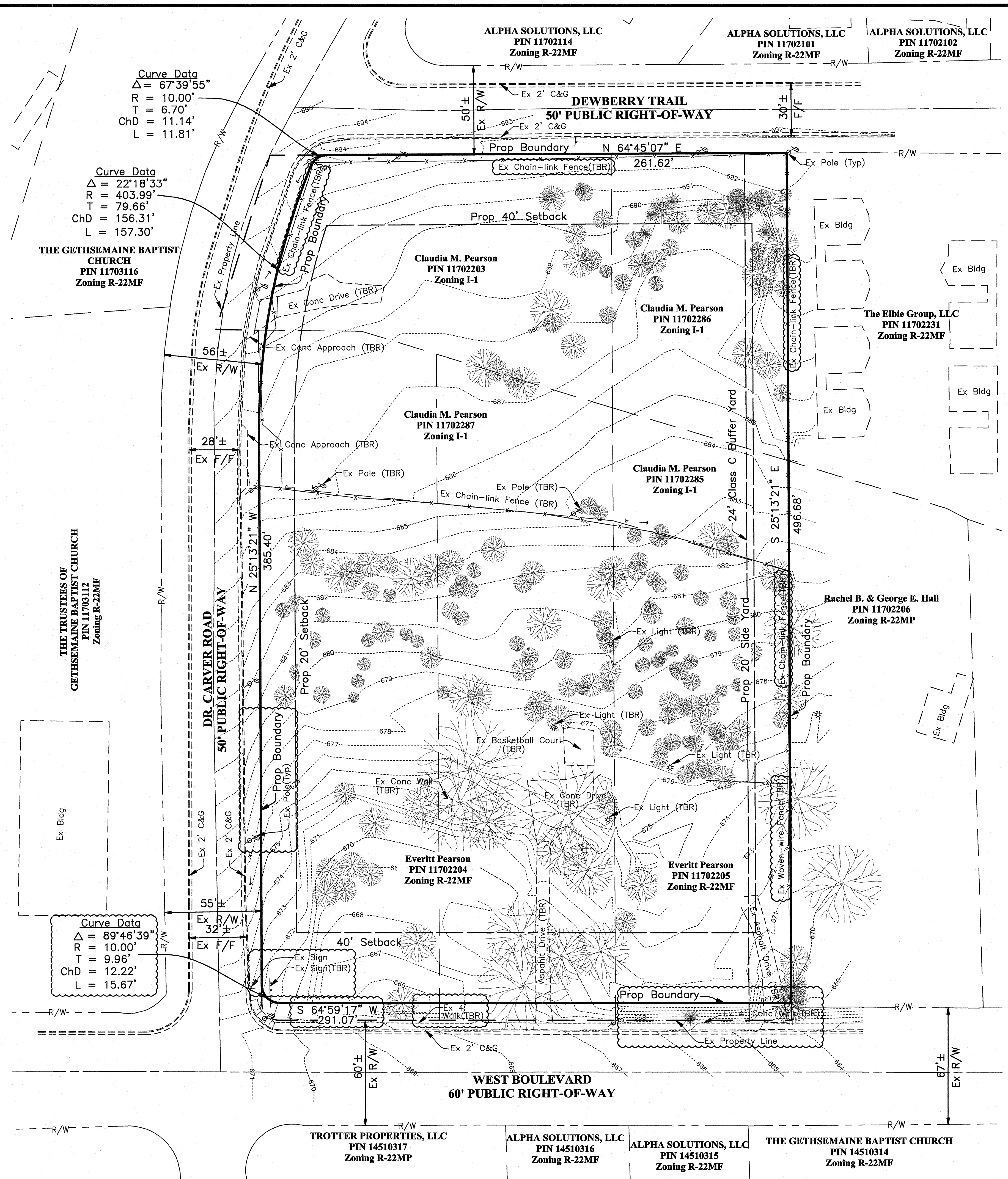


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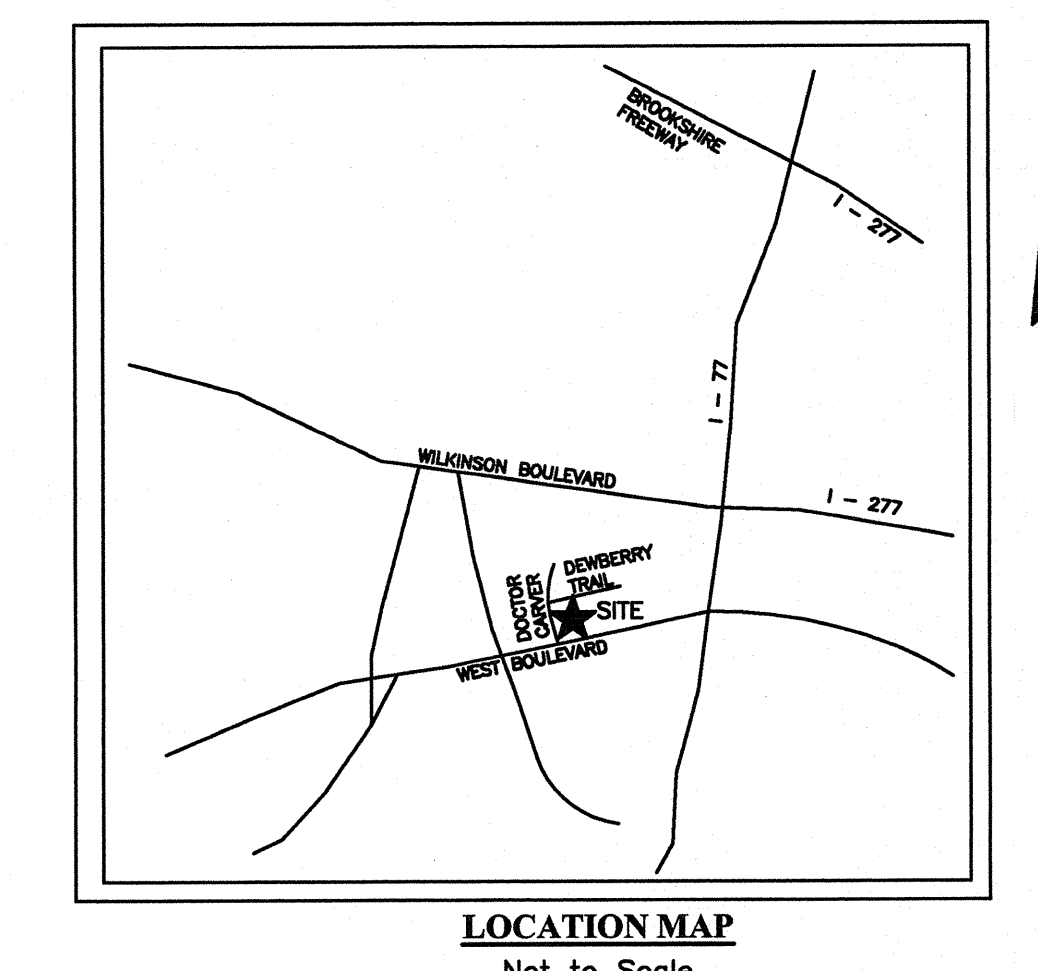
Curve Data
 $\Delta = 67^{\circ}39'55''$
 $R = 10.00'$
 $T = 6.70'$
 $ChD = 11.14'$
 $L = 11.81'$

Curve Data
 $\Delta = 22^{\circ}18'33''$
 $R = 403.99'$
 $T = 79.66'$
 $ChD = 156.31'$
 $L = 157.30'$

