

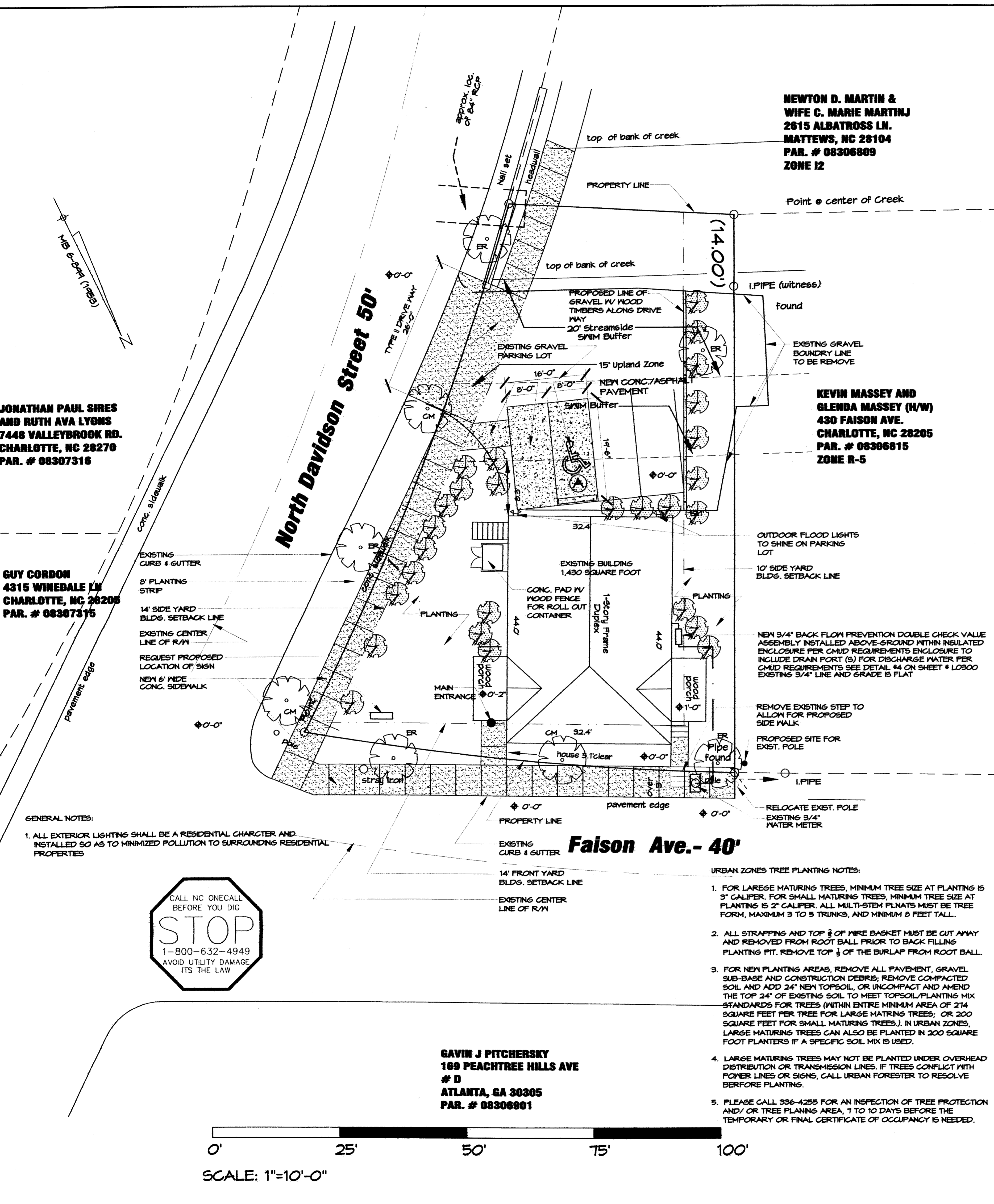
**JONATHAN PAUL SIRS
AND RUTH AVA LYONS**
7448 VALLEYBROOK RD.
CHARLOTTE, NC 28270
PAR. # 08307316

