

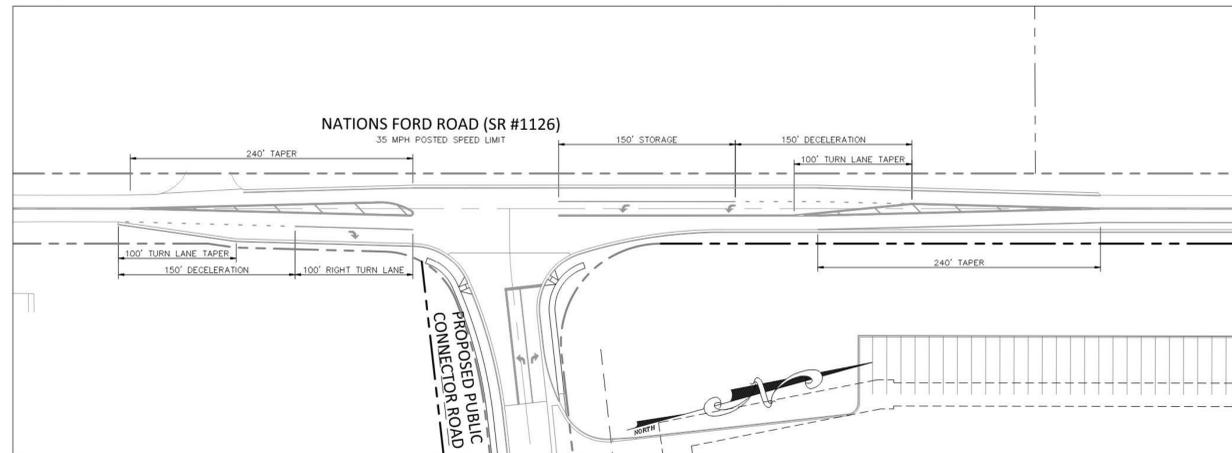


REVISIONS

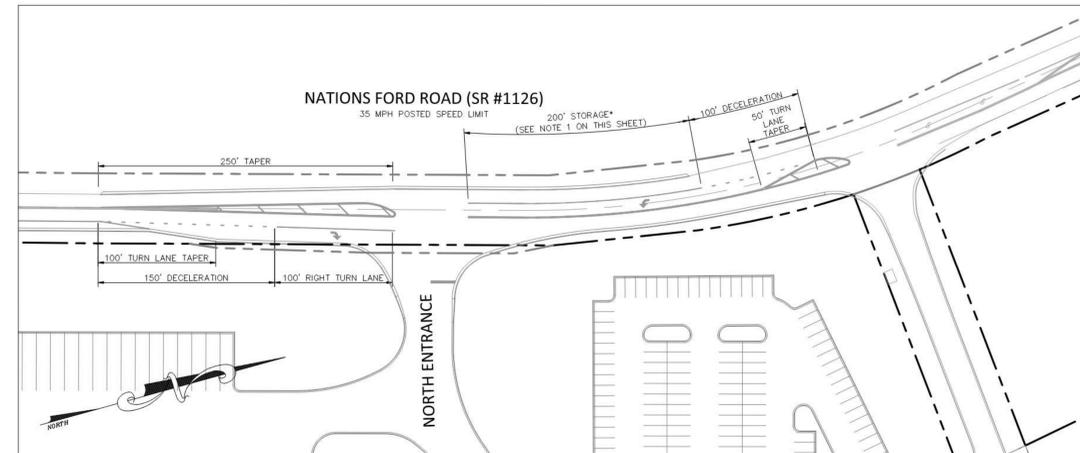
NO.	DATE	DESCRIPTION
1	07/08/20	PER TOWN COORDINATION

JOB # 20007
DATE: 05/20/20
SCALE: 1" = 60'
