#### Charlotte Historic District Commission Staff Review HDC 2015-061

Application for a Certificate of Appropriateness Date: April 8, 2015

LOCAL HISTORIC DISTRICT: Dilworth

**PROPERTY ADDRESS:** 220 East Kingston Avenue

**SUMMARY OF REQUEST:** Fenestration changes, brick painting and tree removal

OWNER: Charlotte Montessori School

**APPLICANT:** Mark Bostian

#### **Details of Proposed Request**

#### **Existing Conditions**

The existing structure is a one story masonry building constructed in 1971. The front façade has a natural brick façade and deep roof overhang. The side elevations are painted concrete block with glass block windows. There are two mature trees in the parking lot.

#### Proposal

The proposal is the conversion of the building to a day care facility for the Montessori school. Project details include new gutters, new metal frame windows, new front door and awnings along the front. The applicant is requesting to paint the brick façade and enclose the small glass block windows on the east elevation. On the west elevation the windows will be replaced with new metal frame doors. The parking lot will be paved and new landscaping installed. A mature tree is proposed to be removed and a new tree planted on the site. A dilapidated storage building will be removed.

#### Policy & Design Guidelines – Windows and Doors, page 26

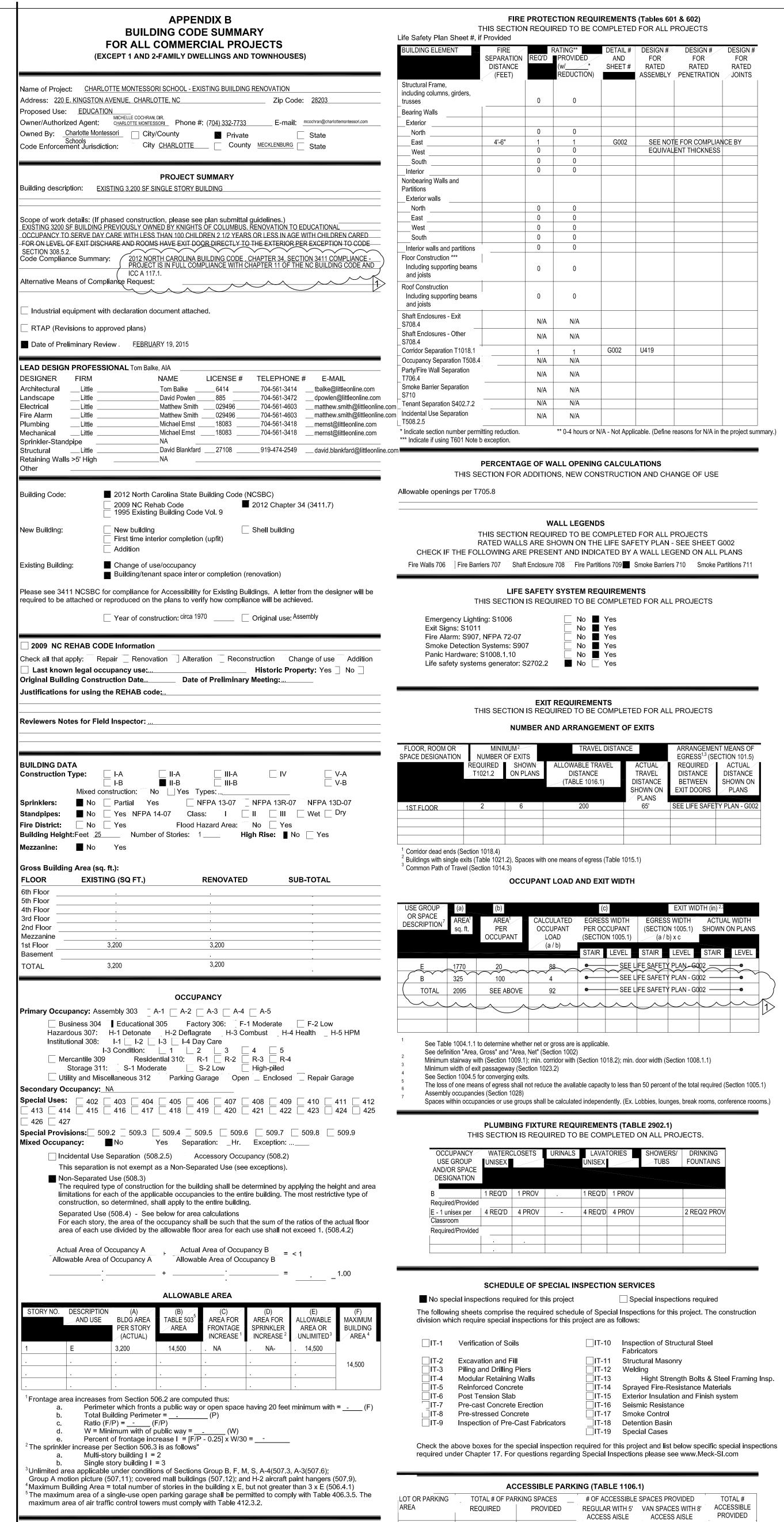
- 1. All replacement doors and windows should retain the same configuration and details as the originals.
- 2. Replacing panes with stained, leaded, or beveled glass is potentially acceptable as long as the configuration remains the same and the new design does not conflict with the style of the building.
- 3. All replacement windows must have either true divided lights, or molded exterior muntins, if appropriate. Flat exterior or interior false muntins are not in keeping with the character of most older structures. Muntin design must reflect the original window configuration. False muntin bars, if used, will be permanently affixed to the exterior of the new windows.
- 4. Ideally, window and door openings cannot be reduced or enlarged in size. When approved, alterations to window and door openings must remain in proper proportion to the overall design of the building.
- 5. All newly installed and replacement windows must have proper trim that recognizes historic precedent on the building and its context.
- 6. Sensitively designed exceptions to these guidelines will be considered by the Historic District Commission when such proposals are intended to accommodate the adaptive reuse of older structures.
- 7. Glass block replacement windows are allowed only on side and rear elevations. Only one such change is allowable per elevation. Such windows are eligible for administrative approval if the window opening is not altered.

#### Policy & Design Guidelines - Painting, page 30

- 1. The selection of paint colors is considered to be a matter of choice for property owners, and has no bearing on the preservation of structures. Therefore, the Historic District Commission does not regulate the choice of paint colors. HDC Staff can provide advice on historic color choices if a property owner desires.
- 2. Only traditionally painted materials, such as wood, should be painted.
- 3. Foundations must be visually differentiated from the main body of the structure.
- 4. The painting of unpainted brick or masonry will require a Certificate of Appropriateness. Painting brick or masonry is not considered a change of color, but a fundamental change in the character of a building. The painting of brick or other masonry will not be permitted except in such special circumstances as:
  - The repainting of buildings first painted prior to the establishment of the appropriate Local Historic District.
  - Cases where a brick building has poorly matched additions or repair work, and where the painting is designed to unify the disparate parts of the building.

#### **Staff Analysis**

The Commission will determine if the proposal meets the guidelines for Windows and Doors, brick painting and tree removal.



**ALLOWABLE HEIGHT** 

Feet = H + 20' =

Type <u>II-B</u>

Type of Construction

Building Height in Feet

Building Height in Stories

INCREASE FOR SPRINKLERS SHOWN ON PLANS CODE

Type <u>II-B</u>

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ng T601 Note b excepti PERCI THIS SECTION		** 0.4 hours or N	/A Nat A . "	poble (D-5)	rogeons for NVA 1	ho project -	ENERGY REQUIREMENTS:  The following data shall be considered minimum and any special attribute required to meet the energy code
THIS SECTION		0-4 nours or N	/A - NOT Applic	Javie. (DeTine i	easons for N/A in t	iie pioject summ	shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If energy cost budget method, state the annual energy cost budget vs. allowable annual
	ENTAGE OF W	ALL OPENING	CALCULA	ATIONS			energy cost budget.  THERMAL ENVELOPE  No Changes to Existing Building Thermal Envelope
nings per T705.8					NGE OF USE		Method of Compliance:  Walls adjacent to unconditioned space
							Prescriptive 7.9% Glazed Wall Area  Description of assembly
	10.	ALL LEGEND	<u> </u>				Performance Energy Cost Budget U-Value of total assembly  Roof/ceiling Assembly(each assembly)
	ECTION REQUI	RED TO BE CO	MPLETED				Roof/ceiling Assembly (each assembly)  Description of assembly U-Value of total assembly U-Value of total assembly  U-Value of total assembly  0.037  Openings (windows or doors with glazing) U-Value of assembly Low e required, if applicable
RATED IF THE FOLLOWIN	WALLS ARE SH NG ARE PRESE						R-Value of insulation 26.7 Door R-Values
Fire Barriers 707	Shaft Enclosure	708 Fire Partit	ions 709 📉 S	Smoke Barriers	Smoke Pa	artitions 711	Skylights in each assembly N/A  U-Value of skylight N/A Walls below grade (each assembly)
	LIFE SAFETY	SYSTEM REC	QUIREMEN	TS			total square footage of Description of assembly skylights in each assembly N/A U-Value of total assembly  Factories Wells (cook assembly) Paint coating on existing 8" or 12" CMU
THIS SE	CTION IS REQU				PROJECTS		Description of assembly  W/ ⅓"GWB on 2½"mtl stud over 2" rigid R-Value of insulation insul over CMU inside
gency Lighting: S10 Signs: S1011	006	□ No ■ No ■	Yes Yes				U-Value of total assembly 0.079 <b>Floors over unconditioned spac</b> (each assembly R-Value of insulation R-10 Description of assembly
Jarm: S907, NFPA te Detection Systen			Yes Yes				Openings (windows or doors with glazing)  U-Value of assembly  0.43  R-Value of insulation
Hardware: S1008. afety systems gene	1.10	☐ No ■	Yes Yes				shading coefficient 0.26  projection factor 0.54 Floors slab on grade  low e required if applicable PROVIDED ON Existing Slab
							low e required, if applicable PROVIDED ON Door R-Values PROVIDED ON 3RD SURFACE Description of assembly U-Value of total assembly
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THIS SE	CTION IS REQU				PROJECTS		SHGC 0.26 slab heated  MAX SHGC ALLOWED 0.40 PER TABLE  502.3
	NUMBER AN	D ARRANGEI	MENT OF E	EXITS			
ATION NUMBER	MUM <sup>2</sup> OF EXITS		DISTANCE		ARRANGEMENT EGRESS <sup>1,3</sup> (SEC	TION 101.5)	ELECTRICAL SUMMARY  ELECTRICAL SYSTEM AND EQUIPMENT   SEE ELECTRICAL DRAWINGS
REQUIRED T1021.2	SHOWN ON PLANS	ALLOWABLE TRA DISTANCE	•	ACTUAL TRAVEL		ACTUAL DISTANCE	Method of Compliance:  Prescriptive Performance Energy Cost Budget
		(TÁBLE 1016.1	SH	ISTANCE HOWN ON PLANS	BETWEEN EXIT DOORS	SHOWN ON PLANS	Lighting schedule
2	6	200			SEE LIFE SAFETY	PLAN - G002	lamp type required in fixture number of lamps in fixture
							ballast type used in the fixture number of ballasts in fixture
ends (Section 1018.4)							total wattage per fixture total interior wattage specified vs. allowed
single exits (Table 102′ of Travel (Section 1014		e means of egress	s (Table 1015.	1)			total exterior wattage specified vs. allowed  Equipment schedules with motors (not used for mechanical systems)
	,	OAD AND EX	KIT WIDTH				motor horsepower number of phases
(aY(h)	<b></b>		(e)		EXIT WIDTH (in) <sup>2,</sup>		number of pnases minimum efficiency motor type
(a) (b) 7 AREA ARI	EA <sup>1</sup> CALCU	ATED EGRE	(c) SS WIDTH	EGRESS \	WIDTH ACTU	JAL WIDTH	# of poles
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		STAIR			EVEL STAIR	LEVEL	MECHANICAL SYSTEMS, SERVICE AND EQUIPMENT SEE MECHANICAL DRAWINGS
1770 20 325 100	~~~	•	$\sim$	IFE SAFETY F	$\sim$		Method of Compliance
	ABOVE 9			FE SAFETY F		•	Mechanical Spacing Conditioning System  □ Prescriptive □ Energy Cost Budget  Unitary
			\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\				Climate Zone description of unit heating efficiency
							Thermal Zone cooling efficiency winter dry bulb heat output of unit
			ble.				summer dry bulb cooling output of unit  Boiler
	on 1009.1); min. corr	dor with (Section	1018.2); min. (	door width (Se	ction 1008.1.1)		Interior design conditions total boiler output: If oversized, state reason  winter dry bulb Chiller
finition "Area, Gross" a m stairway with (Sectio		,	city to less tha	an 50 percent o	of the total required	(Section 1005.1)	summer dry bulb total chiller capacity: If oversized, state reason.
finition "Area, Gross" an m stairway with (Sectio m width of exit passage action 1004.5 for conver as of one means of egre	ess shall not reduce	·	•	·	·	·	List equipment efficiencies  Equipment schedules with motors
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THIS SECT	ABING FIXTURITION IS REQUIF	ED TO BE CO	ATORIES	SHOWERS	DRINKING FOUNTAINS		motor type# of poles

SCHEDULE OF SPECIAL INSPECTION SERVICES

ACCESSIBLE PARKING (TABLE 1106.1)

SPECIAL APPROVALS

Special approval: (Local Jurisdiction, Department of Insurance, OSC, DPI, DHHS, ICC, etc., describe below)

TOTAL # OF PARKING SPACES \_\_\_

PROVIDED

Excavation and Fill

☐ IT-10 Inspection of Structural Steel

IT-14 Sprayed Fire-Resistance Materials

IT-15 Exterior Insulation and Finish system

REGULAR WITH 5' VAN SPACES WITH 8' ACCESSIBLE

Hight Strength Bolts & Steel Framing Insp.

Fabricators

IT-16 Seismic Resistance

# OF ACCESSIBLE SPACES PROVIDED

ACCESS AISLE ACCESS AISLE

IT-17 Smoke Control

IT-18 Detention Basin

IT-19 Special Cases

IT-11 Structural Masonry

IT-12 Welding

# CHARLOTTE MONTESSORI SCHOOL

**EXISTING BUILDING RENOVATIONS** 

220 E. KINGSTON AVENUE CHARLOTTE, NC 28203

# **Index of Drawings**

#### **GENERAL INFORMATION** COVER SHEET AND APPENDIX B LIFE SAFETY , PARTITION FLOOR PLAN AND SPECIFICATIONS

**ARCHITECTURAL** DEMOLITION PLAN, ROOF PLAN AND BUILDING RENOVATION FLOOR PLAN, REFLECTED

CEILING PLAN, DOOR AND WINDOWS STRUCTURAL

S1.00 GENERAL NOTES, PLAN AND DETAILS

# **SITE & LANDSCAPE**

EXISTING CONDITIONS DEMOLITION PLAN C1.02 LAYOUT AND LANDSCAPE PLAN C1.03 GRADING AND EROSION CONTROL PLAN

**PLUMBING** P001 FLOOR PLAN - PLUMBING

P003 DETAILS - PLUMBING

P002 LEGEND, SCHEDULES AND NOTES

# **MECHANICAL**

M001 HVAC SCHEDULES M002 HVAC DETAILS AND NOTES M101 HVAC DUCTWORK FLOOR PLAN M102 HVAC PIPING FLOOR PLAN

#### **ELECTRICAL**

E0.1 ELECTRICAL NOTES AND SYMBOLS E0.2 ELECTRICAL DETAILS E0.3 ELECTRICAL SPECIFICATIONS

QUARRY TILE

RECEPTACLE

REFERENCE

REMOVE

REQUIRED RESILEN'

RUBBER BASE

SHEET VINYL

SHELF AND ROD

SPECIFICATION(S

STAINLESS STEEL

SUSPENDED CEILING

SOUND ATTENUATION

SOLID CORE WOOD

TO MATCH EXISTING

UNLESS OTHERWISE NOTED

UNLESS NOTED OTHERWISE

VINYL COMPOSITION TILE

VINYL WALL COVERING VERIFY IN FIELD

STANDARD BUILDING CODE

SQUARE FEET

STANDARD

SUSPENDED

FIRE BATTS

**TEMPERED** 

THICKNESS

TYPICAL

VENEER

VERTICAL

VINYL BASE

VINYL TILE

WALL TO WALL

WEIGHT

WINDOW

WITHOUT

WIDTH

WATER CLOSET

SYSTEM

STORAGE

SECTION

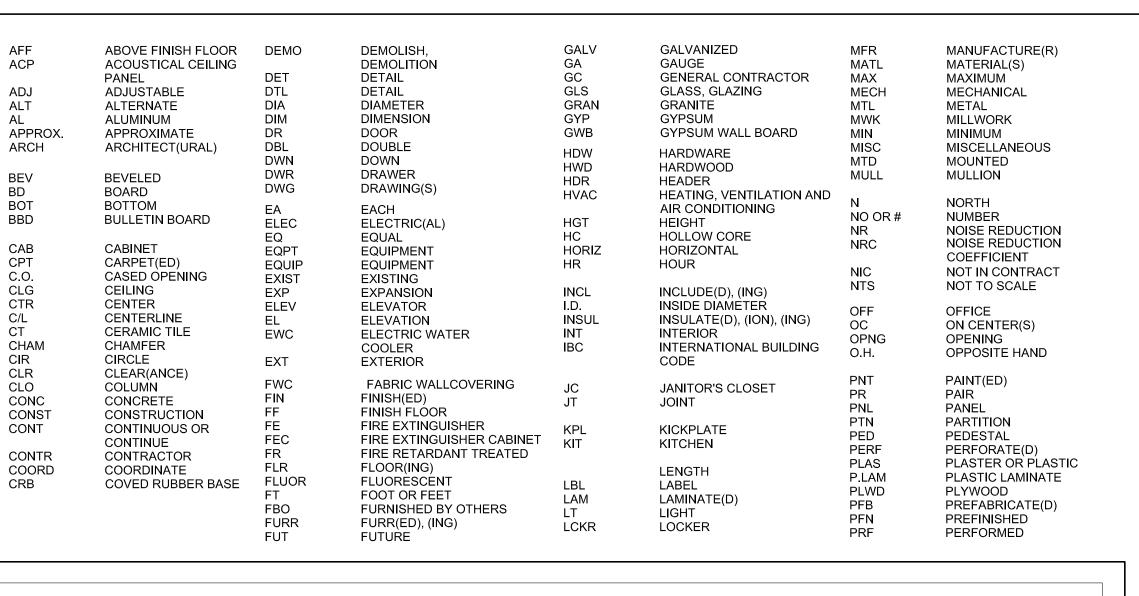
SHOWER

SIMILAR

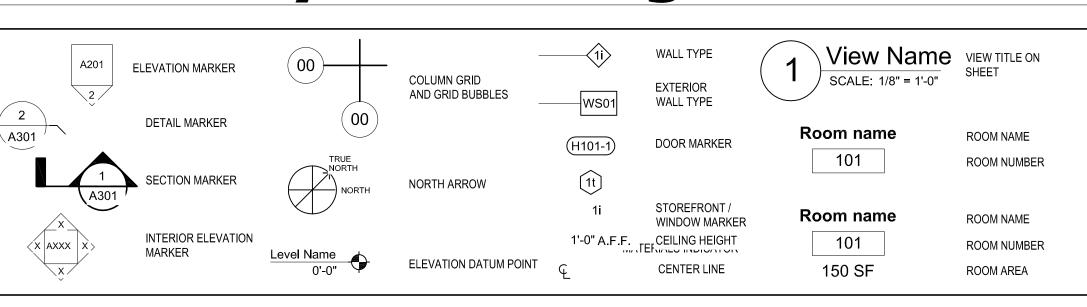
REFRIGERATOR

E1.1 ELECTRICAL PLANS, FIXTURE SCHEDULE, RISER AND PANEL SCHEDULES

# **Abbreviations**



# **Symbols Legend**



U.N.O.

