
LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1926 The Plaza and 2010 The Plaza

SUMMARY OF REQUEST: Demolition

APPLICANT: Billy Maddalon

Details of Proposed Request

Existing Conditions

The existing structure at 1926 The Plaza is a one story single family home constructed in 1935. Exterior features include two small hipped dormers and a small covered porch on the front. The property at 2010 The Plaza is the Van Landingham Estate, a local historic landmark. The four acre property has two accessory buildings with fairly dense landscaping and unique site features.

Proposal

The proposal is full demolition of structures on both properties. The Historic Landmarks Commission has placed a 365-Day Stay of Demolition on the property.

Policy & Design Guidelines – Demolition, page 9.2

North Carolina Law (NCGS 160A-400.14.) states that the demolition of buildings and structures within Local Historic Districts requires the prior issuance of a Certificate of Appropriateness. The policies listed below are designed to follow state law in a manner that minimizes the inconvenience to property owners when demolition is warranted, while affording as much protection as possible to structures that make valuable contributions to the character of Local Historic Districts.

1. No building or structure located within a Local Historic District can be demolished without a Certificate of Appropriateness.
2. The Historic District Commission will evaluate demolition applications to determine if the structure in question contributes to the character of the Local Historic District. If the HDC finds that the structure does not contribute to the character of the district or is unsalvageable, immediate approval of the demolition request may be granted.
3. Should the Historic District Commission find that the structure does contribute to the character of the historic district; the HDC can delay the issuance of a Certificate of Appropriateness authorizing demolition for a period not to exceed 365 days, in order to work with the owner to seek alternatives to demolition.
4. When an application for demolition receives a 365-day delay, any consideration of applications for proposed new construction on the same site will be deferred for 90 days.

5. When an application for demolition receives a 365-day delay, the Historic District Commission Staff will seek an alternative to demolition and will contact, within one month of the delay vote, the property owner who has applied for demolition, Historic Charlotte, Inc., and Preservation North Carolina to inform them of the threatened status of the building.
6. If the building cannot be retained, then it should be documented thoroughly with photographs of all four sides of the building; sketch plans; notations of height, width, and setback; and, if possible, measured drawings.
7. Maintain any empty lot appropriately so that it is free from hazards and trash and is well tended if the site is to remain vacant for any length of time.
8. Salvage significant materials such as wood flooring, doors, windows, brick and stone, trim, and decorative features for subsequent reuse.
9. A permanent injunction against demolition can be invoked only in cases where a building or structure is certified by the State Historic Preservation Officer as being of statewide significance.
10. Applications for the demolition of dilapidated accessory structures may be eligible for administrative approval. All other demolition applications will be reviewed by the full Commission.

Staff Analysis

The Commission will make a determination as to whether or not the buildings are determined to be contributing to the Wilmore Local Historic District. With affirmative determination, the Commission can apply up to 365-Day Stay of Demolition. Or if the Commission determines that this property is no longer contributing, then demolition may take place without a delay.

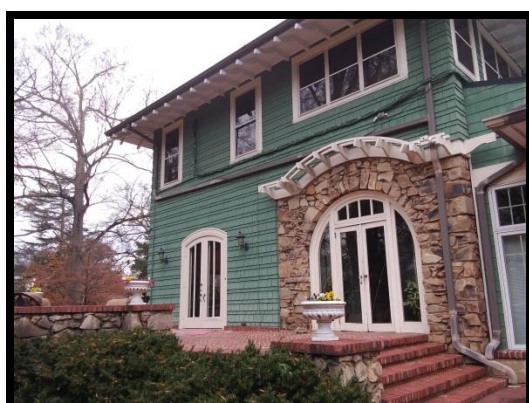
Charlotte Historic District Commission Case 2017-686
HISTORIC DISTRICT: PLAZA MIDWOOD
DEMOLITION





