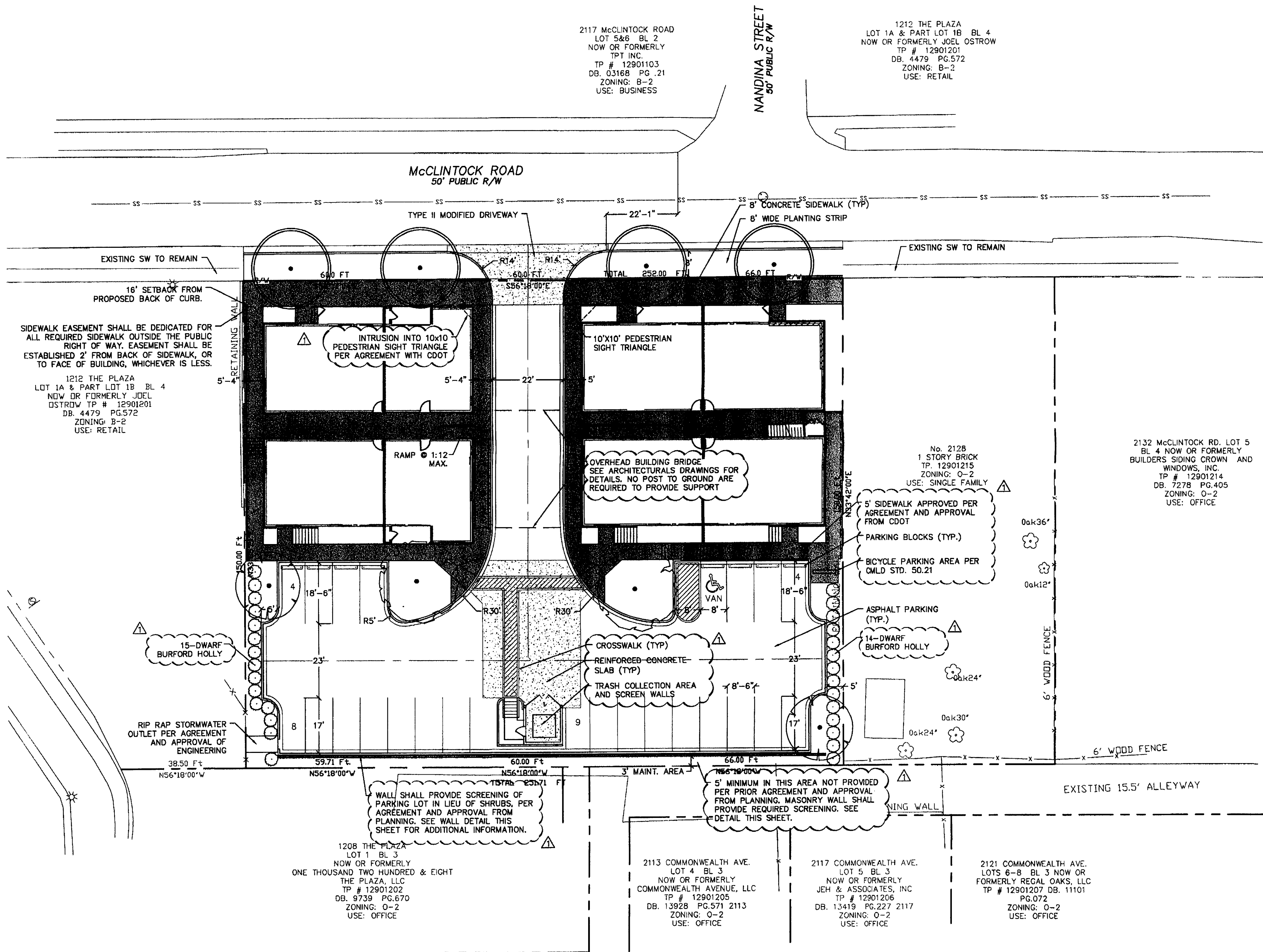
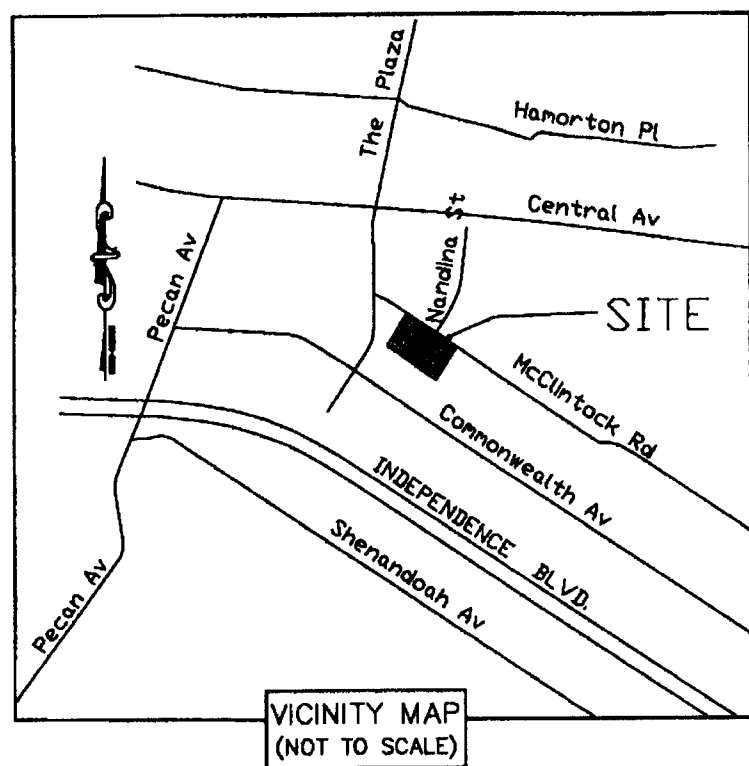