GUY CORDON
4315 WINEVALE LN
CHARLOTTE, NC 28205
PAR. # 08307315

**NEWTON D. MARTIN &
WIFE C. MARIE MARTIN**
2615 ALBATROSS LN.
MATTEWS, NC 28104
PAR. # 08306809
ZONE 12

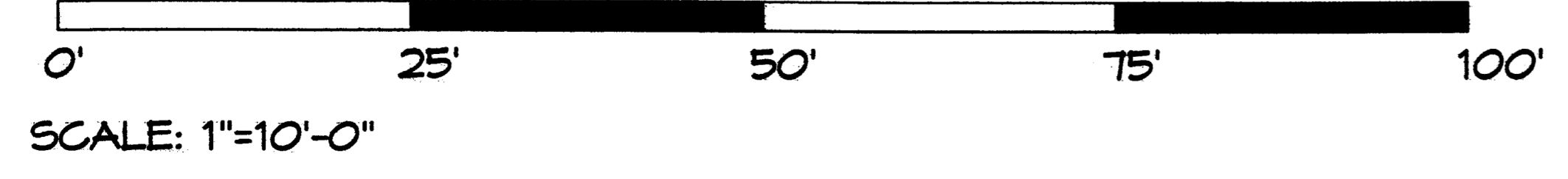
**KEVIN MASSEY AND
GLENDA MASSEY (H/W)**
430 FAISON AVE.
CHARLOTTE, NC 28205
PAR. # 08306815
ZONE R-5

GAVIN J PITCHERSKY
169 PEACHTREE HILLS AVE
D
ATLANTA, GA 30305
PAR. # 08306901



GENERAL NOTES:
1. ALL EXTERIOR LIGHTING SHALL BE A RESIDENTIAL CHARACTER AND INSTALLED SO AS TO MINIMIZE POLLUTION TO SURROUNDING RESIDENTIAL PROPERTIES

URBAN ZONES TREE PLANTING NOTES:
1. FOR LARGE MATURING TREES, MINIMUM TREE SIZE AT PLANTING IS 3" CALIF. FOR SMALL MATURING TREES, MINIMUM TREE SIZE AT PLANTING IS 2" CALIF. ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 8 FEET TALL.
2. ALL STRAPPING AND TOP 3/8 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACK FILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
3. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL, OR UNCOMPACT AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 214 SQUARE FEET PER TREE FOR LARGE MATURING TREES; OR 200 SQUARE FEET FOR SMALL MATURING TREES). IN URBAN ZONES, LARGE MATURING TREES CAN ALSO BE PLANTED IN 200 SQUARE FOOT PLANTERS IF A SPECIFIC SOIL MIX IS USED.
4. LARGE MATURING TREES MAY NOT BE PLANTED UNDER OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
5. PLEASE CALL 336-4255 FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREA, 1 TO 10 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.