1926

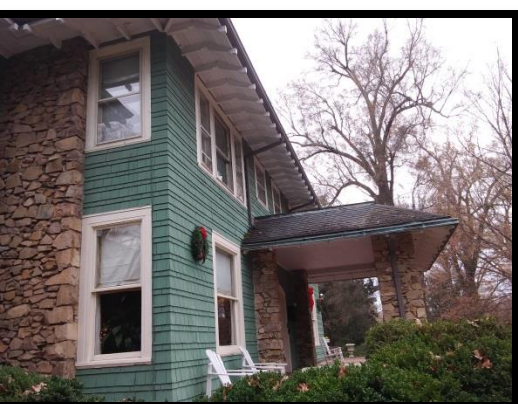














1717 BELVEDER AVE.



1725 BELVEDER AVE.



1729 BELVEDER AVE.



1733 BELVEDER AVE.



1801 BELVEDER AVE.



1900 BELVEDER AVE.



1901 THE PLAZA



1909 THE PLAZA



1913 THE PLAZA



1919 THE PLAZA



1925 NASSAU BLVD



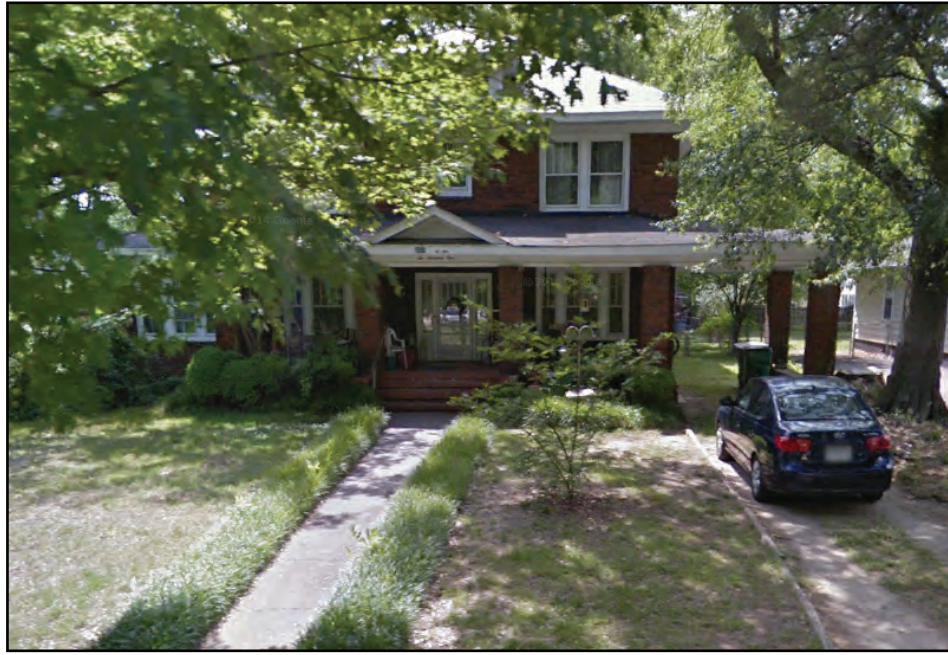
1927 NASSAUBLVD



1945 THURMOND PL.



1954 THURMOND PL.



2001 THE PLAZA



2009 THE PLAZA



2015 THE PLAZA



2021 THE PLAZA



2027 THE PLAZA



2031 THE PLAZA



2037 THE PLAZA



2100 THE PLAZA



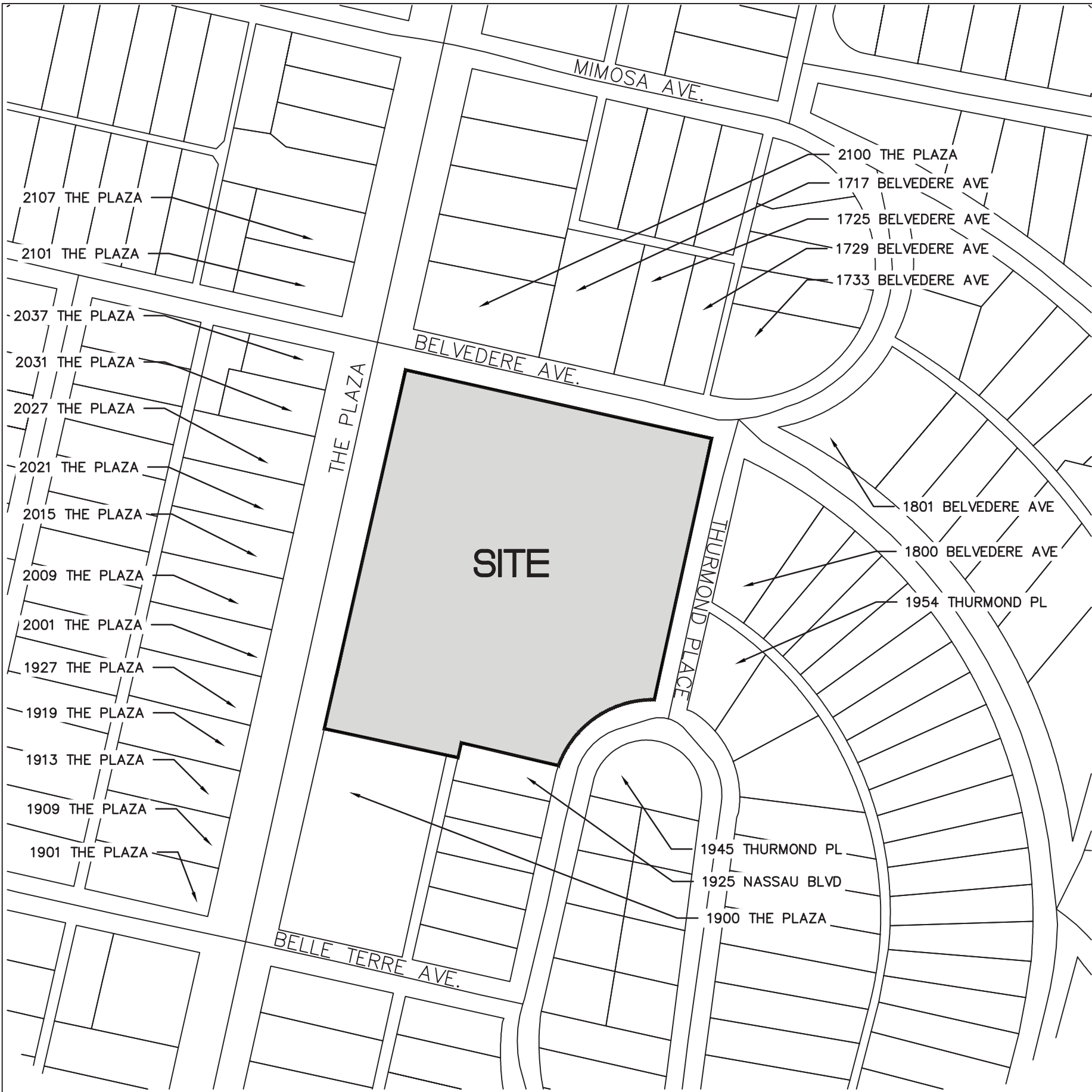
2101 THE PLAZA



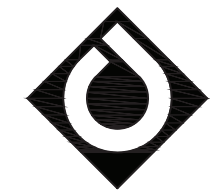
2107 THE PLAZA



SITE CONTEXT



ADJOINING PROPERTIES



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& Stone**

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Realizing the Possibilities*

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+ Civil Engineering
+ Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
p+ 704.376.1555 f+ 704.376.7851
url+ www.colejeneststone.com

**BILLY
MADDALON**
2010 The Plaza
Charlotte
North Carolina 28205

**VANLANDINGHAM
ESTATE**

2010 The Plaza
Charlotte
North Carolina 28205

SITE CONTEXT & PHOTOGRAPHS

Project No.
4344.00

Issued
01/21/15 - HISTORIC LANDMARKS COMMISSION

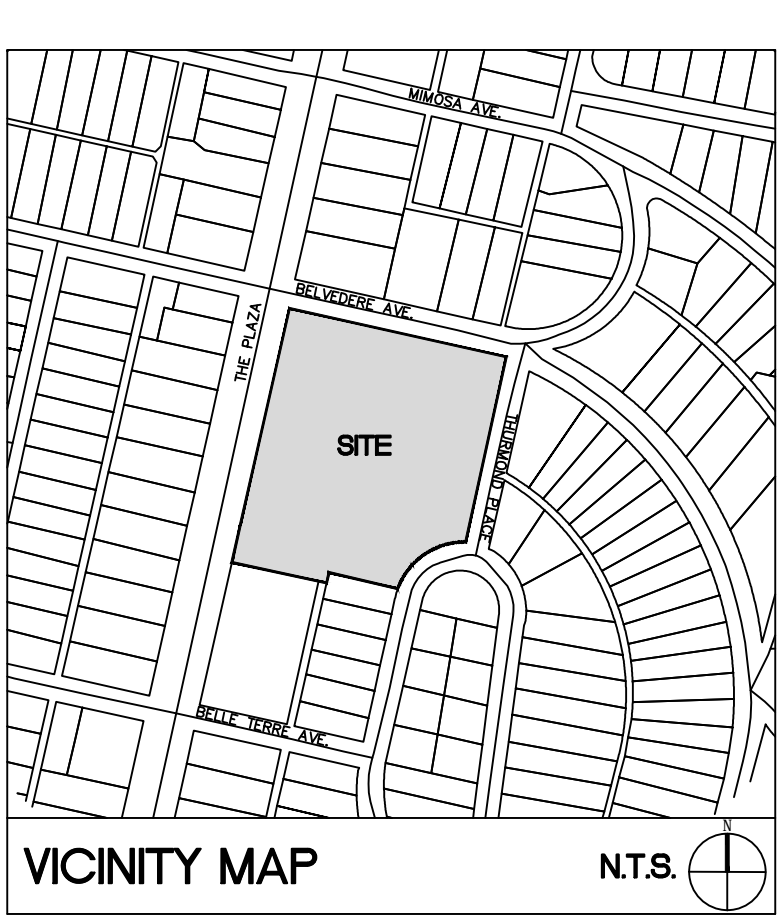
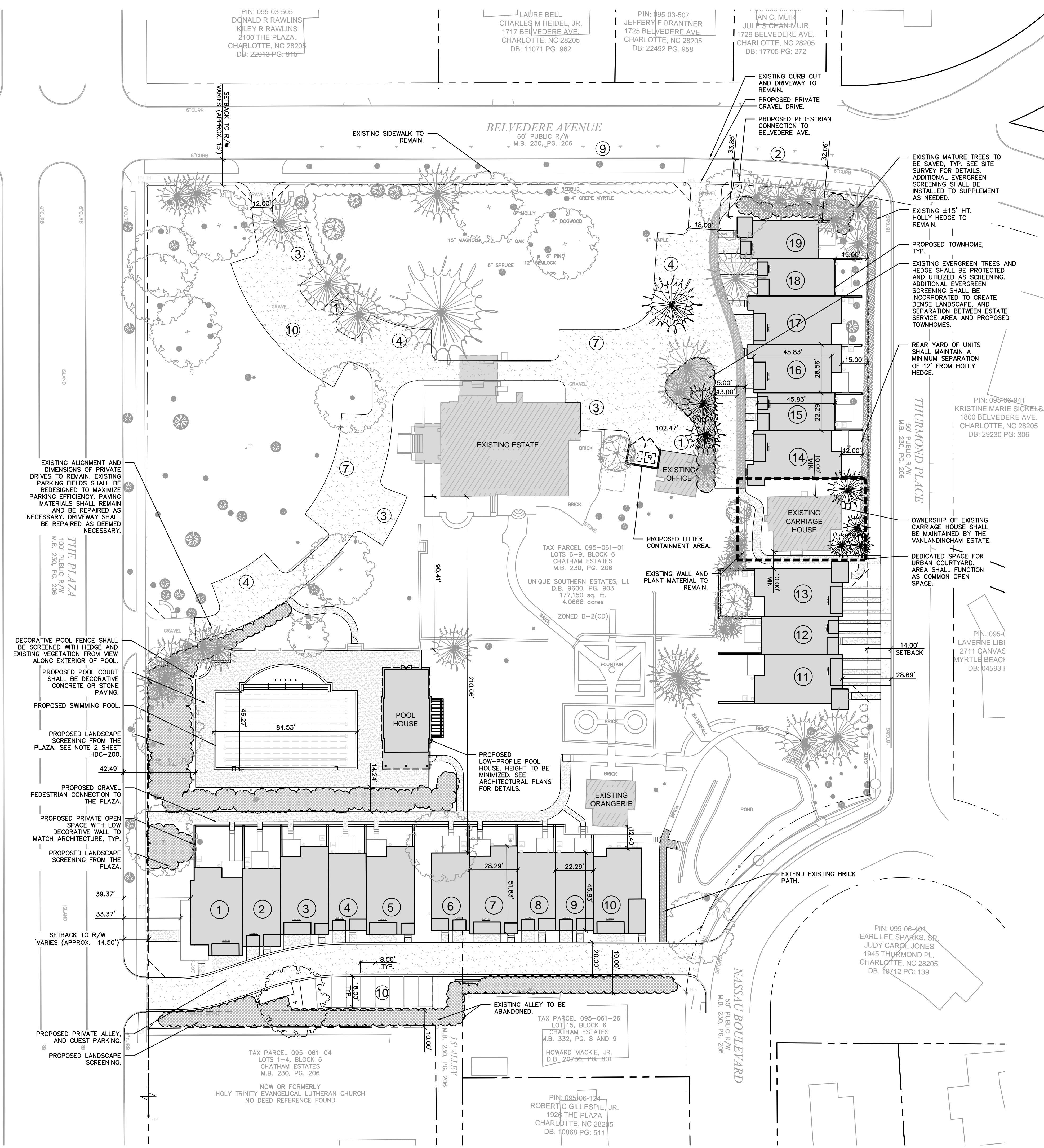
Revised



