

**CHARLOTTE - MECKLENBURG
PLANNING COMMISSION**

INTER - OFFICE COMMUNICATION

DATE: October 14, 1997

TO: Robert Brandon
Zoning Administrator

FROM:

Martin R. Cramton, Jr.
Martin R. Cramton, Jr.
Planning Director *AM*

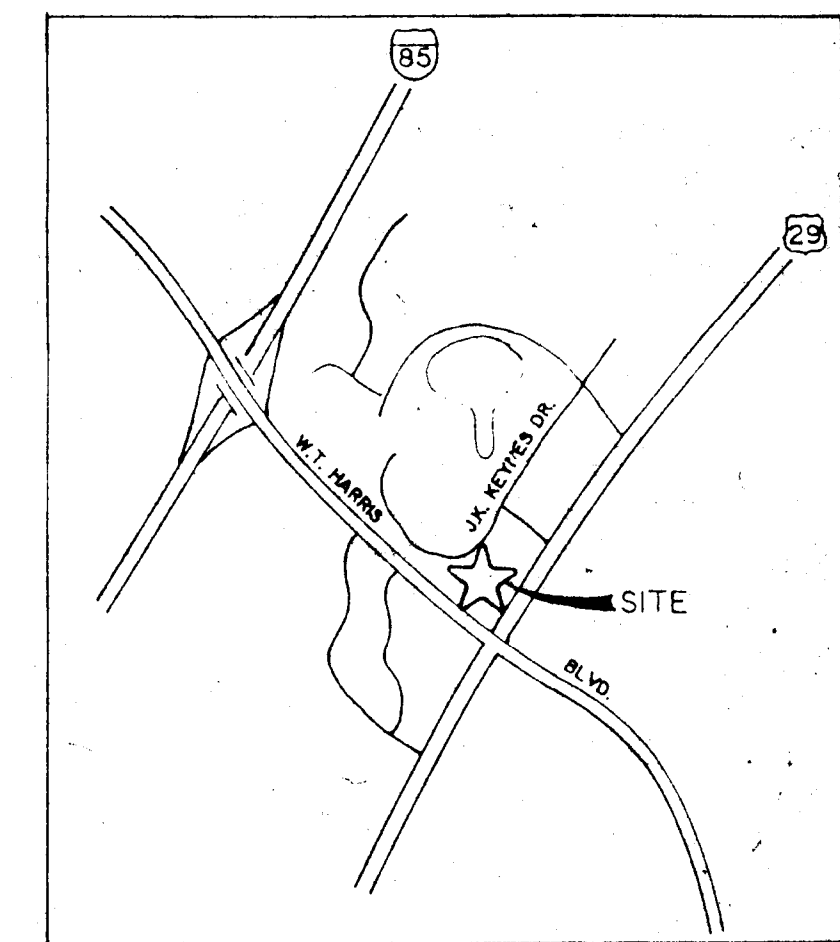
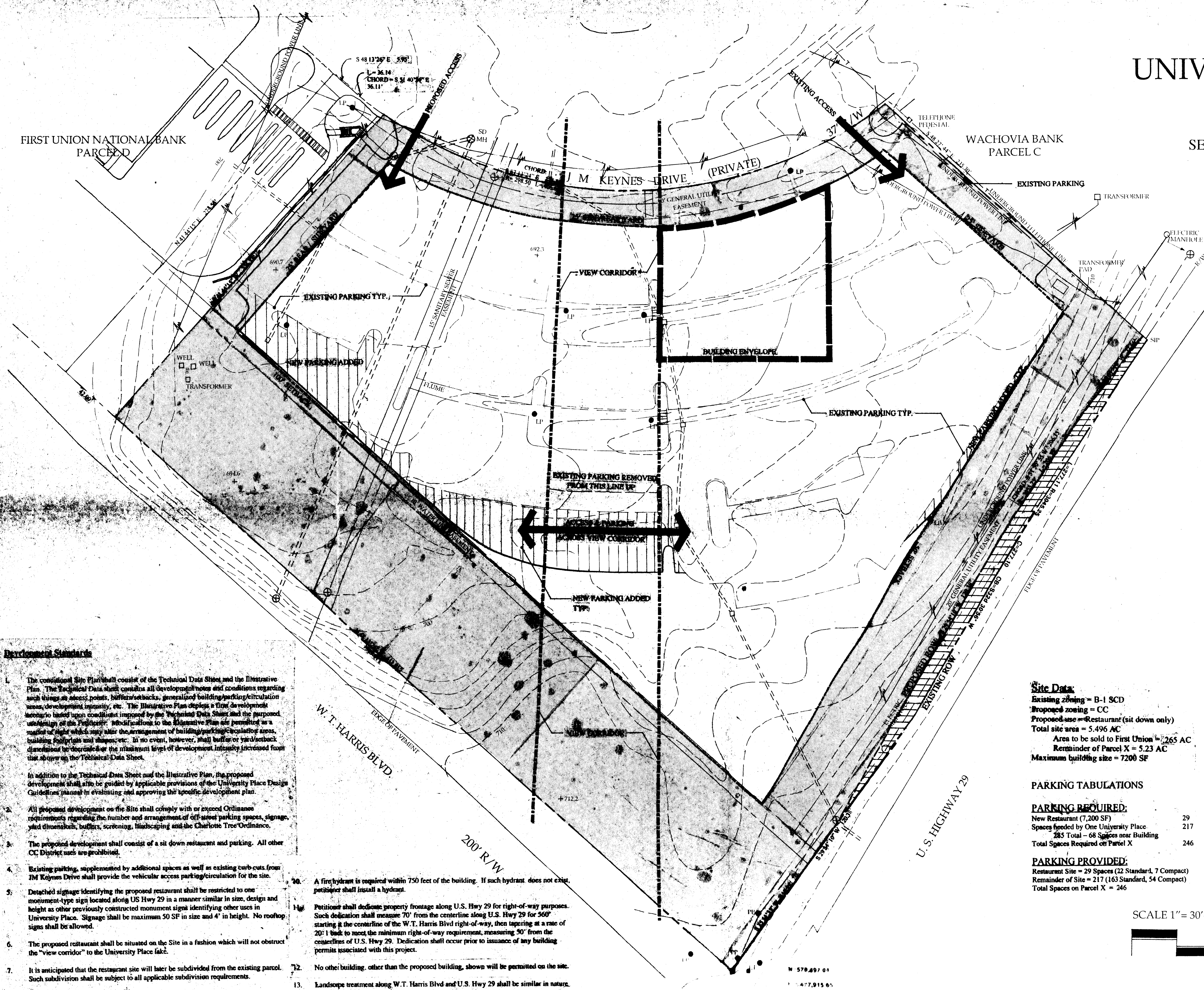
SUBJECT: Administrative Approval for Petition No. 97-25 Seaboard Realty, Inc. Tax Parcel # 047-271-03

Attached is revised plan for the above mentioned rezoning petition. The plan has been revised to allow a portion of the site along the Western property line to be sold to First Union National Bank for the expansion of there existing drive-thru windows. The revised plan maintains the required yards and the required number of parking spaces within parcel "X". Since this change is minor and does not intensify development on the site we are administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

UNIVERSITY PLACE PARCEL X FOR SEABOARD REALTY, INC.

FIRST UNION NATIONAL BANK
PARCEL D

WACHOVIA BANK
PARCEL C



ATTACHED TO ADMINISTRATIVE
APPROVAL

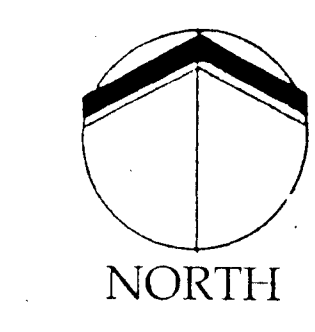
DATED: 10/11/97
BY: MARTIN R. CRAMTON, JR. #97-25

TECHNICAL DATA SHEET FOR PUBLIC HEARING PETITION NO. 97-25

Site Data:
Existing zoning = B-1 SCD
Proposed zoning = CC
Proposed use = Restaurant (sit down only)
Total site area = 5.496 AC
Area to be sold to First Union = .265 AC
Remainder of Parcel X = 5.23 AC
Maximum building size = 7200 SF

PARKING TABULATIONS

PARKING REQUIRED:	
New Restaurant (7,200 SF)	29
Spaces needed by One University Place	217
285 Total - 68 Spaces near Building	
Total Spaces Required on Parcel X	246
PARKING PROVIDED:	
Restaurant Site = 29 Spaces (12 Standard, 7 Compact)	
Remainder of Site = 217 (163 Standard, 54 Compact)	
Total Spaces on Parcel X = 246	



SCALE 1" = 30'-0"



Development Standards

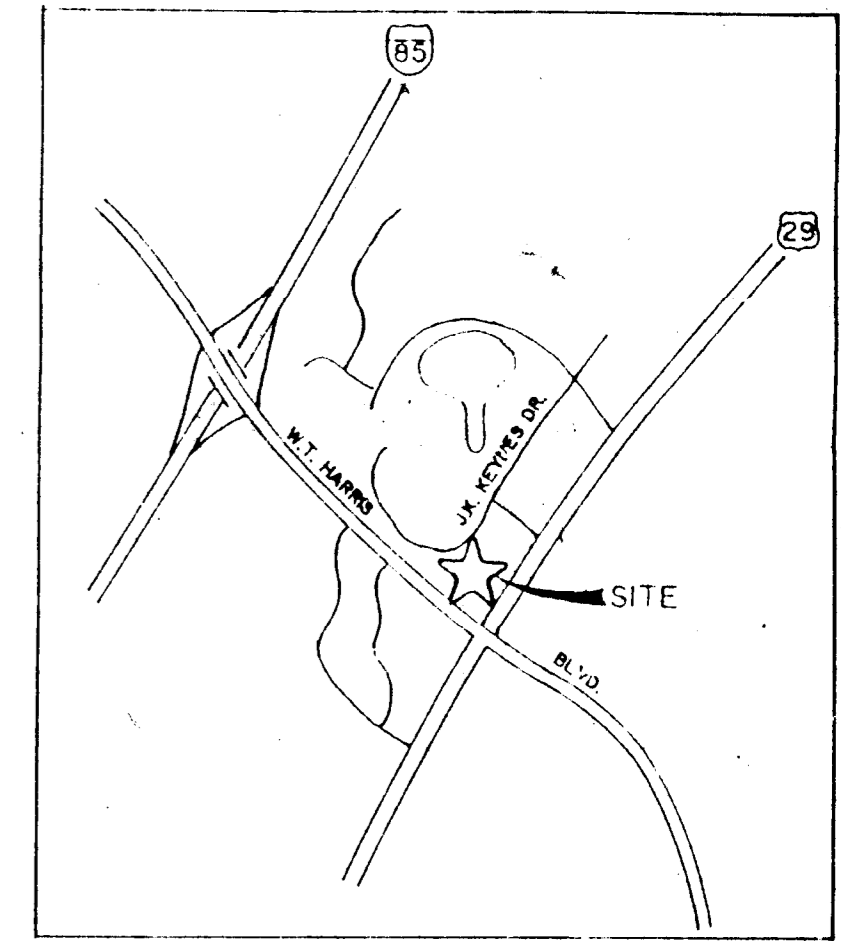
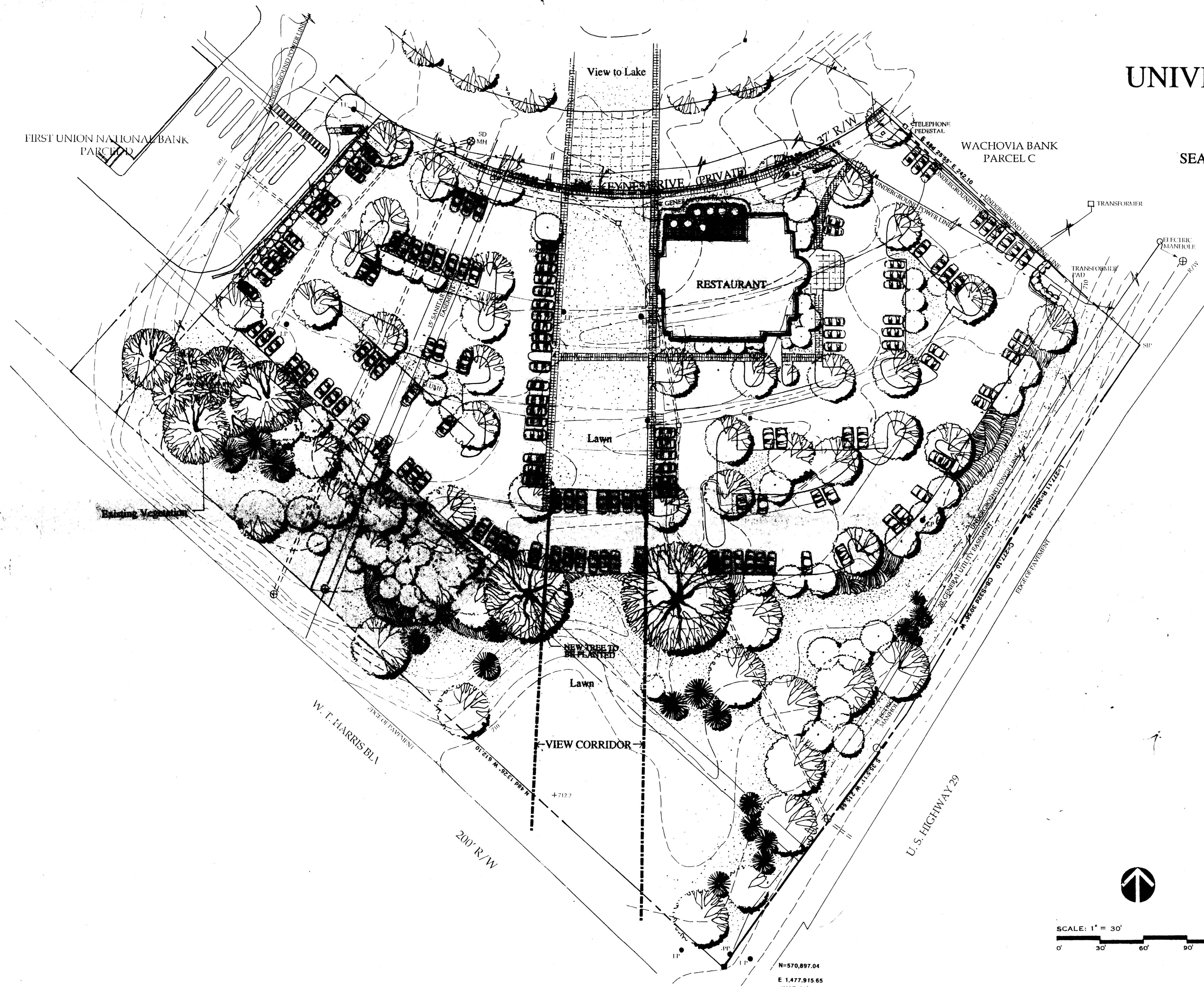
- The conditional Site Plan shall consist of the Technical Data Sheet and the Illustrative Plan. The Technical Data Sheet contains all development notes and conditions regarding such things as access points, buffers/setbacks, generalized building/parking/circulation areas, development intensity, etc. The Illustrative Plan depicts a first development scenario based upon conditions imposed by the Technical Data Sheet and the proposed use of the site. Modifications to the Illustrative Plan are permitted as a matter of right which may alter the arrangement of building/parking/circulation areas, building footprints and shapes, etc. In no event, however, shall buffer or yard/setback dimensions be decreased or the maximum level of development intensity increased from that shown on the Technical Data Sheet.
- In addition to the Technical Data Sheet and the Illustrative Plan, the proposed development shall also be guided by applicable provisions of the University Place Design Guidelines manual in evaluating and approving the specific development plan.
- All proposed development on the Site shall comply with or exceed Ordinance requirements regarding the number and arrangement of off-street parking spaces, signage, yard dimensions, buffers, screening, landscaping and the Charlotte Tree Ordinance.
- The proposed development shall consist of a sit down restaurant and parking. All other CC District uses are prohibited.
- Existing parking, supplemented by additional spaces as well as existing curb cuts from J.M. Keynes Drive shall provide the vehicular access/parking/circulation for the site.
- Detached signage identifying the proposed restaurant shall be restricted to one monument-type sign located along US Hwy 29 in a manner similar in size, design and height as other previously constructed monument signs identifying other uses in University Place. Signage shall be maximum 50 SF in size and 4' in height. No rooftop signs shall be allowed.
- The proposed restaurant shall be situated on the Site in a fashion which will not obstruct the "view corridor" to the University Place facade.
- It is anticipated that the restaurant site will later be subdivided from the existing parcel. Such subdivision shall be subject to all applicable subdivision requirements.
- Dampster shall be screened by an enclosure with gates.
- Maximum height of Lighting will be 30 feet.

- A fire hydrant is required within 750 feet of the building. If such hydrant does not exist, petitioner shall install a hydrant.
- Petitioner shall dedicate property frontage along U.S. Hwy 29 for right-of-way purposes. Such dedication shall measure 70' from the centerline along U.S. Hwy 29 for 360' starting at the centerline of the W.T. Harris Blvd right-of-way, then tapering at a rate of 20:1 back to meet the minimum right-of-way requirement, measuring 50' from the centerlines of U.S. Hwy 29. Dedication shall occur prior to issuance of any building permits associated with this project.
- No other building, other than the proposed building, shown will be permitted on the site.
- Landscape treatment along W.T. Harris Blvd and U.S. Hwy 29 shall be similar in nature to other University Place developments along those roads.
- Curb and gutter and sidewalk along U.S. Hwy 29 shall be provided per Engineering Department requirements. A planting strip will be provided separating the sidewalk and the road.
- Sidewalks as generally shown on the Illustrative Plan shall be provided along J.M. Keynes Drive and "view corridor".

DATE: DECEMBER 17, 1996
PROJECT NO. 16148
REVISIONS:
2/10/97 REVISED PER REVIEW COMMENTS
3/2/97 REVISED PER REVIEW COMMENTS
4/23/97 SUBMIT FOR ADMINISTRATIVE AMENDMENT

Land Design
Landscape Architecture Land Planning
Urban Design Civil Engineering

UNIVERSITY PLACE PARCEL X FOR SEABOARD REALTY, INC.



VICINITY MAP
NOT TO SCALE

ILLUSTRATIVE PLAN FOR PUBLIC HEARING PETITION NO. 97-25

Fred K. Brown

DATE: DECEMBER 17, 1996
PROJECT NO.: 16148
REVISIONS:
2/10/97 REVISED PER REVIEW COMMENTS
3/27/97 REVISED PER REVIEW COMMENTS
8/28/97 SUBMIT FOR ADMINISTRATIVE AMENDMENT



SCALE: 1" = 30'
0' 30' 60' 90' 120'

N=570,897.04
E 1,477,915.65
(NAD 27)

1791 East Broad Street, Charlottesville, VA 22903 Tel: 541-6325
1201 First Street, Alexandria, VA 22304 Tel: 541-627284

Land Design
Landscape Architecture Land Planning
Urban Design Civil Engineering

SHEET NO. 1 OF 2



FIRST UNION NATIONAL BANK

UNIVERSITY PLACE BRANCH RENOVATIONS

8700 J. M. KEYNES DRIVE

CHARLOTTE, NORTH CAROLINA 28213

Little & Associates Architects
 5815 Walpark Drive
 Charlotte, NC 28217
 704-525-4350
 704-561-8777 Fax

This drawing and the design shown are the property of Little & Associates Architects. This reproduction, copying or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

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Index of drawings

Civil	Architectural	Structural	Plumbing	Mechanical	Electrical
C-1 SITE PLAN C-2 SITE GRADING PLAN L-1 PLANTING PLAN L-2 TEMP. ATM PLAN	R-1 EXIST. REFERENCE FLOOR PLAN R-2 EXIST. REFERENCE ELEVATIONS R-3 EXIST. REFERENCE ELEVATIONS D-1 DEMOLITION FLOOR PLAN A-1 FLOOR PLAN A-2 REFLECTED CEILING PLAN A-3 ROOF PLAN A-4 ELEVATIONS A-5 ELEVATIONS A-6 WALL SECTIONS BE-1 BANK EQUIPMENT BE-2 BANK EQUIPMENT	S-1 FOUNDATION PLAN S-2 ROOF FRAMING PLAN S-3 SECTIONS AND DETAILS			E-1 NOTES AND SCHEDULES E-2 FLOOR PLAN - LIGHTING E-3 FLOOR PLAN - POWER E-4 SITE PLAN - ELECTRICAL

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: 11/19/97
 BY: MARTIN H. CRAMTON, JR.

97-25

APPENDIX B BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS

Name of Project: First Union National Bank Renovations
 Address: 8700 J. M. Keynes Drive, Charlotte, NC 28213
 Proposed Use: Business
 Owner/Contact Person: Mr. Don Morrissey Phone# (704) 383-1598
 Code Enforcement Jurisdiction: Charlotte-Mecklenburg

DESIGNER OF RECORD:	NAME	LICENSE#	TELEPHONE#
Architectural	N. Everhart	5853	(704) 525-6350
Electrical	M. Reitterer	19586	(704) 525-6350
Plumbing	N/A	/	/
Mechanical	N/A	/	/
Structural	J. Armfield	6506	(704) 525-6350
Sprinkler-Standpipe	N/A	/	/
Fire Alarm	N/A	/	/
Other (Civil)	F. Craig	17596	(704) 334-5348

BUILDING DATA
 Occupancy: Assembly Business Educational
 Mercantile Hazardous Factory-Industrial
 Institutional (unrestrained)
 Institutional (restrained) Use Condition _____
 Residential Storage

Mixed Occupancy? Yes / No Separation: _____ Hr.
 Construction Type: I II III IV(P) V(P) VI(UP) VI(P) VII(UP) Mixed Construction No Yes/No
 Type Existing: Type VI

Sprinkled? Yes / No (13 13R 13D): _____
 Fire District? Yes / No

Building Height: 28'-0" Feet _____ 1 Number of Stories
 Mezzanine: Yes / No
 High Rise? Yes / No

Gross Building Area:
 (Foot Print) (Foot Print)
 Floor Sq. Ft. Sq. Ft.
 Basement N/A 4th Floor _____
 1st Floor 4,897 existing 5th Floor _____
 2nd Floor _____ 6th Floor _____
 3rd Floor _____ 7th Floor _____

Total Gross Area: 4,897 existing sq. ft.
 Area Increase? Yes / No Yes code reference: _____
 If yes, calculations: _____

FIRE RESISTANCE RATINGS³
 Required Hourly² Detail# % Wall for Rated Assemblies⁵
 & Sheet# Opening¹ (unrestrained)

Party/Firewalls:	N/A		
Exterior Bearing Walls:	N/A		
North			
East			
West			
South			
Exterior Non-bearing Walls:	N/A		
North			
East			
West			
South			

Interior Walls:	Required Hourly ²	Detail# & Sheet#	Design No. for Rated Assemblies ⁵	Design No. for Rated Penetrations ⁵
Bearing	N/A			
Non-bearing				
Ceiling-Floor Assembly:				
Beams:				
Columns:				
Ceiling-Roof Assembly:				
Vertical Shafts: ⁴				
Chases-P.E.M.:				
Mixed Occupancy Separation:				
Tenant Separation:				

LIFE SAFETY SYSTEM:
 Emergency Lighting and Exit Signs Yes/No Yes
 Fire Alarm and Smoke Detections Systems Yes/No No
 Panic Hardware Yes/No No

EXIT REQUIREMENTS: N/A
 Dead end limit-maximum condition 20 Feet
 Travel distance to exit-maximum condition 200 Feet
 Number of exits:
 Total Square footage of floor 4,897 divided by net/sq. ft. per occupancy 100 = 49 Total number of people on floor.
 Number of doors provided 2
 Number of doors required 2

FOOTNOTES:
 1. Req'd if wall to property line or assumed line is less than 30 feet.
 2. All fire rated walls shall be identified on plans by hatching, shading, etc.; show legend.
 3. Identify code section when using any special exceptions, etc.
 4. Stairs, elevators and/or atriums.
 5. Details or reproductions of rated assemblies/penetrations shall be incorporated on the drawings.

DESIGN LOADS:
 Roof Live Load: 20 psf
 Wind: Zone 80 mph Importance Factor _____

VOLUME 1 ASCE-7
 Section 1606 Exposure _____

Floor: _____ psf
 Snow: 10 psf
 Seismic: Zone C Av 0.10 Importance Factor _____
 Lateral design Control: (Wind/Seismic/Other) Wind
 Method of Resistance: (i.e. Braced Frame/Moment Frame/Shear Walls) Braced Frame

Soil Bearing Capacities:
 Field Test (provide copy of test report) _____ psf
 Presumptive bearing capacity 3,000 psf
 Pile size, type, and capacity N/A

PARKING SPACES: 25 Required 38 Provided
 Handicap Spaces 2 provided (13' wide and R7-8 sign)

ENERGY REQUIREMENTS: N/A - Existing Building
THERMAL ENVELOPE Thermal Zone: v

METHOD OF COMPLIANCE
 Prescriptive Performance Energy Cost Budget

Roof/Ceiling assembly (each assembly) Code Allow. Max. or Min.
 Description of assembly _____
 U-Value of total assembly _____
 R-Value of insulation _____
 Skylights in each assembly _____
 U-Value of skylight _____
 Total square footage of skylights in each assembly _____

Exterior Walls (each Assembly)
 Description of assembly _____
 U-Value of total assembly _____
 R-Value of insulation _____
 Openings (windows or doors with glazing) _____
 U-Value of assembly _____
 shading coefficient _____
 projection factor _____
 low e required, if applicable _____
 Door R-Value _____

Walls adjacent to unconditioned space (each assembly)
 Description of assembly _____
 U-Value of total assembly _____
 R-Value of insulation _____
 Openings (windows or doors with glazing) _____
 U-Value of assembly _____
 shading coefficient _____
 projection factor _____
 low e required, if applicable _____
 Door R-Value _____

Walls below grade (each assembly)
 Description of assembly _____
 U-Value of total assembly _____
 R-Value of insulation _____

Floors over unconditioned space (each assembly)
 Description of assembly _____
 U-Value of total assembly _____
 R-Value of insulation _____

Floors slab on grade
 Description of assembly _____
 U-Value of total assembly _____
 R-Value of insulation _____
 Horizontal/vertical requirement _____
 slab heated _____

DESIGNER STATEMENT:
 To the best of my knowledge and belief, the design of this building complies with the thermal envelope requirements of the North Carolina State Building Code, Volume X-Energy. Volume 1-General Construction, Chapter 13.

