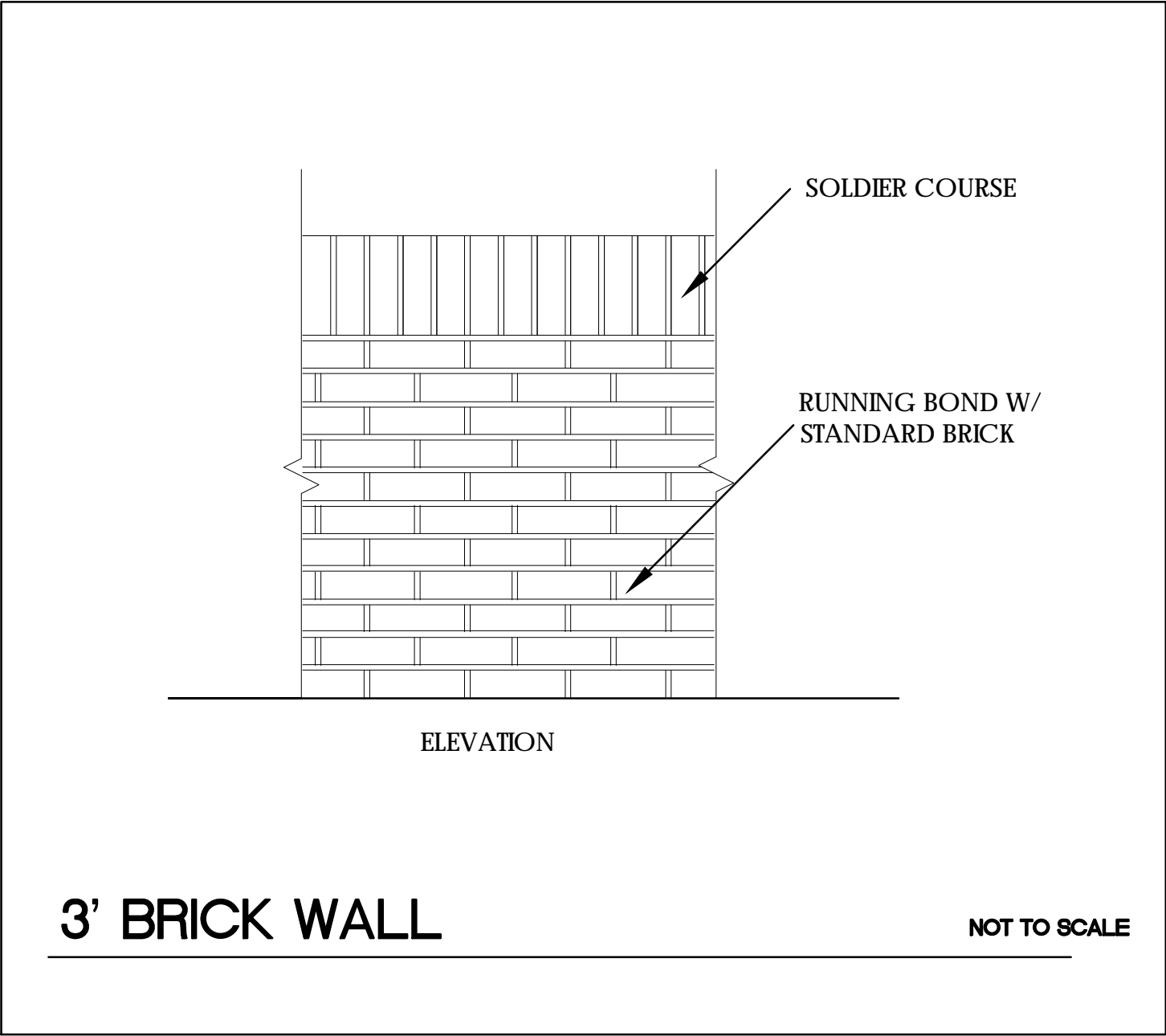
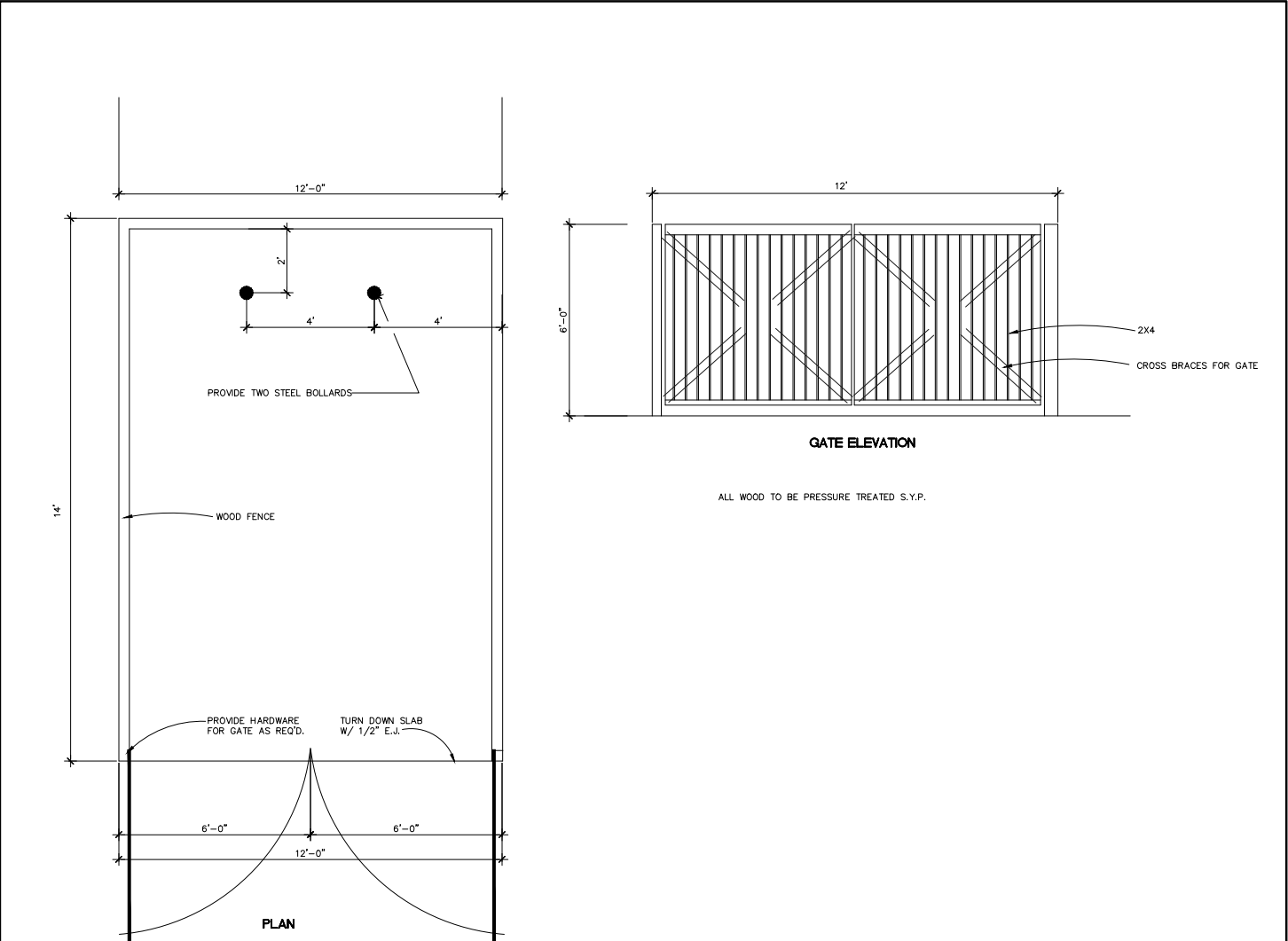


VICINITY MAP



3' BRICK WALL

NOT TO SCALE



DUMPSTER GATE (WOOD)

NOT TO SCALE

GENERAL NOTES

- PURPOSE
- The purpose of the rezoning is to allow relief from the site and parking requirements and modify as follows: 1. The rezoning is conceptual in nature and may have minor changes to accommodate construction.
- CONCEPT PLAN
- The rezoning plan is conceptual in nature and may have minor changes to accommodate construction.

- LAND DISTURBANCE
- Minimal land disturbance (as outlined) is required to construct the improvements on this parcel. There is no need for a formal erosion control plan/permit based upon the disturbed areas specified on the Rezoning Plan.

- ACCESS
- Site access from South Boulevard will be as existing and as outlined on the Rezoning Plan.
 - Cross access easements are in place to allow access to adjacent propertie(s) as shown.
 - No off-site improvements to South Boulevard will occur as part of this rezoning.

- WATER QUALITY/POST CONSTRUCTION
- New built upon area does not meet the requirements for storm water detention or post construction. This is based upon the amount of impervious constructed prior to 1978 and the amount of new impervious material added as a percentage to the overall site.

- LIGHTING
- All exterior lighting will be permitted separately based upon the City of Charlotte Ordinance requirements.

- SIGNAGE
- All exterior signage will be permitted separately and will conform to the City of Charlotte Ordinance.

- USE
- The intended use is restaurant. The Petitioner reserves the right to allow other uses in the future based upon the allowable uses in the City of Charlotte Ordinance for MUDD Districts.