DRAWN BY: JAW
APPROVED BY: JCO

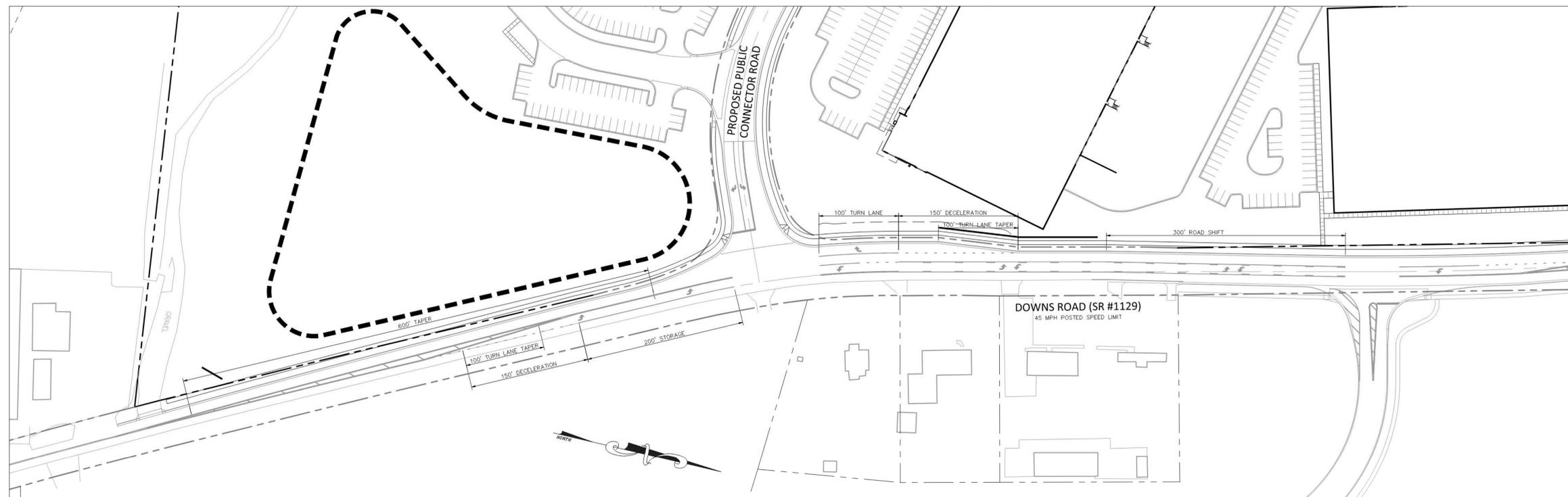
RZ 1.1



PROPOSED PUBLIC CONNECTOR ROAD
@ NATIONS FORD ROAD
SCALE 1" = 60'



NORTH ENTRANCE
@ NATIONS FORD ROAD
SCALE 1" = 60'