HDC-100

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ColeJenest & Stone, P.A. 2015 ©



SURVEY DISCLAIMER
BOUNDARY SURVEY, ISSUE DATE AUGUST 14, 2014. PROVIDED BY R.B. PHARR & ASSOCIATES, P.A., 420 HAWTHORNE LANE, CHARLOTTE, NC 28204, (336) 782-3796

SYMBOL	
	PROPOSED GRAVEL SURFACE
	PROPOSED BUILDING ENVELOPE
	EXISTING BUILDING ENVELOPE
	PROPOSED POOL COURT
	EXISTING TREE
	SIGNIFICANT EXISTING TREE TO BE PROTECTED WITHIN PROJECT AREA
	SIGNIFICANT PROPOSED TREE WITHIN PROJECT AREA
	PROPOSED LANDSCAPE SCREENING

SEE SHEET HDC-100 FOR ADJACENT PROPERTY CONTEXT

SEE SHEET HDC-300 FOR CONTEXTUAL SETBACKS & BUILDING HEIGHT EXHIBIT

SEE SHEET HDC-300 FOR TREE REMOVAL EXHIBIT

DEVELOPMENT SUMMARY	
PETITIONER:	BILLY MADDALON 2010 THE PLAZA CHARLOTTE, NC 28205
PROPERTY OWNER:	BILLY MADDALON 2010 THE PLAZA CHARLOTTE, NC 28205
TOTAL SITE AREA:	TOTAL: 4.521 AC
TAX PARCEL #:	095-06-101A 095-06-101B 095-06-102 095-06-126
EXISTING USE:	HOTEL/ SINGLE FAMILY DETACHED
PROPOSED USE:	HOTEL/ SINGLE FAMILY ATTACHED
NUMBER OF UNITS:	19 NEW SINGLE FAMILY ATTACHED UNITS. 1 EXISTING HOTEL/ EVENT FACILITY
MINIMUM SETBACK:	EXISTING RIGHT-OF-WAY OR 14' FROM BACK OF CURB, WHICHEVER IS GREATER.
CLOSEST RESIDENTIAL STRUCTURE TO:	BELVEDERE AVE: 32.06' LF THURMOND PL: 28.69' LF THE PLAZA: 39.37' LF (TO FIRE WALL)
LOT COVERAGE:	41.4% (THIS CALCULATION INCLUDES EXISTING AND PROPOSED BUILD UPON AREA)
TOTAL TREES REMOVED:	55 TREE GREATER THAN 6" DBH (SEE NOTE 1 SHEET HDC-200)

HDC NOTES

- THE PETITIONER SHALL REPLANT A MINIMUM OF 30% OF THE TOTAL TREE DENSITY BEING REMOVED DUE TO CONSTRUCTION ACTIVITY ON SITE.
- LANDSCAPE SCREENING TO BE PROVIDED ON SITE SHALL COMPLEMENT EXISTING VEGETATION. LANDSCAPE SCREENING SHALL INCLUDE, BUT IS NOT LIMITED TO: HEMLOCK, YEW, AMERICAN BOXWOOD, TEA OLIVE, RHODODENDRON, AZALEA, AMERICAN HOLLY, INKBERY HOLLY, YAUPON HOLLY, DWARF YAUPON HOLLY, MAGNOLIA, CRYPTOMERIA, PODOCARPUS & ARBORVITAE.
- ALL BACKFLOW PREVENTORS SHALL BE SCREENED FROM THE RIGHT-OF-WAY. FINAL LOCATIONS TO BE DETERMINED DURING CONSTRUCTION DOCUMENTS PHASE, IN COORDINATION WITH CHARLOTTE WATER.
- ALL MECHANICAL UNITS SHALL BE LOCATED INTERNALLY TO THE PRIVATE LOTS, AND SCREENED FROM VIEW WITH EITHER A DECORATIVE WALL OR VEGETATION.
- ALL TRASH PICK-UP SHALL BE PROVIDED THROUGH A PRIVATE ROLLOUT SERVICE. LITTER AND RECYCLING RECEPTACLES SHALL BE STORED INTERNAL TO THE UNIT.



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Charlotte, North Carolina 28202
P: 704.376.1555 F: 704.376.7851
URL: www.colejeneststone.com

BILLY MADDALON
2010 The Plaza
Charlotte
North Carolina 28205

VANLANDINGHAM ESTATE

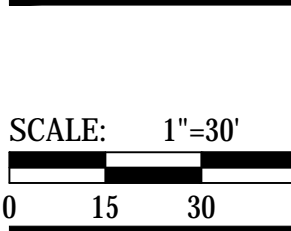
2010 The Plaza
Charlotte
North Carolina 28205