- RESTRICTED USES
- All uses in the MUDD shall apply except the following:
URBAN OPEN SPACE
1. This project does not meet the minimum requirements of 50,000 sf for Urban Open Space.

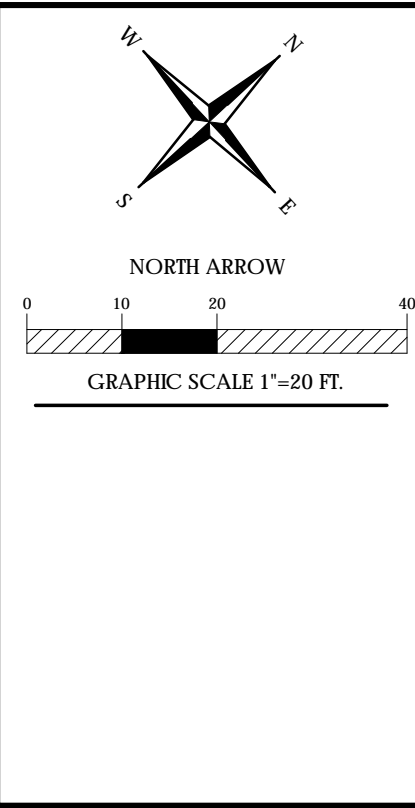
INTERNAL TREE CALCULATIONS
IMPERVIOUS COVER 12,106 SF
1 TREE PER 10,000 SF=1 TREES
3 TREES PROVIDED

IMPERVIOUS SUMMARY			
ITEM	SQUARE FOOT	ACRES	PERCENTAGE OF TOTAL SITE AREA
TOTAL SITE AREA	19,237 SF	.442 AC	N/A
EXISTING IMPERVIOUS AREA	19,237 SF	5.198 AC.	100%
PROPOSED IMPERVIOUS AREA	18,600 sf	.427 AC	96.7%
NEW IMPERVIOUS AREA	0 sf	0 AC	0 %

ZONING CODE SUMMARY		
ITEM#	ITEM	PROVIDED
1	PROPOSED BUILDING SIZE	4665 SF
2	EX. BUILDING SIZE	3320 SF
3	PARKING SPACES REQUIRED	1/600 SF
4	PARKING SPACES PROVIDED	4665 / 600 = 7.8 OR 8 SPACES
5	HANDICAP SPACES	2 SPACES (1 VAN)
6	BICYCLE PARKING	SHORT TERM ~5% 4 SPACES LONG TERM 1 SPACE
7	LOADING SPACES	NOT REQUIRED (LESS THAN 50,000 SF)

SITE DATA	
LOCATION:	1714 SOUTH BLVD. PARCEL ID#12306405
ZONE:	B1 (EXISTING) MUDD (CD) (PROPOSED)
USE:	RESTAURANT
CONTACT:	HENSONFOLEY (TIM FOLEY) 704-875-1615
ITEM	PROVIDED
LOT AREA	19,237 SF .442 AC
MIN. FRONT SETBACK	24 FT FROM BACK OF CURB (PER SOUTH BLVD PLAN)
MIN. SIDE SETBACK	NONE
MIN. REAR SETBACK	NONE
MAX. BUILDING HEIGHT	120'
FEMA MAP NUMBER	3710454300J
FEMA EFFECTIVE DATE	MARCH 3, 2009

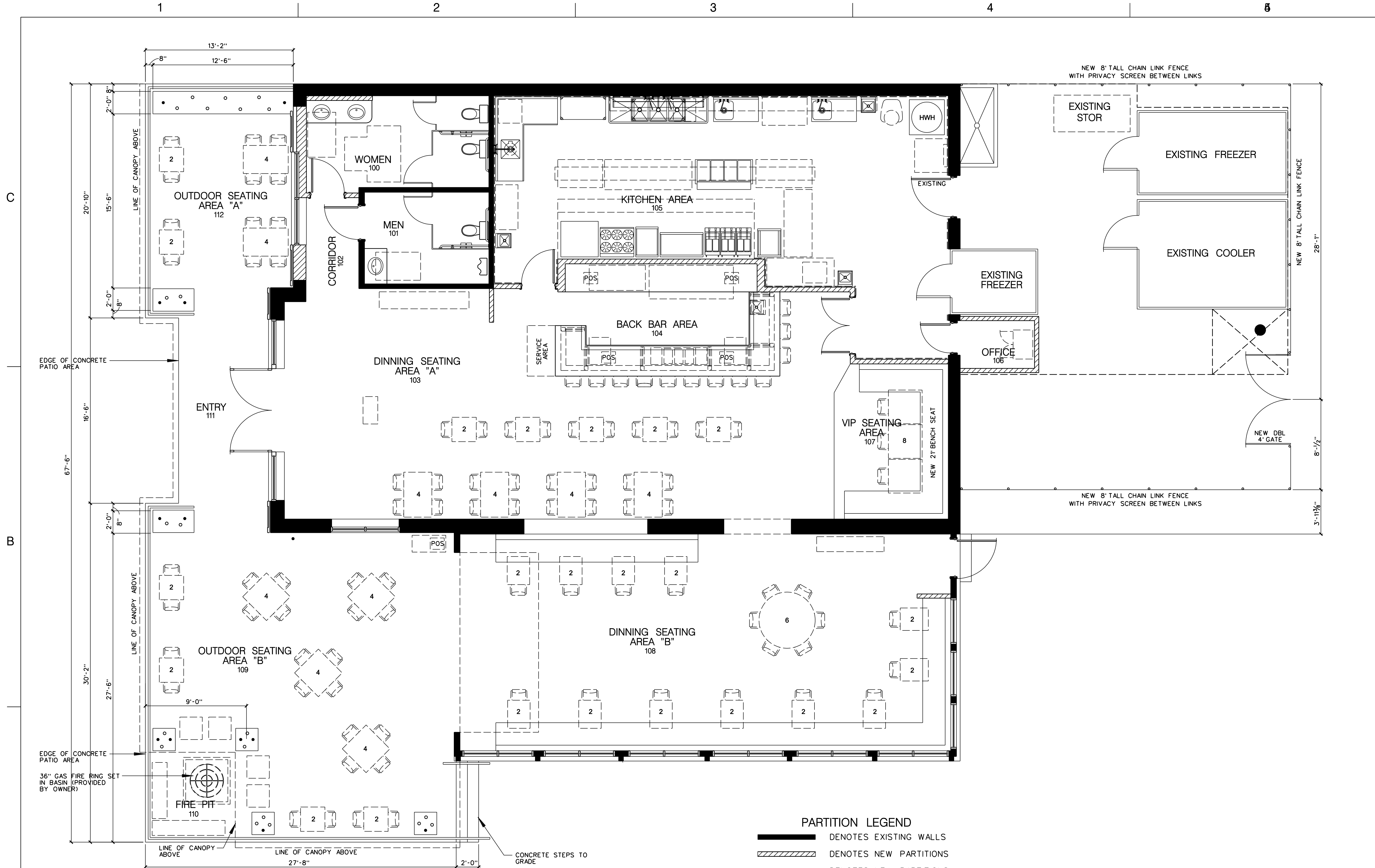
HensonFoley
Landscape Architecture | Civil Engineering
16740 Birkdale Commons Parkway Suite 200, Huntersville, NC 28078
p: 704.875.1615 | f: 704.875.0959 | www.hensonfoley.com
NC ENGINEERING BOARD LICENSE #: C-3781
NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-389



NAN AND BYRON'S RESTAURANT
PARCEL ID # 12306405
1714 SOUTH BLVD. CHARLOTTE, NC 28203

REZONING PLAN

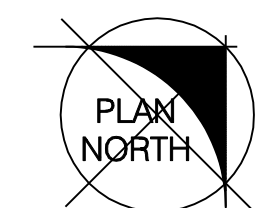
REVISIONS:	



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

PARTITION LEGEND

- DENOTES EXISTING WALLS
- DENOTES NEW PARTITIONS
- DENOTES NEW PARTITIONS WITH "FRP" IN KITCHEN OR APPROVED EPOXY PAINT SURFACE



feet three, pllc
ARCHITECTURE
INTERIORS
ANNIN
401 Hawthorne Lane
Suite 110-106
Charlotte, NC 28204
Tel: 980.297.0649
craigduet@gmail.com
www.6feetthree.com

PROJECT NAME:

Nan and Byron's
1714 South Blvd
Charlotte, NC

PROFESSIONAL SEALS:

KEY PLAN:

The information contained in this drawing is the property of 6 feet three, pllc. This information should be deemed to be correct and superior to electronic information. Electronic Information is a component of the instruments of service and is only for the Client's benefit on the specific project and for a specific use.
There is no representation of the suitability of the electronic information for other purposes, of the durability of the information, or the medium through which the information is furnished. This drawing may not be used or reproduced in any form without the written consent of 6 feet three, pllc.
Any use for a purpose other than that for which the information is intended shall be at the receiver's risk, and therefore the receiver shall protect and indemnify 6 feet three, pllc from any claims, costs, losses, or damages.

