
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 220 East Kingston Avenue

SUMMARY OF REQUEST: Fenestration changes, brick painting and tree removal

OWNER: Charlotte Montessori School

APPLICANT: Mark Bostian

Details of Proposed Request

Existing Conditions

The existing structure is a one story masonry building constructed in 1971. The front façade has a natural brick façade and deep roof overhang. The side elevations are painted concrete block with glass block windows. There are two mature trees in the parking lot.

Proposal

The proposal is the conversion of the building to a day care facility for the Montessori school. Project details include new gutters, new metal frame windows, new front door and awnings along the front. The applicant is requesting to paint the brick façade and enclose the small glass block windows on the east elevation. On the west elevation the windows will be replaced with new metal frame doors. The parking lot will be paved and new landscaping installed. A mature tree is proposed to be removed and a new tree planted on the site. A dilapidated storage building will be removed.

Policy & Design Guidelines – Windows and Doors, page 26

1. All replacement doors and windows should retain the same configuration and details as the originals.
2. Replacing panes with stained, leaded, or beveled glass is potentially acceptable as long as the configuration remains the same and the new design does not conflict with the style of the building.
3. All replacement windows must have either true divided lights, or molded exterior muntins, if appropriate. Flat exterior or interior false muntins are not in keeping with the character of most older structures. Muntin design must reflect the original window configuration. False muntin bars, if used, will be permanently affixed to the exterior of the new windows.
4. Ideally, window and door openings cannot be reduced or enlarged in size. When approved, alterations to window and door openings must remain in proper proportion to the overall design of the building.
5. All newly installed and replacement windows must have proper trim that recognizes historic precedent on the building and its context.
6. Sensitively designed exceptions to these guidelines will be considered by the Historic District Commission when such proposals are intended to accommodate the adaptive reuse of older structures.
7. Glass block replacement windows are allowed only on side and rear elevations. Only one such change is allowable per elevation. Such windows are eligible for administrative approval if the window opening is not altered.

Policy & Design Guidelines – Painting, page 30

1. The selection of paint colors is considered to be a matter of choice for property owners, and has no bearing on the preservation of structures. Therefore, the Historic District Commission does not regulate the choice of paint colors. HDC Staff can provide advice on historic color choices if a property owner desires.
2. Only traditionally painted materials, such as wood, should be painted.
3. Foundations must be visually differentiated from the main body of the structure.
4. The painting of unpainted brick or masonry will require a Certificate of Appropriateness. Painting brick or masonry is not considered a change of color, but a fundamental change in the character of a building. The painting of brick or other masonry will not be permitted except in such special circumstances as:
 - The repainting of buildings first painted prior to the establishment of the appropriate Local Historic District.
 - Cases where a brick building has poorly matched additions or repair work, and where the painting is designed to unify the disparate parts of the building.

Staff Analysis

The Commission will determine if the proposal meets the guidelines for Windows and Doors, brick painting and tree removal.

CHARLOTTE MONTESSORI SCHOOL

EXISTING BUILDING RENOVATIONS

220 E. KINGSTON AVENUE
CHARLOTTE, NC 28203

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STRUCTURAL

S1.00 GENERAL NOTES, PLAN AND DETAILS

APPENDIX B BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS (EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)

Name of Project: CHARLOTTE MONTESSORI SCHOOL - EXISTING BUILDING RENOVATION
Address: 220 E. KINGSTON AVENUE, CHARLOTTE, NC Zip Code: 28203

Proposed Use: EDUCATION
Owner/Authorized Agent: MONTESORI COMMERCIAL REAL ESTATE DEVELOPMENT, INC. Phone #: (704) 332-7733 E-mail: montesori@charlottemontessori.com
Owned By: Charlotte Montessori Schools City/County: Private State
Code Enforcement Jurisdiction: City CHARLOTTE County MECKLENBURG

PROJECT SUMMARY
Building description: EXISTING 3,200 SF SINGLE STORY BUILDING

Scope of work details: (If phased construction, please see plan submittal guidelines.)
EXISTING 3,200 SF BUILDING PREVIOUSLY OWNED BY ANGISTS OF COLUMBIAS. RENOVATION TO EDUCATIONAL OCCUPANCY TO SERVE DAY CARE WITH LESS THAN 100 CHILDREN 2 1/2 YEARS OR LESS IN AGE WITH CHILDREN CARED FOR ON LEVEL OF EXIT DISCHARGE AND ROOMS HAVE EXIT DOORS DIRECTLY TO THE EXTERIOR PER EXCEPTION TO CODE SECTION 506.2.2
Code Compliance Summary: 2012 NORTH CAROLINA BUILDING CODE, CHAPTER 34, SECTION 3411 COMPLIANCE. PROJECT IS IN FULL COMPLIANCE WITH CHAPTER 11 OF THE NC BUILDING CODE AND ICC A 117.1.
Alternative Means of Compliance Request:

Industrial equipment with declaration document attached.
 RTAP (Revisions to approved plans)
 Date of Preliminary Review: FEBRUARY 19, 2015

DESIGNER FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural	Tom Balke	6414	704-561-3414	tbalke@littleonline.com
Landscaping	David Powlan	885	704-561-3472	dpowlan@littleonline.com
Electrical	Matthew Smith	029496	704-561-4603	matthew.smith@littleonline.com
Fire Alarm	Matthew Smith	029496	704-561-4603	matthew.smith@littleonline.com
Plumbing	Michael Ernst	18083	704-561-3418	mernst@littleonline.com
Mechanical	Michael Ernst	18083	704-561-3418	mernst@littleonline.com
Sprinkler/Standpipe	NA	NA	NA	NA
Structural	David Blankford	27108	919-474-2549	david.blankford@littleonline.com
Retaining Walls > 5' High	NA	NA	NA	NA
Other	NA	NA	NA	NA

Building Code: 2012 North Carolina State Building Code (NCSBC)
 2009 NC Rehab Code 2012 Chapter 34 (3411.7)
 1995 Existing Building Code Vol. 9

New Building: New building Shell building
 First time interior completion (upfit)
 Addition
Existing Building: Change of use/occupancy
 Building/tenant space interior or completion (renovation)

Please see 3411 NCSBC for compliance for Accessibility for Existing Buildings. A letter from the designer will be required to be attached or reproduced on the plans to verify how compliance will be achieved.

Year of construction: circa 1970 Original use: Assembly

2009 NC REHAB CODE INFORMATION

Check all that apply: Repair Renovation Alteration Reconstruction Change of use Addition
 Last known legal occupancy use: _____ Historic Property: Yes No
Original Building Construction Date: _____ Date of Preliminary Meeting: _____
Justifications for using the REHAB code: _____

Reviewers Notes for Field Inspector: ...

BUILDING DATA

Construction Type: I-A II-A III-A IV V-A V-B
Mixed construction: No Yes: Types: I-B II-B III-B
Sprinklers: No Partial Yes NFPA 13-07 NFPA 13R-07 NFPA 13D-07
Standpipes: No Yes NFPA 14-07 Class: I II III Wet Dry
Fire District: No Yes Flood Hazard Area: No Yes
Building Height: Feet 25 Number of Stories: 1 High Rise: No Yes
Mezzanine: No Yes

Gross Building Area (sq. ft.):

FLOOR	EXISTING (SQ FT.)	RENOVATED	SUB-TOTAL
6th Floor			
5th Floor			
4th Floor			
3rd Floor			
2nd Floor			
Mezzanine			
1st Floor	3,200	3,200	
Basement			
TOTAL	3,200	3,200	

OCCUPANCY

Primary Occupancy: Assembly 303 A-1 A-2 A-3 A-4 A-5
 Business 304 Educational 305 Factory 306 F-1 Moderate F-2 Low
Hazardous 307: H-1 Dammable H-2 Corrosive H-3 Combust H-4 Health H-5 HPM
Institutional 308: I-1 I-2 I-3 I-4 Day Care
I-3 Condition: 1 2 3 4 5
 Mercantile 309 Residential 310: R-1 R-2 R-3 R-4
Storage 311: S-1 Moderate S-2 Low High-hazard
 Utility and Miscellaneous 312 Parking Garage Open Enclosed Repair Garage

Secondary Occupancy: NA

Special Uses: 402 403 404 405 406 407 408 409 410 411 412
 413 414 415 416 417 418 419 420 421 422 423 424 425
 426 427

Special Provisions: 509.2 509.3 509.4 509.5 509.6 509.7 509.8 509.9
Mixed Occupancy: No Yes Separation: Hr. Exception: _____

Incidental Use Separation (508.2.5) Accessory Occupancy (508.2)
 Non-Separated Use (508.3)

The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.

Separated Use (508.4) - See below for area calculations.

For each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1. (508.4.2)

Actual Area of Occupancy A / Allowable Area of Occupancy A + Actual Area of Occupancy B / Allowable Area of Occupancy B = < 1

1.00

ALLOWABLE AREA

STORY NO.	DESCRIPTION AND USE	(A)	(B)	(C)	(D)	(E)	(F)
		BLDG AREA (ACTUAL)	TABLE 503 AREA	AREA FOR FRONTAGE INCREASE	AREA FOR SPRINKLER INCREASE	ALLOWABLE AREA OR UNLIMITED	MAXIMUM BUILDING AREA
1	E	3,200	14,500	NA	NA	14,500	14,500

Frontage area increases from Section 506.2 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum with = _____ (F)
b. Total Building Perimeter = _____ (P)
c. Ratio (F/P) = _____ (W)
d. W = Minimum width of public way = _____ (W)
e. Percent of frontage increase I = (F/P - 0.25) x W/30 = _____
f. The sprinkler increase per Section 506.3 is as follows:
a. Multi-story building I = 2
b. Single story building I = 3

Unlimited area applicable under conditions of Sections Group B, F, M, S, A-4/(507.3, A-3/(507.6);
Group A motion picture (507.11); covered mall buildings (507.12); and H-2 aircraft paint hangers (507.9).

Maximum Building Area = total number of stories in the building x E, but not greater than 3 x E (506.4.1).
The maximum area of a single-use open parking garage shall be permitted to comply with Table 406.3.5. The maximum area of all traffic control towers must comply with Table 412.3.2.

ALLOWABLE HEIGHT

Type of Construction	Type II-B	INCREASE FOR SPRINKLERS	SHOWN ON PLANS	CODE REFERENCE
Building Height in Feet	Feet 55	Feet = H + 20' =	Feet 14'	
Building Height in Stories	Stories 2	Stories + 1 =	Stories 1	

FIRE PROTECTION REQUIREMENTS (Tables 601 & 602)

THIS SECTION REQUIRED TO BE COMPLETED FOR ALL PROJECTS

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING*		DETAIL # AND SHEET #	DESIGN # FOR RATED PENETRATION	DESIGN # FOR RATED JOINTS
		RECO	PROV			
Structural Frame, including columns, girders, trusses		0	0			
Bearing Walls						
Exterior						
North		0	0			
East		0	0			
West	4'-0"	0	1	G002	SEE NOTE FOR COMPLIANCE BY EQUIVALENT THICKNESS	
South		0	0			
Interior		0	0			
Nonbearing Walls and Partitions						
Exterior walls						
North		0	0			
East		0	0			
West		0	0			
South		0	0			
Interior walls and partitions		0	0			
Floor Construction***		0	0			
Including supporting beams and joists						
Roof Construction		0	0			
Including supporting beams and joists						
Shaft Enclosures - Exit S708.4		N/A	N/A			
Shaft Enclosures - Other S708.4		N/A	N/A			
Corridor Separation T1018.1		1	1	G002	U419	
Occupancy Separation T508.4		N/A	N/A			
PartyFire Wall Separation T704		N/A	N/A			
Smoke Barrier Separation S710		N/A	N/A			
Tenon Separation S402.7.2		N/A	N/A			
Incidental Use Separation I, T508.2.5		N/A	N/A			

* Indicate section number permitting reduction. ** Indicate listing 1801 Note or exception.

