

Morrisville WaterWalk
153 Units

1012 LOWER SHILOH WAY, MORRISVILLE, NC 27560
1016 LOWER SHILOH WAY, MORRISVILLE, NC 27560

Revisions:

Proj. No.: 077730
Date: 01/18/2018
Drawn By: JY
Checked By: KE

Sheet Name:
BUILDING 1 SOUTH
ELEVATION

A2.2

EXTERIOR FINISH MATERIALS LEGEND

- 5.01 BALCONY GUARDRAIL - PREFINISHED TO MATCH SHERWIN WILLIAMS SW-7033 BRAINSTORM BRONZE (SUBSTITUTION 3)
- 5.02 STOREFRONT - PREFINISHED TO MATCH SHERWIN WILLIAMS SW-7005 PURE WHITE
- 6.04 STONE LINTEL - TO COORDINATE WITH GRAY DRY STACKED STONE
- 6.05 GRAY DRY STACKED STONE - BORAL PROSTONE - ROUGHLEDGE BREAKWATER
- 6.06 FIBER CEMENT ACCENT FEATURE - PAINT TO MATCH SHERWIN WILLIAMS SW-7033 BRAINSTORM BRONZE (SUBSTITUTION 3)
- 6.08 BRICK MASONRY 1 - GLEN GERY - ALUMINUM (SUBSTITUTION 1)
- 6.10 BRICK MASONRY 2 - BELDEN - LANDMARK VELOUR GRAY (SUBSTITUTION 2)
- 6.11 BRICK MASONRY 3 - MCAVOY - SMOOTH VALLEY FORGE I S
- 7.03 FIBER CEMENT CORNICE - PAINT TO MATCH SHERWIN WILLIAMS SW-7005 PURE WHITE
- 7.04 FIBER CEMENT AWNING/OVERHANGS - PAINT TO MATCH SHERWIN WILLIAMS SW-7033 BRAINSTORM BRONZE (SUBSTITUTION 3)

- A1 WINDOW 60X76 - FIRST FLOOR PRIMARY FACADE TYPICAL - WINDOW AREA = 31.66 SF
- A2 WINDOW 68X89 - FIRST FLOOR SECONDARY FACADE TYPICAL - WINDOW AREA = 42.03 SF
- A4 WINDOW 68X54 - UPPER FLOORS TYPICAL - WINDOW AREA = 25.5 SF
- A5 WINDOW 54X54 - CORRIDOR TYPICAL - WINDOW AREA = 20.25 SF
- B1 SLIDING GLASS DOOR - TYPICAL UPPER FLOOR BALCONIES = 35 SF

GENERAL NOTES

- 1. PRE-FINISHED METAL COPING TO MATCH SHERWIN WILLIAMS SW-7033 BRAINSTORM BRONZE
- 2. NO ROOFTOP EQUIPMENT SPECIFIED.
- 3. FASCIA SIGNS REQUIRE SEPARATE APPROVAL. ANY SIGNS PROPOSED ARE FOR ILLUSTRATIVE PURPOSES ONLY.
- 4. UTILITIES ABOVE GRADE OUTSIDE OF THE BUILDING TO MATCH SHERWIN WILLIAMS SW-7051 ANALYTICAL GRAY
- 5. ALL METAL MATERIALS TO BE PREFINISHED PRIOR TO DELIVERY ON SITE.
- 6. VTAC LOUVER GRILLES PREFINISHED TO MATCH SHERWIN WILLIAMS SW-7051 ANALYTICAL GRAY



2 BUILDING 1 - SOUTH ELEVATION (BACK) - SECONDARY FAÇADE
SCALE: 3/32" = 1'-0"

Area of Façade Walls	13,111.98	sf
Area of Window and Doors	2,945.69	sf
Net Total Façade Wall Area	10,166.29	sf

1 Net Total Façade Wall Area is the Area of Façade Walls minus Area of Window and Doors

Area of predominant net façade material	10,166.29	sf	100	%	(66%) (34%)
Area of non-predominant net façade material	0	sf	0	%	BRICK & STONE

Provide the following table on the elevation sheet(s) demonstrating compliance with 35% of the ground floor and 20% of the upper floors horizontal length requirement for other non-residential uses. A table is required for each side of the building(s) adjacent to public r/w and private roads

18	Total Horizontal Length of Wall:	303.75	lf
	Total Horizontal Length of Windows and Glass on the Ground Floor(s):	125.8	lf = 26.4 % of Wall
	Total Horizontal Length of Windows and Glass on the Upper Floor(s):	152.6	lf = 21.7 % of Wall
19	Total Vertical Height of Ground Floor Walls:	10' - 6-1/2"	lf
	Total Vertical Height of Windows:	8' - 4"	lf = 60.1 % of Wall

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 a public r/w.

Total horizontal length of the wall: 303.75 lf

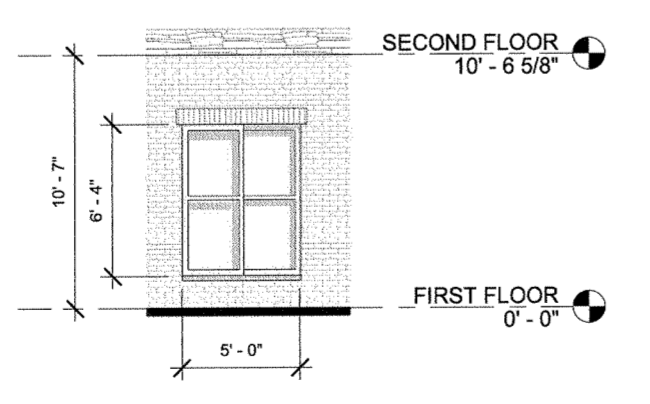
Horizontal length of the (add feature): 100.0 lf (WINDOWS OUTSIDE OF OVERHANG)
Horizontal length of the (add feature): 54.0 lf (OVERHANG)
(examples of features: windows, awnings)
Total horizontal length of all features: 154.0 lf = 50.7 % of the wall

5.9.5.H - FENESTRATION

B. DOES NOT APPLY

C. 20 PERCENT UPPER FLOOR FENESTRATION REQUIREMENT

UPPER FLOOR AREA TOTAL	9,790.73
TOTAL AREA OF GLAZING PER FLOOR (2-4)	2,103.00
TOTAL % OF GLAZING COVERAGE =	21.36%



1 BUILDING 1 - SOUTH - 60% VERTICAL HEIGHT COMPLIANCE
SCALE: 3/16" = 1'-0"

MORRISVILLE PROJECT #17-11000001 FILE # 17-0001-S/C

Town of Morrisville
APPROVED FOR CONSTRUCTION

Signature: *[Signature]* Date: 5/31/18
Town of Morrisville, Town Engineer

Signature: *[Signature]* Date: *[Signature]*
Town of Cary Utilities, Water and Sewer

Engineering: *[Signature]* Date: *[Signature]*
Planning: *[Signature]*
Other (Specify): *[Signature]*

Engineering Inspection Services must be contacted (919) 463-6007 at minimum 24 hours prior to the commencement of any construction activities.