# Vicinity Map



# Statement of Compliance Section 3411 of the NCBC

THIS IS TO CERTIFIY THAT THE PROJECT IS IN FULL COMPLIANCE WITH CHAPER 11 OF THE NC BUILDING CODE AND ICC A117.1 AND THEREFORE IN COMPLIANCE WITH SECTION 3411.

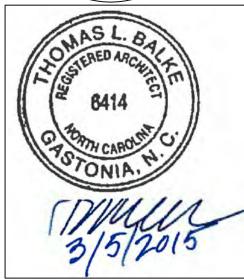
SIGNED: THOMAS L. BALKE NC LICENSE # 6414

5815 Westpark Drive Charlotte, NC 282

: 704.525.6350 F: 704.561.8700 www.littleonline.com

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CONSTRUCTION DOCUMENTS

03/09/2015

MECKLENBURG COUNTY REVIEW 3/12/2015

Tom Balke

Mark Bostian

Charlotte Montessori School

112.3972.00

Cover Sheet and Appendix B

1. Floor and Ceiling Runners — (Not shown) — For use with Item 2 -Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth to accommodate stud size, with min 1-1/4 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max. 1A. Framing Members\* - Floor and Ceiling Runners — Not shown - In lieu of Item 1 — For use with Item 2A, proprietary channel shaped, min. 3-5/8 in. deep, fabricated from min, 0.015 in, (min bare metal thickness) galvanized steel, attached to floor and ceiling with fasteners 24 in. OC max. Effective

thickness is 0.034 in. **CLARKDIETRICH BUILDING SYSTEMS INC** — UltraSTEEL® **1B. Framing Members\*** - Floor and Ceiling Runners — (Not shown - In lieu of Item 1) — For use with Item 2A, proprietary channel shaped, min. 2-1/2 in. deep, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling fasteners 24 in. OC. max. Effective

CLARKDIETRICH BUILDING SYSTEMS INC — UltraSTEEL® **1C. Framing Members\*** - Floor and Ceiling Runner — Not shown - In lieu of Item 1 — For use with Item 2C, proprietary channel shaped runners, 3-5/8 in. deep attached to floor and ceiling with fasteners 24 in. OC max. CALIFORNIA EXPANDED METAL PRODUCTS CO — ViperTrack™ CRACO MFG INC — SmartTrack™ MARINO/WARE. DIV OF WARE INDUSTRIES INC — Viper25™ Track **TELLING INDUSTRIES L L C** — Viper25™ Track **1D. Framing Members\*** - Floor and Ceiling Runner — Not shown - In lieu of Item 1 — For use with Item 2D, proprietary channel shaped runners, 1-1/4 in. wide by 3-5/8 in, deep fabricated from min 0.020 in, thick galy steel, attached to floor and ceiling with fasteners spaced 24 in. OC max. CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper20™ Track MARINO/WARE. DIV OF WARE INDUSTRIES INC — Viper20™ Track

PHILLIPS MFG CO L L C — Viper20™ Track **TELLING INDUSTRIES L L C** — Viper20™ Track **1E. Framing Members\***— Floor and Ceiling Runners — (Not shown) — In lieu of Item 1 - Channel shaped, attached to floor and ceiling with fasteners 24 in. OC. max. ALLSTEEL & GYPSUM PRODUCTS INC — Type SUPREME Framing CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV -Type SUPREME Framing System QUAIL RUN BUILDING MATERIALS INC — Type SUPREME Framing

**STEEL CONSTRUCTION SYSTEMS INC** — Type SUPREME Framing **UNITED METAL PRODUCTS INC** — Type SUPREME Framing System **1F. Floor and Ceiling Runners** — (Not shown)—For use with Item 2B-Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, min depth to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners spaced max 24 in. OC. **1G. Framing Members\***— Floor and Ceiling Runners — (Not shown, As an alternate to Item 1) — For use with Item 2F and 5F or 5G only, channel

steel, attached to floor and ceiling with fasteners 24 in. OC. max. **CLARKDIETRICH BUILDING SYSTEMS** — CD ProTRAK DMFCWBS L L C — ProTRAK MBA BUILDING SUPPLIES — ProTRAK **SOUTHEASTERN STUD & COMPONENTS INC** — ProTRAK

STEEL STRUCTURAL SYSTEMS L L C — Tri-S ProTRAK

TELLING INDUSTRIES L L C — TRUE-TRACK™ 1H. Framing Members\* - Floor and Ceiling Runner — Not shown - In lieu of Item 1 — For use with Item 2G, proprietary channel shaped runners. minimum width to accommodate stud size, with 1- 1/8 in. long legs fabricated cavity on opposite sides of studs. (Horizontal Application) - The gypsum board from min 0.015 in. (min bare metal thickness) galv steel, attached to floor and is to be installed on each side of the study with 1 in. long Type S coated steel ceiling with fasteners spaced 24 in. OC max. **SUPER STUD BUILDING PRODUCTS** — The Edge **1I. Framing Members\*** - Floor and Ceiling Runner — For use with Item 2H, proprietary channel shaped runners, minimum width to accommodate stud

size attached to floor and ceiling with fasteners 24 in. OC max. STUDCO BUILDING SYSTEMS — CROCSTUD Track **1J. Floor and Ceiling Runners** — (Not shown) — Channel shaped fabricated from min 0.02 in. galv steel, min width to accommodate stud size, with min 1 in. long legs, for use with studs specified below and fabricated from min 0.02 in. galv steel or thicker, attached to floor and ceiling with

fasteners spaced max 24 in. OC MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™ Track 2. Steel Studs — Channel shaped, fabricated from min 25 MSG corrosion-

protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height. **2A. Framing Members\*** - Steel Studs — In lieu of Item 2 - Proprietary channel shaped studs, min. depth as indicated under Item 5, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height. Allowable use of studs is shown in the table below. For direct attachment of gypsum board only. Effective thickness is 0.034 in. **CLARKDIETRICH BUILDING SYSTEMS** — UltraSTEEL®.

**2B. Steel Studs** — (As an alternate to Item 2, For use with Items 5B & 5E) Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, 3-1/2 in. min depth, spaced a max of 16 in. OC. Studs friction-fit into floor and ceiling runners. Studs to be cut 5/8 to 3/4 in. less than assembly **2C. Framing Members\*** - Steel Studs — (As an alternate to Item 2, For use with Item 5C) - Proprietary channel shaped studs, 3-5/8 in. deep spaced a max of 24 in. OC. Studs to be cut 3/4 in less than the assembly height and installed with a ½ in. gap between the end of the stud and track at the bottom of the wall. For direct attachment of gypsum board only. CALIFORNIA EXPANDED METAL PRODUCTS CO — ViperStud ™

**CRACO MFG INC** — SmartStud™ MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper25™ PHILLIPS MFG CO L L C — Viper25™ TELLING INDUSTRIES L L C — Viper25™ **2D. Framing Members\*** - Metal Studs — Not shown - In lieu of Item 2 — For use with Item 1D, proprietary channel shaped steel studs, min depth as

indicated under Item 5, spaced a max if 24 in. OC, fabricated from min 0.020 in. thick galv steel. Studs cut 3/8 in. to 3/4 in. less in lengths than assembly MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20S™, Viper20D™

TELLING INDUSTRIES L L C — Viper20S™, Viper20D™ **2E. Framing Members\***— Steel Studs — In lieu of Item 2 - For Use with Item 1E- Channel shaped studs, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height. **ALLSTEEL & GYPSUM PRODUCTS INC** — Type SUPREME Framing

CONSOLIDATED FABRICATORS CORP, **BUILDING PRODUCTS DIV** — Type SUPREME Framing System **QUAIL RUN BUILDING MATERIALS INC** — Type SUPREME Framing SCAFCO STEEL STUD MANUFACTURING CO — Type SUPREME Framing STEEL CONSTRUCTION SYSTEMS INC — Type SUPREME Framing **UNITED METAL PRODUCTS INC** — Type SUPREME Framing System **2F. Framing Members\***— Steel Studs — (Not shown, As an alternate to Item 2) —For use with Item 1G and 5F or 5G only, channel shaped studs, min depth as indicated under Item 5F, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to

be cut 3/4 in. less than assembly height CLARKWESTERN BUILDING SYSTEMS INC — CW ProSTUD **DIETRICH INDUSTRIES INC** — DIETRICH ProSTUD DMFCWBS L L C — ProSTUD MBA BUILDING SUPPLIES — ProSTUD

**SOUTHEASTERN STUD & COMPONENTS INC** — ProSTUD TELLING INDUSTRIES L L C — TRUE-STUD™ **2G. Framing Members\*** - Metal Studs — Not shown - In lieu of Item 2 — For use with Item 1H, proprietary channel shaped steel studs, minimum width indicated under Item 5, 1-1/4 in, deep fabricated from min 0,015 in, (min bare metal thickness) galvanized steel. Studs 3/8 in. to 3/4 in. less in lengths than **SUPER STUD BUILDING PRODUCTS** — The Edge

3. Wood Structural Panel Sheathing — (Optional, For use with Item 5 Only.)- (Not Shown) - 4 ft wide, 7/16 in. thick oriented strand board (OSB) or 15/32 in. thick structural 1 sheathing (plywood) complying with DOC PS1 or PS2. or APA Standard PRP-108, manufactured with exterior glue, applied horizontally or vertically to the steel studs. Vertical joints centered on studs, and staggered one stud space from wallboard joints. Attached to studs with flat-head self-drilling tapping screws with a min. head diam. of 0.292 in. at maximum 6 in. OC. in the perimeter and 12 in. OC. in the field. When used, fastener lengths for gypsum panels increased by min. 1/2 in.

**4. Batts and Blankets\*** — (Required as indicated under Item 5) — Mineral wool batts, friction fitted between studs and runners. Min nom thickness as indicated under Item 5. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies. **4A. Batts and Blankets\*** — (Optional) — Placed in stud cavities, any glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.

**5. Gypsum Board\*** — Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the 1 hr, 2 hr, 3 hr and 4 hr ratings are as follows:

CANADIAN GYPSUM COMPANY — 1/2 in. thick Type C, IP-X2 or IPC-AR; WRC, 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX or WRC; 3/4 in. thick Types IP-X3 or ULTRACODE UNITED STATES GYPSUM CO — 1/2 in, thick Type C, IP-X2, IPC-AR or WRC: 5/8 in. thick Type SCX, SHX, WRX, IP-X1, AR, C, WRC, FRX-G, IP-AR, IP-X2, IPC-AR; 3/4 in. thick Types IP-X3 or ULTRACODE **USG MEXICO S A DE C V** — 1/2 in. thick Type C. IP-X2. IPC-AR or WRC: 5/8 in. thick Type AR. C. IP-AR. IP-X1. IP-X2. IPC-AR. SCX. SHX. WRX.

WRC or; 3/4 in. thick Types IP-X3 or ULTRACODE When Item 7B, Steel Framing Members\*, is used, Nonbearing Wall Rating is limited to 1 Hr. Min. stud depth is 3-1/2 in., min. thickness of insulation (Item 4) is 3 in., and two layers of gypsum board panels (1/2 in. or 5/8 in. thick) shall be attached to furring channels as described in Item 6. One layer of gypsum board panels (1/2 in. or 5/8 in. thick) attached to opposite side of stud without furring channels as described in Item 6. **5A. Gypsum Board\*** — (As an alternate to Item 5) — 5/8 in. thick, 24 to 54 in, wide, applied horizontally as the outer layer to one side of the assembly. Secured as described in Item 6. **CANADIAN GYPSUM COMPANY** — Type SHX. **UNITED STATES GYPSUM CO** — Type FRX-G, SHX.

**5B. Gypsum Board\*** — (Not Shown) - As an alternate to Item 5 when used

**USG MEXICO S A DE C V** — Type SHX.

SCAFCO STEEL STUD MANUFACTURING CO — Type SUPREME Framing as the base layer on one or both sides of wall when 5/8 in or ¾ in. thick products are specified. For direct attachment only to steel study Item 2B. (not to be used with Item 3) - Nom 5/8 in. or 3/4 in. may be used as alternate to all 5/8 in. or ¾ in. shown in Item 5, Wallboard Protection on Each Side of Wall table. Nom 5/8 in. or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Gypsum board secured to 20 MSG steel studs Item 2B with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. To be used with Lead Batten Strips (see Item 11) or Lead Discs or Tabs (see Item 12). **RAY-BAR ENGINEERING CORP** — Type RB-LBG shaped, fabricated from min. 0.015 in. (min bare metal thickness) galvanized 5C. Gypsum Board\* — (For Use With Item 2C) Rating Limited to 1 Hour. 5/8 in. thick, 48 in. wide, Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. (Vertical Application) - The gypsum board is to be installed on each side of the studs with 1 in. long Type S coated steel screws spaced 8 in. OC starting 4 in. from the edge of the board at the vertical edges and 12 in. OC starting 6 in. from the edge of the board at the center of each board. Gypsum boards are to be secured to the top and bottom track with screws spaced 8 in. OC starting 4 in, from the board edge. Fasteners shall not penetrate through both the stud and the track at the same time. Vertical joints are to be centered over studs and staggered one stud screws spaced 8 in. OC starting 4 in. from the edge of the board at the

vertical edges and 12 in. OC starting 6 in. from the edge of the board at the center of each board. Gypsum boards are to be secured to the top and bottom track with screws spaced 8 in. OC starting 4 in. from the board edge. Fasteners shall not penetrate through both the stud and the track at the same time. All horizontal joints are to be backed as outlined under section VI of Volume 1 in the Fire Resistive Director CANADIAN GYPSUM COMPANY — Type SCX. **UNITED STATES GYPSUM CO** — Type SCX.

**USG MEXICO S A DE C V** — Type SCX. **5D. Gypsum Board\*** — (As an alternate to Item 5) — 5/8 in. thick, 48 in. wide, applied vertically or horizontally. Secured as described in Item 6. For use with Items 1 and 2 only.

**UNITED STATES GYPSUM CO** — Type USGX. **5E. Gypsum Board\*** — (Not Shown) - (As an alternate to Item 5 when used as the base laver on one or both sides of wall when 1/2 in. or 5/8 in thick products are specified. For direct attachment only to steel study Item 2B. not to be used with Item 3), Nominal 5/8 in, thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs Wallboard secured to studs with 1-1/4 in. long Type S-12 (or No. 6 by 1-1/4

in. long bugle head fine driller) steel screws spaced 8 in. OC at perimeter and

#### 12 in. OC in the field. **NEW ENGLAND LEAD BURNING CO INC, DBA** NELCO — Nelco

**5F. Gypsum Board\*** — (As an alternate to Item 5) — For use with Items 1G and 2F and limited to 1 Hour Rating only, Gypsum panels with beveled, square or tapered edges, applied vertically, and fastened to the steel studs with 1 in. long Type S screws spaced 8 in. OC along vertical and bottom edges and 12 in. OC in the field. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Steel stud depth shall be a minimum 3-5/8

**UNITED STATES GYPSUM CO** — 5/8 in. thick Type SCX. **5G. Gypsum Board\*** — (As an alternate to Item 5) — For use with Items 1G and 2F only, Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally, as specified in the table below and fastened to the steel studs as described in Item 6. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of stude need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the

Gypsum Board Protection on Each Side of Wall

2 hr. 3 hr and 4 hr ratings are as follows:

CANADIAN GYPSUM COMPANY — 1/2 in. thick Type C, IP-X2 or IPC-AR; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, or; 3/4 in. thick Types IP-X3 or ULTRACODE UNITED STATES GYPSUM CO — 1/2 in. thick Type C, IP-X2, IPC-AR or; 5/8 in. thick Type SCX, SHX, IP-X1, AR, C, , FRX-G, IP-AR, IP-X2, IPC-AR; 3/4 in. thick Types IP-X3 or ULTRACODE USG MEXICO S A DE C V — 1/2 in. thick Type C, IP-X2, IPC-AR or; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, or; 3/4 in. thick Types IP-X3 or ULTRACODE

**5H. Gypsum Board\*** — (Not Shown) - As an alternate to Item 5 when used as the base layer on one or both sides of wall when 5/8 in thick products are specified. For direct attachment only to steel studs Item 2B. (not to be used with Item 3) - Nom 5/8 in. may be used as alternate to all 5/8 in. shown in Item 5, Wallboard Protection on Each Side of Wall table. Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Gypsum board secured to 20 MSG steel studs Item 2B with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. To be used with Lead Batten Strips (see

Item 11A) or Lead Discs (see Item 12A). MAYCO INDUSTRIES INC — Type X-Ray Shielded Gypsum 51. Gypsum Board\* — (As an alternate to Item 5, not for use with Items 1G and 2F) - Nom. 5/8 in. thick gypsum panels with beveled, square or tapered edges installed as described in Item 5. **UNITED STATES GYPSUM CO** — Type ULX.