PERCENTAGE OF WALL OPENING CALCULATIONS

THIS SECTION FOR ADDITIONS, NEW CONSTRUCTION AND CHANGE OF USE

Allowable openings per T705.8

WALL LEGENDS

THIS SECTION REQUIRED TO BE COMPLETED FOR ALL PROJECTS

RATED WALLS ARE SHOWN ON THE LIFE SAFETY PLAN - SEE SHEET G002

CHECK IF THE FOLLOWING ARE PRESENT AND INDICATED BY A WALL LEGEND ON ALL PLANS

Fire Walls 706 | Fire Barriers 707 | Shaft Enclosures 708 | Fire Partitions 709 | Smoke Barriers 710 | Smoke Partitions 711

LIFE SAFETY SYSTEM REQUIREMENTS

THIS SECTION IS REQUIRED TO BE COMPLETED FOR ALL PROJECTS

Emergency Lighting: S1006 No Yes
Exit Signs: S1011 No Yes
Fire Alarm: S807, NFPA 72-07 No Yes
Smoke Detection Systems: S907 No Yes
Flame Hazards: S1028.1.10 No Yes
Life safety systems generator: S2702.2 No Yes

EXIT REQUIREMENTS

THIS SECTION IS REQUIRED TO BE COMPLETED FOR ALL PROJECTS

NUMBER AND ARRANGEMENT OF EXITS

FLOOR, ROOM OR SPACE DESIGNATION	MINIMUM NUMBER OF EXITS	TRAVEL DISTANCE		ARRANGEMENT MEANS OF EGRESS (SECTION 101.5)	
		REQUIRED	SHOWN ON PLANS	REQUIRED	SHOWN ON PLANS
1ST FLOOR	2	6	200	66'	SEE LIFE SAFETY PLAN - G002

1 Corridor dead ends (Section 1018.4)
2 Buildings with single exits (Table 1021.2). Spaces with one means of egress (Table 1015.1)
3 Common Path of Travel (Section 1014.3)

OCCUPANT LOAD AND EXIT WIDTH

USE GROUP OR SPACE DESCRIPTION	AREA (sq. ft.)	PER OCCUPANT	CALCULATED OCCUPANT LOAD (a/b)	EGRESS WIDTH PER OCCUPANT (SECTION 1005.1)	EGRESS WIDTH (a/b) x c	ACTUAL WIDTH SHOWN ON PLANS
E	1770	20	88		SEE LIFE SAFETY PLAN - G002	
B	325	100	4		SEE LIFE SAFETY PLAN - G002	
TOTAL	2095	SEE ABOVE	92		SEE LIFE SAFETY PLAN - G002	

PLUMBING FIXTURE REQUIREMENTS (TABLE 2002.1)

THIS SECTION IS REQUIRED TO BE COMPLETED ON ALL PROJECTS.

OCCUPANCY USE GROUP AND/OR SPACE DESIGNATION	WATERCLOSETS UNISEX	URINALS UNISEX	LAVATORIES UNISEX	SHOWERS/TUBS	DRINKING FOUNTAINS
B	1	1	1	1	1
Classroom	1	1	1	1	1
E-1 Unisex per	4	4	4	4	2

ACCESSIBLE PARKING (TABLE 1106.1)

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES REQUIRED	# OF ACCESSIBLE SPACES PROVIDED	REGULAR WITH # ACCESSIBLE	VAN SPACES WITH # ACCESSIBLE	TOTAL # ACCESSIBLE PROVIDED
TOTAL	13	14	-	1	1

SCHEDULE OF SPECIAL INSPECTION SERVICES

No special inspections required for this project. Special Inspections required

The following sheets comprise the required schedule of Special Inspections for this project. The construction division which require special inspections for this project are as follows:

- IT-1 Verification of Soils
- IT-2 Excavation and Fill
- IT-3 Piling and Drilling Piers
- IT-4 Modular Retaining Walls
- IT-5 Reinforced Concrete
- IT-6 Post-Tension Slab
- IT-7 Pre-cast Concrete Erection
- IT-8 Pre-stressed Concrete
- IT-9 Inspection of Pre-Cast Fabricators
- IT-10 Inspection of Structural Steel Fabricators
- IT-11 Structural Masonry
- IT-12 Welding
- IT-13 High Strength Bolts & Steel Framing Insp.
- IT-14 Sprayed Fire-Resistance Materials
- IT-15 Exterior Insulation and Finish system
- IT-16 Seismic Resistance
- IT-17 Smoke Control
- IT-18 Dewatering Basin
- IT-19 Special Casters

Check the above boxes for the special inspection required for this project and list below specific special inspections required under Chapter 17. For questions regarding Special Inspections please see www.Meeck-SI.com

STRUCTURAL DESIGN

DESIGN LOADS: No Changes to Existing Structural Design

Importance Factors: Wind (Ia) _____ Snow (Ia) _____ Seismic (Ia) _____

Live Loads: Roof _____ psf Mezzanine _____ psf Floor _____ psf

Ground Snow Load: _____ psf

Wind Load: Section 1609 Basic Wind Speed _____ psf Exposure Category _____ psf Wind Base Shears (for MWFRS) Vx = _____ Vy = _____

Rain Load: Section 1611 _____ Inches/Hour

SEISMIC DESIGN CATEGORY: A B C D

Provide the following Seismic Design Parameters:

Occupancy Category (T1604.5) _____ %
Spectral Response Acceleration Ss _____ %g S1 _____ %g

Site Classification: _____ Field Test Presumptive Historical Data

Basic structural system (check one) Bearing Wall Dual w/Special Moment Frame Building Frame Dual with Intermediate R/C or Special Steel Moment Frame Inverted Pendulum

Seismic base shear Vx = _____ Vy = _____

Analysis Procedure: Simplified Equivalent Lateral Force Modal

Architectural, Mechanical, Components anchored? _____

LATERAL DESIGN CONTROL: Earthquake _____ Wind _____

SOIL BEARING CAPACITIES: Field Test (provide copy of test report) _____ psf Presumptive Bearing capacity _____ psf File size, type, and capacity _____

ENERGY SUMMARY

THIS SECTION FOR NEW CONSTRUCTION, ADDITIONS, CHANGE OF USE, AND INTERIOR COMPLE

1. Floor and Ceiling Runners — (Not shown) — For use with Item 2 — Channel shaped, fabricated from min 20 MSG corrosion-protected steel, min depth to accommodate stud size, with min 1-1/4 in. long legs, attached to floor and ceiling with fasteners 24 in. OC, max.

1A. Framing Members — Floor and Ceiling Runners — Not shown - In lieu of Item 1 — For use with Item 2A, proprietary channel shaped, min. 3-5/8 in. deep, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling with fasteners 24 in. OC, max. Effective thickness is 0.034 in.

CLARKDIETRICH BUILDING SYSTEMS INC — UltraSTEEL®
1B. Framing Members — Floor and Ceiling Runners — (Not shown - In lieu of Item 1) — For use with Item 2A, proprietary channel shaped, min. 2-1/2 in. deep, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling fasteners 24 in. OC, max. Effective thickness is 0.034 in.

CLARKDIETRICH BUILDING SYSTEMS INC — UltraSTEEL®
1C. Framing Members — Floor and Ceiling Runner — Not shown - In lieu of Item 1 — For use with Item 2C, proprietary channel shaped runners, 3-5/8 in. deep attached to floor and ceiling with fasteners 24 in. OC, max.

CALIFORNIA EXPANDED METAL PRODUCTS CO — ViperTrack™
CRACO MFG INC — SmartTrack™
MARINOWARE, DIV OF WARE INDUSTRIES INC — Viper25™ Track

TELLING INDUSTRIES L L C — Viper25™ Track
1D. Framing Members — Floor and Ceiling Runners — Not shown - In lieu of Item 1 — For use with Item 2D, proprietary channel shaped runners, 1-1/4 in. wide by 3-5/8 in. deep fabricated from min 0.020 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC, max.

CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper20™ Track
MARINOWARE, DIV OF WARE INDUSTRIES INC — Viper20™ Track
PHILLIPS MFG CO L L C — Viper20™ Track

TELLING INDUSTRIES L L C — Viper20™ Track
1E. Framing Members — Floor and Ceiling Runners — (Not shown) — In lieu of Item 1 — Channel shaped, attached to floor and ceiling with fasteners 24 in. OC, max.

ALLSTEEL & GYPSUM PRODUCTS INC — Type SUPREME Framing System
CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV — Type SUPREME Framing System
QUAIL RUN BUILDING MATERIALS INC — Type SUPREME Framing System

SCAFCO STEEL STUD MANUFACTURING CO — Type SUPREME Framing System
STEEL CONSTRUCTION SYSTEMS INC — Type SUPREME Framing System
UNITED METAL PRODUCTS INC — Type SUPREME Framing System

1F. Floor and Ceiling Runners — (Not shown) — For use with Item 2B — Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, min depth to accommodate stud size, with min 1-1/4 in. long legs, attached to floor and ceiling with fasteners spaced 24 in. OC, max.

1G. Framing Members — Floor and Ceiling Runners — (Not shown, As an alternate to Item 1) — For use with Item 2F and 5F or 5C only, channel shaped studs, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling with fasteners 24 in. OC, max.

CLARKDIETRICH BUILDING SYSTEMS — CD ProTRAK™
DMFCWBS L L C — ProTRAK™
MBA BUILDING SUPPLIES — ProTRAK™

SOUTHEASTERN STUD & COMPONENTS INC — ProTRAK™
STEEL STRUCTURAL SYSTEMS L L C — Tri-S ProTRAK™
TELLING INDUSTRIES L L C — TRU-TRACK™

1H. Framing Members — Floor and Ceiling Runner — Not shown - In lieu of Item 1 — For use with Item 2G, proprietary channel shaped runners, minimum width to accommodate stud size, with 1-1/8 in. long legs, attached to floor and ceiling with fasteners spaced 24 in. OC, max.

SUPER STUD BUILDING PRODUCTS — The Edge™
1I. Framing Members — Floor and Ceiling Runner — For use with Item 2H, proprietary channel shaped runners, minimum width to accommodate stud size attached to floor and ceiling with fasteners 24 in. OC, max.

STUCCO BUILDING SYSTEMS — CROCSTUD™
1J. Floor and Ceiling Runners — (Not shown) — Channel shaped, fabricated from min 0.02 in. galv steel, min width to accommodate stud size, with min 1 in. long legs, for use with studs specified below and fabricated from min 0.02 in. galv steel thicker, attached to floor and ceiling with fasteners spaced max 24 in. OC.

MARINOWARE, DIV OF WARE INDUSTRIES INC — Viper20™ Track
1K. Floor and Ceiling Runners — (Not shown) — For use with Item 2B — Channel shaped, fabricated from min 20 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

2A. Framing Members — Steel Studs — In lieu of Item 2 — Proprietary channel shaped studs, min depth as indicated under Item 5, fabricated from min 0.015 in. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height. Allowable use of studs is shown in the table below. For direct attachment of gypsum board only, Effective thickness is 0.034 in.

CLARKDIETRICH BUILDING SYSTEMS — UltraSTEEL®
2B. Steel Studs — (As an alternate to Item 2, For use with Items 5B & 5E) Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, 3-1/2 in. min depth, spaced a max of 16 in. OC. Studs fit into floor and ceiling runners. Studs to be cut 5/8 to 3/4 in. less than assembly height.

2C. Framing Members — Steel Studs — (As an alternate to Item 2, For use with Item 5C) — Proprietary channel shaped studs, 3-5/8 in. deep, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than the assembly height and installed with a 1/4 in. gap between the end of the stud and track at the bottom of the wall. For direct attachment of gypsum board only.

CALIFORNIA EXPANDED METAL PRODUCTS CO — ViperStud™
CRACO MFG INC — SmartStud™
MARINOWARE, DIV OF WARE INDUSTRIES INC — Viper25™
PHILLIPS MFG CO L L C — Viper25™

TELLING INDUSTRIES L L C — Viper25™
2D. Framing Members — Metal Studs — Not shown - In lieu of Item 2 — For use with Item 1D, proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max of 24 in. OC, fabricated from min 0.020 in. thick galv steel. Studs cut 3/8 in. to 3/4 in. less in lengths than assembly heights.

MARINOWARE, DIV OF WARE INDUSTRIES INC — Viper205™
Viper20™
TELLING INDUSTRIES L L C — Viper205™, Viper20™
2E. Framing Members — Steel Studs — In lieu of Item 2 — For use with Item 1E, Channel shaped studs, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.

ALLSTEEL & GYPSUM PRODUCTS INC — Type SUPREME Framing System
CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV — Type SUPREME Framing System
QUAIL RUN BUILDING MATERIALS INC — Type SUPREME Framing System

SCAFCO STEEL STUD MANUFACTURING CO — Type SUPREME Framing System
STEEL CONSTRUCTION SYSTEMS INC — Type SUPREME Framing System
UNITED METAL PRODUCTS INC — Type SUPREME Framing System

2F. Framing Members — Steel Studs — (Not shown, As an alternate to Item 2) — For use with Item 1G and 5F or 5C only, channel shaped studs, min depth as indicated under Item 5F, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.

