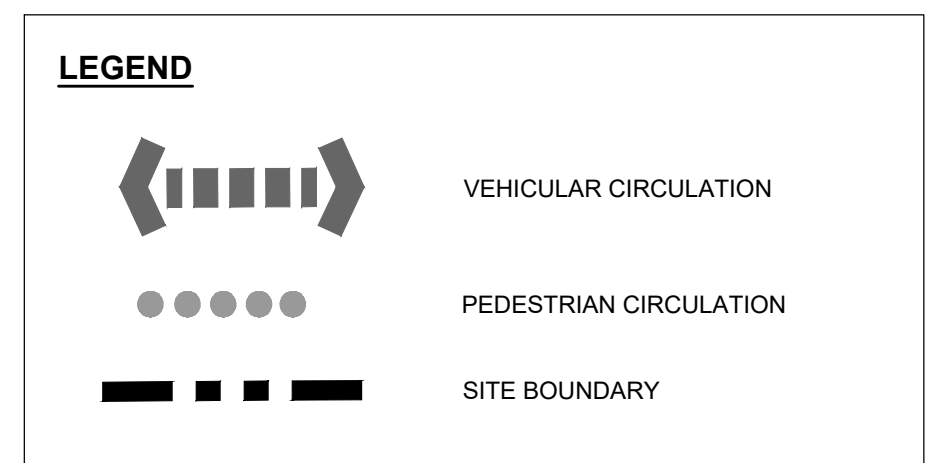


**Site Development Data:**  
 Acreage: ± 0.33 acres  
 Tax Parcel #: 081-024-06, 081-024-10,  
 Existing Zoning: I-2  
 Proposed Zoning: MUDD-O  
 Existing Uses: Vacant commercial space  
 Proposed Uses: Rehabilitation of existing 2 story brick building. Up to 2,890 square feet of office and 6,550 square feet of food/drink area (including rooftop)

**Maximum Building Height:** 75' max as allowed by the Ordinance. Existing building's height of 35' to be used.

**Parking:** Parking as required by the Ordinance and the Optional Provision.

**NOTE:**  
 THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.



**Planning Department**  
**APPROVED BY CITY COUNCIL**  
 February 17, 2020

**neighboring concepts**  
 ARCHITECTURE ■ PLANNING ■ INTERIORS

1635 West Trade Street, Suite 1A  
 Charlotte, North Carolina 28216  
 T:704.374.0916 F:704.342.3808

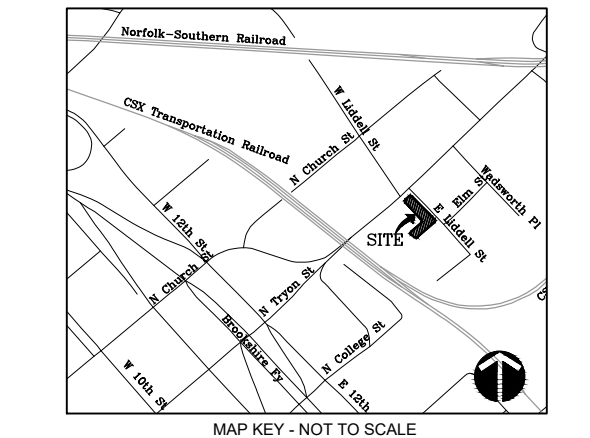
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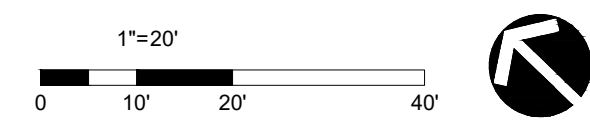
223 NORTH GRAHAM STREET  
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 704.333.0325  
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 NC ENG. FIRM LICENSE # C-6558



**REZONING PETITION NUMBER 2019-143**

**OPTIMUS BUILDING**  
 1024 N. TRYON ST.  
 CHARLOTTE, NC 28217

No.	Description	Date
1	REZONING SUBMITTAL	09/17/2019
2	REZONING SUBMITTAL	12/12/2019
3	REZONING SUBMITTAL	01/28/2020
4	REZONING SUBMITTAL	02/07/2020