**6. Fasteners** — (Not shown) For use with Items 2 and 2F - Type S or S-12 stl screws used to attach panels to studs (Item 2) or furring channels (Item 7). Single layer systems: 1 in, long for 1/2 and 5/8 in, thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 8 in. OC when panels are applied horizontally, or 8 in. OC along vertical and bottom edges and 12 in. OC in the field when panels are applied vertically. Two layer systems: First layer- 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels or 2-1/4 in. long for 3/4 in. thick panels spaced 16 in. OC with screws offset 8 in. from first layer. Three-layer systems: First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in., 5/8 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from laver below. **Four-layer systems:** First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in, OC, Second layer- 1-5/8 in, long for 1/2 in, 5/8 in, thick panels, spaced 24 in, OC. Third layer- 2-1/4 in, long for 1/2 in, thick panels or 2-5/8 in.

long for 5/8 in. thick panels, spaced 24 in. OC. Fourth layer- 2-5/8 in. long for

1/2 in. thick panels or 3 in. long for 5/8 in. thick panels, spaced 12 in. OC.

Screws offset min 6 in. from layer below.

6A. Fasteners — (Not shown) —For use with Item 2A - Type S or S-12 steel screws used to attach panels to stude (Item 2A) Single layer systems: 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 8-1/2 in. OC with additional screws 1 in. and 2-1/2 in. from edges of the board when panels are horizontally. or 8 in. OC along vertical and bottom edges and 12 in. OC in the field when panels are applied vertically. Two layer systems applied vertically: First layer- 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels or 2-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC with screws offset 8 in from first laver Two layer systems applied horizontally: First layer- 1 in. long for 1/2 and 5/8 in, thick panels or 1-1/4 in, long for 3/4 in, thick panels, spaced 16 in, OC starting 8 in, from each edge of the board with an additional screw placed 1-1/4 in. from each edge of the board. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels or 2-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC starting 8 in. from each edge of the board with an additional screw placed 1-1/4 in. from each edge of the board with screws offset 8 in. from first layer. Three-layer systems: First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in., 5/8 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below. For all layers, an additional screw shall be placed 1-1/4 in. from each edge of the board. Four-layer systems: First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 24 in. OC. Fourth layer- 2-5/8 in. long for 1/2 in. thick panels or 3 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below. For all layers, an additional screw

7. Furring Channels — (Optional, not shown, for single or double layer systems) — Resilient furring channels fabricated from min 25 MSG corrosion-protected steel, spaced vertically a max of 24 in. OC. Flange portion attached to each intersecting stud with 1/2 in. long Type S-12 steel screws. Not for use with Item 5A and 5E. 7A. Framing Members\* — (Not Shown) — (Optional on one or both sides. not shown, for single or double layer systems) — As an alternate to Item 7, furring channels and Steel Framing Members as described below: a. Furring Channels — Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A and 5E. **b.** Steel Framing Members\* — Used to attach furring channels (Item 7Aa) to studs (Item 2). Clips spaced max. 48 in. OC. RSIC-1 clips secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. RSIC-V clips secured to studs with No. 8 x 9/16 in. minimum self-drilling, S-12 steel screw through the center hole. Furring channels are

shall be placed 1-1/4 in. from each edge of the board.

friction fitted into clips.

PAC INTERNATIONAL INC — Types RSIC-1, RSIC-V. **7B. Framing Members\*** — (Optional, Not Shown) — As an alternate to Item 7, for single or double layer systems, furring channels and Steel Framing Members on only one side of studs as described below: a. Furring Channels — Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to study. Channels secured to study as described in Item b. Batts and Blankets placed in stud cavity as described in Item 5. Two layers of gypsum board attached to furring channels as described in Item 5. Not for use with Item 5A and 5E. **b.** Steel Framing Members\* — Used to attach furring channels (Item 7Ba) to one side of studs (Item 2) only. Clips spaced 48 in. OC., and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each

end of the clip. Furring channels are friction fitted into clips. KINETICS NOISE CONTROL INC — Type Isomax **7C. Framing Members\*** — Optional - Not Shown - Used as an alternate method to attach resilient channels (Item 7). Clips attached at each intersection of the resilient channel and the steel studs (Item 2). Resilient channels are friction fitted into clips, and then clips are secured to the steel stud with min. 1 in. long Type S-12 steel screws through the center hole of the clip and the resilient channel flange.

**KEENE BUILDING PRODUCTS CO INC** — Type RC Assurance. **7D. Framing Members\*** — (Not Shown) — (Optional on one or both sides not shown, for single or double layer systems) — As an alternate to Item 7. furring channels and Steel Framing Members as described below: a. Furring Channels — Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to stude as described in Item b. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A and 5E. **b.** Steel Framing Members\* — Used to attach furring channels (Item 7Aa) to studs (Item 2). Clips spaced max. 48 in. OC. GENIECLIPS secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. Furring channels are friction fitted into clips. PLITEQ INC — Type GENIECLIP

8. Joint Tape and Compound — Vinyl or casein, dry or premixed joint compound applied in two coats to joints and screw heads of outer layers. Paper tape, nom 2 in. wide, embedded in first layer of compound over all joints of outer layer panels. Paper tape and joint compound may be omitted when gypsum panels are supplied with a square edge.

Siding, Brick or Stucco — (Optional, not shown) — Aluminum, vinyl or steel siding, brick veneer or stucco, meeting the requirements of local code agencies, installed over gypsum panels. Brick veneer attached to studs with corrugated metal wall ties attached to each stud with steel screws, not more than each sixth course of brick.

#### **10. Caulking and Sealants\*** — (Optional, not shown) — A bead of acoustical sealant applied around the partition perimeter for sound control. **UNITED STATES GYPSUM CO** — Type AS

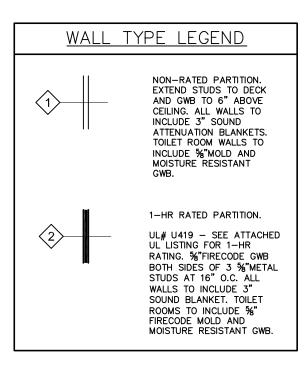
11. Lead Batten Strips — (Not Shown, For Use With Item 5B) - Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. Strips placed on the interior face of studs and attached from the exterior face of the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 5B) and optional at remaining stud locations. Required behind 11A. Lead Batten Strips — (Not Shown, For Use With Item 5H) Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of 0.0625 in. Strips

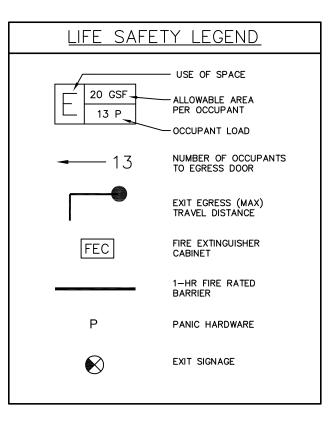
placed on the face of studs and attached to the stud with two min. 1 in. long min. Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-8 pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 6) and optional at remaining stud locations. 12. Lead Discs or Tabs — (Not Shown, For Use With Item 5B) - Used in lieu of or in addition to the lead batten strips (Item 11) or optional at other locations - Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards (Item 5B) underneath screw locations prior to the installation of the screws. Lead discs or tabs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade

**12A. Lead Discs** — (Not Shown, for use with Item 5H) Max 5/16 in. diam by max 0.0625 in. thick lead discs compression fitted or adhered over steel screw heads. Lead discs to have a purity of 99.9% meeting the Federal Specification QQ-L-201f, Grade "C". **13. Lead Batten Strips** — (Not Shown, For Use With Item 5E) Lead batten 2 in. wide, max 10 ft long with a max thickness of 0.142 in. Strips

on the face of studs and attached to the stud with two min. 1 in. long pe S-8 pan head steel screws, one at the top of the strip and one at tom of the strip or with one min. 1 in. long min. Type S-8 pan head crew at the top of the strip. Lead batten strips to have a purity of 99.9% g the Federal specification QQ-L-201f, Grade "C". Lead batten strips d behind vertical joints of lead backed gypsum wallboard (Item 5E) and I at remaining stud locations.

ıd Tabs — (Not Shown, For Use With Item 5E) 2 in. wide, 5 in. long max thickness of 0.142 in. Tabs friction-fit around front face of stud, d folded back flange, and the back face of the stud. Tabs required at cation where a screw (that secures the gypsum boards, Item 5E) will te the steel stud. Lead tabs to have a purity of 99.9% meeting the I specification QQ-L-201f, Grade "C". Lead tabs may be held in place andard adhesive tape if necessary.





OCCUPANCY T	<u>ABLE</u>								
OCCUPANCY TYPE	<u>OCCUPANTS</u>								
CLASSROOM (E)	88								
BUSINESS (B)	7								
SUPPORT (S)	3								
TOTAL OCCUPANCY -	98								
X EXITS REQUIRED, X PROVIDED  EXIT WIDTH:									
REQUIRED - 98 X .2 PROVIDED - 204"	2" = 19.6"								

PLUME	BING CALCULATIONS
STUDENT TOILETS:	
/	CONTAIN A SELF CONTAINED UNISEX TOILET ALLOWED PER CODE SECTION 2902.6.5.1
STAFF TOILETS:	ASSBOOMS Y 1 75 - 7 STAFE

# 1 TOILET ROOMS REQUIRED / 1 PROVIDED

#### SPECIFICATIONS:

1. BASIS OF DESIGN FOR EXTERIOR GLASS SHALL BE 1" INSULATED UNIT WITH "X" SOLARGRAY EXTERIOR LITE AND "X" SOLARBAN 60 WITH COATING ON 3RD SURFACE, BOTH LITES FULLY TEMPERED. VISIBLE TRANSMITTANCE = 35%, WINTER NIGHT TIME U-VALUE = 0.29, SUMMER DAYTIME U-VALUE = 0.27, SHADING COEFFICIENT = 0.32 AND SOLAR HEAT GAIN COEFFICIENT = 0.28.

2. GLASS IN INTERIOR DOORS AND INTERIOR WINDOW FRAMES SHALL BE 60 MINUTE FIRE RATED GLAZING, LAMINATED CERAMIC GLAZING, LAMINATED GLASS WITH INTUMESCENT INTERLAYERS. PROVIDE SAFETY GLAZING LABEL.

3. BASIS OF DESIGN FOR STOREFRONT SYSTEM SHALL BE EFCO THERMAL SYSTEM 403. BASIS OF DESIGN FOR STOREFRONT DOORS SHALL BE EFCO THERMAL DOORS D-502.

4. AWNING SYSTEM SHALL BE FIRESIST FIRE RETARDANT FABRIC ON 1" X 1" WELDED ALUMINUM FRAME ATTACHED TO MASONRY WITH FASTENERS TO PROVIDE A SYSTEM THAT COMPLIES WITH CODE REQUIRED WIND LOAD. FABRIC COLOR SHALL MATCH AWNING COLOR AT CHARLOTTE MONTESSORI SCHOOL ADJACENT.

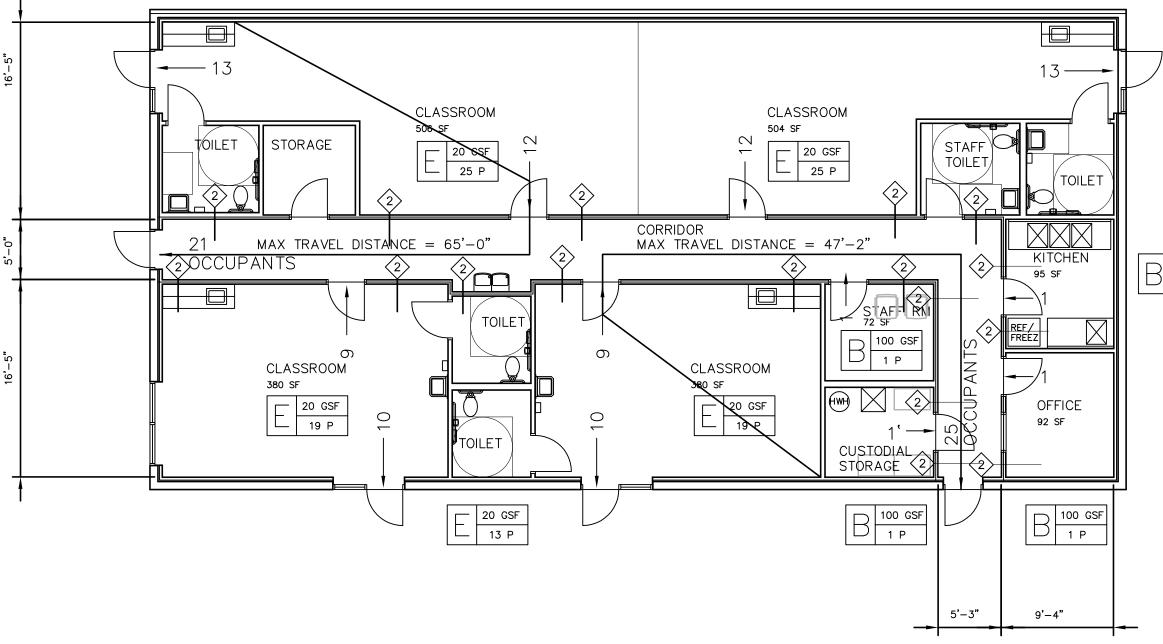
5. TPO MEMBRANE ROOFING SYSTEM SHALL BE 60 MIL MEMBRANE AND ALL ASSOCIATED COMPONETS TO PROVIDE SYSTEM. ROOF INSULATION SHALL ROOF INSULATION SHALL BE 4 ½" THICK CONTINUOUS POLYISOCYANURATE INSULATION TO MEET THE ENERGY CODE REQUIRED MINIMUM OF R—25CI. TAPERED INSULATION PANELS TO PROVIDE SLOPE TO DRAIN IS IN ADDITION TO THIS 4 ½" THICK CONTINUOUS INSULATION.

7. ALL GYPSUM BOARD SHALL BE % THICK. GWB USED IN 1 HOUR RATED WALLS SHALL BE % THICK TYPE X GWB. GWB ON EXTERIOR WALLS AND IN TOILET ROOMS SHALL BE % MOISTURE AND MOLD RESISTANT GWB, %" TYPE X MOISTURE AND MOLD RESISTANT ASSOCIATED WITH TOILETS IN RATED WALLS. GWB FINISH LEVEL SHALL BE LEVEL 4.

8. ACOUSTIC PANEL CEILINGS BASIS OF DESIGN SHALL BE ARMSTRONG FINE FISSURED NO. 1713 OR COMPARABLE PRODUCT. LR=NOT LESS THAN 0.85. NRC NOT LESS THAN 0.70. CAC NOT LESS THAN 35. SQUARE EDGE, 34" THICK. MODULAR SIZE 24 X 24. ANTIMICROBIAL TREATMENT - FUNGICIDE BASED. FOR STANDARD TILES. ALL ACOUSTIC PANEL CEILINGS IN TOILET ROOMS, KITCHEN AND CUSTODIAL STORAGE ARE TO BE BASIS OF DESIGN ARMSTRONG GEORGIAN HIGH WASHABILITY, UNPERFORATED NO. 794 OR COMPARIBLE PRODUCT. LR NOT LESS THAN 0.82, CAC NOT LESS THAN 33, EDGE DETAIL SQUARE, THICKNESS = 5/8" MODULAR SIZE = 24 X 24 INCHES, ANTIMICROBIAL TREATMENT = FUNGICIDE BASED.

9. SIGNAGE — PROVIDE PANEL SIGNS FROM CAST ACRYLIC SHEET, UNFRAMED PANEL SIGNS WITH GRAPHIC CONTENT AND STYLE ACCEPTABLE TO THE OWNER THAT CONTAINS TACTILE AND BRAILE COPY THAT COMPLIES WITH ADA ACCESSIBILITY GUIDELINES AND ICC/ANSI A117.1. TEXT SHALL BE ACCOMPANIED BY GRADE 2 BRAILLE.

