# LDCP-2024-00238

# 0 HOLLAND AV, CHARLOTTE NC 00000

9/12/2024 8:23:07 AM

# **General Conditions**

### SOLID WASTE

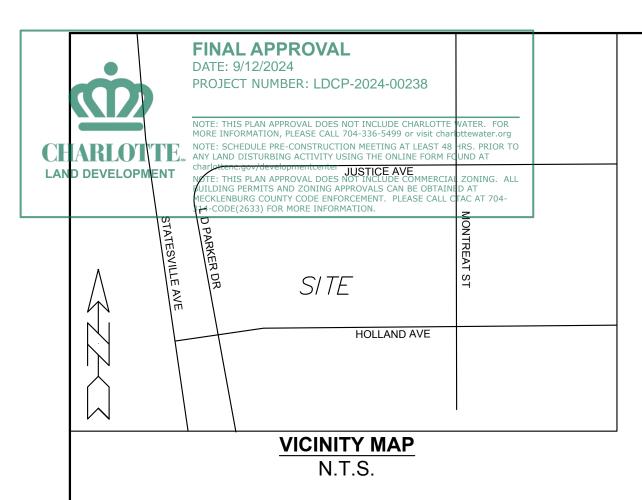
### Garbage/Recycling

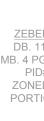
garbage and recycle carts will need to be placed on Holland Av for collection, the truck will not be able to service internal on the site.



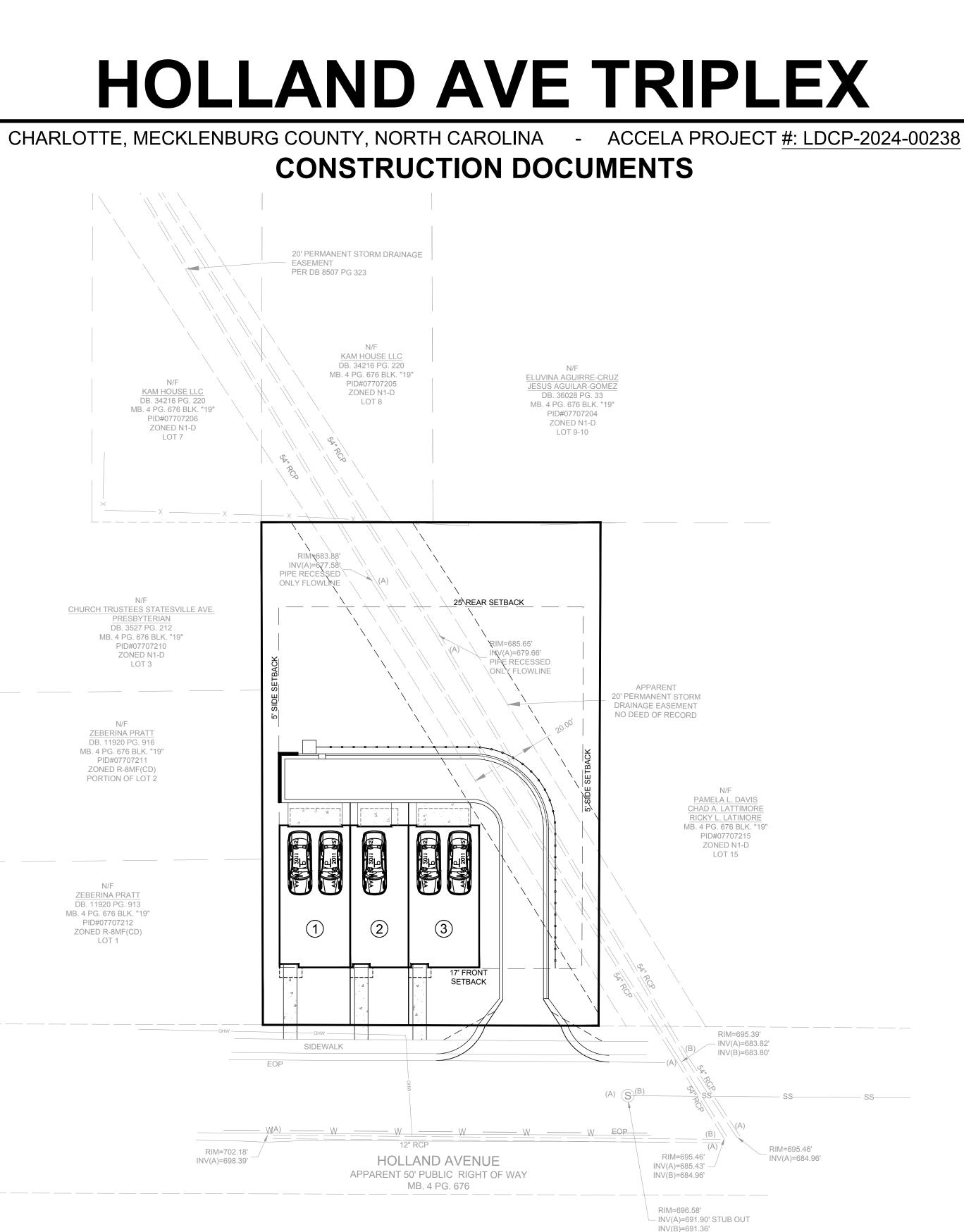
**FINAL APPROVAL** DATE: 9/12/2024 PROJECT NUMBER: LDCP-2024-00238

NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE CHARLOTTE WATER. FOR MORE INFORMATION, PLEASE CALL 704-336-5499 or visit charlottewater.org CHARLOTTEE. NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM FOUND AT charlottenc.gov/developmentcenter NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE COMMERCIAL ZONING. ALL BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECKLENBURG COUNTY CODE ENFORCEMENT. PLEASE CALL CTAC AT 704-314-CODE(2633) FOR MORE INFORMATION.

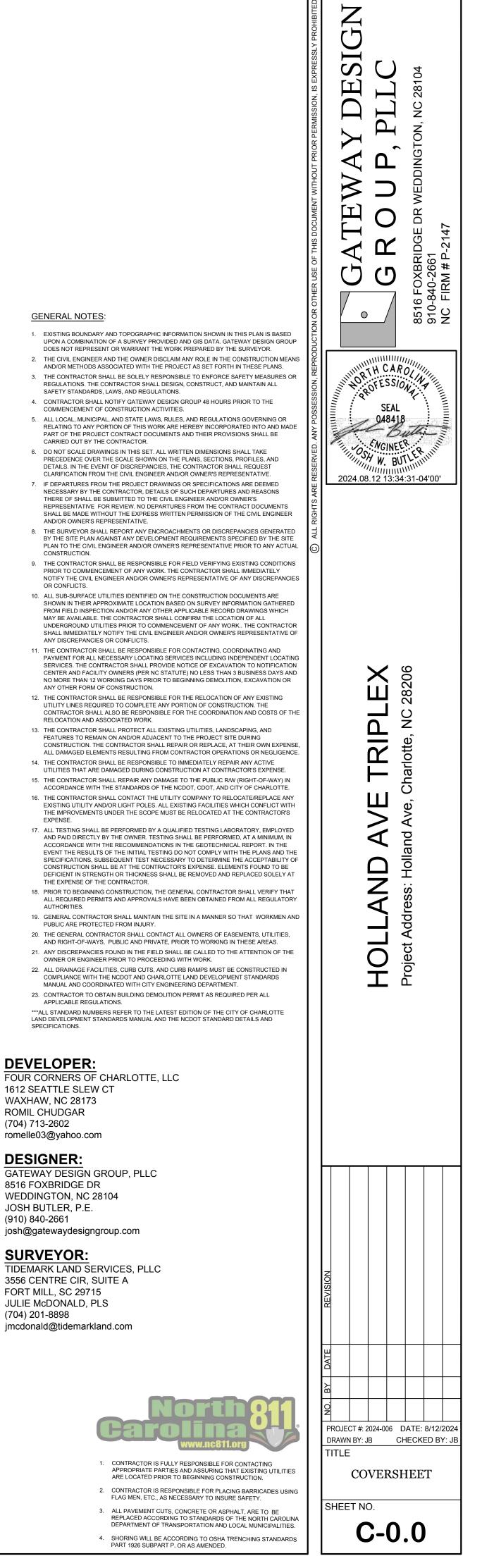




Sheet List Table							
Sheet Number	Sheet Title						
C-0.0	COVERSHEET						
C-0.1	SURVEY						
C-2.0	SITE & LANDSCAPE PLAN						
C-2.1	SITE DETAILS						
C-2.2	SITE DETAILS						
C-3.0	EROSION CONTROL PLAN						
C-3.1	EROSION CONTROL DETAILS						
C-4.0	GRADING & UTILITY PLAN						
C-5.0	SIGHT DISTANCE PLAN & PROFILE						
C-6.0	FIRE HYDRANT AND HOSE PULL PLAN						



GRAPHIC SCALE ( IN FEET ) HORIZONTAL 1 inch = 20 ft.





GENERAL NOTES

CONSTRUCTION.

OR CONFLICTS.

EXPENSE.

AUTHORITIES.

SPECIFICATIONS.

**DEVELOPER**:

WAXHAW, NC 28173

romelle03@yahoo.com

8516 FOXBRIDGE DR

JOSH BUTLER, P.E.

SURVEYOR:

FORT MILL, SC 29715 JULIE McDONALD, PLS

(910) 840-2661

(704) 201-8898

ROMIL CHUDGAR

DESIGNER:

(704) 713-2602

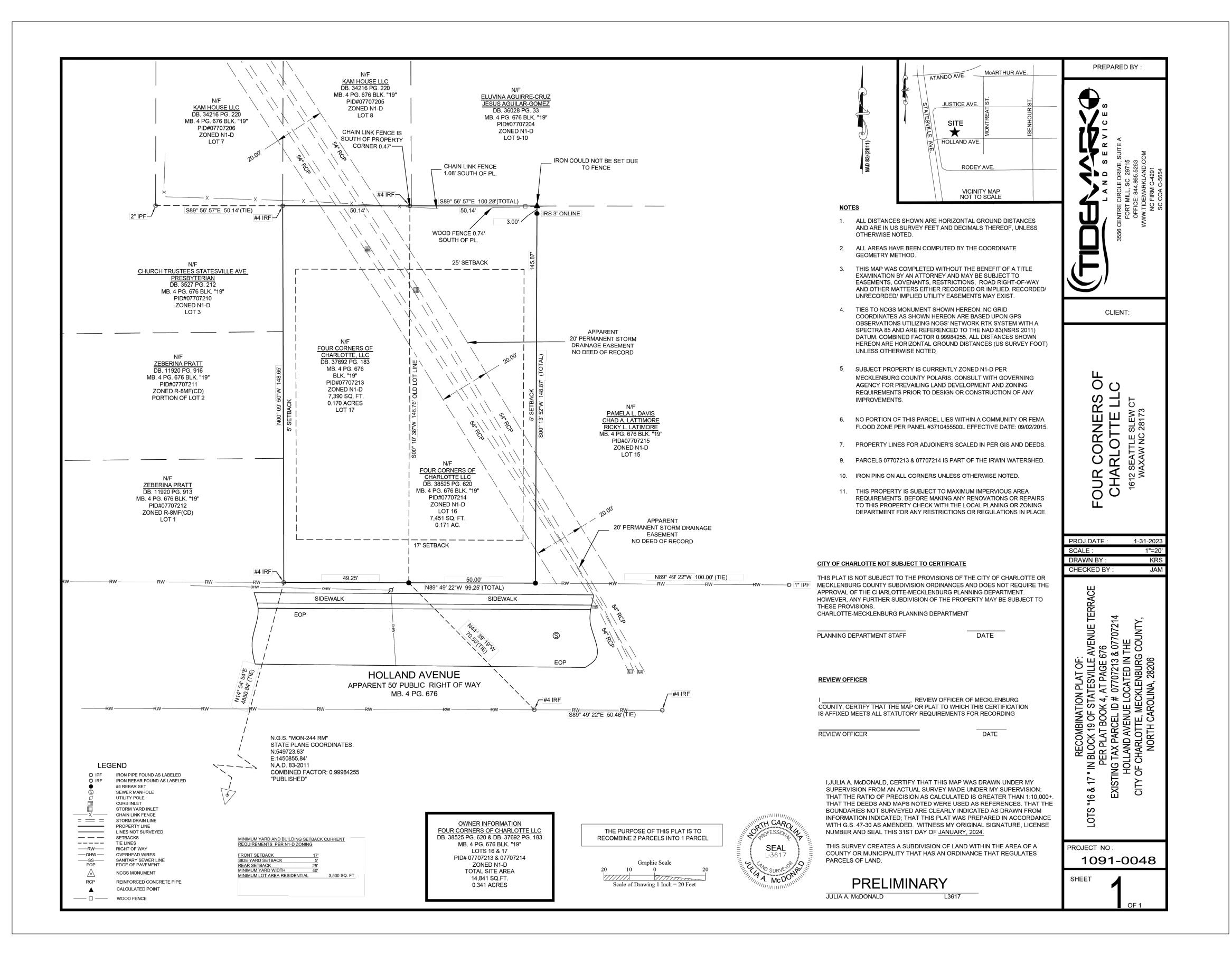
- FLAG MEN, ETC., AS NECESSARY TO INSURE SAFETY.
- DEPARTMENT OF TRANSPORTATION AND LOCAL MUNICIPALITIES.

PART 1926 SUBPART P, OR AS AMENDED.



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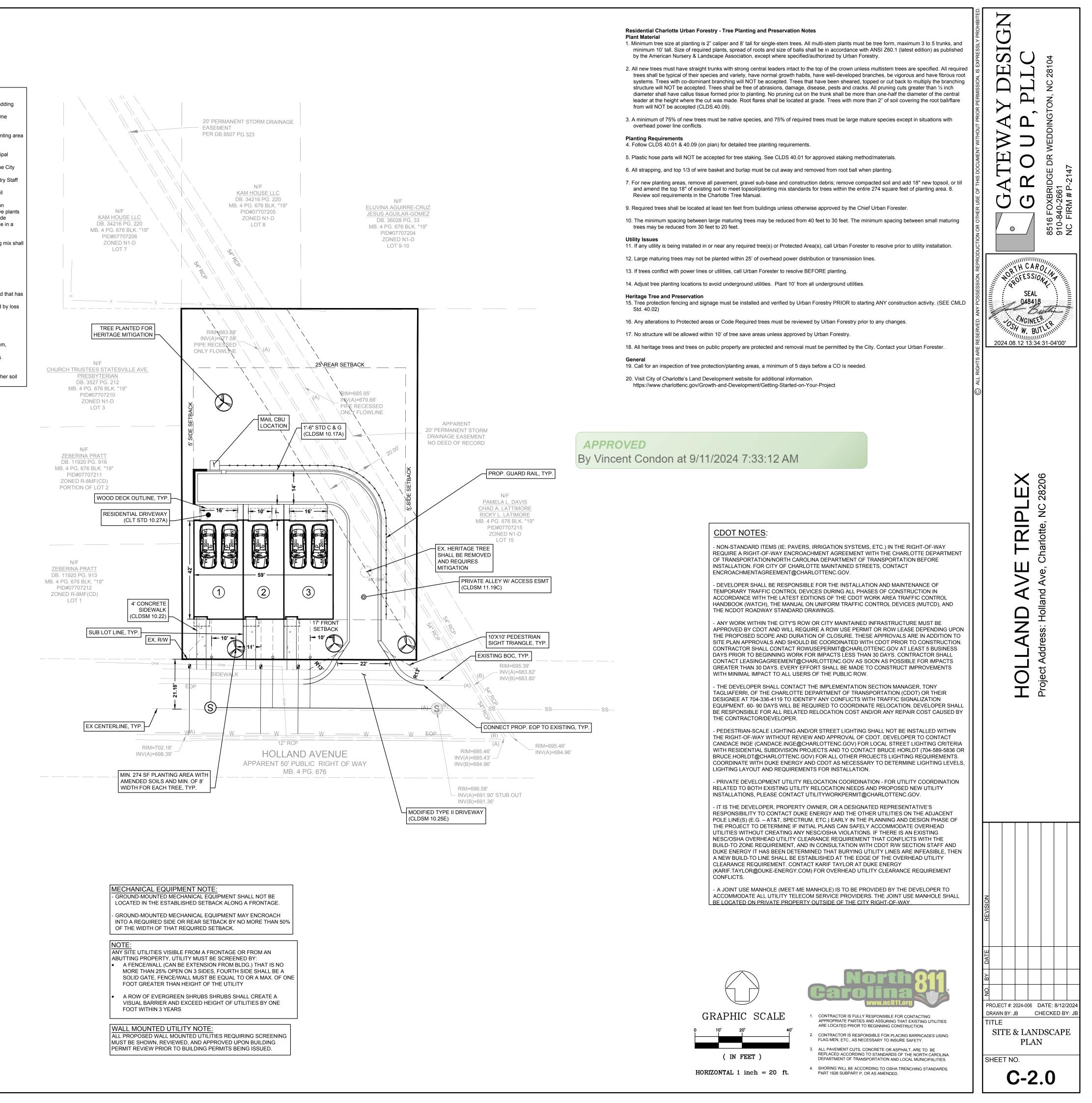


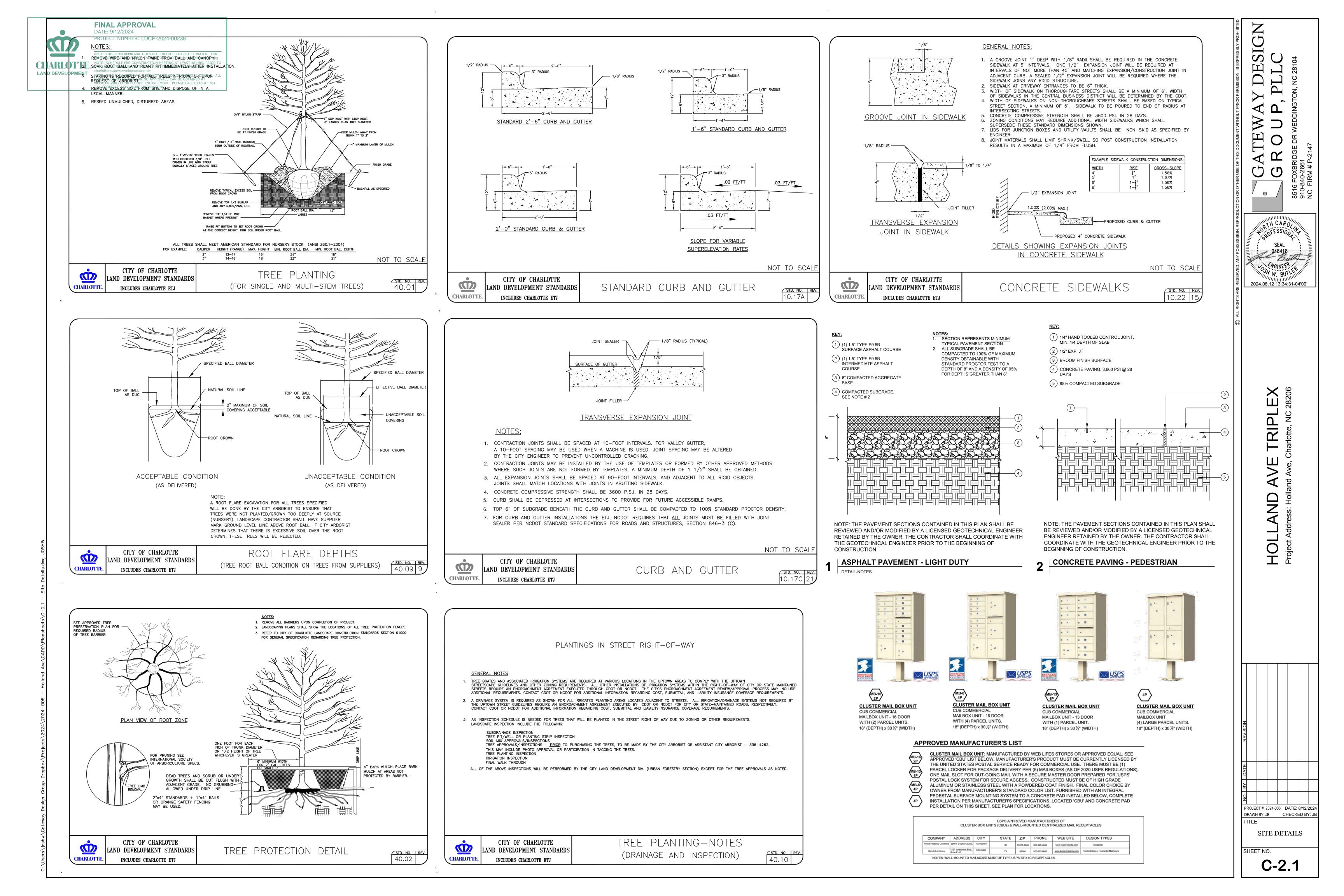
Jsers/joshw/Gateway Design Group Dropbox/Projects/2024/2024—006 — Holland Ave/CADD/Plansheets/C-0.0 — Coversheet.dwg JOSH

