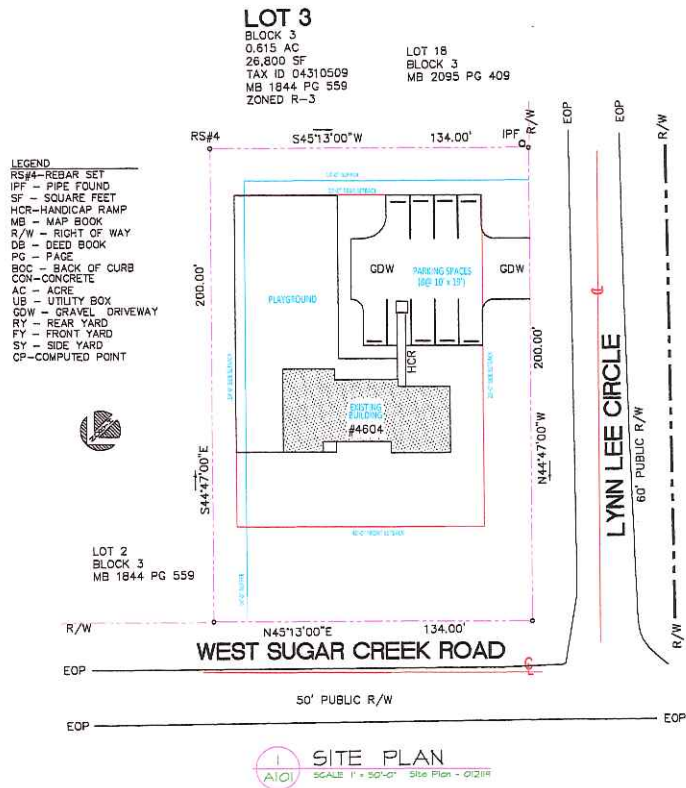


GENERAL NOTES

- DO NOT SCALE DRAWINGS. DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- ALL DIMENSIONS ARE FOR BIDDING PURPOSES ONLY. ALL TRADES SHOULD FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS AND BRING ANY DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE ARCHITECT BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.
- ALL WORK SHALL COMPLY WITH THE APPLICABLE GOVERNING CODES AS WELL AS POLICIES AND ORDINANCES ADOPTED BY THE CITY AND/OR COUNTY TO WHICH THE JOB BELONGS.
- PLUMBERS, MECHANICAL, AND ELECTRICAL CONTRACTORS ARE TO SUBMIT DRAWINGS OF THEIR WORK TO MECKLENBURG COUNTY FOR APPROVAL PRIOR TO COMMENCEMENT OF
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS INCLUDING THOSE FOR DESIGN-BUILD SYSTEMS (ELECTRICAL, PLUMBING, ETC.), ALL OF WHICH SHALL COMPLY WITH ALL APPLICABLE CODE REQUIREMENTS.
- THE GENERAL CONTRACTOR IS TO COORDINATE WORK BETWEEN ALL TRADES TO FINISH THE JOB SMOOTHLY AND IN A TIMELY MANNER.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PRESERVING ALL EXISTING-TO-REMAIN CONDITIONS AND UTILITIES FROM DAMAGE AT ALL TIMES DURING CONSTRUCTION.
- THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING-TO-REMAIN CONDITIONS THAT MAY OCCUR AT HIS COST.
- THE GENERAL CONTRACTOR IS TO NOTIFY THE ARCHITECT OF ANY CONDITIONS THAT MAY REQUIRE REVISIONS TO THE DRAWINGS. NO DEVIATIONS FROM THE DRAWINGS WILL BE ALLOWED WITHOUT THE PROPER REVISIONS BEING MADE BY R.T.A.P. OR SIMILAR ACTIONS PERFORMED BY THE ARCHITECT AND THE APPROPRIATE REVISED DRAWINGS BEING ISSUED.
- THE GENERAL CONTRACTOR IS TO SUBMIT SAMPLES OF SPECIFIED MATERIALS OR OF REQUIRE REVISIONS TO THE DRAWINGS. NO DEVIATIONS FROM THE DRAWINGS WILL BE
- THE GENERAL CONTRACTOR IS TO INFORM THE OWNER AND ARCHITECT IMMEDIATELY OF THE DISCOVERY OF ANY UNFORESEEN FIELD CONDITIONS.
- NO NEW CONSTRUCTION MAY COME INTO CONTACT WITH OR BEAR ON ANY DAMAGED PRE-EXISTING FRAMING OR FOUNDATION.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL PHASES AND CONDITIONS OF THE CONSTRUCTION AND IS TO COMPLY WITH ALL SAFETY MEASURES DURING CONSTRUCTION.
