

These drawings have been commissioned for this construction project and remain the property of Tise-Kiester Architects. No reproduction or use is allowed without first obtaining the Architect's written consent.

**Barringer  
Gardens  
Charlotte, NC**

- Job Number:
- Date: 12.16.10
- Revisions:

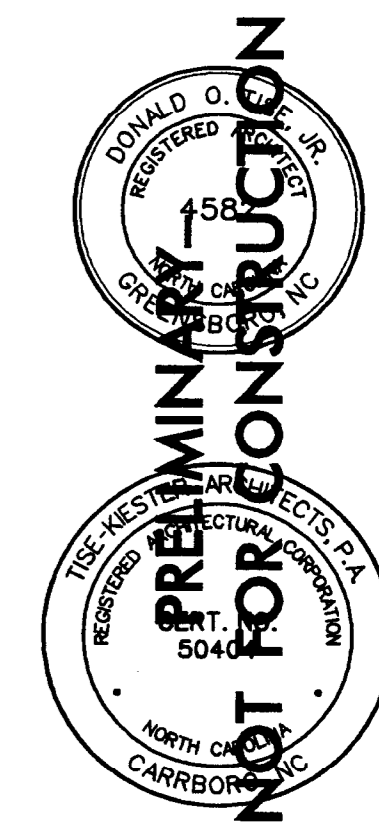


**East Elevation: Entry (Dr. Carver Street) Elevation**  
Scale: 3/32" = 1'-0"

