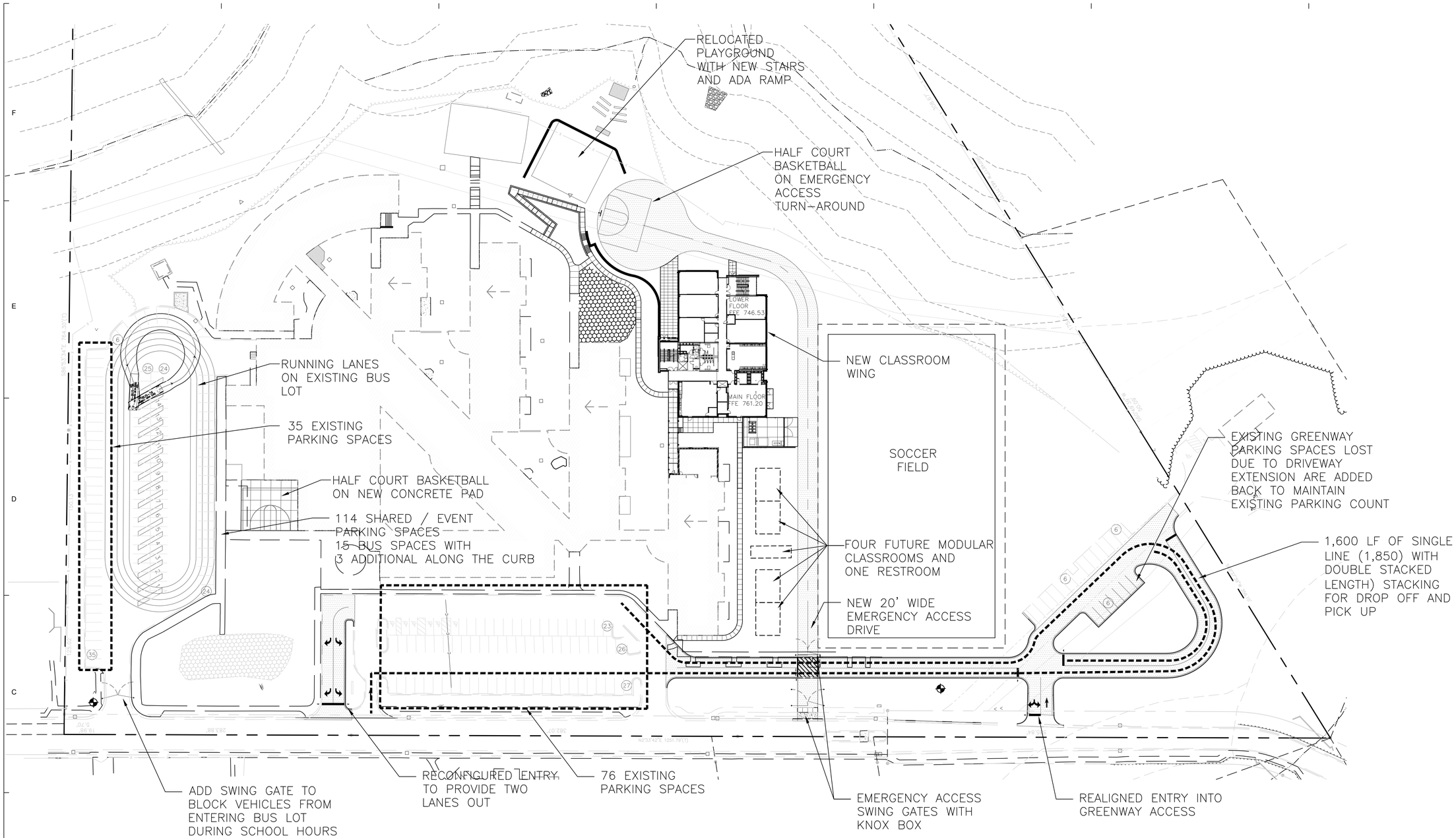

ZONING INFORMATION

PROJECT NAME: DAVIDSON ELEMENTARY SCHOOL K–8 CONVERSION
OWNER: CHARLOTTE–MECKLNEBURG SCHOOLS
PHONE: (XXX) XXX–XXXX
PLANS PREPARED BY: LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING
PHONE: (704) 525–6350
ZONING: VIP JURISDICTION: TOWN OF DAVIDSON
PROPOSED USE: K–8 SCHOOL
BUILDING HEIGHT: >40' FEET STORIES: 3
BUILDING COVERAGE: XXXX SF GROSS FLOOR AREA: XXXX SF
LOT SIZE: 19.494 ACRES

YARD REQUIREMENTS:

SETBACK (FRONT): XX FEET FROM R/W, XX FEET FROM C/L OF R/W
SIDE YARD(R): XX FEET, SIDE YARD (L): XX FEET
REAR YARD: XX FEET

