SITE PLAN NOTES

DEVELOPMENT DATA:

1. PARCEL ID # 08308710
2. EXISTING ZONING IS R-5
3. TOTAL SITE ACREAGE IS 0.3349 (14590 SF)
4. PROPOSED USE IS MUDD-O (OFFICE)
5. EXISTING SQUARE FOOTAGE TO REMAIN IS 3,106 HEATED SF
   332 SF EXISTING FRONT PORCH TO BE ENLARGED
   360 SF OF BUILDING TO BE DEMOLISHED
6. SQUARE FOOTAGE OF PROPOSED ADDITIONS: 40 SIDE PORCH
   642 SF UNHEATED GARAGE
7. TOTAL SQUARE FOOTAGE IS 3,838 SF COVERED (INCLUDING GARAGE)
8. MAXIMUM BUILDING HEIGHT IS 24'-0" APPROX. (EXISTING HEIGHT)
9. PARKING REQUIRED FOR OFFICE : 6 PARKING SPACES REQ. (3,106 SF/600 = 5.17)
10. PARKING PROVIDED: 2 PARKING SPACES FOR OFFICE IN GARAGE
    4 PARKING SPACES ON SITE INCLUDING H.C. SPACE

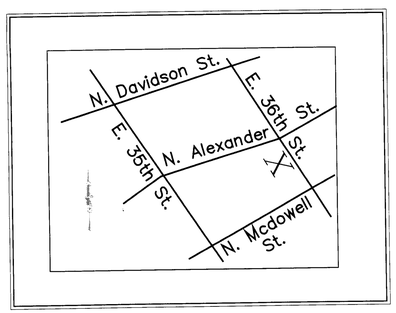
OPTIONAL REQUESTS:

1. USE EXISTING SIDEWALK ALONG 36TH STREET.
2. PLANTING REQUIREMENTS: ELIMINATE PLANTING STRIP REQUIREMENT. EXISTING TREES IN THE FRONTAGE OF THE PROPERTY TO REMAIN, AS THEY SATISFY THE TREE ORDINANCE REQUIREMENTS.

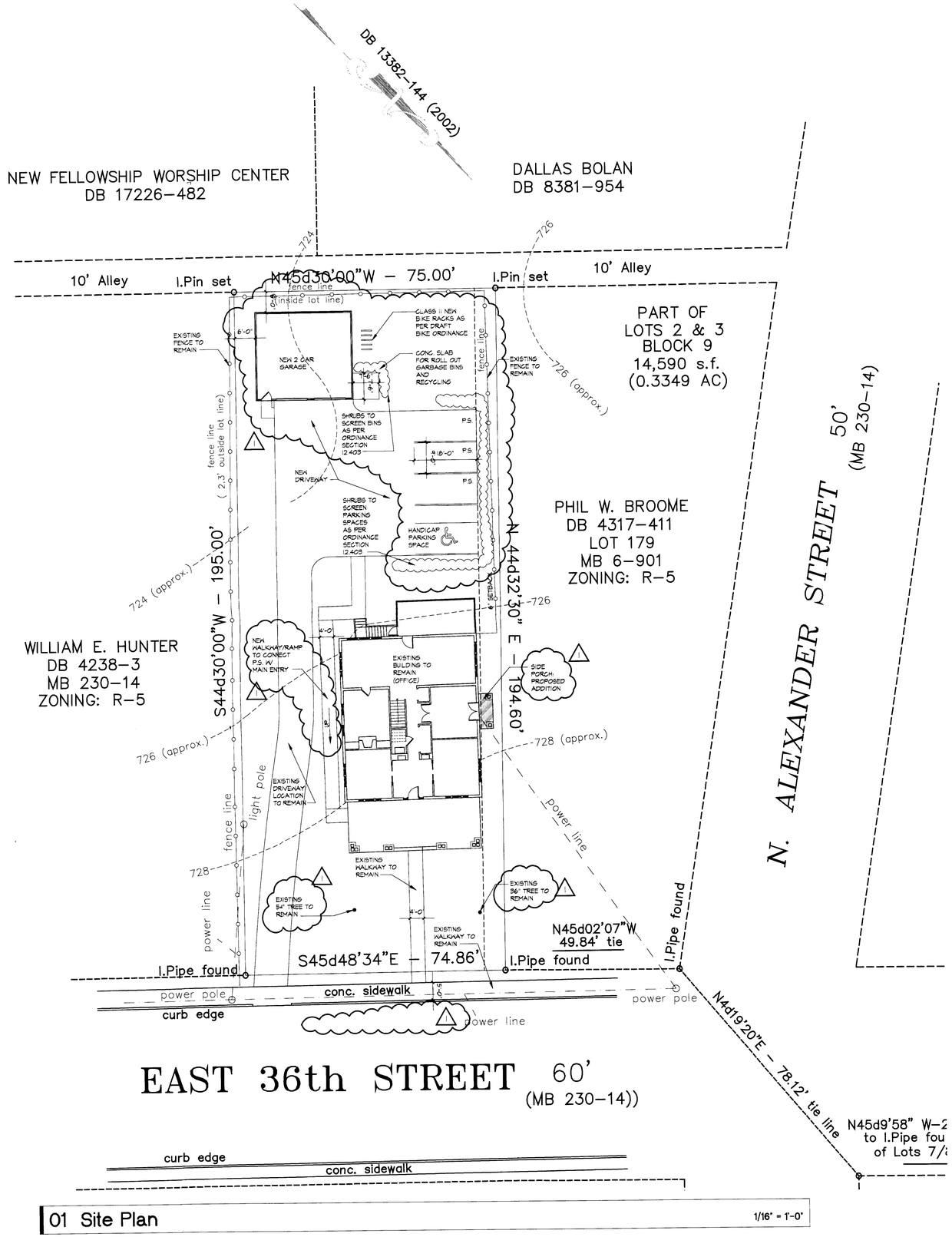
hEARSO

GENERAL NOTES:

1. THE EXISTING BUILDING WILL REMAIN AND RETAIN RESIDENTIAL CHARACTER TO BE USED AS AN OFFICE.
2. EXTERIOR LIGHTING WILL BE OF A RESIDENTIAL CHARACTER AND INSTALLED TO MINIMIZE POLLUTION TO SURROUNDING RESIDENTIAL PROPERTIES
3. PEDESTRIAN SCALE LIGHTING WILL BE PROVIDED ALONG 36TH STREET
4. TREES WITH 6 INCHES IN CALLIPER TO REMAIN
5. PROVIDE BIKE RACKS AS PER BICYCLE ORDINANCE



APPROVED BY CITY COUNCIL
DATE 4/18/05



01 Site Plan 1/16" = 1'-0"

Residential Design
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DR is a residential design firm that cannot warrant suitability of these plans to a specific site. Construction of these plans is a specialized trade and should not be undertaken without the assistance of a construction professional.

Interim Release Drawing
Not for Construction, Final Pricing, or Permit

HOME MAKERS
Renovation in North Davidson Street
Charlotte, NC

DATE:
Feb 16th, 2005

REVISIONS:
1 MARCH 11TH / 2005

Site Plan

0.1