CLARKWESTERN BUILDING SYSTEMS INC — CW ProSTUD™
DIETRICH INDUSTRIES INC — DIETRICH ProSTUD™
DMFCWBS L L C — ProSTUD™
MBA BUILDING SUPPLIES — ProSTUD™

SOUTHEASTERN STUD & COMPONENTS INC — ProSTUD™
TELLING INDUSTRIES L L C — TRU-TRUD™
2G. Framing Members — Metal Studs — Not shown - In lieu of Item 2 — For use with Item 1H, proprietary channel shaped steel studs, minimum width indicated under Item 5, 1-1/4 in. deep, fabricated from min 0.015 in. (min bare metal thickness) galvanized steel, 3/8 in. to 3/4 in. less in lengths than assembly heights.

SUPER STUD BUILDING PRODUCTS — The Edge™
3. Wood Structural Panel Sheathing — (Optional, For use with Item 5 Only.) — (Not shown) — 4 ply wide, 7/16 in. thick oriented strand board (OSB) or 5/8 in. thick structural 1 sheathing (plywood) complying with DCC PSI or PS2, or APA Standard PRP-106, manufactured with exterior glue, applied horizontally or vertically to the steel studs. Vertical joints centered on studs, and staggered one stud space from wallboard joints. Attached to studs with flat-head self-drilling tapping screws with a min. head diam. of 0.292 in. at maximum 6 in. OC, in the perimeter and 12 in. OC, in the field. When used, fastener lengths for gypsum panels increased by min. 1/2 in.

4. Batts and Blankets — (Required as indicated under Item 5) — Mineral wool batts, friction fitted between studs and runners. Min nom thickness as indicated under Item 5. See Batts and Blankets (BKNV or BZJ2) Categories for names of Classified companies.

4A. Batts and Blankets — (Optional) — Placed in stud cavities, any glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See Batts and Blankets (BKNV or BZJ2) Categories for names of Classified companies.

5. Gypsum Board — Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the 1 hr, 2 hr, 3 hr and 4 hr ratings are as follows:

Gypsum Board Protection on Each Side of Wall

CANADIAN GYPSUM COMPANY — 1/2 in. thick Type C, IP-X2 or IPC-AR; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX or WRC; 3/4 in. thick Types IP-X3 or ULTRACODE
UNITED STATES GYPSUM CO — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type SCX, SHX, WRX, IP-X1, AR, C, WRC, FRX-G, IP-AR, IP-X2, IPC-AR; 3/4 in. thick Types IP-X3 or ULTRACODE
USG MEXICO S A DE C V — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX, WRC or 3/4 in. thick Types IP-X3 or ULTRACODE
When Item 7B, Steel Framing Members, is used, Nonbearing Wall Rating is limited to 1 Hr. Min. stud depth is 3-1/2 in. min. thickness of insulation (Item 4) is 3 in., and two layers of gypsum board panels (1/2 in. or 5/8 in. thick) shall be attached to furring channels as described in Item 6. One layer of gypsum board panels (1/2 in. or 5/8 in. thick) attached to opposite side of stud without furring channels as described in Item 6.
5A. Gypsum Board — (As an alternate to Item 5) — 5/8 in. thick, 24 to 54 wide, applied vertically as the outer layer to one side of the assembly. Secured as described in Item 6.
CANADIAN GYPSUM COMPANY — Type SHX.
UNITED STATES GYPSUM CO — Type FRX-G, SHX.
USG MEXICO S A DE C V — Type SHX.

5B. Gypsum Board — (Not shown) — As an alternate to Item 5 when used as the base layer on one or both sides of wall when 5/8 in or 3/4 in. thick products are specified. For direct attachment only to steel studs Item 2B, (not to be used with Item 3) - Nom 5/8 in. or 3/4 in. may be used as alternate to 5/8 in. or 3/4 in. shown in Item 5, Wallboard Protection on Each Side of Wall table. Nom 5/8 in. or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Gypsum board secured to 20 MSG steel studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. To be used with Lead Batten Strips (see Item 11) or Lead Discs or Tabs (see Item 12).

NEW ENGLAND LEAD BURNING CO INC, DCA, NELCO — Neko
SF. Gypsum Board — (As an alternate to Item 5) — For use with Items 1G and 2F only. Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally, as specified in the table below and fastened to the steel studs as described in Item 6. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the 2 hr, 3 hr and 4 hr ratings are as follows:

CANADIAN GYPSUM COMPANY — Type SCX.
UNITED STATES GYPSUM CO — Type SCX.
USG MEXICO S A DE C V — Type SCX.

5D. Gypsum Board — (As an alternate to Item 5) — 5/8 in. thick, 48 in. wide, applied vertically or horizontally. Secured as described in Item 6. For use with Items 1 and 2 only.
UNITED STATES GYPSUM CO — Type USGX.
5E. Gypsum Board — (Not shown) — (As an alternate to Item 5 when used as the base layer on one or both sides of wall when 1/2 in. or 5/8 in. thick products are specified. For direct attachment only to steel studs Item 2B, (not to be used with Item 3). Nominal 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs.

Wallboard secured to studs with 1-1/4 in. long bugle head fine drillers' steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field.

NEW ENGLAND LEAD BURNING CO INC, DCA, NELCO — Neko
SF. Gypsum Board — (As an alternate to Item 5) — For use with Items 1G and 2F only. Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally, as specified in the table below and fastened to the steel studs as described in Item 6. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the 2 hr, 3 hr and 4 hr ratings are as follows:

CANADIAN GYPSUM COMPANY — 1/2 in. thick Type C, IP-X2 or IPC-AR; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, or 3/4 in. thick Types IP-X3 or ULTRACODE
UNITED STATES GYPSUM CO — 1/2 in. thick Type C, IP-X2, IPC-AR or 5/8 in. thick Type SCX, SHX, IP-X1, AR, C, FRX-G, IP-AR, IP-X2, IPC-AR; 3/4 in. thick Types IP-X3 or ULTRACODE
USG MEXICO S A DE C V — 1/2 in. thick Type C, IP-X2, IPC-AR or 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, or 3/4 in. thick Types IP-X3 or ULTRACODE

5H. Gypsum Board — (Not shown) — As an alternate to Item 5 when used as the base layer on one or both sides of wall when 5/8 in thick products are specified. For direct attachment only to steel studs Item 2B, (not to be used with Item 3). Nom 5/8 in. may be used as alternate to all 5/8 in. shown in Item 5, Wallboard Protection on Each Side of Wall table. Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Gypsum board secured to 20 MSG steel studs Item 2B with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. To be used with Lead Batten Strips (see Item 11A) or Lead Discs (see Item 12A).

MAYCO INDUSTRIES INC — Type X-Ray Shielded Gypsum
5I. Gypsum Board — (As an alternate to Item 5, not for use with Items 1G and 2F) - Nom. 5/8 in. thick gypsum panels with beveled, square or tapered edges, applied vertically or horizontally, as specified in the table below and fastened to the steel studs as described in Item 6. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the 1 hr, 2 hr, 3 hr and 4 hr ratings are as follows:

UNITED STATES GYPSUM CO — Type ULX.
6. Fasteners — (Not shown) For use with Items 2 and 2F - Type S or S-12 all screws used to attach panels to studs (Item 2) and furring channels (Item 7).
Single layer systems: 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 8 in. OC when panels are applied horizontally, or 8 in. OC along vertical and bottom edges and 12 in. OC in the field when panels are applied vertically.
Two layer systems: First layer: 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC, Second layer: 1-5/8 in. long for 1/2 in. 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from first layer.
Three-layer systems: First layer: 1 in. long for 1/2 in. 5/8 in. thick panels, spaced 24 in. OC, Second layer: 1-5/8 in. long for 1/2 in. 5/8 in. thick panels, spaced 24 in. OC, Third layer: 2-1/4 in. long for 1/2 in. 5/8 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below.
Four-layer systems: First layer: 1 in. long for 1/2 in. 5/8 in. thick panels, spaced 24 in. OC, Second layer: 1-5/8 in. long for 1/2 in. 5/8 in. thick panels, spaced 24 in. OC, Third layer: 2-1/4 in. long for 1/2 in. 5/8 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below.

Four-layer systems: First layer: 1 in. long for 1/2 in. 5/8 in. thick panels, spaced 24 in. OC, Second layer: 1-5/8 in. long for 1/2 in. 5/8 in. thick panels, spaced 24 in. OC, Third layer: 2-1/4 in. long for 1/2 in. 5/8 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below.
Four-layer systems: First layer: 1 in. long for 1/2 in. 5/8 in. thick panels, spaced 24 in. OC, Second layer: 1-5/8 in. long for 1/2 in. 5/8 in. thick panels, spaced 24 in. OC, Third layer: 2-1/4 in. long for 1/2 in. 5/8 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below.

Four-layer systems: First layer: 1 in. long for 1/2 in. 5/8 in. thick panels, spaced 24 in. OC, Second layer: 1-5/8 in. long for 1/2 in. 5/8 in. thick panels, spaced 24 in. OC, Third layer: 2-1/4 in. long for 1/2 in. 5/8 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below.

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Four-layer systems: First layer: 1 in. long for 1/2 in. 5/8 in. thick panels, spaced 24 in. OC, Second layer: 1-5/8 in. long for



DATE FOR CONSTRUCTION DOCUMENTS

ISSUE DATE

03/09/2015

REVISIONS

NO.	REVISION	DATE
2	MECKLENBURG CO. REVIEW COMMENTS	03.18.15

PROJECT LEAD

Tom Balke
PROJECT MANAGER

Mark Bostian
DESIGN TEAM

PROJECT NAME
Charlotte Montessori School

PROJECT NUMBER
112.3972.00

SHEET TITLE
SITE LAYOUT & LANDSCAPE PLAN

SHEET NUMBER
C1.02

GENERAL NOTES:

- ALL TRAFFIC CONTROL SIGNAGE AND STRIPING TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- ALL PAVING CUTS SHALL BE MADE BY SAW CUTS. EXISTING ELEVATIONS SHALL BE FIELD VERIFIED AND MATCHED.
- CONTRACTOR TO COORDINATE ANY CHANGES IN FIELD CONDITIONS THAT MAY REVISE THE DESIGN WITH ARCHITECT / ENGINEER PRIOR TO PROCEEDING.
- CONTRACTOR IS RESPONSIBLE TO REPLACE AND/OR REPAIR ANY DAMAGES TO THE EXISTING LANDSCAPE, IRRIGATION, POWER AND/OR HARDSCAPE.

SITE LAYOUT NOTES:

- NEW CONCRETE SIDEWALK - SEE DETAIL 3/C2.00
- NEW LIGHT DUTY ASPHALT - SEE DETAIL 8/C2.00
- NEW HEAVY DUTY CONCRETE PAVING - SEE DETAIL 6/C2.00 & 9/C2.00
- ACCESSIBLE STRIPING - SEE DETAIL 4/C2.00
- ACCESSIBLE ROUTE - CONTRACTOR TO ENSURE THAT RUNNING SLOPE IS NOT GREATER THAN 5% AND THAT THE CROSS SLOPE IS NOT MORE THAN 2% ALONG THIS ROUTE; WHERE ROUTE EXCEEDS 5%, INSTALL HANDRAIL AS SHOWN.
- THE CONTRACTOR TO INSTALL TEMPORARY SEEDING IN ALL DISTURBED AREAS NOT COVERED BY PAVEMENT UPON COMPLETION OF CONSTRUCTION. CONTRACTOR TO INSTALL PERMANENT SEEDING DURING APPROPRIATE SEEDING SEASON.
- VAN ACCESSIBLE PARKING SIGN (MOUNTED INSIDE OF BOLLARD) PER MANUAL OF UNIFORM TRAFFIC DEVICES (MUTCD). ONE 12"x18" R7-8, ONE 12"x9" R7-8D, AND ONE 12"x6" R7-8E - SEE DETAIL 4/C2.00 & 7/C2.00.
- 4" WIDE WHITE PARKING STRIPPING
- NEW SIDEWALK TO MATCH FLUSH WITH EXISTING SIDEWALK - SEE DETAIL 1/C2.00
- ACCESSIBLE EGRESS LANDING - SEE DETAIL 2/C2.00
- INSTALL NEW WHEEL STOPS (TOTAL OF 13) - SEE DETAIL 11/C2.00
- INSTALL 1 NEW TREE (ACRE RUBRUM - "RED MAPLE TREE", 3" CALIPER) - SEE DETAIL 1/THIS SHEET
- INSTALL 7 NEW SHRUBS (RAPHIOLEPIS INDICA "SNOW PINK" - "DWARF INDIAN HAWTHORNE", 24"-30" HEIGHT, 4" O.C.) - SEE DETAIL 2/THIS SHEET
- 3/4" BACKFLOW PREVENTOR - SEE DETAIL 13/C2.00
- NEW ALUMINUM PICKET PLAYGROUND FENCE TO MATCH EXISTING
- INSTALL LANDSCAPE MULCH IN PLAYGROUND AREA.
- 6X6 PRESSURE TREATED LANDSCAPE TIMBERS AT EDGE OF DRIVE AISLE
- GRAVEL PARKING AREA - SEE DETAIL 12/C2.00
- DIRECTIONAL ARROWS - SEE DETAIL 9/C2.00
- "DO NOT ENTER" SIGN. SEE GENERAL NOTE "1" ABOVE
- 6" WOODEN PRIVACY FENCE
- TRASH AND RECYCLING ROLLOUT CONTAINERS