Signed: _____
 Name: _____
 Title: _____

ELECTRICAL SYSTEM AND EQUIPMENT
METHOD OF COMPLIANCE
 Prescriptive Performance Energy Cost Budget

Provide a standard riser diagram which indicates designated points for check metering.
 Provide a standard panel schedule description which identifies different endused loads.

Lighting schedule Code Allow. Max. or Min.
 Lamp type required in fixture _____
 number of lamps in fixture _____
 ballast type used in the fixture _____
 number of ballasts in fixture _____
 total wattage per fixture _____
 total interior wattage specified vs allowed _____
 total exterior wattage specified vs allowed _____

Equipment schedules with motors (not used for mechanical system)
 motor horsepower _____
 number of phases _____
 minimum efficiency _____
 motor type _____
 # of poles _____

DESIGNER STATEMENT:
 To the best of my knowledge and belief, the design of this building complies with the electrical system and equipment requirements of the North Carolina State Building Code, Volume X-Energy. Volume 1-General Construction, Chapter 13.

Signed: _____
 Name: _____
 Title: _____

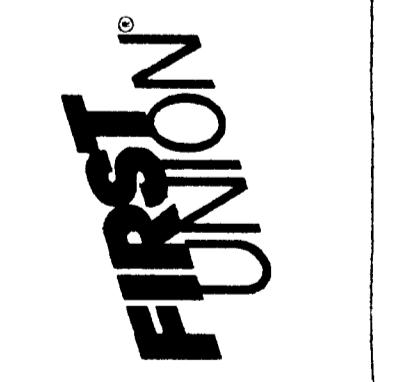
MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT
METHOD OF COMPLIANCE
 Prescriptive Performance Energy Cost Budget

Thermal Zone _____
Exterior design conditions
 winter dry bulb _____
 summer dry bulb _____

Interior design conditions
 winter dry bulb _____
 summer dry bulb _____
 relative humidity _____
 Building heating load _____
 Building cooling load _____

Mechanical Spacing Conditioning System
 Unitary description of unit _____
 heating efficiency _____
 cooling efficiency _____
 heat output of unit _____
 cooling output of unit _____
 boiler total boiler output, if oversized, state reason _____

FIRST UNION NATIONAL BANK
 UNIVERSITY PLACE BRANCH RENOVATIONS
 8700 J. M. KEYNES DRIVE
 CHARLOTTE, NORTH CAROLINA 28213

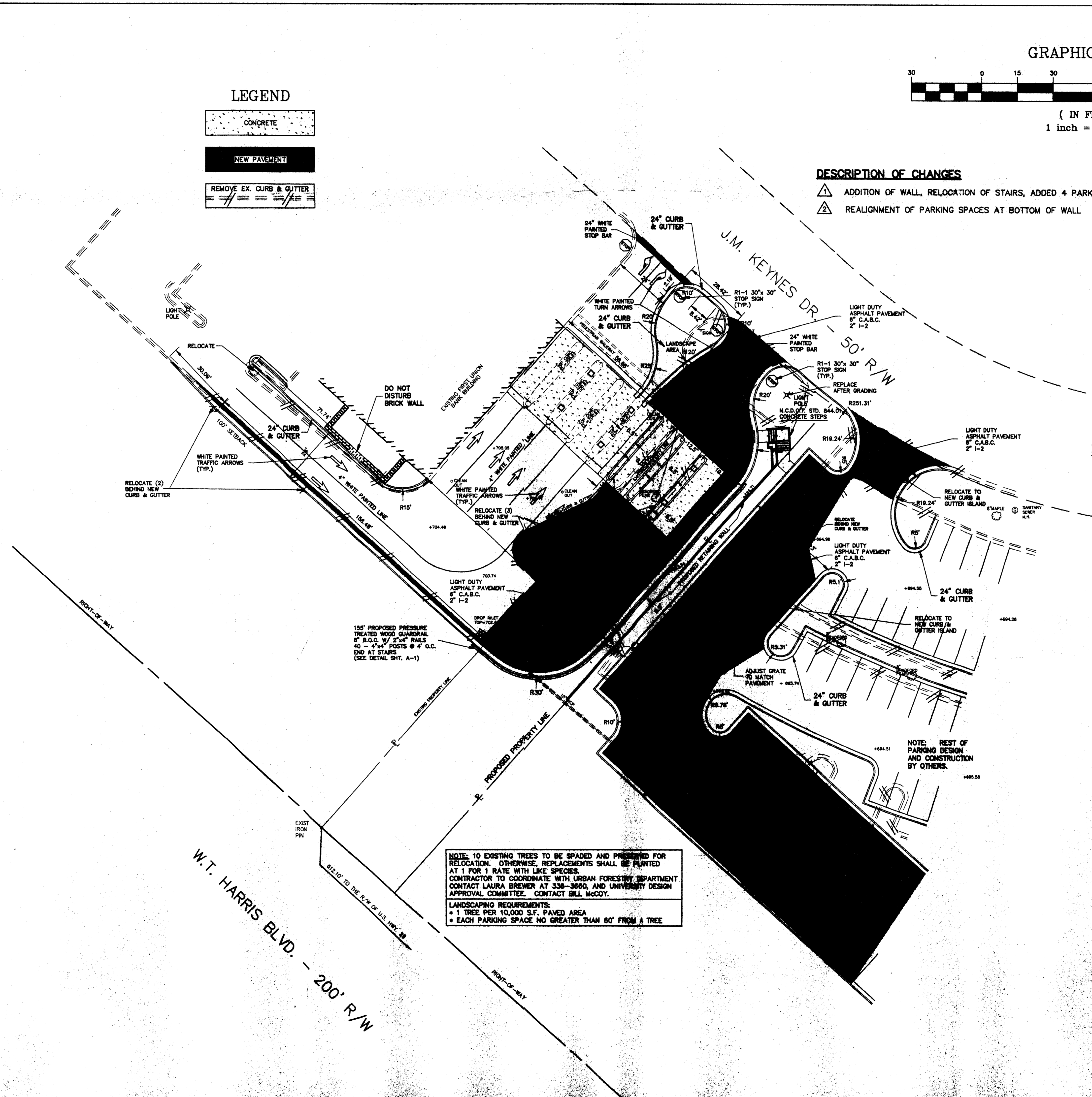


REVISIONS

ISSUE DATE
5/10/97

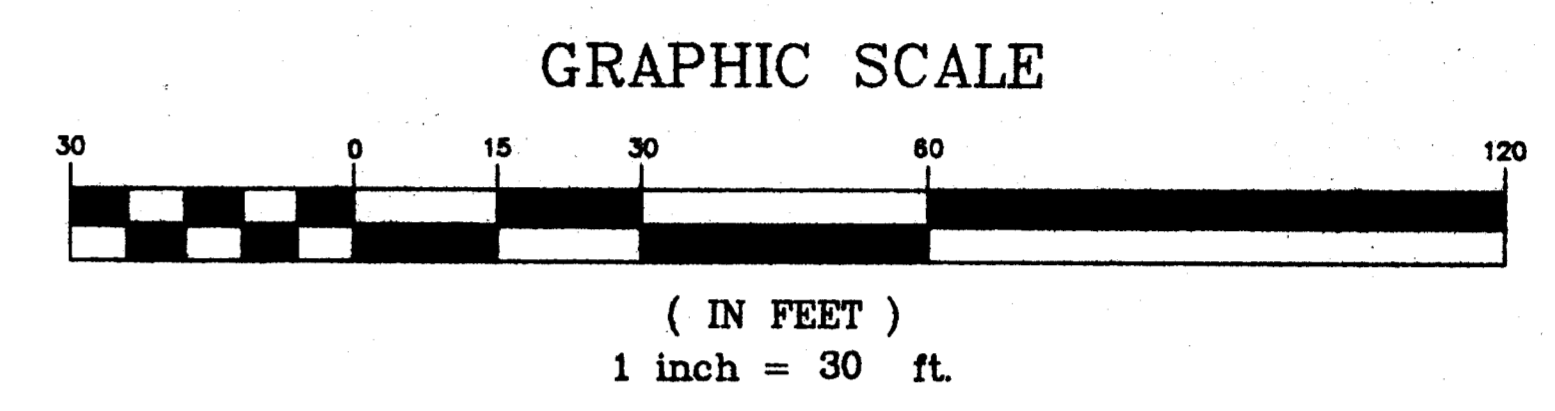
SET NUMBER

PROJECT NUMBER
04-1540-09



LEGEND

- CONCRETE
- NEW PAVEMENT
- REMOVE EX. CURB & GUTTER



DESCRIPTION OF CHANGES

- △ ADDITION OF WALL, RELOCATION OF STAIRS, ADDED 4 PARKING SPACES
- △ REALIGNMENT OF PARKING SPACES AT BOTTOM OF WALL

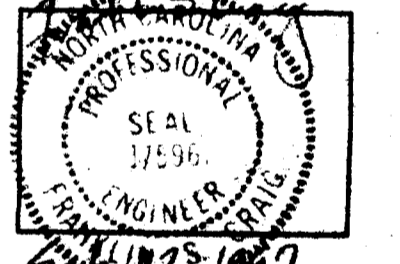
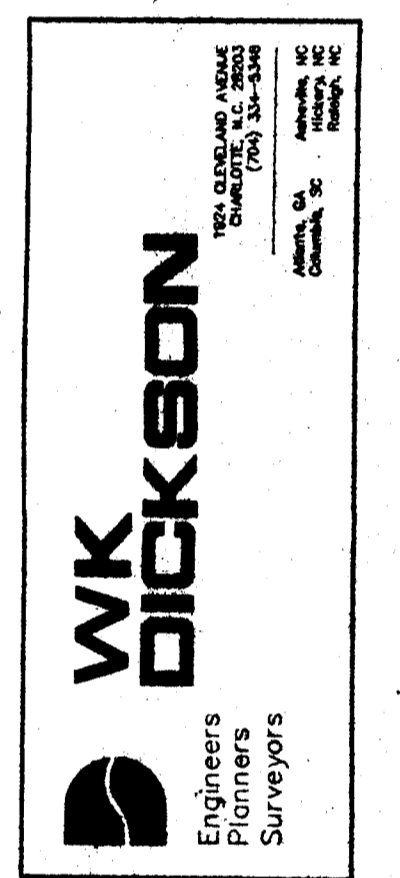
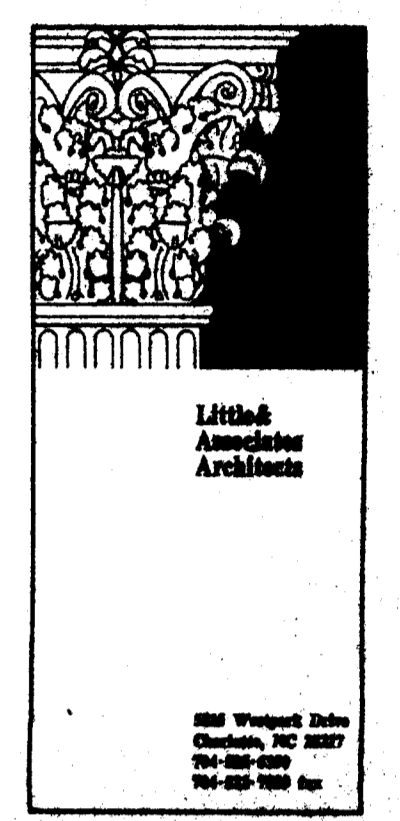
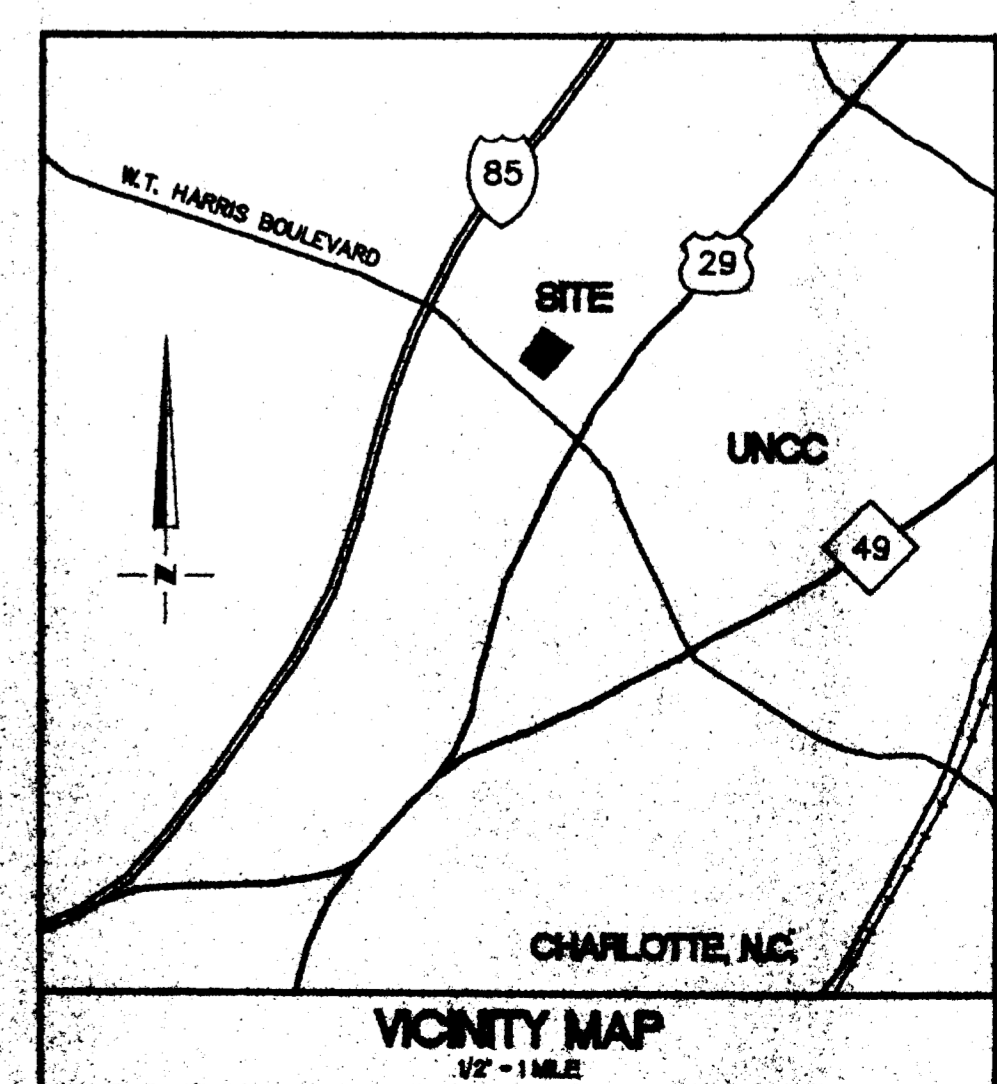
SITE SUMMARY

FIRST UNION AT UNIVERSITY PLACE
 8700 J. M. KEYNES BLVD.
 CHARLOTTE, NC 28262
 ZONED: B-1 (SCD)
 CANOPY AREA : SEE ARCHITECTURAL PLAN

- NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY WK DICKSON DATED MARCH 1997, PROJ. # 97455.15.
 3. SEE ARCHITECTURAL PLANS FOR DETAILED CANOPY, SIDEWALK AND STAIR/RAMP DIMENSIONS.
 4. CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS, WATER LINES, STORM DRAINAGE, POWER POLES, ETC... WITH APPROPRIATE UTILITY COMPANY.
 5. CONTRACTOR TO COORDINATE WITH OWNER AND PROJECT ENGINEER FOR EXISTING BUILDING DEMOLITION AND ANY OTHER STRUCTURES WHICH MAY BE ON PROJECT SITE.
 6. CONTRACTOR TO COORDINATE ALL CONSTRUCTION IN R/W'S WITH N.C.D.O.T. AND CITY OF CHARLOTTE D.O.T.
 7. ALL TRAFFIC SIGNS, STRIPE PAINTING ETC... TO CONFORM TO THE PRINCIPLES OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)

NOTE: 10 EXISTING TREES TO BE SPAVED AND PROVIDED FOR RELOCATION. OTHERWISE, REPLACEMENTS SHALL BE PLANTED AT 1 FOR 1 RATE WITH LIKE SPECIES. CONTRACTOR TO COORDINATE WITH URBAN FORESTRY DEPARTMENT CONTACT LAURA BREWER AT 338-3660, AND UNIVERSITY DESIGN APPROVAL COMMITTEE. CONTACT BILL MCCOY.

LANDSCAPING REQUIREMENTS:
 • 1 TREE PER 10,000 S.F. PAVED AREA
 • EACH PARKING SPACE NO GREATER THAN 60' FROM A TREE

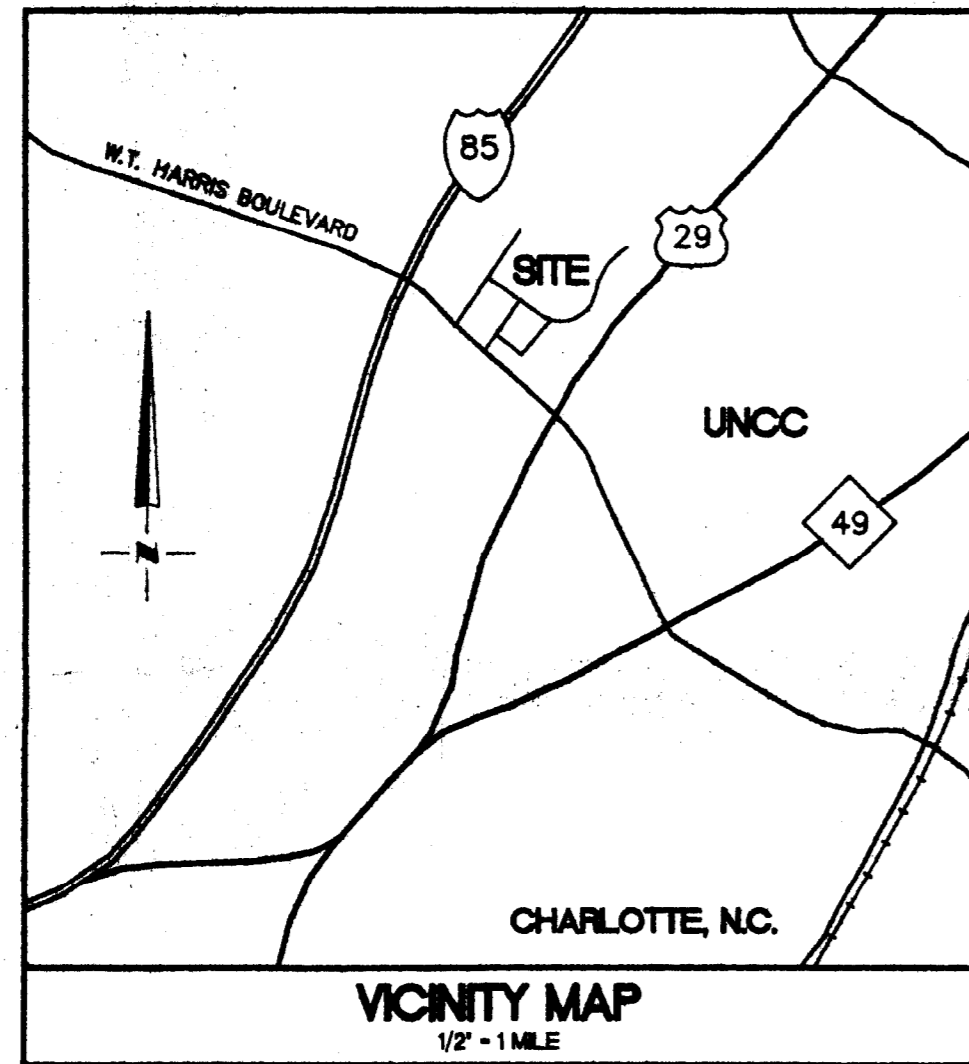


FIRST UNION NATIONAL BANK
 UNIVERSITY PLACE
 CHARLOTTE, NORTH CAROLINA
 DRIVE-THROUGH EXPANSION
 SITE PLAN

Project Engineer	F. Craig
Designed By	R. Ingle
Drawn By	R. Ingle
Checked By	F. Craig
Date Drawn	June 2, 1997
Revisions	
Issue Date	

Project Number
 L.A.A. NO. 97472.10
 W.D. NO. 97472.10
 Sheet 01
 C-1
 DWG NAME: 9747210.DWG

J.M. KEYNES DR. - 50' R/W



NOTES:

1. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE CITY'S EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
2. FAILURE TO SCHEDULE AN ONSITE MEETING WITH THE CITY'S EROSION CONTROL COORDINATOR 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY IS A VIOLATION OF CHAPTER 16 OF THE CITY CODE AND IS SUBJECT TO A FINE.
3. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A CHARLOTTE ENGINEERING DEPARTMENT REPRESENTATIVE.

NOTE: 10 EXISTING TREES TO BE SPADED AND PRESERVED FOR RELOCATION. OTHERWISE, REPLACEMENTS SHALL BE PLANTED AT 1 FOR 1 RATE WITH LIKE SPECIES. CONTRACTOR TO COORDINATE WITH URBAN FORESTRY DEPARTMENT CONTACT LAURA BREWER AT 338-3650, AND UNIVERSITY DESIGN APPROVAL COMMITTEE - CONTACT BILL MCCOY.