REVISION No:	DATE:	DESCRIPTION:

SHEET TITLE:

OVERALL FLOOR PLAN

ISSUE DATE:

June 21, 2013

SHEET NUMBER:

A1.1

1

2

3

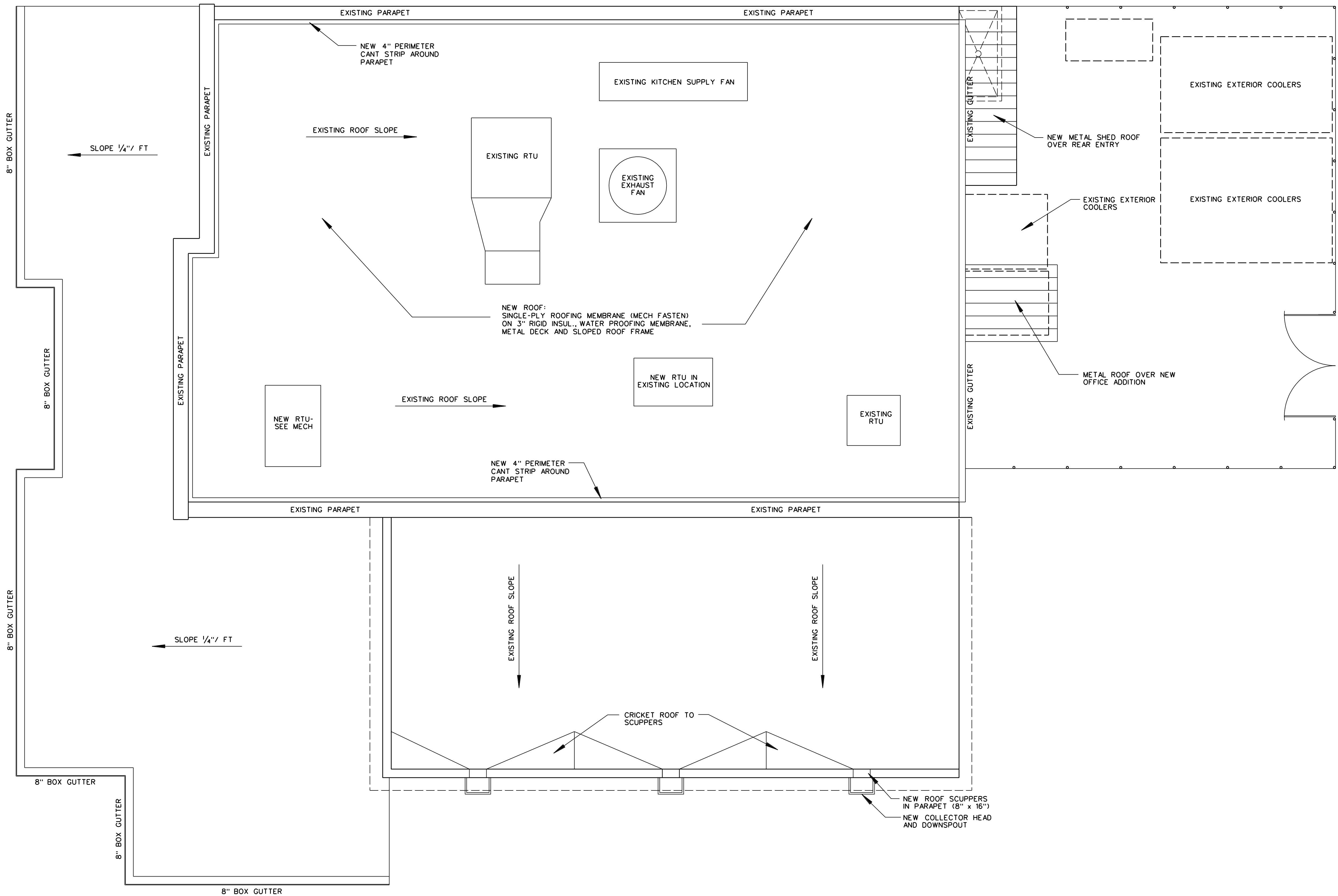
4

5

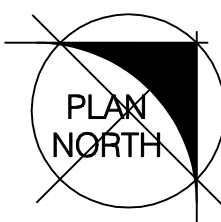
C

B

A



1 ROOF PLAN
SCALE: 1/4" = 1'-0"



feet three, pllc

ARCHITECTURE

INTERIORS

ANNIN

401 Hawthorne Lane
Suite 110-106
Charlotte, NC 28204
Tel: 980.297.0649
craigduet@gmail.com
www.6feetthree.com

PROJECT NAME:

Nan and Byron's
1714 South Blvd
Charlotte, NC

PROFESSIONAL SEALS:

KEY PLAN:

The information contained in this drawing is the property of 6 feet three, pllc. This information should be deemed to be correct and superior to electronic information. Electronic Information is a component of the instruments of service and is only for the Client's benefit on the specific project and for a specific use.

There is no representation of the suitability of the electronic information for other purposes, of the durability of the information, or the medium through which the information is furnished. This drawing may not be used or reproduced in any form without the written consent of 6 feet three, pllc.

Any use for a purpose other than that for which the information is intended shall be at the receiver's risk, and therefore the receiver shall protect and indemnify 6 feet three, pllc from any claims, costs, losses, or damages.

REVISION No: DATE: DESCRIPTION:

SHEET TITLE:

ROOF PLAN

ISSUE DATE:

June 21, 2013

SHEET NUMBER:

A1.2

1

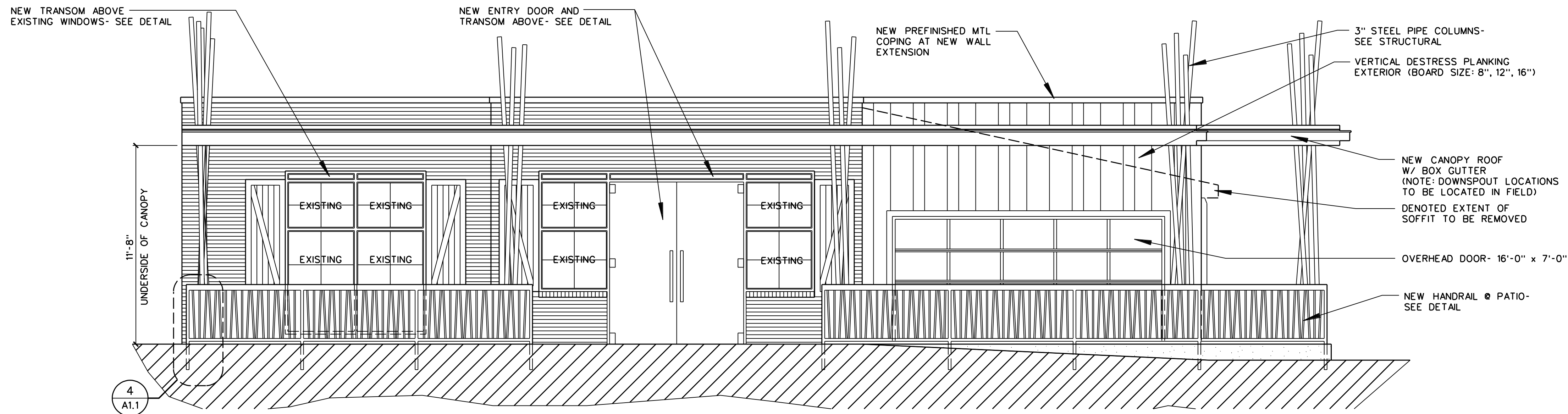
2

3

4

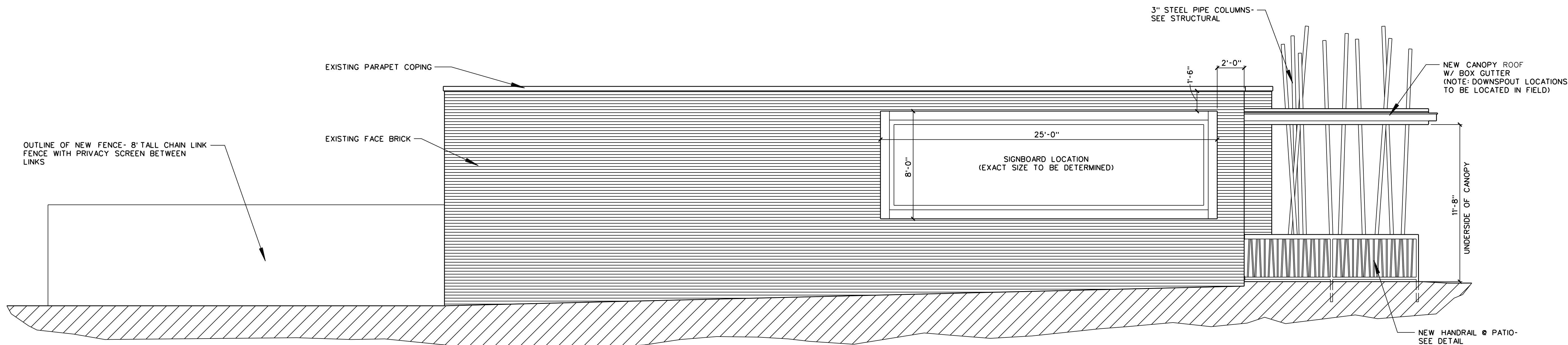
5

C



1 SOUTH BLVD ELEVATION
SCALE: 1/4" = 1'-0"

B



2 EAST BLVD ELEVATION
SCALE: 1/4" = 1'-0"

A

feet three, pllc

ARCHITECTURE

INTERIORS

ANNIN

401 Hawthorne Lane

Suite 110-106

Charlotte, NC 28204

Tel: 980.297.0649

craigduet@gmail.com

www.6feetthree.com

PROJECT NAME:

Nana & Byron's
1714 South Blvd
Charlotte, NC 28203

PROFESSIONAL SEALS:

KEY PLAN:

The information contained in this drawing is the property of 6 feet three, pllc. This information should be deemed to be correct and superior to electronic information. Electronic Information is a component of the instruments of service and is only for the Client's benefit on the specific project and for a specific use.