- ALL SURFACES EXPOSED TO THE WEATHER SHALL BE COVERED WITH WEATHER RESISTIVE BARRIERS TO PROTECT THE INTERIOR WALL COVERINGS. EXTERIOR OPENINGS SHALL BE FLASHED TO MAKE THEM WEATHER PROOF.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING ROUGH OPENINGS BEFORE ORDERING WINDOWS AND DOORS.
- ALL NEW GLAZING SHALL HAVE ATTACHED LABELS CERTIFYING THE U-VALUES OF THE NEW GLAZING UNITS. FOR LOWER THAN REQUIRED U-VALUES, GLAZING SHOULD HAVE PERMANENT LABELS.
- 2 x 6 FRAMING SHOULD BE USED AT ALL PLUMBING WALLS AND ANY BEARING WALLS CONTAINING PIPES OF 1-1/4" OR GREATER WHETHER SHOWN ON PLANS OR NOT.
- 2 x 6 FRAMING SHOULD BE USED AT ALL PLUMBING WALLS AND ANY BEARING WALLS CONTAINING PIPES OF 1-1/4" OR GREATER WHETHER SHOWN ON PLANS OR NOT.
- THE CONTRACTOR SHALL INSTALL FIRE BLOCKS AND DRAFT STOPS WHEREVER NEEDED.
- CODE COMPLIANT HANDRAILS SHALL BE PLACED 36" ABOVE THE TREADS. GUARDRAILS SHALL BE PLACED 42" ABOVE THE FINISHED FLOOR. INTERMEDIATE PICKETS SHALL NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.
- ATTIC VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH.
- MAXIMUM FLOW RATE STANDARDS:
WATER CLOSERS: NOT TO EXCEED 1.28 GAL./FLUSH
SINGLE SHOWER HEAD: NOT TO EXCEED 2.0 GAL. @ 80 PSI.
RESIDENTIAL FAUCETS: NOT TO EXCEED 1.5 GAL. @ 60 PSI MN. OR 0.8 GAL. AT 20 PSI.
KITCHEN FAUCETS NOT TO EXCEED 1.8 GAL. @ 60 PSI.
- MECHANICAL VENTILATION FOR BATHROOMS SHALL PROVIDE AT LEAST 5 AIR CHANGES/HR.
- THE CONTRACTOR SHALL KEEP AN AS-BUILT RECORD REFLECTING ALL CHANGES, ALTERATIONS, AND ANY APPROVED DEVIATIONS FROM THE ORIGINAL CONSTRUCTION DOCUMENTS AT THE JOBSITE FOR DELIVERY TO THE ARCHITECT AFTER COMPLETION OF THE PROJECT.
- THE CONTRACTOR IS FULLY RESPONSIBLE FOR COMPLYING WITH ALL CURRENT AND APPLICABLE CODES INCLUDING...
NC STATE BUILDING CODE
NC STATE RESIDENTIAL CODE
NC STATE MECHANICAL CODE
NC STATE ELECTRICAL CODE
NC STATE PLUMBING CODE
NC STATE FUEL GAS CODE
NC STATE FIRE CODE
NC STATE ENERGY CODE
NC ADMINISTRATIVE CODE AND POLICIES

