

PROJECT DETAILS

EXISTING ZONING OF SITE: O-2; LOT 12 BLOCK 3

TOTAL SITE AREA: 0.385 ACRES

EXISTING SINGLE-STORIED RESIDENCE BUILDING: EXISTING RESIDENCE TO REMAIN WITHOUT ANY EXTERIOR CHANGE OR EXPANSION

PROPOSED ZONING REQUEST FOR SITE: B-1 CD

PROPOSED USE OF BUILDING: TATTOO PARLOR (BUSINESS)

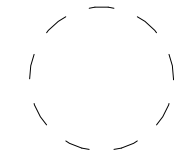
TOTAL HEATED AND COOLED AREA OF BUILDING: 1, 227 SQUARE FEET

TOTAL PARKING REQUIRED: ONE PER 250 SQUARE FEET: 5 SPACES

TOTAL PARKING PROVIDED: 9 INCLUDING ONE HANDICAP ACCESSIBLE SPACE

TOTAL BIKE RACK PROVIDED: ONE TO PARK THREE BICYCLES

DEMOLITION NOTES:



DENOTES TREE TO BE REMOVED

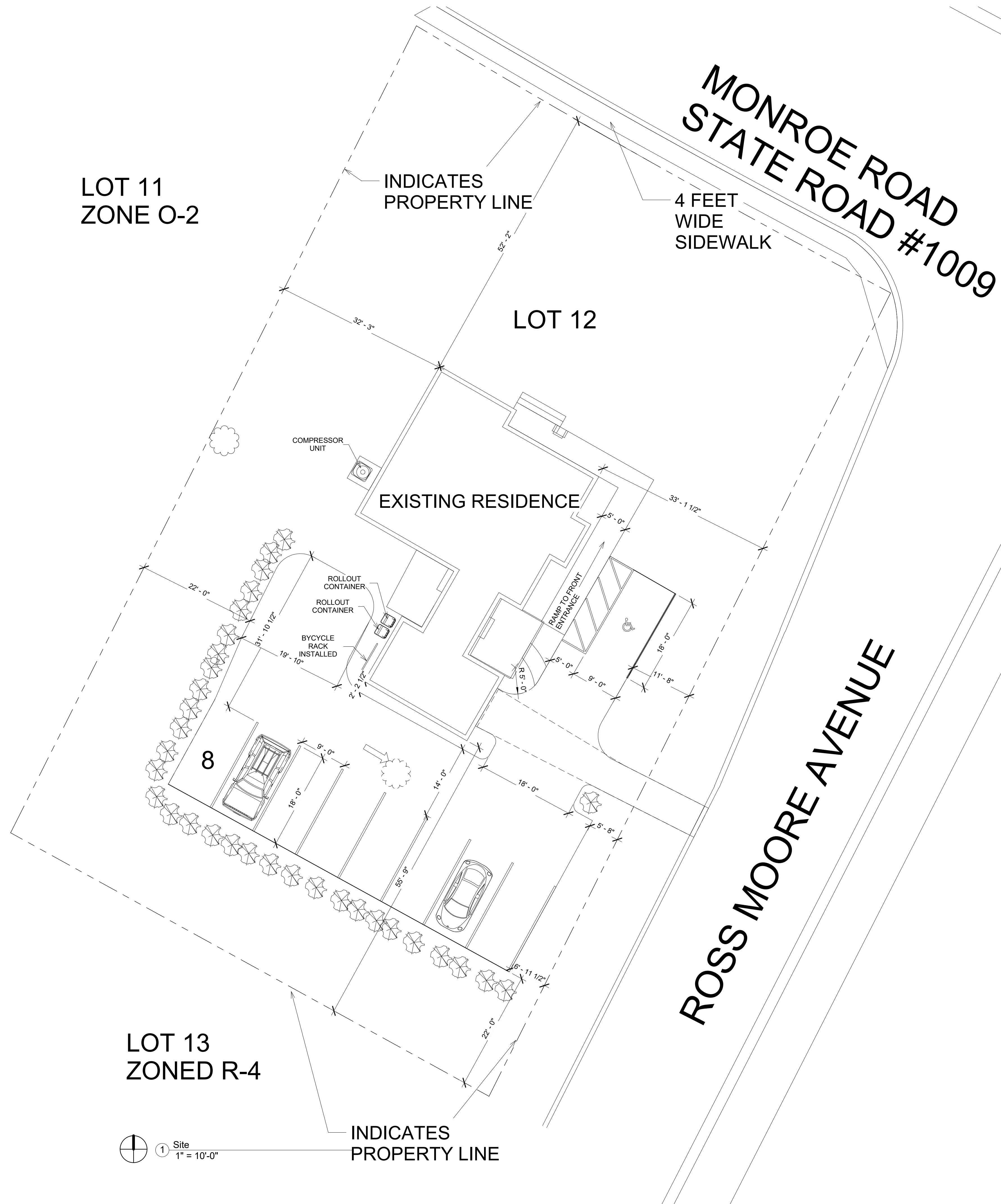


DENOTES DRIVEWAY TO BE DEMOLISHED

1. CONTRACTOR NEEDS TO RESPECT THE ADJACENT PROPERTY OWNERS USAGE OF THEIR FACILITIES DURING THE DEMOLITION AND CONSTRUCTION OF THE PROJECT.
2. UNLESS OTHERWISE INDICATED, DEMOLITION WASTE BECOMES PROPERTY OF CONTRACTOR.
3. CONTRACTOR TO CONDUCT BUILDING DEMOLITION SO OPERATIONS OF OCCUPIED BUILDINGS WILL NOT BE DISRUPTED.
4. CONTRACTOR WILL NOT CLOSE OR OBSTRUCT WALKWAYS, EXITS, OR OTHER FACILITIES USED BY OCCUPANTS OF ADJACENT BUILDINGS WITHOUT WRITTEN PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
5. ON-SITE STORAGE OR SALE OF REMOVED ITEMS OR MATERIALS IS NOT PERMITTED.
6. CONTRACTOR TO VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED BEFORE STARTING DEMOLITION OPERATIONS.
7. CONTRACTOR TO PROVIDE TEMPORARY INTERIOR AND EXTERIOR SHORING, BRACING OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT UNEXPECTED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED.
8. CONTRACTOR WILL NOT INTERRUPT EXISTING UTILITIES SERVING ADJACENT OCCUPIED OR OPERATING FACILITIES. CONTRACTOR WILL NOT DAMAGE ANY CHASE OR CHANGE THE FIRE RATING OF WALLS, CEILING OR FLOOR DURING THE COURSE OF THE PROJECT.