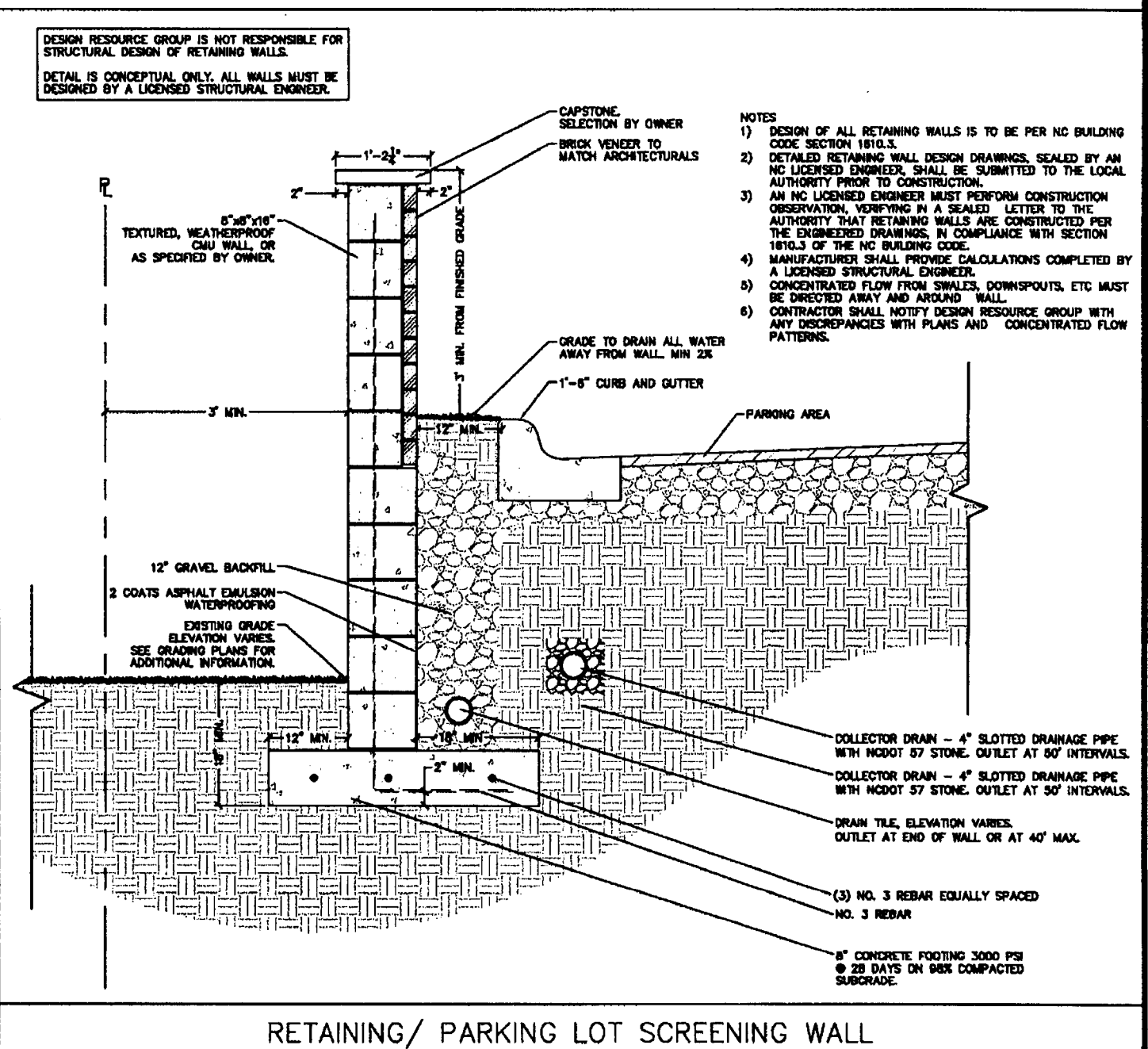