REQUIRED BUFFERS:

FRONT: YES/NO REAR: YES/NO
SIDE (R): YES/NO SIDE (L): YES/NO

REQUIRED SCREENING:

FRONT: YES/NO REAR: YES/NO
SIDE (R): YES/NO SIDE(L): YES/NO
PARKING ONLY: YES/NO

OPEN SPACE CALCULATIONS:

OVERALL SITE AREA: 849,131 SF, (19.50 AC)
IMPERVIOUS AREA: XXXX SF
LANDSCAPE AREA: XXXX SF (X%)

STREET TREE CALCULATIONS:

SOUTH STREET – 1,252 FEET STREET FRONTAGE

- SMALL MATURING TREES REQUIRED = 42
- LARGE MATURING TREES REQUIRED = 32
- SMALL MATURING TRESS PROVIDED =
- LARGE MATURING TRESS PROVIDED =

NEW IMPERVIOUS AREA: 65,700 SF

PARKING DATA:

2 SPACES MINIMUM AND
2.25 SPACES MAXIMUM PER CLASSROOM

108 SPACES MINIMUM AND 121 SPACES MAXIMUM

111 SPACES PROVIDED/EXISTING

AS PER TOWN OF DAVIDSON

MINIMUM REQUIRED: 108
MAXIMUM ALLOWED: 121
PROVIDED/EXISTING: 111
CARPOOL: N/A, LOADING SPACES: N/A
HANDICAP: 6, COMPACT: N/A

CALL BEFORE YOU DIG 1-800-632-4949 NORTH CAROLINA ONE-CALL SYSTEM

CAUTION!!!
The locations and elevations of existing underground utilities as shown on this drawing are only APPROXIMATE. No guarantee is either expressed or implied as to the completeness of accuracy thereof. The contractor shall be exclusively responsible for determining the exact utility locations and elevations prior to the start of construction

GRAPHIC SCALE
40 0 20 40 80 160
1" = 40'

LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING
www.littleonline.com

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LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING, INC. CERT. NO. 50033 NORTH CAROLINA CHARLOTTE, N.C.

Little Diversified Architectural Consulting
5815 Westpark Drive
Charlotte, NC 28217

FIRM LICENSE NO. F-0467

DRB SUBMITTAL

12/20/17

NO.	REASON	DATE

PRINCIPAL IN CHARGE
TOM BALKE, AIA
PROJECT MANAGER
JERRY FOCHT, PE
DESIGN TEAM
MVS & FGM

CMS DAVIDSON K-8 CONVERSION

112445801

LAYOUT PLAN

C2.00

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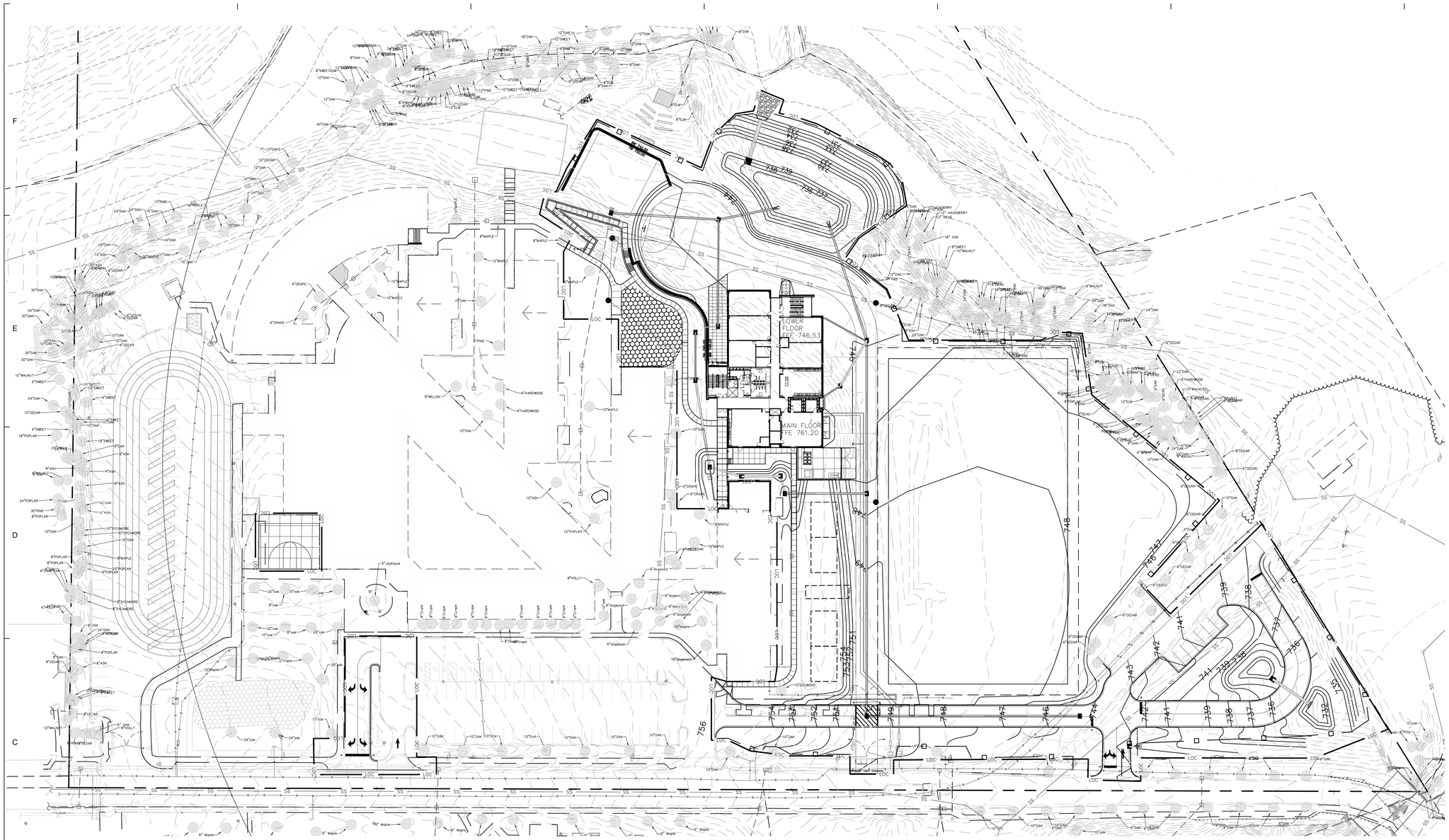

