
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.

Design No. U419
May 09, 2012
Nonbearing Wall Ratings — 1, 2, 3 or 4 Hr (See Items 4 & 5)

Gypsum Board Protection on Each Side of Wall

1. Floor and Ceiling Runners — (Not shown) — For use with Item 2 — Channel shaped, fabricated from min 20 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 thickness is 0.034 in.

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™

MARINOWARE, 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 galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC, max.

CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper20™ Track

MARINOWARE, 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 System

CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV — Type SUPREME Framing System

QUAIL RUN BUILDING MATERIALS INC — Type SUPREME Framing System

SCAFCO STEEL STUD MANUFACTURING CO — Type SUPREME Framing System

STEEL CONSTRUCTION SYSTEMS INC — Type SUPREME Framing System

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 1-1/4 in. long legs, attached to floor and ceiling with fasteners spaced max 24 in. OC, max.

1G. Framing Members — Floor and Ceiling Runners — (Not shown, As an alternate to Item 2F) — For use with Item 2F, proprietary channel shaped runners, minimum width to accommodate stud size, with 1-1/8 in. long legs fabricated from min 0.015 in. (min bare metal thickness) galvanized 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 — TRIE-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 from min 0.015 in. (min bare metal thickness) galv steel, attached to floor and ceiling with fasteners spaced max 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 ceiling with fasteners 24 in. OC, max.

STUDIO BUILDING SYSTEMS — CROCSTUD™ 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.

MARINOWARE, DIV OF WARE INDUSTRIES INC — Viper20™ 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.

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 height.

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 1/4 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™

MARINOWARE, 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 of 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 heights.

MARINOWARE, DIV OF WARE INDUSTRIES INC — Viper205™

TELLING INDUSTRIES L L C — Viper205™

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 System

CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV — Type SUPREME Framing System

QUAIL RUN BUILDING MATERIALS INC — Type SUPREME Framing System

SCAFCO STEEL STUD MANUFACTURING CO — Type SUPREME Framing System

STEEL CONSTRUCTION SYSTEMS INC — Type SUPREME Framing System

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, 3/8 in. to 3/4 in. less in lengths than assembly heights.

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 1/2 in. thick structural plywood (plywood) complying with DCC 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 non thickness as indicated under Item 5. See Batts and Blankets (BKWV or BKZ2) 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 and as to Surface Burning Characteristics and/or Fire Resistance. See Batts and Blankets (BKWV or BKZ2) 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 CV — 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, 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 (12 in. or 5/8 in. thick) shall be attached to furring channels as described in Item 6. One layer of gypsum board panels (12 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 in. wide, applied vertically or 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.

USG MEXICO S A DE CV — Type SHX.

5B. 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. or 3/4 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. or 3/4 in. may be used as alternate to all 5/8 in. or 3/4 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 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-BAX ENGINEERING CORP — Type RSIG

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 boards 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 cavity on opposite sides of studs. (Horizontal Application) - The gypsum boards 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. All horizontal joints are to be backed as outlined under section VI of Volume 1 in the Fire Resistive Directory.

CANADIAN GYPSUM COMPANY — Type SCX.

UNITED STATES GYPSUM CO — Type SCX.

USG MEXICO S A DE CV — 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.

UNITED STATES GYPSUM CO — Type USGX.

5E. Gypsum Board* — (Not Shown) — (As an alternate to Item 5 when used as the base layer on one or both sides of wall when 12 in. or 5/8 in. thick products are specified. For direct attachment only to steel studs Item 2B, (not to be used with Item 3). Nonbearing 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) 1-1/4 in. long bugle head fine drillers) 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 in. long.

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

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

5I. 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 vertically or horizontally. Vertical joints centered over 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.

6. Fasteners — (Not shown) For use with Items 2 and 2F - Type S or S-12 all 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, spaced 12 in. OC. Screws offset min 6 in. from layer below.

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 3/4 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, additional 12 in. OC. Screws offset min 6 in. from layer 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 24 in. OC. Screws offset min 6 in. from layer 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. 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 24 in. OC. Screws offset min 6 in. from layer 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. 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 24 in. OC. Screws offset min 6 in. from layer below.

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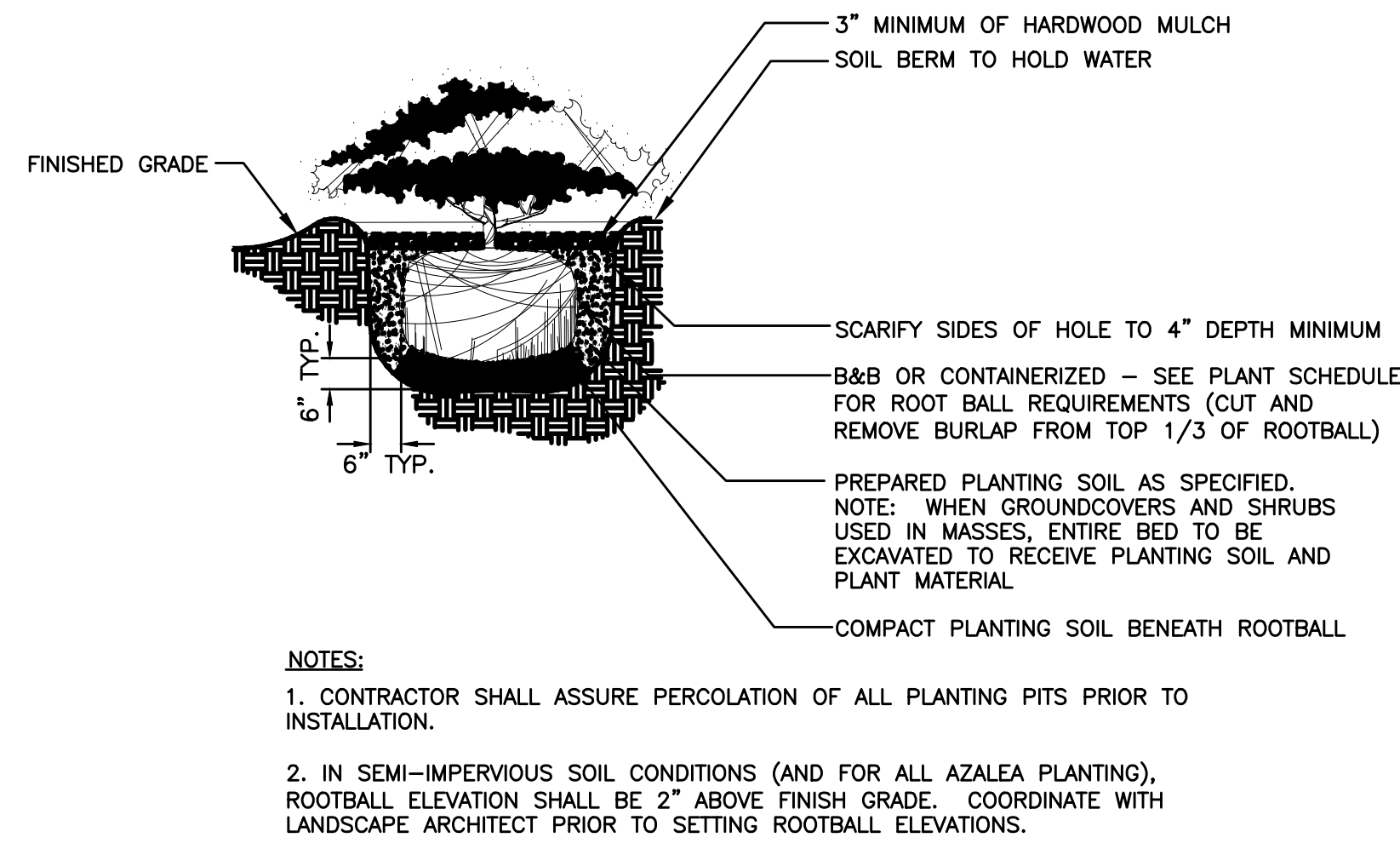
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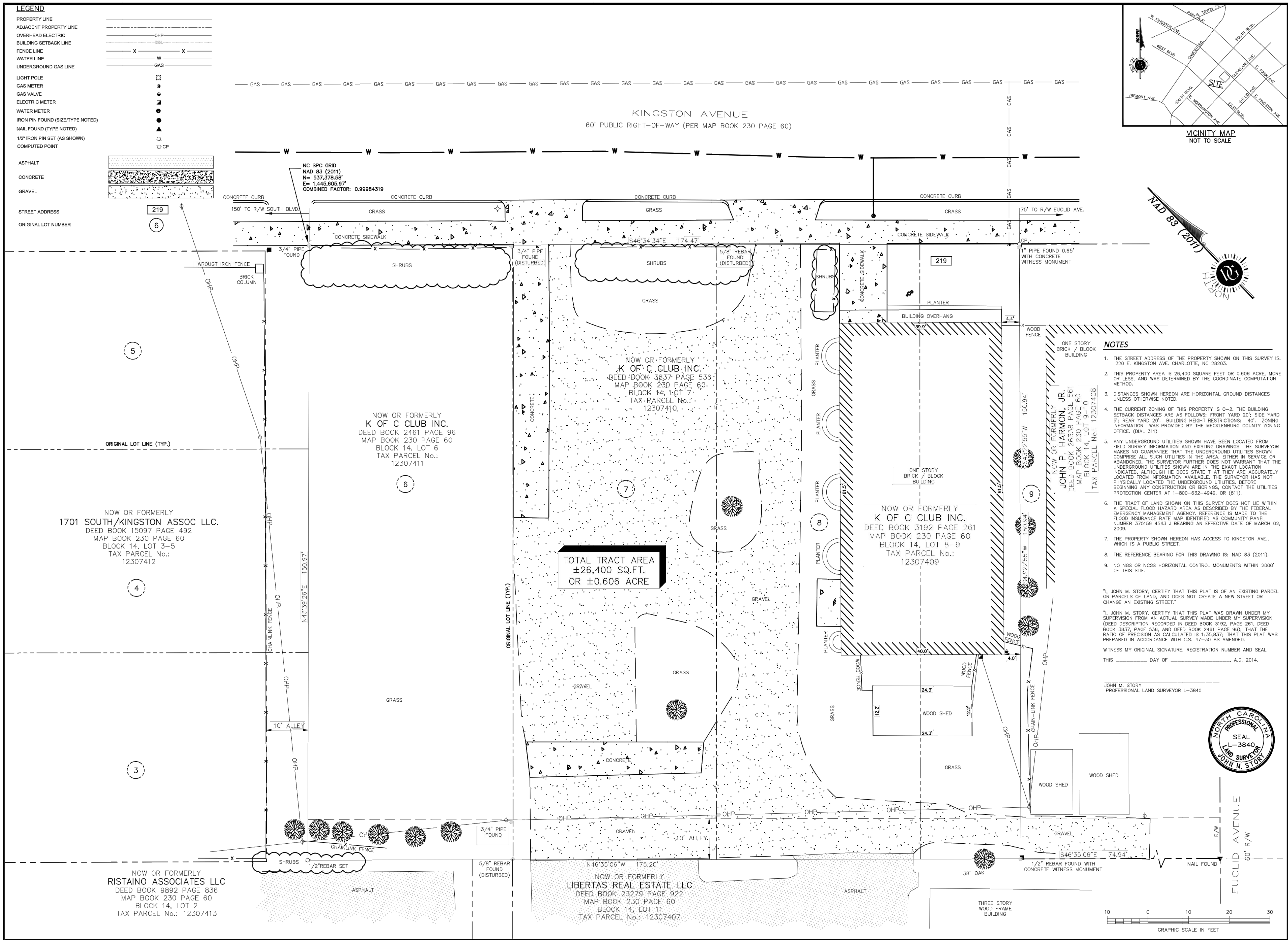
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The logo is a circular emblem. At the top, it says "CALL BEFORE YOU DIG". In the center, there is a crossed shovel and pickaxe. Below the tools, the text "1-800-632-4949" is written. At the bottom, it says "NORTH CAROLINA ONE CALL SYSTEM".

NUMBER

1.02





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.

