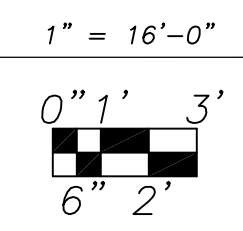


Conceptual Layout - 3219 North Davidson Street



- I. Development Data Table
  - a. Site Acreage = .1447 Acres or 6,301 sq. ft.
  - b. Tax Parcel: 08308415
  - c. Existing Zoning: B-1
  - d. Proposed Zoning: MUUD-0
  - e. Existing Use - Retail
  - Proposed Use - Restaurant/Bar
  - f. # of Housing Types - NA
  - g. Residential Density - NA
  - h. Proposed Non-Residential: 3200+/- sq. ft.
  - i. Floor Area Ratio: 1 to 1
  - j. Maximum Building Height = 40'
  - k. No Parking Proposed
  - l. Open Space = Approx. 3100 sq. ft.
- II. General Provisions
  - a. Ordinance Applicability
    - 1. Ordinance Applicability
- III. Optional Provisions
  - a. Listing of Optional Provisions
    - 1. No Parking is required for this use.
    - 2. 14' Setback standard for MUDD District.
    - 3. Existing sidewalk to remain with landscaped island added as shown for buffer.
- IV. Permitted Uses
  - a. Restaurant/Bar
- V. Transportation
  - a. See Plan
- VI. Architectural Standards
  - Proposed project to keep the essence of the NoDa Area in materials and scale. Overhangs will be provided at the Front Exterior Seating with new exits provided per new use requirements.
    - 1. Landscaped Island to be provided.
- VII. Streetscape and Landscaping
  - Widening existing sidewalk and adding landscaped island to be provided per recommendations at Front of Building for buffer.
- VIII. Environmental Features
  - N/A
- IX. Parks, Greenway and Open Space
  - Exterior Seating areas at Front and Rear.
- X. Fire Lane Treatment
  - Per Local requirements.
- XI. Signage
  - Per Local requirements.
- XII. Lighting
  - Per Local requirements.
- XIII. Phasing
  - Per Local requirements.
- XIV. Other
  - N/A

REVISIONS:

|      |          |
|------|----------|
| Plan | 02/13/14 |
|      |          |
|      |          |
|      |          |

HESS ARCHITECTURE P.A.  
 ROBERT G. HESS, ARCHITECT  
 400 SARDIS GROVE LANE  
 MATTHEWS, N.C. 28105  
 (704) 516-4828

NoDa RESTAURANT PRELIMINARY  
 for JOHN MEYER  
 3219 NORTH DAVIDSON STREET CHARLOTTE, N.C. 28269  
 Proposed Layout - 3219 North Davidson Street