GRADING NOTES:

1. ALL NEW CONTOURS AND SPOT ELEVATIONS ARE SHOWN AS FINISHED GRADES. THE GRADING CONTRACTOR MUST MAKE ALLOWANCES FOR THICKNESS OF PAVING SECTIONS, CONCRETE SLABS, AND 4" OF REDISTRIBUTED TOPSOIL WHEN GRADING.
2. THE ENTIRE SITE WITHIN THE LIMIT OF CONSTRUCTION SHALL BE GRADED TO DRAIN FREELY. ALL UNPAVED AREAS DISTURBED BY CONSTRUCTION, WHETHER INSIDE OR OUTSIDE OF THE LIMIT OF CONSTRUCTION, SHALL BE FINE GRADED AND SEEDED TO ESTABLISH A PERMANENT LAWN.
3. CONTRACTORS MUST COORDINATE ALL DRAINAGE STRUCTURE GRATES AND TOP ELEVATIONS SHOWN WITH ACTUAL FIELD CONDITIONS TO INSURE THAT GRATES AND TOPS ARE FLUSH WITH FINISHED GRADE.
4. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES (INCLUDING SANITARY, STORM DRAINAGE, AND WATER) FROM DAMAGE DURING CONSTRUCTION. ALL UNDERGROUND UTILITIES EXPOSED DURING CONSTRUCTION OR THOSE LEFT WITH LESS THAN ACCEPTABLE MINIMUM EARTH COVER SHALL BE RELOCATED AS DETERMINED BY THE CIVIL ENGINEER.
5. NO SLOPES SHALL BE GRADED STEEPER THAN 3:1, UNLESS INDICATED OTHERWISE.