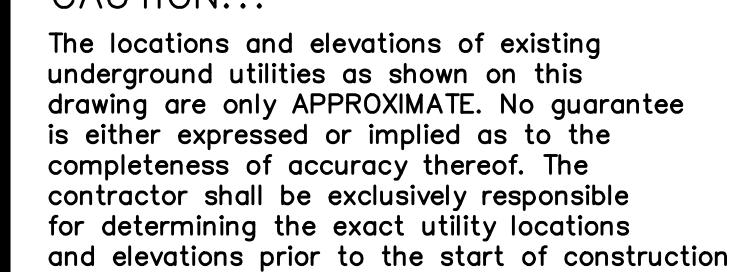
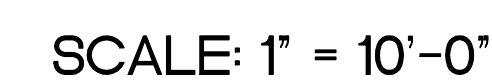
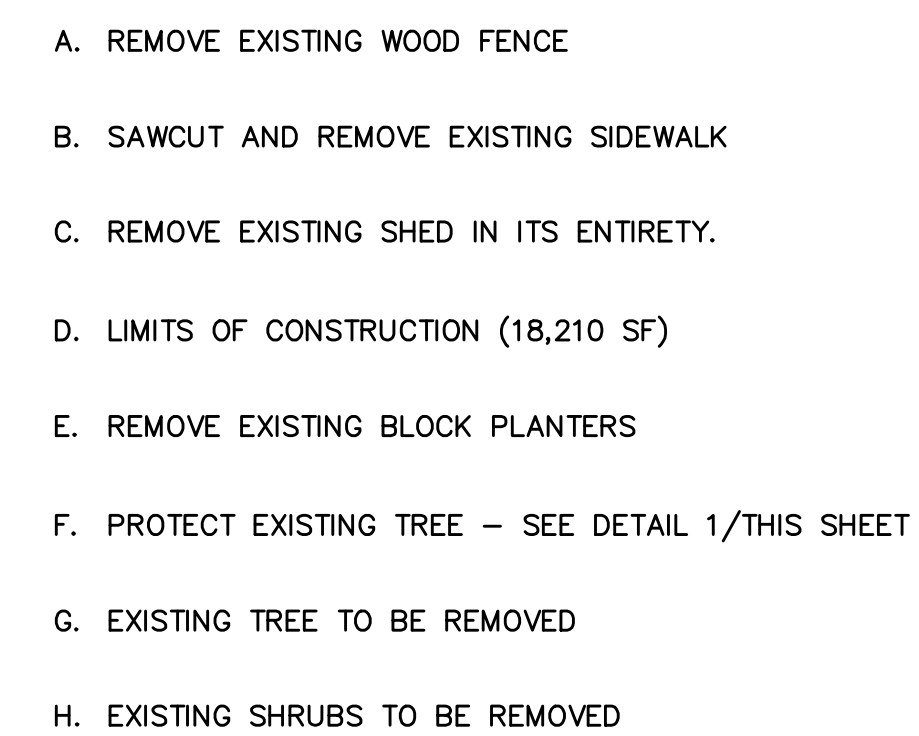
G. IF UNDERGROUND ROOF DRAINS ARE ENCOUNTERED DURING DEMOLITION OR CONSTRUCTION, OR IF EXISTING ROOF DRAINS INTERFERE WITH NEW CONSTRUCTION, EXTEND AND / OR REROUTE ROOF DRAINS TO TIE INTO NEW STORM DRAINAGE SYSTEM AT SUITABLE DRAINAGE STRUCTURES AS A PART OF THIS CONTRACT. MAINTAIN UNIMPEDED FLOW THROUGH 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.

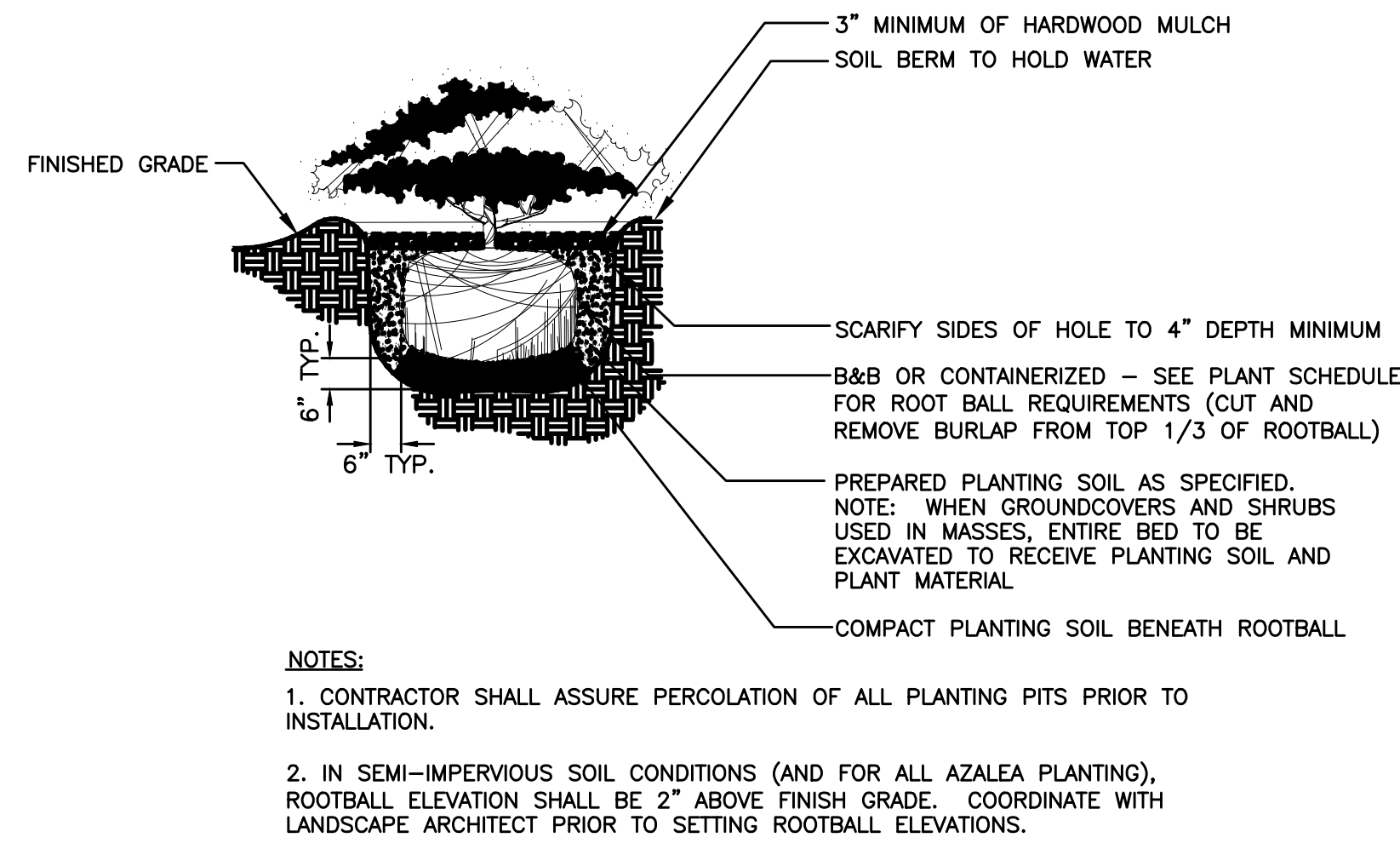
I. TREE PROTECTION BARRICADES MUST BE INSTALLED PRIOR TO ANY GRADING, DEMOLITION, OR CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL PROJECT IS COMPLETED. TREE PROTECTION BARRICADES ARE INDICATED AS "TPB-" ON PLANS.

1. ALL TRAFFIC CONTROL SIGNS 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 HARDCAPE.

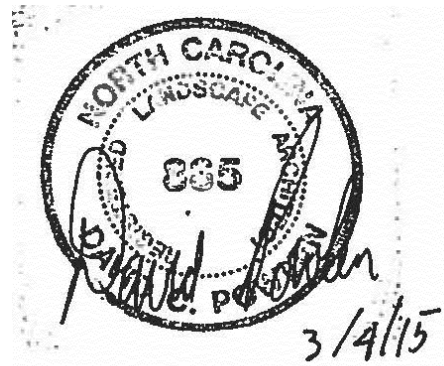
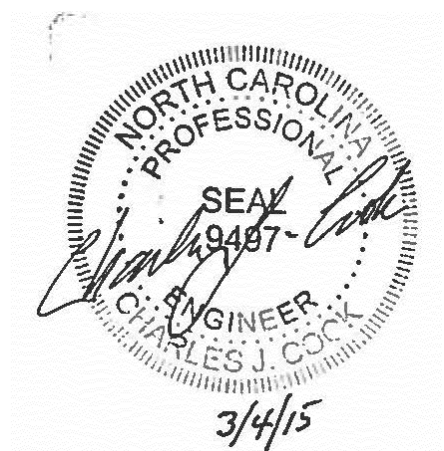
—© Little 2015 —



C1.01



51192



3/4/15

CONSTRUCTION DOCUMENTS

ISSUE DATE

03/09/2015

REVISIONS

NO. REVISION DATE

1 MECKLENBURG COUNTY PLAN REVIEW 03/12/15

PROJECT TEAM

PRINCIPAL ARCHITECT

Tom Balke

PROJECT MANAGER

Mark Bostian

DESIGN TEAM

PROJECT NAME

Charlotte Montessori School

PROJECT NUMBER

112.3972.00

SHEET TITLE

SITE LAYOUT & LANDSCAPE PLAN

SHEET NUMBER

C1.02

GENERAL NOTES:

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

SITE LAYOUT NOTES:

- NEW CONCRETE SIDEWALK - SEE DETAIL 3/C2.00
- NEW LIGHT DUTY ASPHALT - SEE DETAIL 8/C2.00
- NEW HEAVY DUTY CONCRETE PAVING - SEE DETAIL 6/C2.00 & 9/C2.00
- ACCESSIBLE STRIPING - SEE DETAIL 4/C2.00
- 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.
- 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.
- VAN ACCESSIBLE PARKING SIGN (MOUNTED INSIDE OF BOLLARD) PER MANUAL OF UNIFORM TRAFFIC DEVICES (MUTCD). ONE 12"x18" R7-B, ONE 12"x9" R7-8D, AND ONE 12"x6" R7-8E- SEE DETAIL 4/C2.00 & 7/C2.00.
- 4" WIDE WHITE PARKING STRIPPING
- NEW SIDEWALK TO MATCH FLUSH WITH EXISTING SIDEWALK - SEE DETAIL 1/C2.00
- ACCESSIBLE EGRESS LANDING - SEE DETAIL 2/C2.00
- INSTALL NEW WHEEL STOPS (TOTAL OF 13) - SEE DETAIL 11/C2.00
- INSTALL 1 NEW TREE (ACRE RUBRUM - "RED MAPLE TREE", 3" CALIPER) - SEE DETAIL 1/THIS SHEET
- INSTALL 7 NEW SHRUBS (RAPHIOLEPIS INDICA "SNOW PINK" - "DWARF INDIAN HAWTHORNE", 24"-30" HEIGHT, 4" O.C.) - SEE DETAIL 2/THIS SHEET
- 3/4" BACKFLOW PREVENTOR - SEE DETAIL 13/C2.00
- NEW ALUMINUM PICKET PLAYGROUND FENCE TO MATCH EXISTING
- INSTALL LANDSCAPE MULCH IN PLAYGROUND AREA.
- 6X6 PRESSURE TREATED LANDSCAPE TIMBERS AT EDGE OF DRIVE AISLE
- GRAVEL PARKING AREA - SEE DETAIL 12/C2.00
- DIRECTIONAL ARROWS - SEE DETAIL 9/C2.00
- "DO NOT ENTER" SIGN. SEE GENERAL NOTE "1" ABOVE

ZONING INFORMATION

PROJECT NAME: CHARLOTTE MONTESSORI SCHOOL
OWNER: CHARLOTTE MONTESSORI SCHOOL
PHONE: (704) 332-7233
PLANS PREPARED BY: LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING
PHONE: (704) 525-6350
ZONING: O-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): 5 FEET, SIDE YARD (L): 5 FEET
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
- TREES 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

PARKING DATA:

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

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



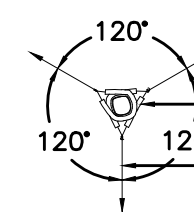
CAUTION!!!

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

NOTES:

- FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
- FOR "SEMI-IMPERVIOUS SOIL CONDITIONS INSTALL ROOTBALL 4" ABOVE FINISH GRADE.