**1**



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CITY COUNCIL



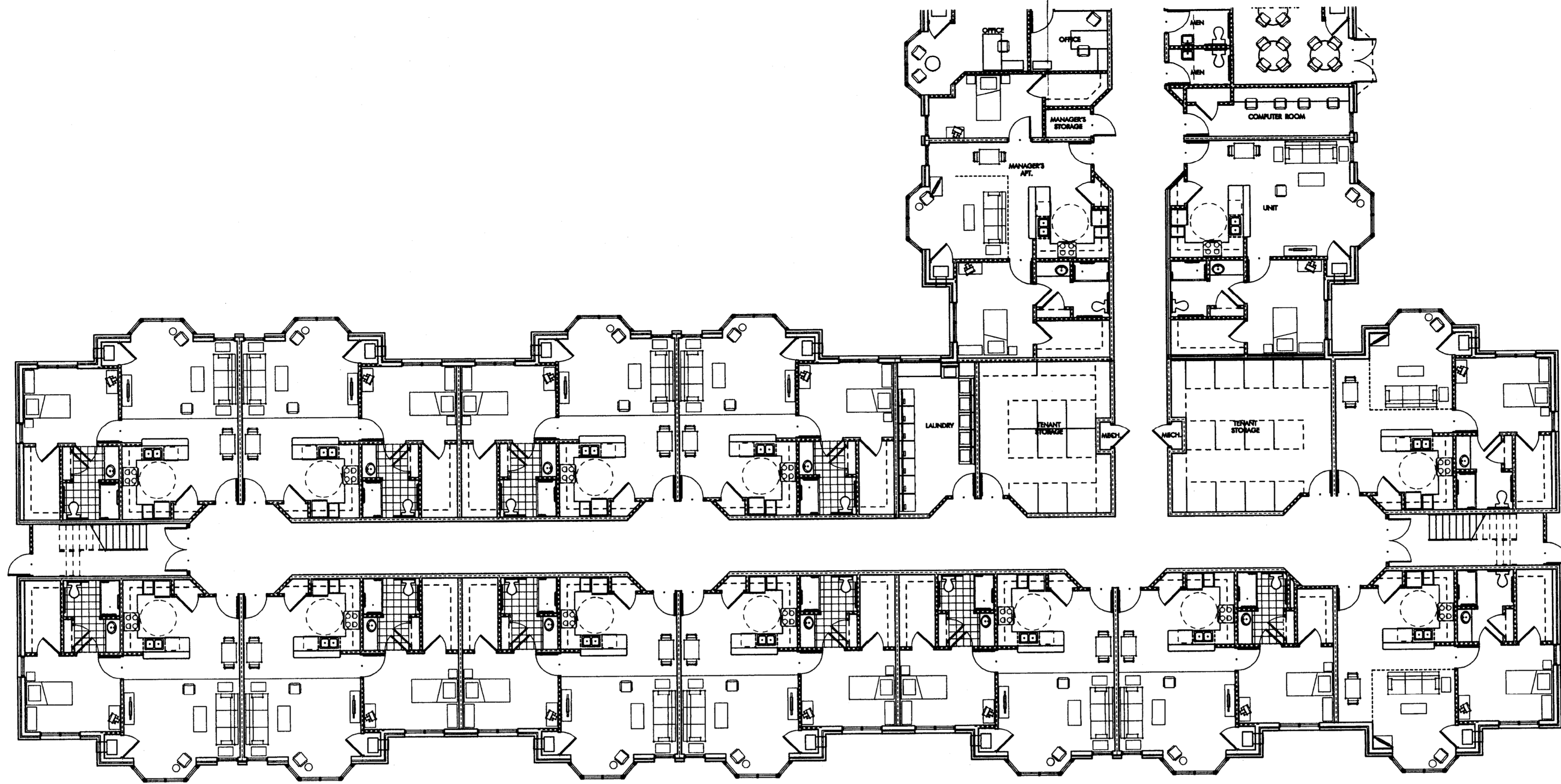
PLANS  
Sheet

**A3.1**

**Enlarged - Typical Bay Window**  
Scale: 3/16" = 1'-0"

**2**

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Partial Floor Plan

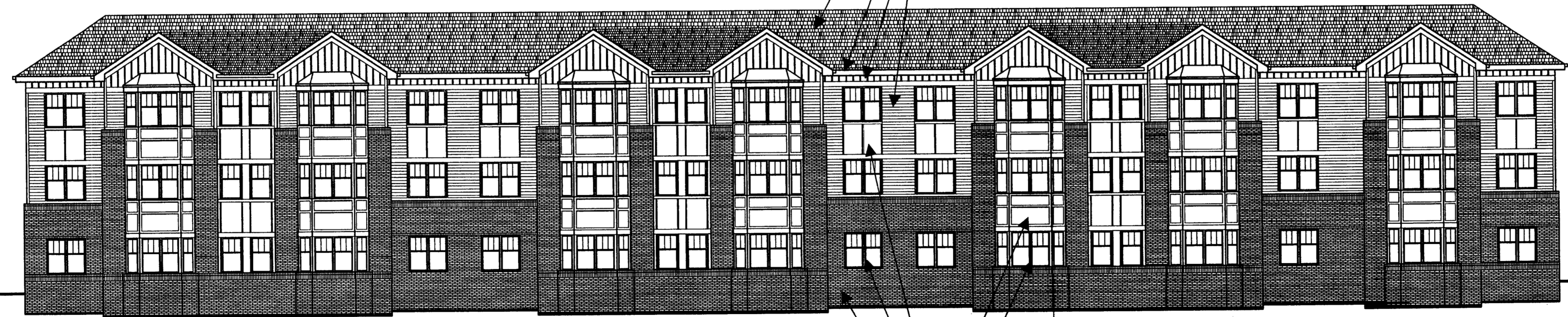
Scale: 3/32" = 1'-0"

1

**Barringer  
Gardens  
Charlotte, NC**

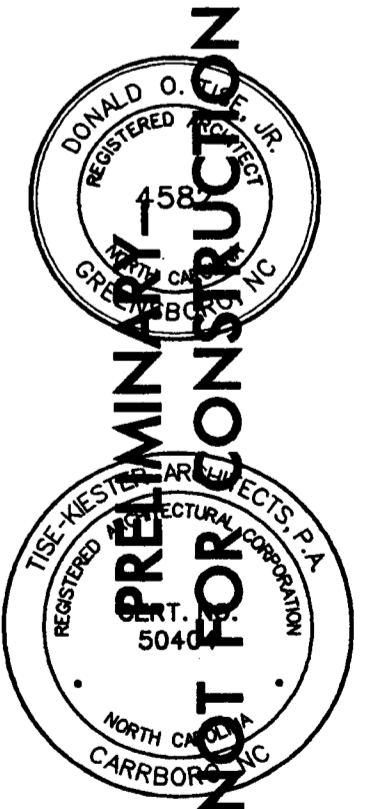
Job Number:  
Date: 12.16.10  
Revisions:

- 1 30 YEAR SHINGLE, TAMKO "WEATHERED WOOD"
- 2 ALUMINUM GUTTERS AND DOWNSPOUTS
- 3 BOARD & BATTEN, FIBER CEMENT SIDING
- 4 FIBER CEMENT SIDING
- 5 FIBER CEMENT PANELS
- 6 VINYL WINDOWS
- 7 BRICK VENEER
- 8 COVERED ENTRANCE



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CITY COUNCIL

PLS 11/11



PLANS  
Sheet

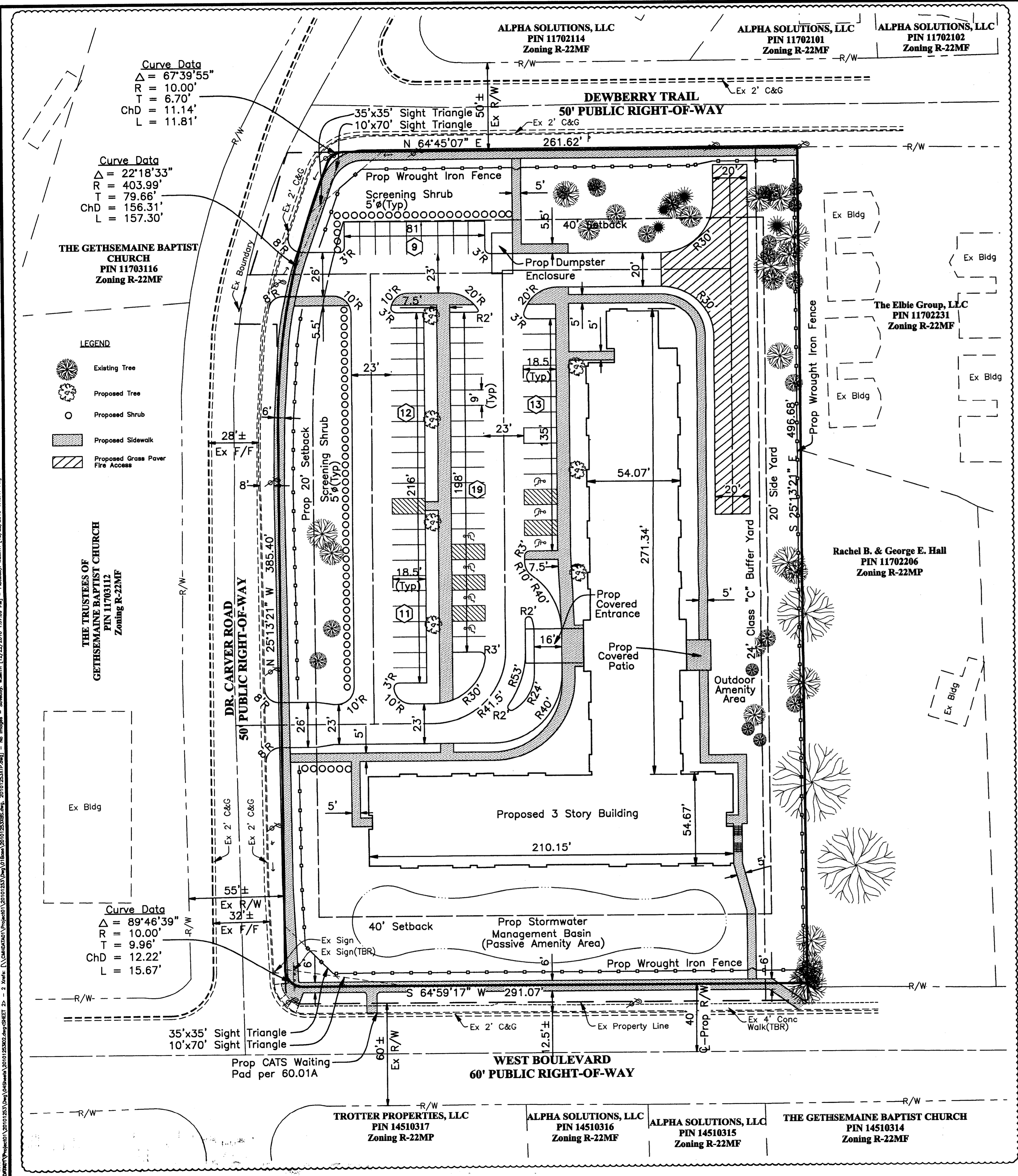
**A3.2**

West Boulevard Elevation

Scale: 3/16" = 1'-0"

2





**Tree Note**  
Site will comply with Chapter 21—Tree Ordinance, including tree preservation and tree planting.

Existing trees are to be saved if possible. Removal of existing trees may be necessary because of grading activities with the extreme slope across the project site. Every effort will be made to save trees 12" and larger on the site.

