

S. FLEMING GHOENS
TAX ID # 07811701
ZONING - I-2
LAND USE - COMMERCIAL

ZONING CODE SUMMARY

PROJECT NAME: GREVE OFFICE BUILDING
OWNER: TED GREVE PHONE: (XXX) XXX-XXXX
OWNER ADDRESS: 1201 N. TRYON ST. CHARLOTTE, NC
PLANS PREPARED BY: SITE & STRUCTURE, P.C. PHONE: (704) 573-7800
PROPOSED ZONING: MUDD-0 JURISDICTION: CITY OF CHARLOTTE
TAX PARCEL NUMBER: 07811702
ADDRESS: 1201 N. TRYON ST. CHARLOTTE, NC
PROPOSED USE: OFFICE
BUILDING HEIGHT: 25'-4" STORIES: 2
PROPOSED BUILDING COVERAGE: 2,829 SQ. FT. LOT SIZE: 20,473 SQ. FT. (0.47 AC.)
EXIST. BUILDING COVERAGE: 2,006 SQ. FT.
IMPERVIOUS AREA: 15,156 SQ. FT. IMPERVIOUS PERCENTAGE: 74%
NO DETENTION REQUIRED
DISTURBED AREA: 0.39 AC. (16,988 SQ. FT.) NO GRADING PERMIT REQUIRED
YARD REQUIREMENTS:
FRONT SETBACK: 14 FT. REAR YARD: 0 FT.
SIDE YARD LEFT: 14 FT. SIDE YARD RIGHT: 0 FT.
REQUIRED BUFFERS & SCREENING:
FRONT: (NO) YES X FT. REAR: (NO) YES X FT.
SIDE (L): (NO) YES X FT. SIDE (R): (NO) YES X FT.
PARKING DATA:
PARKING CALCULATION: OFFICE
1 SP. / 300 SQ. FT. x 4,835 SQ. FT. = 16 SPACES REQ'D.
REQUIRED: 16 SP. CAR POOL: NONE PROVIDED: 20 SP.
HANDICAP: 1 SP. PARKING IMPERVIOUS: 11,245 SQ. FT.
ALL SIGNAGE WILL BE APPROVED & PERMITTED SEPARATELY

NO SCALE

VICINITY MAP

GENERAL SITE NOTES

- WHEN PLACING ASPHALT AGAINST EXISTING SURFACES, A STRAIGHT EDGE SHALL BE USED TO PREVENT HUMPING AT THE LOCATION.
- ALL CONCRETE SHALL BE MADE OF TYPE-1 CEMENT WITH 4-5% AIR ENTRAINMENT AND ACHIEVE A 28-DAY STRENGTH OF 3,600 PSI.
- ALL NEW CONCRETE SHALL BE CURED WITH 100% RESIN BASE, WHITE PIGMENTED CURING COMPOUND WHICH MEETS ASTM C-309, TYPE I, APPLIED AT A UNIFORM RATE OF 1 GALLON OVER 400 SQ. FT. WITHIN 24 HOURS OF PLACEMENT.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED.
- SUB GRADE FOR NEW PAVEMENT, CURBS AND CONCRETE PADS SHALL BE COMPACTED TO 100% OF THE MAXIMUM DENSITY OBTAINABLE BY THE STANDARD PROCTOR TEST TO A DEPTH OF 8". SUB GRADE BELOW 8" IN DEPTH SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR.
- CONCRETE OR ASPHALT SHALL NOT BE PLACED IN COLD WEATHER CONDITIONS UNTIL THE AIR TEMPERATURE IS 35° F AND RISING BY 10 AM. CONCRETE OR PAVING OPERATIONS SHALL BE DISCONTINUED WHEN THE AIR TEMPERATURE IS 40° F AND FALLING. THE CONTRACTOR SHALL PROTECT FRESHLY PLACED CONCRETE IN ACCORDANCE WITH SECTION 420 OF NC DOT STANDARD SPECS. WHEN THE AIR TEMPERATURE IS 35° F AND THE CONCRETE HAS NOT REACHED 72 HRS. OF AGE.
- ALL TRAFFIC SIGNS, STRIPS, PAINTING, ETC., SHALL CONFORM TO THE PRINCIPLES OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL CONSTRUCTION SHALL CONFORM TO THE LOCAL JURISDICTION'S LAND DEVELOPMENT DETAILS AND SPECIFICATIONS.
- ALL CURB CUTS SHALL BE MADE WITH A SAW AND ALL ELEVATIONS SHALL BE VERIFIED AND MATCHED.
- STONE BASE SHALL BE PRIMED IF PAVING IS NOT COMPLETED IN SEVEN DAYS FOLLOWING STONE BASE APPROVAL.
- A CANVAS COVER OR OTHER SUITABLE COVER SHALL BE REQUIRED FOR TRANSPORTING PLANT MIX ASPHALT DURING COOL WEATHER WHEN ANY OF THE FOLLOWING CONDITIONS ARE PRESENT:
 - AIR TEMPERATURE IS BELOW 60° F.
 - LENGTH OF HAUL FROM PLANT TO JOB IS GREATER THAN 5 MILES.
 - OTHER OCCASIONS AT THE ENGINEER'S DESCRIPTION WHEN A COMBINATION OF FACTORS INDICATE THAT MATERIAL SHOULD BE COVERED IN ORDER TO ASSURE PROPER PLACEMENT TEMPERATURE.
- SITE PLUMBING CONTRACTOR SHALL BE LICENSED IN THE STATE OF NORTH CAROLINA TO PERFORM WORK OF THE SIZE AND SCOPE INDICATED. THE CONTRACTOR SHALL PAY ALL LICENSE AND TAP FEES ASSOCIATED WITH HIS WORK AND SHALL GUARANTEE HIS WORK TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE-YEAR FROM FINAL ACCEPTANCE BY THE OWNER. THE WATER HEATER TANK SHALL CARRY A FIVE-YEAR WARRANTY ON THE HEATER TANK.
- ENTIRE PLUMBING INSTALLATION SHALL BE INSTALLED IN STRICT ACCORDANCE WITH STATE AND LOCAL PLUMBING CODES.
- THE SANITARY SEWER PIPING SHALL BE PVC TYPE DWV WITH CEMENTED JOINTS.
- WATER PIPING OUTSIDE OF BUILDING SHALL BE TYPE "X" SOFT DRAWN COPPER TUBING. FITTINGS SHALL BE WROUGHT COPPER WITH SOLDERED JOINTS MADE WITH 95-5 TIN-ANTIMONY SOLDER. ANY PIPING ABOVE GRADE SHALL BE INSULATED WITH 1 1/2" OF FOAMED PLASTIC INSULATION.