THE GETHSEMAINE BAPTIST CHURCH
 PIN 11703116
 Zoning R-22MF

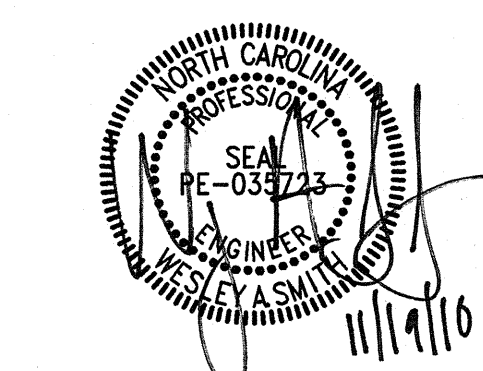
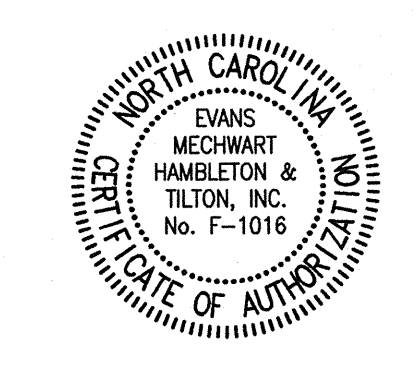
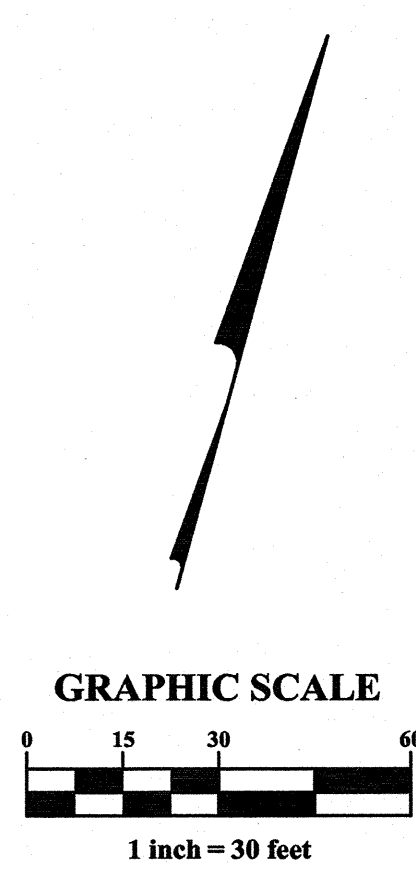
THE TRUSTEES OF
 GETHSEMAINE BAPTIST CHURCH
 PIN 11703112
 Zoning R-22MF

Curve Data
 $\Delta = 89^{\circ}46'39''$
 $R = 10.00'$
 $T = 9.96'$
 $ChD = 12.22'$
 $L = 15.67'$



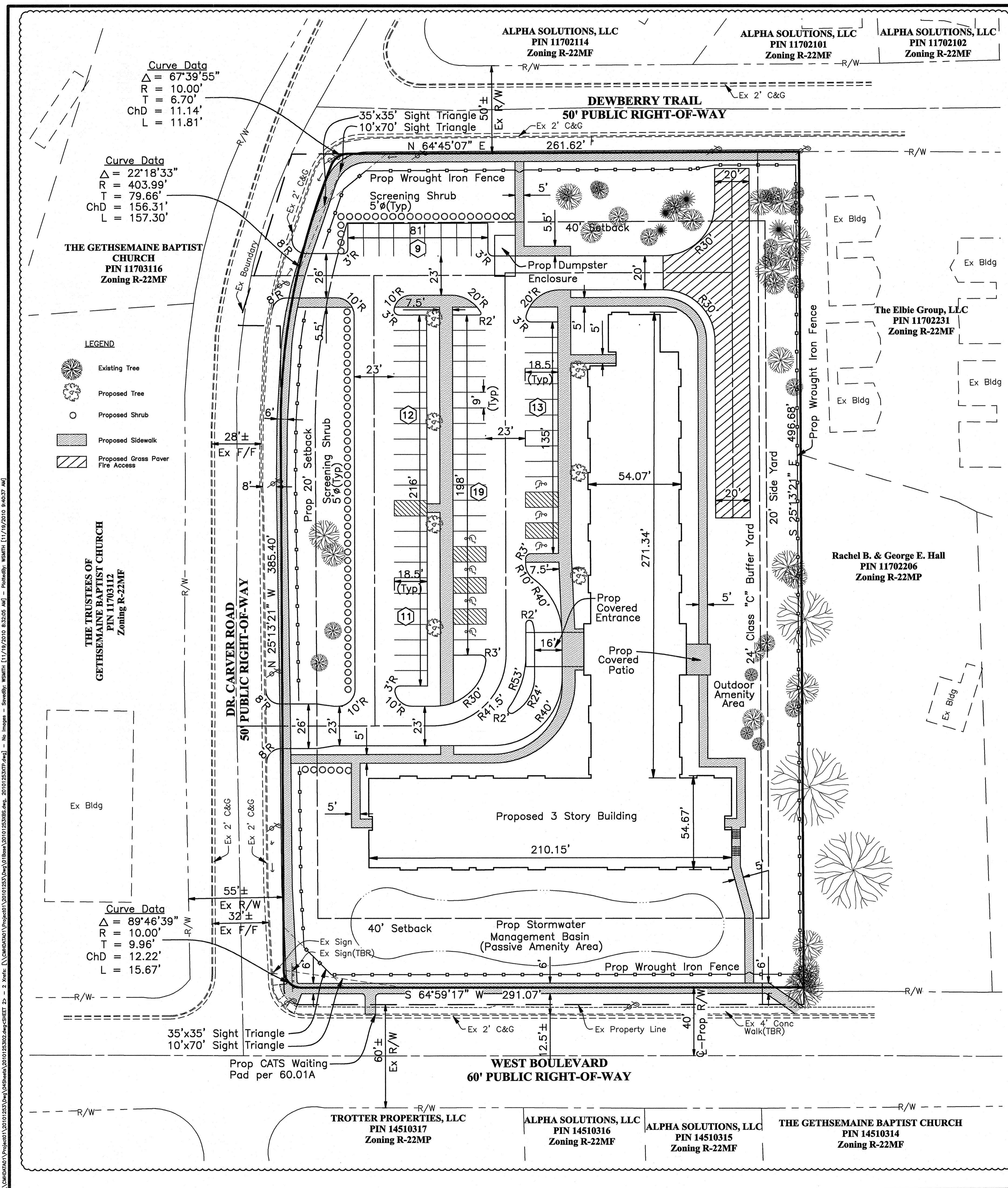
Development Data	R-22MF & I-1
Existing Zoning:	Institutional-CD
Proposed Zoning:	
Use:	Elderly Multifamily Residential
Age Restrictions:	HUD - 62 years NC Tax Credit - 55 years
Tax Parcel Nos.:	117-02-203 117-02-204 117-02-205 117-02-285 117-02-286 117-02-287
Site Area:	3.45± Acres (150,189 SF) Total 0.13 Acres (5694 SF) Dedicated Right-of-Way 3.32 Acres (144,595 SF) Site Area 3.41 Acres (148,593 SF) (Area Utilized for FAR) 72,870 SF / 148,593 SF = 0.490%
Floor Area Ratio:	
Site Building Area	
First Floor	23,652 ± sq. ft.
Second Floor	24,609 ± sq. ft.
Third Floor	24,609 ± sq. ft.
Total at Proposed Build Out	72,870 ± sq. ft.
Building Data	
Maximum Building Height:	40 feet
Units:	Up to 85 Units Max
1 Bedroom Units:	84 Units
2 Bedroom Units:	1 Units
Parking	
Required Parking Spaces:	0.25 Spaces per Unit 85 Units (.25) = 22 Spaces
Provided Parking Spaces:	0.75 Spaces per Unit 85 Units (.75) = 64 Spaces (Includes 7 Handicap Accessible Spaces)