ZONING INFORMATION

PROJECT NAME: CHARLOTTE MONTESSORI SCHOOL
OWNER: CHARLOTTE MONTESSORI SCHOOL
PHONE: (704) 332-7233
PLANS PREPARED BY: LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING
PHONE: (704) 525-6350
ZONING: O-2 (OFFICE DISTRICT) JURISDICTION: CITY OF CHARLOTTE
PROPOSED USE: CHILDCARE FACILITY
BUILDING HEIGHT: 14 FEET STORES: 1
BUILDING COVERAGE: 3,200 SF GROSS FLOOR AREA: 3,200 SF
LOT SIZE: 0.41 DISTURBED ACRES

YARD REQUIREMENTS:

SETBACK (FRONT): 20 FEET FROM R/W, 35 FEET FROM C/L OF R/W
SIDE YARD(R): 5 FEET, SIDE YARD (L): 5 FEET
REAR YARD: 20 FEET

OPEN SPACE CALCULATIONS:

OVERALL SITE AREA: 24,263 SF (0.55 AC)
IMPERVIOUS AREA: 12,103 SF
LANDSCAPE AREA: 12,160 SF (50%)

STREET TREE CALCULATIONS:

3 STREET - 100 FEET STREET FRONTAGE

- TREES REQUIRED = 3
- TREES PROVIDED = 4 EXISTING

INTERNAL TREE REQUIREMENT:

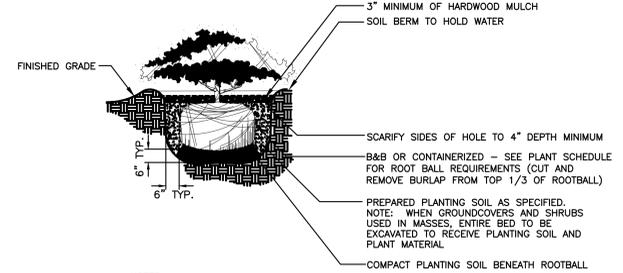
1 TREE / 10,000 SF = 2 TREES REQUIRED
TREES PROVIDED = 2 (SEE LAYOUT & LANDSCAPE PLAN, THIS SHEET)

IMPERVIOUS DATA: 8,903 SF + BLD 3,200 SF = 12,103 SF

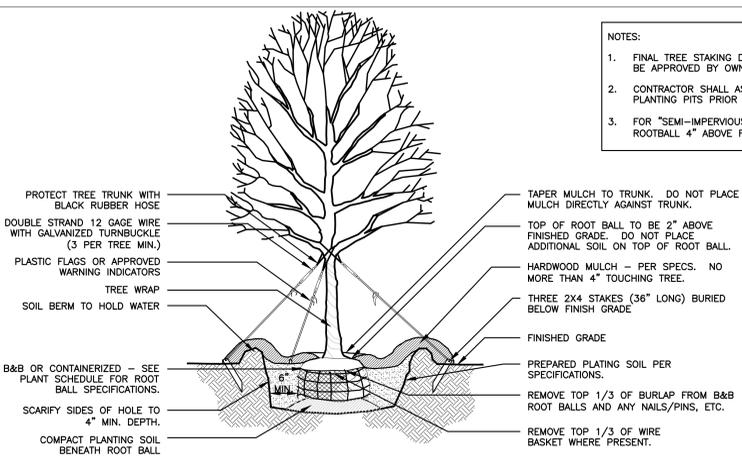
PARKING DATA:

1 SPACE PER EMPLOYEE, PLUS 1 SPACE PER 10 CHILDREN
68 / 10 = 7 SPACES + 6 EMPLOYEE SPACES = 13 TOTAL

AS PER MECKLENBURG COUNTY ZONING ORDINANCE SECTION NUMBER 9.8507
REQUIRED: 13, PROVIDED: 14, HANDICAP: 1

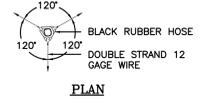


- NOTES:**
- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - IN SEMI-IMPERVIOUS SOIL CONDITIONS (AND FOR ALL AZALEA PLANTING), ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISHED GRADE. COORDINATE WITH LANDSCAPE ARCHITECT PRIOR TO SETTING ROOTBALL ELEVATIONS.



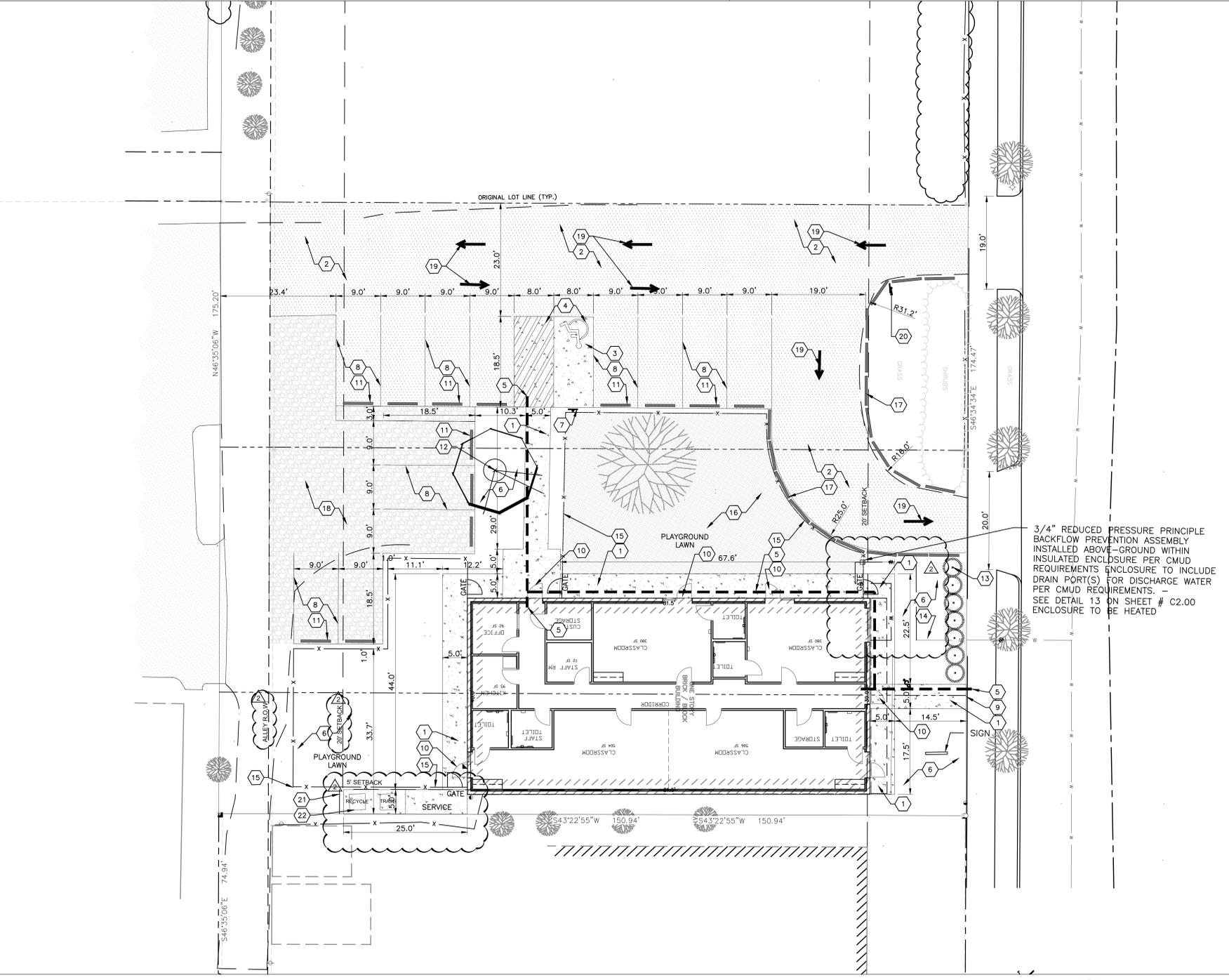
- NOTES:**
- FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
 - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - FOR "SEMI-IMPERVIOUS SOIL CONDITIONS INSTALL ROOTBALL 4" ABOVE FINISHED GRADE.

- PROTECT TREE TRUNK WITH BLACK RUBBER HOSE
- DOUBLE STRAND 12 GAGE WIRE WITH GALVANIZED TURNBUCKLE (3 PER TREE MIN.)
- PLASTIC FLAGS OR APPROVED WARNING INDICATORS
- TREE WRAP
- SOIL BERM TO HOLD WATER
- TAPER MULCH TO TRUNK. DO NOT PLACE MULCH DIRECTLY AGAINST TRUNK.
- TOP OF ROOT BALL TO BE 2" ABOVE FINISHED GRADE. DO NOT PLACE ADDITIONAL SOIL ON TOP OF ROOT BALL.
- HARDWOOD MULCH - PER SPECS. NO MORE THAN 4" TOUCHING TREE.
- THREE 2X4 STAKES (36" LONG) BURIED BELOW FINISHED GRADE
- FINISHED GRADE
- PREPARED PLANTING SOIL PER SPECIFICATIONS.
- REMOVE TOP 1/3 OF BURLAP FROM B&B ROOT BALLS AND ANY NAILS/PINS, ETC.
- REMOVE TOP 1/3 OF WIRE BASKET WHERE PRESENT.
- B&B OR CONTAINERIZED - SEE PLANT SCHEDULE FOR ROOT BALL SPECIFICATIONS.
- SCARIFY SIDES OF HOLE TO 4" MIN. DEPTH.
- COMPACT PLANTING SOIL BENEATH ROOT BALL



1 LARGE MATURING TREE
NOT TO SCALE

2 SHRUB PLANTING
NOT TO SCALE



3. SITE LAYOUT PLAN

SCALE: 1" = 10'-0"



CAUTION!!!
The locations and elevations of existing underground utilities as shown on this drawing are only APPROXIMATE. No guarantee is either expressed or implied as to the completeness of accuracy thereof. The contractor shall be exclusively responsible for determining the exact utility locations and elevations prior to the start of construction



3/4/15

CONSTRUCTION DOCUMENTS

ISSUE DATE: 03/09/2015

REVISIONS:

NO.	REVISION	DATE
1	MECKLENBURG COUNTY PLAN REVIEW	03.12.15

PROJECT TEAM

PRINCIPAL ARCHITECT: Tom Balke
PROJECT MANAGER: Mark Bostian
DESIGN TEAM:

PROJECT NAME

Charlotte Montessori School

PROJECT NUMBER

112.3972.00

SHEET TITLE

SITE LAYOUT & LANDSCAPE PLAN

SHEET NUMBER

C1.02

GENERAL NOTES:

- ALL TRAFFIC CONTROL SIGNAGE AND STRIPING TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- ALL PAVING CUTS SHALL BE MADE BY SAW CUTS. EXISTING ELEVATIONS SHALL BE FIELD VERIFIED AND MATCHED.
- CONTRACTOR TO COORDINATE ANY CHANGES IN FIELD CONDITIONS THAT MAY REVISE THE DESIGN WITH ARCHITECT / ENGINEER PRIOR TO PROCEEDING.
- CONTRACTOR IS RESPONSIBLE TO REPLACE AND/OR REPAIR ANY DAMAGES TO THE EXISTING LANDSCAPE, IRRIGATION, POWER AND/OR HARDSCAPE.

