

SITE PLAN ANNOTATIONS

1501 PEGRAM STREET: PARCEL 1 - LOCATED AT THE CORNER OF PEGRAM ST. & E. 18TH ST.  
 1505 PEGRAM STREET: PARCEL 2 - INTERIOR LOT ON PEGRAM ST.

1. DEVELOPMENT DATA TABLE

- A. SITE ACREAGE:  
 PARCEL 1: 7,961 SF (.183 ACRE)\*  
 PARCEL 2: 7,868 SF (.181 ACRE)\*  
 TOTAL: 15,829 SF (.364 ACRE)\*
- B. TAX PARCELS INCLUDED IN REZONING:  
 PARCEL 1: 08114902  
 PARCEL 2: 08114903
- C. EXISTING ZONING  
 PARCEL 1 + 2: R-5
- D. PROPOSED ZONING  
 PARCEL 1 + 2: UR-2 (CD)
- E. EXISTING AND PROPOSED USES  
 EXISTING: FORMER CHURCH AND PARKING (DEMO'D)  
 PROPOSED: TOWNHOUSES
- F. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE  
 TOWNHOUSE (SEMI-ATTACHED): 6
- G. RESIDENTIAL DENSITY  
 6 UNITS ON SITE
- H. SQUARE FOOTAGE OF NON-RESIDENTIAL USES  
 N/A
- I. FLOOR AREA RATIO:  
 ALLOWED: 1.0  
 TOTAL: 0.455 ( $\frac{7,200 \text{ SF}}{15,829 \text{ SF}}$ )
- J. MAXIMUM BUILDING HEIGHT:  
 ALLOWED: 40'-0"  
 PROPOSED: 22'-6"
- K. NUMBER OF PARKING SPACES:  
 REQUIRED: 1 PER UNIT MIN - 2 PER UNIT MAX  
 PROPOSED: 9 TOTAL (1.5 PER UNIT)
- L. AMOUNT OF OPEN SPACE:  
 7,670 SF (48.45% OF TOTAL LOT AREA)

2. GENERAL PROVISIONS  
 N/A

3. OPTIONAL PROVISIONS  
 N/A

4. PERMITTED USES

- A. ALLOWED USES: DETACHED, DUPLEX, TRIPLEX, QUADRAPLEX, ATTACHED, MULTI-FAMILY DWELLINGS AND GROUP HOMES FOR UP TO 10 RESIDENTS

5. TRANSPORTATION

- A. TRANSPORTATION IMPROVEMENTS CONSTRUCTED IN CONJUNCTION WITH DEVELOPMENT:  
 ALLEYWAY AT REAR OF LOTS WITH ACCESS VIA EAST 18TH STREET IS A CONFIRMED DEDICATED RIGHT-OF-WAY FOR INGRESS AND EGRESS EASEMENT
- B. PARKING LOCATION: SURFACE IN REAR OF SITE AND ON-STREET PARKING ALONG EAST 18TH STREET
- C. LOCATION OF EXISTING AND PROPOSED THOROUGHFARES: (SEE SITE PLAN)

6. ARCHITECTURAL STANDARDS

- A. BUILDING MATERIALS:  
 BRICK AND WOOD SIDING SIMILAR TO THE EXISTING NEIGHBORHOOD FABRIC. NO VINYL SIDING ON BUILDINGS BUT VINYL WINDOWS AND SOFFITS PERMITTED
- B. BUILDING SCALE AND NUMBER OF BUILDINGS:  
 TWO-STORY, 2BR 1.5 BA WITH 2 PORCHES AND PRIVATE PATIO, SIX IN TOTAL
- C. TREATMENT OF URBAN DESIGN AND ARCHITECTURAL ELEMENTS:  
 BUILDINGS SITED, SCALED, DETAILED & LANDSCAPED TO BLEND WITH EXISTING NEIGHBORHOOD FABRIC
- D. TREATMENT OF SOLID WASTE AND RECYCLING ENCLOSURES:  
 INDIVIDUAL 96 GALLON TRASH RECEPTACLES FOR EACH UNIT STORED IN PATIO ENCLOSURES (PER RONALD HOWARD - EMAIL ATTACHED)

