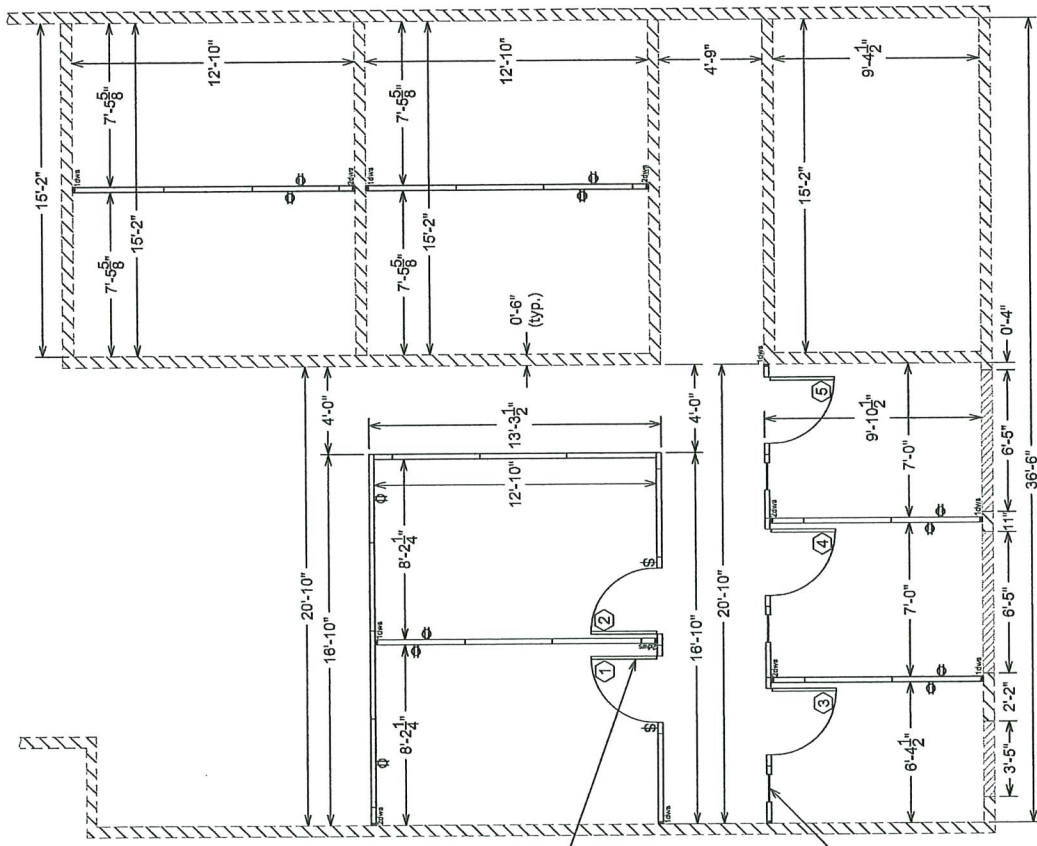


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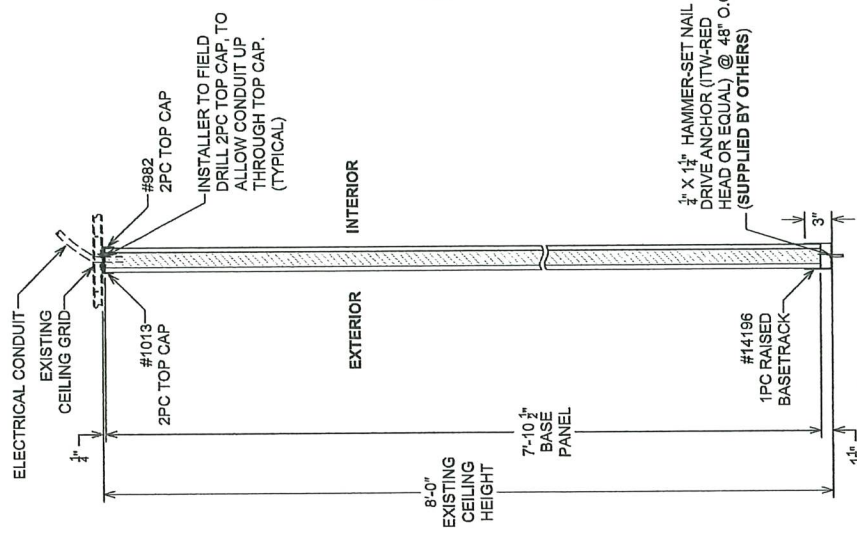
Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Base Price	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Common Interest (% Good)	Value
1	530	SIZE	APRON-CONCRETE-4-C	\$3.50	2002	54	0	0		\$900
1	1	SIZE	UTILITY-BLDG-R	\$761.04	2014	28	0	0		\$500

