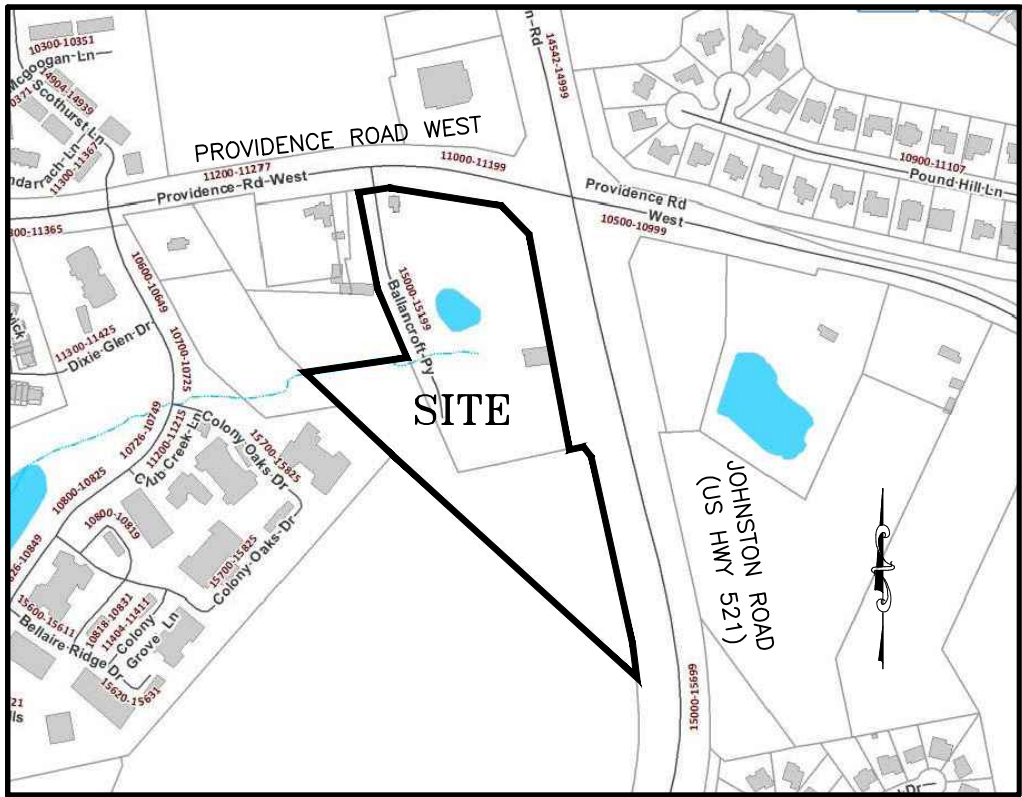
