

COMMUNITY MEETING REPORT
Petitioner: Lakewood Apartments, LLC
Rezoning Petition No. 2018-137

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time, and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on December 26, 2018. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Monday, January 7, 2019 at 6:00 PM at Faith Memorial Baptist Church, 211 Lakewood Avenue, Charlotte, NC 28208.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Chris Ogunrinde of Urban Trends.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Chris Ogunrinde, welcomed the attendees and introduced himself. Mr. Ogunrinde indicated that the Petitioner proposed to rezone an approximately 0.401 acre parcel located at 104 and 110 Lakewood Avenue at the intersection of Rozzelles Ferry Road and Lakewood Avenue. Mr. Ogunrinde discussed to the public that the current zoning for the site is R-5 and that the proposed zoning is B-2. He informed the individuals the petitioner that rezoning the two parcels would allow a third building be placed on the site which would then be included with the two other apartment buildings on adjacent lots which the petitioner owns. The third building would lower the costs of the units thus providing more affordable units as the intent of this project is to provide affordable housing (work force housing) for the surrounding neighborhood. He then explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from local residents and property owners.

Mr. Ogunrinde provided background information about his experience with several projects that he had worked on in the Charlotte area. He then presented the site plan and the intentions to develop a new multi-family housing building on the vacant lots that would contain 12 units. This building would be included with two other buildings (24 units) on adjacent land the petitioner owns that is not included in this rezoning petition. The total number of units for the entire project would be 36 units. Mr. Ogunrinde showed the proposed architectural elevations and sketch plan and discussed the design of the proposed building. There would be three levels of multi-family housing. The parking for the site would be located on the surface level between the buildings. He used the elevations and renderings to explain the building's design concepts, and operations.

Mr. Ogunrinde discussed the use of permeable pavers to be used within the parking area to provide storm water detention. He discussed that these unit pavers have been incorporated on several projects throughout Charlotte as a means for storm water detention. Water would travel through the unit pavers and be collected in wells located under the parking lot and water would be released at a rate to pre-existing conditions.

The project was well praised from the attendees and the overall project for the area. Attendees of the meeting though discussed concerns that the apartment complex would not be as affordable to many of the residents. Mr. Ogunrinde talked about various programs that offer subsidized rent housing and the possibility to incorporate in this project. Other concerns from the attendees were if the rent was affordable, how would they prevent people that can easily afford the rent from renting. Mr. Ogunrinde went in depth that this project's intent would be to provide workforce housing but would make every effort to seek Housing Trust Fund dollars or others to make the units more affordable. The targeted people to rent these units would be police officers, fireman, teachers, nurses and medical personnel for example.

Other concerns were if these units would be accessible for seniors as there are three floors of units. The project has units on the first-floor level that are handicap accessible. Also, a concern was would this project increase the property taxes of the surrounding neighborhood. There are a number of elderly property owners that live in the neighborhood and are on a limited budget. An increase in their property taxes could impinge a hardship onto them. They would like if there is an opportunity for the City to freeze property taxes for the seniors.

Respectfully submitted, this 9th of January 2019.

2018-137 ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-137 Benton Woods	Bill	Riggs	4157 Tillman Rd		Charlotte	NC	28208
2018-137 Brookfield Neighborhood Association	Eva	Barber	4938 Ridgeley Dr		Charlotte	NC	28208
2018-137 Eleanore Heights Community Association	Nichelle	Bonaparte	2916 Coronet Wy		Charlotte	NC	28208
2018-137 Enderly Park Neighborhood Association	Pam E.	Roberson	3128 Kirkland Av		Charlotte	NC	28208
2018-137 Eva B. Barber Park Neighborhood Association	Shamaiye K.	Haynes	319 Goff Street		Charlotte	NC	28208
2018-137 Fairies Farms Homeowners Association	Johnny	White	2901 Coronet Wy		Charlotte	NC	28208
2018-137 Glenwood Neighborhood Association	Cora	Robinson	3900 Barlowe Rd		Charlotte	NC	28208
2018-137 Glorious Church Of God Inc	Doretha	Huey	601 Dewolfe St		Charlotte	NC	28208
2018-137 Gracious Hands Transitional Housing for Women & Children	Sonja	Chisholm	245 North Hoskins Road		Charlotte	NC	28216
2018-137 Lakewood Community Development Corportation	Scott	Terry	211 Lakewood Av		Charlotte	NC	28208
2018-137 Lakewood Neighborhood Alliance	Chini	Nichols	212 Halsey Street		Charlotte	NC	28208
2018-137 Lakewood Neighborhood Alliance	Delores	Miller	309 Harrison Street		Charlotte	NC	28208
2018-137 Lakewood Neighborhood Alliance	Jamall	Kinard	330 Lakewood Ave		Charlotte	NC	28208
2018-137 Lakewood Neighborhood Alliance	Nola	Murphy	417 Lakewood Ave		Charlotte	NC	28208
2018-137 Lamplighter Village South Homeowners Association	Joel	Haecherl	308 Jones St		Charlotte	NC	28208
2018-137 New Outreach Christian Center	Brenda	Stevenson	3900 Gossett Av		Charlotte	NC	28208
2018-137 Northwest Service Center	Eleanor	Washington	3401 Kentucky Av		Charlotte	NC	28216
2018-137 Parkview Neighborhood Association	Dorothy	Crowder	2931 Morson St		Charlotte	NC	28208
2018-137 South Hall Homeowners Association	Brian	Gomsak	101 S Smallwood Pl		Charlotte	NC	28208
2018-137 Thomasboro Neighborhood Association	Renee	Jones	4125 Welling Av		Charlotte	NC	28208
2018-137 University Park Neighborhood Association	Carolyn	Fuller	2700 Lasalle Street		Charlotte	NC	28216