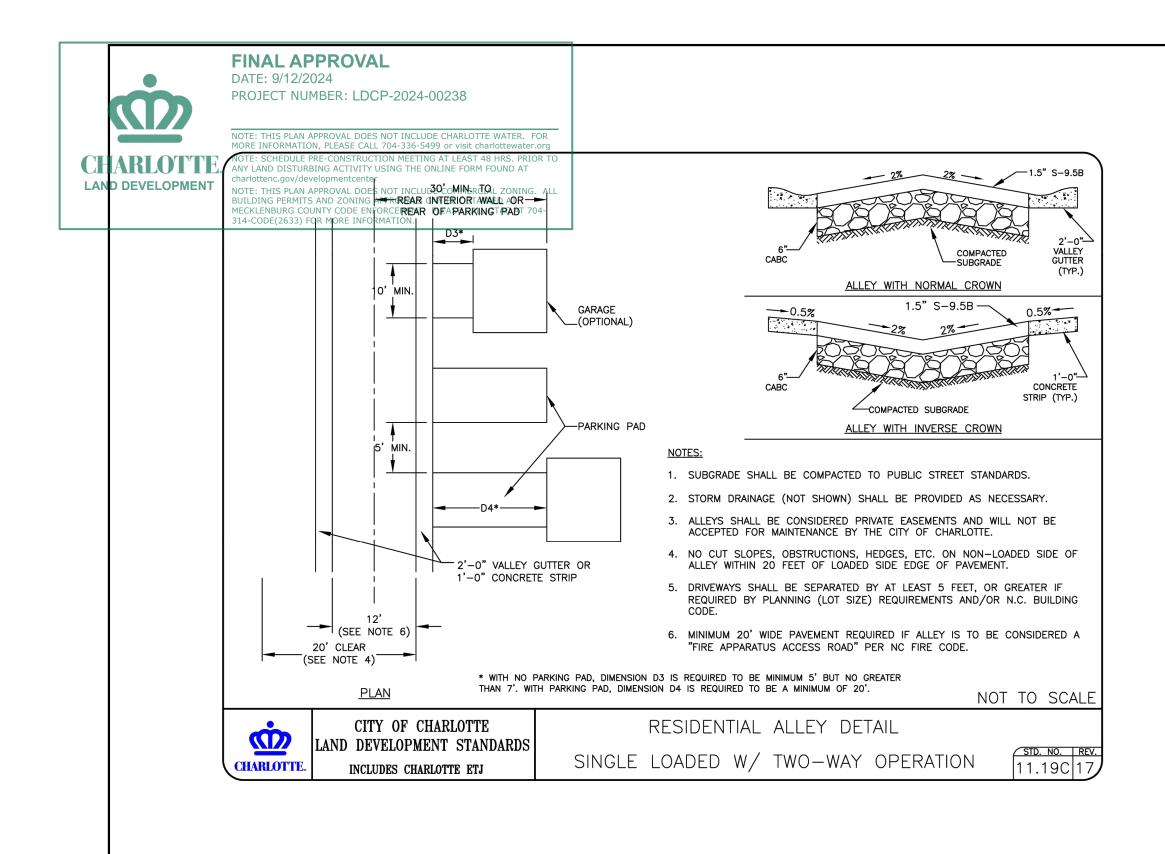
FINAL APPROVA	1				
DATE: 9/12/2024 PROJECT NUMBER: LDC					
NOTE: THIS PLAN APPROVAL DOES I					
ARLOTTE. NOTE: SCHEDULE PRE-CONSTRUCTI ANY LAND DISTURBING ACTIVITY US	ION MEETING AT LEAS	T 48 HRS. PRIOR TO			
D DEVELOPMENT NOTE: THIS PLAN APPROVAL DOES I BUILDING PERMITS AND ZONING AP MECKLENNUNC CODE ENERGY	NOT INCLUDE COMME	RCIAL ZONING. ALL			
SITE PLAN GENERAL NOTE	STION.	ALL CIAC AT 704-			Amended Soil (AS):           The AS requirement may be met in one of the following ways:           1. Preparing the existing soil for planting by tilling to a depth of 1
1. ALL DIMENSIONS ARE TO FACE OF C	CURB, EDGE OF P	AVEMENT, OR FACE	OF BUILDING UNLE	SS OTHERWISE NOT	ED. some new planting mix and/or organic matter. This option may also require the remo
2. ALL IMPROVEMENTS AND CONSTRUC     3. ANY DISCREPANCIES FOUND IN THE					existing soil along with other mitigation work and soil amendments to improve soil s 2. Removing all existing soil from a tree ordinance protected/req
PRIOR TO PROCEEDING WITH WORK	Κ.				and replacing it with new planting mix and other soil amendments.
4. PRIOR TO BEGINNING ANY DEMOLITI THAT ALL REQUIRED PERMITS AND A					Arborists Specialists, the City Arborist, the Urban Forestry Supervisor and other design
5. GENERAL CONTRACTOR SHALL MAIN PROTECTED FROM INJURY.	NTAIN THE SITE IN	A MANNER SO THA	AT WORKMEN AND F	PUBLIC SHALL BE	Engineer. Determination of AS requirements will be at the discretion of Urba and/or City Arborist
6. REFER TO ARCHITECTURAL PLANS F					Staff. Staff will inspect soil at the time of planting to determine re- amendments.
7. ALL SIGNS, PAVEMENT MARKINGS, A UNIFORM TRAFFIC CONTROL DEVICE		FIC CONTROL DEVIC	CES SHALL CONFOR	M TO THE MANUAL C	throughout, with a mixture of subsoil. It shall be free of stones, and their roots, sticks, and other extraneous. It shall contain no
<ol> <li>CONTRACTOR SHALL FURNISH AND</li> <li>CONTRACTOR SHALL COMPLY WITH</li> </ol>					materials unless otherwise specified. Planting mix shall not be u frozen or muddy condition.
CONSTRUCTION" ISSUED BY AGC OF CONSTRUCTION ISSUED BY THE U.S.	AMERICA, INC. A	ND THE SAFETY AN			Unless otherwise specified in the contract documents, new/added contain the following specified percentages of constituents:
10. COORDINATE ALL CURB AND STREE	T GRADES IN INTE	ERSECTION WITH IN	ISPECTOR.		CLAY Minimum 10%/ Maximum 40% SAND Minimum 20%/ Maximum 50%
<ol> <li>ALL ROAD IMPROVEMENTS ARE TO E</li> <li>DEVELOPER WILL PROVIDE STREET</li> </ol>				ION.	SILT Minimum 20%/ Maximum 50% ORGANIC MATTER Minimum 5%/ Maximum 10%
13. SIGHT TRIANGLES SHOWN ARE THE		·			Organic Matter is defined as compost/humus such as sawdust or completed the
14. APPROVAL OF THIS PLAN IS NOT AN CONDITIONS WARRANT OFF-SITE GR					decomposition process. Percentage of organic matter shall be de on ignition of moisture free samples dried at 65 degrees.
OWNERS.					AS shall have a have an acidity range of pH 5.5 to 7.0. AS shall have a Cation Exchange Capacity (CEC) from 5 to 25 cr
15. IN ORDER TO ENSURE PROPER DRAI 16. SUBSURFACE DRAINAGE FACILITIES				EMED NECESSARY	<ul> <li>+/kg(meq/100g)</li> <li>AS shall have normal contents of nitrogen, phosphorus, potassiun magnesium, sulfur and</li> </ul>
THE INSPECTOR.					proper micronutrient levels. Nutrient levels must satisfy growing n recommended by lab report) of the existing or planned plant material.
					Lab testing may be required to verify the quality of existing soil, A amendments.
		Landscape I	•		
Symbol Type	Botanical Nam	e Cor	nmon Name	Quantity Calip	per at planting Height at planting
Large Maturing	Acer saccharur	m Si	ugar Maple	4	2" 8'
NOTE: TREE SPECIES MAY BE SUBSI					
EVERY 30 FEET OR FACTION THEREOF STREET: <u>HOLLAND AVE</u> / <u>100</u> LFT = <u>3</u> T <u>HERITAGE TREE MITIGATION REQUIRE</u> NUMBER OF HERITAGE TREES REMOVED:	TREES REQUII <u>E<b>MENTS:</b></u> 1	_	PROVIDED		
REQUIRED MITIGATION FOR <u>1</u> HERITAGE ( <u>1)</u> 2" CALIPER TREES + \$1,500 PER TREE R			\$1,500 = \$1,500		
NOT REQUIRED FOR A TRIPLEX ON A SINC	CLELOT				
	GLE LOT.				
SITE DEV	/ELOPMENT D	ATA TABLE			
Tax parcel(s): Address:		07707213 8 Holland Ave, Cha			
Total site area: Minimum lot area required:		0.341	LAC.		
Lot width required: Zoning:		4( N1	0'		
Petition number (if applicable): Previous related submittals (if applicable):		N/ N/	/Α		
Existing use: Detailed permitted use per UDO:		VAC DWELLING - TRIP	LEX ON SUBLOTS	. 10	
Residential Uses Only: Existing square footage: Proposed square footage by use:	# of units:	3	# of bedroom	s: 12	
Building coverage allowed: Building coverage proposed:		2,51 40 18	9%		
Front setback (listed by street + street classification): Side setback:		17 5F	FT		
Rear setback: Build-to zone (listed by street):		25 N/			
Minimum building length as percentage of lot width:	Required:	N/A 59		N/A	
Building length proposed as a percentage of lot width: Longest building length (in feet):		60 59	FT		
Minimum building height required: Maximum height allowed:		40			
Building height proposed: Parking tier designation: Minimum parking required:	Regular:	38' - TIE		NO	
	EVSE installed:	NO N/			
Proposed parking:	Regular: On Street:	5 ENCLOSED	Compact: 0 Shared:	0	
-	EV capable: EVSE installed:		0 EV ready: 0 Required ADA:	0	
Required loading: Proposed loading:		N/	/A		
Required bicycle parking: Proposed bicycle parking:	Short term: Short term:		0 Long term: 0 Long term:	0	
Landscape yards:		ass and depth(s):		/A	
Screening:	Locatio	on and type(s):	N	/A	
Sona waste nanam <sub>b</sub> .	Trash required: Recycling required	N/A N/A	Trash proposed Recycling propo	: N/A sed: N/A	
	Required:	0	Proposed:	0	
Public open space (if applicable):	Required:	N/A	Proposed:	N/A	

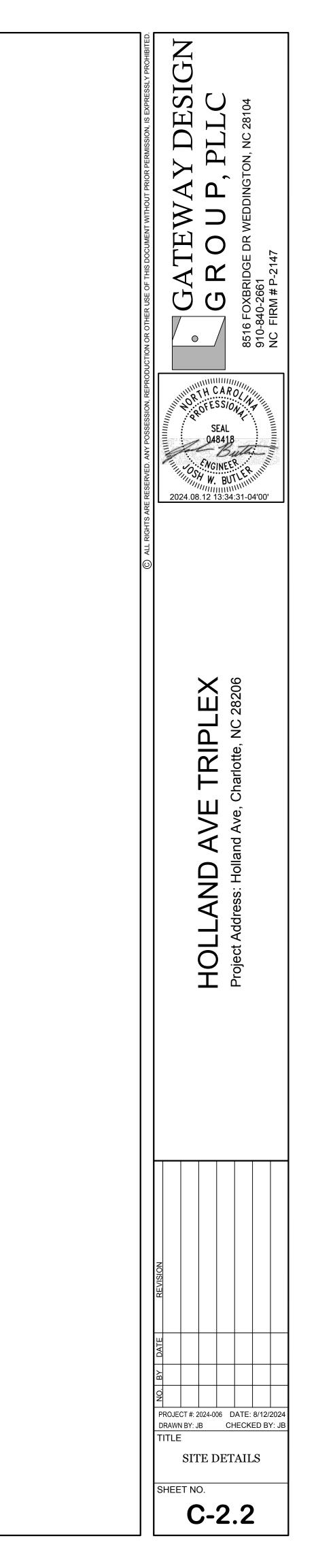
Percentage of building area:

54%











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### NARRATIVE

THIS PROJECT IS LOCATED IN CHARLOTTE, NORTH CAROLINA. THE TOTAL DISTURBED ACREAGE FOR THE PROPOSED DEVELOPMENT IS APPROXIMATELY 0.35 ACRES. THE SCOPE OF WORK INCLUDES CLEARING, STRIPPING AND GRADING FOR DRIVEWAYS, PARKING, AND BUILDING PADS, INSTALLATION OF EROSION CONTROL MEASURES, UTILITIES, AND PAVING.

DOWNSTREAM RECEIVING WATER IS IRWIN CREEK. RECEIVING STREAM INDEX: 11-137-1 LATITUDE: 35.2596 LONGITUDE: -80.8355

### MAINTENANCE PLAN

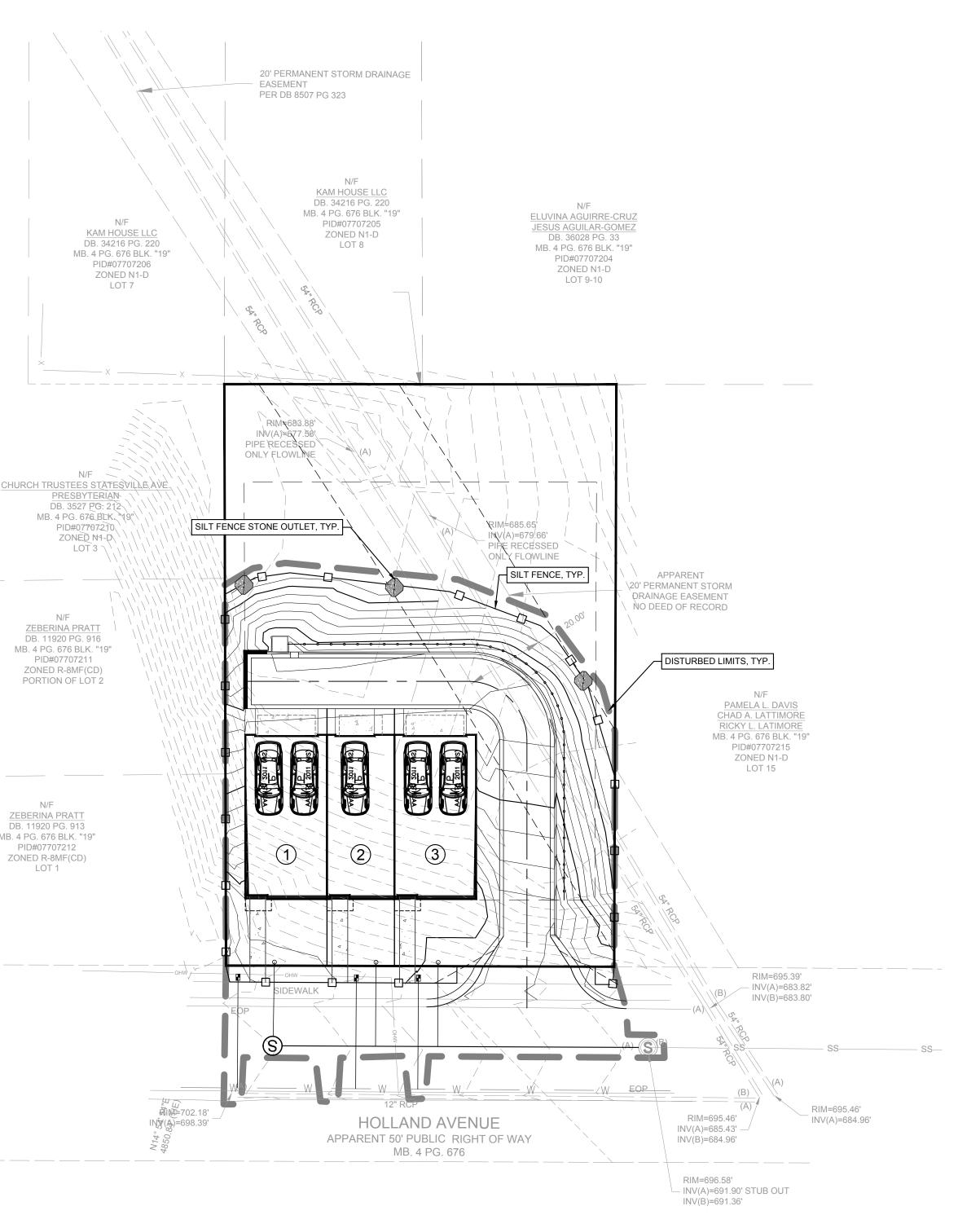
THE FOLLOWING MAINTENANCE PLAN SHALL BE FOLLOWED UNTIL THE SITE IS COMPLETELY STABILIZED AFTER CONSTRUCTION. DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL STRUCTURES.

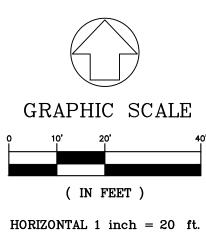
- 1. ALL EROSION CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING ANY RAINFALL PRODUCING RUNOFF AND AT LEAST ONCE EVERY WEEK. ANY NEEDED REPAIRS SHALL BE MADE IMMEDIATELY SO THAT ALL EROSION CONTROL MEASURES ARE MAINTAINED AS DESIGNED. 2. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND
- MULCHED IN ACCORDANCE WITH THE SEEDING SPECIFICATIONS IN ORDER TO MAINTAIN A DENSE VEGETATIVE COVER. 3. SEDIMENT DEPOSITS SHALL BE REMOVED FROM SEDIMENT FENCE AFTER EACH STORM EVENT OR SEDIMENT FENCE SHOULD BE REPLACED. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY HALF THE HEIGHT OF
- THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENT FENCE IS REMOVED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED. SKIMMER/SEDIMENT BASINS SHALL BE CLEANED OUT WHEN THE LEVEL
- REACHES THE MID-DEPTH POINT BELOW THE WEIR ELEVATION. WASHED STONE SHALL BE CLEANED OR REPLACED WHEN THE BASIN NO LONGER DRAINS PROPERLY. 5. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND WATTLES AFTER
- EACH STORM EVENT. ALL WATTLES SHALL BE CHECKED, RESTAKED, OR REPLACED IF NECESSARY. 6. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE

REQUIRED BY CITY OF CHARLOTTE EROSION CONTROL INSPECTOR.