10. ACCORDIAN WALL SHALL BE BASIS OF DESIGN KWIK WALL / CURTITION MODEL VL-8, STC = 40.



1. ONE 34" WIDE DOOR OPENING CAN ACCOMODATE 170 OCCUPANTS 34" / .2" = 170 OCCUPANTS . UNMARKED WALL SHALL BE PARTITION TYPE 1. SEE SCHEDULE THIS

# SAFETY FLOOR PLAN AND PARTITION PLAN

## **EXTERIOR WALL AND PARTITION NOTES**

- THE PLAN EAST EXTERIOR WALL IS LOCATED 4'-6" OFF THE PROPERTY LINE. PER THE 2012 NCBC TABLE 602 -FIRE-RESISTANCE REQUIREMENTS FOR EXTERIOR WALLS BASED ON SEPARATION - FIRE SEPARATION LESS THAN 5' FOR GROUP E OCCUPANCY REQUIRES A 1 HOUR RATING. THIS EXTERIOR WALL IS 12" EXISTING CONCRETE MASONRY UNITS. PER TABLE 721.3.2 MINIMUM EQUIVALENT THICKNESS (INCHES) OF BEARING OR NON BEARING CONCRETE MASONRY WALLS, A 1 HOUR RATING REQUIRES AN EQUIVALENT THICKNESS OF 2.8" (FOR MOST EXTREME MATERIAL LISTED). THE EQUIVALENT THICKNESS OF A 12" CONCRETE MASONRY UNIT PER THE NATIONAL CONCRETE MASONRY ASSOCIATION'S TEK 7-1C, FIRE RESISTANCE (2009) IS 5.1". THEREFORE THE 12" CMU WALL EXCEEDS THE REQUIRED RATING.
- CORRIDOR WALL SHALL BE 1 HOUR RATED ————— PER UL DESIGN # U419 AND EXTEND FROM FLOOR TO THE PRECAST CONCRETE DOUBLE T STRUCTURE AND SHALL BE FIRE SEALED AT THE TOP OF THE WALL WITH A 1 HOUR RATED TOP OF WALL DESIGN
- 3. ALL FOUR EXTERIOR WALLS SHALL HAVE THE FOLLOWING INSTALLED ON THE INTERIOR OF THESE EXTERIOR WALLS TO COMPLY WITH THE 2012 NC ENERGY CONSERVATION CODE. FOR WALLS ABOVE GRADE FOR MASS IN ZONE 3, INSULATION SHALL BE R-7.6 CI. CONTRACTOR SHALL CLEAN INTERIOR SURFACE OF ALL EXTERIOR WALL DIRT. DEBRIS OR ORGANICS AND SHALL REMOVE ALL LOOSE OR FAILED MORTAR JOINTS AND REPOINT. INTERIOR SURFACE OF EXTERIOR CMU SHALL HAVE A BASEMENT WATERPROOF COATING APPLIED AND BE COVERED WITH 2" CONTINUOUS RIGID INSULATION FROM FLOOR TO UNDERSIDE OF PRECAST DOUBLE T STRUCTURE. INSULATION SHALL BE COVERED WITH 21/2 "METAL STUDS AT SPACING REQUIRED TO ACCOMODATE THE SPAN FROM FINISH FLOOR TIGHT TO DOUBLE T'S. STUDS SHALL BE COVERED WITH 5" TYPE X MOLD AND MOISTURE RESISTANT GWB. GWB TO EXTEND TIGHT TO THE UPPER SURFACE OF THE DOUBLE T'S TO SEPARATE THE INSULATION FROM THE INTERIOR OF THE SPACE. GWB SHALL BE FIRESEALED TO THE DOUBLE T'S WITH AN APPROPRIATE FIRE CAULK TO PROVIDE PROTECTION.

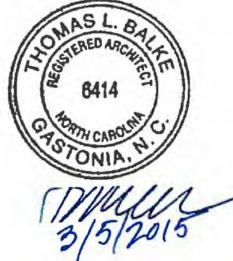


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CONSTRUCTION DOCUMENTS

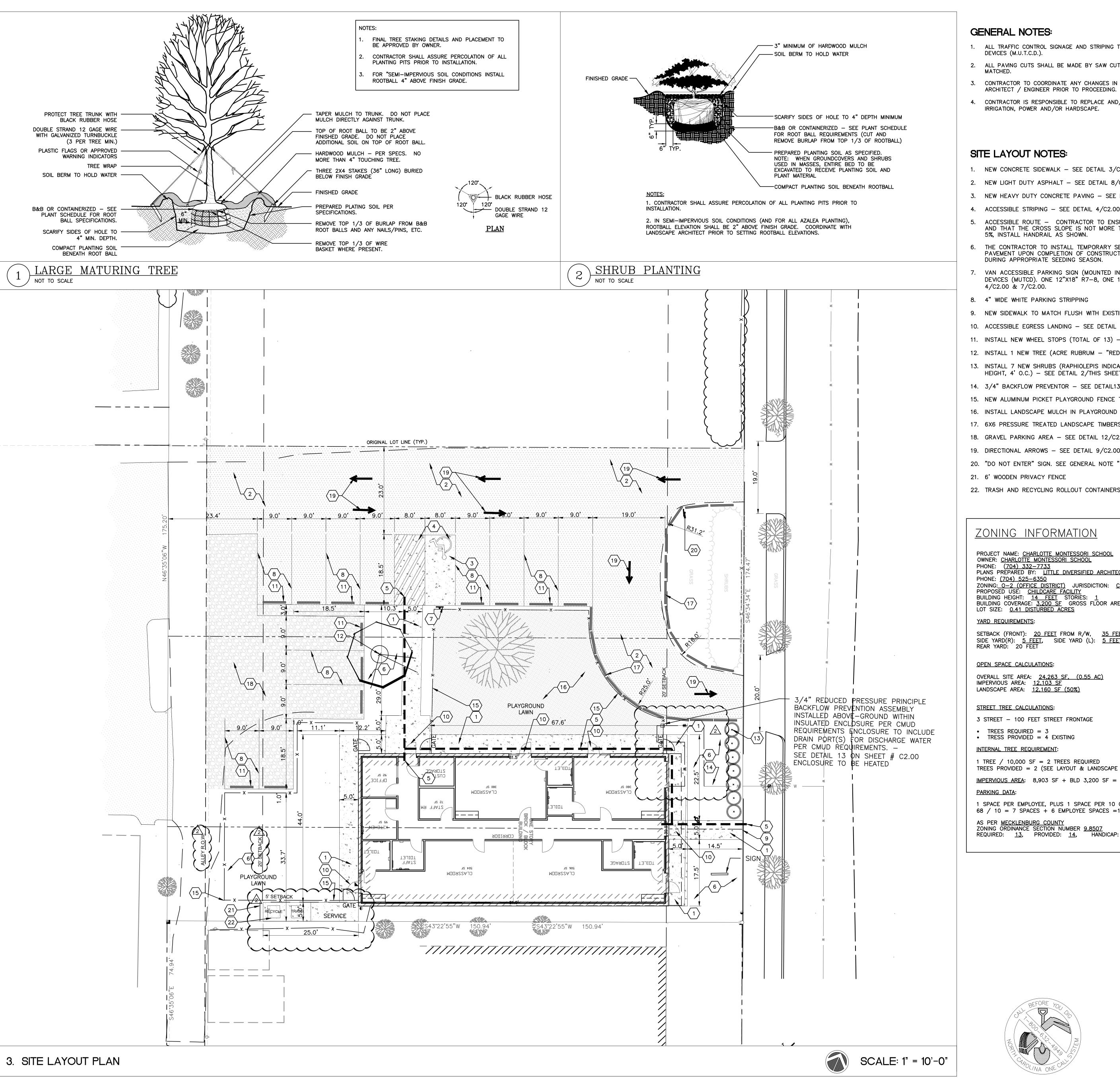
03/09/2015

Tom Balke PROIECT MANAGER Mark Bostian DESIGN TEAM

Charlotte Montessori School

112.3972.00

| Partition Floor Plan and Specifications



- 1. ALL TRAFFIC CONTROL SIGNAGE AND STRIPING TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL
- 2. ALL PAVING CUTS SHALL BE MADE BY SAW CUTS. EXISTING ELEVATIONS SHALL BE FIELD VERIFIED AND
- 3. CONTRACTOR TO COORDINATE ANY CHANGES IN FIELD CONDITIONS THAT MAY REVISE THE DESIGN WITH
- 4. CONTRACTOR IS RESPONSIBLE TO REPLACE AND/OR REPAIR ANY DAMAGES TO THE EXISTING LANDSCAPE, IRRIGATION, POWER AND/OR HARDSCAPE.

#### SITE LAYOUT NOTES:

- 1. NEW CONCRETE SIDEWALK SEE DETAIL 3/C2.00
- 2. NEW LIGHT DUTY ASPHALT SEE DETAIL 8/C2.00
- 3. NEW HEAVY DUTY CONCRETE PAVING SEE DETAIL 6/C2.00 & 9/C2.00
- 4. ACCESSIBLE STRIPING SEE DETAIL 4/C2.00
- 5. ACCESSIBLE ROUTE CONTRACTOR TO ENSURE THAT RUNNING SLOPE IS NOT GREATER THAN 5% AND THAT THE CROSS SLOPE IS NOT MORE THAN 2% ALONG THIS ROUTE; WHERE ROUTE EXCEEDS 5%, INSTALL HANDRAIL AS SHOWN.
- 6. THE CONTRACTOR TO INSTALL TEMPORARY SEEDING IN ALL DISTURBED AREAS NOT COVERED BY PAVEMENT UPON COMPLETION OF CONSTRUCTION. CONTRACTOR TO INSTALL PERMANENT SEEDING DURING APPROPRIATE SEEDING SEASON.
- 7. VAN ACCESSIBLE PARKING SIGN (MOUNTED INSIDE OF BOLLARD) PER MANUAL OF UNIFORM TRAFFIC DEVICES (MUTCD). ONE 12"X18" R7-8, ONE 12"X9" R7-8D, AND ONE 12"X6" R7-8E- SEE DETAIL
- 8. 4" WIDE WHITE PARKING STRIPPING
- 9. NEW SIDEWALK TO MATCH FLUSH WITH EXISTING SIDEWALK SEE DETAIL 1/C2.00
- 10. ACCESSIBLE EGRESS LANDING SEE DETAIL 2/C2.00
- 11. INSTALL NEW WHEEL STOPS (TOTAL OF 13) SEE DETAIL 11/C2.00
- 12. INSTALL 1 NEW TREE (ACRE RUBRUM "RED MAPLE TREE", 3" CALIPER) SEE DETAIL 1/THIS SHEET
- 13. INSTALL 7 NEW SHRUBS (RAPHIOLEPIS INDICA 'SNOW PINK' "DWARF INDIAN HAWTHORNE", 24-30" HEIGHT, 4' O.C.) — SEE DETAIL 2/THIS SHEET
- 14. 3/4" BACKFLOW PREVENTOR SEE DETAIL13/C2.00
- 15. NEW ALUMINUM PICKET PLAYGROUND FENCE TO MATCH EXISTING
- 16. INSTALL LANDSCAPE MULCH IN PLAYGROUND AREA.
- 17. 6X6 PRESSURE TREATED LANDSCAPE TIMBERS AT EDGE OF DRIVE AISLE
- 18. GRAVEL PARKING AREA SEE DETAIL 12/C2.00
- 19. DIRECTIONAL ARROWS SEE DETAIL 9/C2.00
- 20. "DO NOT ENTER" SIGN. SEE GENERAL NOTE "1" ABOVE
- 21. 6' WOODEN PRIVACY FENCE
- 22. TRASH AND RECYCLING ROLLOUT CONTAINERS

# ZONING INFORMATION

PROJECT NAME: <u>CHARLOTTE MONTESSORI SCHOOL</u> OWNER: <u>CHARLOTTE MONTESSORI SCHOOL</u>

PHONE: (704) 332-7733
PLANS PREPARED BY: <u>LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING</u> PHONE: <u>(704) 525-6350</u>

ZONING: 0-2 (OFFICE DISTRICT) JURISDICTION: CITY OF CHARLOTTE PROPOSED USE: CHILDCARE FACILITY
BUILDING HEIGHT: 14 FEET STORIES: 1
BUILDING COVERAGE: 3,200 SF GROSS FLOOR AREA: 3,200 SF LOT SIZE: 0.41 DISTURBED ACRES

YARD REQUIREMENTS:

SETBACK (FRONT): 20 FEET FROM R/W, 35 FEET FROM C/L OF R/W SIDE YARD(R): <u>5 FEET</u>, SIDE YARD (L): <u>5 FEET</u> REAR YARD: 20 FEET

**OPEN SPACE CALCULATIONS:** 

OVERALL SITE AREA: 24,263 SF, (0.55 AC)
IMPERVIOUS AREA: 12,103 SF
LANDSCAPE AREA: 12,160 SF (50%)

## STREET TREE CALCULATIONS:

3 STREET - 100 FEET STREET FRONTAGE

• TREES REQUIRED = 3 TRESS PROVIDED = 4 EXISTING

**INTERNAL TREE REQUIREMENT:** 

1 TREE / 10,000 SF = 2 TREES REQUIRED TREES PROVIDED = 2 (SEE LAYOUT & LANDSCAPE PLAN, THIS SHEET)

IMPERVIOUS AREA: 8,903 SF + BLD 3,200 SF = 12,103 SF

## <u>PARKING DATA</u>:

1 SPACE PER EMPLOYEE, PLUS 1 SPACE PER 10 CHILDREN 68 / 10 = 7 SPACES + 6 EMPLOYEE SPACES =13 TOTAL

AS PER <u>MECKLENBURG COUNTY</u>
ZONING ORDINANCE SECTION NUMBER <u>9.8507</u> REQUIRED: 13, PROVIDED: 14, HANDICAP: 1



CAUTION!!! The locations and elevations of existing underground utilities as shown on this drawing are only APPROXIMATE. No guarantee is either expressed or implied as to the completeness of accuracy thereof. The contractor shall be exclusively responsible for determining the exact utility locations and elevations prior to the start of construction

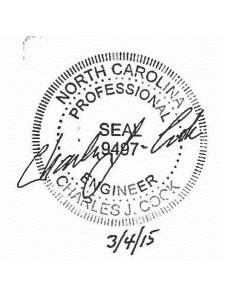


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CONSTRUCTION DOCUMENTS

03/09/2015

NO. REASON

7	MECKLENBURG CO. REVIEW COMMENTS											03.18	
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Tom Balke PROJECT MANAGER

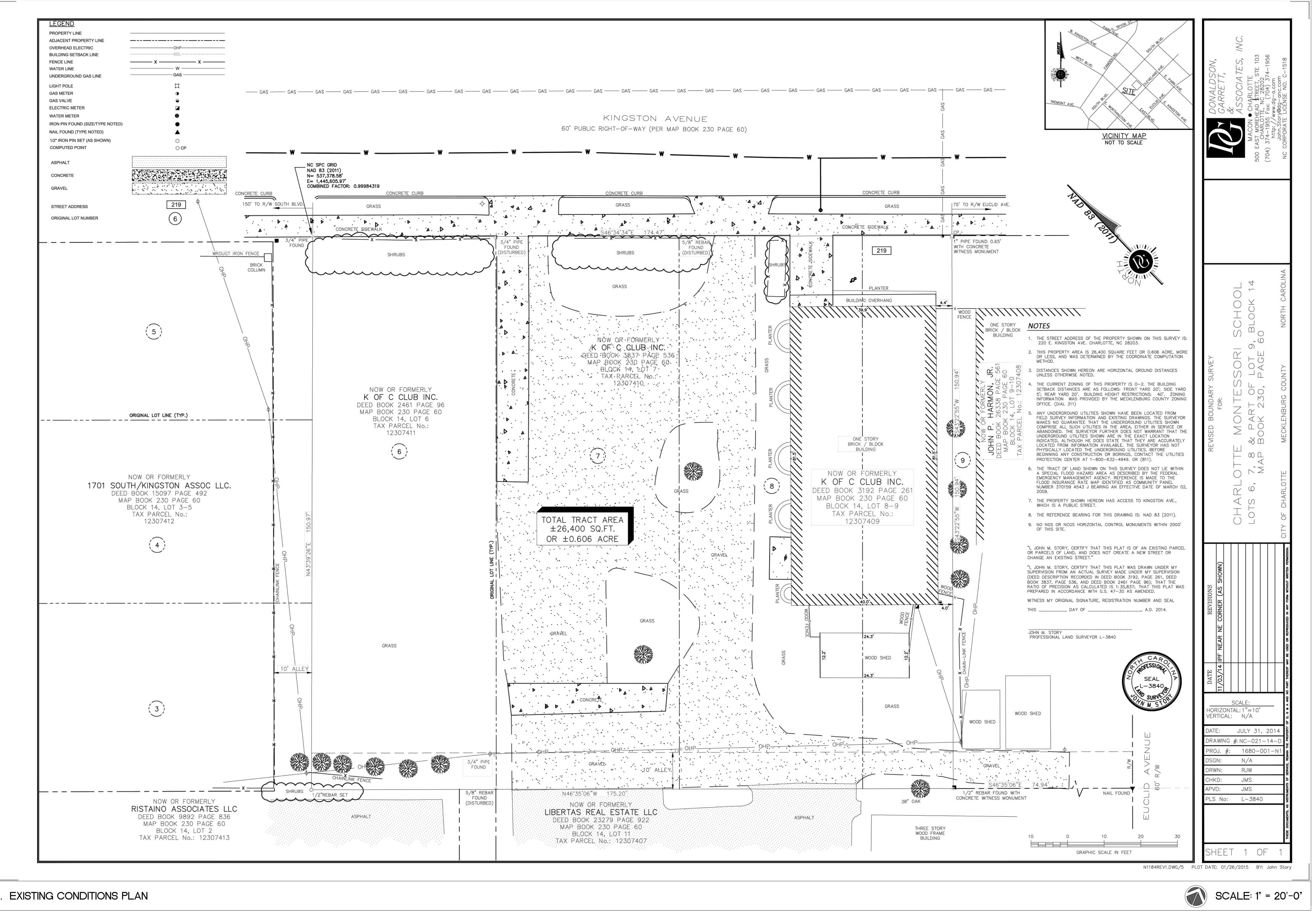
DESIGN TEAM PROJECT NAME Charlotte Montessori

Mark Bostian

School

PROJECT NUMBER 112.3972.00

SITE LAYOUT & LANDSCAPE PLAN



- 1. ALL TRAFFIC CONTROL SIGNAGE AND STRIPING TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- 2. ALL PAVING CUTS SHALL BE MADE BY SAW CUTS. EXISTING ELEVATIONS SHALL BE FIELD
- 3. CONTRACTOR TO COORDINATE ANY CHANGES IN FIELD CONDITIONS THAT MAY REVISE THE DESIGN WITH ARCHITECT / ENGINEER PRIOR TO PROCEEDING.
- 4. CONTRACTOR IS RESPONSIBLE TO REPLACE AND/OR REPAIR ANY DAMAGES TO THE EXISTING LANDSCAPE, IRRIGATION, POWER AND/OR HARDSCAPE.