2018-137	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-137	06511501	FAITH MEMORIAL BAPTIST	CHURCH TRUSTEES			211 LAKEWOOD AVE		CHARLOTTE	NC	28208
2018-137	06511502	FAITH MEMORIAL BAPTIST	CHURCH TRUSTEES			211 LAKEWOOD AVE		CHARLOTTE	NC	28208
2018-137	06511503	FAITH MEMORIAL BAPTIST	CH TR			211 LAKEWOOD AVE		CHARLOTTE	NC	28208
2018-137	06511514	FAITH MEMORIAL BAPTIST	CHURCH (TRUSTEES)			211 LAKEWOOD AVE		CHARLOTTE	NC	28208
2018-137	06511515	FAITH MEMORIAL BAPTIST	CHURCH TRUSTEES			211 LAKEWOOD AVE		CHARLOTTE	NC	28208
2018-137	06511516	PICKLESIMER	WILLIE MAE		LIFE EST BY WILL	204 JONES ST		CHARLOTTE	NC	28208
2018-137	06511517	REID	SYBLE MAY O	RHONDA LYNETTE	REID	200 JONES ST		CHARLOTTE	NC	28208
2018-137	06512607	KASHMARY PROPERTIES LLC				4812 EASTHAVEN DR		CHARLOTTE	NC	28212
2018-137	06512608	KASHMARY PROPERTIES LLC				4812 EASTHAVEN DR		CHARLOTTE	NC	28212
2018-137	06512609	HALLMAN	JOHN			111 N GREGG ST		CHARLOTTE	NC	28216
2018-137	06512610	HALLMAN	JOHN			111 N GREGG ST		CHARLOTTE	NC	28216
2018-137	06512611	HALLMAN	JOHN			111 N GREGG ST		CHARLOTTE	NC	28216
2018-137	06512615	OFORI-ANTWI	FREEMAN	KOLU	OFORI-ANTWI	10702 RIDGE ACRES		CHARLOTTE	NC	28214
2018-137	06512706	DAVIS	BETTY ANN			124 OREGON ST		CHARLOTTE	NC	28208
2018-137	06512707	MOORE	DORIS J			2105 HEATHER GLEN LN		CHARLOTTE	NC	28208
2018-137	06512708	NGUYEN	LONG T	HIEP T	NGUYEN	PO BOX 220287		CHARLOTTE	NC	28222
2018-137	06512709	FORD	ANDREW	JESSIE	FORD	5835 LINDEN RIDGE LN		CHARLOTTE	NC	28216
2018-137	06512710	FORD	ANDREW	JESSIE	FORD	5835 LINDEN RIDGE LN		CHARLOTTE	NC	28216
2018-137	06512711	YOUNG	PRINCECOLLA MCGOWAN			3021 CAROL AVE		CHARLOTTE	NC	28208
2018-137	06512801	MOLLAY	HARRIS	ROSELYN	MOLLAY	3325 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2018-137	06512802	LAKEWOOD APARTMENTS LLC				1300 W MOREHEAD ST		CHARLOTTE	NC	28208
2018-137	06512803	DORCELIAN	JOHNNY			2089 CONKLE CT		RIVERDALE	GA	30296
2018-137	06512804	LIM	SOPHA			3611 MT HOLLY HUNTERSVILLE RD		CHARLOTTE	NC	28216
2018-137	06512805	GRAY	CHARLES			1212 RIDGEBURY TER.		MATTHEWS	NC	28105
2018-137	06512806	ALI	TAMIKA		C/O HABITAT FOR HUMANITY OF CHARLOTTE INC	PO BOX 220287		CHARLOTTE	NC	28222
2018-137	06512807	KELLY	CAITLIN			124 LAKEWOOD AVE		CHARLOTTE	NC	28208
2018-137	06512808	MCCLAIN	JESSIE B			120 LAKEWOOD AVE		CHARLOTTE	NC	28208
2018-137	06512809	LAKEWOOD APARTMENTS LLC				1300 W MOREHEAD ST		CHARLOTTE	NC	28208
2018-137	06512811	LAKEWOOD APARTMENTS LLC				1300 W MOREHEAD ST		CHARLOTTE	NC	28208
2018-137	06512816	MOLLAY	HARRIS	ROSELYN	MOLLAY	3321 ROZZELLES FERRY RD		CHARLOTTE	NC	28216
2018-137	06512818	MCINTYRE	GILBERT J JR			5341 PINEBROOK DR		CHARLOTTE	NC	28208
2018-137	06512819	LAKEWOOD APARTMENTS LLC				1300 W MOREHEAD ST		CHARLOTTE	NC	28208
2018-137	06512901	PRICE	CHARLEY	ODESSA P	PRICE	5701 MCBRIDE ST		CHARLOTTE	NC	28215
2018-137	06512902	FESSEHASION	EFREM			10048 ATKINS RIDGE DR		CHARLOTTE	NC	28213
2018-137	06512905	ROMAH	BLUK	DONNA	KSOR	PO BOX220287		CHARLOTTE	NC	28222
2018-137	06512906	MCLILLY	ANGELO	JAMES	MCLILLY	PO BOX 220287		CHARLOTTE	NC	28222
2018-137	06512907	LOPEZ	MARCOS A			3216 BOYD ST		CHARLOTTE	NC	28208
2018-137	06512924	FESSEHASION	EFREM			10048 ATKINS RIDGE DR		CHARLOTTE	NC	28213
2018-137	06512925	FESSEHASION	EFREM			10048 ATKINS RIDGE DR		CHARLOTTE	NC	28213
2018-137	06512926	PRICE	CHARLEY	ODESSA P	PRICE	5701 MCBRIDE ST		CHARLOTTE	NC	28215
2018-137	06512929	FLORENCE	MELISSA			PO BOX 220287	C/O HABITAT FOR HUMANITY OF CHARLOTTE INC	CHARLOTTE	NC	28222
2018-137	06512930	WALKER	CHRISTINE			PO BOX 220287		CHARLOTTE	NC	28222
2018-137	06512931	BOWLES	TONNETTE			PO BOX 220287		CHARLOTTE	NC	28222
2018-137	06513707	BUONYA Y	DOI	H'DJIEM	AYA	PO BOX 220287		CHARLOTTE	NC	28222
2018-137	06513708	KUM	NOAR RO			PO BOX 220287		CHARLOTTE	NC	28222
2018-137	06513709	PARRISH	OLIVIA			201 OREGON ST		CHARLOTTE	NC	28208
2018-137	06513716	BELK	CHRISTINA			PO BOX 220287		CHARLOTTE	NC	28222

