

**APPENDIX B  
BUILDING CODE SUMMARY  
FOR ALL COMMERCIAL PROJECTS**

Name of Project: **Eastland Mall Parking Lot Expansion - EASTLAND**  
 Address: **1900 INTERSTATE TOWER, 121 W. TRADE ST. CHARLOTTE, N.C. 28202**  
 Designer: **P.E.A. ARCHITECTS** Phone: **331-5200**

DESIGNER OF RECORD:  
 DESIGNER: NAME \_\_\_\_\_ LICENSE # \_\_\_\_\_ TELEPHONE # \_\_\_\_\_  
 Architectural \_\_\_\_\_  
 Planning \_\_\_\_\_  
 Mechanical \_\_\_\_\_  
 Electrical \_\_\_\_\_  
 Sanitation/Septic \_\_\_\_\_  
 Fire Alarm \_\_\_\_\_  
 Other: **PLANNING # 92426** (SEE 331-5200)

BUILDING DATA  
 Occupancy:  Assembly  Business  Educational  Mercantile  Hazardous  
 Public  Institutional (Government)  
 Residential  Institutional (Prison/Jail)

Mixed Occupancy? Yes / No Separation: \_\_\_\_\_  
 Construction Type: **III** (Recorded) **IV** (Recorded) **V** (Recorded) **VI** (Recorded)  
 VOPD **VI** (Recorded) **VI** (Recorded) **VI** (Recorded) **VI** (Recorded)  
 Fire District? Yes / No (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20)  
 Building Height: \_\_\_\_\_ Feet Number of Stories: \_\_\_\_\_  
 Mezzanine: Yes / No High Rise? Yes / No  
 Gross Building Area: \_\_\_\_\_ Sq. Ft.  
 Floor: \_\_\_\_\_ Sq. Ft. 4th Floor: \_\_\_\_\_ Sq. Ft.  
 1st Floor: \_\_\_\_\_ Sq. Ft. 5th Floor: \_\_\_\_\_ Sq. Ft.  
 2nd Floor: \_\_\_\_\_ Sq. Ft. 6th Floor: \_\_\_\_\_ Sq. Ft.  
 3rd Floor: \_\_\_\_\_ Sq. Ft. 7th Floor: \_\_\_\_\_ Sq. Ft.  
 Total Gross Area: \_\_\_\_\_ Sq. Ft.  
 Area Increase? Yes / No Use code reference: \_\_\_\_\_  
 If yes, calculations: \_\_\_\_\_

DESIGN LOADS:  
 Roof Live Load: \_\_\_\_\_ psf  
 Floor: \_\_\_\_\_ psf  
 Ceiling: \_\_\_\_\_ psf  
 Snow: \_\_\_\_\_ psf  
 Wind: \_\_\_\_\_ psf  
 Seismic: \_\_\_\_\_ psf  
 Lateral: \_\_\_\_\_ psf

Soil Bearing Capacity:  
 Field Test (Specify type of soil report): \_\_\_\_\_ psf. Presumptive Bearing Capacity: \_\_\_\_\_ psf.

PARKING SPACES: **2.51** Required **2.10** Provided  
 (Specify type of parking: \_\_\_\_\_)