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Charlotte, NC 28217

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DRB SUBMITTAL

12/20/17

NO.	REASON	DATE

PRINCIPAL IN CHARGE
TOM BALKE, AIA
PROJECT MANAGER
JERRY FOCHT, PE
DESIGN TEAM
MVS & FGM

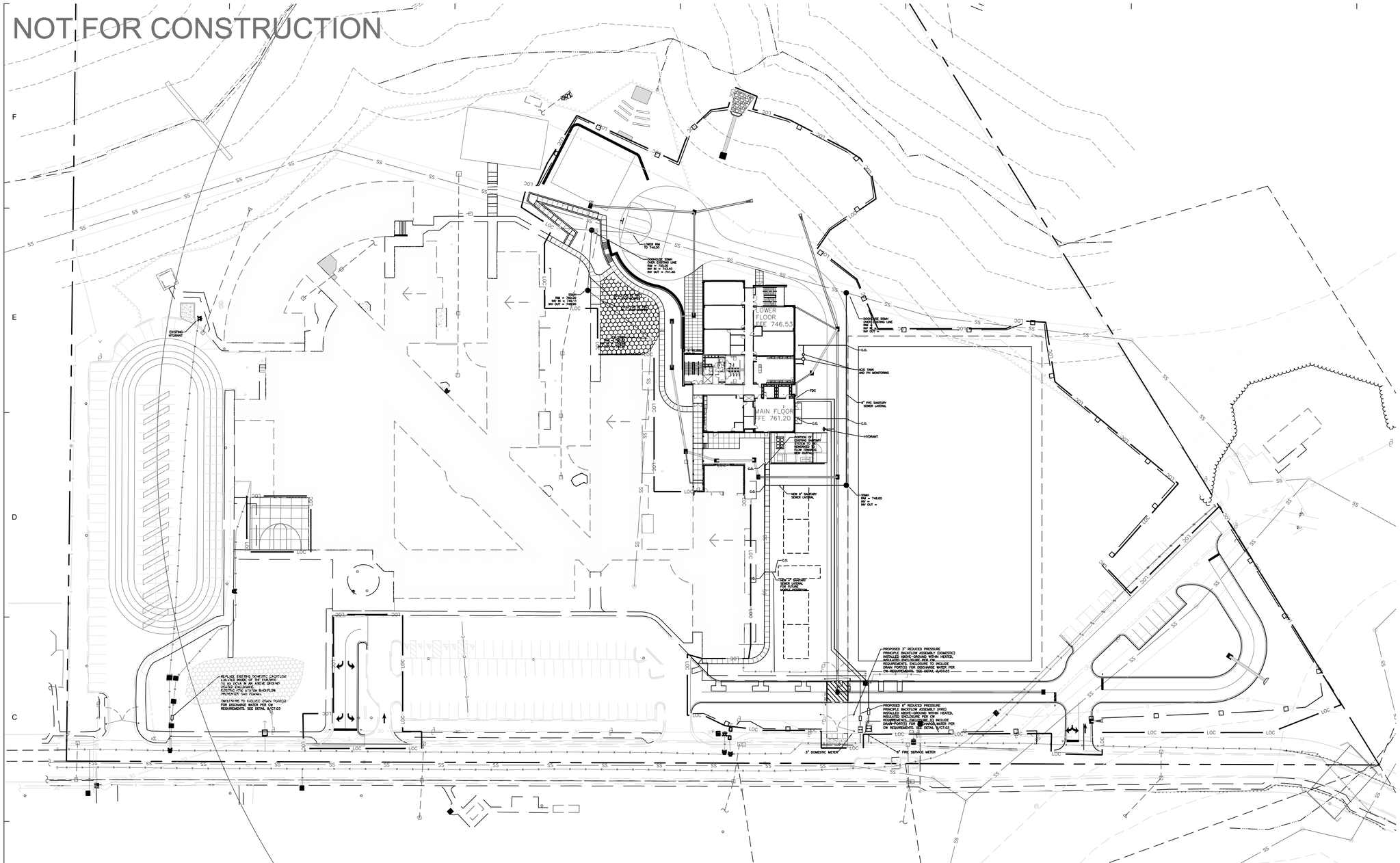
CMS DAVIDSON K-8 CONVERSION

112445801

GRADING PLAN

C3.00

NOT FOR CONSTRUCTION



GENERAL NOTES:

1. ALL TRAFFIC CONTROL SIGNAGE AND STRIPING TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. THE UTILITIES AND THE LOCATION THEREOF, SHOWN ON THE DRAWINGS, REPRESENT THE DESIGNERS UNDERSTANDING OF EXISTING UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH AND EXISTENCE OF ALL UTILITIES (ELECTRICAL, MECHANICAL, WATER, TELEPHONE, GAS ETC.) WITHIN THE CONSTRUCTION AREA WITH THE OWNER AND/OR THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY EXCAVATION. THE OMISSION OF OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION. UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. CONTACT U-LOCO (1-800-632-4949) PRIOR TO DIGGING.
3. ALL PAVING CUTS SHALL BE MADE BY SAW CUTS. EXISTING ELEVATIONS SHALL BE FIELD VERIFIED AND MATCHED.
4. CONTRACTOR TO COORDINATE ANY CHANGES IN FIELD CONDITIONS THAT MAY REVISE THE DESIGN WITH ARCHITECT / ENGINEER PRIOR TO PROCEEDING.
5. CONTRACTOR IS RESPONSIBLE TO REPLACE AND/OR REPAIR ANY DAMAGES TO THE EXISTING LANDSCAPE, IRRIGATION, POWER AND/OR HARDSCAPE.
6. ANY UNSUITABLE MATERIAL ON SITE IS TO BE QUANTIFIED BY A GEOTECHNICAL ENGINEER, PRIOR TO REMOVING. CONTRACTOR MUST NOTIFY OWNER, OR OWNER'S REPRESENTATIVE IN CASE UNSUITABLE MATERIAL IS UNCOVERED.
7. NON-STANDARD ITEMS (I.E. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
8. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO NCDOT AND CITY OF CHARLOTTE STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAGMEN, ETC. AS NECESSARY TO INSURE THE SAFETY TO THE PUBLIC.

