CHARLOTTE

CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2015-061 **DATE:** April 17, 2015
ADDRESS OF PROPERTY: 220 East Kingston Avenue
HISTORIC DISTRICT: Dilworth **TAX PARCEL NUMBER:** 12307409
OWNER(S): Charlotte Montessori School

DETAILS OF APPROVED PROJECT: The project is a conversion of the existing use to a child care facility. The conversion includes demolition and upfit of the interior and the addition of exterior elements including a new TPO roof system, gutters and downspouts. The existing glass block windows on the east and west elevations will be removed and infilled with concrete block. New aluminum store front doors and windows will be installed on the front, side and rear elevations. A new fabric awning will be installed over the front door. Site improvements include the removal a tree which will be replaced with a large maturing tree. A new walkway will be added from the front entry to the existing public sidewalk. The parking area will be paved, two new playground areas installed and new landscaping installed around the site. The concrete block walls on the side and rear will be painted. The existing storage building will be removed.

The project was approved by the HDC April 8, 2015.

- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

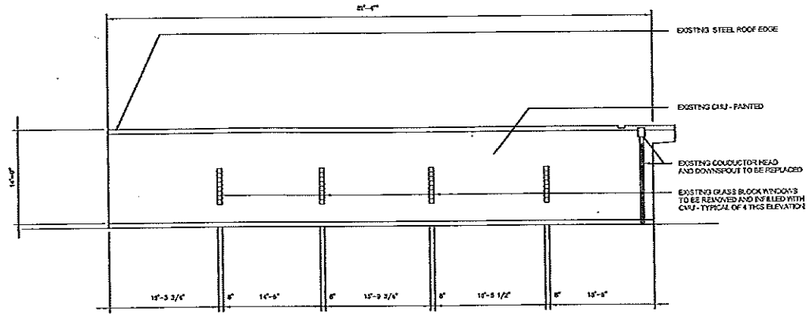
This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.

Tom Egan

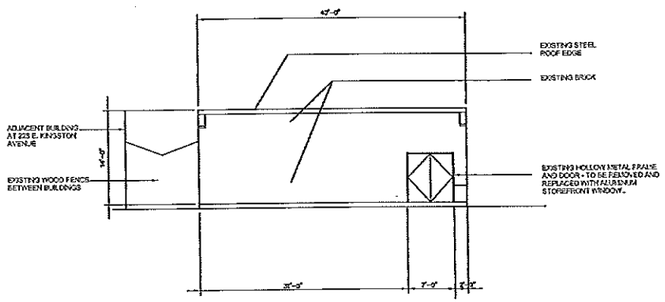
Chairman

Staff

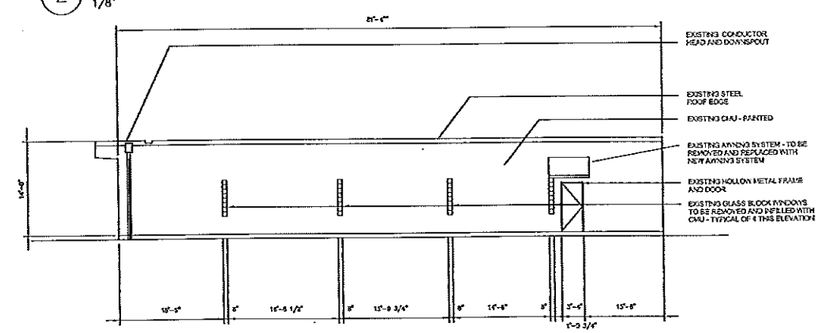
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
www.charlotteplanning.org
600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
FAX: (704)-336-5123



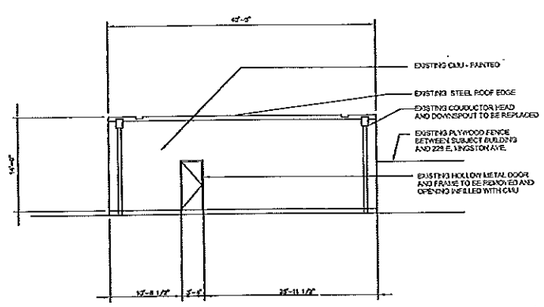
1 EXISTING EAST ELEVATION
1/8"



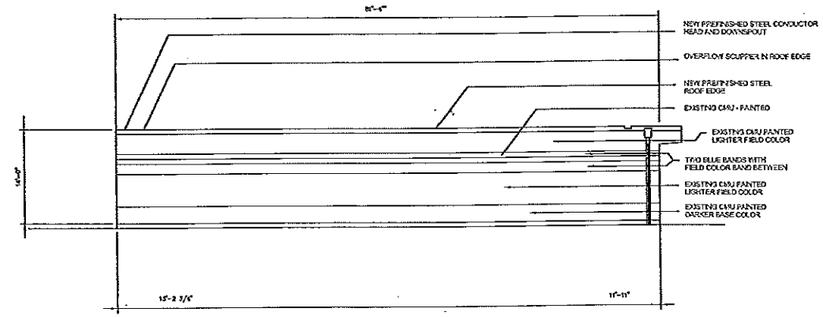
2 EXISTING NORTH ELEVATION
1/8"