TYPE OF TREES TO BE USED
1. CM = CRAPE MYRTLE
2. ER = EASTERN REDBUD
3. RM = RED MAPLE

25% OF THE TREE SHALL BE EVERGREEN TREE
75% OF THE TREES ARE TO BE LARGE MATURING

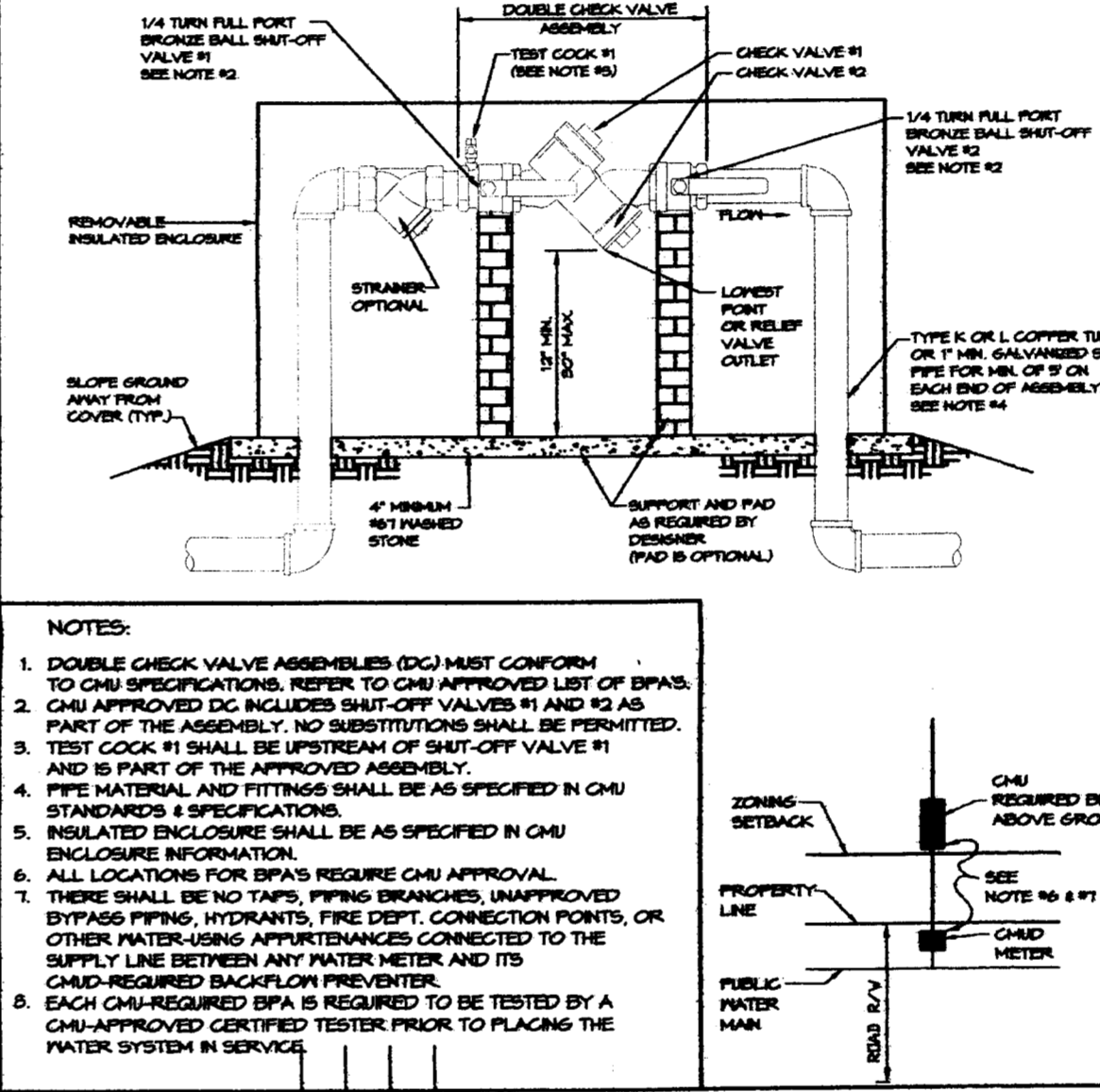
SHRUBS TO USED ON SITE MUST BE AT LEAST 2 TO 2 1/2 FEET TALL WITH A MINIMUM SPREAD OF 2 FEET WHEN PLANTED AND NO FURTHER APART THAN 5 FEET O.C.

TYPE OF SHRUBS TO BE USED
1. DWYARD BURFORD HOLLY

6 TREE NOTES

1. ALL ROAD IMPROVEMENTS AT N. DAVIDSON ST. AND FAISON AVE. TO BE COORDINATED WITH CITY ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
2. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING PERMISSION ON MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
3. ANY WORK PERFORMED IN PUBLIC RIGHT OF WAY LASTING 30 DAYS OR LESS REQUIRED A RIGHT OF WAY USE PERMIT. CONTACT BOB STALEY AT 704-433-2562 TO OBTAIN. ANY WORK IN PUBLIC RIGHT OF WAY LASTING 31 OR MORE DAYS REQUIRED A RIGHT OF WAY LEASE. CONTACT LINDA POISSANT AT 704-336-2562 TO OBTAIN.
4. SIDEWALK EASEMENT FOR ALL PUBLIC SIDEWALK LOCATED OUTSIDE THE RIGHT-OF-WAY IS REQUIRED PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

