Note:
Parallel parking along Magnolia Avenue and Lynnhurst Avenue shall be provided if adequate area exist within the existing right-of-way.
BY FREELAND-KAUFFMAN, P.E.

LIGHTING LIGHTING KIT 40W 277V
Wattage: 18W per lamp
Number of lamps: 128 lamps per lamp
Number of fixtures: 25 fixtures per lamp
Light Emitting Area: 68.75" x 68.75"
On all fixtures 1 times

NOTE: "NL" MEANS LIGHT WILL REMAIN ON AT NIGHT

Parcel A Rooftop Lighting and Photometrics Plan
RZ-5
FOR PUBLIC HEARING
PETITION NUMBER 2005-69

LOWE'S
Improving Home Improvement
BY FREELAND-KAUFFMAN, P.E.

NOTE: "NL" MEANS LIGHT WILL REMAIN ON AT NIGHT
IVerson way to Magnolia Ave. (adjacent to condominiums)

Provided as a "line of site" study as to heights. Buildings and circulation are schematic.

IVerson way to Magnolia Ave. (adjacent single family)

Provided as a "line of site" study as to heights. Buildings and circulation are schematic.

South Blvd. to Lyndhurst Ave.

Provided as a "line of site" study as to heights. Buildings and circulation are schematic.

Pedestrian access from South Blvd. to Lowe's garden center

Not to scale
- Front (Iversen Way) Elevation
- Rear (Magnolia Street) Elevation
- Right (Lynnhurst Street) Elevation
- Left (South Boulevard) Elevation

*NOTE! Finishes reflected will not be provided in those areas where residential development is overlaid. (Hatched areas only)

MONUMENT SIGN
Double face, Internally lit (PS-4)
Area of sign facce = 31.66 sf

Central Charlotte, North Carolina
September 28, 2006
Exhibit RZ9A

Scott&Goble Architects
www.scottgoble.com
3012 South Blvd, Suite 200
Charlotte, NC 28208
(704) 444-2944
(800) 444-2944

Approved by: [Signature]
Date: [Date]
NOTES:

Notwithstanding the otherwise general nature of this rendering, the petitioner makes the following commitments:

- No vinyl or masonite materials will be used on exterior finishes of buildings.
- The building's exterior finishes will contain a minimum 50% masonry exclusive of fenestration.

Disclaimer: This rendering is schematic in nature and is provided to show the general intent of the petitioner as it relates to height, scale, articulation, rhythm, massing and proportions.
NOTES:
Notwithstanding the otherwise general nature of this rendering the petitioner makes the following commitments:

- No more than 6 units at a time may occur at the street face without Petitioner providing some relief to the building frontage. This relief may be executed either as a full building separation or as a breezeway or other architectural element so long as it has the effect of allowing for pedestrian movement between the units that are adjacent to the element provided.
- No vinyl or masonite materials will be used on exterior finishes of buildings.
- Hardie Board systems, architect approved alternate or better, will be used in crafting the exterior finishes of buildings.
- At a minimum, stone or brick accents will be located at foundation walls and column bases.
- Windows will be double hung where sash-type windows are used. The Petitioner commits to using at least 80% sash type windows. Transoms windows, which are by their nature fixed, will not be required to be taken into account in the calculation.
- At least 80% of the units designed in this style will feature porches and of those, the majority will occur on the first level.
- Porches will have a depth of at least 7 feet.
- Eaves will be designed with an open configuration, displaying visible rafter tails and articulated roof decking.
- Parking will be rear loaded on at least 80% of the units designed in this style, except for those units facing on Lyndhurst Avenue closest to Vernon Way where space will not accommodate rear loaded parking.
- The height to the primary eave fascia will not exceed 35'.
- The finish floor elevations of the first levels of all buildings which front on Magnolia east of Euclid and on Lyndhurst will be separated from grade as measured at the public right way by at least 2 feet.

Disclaimer: This rendering is schematic in nature and is provided to show the general intent of the petitioner as it relates to height, scale, articulation, rhythm, massing and proportions.
LOE'S - CENTRAL CHARLOTTE
Conceptual Rendering for the Pedestrian Amenity on Parcel A at Iverson Way and Lyndurst Avenue
CHARLOTTE, NORTH CAROLINA