

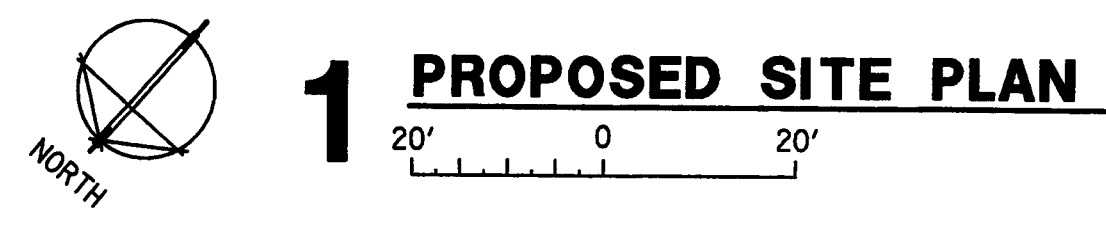
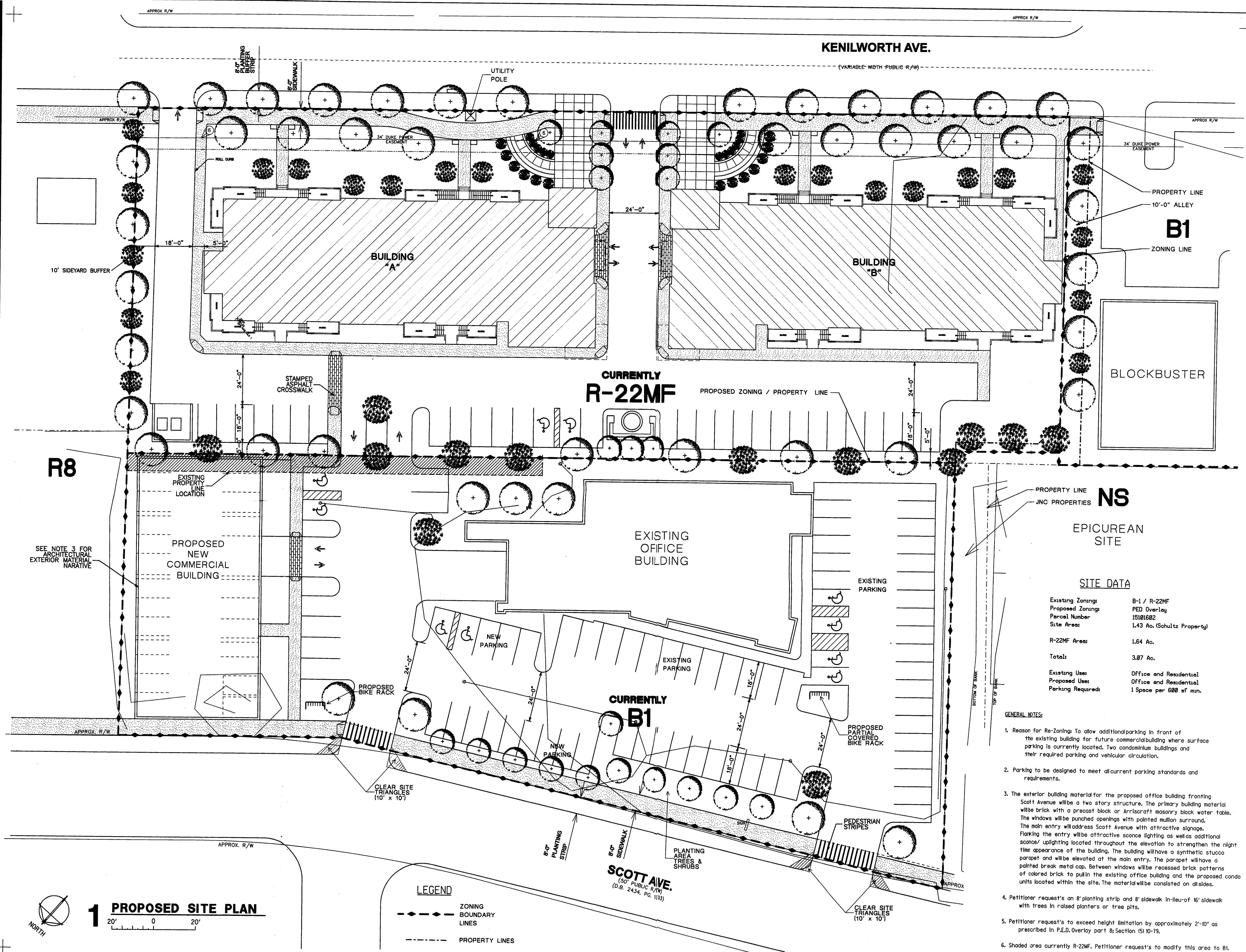
Drawn By:  
Checked By:  
Approved By:

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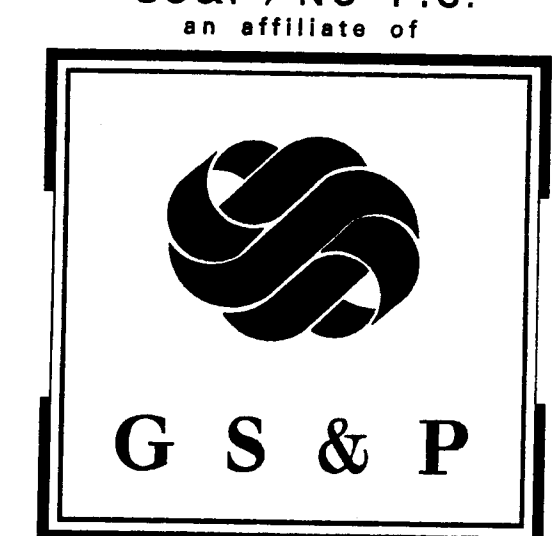


LEGEND  
- - - - - ZONING BOUNDARY LINES  
- - - - - PROPERTY LINES

**SITE DATA**

Existing Zoning:	B-1 / R-22MF
Proposed Zoning:	PED Overlay
Parcel Number:	15181682
Site Area:	1.43 Ac. (Schultz Property)
R-22MF Area:	1.64 Ac.
Total:	3.07 Ac.
Existing Use:	Office and Residential
Proposed Use:	Office and Residential
Parking Required:	1 Space per 600 sf min.

- GENERAL NOTES:**
- Reason for Re-Zoning: To allow additional parking in front of the existing building for future commercial building where surface parking is currently located. Two condominium buildings and their required parking and vehicular circulation.
  - Parking to be designed to meet all current parking standards and requirements.
  - The exterior building material for the proposed office building fronting Scott Avenue will be a two story structure. The primary building material will be brick with a precast block or Arriscraft masonry block water table. The windows will be punched openings with painted mullion surround. The main entry will address Scott Avenue with attractive signage. Flanking the entry will be attractive sconce lighting as well as additional sconce/ uplighting located throughout the elevation to strengthen the night time appearance of the building. The building will have a synthetic stucco parapet and will be elevated at the main entry. The parapet will have a painted break metal cap. Between windows will be recessed brick patterns of colored brick to pull in the existing office building and the proposed condo units located within the site. The material will be consisted on all sides.
  - Petitioner request's an 8' planting strip and 8' sidewalk in-lieu of 16' sidewalk with trees in raised planters or tree pits.
  - Petitioner request's to exceed height limitation by approximately 2'-10" as prescribed in P.E.D. Overlay part 8; Section (5) 10-79.
  - Shaded area currently R-22MF. Petitioner request's to modify this area to B1.