N/F ZEBERINA PRATT DB. 11920 PG. 913 MB. 4 PG. 676 BLK. "19" PID#07707212 ZONED R-8MF(CD) LOT 1

N/F







- 1. OBTAIN GRADING/EROSION CONTROL PLAN APPROVAL FROM THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT.
- SET UP A ON-SITE PRE-CONSTRUCTION CONFERENCE WITH EROSION CONTROL INSPECTOR OF THE CITY ENGINEERING DEPARTMENT TO DISCUSS EROSION CONTROL MEASURES. FAILURE TO SCHEDULE SUCH CONFERENCE 48 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITY IS A VIOLATION OF CHAPTER 17 OF THE CITY CODE AND IS SUBJECT TO FINE. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL 3
- EROSION CONTROL DEVICES AND STRUCTURES. FOR PHASED EROSION CONTROL PLANS, CONTRACTOR SHALL MEET WITH 4. EROSION CONTROL INSPECTOR PRIOR TO COMMENCING WITH EACH
- PHASE 5. COORDINATE WITH EROSION CONTROL INSPECTOR PRIOR TO REMOVAL
- OF ANY EROSION CONTROL MEASURES. 6. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.
- STABILIZE SITE AS AREAS ARE BROUGHT TO FINAL GRADE.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN 8. ACCORDANCE WITH THE N. C. EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, U. S. DEPT. OF AGRICULTURE, CITY OF CHARLOTTE EROSION CONTROL ORDINANCE, AND THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.

### CHARLOTTE EROSION CONTROL NOTES

-ALL "STD." NUMBERS REFER TO THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL. -ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.

-ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.

-GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.

-ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.

-ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.

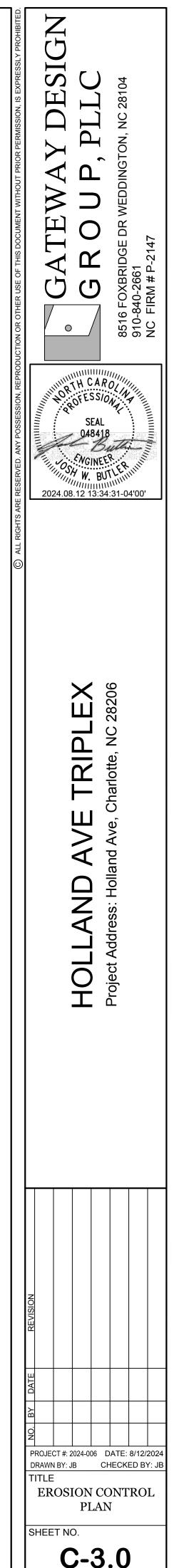
-ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY ENGINEERING DEPARTMENT.

-SLOPES SHALL BE GRADED NO STEEPER THAN 2:1. FILL SLOPES GREATER THAN 10' REQUIRE ADEQUATE TERRACING [CLDSM #30.16]

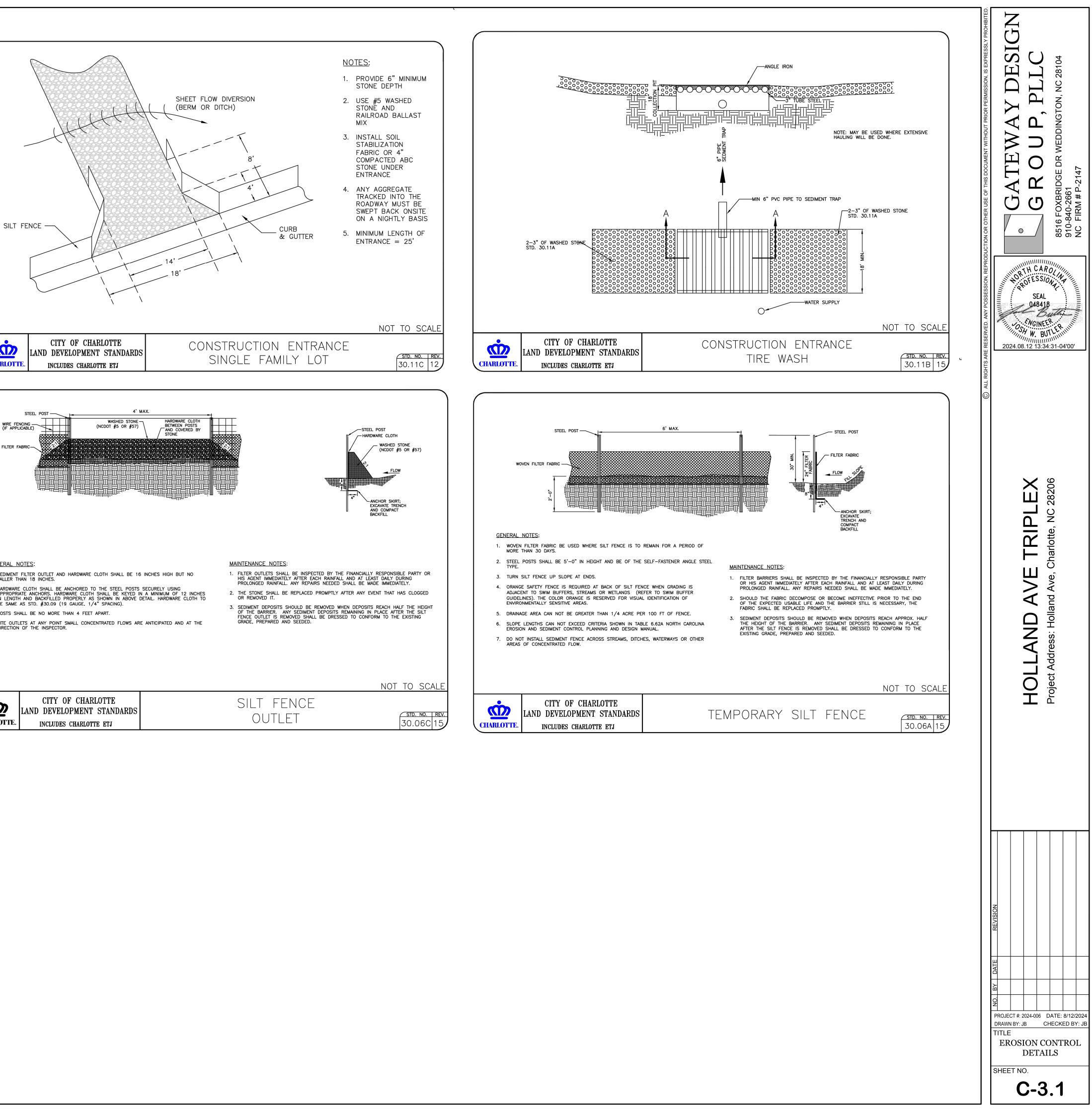
-A GRADING PLAN MUST BE SUBMITTED FOR ANY LOT GRADING EXCEEDING ONE ACRE THAT WAS NOT PREVIOUSLY APPROVED.

### **EROSION CONTROL NOTES**

- 1. OFF- SITE CONSTRUCTION OR GRADING REQUIRES A LETTER FROM THE AFFECTED PROPERTY
- OWNER GRANTING PERMISSION. 2. ALL "STD." NUMBERS REFER TO THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.
- 3. ON-SITE BURIAL PIT LOCATIONS REQUIRE AN ON-SITE DEMOLITION PERMIT FROM THE ZONING ADMINISTRATOR AND MUST BE DOCUMENTED ON FINAL PLAT.
- 4. ANY GRADING BEYOND THE THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO FINE.
- 5. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
- 6. ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OF PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM LAST LAND-DISTURBING ACTIVITY.
- 7. ALL OTHER DISTURBED AREA SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
- 8. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY ENGINEERING DEPARTMENT.
- 9. SLOPES SHALL BE GRADED NO STEEPER THAN 2:1. FILL SLOPES GREATER THAN 10' REQUIRE ADEQUATE TERRACING [CLDSM #30.16].
- 10. A GRADING PLAN MUST BE SUBMITTED FOR ANY LOT GRADING EXCEEDING ONE ACRE THAT WAS NOT PREVIOUSLY APPROVED. 11. DRIVEWAY PERMIT FOR CONSTRUCTION ENTRANCES IN NCDOT RIGHT OF WAY MUST BE PRESENTED
- AT THE PRE-CONSTRUCTION MEETING. 12. NO MORE THAN 20 ACRES TO BE DISTURBED AT ONE TIME. 13. 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. 14. ALL AREAS ARE TO BE SEEDED AND MULCHED PER THE NEW STABILIZATION TIMEFRAME TABLE ON
- THIS SHEFT 15. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A
- REPRESENTATIVE OF CITY OF CHARLOTTE. 16. MAXIMUM TEMPORARY GRADED SLOPES ARE 2:1. WHEN STEEPER SLOPES MUST BE USED, PLANS
- SHALL BE SEALED BY A GEOTECHNICAL ENGINEER FOR SLOPE STABILITY AND FINAL SURFACE STABILIZATION.
- 17. ALL WORK IMPACTING STREAMS MUST HAVE APPROPRIATE NCDENR-DWQ AND U.S.A.C.E. (401/404) PERMITS.
- 18. ALL FLOW FROM PERMANENT / TEMPORARY DITCHES SHOULD BE DIRECTED TOWARDS SEDIMENT TRAPS UNTIL SITE IS COMPLETELY STABILIZED. 19. ALL PERMANENT SLOPES STEEPER THAN 3:1 SHALL HAVE EROSION CONTROL MAT EQUIVALENT TO
- NORTH AMERICAN GREEN S75. 20. DE-WATERING OF THE WORK AREA DIRECTLY INTO A STREAM, CREEK, WETLAND, ETC. IS PROHIBITED. 10. IF THE NEED ARISES FOR ANY OFF-SITE BORROW OR SPOIL SITE DURING CONSTRUCTION, SUBMIT A
- REVISION THAT DEMONSTRATES EROSION CONTROL FOR THE AREA AND ACCOUNT FOR THE ADDITIONAL ACREAGE IN THE REVIEW FEE IF AN APPROVED SITE.

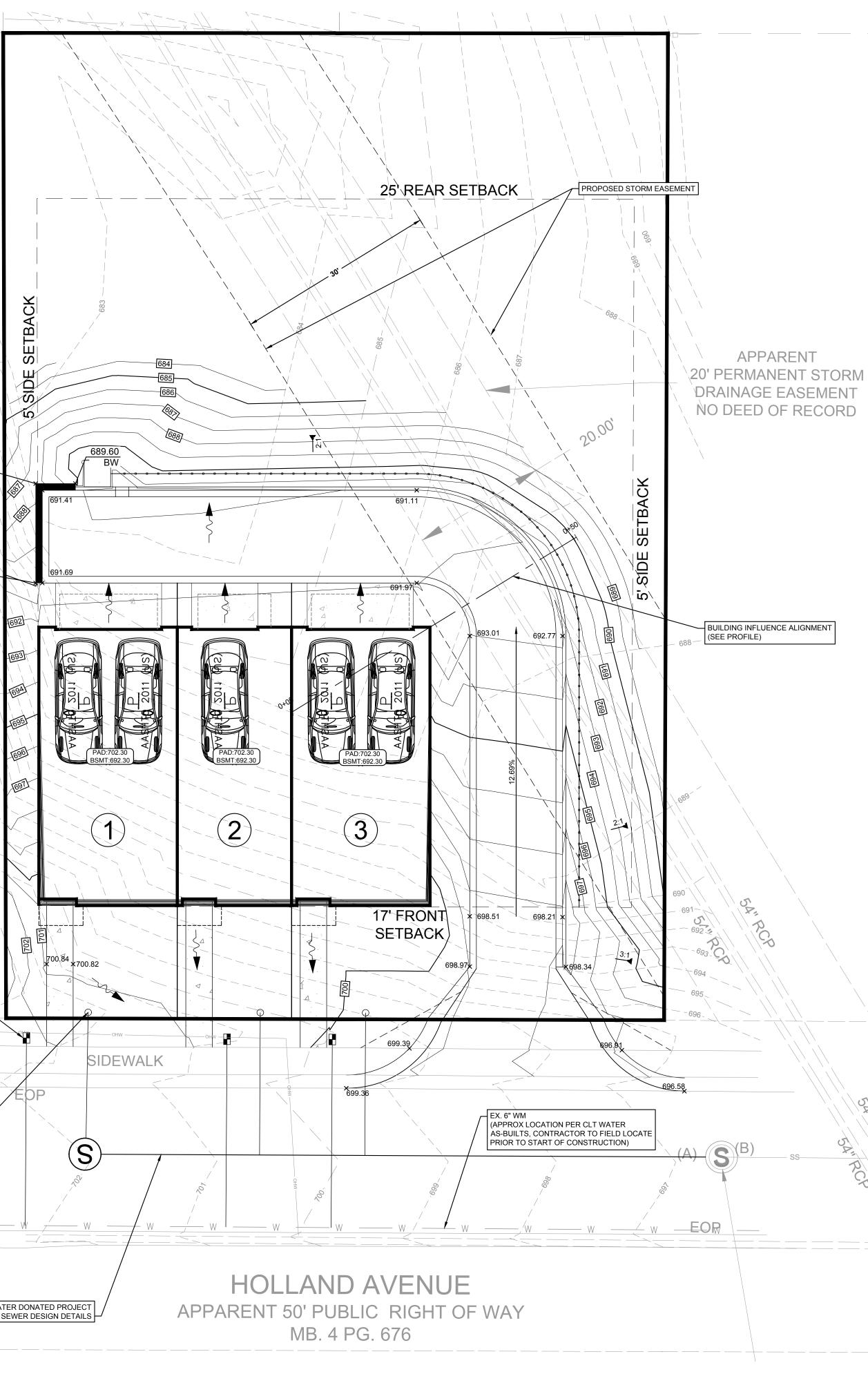


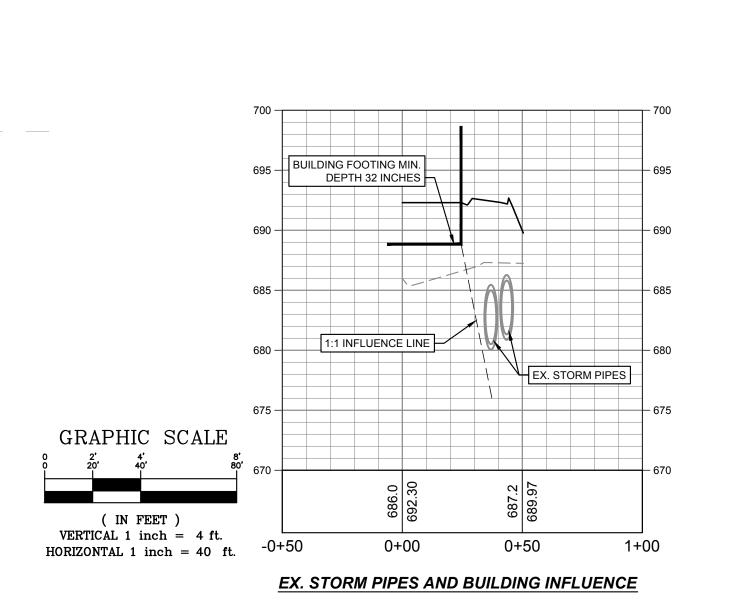
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			, (
EARLY	ATE WINTER AND SPRING:	SOIL AMENDMENTS: FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10–10–10 FERTILIZER	
ANNUAL LESI (OMIT ANNUA	– 120 LB/ACRE PEDEZA (KOBE) – 50 LB/ACRE L LESPEDEZA WHEN DURATION	<u>MULCH</u> : APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL	
OF TEMPORA BEYOND JUN <u>SEEDING DAT</u> JAN. 1 - M	<u>ES</u> :	<u>MAINTENANCE</u> : REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, FERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE	
FOR SU		<u>SOIL AMENDMENTS:</u> FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10–10–10 FERTILIZER	
GERMAN MILL (A SMALL-ST	LET – 40 LB/ACRE TEMMED SUDANGRASS MAY BE AT A RATE OF 50 LB/ACRE)	<u>MULCH</u> : APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL	
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<u>SEEDING MIX</u> RYE (GRAIN) <u>SEEDING DAT</u> AUG. 15 –	– 120 LB/ACRE ES:	<u>MULCH</u> : APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL	
		MAINTENANCE: REPAIR AND REFERTILIZE DAMAGED AREAS IMMEDIATELY. TOPDRESS WITH 50 LB/ACRE OF NITROGEN IN MARCH. IF IT IS NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 LB/ACRE KOBE LESPEDEZA IN LATE FEBRUARY OR EARLY MARCH.	
FOR PERMAN FERTILIZERS.	ENT SEEDING SPECIFICATIONS, INCL THE KINDS OF SEED. AND THE RA	NR EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL (ESCPDM), SECTION 6.10. UDING SEED BED PREP, SEASONAL LIMITATIONS FOR SEEDING OPERATIONS, THE KINDS OF GRADES OF TES OF APPLICATION OF LIMESTONE, FERTILIZER, AND SEED, REFER TO NCDENR ESCPDM SECTION 6.11 AND NDARDS SECTION 04200 SEEDING AND SODDING OF TURFGRASS.	
	CITY OF CHARLOTTE		F