ABBREVIATIONS

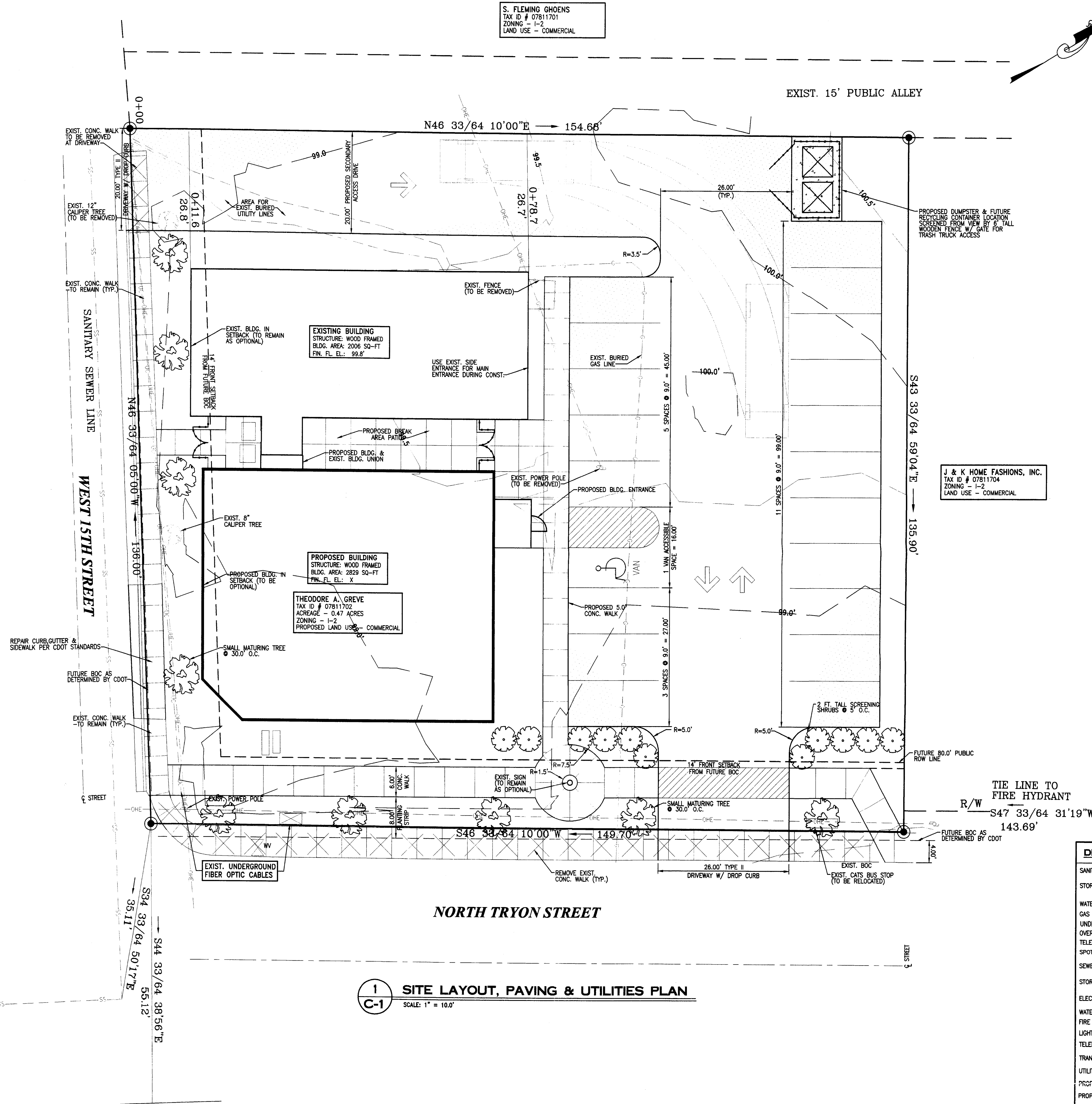
R/W	RIGHT OF WAY
EEOP	EDGE OF EXIST. PAVEMENT
EOP	PROPOSED EDGE OF PAVEMENT
CJ	SAWED CRACK CONTROL JOINT
EIP	EXISTING IRON PIN
NIP	NEW IRON PIN
ROP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
HP	HIGH POINT ELEVATION
LP	LOW POINT ELEVATION
TOC	TOP OF CURB ELEVATION
TW	TOP OF WALL ELEVATION
BW	BOTTOM OF WALL ELEVATION
FTE	FINISHED FLOOR ELEVATION
FOB	FACE OF BUILDING
FOC	FACE OF CURB
BOC	BACK OF CURB
PI	POINT OF INTERSECTION
DI	STORM SEWER DROP INLET
CI	STORM SEWER CURB INLET
YI	STORM SEWER YARD INLET (HOPE)
PID	PARCEL TAX ID NUMBER
CONC.	CONCRETE
C	CENTER LINE
PP	POWER POLE
SP	SERVICE POLE
LP	LAMP POST
GV	GAS VALVE
(AL)	APPROXIMATE LOCATION
FH	FIRE HYDRANT
N.O.F.	NOW OR FORMERLY
TYP.	TYPICAL

LEGEND

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER LINE	SS	SS
STORM SEWER	PIPE SPEC & SLOPE	PIPE SPEC & SLOPE
WATER LINE	W	W
GAS LINE	G	G
UNDERGROUND ELECTRIC	UGE	UGE