SITE DATA:	
TAX MAP NO:	129-012-16, 129-012-17, 129-012-18
EXISTING ZONING:	B-2, PED OVERLAY DISTRICT
PROPOSED ZONING:	B-2, PED-O OVERLAY DISTRICT OPTIONAL
SITE AREA:	27,880 SF (0.64 ACRES)
PROPOSED UNITS:	24 UNITS
DUA PROPOSED:	0.94
PARKING REQUIRED:	24 SPACES (1 SPACE PER UNIT)
PARKING PROPOSED:	25 SPACES
BICYCLE PARKING REQ.:	2 SHORT TERM SPACES
BICYCLE PARKING PROPOSED:	7 SHORT TERM SPACES
MIN. SETBACK:	16' FROM BACK OF PROPOSED CURB
MIN. SIDE & REAR YARD:	NOT REQUIRED EXCEPT ADJOINING RESIDENTIAL ZONING/USE
PROPOSED BUILDING HEIGHT:	AS ALLOWED IN THE DISTRICT

NOTE:
PED-O CONDITIONS
PROVIDE 8' SIDEWALK AND 8' PLANTING STRIP IN LIEU OF P.E.D. STANDARD TREE VAULT PLANTING AND 16' SIDEWALK.

PLANTING SCHEDULE							
KEY	QTY.	SCIENTIFIC NAME/ COMMON NAME	CAL.	HT.	SPD.	COND.	NOTES
	2	ULMUS PARVIFOLIA LACEBARK ELM	3" MIN	12'-14'		B+B	FULL CROWN, STRAIGHT TRUNK, WELL MATCHED
	2	CERCIS CANADENSIS FOREST PANSY EASTERN REDBUD	2" MIN	8'-10'		B+B	FULL CROWN WELL MATCHED
	29	DWARF BURFORD HOLLY ILEX CRENATA 'DWARF BURFORD'		30"	30"	5 GAL.	WELL MATCHED FULL BUSHY CONTAINER
	4	QUERCUS PHELLOS WILLOW OAKS	3" MIN	12'-14'		B+B	FULL CROWN WELL MATCHED



PLAZA VU
CHARLOTTE, NORTH CAROLINA

THE DRAKEFORD COMPANY
1914 BRUNSWICK AVENUE SUITE 2A
CHARLOTTE, NORTH CAROLINA 28207
PHONE: (704) 344-0332 FAX: (704) 344-9992

Design Resource Group
1230 West Morehead Street, Suite 214
Charlotte, NC 28208
704.343.0608 fax 704.358.3093
www.drgp.com