Tree save areas (final areas to be determined during engineering) shall be maximized to provide undisturbed areas around existing trees and sufficient areas for future growth.

**Fencing**  
The facility will utilize a wrought iron fence with gates at the pedestrian access points at West Boulevard and Dewberry Trail for the site.

**Site Lighting**  
Parking lot light fixtures shall comply with Charlotte ordinance Section 12.402. Site lighting will not be allowed in tree islands. Site lighting will have full cutoff fixtures.

**Parking and Drive Configurations:**  
The exact alignments of driveways and number of parking spaces are subject to final design and engineering plans. Accordingly, modifications or alterations of these alignments may take place during design development and construction phases. Reason for modification may include, but not be limited to, utility design, storm water control, tree save, building changes, etc.

**Building Configuration**  
The exact building configuration and layout are subject to change upon final design in accordance with Section 6.207. Layout shown is approximate and subject to change.

**Buffer Yards**  
All buffer yards shall be in conformance with Section 12.302.

**Stormwater Note**  
The petitioner shall comply with Charlotte City Council Approved and Adopted Post Construction Controls Ordinance.

**Building Amenities**  
The following is a list of amenities which will be associated with the proposed building:

- Camera Security System
- Vestibule - For residence security
- Intercom System - For visitors to check in with office.
- Double loaded corridors
- Full Time Office Manager
- Lobby
- Office for receptionist
- Community Living Room w/ full fireplace
- Indoor Community Mail Room
- Multituse room (Soft Seating, Kitchenette, Cable Vision, Storage)
- Interior trash chutes
- Emergency pull chord in each unit
- Sprinklers and smoke detectors
- Live in staff member
- Community computer lab
- Community arts and crafts room
- Common washer and dryer area
- Social Services Coordinator Office

**Outside Amenities**

- Covered Patio Adjacent to Building
- Seating including Tables & Chairs
- Fans
- Outdoor Grill

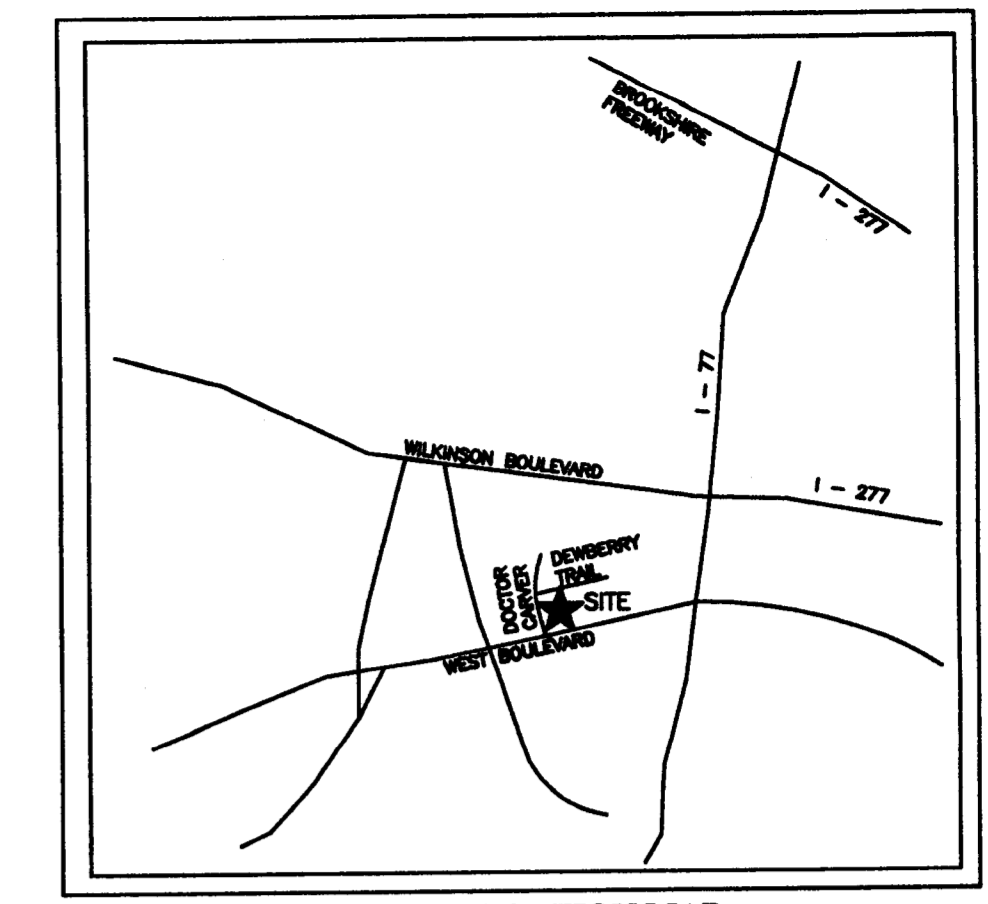
**Building Materials**  
The building materials utilized for construction shall be hardiplank and Brick.

