# Details of Proposed Request

**Existing Conditions**

The existing site is a narrow vacant lot adjacent to a two story Victorian building multi-family buildings of various heights. The setback of the Victorian structure is approximately 35’ from back of sidewalk. The adjacent multi-family building is approximately 14-18 feet from back of curb.

**Proposal**

The proposal is a 3 story multi-family building with parking underneath. Materials include brick, wood ship lap siding, metal and stucco. Total height is approximately 40’. The front setback is approximately 23’ from the back of curb to the main entrance. New landscaping will be installed around the building.

# Policy & Design Guidelines for New Construction

New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

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**Staff Analysis**

The Commission will determine if the proposal meets the guidelines for new construction.
SITE PANORAMA - REAR OF SITE TOWARDS I-277

EXISTING SITE CONDITIONS
EXISTING STREETSCAPES

10TH STREET - OPPOSITE OF SITE
NOT TO SCALE

10TH STREET - FACING SITE
NOT TO SCALE

2 STORY

3 STORY

4 STORY

13 STORY

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EXISTING SITE SURROUNDINGS
I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown herein. This map is not intended to meet 0.25 ft / 0.075 m recording requirements.

This 15th day of July, 2015.

[Signature]
Professional Land Surveyor
NC License No. L-3098

A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-3555
Firm License Number C-1054

Building Heights Sketch of
200 BLOCK of WEST TENTH STREET
EVEN SIDE - FACING NORTHEAST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
June 30, 2015

Scale 1" = 20'

General Notes:
1. The purpose of this Building Heights Sketch is to show existing building footprints relative to the elevation points of the public sidewalks, front yard grade ("Grave"), 1st level, and ridgepole of the houses depicted herein. No rearyard or side-yard measurements were made. The heights shown herein were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e. sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.
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A002

Project name/#: West Tenth Street
Elevation Survey

220 W. 10th Street
Charlotte, NC.

Mark               Date    Description
01    06/27/14     Design Layout
02 07/07/14  Design Rev 01
03 08/28/14 Design Rev 02
04 06/16/15 Design Rev 03
05 10/09/15 Design Rev 04
06 10/27/15 Design Rev 05
07 11/03/15 Design Development
08 11/24/15 Design Development
09 11/30/15 HDC Package

PRELIMINARY. NOT FOR CONSTRUCTION

1523 Elizabeth Ave, Suite 120
Charlotte, NC 28204
www.cluckdesign.com

SUBJECT PROPERTY
#220 WEST TENTH STREET
(VACANT)

EXISTING

EXISTING

WITH PROPOSED BUILDING

A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St.    Charlotte, NC 28204
Phone: 704-372-9444   Fax: 704-372-9555
Firm Licensure Number C-1054

WEST TENTH STREET
NORTH POPLAR STREET
NORTH CHURCH STREET

60'
50'
40'
30'
20'
10'
60'
50'
40'
30'
20'
10'

1st level = 749.3'
1st level = 747.6'
1st level = 745.4'
1st level = 743.1'

patio = 784.0'
parapet = 801.3'
ridge = 784.7'
ridge = 787.1'
ridge = 784.7'

Sidewalk=741.7'
Sidewalk=743.1'
Sidewalk=744.9'
Sidewalk=746.5'
Sidewalk=748.2'
Sidewalk=749.5'

Grade=740.6'
Grade=744.3'
Grade=749.0'
Grade=748.1'
Grade=749.9'
Grade=743.1'
Grade=740.9'

Prepared for: HDC Review
220 West Tenth / 13_127
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This Drawing is intended to show design concepts and preliminary ideas and is not intended to show final design details. Final design details will be shown in the final construction drawing.

220 W. 10th Street
Charlotte, NC.
preparing for: HDC Review
220 West Tenth / 13_127

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Elevations
Front & Right

**FIRST FLOOR**
- 0'-0"

**SECOND FLOOR**
- 9'-6"
- 20'-0"

**THIRD FLOOR**
- Unit 1 Upper Bedroom 21'-0"
- Unit 1 Terrace 30'-0"
- 19'-6"

**ATTIC**
- 29'-6"

**MAX HEIGHT**
- 40'-0"

**FINISH CEILING**
- 29'-0"
- 20'-0"
- 18'-6"
- 8'-6"

**WHITE STUCCO** - SMOOTH FINISH
- 12" Exposed Edge

**STANDING SEAM METAL ROOF**

**WOOD SHIP-LAP SIDING**
- WITH 6" EXPOSURE - NATURAL STAINED FINISH

**PERFORATED STEEL PANEL - POWDER COAT GLOSS WHITE**

**DARK GRAY STUCCO** - SMOOTH FINISH
- STEEL PLANTER

**STOREFRONT WINDOW SYSTEM USED AS GUARDRAIL**

**STEEL PLANTER**

**BRICK** - BROWN IRON-SPOT, TUMBLED FINISH

**PERFORATED STEEL PANEL - POWDER COAT GLOSS WHITE**

**WHITE STUCCO - SMOOTH FINISH**
- 12" Exposed Edge

**WOOD SHIP-LAP SIDING**
- WITH 6" EXPOSURE - NATURAL STAINED FINISH

**STOREFRONT WINDOW SYSTEM USED AS GUARDRAIL**

**STEEL PLANTER**

**BRICK** - BROWN IRON-SPOT, TUMBLED FINISH

**PERFORATED STEEL PANEL - POWDER COAT GLOSS WHITE**
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Project name/#: Elevations Rear & Left

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First Floor
0'-0"

Second Floor
9'-6"

Third Floor
19'-6"

Attic
29'-6"

---

Finish Ceiling
28'-6"

Finish Ceiling
18'-6"

Finish Ceiling
8'-6"

---

Max Height
40'-0"

Finish Ceiling
37'-6"

---

LEFT SIDE ELEVATION
Scale: 1/8" = 1'-0"

C1

2

8

12 FT

---

WHITE STUCCO - SMOOTH FINISH
STUCCO AT LOWER PANEL, GLASS ABOVE
STUCCO - SMOOTH FINISH
WHITE STUCCO - SMOOTH FINISH
STUCCO AT LOWER PANEL, GLASS ABOVE

---

STAINLESS STEEL METAL ROOF
PERFORATED STEEL PANEL - POWDER COAT GLOSS WHITE

---

DARK GRAY STUCCO - SMOOTH FINISH
BRICK - BROWN IRON-SPOT, TUMBLED FINISH

---

Reinforced Concrete

---

LEFT SIDE ELEVATION
Scale: 1/8" = 1'-0"

A1

2

8

12 FT

---

WHITE STUCCO - SMOOTH FINISH
STUCCO OF LOWER PANEL, GLASS ABOVE
STUCCO - SMOOTH FINISH
WHITE STUCCO - SMOOTH FINISH
STUCCO OF LOWER PANEL, GLASS ABOVE

---

STUCCO - SMOOTH FINISH
PERFORATED STEEL PANEL - POWDER COAT GLOSS WHITE

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DARK GRAY STUCCO - SMOOTH FINISH
BRICK - BROWN IRON-SPOT, TUMBLED FINISH
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