WATER DISTRIBUTION NOTES:

1. WATER LINE TO BE INSTALLED PER CHARLOTTE WATER (CW) REQUIREMENTS.
2. EACH CW-REQUIRED BPA IS REQUIRED TO BE TESTED BY A CW-APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.
3. THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING HYDRANTS, FIRE DEPARTMENT CONNECTION POINTS OR OTHER WATER USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CW-REQUIRED BACKFLOW PREVENTER ASSEMBLY.
4. MAINTAIN MINIMUM 10' HORIZONTAL SEPARATION BETWEEN WATER LINE AND SANITARY SEWER LINES.
5. CONTRACTOR TO LOCATE BUILDING TIE-INS PER PLUMBING PLANS.
6. ALL WATER LINES 4" AND LARGER SHALL BE PVC (C900, SDR 14 OR LESS) PRESSURE CLASS 200 UNLESS OTHERWISE NOTED. ALL WATER LINES 3" AND SMALLER SHALL BE PVC (ASTM D-2241, SDR 21 OR LESS) PRESSURE CLASS 200 UNLESS OTHERWISE NOTED.
7. ALL PVC WATER LINES TO BE INSTALLED WITH TRACER TAPE.
8. PROVIDE TRUST BLOCKING AT ALL BENDS AND TEES ON FIRE LINE. SEE DETAIL 1/C7.03.

SANITARY SEWER NOTES:

1. CONTRACTOR TO LOCATE LATERAL TIE-INS PER PLUMBING PLANS.
2. MAINTAIN MINIMUM 10' HORIZONTAL SEPARATION BETWEEN WATER LINE AND SANITARY SEWER LINES.
3. PLACE CLEANOUTS ON SANITARY LINES PER PLUMBING CODE REQUIREMENTS; SEE DETAIL 2/C6.01 FOR CLEANOUT DETAIL. CLEANOUT COVERS LOCATED IN DRIVEWAY AND PARKING LOT SHALL BE TRAFFIC RATED AND FLUSH WITH FINAL GRADE.
4. CONTRACTOR TO PROVIDE RECORD DRAWINGS TO OWNER.
5. ALL SANITARY SEWER CONNECTIONS PER CHARLOTTE MECKLENBURG UTILITIES' STANDARDS.
6. SANITARY SEWER PIPE TO BE PVC SDR-35 OR LESS.

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GRAPHIC SCALE
40 0 20 40 80 160
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C4.00