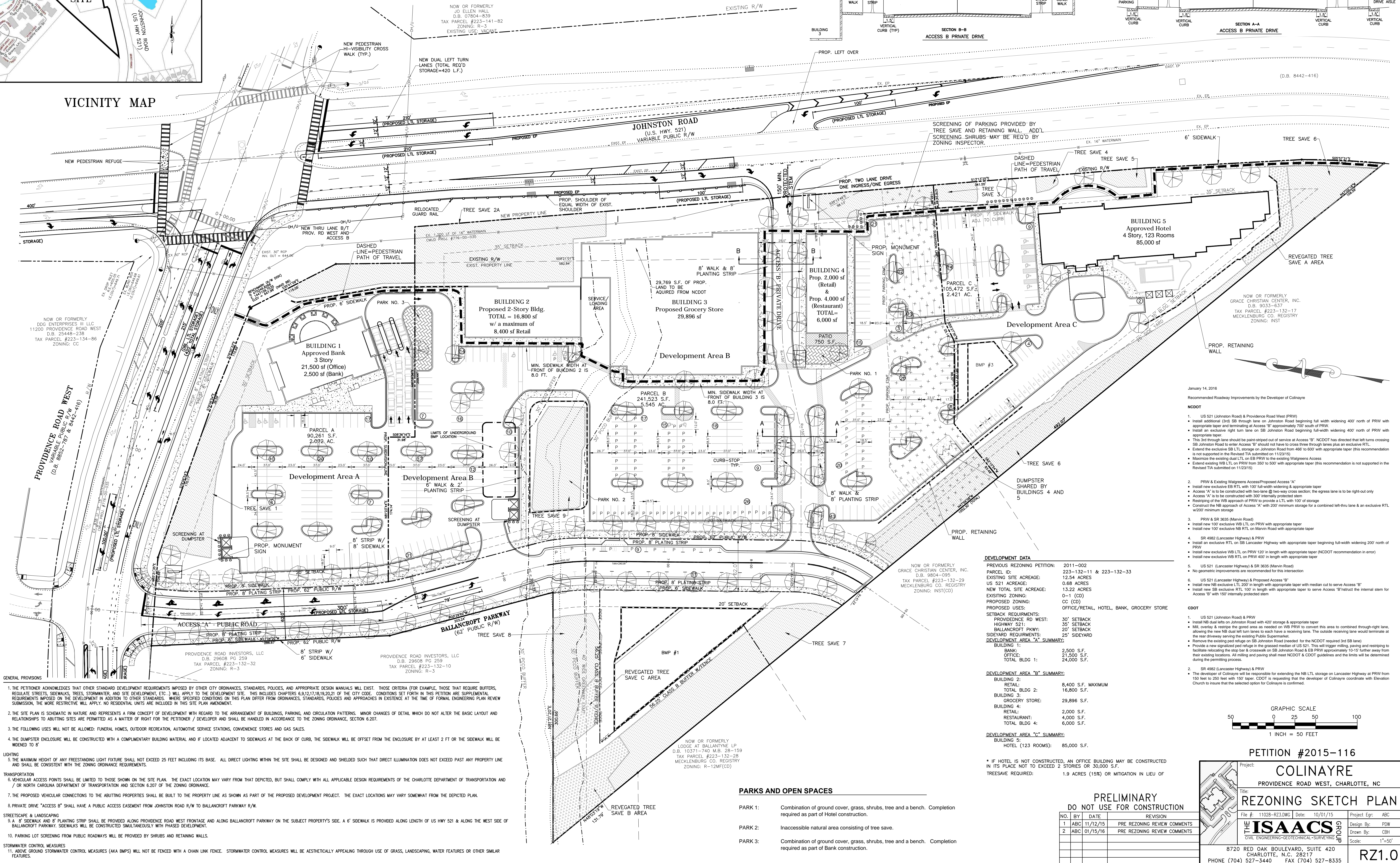