OVERHEAD ELECTRIC LINE	OHE	OHE
TELEPHONE LINE	T	T
SPOT ELEVATION	97.00	100.35
SEWER MANHOLE	SS	SS
STORM MANHOLE	ST	ST
ELECTRICAL MANHOLE	E	E
WATER VALVE	WV	WV
FIRE HYDRANT	HYD	HYD
LIGHT POLE	TP	TP
TELEPHONE PEDESTAL	TP	TP
TRANSFORMER	TP	TP
UTILITY POLE	TP	TP
PROPERTY CORNER	PC	PC
PROPERTY BOUNDARY	---	---
CONTOUR - 1' INT.	---	---
CONTOUR - 5' INT.	---	---

1 SITE LAYOUT, PAVING & UTILITIES PLAN

SCALE: 1" = 10.0'



J & K HOME FASHIONS, INC.
TAX ID # 07811704
ZONING - I-2
LAND USE - COMMERCIAL

TIE LINE TO
FIRE HYDRANT
S47 33/64 31'19"W
143.69'



Site & Structure p.c.
Engineering • Design • Project Management
8621-B1 Fairview Road • Mint Hill, NC • (704) 573-7800
Greve Office Building
1201 N. Tryon St., Charlotte, NC

SITE LAYOUT, PAVING & UTILITIES PLAN

DESIGNED BY M. BRITT	DRAWN BY M. BOTT	CHECKED BY T. BORN
DATE 20-OCT-05	CLIENT APPROVAL	SCALE AS NOTED
CAD FILE NO. S05118-C-1.DWG	PROJECT NO. S05118	DRAWING NO. S05118-C-1