DIMENSIONAL SITE PLAN

Project No.
4344.00

Issued
01/21/15 - HISTORIC LANDMARKS COMMISSION

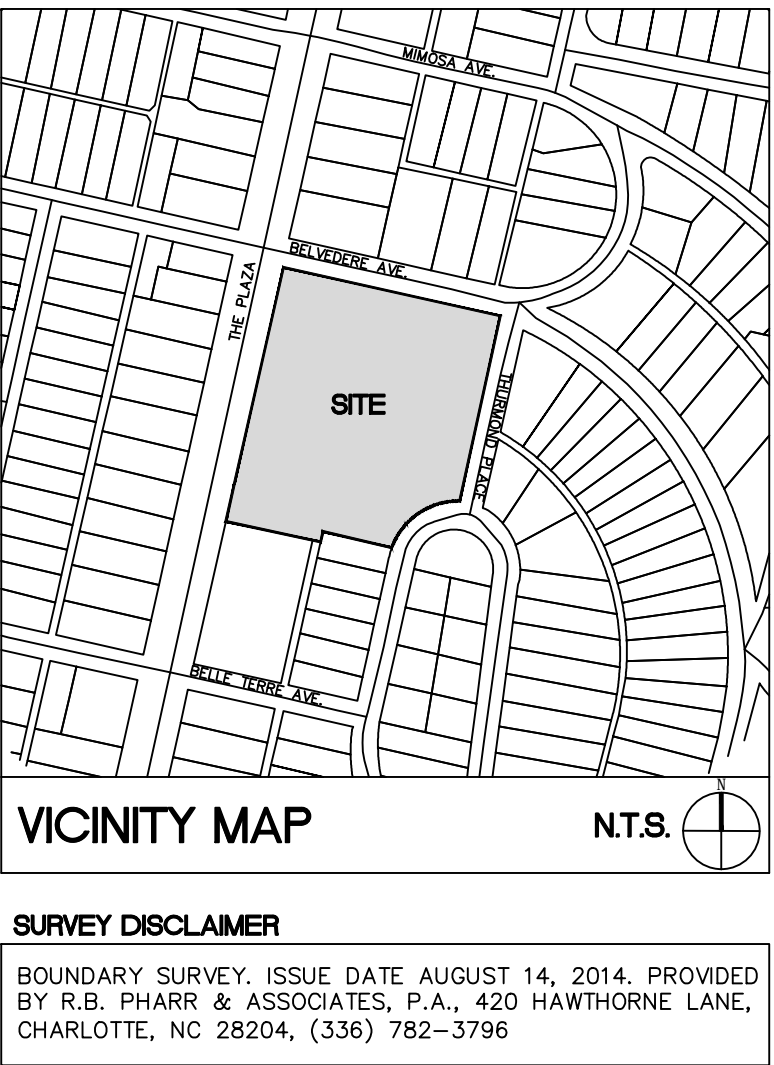
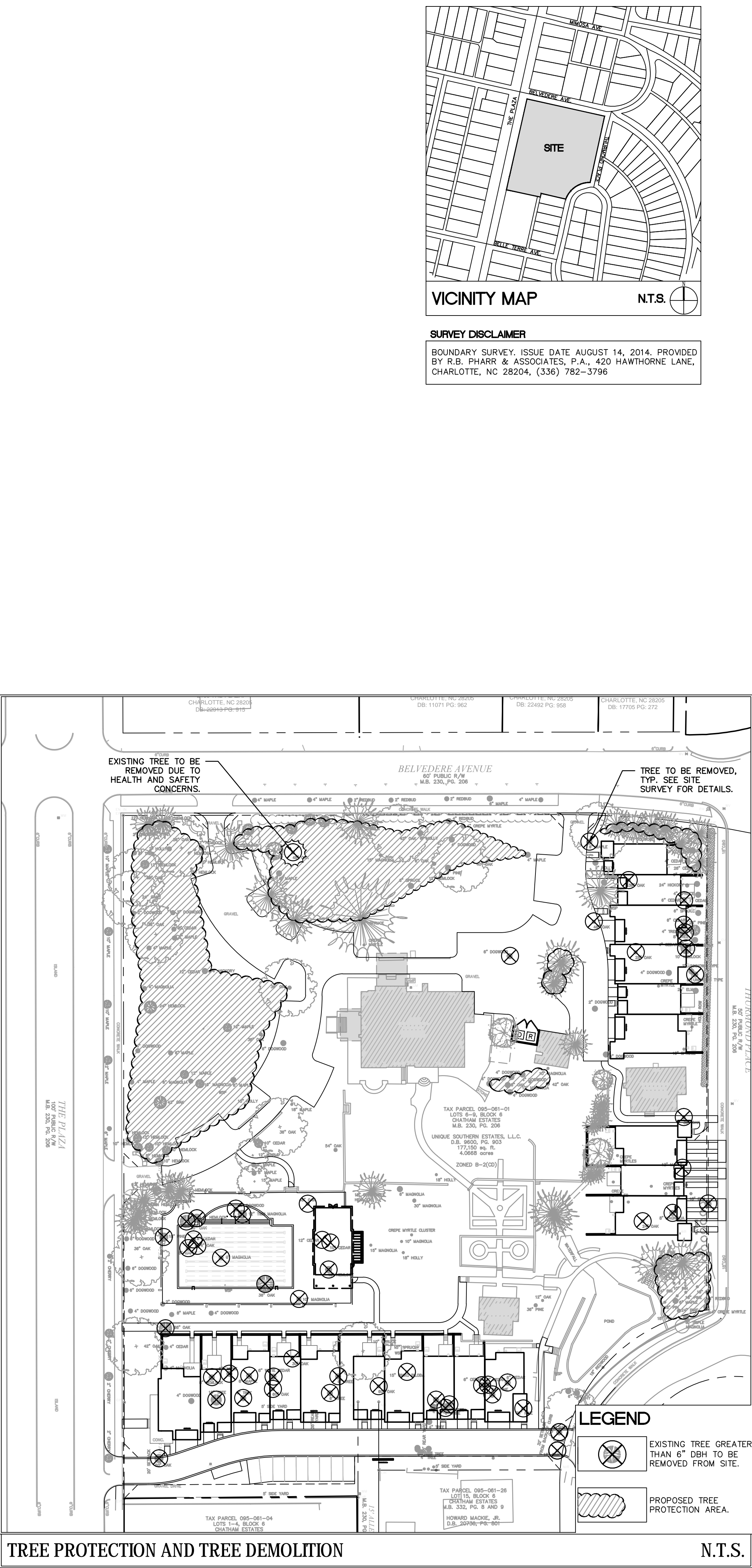
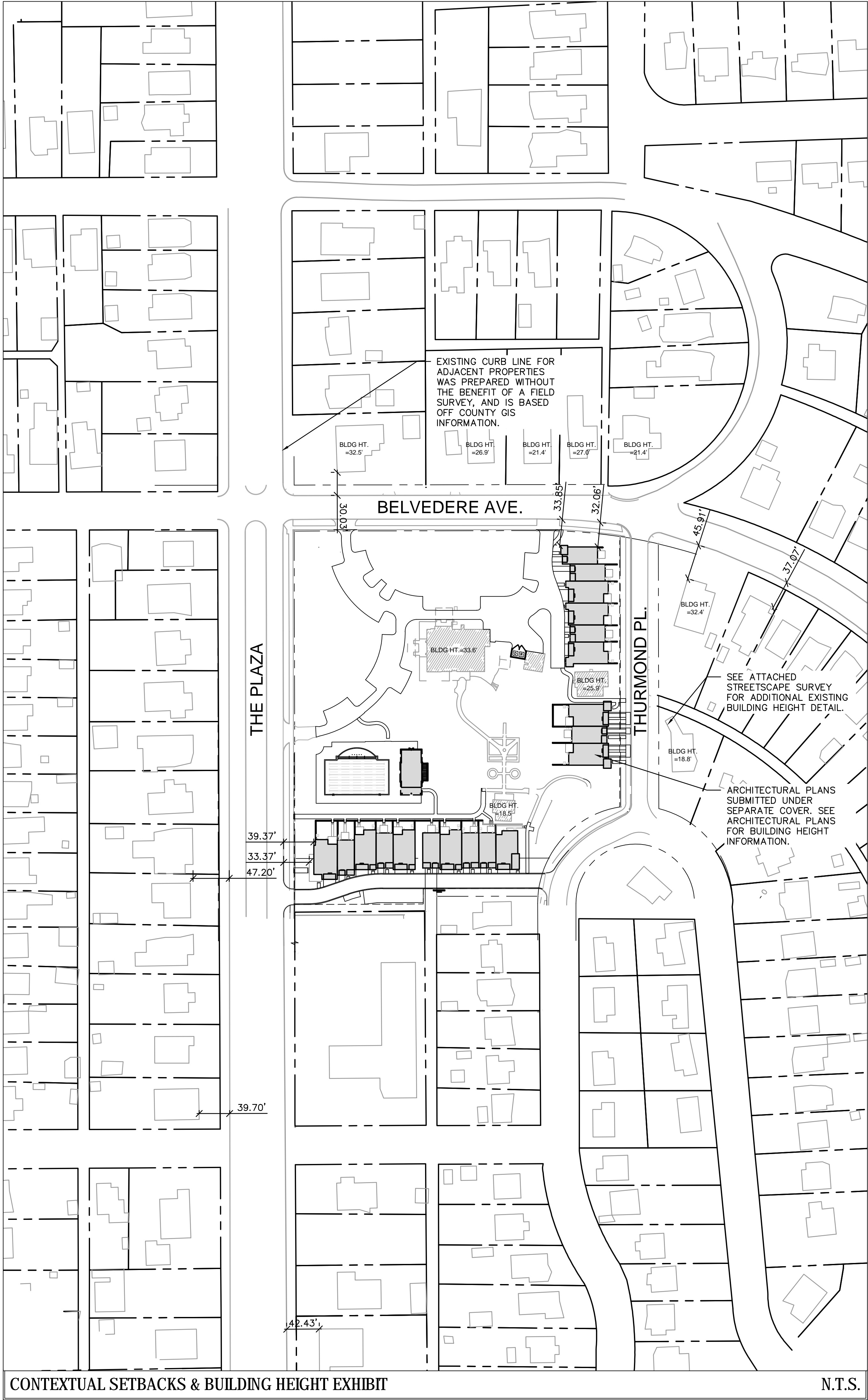
Revised
05/04/15 - HDC COMMENTS