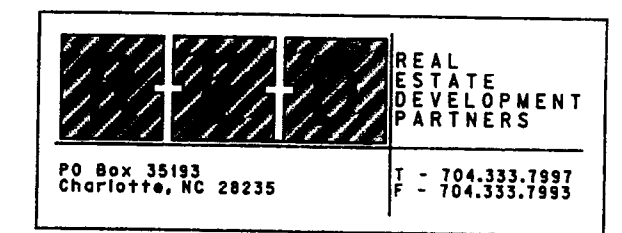


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"FOR PUBLIC HEARING" REZONING PROPOSAL  
2005-169  
Charlotte, North Carolina



**REVISION**

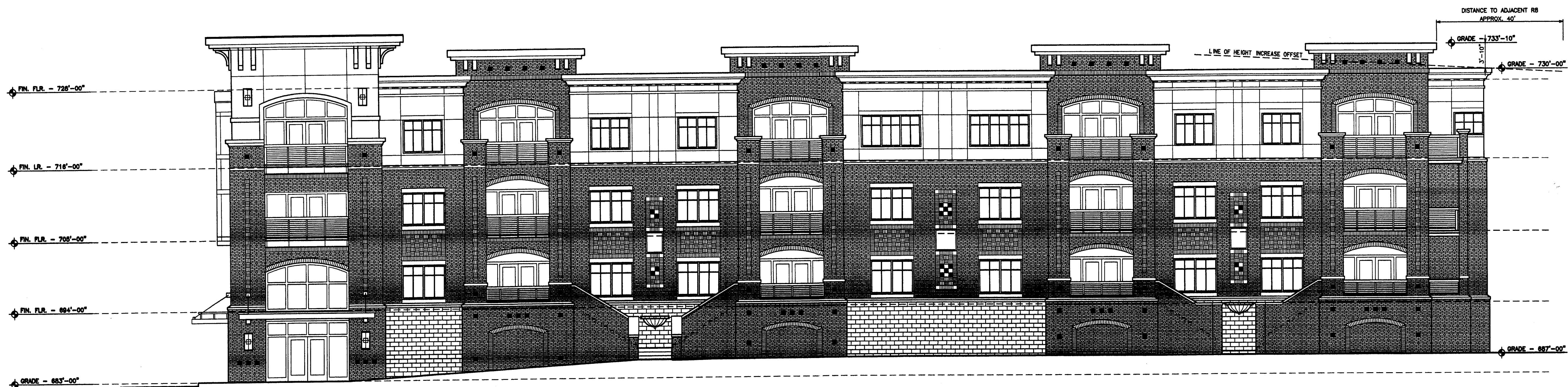
No.	Date	Revision
1	11.08.05	ZONING REVIEW RESPONSES