NOTE: Please see Sheet 2 For Trees That Are To Remain.
 TBR = To Be Removed



REVISIONS	DATE	DESCRIPTION	Revised Per City and Community Comments
RETIREMENT HOUSING FOUNDATION 911 N. STUDEBAKER ROAD LONG BEACH, CA 90815			
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA EXISTING SITE CONDITIONS FOR BARRINGER GARDENS			
DATE			
November 18, 2010			
SCALE			
1" = 30'			
JOB NO.			
2010-1253			
SHEET			
1/2			

Petition 2010-076



Tree Note
 Site will comply with Chapter 21-Tree Ordinance, including tree preservation and tree planting.

Existing trees are to be saved if possible. Removal of existing trees may be necessary because of grading activities with the extreme slope across the project site. Every effort will be made to save trees 12" and larger on the site.

Tree save areas (final areas to be determined during engineering) shall be maximized to provide undisturbed areas around existing trees and sufficient areas for future growth.

Fencing:
 The facility will utilize a wrought iron fence with gates at the pedestrian access points at West Boulevard and Dewberry Trail for the site.

Site Lighting
 Parking lot light fixtures shall comply with Charlotte ordinance Section 12.402. Site lighting will not be allowed in tree islands. Site lighting will have full cutoff fixtures.

Parking and Drive Configurations:
 The exact alignments of driveways and number of parking spaces are subject to final design and engineering plans. Accordingly, modifications or alterations of these alignments may take place during design development and construction phases. Reason for modification may include, but not be limited to, utility design, storm water control, tree save, building changes, etc.

Building Configuration
 The exact building configuration and layout are subject to change upon final design in accordance with Section 6.207. Layout shown is approximate and subject to change.

Buffer Yards
 All buffer yards shall be in conformance with Section 12.302.

Stormwater Note
 The petitioner shall comply with Charlotte City Council Approved and Adopted Post Construction Controls Ordinance.