GENERAL NOTES:

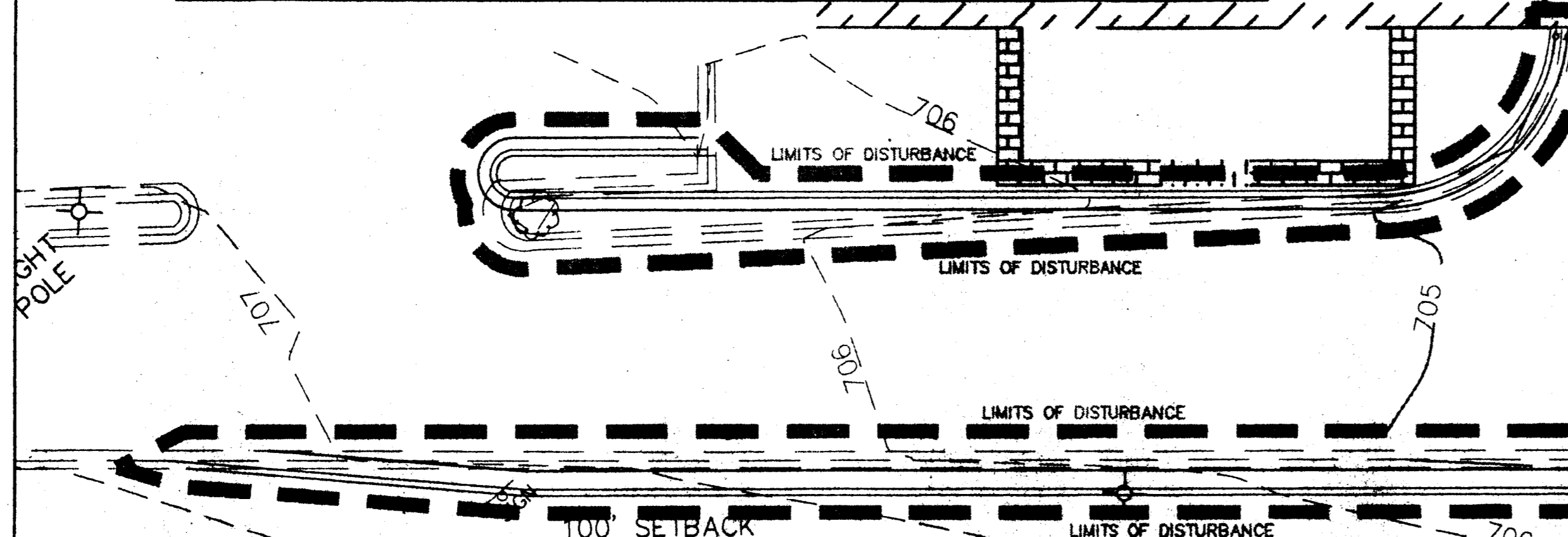
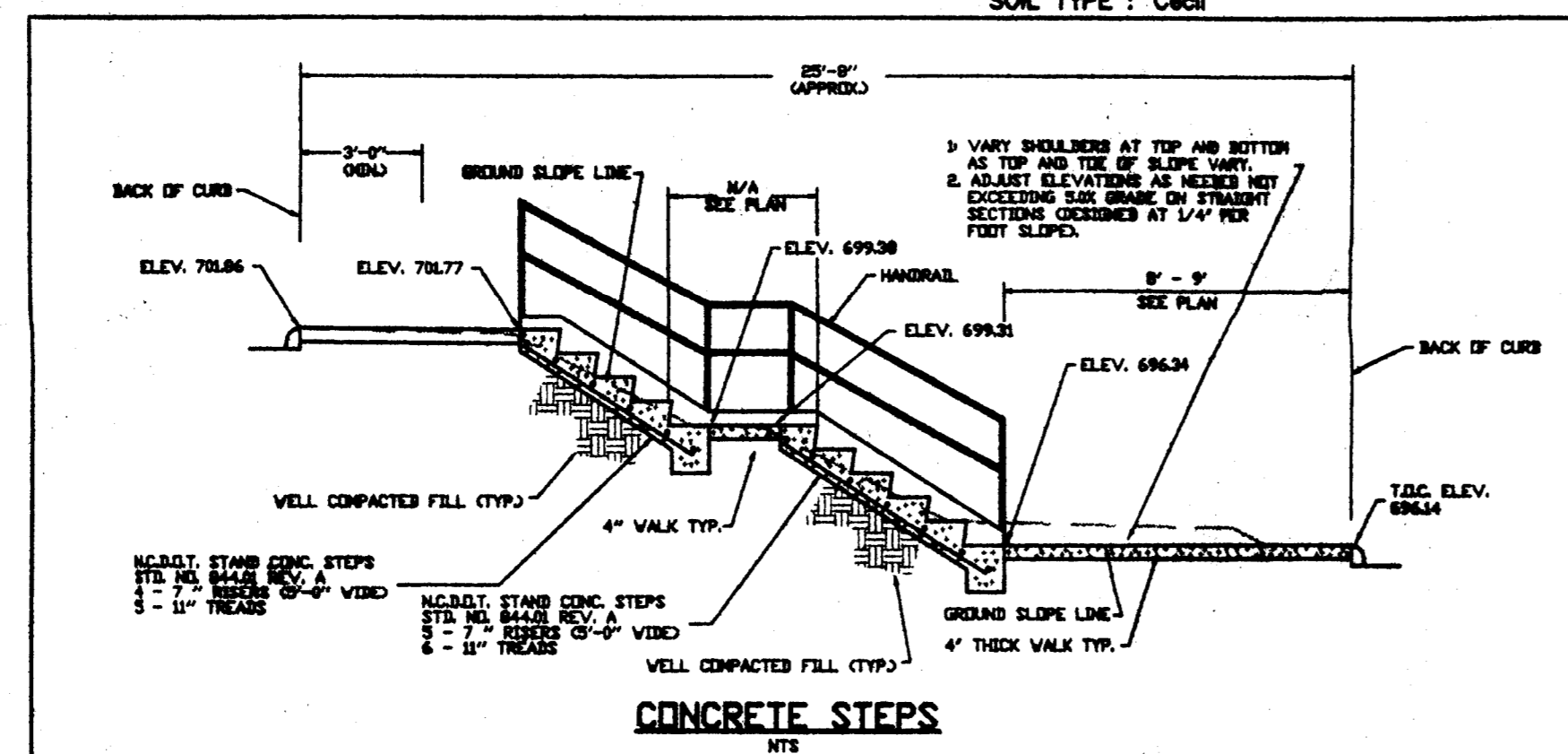
1. GRADING PERMIT FROM CITY OF CHARLOTTE ENGINEERING DEPARTMENT. FOR LESS THAN 0.5 DENUDED ACRES IS NOT REQUIRED.
2. DRAINAGE PLAN APPROVAL BY CITY OF CHARLOTTE ENGINEERING DEPT. FOR LESS THAN 20,000 S.F. ADDITIONAL IMPERVIOUS SURFACE IS NOT REQUIRED.
3. EROSION CONTROL PLAN FOR LESS THAN 1 DENUDED ACRE IS NOT REQUIRED; HOWEVER, INSTALL SILT FENCE, INLET PROTECTION, SEDIMENT TRAPS, SILT DITCHES, AND OTHER MEASURES AS SHOWN ON PLANS, CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES.
4. CALL 336-4237 FOR ON-SITE INSPECTION BY ENGINEERING INSPECTOR. WHEN APPROVED, BEGIN CLEARING AND GRUBBING.
5. MAINTAIN EROSION CONTROL DEVICES AS NEEDED.
6. STABILIZE SITE AS AREAS ARE BROUGHT TO FINISHED GRADE. INSTALLING INLET PROTECTION AT ALL STORM STRUCTURES.
7. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NC EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, U.S. DEPARTMENT OF AGRICULTURE, U.S. SOIL CONSERVATION SERVICE AND CITY OF CHARLOTTE ENGINEERING DEPARTMENT.
8. CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES TO MINIMIZE EROSION. CONTRACTOR COORDINATE W/CITY OF CHARLOTTE EROSION CONTROL INSPECTOR.

9. WHEN ALL PROPOSED GRADES ARE ESTABLISHED, SEED AND MULCH ALL DISTURBED AREAS. AND CONTACT 338-2291 FOR FINAL INSPECTION.
10. ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATION.
11. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFFSITE GRADING, CONTRACTOR MUST HAVE WRITTEN PERMISSION FROM THE OWNER BEFORE PROCEEDING.

NOTES:

1. ANY GRADING BEYOND THE LIMITS OF DISTURBANCE (DENUDE AREA) SHOWN ON THE PLAN IS A VIOLATION OF CITY/COUNTY'S EROSION CONTROL ORDINANCE AS WELL AS ZONING REGULATIONS / CONDITIONS AND IS SUBJECT TO A FINE.
2. STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON LARGE DENUDED AREAS AND ESPECIALLY WHEN SPECIFICALLY REQUIRED AS PART OF THE CONSTRUCTION SEQUENCE SHOWN ON THE PLAN. ALL GRADED SLOPES MUST BE SEEDED AND MULCHED WITHIN 30 DAYS OF COMPLETION OF GRADING. ALL REMAINING AREAS ARE TO BE SEEDED AND MULCHED WITHIN 120 DAYS.
3. ALL EXISTING TREES WITHIN LIMITS OF DISTURBANCE SHALL BE SPADED PRIOR TO CLEARING / GRADING / CONSTRUCTION, AND PRESERVED FOR RELOCATION. NEW LOCATIONS WILL BE SHOWN ON FINAL LANDSCAPE PLAN. FINAL INSPECTION BY URBAN FORESTER. CALL 336-4255 FOR INSPECTION.

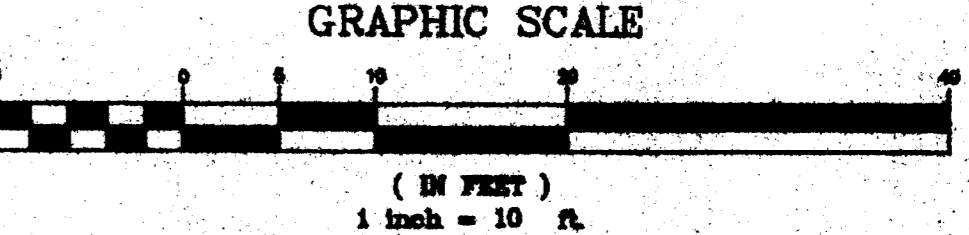
TOTAL DENUDED AREA : 0.49 ACRES
TOTAL ADDITIONAL IMPERVIOUS AREA: 1877.5 SF
SOIL TYPE : Cc&I



DESCRIPTION OF CHANGES

- ▲ ADDITION OF WALL, RELOCATION OF STAIRS, ADD 4 PARKING SPACES
- ▲ REARRANGMENT OF PARKING SPACES AT BOTTOM OF WALL

155' PROPOSED PRESSURE TREATED WOOD GUARDRAIL 8" B.O.C. W/ 2"x4" RAILS 40 - 4"x4" POSTS @ 4' O.C. END AT STAIRS (SEE DETAIL SHT. A-1)



WK DICKSON
Engineers & Surveyors
Charlotte, N.C.

Project Engineer: F. Craig
Designed By: R. Ingle
Drawn By: R. Ingle
Checked By: F. Craig
Date Drawn: June 3, 1997
Revisions:

NO.	DESCRIPTION	DATE
1	AS SHOWN	06-03-97
2	ADD 4 PARKING SPACES	06-23-97

Project Number: L.A. No. 87472.10
Sheet: C-2
DWG NAME: 8747210D.098

TREE ORDINANCE NOTES

- 1. 6-8 INCHES OF PINE NEEDLE MULCH IS REQUIRED FOR ALL PLANTING BEDS AND TREES.
2. FOR NEW PLANTING AREAS, REMOVE ALL PAYMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS BEFORE PREPARING SOIL AND PLANTING TREES.
3. REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL/PLANTING MIX, OR UNCOMPACT AND AMEND TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES.
4. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
5. CALL THE URBAN FORESTRY DEPARTMENT FOR FINAL INSPECTION OF TREES 7-10 DAYS BEFORE THE CERTIFICATE OF OCCUPANCY IS NEEDED.
6. PREFERRED TREE SPACING IS: 30' FOR SMALL MATURING TREES (20' MIN. IF PLANTED IN GROUPS), 40' FOR LARGE MATURING TREES (25' MIN. IF PLANTED IN GROUPS).

PLANTING REQUIREMENT SUMMARY

Table with 2 columns: Description and Quantity. Rows include: TOTAL AREA (17,200 SF), IMPERVIOUS AREA (40,000 SF), LANDSCAPE AREA (31,200 SF, 48%), INTERNAL TREES REQUIRED (4 @ 1/10,000 SF), INTERNAL TREES PROVIDED (42), TOTAL PERIMETER ADJACENT TO PUBLIC R-O-W (282'), PERIMETER TREES REQUIRED (8 LARGE @ 1/40'), PERIMETER TREES PROVIDED (8 TOTAL: 4 EXISTING, 4 NEW).

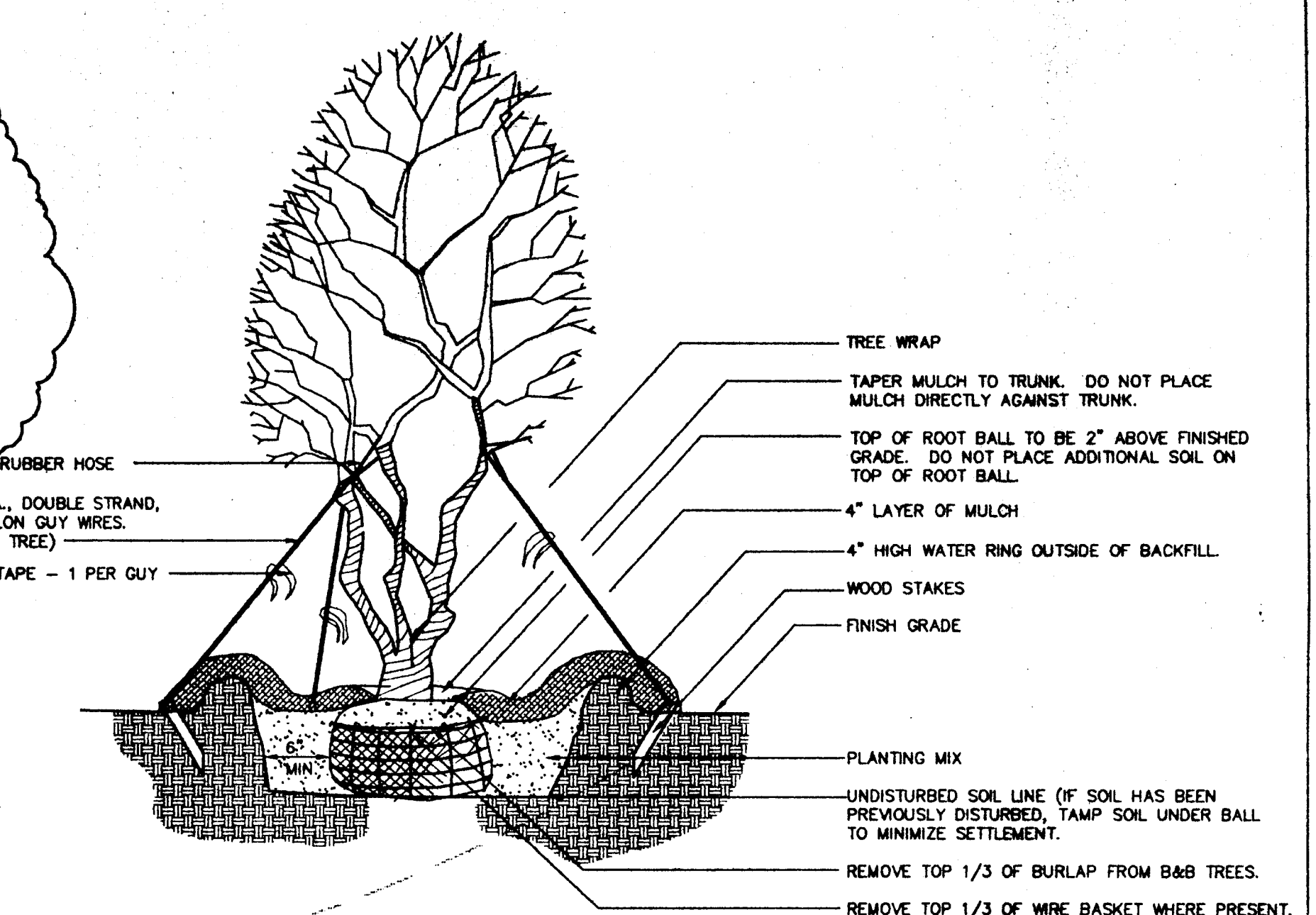
PLANT LIST

Table with columns: KEY, QTY, SCIENTIFIC NAME, COMMON NAME, HEIGHT/SPREAD, CAL., REMARKS. Lists trees and shrubs like October Glory Red Maple, Bradford Pear, Okame Flowering Cherry, Carolina Jessamine, Juniperus chinensis, etc.

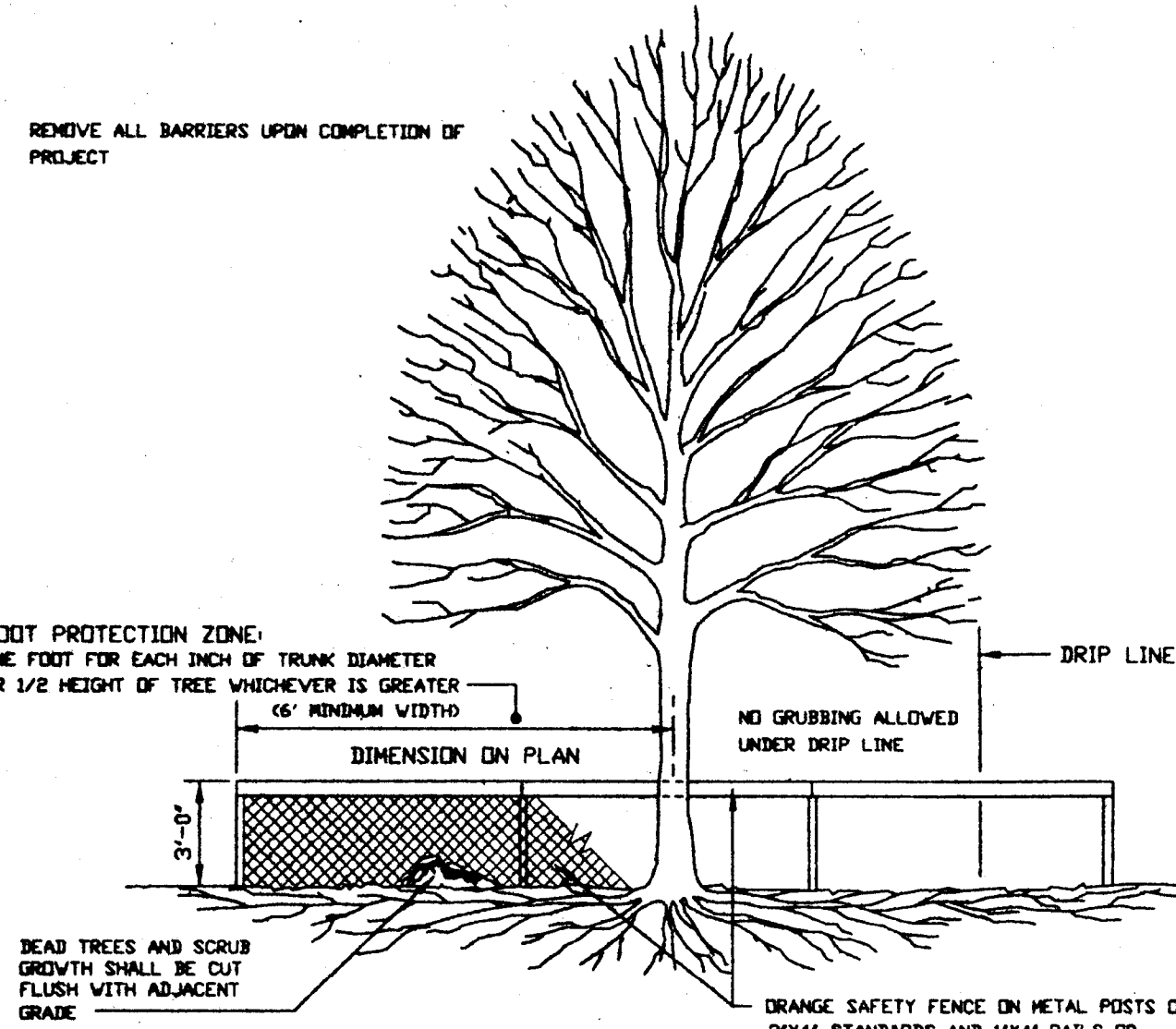
IRRIGATION NOTE

Contractor to drip irrigate shrub areas indicated. Irrigation should be connected to existing site irrigation system. Contractor to provide Netafim drip tubing - 6 gph emitters, spaced 12" OC. Use sleeves under all hardscape areas.

AREAS TO BE DRIP IRRIGATED BY CONTRACTOR



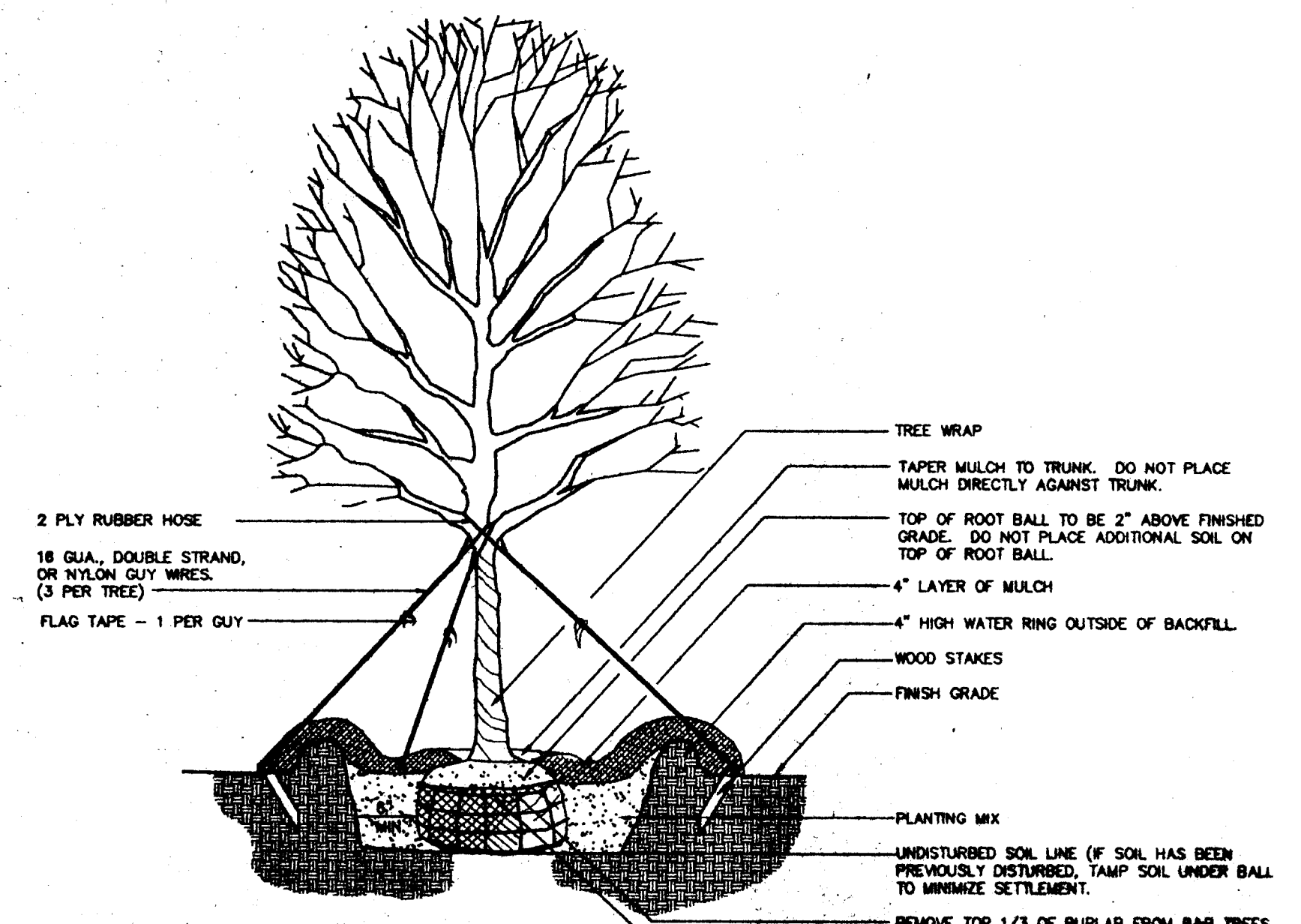
PLANTING DETAIL-MULTI STEM TREE



- General Notes - Tree Protection
1. Note no soil disturbance or compaction, construction materials, traffic, trenching, burial pits or other land disturbing activity are allowed in the tree protection zone.
2. Tree barricades must be installed before any demolition, grading or construction and not removed until after final inspection by Urban Forestry staff.
3. Tree protection barriers shall extend around the trees with a radius of no less than one foot (1') for every one inch (1") of trunk diameter - or 1/2 the height of the tree, whichever is greater, unless otherwise approved on an individual basis by the Urban Forestry staff.
4. All tree protection barriers shall be installed prior to anygrading, excavation or other land-disturbing activity. They shall be constructed from any material, substance or structure to protect the roots, trunk and crown of the tree, such as orange safety fencing on metal posts, wooden 'C' stakes with 1" x 4" rail, or 2' high all metal with flagging.
5. Before demolition, grading or construction begins, call 338-3888 or 229 for inspection of tree protection barricades by Urban Forestry.

TREE PROTECTION DETAIL

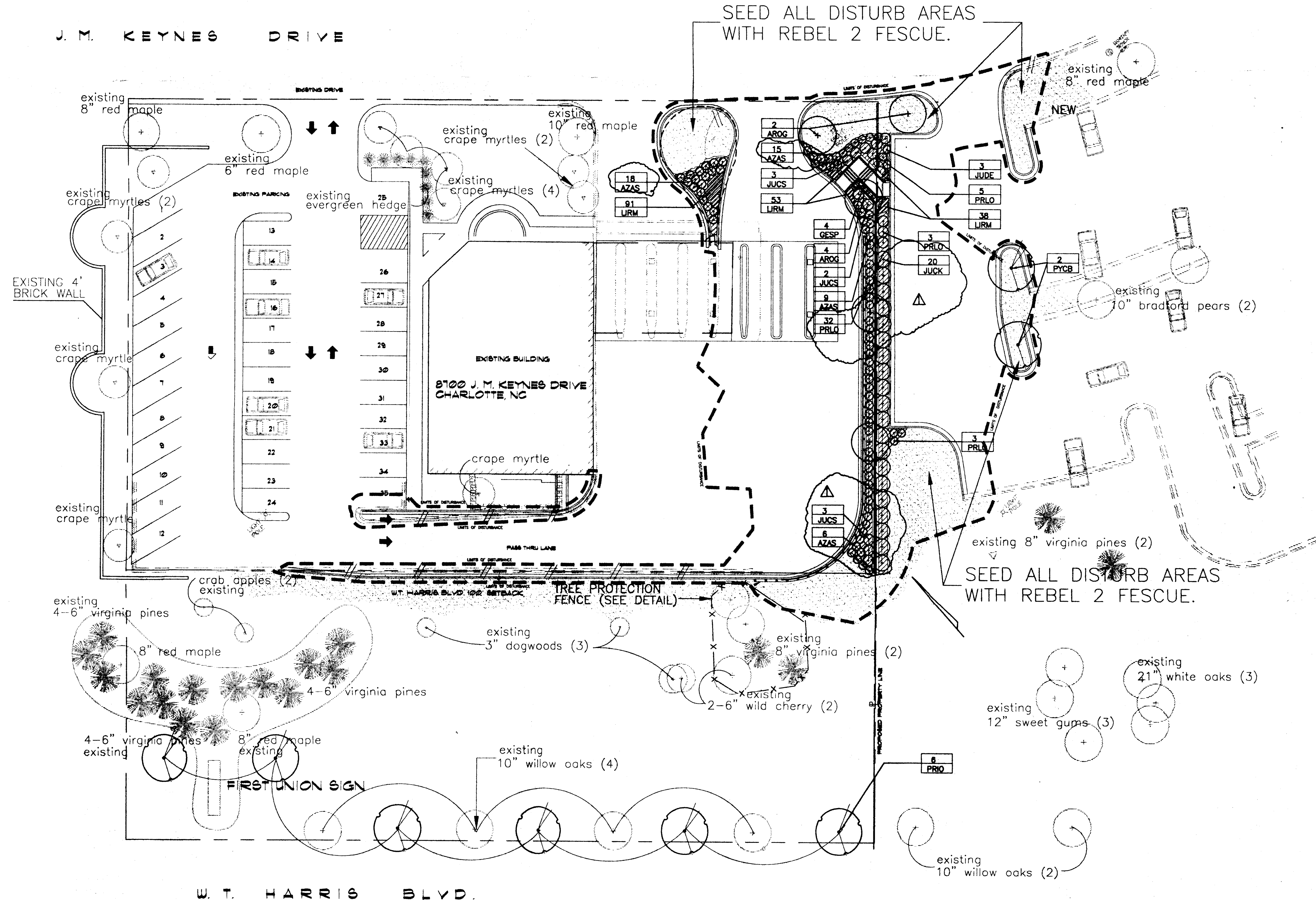
C:\DETAILS\TREEPROTDWG



PLANTING DETAIL-SINGLE STEM TREE

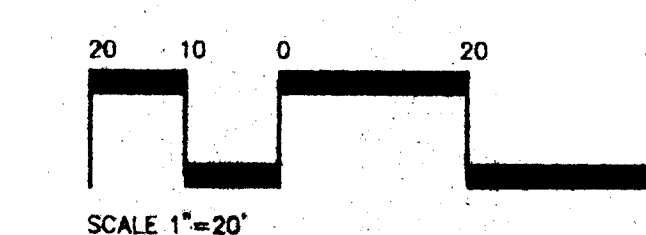
C:\DETAILS\TREE-LDWG

J. M. KEYNES DRIVE



SEED ALL DISTURB AREAS WITH REBEL 2 FESCUE.