**CDOT Certification**  
Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.

**Encroachment Agreement**  
A Right-of-Way Encroachment Agreement is required for the installation of any nonstandard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard item(s).

**Coordinated Activities**

- Contract with Colleges and Universities for computer training.
- Social services coordinator implements programs for personal needs of residents.
- Holiday celebrations, Potlucks, Social activities.



<b>Development Data</b>	Existing Zoning: R-22MF & I-1 Institutional-CD
Proposed Zoning:	Institutional-CD
Use:	Elderly Multifamily Residential
Age Restrictions:	HUD - 62 years NC Tax Credit - 55 years
Tax Parcel Nos.:	117-02-203 117-02-204 117-02-205 117-02-285 117-02-286 117-02-287
Site Area:	3.45± Acres (150,189 SF) Total 0.13 Acres (5594 SF) Dedicated Right-of-Way 3.32 Acres (144,595 SF) Site Area 3.41 Acres (148,593 SF) (Area Utilized for FAR) 72,870 SF / 148,593 SF = 0.490%
Floor Area Ratio:	
Site Building Area	
First Floor	23,652 ± sq. ft.
Second Floor	24,609 ± sq. ft.
Third Floor	24,609 ± sq. ft.
Total at Proposed Build Out	72,870 ± sq. ft.
Building Data	
Maximum Building Height:	40 feet
Units:	Up to 85 Units Max
1 Bedroom Units:	84 Units
2 Bedroom Units:	1 Units
Parking	
Required Parking Spaces:	0.25 Spaces per Unit 85 Units (25) = 22 Spaces
Provided Parking Spaces:	0.75 Spaces per Unit 85 Units (75) = 64 Spaces (Includes 7 Handicap Accessible Spaces)

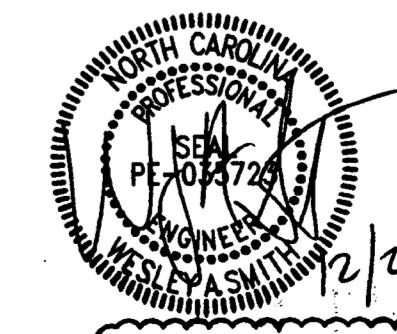
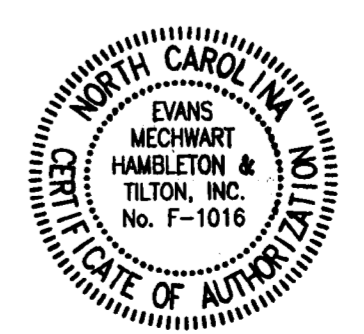
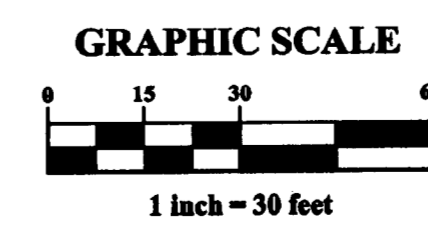
NOTE: The developer shall request a variance for pedestrian connections to West Boulevard and Dewberry Trail to have connections removed for security purposes.

NOTE: All dimensions are from face of curb unless otherwise noted.

