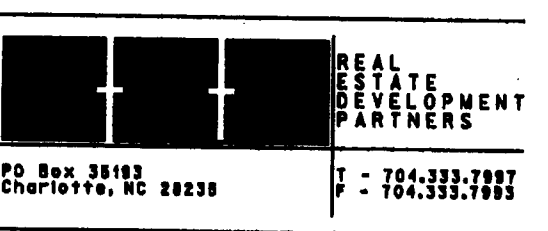


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RED PARTNERS / WALTER SCHOLTZ DEVELOPMENT
"FOR PUBLIC HEARING" REZONING PROPOSAL 2005-169
 Charlotte, North Carolina

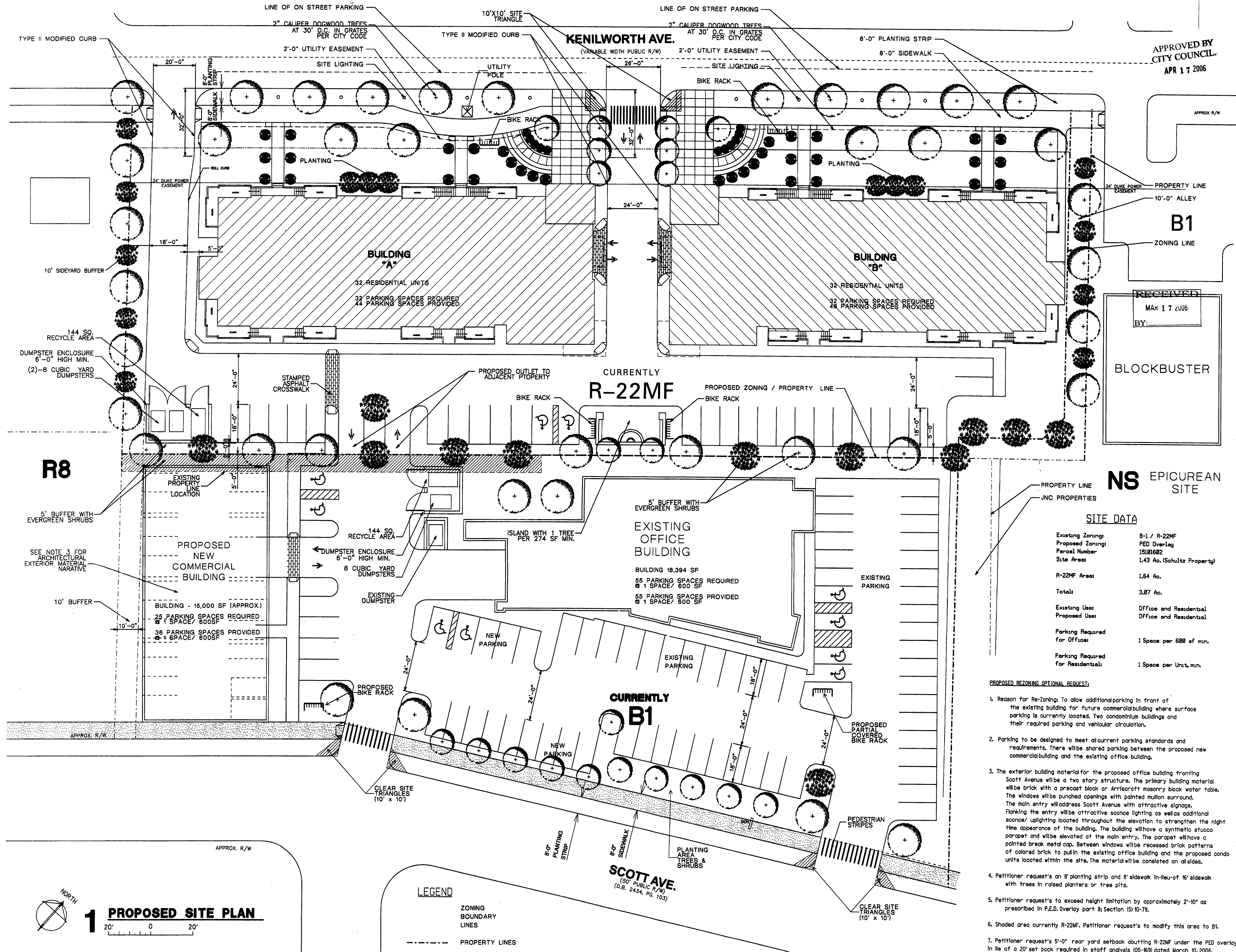


REVISION		
No.	Date	Revision
1	03.15.05	ZONING REVIEW RESPONSES

PROPOSED SITE PLAN - REZONING

RZ.1

FILE: h:\23997\020
 PROJECT: 23997.00
 DATE: 02.24.05



SITE DATA

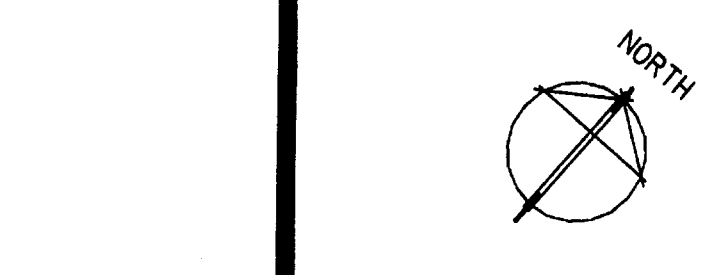
Existing Zoning:	R-1 / R-22MF
Proposed Zoning:	PED Overlay
Parcel Number:	15101602
Site Area:	1.43 Ac. (Schultz Property)
R-22MF Area:	1.64 Ac.
Totals:	3.07 Ac.
Existing Use:	Office and Residential
Proposed Use:	Office and Residential
Parking Required for Offices:	1 Space per 600 sf min.
Parking Required for Residential:	1 Space per Unit, min.

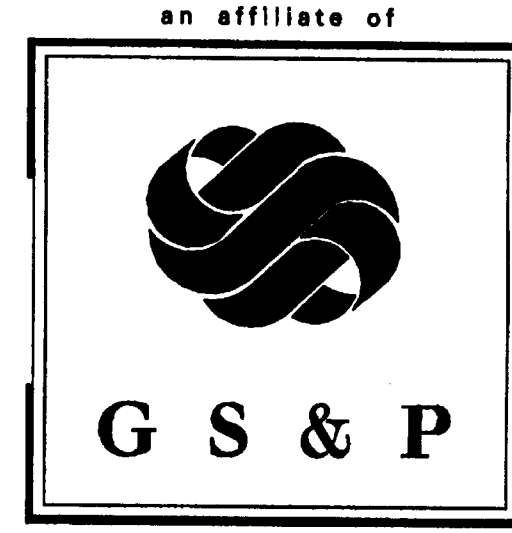
- PROPOSED REZONING OPTIONAL REQUEST:**
- Reason for Re-Zoning: To allow additional parking in front of the existing building for future commercial building where surface parking is currently located. Two condominium buildings and their required parking and vehicular circulation.
 - Parking to be designed to meet all current parking standards and requirements. There will be shared parking between the proposed new commercial building and the existing office building.
 - The exterior building material for the proposed office building fronting Scott Avenue will be a two story structure. The primary block water material will be brick with a precast block or Arriscraft masonry block water table. The windows will be punched openings with painted mullion surround. The main entry will address Scott Avenue with attractive signage. Flanking the entry will be attractive sconce lighting as well as additional sconce/ lighting located throughout the elevation to strengthen the night time appearance of the building. The building will have a synthetic stucco parapet and will be elevated at the main entry. The parapet will have a painted break metal cap. Between windows will be recessed brick patterns of colored brick to pull in the existing office building and the proposed condo units located within the site. The material will be consisted on dislds.
 - Pettifoner request's an 8' planting strip and 8' sidewalk in-lieu of 16' sidewalk with trees in raised planters or tree pits.
 - Pettifoner request's to exceed height limitation by approximately 2'-10" as prescribed in P.E.D. Overlay part 8, Section (5) 10-19.
 - Shaded area currently R-22MF. Pettifoner request's to modify this area to B1.
 - Pettifoner request's 5'-0" rear yard setback abutting R-22MF under the PED overlay in lieu of a 20' set back required in staff analysis (05-169) dated March 10, 2006.