SEED ALL DISTURB AREAS WITH REBEL 2 FESCUE.



SCALE 1"=20'

UNIVERSITY PLACE BRANCH NC0208

Little & Associates Architects logo and contact information including address and phone numbers.

Project information for First Union National Bank at 8700 J.M. Keynes Drive, University Place, Charlotte, NC.

Table with columns: Revisions, Issue Date, Date. Shows a single revision dated 09/29/97.

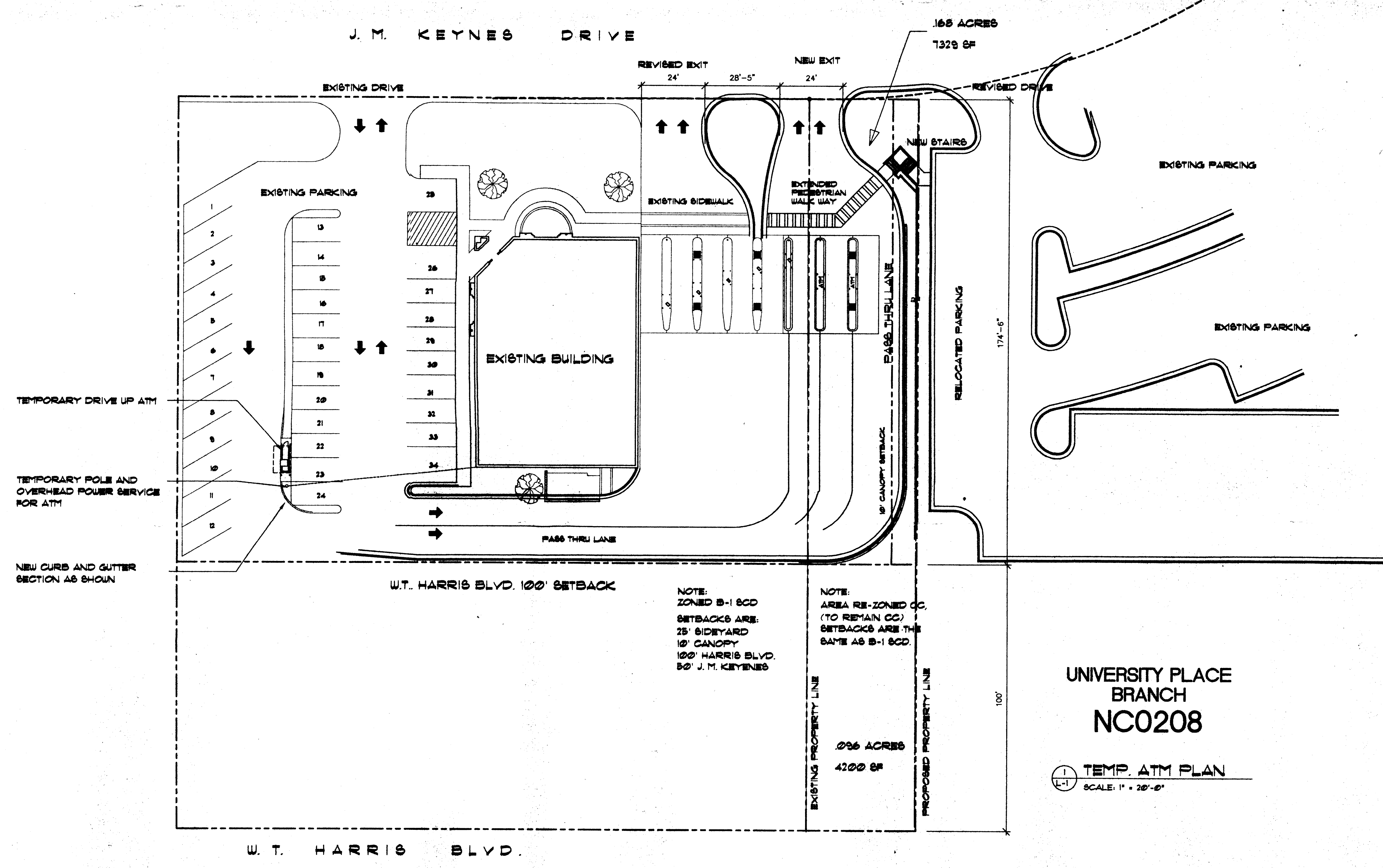
Project Number 04-1540-09 and Sheet L-1 of 1.



Little & Associates Architects
 255 Westpark Blvd.
 Charlotte, NC 28217
 704-367-8200
 www.little-architects.com

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J. M. KEYNES DRIVE

166 ACRES
1328 SF

TEMPORARY DRIVE UP ATM
 TEMPORARY POLE AND OVERHEAD POWER SERVICE FOR ATM
 NEW CURB AND GUTTER SECTION AS SHOWN

REVISED EXIT 24'
 NEW EXIT 24'
 28'-5"

NEW STAIRS

EXISTING DRIVE

REVISED DRIVE

EXISTING PARKING

EXISTING SIDEWALK

EXTENDED PEDESTRIAN WALK WAY

EXISTING PARKING

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

EXISTING BUILDING

EXISTING PARKING

PASS-THRU LANE
 5' CANOPY SETBACK
 174'-6"

RELOCATED PARKING

U.T. HARRIS BLVD. 100' SETBACK

NOTE:
ZONED B-1 SCD
SETBACKS ARE:
25' SIDEYARD
10' CANOPY
100' HARRIS BLVD.
50' J.M. KEYNES

NOTE:
AREA RE-ZONED CC.
(TO REMAIN CC.)
SETBACKS ARE THE
SAME AS B-1 SCD.

EXISTING PROPERTY LINE
 0.96 ACRES
4200 SF
 PROPOSED PROPERTY LINE

UNIVERSITY PLACE
BRANCH
NCO208

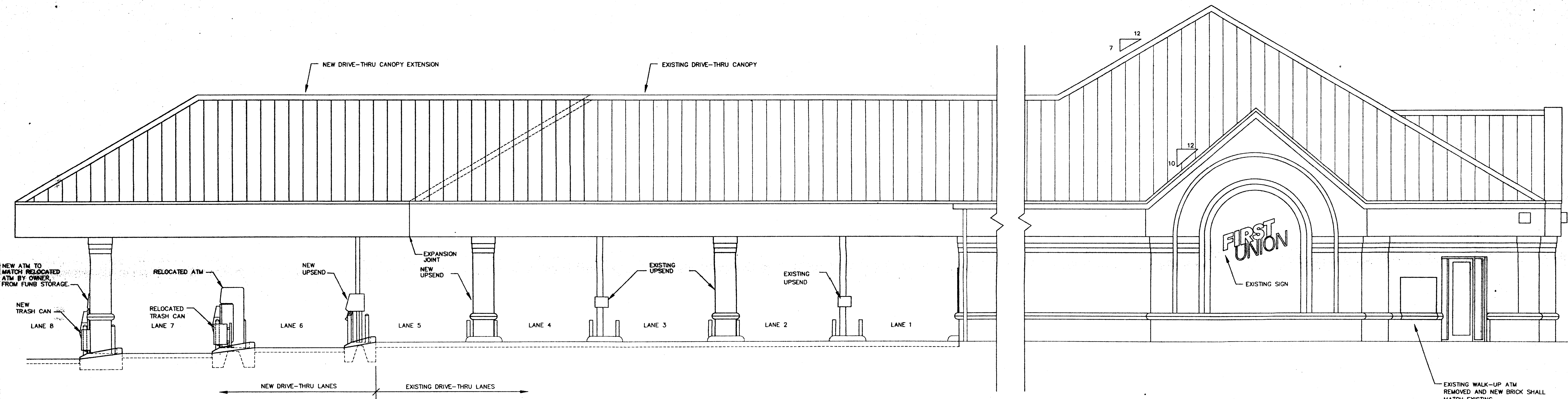
TEMP. ATM PLAN
 SCALE: 1" = 20'-0"

U. T. HARRIS BLYD.

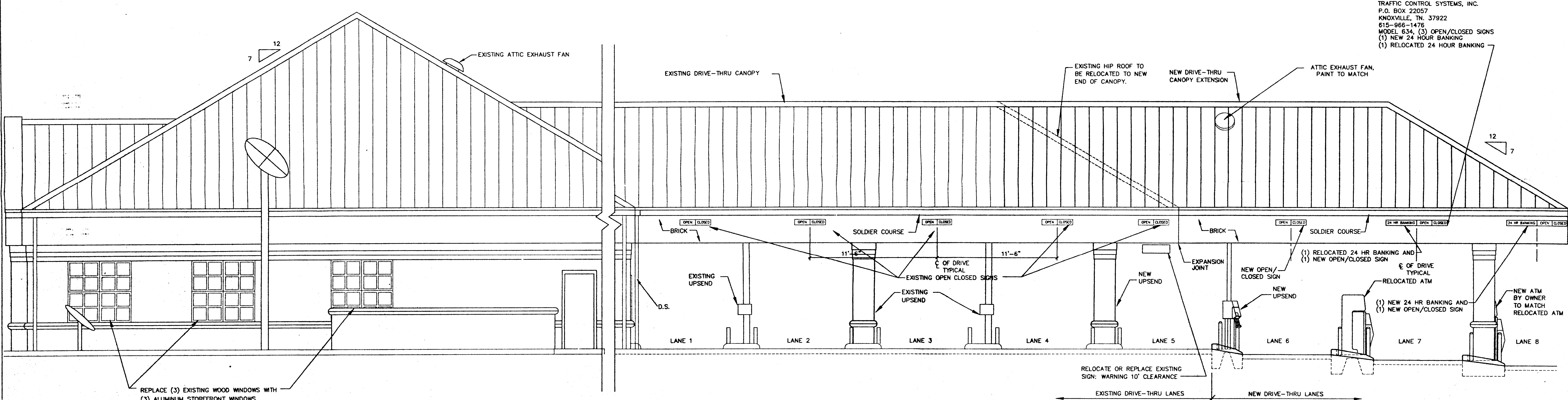
Project:
First Union National Bank
 8700 J.M. KEYNES DRIVE
 UNIVERSITY PLACE, CHARLOTTE, NC
 Sheet Title:
TEMPORARY ATM PLAN

Division President
C. RACKEN
 Job Captain
N. EVERHART
 Drawn By
R. BURKE
 Date Drawn
09/19/97
 Drawing File Name
TEMPATM.DWG 1"=20'
 Revisions

Project Number
04-1540-09
 Sheet
L-2 of 2



2 FRONT ELEVATION
Scale: 1/4" = 1'-0"



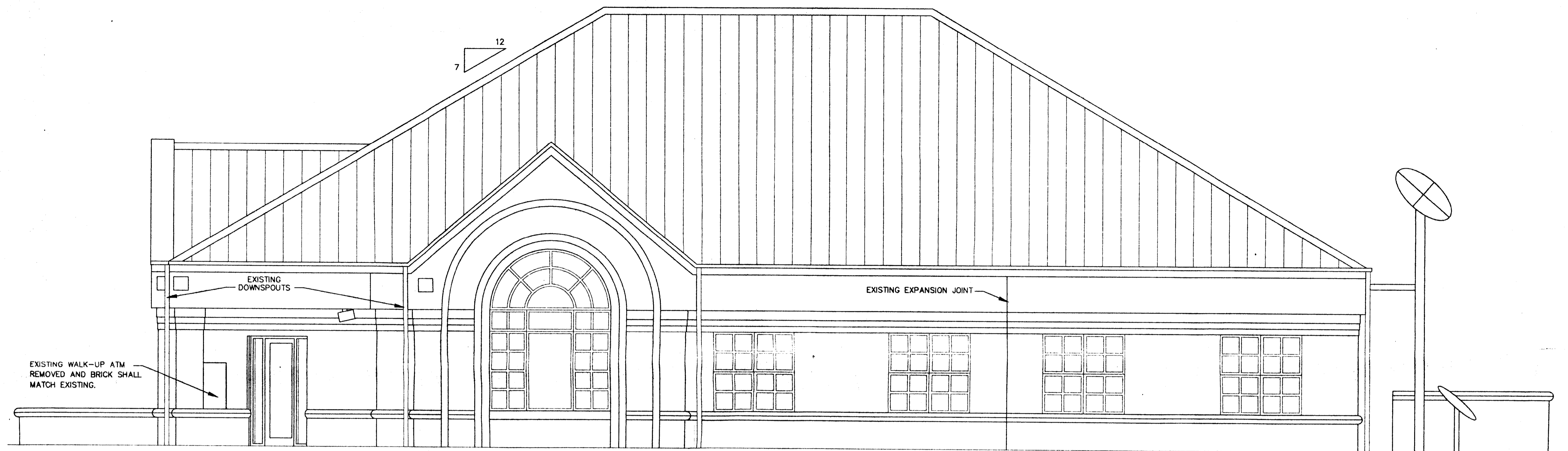
1 REAR ELEVATION
Scale: 1/4" = 1'-0"

LANE SIGNS FURNISHED AND INSTALLED BY E. C. TRAFFIC CONTROL SYSTEMS, INC. P.O. BOX 22057 KNOXVILLE, TN. 37922 615-966-1476 MODEL: 634, (3) OPEN/CLOSED SIGNS (1) NEW 24 HOUR BANKING (1) RELOCATED 24 HOUR BANKING

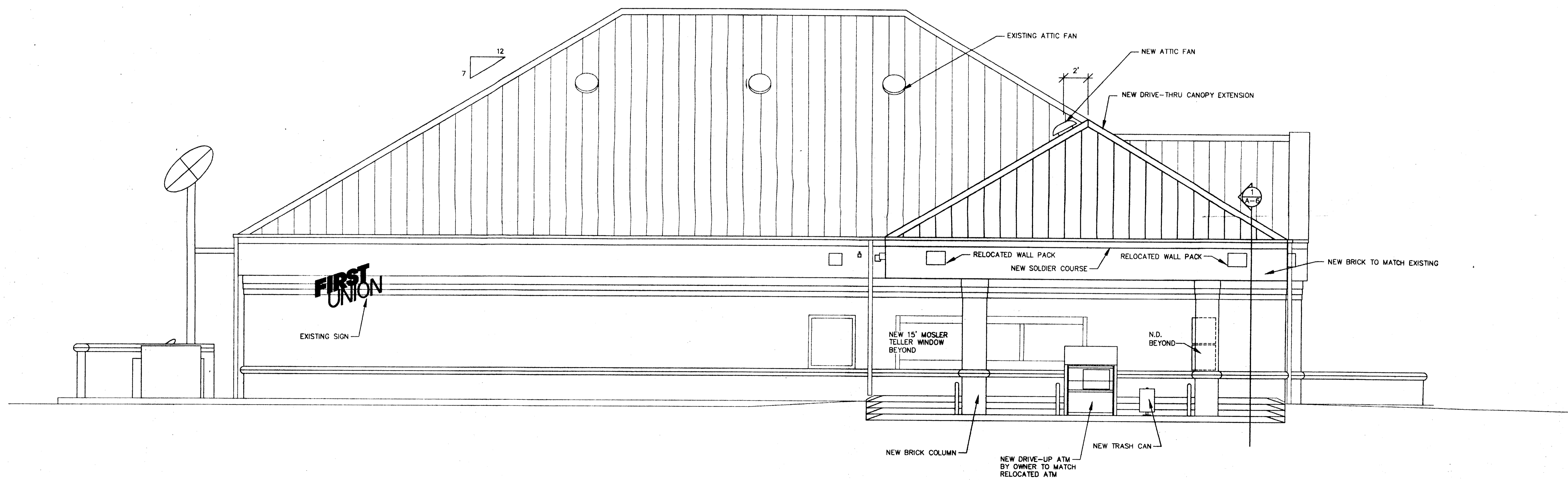
Project
Sheet Title
FRONT + REAR ELEVATIONS

Division President	C. RADKIN
Job Captain	N. EVERHART
Drawn By	R. BURKE
Date Drawn	4/29/97
Drawing File Name	1540-A4.DWG 1/4"
Revisions	
No.	Date
No.	Date
No.	Date
No.	Date
No.	Date
No.	Date
No.	Date
No.	Date
No.	Date
No.	Date
No.	Date
Issue Date:	5/10/97

Project Number
04-1540-09
Sheet
A-4 of 6



2 RIGHT SIDE ELEVATION
A-5 Scale: 1/4" = 1'-0"



1 LEFT SIDE ELEVATION
A-5 Scale: 1/4" = 1'-0"

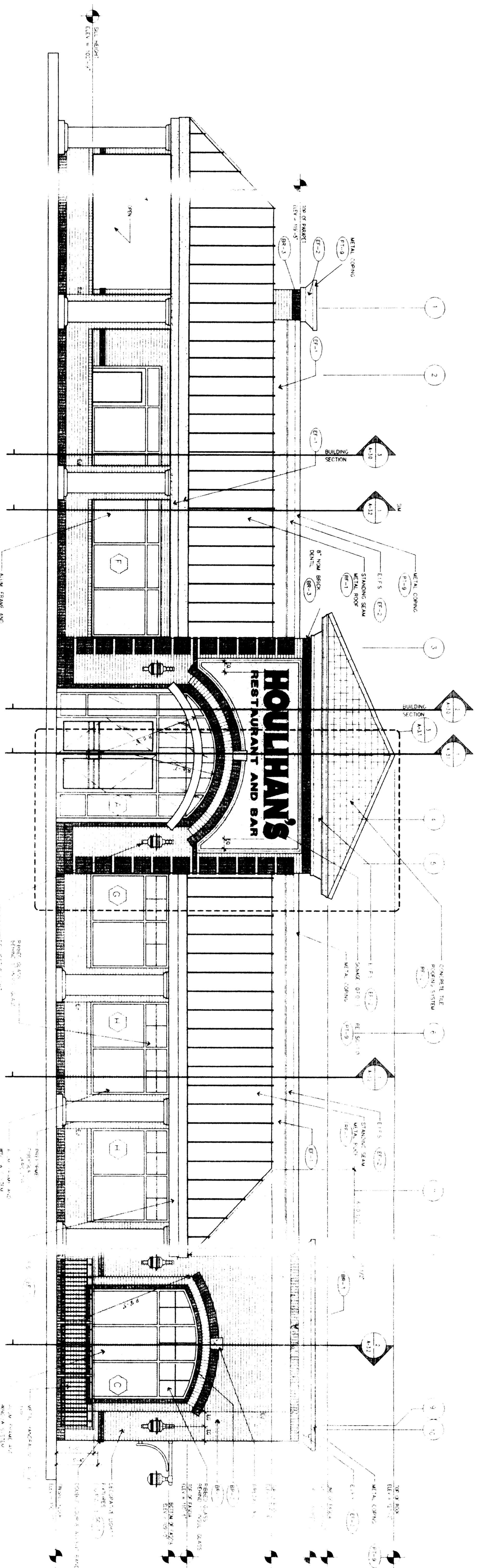
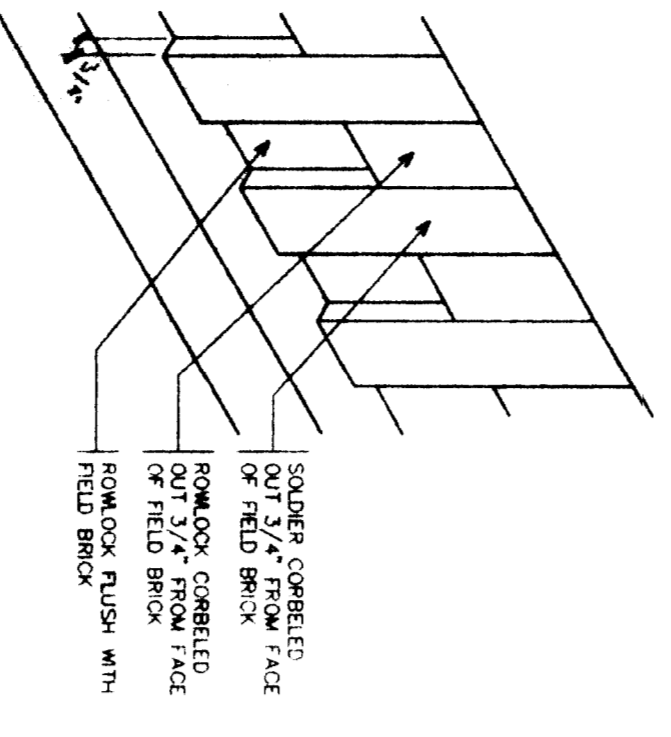
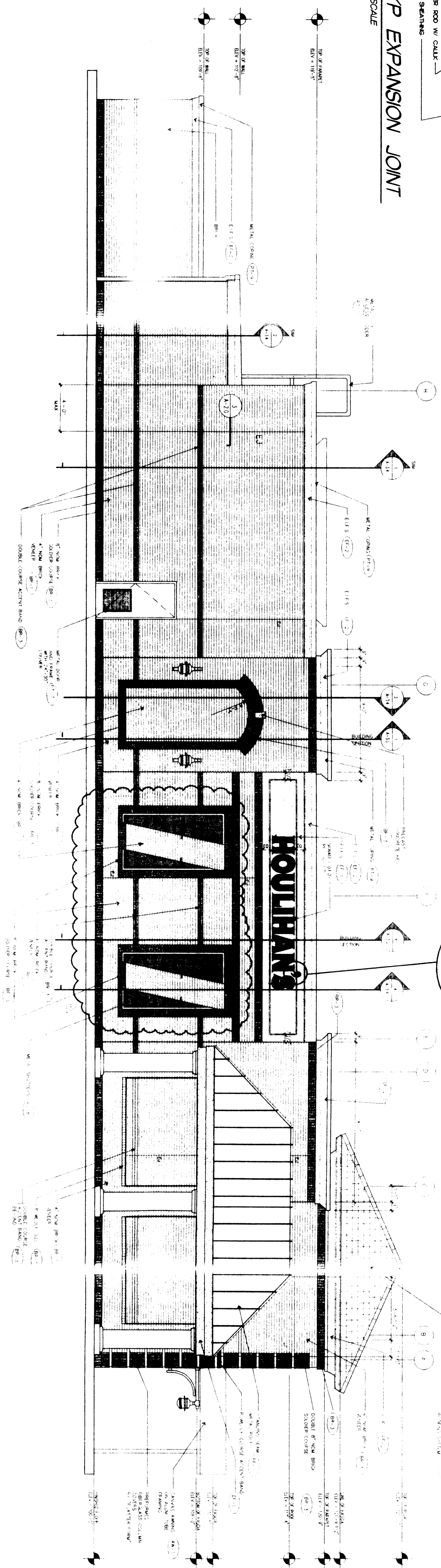
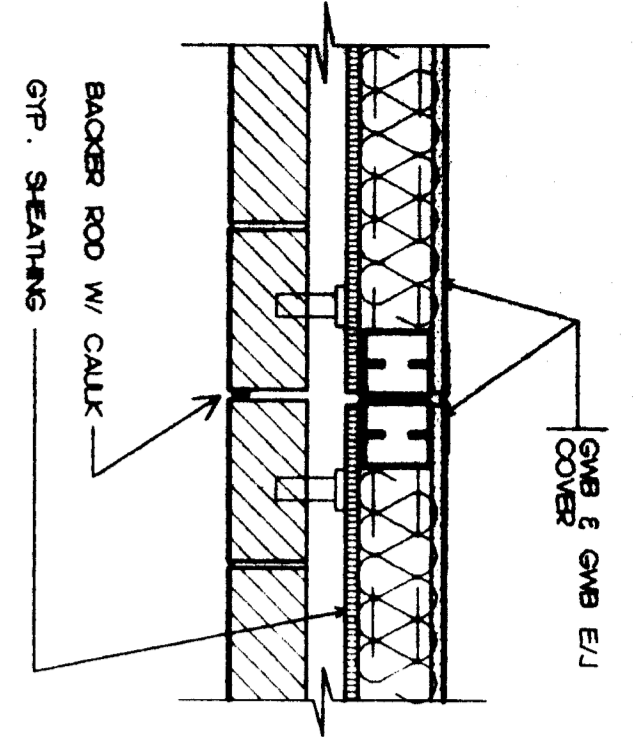
Little & Associates Architects
3825 Watpark Drive
Charlotte, NC 28217
704-535-6300
704-561-8777 Fax

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Project: **FIRST UNION NATIONAL BANK**
8700 J. M. KEYNES DRIVE
UNIVERSITY PLACE, CHARLOTTE, NC
Sheet Title: **RIGHT + LEFT SIDE ELEVATIONS**

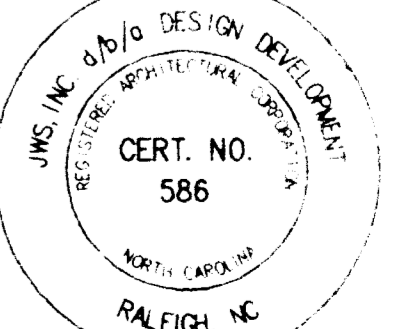
Division President: C. RADKIN
Job Captain: N. EVERHART
Drawn By: R. BURKE
Date Drawn: 4/29/97
Drawing File Name: 1540-A5.DWG 1/4"
Revisions:
No. Date
No. Date
No. Date
No. Date
No. Date
No. Date
No. Date
No. Date
No. Date
No. Date
Issue Date: 5/10/97

Project Number: **04-1540-09**
Sheet of: **A-5 6**



ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: MARCH 17, 1998
BY: MARTIN R. CRAMPTON, JR.