There is no representation of the suitability of the electronic information for other purposes, of the durability of the information, or the medium through which the information is furnished. This drawing may not be used or reproduced in any form without the written consent of 6 feet three, pllc.

Any use for a purpose other than that for which the information is intended shall be at the receiver's risk, and therefore the receiver shall protect and indemnify 6 feet three, pllc from any claims, costs, losses, or damages.

REVISION No: DATE: DESCRIPTION:

SHEET TITLE:

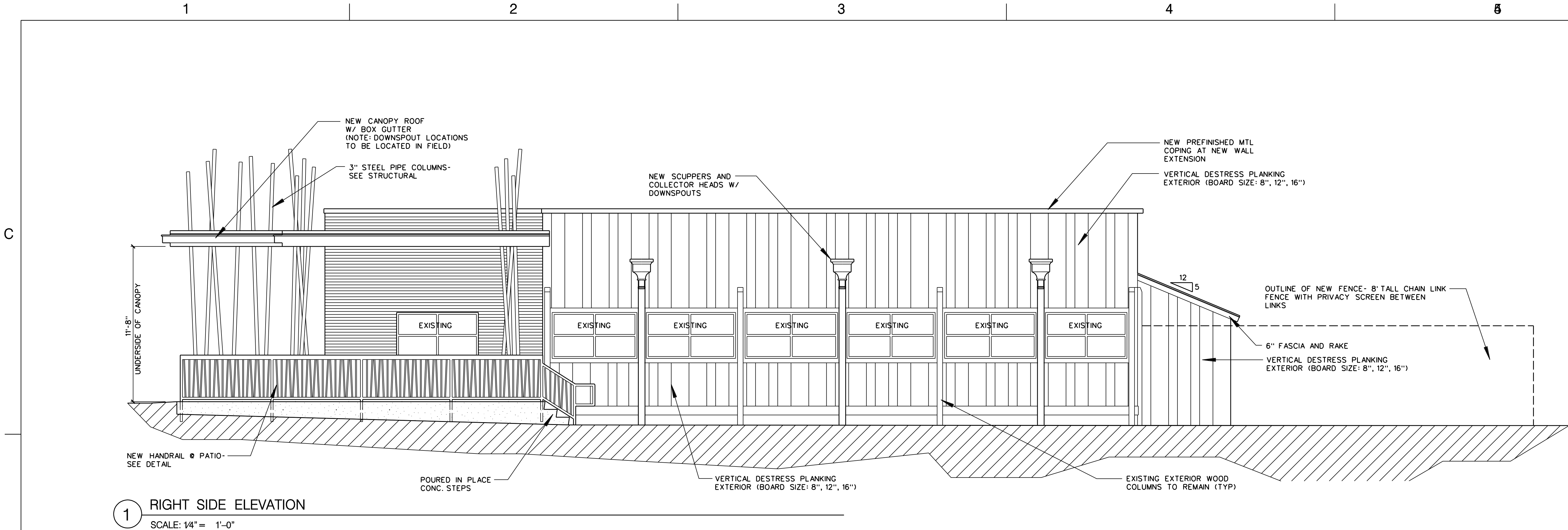
BUILDING ELEVATIONS

ISSUE DATE:

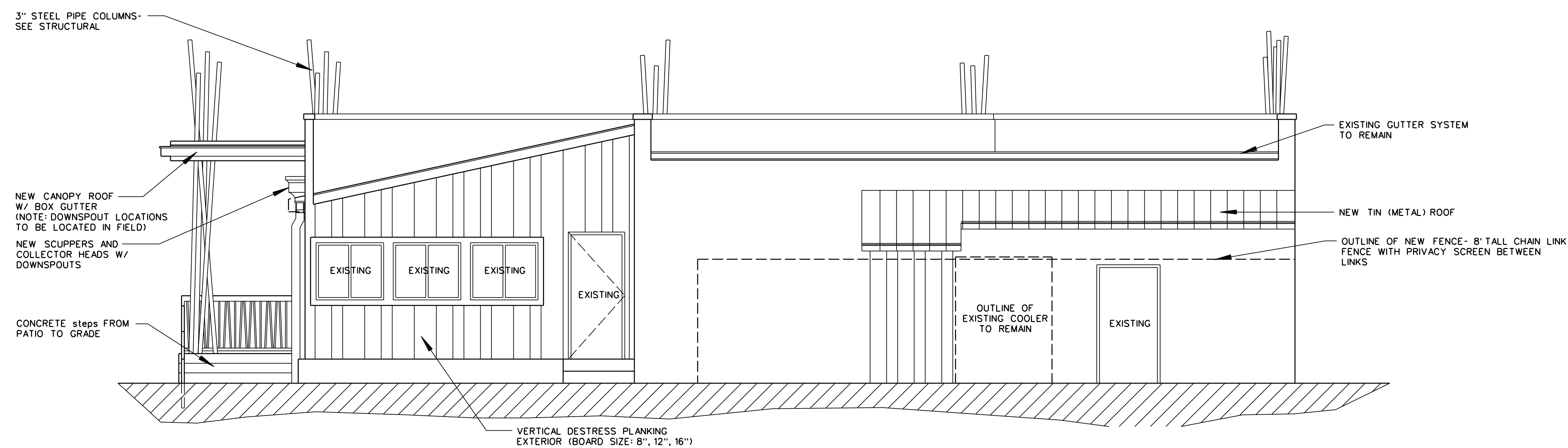
June 21, 2013

SHEET NUMBER:

A2.0



1 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

feet three, pllc

ARCHITECTURE

INTERIORS

ANNIN

401 Hawthorne Lane
Suite 110-106
Charlotte, NC 28204
Tel: 980.297.0649
craigduet@gmail.com
www.6feetthree.com

PROJECT NAME:

Nana & Byron's
1714 South Blvd
Charlotte, NC 28203

PROFESSIONAL SEALS:

KEY PLAN:

The information contained in this drawing is the property of 6 feet three, pllc. This information should be deemed to be correct and superior to electronic information. Electronic Information is a component of the instruments of service and is only for the Client's benefit on the specific project and for a specific use.

There is no representation of the suitability of the electronic information for other purposes, of the durability of the information, or the medium through which the information is furnished. This drawing may not be used or reproduced in any form without the written consent of 6 feet three, pllc.

Any use for a purpose other than that for which the information is intended shall be at the receiver's risk, and therefore the receiver shall protect and indemnify 6 feet three, pllc from any claims, costs, losses, or damages.

REVISION No: DATE: DESCRIPTION:

SHEET TITLE:

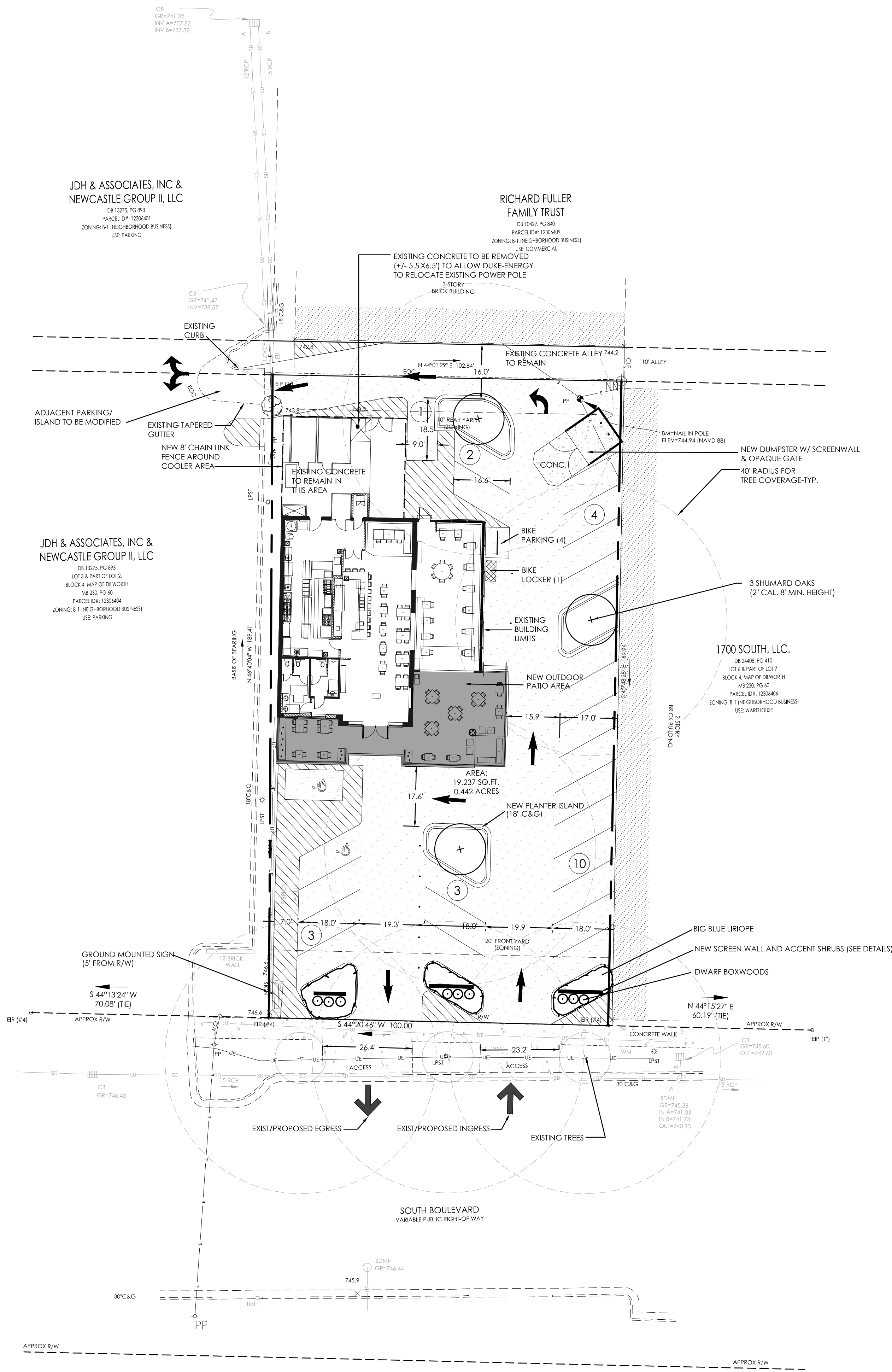
BUILDING ELEVATIONS

ISSUE DATE:

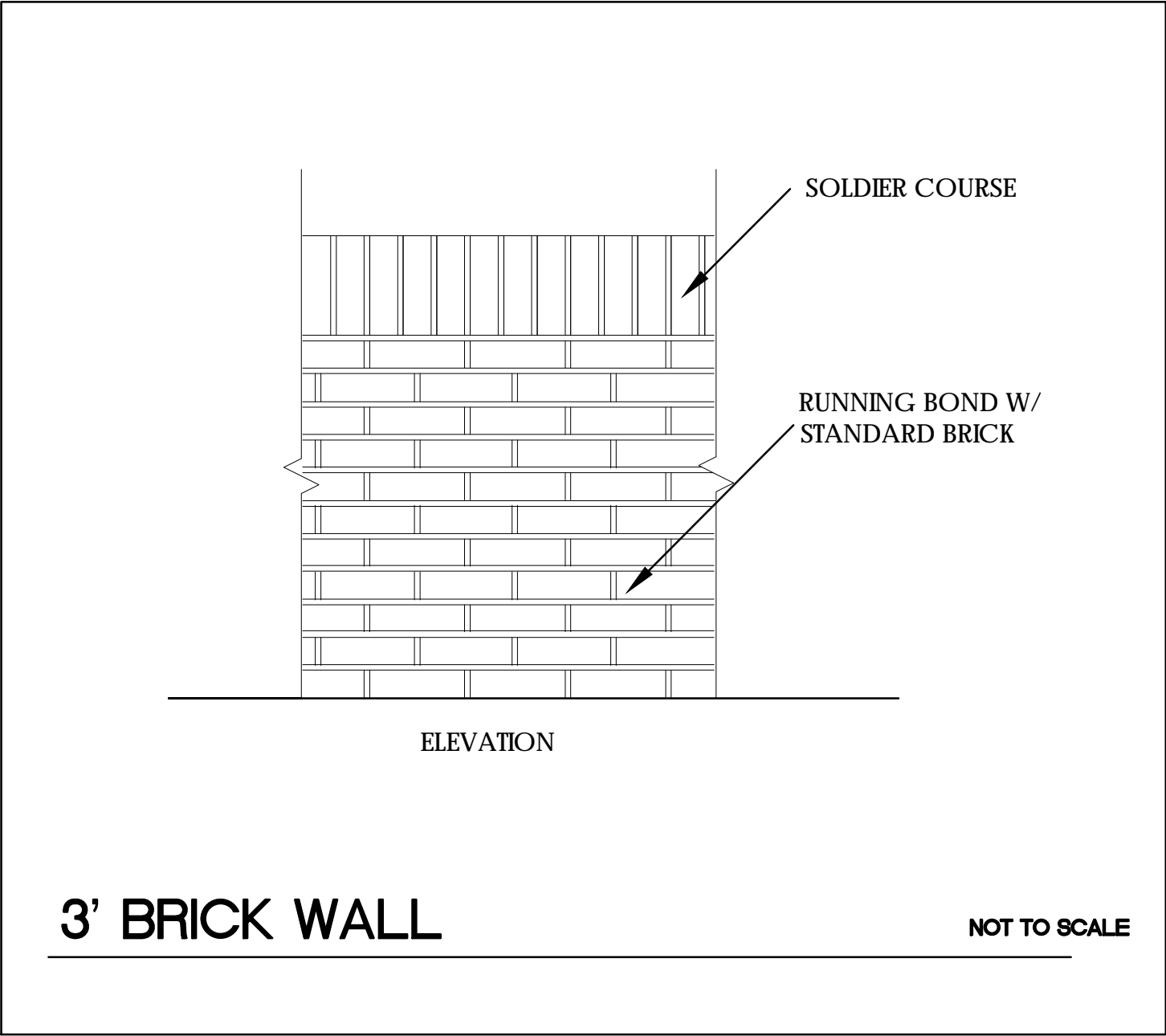
June 21, 2013

SHEET NUMBER:

A2.1

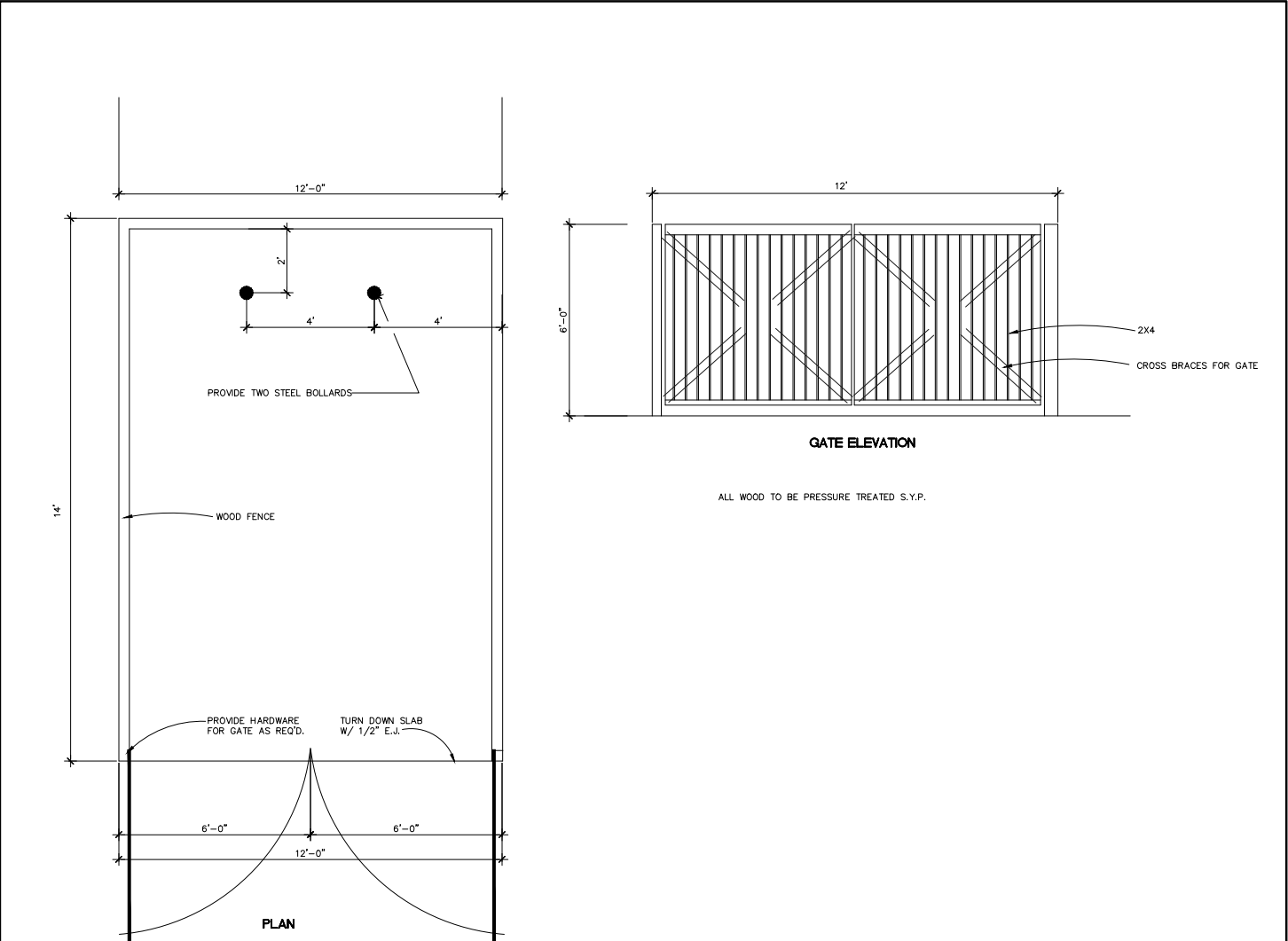


VICINITY MAP



3' BRICK WALL

NOT TO SCALE



DUMPSTER GATE (WOOD)

NOT TO SCALE

GENERAL NOTES

- PURPOSE
- The purpose of the rezoning is to allow relief from the site and parking requirements and modify as follows: "H Y g h c W H X k h b U a c f Y i i V U b U b X H U b g h X g f W h U b k \ Y b c f l l b U m W e b g h W H X"
- CONCEPT PLAN
- The rezoning plan is conceptual in nature and may have minor changes to accommodate construction.