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 A 64 Unit
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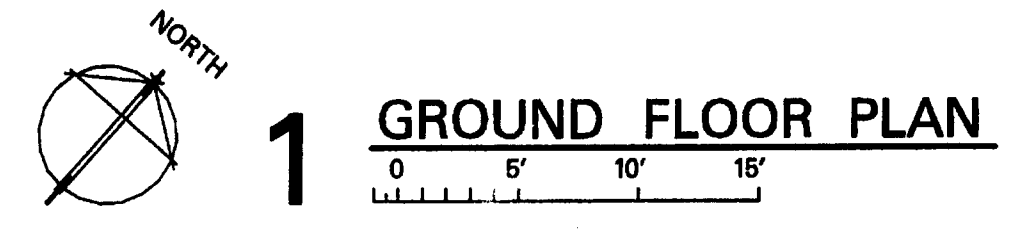
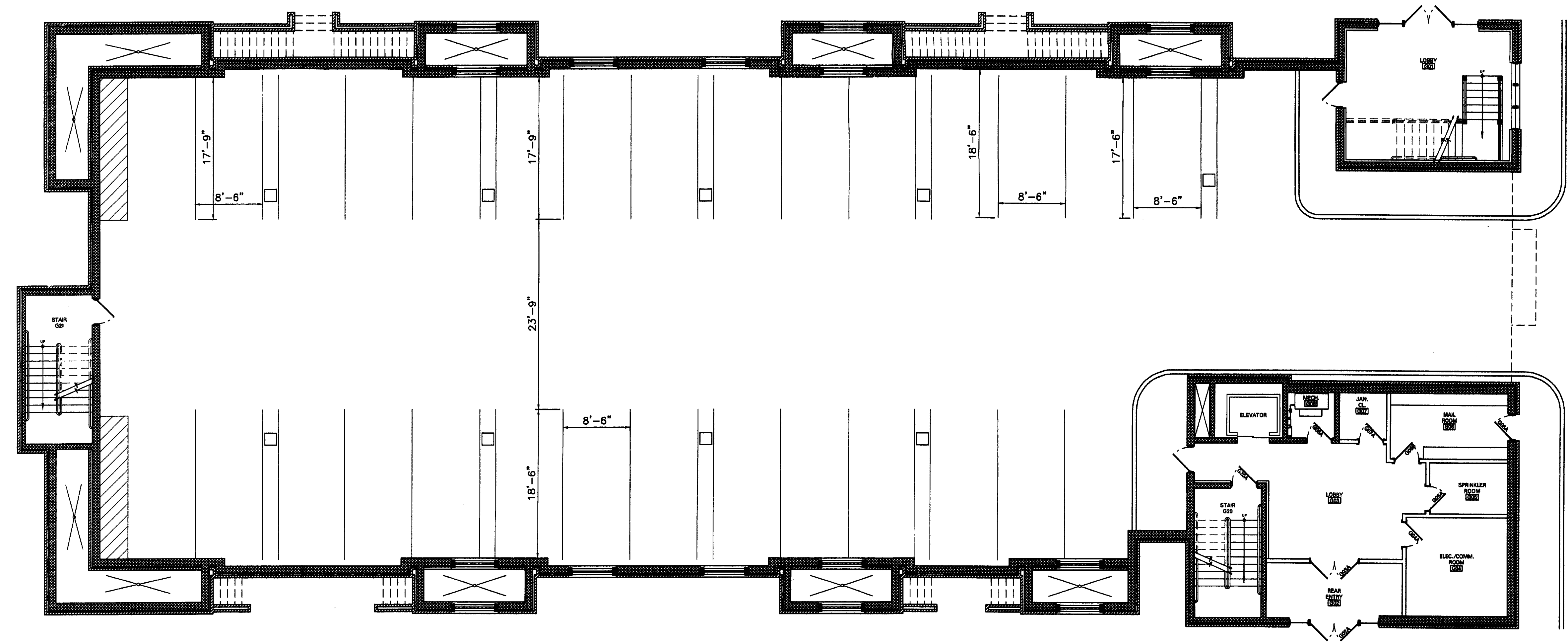
CONSTRUCTION DOCUMENTS
 PROGRESS SET
 MARCH 7, 2006

REVISION		
No.	Date	Revision
03	.15.06	ZONING REVIEW RESPONSES

GROUND FLOOR PLAN

RZ.2

FILE: h:\23997\z\Zon
 PROJECT: 23997.00
 DATE: 03.08.06



1 GROUND FLOOR PLAN

Drawn By:
 Checked By:
 Approved By:

Project: 23997.00
 Title: GROUND FLOOR PLAN
 Date: 03.08.06
 Scale: 1/8" = 1'-0"