Special approval by Department of Insurance or Local Jurisdiction described below:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**TREE NOTES:**  
 1. Write baskets and striping must be cut away and removed from the top and sides of the root ball prior to backfilling plant pit. Cut away or roll back 1/3 of burlap from the root ball.  
 2. All species used must be from the approved Tree Ordinance species list and shall have a minimum size at planting of 2" caliper. If tall or single trunk, minimum 8' tall and 3 stems maximum multitrunked. Mulch is required. Staking/guying is optional.  
 3. Tree Calculations:  
 Impervious area shown on this plan = 106,000 Sq. Ft.  
 Required normal trees 100:010 = 11 Trees  
 4. All planting shall be done per City Std. Codes 40.14 & 40.15  
 5. No soil disturbance or compaction, construction materials, traffic or burial pits are allowed in the tree protection zone.  
 6. Tree protection barricades must be installed before any demolition grading or construction begins and not removed until after final inspection by Urban Forester.  
 7. Before any grading or construction begins, call 336-3599 or 336-2291 for inspection of tree protection barricades by Urban Forester.  
 8. Tree barricades must meet or exceed City Std. 40.16 of the Charlotte-Mecklenburg Land Development Standards Manual.  
 9. Landscape Calculation: Total Site Area = 3,724,162 (162,000 SF)  
 New Impervious Area = 106,000 SF  
 Landscaped Area = 56,000 SF (34%)  
 10. For new planting areas remove all pavement, gravel and construction debris before preparing soil and planting trees.  
 11. Remove compacted soil and add 24" of new topsoil/planting mix or uncompact and amend top 24" of existing soil to meet topsoil/mix standards for trees.  
 12. Call 336-3660 for final inspection of trees and planting areas 7 to 10 days before the Certificate of Occupancy is needed.

**PLANT LIST (WILORA LAKE DRIVE)**

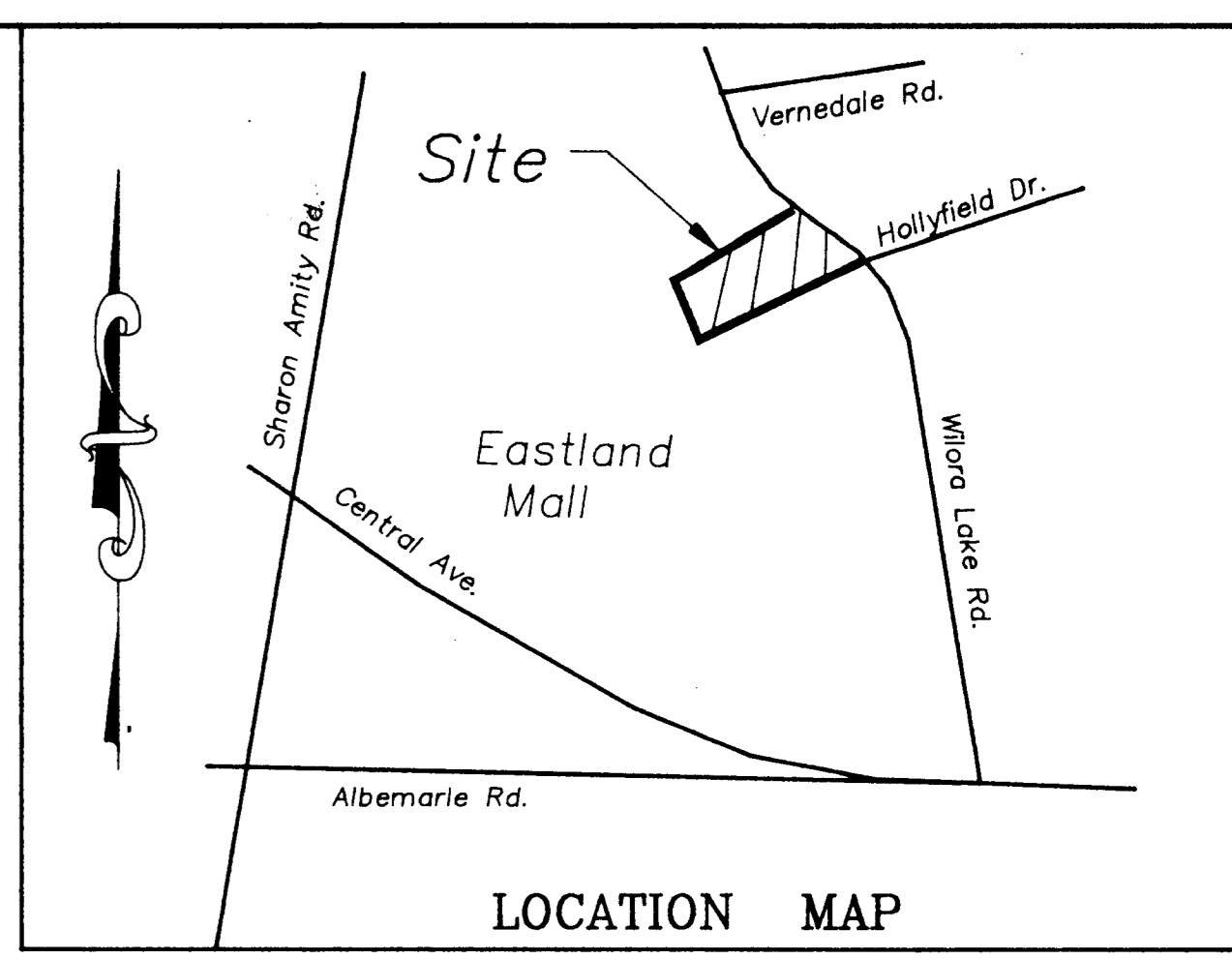
QUANTITY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	REMARKS
1	ILEX EAST PALATKA	(East Palatka holly)	8-9'	12'-0"	
1	ILEX ENGLANDER	(English holly)	6-7'	4'-0"	
1	ILEX NELLIE REEVENS	(Nellie Reevens holly)	10'	7'-0"	
1	MAQUINA VIRGINIANA	(Sweetbay magnolia)	12'-0"	12'-0"	
1	LEUCODENDRON FLORIBUNDUM	(White-flowered dogwood)	15'-0"	15'-0"	
1	ILEX CORNIFOLIA	(Japanese holly)	10'-0"	12'-0"	
1	PRUNUS VIRGINIANA	(Black cherry)	18'-0"	12'-0"	
1	SAURAUZIA GULFSTREAM	(Gulfstream magnolia)	15'-0"	12'-0"	
1	PRUNUS LAURO-CERASUS	(Laurustinus)	24'-0"	4'-0"	
1	ILEX CORNIFOLIA	(Japanese holly)	12'-0"	12'-0"	
1	ARBEZIA X E. GONCHER	(Red-veined holly)	18'-0"	12'-0"	
1	HEMEROCALLIS MIXED	(Lily)	3'-0"	2'-0"	
1	IRIS	(Iris)	3'-0"	2'-0"	
1	CANNIS PRITZER DRAWF	(Iris)	2'-0"	1'-0"	

