

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



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

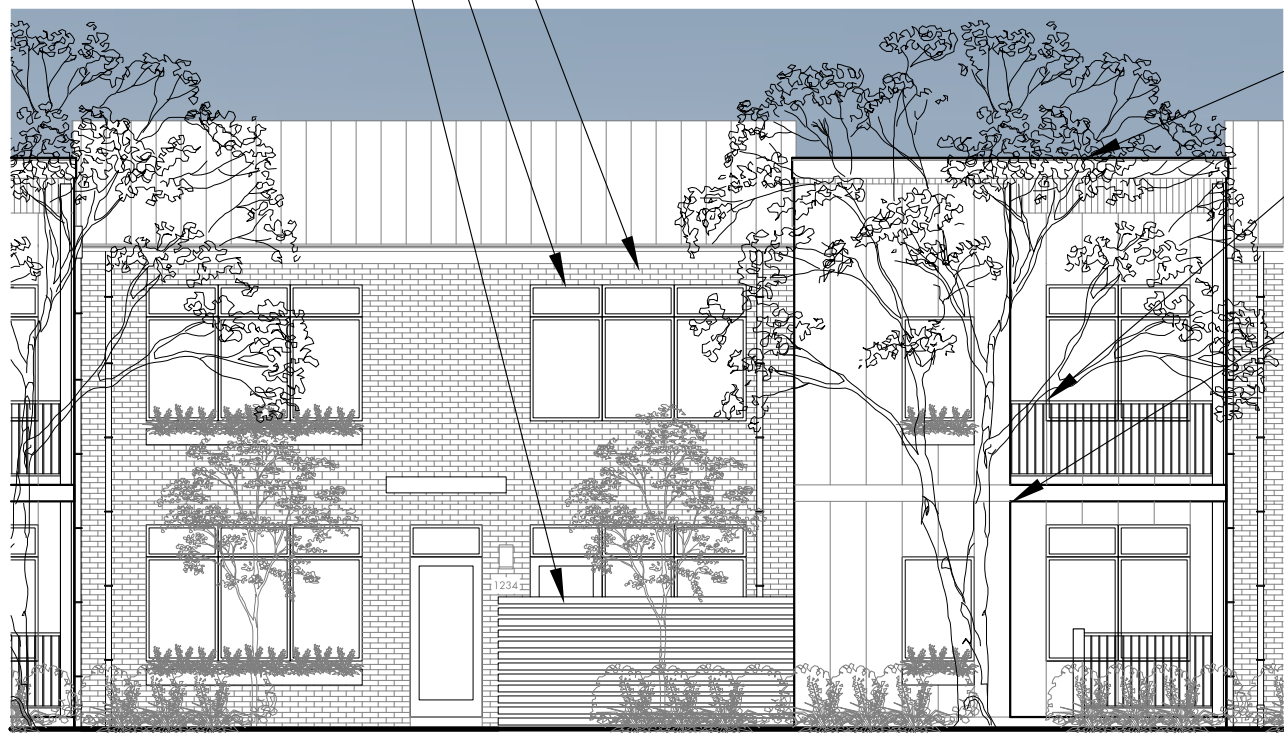
BRICK SIMILAR TO
NEIGHBORING HOUSES

RESIDENTIAL OPERABLE
WINDOWS FOR
MAXIMUM LIGHT & AIR

PRIVATE ENCLOSED
PATIOS



EAST 18TH STREET ELEVATION

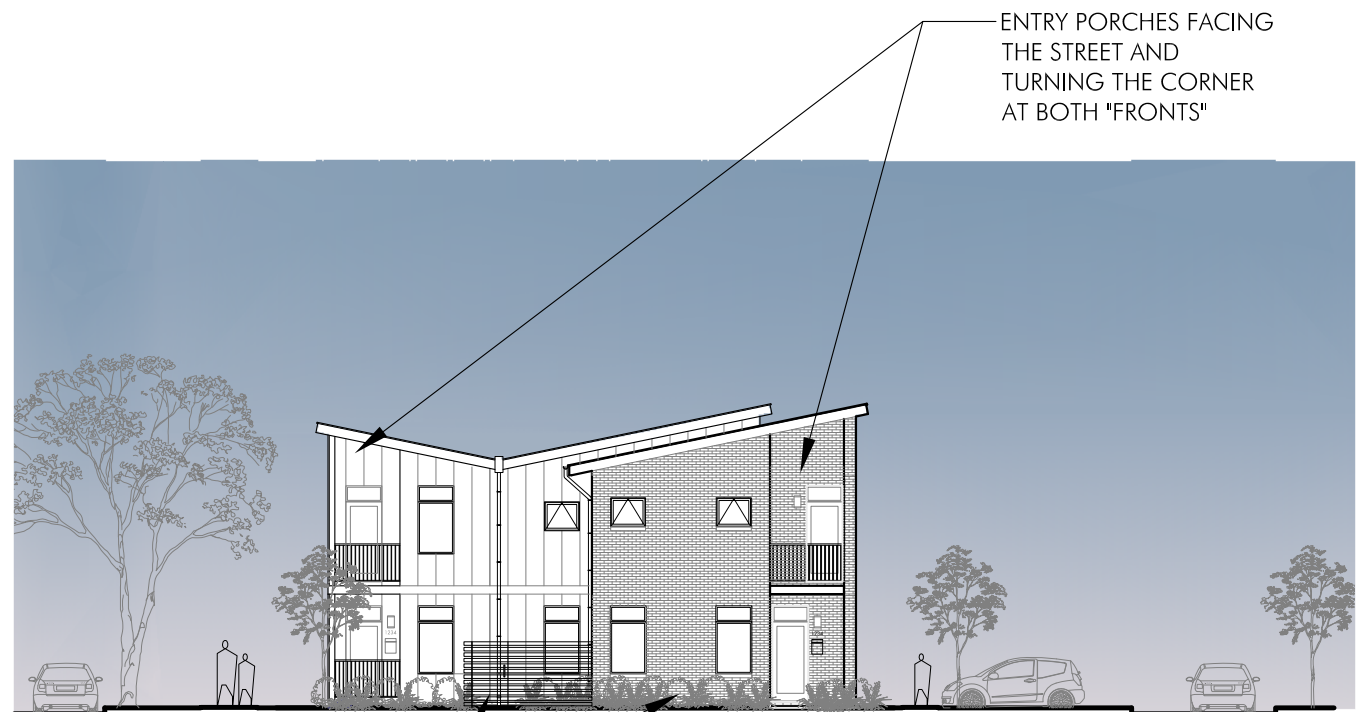


ENLARGED ELEVATION $\frac{1}{8}" = 1'-0"$

PITCHED ROOFS SIMILAR
TO NEIGHBORING
HOUSES

PORCH RAILINGS SIMILAR
TO NEIGHBORING
HOUSES

PAINTED SIDING SIMILAR
TO NEIGHBORING
HOUSES



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

ENTRY
BEYOND

ENTRY

LIVING SPACES FACING
THE STREET

PEGRAM STREET ELEVATION

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