SITE LAYOUT NOTES:

- NEW CONCRETE SIDEWALK - SEE DETAIL 3/C2.00
- NEW LIGHT DUTY ASPHALT - SEE DETAIL 8/C2.00
- NEW HEAVY DUTY CONCRETE PAVING - SEE DETAIL 6/C2.00 & 9/C2.00
- ACCESSIBLE STRIPING - SEE DETAIL 4/C2.00
- ACCESSIBLE ROUTE - CONTRACTOR TO ENSURE THAT RUNNING SLOPE IS NOT GREATER THAN 5% AND THAT THE CROSS SLOPE IS NOT MORE THAN 2% ALONG THIS ROUTE; WHERE ROUTE EXCEEDS 5%, INSTALL HANDRAIL AS SHOWN.
- THE CONTRACTOR TO INSTALL TEMPORARY SEEDING IN ALL DISTURBED AREAS NOT COVERED BY PAVEMENT UPON COMPLETION OF CONSTRUCTION. CONTRACTOR TO INSTALL PERMANENT SEEDING DURING APPROPRIATE SEEDING SEASON.
- VAN ACCESSIBLE PARKING SIGN (MOUNTED INSIDE OF BOLLARD) PER MANUAL OF UNIFORM TRAFFIC DEVICES (MUTCD). ONE 12"x18" R7-8, ONE 12"x9" R7-8D, AND ONE 12"x6" R7-8E - SEE DETAIL 4/C2.00 & 7/C2.00.
- 4" WIDE WHITE PARKING STRIPING
- NEW SIDEWALK TO MATCH FLUSH WITH EXISTING SIDEWALK - SEE DETAIL 1/C2.00
- ACCESSIBLE EGRESS LANDING - SEE DETAIL 2/C2.00
- INSTALL NEW WHEEL STOPS (TOTAL OF 13) - SEE DETAIL 11/C2.00
- INSTALL 1 NEW TREE (ACRE RUBRUM - "RED MAPLE TREE", 3" CALIPER) - SEE DETAIL 1/THIS SHEET
- INSTALL 7 NEW SHRUBS (RAPHIOLEPIS INDICA "SNOW PINK" - "DWARF INDIAN HAWTHORNE", 24-30" HEIGHT, 4" O.C.) - SEE DETAIL 2/THIS SHEET
- 3/4" BACKFLOW PREVENTOR - SEE DETAIL 13/C2.00
- NEW ALUMINUM PICKET PLAYGROUND FENCE TO MATCH EXISTING
- INSTALL LANDSCAPE MULCH IN PLAYGROUND AREA.
- 6X6 PRESSURE TREATED LANDSCAPE TIMBERS AT EDGE OF DRIVE AISLE
- GRAVEL PARKING AREA - SEE DETAIL 12/C2.00
- DIRECTIONAL ARROWS - SEE DETAIL 9/C2.00
- "DO NOT ENTER" SIGN. SEE GENERAL NOTE "1" ABOVE

ZONING INFORMATION

PROJECT NAME: CHARLOTTE MONTESSORI SCHOOL
OWNER: CHARLOTTE MONTESSORI SCHOOL
PHONE: (704) 332-7233
PLANS PREPARED BY: LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING
PHONE: (704) 525-6350
ZONING: O-2 (OFFICE DISTRICT) JURISDICTION: CITY OF CHARLOTTE
PROPOSED USE: CHILD CARE FACILITY
BUILDING HEIGHT: 14 FEET STORIES: 1
BUILDING COVERAGE: 3,200 SF GROSS FLOOR AREA: 3,200 SF
LOT SIZE: 0.41 DISTURBED ACRES

YARD REQUIREMENTS:
SETBACK (FRONT): 20 FEET FROM R/W, 35 FEET FROM C/L OF R/W
SIDE YARD(R): 5 FEET, SIDE YARD (L): 5 FEET
REAR YARD: 20 FEET

OPEN SPACE CALCULATIONS:

OVERALL SITE AREA: 24,263 SF (0.55 AC)
IMPERVIOUS AREA: 12,103 SF
LANDSCAPE AREA: 12,160 SF (50%)

STREET TREE CALCULATIONS:

3 STREET - 100 FEET STREET FRONTAGE
• TREES REQUIRED = 3
• TREES PROVIDED = 4 EXISTING

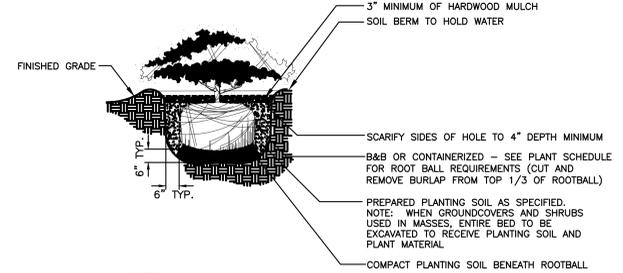
INTERNAL TREE REQUIREMENT:

1 TREE / 10,000 SF = 2 TREES REQUIRED
TREES PROVIDED = 2 (SEE LAYOUT & LANDSCAPE PLAN, THIS SHEET)

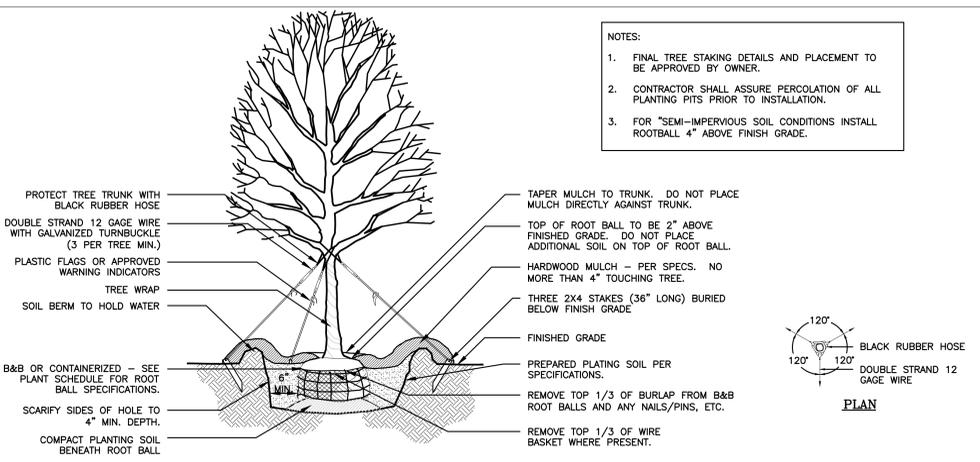
IMPERVIOUS AREA: 8,903 SF + BLD 3,200 SF = 12,103 SF

PARKING DATA:

1 SPACE PER EMPLOYEE, PLUS 1 SPACE PER 10 CHILDREN
68 / 10 = 7 SPACES + 6 EMPLOYEE SPACES = 13 TOTAL
AS PER MECKLENBURG COUNTY ZONING ORDINANCE SECTION NUMBER 9.8507
REQUIRED: 13, PROVIDED: 14, HANDICAP: 1

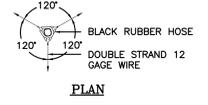


- NOTES:**
- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - IN SEMI-IMPERVIOUS SOIL CONDITIONS (AND FOR ALL AZALEA PLANTING), ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH LANDSCAPE ARCHITECT PRIOR TO SETTING ROOTBALL ELEVATIONS.



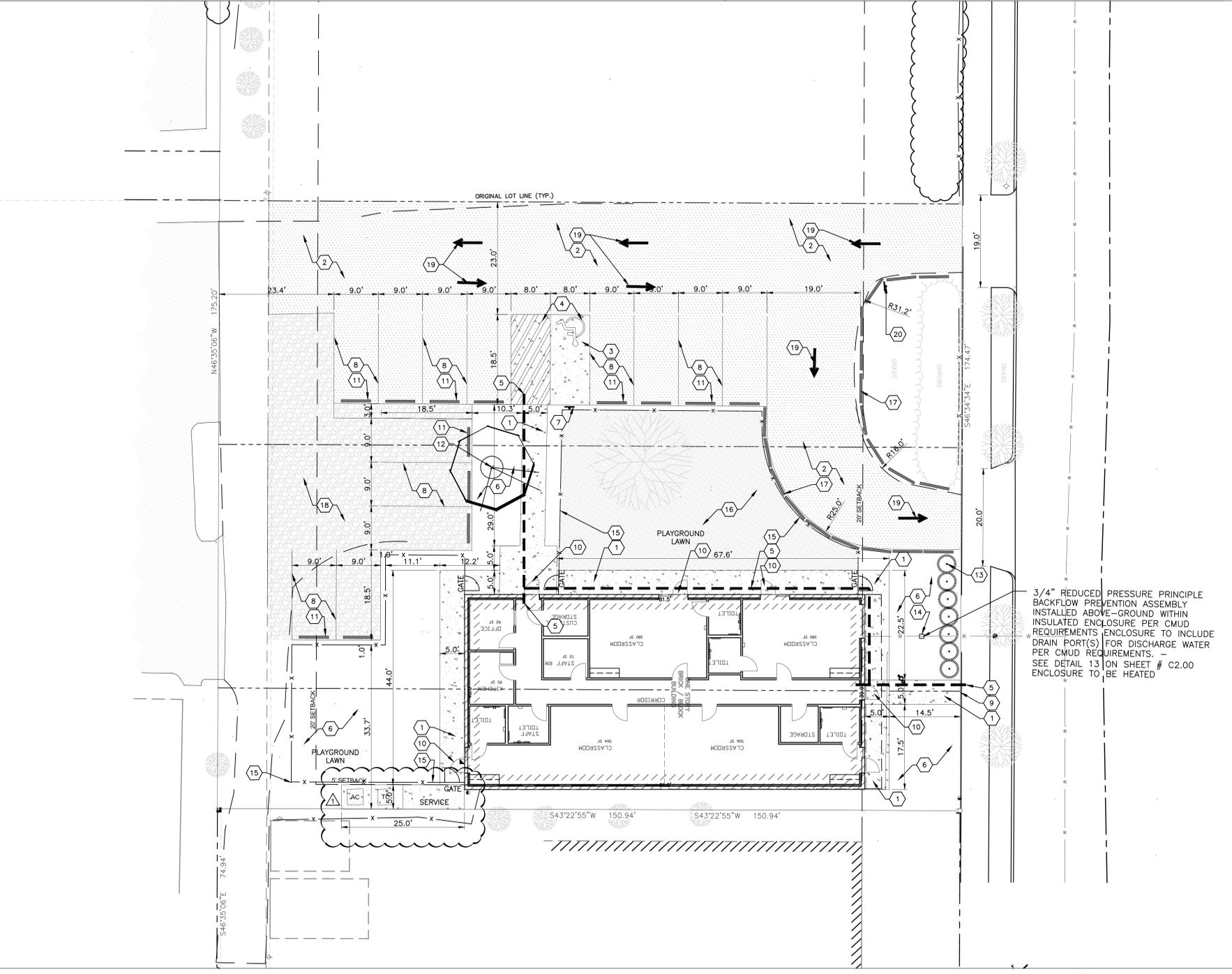
- NOTES:**
- FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
 - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
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1 LARGE MATURING TREE
NOT TO SCALE