9. CONTRACTOR WILL NOT RUPTURE ANY REFRIGERANT LINES. CONTRACTOR TO REMOVE REFRIGERANT FROM MECHANICAL EQUIPMENT ACCORDING TO 40 CFR 82 AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION IN CASE THERE IS ANY DEMOLITION NEAR REFRIGERANT LINES.
10. CONTRACTOR WILL NOT DAMAGE ANY AREAS WHERE THERE IS NO DEMOLITION WORK. CARE MUST BE TAKEN NOT TO SCRATCH, SCRAPE OR BREAK EXISTING DOORS, STOREFRONTS, WALLS, FLOOR, CARPET, CEILING TILES OR ANY EQUIPMENT WHICH MAY CAUSE UNDUE EXPENSE TO THE OWNERS.

PROJECT GUIDELINES FOR CURRENT OR FUTURE PROPERTY IMPROVEMENTS

1. BUILDING SHOULD BE ORIENTED TOWARD THE PRIMARY STREET.
2. BUILDING HEIGHT LIMITED TO 40 FEET.
3. ROOFS SHOULD BE PITCHED (GABLE, MANSARD, HIP, ETC.). ROOF PITCH SHOULD BE BETWEEN 5:12 AND 12:12. PROJECTING DORMERS MAY BE APPROPRIATE. FLAT ROOFS ARE GENERALLY NOT APPROPRIATE.
4. SETBACKS SHOULD BE CONSISTENT WITH NEARBY RESIDENTIAL STRUCTURES. BUILDINGS SHOULD BE NO NEARER THE STREET THAN THE CLOSEST RESIDENTIAL BUILDING ON THE SAME SIDE OF THE STREET ALONG THE BLOCK.
5. BUILDING SHOULD HAVE A PROMINENT DOORWAY ENTRANCE FACING THE PRIMARY STREET AND CONNECTED TO THE PUBLIC SIDEWALK WITH A HARDSCAPE WALKWAY.
6. STEPS, STOOPS, AND COVERED PORCHES ARE APPROPRIATE AT THE PRIMARY STREET FACING BUILDING ENTRANCE.
7. OFF-STREET PARKING SHOULD BE TO THE REAR OR SIDE OF THE BUILDING. NO PARKING BETWEEN THE BUILDING AND THE PRIMARY STREET.
8. WINDOWS SHOULD BE OF A RESIDENTIAL TYPE SUCH AS DOUBLE-HUNG, CASEMENT, BAY, OR BOW. WINDOW SHUTTERS MAY BE APPROPRIATE. LARGE STOREFRONT-TYPE WINDOWS AND STOREFRONT CURTAIN WALLS ARE NOT APPROPRIATE.
9. THERE SHOULD BE VISIBLE TRIM AROUND WINDOWS, DOORS, AND CORNICES.