5 GENERAL NOTES

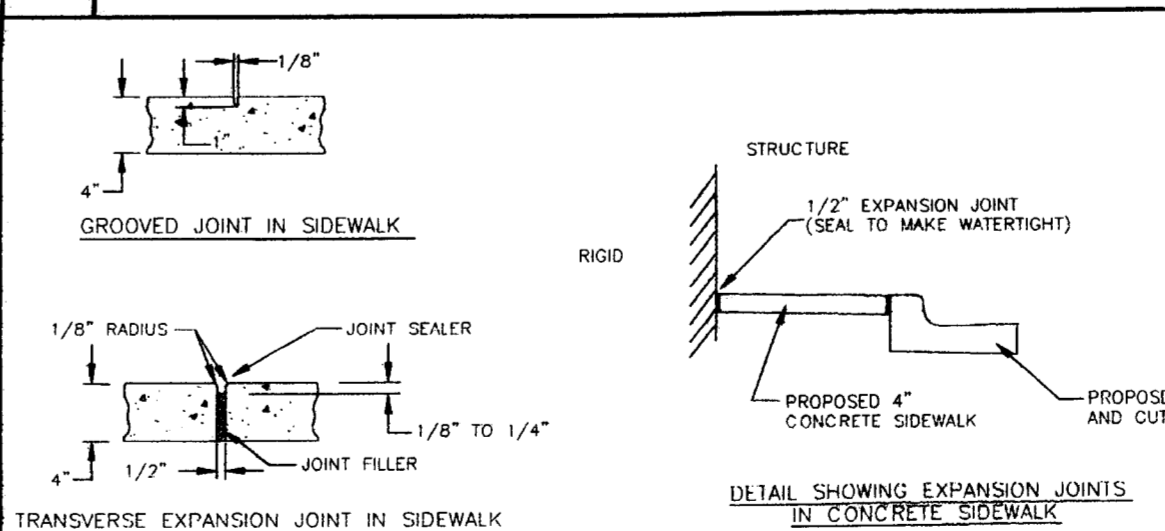


- NOTES:**
1. DOUBLE CHECK VALVE ASSEMBLIES (DCV) MUST CONFORM TO CMAI SPECIFICATIONS. REFER TO CMAI APPROVED LIST OF DCV'S.
 2. CMAI APPROVED DCV INCLUDES SHUT-OFF VALVES #1 AND #2 AS PART OF THE ASSEMBLY. NO SUBSTITUTIONS SHALL BE PERMITTED.
 3. TEST COCK #1 SHALL BE UPSTREAM OF SHUT-OFF VALVE #1 AND IS PART OF THE APPROVED ASSEMBLY.
 4. PIPE MATERIAL AND FITTING SHALL BE AS SPECIFIED IN CMAI STANDARDS & SPECIFICATIONS.
 5. INSULATED ENCLOSURE SHALL BE AS SPECIFIED IN CMAI ENCLOSURE INFORMATION.
 6. ALL LOCATIONS FOR DCV'S REQUIRE CMAI APPROVAL.
 7. THERE SHALL BE NO TAPS, FITTING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPT. CONNECTION POINTS, OR OTHER WATER-USEING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CMAI-REQUIRED BACKFLOW PREVENTER.
 8. EACH CMAI-REQUIRED DCV IS REQUIRED TO BE TESTED BY A CMAI-APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.