7. STREETScape AND LANDSCAPING

- A. STREETScape STANDARDS:  
 REQUIRED 8'0" LANDSCAPE BUFFER BETWEEN STREET AND SIDEWALK WITH REQUIRED 6'-0" SIDEWALK
- B. SPECIAL TREATMENT:  
 REQUIRED 5'-0" PLANTING BUFFER ON NORTH SIDE OF SITE BETWEEN PARKING AND ADJACENT PROPERTY REQUIRED  
  
 PLANTINGS OF NATIVE TREES AND SHRUBS THROUGHOUT OPEN SPACE ON SITE

8. ENVIRONMENTAL FEATURES:

- A. TREE SAVE AREAS: N/A
- B. PCCO TREATMENT: PETITIONER WILL COMPLY WITH THE ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE
- C. ENVIRONMENTAL PROVISIONS PER ENVIRONMENTAL GENERAL POLICIES: N/A

9. PARKS, GREENWAYS AND OPEN SPACE  
 A. PRIVATELY CONSTRUCTED OPEN SPACE

10. FIRE PROTECTION  
 N/A

11. SIGNAGE  
 N/A

12. LIGHTING  
 N/A

13. PHASING  
 N/A

14. OTHER:

- A. UNDERGROUNDING OF UTILITIES
- B. POTENTIAL LOCATION OF DUMPSTERS AND RECYCLING CONTAINERS:  
 MASONRY DUMPSTER ENCLOSURE SCREENED WITH PLANTING LOCATED AT NORTHWEST CORNER OF SITE (SEE PLAN)
- C. IF REQUIRED, RIGHT-OF-WAY ENCROACHMENT AGREEMENT

\*all boundary data taken from GIS basemap

**BUILDING DATA:**

PROPOSED BUILDING DATA:

BUILDING 'A': TWO-STORY, 2 BR 1.5 BA W/ 2 PORCHES & PRIVATE PATIO  
1056 NET SF (3 TOTAL)