- Landscape Architecture
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- Land Planning

REZONING PETITION
FOR PUBLIC
HEARING 2008-71

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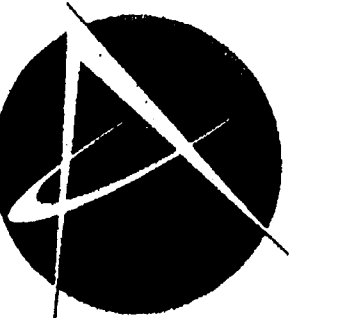
APR 21 2008

NORTH

Scale: 1"=20'
Date: 18 JAN. 2008
Project No.: 090-009

Revisions:
1. 18 APR. 08 PER CITY REVIEW

Sheet 1-2



**McCLURE
NICHOLSON
MONTGOMERY**
architects

2108 South Boulevard, Suite 110
Charlotte, N.C. 28203
Phone: 704.332.8763
Fax: 704.334.0262

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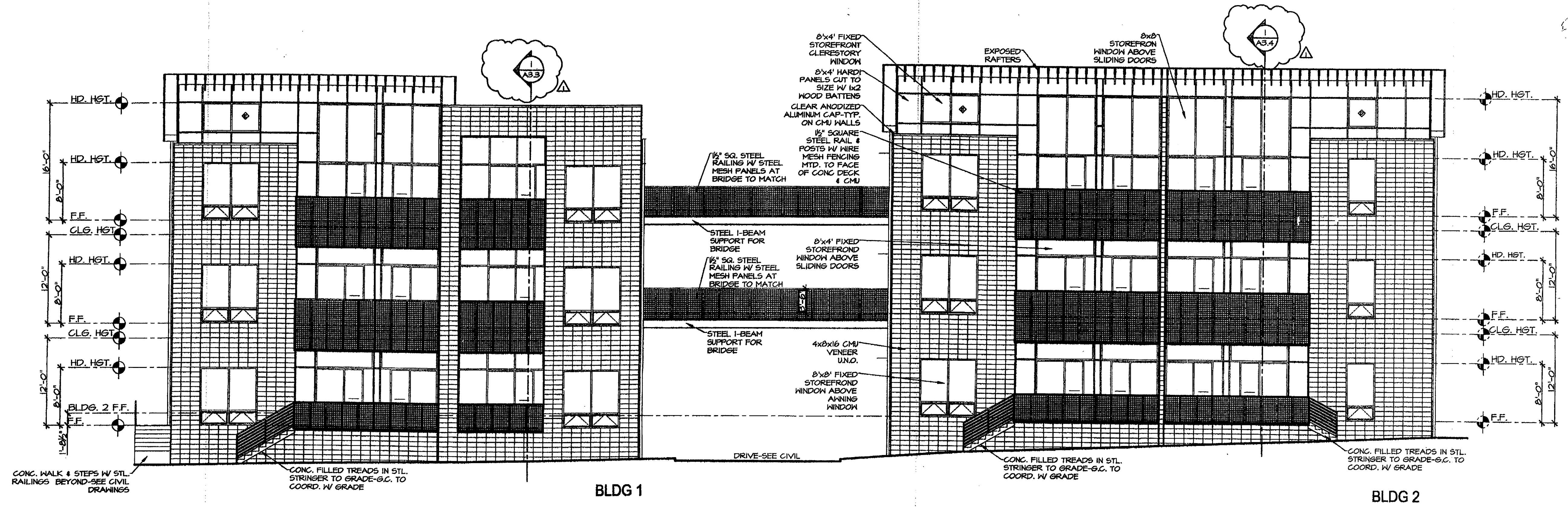
Project Number: 29T-2006