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by Lakewood Apartments, LLC

Date and Time of Meeting: Monday January 7, 2019

Place of Meeting: Faith Memorial Baptist Church, 211 Lakewood Avenue, Charlotte, NC 28208

Petition No.: 2018-137

Dear Neighbor:

This letter is to inform you of an upcoming community meeting for rezoning petition 2018-137 which was filed with Charlotte-Mecklenburg Planning Commission. Lakewood Apartments, LLC (the Petitioner) seeks to rezone an approximately 0.401-acre site (the “Site”) located at 104 and 110 Lakewood Avenue from R-5 zoning district to B-2.

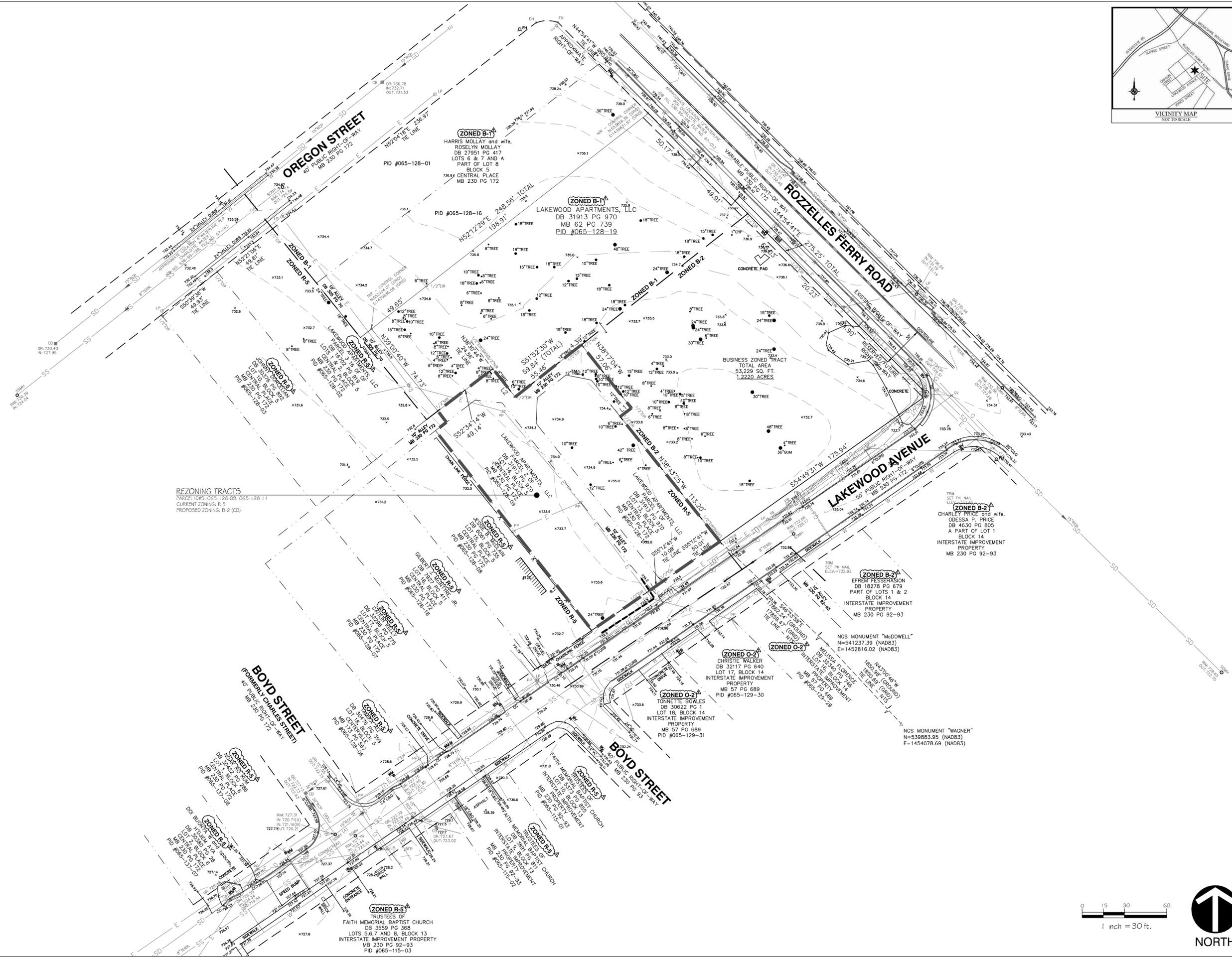
By the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting before the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Monday, January 7, 2019, at Faith Memorial Baptist Church, 211 Lakewood Avenue, Charlotte, NC 28208. We look forward to sharing this rezoning proposal with you and to answering any questions you may have.

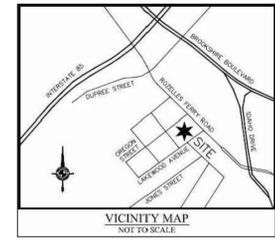
In the meantime, should you have questions or comments about this matter, please call Chris at 704 488-8902.

cc: Councilman Juston Hollow

Date Mailed: December 26, 2018



REZONING TRACTS
 PARCEL IDS: 065-128-09, 065-128-11
 CURRENT ZONING: R-5
 PROPOSED ZONING: B-2 (CD)



DATE: 10-18-2018
 DESIGNED BY: GNW
 DRAWN BY: CKG
 CHECKED BY: GNW
 SCALE: 1" = 30'
 PROJECT #:
 SHEET #:

LAKWOOD APARTMENTS
LAKWOOD AVENUE
CHARLOTTE, NORTH CAROLINA
 EXISTING CONDITIONS

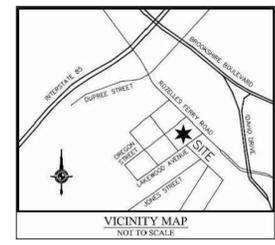
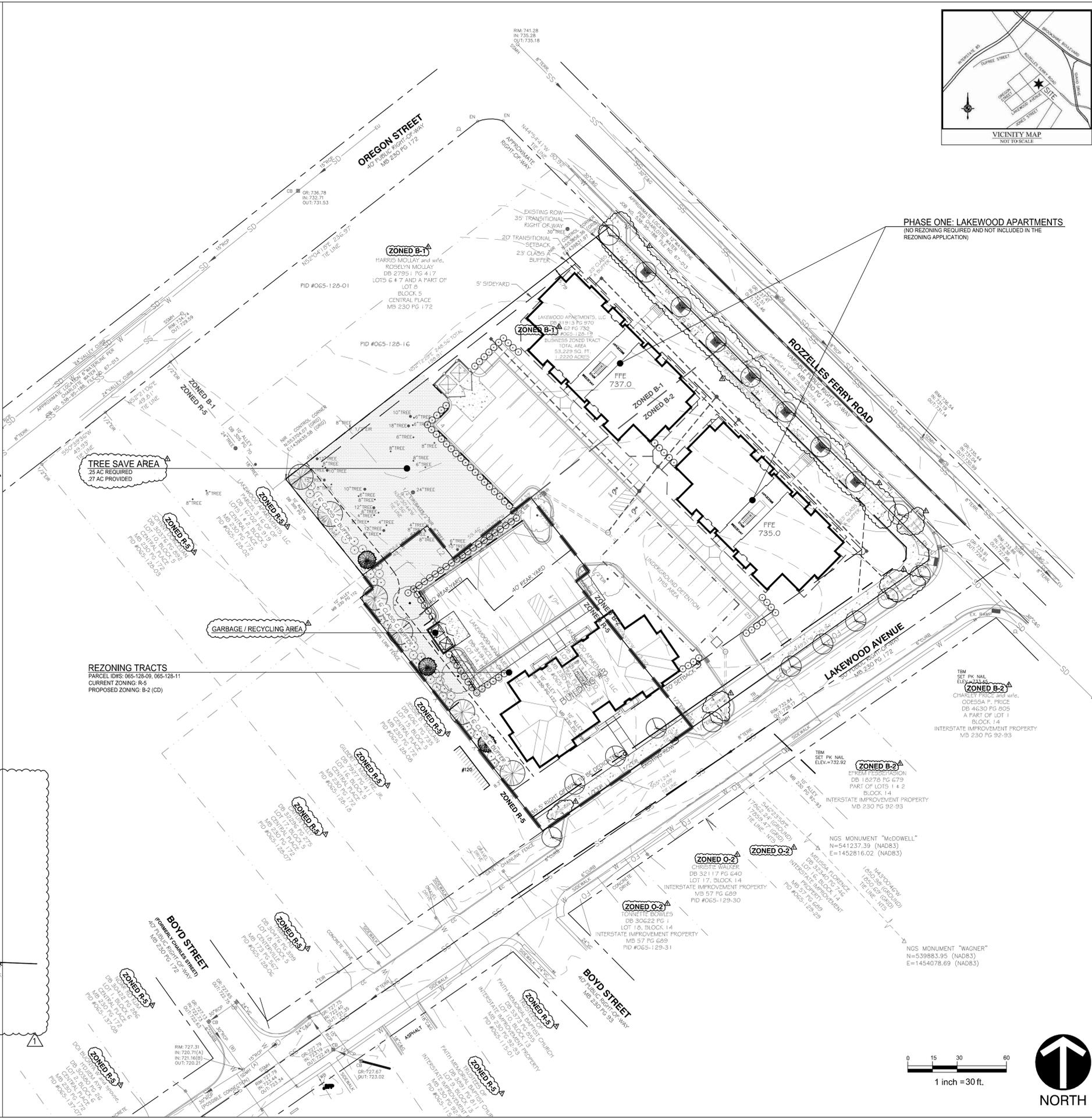
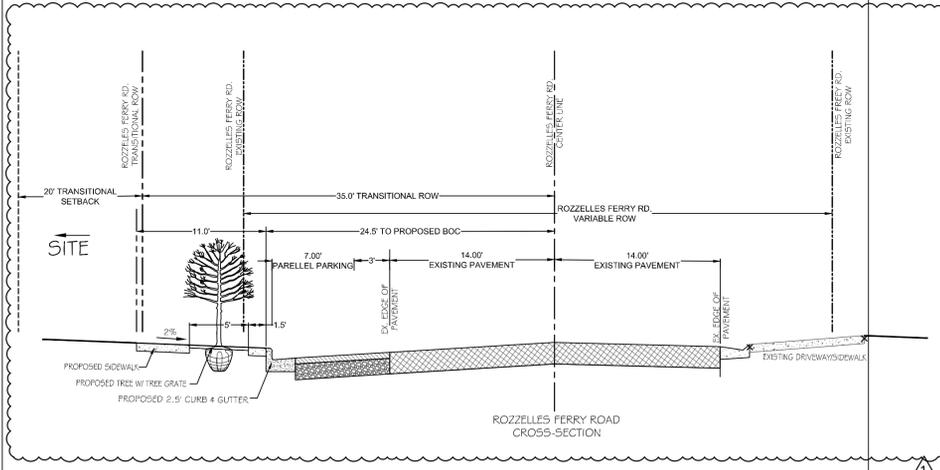
REVISIONS:
 1. 11/14/2019 PER REZONING COMMENTS

REZONING PETITION: 2018-137

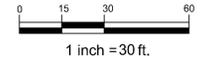
Wirth & Associates
 ARCHITECTS AND PLANNERS
 1230 W. Morehead St., Suite 212
 Charlotte, NC 28208
 Phone: 704.375.3844
 Email: pwirth@wirthassociates.com