	FINAL APPROVAL DATE: 9/12/2024	
(Î)	PROJECT NUMBER: LDCP-2024-00238	
	NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE CHARLOTTE WATER. FOR MORE INFORMATION, PLEASE CALL 704-336-5499 or visit charlottewater.org NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO	X
	ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM FOUND AT charlottenc.gov/developmentcenter NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE COMMERCIAL ZONING. ALL	
	BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECKLENBURG COUNTY CODE ENFORCEMENT. PLEASE CALL CTAC AT 704- 314-CODE(2633) FOR MORE INFORMATION.	
		` \ \
UTILITY NO	TES	
WWW.CHARI	ION AND MATERIALS SHALL BE IN ACCORDANCE WITH CHARLOTTE WATER STANDARDS AND SPECIFICATIONS PER CLT WATER WEBSITE, OTTENC.GOV.	
ALL TIMES.	CTORS WORKING ON THE PROJECT ARE REQUIRED TO OWN A COPY OF THE DESIGN MANUAL AND SHALL KEEP A COPY ON THE JOB SITE AT	
ANY WORK.	MENT OF CONSTRUCTION. CALL NO ONE AT 1-800-632-4949 OR 811 FOR UTILITY LOCATING SERVICES 48 HOURS PRIOR TO COMMENCEMENT OF CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.	
THE CONTRA	OSED WATER AND/OR SANITARY SEWER MAIN IS INSTALLED WITHIN 12" IN ANY DIRECTION (VERTICALLY OR HORIZONTALLY) FROM GAS MAINS, ACTOR SHALL CALL PIEDMONT NATURAL GAS COMPANY AT (704) 525-5585 AND INFORM THEM. VER OF 36" FOR WATER SERVICES.	
6. DUCTILE IRO MET:	N PIPE (RED BRASS FOR 2" WATER PIPE) REQUIRED FOR BOTH WATER & SANITARY SEWER LINES IF THE FOLLOWING CLEARANCES ARE NOT	
- 18" VERTIC	E CROSSING UNDER SEWER LINE (FOR ANY CLEARANCE). AL FOR WATER LINE INSTALLED ABOVE SEWER LINE.	
- FOR WATER	NTAL SEPARATION FOR WATER LINE PARALLEL TO SEWER LINE (OR 18" VERTICAL SEPARATION IN SEPARATE DITCHES). R LINES 12" CLEARANCE WITH STORM DRAINS, GAS MAINS, TELEPHONE DUCTS, AND UNDERGROUND CABLES.	
8. PROVIDE CO	AND SEWER SERVICE CONNECTIONS SHALL BE MADE BY CLT WATER. NCRETE THRUST BLOCKS OR RESTRAINED JOINTS FOR ALL WATER SERVICE TEES, BENDS, AND HYDRANTS. UNDERGROUND UTILITIES SHOWN TED. ADDITIONAL UTILITIES MAY EXIST. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LOCATIONS AND ELEVATIONS PRIOR TO	
START OF W	ORK. SOFT-DIGS MAY BE REQUIRED BY CLTWATER.	
		8 BW
	LAN GENERAL NOTES:	
GRADING AR	EAS OUTSIDE THE LIMITS SHOWN IS A VIOLATION AND IS SUBJECT TO FINES. EAS OUTSIDE THE LIMITS SHOWN IS A VIOLATION AND IS SUBJECT TO FINES. ED CONTOURS REFLECT FINISHED GRADES.	
4. ALL ELEVATIO	EVATIONS REPRESENT TOP OF PAVEMENT UNLESS OTHERWISE NOTED - SEE LEGEND. DNS ARE IN REFERENCE TO THE BENCHMARK, AND THIS MUST BE VERIFIED BY THE	689.82 BW
5. DO NOT WILL	NTRACTOR PRIOR TO CONSTRUCTION. FULLY PROCEED WITH CONSTRUCTION OF DESIGN WHEN OBSTRUCTIONS OR GRADE IES EXIST THAT CONFLICT WITH THE INFORMATION SHOWN ON THE EXISTING	
CONDITIONS ATTENTION C	AND PROPOSED PLANS. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE FOR	
<b>REVISIONS D</b>	. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY UE TO FAILURE TO GIVE SUCH NOTIFICATION. DING SHALL BE PROVIDED THAT ENSURES THE PROTECTION OF STRUCTURES.	
SETTLEMENT	DEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY , LATERAL MOVEMENT, UNDERMINING, AND WASHOUT.	
BUILDINGS, A	CTOR SHALL ENSURE POSITIVE DRAINAGE SO THAT RUNOFF WILL DRAIN AWAY FROM CROSS PAVEMENT AND/OR LANDSCAPE AREAS TO NEW OR EXISTING STORM DRAIN NAGE SWALES, OR OVERLAND SHEET FLOW.	
CONDITION A	CTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE LL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. ALL WORK RFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT.	
	ERIAL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO	
11. COORDINATE	SHALL BE NO STEEPER THAN 2:1, UNLESS NOTED OTHERWISE. : APPROPRIATE SLOPE STABILIZATION ON ALL SLOPES STEEPER THAN 2:1 WITH OTECHNIAL ENGINEER.	
	R SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING	
AND FILL SLC	EARING SHOWN ARE ON GRADING PLAN ARE BASED UPON THE APPROXIMATE CUT PE LIMITS OR OTHER GRADING REQUIREMENTS E THIS PLAN IS NOT AN AUTODIZATION TO OPADE AD INCENT PROPERTIES. INVENT	201
FIELD CONDI	F THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN TIONS WARRANT OFF SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE ROPERTY OWNERS.	
AND NCDOT S	BEARTHWORK IS SUBJECT TO 95% MIN. COMPACTION AND STANDARD CHARLOTTE SPECIFICATIONS. FILL MATERIALS, EXACT COMPACTION RATE, MOISTURE CONTENT, DOLOGY ARE TO BE RECOMMENDED. TESTED. AND CERTIFIED BY GEOTECHNICAL	703
ENGINEER. T CITY INSPEC	HIS ALSO APPLIES TO ALL PONDS EMBANKMENTS. PRE-SUBMITTAL MEETING WITH TOR AND GEOTECHNICAL ENGINEER IS REQUIRED PRIOR TO ANY EMBANKMENT WORK.	104
GRADE.	R SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING	
BETWEEN AC	TUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR I PRIOR TO PROCEEDING. CONTINUATION TYPE	-1), REFER TO
PROCTOR M	UBGRADE OF BUILDING PADS TO BE COMPACTED TO MINIMUM 100% OF STD. AXIMUM DRY DENSITY. IF ROADS TO BE PROOF ROLLED PRIOR TO STONE PLACEMENT.	\
20. ABC STONE T 21. BITUMINOUS	O BE COMPACTED TO 100% OF STD. PROCTOR. PAVEMENT BASE COURSE TO BE COMPACTED TO A DENSITY OF 92%. BITUMINOUS	
PAVEMENT IN SURFACE CO	ITERMEDIATE COURSE SHALL BE COMPACTED TO A DENSITY OF 92%. BITUMINOUS URSE TO BE COMPACTED TO A DENSITY OF 92%. TE FOR SIDEWALKS AND CURBS SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE	V
STRENGTH O NCDOT STAN	F 3600 PSI. THE CONCRETE MIX AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH DARD SPECIFICATIONS.	
GEOTECHNIC	O OTHER UNSUITABLE MATERIALS MAY BE WASTED IN AREAS AS DIRECTED BY THE CAL ENGINEER AND AS APPROVED BY THE OWNER. GRADING CONTRACTOR SHALL BE 4" SANITARY SEV E FOR REMOVAL AND OFF-SITE DISPOSAL OF EXCESS TOPSOIL AND OTHER CLEANOUT (CLT	VER LATERAL W/ WATER DETAIL 'G')
UNSUITABLE 24. REMOVE EXIS	MATERIAL. CLEANOUT OUT STING TREES ONLY AS REQUIRED FOR PROPOSED GRADES. BE HEAVY DUTY.	HIN PAVEMENT SHALL SLOPE $\frac{1}{4}$ "/1' (2.08%) TO
	NCOUNTERED, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY. ER ASSUMES NO RESPONSIBILITY FOR COMPLIANCE WITH THE "AMERICANS WITH ACT"	
	S WITH LESS THAN 12" ELEVATION CHANGE SHALL COMPLY WITH NCB 1003.5	
	SIBLE ROUTE INSTRUCTIONS TO CONTRACTOR	
CONTRACTORS S	HALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA	W
MUST COMPLY W SURFACES ALON	/PONENTS INDICATED ON THIS SHEET. THESE COMPONENTS, AS CONSTRUCTED, ITH STATE AND FEDERAL ACCESSIBILITY RULES AND REGULATIONS. FINISHED G THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC	
TRANSPORTATIO BUILDING ENTRAI	N, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE NCE/EGRESS, SHALL COMPLY WITH ADA & NORTH CAROLINA BUILDING CODE THESE INCLUDE, BUT ARE NOT LIMITS TO THE FOLLOWING:	
	LOPE SHALL NOT EXCEED 8.3% FOR A MAXIMUM OF SIX (6) FEET	SEE CLT
	L BE PROVIDED AT EACH END OF RAMPS, SHALL PROVIDE POSITIVE DRAINAGE EXCEED 2.0% SLOPE IN ANY DIRECTION.	PLANS F
WIDTH OF TRAVE	ALONG ACCESSIBLE ROUTE - SHALL PROVIDE A 36" OR GREATER UNOBSTRUCTED L , THE SLOPE SHALL BE NO GREATER THAN 5.0% IN THE DIRECTION OF TRAVEL	
DOORWAYS - SHA	EXCEED 2.0% IN CROSS SLOPE. ALL HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS	
THAN 60 INCHES ALTERNATIVE DO	E THAN 2.0% FOR POSITIVE DRAINAGE. THIS LANDING AREA SHALL BE NO LESS (5' FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ORWAY OPENING CONDITIONS (SEE ICC/ANSI A117.1-2003 AND OTHER	
REFERENCES INC	CORPORATED BY CODE). CONTRACTOR TO WARP ASPHALT AS NECESSARY TO ARE ADA ACCESSIBLE. CONTRACTOR SHALL ENSURE NO PONDING OCCURS DUE	

TO PAVEMENT MODIFICATIONS.





### CHARLOTTE WATER NOTES

- 1. CUSTOMER IS RESPONSIBLE FOR STAKING SITE AS NECESSARY TO DETERMINE SERVICE LOCATIONS & ELEVATIONS PRIOR TO CLT WATER CONTRACTOR MOBILIZING TO INSTALL SERVICES. SITE ADDRESS MUST BE VISIBLY POSTED AT SITE.
- 2. ON-SITE CONTRACTOR IS RESPONSIBLE FOR RELOCATING ANY APPLICABLE CONFLICTING UTILITIES NECESSARY TO COMPLETE SERVICE INSTALLATIONS. ADDITIONAL FEES MAY APPLY & CONSTRUCTION TIME LINES EXTENDED IF CONFLICTING UTILITIES ARE NOT SHOWN ON PLANS.
- 3. WATER AND SEWER CONNECTIONS SHALL NOT BE LOCATED WITHIN PROPOSED CONSTRUCTION ENTRANCES.
- 4. PAYMENT FOR A QUOTED SERVICE CONNECTION SHALL BE CONSIDERED ACKNOWLEDGEMENT & APPROVAL OF CLT WATER COMMENTS BY THE APPLICANT; PAYMENT DOES NOT INCLUDE ANY ADDITIONAL FEES REQUIRED DUE TO UNFORESEEN CONDITIONS THAT ARE WERE NOT DEPICTED ON THE SITE PLAN PROVIDED BY THE APPLICANT.

CITY OF CHARLOTTE FIRE NOTES

1. HYDRANT SHALL NOT EXCEED 750' (600' TRUCK TRAVEL, 150' HOSE PULL) TO THE MOST REMOTE POINT OF THE BUILDING ALONG THE ACCESS ROAD, AS SHOWN ON PLAN. (IFC SEC 507.5.1, EXCEPTION 2

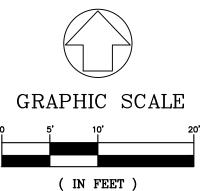
### NOTE

ELECTRICAL SERVICE TO EACH UNIT WILL BE UNDERGROUND. POLE MOUNTED TRANSFORMER SHALL BE UTILIZED TO PROVIDE ELECTRICAL SERVICES TO THIS SITE. CONTRACTOR TO COORDINATE SERVICE LOCATION WITH DUKE ENERGY PRIOR TO START OF CONSTRUCTION.

### WATER AND SEWER NOTES:

- WATER METERS 1' BOC PER CLTW DETAIL SHEETS K-1 AND K-2 2. CONNECT TO EXISTING WATER MAIN ONLY AFTER SUCCESSFUL TESTING AND SAMPLING.
- 8. SERVICE SEPARATION REQUIREMENTS:
- MIN 7' SEP BETWEEN LATERALS MIN 3' SEP BETWEEN WATER TAPS
- MIN 5' SET BETWEEN WATER LINE & SSWR LATERAL - MIN 7' SEP FROM LATERAL AND MANHOLE

PCSO SUM	MARY		
Original Parcel ID Number(s):	07707213 & 0	7707214	
Development Type:	Single-Family		
Subject to PCSO? Y/N	Ν		
If NO, why?	Below BUA/D	isturbance Thresholds	
Watershed:	Central Catawba		
Disturbed Area (ac):	0.35		
Site Area (ac):	0.341		
	DA#1	DA#2	
Total on-site Drainage Area (ac):	0.341		
Existing Built-upon-area (SF):	0		
Existing BUA to be removed (SF):	0		
Existing BUA to remain (SF):	0		
Proposed New BUA (SF):	4,986		
Proposed % BUA:	33.6%		
Density (High / Low)	HIGH		
Total Post-Project BUA for site:	4,986		
Development or Redevelopment?	Development		
Natural Area Required (ac):	0		
Natural Area provided, total (ac):	0		
Undisturbed Treed Natural Area Preserved (ac):	0		
Total stream buffer protected on-site (ac):	0		
Transit Station Area? Y/N	Ν		
Mitigation Type (if applicable)	N/A		
Natural Area mitigation? Y/N	N		
Buffer Mitigation? Y/N	N		
Total Phosphorous Mitigation? Y/N	Ν		



HORIZONTAL 1 inch = 10 ft.



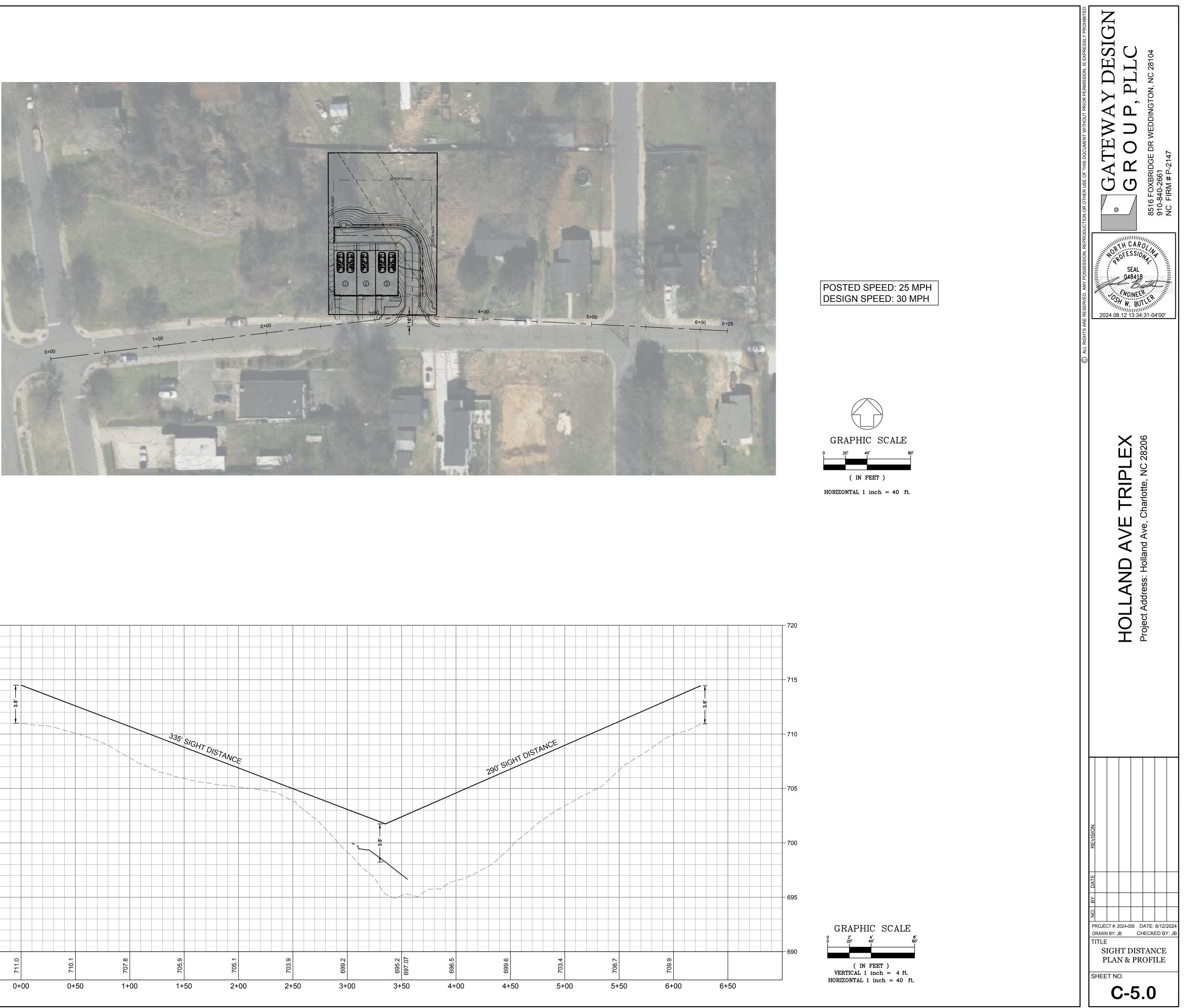
- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- 2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC., AS NECESSARY TO INSURE SAFETY.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND LOCAL MUNICIPALITIES. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