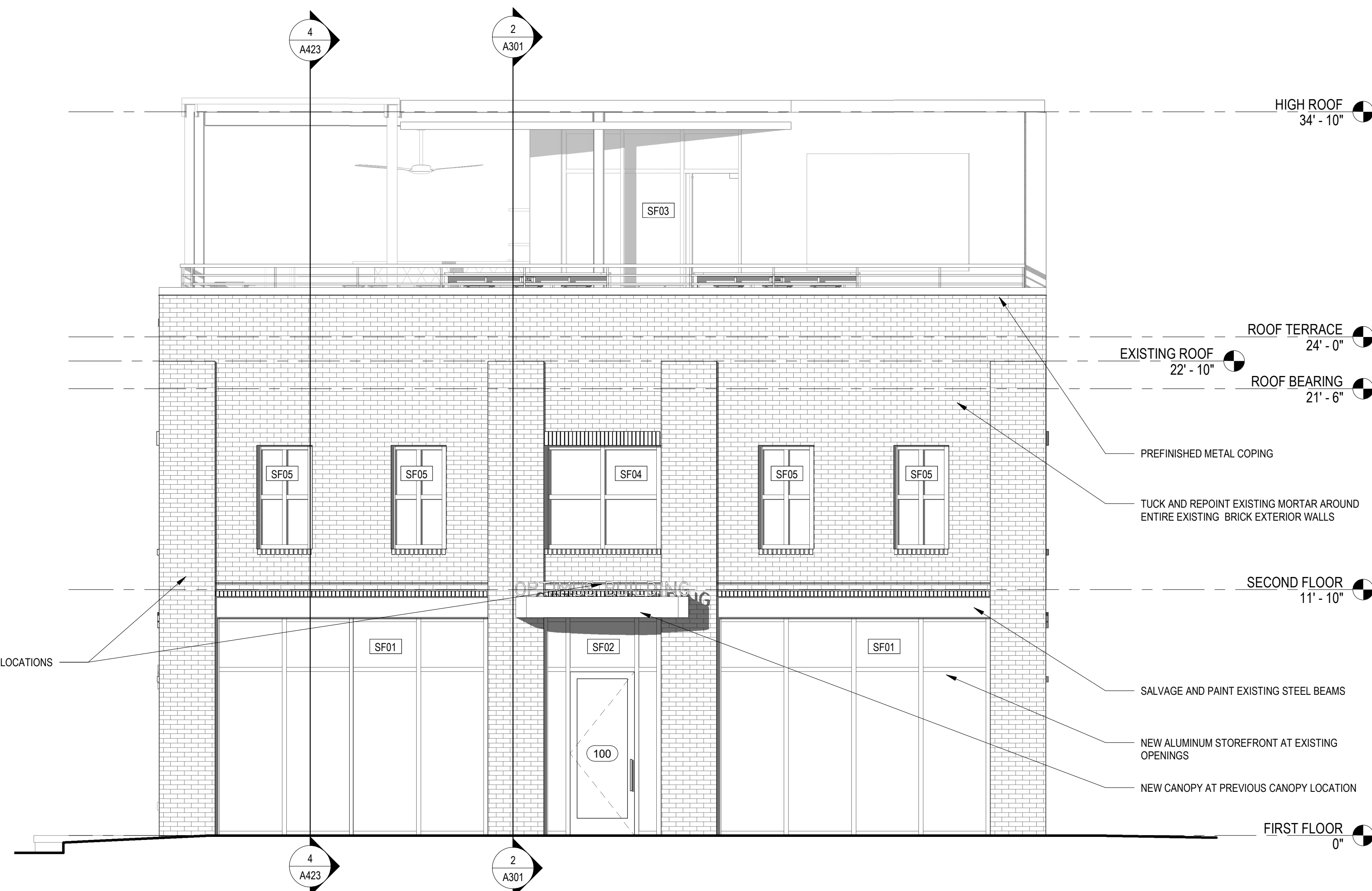
**TECHNICAL DATA SHEET**

ISSUE DATE: January 28, 2020

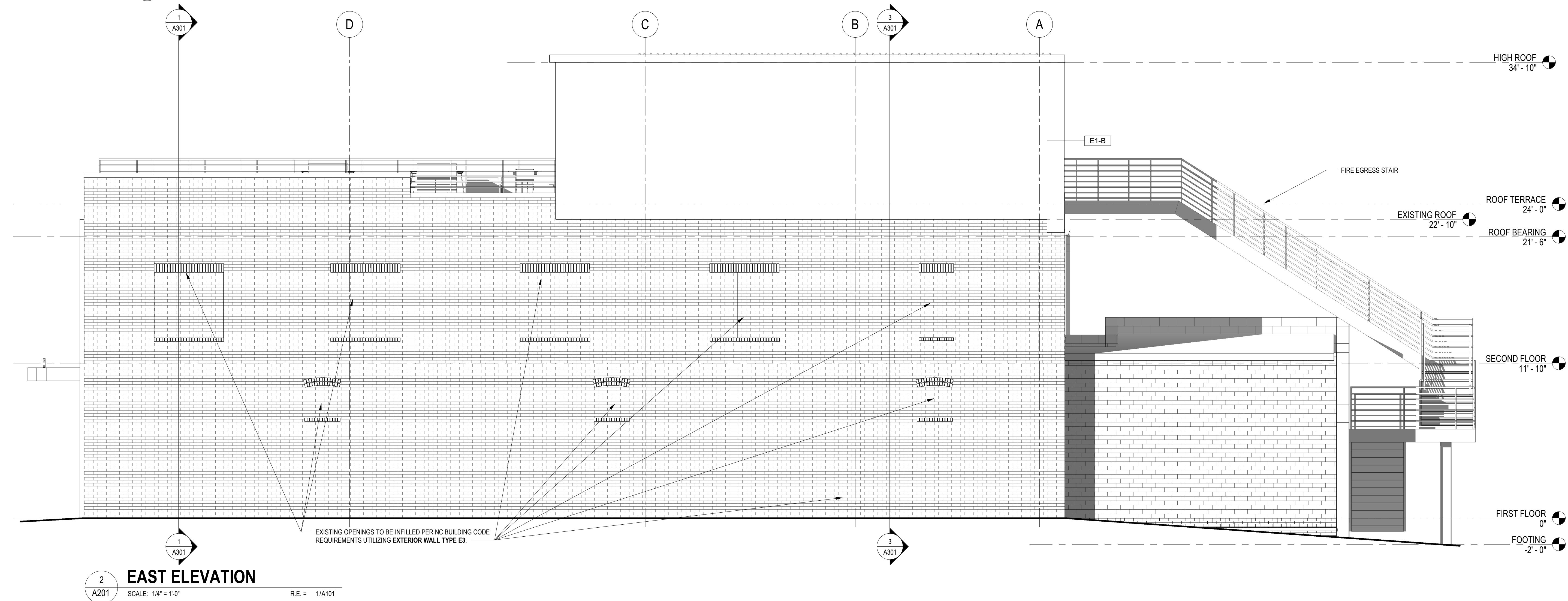
CHECKED: NLD  
 SHEET BY: MIRO  
 PROJECT NUMBER: LD# 1019346

**RZ-1**





**1 SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"  
 R.E. = 1/A101



**2 EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"  
 R.E. = 1/A101

**ELEVATION NOTES**

- SEE DISCIPLINE SHEETS FOR DISCIPLINE SPECIFIC NOTES
- ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS IN 6" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL.
  - FACE OF SLAB SHALL NOT BE EXPOSED AT SLOPED EXTERIOR PAVING CONDITIONS. COORDINATE EXT. PAVING CONDITIONS WITH CIVIL TYP.
  - COORDINATE ALL DOWNSPOUT TIE-INS WITH CIVIL DRAWINGS. PROVIDE SPLASH BLOCKS FOR DOWNSPOUTS W/OUT TIE-INS.