RZ-1.0

- Development Data Table**
 - Site Acreage: 0.48 AC (1.7 AC in total development)
 - Tax Parcels included in Rezoning: 065-128-09 & 065-128-11
 - Existing Zoning: R-5
 - Proposed Zoning: B-2 (CD)
 - Number of Residential Units: 10 (Total 36 units on 1.7 AC)
 - Residential Density: 21.2 DU/AC (Total Development)
 - Square footage of Non-Residential Uses: NA
 - Floor Area Ratio: NA
 - Maximum Building Height: 40 Feet
 - Maximum Number of Buildings: One
 - Number of Parking Spaces: Per Ordinance
 - Amount of open space: Per Ordinance
- General Provisions**
 - Development of the site will be controlled by the standards on this site plan and the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of the proposed buildings and the uses on the site, but the exact configuration, placement, and size of the individual site elements may be altered or modified with the limits prescribed by the ordinance during the design development and construction phases in accordance with the provisions of Section 6.2 of the Zoning Ordinance.
 - Access to the site will be provided from the existing public roadway, Lakewood, as shown on this site plan.
 - The petitioner acknowledges that other standard development or requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20 and 21 of the city code. Conditions set forth in the petition are supplemental requirements imposed on the development in addition to the other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.
- Optional Provisions (NA)**
- Permitted uses**
 - Development will be restricted to Multi-Family Residential development along with associated parking and service areas.
- Transportation**
 - Petitioner agrees to dedicate any additional right-of-way to City.
 - Vehicular access shall be provided by driveway access off of Lakewood Avenue. The placement and configuration of the access points are subject to any minor modification required by CDOT.
 - Parking will be provided by surface lot (+/- 47 spaces for total development) as depicted on the Rezoning Plan.
- Architectural Standards**
 - Building Materials used on the building constructed on the site will be a combination of portions of the following: brick, stone, precast concrete, synthetic stone, cementitious fiber board, Stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.
 - The attached illustrative sections are included to reflect the building scale and design intent. The intent of the material selections is to complement the character of the surrounding development. Actual building constructed on the site may vary from this illustration provided that the design intent is preserved.
- Streetscape and Landscaping**
 - Street trees will be planted at 40' O.C. outside of the existing or future rights-of-way.
 - Street trees in the right of way on Lakewood Avenue are protected by the Tree Ordinance. No trees can be removed from or planted in the right of way without permission of the City Arborist's office. Contact the City Arborist's office for a permit before removing trees in the right of way.
 - Development of the site shall comply with the requirements of the City of Charlotte Tree Ordinance.
- Environmental Features**
 - Tree save areas shall meet the requirements of the City of Charlotte Tree Ordinance.
 - The petitioner shall comply with the Charlotte City Council approved and adopted Post-Construction Stormwater Ordinance. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- Parks, Greenways, and Open Space**
 - Open space will conform to the requirements of Ordinance.
- Fire Protection**
 - Fire protection will be provided per the Fire Code.
- Signage**
 - Signage will be provided per the ordinance.
- Lighting**
 - Any detached lighting on the site will not exceed 21 feet in height and will be aimed into the site away from adjoining properties and public streets to prevent glare. Lighting shall be fully shielded.
- Phasing**
 - The project will not be phased.
- Other**
 - Binding Effect of the Rezoning Documents and Definitions: If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development there.
 - Developer will petition for request for the abandonment of alleys located on the site with Charlotte Department of Transportation.



PHASE ONE: LAKEWOOD APARTMENTS
 (NO REZONING REQUIRED AND NOT INCLUDED IN THE REZONING APPLICATION)



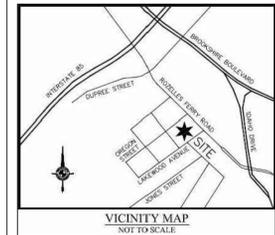
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REZONING PETITION: 2018-137

LAKEWOOD APARTMENTS
LAKEWOOD AVENUE
CHARLOTTE, NORTH CAROLINA
TECHNICAL DATA SHEET

REVISIONS:
 1. 11/14/2019 PER REZONING COMMENTS

DATE: 10-18-2018
 DESIGNED BY: GNW
 DRAWN BY: CKG
 CHECKED BY: GNW
 SCALE: 1" = 30'
 PROJECT #:
 SHEET #:
RZ-2.0



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 1230 W. Morehead St., Suite 212
 Charlotte, NC 28208
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 Email: pwirth@wirthassociates.com

REZONING PETITION: 2018-137

TISE-KIESTER ARCHITECTS

TKa

119 E. Franklin St. Suite 300
 Chapel Hill, NC 27514
 Tel: 919.967.0158
 Fax: 919.967.0159
 www.tisekiesler.com

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Lakewood Apartments

Charlotte, NC

- Job Number: 1724
- Date: 06.08.2017
- Revisions:



Exterior Elevations

Sheet
A3.1

ELEVATION KEYNOTES

- 1 FIBERGLASS-REINFORCED ARCHITECTURAL, ANTI-FUNGAL ASPHALT SHINGLES, 30-YEAR WARRANTY, CLASS B
- 2 PREFIN SEAMLESS ALUM INUM GUTTER OR DOWNSPOUT, TYPICAL - REFER TO ROOF PLAN FOR LOCATIONS
- 3 SOLID VINYL SINGLE HUNG WINDOWS WITH LOW-E GLAZING: U-VALUE = 0.35 MAX, SHGC = 0.30 MAX
- 4 SCHEDULED DOORFRAME TYPE - SEE A8.1
- 5 FACE BRICK VENEER, RUNNING BOND PATTERN
- 6 FACE BRICK VENEER ROWLOCK SILL, SLOPE TO DRAIN
- 7 FACE BRICK VENEER SOLDIER COURSE
- 8 MASONRY CONTROL JOINT (CJ), CJ'S TO ALSO BE PROVIDED AT ALL INSIDE CORNERS, TYPICAL
- 9 VINYL LAP SIDING, 6" EXPOSURE
- 10 BRICK CASED PLANTER
- 11 VINYL BOARD AND BATTEN VERTICAL SIDING
- 12 NOT USED
- 13 1x6 PVC COATED ALUMINUM COIL WRAPPED WOOD FASCIA
- 14 NOT USED
- 15 VINYL WINDOW/DOOR TRIM
- 16 2x4 PVC COATED ALUMINUM COIL WRAPPED WOOD TRIM
- 17 2x6 PVC COATED ALUMINUM COIL WRAPPED WOOD TRIM
- 18 2x10 PVC COATED ALUMINUM COIL WRAPPED WOOD TRIM
- 19 NOT USED
- 20 VINYL CORNER TRIM
- 21 18"x24" VINYL LOUVER WITH INSECT SCREEN
- 22 PVC GUARDRAIL
- 23 PVC HANDRAIL
- 24 VINYL COLUMN ENCLOSURE
- 25 NOT USED
- 26 NOT USED
- 27 PVC BRACKET
- 28 EXTERIOR LIGHT FIXTURE - SEE ELECTRICAL
- 29 STAIR IN FOREGROUND



FRONT ELEVATION - View from Parking Lot
 SCALE: 3/8"=1'-0" 2

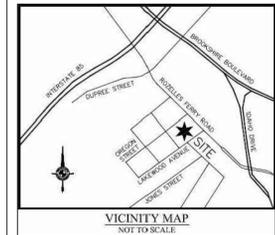


REAR ELEVATION - View from Lakewood Avenue
 SCALE: 3/8"=1'-0" 1

REVISIONS:
 1. 11/14/2019 PER REZONING COMMENTS

DATE: 10-18-2018
 DESIGNED BY: GNW
 DRAWN BY: CKG
 CHECKED BY: GNW
 SCALE: N.T.S.
 PROJECT #:
 SHEET #:
RZ-3.0

LAKWOOD APARTMENTS
 LAKEWOOD AVENUE
 CHARLOTTE, NORTH CAROLINA
 ELEVATIONS



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Lakewood Apartments

Charlotte, NC

Job Number: 1724
 Date: 06.08.2017
 Revisions:

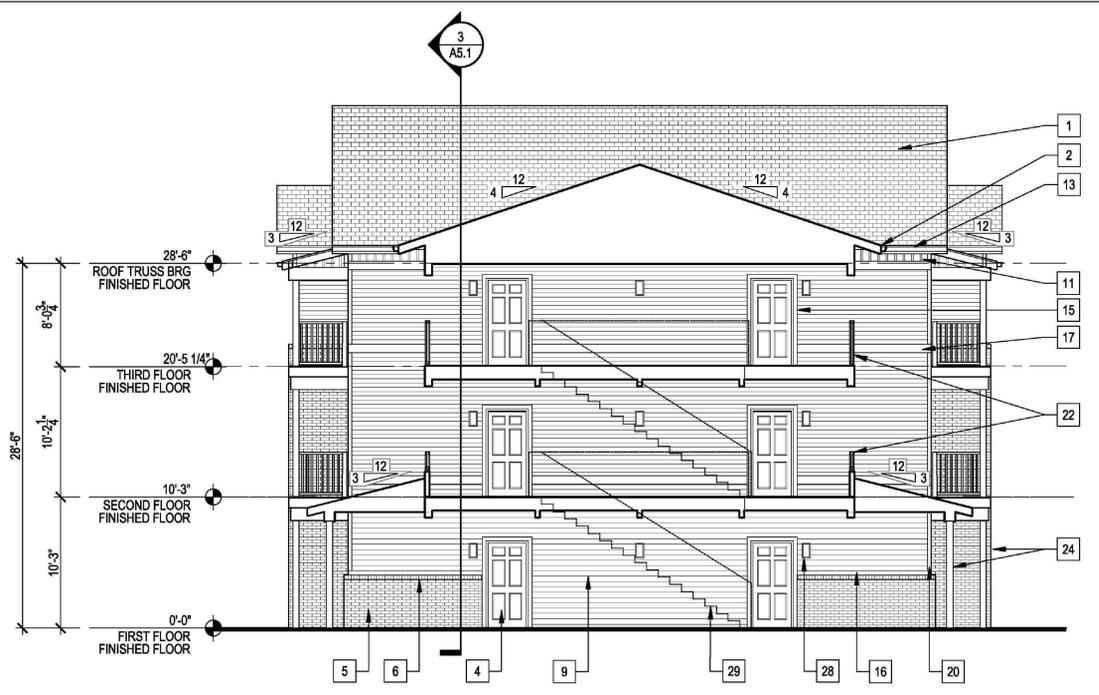


Exterior Elevations

Sheet
A3.2

ELEVATION KEYNOTES

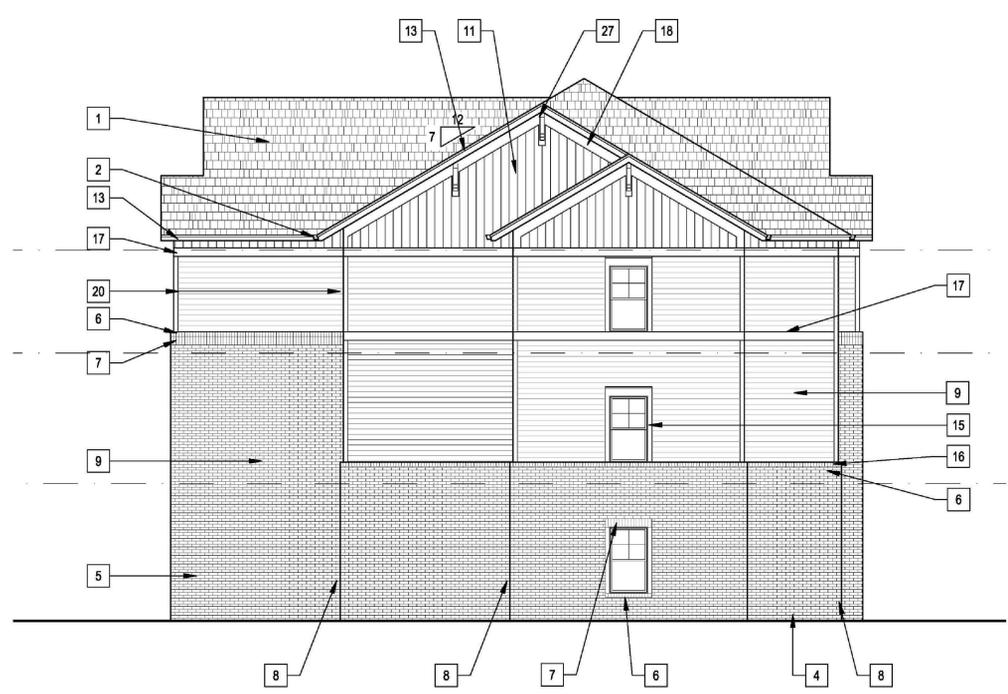
- | | |
|---|--|
| 1 FIBERGLASS-REINFORCED ARCHITECTURAL, ANTI-FUNGAL, ASPHALT SHINGLES, 30-YEAR WARRANTY, CLASS B | 16 2x4 PVC COATED ALUMINUM COIL WRAPPED WOOD TRIM |
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| 4 SCHEDULED DOORFRAME TYPE - SEE A8.1 | 19 NOT USED |
| 5 FACE BRICK VENEER, RUNNING BOND PATTERN | 20 VINYL CORNER TRIM |
| 6 FACE BRICK VENEER ROWLOCK SILL, SLOPE TO DRAIN | 21 18" 24" VINYL LOUVER WITH INSECT SCREEN |
| 7 FACE BRICK VENEER SOLDIER COURSE | 22 PVC GUARDRAIL |
| 8 MASONRY CONTROL JOINT (C.J.) C.J.S TO ALSO BE PROVIDED AT ALL INSIDE CORNERS, TYPICAL | 23 PVC HANDRAIL |