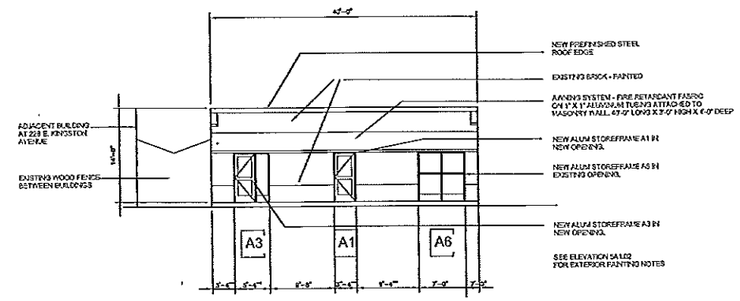
3 EXISTING WEST ELEVATION
1/8"



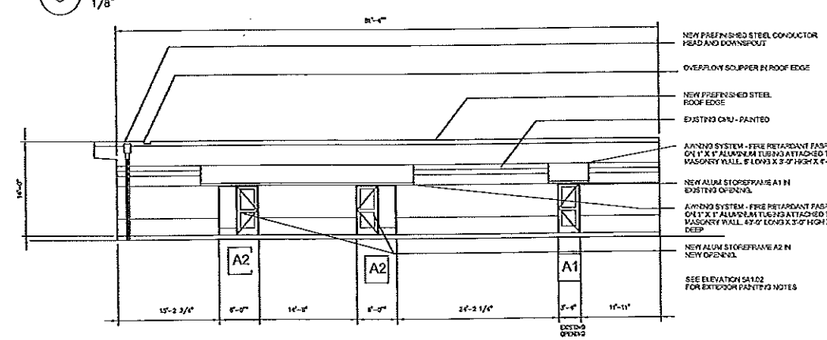
4 EXISTING SOUTH ELEVATION
1/8"



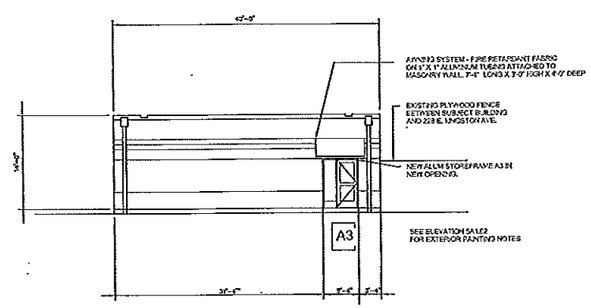
5 RENOVATED EAST ELEVATION
1/8"



6 RENOVATED NORTH ELEVATION
1/8"



7 RENOVATED WEST ELEVATION
1/8"



8 RENOVATED SOUTH ELEVATION
1/8"

APPROVED
Charlotte Historic District Commission
Certificate of Appropriateness
2015-061

LITTLE
DESIGNED ARCHITECTURAL CONSULTING
565 Harbor Drive Charlotte, NC 28217
P: 704.525.6350 F: 704.561.8700
www.littledesignlaw.com

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DESIGNED ARCHITECTURAL CONSULTING, INC. CERT. NO. 50033 NORTH CAROLINA

THOMAS L. BALKE REGISTERED ARCHITECT 8414 NORTH CAROLINA GASTONIA, N.C.
3/5/2015

DESCRIPTION
CONSTRUCTION DOCUMENTS

ISSUE DATE
03/19/2015

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT ARCHITECT
Tom Balke

PROJECT MANAGER
Mark Bostian

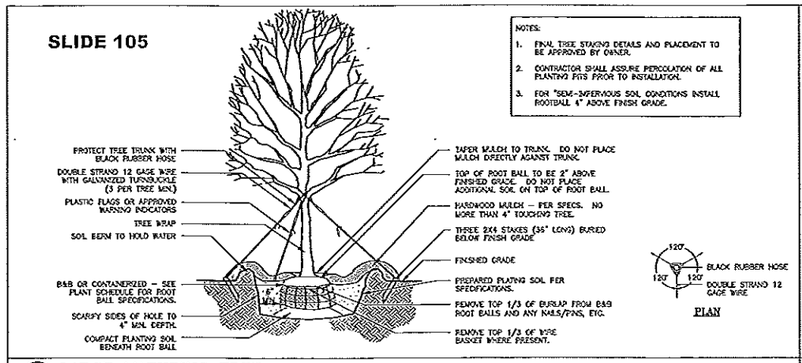
PROJECT NAME
Charlotte Montessori School

PROJECT NUMBER
112.3972.00

SHEET TITLE
Charlotte Historic District Commission Elevations

SHEET NUMBER
A1.02

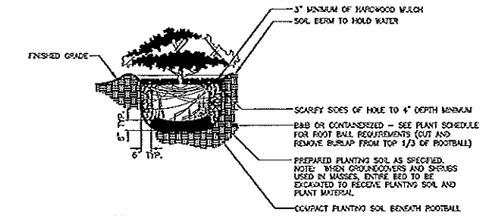
SLIDE 105



NOTES:

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

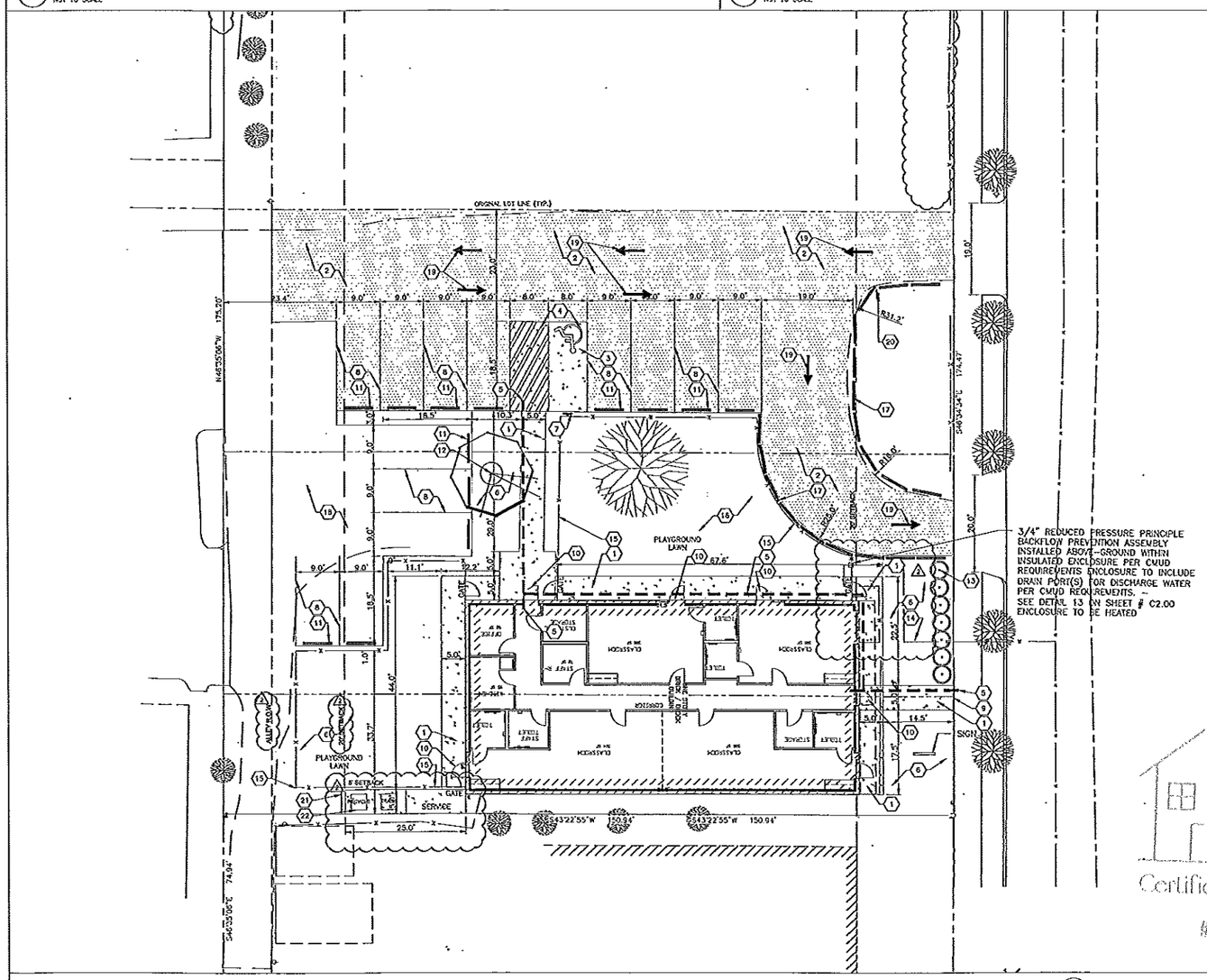
1 LARGE MATURING TREE
NOT TO SCALE



NOTES:

1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. 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



3. SITE LAYOUT PLAN

SCALE: 1" = 10'-0"

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.
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.

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
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: CHARLOTTE MONTESSORI SCHOOL
OWNER: CHARLOTTE MONTESSORI SCHOOL
PHONE: (704) 332-7733
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 HAND-CAP: 1

APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
2015-061

CALL BEFORE YOU DIG!
1-800-632-4949
NORTH CAROLINA ONE-CALL SYSTEM

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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CHARLOTTE | RALEIGH | GREENSBORO
www.littleonline.com

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NORTH CAROLINA PROFESSIONAL SEAL 030317 ENGINEER
3/4/15

LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING, INC. CERT. NO 5033 CHARLOTTE, NC

NORTH CAROLINA REGISTERED 035
3/4/15

CONSTRUCTION DOCUMENTS
03/09/2015

NO.	REVISION	DATE
1	MECKLENBURG CO. REVIEW COMMENTS	03.15.15

PRINCIPAL IN CHARGE: Tom Balke
PROJECT MANAGER: Mark Bostian
DESIGN TEAM:

Charlotte Montessori School

112.3972.00

SITE LAYOUT & LANDSCAPE PLAN

C1.02