**PROPOSED SITE PLAN - REZONING**

**RZ.1**

FILE: H:\23997\1\3997a20  
PROJECT: 23997.00  
DATE: 08.29.05





**1 NORTH ELEVATION**

## GENERAL NOTES FOR EXTERIOR ELEVATIONS

- 601. PAINT EXPOSED ROOF MOUNTED EQUIPMENT, PIPING, ETC. IN A COLOR AS SELECTED BY THE ARCHITECT, EXCEPT THAT THOSE ITEMS WHICH ARE ALUMINUM OR STAINLESS STEEL SHALL NOT BE PAINTED.
- 602. THE EXTERIOR WALL FINISH MATERIAL IS • • • MATCH EXISTING.
- 603. THE COLOR OF THE FASCIA AT THE GRAVEL GUARD SHALL MATCH THE COLOR OF THE • • •
- 604. PAINT EXTERIOR SURFACES OF HOLLOW METAL DOORS AND DOOR FRAMES IN A COLOR AS INDICATED ON THE INTERIOR DESIGN DRAWINGS OR AS SELECTED BY THE ARCHITECT IF NOT OTHERWISE INDICATED.
- 605. PAINT EXTERIOR METAL STAIRS, PIPE RAILS, HANDRAILS AND GUARDRAILS IN A COLOR AS INDICATED ON THE INTERIOR DESIGN DRAWINGS OR AS SELECTED BY THE ARCHITECT IF NOT OTHERWISE INDICATED.
- \*606. PROVIDE REINFORCEMENT IN EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.) PER THE SPECIFICATIONS FOR DRYVIT PANZER MESH AS FOLLOWS:
  - A. AROUND THE ENTIRE PERIMETER OF THE BUILDING UP TO 1'-0" MINIMUM ABOVE THE FINISH GRADE.
  - B. UP TO 1'-0" MINIMUM ABOVE DOOR OPENINGS FOR A HORIZONTAL AREA OF 3'-0" MINIMUM AT EACH SIDE OF EVERY EXTERIOR DOOR.
  - C. UP TO 1'-0" MINIMUM ABOVE TOP OF DOOR OPENINGS FOR FULL HORIZONTAL DISTANCE WHENEVER THERE IS PAVING OR CONCRETE SIDEWALKS ABUTTING THE BUILDING AND HORIZONTALLY FOR 3'-0" MINIMUM PAST THE PAVING OR CONCRETE SIDEWALK.
  - D. FULL HEIGHT AND FOR A MINIMUM HORIZONTAL DISTANCE OF THE 3'-0" PAST THE CANOPIES AT THE MAIN ENTRANCES, AT OTHER CANOPIES AND AT THE LOADING DOCK.
- \*607. FIRE DEPARTMENT ACCESS WINDOWS AS REQUIRED BY HIGH RISE CODE REGULATIONS SHALL BE OPERABLE FROM THE INTERIOR AND EXTERIOR. MINIMUM CLEAR AREA OF EACH WINDOW SHALL BE
  - 20+ SQUARE FEET WITH A MINIMUM HEIGHT OF • 4'-0" AND A MINIMUM WIDTH OF • 3'-0".
  - SIGNAGE SHALL BE PROVIDED ON BOTH INTERIOR AND EXTERIOR OF ACCESS WINDOWS AS REQUIRED BY GOVERNING AUTHORITIES.
- \*608. PROVIDE WALL MOUNTED • BACKLIT • • SIGNAGE ON THE EXTERIOR OF THE BUILDING WITH VERBIAGE AS FOLLOWS:
  - A. AT MAIN ENTRANCE: • PROVIDE ELECTRICAL CONNECTION AND PHOTOCELL.
  - B. AT EMERGENCY ENTRANCE: • PROVIDE ELECTRICAL CONNECTION AND PHOTOCELL.
  - C. AT OUTPATIENT ENTRANCE: • PROVIDE ELECTRICAL CONNECTION AND PHOTOCELL.
  - D. ON • ELEVATION: • SEE EXTERIOR ELEVATION ON SHEET • • FOR LOCATION. • PROVIDE ELECTRICAL CONNECTION AND PHOTOCELL.



**2 EAST ELEVATION**

### NOTES:

1. PETITIONER REQUESTS TO EXCEED HEIGHT LIMITATION BY APPROXIMATELY 2'-10" AS PRESCRIBED IN P.E.D. OVERLAY PART 8, SECTION (5) 10-79.
2. ELEVATIONS SHOWN ARE ONLY FOR ARCHITECTURAL INTENT AND DO NOT REFLECT FINAL DESIGN.

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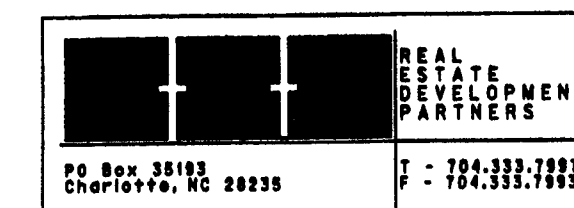
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PROPOSAL  
2005-169

Charlotte, North Carolina



### REVISION

No.	Date	Revision
1	11.08.05	ZONING REVIEW RESPONSES

EXTERIOR ELEVATIONS

**RZ.2**

FILE: H:\23997\0\399703  
PROJECT: 23997.00  
DATE: 12.21.05