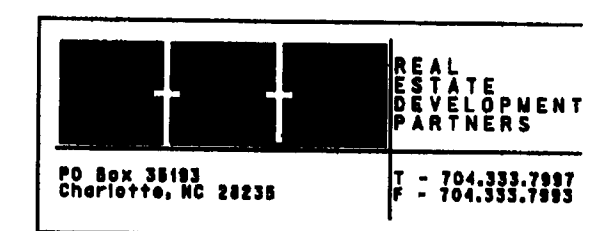


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 2005-169
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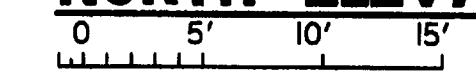
REVISION		
No.	Date	Revision
1	03.15.06	ZONING REVIEW RESPONSES

EXTERIOR ELEVATIO

RZ.3
 FILE: d:\23997\0\20
 PROJECT: 23997.00
 DATE: 12.21.05



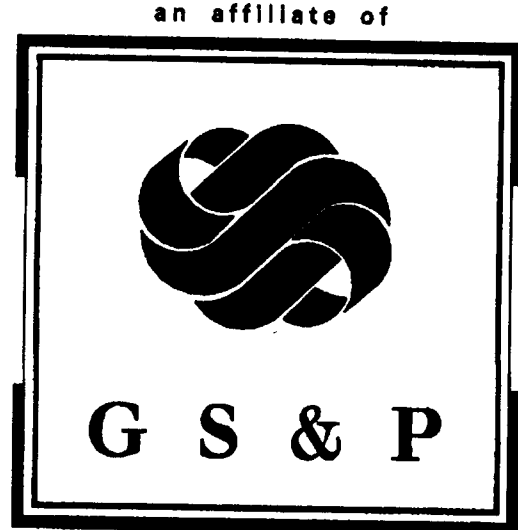
1 NORTH ELEVATION



2 EAST ELEVATION



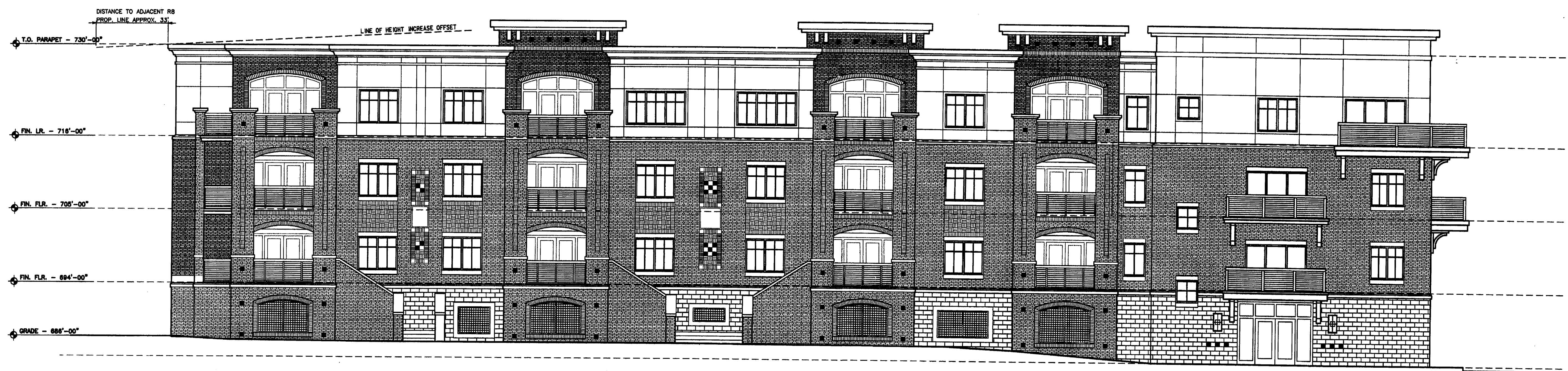
- NOTES:
- PETITIONER REQUEST'S TO EXCEED HEIGHT LIMITATION BY APPROXIMATELY 2'-10" AS PRESCRIBED IN P.E.D. OVERLAY PART 8; SECTION (5) 10-79.
 - ELEVATIONS SHOWN ARE ONLY FOR ARCHITECTURAL INTENT AND DO NOT REFLECT FINAL DESIGN.