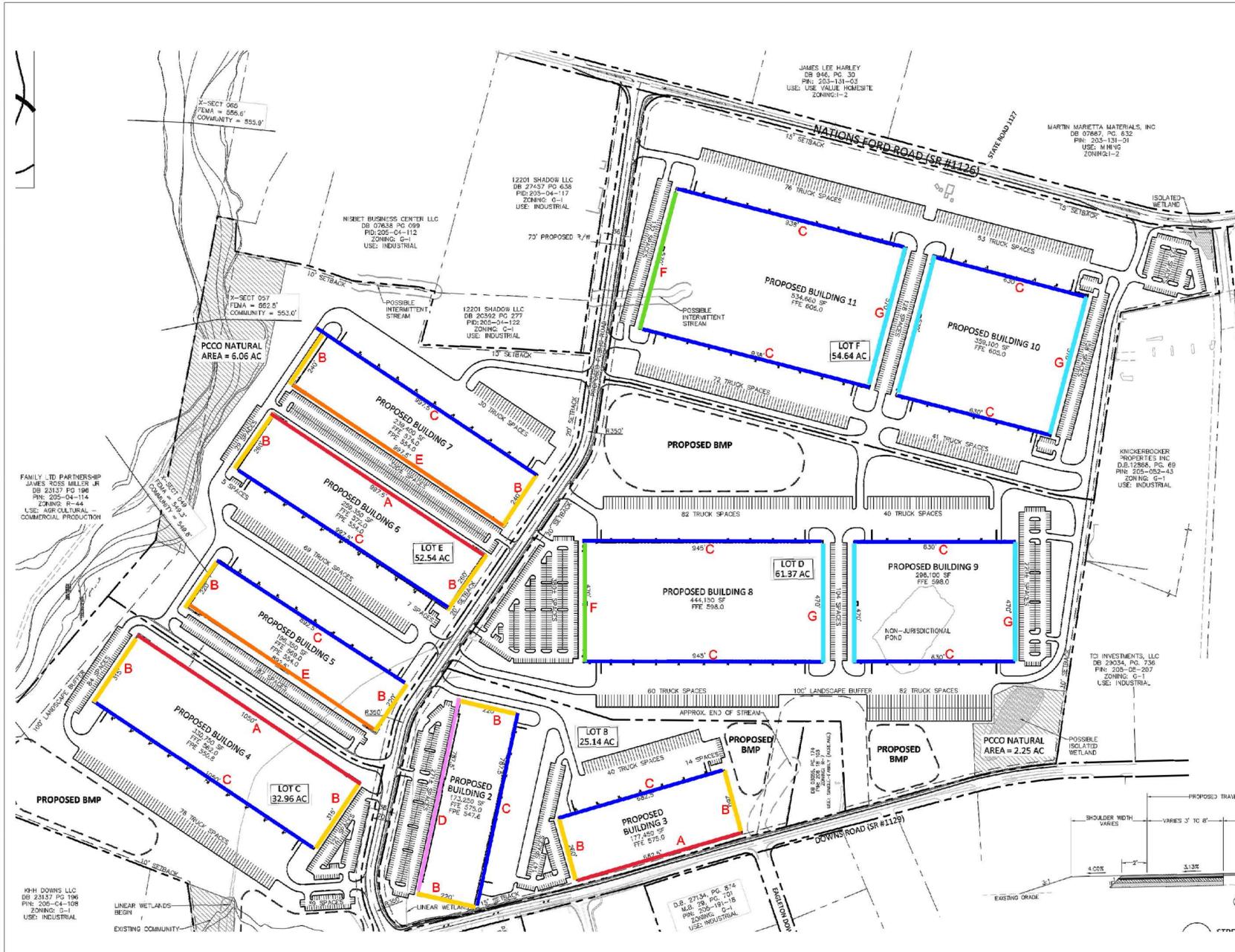
PROPOSED PUBLIC CONNECTOR ROAD
@ DOWNS ROAD
SCALE 1" = 60'

NOTES:

- * 100' STORAGE MAY BE USED FOR NOTED LEFT TURN LANE ON NATIONS FORD ROAD IF THE TURN LANE IS NOT USED FOR A TRUCK ENTRANCE.
- ROADWAY IMPROVEMENTS, INTERSECTION LOCATIONS, ETC. ARE SUBJECT TO APPROVAL BY PERMITTING AUTHORITIES.

CONCEPTUAL BUILDING ELEVATIONS

FOR
CAROLINA LOGISTICS PARK
 DOWNS ROAD
 PINEVILLE, NORTH CAROLINA



1 SITE PLAN ELEVATION KEY
 SCALE: NONE

Carolina Logistics Park – Design Standards

Narrative

Architectural design plays a vital role in differentiating “typical” park from an “exceptional” one. Carolina Logistics Park (“CLP”) will build on the foundation of recent award-winning Beacon Partners’ developments at RiverOaks Corporate Center in Concord, NC and Metrolina Park in North Charlotte. Beacon strives to create a great development that will become a center of employment and investment for Pineville.