HOULIHAN'S
UNIVERSITY PLACE
J.M. KEYNES BLVD.
CHARLOTTE, NORTH CAROLINA



DESIGN DEVELOPMENT
1100 LOGGERS COURT, SUITE A103
RALEIGH, NORTH CAROLINA 27609
919.878.3690 FAX 919.816.9618

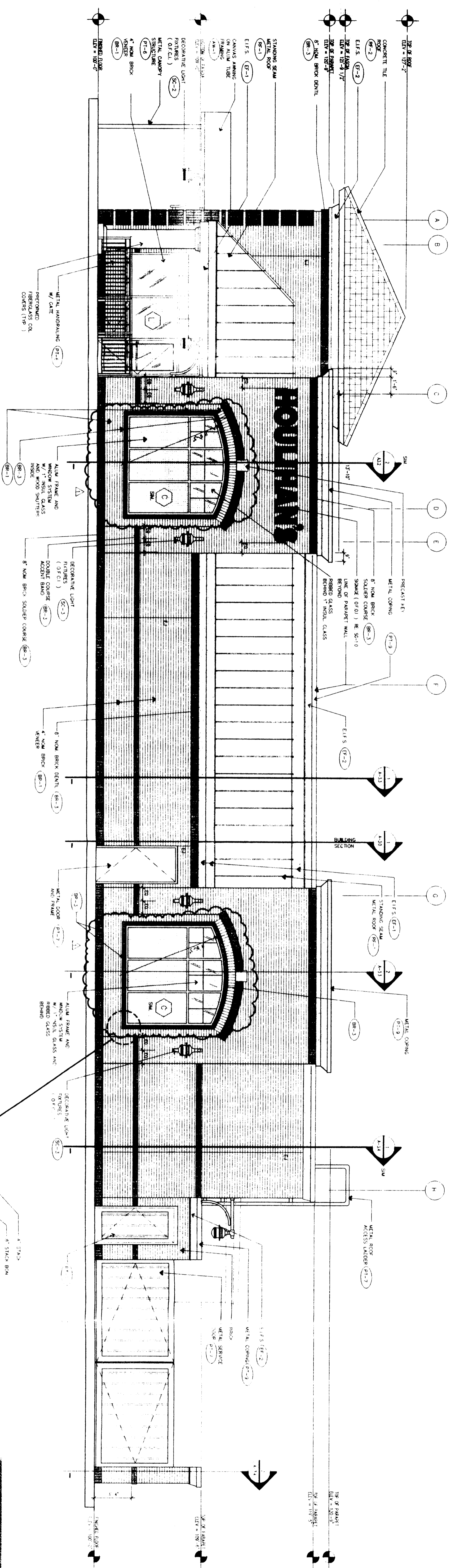
A-2.0

970053
ELEVATOR ELEVATIONS

NO.	DATE	DESCRIPTION
1	12/18/97	ISSUED FOR PERMIT
2	1/15/98	REVISED PER COMMENTS
3	2/10/98	REVISED PER COMMENTS
4	3/17/98	REVISED PER COMMENTS

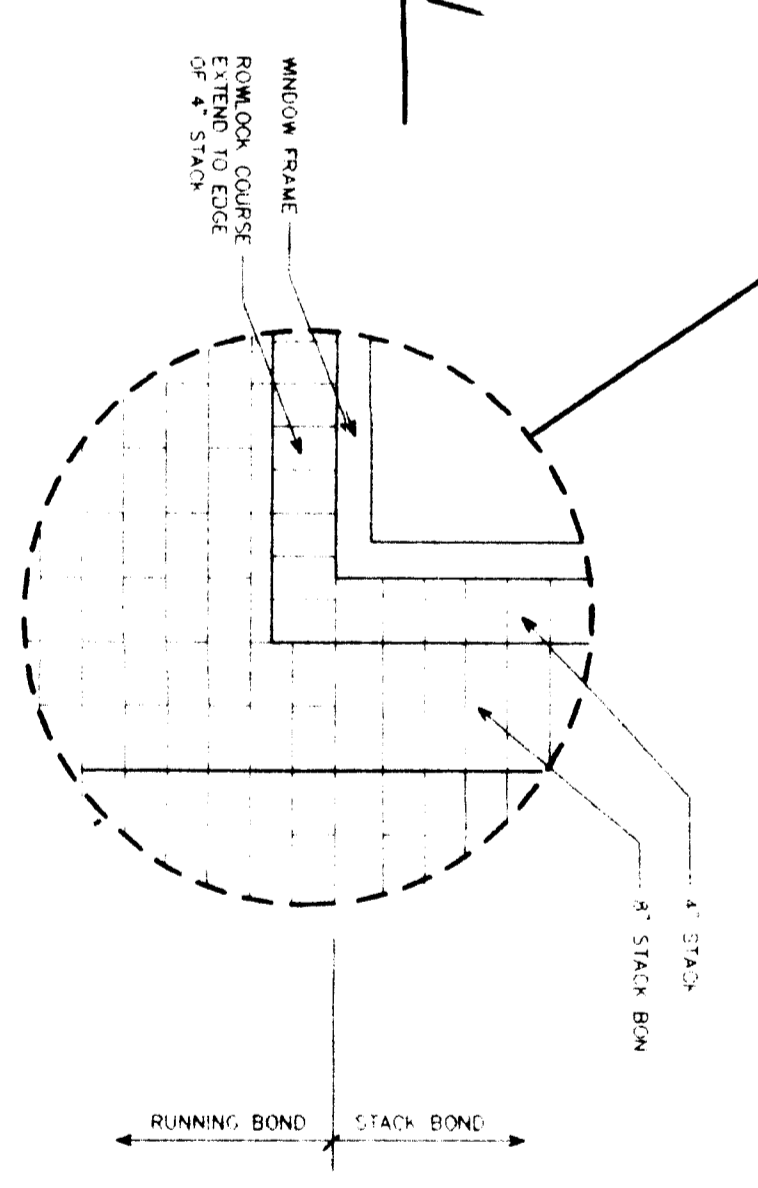
3-2-98

NOTES:
1. All work shall be in accordance with the approved plans and specifications.
2. The contractor shall be responsible for obtaining all necessary permits.
3. The contractor shall be responsible for the quality of all work.
4. The contractor shall be responsible for the safety of all workers.
5. The contractor shall be responsible for the protection of all existing utilities.

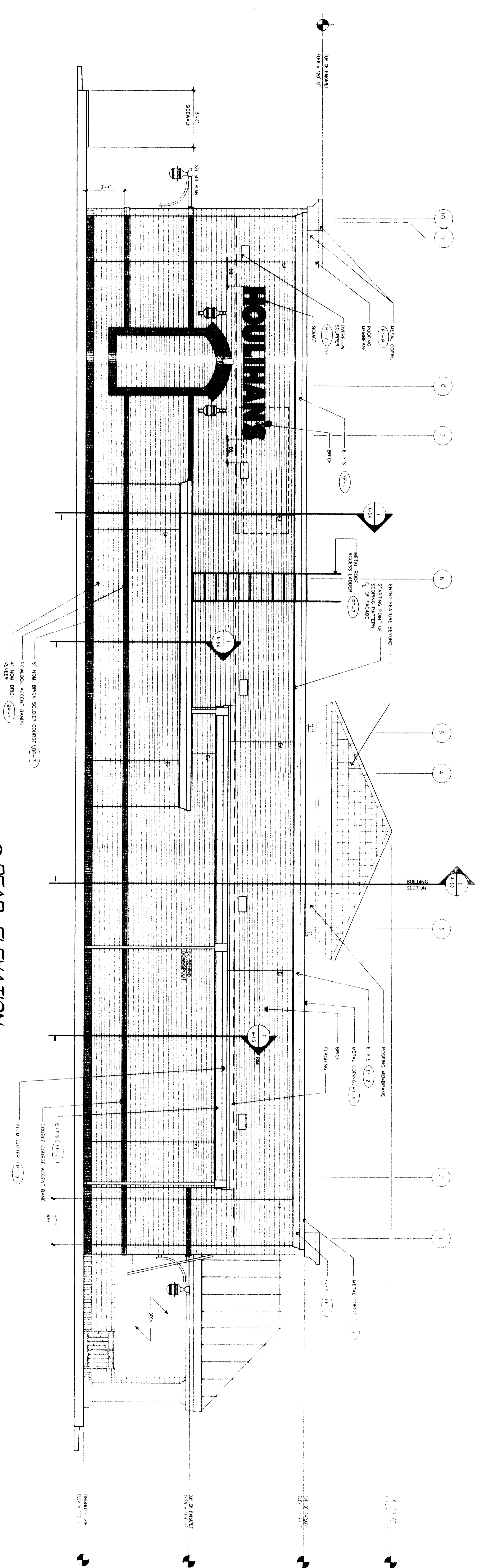


METAL ROOF PANELS TO BE RED TO MATCH OTHER RED METAL ROOFS IN UNIVERSITY PLACE DEVELOPMENT

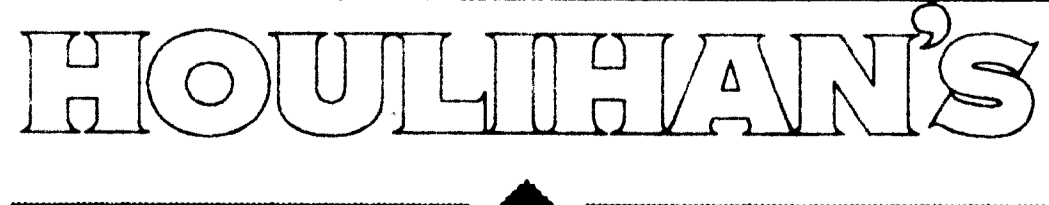
1 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



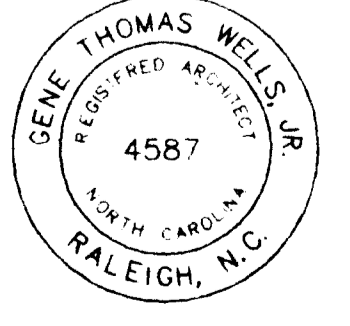
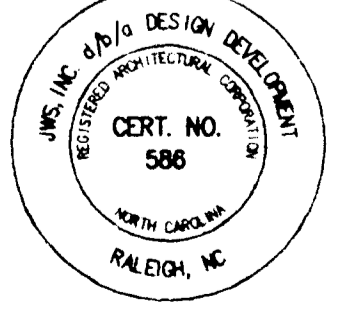
NOTE	1. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
NOTE	2. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
NOTE	3. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
NOTE	4. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
NOTE	5. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.



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



UNIVERSITY PLACE
J.M. KEYNES BLVD.
CHARLOTTE, NORTH CAROLINA

DESIGN DEVELOPMENT
1100 LOGGERS COURT, SUITE A103
919.878.3690

RALEIGH, NORTH CAROLINA 27609
FAX: 919.876.3618

PROJECT NO. 970053

DATE: 3-2-98

SCALE: A-2.1

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2/19/98
2	ISSUED FOR PERMIT	2/19/98

DRAWING TITLE: EXTERIOR ELEVATIONS

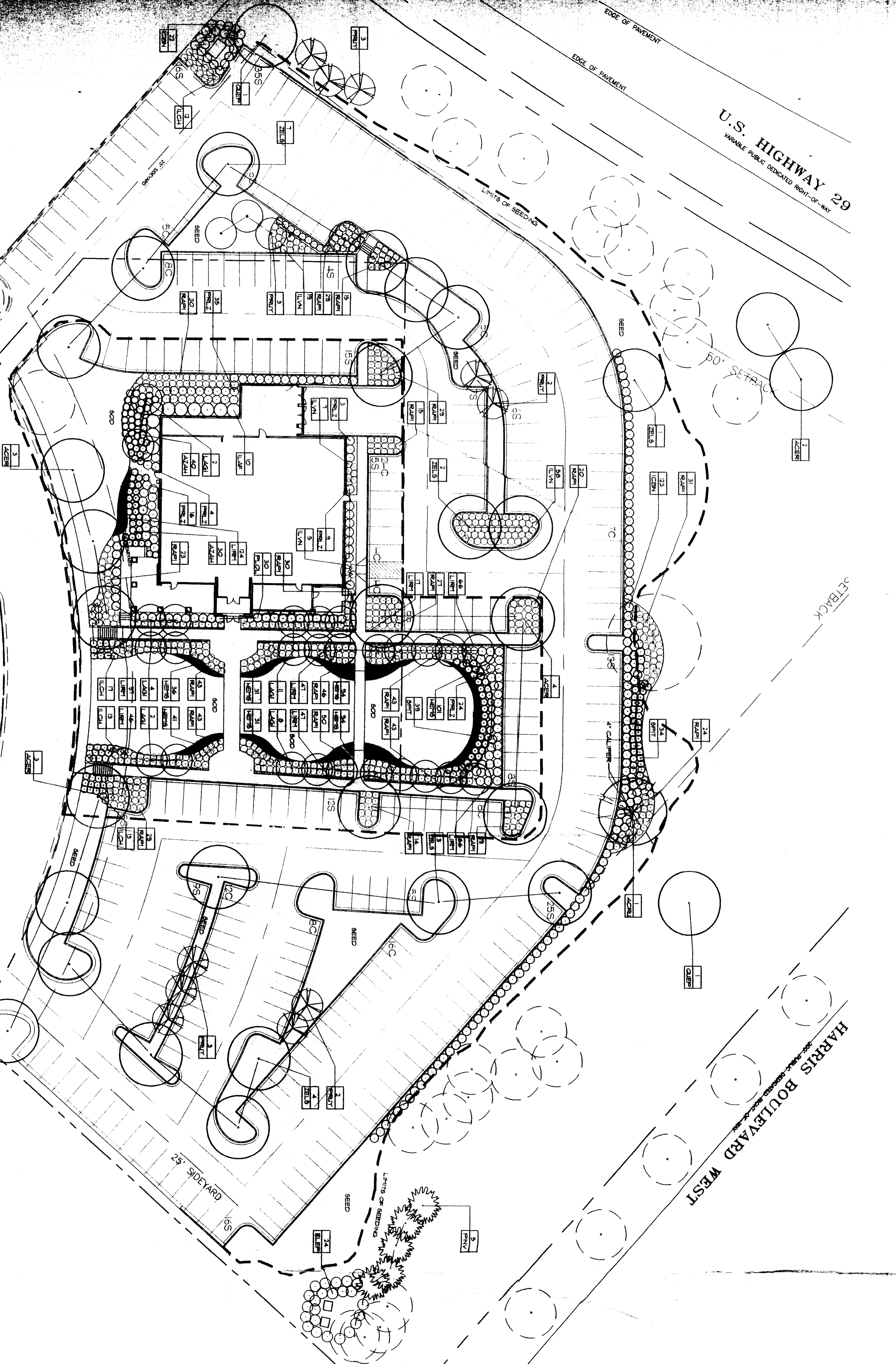
SCALE: 1/4" = 1'-0"

Plant Schedule

SYMBOL	QTY	SCIENTIFIC NAME	CAL.	HGT.	SPD.	COND.	NOTES
AC2B	2	Aspen	27-25"	12'-14"	6-7"	BA-B	Matched Specimens
AC2C	2	Aspen	27-25"	12'-14"	6-7"	BA-B	Matched Specimens
AC2D	1	Red Maple	6'-7"	3'-4"	3'-4"	BA-B	Matched Specimens
AC2E	1	Red Maple	6'-7"	3'-4"	3'-4"	BA-B	Matched Specimens
AC2F	1	Red Maple	6'-7"	3'-4"	3'-4"	BA-B	Matched Specimens
AC2G	1	Red Maple	6'-7"	3'-4"	3'-4"	BA-B	Matched Specimens
AC2H	1	Red Maple	6'-7"	3'-4"	3'-4"	BA-B	Matched Specimens
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AC2Y	1	Red Maple	6'-7"	3'-4"	3'-4"	BA-B	Matched Specimens
AC2Z	1	Red Maple	6'-7"	3'-4"	3'-4"	BA-B	Matched Specimens

SYMBOL	QTY	SCIENTIFIC NAME	CAL.	HGT.	SPD.	COND.	NOTES
AC2A	1	Aspen	27-25"	12'-14"	6-7"	BA-B	Matched Specimens
AC2B	1	Aspen	27-25"	12'-14"	6-7"	BA-B	Matched Specimens
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AC2Z	1	Aspen	27-25"	12'-14"	6-7"	BA-B	Matched Specimens

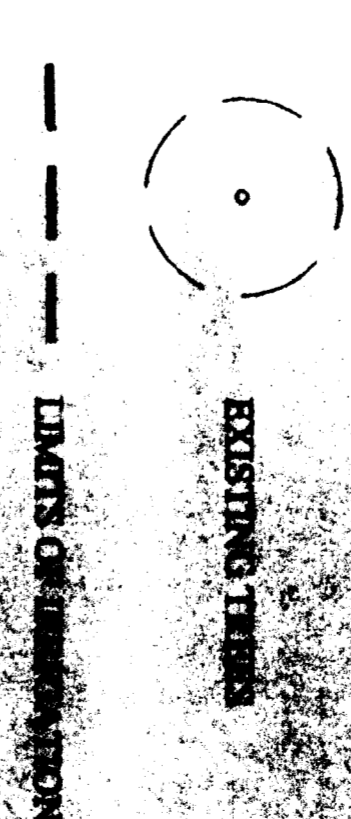
SYMBOL	QTY	SCIENTIFIC NAME	CAL.	HGT.	SPD.	COND.	NOTES
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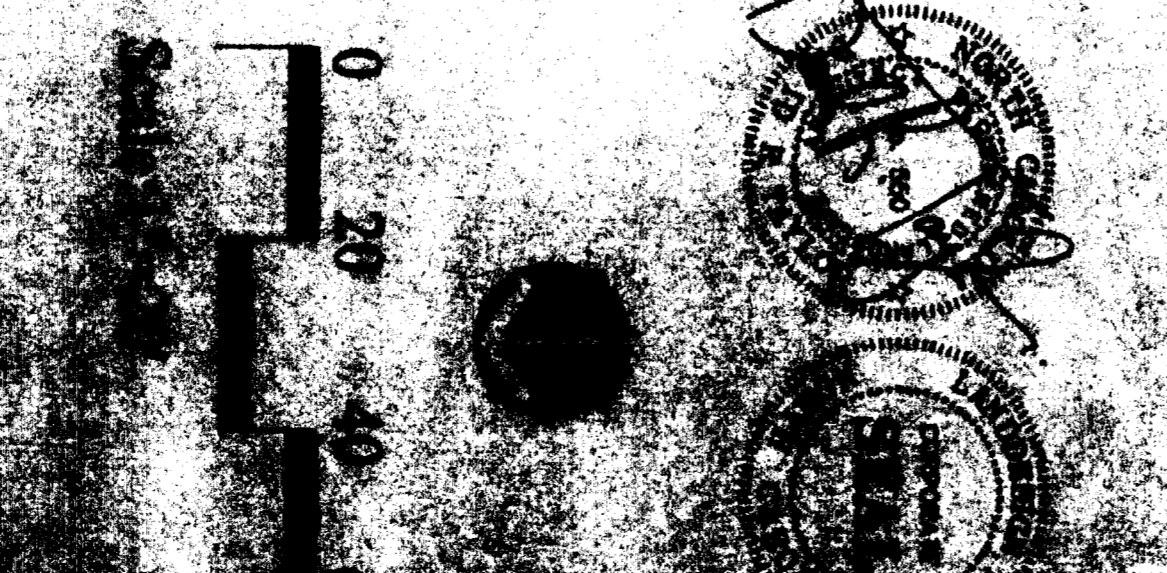
HOUILLERMAN
 UNIVERSITY PLACE
 CHARLOTTE, NORTH CAROLINA

AREA CALCULATIONS
 TOTAL SITE AREA: 2.01 AC
 TOTAL IMPERVIOUS AREA: 0.42 AC
 TOTAL PARKING AREA: 1.64 AC
 TOTAL TREES PROVIDED: 1
 TOTAL TREES PROVIDED: 111