  - VERTICAL CONTROL JOINTS ARE ILLUSTRATED FOR REFERENCE PURPOSES IN BUILDING ELEVATIONS. CJS ARE RECOMMENDED WHERE TRANSITIONS IN BRICK HEIGHT OCCUR, AT THE CORNERS OF LARGE OPENINGS, ALL INSIDE CORNERS, WITHIN 10' OF OUTSIDE CORNERS AND A MAXIMUM OF 30' O.C. MASONRY CONTRACTOR TO PROVIDE HORIZONTAL AND VERTICAL EXPANSION JOINTS IN BRICKWORK PER TECHNICAL NOTES 18A AS PUBLISHED BY THE BRICK INDUSTRY ASSOCIATION.
  - NO MASONRY CORE HOLES SHALL BE EXPOSED, TYP. CLOSURE (SOLID CORE) MASONRY SHALL BE USED WHERE CORE HOLES WOULD OTHERWISE BE EXPOSED TO ELEMENTS.
  - EXPOSED STEEL LINTELS AND BREAK METAL TO BE PAINTED TO MATCH ADJACENT SURFACE UNLESS OTHERWISE NOTES, TYP.
  - ALL PENETRATIONS, INCLUDING WINDOWS AND DOORS, SHALL BE SEALED TO THE BACKUP WALL AT THE PRIMARY MOISTURE BARRIER.
  - ALL CAULKING IS TO MATCH ADJACENT SURFACES.
  - PROVIDE SOLID BLOCKING WITHIN WALL CAVITY SEGMENTS BEHIND ALL EXTERIOR LIGHTS AND SIGNAGE.