NOTE: The developer shall dedicate and convey additional right-of-way as necessary prior to the issuance of a building permit.

APPROVED BY CITY COUNCIL

December 22, 2010



Petition 2010-076

REVISIONS	MARK DATE DESCRIPTION
	11/10/10 Revised Per City and Community Comments
	11/22/10 Revised Per City Comments

RETIREMENT HOUSING FOUNDATION  
911 N. STUDEBAKER ROAD  
LONG BEACH, CA 90815

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA  
PROPOSED SITE EXHIBIT FOR  
**BARRINGER GARDENS**

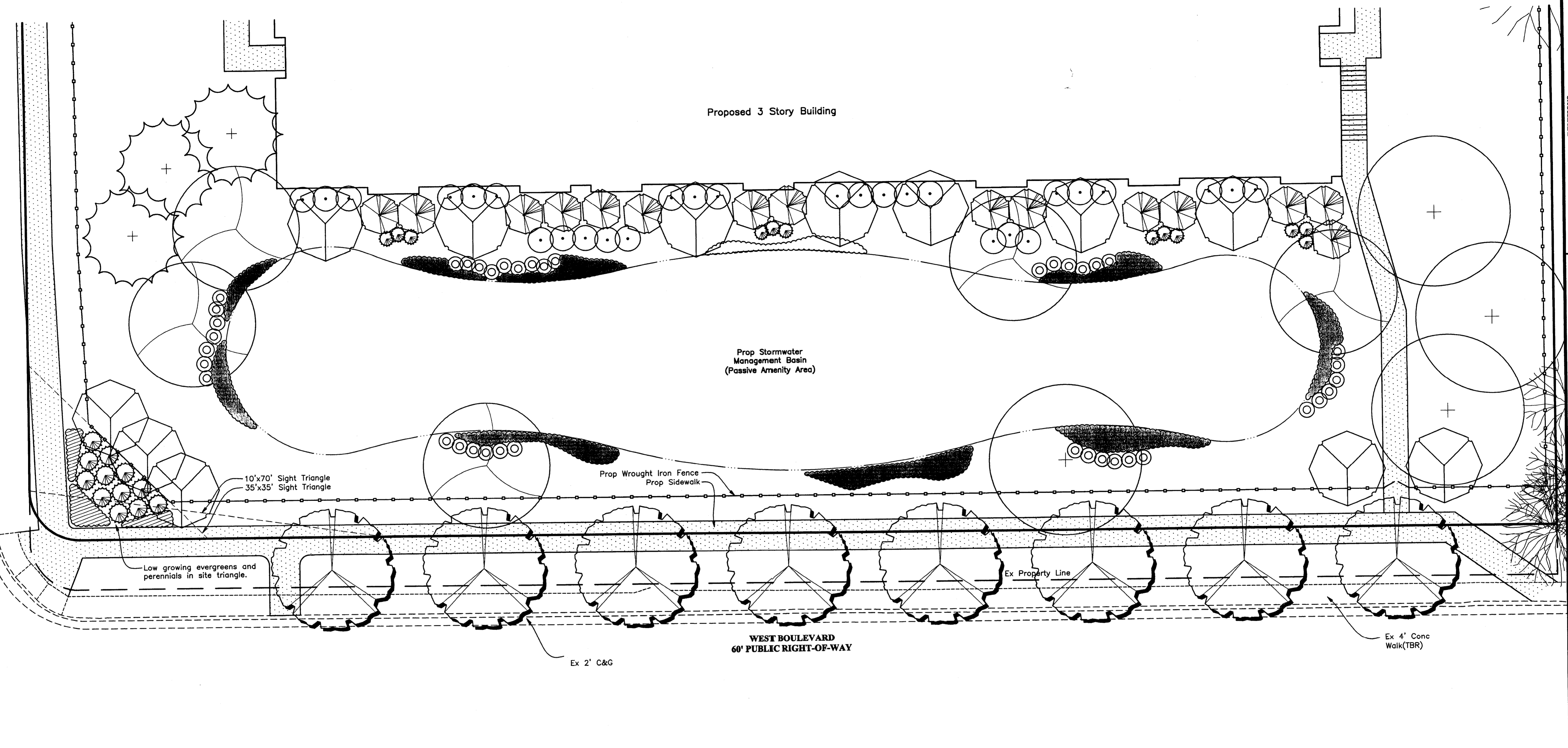
DATE  
December 22, 2010

SCALE  
1" = 30'

