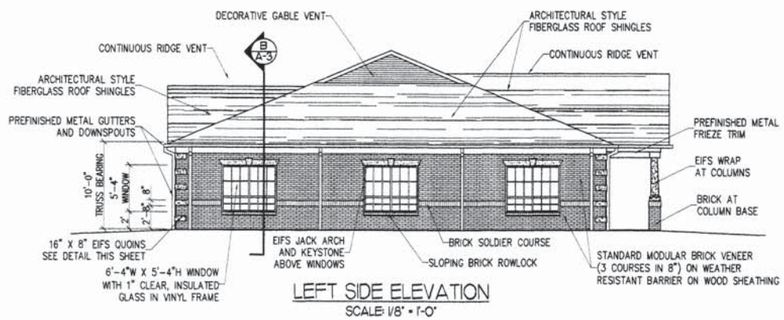

LEFT SIDE ELEVATION
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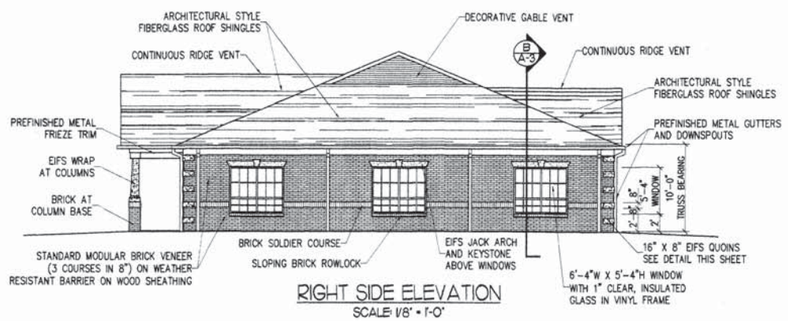

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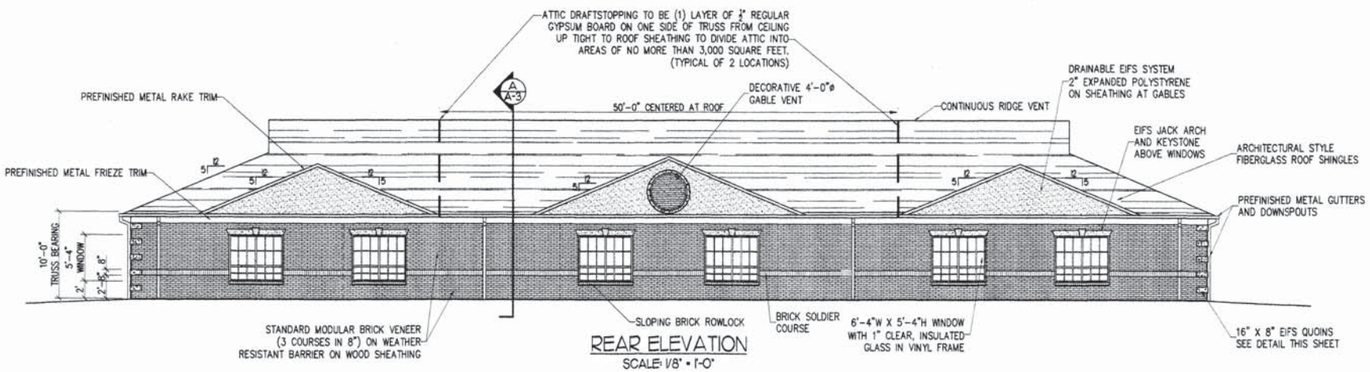

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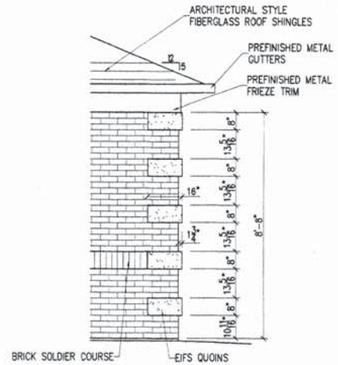

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MATTHEWS, NORTH CAROLINA 28105

CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Bids Due	
Set No	
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