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FIRM LICENSE NO. F-0467

DESIGN DEVELOPMENT
10/24/17

NO.	REASON	DATE

PRINCIPAL IN CHARGE
TOM BALKE, AIA
PROJECT MANAGER
JERRY FOCHT, PE
DESIGN TEAM
MVS & FGM

CMS DAVIDSON K-8 CONVERSION

112445801

UTILITY PLAN

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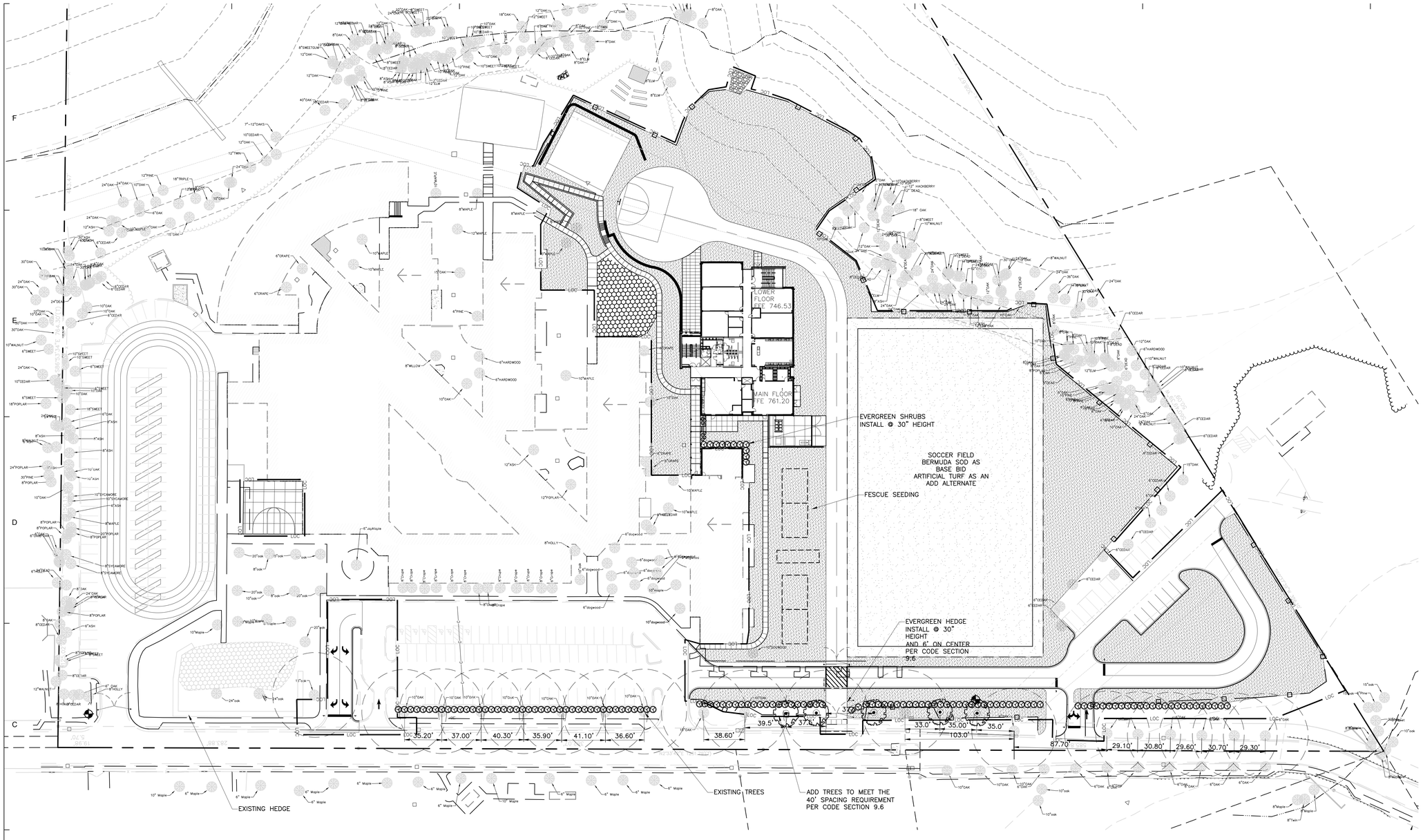
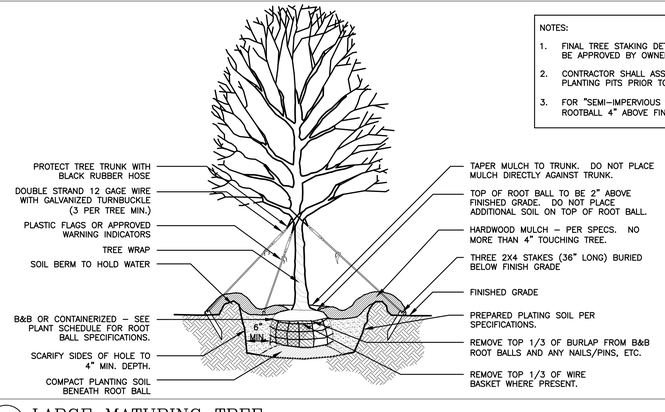
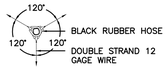


NOTES:

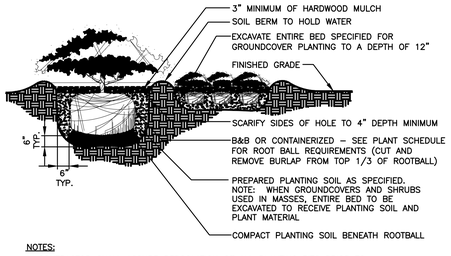
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. FOR "SEMI-IMPERVIOUS SOIL CONDITIONS INSTALL ROOTBALL 4" ABOVE FINISH GRADE.





PLAN

1 LARGE MATURING TREE
NOT TO SCALE



NOTES:

1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. IN SEMI-IMPERVIOUS SOIL CONDITIONS (AND FOR ALL AZALEA PLANTING), ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH LANDSCAPE ARCHITECT PRIOR TO SETTING ROOTBALL ELEVATIONS.