| 9 VINYL LAP SIDING, 6" EXPOSURE | 24 VINYL COLUMN ENCLOSURE |
| 10 NOT USED | 25 NOT USED |
| 11 VINYL BOARD AND BATTEN VERTICAL SIDING | 26 NOT USED |
| 12 NOT USED | 27 PVC BRACKET |
| 13 1x6 PVC COATED ALUMINUM COIL WRAPPED WOOD FASCIA | 28 EXTERIOR LIGHT FIXTURE - SEE ELECTRICAL |
| 14 NOT USED | 29 STAIR IN FOREGROUND |
| 15 VINYL WINDOW/DOOR TRIM | |



ELEVATION THRU BREEZEWAY 3
 SCALE: 3/16"=1'-0"



LEFT ELEVATION 2
 SCALE: 3/16"=1'-0"



RIGHT ELEVATION 1
 SCALE: 3/16"=1'-0"

REVISIONS:
 1. 11/14/2019 PER REZONING COMMENTS

DATE: 10-18-2018
 DESIGNED BY: GNW
 DRAWN BY: CKG
 CHECKED BY: GNW
 SCALE: 1/8"=1'-0"
 PROJECT #:
 SHEET #:
RZ-3.1

LAKWOOD APARTMENTS
 LAKWOOD AVENUE
 CHARLOTTE, NORTH CAROLINA
 ELEVATIONS