- PROTECT TREE TRUNK WITH BLACK RUBBER HOSE
- DOUBLE STRAND 12 GAGE WIRE WITH GALVANIZED TURNBUCKLE (3 PER TREE MIN.)
- PLASTIC FLAGS OR APPROVED WARNING INDICATORS
- TREE WRAP
- SOIL BERM TO HOLD WATER
- TAPER MULCH TO TRUNK. DO NOT PLACE MULCH DIRECTLY AGAINST TRUNK.
- TOP OF ROOT BALL TO BE 2" ABOVE FINISHED GRADE. DO NOT PLACE ADDITIONAL SOIL ON TOP OF ROOT BALL.
- HARDWOOD MULCH - PER SPECS. NO MORE THAN 4" TOUCHING TREE.
- THREE 2X4 STAKES (36" LONG) BURIED BELOW FINISH GRADE
- FINISHED GRADE
- PREPARED PLANTING SOIL PER SPECIFICATIONS.
- REMOVE TOP 1/3 OF BURLAP FROM B&B ROOT BALLS AND ANY NAILS/PINS, ETC.
- REMOVE TOP 1/3 OF WIRE BASKET WHERE PRESENT.
- B&B OR CONTAINERIZED - SEE PLANT SCHEDULE FOR ROOT BALL SPECIFICATIONS.
- SCARIFY SIDES OF HOLE TO 4" MIN. DEPTH.
- COMPACT PLANTING SOIL BENEATH ROOT BALL



PLAN

- FINISHED GRADE
- 3" MINIMUM OF HARDWOOD MULCH
- SOIL BERM TO HOLD WATER
- SCARIFY SIDES OF HOLE TO 4" DEPTH MINIMUM
- B&B OR CONTAINERIZED - SEE PLANT SCHEDULE FOR ROOT BALL REQUIREMENTS (CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL)
- PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUNDCOVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL
- COMPACT PLANTING SOIL BENEATH ROOTBALL

NOTES:

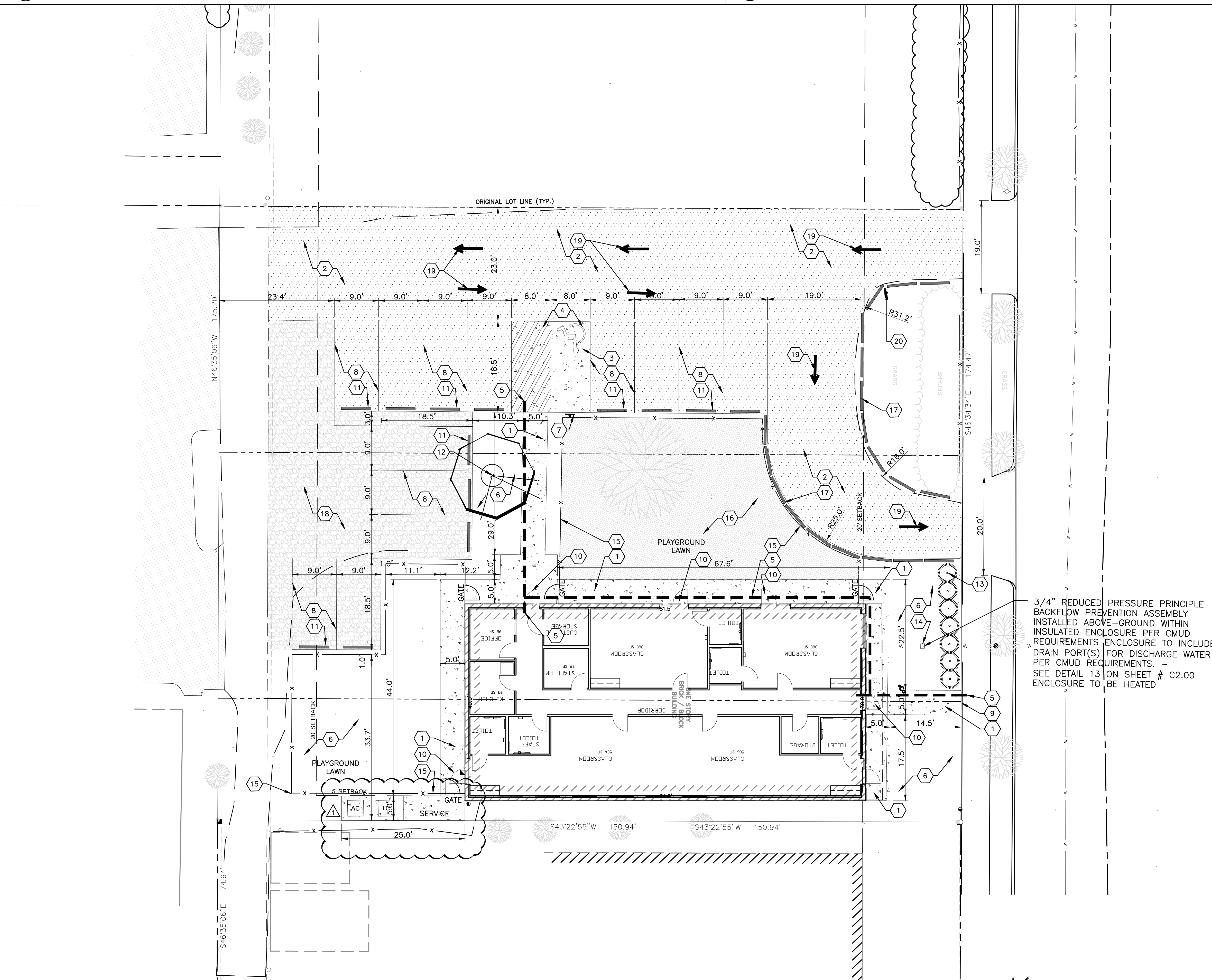
- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
- IN SEMI-IMPERVIOUS SOIL CONDITIONS (AND FOR ALL AZALEA PLANTING), ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH LANDSCAPE ARCHITECT PRIOR TO SETTING ROOTBALL ELEVATIONS.

2 SHRUB PLANTING

NOT TO SCALE

1 LARGE MATURING TREE

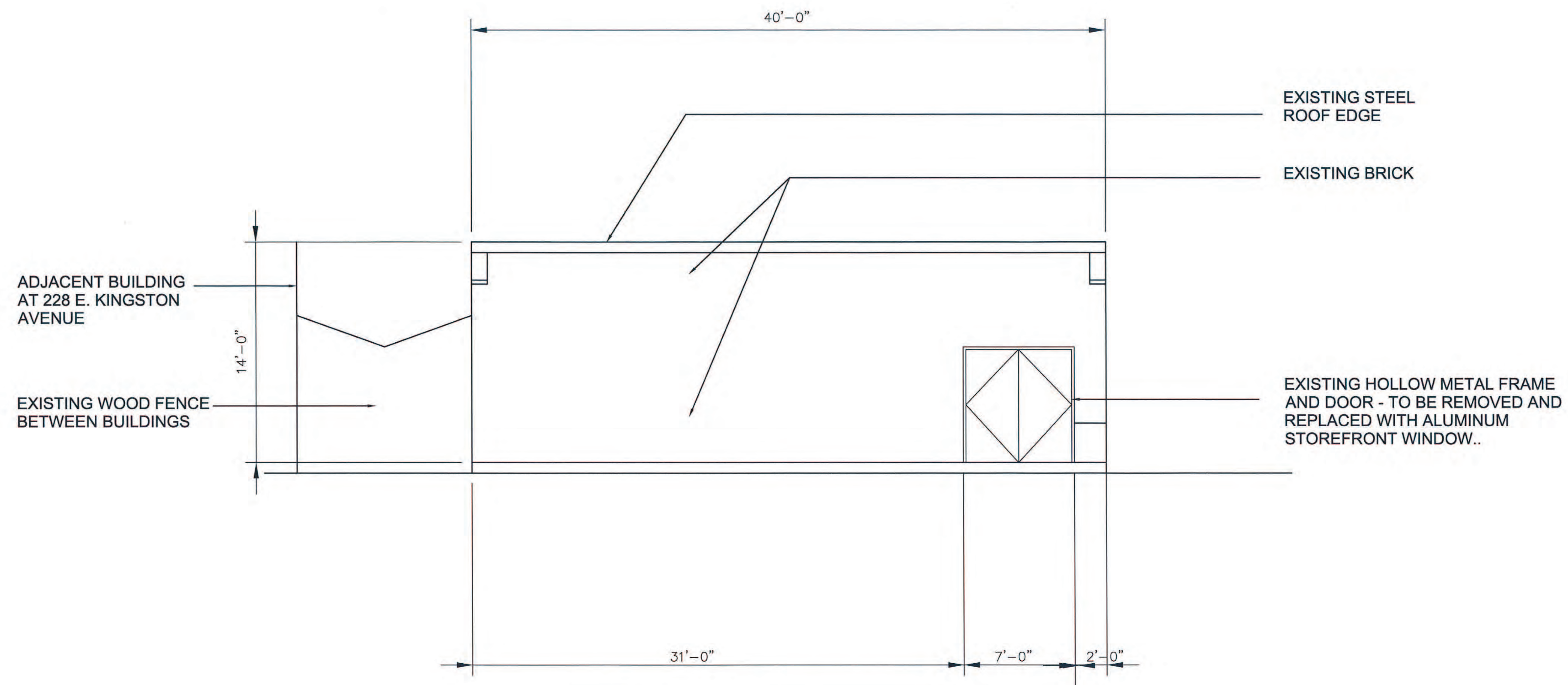
NOT TO SCALE



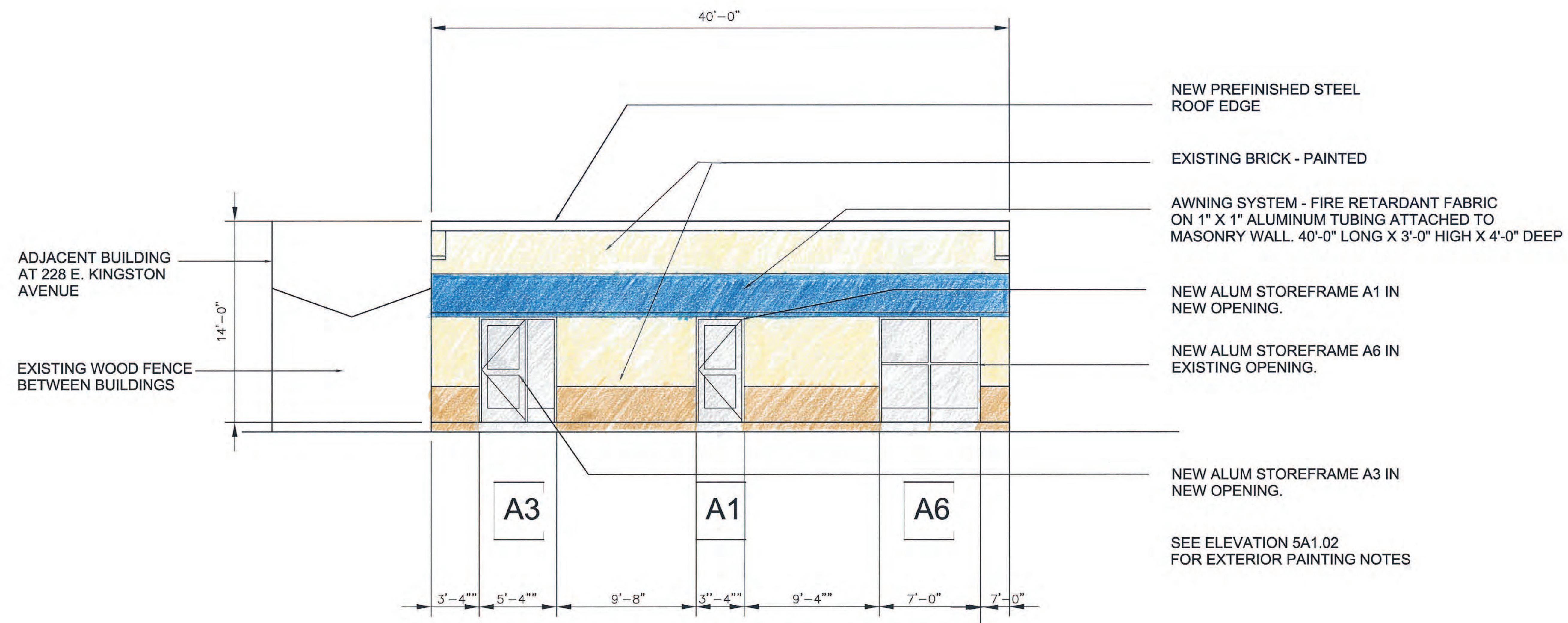
3. SITE LAYOUT PLAN



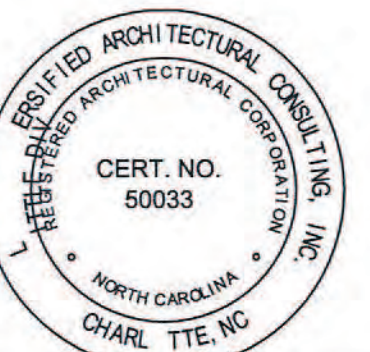
SCALE: 1" = 10'-0"



