

SITE PLAN ANNOTATIONS  
1501 PEGRAM STREET: PARCEL 1 - LOCATED AT THE CORNER OF PEGRAM ST. & E. 18TH ST.  
1505 PEGRAM STREET: PARCEL 2 - INTERIOR LOT ON PEGRAM ST.

1. DEVELOPMENT DATA TABLE

A. SITE ACREAGE:  
PARCEL 1: 7,961 SF (.183 ACRE)\*  
PARCEL 2: 7,868 SF (.181 ACRE)\*  
TOTAL: 15,829 SF (.364 ACRE)\*

B. TAX PARCELS INCLUDED IN REZONING:  
PARCEL 1: 08114902  
PARCEL 2: 08114903

C. EXISTING ZONING  
PARCEL 1 + 2: R-5

D. PROPOSED ZONING  
PARCEL 1 + 2: UR-2 (CD)

E. EXISTING AND PROPOSED USES  
EXISTING: FORMER CHURCH AND PARKING (DEMO'D)  
PROPOSED: TOWNHOUSES

F. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE  
TOWNHOUSE (SEMI-ATTACHED): 6

G. RESIDENTIAL DENSITY  
6 UNITS ON SITE

H. SQUARE FOOTAGE OF NON-RESIDENTIAL USES  
N/A

I. FLOOR AREA RATIO:  
ALLOWED: 1.0  
TOTAL: 0.455 ( $\frac{7,200\text{ SF}}{15,829\text{ SF}}$ )

J. MAXIMUM BUILDING HEIGHT:  
ALLOWED: 40'-0"  
PROPOSED: 22'-6"

K. NUMBER OF PARKING SPACES:  
REQUIRED: 1 PER UNIT MIN - 2 PER UNIT MAX  
PROPOSED: 9 TOTAL (1.5 PER UNIT)

L. AMOUNT OF OPEN SPACE:  
7,670 SF (48.45% OF TOTAL LOT AREA)
2. GENERAL PROVISIONS  
N/A
3. OPTIONAL PROVISIONS  
N/A
4. PERMITTED USES

A. ALLOWED USES: DETACHED, DUPLEX, TRIPLEX, QUADRAPLEX, ATTACHED,  
MULTI-FAMILY DWELLINGS AND GROUP HOMES FOR UP TO 10 RESIDENTS

5. TRANSPORTATION

A. TRANSPORTATION IMPROVEMENTS CONSTRUCTED  
IN CONJUNCTION WITH DEVELOPMENT:  
ALLEYWAY AT REAR OF LOTS WITH ACCESS VIA EAST 18TH  
STREET IS A CONFIRMED DEDICATED RIGHT-OF-WAY FOR  
INGRESS AND EGRESS EASEMENT

B. PARKING LOCATION: SURFACE IN REAR OF SITE AND  
ON-STREET PARKING ALONG EAST 18TH STREET

C. LOCATION OF EXISTING AND PROPOSED THOROUGHFARES:  
(SEE SITE PLAN)
6. ARCHITECTURAL STANDARDS

A. BUILDING MATERIALS:  
BRICK AND WOOD SIDING SIMILAR TO THE EXISTING  
NEIGHBORHOOD FABRIC. NO VINYL SIDING ON BUILDINGS

B. BUILDING SCALE AND NUMBER OF BUILDINGS:  
TWO-STORY, 2BR 1.5 BA WITH 2 PORCHES AND PRIVATE  
PATIO, SIX IN TOTAL

C. TREATMENT OF URBAN DESIGN AND ARCHITECTURAL  
ELEMENTS:  
BUILDINGS SITED , SCALED, DETAILED & LANDSCAPED TO  
BLEND WITH EXISTING NEIGHBORHOOD FABRIC, BUT WITH A  
PRESENT DAY INTERPRETATION

D. TREATMENT OF SOLID WASTE AND RECYCLING ENCLOSURES:  
DUMPSTER ENCLOSED BY MASONRY WALL
7. STREETScape AND LANDSCAPING

A. STREETScape STANDARDS:  
REQUIRED 8'0" LANDSCAPE BUFFER BETWEEN STREET AND  
SIDEWALK WITH REQUIRED 6'-0" SIDEWALK

B. SPECIAL TREATMENT:  
REQUIRED 5'-0" PLANTING BUFFER ON NORTH SIDE OF SITE  
BETWEEN PARKING AND ADJACENT PROPERTY REQUIRED

PLANTINGS OF NATIVE TREES AND SHRUBS THROUGHOUT  
OPEN SPACE ON SITE
8. ENVIRONMENTAL FEATURES:

A. TREE SAVE AREAS: N/A

B. PCCO TREATMENT: N/A

C. ENVIRONMENTAL PROVISIONS PER ENVIRONMENTAL  
GENERAL POLICIES: N/A

9. PARKS, GREENWAYS AND OPEN SPACE

A. PRIVATELY CONSTRUCTED OPEN SPACE
10. FIRE PROTECTION  
N/A
11. SIGNAGE  
N/A
12. LIGHTING  
N/A
13. PHASING  
N/A
14. OTHER:

A. UNDERGROUNDING OF UTILITIES

B. POTENTIAL LOCATION OF DUMPSTERS AND  
RECYCLING CONTAINERS:  
MASONRY DUMPSTER ENCLOSURE SCREENED WITH  
PLANTING LOCATED AT NORTHWEST CORNER OF  
SITE (SEE PLAN)

C. IF REQUIRED, RIGHT-OF-WAY ENCROACHMENT  
AGREEMENT

\*all boundary data taken from GIS basemap

BUILDING DATA:

PROPOSED BUILDING DATA:

- BUILDING 'A':

TWO-STORY, 2 BR 1.5 BA W/ 2 PORCHES & PRIVATE PATIO  
1056 NET SF (3 TOTAL)
- BUILDING 'B':

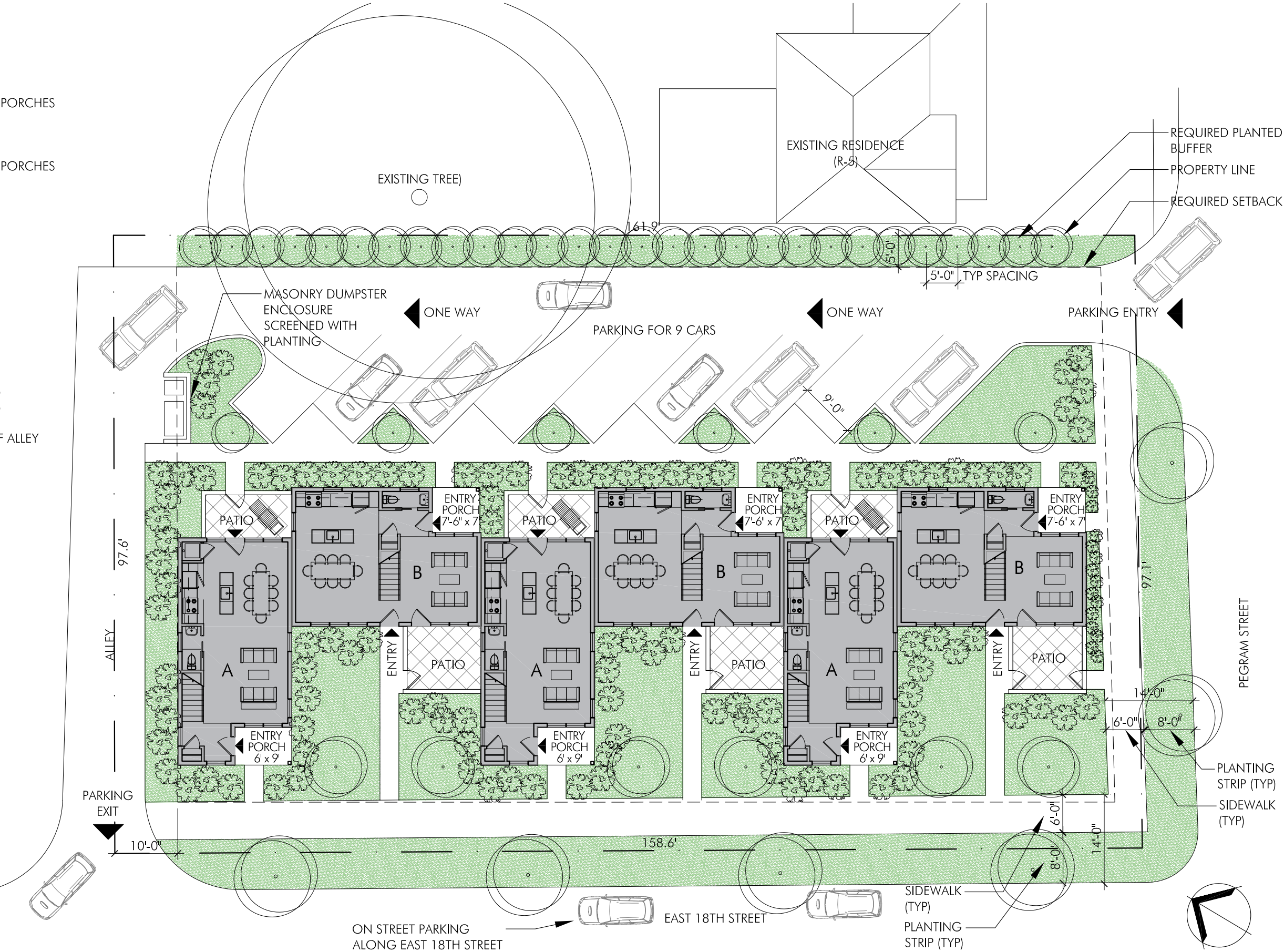
TWO-STORY, 2 BR 1.5 BA W/ 2 PORCHES & PRIVATE PATIO  
1110 NET SF (3 TOTAL)

GROSS TOTAL FOOTPRINT = 3600± S.F.