LEGEND



PLANTING PLAN



WACHOVIA BANK & TRUST
 DEED 4951, PAGE 754

J.M. KEYNES DRIVE
 37' PRIVATE DEDICATED RIGHT-OF-WAY

FIRST UNION NATIONAL BANK
 DEED 5403, PAGE 767

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

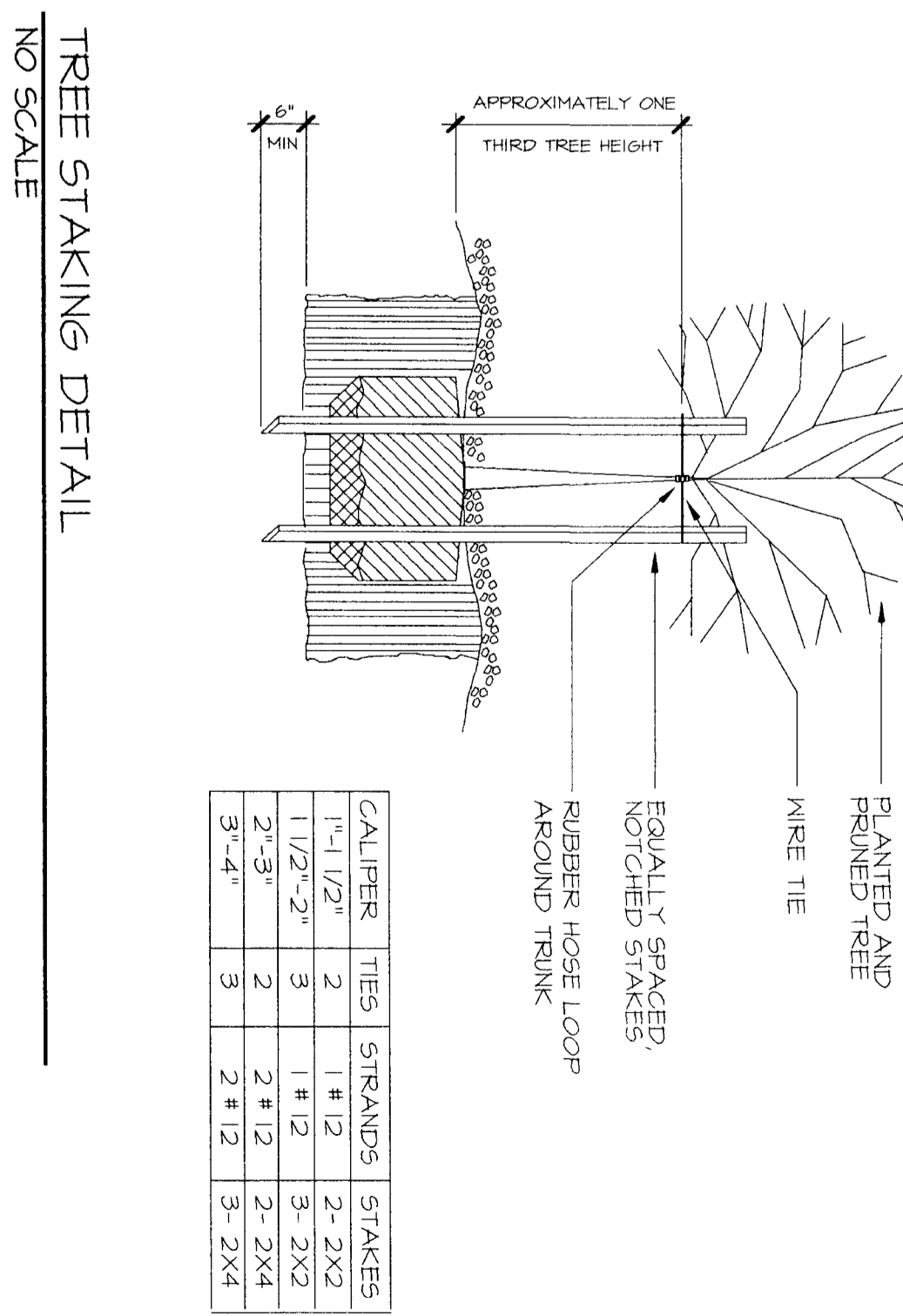
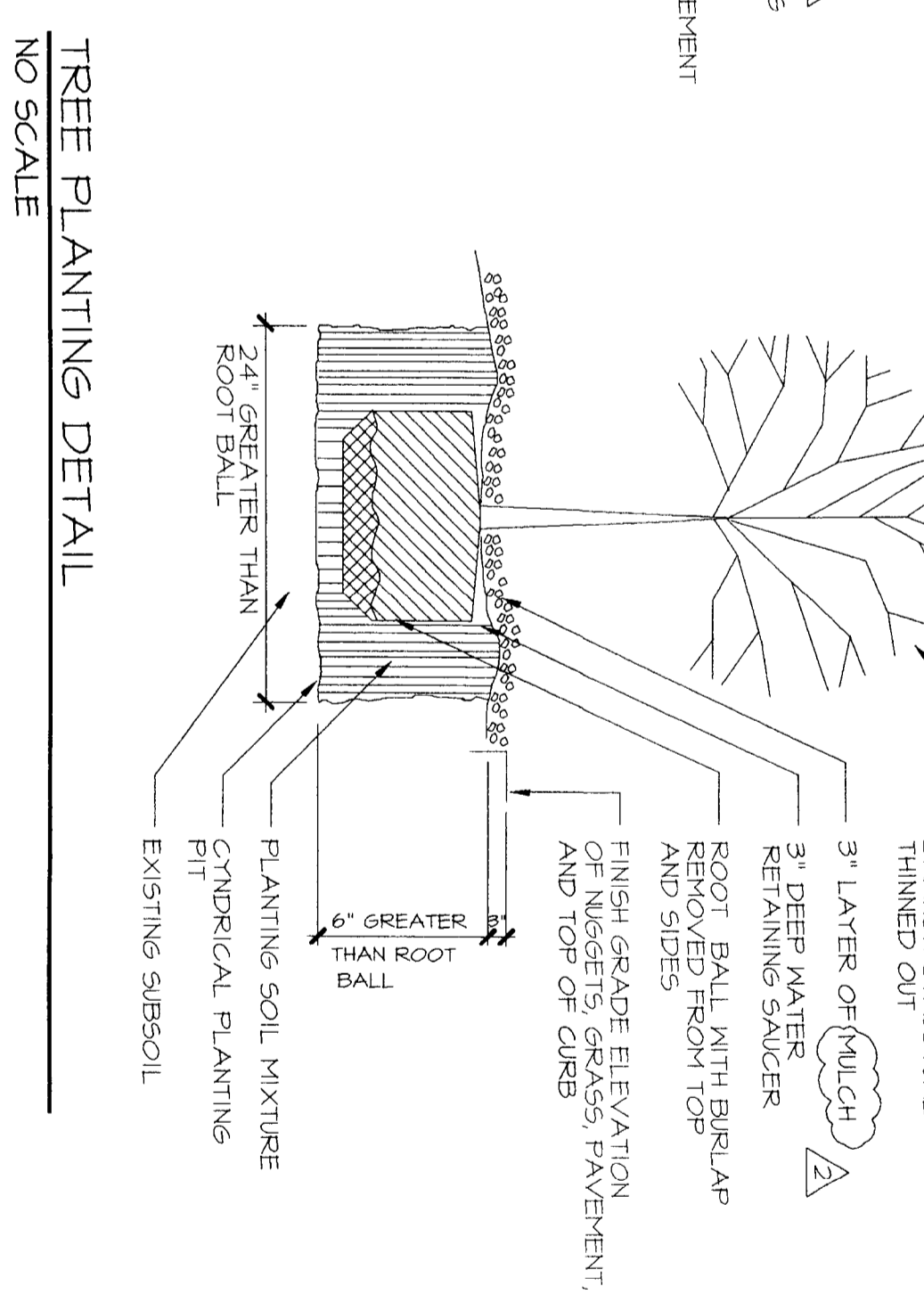
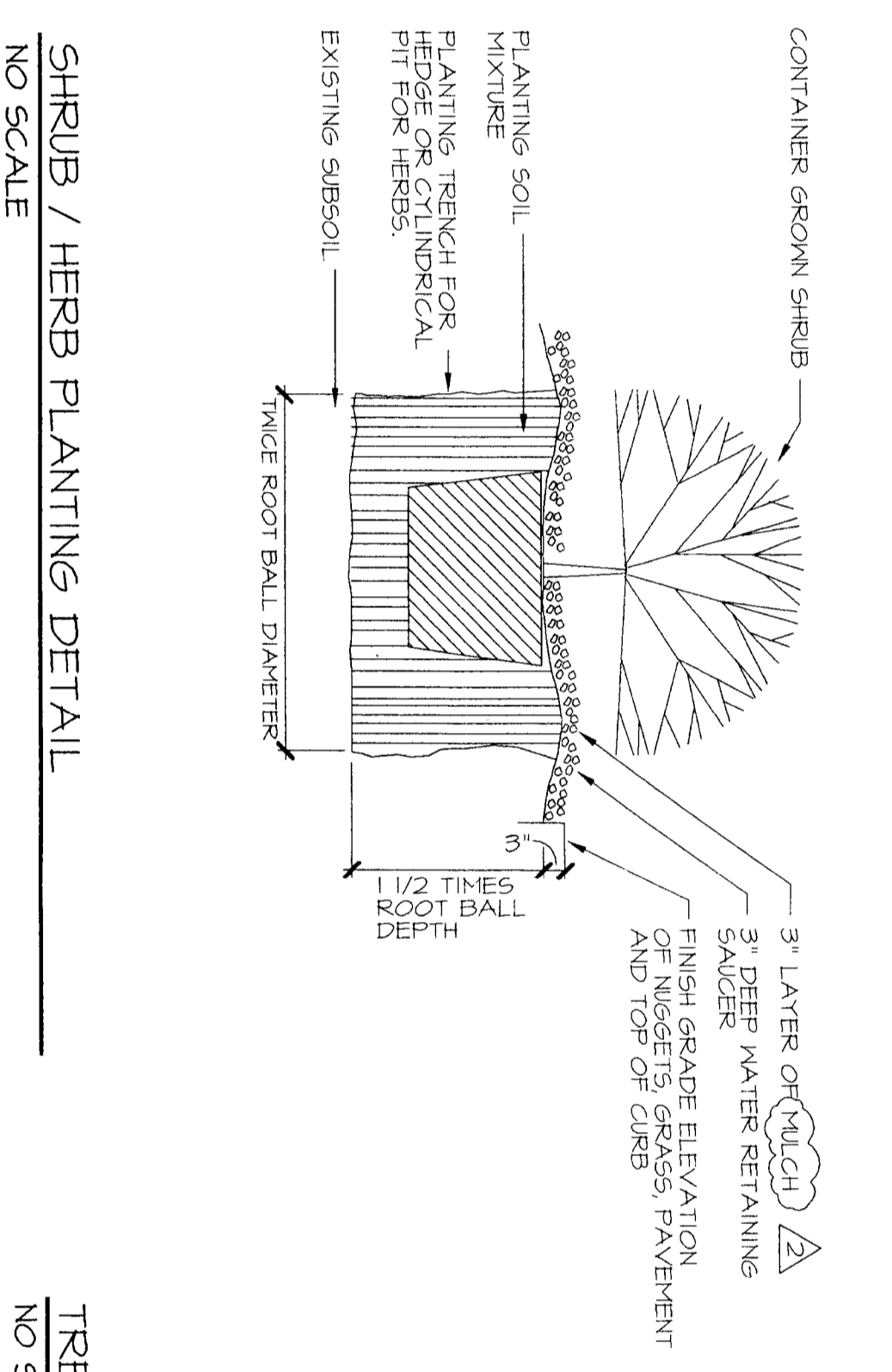
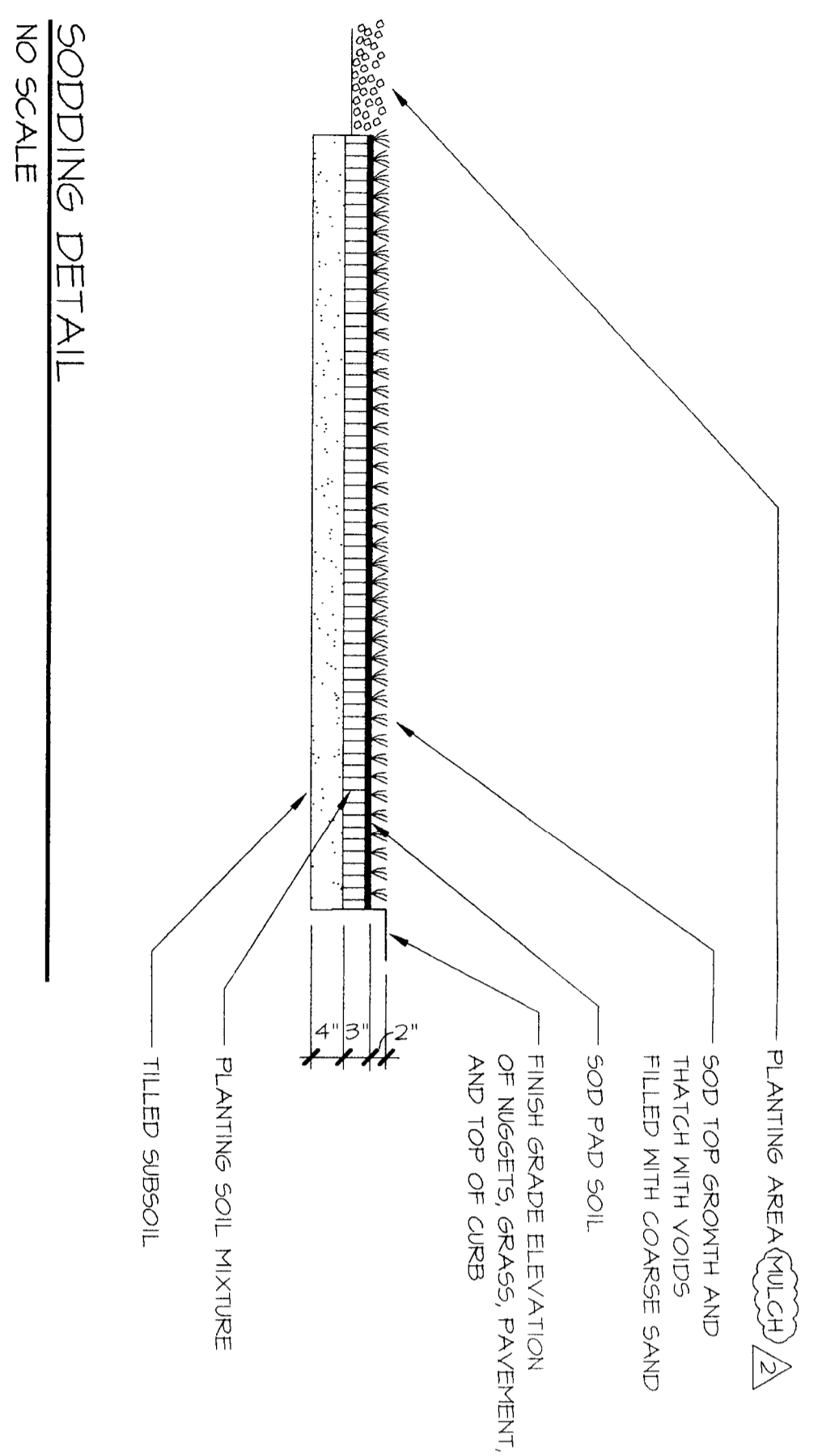
DATE: December 11, 2002

TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 97-25 by Smokey Bones Restaurant (f.k.a. Seaboard Realty Company).

Attached are specific plans for the upfit of the restaurant formerly known as Houlihan's. The plan indicates, among other things, specific colors of stucco finish and log columns, the type of mulch to be used and specifies that the grounds/landscaping will be professionally maintained, shows the location for expansion for a smoker(s) and indicates screening for the expansion. Please use these plans when evaluating requests for building permits and certificates of occupancy.



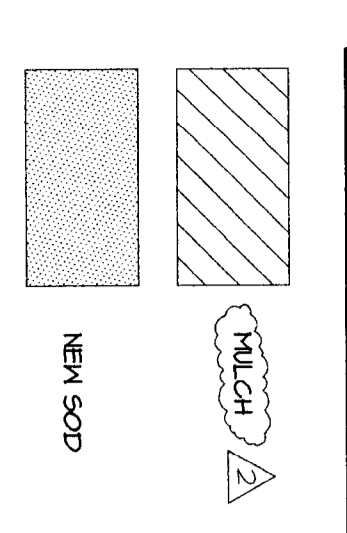
PLAN NOTES:

1. REMOVE (B) TREES, AS PER UNION APPROVED LIST. REMOVE CONCRETE WITH OWNER.
2. REMOVE LANDSCAPE AREAS AS REQUIRED INCLUDING EXISTING MULCH, PLANTINGS, AND TREES. RELOCATE TREES FROM ADJACENT AREA, REPLACE TO MATCH EXISTING IF NECESSARY.
3. PROVIDE EDGE TO MATCH ADJACENT IN DRYER REAR WALL.
4. REMOVE EXISTING LANDSCAPE AREAS AS REQUIRED.
5. PROVIDE NEW SOD, MATCH EXISTING.
6. PROVIDE NEW SOD, MATCH EXISTING.
7. PROVIDE NEW SOD, MATCH EXISTING.
8. PROVIDE NEW SOD, MATCH EXISTING.
9. EXISTING GROUND COVERS TO REMAIN REPLACE DAMAGED UNITS.
10. EXISTING EDGE TO MATCH ADJACENT UNITS.
11. EXISTING TREE TO REMAIN.
12. EXISTING TREE TO REMAIN.
13. EXISTING TREE TO REMAIN.
14. EXISTING LIGHTING SHALL BE RELOCATED TO REMAIN.

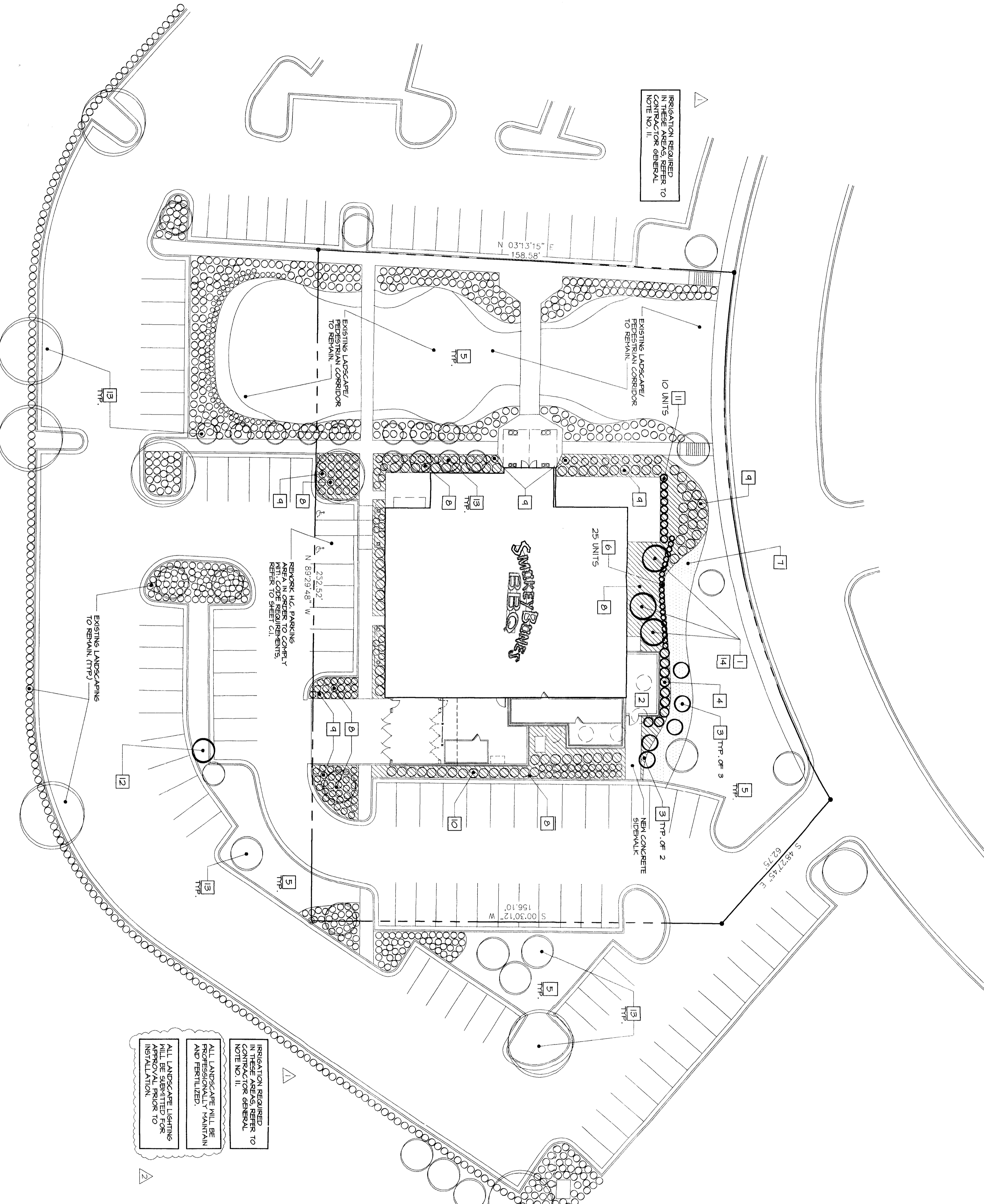
CONTRACTOR GENERAL NOTE:

1. CONTRACTOR SHALL REMOVE ANY TREES AND CLEAR ALL AREAS.
2. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGED TREES OR EDGES.
3. ALL LANDSCAPING SHALL BE TRIMMED AND RELOCATED.
4. EXISTING DAMAGED AREAS SHALL BE REPAIR OR SITE AND REPAIR DAMAGED AREAS AS REQUIRED.
5. CONTRACTOR SHALL VERIFY AND REPAIR IF NECESSARY EXISTING IRRIGATION SYSTEM TO OBTAIN A COMPLETE OPERABLE SYSTEM.
6. SPRINKLER HEADS AGAINST THE BUILDING SHALL BE REPLACED WITH SPACER THE HEADS IN ORDER TO AVOID SPRAYING ON THE BUILDING OR LOSS.
7. SPRINKLER HEADS ALONG SIDEWALKS OR CURBS SHALL BE 12" REPLACEMENT HEADS AROUND ALL TREES.
8. EXISTING BOLLARDS TO REMAIN UNLESS OTHERWISE NOTED.
9. ALL MULCH AREAS SHALL BE LOWERED 2" BELOW CURB LINE OR SIDEWALKS.
10. IF EXISTING IRRIGATION IS NOT EXISTING AT LANDSCAPE AREAS IN PARKING AREAS (AREAS NOT ADJACENT TO BUILDING) THE CONTRACTOR SHALL PROVIDE IRRIGATION AS REQUIRED.
11. ALL EXISTING MULCH AREAS SHALL BE RELOCATED TO MATCH EXISTING MULCH AREAS.
12. ALL EXISTING LANDSCAPE MATERIAL TO BE RELOCATED SHALL BE REMOVED SPECIFICALLY AS NOTED ON DRAWINGS TO SAVED LANDSCAPE.
13. REMOVE OLD MULCH AND PROVIDE WEED BARRIERS AT ALL AREAS TO RECEIVE NEW MULCH.

SYMBOLS



LANDSCAPE PLAN



IRRIGATION REQUIRED TO CONTRACTOR GENERAL NOTE NO. 11.

REMOVE 1/2" PARKING AREA IN ORDER TO COMPLY REFER TO SHEET C1-10.

IRRIGATION REQUIRED TO CONTRACTOR GENERAL NOTE NO. 11.

IRRIGATION REQUIRED TO CONTRACTOR GENERAL NOTE NO. 11.

GENERAL NOTES:
 THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LANDSCAPE PLAN AND THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES AT THE TIME OF BIDDING.
 THE LANDSCAPE CONTRACTOR IS ADVISED OF THE EXISTING UTILITIES ON THE SITE. THE EXACT LOCATION OF UTILITIES SHALL BE DETERMINED BY THE LANDSCAPE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE TO UTILITIES AND SOIL TO THE OWNER. ANY DAMAGE OF UNRECORDED LINES SHALL NOT BE THE RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
 ALL PLANT BEDS AND PLANTERS ADJACENT TO BUILDING SHALL BE 12" DEEPER THAN 2" MULCH.
 LANDSCAPE CONTRACTOR SHALL PROVIDE PROTECTION FOR ANY DIMENSIONS CAUSED BY NEIGHBOR OPERATIONS AND COMPACTED SO AS TO RESTORATION PROPER GRADE FOR NEW PLANTING AND/OR LAND AREAS. BELOW FINISH SURFACE OF ADJACENT PAVING OR TOP OF ADJACENT CURBS.
 LANDSCAPE CONTRACTOR SHALL VERIFY AND REPAIR EXISTING IRRIGATION SYSTEM TO OBTAIN A COMPLETE OPERABLE SYSTEM.
 SPRINKLER HEADS AGAINST THE BUILDING SHALL BE REPLACED WITH SPACER THE HEADS IN ORDER TO AVOID SPRAYING ON THE BUILDING OR LOSS.
 SPRINKLER HEADS ALONG SIDEWALKS OR CURBS SHALL BE 12" REPLACEMENT HEADS AROUND ALL TREES.
 EXISTING BOLLARDS TO REMAIN UNLESS OTHERWISE NOTED.
 ALL MULCH AREAS SHALL BE LOWERED 2" BELOW CURB LINE OR SIDEWALKS.
 IF EXISTING IRRIGATION IS NOT EXISTING AT LANDSCAPE AREAS IN PARKING AREAS (AREAS NOT ADJACENT TO BUILDING) THE CONTRACTOR SHALL PROVIDE IRRIGATION AS REQUIRED.
 ALL EXISTING MULCH AREAS SHALL BE RELOCATED TO MATCH EXISTING MULCH AREAS.
 ALL EXISTING LANDSCAPE MATERIAL TO BE RELOCATED SHALL BE REMOVED SPECIFICALLY AS NOTED ON DRAWINGS TO SAVED LANDSCAPE.
 REMOVE OLD MULCH AND PROVIDE WEED BARRIERS AT ALL AREAS TO RECEIVE NEW MULCH.

GENERAL NOTES:
 THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LANDSCAPE PLAN AND THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES AT THE TIME OF BIDDING.
 THE LANDSCAPE CONTRACTOR IS ADVISED OF THE EXISTING UTILITIES ON THE SITE. THE EXACT LOCATION OF UTILITIES SHALL BE DETERMINED BY THE LANDSCAPE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE TO UTILITIES AND SOIL TO THE OWNER. ANY DAMAGE OF UNRECORDED LINES SHALL NOT BE THE RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
 ALL PLANT BEDS AND PLANTERS ADJACENT TO BUILDING SHALL BE 12" DEEPER THAN 2" MULCH.
 LANDSCAPE CONTRACTOR SHALL PROVIDE PROTECTION FOR ANY DIMENSIONS CAUSED BY NEIGHBOR OPERATIONS AND COMPACTED SO AS TO RESTORATION PROPER GRADE FOR NEW PLANTING AND/OR LAND AREAS. BELOW FINISH SURFACE OF ADJACENT PAVING OR TOP OF ADJACENT CURBS.
 LANDSCAPE CONTRACTOR SHALL VERIFY AND REPAIR EXISTING IRRIGATION SYSTEM TO OBTAIN A COMPLETE OPERABLE SYSTEM.
 SPRINKLER HEADS AGAINST THE BUILDING SHALL BE REPLACED WITH SPACER THE HEADS IN ORDER TO AVOID SPRAYING ON THE BUILDING OR LOSS.
 SPRINKLER HEADS ALONG SIDEWALKS OR CURBS SHALL BE 12" REPLACEMENT HEADS AROUND ALL TREES.
 EXISTING BOLLARDS TO REMAIN UNLESS OTHERWISE NOTED.
 ALL MULCH AREAS SHALL BE LOWERED 2" BELOW CURB LINE OR SIDEWALKS.
 IF EXISTING IRRIGATION IS NOT EXISTING AT LANDSCAPE AREAS IN PARKING AREAS (AREAS NOT ADJACENT TO BUILDING) THE CONTRACTOR SHALL PROVIDE IRRIGATION AS REQUIRED.
 ALL EXISTING MULCH AREAS SHALL BE RELOCATED TO MATCH EXISTING MULCH AREAS.
 ALL EXISTING LANDSCAPE MATERIAL TO BE RELOCATED SHALL BE REMOVED SPECIFICALLY AS NOTED ON DRAWINGS TO SAVED LANDSCAPE.
 REMOVE OLD MULCH AND PROVIDE WEED BARRIERS AT ALL AREAS TO RECEIVE NEW MULCH.

THESE DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. AUTHORIZED COPIES OF THESE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR THEIR USE AND FOR OCCUPYING THE PROJECT FOR WHICH THEY WERE PREPARED, AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT. UNAUTHORIZED USE OF THESE DRAWINGS IS STRICTLY PROHIBITED.