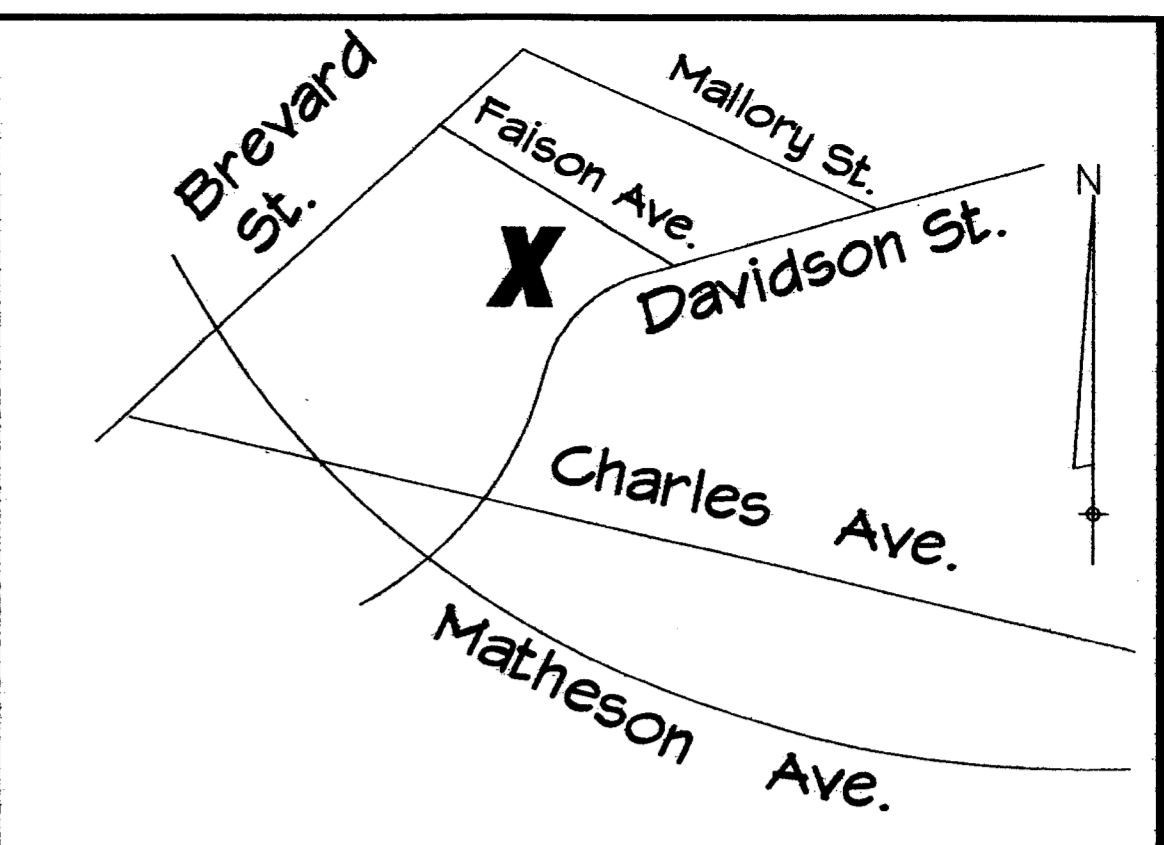
4 BACKFLOW DETAIL

- OPTIONAL REQUESTS:**
1. REQUEST MAVER OF THE PLANTING STRIP ALONG FAISON AVE. ONLY HAVE ROOM FOR THE SIDEWALK.
 2. EXISTING WOOD PORCH ON WESTERN SIDE OF LOT, ABUTTING R-5 ZONING BE ALLOWED ENROACH 5 FEET INTO THE 10-FOOT REQUIRED SIDE YARD.
 3. THE HOUSE ENROACHES INTO THE FRONT SETBACK ALONG FAISON REQUEST THAT THE EXISTING DWELLING BE ALLOWED TO ENROACH 4 FEET INTO THE FRONT SETBACK ALONG FAISON ROAD.
 4. THE DETACHED SIGN IS AN OPTIONAL REQUEST. TO BE NO MORE THAN 20 SQUARE FEET IN AREA.

4 OPTIONAL NOTES



- GENERAL NOTES:**
1. A GROOVE JOINT 1" DEEP WITH 1/8" RADI SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 45' INTERVALS NOT TO EXCEED 50' AND MATCHING EXPANSION/CONSTRUCTION JOINT IN ADJACENT CURB & SEALED 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.
 2. SIDEWALK AT DRIVEWAY ENTRANCES TO BE 6" THICK.
 3. WIDTH OF SIDEWALKS ON THOROUGHFARE STREETS SHALL BE A MINIMUM OF 5' WIDTH OF SIDEWALKS IN THE CENTRAL BUSINESS DISTRICT WILL BE DETERMINED BY THE CITY/COUNTY ENGINEER.
 4. WIDTH OF SIDEWALKS ON NON-THOROUGHFARE STREETS SHALL BE A MINIMUM OF 4'.
 5. SIDEWALK TO BE POURED TO END OF RADIUS AT INTERSECTING STREETS.
 6. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 P.S.I. IN 28 DAYS.