JOB NO.  
2010-1253

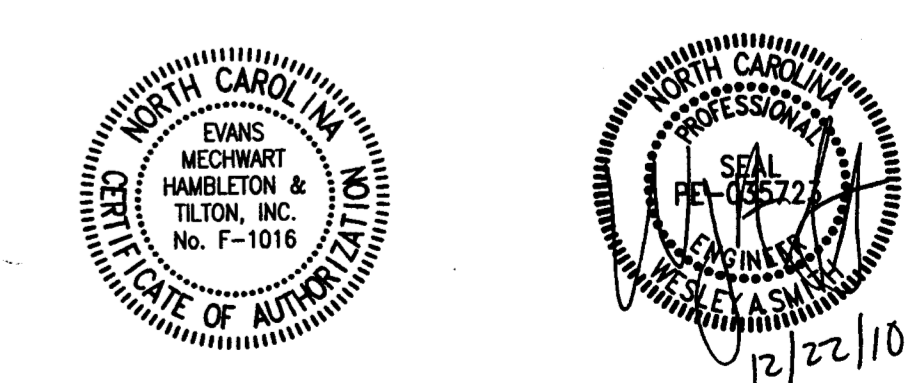
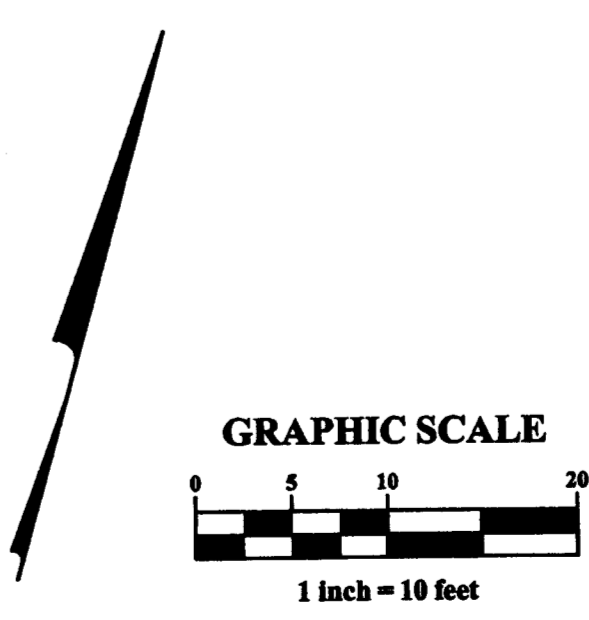
SHEET  
2/3

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 DR. CARVER ROAD  
 50' PUBLIC RIGHT-OF-WAY



**LEGEND**

	Existing Tree		Proposed Deciduous Shrubs
	Proposed Street Tree		Proposed Evergreen Shrub
	Proposed Ornamental Trees		Proposed Ornamental Grasses
	Proposed Evergreen Tree		Proposed Perennials



APPROVED BY  
CITY COUNCIL

Petition 2010-076

MARK	DATE	DESCRIPTION	REVISIONS
A	12/22/10	Revised Per City Comments	

RETIREMENT HOUSING FOUNDATION  
 911 N. STUDEBAKER ROAD  
 LONG BEACH, CA 90815

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA  
 PROPOSED SITE EXHIBIT  
 FOR  
**BARRINGER GARDENS**

**EMHT**  
 Evans, Mechwart, Hamilton & Tilton, Inc.  
 301 Macaulay Dr., Ste. 107, Charlotte, NC 28202  
 Phone: 704.448.0335 Fax: 704.448.7548 emht.com

DATE  
 December 22, 2010

SCALE  
 1" = 10'

JOB NO.  
 2010-1253

SHEET  
 3/3



TISE-KIESTER  
ARCHITECTS  
TKa

EMH&T  
Evans, Mechwart, Hambleton & Tilton, Inc.  
Engineers, Surveyors, Planners, Scientists

# Barringer Gardens

Rezoning Petition 2010-076  
Architectural Rendering

RETIREMENT HOUSING FOUNDATION  
911 N. STUDEBAKER ROAD  
LONG BEACH, CA 90815