**TREE SCHEDULE**

Small Maturing	SIZE
3-5 Stems	Aristocrat Pear 8' - 9'
3-5 Stems	Crape Myrtle(Lipan) 8' - 9'
3-5 Stems	Yaupon Holly 8' - 9'
3-5 Stems	Wax Myrtle 8' - 9'

Large Maturing	SIZE
4-4.5" Cal	Sugar Maple(legacy) 16'-18'
4-4.5" Cal	Laurel Oak 16'-18'
4-4.5" Cal	Okame Cherry 16'-18'



**SITE DATA**

Project Name: **DILLARD'S - EASTLAND PARKING LOT EXPANSION**  
 Owner: **DILLARD'S DEPARTMENT STORES**  
 Site Plans Prepared By: **P.E.A. of North Carolina 377-4349 Cameron Penfield**

TOTAL SITE AREA: **3.72 Acres**  
 ZONING: **O-15 CD**

SETBACKS:  
 Front: **40'**  
 Side: **10'**  
 Rear: **20'**

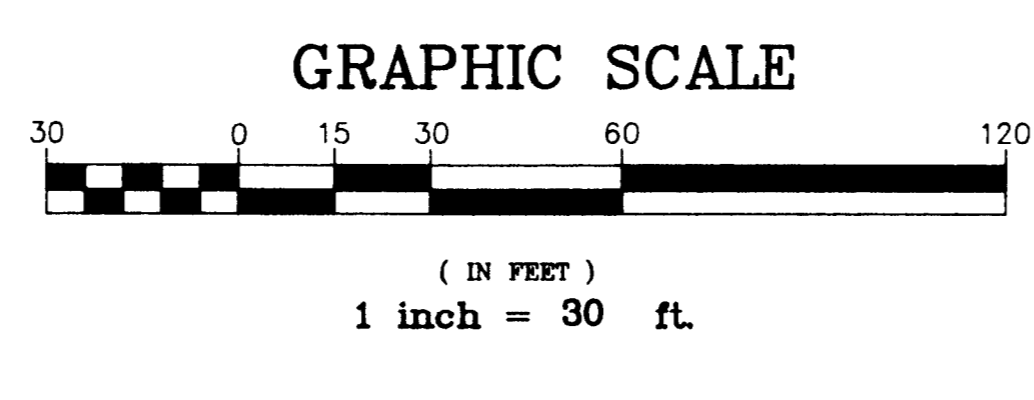
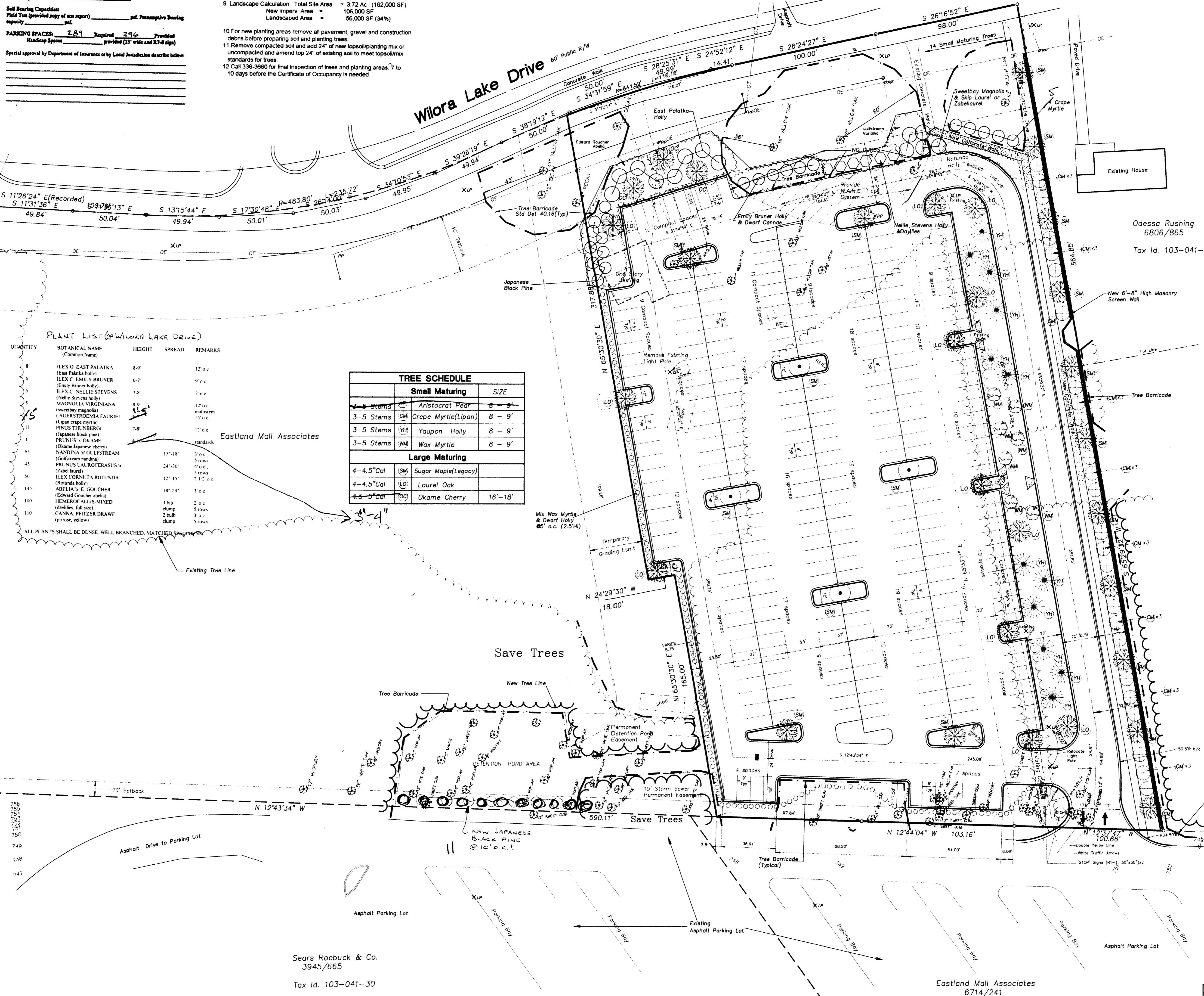
PROPOSED USE: **Parking Lot**  
 BUILDING HEIGHT: **N/A**  
 BUILDING COVERAGE: **N/A**