THIS PLAN IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THIS PLAN IS PREPARED BY OTHERS. LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS FROM THIS SURVEY.



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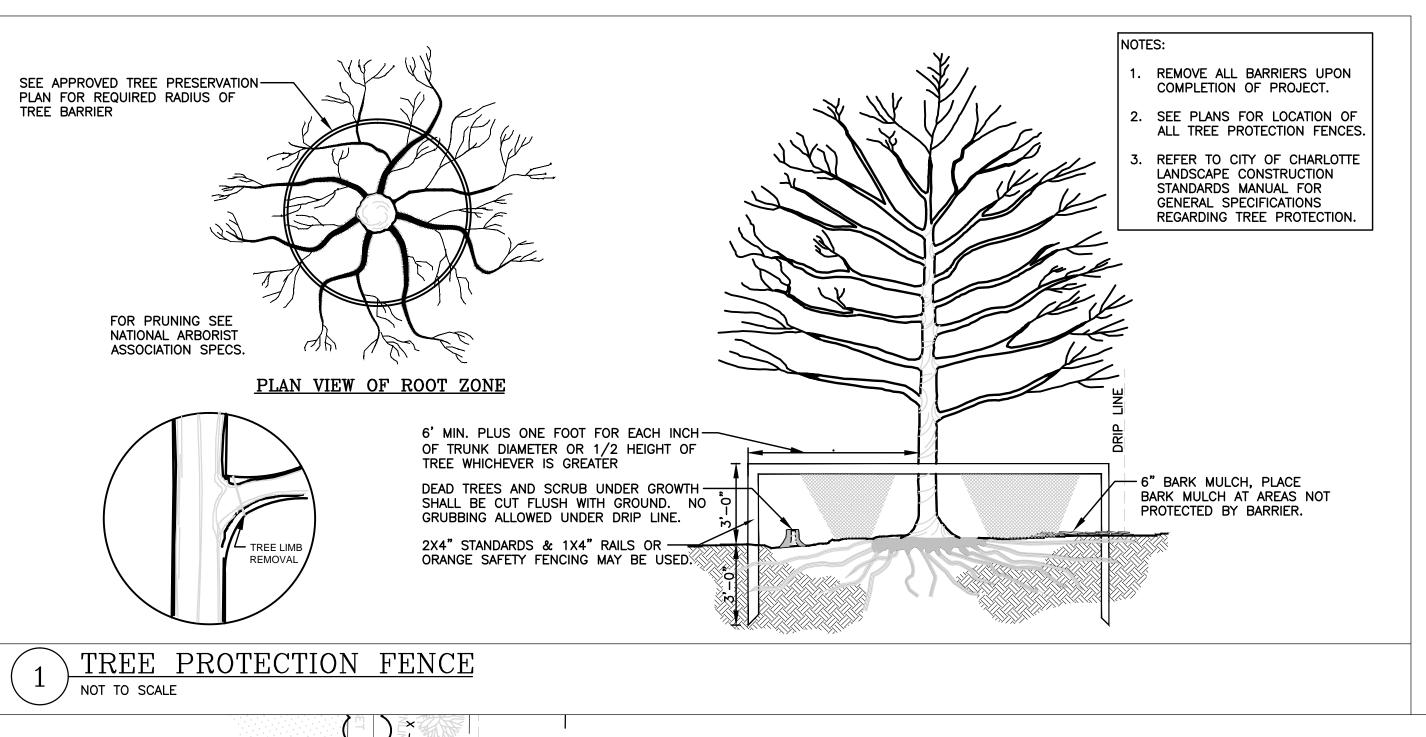
Tom Balke PROJECT MANAGER

Mark Bostian DESIGN TEAM Charlotte Montessori

School

112.3972.00

EXISTING CONDITIONS PLAN



## DEMOLITION NOTES:

- A. PARTIAL BOUNDARY AND TOPOGRAPHICAL SURVEY INFORMATION IS TAKEN FROM A SURVEY BY (DONALDSON, GARRETT, & ASSOCIATES. INC., 300 EAST MOREHEAD STREET, STE 103, CHARLOTTE, NORTH CAROLINA 28202 AND (704)374-1955) AND ENTITLED "C1.00 EXISTING CONDITIONS PLAN". CONTRACTOR SHALL OBTAIN A BLUEPRINT OF THE ORIGINAL SURVEY.
- B. AS A PART OF THIS CONTRACT, THE CONTRACTOR SHALL NOTIFY A PRIVATE UTILITY LOCATOR SERVICE, RESEARCH EXISTING DRAWINGS AND OTHER DOCUMENTATION, CONSULT WITH THE SCHOOL MAINTENANCE DEPARTMENT, AND DOCUMENT ANY OTHER BELOW GRADE IMPROVEMENTS NOT CHARTED BY THE SURVEYOR, PRIOR TO BEGINNING CONSTRUCTION. ANY EXISTING UTILITIES AND BELOW GRADE IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR IN A MANNER ACCEPTABLE TO THE OWNER.
- C. THE LOCATIONS OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES, AND OTHER ABOVE AND BELOW GRADE APPURTENANCES ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE, AND INVERT ELEVATIONS OF SUCH PRIOR TO BEGINNING CONSTRUCTION.
- D. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES (INCLUDING SANITARY SEWER, WATER AND STORM DRAINAGE) FROM DAMAGE DURING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ALL UNDERGROUND UTILITIES EXPOSED DURING CONSTRUCTION OR THOSE LEFT WITH LESS THAN ACCEPTABLE EARTH COVER. THE ARCHITECT SHALL DETERMINE THE RESOLUTION OF THE UTILITY AND DETERMINE IF A CHANGE ORDER IS REQUIRED OR THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS INVOLVED.
- E. INSTALL TEMPORARY STONE INLET SEDIMENT TRAPS AT ALL EXISTING STORM DRAINAGE STRUCTURES ADJACENT TO OR DOWNSTREAM OF DEMOLITION AREAS TO PREVENT FLOW OF SEDIMENT AND DEBRIS INTO EXISTING STORM DRAINAGE SYSTEMS.
- F. INSTALL ALL EROSION CONTROL MEASURES PRIOR TO BEGINNING CONSTRUCTION SEE SHEET C1.03 GRADING AND EROSION CONTROL PLAN.
- INTERFERE WITH NEW CONSTRUCTION, EXTEND AND / OR REROUTE ROOF DRAINS TO TIE INTO NEW STORM DRAINAGE SYSTEM AT SUITABLE DRAINAGE STRUCTURES AS A PART OF THIS CONTRACT. MAINTAIN UNIMPEDED FLOW THROUGH EXISTING ROOF DRAINS AT ALL TIMES. PROVIDE TEMPORARY OUTLET TO DAYLIGHT IF NECESSARY TO ACHIEVE THIS.
- H. NO SOIL DISTURBANCE, SOIL COMPACTION, CONSTRUCTION MATERIALS, OR CONSTRUCTION TRAFFIC ALLOWED BEYOND THE TREE PROTECTION BARRICADES OR WITHIN TREE PROTECTION ZONE.

G. IF UNDERGROUND ROOF DRAINS ARE ENCOUNTERED DURING DEMOLITION OR CONSTRUCTION, OR IF EXISTING ROOF DRAINS

TREE PROTECTION BARRICADES MUST BE INSTALLED PRIOR TO ANY GRADING, DEMOLITION, OR CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL PROJECT IS COMPLETED. TREE PROTECTION BARRICADES ARE INDICATED AS "-TPB-" ON PLANS.

#### GENERAL NOTES:

- 1. ALL TRAFFIC CONTROL SIGNAGE AND STRIPING TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- 2. ALL PAVING CUTS SHALL BE MADE BY SAW CUTS. EXISTING ELEVATIONS SHALL BE FIELD VERIFIED AND MATCHED.
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- A. REMOVE EXISTING WOOD FENCE
- B. SAWCUT AND REMOVE EXISTING SIDEWALK
- C. REMOVE EXISTING SHED IN ITS ENTIRETY.
- D. LIMITS OF CONSTRUCTION (18,210 SF)
- E. REMOVE EXISTING BLOCK PLANTERS
- F. PROTECT EXISTING TREE SEE DETAIL 1/THIS SHEET
- G. EXISTING TREE TO BE REMOVED
- H. EXISTING SHRUBS TO BE REMOVED





CONSTRUCTION DOCUMENTS

03/09/2015

D. REASON

PROJECT TEAM

PRINCIPAL IN CHARGE

Tom Balke

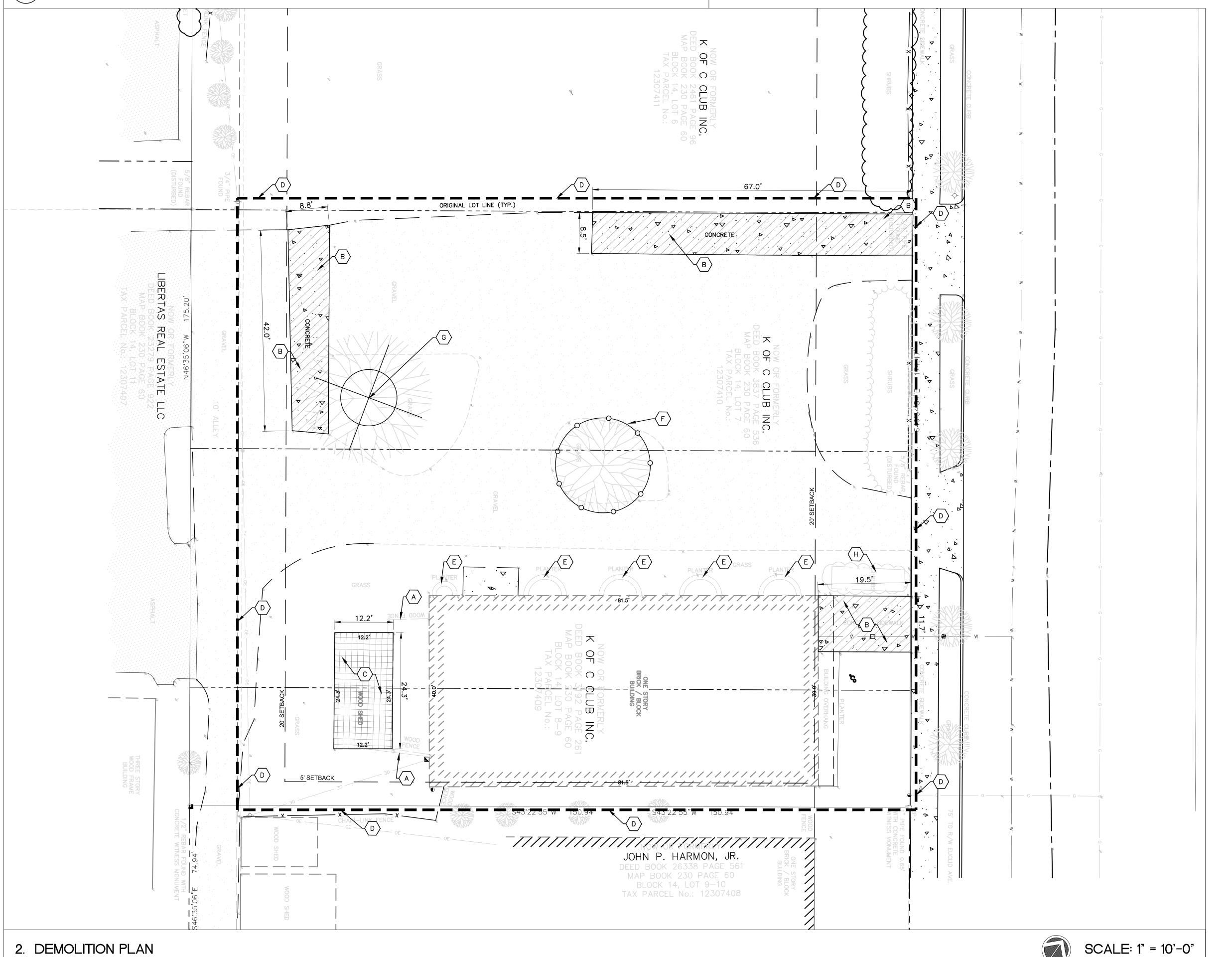
PROJECT MANAGER

Charlotte Montessori
School

PROJECT NUMBER 112.3972.00

SHEET TITLE
DEMOLITION PLAN

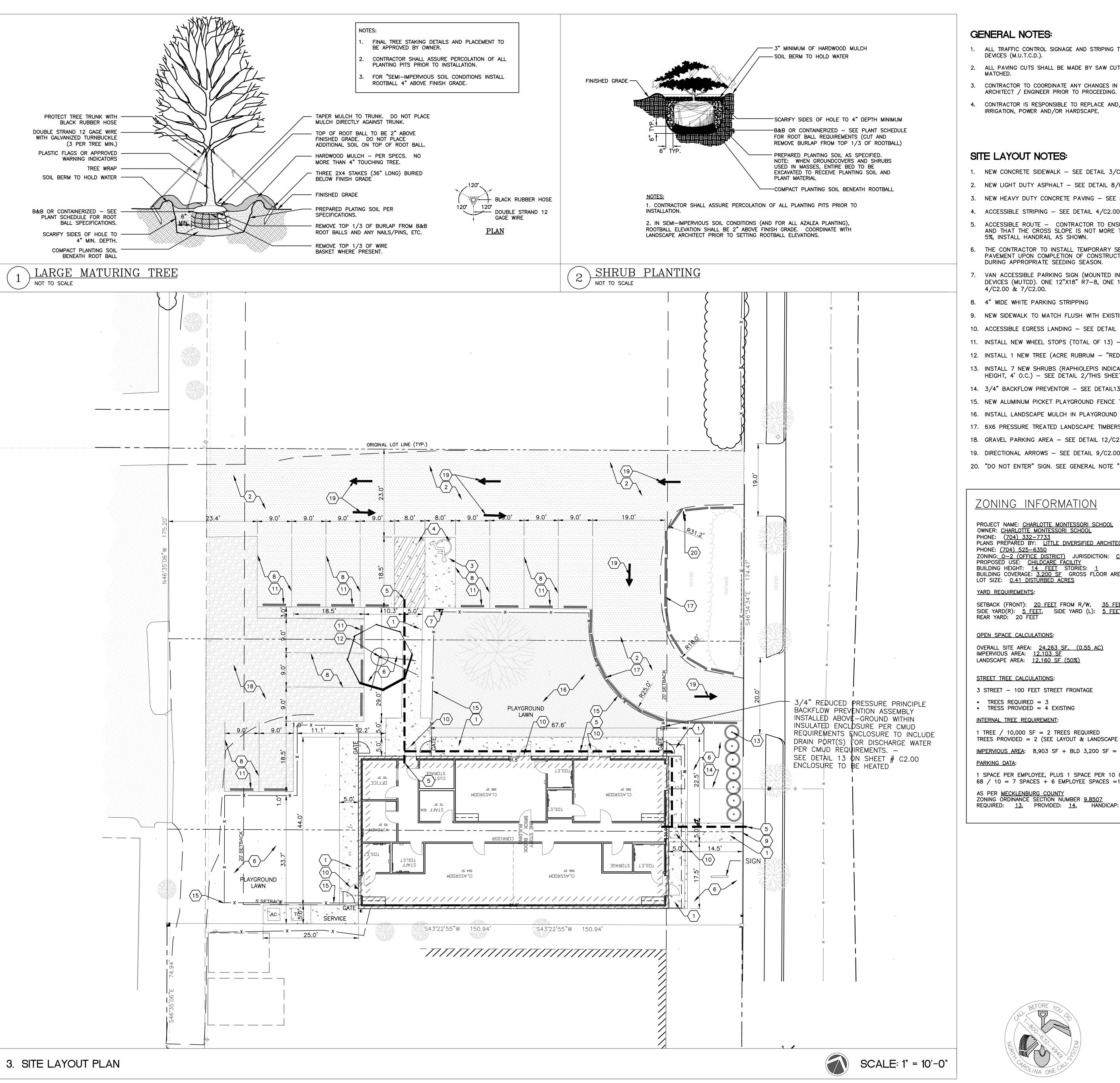
SHEET NUMBER





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#### SITE LAYOUT NOTES:

- 1. NEW CONCRETE SIDEWALK SEE DETAIL 3/C2.00
- 2. NEW LIGHT DUTY ASPHALT SEE DETAIL 8/C2.00
- 3. NEW HEAVY DUTY CONCRETE PAVING SEE DETAIL 6/C2.00 & 9/C2.00
- 4. ACCESSIBLE STRIPING SEE DETAIL 4/C2.00
- 5. ACCESSIBLE ROUTE CONTRACTOR TO ENSURE THAT RUNNING SLOPE IS NOT GREATER THAN 5% AND THAT THE CROSS SLOPE IS NOT MORE THAN 2% ALONG THIS ROUTE; WHERE ROUTE EXCEEDS 5%, INSTALL HANDRAIL AS SHOWN.
- 6. THE CONTRACTOR TO INSTALL TEMPORARY SEEDING IN ALL DISTURBED AREAS NOT COVERED BY PAVEMENT UPON COMPLETION OF CONSTRUCTION. CONTRACTOR TO INSTALL PERMANENT SEEDING DURING APPROPRIATE SEEDING SEASON.
- 7. VAN ACCESSIBLE PARKING SIGN (MOUNTED INSIDE OF BOLLARD) PER MANUAL OF UNIFORM TRAFFIC DEVICES (MUTCD). ONE 12"X18" R7-8, ONE 12"X9" R7-8D, AND ONE 12"X6" R7-8E- SEE DETAIL 4/C2.00 & 7/C2.00.
- 8. 4" WIDE WHITE PARKING STRIPPING
- 9. NEW SIDEWALK TO MATCH FLUSH WITH EXISTING SIDEWALK SEE DETAIL 1/C2.00
- 10. ACCESSIBLE EGRESS LANDING SEE DETAIL 2/C2.00
- 11. INSTALL NEW WHEEL STOPS (TOTAL OF 13) SEE DETAIL 11/C2.00
- 12. INSTALL 1 NEW TREE (ACRE RUBRUM "RED MAPLE TREE", 3" CALIPER) SEE DETAIL 1/THIS SHEET
- 13. INSTALL 7 NEW SHRUBS (RAPHIOLEPIS INDICA 'SNOW PINK' "DWARF INDIAN HAWTHORNE", 24-30" HEIGHT, 4' O.C.) — SEE DETAIL 2/THIS SHEET
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- 19. DIRECTIONAL ARROWS SEE DETAIL 9/C2.00
- 20. "DO NOT ENTER" SIGN. SEE GENERAL NOTE "1" ABOVE

#### ZONING INFORMATION

PROJECT NAME: <u>CHARLOTTE MONTESSORI SCHOOL</u> OWNER: <u>CHARLOTTE MONTESSORI SCHOOL</u> PHONE: (704) 332-7733
PLANS PREPARED BY: LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING

PHONE: <u>(704)</u> 525-6350 ZONING: 0-2 (OFFICE DISTRICT) JURISDICTION: CITY OF CHARLOTTE PROPOSED USE: CHILDCARE FACILITY
BUILDING HEIGHT: 14 FEET STORIES: 1
BUILDING COVERAGE: 3,200 SF GROSS FLOOR AREA: 3,200 SF
LOT SIZE: 0.41 DISTURBED ACRES

## YARD REQUIREMENTS:

SETBACK (FRONT): 20 FEET FROM R/W, 35 FEET FROM C/L OF R/W SIDE YARD(R): <u>5 FEET</u>, SIDE YARD (L): <u>5 FEET</u> REAR YARD: 20 FEET

**OPEN SPACE CALCULATIONS:** 

OVERALL SITE AREA: 24,263 SF, (0.55 AC)
IMPERVIOUS AREA: 12,103 SF LANDSCAPE AREA: <u>12,160 SF (50%)</u>

## **STREET TREE CALCULATIONS:**

3 STREET - 100 FEET STREET FRONTAGE

• TREES REQUIRED = 3 • TRESS PROVIDED = 4 EXISTING

**INTERNAL TREE REQUIREMENT:** 

1 TREE / 10,000 SF = 2 TREES REQUIRED TREES PROVIDED = 2 (SEE LAYOUT & LANDSCAPE PLAN, THIS SHEET)

IMPERVIOUS AREA: 8,903 SF + BLD 3,200 SF = 12,103 SF

1 SPACE PER EMPLOYEE, PLUS 1 SPACE PER 10 CHILDREN 68 / 10 = 7 SPACES + 6 EMPLOYEE SPACES =13 TOTAL

AS PER <u>MECKLENBURG COUNTY</u>
ZONING ORDINANCE SECTION NUMBER <u>9.8507</u> REQUIRED: 13, PROVIDED: 14, HANDICAP: 1



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CONSTRUCTION DOCUMENTS

03/09/2015

NO. REASON

Tom Balke

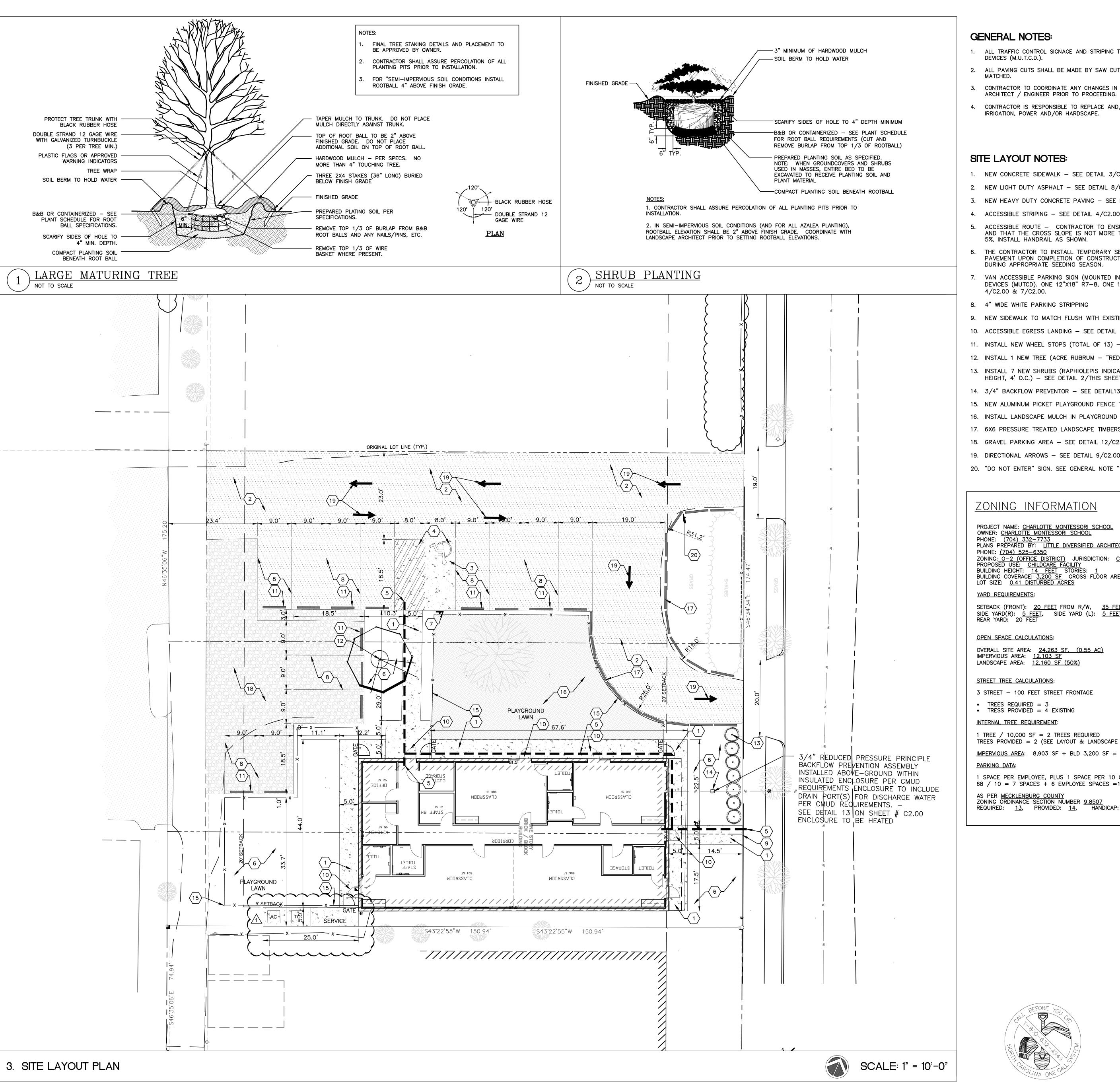
PROJECT MANAGER Mark Bostian DESIGN TEAM PROJECT NAME

Charlotte Montessori School

PROJECT NUMBER 112.3972.00

SITE LAYOUT & LANDSCAPE PLAN HISTORIC SIGN LOCATION PLAN

SHEET NUMBER C1.02



- 1. ALL TRAFFIC CONTROL SIGNAGE AND STRIPING TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL
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- 6. THE CONTRACTOR TO INSTALL TEMPORARY SEEDING IN ALL DISTURBED AREAS NOT COVERED BY PAVEMENT UPON COMPLETION OF CONSTRUCTION. CONTRACTOR TO INSTALL PERMANENT SEEDING DURING APPROPRIATE SEEDING SEASON.
- 7. VAN ACCESSIBLE PARKING SIGN (MOUNTED INSIDE OF BOLLARD) PER MANUAL OF UNIFORM TRAFFIC DEVICES (MUTCD). ONE 12"X18" R7-8, ONE 12"X9" R7-8D, AND ONE 12"X6" R7-8E- SEE DETAIL
- 8. 4" WIDE WHITE PARKING STRIPPING
- 9. NEW SIDEWALK TO MATCH FLUSH WITH EXISTING SIDEWALK SEE DETAIL 1/C2.00
- 10. ACCESSIBLE EGRESS LANDING SEE DETAIL 2/C2.00
- 11. INSTALL NEW WHEEL STOPS (TOTAL OF 13) SEE DETAIL 11/C2.00
- 12. INSTALL 1 NEW TREE (ACRE RUBRUM "RED MAPLE TREE", 3" CALIPER) SEE DETAIL 1/THIS SHEET
- 13. INSTALL 7 NEW SHRUBS (RAPHIOLEPIS INDICA 'SNOW PINK' "DWARF INDIAN HAWTHORNE", 24-30" HEIGHT, 4' O.C.) — SEE DETAIL 2/THIS SHEET
- 14. 3/4" BACKFLOW PREVENTOR SEE DETAIL13/C2.00
- 15. NEW ALUMINUM PICKET PLAYGROUND FENCE TO MATCH EXISTING
- 16. INSTALL LANDSCAPE MULCH IN PLAYGROUND AREA.
- 17. 6X6 PRESSURE TREATED LANDSCAPE TIMBERS AT EDGE OF DRIVE AISLE
- 18. GRAVEL PARKING AREA SEE DETAIL 12/C2.00
- 19. DIRECTIONAL ARROWS SEE DETAIL 9/C2.00
- 20. "DO NOT ENTER" SIGN. SEE GENERAL NOTE "1" ABOVE

#### ZONING INFORMATION

PROJECT NAME: <u>CHARLOTTE MONTESSORI SCHOOL</u> OWNER: <u>CHARLOTTE MONTESSORI SCHOOL</u> PHONE: (704) 332-7733
PLANS PREPARED BY: LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING PHONE: <u>(704)</u> 525-6350

ZONING: 0-2 (OFFICE DISTRICT) JURISDICTION: CITY OF CHARLOTTE PROPOSED USE: CHILDCARE FACILITY
BUILDING HEIGHT: 14 FEET STORIES: 1
BUILDING COVERAGE: 3,200 SF GROSS FLOOR AREA: 3,200 SF LOT SIZE: 0.41 DISTURBED ACRES

## YARD REQUIREMENTS:

SETBACK (FRONT): 20 FEET FROM R/W, 35 FEET FROM C/L OF R/W SIDE YARD(R): <u>5 FEET</u>, SIDE YARD (L): <u>5 FEET</u> REAR YARD: 20 FEET

## **OPEN SPACE CALCULATIONS:**

OVERALL SITE AREA: 24,263 SF, (0.55 AC)
IMPERVIOUS AREA: 12,103 SF LANDSCAPE AREA: <u>12.160 SF (50%)</u>

## STREET TREE CALCULATIONS:

3 STREET - 100 FEET STREET FRONTAGE

#### • TREES REQUIRED = 3 • TRESS PROVIDED = 4 EXISTING

**INTERNAL TREE REQUIREMENT:** 

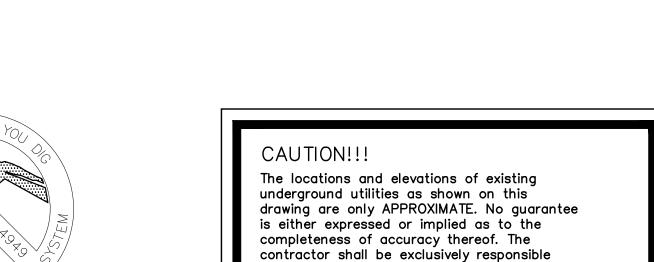
1 TREE / 10,000 SF = 2 TREES REQUIRED TREES PROVIDED = 2 (SEE LAYOUT & LANDSCAPE PLAN, THIS SHEET)

IMPERVIOUS AREA: 8,903 SF + BLD 3,200 SF = 12,103 SF

1 SPACE PER EMPLOYEE, PLUS 1 SPACE PER 10 CHILDREN 68 / 10 = 7 SPACES + 6 EMPLOYEE SPACES =13 TOTAL

AS PER <u>MECKLENBURG COUNTY</u>
ZONING ORDINANCE SECTION NUMBER <u>9.8507</u>

REQUIRED: 13, PROVIDED: 14, HANDICAP: 1



for determining the exact utility locations

and elevations prior to the start of construction



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CONSTRUCTION DOCUMENTS

03/09/2015

MECKLENBURG 1\ COUNTY PLAN REVIEW

Tom Balke PROJECT MANAGER

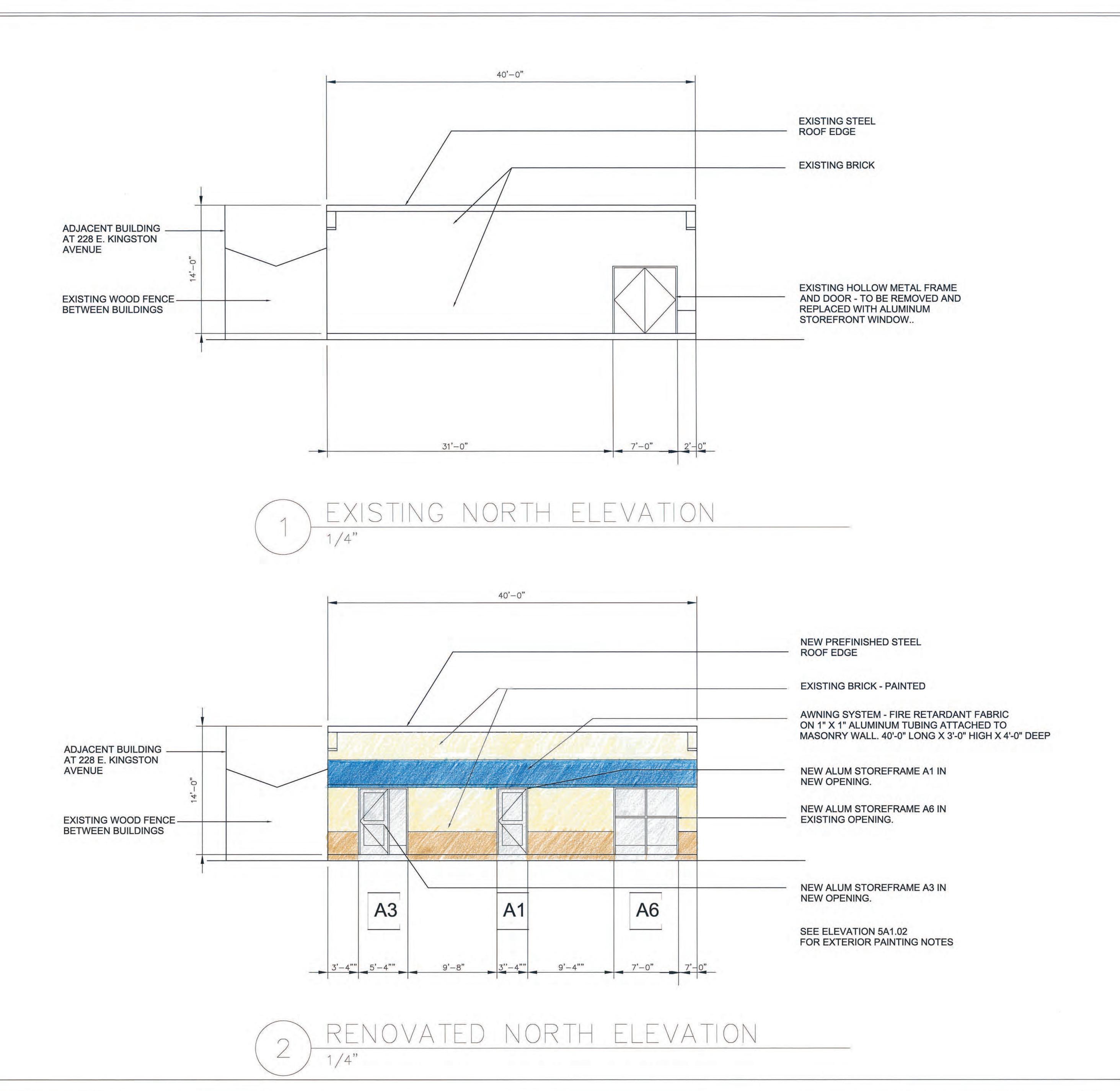
DESIGN TEAM

PROJECT NAME Charlotte Montessori School

Mark Bostian

PROJECT NUMBER 112.3972.00

SITE LAYOUT & LANDSCAPE PLAN



DIVERSIFIED ARCHITECTURAL CONSULTING

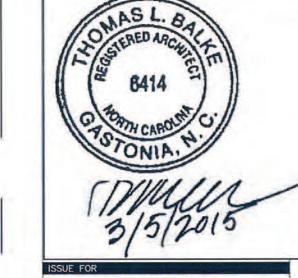
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03/19/2015