ADDITIONAL ZONING DATA:

- SETBACKS:

PEGRAM STREET = 14' FROM BACK OF CURB  
E. 18TH STREET = 14' FROM BACK OF CURB  
SIDE YARD = 5' PLANTED BUFFER  
REAR YARD @ ALLEY = 10' FROM CENTERLINE OF ALLEY





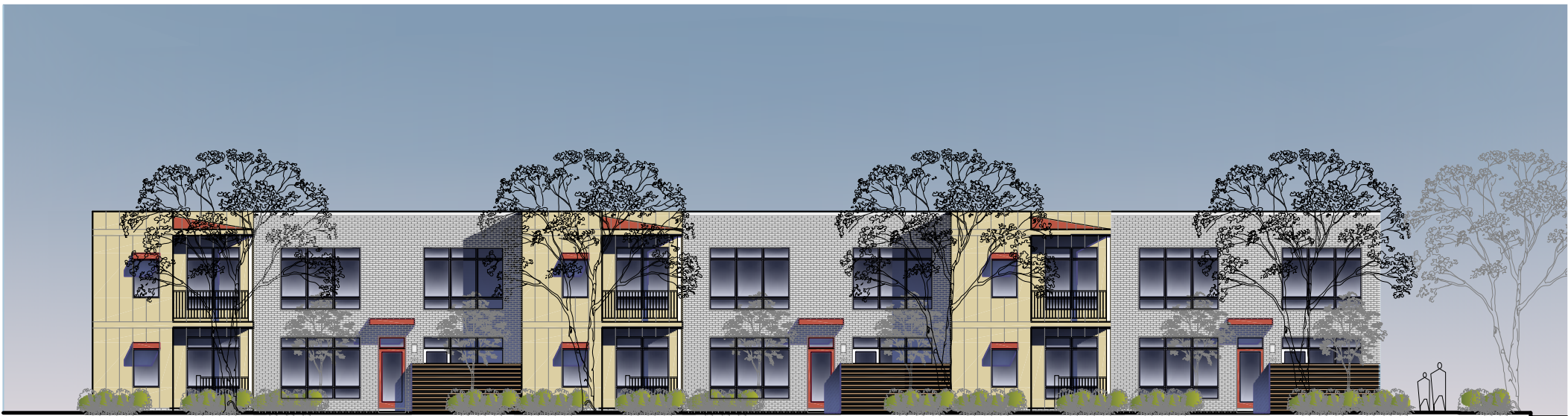
DESIGN INTENT:

- TWO STORY SCALE SIMILAR TO NEIGHBORING BUILDINGS
- ALTERNATING FACADES WITH PAINTED BRICK AND WOOD SIMILAR TO NEIGHBORING HOUSES
- NATURAL LIGHT FROM 3 EXPOSURES AND CROSS VENTILATION
- DEEP SHADOWS CREATED BY PORCHES AND STEPPING OF BUILDINGS
- LUSH NATIVE LANDSCAPING FOR COOLING AND PRIVACY SIMILAR TO SURROUNDING NEIGHBORHOOD
- ELEVATIONS ARE ILLUSTRATIVE ONLY AND WILL BE DEVELOPED FURTHER UPON ZONING APPROVAL

PAINTED BRICK SIMILAR  
TO NEIGHBORING  
HOUSES

LARGE OPERABLE  
WINDOWS FOR  
MAXIMUM LIGHT & AIR

PRIVATE ENCLOSED  
PATIOS



EAST 18TH STREET ELEVATION



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

DEEP PORCH W/ PITCHED  
METAL ROOF SIMILAR TO  
NEIGHBORING HOUSES

PORCH RAILINGS SIMILAR  
TO NEIGHBORING  
HOUSES

PAINTED WOOD SIDING  
SIMILAR TO  
NEIGHBORING HOUSES



PEGRAM STREET ELEVATION

ENTRY  
BEYOND

ENTRY

LIVING SPACES FACING  
THE STREET

PEGRAM STREET TOWNHOUSES

THE UNITED HOUSE OF PRAYER FOR ALL PEOPLE - CHARLOTTE, NORTH CAROLINA

REZONING PETITION 2011-040 17 JUNE 2011

CONCEPT ELEVATIONS  $\frac{1}{4}" = 1'-0"$

SUZANE REATIG ARCHITECTURE