In creating the architectural palette for CLP, we considered many variables ranging from the building function and its aesthetic design, as well as its sense of place within the overall master-planned park. Each building shall achieve a level of design that, though consistent throughout CLP, allows for differentiation between each facility. The building materials and design elements set forth below will create an appropriate level of design detail to avoid what could otherwise be a large, box-like form. There will be a common design theme and design elements (shapes, forms, and materials), that thread the park together in a cohesive manner.

A variety of building elements and materials (though not all on each building/façade) will be used to achieve the affect described above.

Building Elements

- Varying roof and parapet heights
- “Stepping” panels to create offsets in the plane of an elevation; creating panel offsets for panel overlaps and underlaps in order to add scale and to break up long elevations in order to provide visual interest; additionally the use of vertical panel “steps” to raise and lower the parapet heights is also encouraged at the panel over/ underlap locations.
- Accenting building panels with textured inlays, reveals, varied building materials (see below) and multiple paint colors
- Building entrances shall feature a combination of energy efficient glass, projections (vertical, horizontal or columnar), parapets, architectural canopies, enhanced native/ low water landscaping, distinctive materials and accent paint colors.
- Interesting and artful monument signage at the park entrance and to identify each building
- All roof top units (RTU’s) shall be screened from public view, via parapet heights, or RTU screens. When a project is submitted for plan review/ zoning review a line of site study drawing shall be included, in order to illustrate how the RTUs are being screened.

Building Materials

- Tilt or pre-cast concrete panels coated with a medium textured paint
- Solar cooled, energy-efficient storefront glass broken up with architectural mullions
- Accent sunshades and/ or canopies above primary building office entrances with glazing
- Panel inlays and overlays using a material such as ceramic tile
- Accent metals such as ACM (aluminum composite material)
- Unacceptable façade materials include: concrete block and pre-engineered metal (as typically used for an entire façade on a premanufactured building)

Illustrative examples of main, rear, side and truck court elevations are pictured below.

2 DESIGN NARRATIVE GUIDELINES
 SCALE: NONE

FOR REFERENCE
 ONLY

CAROLINA LOGISTICS
 PARK
 DOWNS ROAD
 PINEVILLE, NORTH CAROLINA

DRAWING STATUS :
 ● PRELIMINARY
 NOT FOR CONSTRUCTION
 ○ ISSUED FOR BIDDING
 ○ ISSUED FOR CONSTRUCTION

OWNER / CLIENT SIGNATURE :
 DATE :

MARK	DATE	DESCRIPTION
1	07/27/2020	ELEVATION EXEMPT

FILE NAME :
 PROJECT NO. :
 C15109

SHEET TITLE :
 CONCEPTUAL
 BUILDING
 ELEVATIONS

SHEET :

A201

CONCEPTUAL BUILDING ELEVATIONS

FOR
CAROLINA LOGISTICS PARK
 DOWNS ROAD
 PINEVILLE, NORTH CAROLINA



ELEVATION A - RED - REAR OF BUILDING, SIMPLIFIED WITH FIRE ACCESS PERSONNEL DOORS

BUILDINGS 3, 4, & 6



ELEVATION B - YELLOW - SIDES OF BUILDINGS WITH NO MAIN ENTRY - WINDOWS AND/OR KNOCK-OUTS

BUILDINGS 2, 3, 4, 5, 6 & 7

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 merriman
 schmitt
 architecture-planning
 interior design
 605 LEXINGTON AVE
 SUITE 300
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 704.377.1177
 704.377.3060 (fax)

DEVELOPER / OWNER:

SCALE:

FOR REFERENCE
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CAROLINA LOGISTICS
 PARK
 DOWNS ROAD
 PINEVILLE, NORTH CAROLINA

DRAWING STATUS :

- PRELIMINARY
NOT FOR CONSTRUCTION
- ISSUED FOR
BIDDING
- ISSUED FOR
CONSTRUCTION

OWNER / CLIENT SIGNATURE :