PARKING:  
 REQUIRED: **Dillard's Store Expansion 1/200 Sq. Ft. of (40,000 SF/200) = 200 Spaces**  
**Lost Existing Spaces (Dillard's) = 89 Spaces**  
**TOTAL SPACES REQUIRED = 289 Spaces**  
**TOTAL SPACES PROVIDED = 291 Spaces (30 Spaces Compact)**

TAX PARCEL NUMBER:  
 ADDRESS:  
 REQUIRED BUFFERS: Front: \_\_\_\_\_ Ft. Rear: \_\_\_\_\_ Ft.  
 Side (R): \_\_\_\_\_ Ft. Side (L): \_\_\_\_\_ Ft.

REQUIRED SCREENING:  
 Front: No/Yes  
 Side (R): No/Yes  
 Side (L): No/Yes  
 Parking Only: No/Yes

PAVEMENT COVERAGE: **106,300 Sq. Ft. 2.44 Acres**



ATTACHED TO ADMINISTRATIVE APPROVAL  
 DATED: **02/24/95**  
 BY: **MARTIN R. CRAMTON, JR.**  
 approved as noted.

No.	By	Description	Date
1		Revisions	

**FAISON ASSOCIATES**  
 1900 INTERSTATE TOWER, 121 W. TRADE ST.  
 CHARLOTTE, N.C. 28202 (704) 331-2500

**SITE PLAN**  
**DILLARD'S PARKING EXPANSION**  
 EASTLAND MALL  
 CHARLOTTE, MECKLENBURG CO., N.C.

DES. C.W.P. SCALE 1" = 30' JOB NO. 94042  
 DN. C.P. CK. C.W.P. DATE 2-06-95 DWG. NO. SW-1

**P.E.A.**  
 of North Carolina  
 1409 East Boulevard  
 Charlotte, N.C. 28203  
 (704) 377-4349

**CHARLOTTE-MECKLENBURG  
PLANNING COMMISSION  
INTER-OFFICE COMMUNICATION**

DATE: February 24, 1995  
 TO: Robert Brandon, Zoning Administrator  
 FROM: Martin R. Cramton, Jr., Planning Director  
 SUBJECT: Administrative Approval for Petition No. 91-46 by Eastland Ltd. Tax Parcel # 103-041-18, 17, and 16

Attached is a specific plan for the first phase development of a surface parking lot along Wilora Lake Road. This plan depicts how the first phase of the parking lot will comply with the approved conditional plan. The attached plan has modified the approved conditional plan slightly. The modification allows for the preservation of the large existing oaks along Wilora Lake Road while still complying with the requirements for screening. Please use this plan when evaluating requests for building permits and certificates of occupancy.

FEB 01 1995