ISSUE:
01.17.07 REDESIGN SET
05.22.07 PRICING SET
05.29.07 CONSTRUCTION

REVISION
01.17.07 REVISION 1

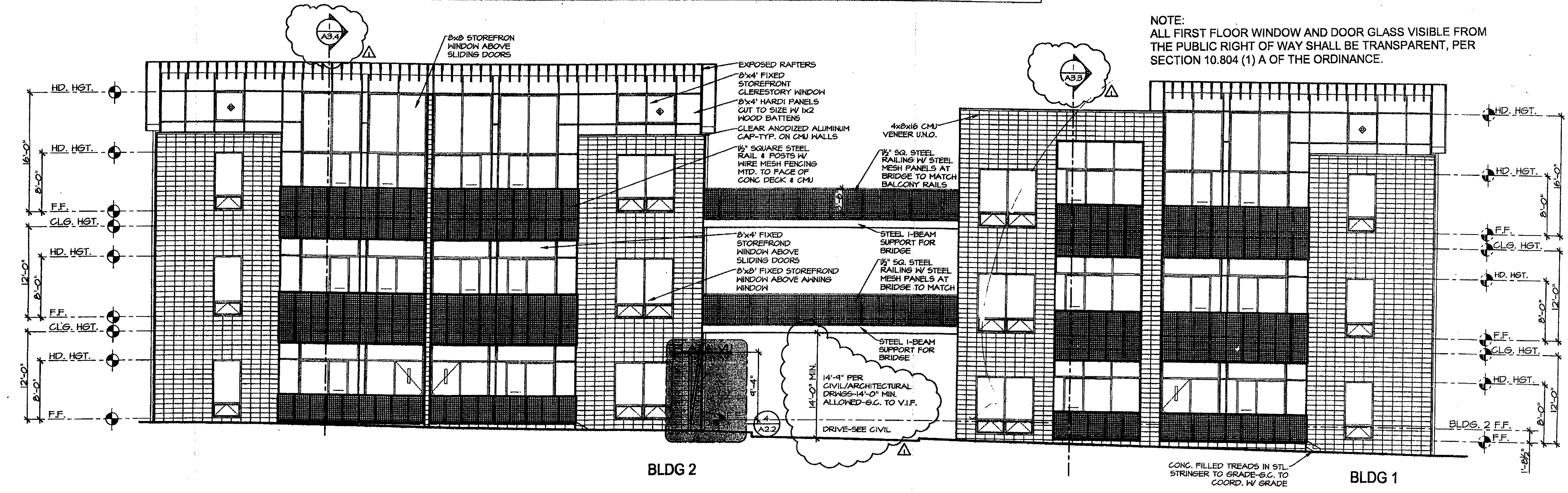
SHEET TITLE:
**EXTERIOR
ELEVATIONS**

A2.1



- TYPICAL ELEVATION NOTES:**
1. SEE FLOOR PLANS & WINDOW SCHEDULE FOR WINDOW & DOOR ELEVATION.
 2. ALL EXPOSED STEEL TO BE SHOP PRIMED PRIOR TO DELIVERY TO SITE.
 3. G.C. TO CONSTRUCT A 6'-0"x6'-0" MOCK UP PANEL WITH 4'-0"x4'-0" FIXED WINDOW WITH 4x8x16 CMU AND HARDI-PANEL W/ BATTENS AS SIDE PANEL.
 4. MORTAR JOINTS @ CMU ARE TO BE RAKED.
 5. HARDI-PANEL JOINTS ARE TO BE SEALED AND COVERED W/ 1x2 WOOD BATTENS-SEAL JOINTS IN BATTENS TO HARDI-PANEL W/ SEALANT-TYP.
 6. ALL EXPOSED EXTERIOR FACES OF CMU ARE TO BE FINISHED TO MATCH-SHOT BLAST FINISH-ALL CMU TO BE INTEGRAL COLORED.
 7. HARDI-PANEL SIDING & BATTENS TO BE PRIMED & PAINTED W/ TWO COATS OF PAINT-TYP.
 8. ALL EXPOSED WOOD TO BE PRIMED AND BACKPRIMED.

2 REAR ELEVATION
SCALE: 1/8"=1'-0"



NOTE:
ALL FIRST FLOOR WINDOW AND DOOR GLASS VISIBLE FROM THE PUBLIC RIGHT OF WAY SHALL BE TRANSPARENT, PER SECTION 10.804 (1) A OF THE ORDINANCE.

FRONT ELEVATION
SCALE: 1/8"=1'-0"