DATE :

MARK	DATE	DESCRIPTION
1	07/20/2020	ELEVATION, EXHIBITS

FILE NAME :

PROJECT NO. :
 C15109

SHEET TITLE :
 CONCEPTUAL
 BUILDING
 ELEVATIONS

SHEET :

A202

CONCEPTUAL BUILDING ELEVATIONS

FOR
CAROLINA LOGISTICS PARK
DOWNS ROAD
PINEVILLE, NORTH CAROLINA



ELEVATION C - DARK BLUE - TRUCK COURT ELEVATION WITH GLASS AND/ OR KNOCK-OUTS

EVERY BUILDING

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DEVELOPER / OWNER:

SCALE:

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PARK
DOWNS ROAD
PINEVILLE, NORTH CAROLINA

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BIDDING
 ISSUED FOR
CONSTRUCTION

OWNER / CLIENT SIGNATURE :
DATE :

MARK	DATE	ELEVATION / EXHIBIT	DESCRIPTION
1	07/2020	ELEVATION C	TRUCK COURT ELEVATION

FILE NAME :
PROJECT NO. :
C15109

SHEET TITLE :
CONCEPTUAL
BUILDING
ELEVATIONS

SHEET :
A203

CONCEPTUAL BUILDING ELEVATIONS

FOR
 CAROLINA LOGISTICS PARK
 DOWNS ROAD
 PINEVILLE, NORTH CAROLINA

BUILDING 2 ONLY

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 architecture-planning
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DEVELOPER / OWNER:

SCALE:

FOR REFERENCE
 ONLY

CAROLINA LOGISTICS
 PARK
 DOWNS ROAD
 PINEVILLE, NORTH CAROLINA

DRAWING STATUS:

PRELIMINARY
 NOT FOR CONSTRUCTION

ISSUED FOR
 BIDDING

ISSUED FOR
 CONSTRUCTION

OWNER / CLIENT SIGNATURE:

DATE:

MARK	DATE	ELEVATION NUMBER	DESCRIPTION
1	07/20/2020		

FILE NAME:

PROJECT NO.:
 C15109

SHEET TITLE:
 CONCEPTUAL
 BUILDING
 ELEVATIONS

SHEET:

A204

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ELEVATION D - PINK - MAIN INITIAL "GLORY SHOT" FRONT ELEVATION

BUILDING 2



ELEVATION B2 - YELLOW - SIDE OF BUILDINGS WITH WINDOWS

BUILDING 2



BUILDING 2

CONCEPTUAL BUILDING ELEVATIONS

FOR
 CAROLINA LOGISTICS PARK
 DOWNS ROAD
 PINEVILLE, NORTH CAROLINA



ELEVATION E - ORANGE - SIMPLIFIED MULTI-TENANT FRONT ELEVATION

BUILDING 5 & 7



ELEVATION F - GREEN - LEFT SIDE ELEVATION WITH MAIN ENTRY

BUILDING 8 & 11



ELEVATION G - LIGHT BLUE - RIGHT SIDE ELEVATION EXPANSION WALL

BUILDING 8, 9, 10 & 11

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DEVELOPER / OWNER:

SCALE:

FOR REFERENCE
 ONLY

CAROLINA LOGISTICS
 PARK
 DOWNS ROAD
 PINEVILLE, NORTH CAROLINA

DRAWING STATUS:
 PRELIMINARY
 NOT FOR CONSTRUCTION

ISSUED FOR
 BIDDING

ISSUED FOR
 CONSTRUCTION

OWNER / CLIENT SIGNATURE:

DATE:

MARK	DATE	ELEVATION NUMBER	DESCRIPTION
1	07/20/2020		

FILE NAME:

PROJECT NO.:
 C15109

SHEET TITLE:
 CONCEPTUAL
 BUILDING
 ELEVATIONS

SHEET:

A205

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