**FOR PUBLIC HEARING
PETITION NUMBER 2004-124**

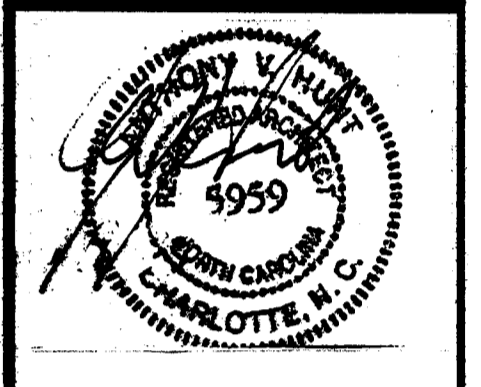
- CONDITIONAL NOTES:**
1. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS SPECIFIED ON THE SITE PLAN BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCES.
 2. BUFFER AREAS WILL BE DEVELOPED IN ACCORDANCE WITH SECTION 12.302 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 3. SCREENING WILL COMPLY WITH THE APPLICABLE STANDARDS SET FORTH IN SECTION 12.309 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 4. PARKING MEETS THE STANDARD OF TABLE 12.202 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 5. SIGNAGE SHALL CONFORM TO CHAPTER 13 OF THE CITY OF CHARLOTTE ZONING ORDINANCE LIMIT TO 4' IN HEIGHT AND 20 SQ. FT. MAX.
 6. EXISTING BUILDING TO REMAIN NO ADDITION EXCEPT FOR ADDING H/C RAMPS TO REQUIRED ENTRANCES.
 7. ALL PROPOSED TREES, FENCES AND SIGNS WILL NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCE OF THE SITE. ANY FENCE REQUIRING A CERTIFICATE WILL BE OBTAINED FROM THE CDOT.
 8. EXISTING TREES IN BUFFER ARE TO REMAIN.
 9. NO STORM WATER DETENTION IN BUFFER OR SETBACKS.
 10. OUTDOOR LIGHTS WILL BE OF A RESIDENTIAL CHARACTER AND INSTALLED SO AS TO MINIMIZE POLLUTION TO SURROUNDING RESIDENTIAL PROPERTIES.
 11. CONTRACTOR TO PROVIDE WOOD TIMBERS @ REQUIRED TREES
 12. THE SIDEWALK MAY MEANDER AND THE PLANTING WIDTH MAY VARY TO SAVE TREES 6' IN CALIPER AND LARGER.
 13. THE INSPECTOR HAVE THE RIGHT WITH PROVISION TO MAIVE PLANTINGS OF SHRUBS IN FRONT OF EXISTING BUFFER ON SITE.
 14. ALL UTILITIES TO BE UNDERGROUND.
 15. CONTRACTOR TO PROVIDE WOOD TIMBERS OR SOME KIND OF BARRIERS BETWEEN WALKWAY AND DRIVEWAY.
 16. THERE WILL BE NO DUMPSTER USED THE OWNER WILL PROVIDE ROLL OUT CONTAINER.

5 NOTES

SITE DATA	
EXISTING ZONING	R-5
PROPOSED ZONING	MUDD-O
PROPOSED USE	RETAIL, FINE FURNITURE AND ANTIQUES
PARKING REQUIRED	1 SPACE TO 600 SQ. FT.
PARKING PROVIDED	3
SITE ACREAGE	.26
TYP. PARKING SPACE	8.5' X 19.5'
TYP. H/C PARKING SPACE	16' X 19.5'
TOTAL SQUARE FOOTAGE EXISTING BUILDING	1,430 SQ FT
HEIGHT OF EXISTING FACILITY	24'-0"
---	LINE OF BOUNDARY FOR REZONING REQUEST
---	CENTER LINE OF R/W
---	BLDG SET BACK LINE
---	PLANTING STRIP
A FIRE HYDRANT IS LOCATED WITHIN 750' OF THE MOST REMOTE POINT OF A BUILDING AS TRUCK TRAVELS. (NEAREST FIRE HYDRANT IS APPROX. 300' AWAY FROM THE FRONT PROPERTY LINE APPROVED BY CITY COUNCIL)	
DATE	12/20/04

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1-24-04

**DOCUMENT
SUBMITTAL
FOR
CONSTRUCTION**

**RENOVATION : FINE FURNITURE
AND ANTIQUES
432 FAISON AVE.
CHARLOTTE, NORTH CAROLINA**

REVISIONS:

NO.	DATE	DESCRIPTION

L0300