Building Amenities
 The following is a list of amenities which will be associated with the proposed building:

- Camera Security System
- Vestibule - For residence security
- Intercom System - For visitors to check in with office.
- Double loaded corridors
- Full Time Office Manager
- Lobby
- Office for receptionist
- Community Living Room w/ full fireplace
- Indoor Community Mail Room
- Multituse room (Soft Seating, Kitchenette, Cable Vision, Storage)
- Interior trash chutes
- Emergency pull chord in each unit
- Sprinklers and smoke detectors
- Live in staff member
- Community computer lab
- Community arts and crafts room
- Common washer and dryer area
- Social Services Coordinator Office

Outside Amenities

- Covered Patio Adjacent to Building
- Seating Including Tables & Chairs
- Fans
- Outdoor Grill

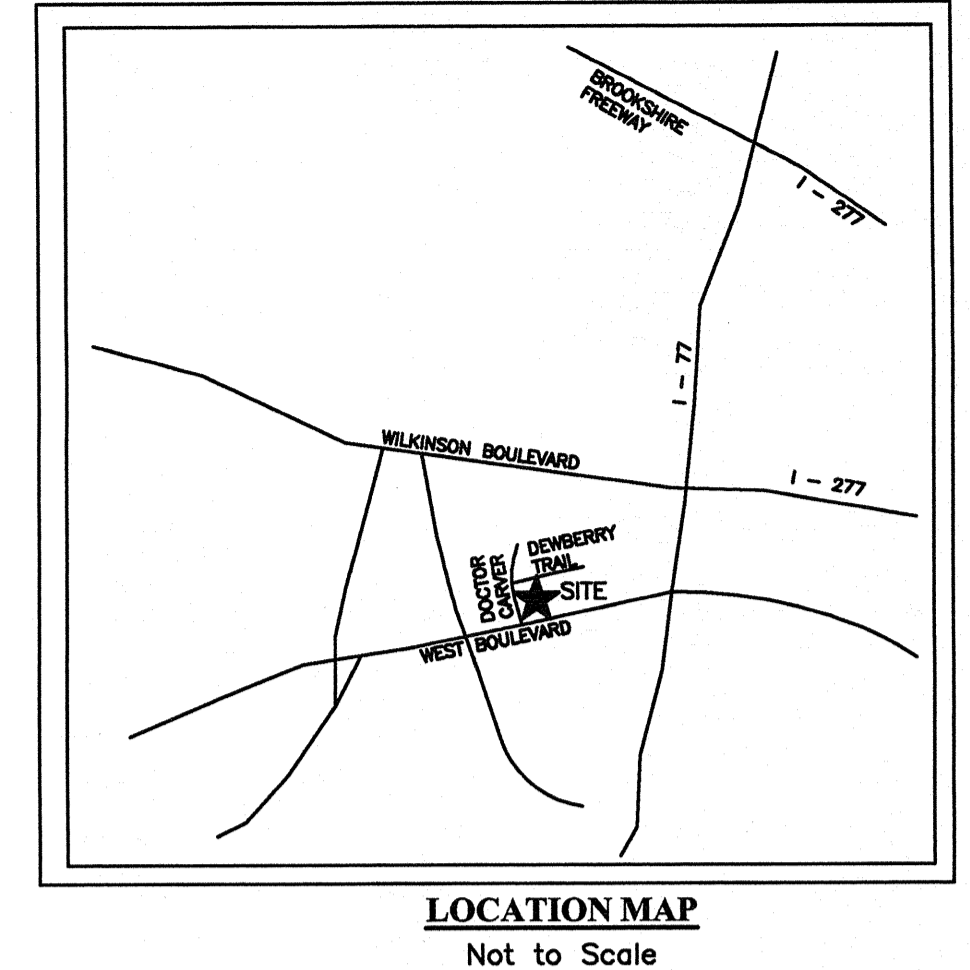
Building Materials
 The building materials utilized for construction shall be hardiplank and brick.

CDOT Certification
 Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.

Encroachment Agreement
 A Right-of-Way Encroachment Agreement is required for the installation of any nonstandard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard item(s).