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CIVIL: XXX

STRUCTURAL: XXX

MEP: XXX

REVISIONS		
No.	Date	Description

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KEY PLAN

Atul Pathak Realty

Proposed Tattoo Parlor

5014 Monroe Road
Charlotte, NC 28205

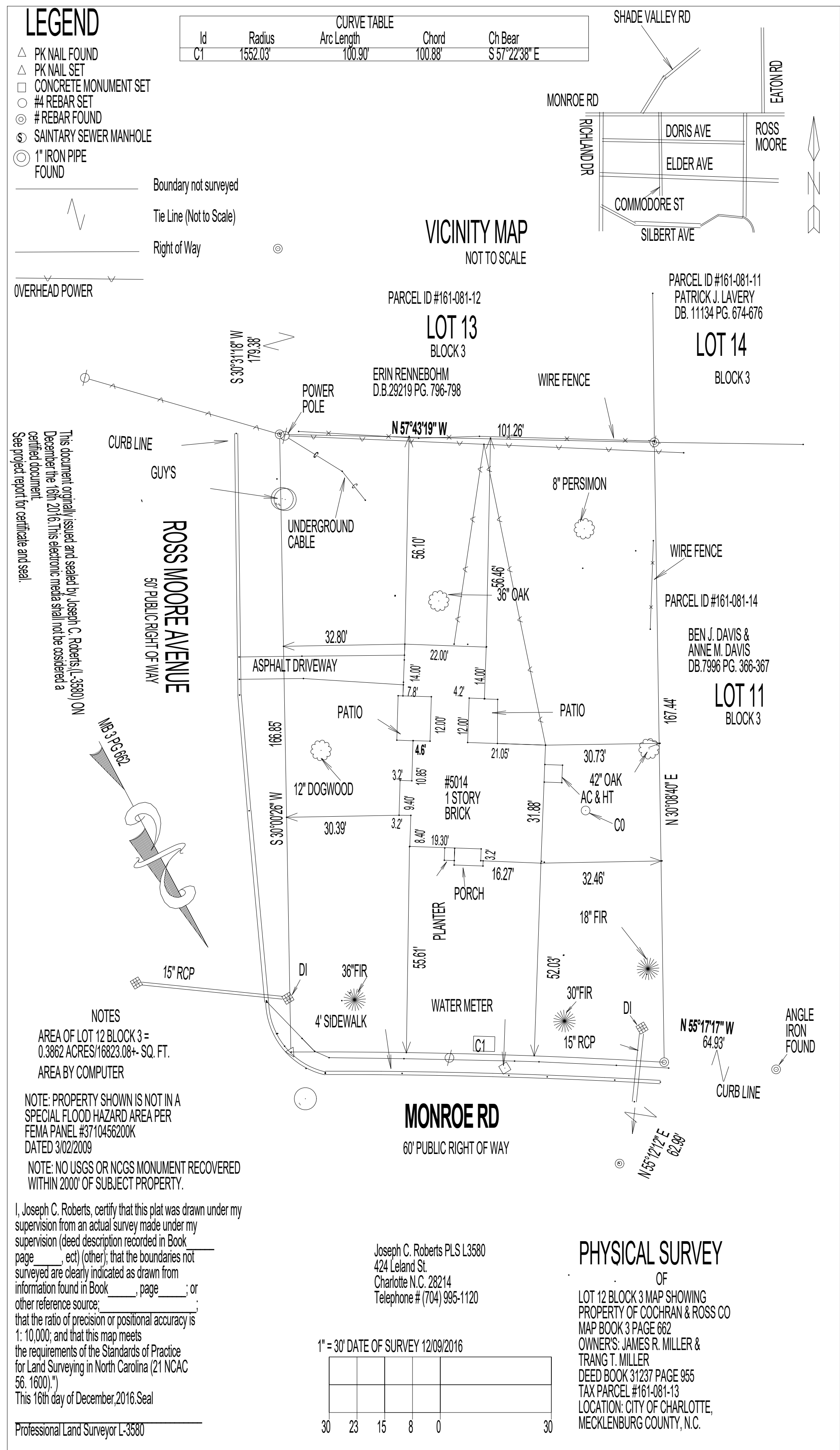
Drawing Title
Proposed New Site Plan

Phase
Design Development

Project No.	16-081	Sheet No.	A001
Prepared by	Author		
Checked by	Checker		
Date	Jan. 13, 2017		