NO. REASON

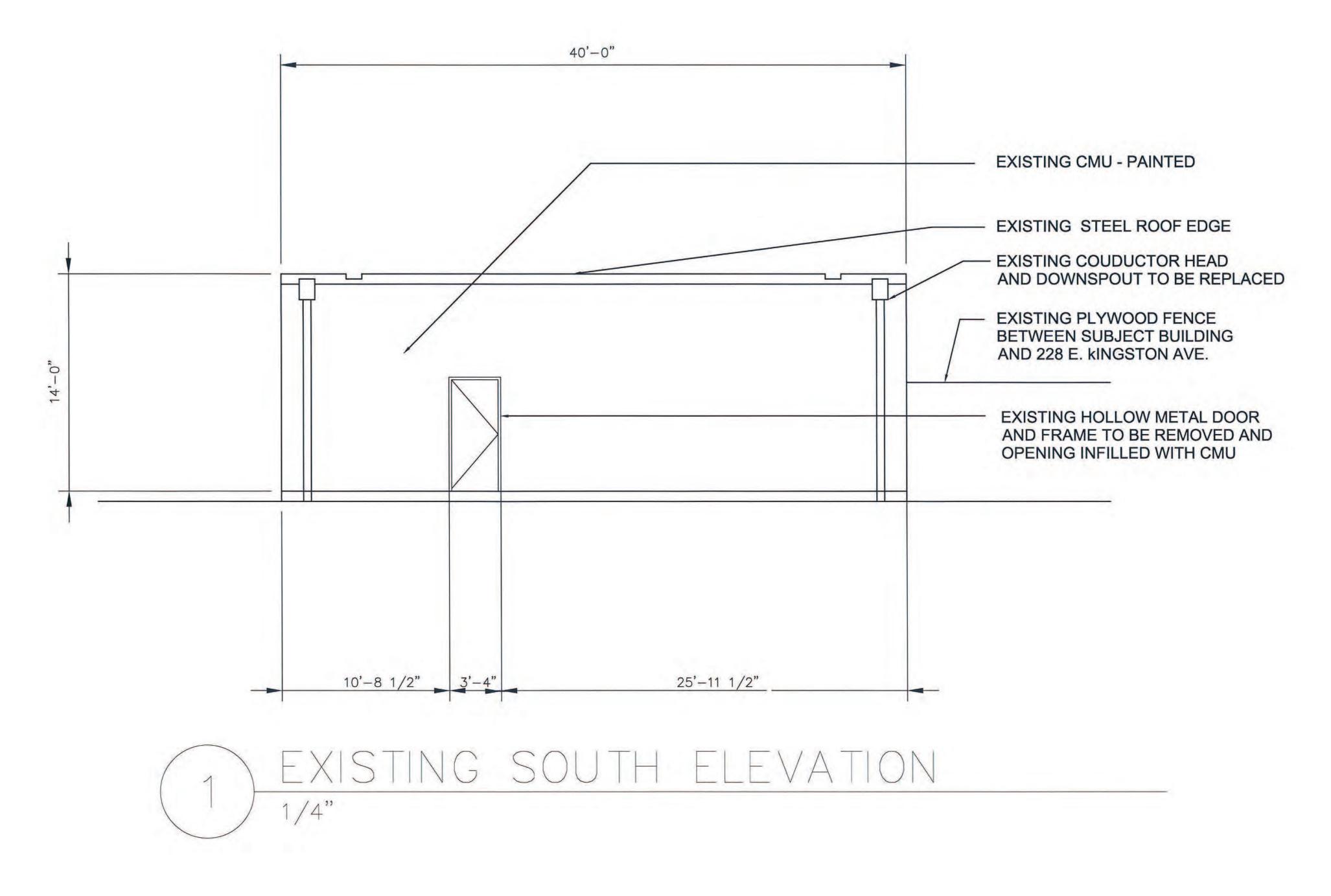
PROJECT TEAM
PRINCIPAL IN CHARGE
Tom Balke
PROJECT MANAGER

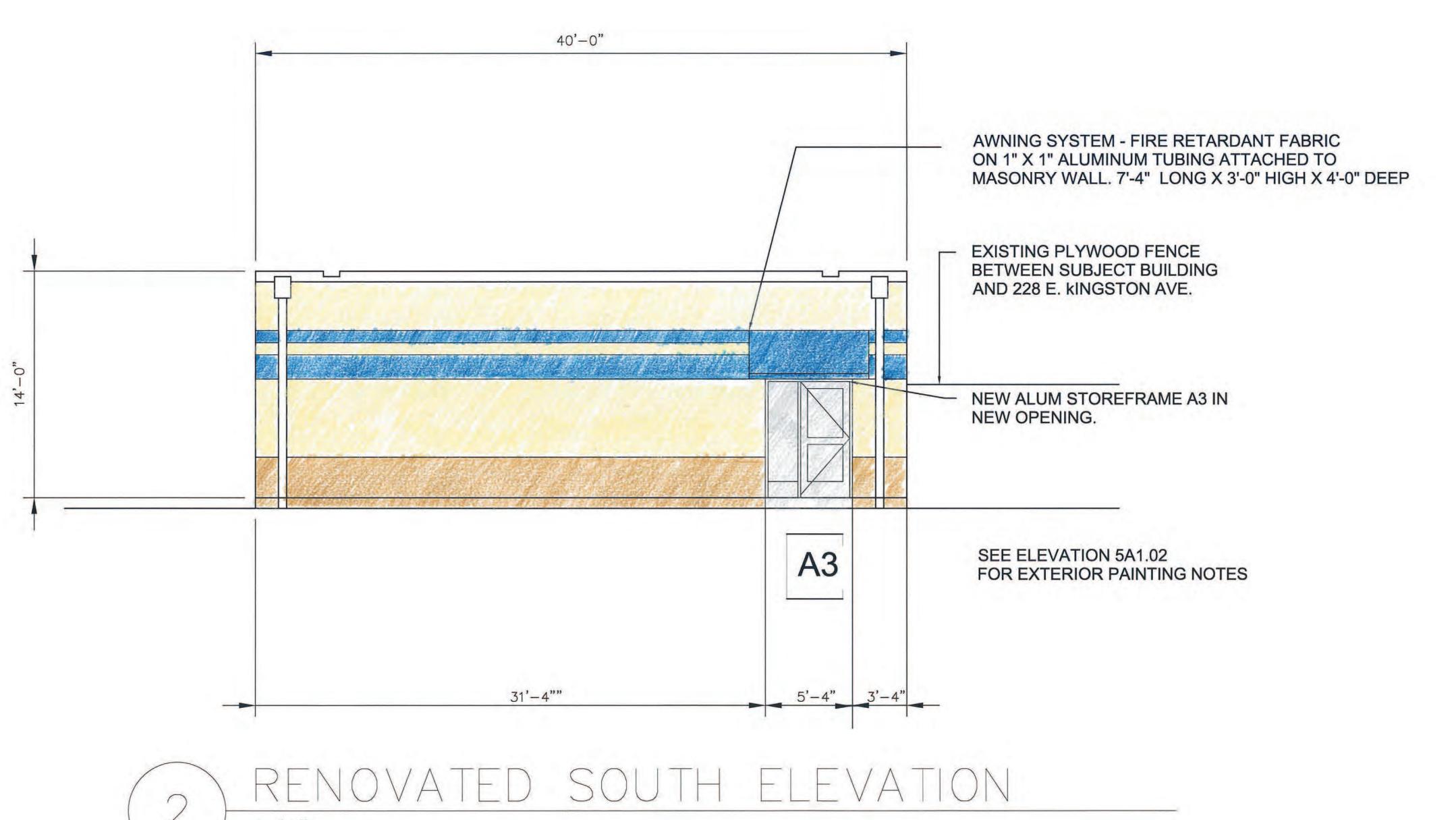
Charlotte Montessori School

112.3972.00

Charlotte Historic District Commission North Elevations

A1.03





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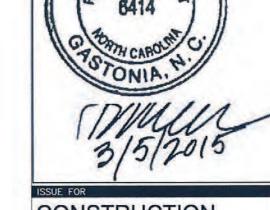
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03/19/2015

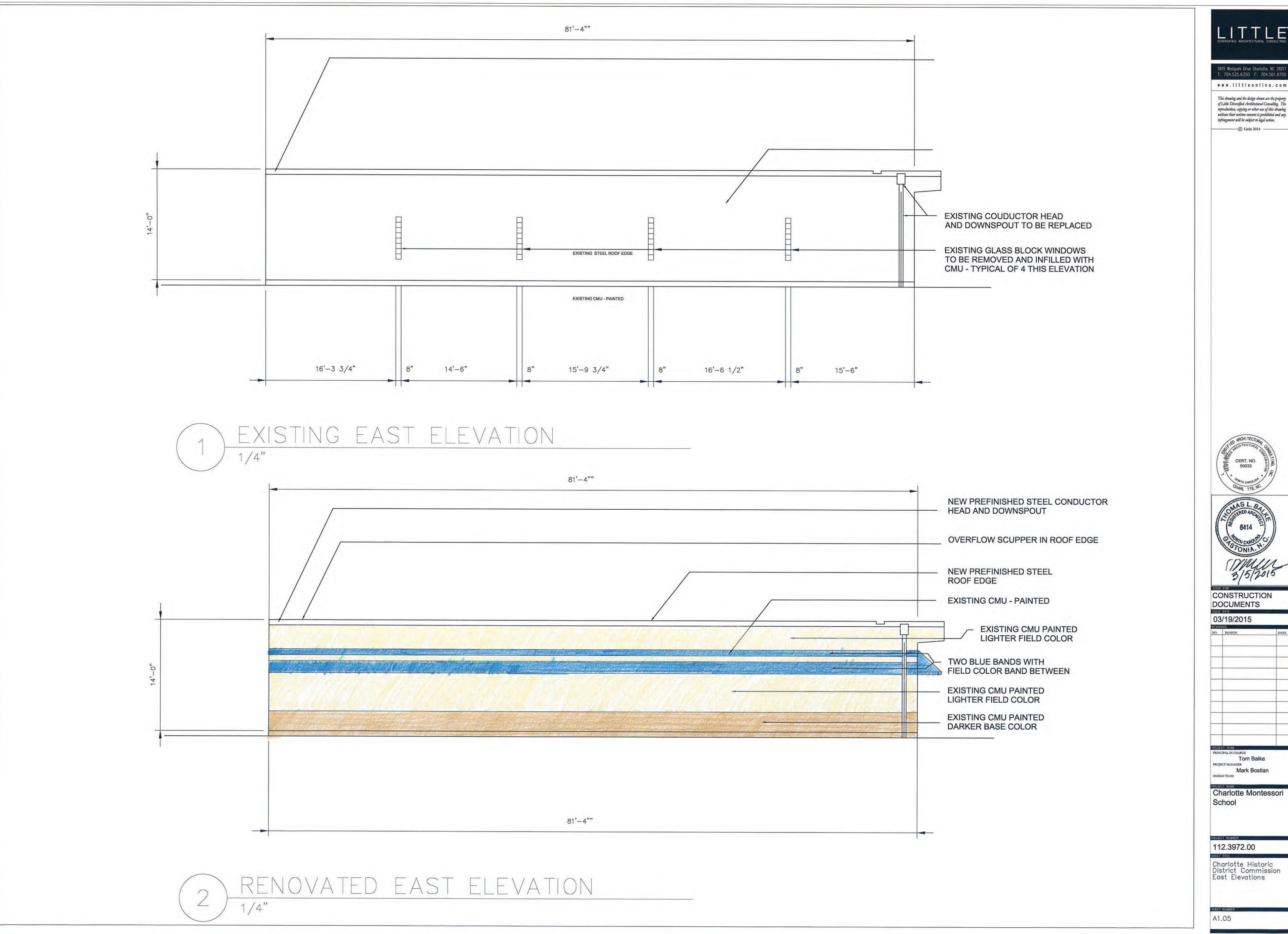
PRINCIPAL IN CHARGE
Tom Balke
PROJECT MANAGER
Mark Bostia

Charlotte Montessori
School

112.3972.00

Charlotte Historic District Commission South Elevations

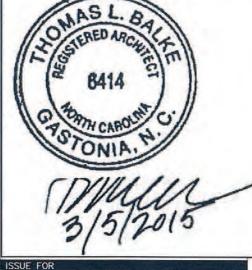
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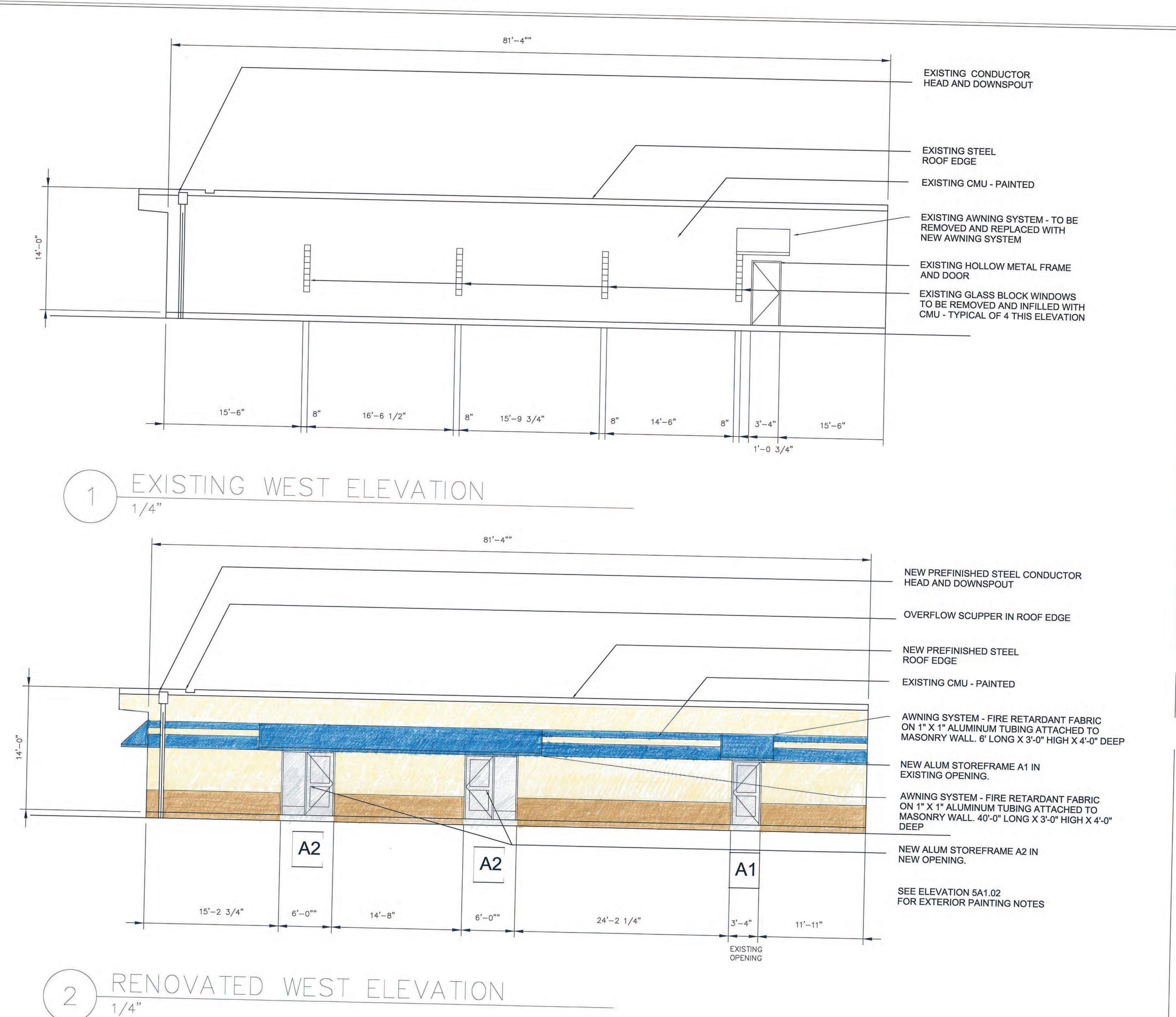
03/19/2015

Tom Balke

Charlotte Montessori

112.3972.00

Charlotte Historic District Commission East Elevations

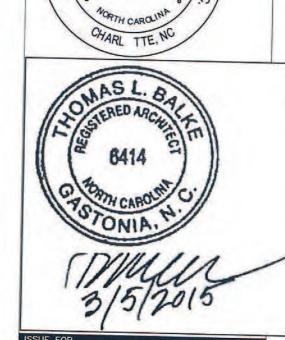


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PROHITECTURAL CONSULTING



CONSTRUCTION

03/19/2015

REASON DATE

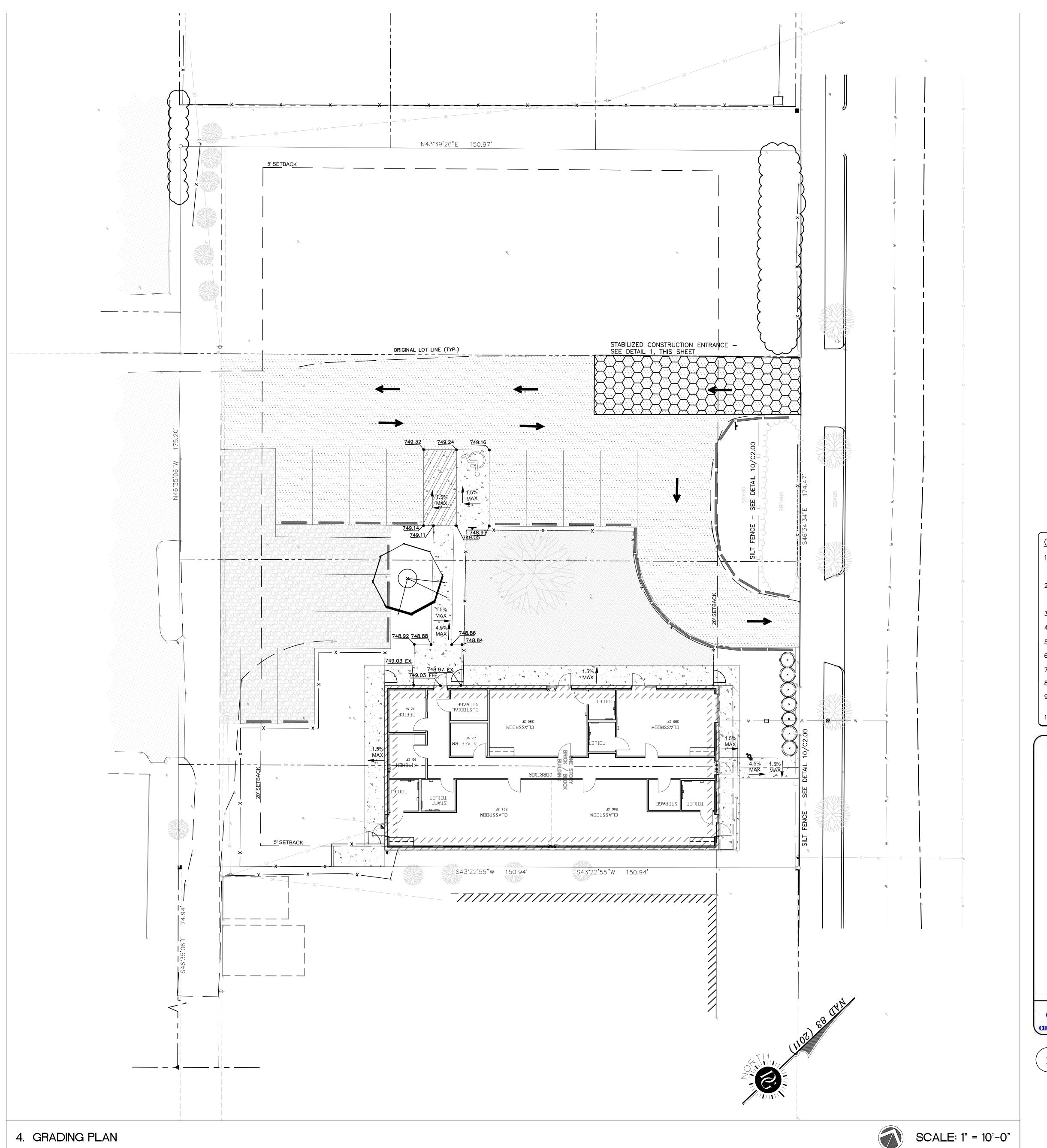
PROJECT TEAM
PRINCIPAL IN CHARGE
Tom Balke
PROJECT MANAGER
Mark Bostian