2 SHRUB & GROUNDCOVER PLANTING
NOT TO SCALE

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CMS DAVIDSON K-8 CONVERSION

112445801

LANDSCAPE PLAN

L1.00

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Existing Context

Aerial View

Existing Context

Main Entry Drive

Existing Lower School Building

Main Entry

Existing Lower School Building

Site Photos – Existing Conditions

Floor Plans

Level 1

11,083 gsf

N

Total: 36,269 gsf

Floor Plans

N

Level 2

12,775 gsf

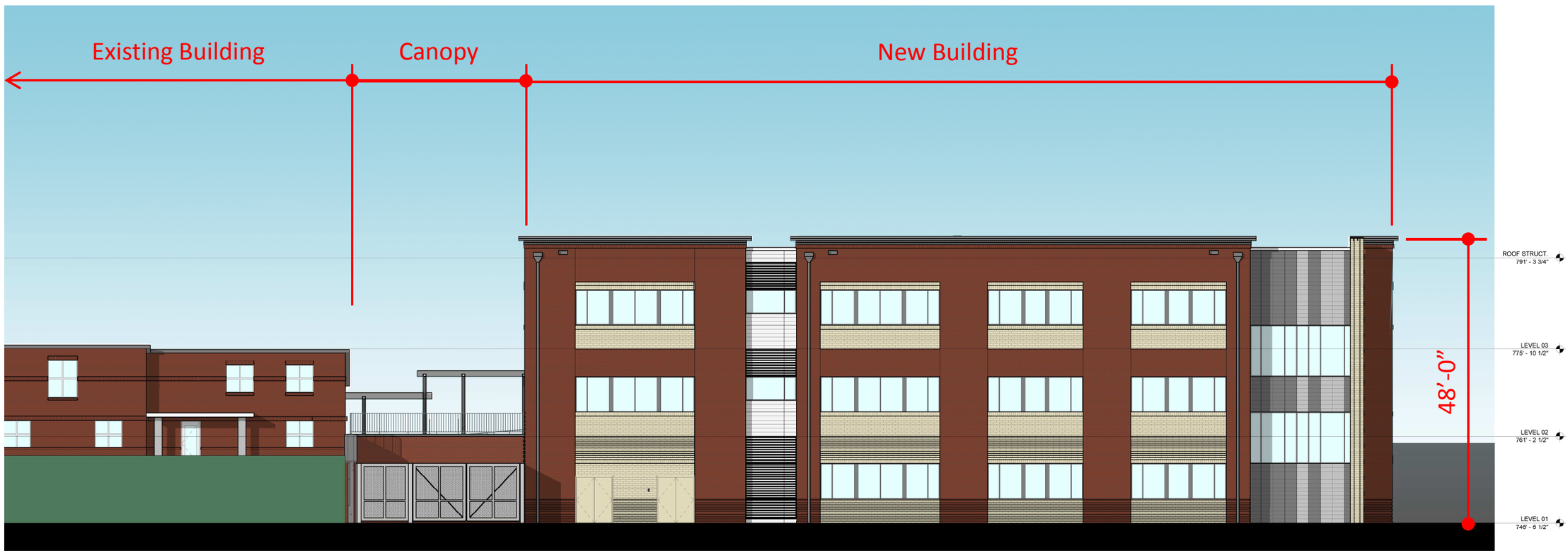
Floor Plans

N

Level 3

12,411 gsf