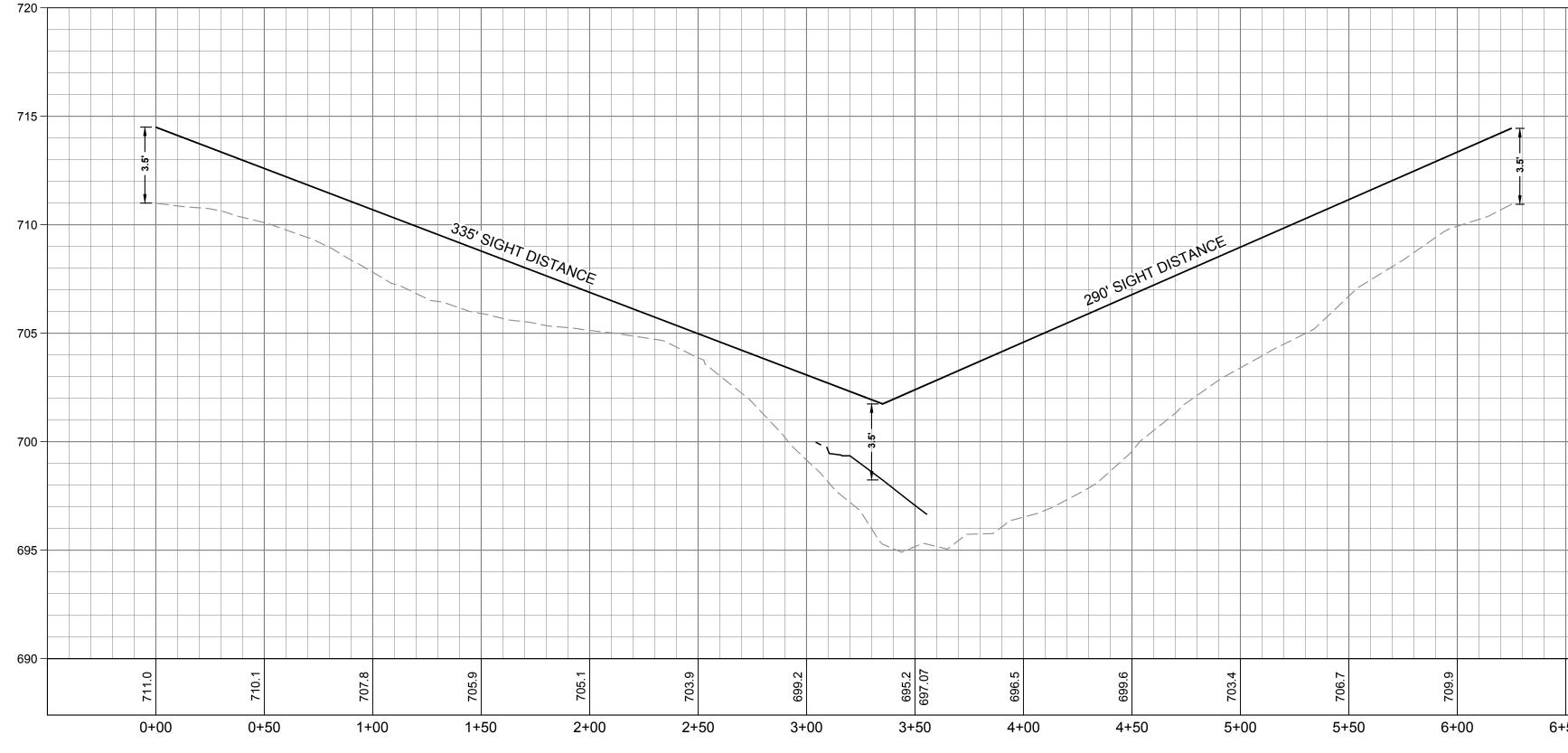


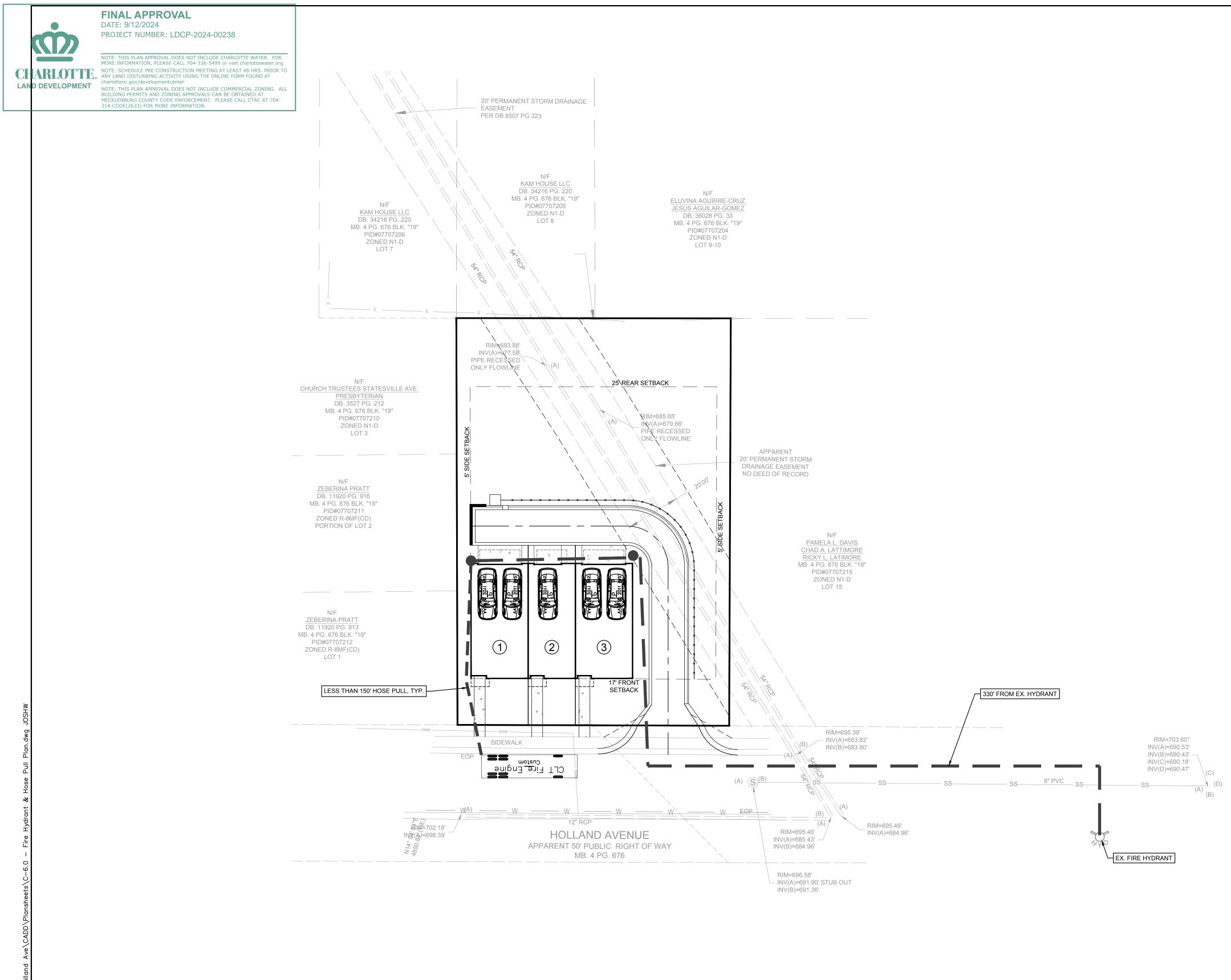


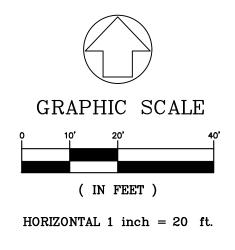
FINAL APPROVAL DATE: 9/12/2024 PROJECT NUMBER: LDCP-2024-00238

CHARLOTTEE and LAND DISTORTING ACTIVITY USING THE UNLINE FORM FOOND AT charlottenc.gov/developmentcenter NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE COMMERCIAL ZONING. ALL BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECKLENBURG COUNTY CODE ENFORCEMENT. PLEASE CALL CTAC AT 704-314-CODE(2633) FOR MORE INFORMATION.



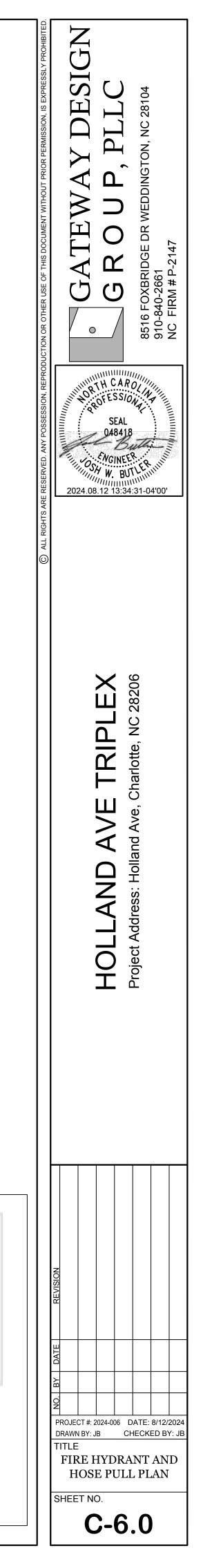


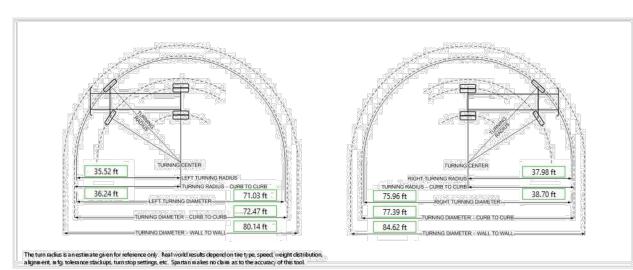




### **CITY OF CHARLOTTE FIRE NOTES**

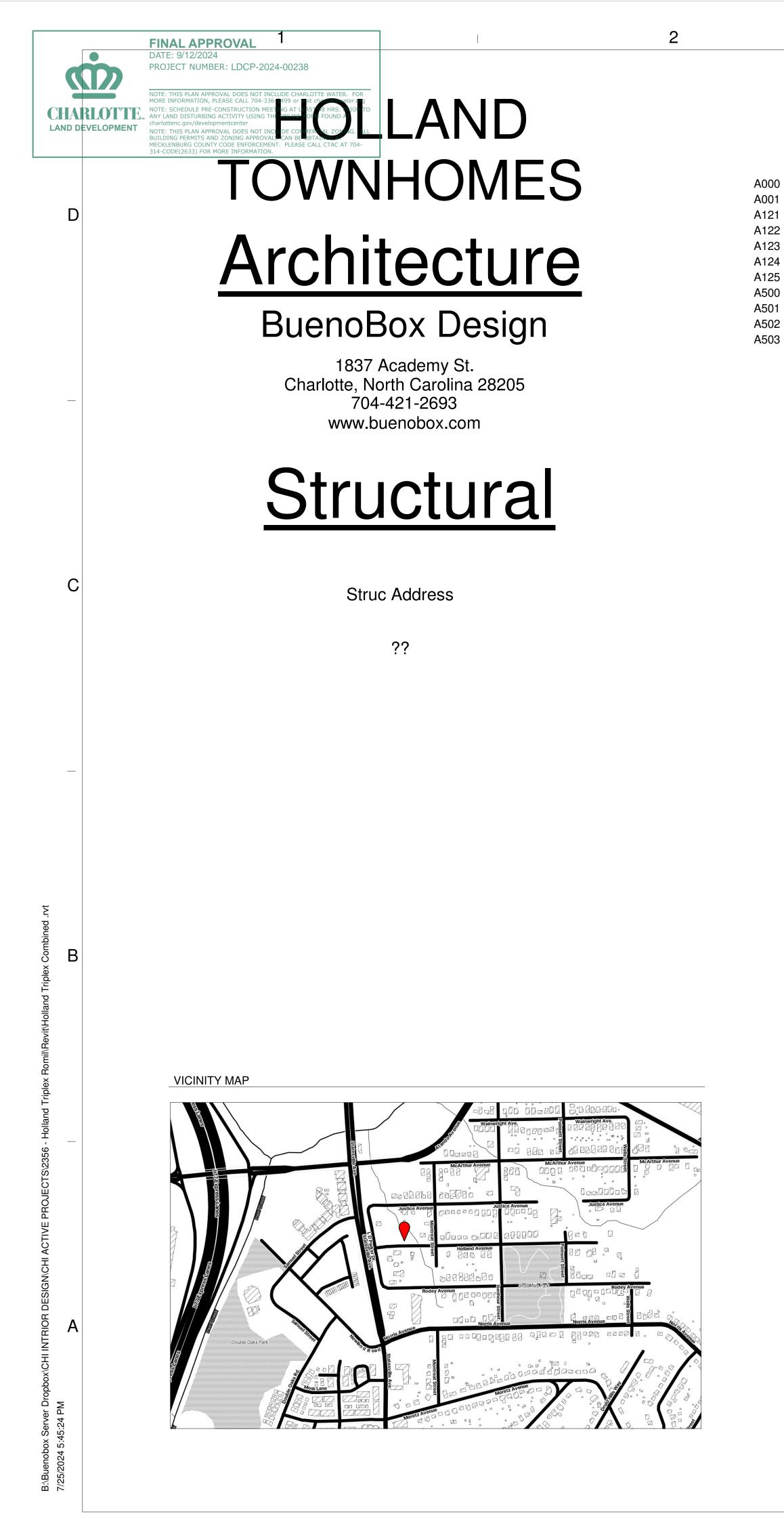
- 1. FIRE DEPARTMENT ACCESS ROADS (AND GUTTERS) SHALL HAVE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 85,000 LBS.
- 2. HYDRANT SHALL NOT EXCEED 750' (600' TRUCK TRAVEL, 150' HOSE PULL) TO THE MOST REMOTE POINT OF THE BUILDING ALONG THE ACCESS ROAD, AS SHOWN ON PLAN. (IFC SEC 507.5.1, EXCEPTION 2)
- 3. DEAD END TRUCK TRAVEL SHALL NOT EXCEED 150' WITHOUT AN APPROVED TURN-AROUND, AS SHOWN ON PLAN.
- 4. ALL TURNING RADII SHALL BE AT LEAST 30' INSIDE AND 42'-3 1/2" OUTSIDE FOR FIRE APPARATUS, AS SHOWN ON PLAN.





End User Name Chassis Model Wheelbase Bumper Extension Bumper Width Left hand outside tire turn angle Right hand outside tire turn angle Left hand Curb-to-Curb turning radius Right hand Curb-to-Curb turning radius Left hand Wall-to-Wall turning radius Right hand Wall-to-Wall turning radius

Charlotte Fire Department 0100-012 Gladiator 250.00 in 6.00 in 104.40 in 33.50 deg 31.00 deg 36.24 ft, 11.04 m 38.70 ft, 11.79 m 40.07 ft, 12.21 m 42.31 ft, 12.90 m



# ARCHITECTURAL SHEET LIST

COVER SHEET PROJECT DATA BASEMENT FLOOR PLAN - LEVEL 01 FLOOR PLAN - LEVEL 02 FLOOR PLAN - LEVEL 03 ROOF PLAN EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS

# STRUCTURAL SHEET LIST

3



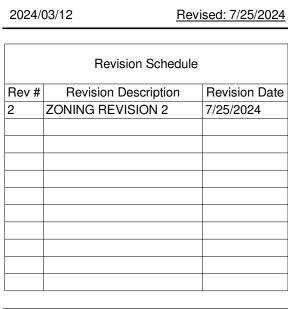


# **ROMIL CHUDGAR**



BUENOBOX DESIGN, PLLC 1837 Academy St. Charlotte, NC 28205 (704) 360-0026

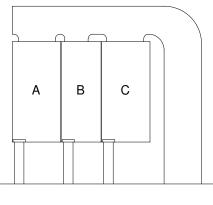
# **NOT FOR** CONSTRUCTION **FOR LAND** DEVELOPMENT REVIEW





4/03/12

OMES

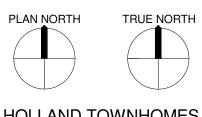


# Building Key Map

DATE: 2024/03/12 A/E #: 2356

ISSUE: LAND DEVELOPMENT

Address TBD



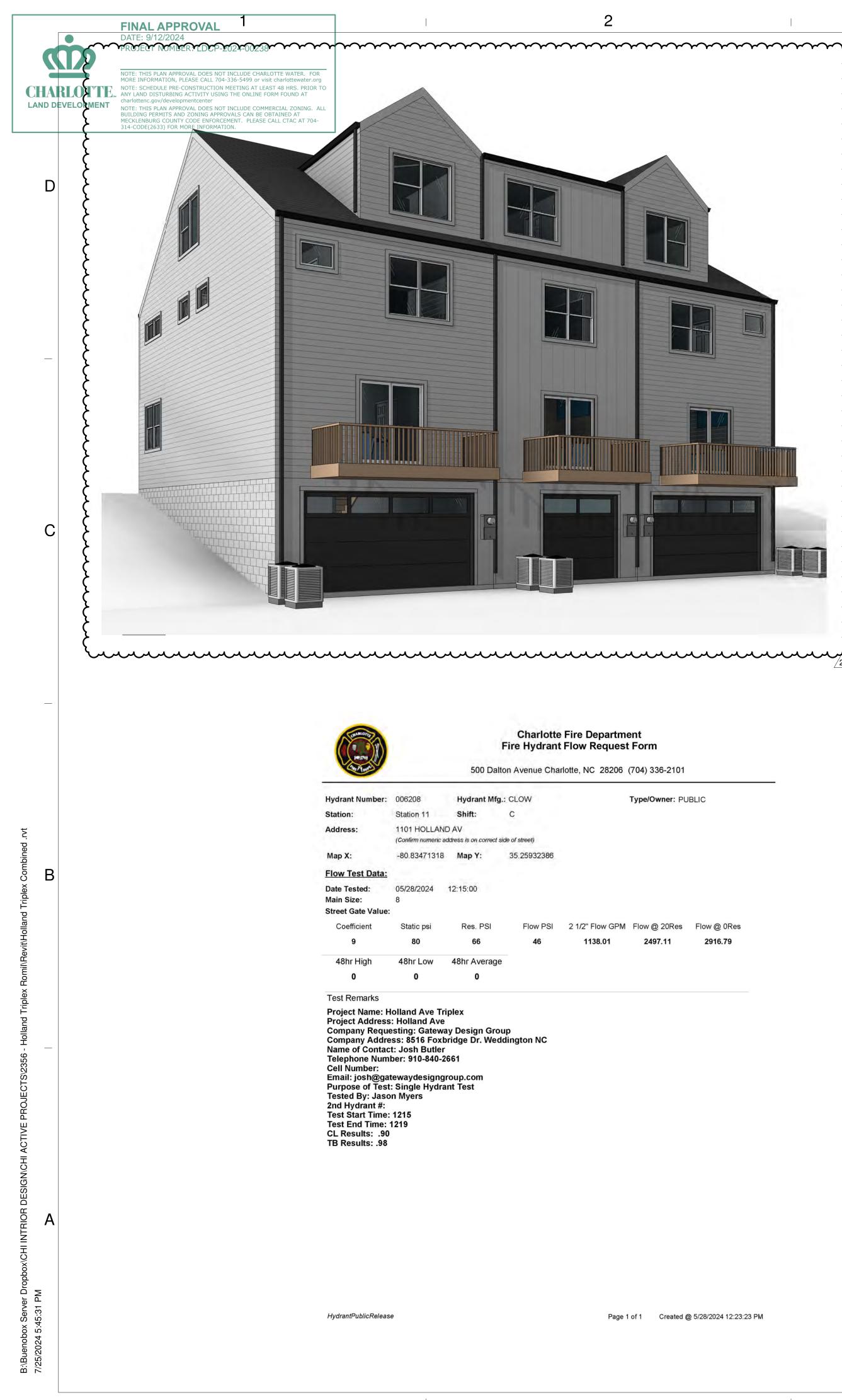


SHEET NAME





DIGITAL PLANS ARE TO BE SCALED BY PLAN REVIEWERS ONLY. GC SHALL NOT SCALE PRINTED PLANS FOR CONSTRUCTION PURPOSES. GC SHALL USE DIMENSIONS ON DRAWINGS AND REQUEST DIMENSIONS FROM ARCHITECT WHEN NEEDED. THESE DRAWINGS ARE INTENDED FOR THE LISTED ADDRESS AND SHALL NOT BE DUPLICATED. ALL DESIGNS PROPERTY OF BUENOBOX DESIGN © 2024



2

Standpipes:

Fire District:NoYesFlood Hazard Area:NoYes



Name of Project: Contact Person:

Project #: Code Enforcemen

Total Number of U

Unit Design Name

Heated sq. ft.: 24 Attached Garage Number of Bedro **Building Height in** Construction Cost Building C Electrical Mechanic Plumbing

Street Address: \_\_\_\_ Street Address: \_

Street Address: Street Address: \_ Street Address: \_ Street Address: \_ Street Address: Street Address: \_ Street Address:

Street Address:

NOTE: No Deta



### Unit Design Name:

Heated sq. ft.: 20 Attached Garage Number of Bedroc **Building Height in S** Construction Cost **Building** C Electrical Mechanic Plumbing

Street Address: \_ Street Address: \_\_\_ Street Address: \_ Street Address:

### Unit Design Name:

Heated sq. ft.: 2 Attached Garage Number of Bedroo Building Height in Construction Cost Building C Electrical Mechanic Plumbing (

Street Address: \_\_\_\_ Street Address: \_\_\_\_ Street Address: Street Address: Street Address:



Name of Project:	HOLLAND TO	OMNHON	IES			
Address:	Holland Ave				Zip Code:	
Proposed Use:	Townhomes					
Owner/Authorize	ed Agent: _ Romi	l Chudgar		Phone #(704	)- 713 - 2602	E-Mail: romelle03@yahoo.com
Project Owned B	y: Romil Chuc	lgar		City/Coun	nty Private	State
Code Enforcemen	nt Jurisdiction:	Char	lotte/ETJ	Cornelius/	ETJ 🗌 Dav	idson/ETJ
		🗌 Hun	tersville/ETJ	Matthews	/ETJ Me	cklenburg
		🗌 Min	t Hill/ETJ	Pineville/I	ETJ	
LEAD DESIGN	PROFESSION	AL: Jo	hn Harvey			
DESIGNER Architectural Civil Electrical Fire Alarm Plumbing Mechanical Sprinkler-Standp Structural Retaining Walls Other ("Other" YEAR EDITION	should include firm	ns and indiv 2018 NC			TELEPHONE #         (704)-421-2693         (910)-840-2661         ()-	josh@gatewaydesigngroup.com
THE TROTLOT		TAIL # AND		N#FOR	DESIGN # FC	
BUILDING ELEME	INT DE					
BUILDING ELEME Party/Fire Wall So		<u>sheet #</u> А004		SSEMBLY 347	RATED PENETRA No Penetrati	