1 EXISTING NORTH ELEVATION
1/4"



2 RENOVATED NORTH ELEVATION
1/4"



3/5/2015

CONSTRUCTION DOCUMENTS

3/19/2015

[illegible]

PROJECT TEAM

PRINCIPAL IN CHARGE
Tom Balke

PROJECT MANAGER
Mark Bostian

PROJECT NAME

Charlotte Montessori
School

PROJECT NUMBER

12.3972.00

ST TITLE

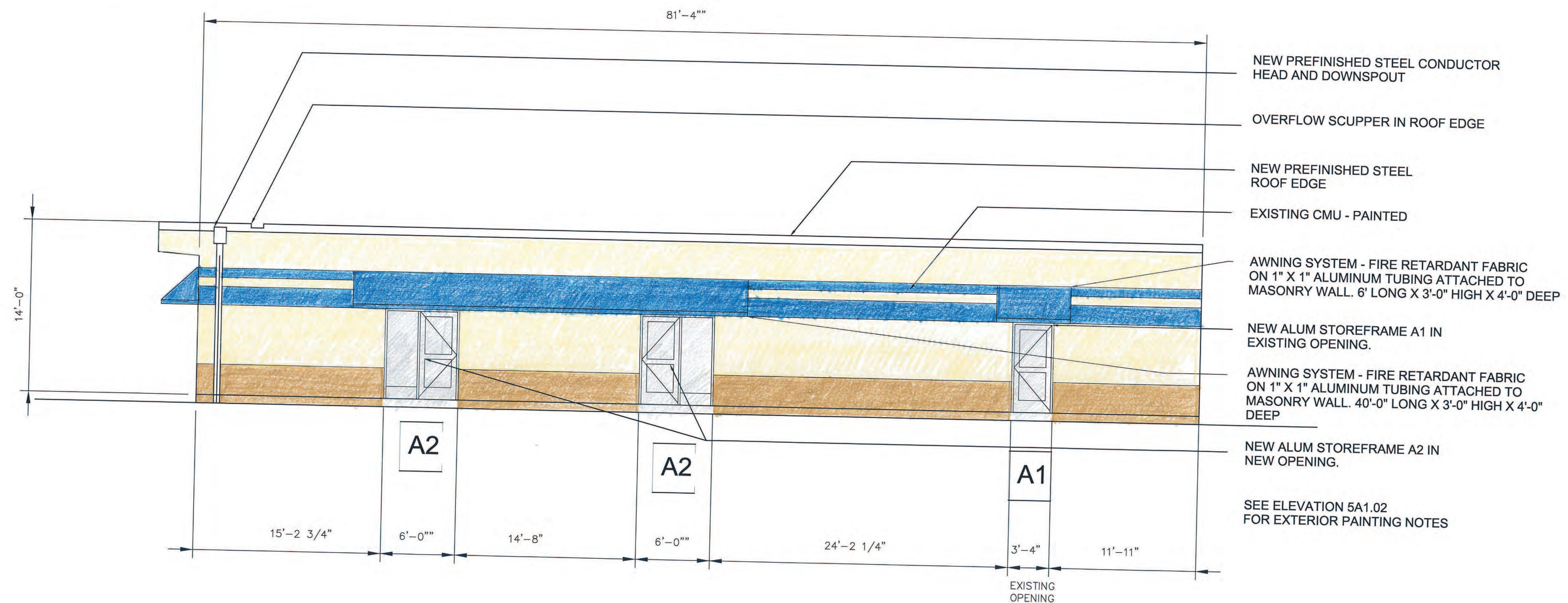
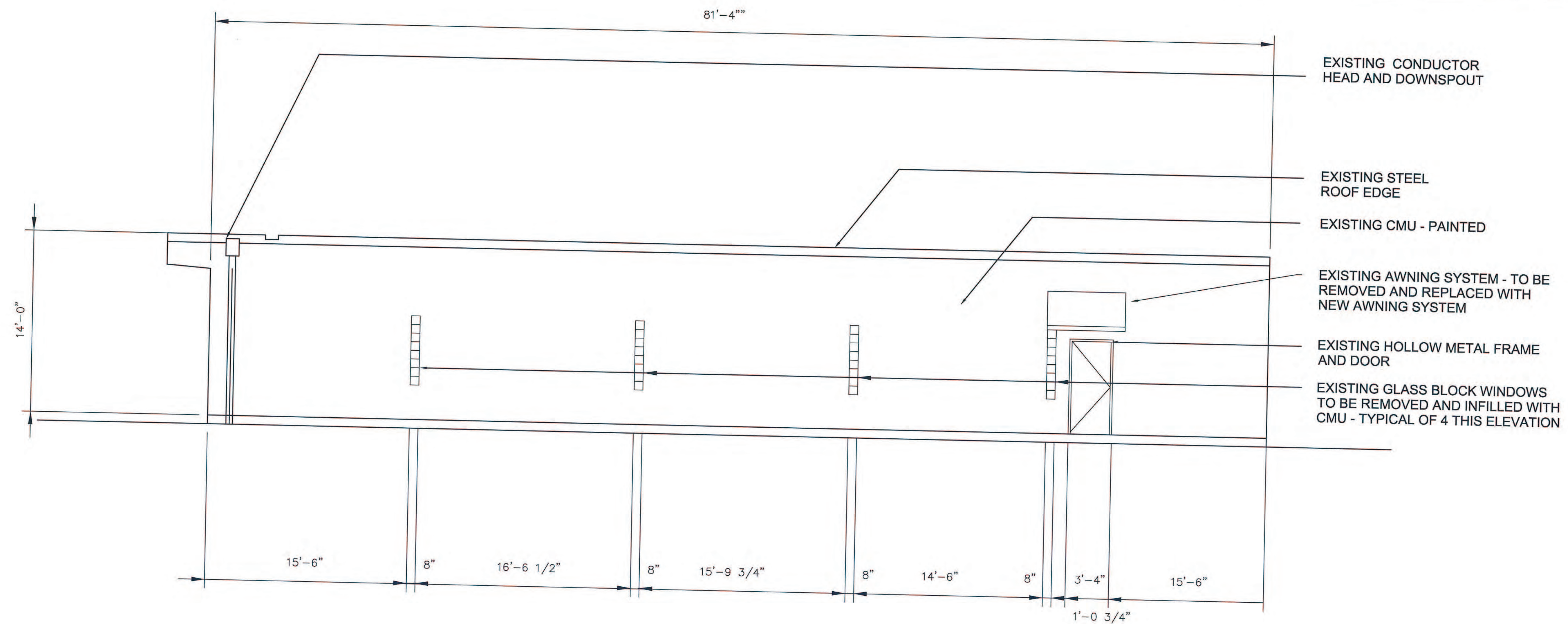
Charlotte Historic
District Commission
North Elevations

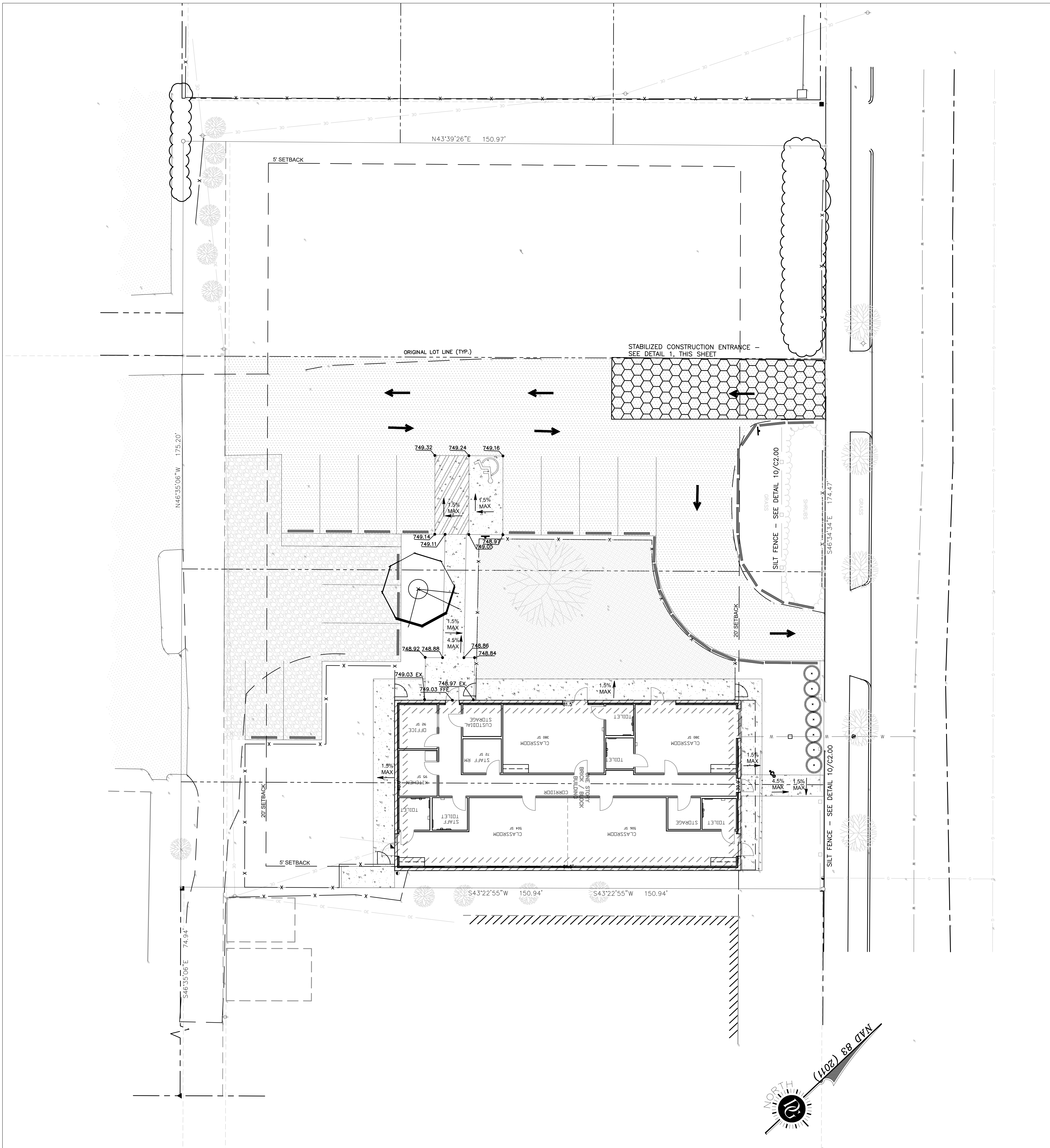
ET NUMBER

1.03









GENERAL NOTES:

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- ALL PAVING CUTS SHALL BE MADE BY SAW CUTS. EXISTING ELEVATIONS SHALL BE FIELD VERIFIED AND MATCHED.
- CONTRACTOR TO COORDINATE ANY CHANGES IN FIELD CONDITIONS THAT MAY REVISE THE DESIGN WITH ARCHITECT / ENGINEER PRIOR TO PROCEEDING.
- 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% RUNNING SLOPE.