HDC-200

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url= www.colejeneststone.com

**BILLY
MADDALON**
2010 The Plaza
Charlotte
North Carolina 28205

**VANLANDINGHAM
ESTATE**

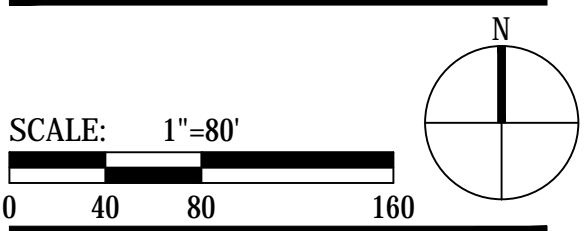
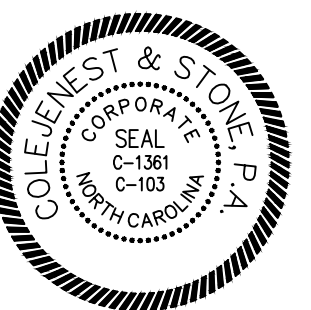
2010 The Plaza
Charlotte
North Carolina 28205

**SETBACK
EXHIBIT**

Project No.
4344.00

Issued
01/21/15 - HISTORIC LANDMARKS COMMISSION

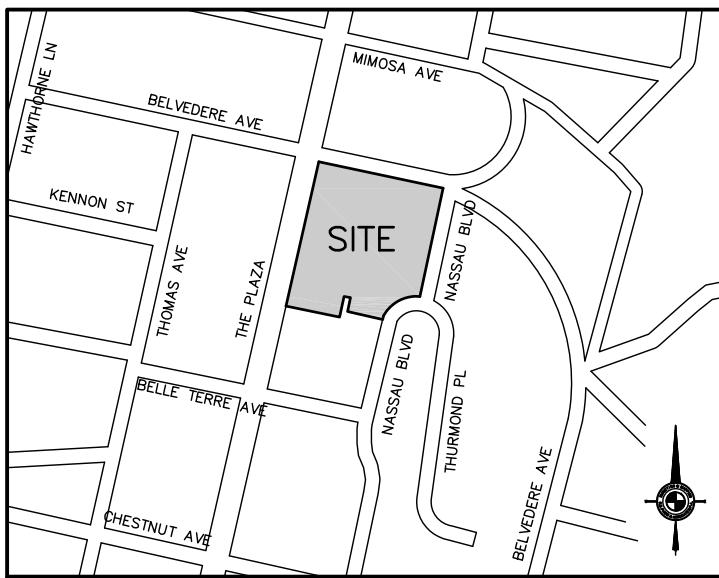
Revised
05/04/15 - HDC COMMENTS



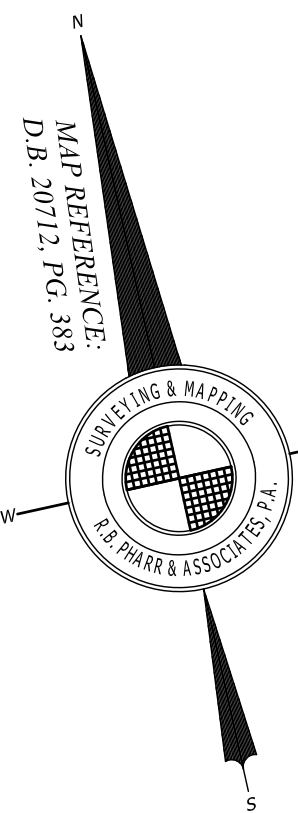
HDC-300

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VICINITY MAP
NOT TO SCALE



MAP REFERENCE:
D.B. 2017.2, PG. 383

NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
6. ELEVATIONS BASED ON N.G.S. MONUMENT "MCDOWELL", ELEVATION = 681.79 FEET, NAVD 88.
7. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
8. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

ZONING:

TAX PARCELS: 095-061-01 & 095-061-26
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: B-2(CD)
FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT
AT 704-336-3369.

TAX PARCELS: 095-061-02 & 095-061-26
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: B-5
SETBACKS SHOWN HEREON FOR RESIDENTIAL USE

MINIMUM SETBACK: 20 FT ALONG DESIGNATED
THOROUGHFARE
32 FT FROM FUTURE OR
EXISTING BACK OF CURB
MINIMUM SIDE YARD: 5 FT
MINIMUM REAR YARD: 35 FT
MAXIMUM BUILDING HEIGHT: 40 FT

FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT
AT 704-336-3369.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	680.64'	108.77'	108.66'	S73°14'35"E
C2	127.30'	119.53'	115.19'	S67°08'07"W
C3	127.30'	52.08'	51.70'	S28°31'14"W
C4	680.64'	50.75'	50.74'	N66°31'44"W

TOTAL AREA
195,843 sq. ft.
4.4960 acres

REVISIONS		SURVEY PREPARED FOR:	
09-29-14: SANITARY SEWER ELEVATIONS ADDED.		COLEJENEST & STONE	
11-12-14: TREE IDENTIFICATIONS UPDATED.		210 & 1926 THE PLAZA; 1925 NASSAU BLVD. CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC MAP REFERENCES: 230-206; AND 322-8 & 9; DEED REFERENCE: 9600-903; 10868-511; AND 13441-370 TAX PARCEL NO: 095-061-01; 095-061-02; AND 095-061-26	
		R.B. PHARR & ASSOCIATES, P.A.	
		SURVEYING & MAPPING LICENSURE NO. C-171 420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186	
CREW: KD	DRAWN: CEB	REVISD:	SCALE: 1" = 30'
		DATE: AUGUST 14, 2014	FILE NO. W-4628 JOB NO. 81758

PLOTTED: 11/12/2014
G:\811\7\81758\DWG\81758.DWG

LEGEND:

CB - CATCH BASIN
C&G - CURB & GUTTER
CP - CALCULATED POINT
D.B. - DEED BOOK
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EN - EXISTING NAIL
FH - FIRE HYDRANT
GW - GUY WIRE
LP - LIGHT POLE
M.B. - MAP BOOK
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PG - PAGE
PM - POWER METER
PP - POWER POLE
R/W - RIGHT-OF-WAY
SDMH - STORM DRAINAGE MANHOLE
SSMH - SANITARY SEWER MANHOLE
WM - WATER METER
WSP - WATER SPICKET
WV - WATER VALVE
PROPERTY LINE (NOT SURVEYED)
PROPERTY LINE (SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
METAL FENCE
WOOD FENCE
OVERHEAD ELECTRIC

UTILITIES:

POWER
DUKE POWER ENERGY
1-800-777-9898
TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-757-6500
WATER & SEWER
CHAR-MECK. UTILITY DEPT. (CMUD)
(704) 336-2564 WATER
(704) 337-6064 SEWER
GAS
PIEDMONT NATURAL GAS CO.
1-800-752-7504
CABLE TELEVISION
TIME WARNER CABLE
1-800-892-2253



Know what's below.
Call before you dig.