- LAND DISTURBANCE
- Minimal land disturbance (as outlined) is required to construct the improvements on this parcel. There is no need for a formal erosion control plan/permit based upon the disturbed areas specified on the Rezoning Plan.

- ACCESS
- Site access from South Boulevard will be as existing and as outlined on the Rezoning Plan.
 - Cross access easements are in place to allow access to adjacent propertie(s) as shown.
 - No off-site improvements to South Boulevard will occur as part of this rezoning.

- WATER QUALITY/POST CONSTRUCTION
- New built upon area does not meet the requirements for storm water detention or post construction. This is based upon the amount of impervious constructed prior to 1978 and the amount of new impervious material added as a percentage to the overall site.

- LIGHTING
- All exterior lighting will be permitted separately based upon the City of Charlotte Ordinance requirements.

- SIGNAGE
- All exterior signage will be permitted separately and will conform to the City of Charlotte Ordinance.

- USE
- The intended use is restaurant. The Petitioner reserves the right to allow other uses in the future based upon the allowable uses in the City of Charlotte Ordinance for MUDD Districts.

- RESTRICTED USES
- All uses in the MUDD shall apply except the following:
URBAN OPEN SPACE
 - This project does not meet the minimum requirements of 50,000 sf for Urban Open Space.

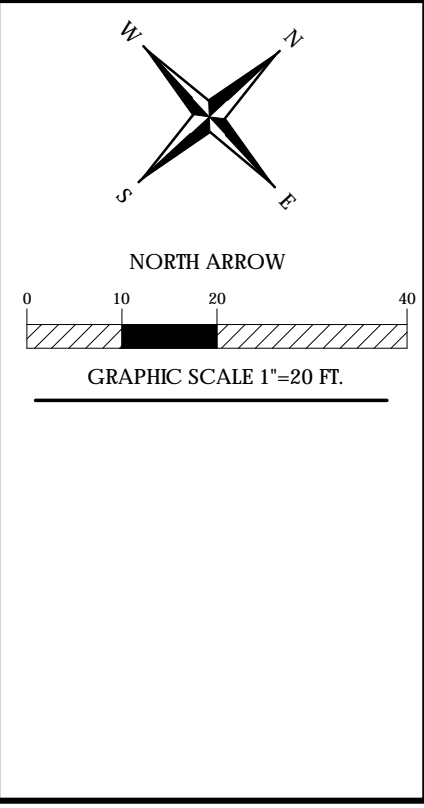
INTERNAL TREE CALCULATIONS
IMPERVIOUS COVER 12,106 SF
1 TREE PER 10,000 SF=1 TREES
3 TREES PROVIDED

IMPERVIOUS SUMMARY			
ITEM	SQUARE FOOT	ACRES	PERCENTAGE OF TOTAL SITE AREA
TOTAL SITE AREA	19,237 SF	.442 AC	N/A
EXISTING IMPERVIOUS AREA	19,237 SF	5.198 AC.	100%
PROPOSED IMPERVIOUS AREA	18,600 sf	.427 AC	96.7%
NEW IMPERVIOUS AREA	0 sf	0 AC	0 %

ZONING CODE SUMMARY		
ITEM#	ITEM	PROVIDED
1	PROPOSED BUILDING SIZE	4665 SF
2	EX. BUILDING SIZE	3320 SF
3	PARKING SPACES REQUIRED	1/600 SF
4	PARKING SPACES PROVIDED	4665 / 600 = 7.8 OR 8 SPACES
5	HANDICAP SPACES	2 SPACES (1 VAN)
6	BICYCLE PARKING	SHORT TERM ~5% 4 SPACES LONG TERM 1 SPACE
7	LOADING SPACES	NOT REQUIRED (LESS THAN 50,000 SF)

SITE DATA	
LOCATION:	1714 SOUTH BLVD PARCEL ID#12306405
ZONE:	B1 (EXISTING) MUDD (CD) (PROPOSED)
USE:	RESTAURANT
CONTACT:	HENSONFOLEY (TIM FOLEY) 704-875-1615
ITEM	PROVIDED
LOT AREA	19,237 SF .442 AC
MIN. FRONT SETBACK	24 FT FROM BACK OF CURB (PER SOUTH BLVD PLAN)
MIN. SIDE SETBACK	NONE
MIN. REAR SETBACK	NONE
MAX. BUILDING HEIGHT	120'
FEMA MAP NUMBER	3710454300J
FEMA EFFECTIVE DATE	MARCH 3, 2009

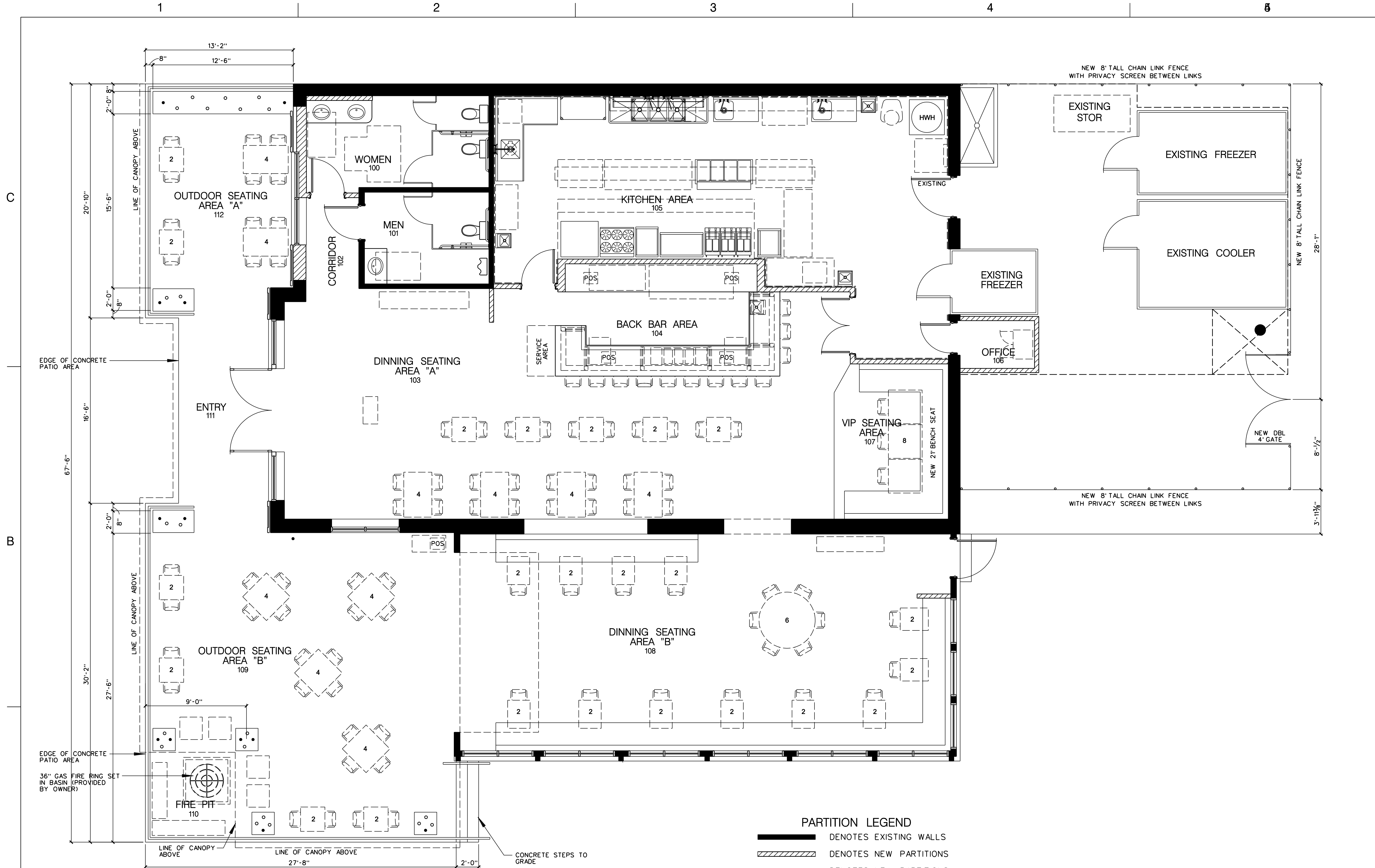
HensonFoley
Landscape Architecture | Civil Engineering
16740 Birkdale Commons Parkway Suite 200, Huntersville, NC 28078
p: 704.875.1615 | 704.875.0959 | www.hensonfoley.com
NC ENGINEERING BOARD LICENSE #: C-3781
NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-389