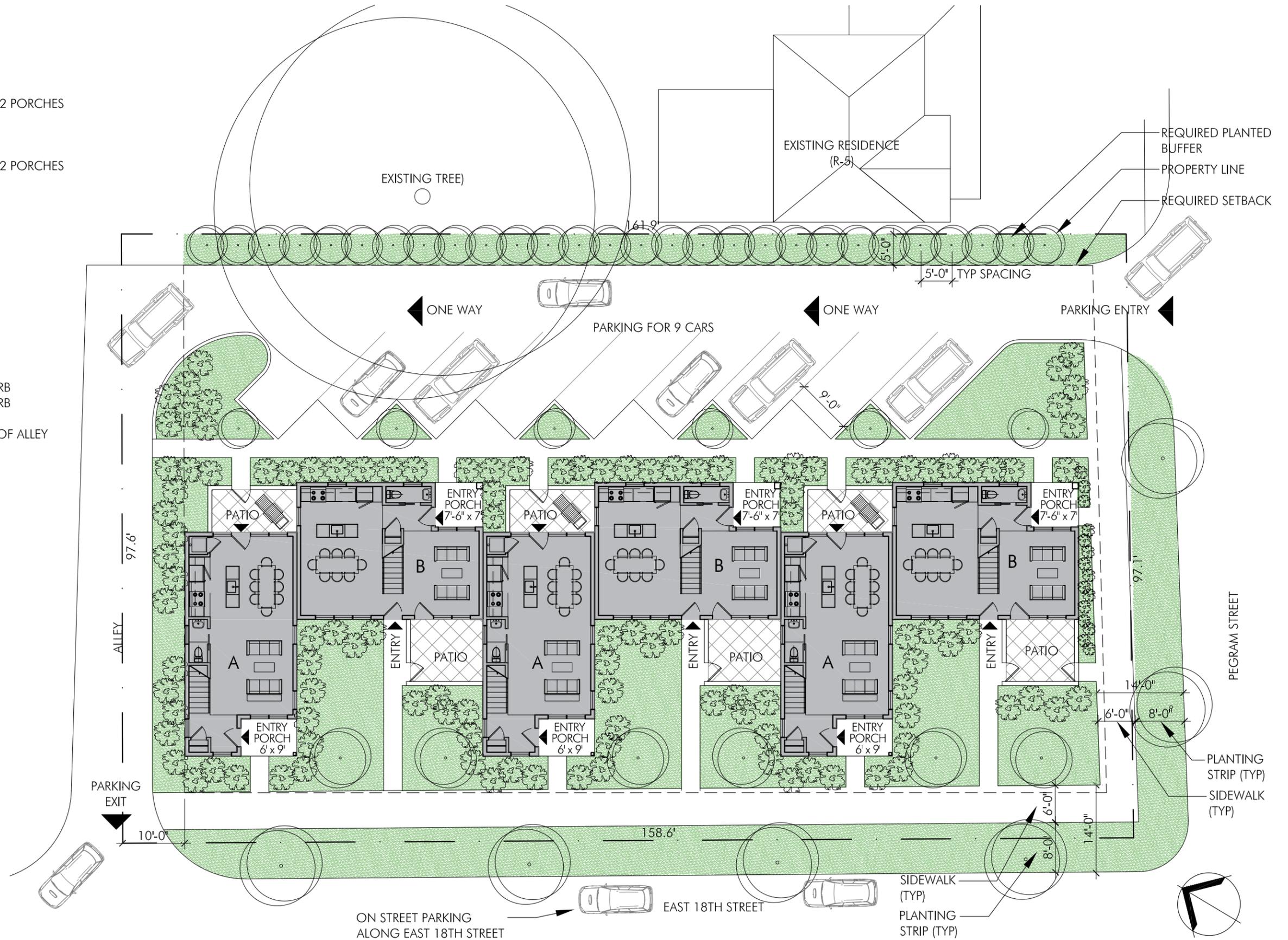
BUILDING 'B': TWO-STORY, 2 BR 1.5 BA W/ 2 PORCHES & PRIVATE PATIO  
1110 NET SF (3 TOTAL)

GROSS TOTAL FOOTPRINT = 3600± S.F.

**ADDITIONAL ZONING DATA:**

SETBACKS:

PEGRAM STREET = 14' FROM BACK OF CURB  
E. 18TH STREET = 14' FROM BACK OF CURB  
SIDE YARD = 5' PLANTED BUFFER  
REAR YARD @ ALLEY = 10' FROM CENTERLINE OF ALLEY



DESIGN INTENT:

- TWO STORY SCALE SIMILAR TO NEIGHBORING BUILDINGS
- ALTERNATING FACADES WITH BRICK AND WOOD SIMILAR TO NEIGHBORING HOUSES
- NATURAL LIGHT FROM 3 EXPOSURES AND CROSS VENTILATION
- DEEP SHADOWS CREATED BY PORCHES AND STEPPING OF BUILDINGS
- LUSH NATIVE LANDSCAPING FOR COOLING AND PRIVACY SIMILAR TO SURROUNDING NEIGHBORHOOD
- ELEVATIONS ARE ILLUSTRATIVE ONLY AND WILL BE DEVELOPED FURTHER UPON ZONING APPROVAL