2 SHRUB PLANTING
NOT TO SCALE



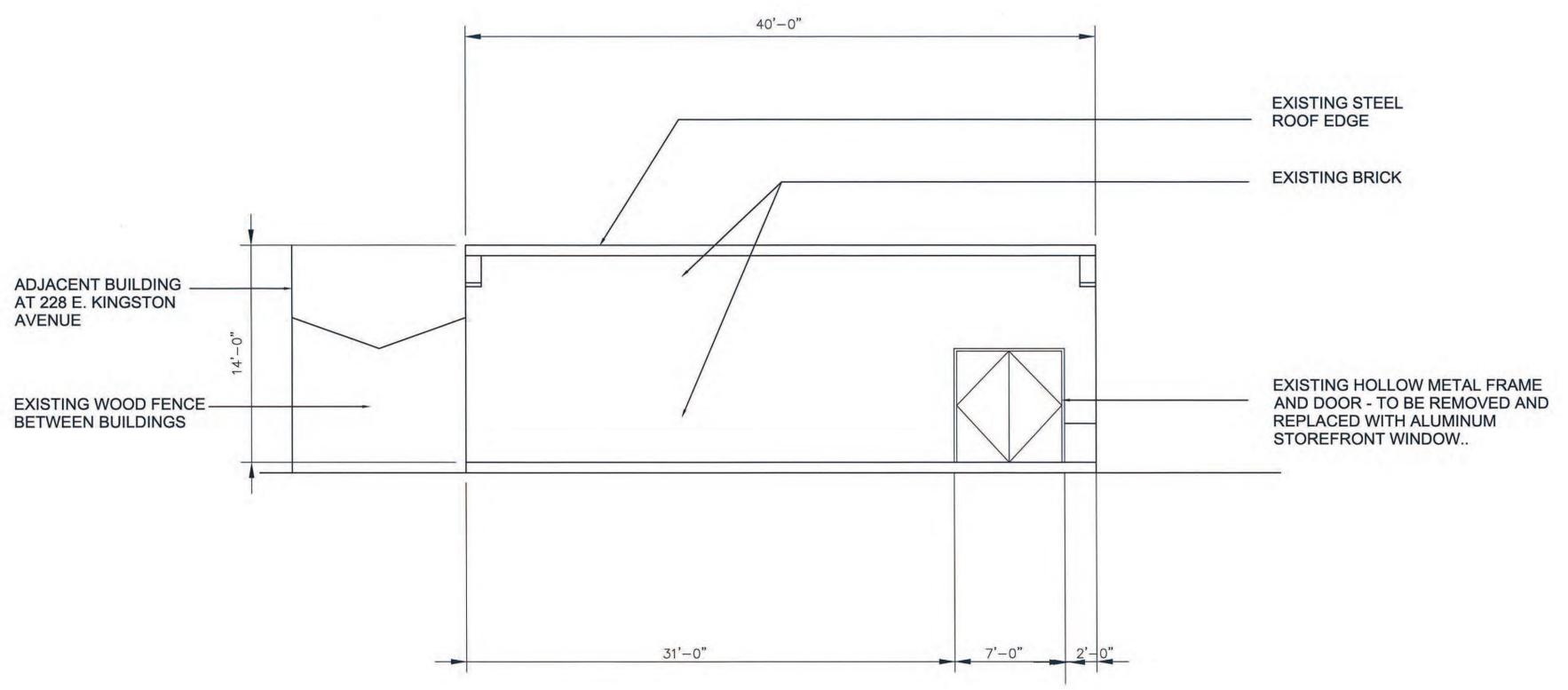
3/4" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY INSTALLED ABOVE-GROUND WITHIN INSULATED ENCLOSURE PER CMUD REQUIREMENTS ENCLOSURE TO INCLUDE DRAIN PORT(S) FOR DISCHARGE WATER PER CMUD REQUIREMENTS. - SEE DETAIL 13 ON SHEET # C2.00 ENCLOSURE TO BE HEATED

3. SITE LAYOUT PLAN

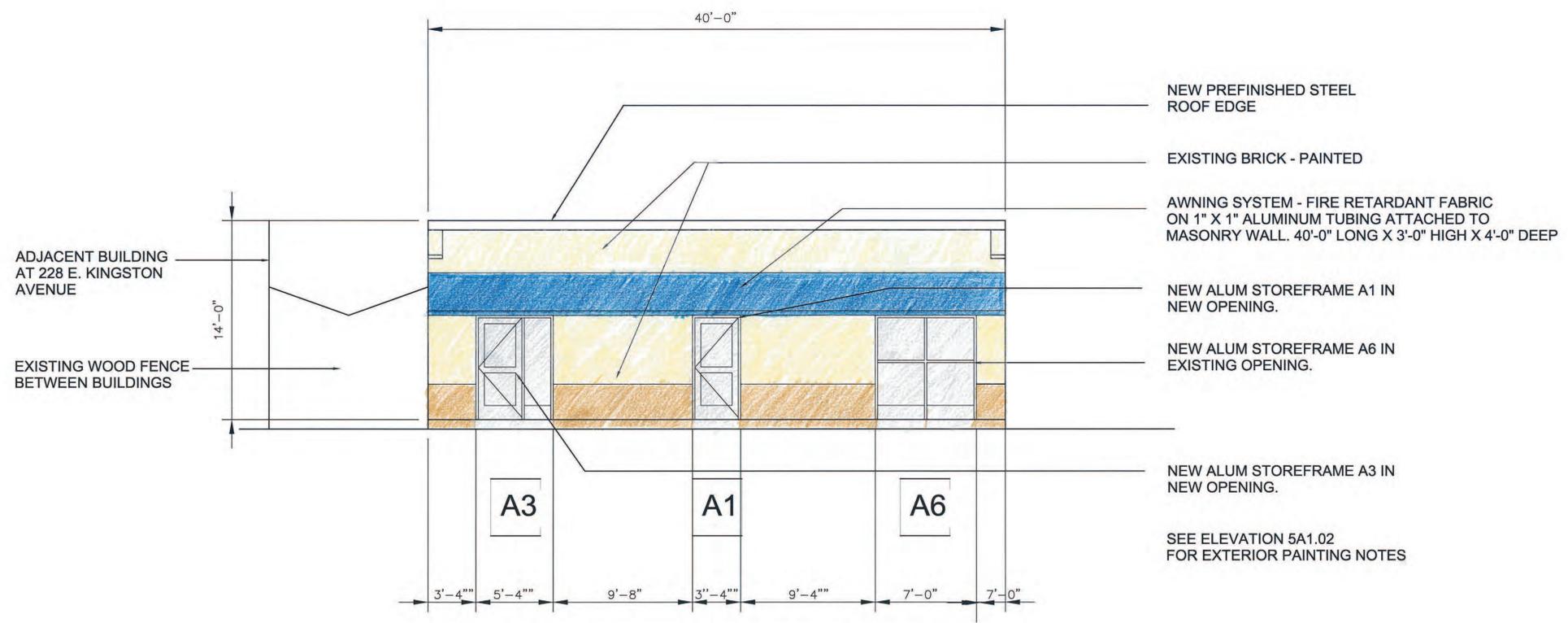
SCALE: 1" = 10'-0"



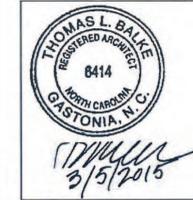
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1 EXISTING NORTH ELEVATION
1/4"



2 RENOVATED NORTH ELEVATION
1/4"



CONSTRUCTION DOCUMENTS

03/19/2015

NO.	REASON	DATE

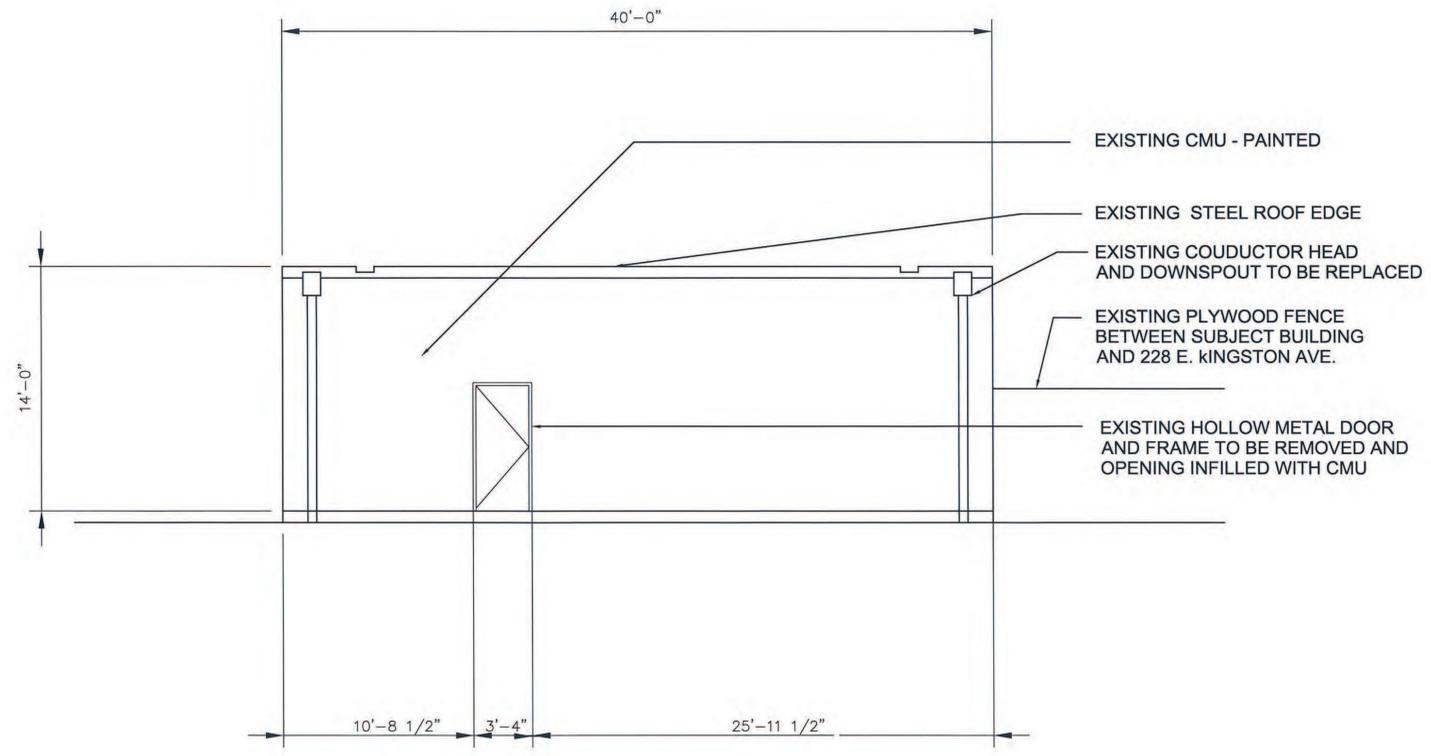
PROJECT TEAM
PRINCIPAL IN CHARGE: Tom Balke
PROJECT MANAGER: Mark Bostian
DESIGN TEAM:

PROJECT NAME
Charlotte Montessori School

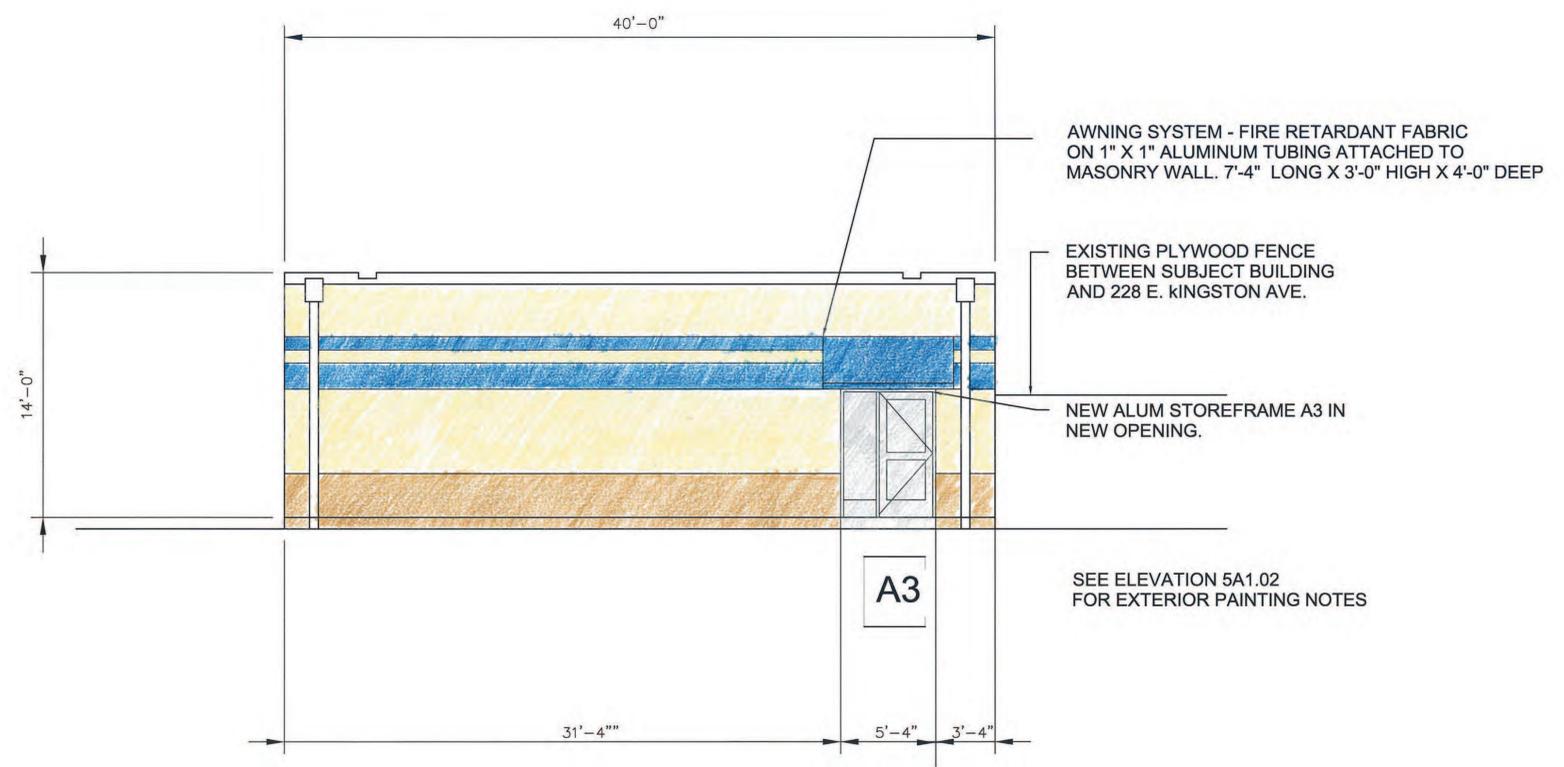
PROJECT NUMBER
112.3972.00

SHEET TITLE
Charlotte Historic District Commission North Elevations

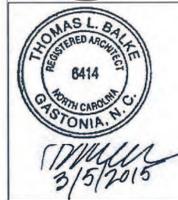
SHEET NUMBER
A1.03



1 EXISTING SOUTH ELEVATION
1/4"



2 RENOVATED SOUTH ELEVATION
1/4"



ISSUE FOR CONSTRUCTION DOCUMENTS

ISSUE DATE: 03/19/2015

NO.	REASON	DATE

PROJECT TEAM
PRINCIPAL IN CHARGE: Tom Balke
PROJECT MANAGER: Mark Bostian
DESIGN TEAM:

PROJECT NAME
Charlotte Montessori School

PROJECT NUMBER
112.3972.00

SHEET TITLE
Charlotte Historic District Commission South Elevations

SHEET NUMBER
A1.04

**KINGSTON AVE. ELEVATION
OF EXISTING STRUCTURE TO
BE USED FOR CHARLOTTE
MONTESSORI SCHOOL -
220 E. KINGSTON AVE.**



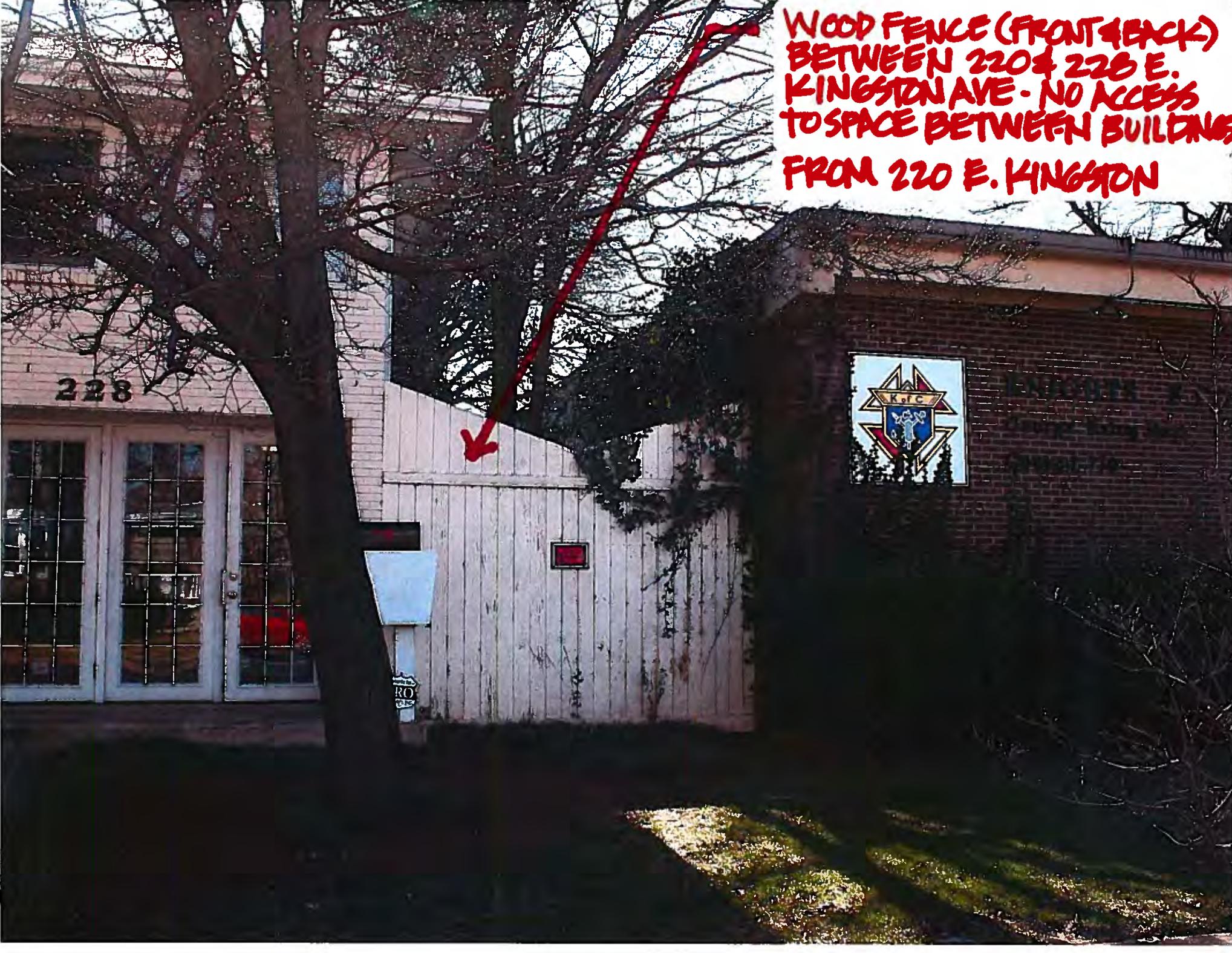
KINGSTON T.V. CENTER
KINGSTON T.V. CENTER
KINGSTON T.V. CENTER





EXISTING STRUCTURE TO BE USED
FOR CHARLOTTE MONTESSORI SCHOOL
220 E. KINGSTON AVE.

220 E. KINGSTON AVE



**WOOD FENCE (FRONT & BACK)
BETWEEN 220 & 228 E.
KINGSTON AVE. - NO ACCESS
TO SPACE BETWEEN BUILDINGS
FROM 220 E. KINGSTON**