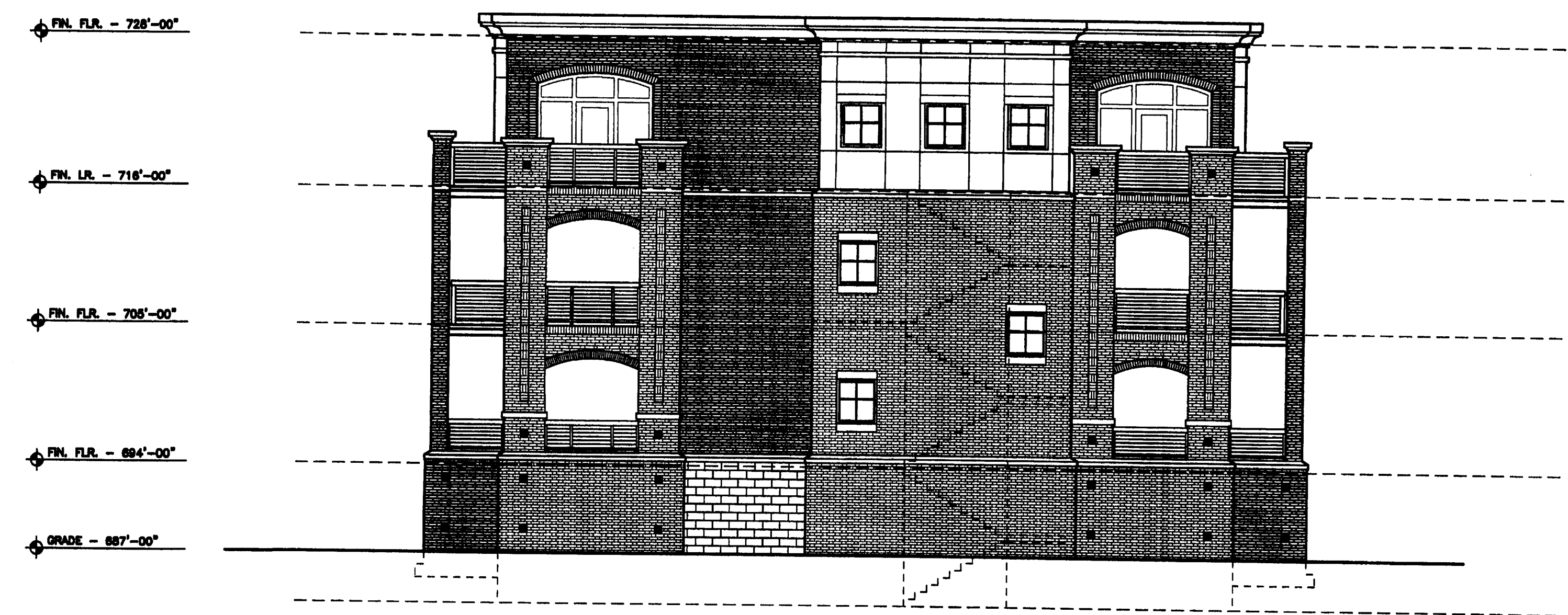
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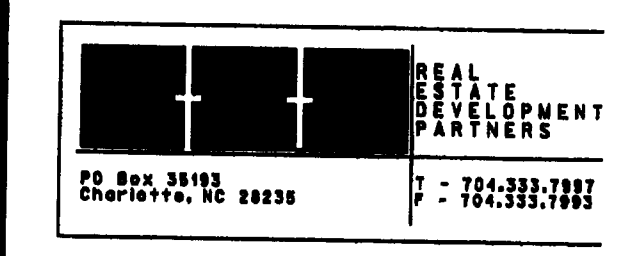
1 SOUTH ELEVATION
0 5' 10' 15'



2 WEST ELEVATION
0 5' 10' 15'

- NOTES:
- PETITIONER REQUESTS TO EXCEED HEIGHT LIMITATION BY APPROXIMATELY 2'-10" AS PRESCRIBED IN P.E.D. OVERLAY PART 8; SECTION (5) 10-79.
 - ELEVATIONS SHOWN ARE ONLY FOR ARCHITECTURAL INTENT AND DO NOT REFLECT FINAL DESIGN.

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REZONING
PROPOSAL
2005-169
Charlotte, North Carolina



REVISION		
No.	Date	Revision
1	03.15.05	ZONING REVIEW RESPONSE

EXTERIOR ELEVATIO

RZ.4
FILE: h:\23997\o\zo
PROJECT: 23997.00
DATE: 12.21.05