SITE PLAN



SITE PLAN
SCALE: 1" = 50'-0" SIDE VIEW = 0/32"

1. GENERAL PROVISIONS

- The development of the Site will be governed by the attached plans and the City of Charlotte Development standards.
- Except as otherwise expressly specified on the Rezoning Plan, site elements may be subject to alterations or modifications, during design/development/construction phases, as long as the proposed improvements are in compliance with the accompanying Development Standards and Section 6.207 of the Ordinance.
- To the extent of any conflict between the matters contained in other areas of the Rezoning Plan and the matters set forth in the Development Standards, the more restrictive shall govern.

2. PERMITTED USES:

- The Petitioner's intent for the site is to rezone the existing property from R3 to Institutional CD to accommodate a child Daycare Center in an existing residential structure. The new daycare will accommodate 40 students in a 2105 sq ft (maximum) building.

3. TRANSPORTATION:

- Covered bicycle parking and bicycle racks will be provided according to City of Charlotte requirements.

4. ARCHITECTURAL STANDARDS:

- The Petitioner's intent for the site is to rezone the existing property from R3 to Institutional CD to accommodate a Day Care Center.
- The building does not exceed the maximum allowed 40 feet in height.

5. FIRE PROTECTION:

- The Petitioner shall adhere to the requirements of the Charlotte Fire Department for this building type and use.

6. SIGNAGE:

- All project signs, banners, flags and pennants for identification or decoration must conform to the Ordinance.

PROJECT DATA

OWNER:
JOYCE GREEN

PROJECT ADDRESS:
4604 WEST SUGAR CREEK ROAD
CHARLOTTE, NC 28264

LEGAL DESCRIPTION:
APN: 04310590

CONSTRUCTION TYPE: V2
CHARLOTTE, NC 28264

DESIGN TEAM:
CLARY ARCHITECTURE PLLC ARCHITECTURE
C2 ENGINEERING SOLUTIONS MECHANICAL & ELECTRICAL
HOWARD VERNA ENGINEERS STRUCTURAL

SITE DEVELOPMENT DATA

ACREAGE: .615 ACRES
TAX PARCEL ID: 04310590
LEGAL DESCRIPTION: APN: 04310590
EXISTING ZONING: RESIDENTIAL (R3)
PROPOSED ZONING: INSTITUTIONAL (CD)
PRESENT USE: AFTER-SCHOOL CARE CENTER
BUILDING AREA: 2,105 SQUARE FEET
PARKING REQUIREMENTS:

1 SPACE PER EMPLOYEE.....	4
1 SPACE PER 10 CHILDREN.....	4
TOTAL PARKING SPACES REQUIRED.....	8

SPECIAL NOTES

65% OF THE CONSTRUCTION AND DEMOLITION DEBRIS SHALL BE RECYCLED. UNLESS SELF-HAULED BY THE OWNER OR BY THE CONTRACTOR OF THE PROJECT, THE USE OF ANY WASTE HAULER OTHER THAN THE CITY'S FRANCHISED HAULER, CRIC ENVIRONMENTAL SERVICES, TO HAUL CONSTRUCTION DEBRIS IS PROHIBITED AND SUBJECT TO PERMIT SUSPENSION.

SQUARE FOOTAGE

AREA	SQ. FT.
FIRST FLOOR	2,080
PORCH	25
TOTAL SQUARE FOOTAGE	2,105

VICINITY MAP



RENOVATION OF BUILDING FOR
A STEP AHEAD LEARNING CENTER
CLARY ARCHITECTURE
CHARLOTTE, NORTH CAROLINA
4604 SUGAR CREEK ROAD
LYNN LEE CIRCLE

REVISIONS

NO.	DATE	DESCRIPTION

JOB NO. 5928/010 SHEET NO.
FILE NO.
DATE: January 3, 2011
A101
PLATE NO. 01 OF 1
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