**EXTERIOR COLOR LEGEND**

PAINT COLORS TO BE COORDINATED DURING CONSTRUCTION WITH ARCHITECT, OWNER AND HISTORIC LANDMARKS COMMISSION.

**EXTERIOR SYMBOL LEGEND**

SEE DISCIPLINE SHEETS FOR DISCIPLINE SPECIFIC SYMBOLS

- 11 DOOR TAG
- 11 WINDOW TAG (REFER TO A602 FOR WINDOW SIZES AND INFORMATION)
- D.S. DOWNSPOUT LOCATION
- CJ CONTROL JOINT LOCATION
- SPOT ELEVATION MARKERS
- LEVEL MARKER
- C CENTER LINE
- SECTION DETAIL
- ENLARGED VIEW
- E1-A0 EXTERIOR ASSEMBLY TYPE. SEE A030 FOR ASSEMBLY TYPES
- P1 EXTERIOR FINISH COLOR. SEE COLOR LEGEND

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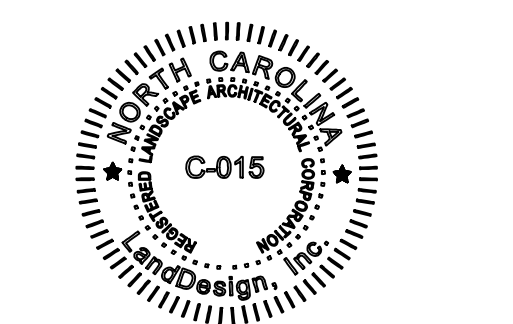
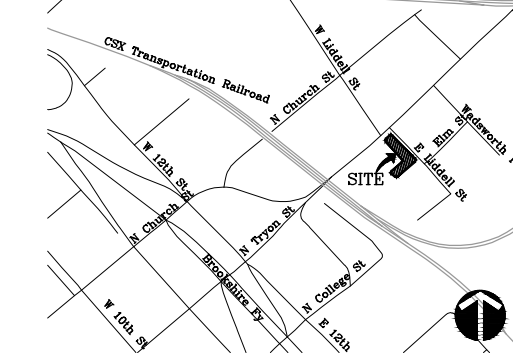
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**REZONING PETITION NUMBER 2019-143**

**1024 N. TRYON ST. CHARLOTTE, NC 28217**

No.	Description	Date
1	REZONING SUBMITTAL	09/17/2019
2	REZONING SUBMITTAL	12/12/2019
3	REZONING SUBMITTAL	01/28/2020
4	REZONING SUBMITTAL	02/07/2020