Elevations

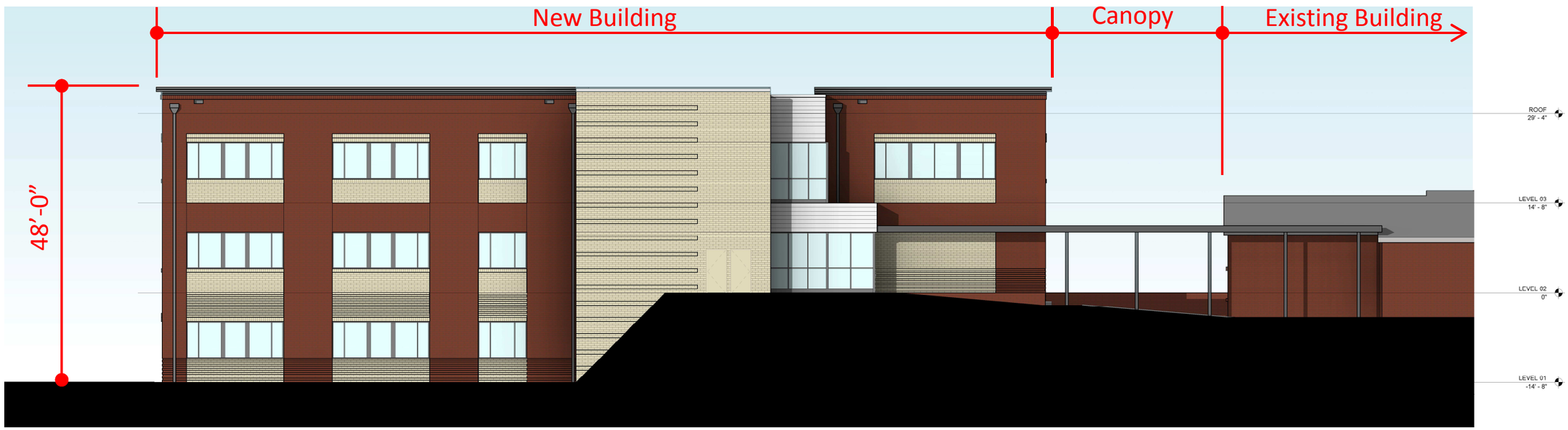


South Elevation

Elevations

West Elevation

Elevations



North Elevation

Elevations

East Elevation

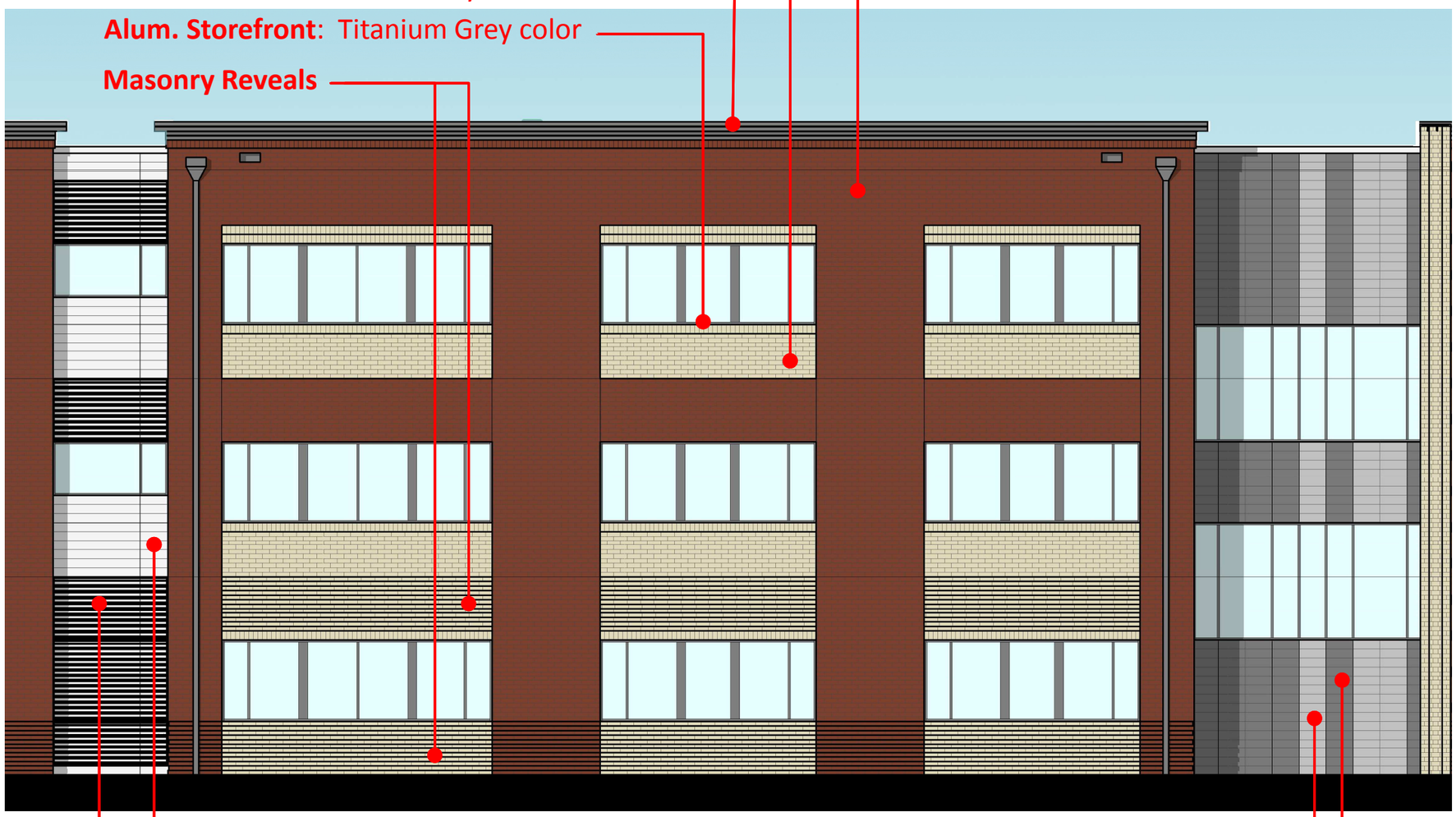
Exterior Views

View adjacent to South St. looking North East

Exterior Views

View of Main façade looking North

Materials



South Elevation (Enlarged)

Materials

Masonry color 1: Burgundy (match existing)

Masonry color 3: Light Grey

Masonry color 4: Dark Grey

Masonry color 2: Sandstone color

Alum. Cornice/ Alum. Storefront/ Metal Panel:
Titanium Grey color