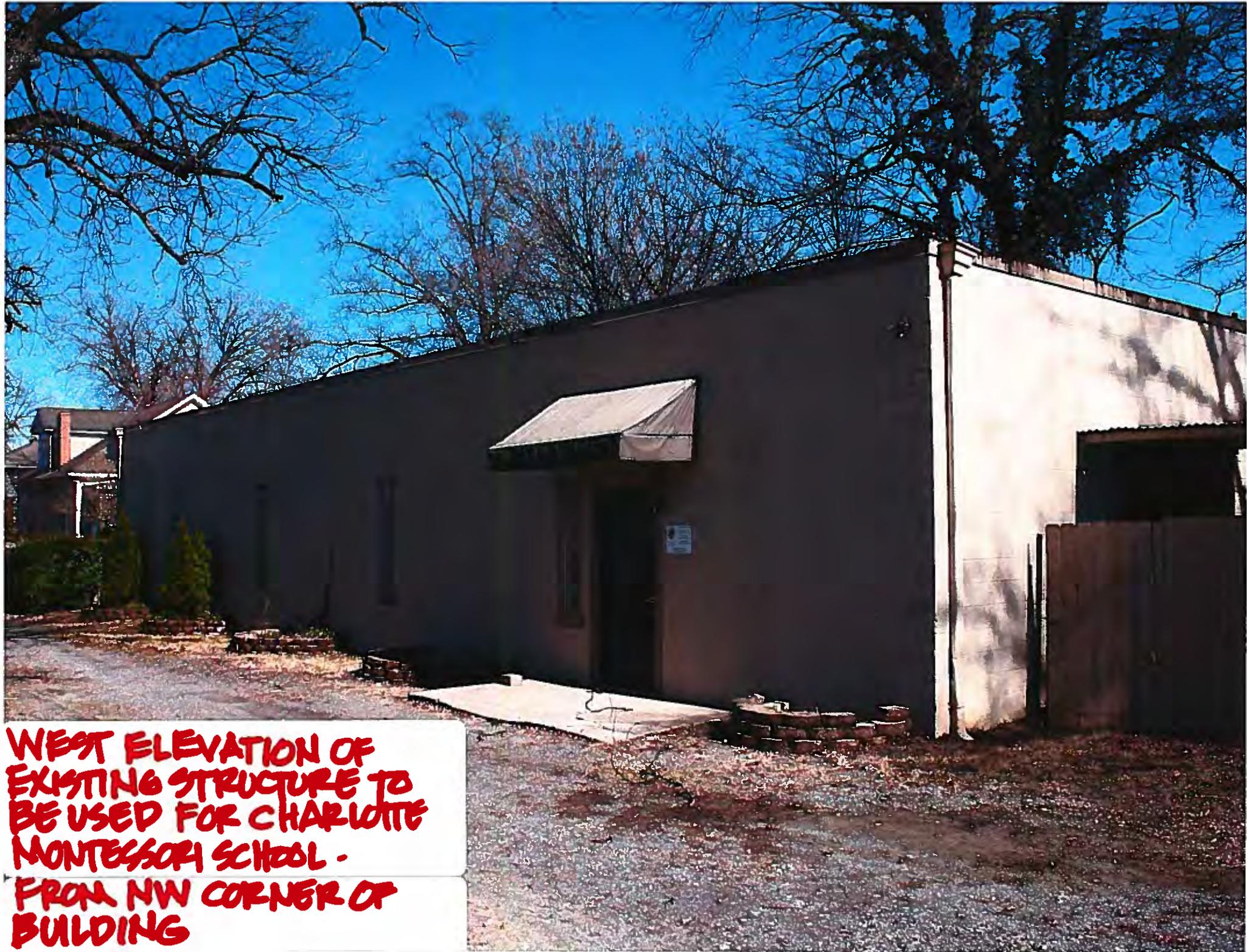
228



RO
A

**WEST ELEVATION OF
EXISTING STRUCTURE TO
BE USED FOR CHARLOTTE
MONTESSORI SCHOOL
FROM E. KINGSTON AVE**





**WEST ELEVATION OF
EXISTING STRUCTURE TO
BE USED FOR CHARLOTTE
MONTESSORI SCHOOL -
FROM NW CORNER OF
BUILDING**



**WOOD FENCE, WOOD SHED
& ROOF CONNECTING SHED
TO BUILDING AT REAR ELEV.
TO BE REMOVED**

**EXISTING AWNING
TO BE REMOVED**

**EXISTING GLASS BLOCK
WINDOWS (4 PER EAST &
WEST ELEVATIONS) TO
BE REMOVED**

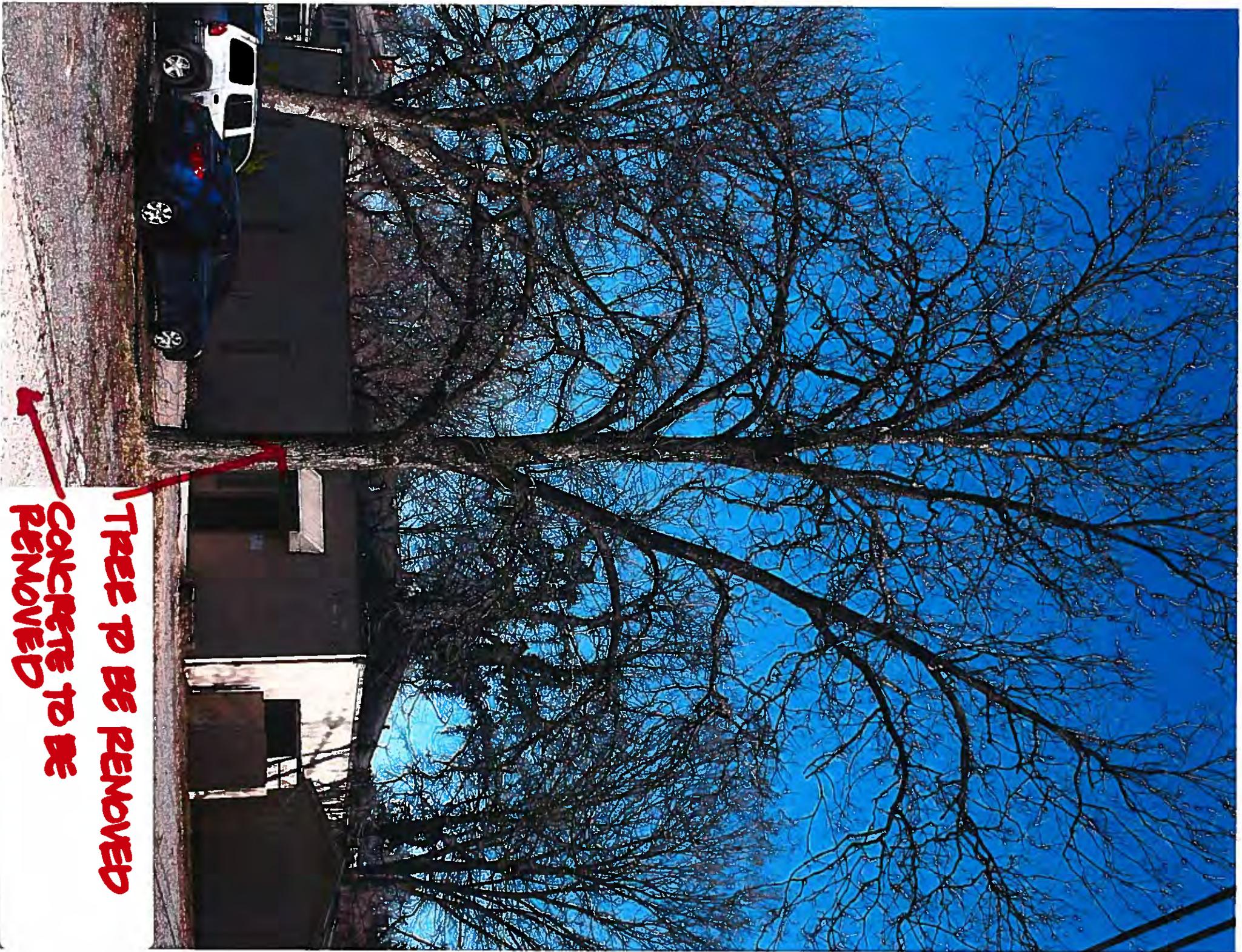
**5 EXISTING CONC. MASONRY
PLANTERS & LANDSCAPING
IN PLANTERS TO BE
REMOVED**



**GLASS BLOCK WINDOWS
TO BE REMOVED**



**PLANTERS &
LANDSCAPING TO BE
REMOVED**



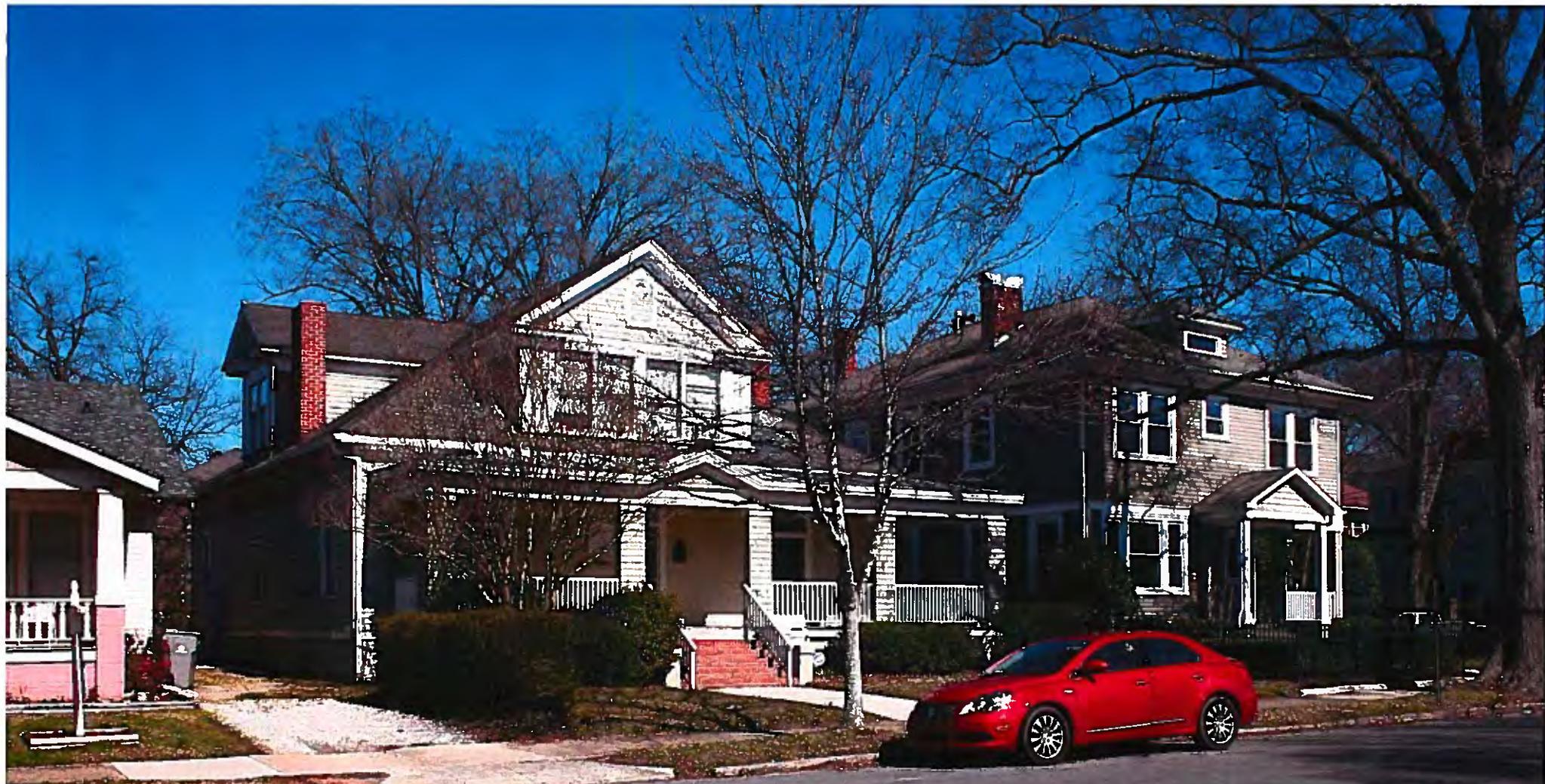
TREE TO BE REMOVED
CONCRETE TO BE REMOVED



219 E. KINGSTON AVE.

221 E. KINGSTON AVE.

**STRUCTURES ACROSS
STREET FROM
220 E. KINGSTON AVE.**

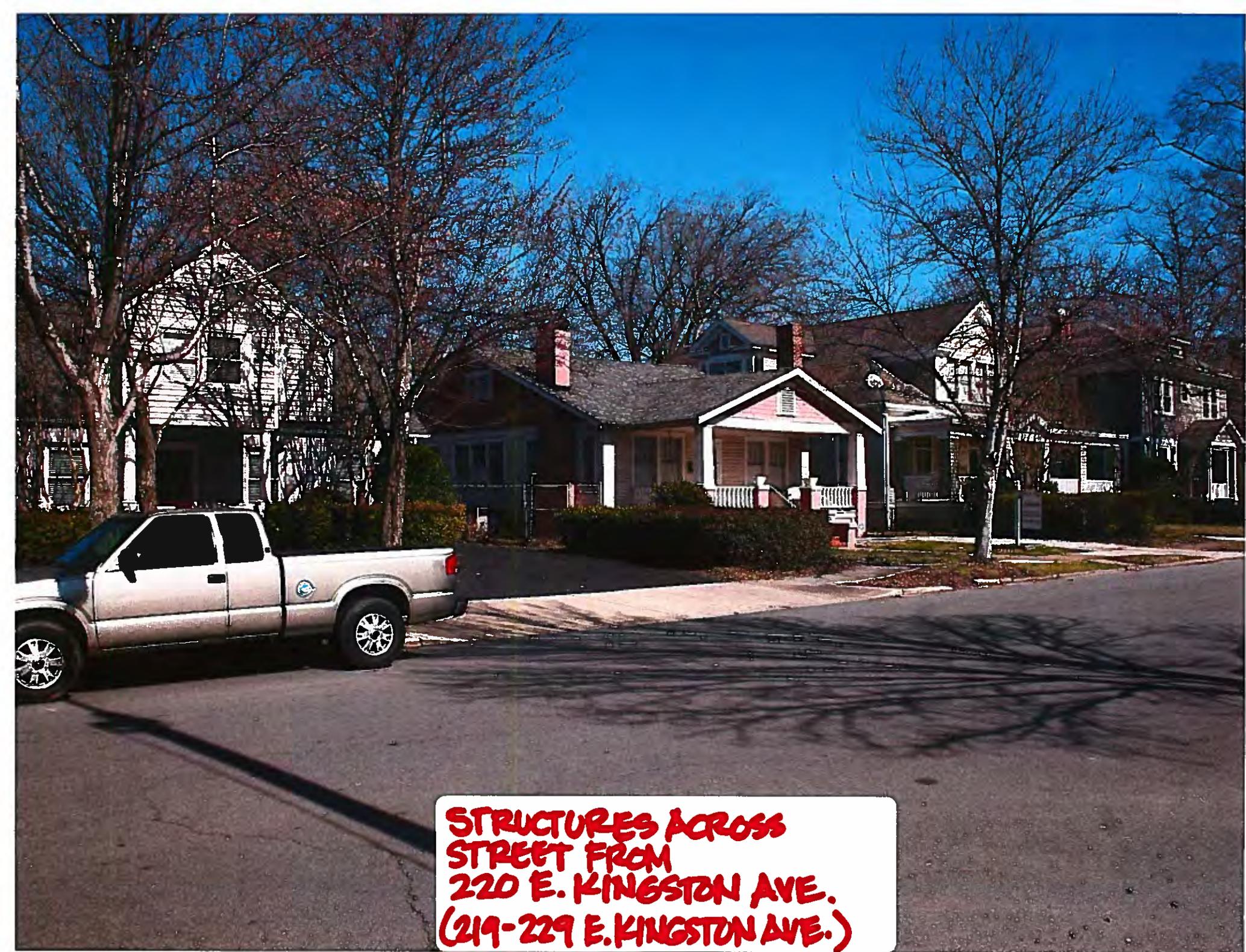


221 E. KINGSTON AVE.

225 E. KINGSTON AVE.

229 E. KINGSTON AVE.

**STRUCTURES ACROSS
STREET FROM
220 E. KINGSTON AVE.**



**STRUCTURES ACROSS
STREET FROM
220 E. KINGSTON AVE.
(219-229 E. KINGSTON AVE.)**



**STRUCTURE TO BE RENOVATED
FOR CHARLITE MONTESSORI
SCHOOL - 220 E. KINGSTON AVE.
AND 228 E. KINGSTON AVE
FROM STREET**



- EXISTING CHARLOTTE MONTESSORI SCHOOL AT 219 E. BLVD. WINDOWS AND DOORS ON RENOVATED SCHOOL AT 220 E. KINGSTON AVE. WILL BE CLEAR ANODIZED ALUMINUM STOREFRONT W/ GRAY TINTED GLASS - SIMILAR TO 219 E. BLVD.
- OWNER DESIRES TO PAINT THE EXTERIOR MASONRY OF THE RENOVATED SCHOOL AT 220 E. KINGSTON AVE TO MATCH THE PAINT SCHEME OF THE CHARLOTTE MONTESSORI SCHOOL AT 219 E. BLVD. THIS INCLUDES THE DARKER BASE, LIGHTER FIELD COLOR AND TWO BLUE BANDS.



- EXISTING CHARLOTTE MONTESSORI SCHOOL AT 219 E. BLVD. WINDOWS AND DOORS ON RENOVATED SCHOOL AT 220 E. KINGSTON AVE. WILL BE CLEAR ANODIZED ALUMINUM STOREFRONT W/ GRAY TINTED GLASS - SIMILAR TO 219 E. BLVD.
- OWNER DESIRES TO PAINT THE EXTERIOR MASONRY OF THE RENOVATED SCHOOL AT 220 E. KINGSTON AVE TO MATCH THE PAINT SCHEME OF THE CHARLOTTE MONTESSORI SCHOOL AT 219 E. BLVD. THIS INCLUDES THE DARKER BASE, LIGHTER FIELD COLOR AND TWO BLUE BANDS.

- THE SCHOOL DESIRES TO USE THE SAME SIGN AT THE RENOVATED CHARLOTTE MONTESSORI SCHOOL AT 220 E. KINGSTON AVE. AS IS CURRENTLY USED AT 219 E. BUD SCHOOL. "The" WILL NOT BE USED AS THE SCHOOL NAME IS NOW "CHARLOTTE MONTESSORI SCHOOL". THE SIGN AT 219 E. BUD IS 30" WIDE X 48" HIGH = 10 SF AND THE OWNER DESIRES TO USE THIS SIZE SIGN AT 220 E. KINGSTON SITE AS WELL.



The Charlotte Montessori School

est. 1971

332-7733