Building Height: Feet \_\_\_\_\_\_\_ Number of Stories \_\_\_\_\_\_ (Max. 3 stories above grade)

NFPA 13-07

NFPA 14-07 Class: I I II Wet Dry

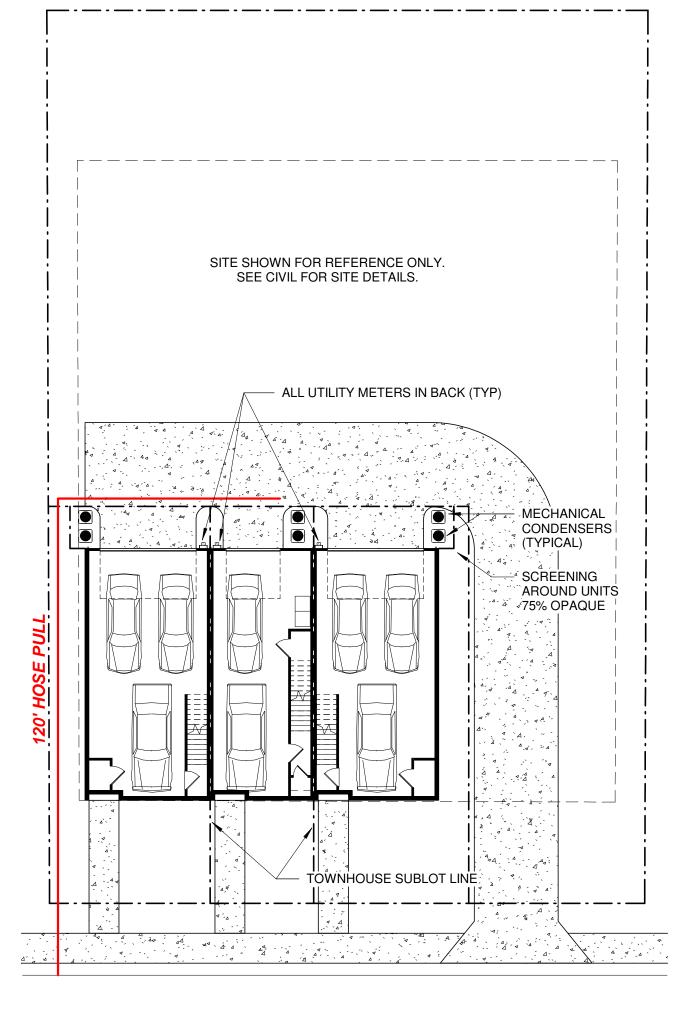
CodeEnforcement

www.meckpermit.com

TOWNHOUSE LAND for SALE PROJECT BUILDING CODE SUMMARY

(Except for common areas)

(Provide the following data on the building plans sheet 1 or 2)



(A3) SITE - LEVEL 01 - NEW 1/16" = 1'-0"

### TOWNHOUSE LAND FOR SALE PERMITTING DATA Residential Plans Submittal: (980) 314-2633

Instructions: Each townhouse project shall include this page for identification of all unit types to be permitted in the project. Only one electronic permit application is required to submit the project for plan review using one of the addresses within the project scope. Please provide a list of street names and numbers for all unit types to be permitted with this project in the space provided under each unit type. Once the project is approved we will create the additional permits for the addresses listed within this project.

	and a construction of a	
Romil Chudgar		
2356	E-Mail: romelle03@yah	and solar a second second second second
	lotte 🗌 Cornelius 🗌 Da	_
Matthews Mecl Mecl Sin Project: 3	-	Pineville
	Total Number of Build	ings in Project:
elow the different types,	sizes, cost, and addresses o	f unit types.
А		
Unheated sq. ft.:	: _ <b>794</b> Deck sq. ft.:	73
No Yes	Number of Rooms:	
ns: <u>4</u> Number pries 2	of Bathrooms: <u>3.5</u>	
fUnit		
struction Cost of Unit <u>\$</u> Instruction Cost of Unit <u>\$</u>	SEE GC PERMITTING PERMITTING	
Construction Cost of Unit		
nstruction Cost of Unit $\ \underline{\$}$		
	Lien Agent #:	_ End Unit: Y N
	Lien Agent #:	End Unit: Y N
- GC - MG	Lien Agent #:	End Unit: Y N
SEE GC PERMITTING PERMITTA SHEET	Lien Agent #:	End Unit: Y N
SEE GUITTING PERMITTING DATA SHEET DATA	Lien Agent #:	
· ·	Lien Agent #:	End Unit: Y N
	Lien Agent #:	_ End Unit: Y N
	Lien Agent #:	
	Lien Agent #:	End Unit: Y N
	Lien Agent #:	End Unit: Y N
	Suttle Avenue   Charlotte, 314-CODE   www.meckper	
B	314-CODE   www.meckper	
B Unheated sq. ft.:	314-CODE   www.meckper   	mit.com
B Unheated sq. ft.: DNO ■ Yes Number	314-CODE   www.meckper	55
B Unheated sq. ft.: □ No ■ Yes s: _3 Number uries2 Unit	314-CODE   www.meckper   <u>613</u> Deck sq. ft.: Number of Rooms: of Bathrooms:3.5	55
B Unheated sq. ft.: □ No ■ Yes : _3 Number ies2 Jnit ruction Cost of Unit \$	314-CODE   www.meckper . <u>613</u> Deck sq. ft.: _ Number of Rooms: _ of Bathrooms: <u>3.5</u>	55
B Unheated sq. ft.: □ No ■ Yes :: <u>3</u> Number ries <u>2</u> Unit truction Cost of Unit <u>\$</u> Construction Cost of Unit <u>\$</u>	314-CODE   www.meckper . <u>613</u> Deck sq. ft.: Number of Rooms: of Bathrooms: <u>3.5</u> <u>SEE GC</u> <u>SEE SEC</u> <u>SEE SEC</u> <u>SEE SEC</u> <u>SEE SEC</u> <u>SEE SEC</u> <u>SEE SEC</u> <u>SEE SEC</u> <u>SEE SEC</u> <u>SEE SEC</u> <u>SEE SEC</u>	55
B Unheated sq. ft.: □ No ■ Yes : <u>3</u> Number ies <u>2</u> Unit truction Cost of Unit \$ struction Cost of Unit \$ Construction Cost of Unit \$	314-CODE   www.meckper . <u>613</u> Deck sq. ft.: Number of Rooms: of Bathrooms: <u>3.5</u> <u>SEE GC</u> <u>SEE SEC</u> <u>SEE SEC</u> <u>SEE SEC</u> <u>SEE SEC</u> <u>SEE SEC</u> <u>SEE SEC</u> <u>SEE SEC</u> <u>SEE SEC</u> <u>SEE SEC</u> <u>SEE SEC</u>	55
B Unheated sq. ft.: □ No ■ Yes s: <u>3</u> Number ries <u>2</u> Unit truction Cost of Unit <u>\$</u> Construction Cost of Unit <u>\$</u>	314-CODE   www.meckper . <u>613</u> Deck sq. ft.: Number of Rooms: of Bathrooms: <u>3.5</u> <u>SEE GC</u> <u>SEE SEC</u> <u>SEE SEC</u> <u>SEE SEC</u> <u>SEE SEC</u> <u>SEE SEC</u> <u>SEE SEC</u> <u>SEE SEC</u> <u>SEE SEC</u> <u>SEE SEC</u> <u>SEE SEC</u>	55 13
B Unheated sq. ft.: Unheated sq. ft.: Unheated sq. ft.: No ■ Yes Sources State Unit Intruction Cost of Unit \$ Sonstruction	314-CODE   www.meckper 	<u>55</u> <u>13</u> End Unit: Y N
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NOTE: No Detached Garages, should go on this Data Sheet. This will be a separate permit

Lien Agent #: \_\_

2145 Suttle Avenue | Charlotte, North Car 980-314-CODE | www.meckpermit.com 2145 Suttle Avenue | Charlotte, North Carolina 28208

End Unit: Y N

# **ROMIL CHUDGAR**

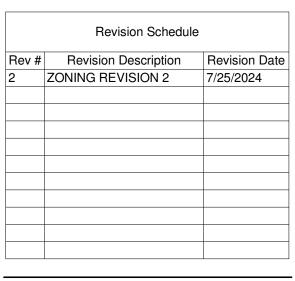


**BUENOBOX DESIGN, PLLC** 1837 Academy St. Charlotte, NC 28205 (704) 360-0026

# **NOT FOR** CONSTRUCTION FOR LAND DEVELOPMENT REVIEW

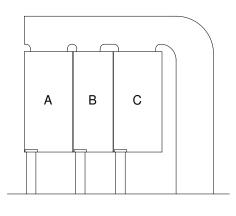
Revised: 7/25/2024

2024/03/12



4/03/12

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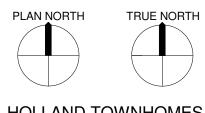
### Building Key Map

DATE: 2024/03/12 A/E #: 2356

ISSUE: DEVELOPMENT

Address TBD

LAND



HOLLAND TOWNHOMES

SHEET NAME **PROJECT DATA** 



DIGITAL PLANS ARE TO BE SCALED BY PLAN REVIEWERS ONLY. GC SHALL NOT SCALE PRINTED PLANS FOR CONSTRUCTION PURPOSES. GC SHALL USE DIMENSIONS ON DRAWINGS AND REQUEST DIMENSIONS FROM ARCHITECT WHEN NEEDED. THESE DRAWINGS ARE INTENDED FOR THE LISTED ADDRESS AND SHALL NOT BE DUPLICATED. ALL DESIGNS PROPERTY OF BUENOBOX DESIGN © 2024

(	'n	FINAL APPROVAL DATE: 9/12/2024 PROJECT NUMBER: LDCP-2024	<b>1</b> 4-00238					2					
CHA	RLOTTE.	NOTE: THIS PLAN APPROVAL DOES NOT INCL MORE INFORMATION, PLEASE CALL 704-336- NOTE: SCHEDULE PRE-CONSTRUCTION MEET ANY LAND DISTURBING ACTIVITY USING THE	-5499 or visit charlott TING AT LEAST 48 HR	ewater.org		INSULATION AND		)2.1.2 (R402.1.2) N REQUIREMENTS	BY COMPON	IENT <sup>a</sup>			
	EVELOPMENT	ANT DANG DESIGNATION ACTIVITY USING ACTIVITY ACTIVITYA	LUDE COMMERCIAL Z S CAN BE OBTAINED		SKYLIGHT <sup>b</sup> U-FACTOR	GLAZED FENESTRATION SHGC <sup>b, <u>k</u></sup>	CEILING <i>R</i> -VALUE <sup>m</sup>	WOOD FRAME WALL <i>R</i> -VALUE	MASS WALL <i>R</i> -VALUE <sup>i</sup>	FLOOR <i>R</i> -VALUE	BASEMENT <sup>C, O</sup> WALL <i>R</i> -VALUE	SLAB <sup>d</sup> <i>R</i> -VALUE & DEPTH	CRAWL SPACE <sup>C</sup> WALL <i>R</i> -VALUE
			3	0.35	0.55	0.30	<u>38 or</u> <u>30ci</u>	<u>15</u> or 13 + <u>2.5</u> <sup>h</sup>	<u>5/13</u> or 5/10ci	19	5/13 <sup>f</sup>	0	5/13
D			4	0.35	0.55	0.30	38 or 30ci	<u>15</u> or 13 + <u>2.5</u> <sup>h</sup>	<u>5/13</u> or 5/10ci	19	<u>10/15</u>	10	<u>10/15</u>
			5	0.35	0.55	NR	<u>38 or</u> <u>30ci</u>	<u>19<sup>n</sup> or 13 + 5<sup>h</sup></u> or 15 + 3 <sup>h</sup>	13/17 <u>or</u> 13/12.5 ci	30 <sup>g</sup>	<u>10/15</u>	10	<u>10/19</u>
				OR WALLS REQUIRE		L VOIDS AND GAPS		REMENTS OF SECT	ION N1102.2.4		WEATHER STRIPPI	NG AND A MIN	IMUM R VAL
_			ALL INTERI	OR DIMENSION	S ARE TO <b>FA</b> WITH STRUC	XTERIOR <b>FACE C</b> CE OF DRYWAL TURAL. NOTIFY 9 BATTS SO THA	L. ARCHITECT	OF ANY DISC	REPENCIE		GN OR DETAILS	5.	
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UE OF R-5.

### RESIDENTIAL GENERAL NOTES

- STUD WALL NOTES:1.ALL NON TOILET INTERIOR STUD WALLS ARE TO BE FRAMED WITH 2X4 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE. (SEE STRUCTURAL)
- ALL TOILET WALLS TO BE FRAMED WITH 2x6 STUDS 2. UNLESS NOTED OTHERWISE
- ANY EXTERIOR 2X6 WALLS TO USE R-19 OR R-21 TO FILL 3. ANY GAPS OR VOIDS IN WALL.

ROOM.

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- DIMENSIONS ON PLANS AS THEY VARY FROM ROOM TO

- **GENERAL NOTES:** 1. CONTRACTOR TO VERIFY ALL DIMENSIONS. DO NOT SCALE DIMENSIONS FROM PRINTS. PLANS AND DETAILS MAY NOT BE PRINTED TO SCALE. USE DIMENSIONS GIVEN OR CONSULT DESIGNER FOR FURTHER CLARIFICATION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH 3. THE 2018 NORTH CAROLINA RESIDENTIAL CODE AND LOCAL BUILDING/ZONING CODES.
- GRADE ELEVATIONS MAY VARY DUE TO TYPE OF FOUNDATION AND OTHER ON SITE CONSIDERATIONS. 4. SITE GRADING SHOULD SLOPE AWAY FROM HOME ON
- ALL SIDES. SEE ELEVATIONS FOR FLOOR TO FLOOR HEIGHTS WINDOW HEAD HEIGHTS: NOTED ON ELEVATIONS.

- THAN 72" ABOVE GRADE.

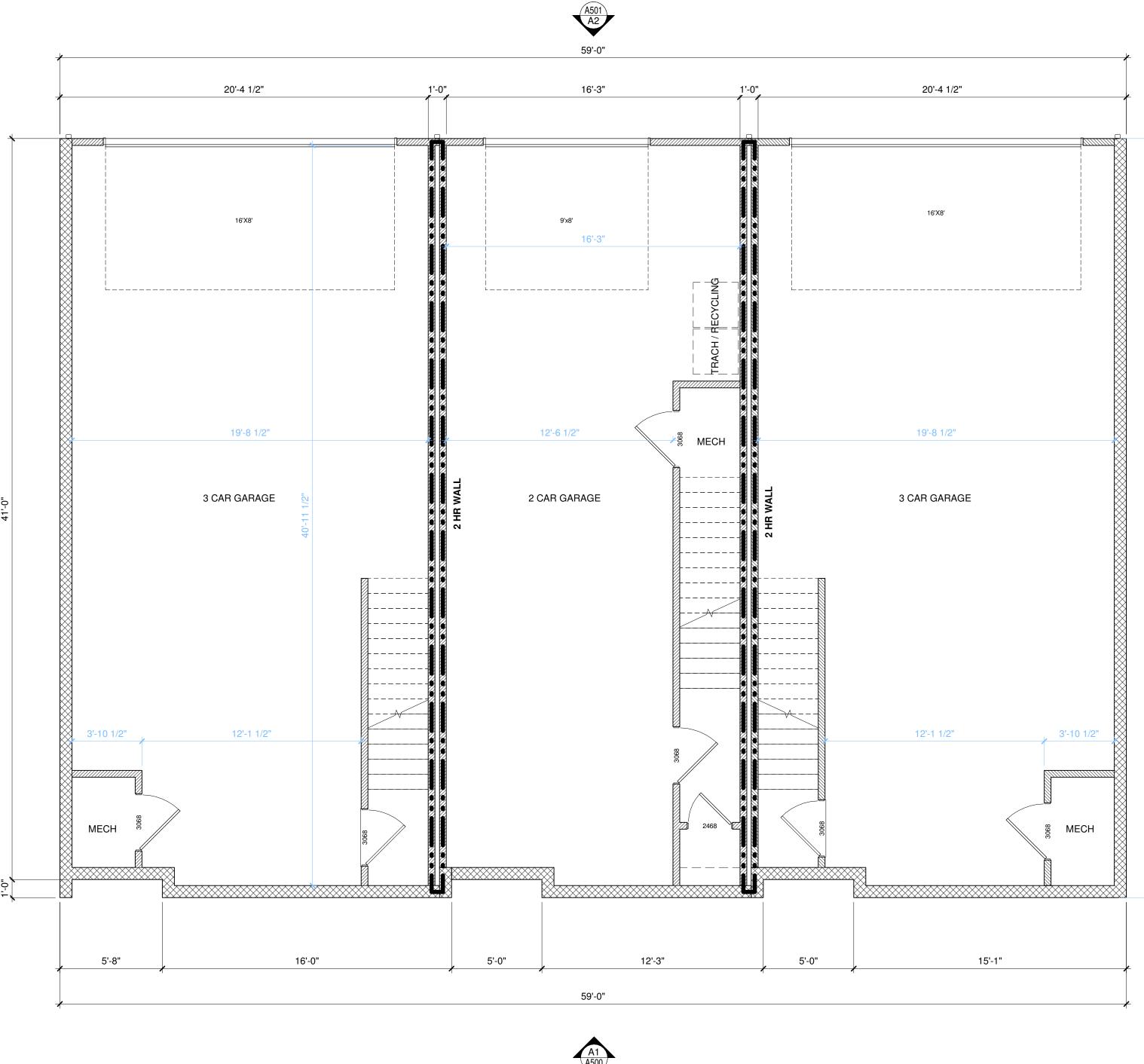
- 5.
- SECTION 308.4 FOR HAZARDOUS LOCATIONS AND NC ENERGY CODE

SHALL BE TEMPERED SAFETY GLASS AS WELL.

**TRUSS NOTES:**1.FLOOR AND ROOF TRUSSES SHALL BE OPEN WEB WITH OPENINGS FOR MECHANICAL DUCTS. GIRDER TRUSSES SHOULD BE USED IN LIEU OF LVLS WHEN POSSIBLE.