BELVEDERE AVENUE
60' PUBLIC R/W
M.B. 230, PG. 206

NASSAU BOULEVARD
M.B. 230, PG. 206

NASSAU BOULEVARD
50' PUBLIC R/W
M.B. 230, PG. 206

TAX PARCEL 095-061-01
LOTS 6-9, BLOCK 6
CHATHAM ESTATES
M.B. 230, PG. 206
UNIQUE SOUTHERN ESTATES, L.L.C.
D.B. 9600, PG. 903
177,150 sq. ft.
4.0668 acres
ZONED B-2(CD)

TAX PARCEL 095-061-26
LOT 16, BLOCK 6
CHATHAM ESTATES
M.B. 332, PG. 8 AND 9
UNIQUE SOUTHERN ESTATES, L.L.C.
D.B. 13441, PG. 370
8,820 sq. ft.
0.1566 acres
ZONED R-5

TAX PARCEL 095-061-02
LOT 5, BLOCK 6
CHATHAM ESTATES
M.B. 230, PG. 206
MARK A. MADDALON
D.B. 10868, PG. 511
11,873 sq. ft.
0.2726 acres
ZONED R-5

TAX PARCEL 095-061-04
LOTS 1-4, BLOCK 6
CHATHAM ESTATES
M.B. 230, PG. 206
NOW OR FORMERLY
HOLY TRINITY EVANGELICAL LUTHERAN CHURCH
NO DEED REFERENCE FOUND

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT
LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON
MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED
MARCH 2, 2009.
MAP NUMBER: 3710456400K

THIS IS TO CERTIFY THAT ON THE 14th DAY OF AUGUST, 2014, AN ACTUAL SURVEY WAS MADE UNDER
MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF
ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH
CAROLINA. BOARD RULE 1600 (21 NCAC 59) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF
ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 50 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF
ANGLES TURNED.

SIGNED





- NOTE :**
1. TOP & BOTTOM RAILS 1" SQ.
 2. PICKETS 1/2" SQ.
 3. CIRCLE 1/2"Ø TUBE
 4. MAX. BETWEEN PICKETS & DECORATIVE OPENINGS SHALL NOT EXCEED 4"
 5. ALL METAL TO BE PREFINISHED BLACK POWDER COATED ALUMINUM

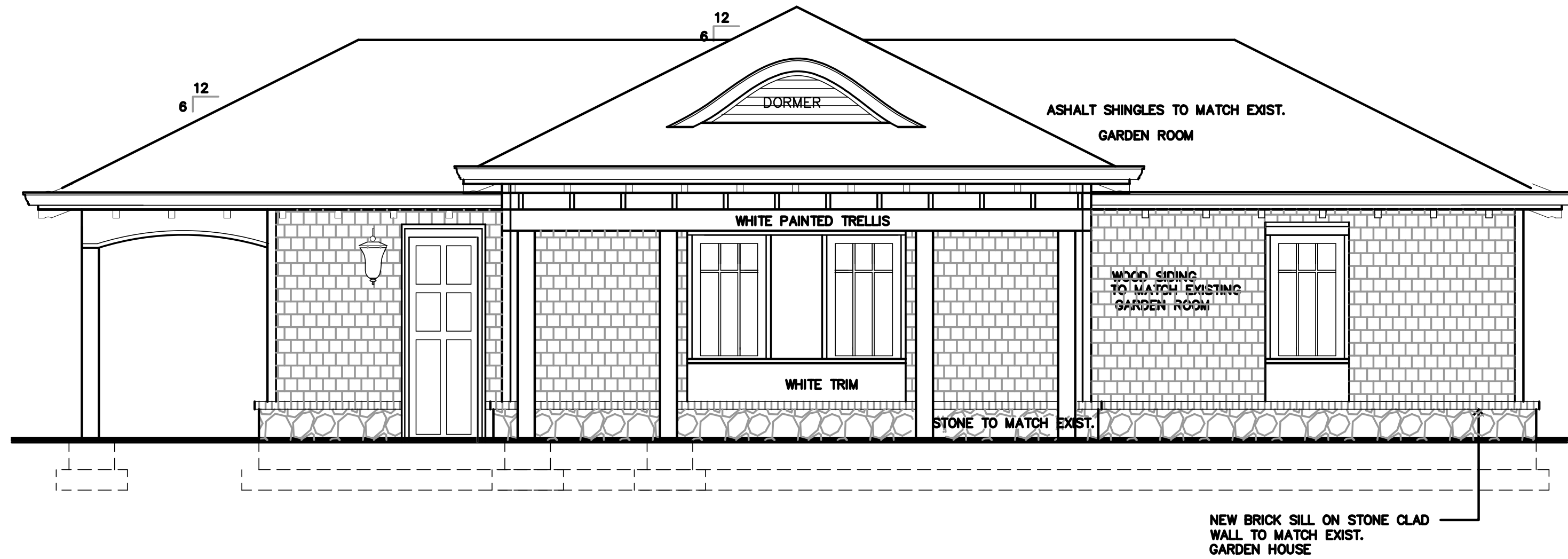


17'-0"±
TOP OF ROOF PEAK

14'-2"±
TOP OF LOWER ROOF

9'-0"
U/S FASCIA

0'-0"
GRADE F.F.E.