Charlotte Montessori School

112.3972.00

Charlotte Historic District Commission West Elevations

ET NUMBER



- ALL TRAFFIC CONTROL SIGNAGE AND STRIPING TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- 2. ALL PAVING CUTS SHALL BE MADE BY SAW CUTS. EXISTING ELEVATIONS SHALL BE FIELD VERIFIED AND MATCHED.
- 3. CONTRACTOR TO COORDINATE ANY CHANGES IN FIELD CONDITIONS THAT MAY REVISE THE DESIGN WITH ARCHITECT / ENGINEER PRIOR TO PROCEEDING.
- 4. CONTRACTOR IS RESPONSIBLE TO REPLACE AND/OR REPAIR ANY DAMAGES TO THE EXISTING LANDSCAPE, IRRIGATION, POWER AND/OR HARDSCAPE.

#### ACCESSIBILITY NOTE:

ADA REGULATIONS MANDATE A MAXIMUM OF 2% SLOPE IN ANY DIRECTION IN ACCESSIBLE PARKING SPACES AND ACCESS AISLES.

ADA REGULATIONS MANDATE REQUIRED EGRESS SIDEWALKS FROM PARKING TO THE BUILDING ENTRANCE AND PUBLIC RIGHT-OF-WAY CANNOT EXCEED 2% CROSS SLOPE AND 5%

ALL GRADES IN THESE AREAS WILL BE VERIFIED BY ARCHITECT (USING A 2' DIGITAL LEVEL) PRIOR TO FINAL APPROVAL.

#### GRADING NOTES:

- 1. VERIFY ALL EXISTING GRADES. REPORT ANY DISCREPANCIES TO ARCHITECT.
- ALL NEW CONTOURS AND SPOT ELEVATIONS ARE SHOWN AS FINISHED GRADES. THE GRADING CONTRACTOR MUST MAKE ALLOWANCES FOR THICKNESS OF PAVING SECTIONS, CONCRETE SLABS, ETC. WHERE APPLICABLE.
- 3. THE ENTIRE SITE WITHIN THE LIMIT OF CONSTRUCTION SHALL BE GRADED TO DRAIN FREELY. ALL UNPAVED AREAS DISTURBED BY CONSTRUCTION, WHETHER INSIDE OR OUTSIDE OF THE LIMIT OF CONSTRUCTION, SHALL BE FINE GRADED AND SEEDED TO ESTABLISH A PERMANENT LAWN.
- 4. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES (INCLUDING SANITARY, STORM DRAINAGE, AND WATER) FROM DAMAGE DURING CONSTRUCTION. ALL UNDERGROUND UTILITIES EXPOSED DURING CONSTRUCTION OR THOSE LEFT WITH LESS THAN ACCEPTABLE MINIMUM EARTH COVER SHALL BE RELOCATED AS DETERMINED BY THE ARCHITECT.
- 5. NO SLOPES SHALL BE GRADED STEEPER THAN 3:1, UNLESS INDICATED OTHERWISE.
- 6. ANY GRADING BEYOND THE PROPERTY LINE INDICATED ON THE CONSTRUCTION DOCUMENTS IS A VIOLATION AND IS SUBJECT TO A FINE.
- 7. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION AND IS SUBJECT TO A FINE.
- 8. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF—SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- 9. THE UTILITIES AND THE LOCATION THEREOF, SHOWN ON THE DRAWINGS, REPRESENT THE DESIGNERS UNDERSTANDING OF EXISTING UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH AND EXISTENCE OF ALL UTILITIES (ELECTRICAL, MECHANICAL, WATER, TELEPHONE, GAS ETC.) WITHIN THE CONSTRUCTION AREA WITH THE OWNER AND/OR THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY EXCAVATION. THE OMISSION OF OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION. UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO COORDINATE ANY CHANGES IN FIELD CONDITIONS THAT MAY REVISE THE DESIGN WITH ARCHITECT / ENGINEER PRIOR TO PROCEEDING.
- 10. ANY UNSUITABLE MATERIAL ON SITE IS TO BE QUANTIFIED BY A GEOTECHNICAL ENGINEER, PRIOR TO REMOVING. CONTRACTOR MUST NOTIFY OWNER, OR OWNER'S REPRESENTATIVE IN CASE UNSUITABLE MATERIAL IS UNCOVERED.

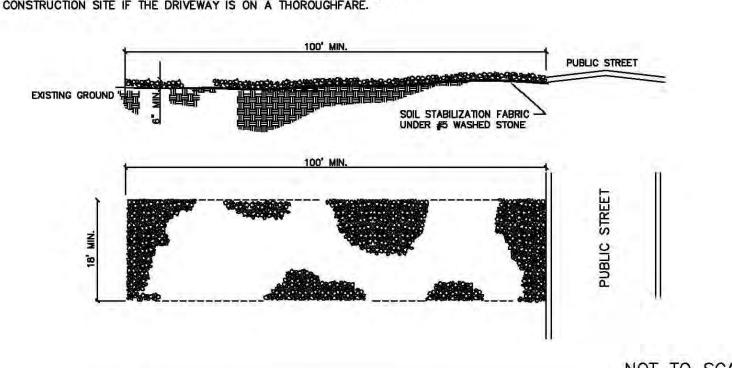
#### **CONSTRUCTION SEQUENCE:**

- ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE N.C. EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, U.S. DEPT. OF AGRICULTURE, AND THE NRCS(SCS) AND MUST REMAIN INSTALLED UNTIL ALL AREAS HAVE BEEN STABILIZED.
- 2. DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES TO MINIMIZE EROSION. MAINTAIN CLOSE CONTACT WITH THE NCDNR/LQ SO THAT PERIODIC INSPECTIONS CAN BE CONDUCTED AT APPROPRIATE STAGES OF CONSTRUCTION.
- 3. ESTIMATED TIME BEFORE FINAL STABILIZATION 12 MONTHS.
- 4. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
- 5. CONTACT NCDENR-LAND QUALITY TO INFORM THAT CONSTRUCTION IS READY TO BEGIN AT (919) 707-8104.
- 6. INSTALL ALL EROSION CONTROL DEVICES SHOWN ON SHEET C1.03
- 7. CONTACT NCDENR-LAND QUALITY INSPECTOR FOR APPROVAL BEFORE CONTINUING GRADING OPERATIONS.
- 8. PERFORM ALL DEMOLITION, CLEARING, AND GRADING OF SITE.
- 9. AS PROJECT IS CONSTRUCTED AND SITE IS BROUGHT TO FINAL GRADES, PROVIDE TEMPORARY STABILIZATION ON EXPOSED AREAS.
- 10. CONTACT NDCENR-LAND QUALITY INSPECTOR PRIOR TO REMOVING TEMPORARY EROSION CONTROL MEASURES.

## NOTES:

- 1. A STABILIZED ENTRANCE PAD OF #5 WASHED STONE OR RAIL ROAD BALLAST SHALL BE LOCATED WHERE
- TRAFFIC WILL ENTER OR LEAVE THE CONSTRUCTION SITE ONTO A PUBLIC STREET.

  2. FILTER FABRIC OR COMPACTED CRUSHER RUN STONE SHALL BE USED AS A BASE FOR THE CONSTRUCTION ENTRANCE.
- 3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS OR EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS WARRANT AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- ANY SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC STREETS MUST BE REMOVED IMMEDIATELY.
   WHEN APPROPRIATE, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING A PUBLIC STREET. WHEN WASHING IS REQUIRED, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN SEE STD. NO. 30.11B.
- CDOT MAY REQUIRE A STANDARD COMMERCIAL DRIVEWAY (STD. 10.24 & 10.25) TO ACCESS THE CONSTRUCTION SITE IF THE DRIVEWAY IS ON A THOROUGHFARE.



NOT TO SCALE

CITY OF CHARLOTTE
LAND DEVELOPMENT STAND
INCLUDES CHARLOTTE ETJ

LAND DEVELOPMENT STANDARDS STABILIZED CONSTRUCTION ENTRANCE STD. NO. | REV. | 30.11A

1 STABILIZED CONSTRUCTION ENTRANCE



CAUTION!!!

The locations and elevations of existing underground utilities as shown on this drawing are only APPROXIMATE. No guarantee is either expressed or implied as to the completeness of accuracy thereof. The contractor shall be exclusively responsible for determining the exact utility locations and elevations prior to the start of construction



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CONSTRUCTION DOCUMENTS

03/09/2015

NO. REASON DA

PROJECT TEAM
PRINCIPAL IN CHARGE
Tom Balke

PROJECT MANAGER

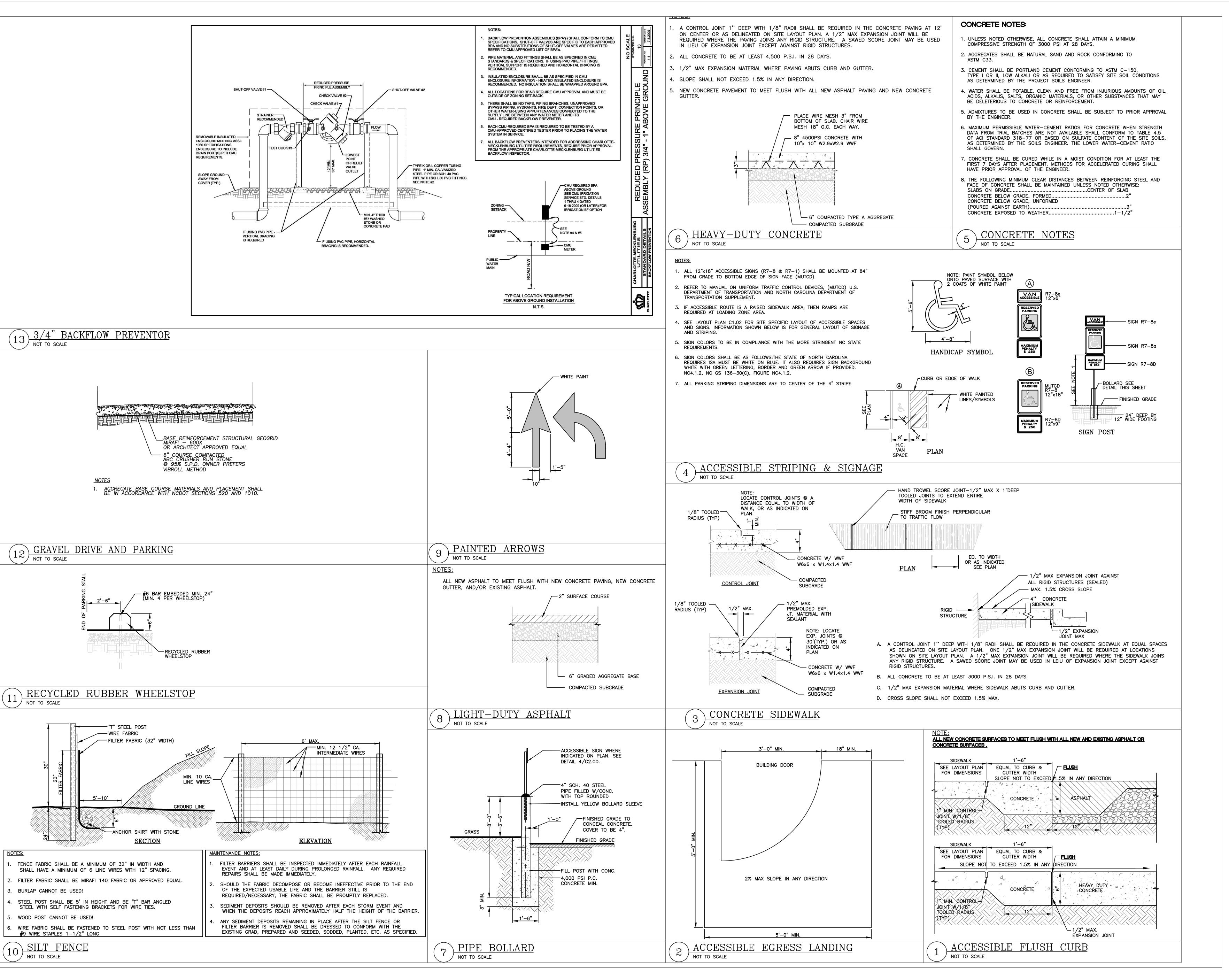
Mark Bostian

DESIGN TEAM

Charlotte Montessori School

PROJECT NUMBER 112.3972.00

GRADING & EROSION CONTROL PLAN



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CONSTRUCTION
DOCUMENTS
ISSUE DATE

03/09/2015
REVISIONS

NO. REASON

DECT TEAM
INCIPAL IN CHARGE

Tom Balke

Tom Balke
PROJECT MANAGER
Mark Bostian
DESIGN TEAM

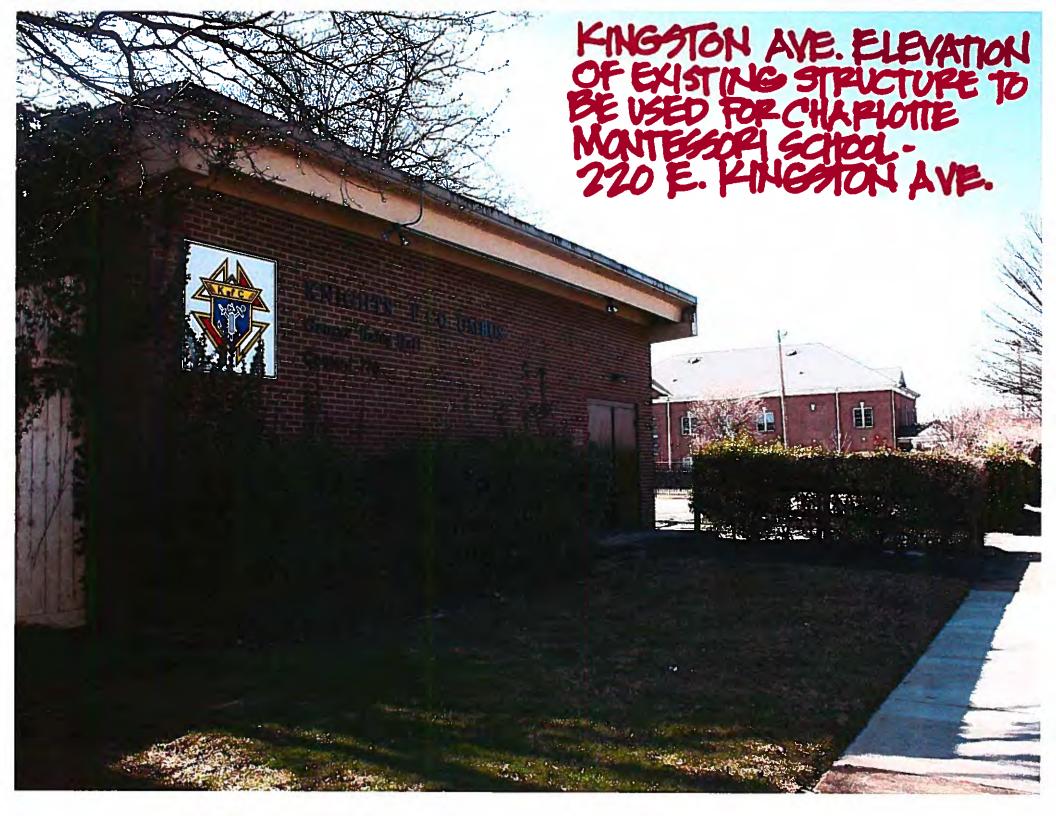
Charlotte Montessori
School

PROJECT NUMBER

SHEET TITLE
SITE DETAILS

112.3972.00

C2.00





EXISTING STRUCTORE TO BE USED FOR CHAPLOTTE MOUTESSOR! SCHOOL 220 E. FINGSTON AVE.

228 E. KINGGION AVE