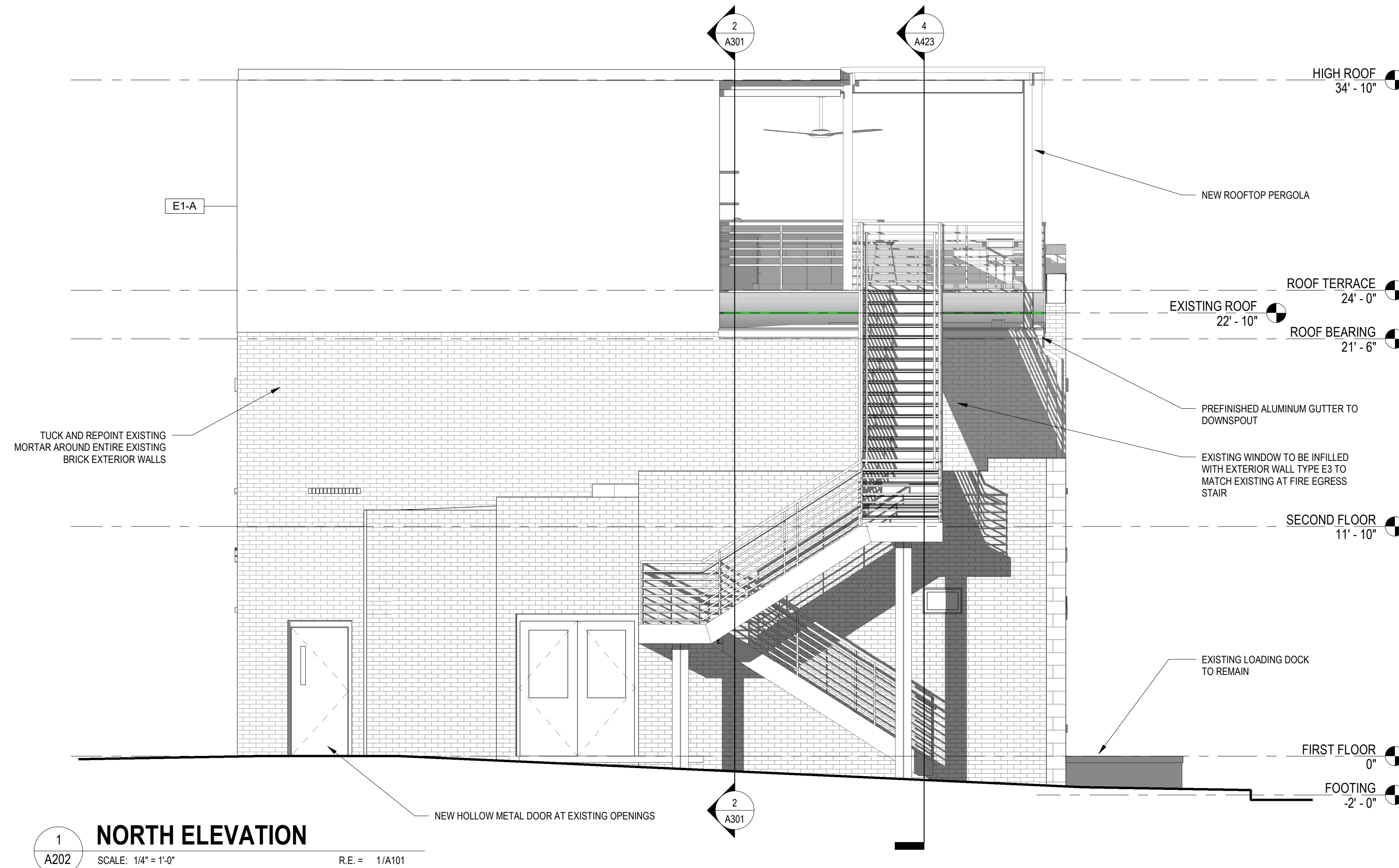
**ARCHITECTURAL ELEVATIONS**

ISSUE DATE: January 28, 2020

CHECKED BY: NLD  
 SHEET BY: MIRO  
 PROJECT NUMBER: LD# 1019346

**RZ-3**

1/12/2019 5:34:33 PM BIM 360://1024 North Tryon Street/1024 N Tryon\_Rev1.2019\_Central.rvt



**1 NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0" R.E. = 1/A101  
 A202

- ### ELEVATION NOTES
- SEE DISCIPLINE SHEETS FOR DISCIPLINE SPECIFIC NOTES
- ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS IN 6" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL.
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### EXTERIOR COLOR LEGEND

PAINT COLORS TO BE COORDINATED DURING CONSTRUCTION WITH ARCHITECT, OWNER AND HISTORIC LANDMARKS COMMISSION.