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

GRADING NOTES:

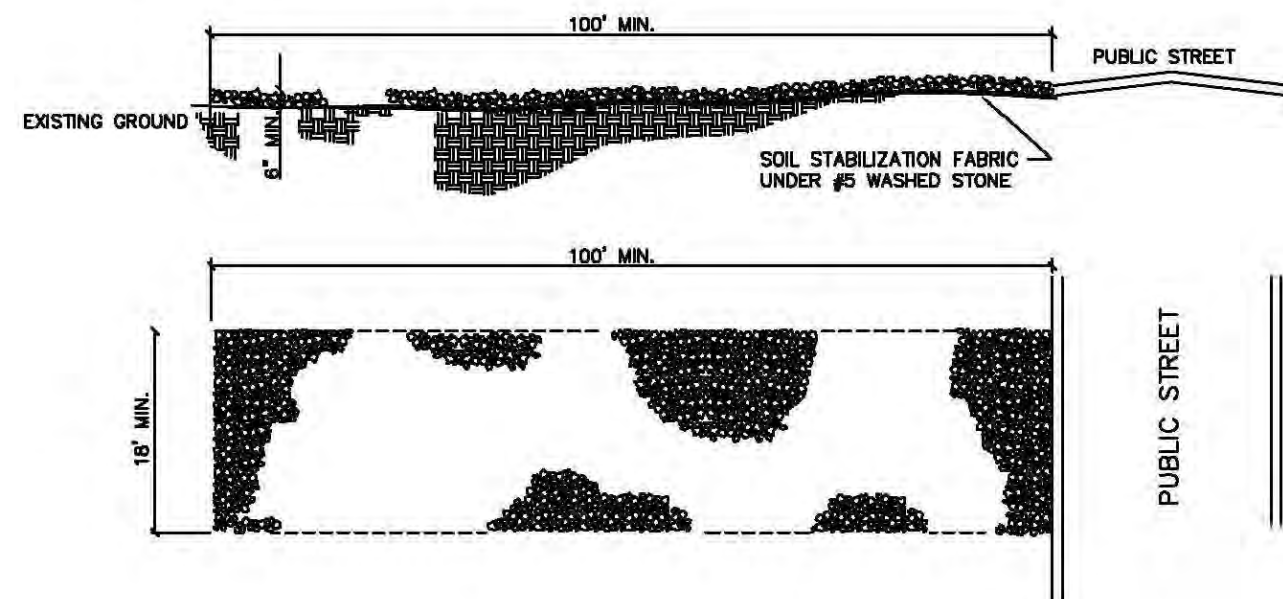
- VERIFY ALL EXISTING GRADES. REPORT ANY DISCREPANCIES TO ARCHITECT.
- ALL NEW CONTOURS AND SPOT ELEVATIONS ARE SHOWN AS FINISHED GRADES. THE GRADING CONTRACTOR MUST MAKE ALLOWANCES FOR THICKNESS OF PAVING SECTIONS, CONCRETE SLABS, ETC. WHERE APPLICABLE.
- THE ENTIRE SITE WITHIN THE LIMIT OF CONSTRUCTION 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.
- 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.
- NO SLOPES SHALL BE GRADED STEEPER THAN 3:1, UNLESS INDICATED OTHERWISE.
- ANY GRADING BEYOND THE PROPERTY LINE INDICATED ON THE CONSTRUCTION DOCUMENTS IS A VIOLATION AND IS SUBJECT TO A FINE.
- GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION AND IS SUBJECT TO A FINE.
- 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.
- THE UTILITIES AND THE LOCATION THEREOF, SHOWN ON THE DRAWINGS, REPRESENT THE DESIGNER'S 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.
- 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.
- 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.
- ESTIMATED TIME BEFORE FINAL STABILIZATION 12 MONTHS.
- OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
- CONTACT NCDENR--LAND QUALITY TO INFORM THAT CONSTRUCTION IS READY TO BEGIN AT (919) 707-8104.
- INSTALL ALL EROSION CONTROL DEVICES SHOWN ON SHEET C1.03
- CONTACT NCDENR--LAND QUALITY INSPECTOR FOR APPROVAL BEFORE CONTINUING GRADING OPERATIONS.
- PERFORM ALL DEMOLITION, CLEARING, AND GRADING OF SITE.
- AS PROJECT IS CONSTRUCTED AND SITE IS BROUGHT TO FINAL GRADES, PROVIDE TEMPORARY STABILIZATION ON EXPOSED AREAS.
- CONTACT NCDENR--LAND QUALITY INSPECTOR PRIOR TO REMOVING TEMPORARY EROSION CONTROL MEASURES.

NOTES:

- 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.
- FILTER FABRIC OR COMPACTED CRUSHER RUN STONE SHALL BE USED AS A BASE FOR THE CONSTRUCTION ENTRANCE.
- 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 STANDARDS INCLUDES CHARLOTTE ETJ | STABILIZED CONSTRUCTION ENTRANCE | STD. NO. | REV. |
| | | | 30.11A | |

1 STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



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

ISSUE DATE
03/09/2015

REVISIONS

| NO. | REASON | DATE |
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PROJECT TEAM