NAN AND BYRON'S RESTAURANT
PARCEL ID # 12306405
1714 SOUTH BLVD, CHARLOTTE, NC 28203

REZONING PLAN

REVISIONS:	



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

feet three, pllc
ARCHITECTURE
INTERIORS
ANNIN
401 Hawthorne Lane
Suite 110-106
Charlotte, NC 28204
Tel: 980.297.0649
craigduet@gmail.com
www.6feetthree.com

PROJECT NAME:
Nan and Byron's
1714 South Blvd
Charlotte, NC

PROFESSIONAL SEALS:

KEY PLAN:

The information contained in this drawing is the property of 6 feet three, pllc. This information should be deemed to be correct and superior to electronic information. Electronic Information is a component of the instruments of service and is only for the Client's benefit on the specific project and for a specific use.
There is no representation of the suitability of the electronic information for other purposes, of the durability of the information, or the medium through which the information is furnished. This drawing may not be used or reproduced in any form without the written consent of 6 feet three, pllc.
Any use for a purpose other than that for which the information is intended shall be at the receiver's risk, and therefore the receiver shall protect and indemnify 6 feet three, pllc from any claims, costs, losses, or damages.

REVISION No:	DATE:	DESCRIPTION:

SHEET TITLE:

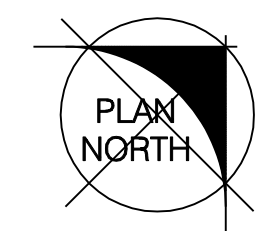
OVERALL FLOOR PLAN

ISSUE DATE:

June 21, 2013

SHEET NUMBER:

A1.1



1

2

3

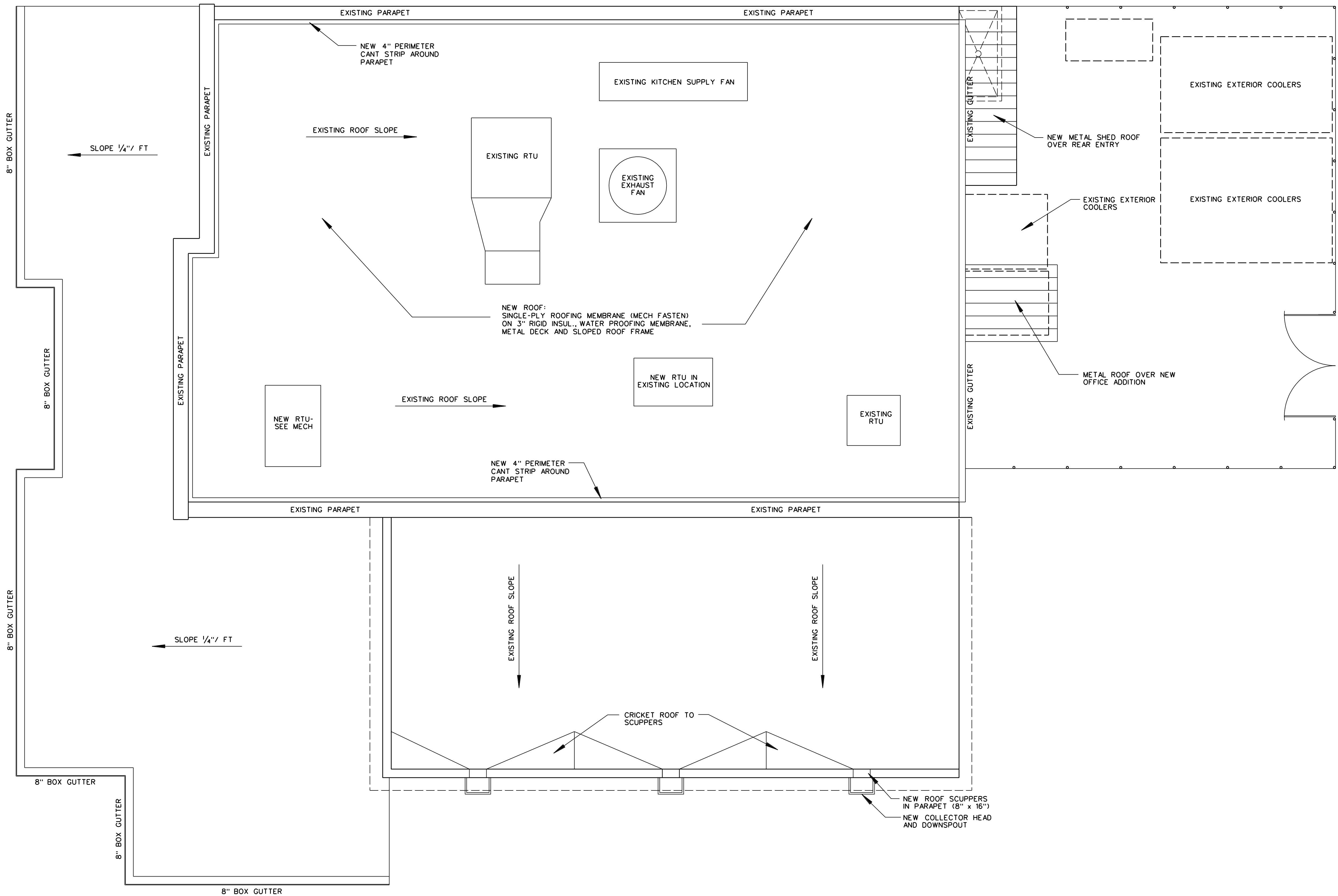
4

5

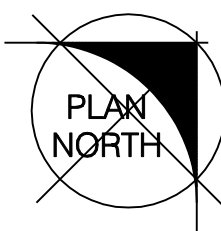
C

B

A



1 ROOF PLAN
SCALE: 1/4" = 1'-0"



feet three, pllc

ARCHITECTURE

INTERIORS

ANNIN

401 Hawthorne Lane
Suite 110-106
Charlotte, NC 28204
Tel: 980.297.0649
craigduet@gmail.com
www.6feetthree.com

PROJECT NAME:

Nan and Byron's
1714 South Blvd
Charlotte, NC

PROFESSIONAL SEALS:

KEY PLAN:

The information contained in this drawing is the property of 6 feet three, pllc. This information should be deemed to be correct and superior to electronic information. Electronic Information is a component of the instruments of service and is only for the Client's benefit on the specific project and for a specific use.

There is no representation of the suitability of the electronic information for other purposes, of the durability of the information, or the medium through which the information is furnished. This drawing may not be used or reproduced in any form without the written consent of 6 feet three, pllc.

Any use for a purpose other than that for which the information is intended shall be at the receiver's risk, and therefore the receiver shall protect and indemnify 6 feet three, pllc from any claims, costs, losses, or damages.

REVISION No: DATE: DESCRIPTION:

SHEET TITLE:

ROOF PLAN

ISSUE DATE:

June 21, 2013

SHEET NUMBER:

A1.2

1

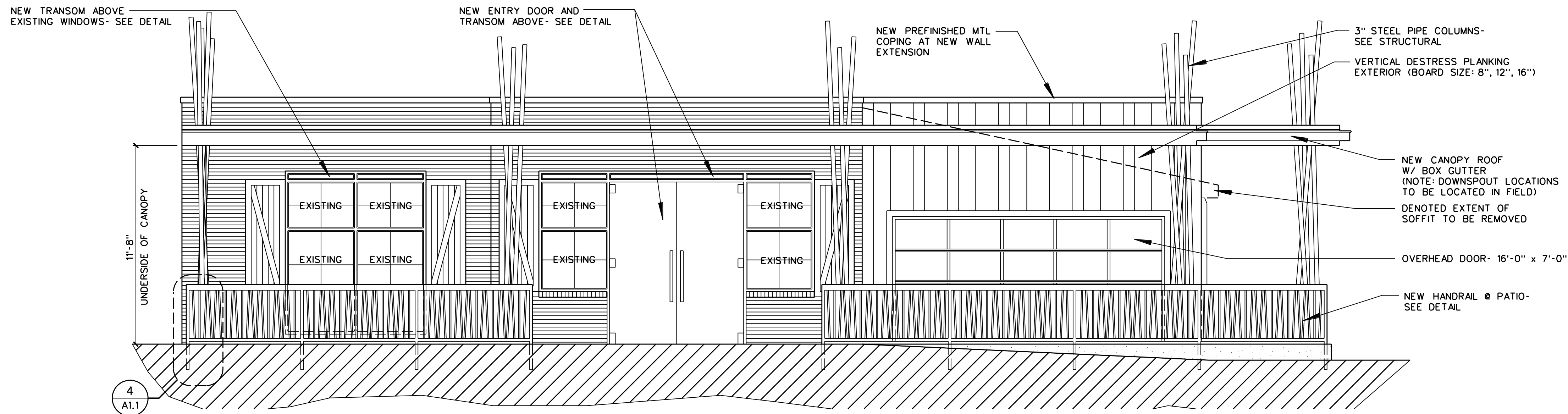
2

3

4

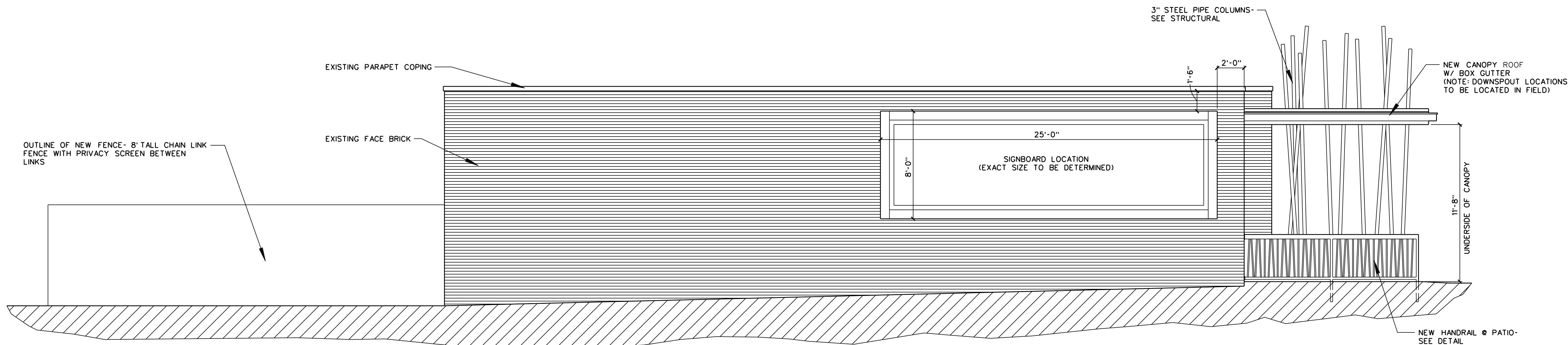
5

C



1 SOUTH BLVD ELEVATION
SCALE: 1/4" = 1'-0"

B



2 EAST BLVD ELEVATION
SCALE: 1/4" = 1'-0"

A

feet three, pllc

ARCHITECTURE

INTERIORS

ANNIN

401 Hawthorne Lane

Suite 110-106

Charlotte, NC 28204

Tel: 980.297.0649

craigduet@gmail.com

www.6feetthree.com

PROJECT NAME:

Nana & Byron's
1714 South Blvd
Charlotte, NC 28203

PROFESSIONAL SEALS:

KEY PLAN:

The information contained in this drawing is the property of 6 feet three, pllc. This information should be deemed to be correct and superior to electronic information. Electronic Information is a component of the instruments of service and is only for the Client's benefit on the specific project and for a specific use.

There is no representation of the suitability of the electronic information for other purposes, of the durability of the information, or the medium through which the information is furnished. This drawing may not be used or reproduced in any form without the written consent of 6 feet three, pllc.

Any use for a purpose other than that for which the information is intended shall be at the receiver's risk, and therefore the receiver shall protect and indemnify 6 feet three, pllc from any claims, costs, losses, or damages.

REVISION No: DATE: DESCRIPTION:

SHEET TITLE:

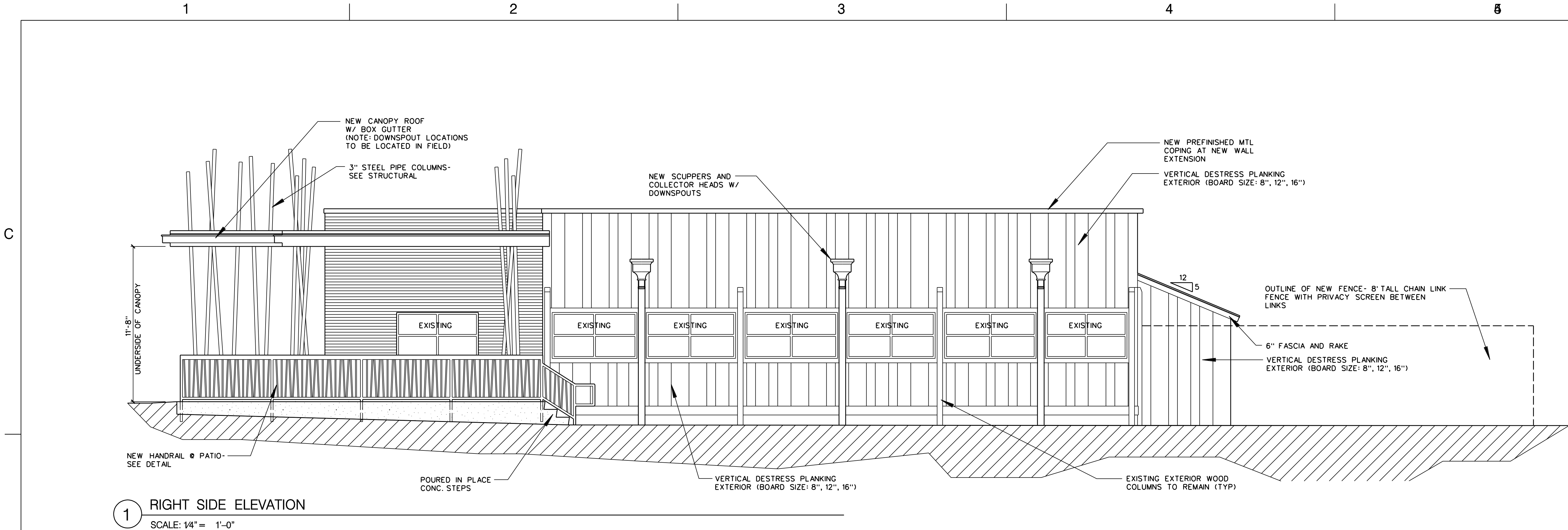
BUILDING ELEVATIONS

ISSUE DATE:

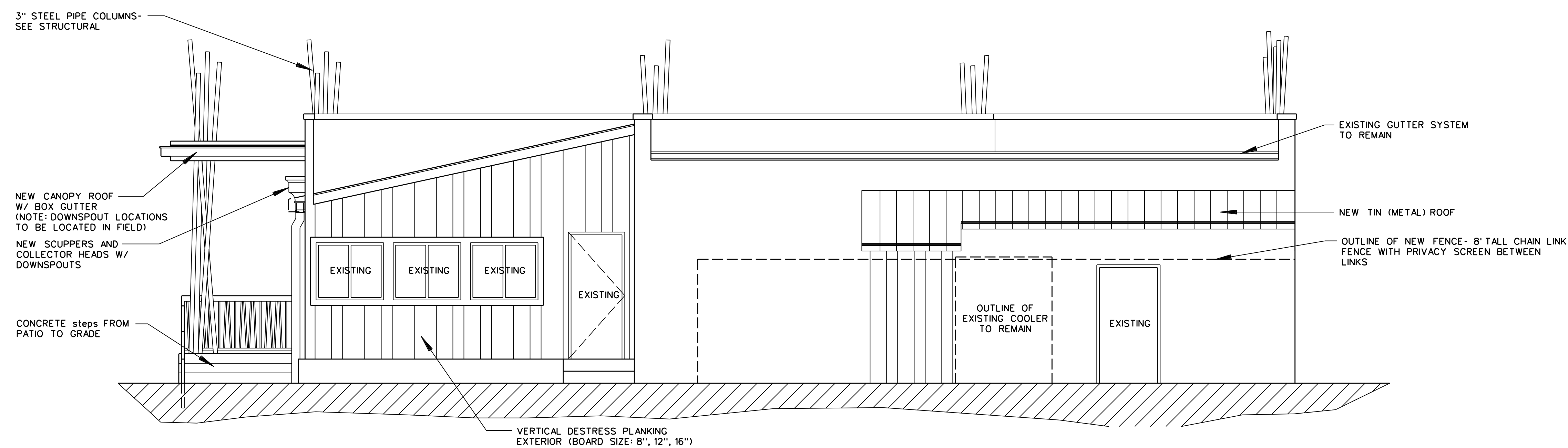
June 21, 2013

SHEET NUMBER:

A2.0



1 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

feet three, pllc

ARCHITECTURE

INTERIORS

ANNIN

401 Hawthorne Lane
Suite 110-106
Charlotte, NC 28204
Tel: 980.297.0649
craigduet@gmail.com
www.6feetthree.com

PROJECT NAME:

Nana & Byron's
1714 South Blvd
Charlotte, NC 28203

PROFESSIONAL SEALS:

KEY PLAN:

The information contained in this drawing is the property of 6 feet three, pllc. This information should be deemed to be correct and superior to electronic information. Electronic Information is a component of the instruments of service and is only for the Client's benefit on the specific project and for a specific use.

There is no representation of the suitability of the electronic information for other purposes, of the durability of the information, or the medium through which the information is furnished. This drawing may not be used or reproduced in any form without the written consent of 6 feet three, pllc.

Any use for a purpose other than that for which the information is intended shall be at the receiver's risk, and therefore the receiver shall protect and indemnify 6 feet three, pllc from any claims, costs, losses, or damages.

REVISION No: DATE: DESCRIPTION:

SHEET TITLE:

BUILDING ELEVATIONS

ISSUE DATE:

June 21, 2013

SHEET NUMBER:

A2.1