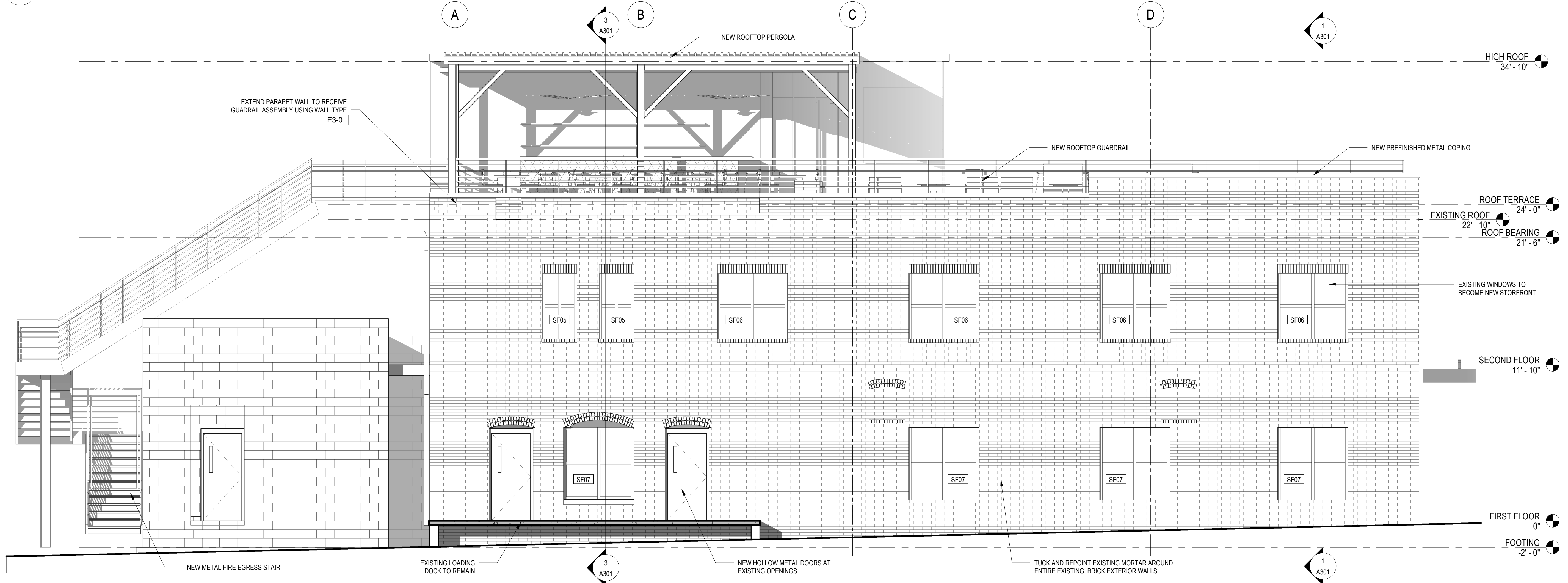
### EXTERIOR SYMBOL LEGEND

SEE DISCIPLINE SHEETS FOR DISCIPLINE SPECIFIC SYMBOLS

(11)	DOOR TAG	SPOT ELEVATION MARKERS	
(1t)	WINDOW TAG (REFER TO A802 FOR WINDOW SIZES AND INFORMATION)	LEVEL MARKER	
D.S.	DOWNSPOUT LOCATION	C	CENTER LINE
CJ	CONTROL JOINT LOCATION		

DETAIL SHEET 1 A301 SECTION DETAIL  
 ENLARGED VIEW

E1-A0 EXTERIOR ASSEMBLY TYPE. SEE A030 FOR ASSEMBLY TYPES  
 P1 EXTERIOR FINISH COLOR. SEE COLOR LEGEND



**2 WEST ELEVATION**  
 SCALE: 1/4" = 1'-0" R.E. = 1/A101  
 A202

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**REZONING PETITION NUMBER 2019-143**

**1024 N. TRYON ST. CHARLOTTE, NC 28217**

No.	Description	Date
1	REZONING SUBMITTAL	09/17/2019
2	REZONING SUBMITTAL	12/12/2019
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4	REZONING SUBMITTAL	02/07/2020

**ARCHITECTURAL ELEVATIONS**  
 ISSUE DATE: January 28, 2020  
 CHECKED: \_\_\_\_\_  
 SHEET BY: \_\_\_\_\_  
 PROJECT NUMBER: LD# 1019346  
**RZ-4**

11/27/2019 5:34:55 PM BIM\_360/1024 North Tryon Street/1024 N Tryon\_Revit 2019\_Centital.rvt