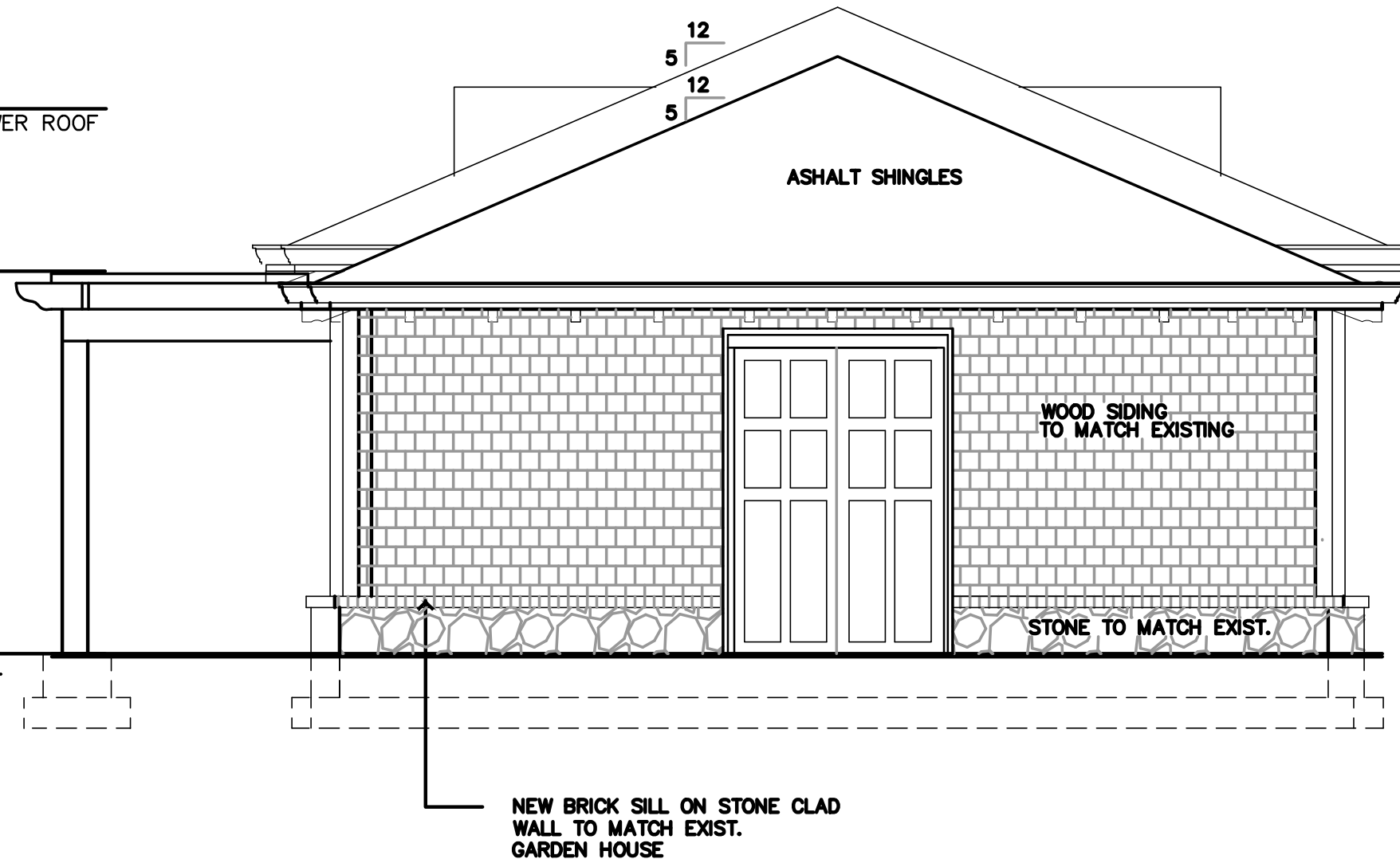


1 EAST ELEVATION
A6.0 1/4" = 1'-0"

14'-2"±
TOP OF LOWER ROOF

10'-0"
U/S FASCIA

0'-0"
GRADE F.F.E.



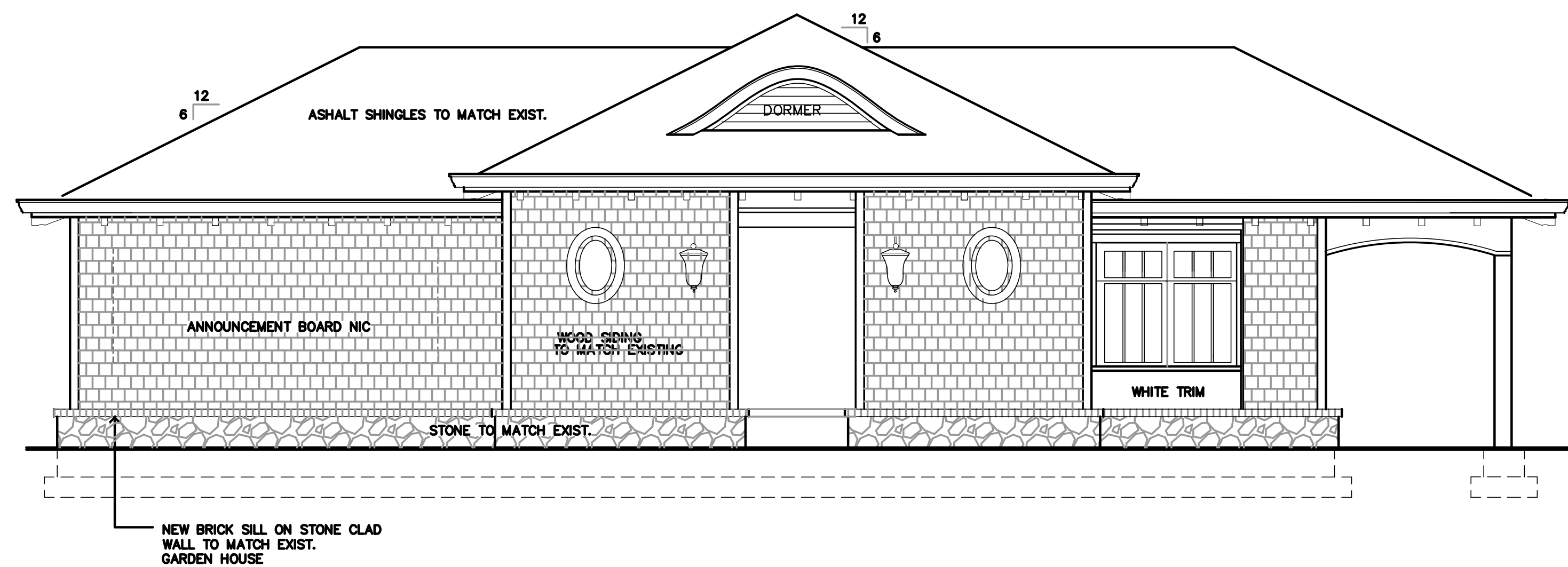
2 NORTH ELEVATION
A6.0 1/4" = 1'-0"

17'-0"±
TOP OF ROOF PEAK

14'-2"±
TOP OF LOWER ROOF

10'-0"
U/S FASCIA

0'-0"
GRADE F.F.E.

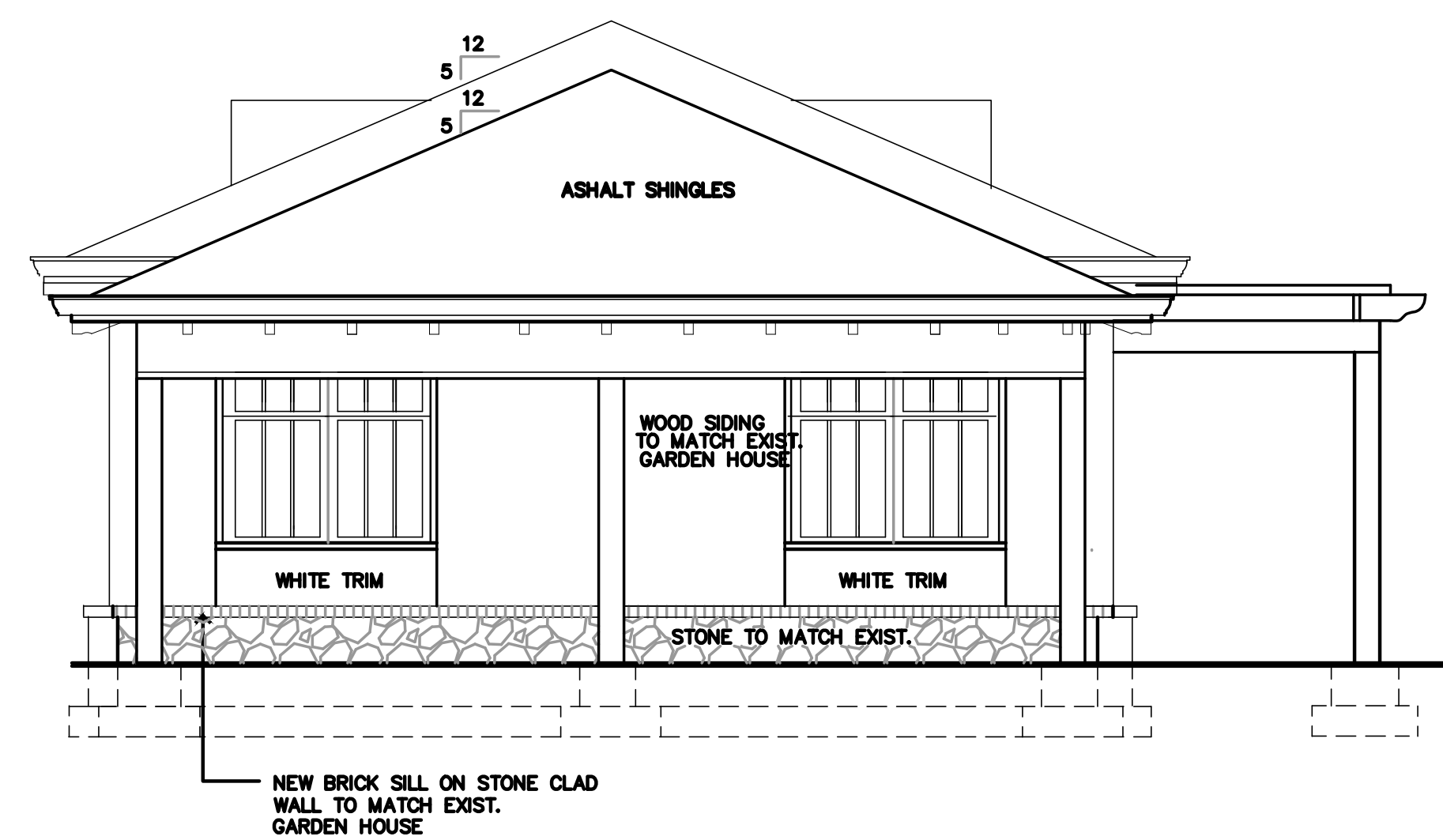


3 WEST ELEVATION
A6.0 1/4" = 1'-0"

14'-2"±
TOP OF LOWER ROOF

10'-0"
U/S FASCIA

0'-0"
GRADE F.F.E.