### SQUARE FOOTAGES:

TOTAL HEATED:	UNIT A : 2380 SF UNIT B : 2154 SF UNIT C : 2380 SF
TOTAL UNHEATED:	UNIT A : 794 SF UNIT B : 613 SF



A3 BASEMENT 1/4" = 1'-0"

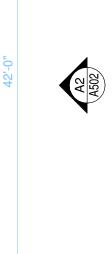
WINDOW NOTE:1.PROVIDE FALL PROTECTION ON WINDOWS WHERE THE SILL IS LESS THAN 24" ABOVE THE FLOOR AND GREATER

ALL TOP OF WINDOWS TO MATCH TOP OF EXTERIOR DOOR UNLESS OTHERWISE NOTED ON ELEVATIONS. ALL BEDROOMS MUST HAVE AT MINIMUM 1 OPERABLE OPENING FOR FIRE ESCAPE MEETING THE REQUIREMENTS OF SECTION 310 NCRC 2018. GLASS IN SHOWERS SHALL BE TEMPERED. ALL GLAZING SHALL BE IN COMPLIANCE WITH NCRC 2018

DOOR NOTES:1.ALL DOORS WITH GLASS SHALL BE FULLY TEMPERED<br/>SAFETY GLASS. ALL WINDOWS WITHIN 24" OF DOORS

IT A : 2380 SF IT B : 2154 SF IT C : 2380 SF

IT B : 613 SF UNIT C : 794 SF



SHEET NUMBER



24/03/12

20

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# **ROMIL CHUDGAR**



BUENOBOX DESIGN, PLLC 1837 Academy St. Charlotte, NC 28205 (704) 360-0026

### **NOT FOR** CONSTRUCTION FOR LAND DEVELOPMENT REVIEW

2024/03/12



A B

Building Key Map

Address TBD

HOLLAND TOWNHOMES

SHEET NAME BASEMENT

PLAN NORTH

ISSUE:

LAND DEVELOPMENT

TRUE NORTH

DATE: 2024/03/12

A/E #: 2356

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		FINAL APPROVAL DATE: 9/12/2024 PROJECT NUMBER: LDCP-2024	<b>1</b> I-00238		l			2		
CHA	RLOTTE.	NOTE: THIS PLAN APPROVAL DOES NOT INCL MORE INFORMATION, PLEASE CALL 704-336-5 NOTE: SCHEDULE PRE-CONSTRUCTION MEETI	5499 or visit charlottewater.org			TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT <sup>a</sup>				
	EVELOPMENT	AND LAND DISTURBING ACTIVITY USING THE charlottenc.gov/developmentcenter NOTE: THIS PLAN APPROVAL DOES NOT INCLI BUILDING PERMITS AND ZONING APPROVALS MECKLENBURG COUNTY CODE ENFORCEMENT 314-CODE(2633) FOR MORE INFORMATION.	UDE COMMERCIAL Z		SKYLIGHT <sup>b</sup> U-FACTOR	GLAZED FENESTRATION SHGC <sup>b, <u>k</u></sup>	CEILING <i>R</i> -VALUE <sup>m</sup>	WOOD FRAME WALL <i>R</i> -VALUE	MASS WALL <i>R</i> -VALUE <sup>i</sup>	FLOC <i>R</i> -VAL
-			3	0.35	0.55	0.30	<u>38 or</u> 30ci	<u>15</u> or 13 + <u>2.5</u> <sup>h</sup>	<u>5/13</u> or 5/10ci	19
D			4	0.35	0.55	<u>0.30</u>	38 or 30ci	<u>15</u> or 13 + <u>2.5</u> <sup>h</sup>	<u>5/13</u> or 5/10ci	19
			5	<u>0.35</u>	0.55	NR	<u>38 or</u> <u>30ci</u>	<u>19<sup>n</sup> or 13 + 5<sup>h</sup></u> <u>or 15 + 3<sup>h</sup></u>	13/17 <u>or</u> <u>13/12.5 ci</u>	30 <sup>g</sup>
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FLOOR ?-VALUE	BASEMENT <sup>c<u>. 0</u> WALL <i>R</i>-VALUE</sup>	SLAB <sup>d</sup> <i>R</i> -VALUE & DEPTH	CRAWL SPACE <sup>c</sup> WALL <i>R</i> -VALUE
19	5/13 <sup>f</sup>	0	5/13
19	<u>10/15</u>	10	<u>10/15</u>
30 <sup>g</sup>	<u>10/15</u>	10	<u>10/19</u>

DING WEATHER STRIPPING AND A MINIMUM R VALUE OF R-5.

### ESIGN OR DETAILS.

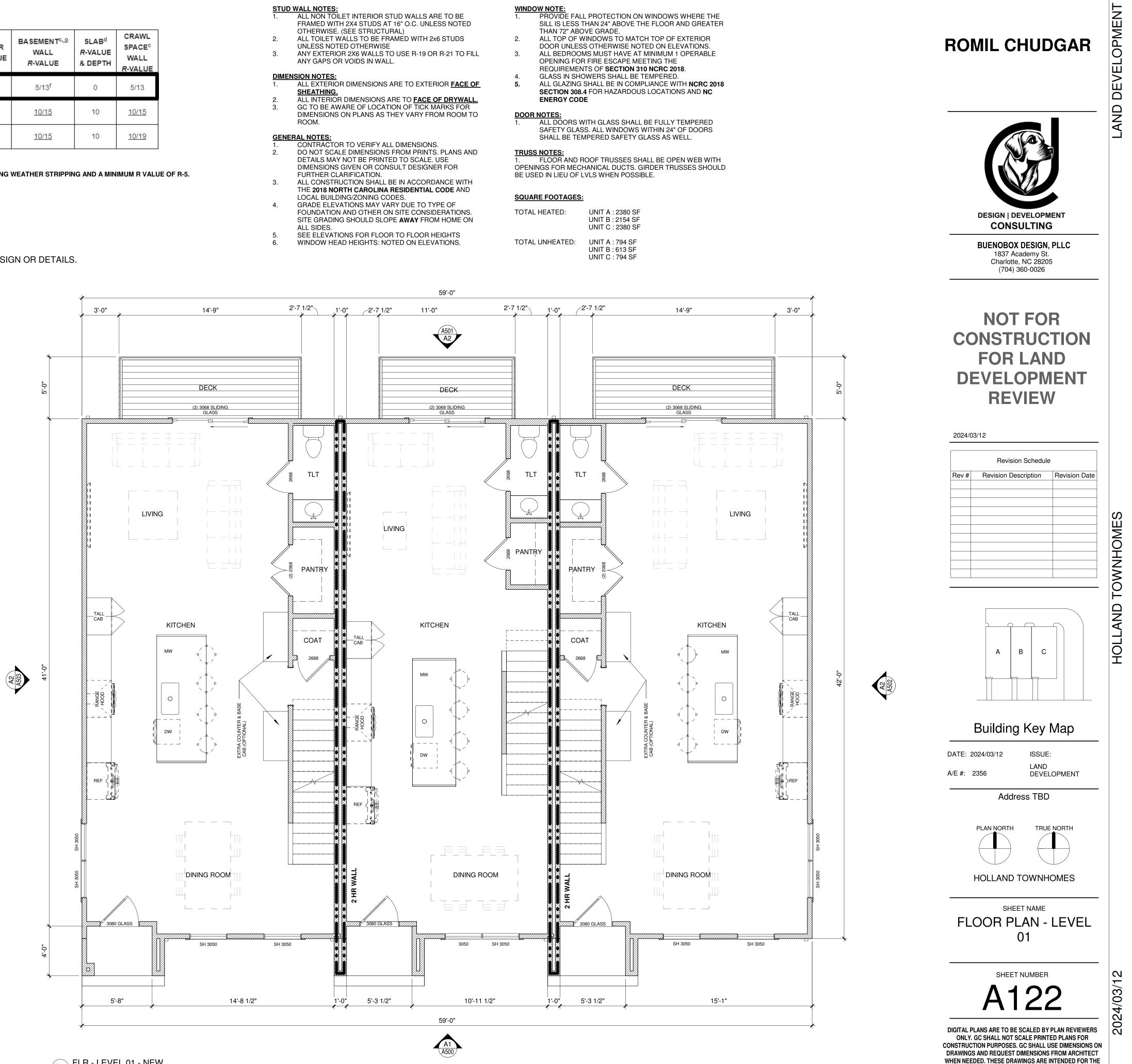
# **RESIDENTIAL GENERAL NOTES**

- OTHERWISE. (SEE STRUCTURAL)
- UNLESS NOTED OTHERWISE

- SHEATHING.
- ROOM.

- DETAILS MAY NOT BE PRINTED TO SCALE. USE DIMENSIONS GIVEN OR CONSULT DESIGNER FOR FURTHER CLARIFICATION.
- LOCAL BUILDING/ZONING CODES.
- FOUNDATION AND OTHER ON SITE CONSIDERATIONS. ALL SIDES.

- 5.



A3 FLR - LEVEL 01 - NEW 1/4" = 1'-0"

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LISTED ADDRESS AND SHALL NOT BE DUPLICATED. ALL DESIGNS PROPERTY OF BUENOBOX DESIGN © 2024

		FINAL APPROVAL DATE: 9/12/2024 PROJECT NUMBER: LDCP-2024	<b>1</b> I-00238					2		
		NOTE: SCHEDULE PRE-CONSTRUCTION MEETI	CALL 704-336-5499 or visit charlottewater.org RUCTION MEETING AT LEAST 48 HRS. PRIOR TO			TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT				
	RLOTTE.	ANY LAND DISTURBING ACTIVITY USING THE charlottenc.gov/developmentcenter NOTE: THIS PLAN APPROVAL DOES NOT INCLU BUILDING PERMITS AND ZONING APPROVALS MECKLENBURG COUNTY CODE ENFORCEMENT 314-CODE(2633) FOR MORE INFORMATION.	UDE COMMERCIAL Z CAN BE OBTAINED		SKYLIGHT <sup>b</sup> <i>U</i> -FACTOR	GLAZED FENESTRATION SHGC <sup>b, <u>k</u></sup>	CEILING <i>R</i> -VALUE <sup>m</sup>	WOOD FRAME WALL <i>R</i> -VALUE	MASS WALL <i>R</i> -VALUE <sup>i</sup>	FLOC <i>R</i> -VAL
_			3	0.35	0.55	0.30	<u>38 or</u> 30ci	<u>15</u> or 13 + <u>2.5</u> <sup>h</sup>	<u>5/13</u> or 5/10ci	19
D			4	0.35	0.55	<u>0.30</u>	38 or 30ci	<u>15</u> or 13 + <u>2.5</u> <sup>h</sup>	<u>5/13</u> or 5/10ci	19
			5	0.35	0.55	NR	<u>38 or</u> <u>30ci</u>	<u>19<sup>n</sup> or 13 + 5<sup>h</sup></u> or 15 + 3 <sup>h</sup>	13/17 <u>or</u> <u>13/12.5 ci</u>	30 <sup>9</sup>
_		4 	ALL INTERI COORDINA	OR DIMENSIONS TE ALL WALLS V	S ARE TO <b>FA</b> VITH STRUC <sup>-</sup>	(TERIOR <b>FACE O CE OF DRYWALL</b> TURAL. NOTIFY A 9 BATTS SO THA	 ARCHITECT	OF ANY DISC	REPENCIES	s in de
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FLOOR R-VALUE	BASEMENT <sup>c<u>. 0</u> WALL <i>R</i>-VALUE</sup>	SLAB <sup>d</sup> <i>R</i> -VALUE & DEPTH	CRAWL SPACE <sup>c</sup> WALL <i>R</i> -VALUE
19	5/13 <sup>f</sup>	0	5/13
19	<u>10/15</u>	10	<u>10/15</u>
30 <sup>g</sup>	<u>10/15</u>	10	<u>10/19</u>

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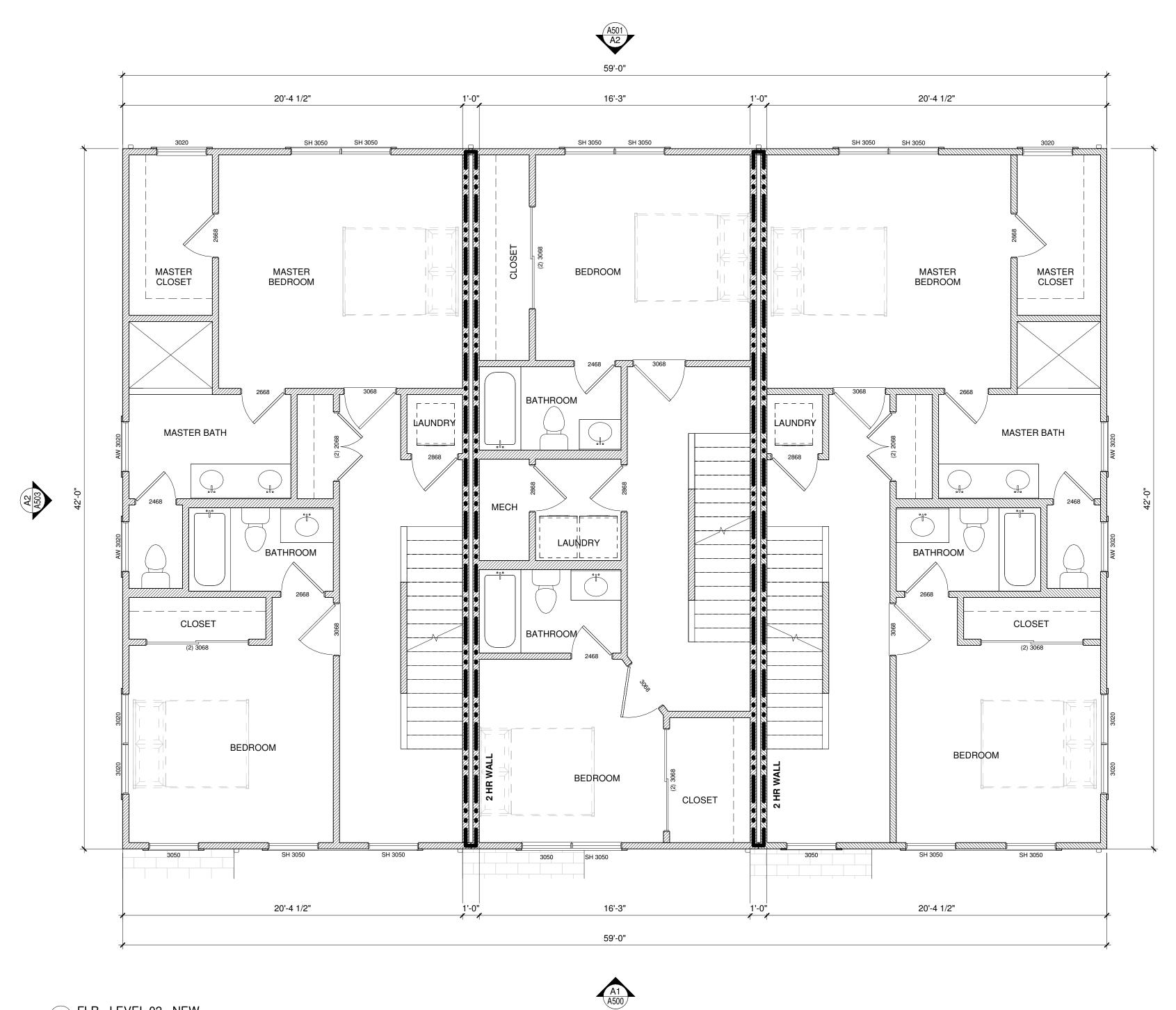
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- 5.
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### SQUARE FOOTAGES:

TOTAL HEATED:	UNIT UNIT UNIT
TOTAL UNHEATED:	UNIT UNIT



A3 FLR - LEVEL 02 - NEW 1/4" = 1'-0"

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WINDOW NOTE:1.PROVIDE FALL PROTECTION ON WINDOWS WHERE THE SILL IS LESS THAN 24" ABOVE THE FLOOR AND GREATER

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> IT A : 2380 SF IT B : 2154 SF IT C : 2380 SF

IT A : 794 SF

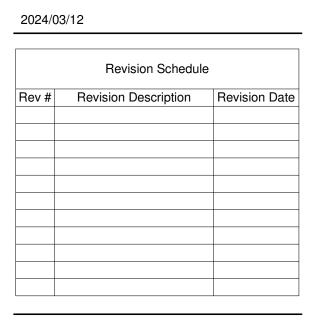
IT B : 613 SF UNIT C : 794 SF

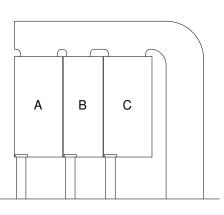
# **ROMIL CHUDGAR**



BUENOBOX DESIGN, PLLC 1837 Academy St. Charlotte, NC 28205 (704) 360-0026

**NOT FOR** CONSTRUCTION FOR LAND DEVELOPMENT REVIEW



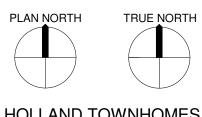


Building Key Map

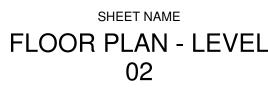
DATE: 2024/03/12 A/E #: 2356

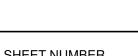
ISSUE: LAND DEVELOPMENT

Address TBD



HOLLAND TOWNHOMES







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		FINAL APPROVAL DATE: 9/12/2024 PROJECT NUMBER: LDCP-2024	<b>1</b> 4-00238					2					
		NOTE: THIS PLAN APPROVAL DOES NOT INCL MORE INFORMATION, PLEASE CALL 704-336- NOTE: SCHEDULE PRE-CONSTRUCTION MEET ANY LAND DISTURBING ACTIVITY USING THE	LUDE CHARLOTTE WA -5499 or visit charlott	tewater.org		INSULATION AND		2.1.2 (R402.1.2) N REOUIREMENTS	BY COMPON	ENT <sup>a</sup>			
	RLOTTE. Development	ANY LAND DISTURBING ACTIVITY USING THE charlottenc.gov/developmentcenter NOTE: THIS PLAN APPROVAL DOES NOT INCL BUILDING PERMITS AND ZONING APPROVALS MECKLENBURG COUNTY CODE ENFORCEMEN 314-CODE(2633) FOR MORE INFORMATION.	LUDE COMMERCIAL Z	DNING. ALL	SKYLIGHT <sup>b</sup> U-FACTOR	GLAZED FENESTRATION SHGC <sup>b, <u>k</u></sup>	CEILING <i>R</i> -VALUE <sup>m</sup>	WOOD FRAME WALL <i>R</i> -VALUE	MASS WALL <i>R</i> -VALUE <sup>i</sup>	FLOOR <i>R</i> -VALUE	BASEMENT <sup>c,_O</sup> WALL <i>R</i> -VALUE	SLAB <sup>d</sup> <i>R</i> -VALUE & DEPTH	CRAWL SPACE <sup>c</sup> WALL <i>R</i> -VALUE
			3	0.35	0.55	0.30	<u>38 or</u> <u>30ci</u>	<u>15</u> or 13 + <u>2.5</u> <sup>h</sup>	<u>5/13</u> or 5/10ci	19	5/13 <sup>f</sup>	0	5/13
D			4	0.35	0.55	<u>0.30</u>	38 or 30ci	<u>15</u> or 13 + <u>2.5</u> <sup>h</sup>	<u>5/13</u> or 5/10ci	19	10/15	10	<u>10/15</u>
			5	0.35	0.55	NR	<u>38 or</u> <u>30ci</u>	<u>19<sup>n</sup> or 13 + 5<sup>h</sup></u> or 15 + 3 <sup>h</sup>	13/17 <u>or</u> 13/12.5 ci	30 <sup>g</sup>	<u>10/15</u>	10	<u>10/19</u>
						L VOIDS AND GAPS			L	I INCLUDING	WEATHER STRIPPIN	IG AND A MIN	IMUM R VALUE
			ALL INTERI	IOR DIMENSION	NS ARE TO <b>FA</b> WITH STRUC	(TERIOR <b>FACE O CE OF DRYWALI</b> TURAL. NOTIFY / 9 BATTS SO THA	L. ARCHITECT	OF ANY DISCF	REPENCIE		GN OR DETAILS	5.	
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and Triplex Combined .rvt										AZ	42-0"		
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Dropbox/CHI INTR											*	8	3'-5"

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- STUD WALL NOTES:1.ALL NON TOILET INTERIOR STUD WALLS ARE TO BE FRAMED WITH 2X4 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE. (SEE STRUCTURAL)
- ALL TOILET WALLS TO BE FRAMED WITH 2x6 STUDS 2. UNLESS NOTED OTHERWISE
- ANY EXTERIOR 2X6 WALLS TO USE R-19 OR R-21 TO FILL 3. ANY GAPS OR VOIDS IN WALL.