Released for Review

1/13/2017 10:25:02 AM



- LEGEND**
- △ PK NAIL FOUND
 - △ PK NAIL SET
 - CONCRETE MONUMENT SET
 - #4 REBAR SET
 - # REBAR FOUND
 - ⊙ SAINTARY SEWER MANHOLE
 - ⊙ 1" IRON PIPE FOUND

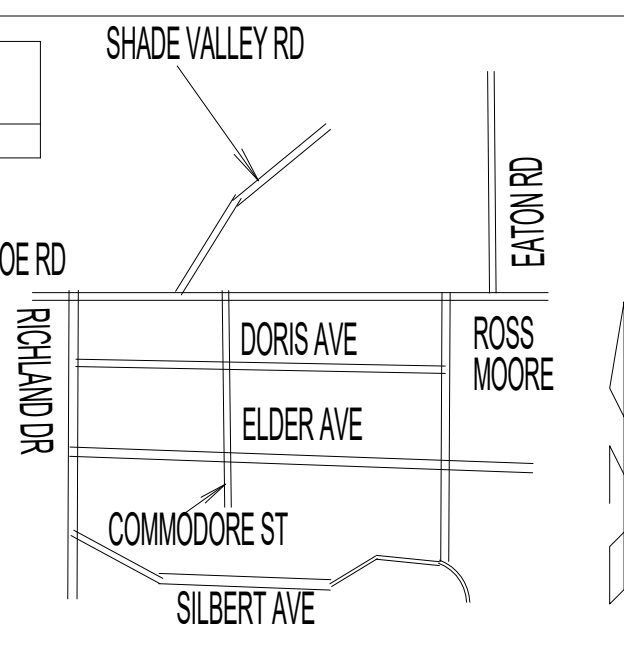
CURVE TABLE

Id	Radius	Arc Length	Chord	Ch Bear
C1	1552.03'	100.90'	100.88'	S 57° 22' 38" E

- Boundary not surveyed
- - - Tie Line (Not to Scale)
- Right of Way

OVERHEAD POWER

VICINITY MAP
NOT TO SCALE



This document originally issued and sealed by Joseph C. Roberts, L.S. 3580, ON December 16th, 2016. This electronic media shall not be considered a certified document. See proper report for certificate and seal.

NOTES
 AREA OF LOT 12, BLOCK 3 = 0.3862 ACRES/16823.08+ SQ. FT. AREA BY COMPUTER
 NOTE: PROPERTY SHOWN IS NOT IN A SPECIAL FLOOD HAZARD AREA PER FEMA PANEL #3710456200K DATED 3/02/2009
 NOTE: NO USGS OR NCSS MONUMENT RECOVERED WITHIN 2000' OF SUBJECT PROPERTY.

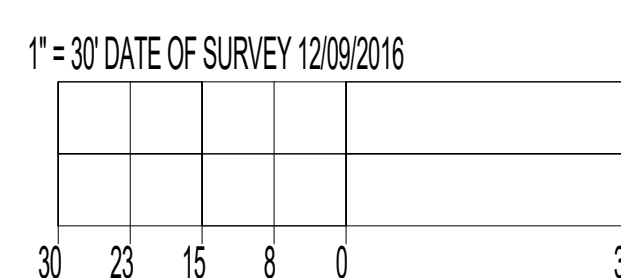
I, Joseph C. Roberts, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book _____ page _____ et al) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____ page _____; or other reference source; that the ratio of precision or positional accuracy is 1: 10,000; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600).
 This 16th day of December, 2016. Seal

Professional Land Surveyor L-3580

Joseph C. Roberts PLS L3580
 424 Leland St.
 Charlotte N.C. 28214
 Telephone # (704) 995-1120

PHYSICAL SURVEY

OF
 LOT 12 BLOCK 3 MAP SHOWING PROPERTY OF COCHRAN & ROSS CO
 MAP BOOK 3 PAGE 662
 OWNER'S: JAMES R. MILLER & TRANG T. MILLER
 DEED BOOK 31237 PAGE 955
 TAX PARCEL #161-081-13
 LOCATION: CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.



This document 25th 2015. Th project report

REVISIONS		
No.	Date	Description

KEY PLAN

Atul Pathak Realty

Proposed Tattoo Parlor

5014 Monroe Road
 Charlotte, NC 28205

Drawing Title
 Site Survey

Phase
 Design Development

Project No.	16-081	Sheet No.	A002
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