4 SOUTH ELEVATION
A6.0 1/4" = 1'-0"

spencer architect
11031 CATTAIL BLUFF
TEGA CAY, SC 29708
803-802-8590
spencer1c@aol.com

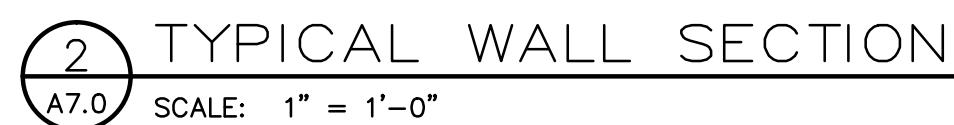


A NEW POOL BUILDING FOR THE
VAN LANDINGHAM ESTATE
2010 THE PLAZA, CHARLOTTE, NC
BUILDING ELEVATIONS

PROJECT DATE: 12/07/14
PROJECT NUMBER: 14049

ISSUE DATE: 04/29/15
1. _____
2. _____
3. _____
REVISED: 1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____

SHEET NUMBER:
OF A6.0



spencerlc@aol.com



TYPICAL WALL SECTIONS

ISSUE DATE: 1. 04/29/15
2. _____
3. _____

REVISED: 1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____

SHEET NUMBER:
OF A7.0

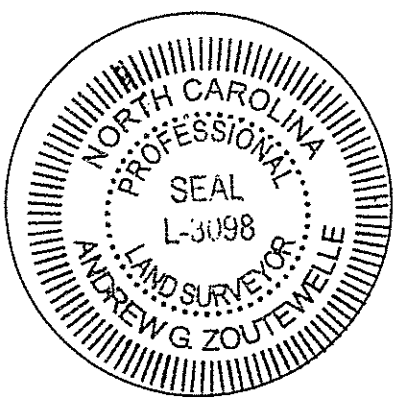


24 9:21 AM

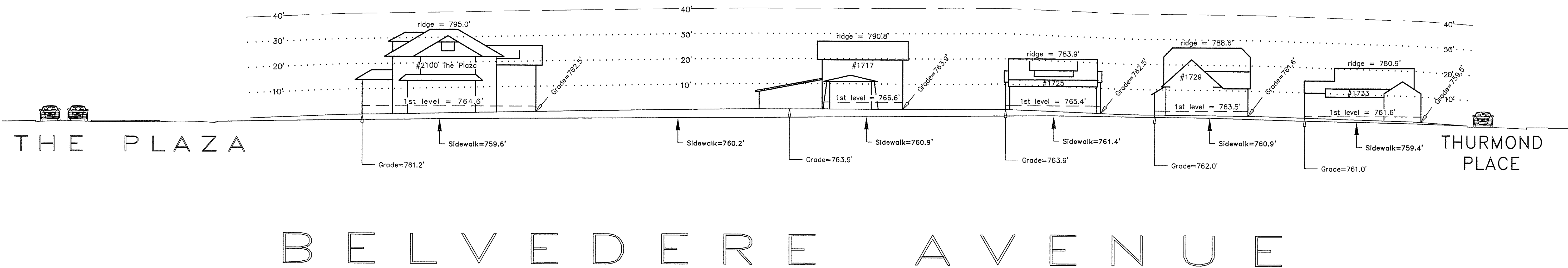


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 14th day of January, 2015.



Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098



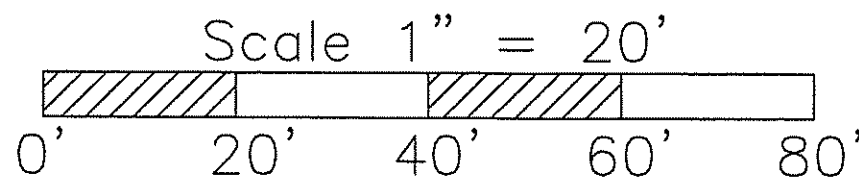
A.G. ZOUTEWELLE
SURVEYORS

1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

General Notes:

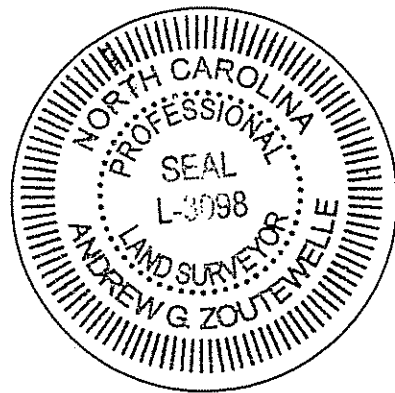
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

Copyright 2015
Building Heights Sketch of
1700 BLOCK of BELVEDERE AVENUE
FACING NORTH
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
January 13, 2015

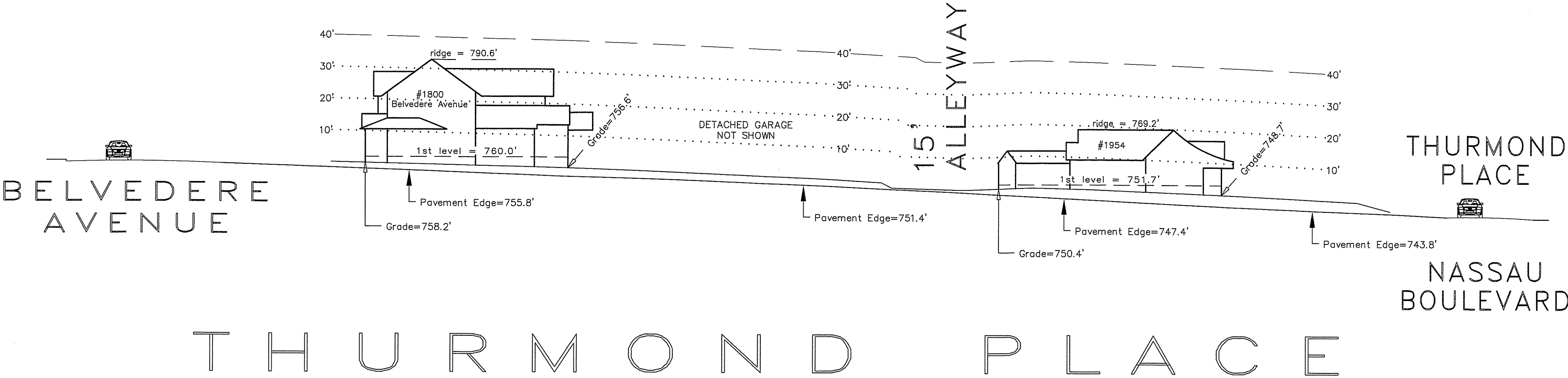


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 14th day of January, 2015.



Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098

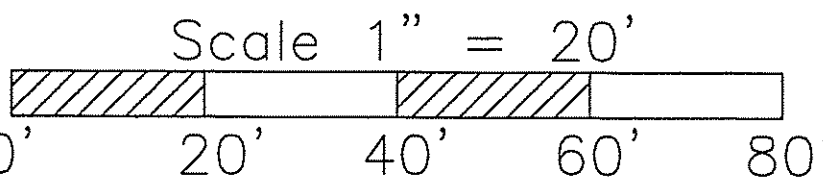


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Building Heights Sketch of
2000 BLOCK of THURMOND PLACE
FACING EAST

CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
January 13, 2015



General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.