COLINAYRE

CHARLOTTE, NORTH CAROLINA



VICINITY MAP





PROPOSED BUILDING 1 – 3 STORY BANK



PROPOSED BUILDING 3 – GROCERY STORE



PROPOSED BUILDING 2 & 4 – RETAIL & RESTAURANT



PROPOSED BUILDING 5 – HOTEL

- THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTATIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK AND/OR WOOD. VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.
- 1. GENERAL DESIGN GUIDELINES:**
- a. SPECIALTY PAVERS, STAINED AND PATTERNED CONCRETE PAVING OR OTHER SIMILAR MEANS WILL BE USED TO CALL ATTENTION TO AMENITY AREAS, GATHERING SPACES, AND PLAZAS.
 - b. THE SCALE AND MASSING OF BUILDINGS LONGER THAN 150' ALONG A STREET FEET SHALL BE MINIMIZED BY UTILIZING A COMBINATION OF THE FOLLOWING OPTIONS: (I) VARIED ROOF LINES THROUGH THE USE OF SLOPES, MODULATED BUILDINGS HEIGHTS, GABLES, DORMERS OR INNOVATIVE ARCHITECTURAL SOLUTIONS; (II) UTILIZE BUILDING CORNERS TO PROVIDE VISUAL INTEREST AT THE PEDESTRIAN LEVEL AS WELL AS TO DIFFERENTIATE ROOF LINES OR HIGHLIGHT GROUND FLOOR USES; (III) UTILIZE HORIZONTAL AND VERTICAL VARIATIONS IN WALL PLANES; AND/OR (IV) PROVIDE ARCHITECTURAL PROTRUSION TO ACCENTUATE ENCLOSED BALCONIES
 - c. IF THE FINAL ARCHITECTURAL DESIGN CANNOT MEET THE DESIGN STANDARDS FOR BLANK WALL ARTICULATION, ALTERNATIVE INNOVATIVE DESIGN SOLUTIONS MAY BE CONSIDERED FOR APPROVAL BY THE PLANNING DIRECTOR.
 - d. BUILDING ENTRANCES SHALL BE AT OR SLIGHTLY ABOVE GRADE AND SHALL BE HIGHLY VISIBLE AND ARCHITECTURALLY TREATED AS PROMINENT PEDESTRIAN ENTRANCE THROUGH A COMBINATION OF AT LEAST FIVE (5) OF THE FOLLOWING FEATURES: (I) DECORATIVE PEDESTRIAN LIGHTING/SCENES; (II) ARCHITECTURAL DETAILS CARRIED THROUGH TO UPPER STORIES; (III) COVERED PORCHES, CANOPIES, AWNINGS OR SUNSHADES; (IV) ARCHWAYS; (V) TRANSOM WINDOWS; (VI) TERRACED OR RAISED PLANTERS THAT CAN BE UTILIZED AS SEAT WALLS; (VII) COMMON OUTDOOR SEATING ENHANCED WITH SPECIALTY DETAILS, PAVING, OR LANDSCAPING; (VIII) DOUBLE DOORS; (IX) STOOPS OR STAIRS; AND/OR (X) CONTRASTING PAVEMENT FROM PRIMARY SIDEWALK.
 - e. WHERE A BUILDING IS SERVED BY COMMON ENTRANCES (NOT INDIVIDUAL UNIT ENTRANCES) AND CANNOT ACHIEVE THE INTERVAL SPACING, COMMON USABLE OPEN SPACES, AMENITY AREAS OR COURTYARDS CAN BE UTILIZED TO BREAK UP THE WALL PLANE.
 - f. THE GROUND FLOOR SHALL ARCHITECTURALLY DIFFERENTIATE ACTIVE GROUND FLOOR USES SUCH AS COMMON AREAS, LOUNGES, AMENITY AREAS OR LEASING OFFICES FROM THE RESIDENTIAL USES OR UPPER STORIES.
 - g. BALCONIES WILL BE DESIGN SO THAT THEIR SIZE AND LOCATION MAXIMIZE THEIR INTENDED USE FOR OPEN SPACE. THE BALCONIES MAY ENCROACH INTO THE TRANSITION ZONE ABOVE THE FIRST STORY OF THE BUILDING.
 - h. ALL FACADES SHALL INCORPORATE WINDOWS, ARCHES, BALCONIES OR OTHER ARCHITECTURAL DETAILS ALONG WITH VARYING BUILD MATERIALS, OR ROOF LINES OR BUILDING OFFSETS.

PRELIMINARY DO NOT USE FOR CONSTRUCTION			
NO.	BY	DATE	REVISION

PETITION #2015-116	
Project: COLINAYRE	
PROVIDENCE ROAD WEST, CHARLOTTE, NC	
Title: REZONING SKETCH PLAN	
File #: 11028-RZ3.DWG	Date: 01/15/2016
Project Egr: ABC	Design By: PDW
Drawn By: CBH	Scale: N.T.S.
8720 RED OAK BOULEVARD, SUITE 420	
CHARLOTTE, N.C. 28217	
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RZ2.0	