Coordinated Activities

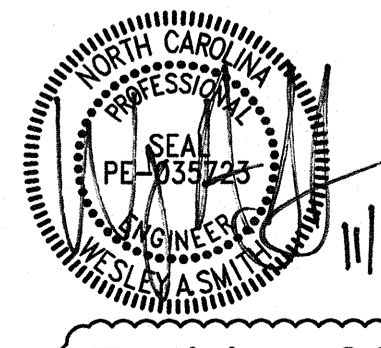
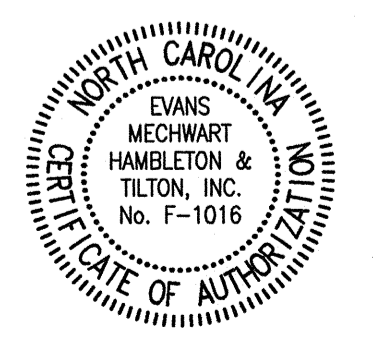
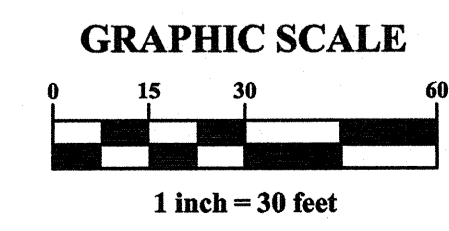
- Contract with Colleges and Universities for computer training.
- Social service coordinator implements programs for personal needs of residents.
- Holiday celebrations, Potlucks, Social activities.



Development Data Existing Zoning: Proposed Zoning:	R-22MF & I-1 Institutional-CD
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NOTE: The developer shall request a variance for pedestrian connections to West Boulevard and Dewberry Trail to have connections removed for security purposes.

NOTE: All dimensions are from face of curb unless otherwise noted.



Petition 2010-076

REVISIONS

NO.	DATE	DESCRIPTION
1	11/18/10	Revised Per City and Community Comments

RETIREMENT HOUSING FOUNDATION
 911 N. STUDEBAKER ROAD
 LONG BEACH, CA 90815

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
 PROPOSED SITE EXHIBIT
 FOR
BARRINGER GARDENS

EMHT
 EVANS MECHWART HAMILTON & TILTON, INC.
 307 JACOBSON DRIVE, SUITE 100, CHARLOTTE, NC 28202
 PHONE: 774-546-0333 FAX: 774-546-5448 emht.com

DATE
 November 18, 2010

SCALE
 1" = 30'

JOB NO.
 2010-1253

SHEET
 2/2

These drawings have been commissioned for this construction project and remain the property of Tise-Kiester Architects. No reproduction or use is allowed without first obtaining the Architect's written consent.

BARRINGER GARDENS

WEST BLVD.

CHARLOTTE, NC

Job Number:

Date: 09.27.10

Revisions:



- 1 30 YEAR SHINGLE, TAMKO "WEATHERED WOOD"
- 2 ALUMINUM GUTTERS AND DOWNSPOUTS, CREAM COLOR
- 3 BOARD & BATTEN, FIBER CEMENT SIDING, SHERWIN WILLIAMS #6148 "WOOL SKEIN"
- 4 FIBER CEMENT SIDING, SHERWIN WILLIAMS #6158 "SAWDUST" (DARKER COLOR)
- 5 FIBER CEMENT PANELS, SHERWIN WILLIAMS #6148 "WOOL SKEIN"
- 6 VINYL WINDOWS, CREAM COLOR
- 7 BRICK VENEER, TRIANGLE BRICK "GEORGIAN"
- 8 COVERED ENTRANCE

Entry (Dr. Carver Street) Elevation

Scale: 3/32" = 1'-0"

1

Square Footage & % of Facade Area

Brick	6,369	23%
Glass	5,058	18%
Cement Fiber Panels & Siding	15, 854	58%

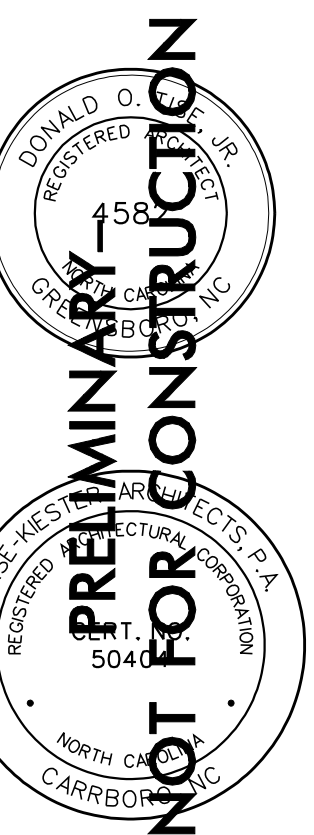
Square Footage – Exterior Wall Area

North Elevation	5,467
South Elevation	7,358
East Elevation	3,900
West Elevation	5,185
West Courtyard Elev.	3,534
East Courtyard Elev.	2,310
Total Exterior Wall Area	27,754

Information Required For Development Plan

NTS

2



PLANS

Sheet

A3.1