SMOKEY BONES BBQ

Project: 02-0112

Revisions: 1

Drawn By: [Signature]

Date: 08-01-2002

Sheet No.: L.1

INTERIOR AND EXTERIOR RESTAURANT REMODEL

8760 JM KEYNES DRIVE

CHARLOTTE, NORTH CAROLINA

hmd GROUP

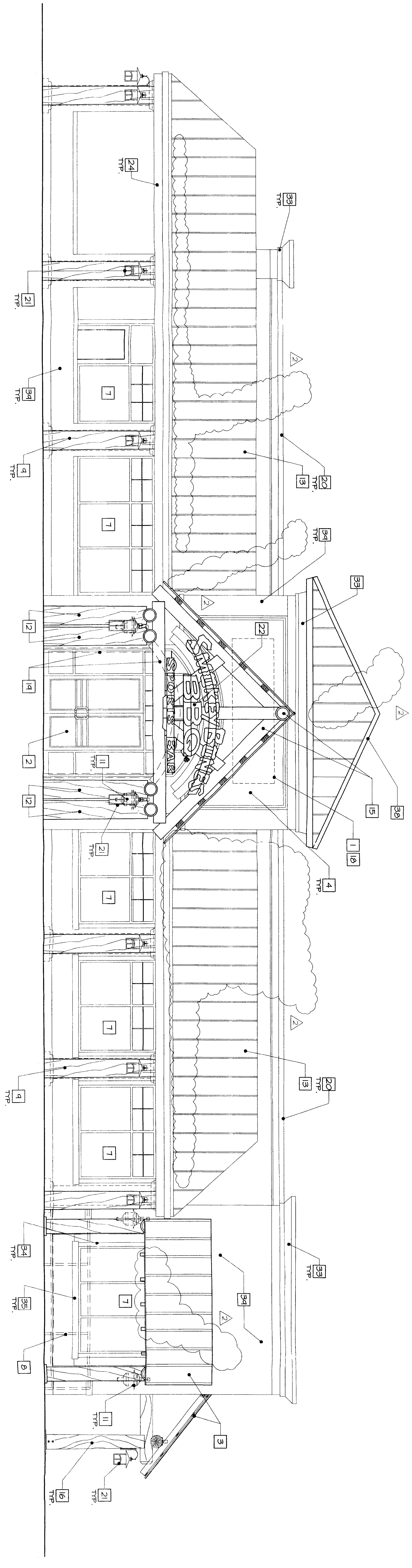
Architects • Interior Designers • Corporate Planning

1400 n.w. 107th avenue suite 301 miami, florida 33172
 (305) 594-2975 fax (305) 594-2978

ELEVATION KEY NOTES:

1. REMOVE EXISTING SEAL, REPAIR DAMAGED AREAS.
2. REPAIR EXISTING METAL FLASHING.
3. NEW METAL FLASHING SEAM ROOF TO MATCH EXISTING. FOR SPOTTER INFORMATION, REFER TO SHEET A11.
4. EXISTING STUCCO FINISH TO BE PAINTED TO MATCH EXISTING TAN COLOR LOCATED IN AREAS CLOSEST TO ROOF LINE.
5. EXISTING EXTERIOR DOOR TO REMAIN, PAINT TO MATCH EXISTING.
6. NOT USED.
7. EXISTING WINDOW TO REMAIN.
8. EXISTING METAL FLASHING TO BE PAINTED TO MATCH EXISTING. REMOVE EXISTING STUCCO FINISH TO REPAIR METAL FLASHING.
9. REPLACE DECORATIVE COLUMN WITH NEW HOOD LOG COLUMN. ADJUST NEW COLUMN BETWEEN EXISTING CONCRETE PAD & SOFFIT. PROVIDE LARGER CONCRETE PAD IF NEW BRICK VENEER MATCH EXISTING.
10. REMOVE LIGHT FIXTURE & WIRE. REPAIR BRICK SURFACES. PROVIDE METAL COVER PAINTED TO MATCH BRICK (K&L, BUNWEL, ALKTD BASE). SEAL PERIMETER OF NEW BR - 20" LODGE POLE FOOT.
11. EXISTING METAL ROOF TO REMAIN. REPAIR DAMAGED AREAS. CLEAN ALL SURFACES AS REQUIRED.
12. EXISTING METAL ROOF TO REMAIN. REPAIR DAMAGED AREAS. CLEAN ALL SURFACES AS REQUIRED.
13. NEW SHOOKERS FLEE PAINTED TO MATCH EXISTING BRICK COLOR (ALKTD BUNWEL BASE).
14. NEW 12"-H" LODGE POLE BEAM.
15. NEW 12"-H" LODGE POLE POST.
16. RELOCATE GAS VENT TO THIS LOCATION.
17. REPAIR PLASTER FINISH AS REQUIRED.
18. REMOVE CANTILEVER ROOF STRUCTURE AND SUPPORTS. REPAIR EXISTING PLASTER FINISH AS REQUIRED.
19. EXISTING METAL FLASHING TO REMAIN. REPAIR DAMAGED AREAS. CLEAN ALL SURFACES AS REQUIRED.
20. EXISTING METAL FLASHING TO REMAIN. REPAIR DAMAGED AREAS. CLEAN ALL SURFACES AS REQUIRED.
21. NEW LIGHT FIXTURE - BY OWNER.
22. NEW RESTAURANT LOGO SIGN - BY OWNER.
23. REPLACE EXISTING GATE. REFER TO R / C.2.
24. EXISTING PLASTER FACIA TO BE PAINTED TO MATCH EXISTING.
25. NOT USED.
26. NOT USED.
27. EXISTING EXTERIOR LIGHT FIXTURE TO REMAIN.
28. NEW PLASTER FACIA PAINTED TO MATCH EXISTING.
29. NEW LIGHT FIXTURE.
30. EXISTING DRAINAGE ENCLOSURE.
31. NEW GUTTER AND DOWNSPOUT SYSTEM TO MATCH EXISTING.
32. EXISTING GUTTER TO REMAIN. REPAIR DAMAGED AREAS.
33. EXISTING PLASTER COPING TO BE PAINTED TO MATCH EXISTING.
34. REMOVE EXISTING METAL FLASHING AND REPAIR METAL FLASHING TO MATCH EXISTING. PROVIDE METAL COVER PAINTED TO MATCH BRICK (K&L, BUNWEL, ALKTD BASE). SEAL PERIMETER OF BRICK WITH TAP-COR AT 24" O.C. END TRIM AT BEGINNING OF ARCH ABOVE BRICK WITH TAP-COR AT 24" O.C. END TRIM AT BEGINNING OF ARCH ABOVE BRICK WITH TAP-COR AT 24" O.C.
35. NOT USED.
36. NOT USED.
37. RELOCATED ELECTRICAL WETTER.
38. REMOVE TILE ROOF. REPAIR DAMAGED AREAS AND PROVIDE NEW STANDING SEAM METAL ROOF TO MATCH EXISTING.
39. EXISTING BRICK TO REMAIN.
40. NOT USED.
41. NEW METAL FLASHING. PAINTED TO MATCH EXISTING (ALKTD BUNWEL BASE).
42. REPLACE SERVICE GATE. REFER TO R / C.2.
43. NOT USED.
44. EXISTING METAL FLASHING TO BE PAINTED TO MATCH EXISTING BRICK VENEER. EXISTING METAL FLASHING TO BE PAINTED TO MATCH EXISTING BRICK VENEER.

FRONT ELEVATION

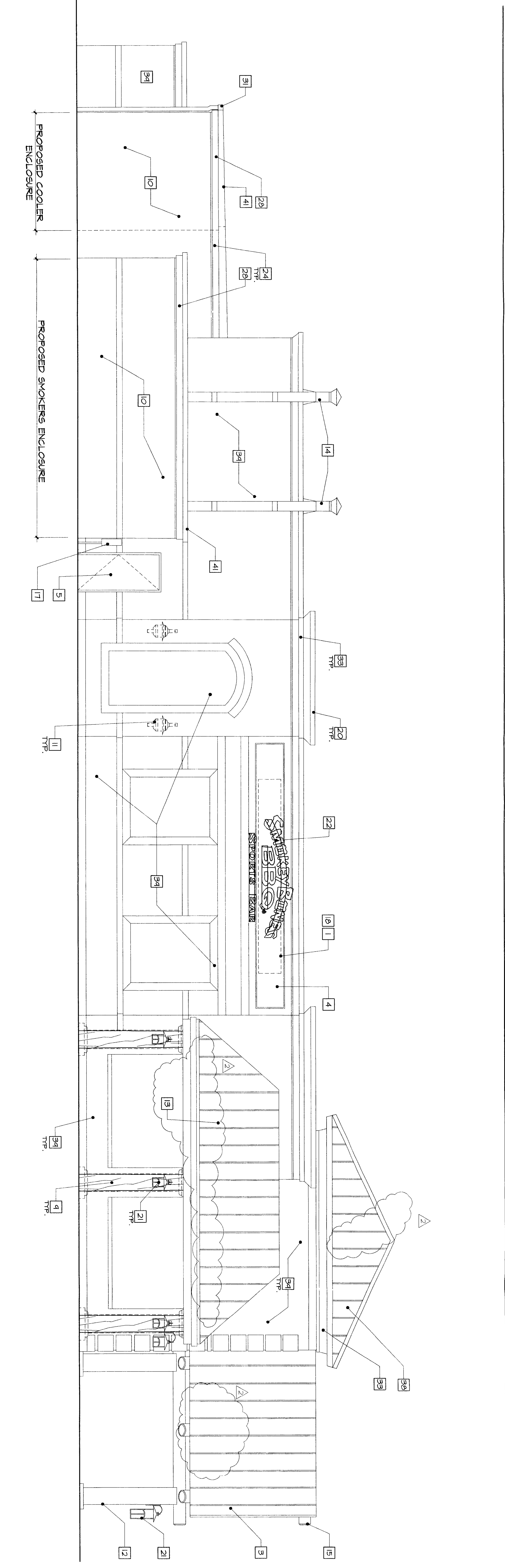


1/8"

PAINT COLORS

- SOFFIT STUCCO, FIN PLASTER, HOLDINGS: BRUNNAN MOORE ROXBORO METALLIC STAIN (MATCH EXISTING TAN COLOR LOCATED IN AREAS CLOSEST TO ROOF LINE)
- EXTERIOR WINDOW TRIM: BRUNNAN MOORE ROXBORO SOFT GLASS METALLIC EXTERIOR COLOR TO MATCH EXISTING METAL ROOF
- TOP CAP FLASHING, FACIA, LAYERS, COPING: BRUNNAN MOORE ROXBORO SOFT GLASS METALLIC EXTERIOR COLOR TO MATCH EXISTING.
- LOGO: 6" x 6" TO MATCH TEAK + OBS FINISHES: 6" x 6" TO MATCH TEAK + OBS FINISHES: 6" x 6" TO MATCH TEAK + OBS EXTERIOR DOORS AND HANDRAILS: BRUNNAN MOORE ROXBORO EXTERIOR COLOR TO MATCH EXISTING BRICK COLOR

LEFT ELEVATION

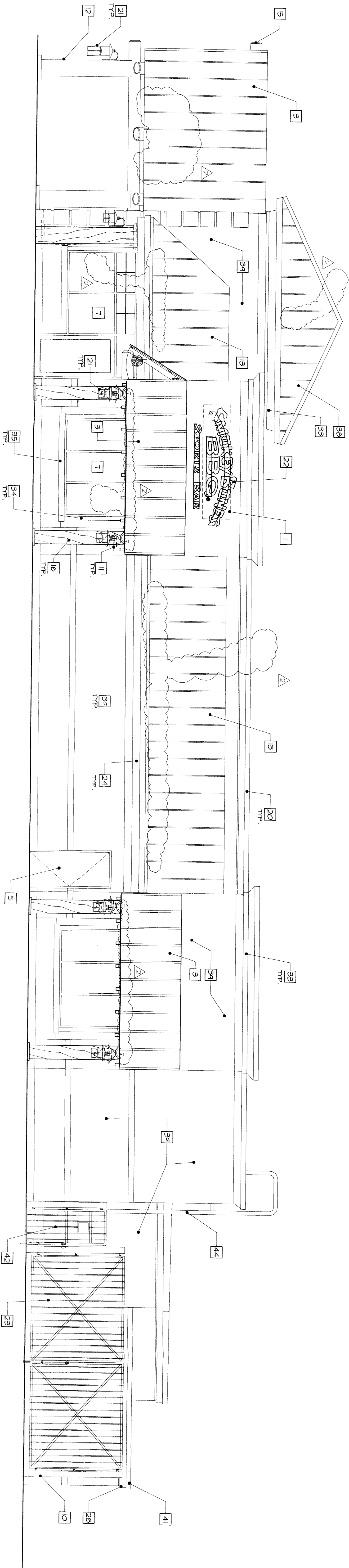


1/8"

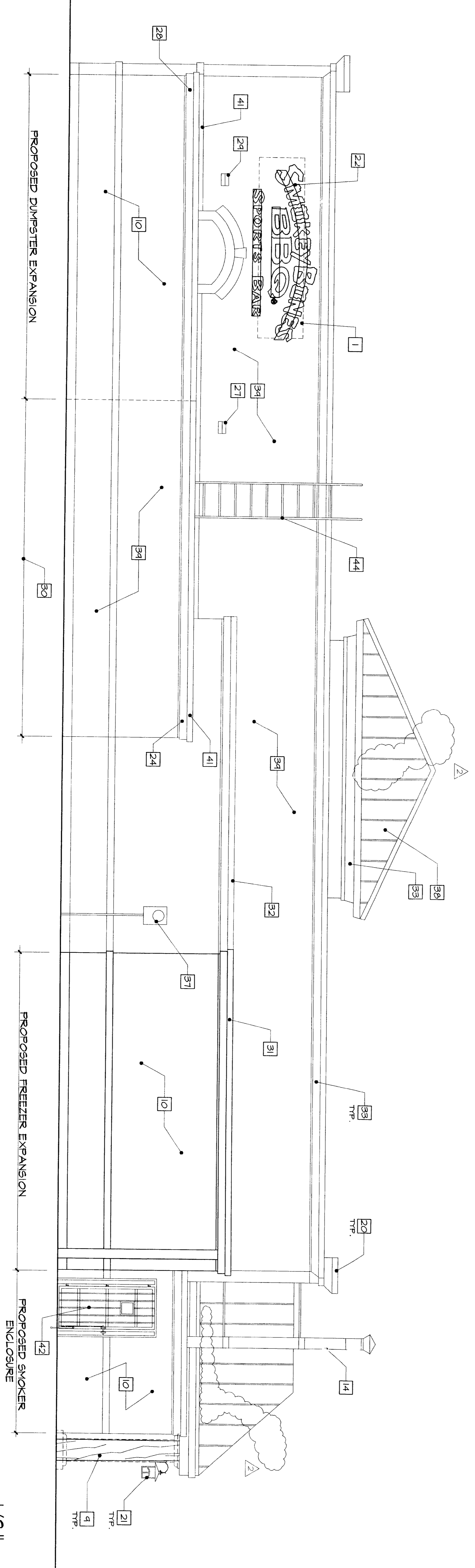
ELEVATION KEY NOTES:

1. REMOVE EXISTING SIGN, REPAIR DAMAGED AREAS.
2. EXISTING ROOF TO REMAIN SEAM ROOF.
3. NEW METAL STANDING SEAM ROOF INFORMATION REFER TO SHEET A-1.
4. EXISTING STUCCO FINISH TO BE PAINTED TO MATCH EXISTING TAN COLOR LOCATED IN AREAS CLOSEST TO ROOF LINE.
5. EXISTING EXTERIOR DOOR TO REMAIN PAINT TO MATCH EXISTING.
6. NOT USED.
7. EXISTING WINDOW TO REMAIN.
8. EXISTING WINDOW TO REMAIN.
9. REMOVE EXISTING CONCRETE PAD & REPAIR (PROVIDE LARGER CONCRETE PAD IF BETWEEN EXISTING CONCRETE PAD & ROOF LINE).
10. NEW BRICK VENEER MATCH EXISTING.
11. REMOVE LIGHT FIXTURE & MESH, REPAIR BRICK SURFACES, PROVIDE METAL COVER PAINTED TO MATCH BRICK WALL (BRANNE ALKTD BASE).
12. NEW 12"-14" LOBBE POLE POST.
13. EXISTING METAL ROOF TO REMAIN, REPAIR DAMAGED AREAS (ALKTD BRICK BASE).
14. NEW BRICK VENEER MATCH EXISTING.
15. NEW 12"-14" LOBBE POLE POST.
16. RELOCATE GAS VENT TO THIS LOCATION.
17. REPAIR PLASTER FINISH AS REQUIRED.
18. REMOVE EXISTING ROOF STRUCTURE AND SUPPORTS, REPAIR DAMAGED AREAS AND PROVIDE NEW STANDING SEAM METAL ROOF TO MATCH EXISTING.
19. EXISTING METAL FLASHING TO REMAIN, REPAIR DAMAGED AREAS, CLEAN ALL SURFACES AS REQUIRED.
20. EXISTING METAL FLASHING TO REMAIN, REPAIR DAMAGED AREAS, CLEAN ALL SURFACES AS REQUIRED.
21. NEW LIGHT FIXTURE - BY OWNER.
22. NEW REBAR/ANT LORO SIGN - BY OWNER.
23. REPLACE DAMAGED GATE REFER TO 6 / C / 2.
24. EXISTING PLASTER FACIA TO BE PAINTED TO MATCH EXISTING.
25. NOT USED.
26. NOT USED.
27. EXISTING EXTERIOR LIGHT FIXTURE TO REMAIN.
28. NEW PLASTER FACIA PAINTED TO MATCH EXISTING.
29. NEW LIGHT FIXTURE.
30. EXISTING DUMPSTER ENCLOSURE.
31. NEW GUTTER AND DOWNSPOUT SYSTEM TO MATCH EXISTING.
32. EXISTING PLASTER COPING TO BE PAINTED TO MATCH EXISTING.
33. EXISTING PLASTER COPING AS REQUIRED.
34. NEW 1/4" x 5/8" CEDAR WINDOW TRIM PAINT PER COLOR SCHEDULE SECURED TO BRICK WITH 1/2" GAPS AT 24" O.C. (END FINISH AT BEGINNING OF ARCH ABOVE).
35. BRICK WITH FACIA COPIES AT 24" O.C. PAINT PER COLOR SCHEDULE SECURED TO BRICK WITH 1/2" GAPS AT 24" O.C. (END FINISH AT BEGINNING OF ARCH ABOVE).
36. NOT USED.
37. RELOCATED ELECTRICAL VENT.
38. REMOVE EXISTING DAMAGED AREAS AND PROVIDE NEW STANDING SEAM METAL ROOF TO MATCH EXISTING.
39. EXISTING BRICK TO REMAIN.
40. NOT USED.
41. NEW METAL FLASHING, PAINTED TO MATCH EXISTING (ALKTD BRANNE BASE).
42. REPLACE SERVICE GATE REFER TO K / C / 2.
43. NOT USED.
44. EXISTING METAL LADDER TO BE PAINTED TO MATCH EXISTING BRICK VENEER (BRANNE ALKTD BASE).

RIGHT ELEVATION



REAR ELEVATION



#

PAINT COLORS

- 50FF15, STUCCO SIGN FLASHER, JOINTLINE.
- BRUNNEN MOORE WOODSLO ASPETIC STAIN COLOR TO MATCH EXISTING TAN COLOR LOCATED IN AREAS CLOSEST TO ROOF LINE.
- EXISTING WINDOW TRIM.
- BRUNNEN MOORE WOODSLO SOFT GLOSS ASPETIC EXTERIOR COLOR TO MATCH EXISTING METAL ROOF.
- TOP CAP FLASHING FACIA LOW-BESS, COPIES COLOR TO MATCH EXISTING.
- LOBBE POLE TRIM & POSTS.
- CEILING, 1" TO MATCH TEAK & OAKS.
- REBAR/ANT LORO SIGN.
- EXISTING DOORS AND HUNGARLS.
- BRUNNEN MOORE WOODSLO COLOR TO MATCH EXISTING BRICK COLOR.

THESE DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. AUTHORIZED COPIES OF THESE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR THEIR USE AND FOR OCCUPYING THE PROJECT FOR WHICH THEY WERE PREPARED, AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT. UNAUTHORIZED USE OF THESE DRAWINGS IS STRICTLY PROHIBITED.

Project: 02-0112

Revisions: 2

Date: 02-01-2002

Drawn By:

Sheet No.:

Sheet Title:

INTERIOR AND EXTERIOR RESTAURANT REMODEL

8760 JM KEYNES DRIVE

CHARLOTTE, NORTH CAROLINA

hmd

Architects • Interior Designers • Corporate Planning

1400 n.w. 107th avenue miami, florida 33172
 (305) 594-2975 suite 301 fax (305) 594-2979



Charlotte-Mecklenburg Planning Department

DATE: December 11, 2013

TO: Mark Fowler
Zoning Supervisor

FROM: Debra Campbell
Planning Director

DF by

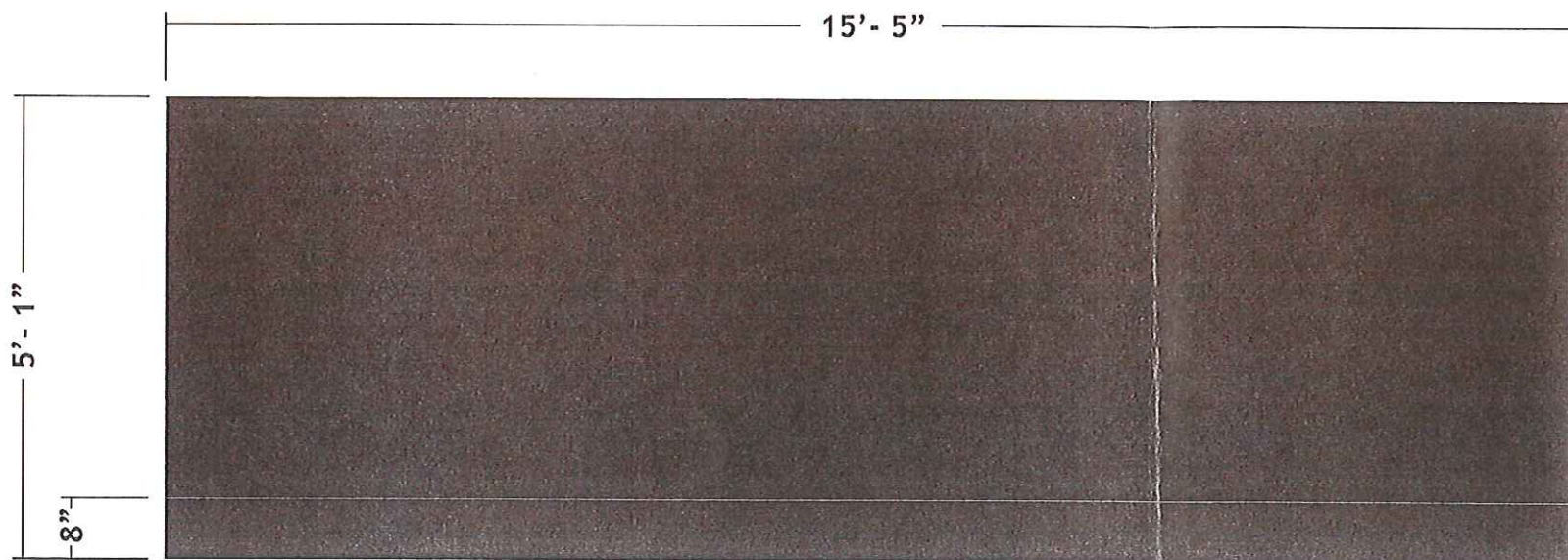
SUBJECT: Administrative Approval for Petition No. 1997-025 Seaboard Reality Company

Attached is the elevations of the proposed awnings for an existing restaurant/and or nightclub. Since these changes do not alter the intent of the development and meet the requirements of the conditional site plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

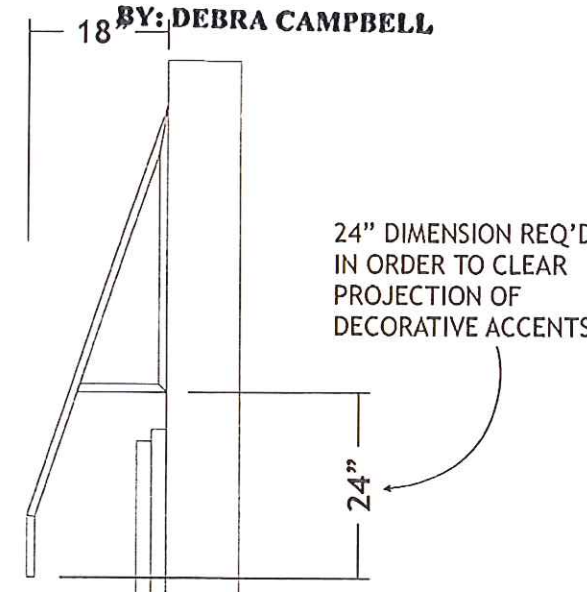
Note: All other Zoning, Subdivision, Tree Ordinance and conditional requirements still apply.

Signage was note reviewed as part of this request.

DEC 11 2013



BY: DEBRA CAMPBELL



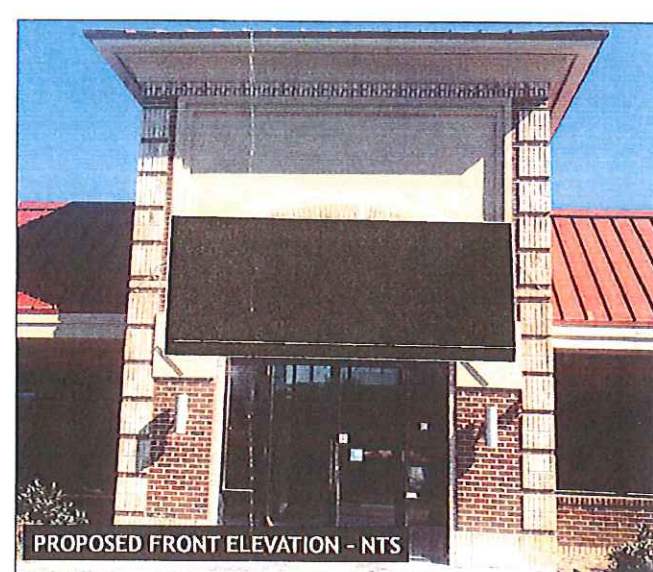
24" DIMENSION REQ'D IN ORDER TO CLEAR PROJECTION OF DECORATIVE ACCENTS

NEW CUSTOM AWNING


SCALE: 1/2" = 1' QUANTITY: 1

GENERAL SPECS
 AWNING FABRIC: SUNBRELLA BLACK FLAMECOAT MATERIAL.
 AWNING TO BE OPEN ENDED. AWNING FRAMES TO BE POWDERCOATED BLACK. AWNING TO HAVE 8" FIXED VALANCES. AWNING PROJECTION TO BE 18".

NOTE: A FIELD SURVEY IS REQUIRED BEFORE FABRICATION OF SIGNAGE.