PRINCIPAL ARCHITECT
Tom Balke
PROJECT MANAGER
Mark Bostian
DESIGN TEAM

PROJECT NAME

Charlotte Montessori School

PROJECT NUMBER

112.3972.00

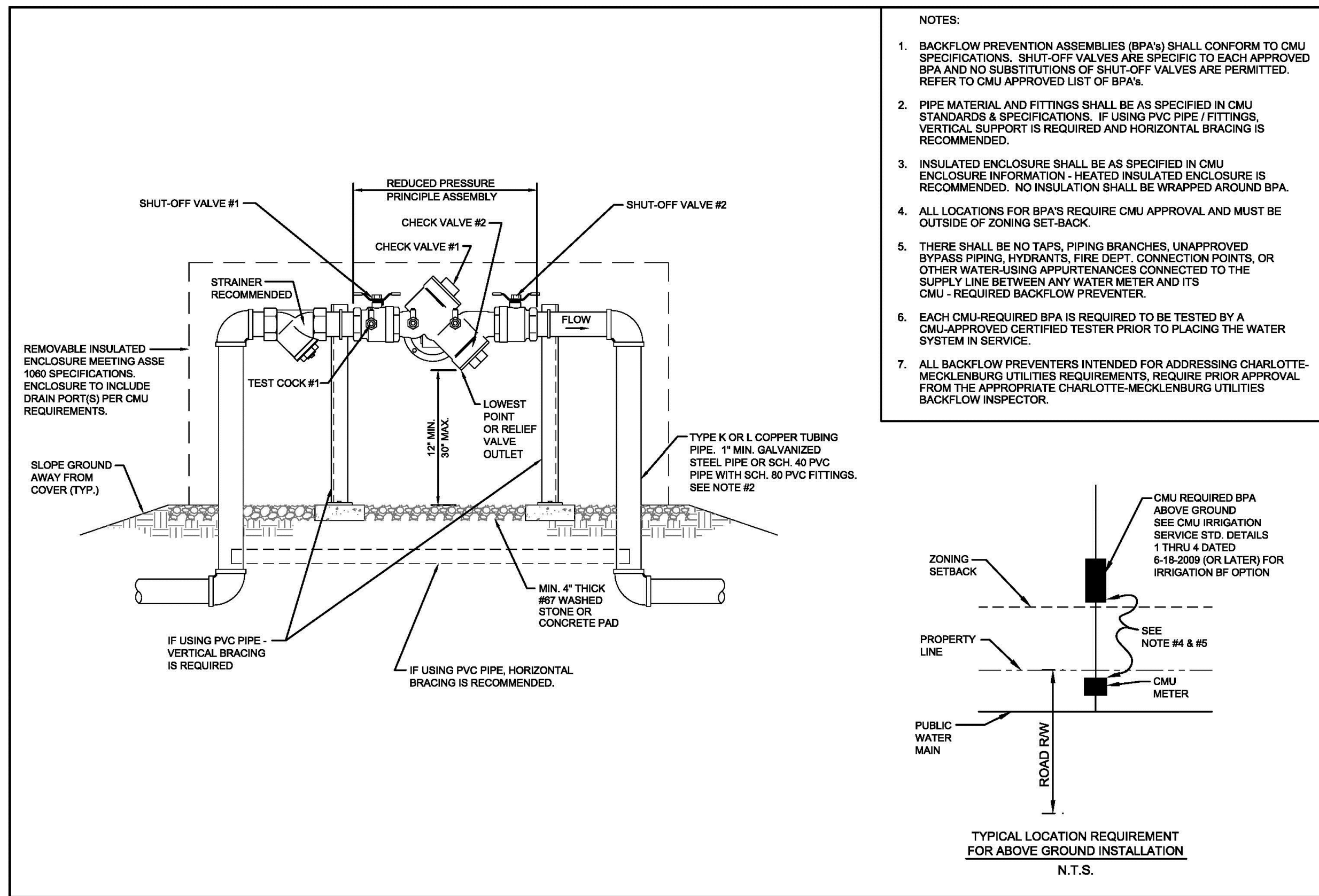
DESIGN TYPE

GRADING & EROSION CONTROL PLAN

SHEET NUMBER

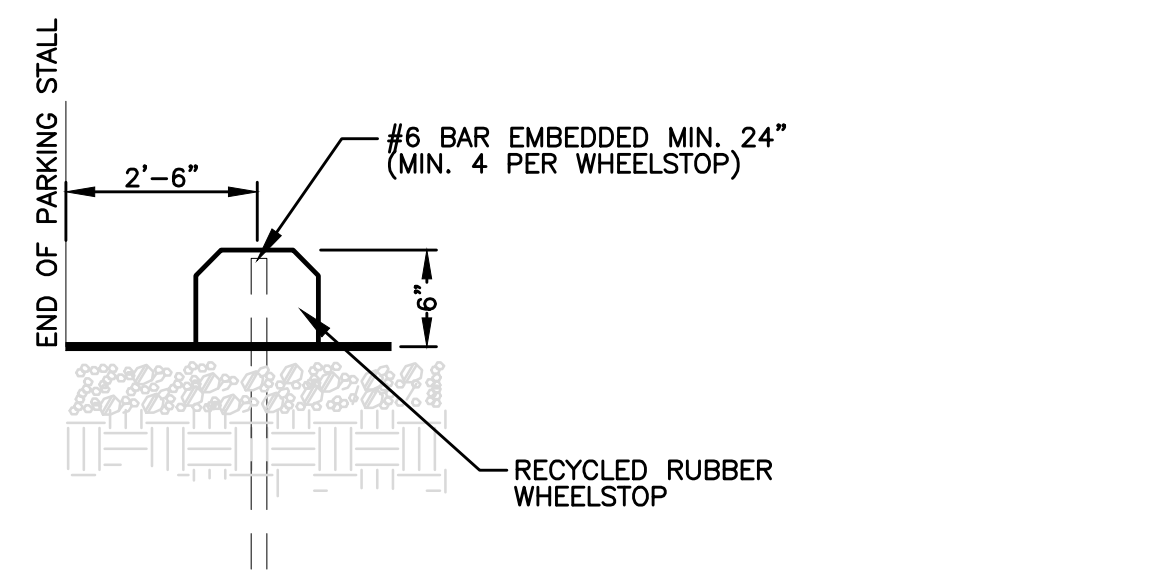
C1.03

13 3/4" BACKFLOW PREVENTOR
NOT TO SCALE

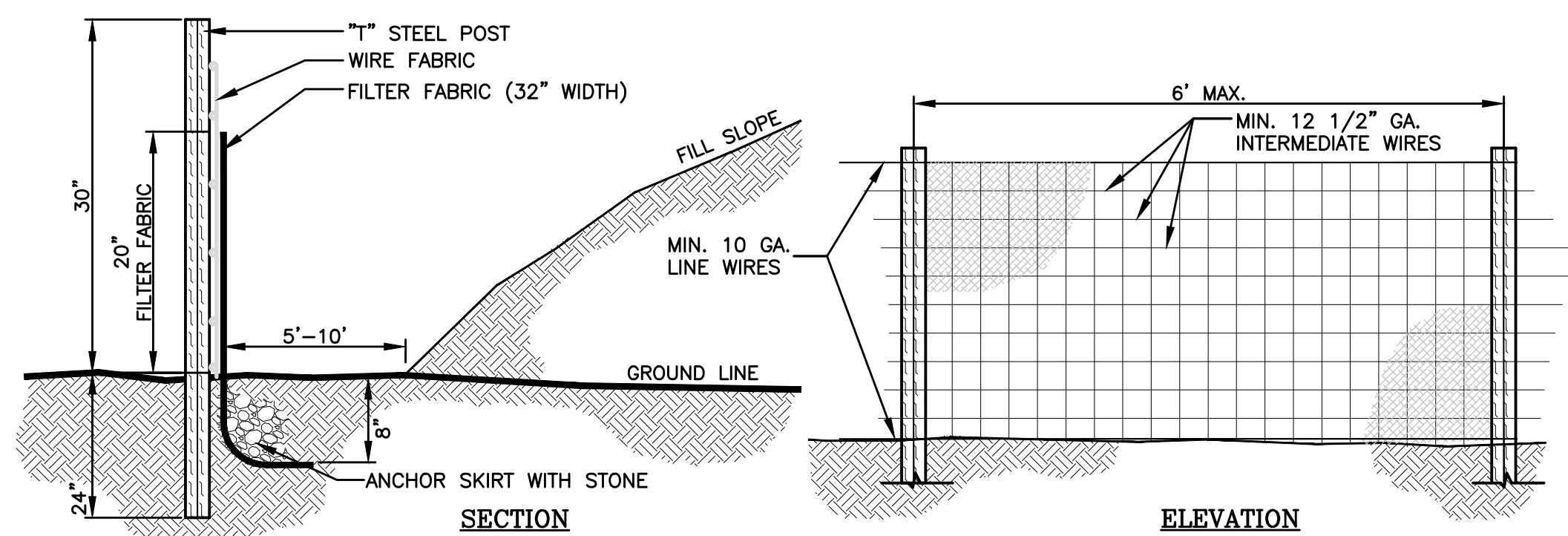


REDUCED PRESSURE PRINCIPLE ASSEMBLY (RP) 3/4" - 1" ABOVE GROUND

12 GRAVEL DRIVE AND PARKING
NOT TO SCALE



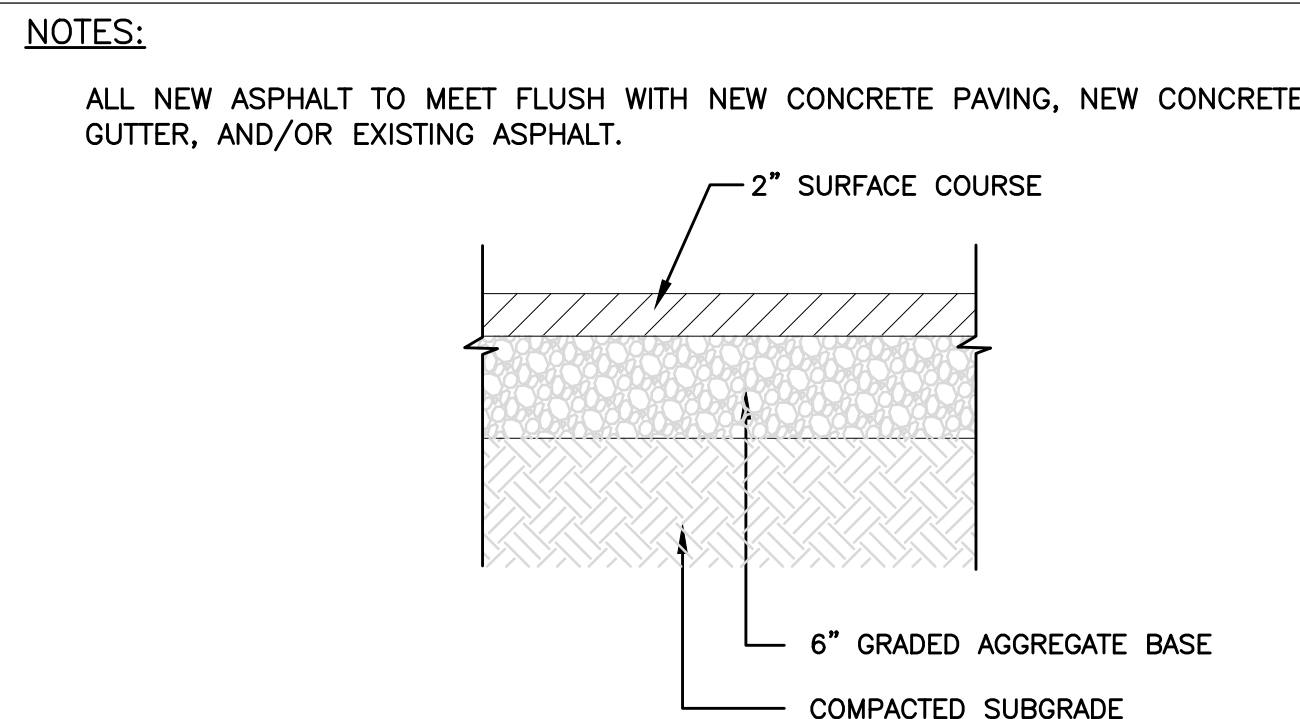
11 RECYCLED RUBBER WHEELSTOP
NOT TO SCALE



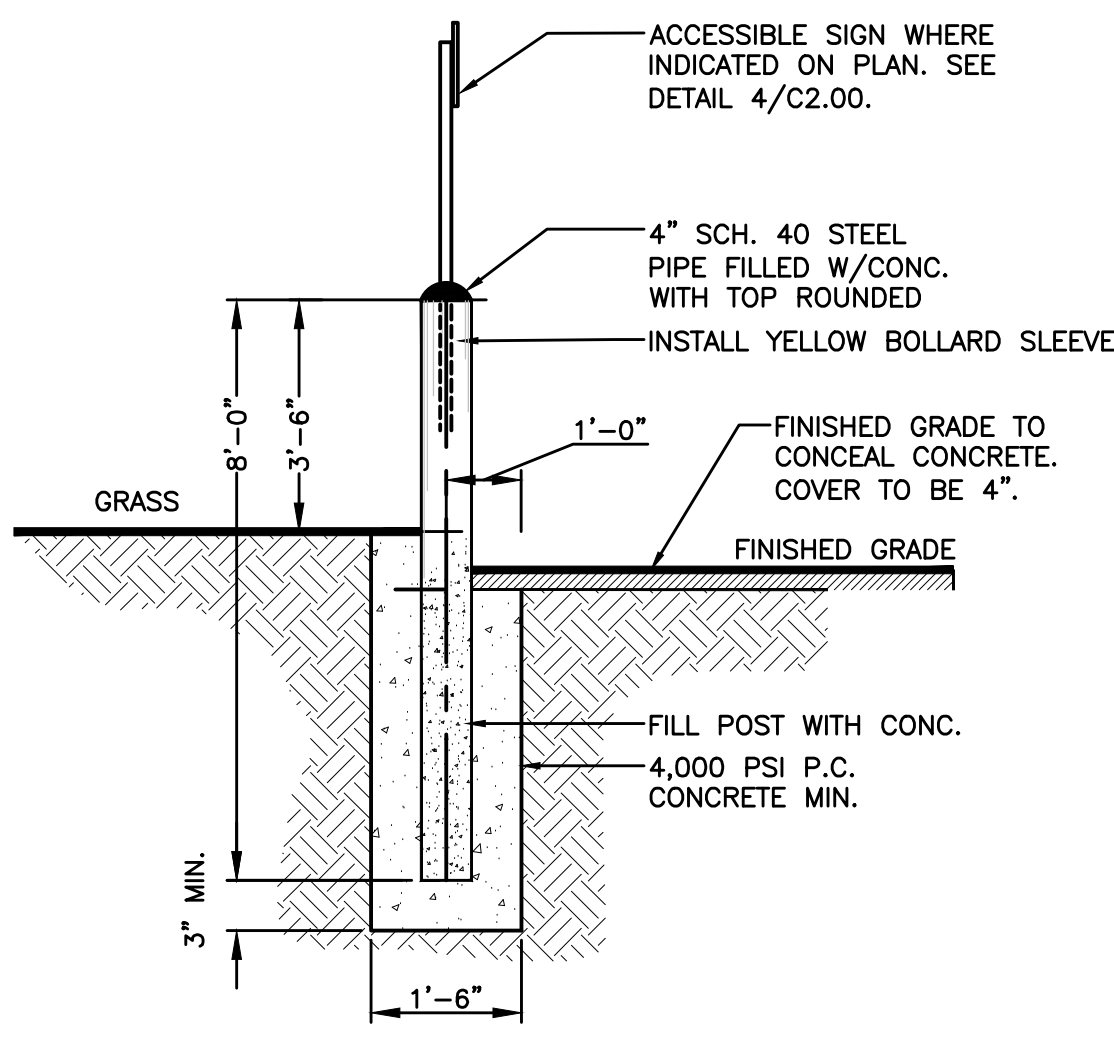
- NOTES:**
- FENCE FABRIC SHALL BE A MINIMUM OF 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" SPACING.
 - FILTER FABRIC SHALL BE MIRAFI 140 FABRIC OR APPROVED EQUAL.
 - BURLAP CANNOT BE USED!
 - STEEL POST SHALL BE 5' IN HEIGHT AND BE 7" BAR ANGLED STEEL WITH SELF-FASTENING BRACKETS FOR WIRE TIES.
 - WOOD POST CANNOT BE USED!
 - WIRE FABRIC SHALL BE FASTENED TO STEEL POST WITH NOT LESS THAN #9 WIRE STAPLES 1-1/2" LONG
- MAINTENANCE NOTES:**
- FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL EVENT AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
 - SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS REQUIRED/NECESSARY, THE FABRIC SHALL BE PROMPTLY REPLACED.
 - SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT AND WHEN THE DEPOSITS REACH APPROXIMATELY HALF THE HEIGHT OF THE BARRIER.
 - ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS REMOVED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRAD, PREPARED AND SEEDED, SODDED, PLANTED, ETC. AS SPECIFIED.

10 SILT FENCE
NOT TO SCALE

9 PAINTED ARROWS
NOT TO SCALE

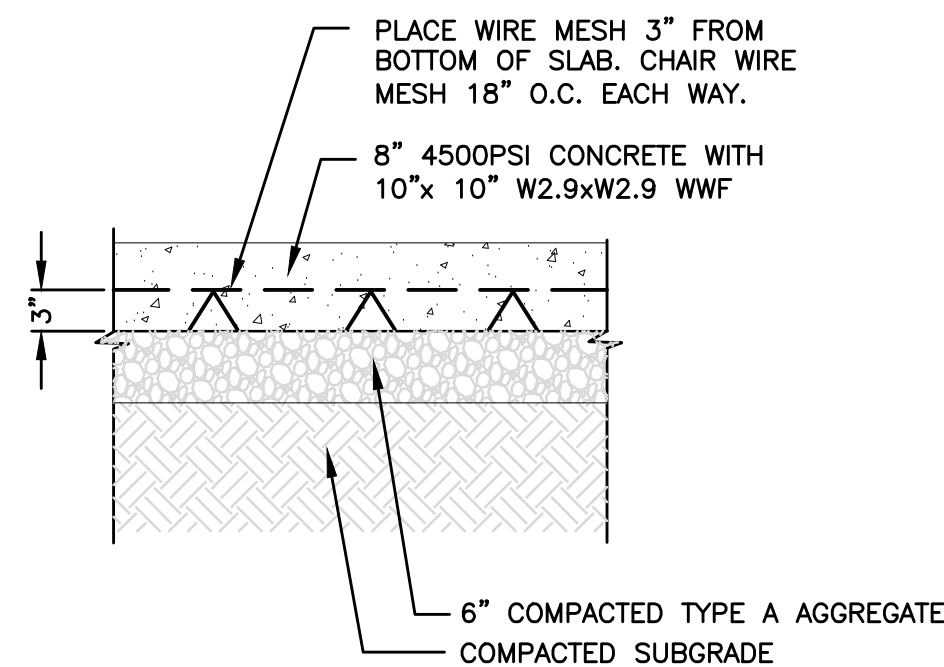


8 LIGHT-DUTY ASPHALT
NOT TO SCALE



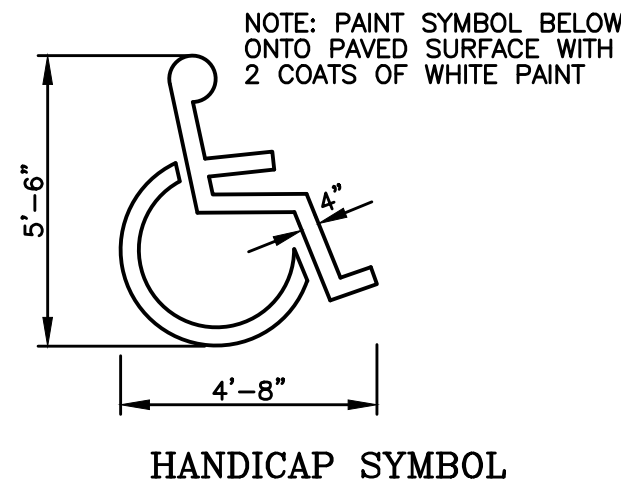
7 PIPE BOLLARD
NOT TO SCALE

- CONCRETE NOTES:**
- A CONTROL JOINT 1" DEEP WITH 1/8" RADI SHALL BE REQUIRED IN THE CONCRETE PAVING AT 12' ON CENTER OR AS DELINEATED ON SITE LAYOUT PLAN. A 1/2" MAX EXPANSION JOINT WILL BE REQUIRED WHERE THE PAVING JOINS ANY RIGID STRUCTURE. A SAWED SCORE JOINT MAY BE USED IN LIEU OF EXPANSION JOINT EXCEPT AGAINST RIGID STRUCTURES.
 - ALL CONCRETE TO BE AT LEAST 4,500 P.S.I. IN 28 DAYS.
 - 1/2" MAX EXPANSION MATERIAL WHERE PAVING ABUTS CURB AND GUTTER.
 - SLOPE SHALL NOT EXCEED 1.5% IN ANY DIRECTION.
 - NEW CONCRETE PAVEMENT TO MEET FLUSH WITH ALL NEW ASPHALT PAVING AND NEW CONCRETE GUTTER.