- DIMENSION NOTES:1.ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING. ALL INTERIOR DIMENSIONS ARE TO **FACE OF DRYWALL.** GC TO BE AWARE OF LOCATION OF TICK MARKS FOR
- DIMENSIONS ON PLANS AS THEY VARY FROM ROOM TO ROOM.

- **GENERAL NOTES:** 1. CONTRACTOR TO VERIFY ALL DIMENSIONS. DO NOT SCALE DIMENSIONS FROM PRINTS. PLANS AND DETAILS MAY NOT BE PRINTED TO SCALE. USE DIMENSIONS GIVEN OR CONSULT DESIGNER FOR
- FURTHER CLARIFICATION. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH 3. THE 2018 NORTH CAROLINA RESIDENTIAL CODE AND
- LOCAL BUILDING/ZONING CODES. GRADE ELEVATIONS MAY VARY DUE TO TYPE OF 4. FOUNDATION AND OTHER ON SITE CONSIDERATIONS.
- SITE GRADING SHOULD SLOPE AWAY FROM HOME ON ALL SIDES. SEE ELEVATIONS FOR FLOOR TO FLOOR HEIGHTS

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WINDOW HEAD HEIGHTS: NOTED ON ELEVATIONS.

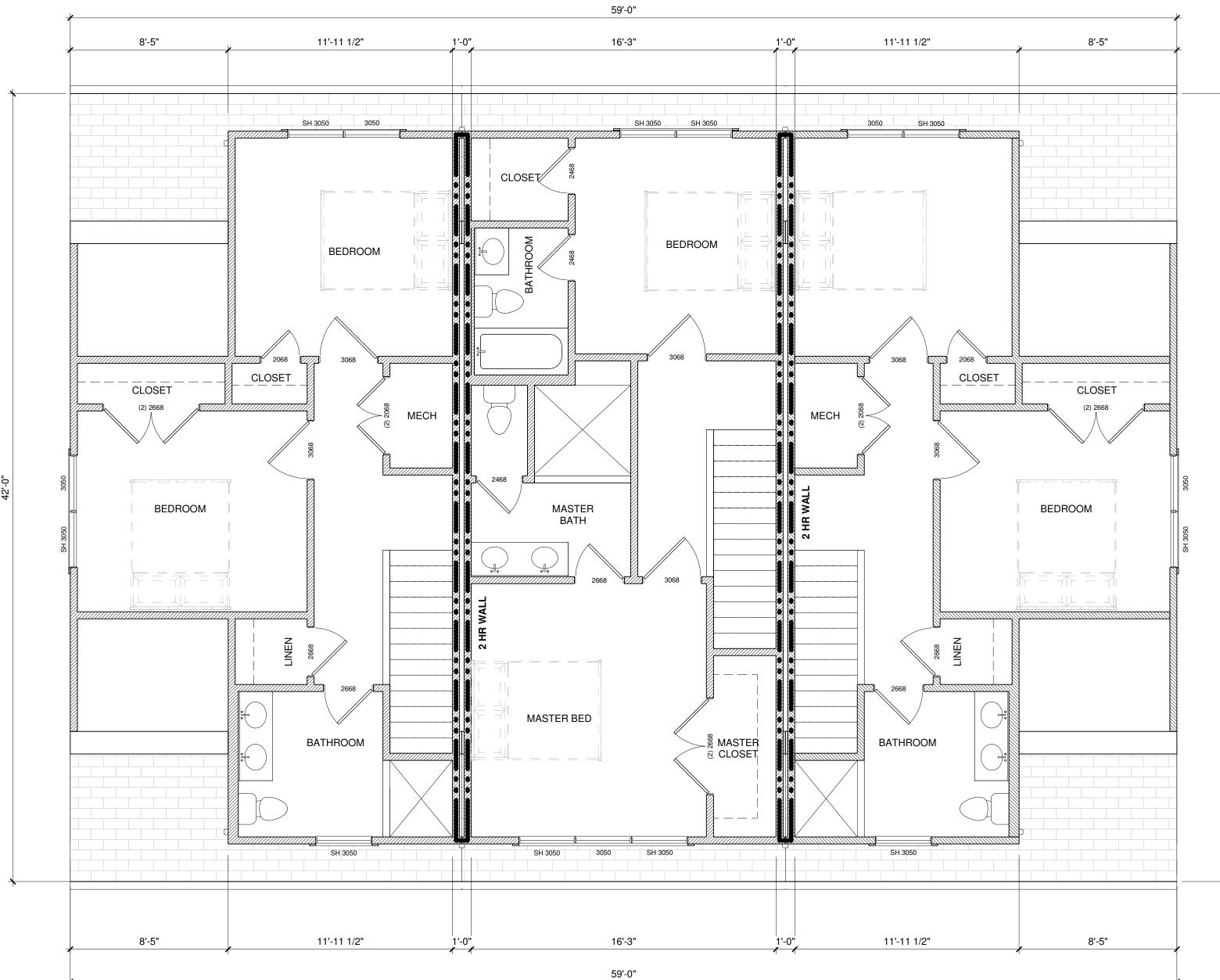
- THAN 72" ABOVE GRADE.

- 5.
- ENERGY CODE

**TRUSS NOTES:**1.FLOOR AND ROOF TRUSSES SHALL BE OPEN WEB WITH BE USED IN LIEU OF LVLS WHEN POSSIBLE.

### SQUARE FOOTAGES:

TOTAL HEATED:	UNIT UNIT UNIT
TOTAL UNHEATED:	UNIT UNIT



A3 FLR - LEVEL 03 - NEW 1/4" = 1'-0"

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WINDOW NOTE:1.PROVIDE FALL PROTECTION ON WINDOWS WHERE THE SILL IS LESS THAN 24" ABOVE THE FLOOR AND GREATER

ALL TOP OF WINDOWS TO MATCH TOP OF EXTERIOR DOOR UNLESS OTHERWISE NOTED ON ELEVATIONS. ALL BEDROOMS MUST HAVE AT MINIMUM 1 OPERABLE OPENING FOR FIRE ESCAPE MEETING THE REQUIREMENTS OF SECTION 310 NCRC 2018. GLASS IN SHOWERS SHALL BE TEMPERED. ALL GLAZING SHALL BE IN COMPLIANCE WITH NCRC 2018 SECTION 308.4 FOR HAZARDOUS LOCATIONS AND NC

DOOR NOTES:1.ALL DOORS WITH GLASS SHALL BE FULLY TEMPERED<br/>SAFETY GLASS. ALL WINDOWS WITHIN 24" OF DOORS SHALL BE TEMPERED SAFETY GLASS AS WELL.

OPENINGS FOR MECHANICAL DUCTS. GIRDER TRUSSES SHOULD

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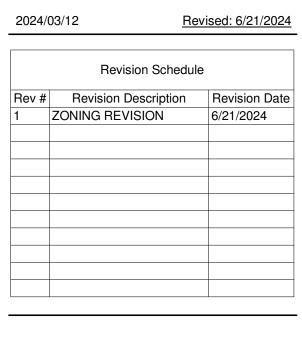
IIT A : 794 SF IT B : 613 SF UNIT C : 794 SF

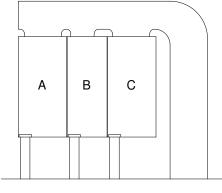
# **ROMIL CHUDGAR**



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Building Key Map

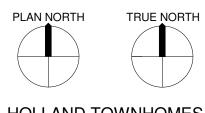
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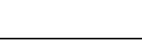
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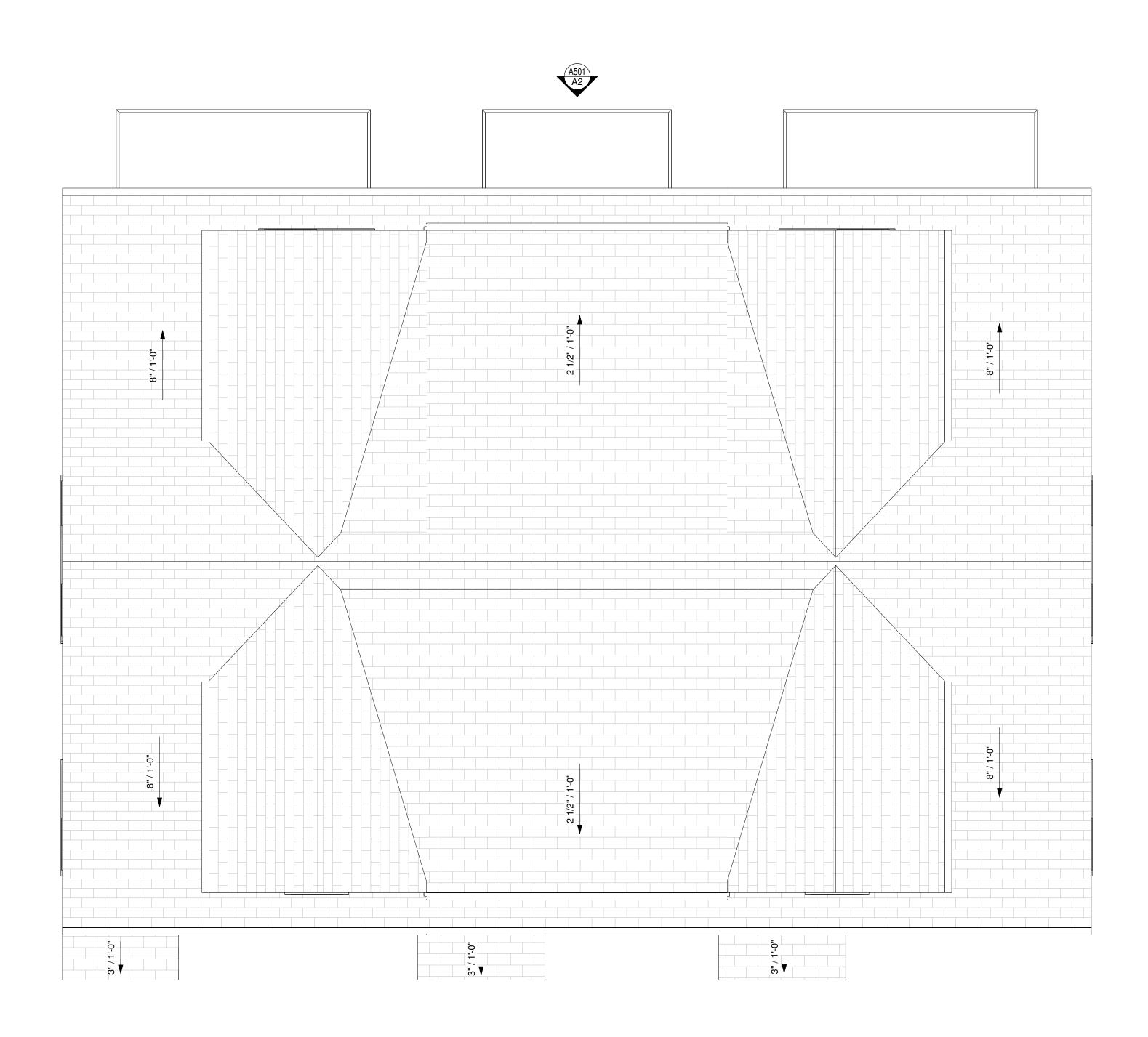


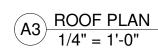
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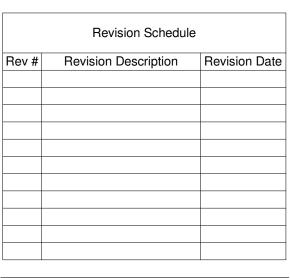
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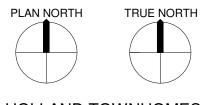
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### Building Key Map

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HOLLAND TOWNHOMES

SHEET NAME ROOF PLAN



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2024/03/12



3. ALL NON WOOD LOOK SIDING TO BE SMOOTH PAINTED FINISH. ALL SIDIDNG WITH WOOD

ELEV	ATION	DATA	TABLI

Project number: LDCP-2024-00238 Zoning: N1-D Petition number (if applicable): N/A Proposed building length: 59'-0" Minimum building height required: N/A Minimum building height proposed: N/A Maximum building height allowed: 40' (20' at sidew Proposed building height: 38'-7"	vall)
Height Stepback (if applicable): Minimum Ground Floor Height: Maximum prominent entrance spacing: Material limitations:	Requ Requ Requ Restr
Maximum blank wall	N/A (

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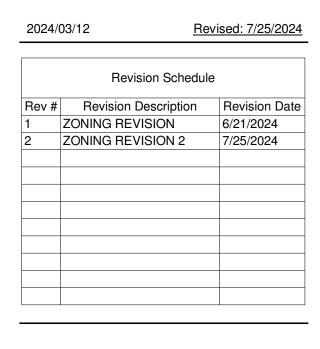
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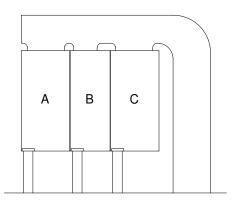
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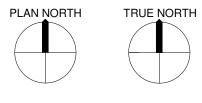


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3. ALL NON WOOD LOOK SIDING TO BE SMOOTH PAINTED FINISH. ALL SIDIDNG WITH WOOD LOOK TO BE WOOD GRAIN LAP AND TRIM PAINTED TO LOOK LIKE STAINED WOOD.



# A2 RIGHT SIDE ELEVATION 1/4" = 1'-0"

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1. DUE TO THE COMPLICATED NATURE OF THE EXTERIOR DESIGN, GC SHALL DISCUSS MATERIALS, COLORS AND INSTALL WITH ARCHITECT BEFORE ORDERING OR INSTALL.

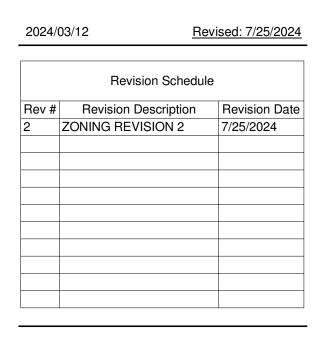
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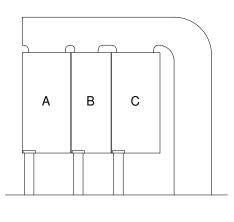
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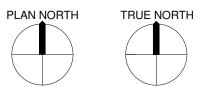


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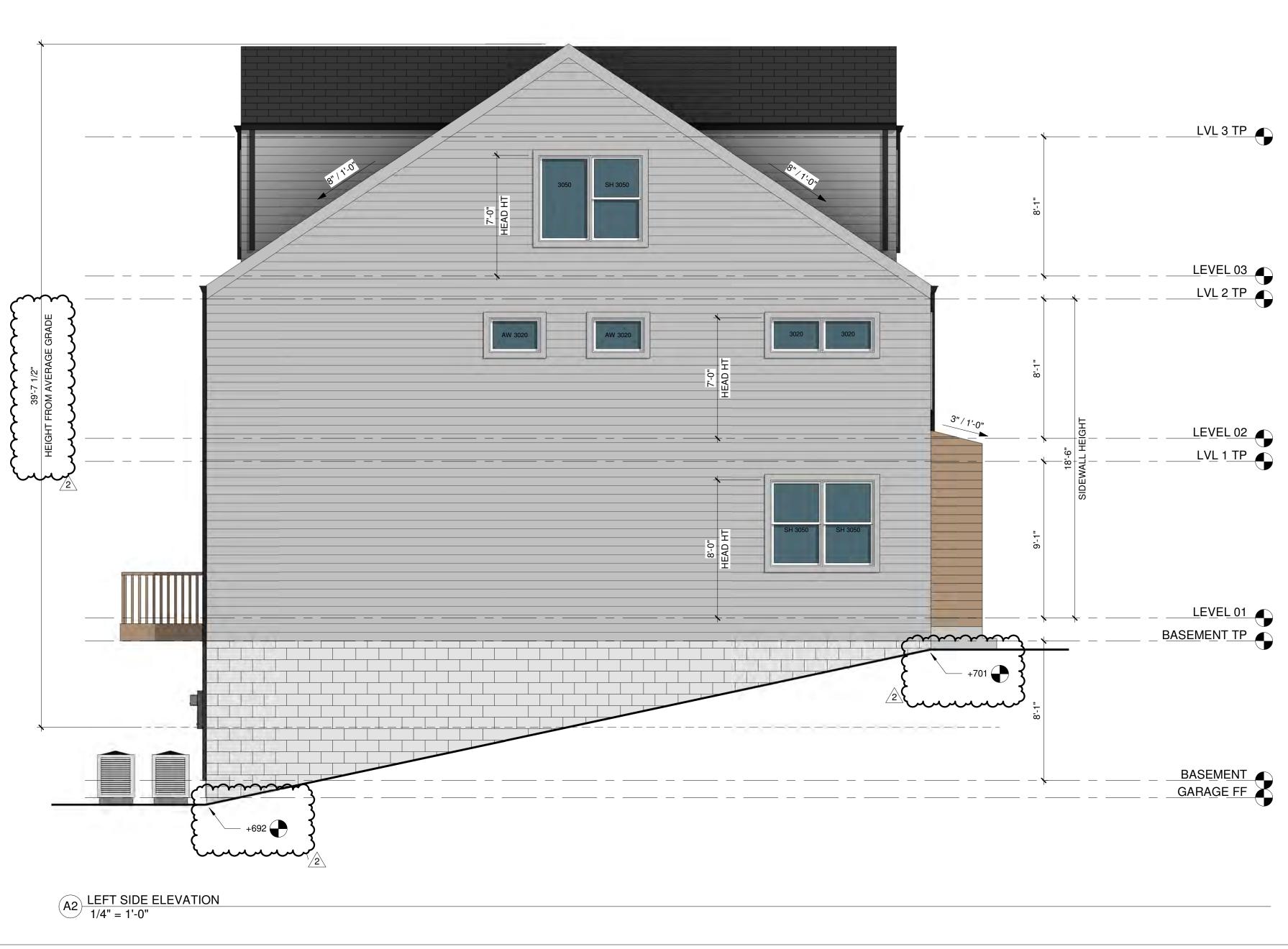
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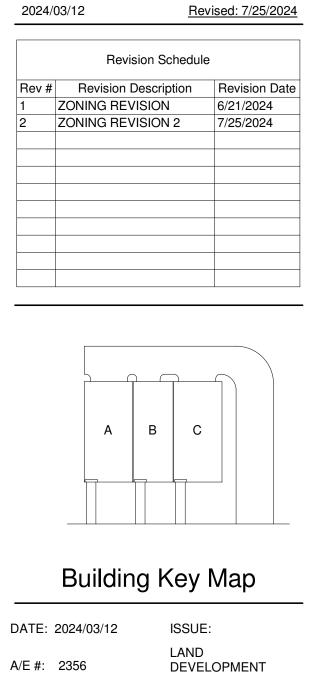
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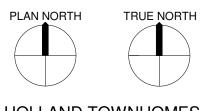
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