PROPOSED FRONT ELEVATION - NTS



1917 HENRY AVE. SW. CANTON, OH 44706
P: 330-455-9995 F: 330-455-9994
www.archersign.com

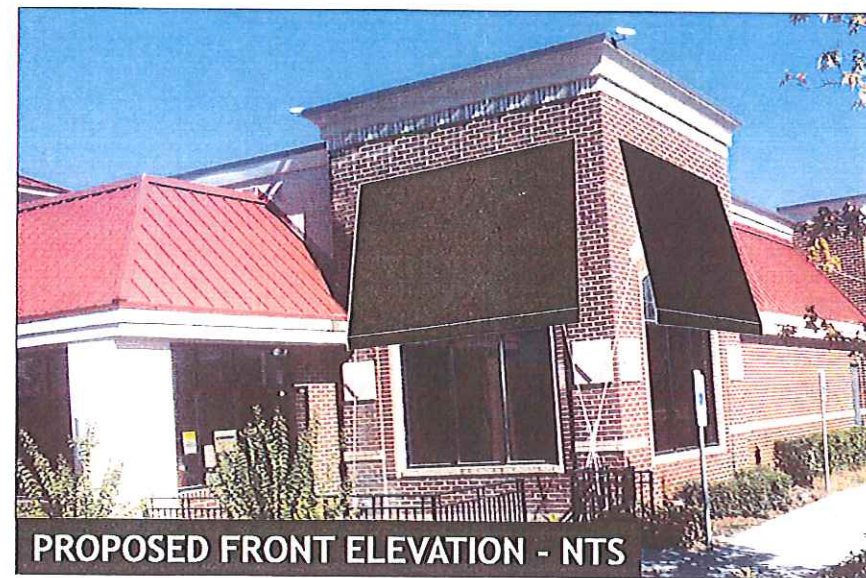
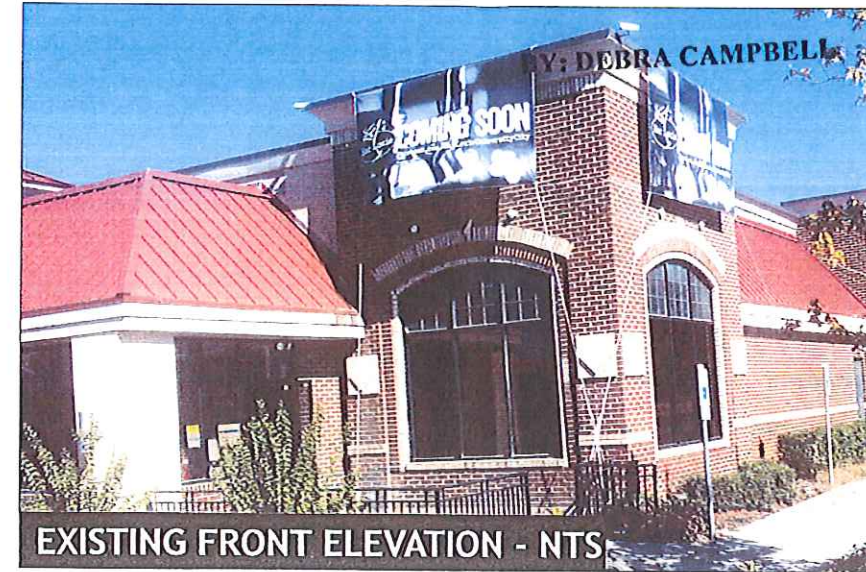
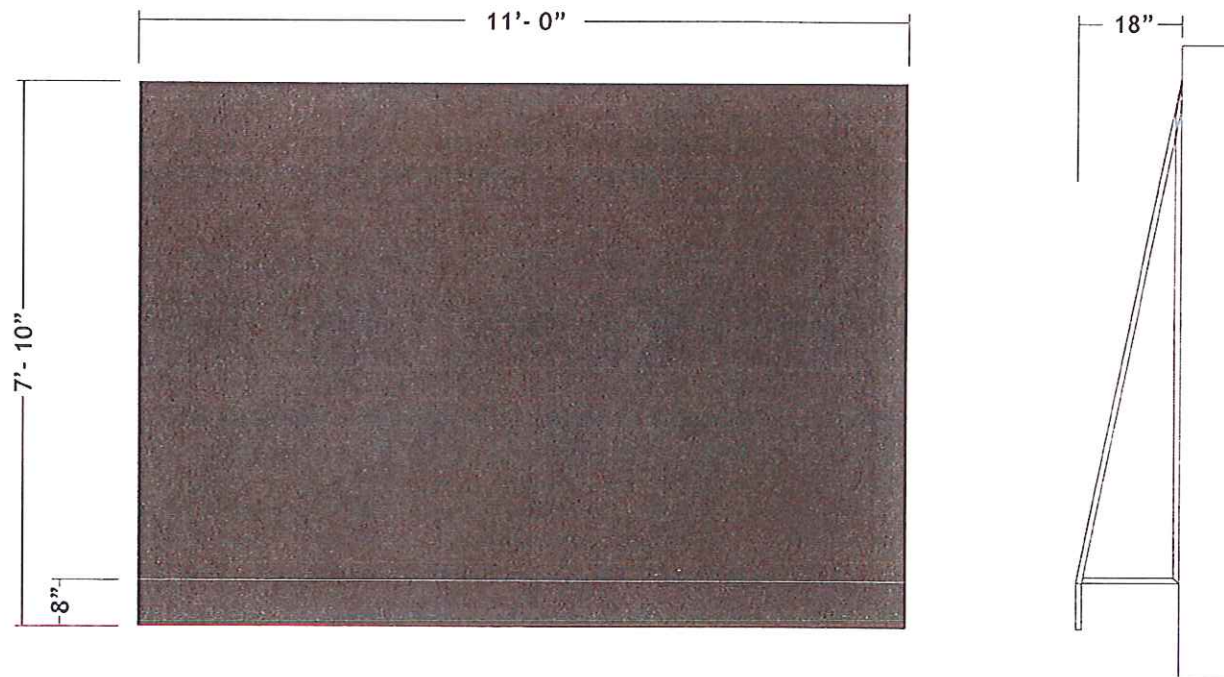
CUSTOMER:	BAR LOUIE	LOCATION:	CHARLOTTE, NC	SALES PERSON:	JERRY ARCHER	DRAWN BY:	AA
DATE:	11/5/13	PROJECT MANAGER:	JEFF LONG	FILE LOCATION:	G:\ENGINEERING\JERRY ARCHER\BAR LOUIE CHARLOTTE, NC\REVISON (11-5-13) FRONT (WEST) ELEVATION - AWNING 1.CDR	MISC INFORMATION:	PRINT SCALE: 1/2

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NOTE: ALL ILLUMINATED SIGNS MANUFACTURED FOR 120 VOLT CIRCUIT (UNLESS SPECIFIED).

WEST ELEVATION

DEC 11 2013



NEW CUSTOM AWNING

SCALE: 3/8" = 1'
QUANTITY: 1

GENERAL SPECS
AWNING FABRIC: SUNBRELLA BLACK FLAMECOAT MATERIAL.
AWNING TO BE OPEN ENDED. AWNING FRAMES TO BE
POWDERCOATED BLACK. AWNING TO HAVE 8" FIXED
VALANCES. AWNING PROJECTION TO BE 18".

NOTE: A FIELD SURVEY IS REQUIRED BEFORE FABRICATION OF SIGNAGE.

CLIENT REVIEW STATUS	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED AS NOTED
<input type="checkbox"/> REVISE & RESUBMIT	
NAME _____	DATE _____

THIS IS NOT A SHOP DRAWING

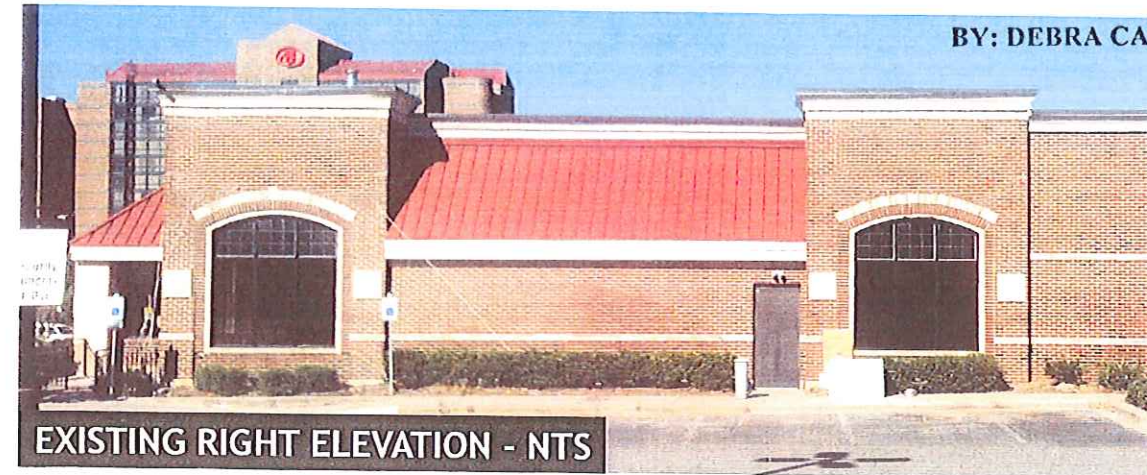
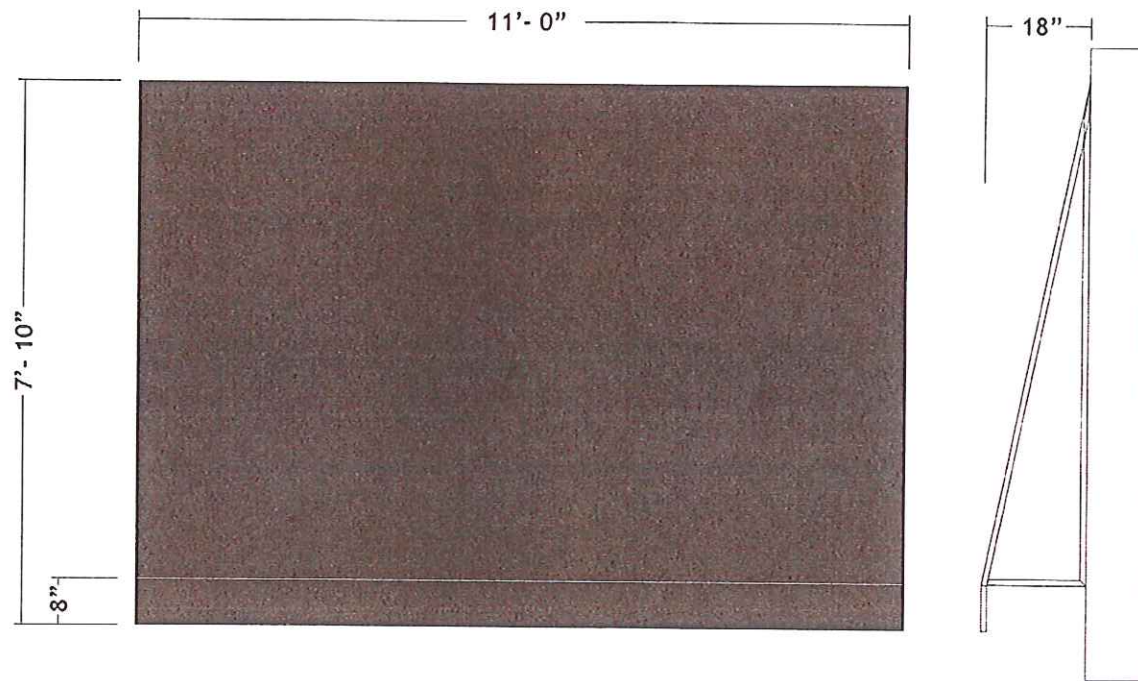
ARCHER SIGN CORPORATION
1917 HENRY AVE. SW. GANTON, OH 44709
P: 330-455-9995 F: 330-455-9994
www.archersign.com

CLIENT: BAR LOUIE	LOCATION: CHARLOTTE, NC	SALESPERSON: JERRY ARCHER	DRAWN BY: AA	REVISIONS:
DATE: 11/5/13	PROJECT MANAGER: JEFF LONG	FILE LOCATION: GLENGREEN/JERRY ARCHER/BAK LOCKER CHARLOTTE, NC/REVISION (11-5-13)/FRONT (WEST) ELEVATION - AWNING 2 COR	MISC INFORMATION: PRINT SCALE: 3/8	<small>THIS ORIGINAL DESIGN IS THE EXCLUSIVE PROPERTY OF THE ARCHER SIGN CORPORATION, AND IS PROTECTED BY FEDERAL COPYRIGHT LAWS. ANY REPRODUCTION, OR CONSTRUCTION OF ANY SIGN SIMILAR TO THE ONE ENCASED HEREIN, IS EXPRESSLY FORBIDDEN AND WILL RESULT IN A PENALTY FEE OF UP TO TEN PERCENT OF THE TOTAL JOB COST, PAYABLE TO THE ARCHER SIGN CORPORATION.</small>

NOTE: ALL ILLUMINATED SIGNS MANUFACTURED FOR 120 VOLT CIRCUIT (UNLESS SPECIFIED).

WEST ELEVATION

DEC 11 2013



BY: DEBRA CAMPBELL

EXISTING RIGHT ELEVATION - NTS

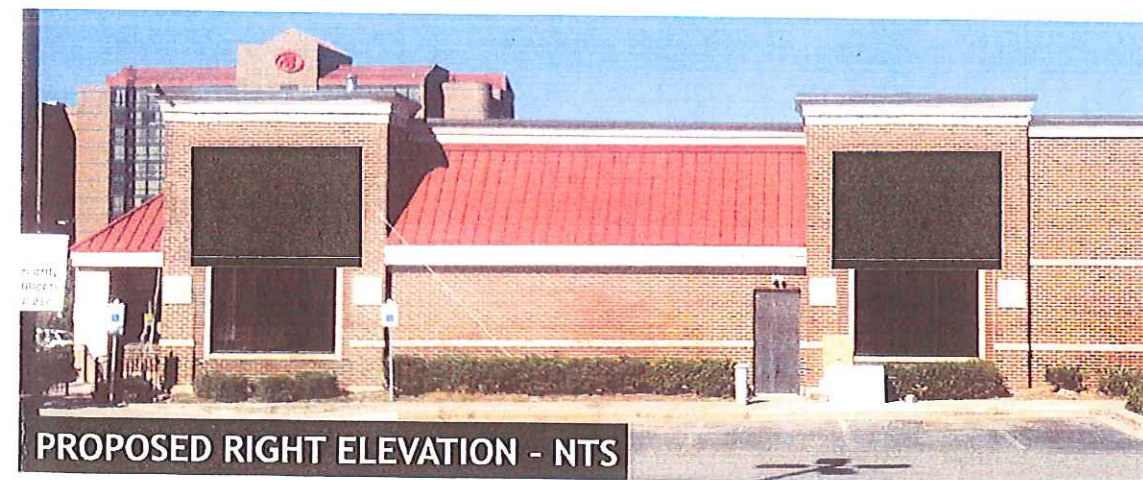
NEW CUSTOM AWNINGS

SCALE: 3/8" = 1'
QUANTITY: 2

GENERAL SPECS

AWNING FABRIC: SUNBRELLA BLACK FLAMECOAT MATERIAL.
AWNINGS TO BE OPEN ENDED. AWNING FRAMES TO BE
POWDERCOATED BLACK. AWNINGS TO HAVE 8" FIXED
VALANCES. AWNING PROJECTION TO BE 18".

NOTE: A FIELD SURVEY IS REQUIRED BEFORE FABRICATION OF SIGNAGE.



PROPOSED RIGHT ELEVATION - NTS

CLIENT REVIEW STATUS

APPROVED APPROVED AS NOTED

REVISE & RESUBMIT

NAME _____ DATE _____

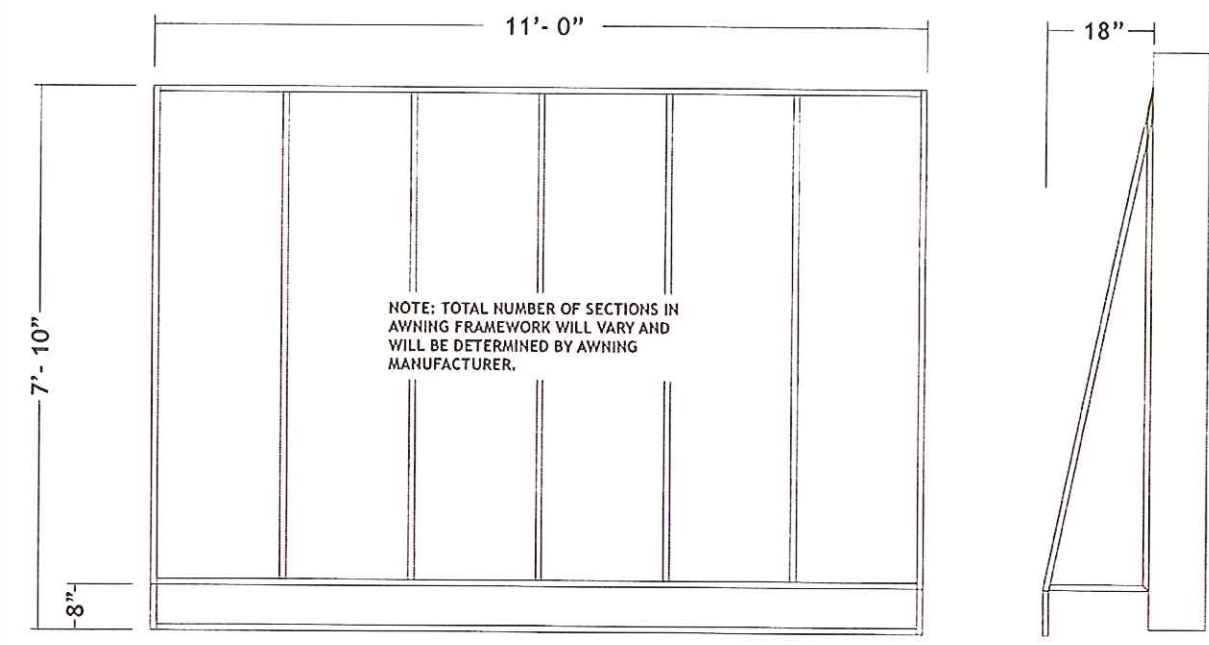
THIS IS NOT A SHOP DRAWING

ARCHER SIGN CORPORATION
1917 HENRY AVE. SW. GANTON, OH 44708
P: 330-455-9995 F: 330-455-9994
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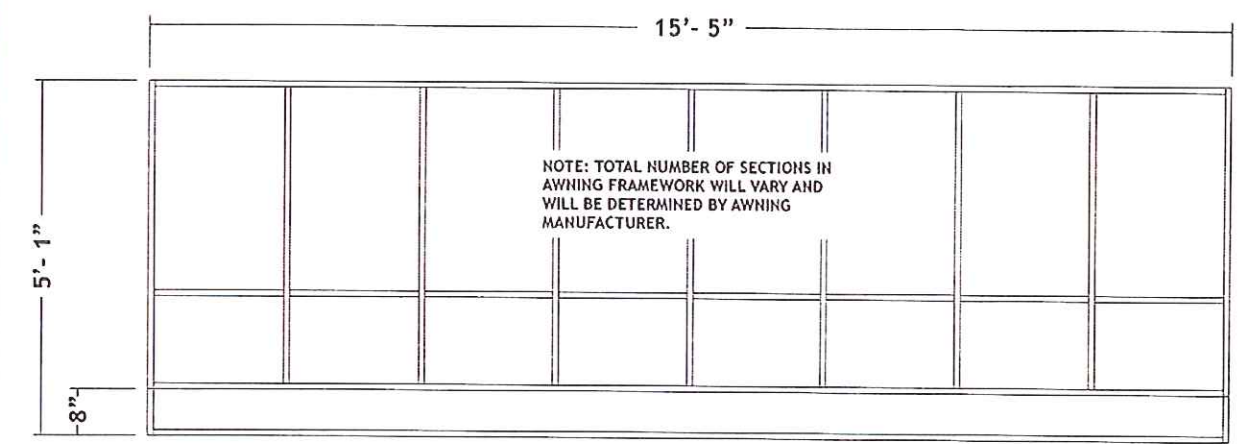
CUSTOMER: BAR LOUIE	LOCATION: CHARLOTTE, NC	SALESPERSON: JERRY ARCHER	DRAWN BY: AA	REVISIONS:
DATE: 11/5/13	PROJECT MANAGER: JEFF LONG	FILE LOCATION: G:\ENGINEERING\JERRY ARCHER\BAR LOUIE CHARLOTTE, NC\REV-DWM 111-5-13\RIGHT (SOUTH ELEVATION).CDR	MISC INFORMATION: PRINT SCALE: 3/8"	<small>THIS ORIGINAL DESIGN IS THE EXCLUSIVE PROPERTY OF THE ARCHER SIGN CORPORATION, AND IS PROTECTED BY FEDERAL COPYRIGHT LAW. ANY REPRODUCTION, OR CONSTRUCTION OF ANY SIGN SIMILAR TO THE ONE ILLUSTRATED HEREIN, IS EXPRESSLY FORBIDDEN AND WILL RESULT IN A PENALTY FEE OF UP TO TEN PERCENT OF THE TOTAL JOB COST, PAYABLE TO THE ARCHER SIGN CORPORATION.</small>

NOTE: ALL ILLUMINATED SIGNS MANUFACTURED FOR 120 VOLT CIRCUIT (UNLESS SPECIFIED).

SOUTH ELEVATION



FRONT AWNING 2, SIDE AWNINGS (QTY: 3)



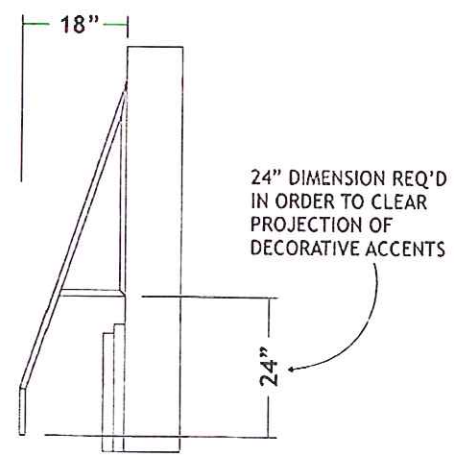
FRONT AWNING 1 (QTY: 1)

AWNING FRAME DETAILS

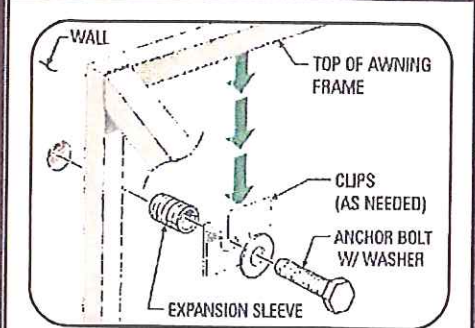
SCALE: 3/8" = 1'

AWNING SPECS

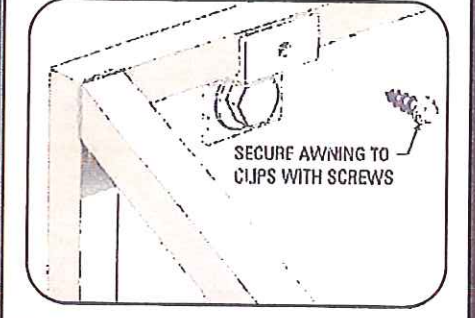
- AWNING FABRIC: SUNBRELLA BLACK FLAMECOAT MATERIAL.
- AWNING FRAMES TO BE PAINTED BLACK.
- AWNINGS TO RECEIVE 8" FIXED VALANCES
- AWNINGS TO BE OPEN ENDED.



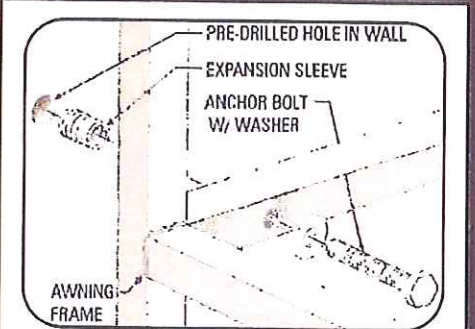
MOUNTING DETAIL



TOP MOUNTING DETAIL



SECURE AWNING TO CLIPS WITH SCREWS



BOTTOM MOUNTING DETAIL

<p>1917 HENRY AVE. SW. CANTON, OH 44706 P: 330-455-9993 F: 330-455-9994 www.archersign.com</p>	<p>CUSTOMER: BAR LOUIE</p>	<p>LOCATION: CHARLOTTE, NC</p>	<p>SALESPERSON: JERRY ARCHER</p>	<p>DRAWN BY: AA</p>	<p>REVISIONS:</p>	<p><small>THIS ORIGINAL DESIGN IS THE EXCLUSIVE PROPERTY OF THE ARCHER SIGN CORPORATION, AND IS PROTECTED BY FEDERAL COPYRIGHT LAWS. ANY REPRODUCTION OR CONSTRUCTION OF ANY SIGN SIMILAR TO THE ONE EMBODIED HEREON IS EXPRESSLY FORBIDDEN AND WILL RESULT IN A PENALTY FEE OF UP TO TEN PERCENT OF THE TOTAL JOB COST, PAYABLE TO THE ARCHER SIGN CORPORATION.</small></p>
	<p>DATE: 11/5/13</p>	<p>PROJECT MANAGER: JEFF LONG</p>	<p>FILE LOCATION: G:\ENGINEERING\JERRY ARCHER\BAR LOUIE CHARLOTTE, NC\REVISION 11-5-13\AWNING FRAMES.CDR</p>	<p>MISC INFORMATION: PRINT SCALE: 3/8</p>		