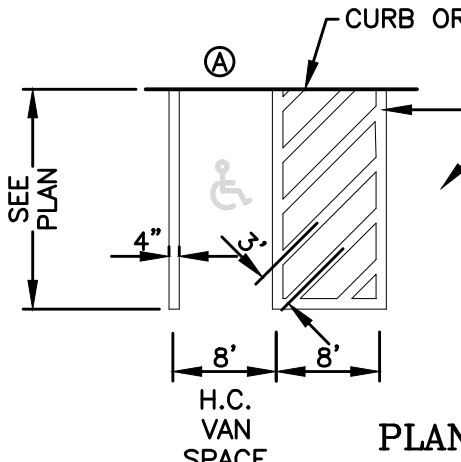


6 HEAVY-DUTY CONCRETE
NOT TO SCALE

- NOTES:**
- ALL 12"x18" ACCESSIBLE SIGNS (R7-8 & R7-1) SHALL BE MOUNTED AT 84" FROM GRADE TO BOTTOM EDGE OF SIGN FACE (MUTCD).
 - REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) U.S. DEPARTMENT OF TRANSPORTATION AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SUPPLEMENT.
 - IF ACCESSIBLE ROUTE IS A RAISED SIDEWALK AREA, THEN RAMPS ARE REQUIRED AT LOADING ZONE AREA.
 - SEE LAYOUT PLAN C1.02 FOR SITE SPECIFIC LAYOUT OF ACCESSIBLE SPACES AND SIGNS. INFORMATION SHOWN BELOW IS FOR GENERAL LAYOUT OF SIGNAGE AND STRIPING.
 - SIGN COLORS TO BE IN COMPLIANCE WITH THE MORE STRINGENT NC STATE REQUIREMENTS.
 - SIGN COLORS SHALL BE AS FOLLOWS: THE STATE OF NORTH CAROLINA REQUIRES ISA MUST BE WHITE ON BLUE. IT ALSO REQUIRES SIGN BACKGROUND WHITE WITH GREEN LETTERING, BORDER AND GREEN ARROW IF PROVIDED. NC4.1.2, NC GS 136-30(C), FIGURE NC4.1.2.
 - ALL PARKING STRIPING DIMENSIONS ARE TO CENTER OF THE 4" STRIPE

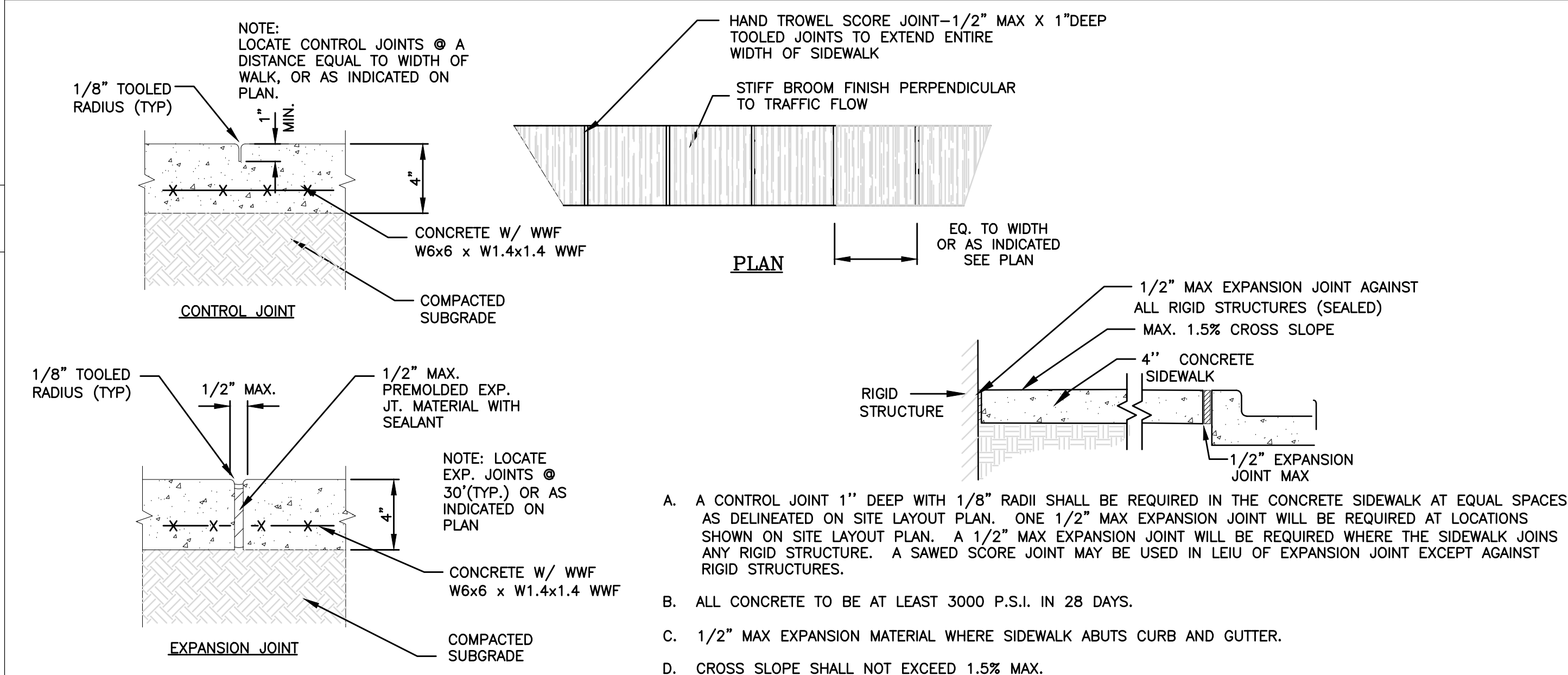


HANDICAP SYMBOL

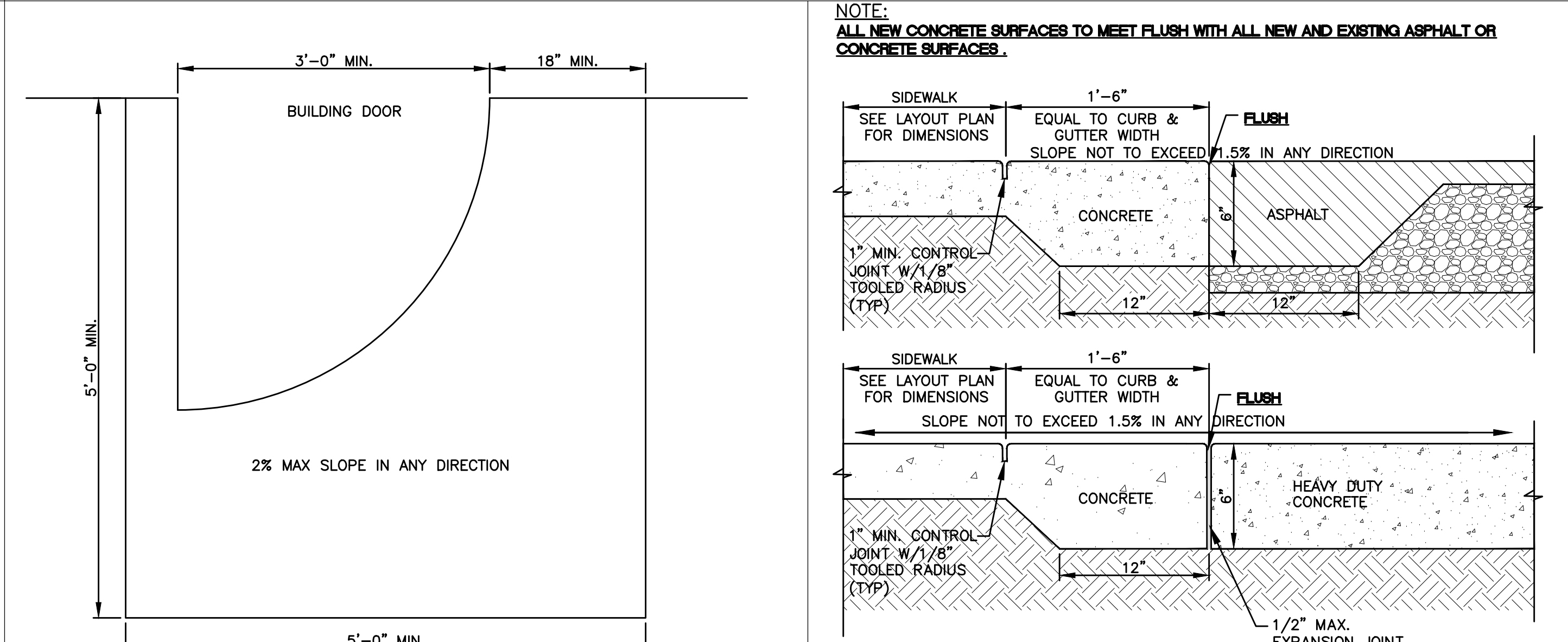


PLAN

4 ACCESSIBLE STRIPING & SIGNAGE
NOT TO SCALE



3 CONCRETE SIDEWALK
NOT TO SCALE



2 ACCESSIBLE EGRESS LANDING
NOT TO SCALE

1 ACCESSIBLE FLUSH CURB
NOT TO SCALE

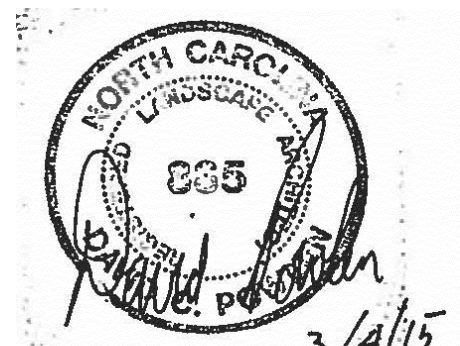
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CONSTRUCTION DOCUMENTS

ISSUE DATE
03/09/2015

REVISIONS

NO. REASON DATE

1. 1/2" MAX EXPANSION JOINT AGAINST ALL RIGID STRUCTURES (SEALED)

2. 1/2" MAX EXPANSION JOINT AGAINST ALL RIGID STRUCTURES (SEALED)

3. 1/2" MAX EXPANSION JOINT AGAINST ALL RIGID STRUCTURES (SEALED)

4. 1/2" MAX EXPANSION JOINT AGAINST ALL RIGID STRUCTURES (SEALED)

5. 1/2" MAX EXPANSION JOINT AGAINST ALL RIGID STRUCTURES (SEALED)

6. 1/2" MAX EXPANSION JOINT AGAINST ALL RIGID STRUCTURES (SEALED)

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11. 1/2" MAX EXPANSION JOINT AGAINST ALL RIGID STRUCTURES (SEALED)

12. 1/2" MAX EXPANSION JOINT AGAINST ALL RIGID STRUCTURES (SEALED)

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30. 1/2" MAX EXPANSION JOINT AGAINST ALL RIGID STRUCTURES (SEALED)

31. 1/2" MAX EXPANSION JOINT AGAINST ALL RIGID STRUCTURES (SEALED)

32. 1/2" MAX EXPANSION JOINT AGAINST ALL RIGID STRUCTURES (SEALED)

KINGSTON AVE. ELEVATION
OF EXISTING STRUCTURE TO
BE USED FOR CHARLOTTE
MONTESSORI SCHOOL -
220 E. KINGSTON AVE.