EAST 18TH STREET ELEVATION

BRICK SIMILAR TO NEIGHBORING HOUSES

RESIDENTIAL OPERABLE WINDOWS FOR MAXIMUM LIGHT & AIR

PRIVATE ENCLOSED PATIOS

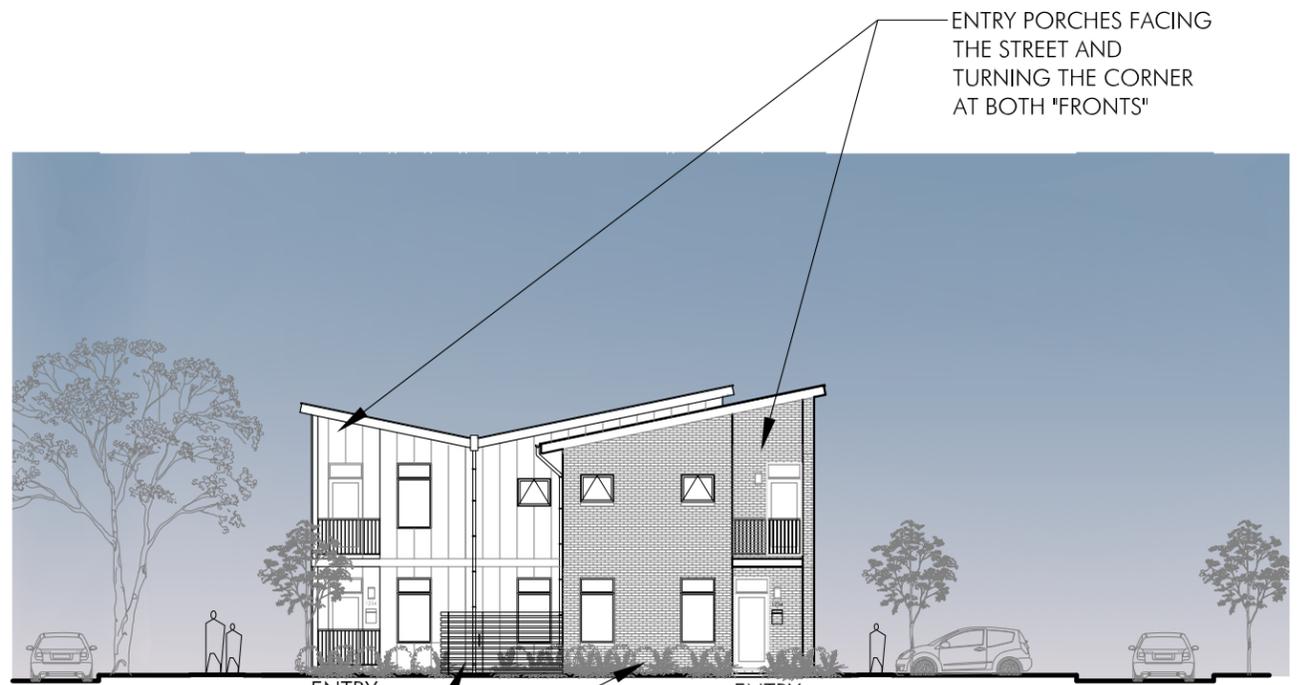


ENLARGED ELEVATION  $\frac{1}{8}'' = 1'-0''$

PITCHED ROOFS SIMILAR TO NEIGHBORING HOUSES

PORCH RAILINGS SIMILAR TO NEIGHBORING HOUSES

PAINTED SIDING SIMILAR TO NEIGHBORING HOUSES



PEGRAM STREET ELEVATION

ENTRY PORCHES FACING THE STREET AND TURNING THE CORNER AT BOTH "FRONTS"

ENTRY BEYOND

ENTRY

LIVING SPACES FACING THE STREET

PEGRAM STREET TOWNHOUSES

THE UNITED HOUSE OF PRAYER FOR ALL PEOPLE - CHARLOTTE, NORTH CAROLINA

REZONING PETITION 2011-040 - REV #2 22 JULY 2011

CONCEPT ELEVATIONS  $\frac{1}{4}'' = 1'-0''$

SUZANE REATIG ARCHITECTURE