KINGSTON T.O. UNIT
General Building
Charlotte, NC





EXISTING STRUCTURE TO BE USED
FOR CHARLOTTE MONTESSORI SCHOOL
220 E. KINGSTON AVE.

220 E. KINGSTON AVE

WOOD FENCE (FRONT & BACK)
BETWEEN 220 & 228 E.
KINGSTON AVE. - NO ACCESS
TO SPACE BETWEEN BUILDINGS
FROM 220 E. KINGSTON



WEST ELEVATION OF
EXISTING STRUCTURE TO
BE USED FOR CHARLOTTE
MONTESSORI SCHOOL
FROM E. KINGSTON AVE







WOOD FENCE, WOOD SHED
& ROOF CONNECTING SHED
TO BUILDING AT REAR ELEV.
TO BE REMOVED

**EXISTING AWNING
TO BE REMOVED**

**EXISTING GLASS BLOCK
WINDOWS (4 PER EAST &
WEST ELEVATIONS) TO
BE REMOVED**



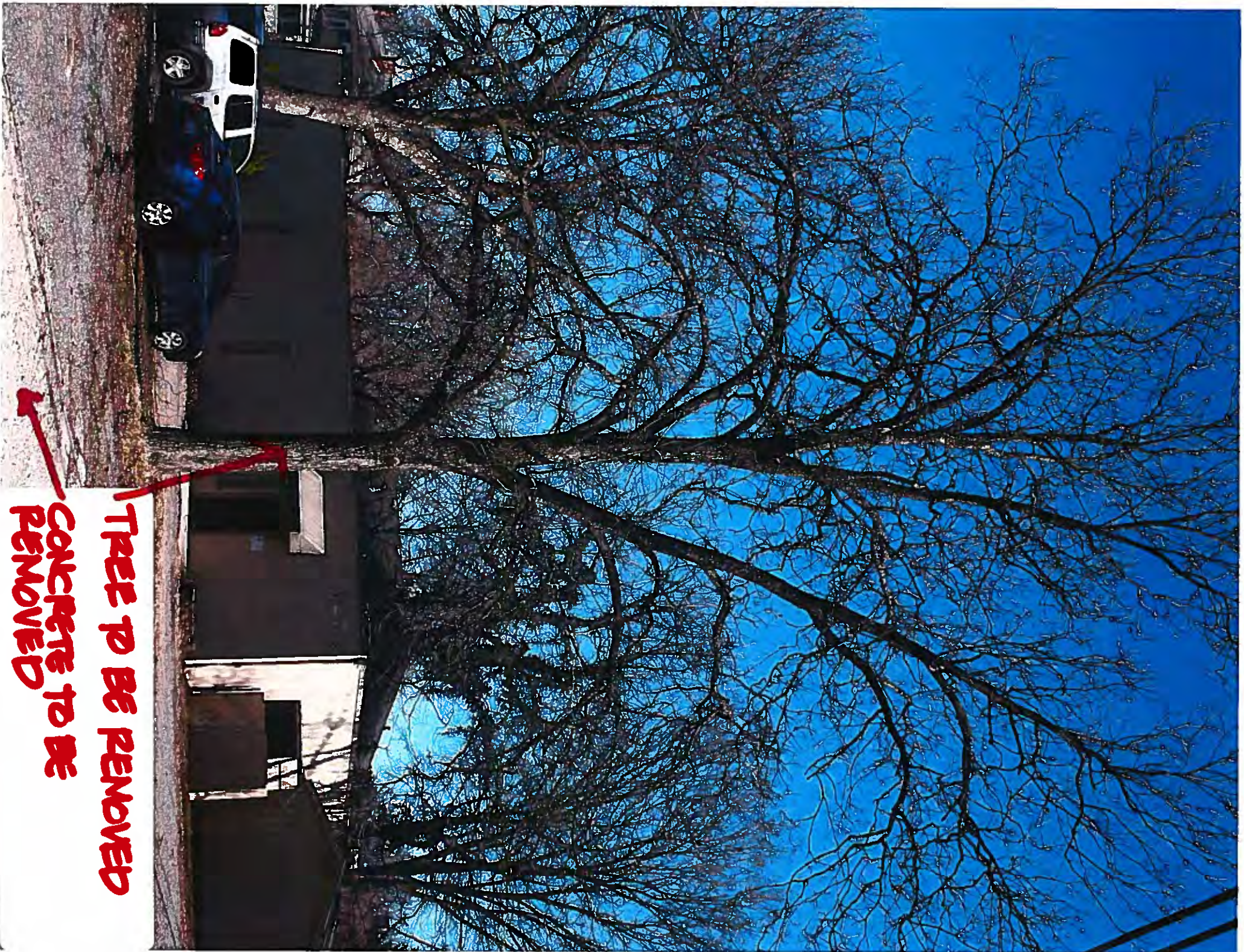
**5 EXISTING CONC. MASONRY
PLANTERS & LANDSCAPING
IN PLANTERS TO BE
REMOVED**



**GLASS BLOCK WINDOWS
TO BE REMOVED**



**PLANTERS &
LANDSCAPING TO BE
REMOVED**



TREE TO BE REMOVED

CONCRETE TO BE REMOVED



219 E. KINGSTON AVE.

221 E. KINGSTON AVE.

**STRUCTURES ACROSS
STREET FROM
220 E. KINGSTON AVE.**



221 E. KINGSTON AVE.

225 E. KINGSTON AVE.

229 E. KINGSTON AVE.

**STRUCTURES ACROSS
STREET FROM
220 E. KINGSTON AVE.**



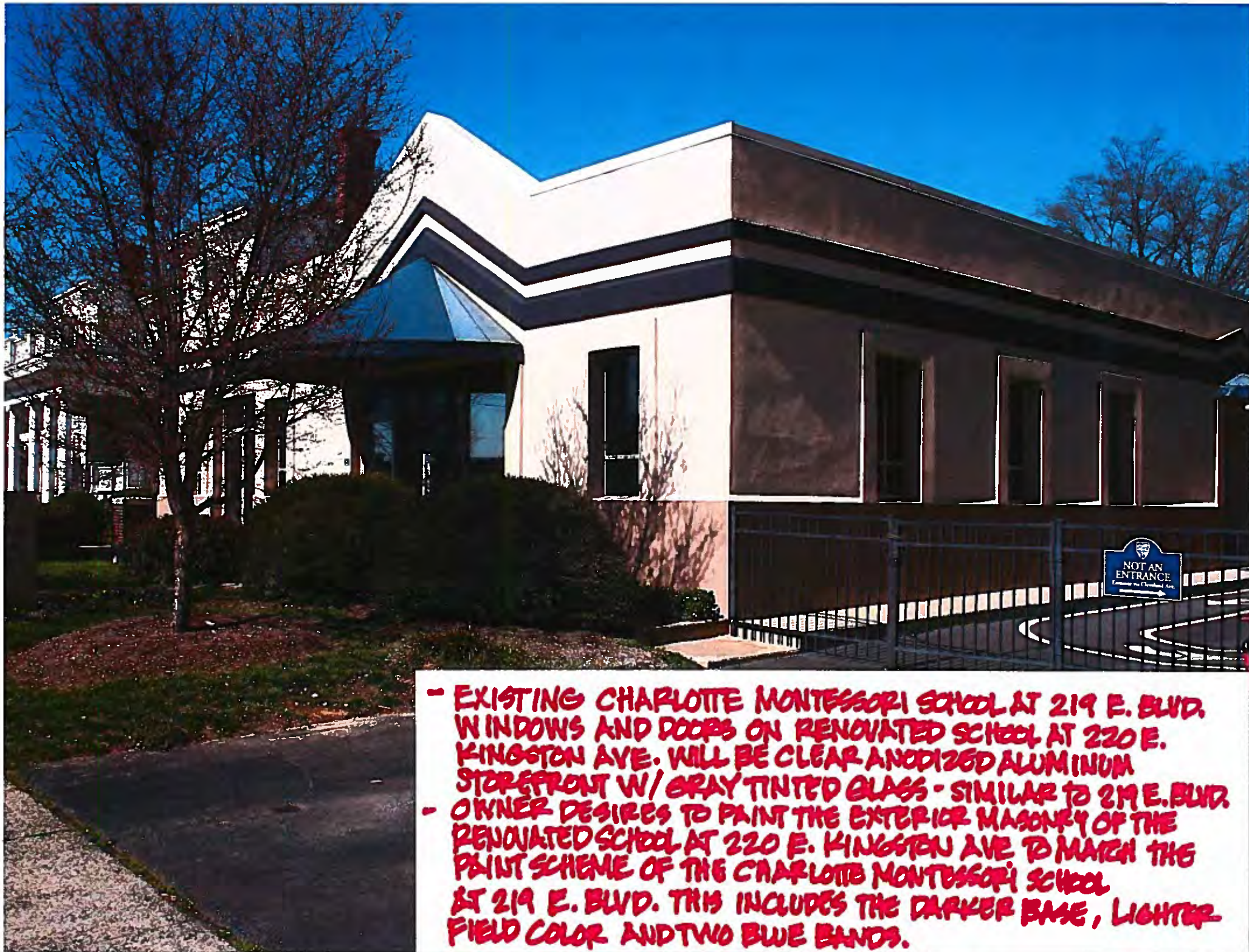
**STRUCTURES ACROSS
STREET FROM
220 E. KINGSTON AVE.
(219-229 E.KINGSTON AVE.)**



**STRUCTURE TO BE RENOVATED
FOR CHARLOTTE MONTESSORI
SCHOOL - 220 E. KINGSTON AVE.
AND 228 E. KINGSTON AVE
FROM STREET**



- EXISTING CHARLOTTE MONTESSORI SCHOOL AT 219 E. BLVD. WINDOWS AND DOORS ON RENOVATED SCHOOL AT 220 E. KINGSTON AVE. WILL BE CLEAR ANODIZED ALUMINUM STOREFRONT W/ GRAY TINTED GLASS - SIMILAR TO 219 E. BLVD.
- OWNER DESIRES TO PAINT THE EXTERIOR MASONRY OF THE RENOVATED SCHOOL AT 220 E. KINGSTON AVE TO MATCH THE PAINT SCHEME OF THE CHARLOTTE MONTESSORI SCHOOL AT 219 E. BLVD. THIS INCLUDES THE DARKER BASE, LIGHTER FIELD COLOR AND TWO BLUE BANDS.



- EXISTING CHARLOTTE MONTESSORI SCHOOL AT 219 E. BLVD. WINDOWS AND DOORS ON RENOVATED SCHOOL AT 220 E. KINGSTON AVE. WILL BE CLEAR ANODIZED ALUMINUM STOREFRONT W/ GRAY TINTED GLASS - SIMILAR TO 219 E. BLVD.
- OWNER DESIRES TO PAINT THE EXTERIOR MASONRY OF THE RENOVATED SCHOOL AT 220 E. KINGSTON AVE TO MATCH THE PAINT SCHEME OF THE CHARLOTTE MONTESSORI SCHOOL AT 219 E. BLVD. THIS INCLUDES THE DARKER BASE, LIGHTER FIELD COLOR AND TWO BLUE BANDS.

- THE SCHOOL DESIRES TO USE THE SAME SIGN AT THE RENOVATED CHARLOTTE MONTESSORI SCHOOL AT 220 E. KINGSTON AVE. AS IS CURRENTLY USED AT 219 E. BUD SCHOOL. "The" WILL NOT BE USED AS THE SCHOOL NAME IS NOW "CHARLOTTE MONTESSORI SCHOOL". THE SIGN AT 219 E. BUD IS 30" WIDE X 48" HIGH = 10 SF AND THE OWNER DESIRES TO USE THIS SIZE SIGN AT 220 E. KINGSTON SITE AS WELL.



The Charlotte Montessori School

est. 1971

332-7733