Total Misc Improvements Value Assessed: \$1,400



PLAN VIEW 1
1/4" = 1'-0"



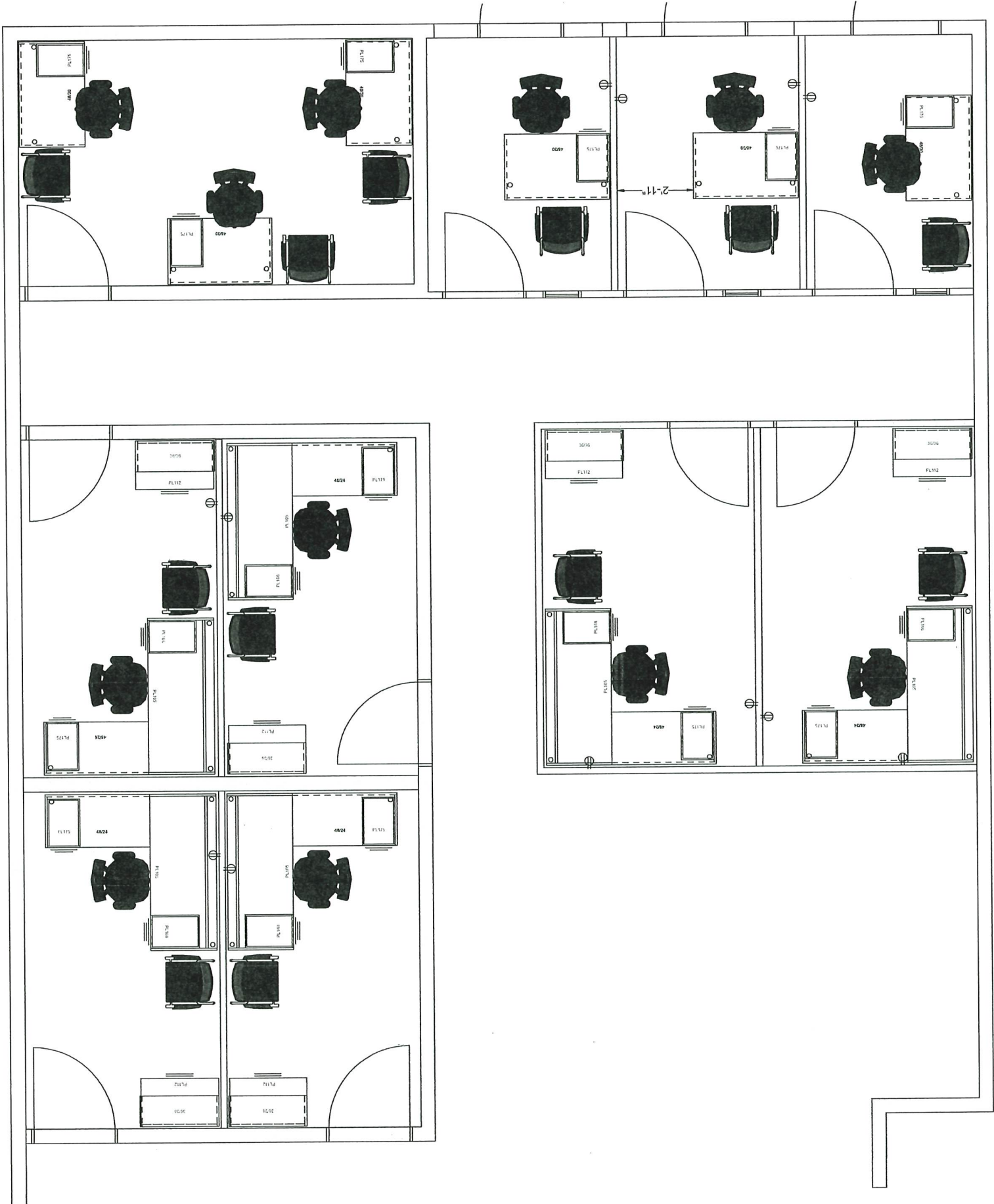
TYPICAL WALL SECTION 2

APPROVED WITH NO CORRECTIONS
 APPROVED WITH CORRECTIONS
 DATE: _____
 APPROVED: _____

A-WALL™ BUILDING SYSTEMS
 WWW.A-WALL.COM
 (800)945-4400
 DATE: 03/31/23
 DRAWN: A. DEWEY
 PROJECT: 72314-A
PTRC
 GRIER INTERIORS (CHARLOTTE, NC 28203)
PLAN VIEW
 1 of 1

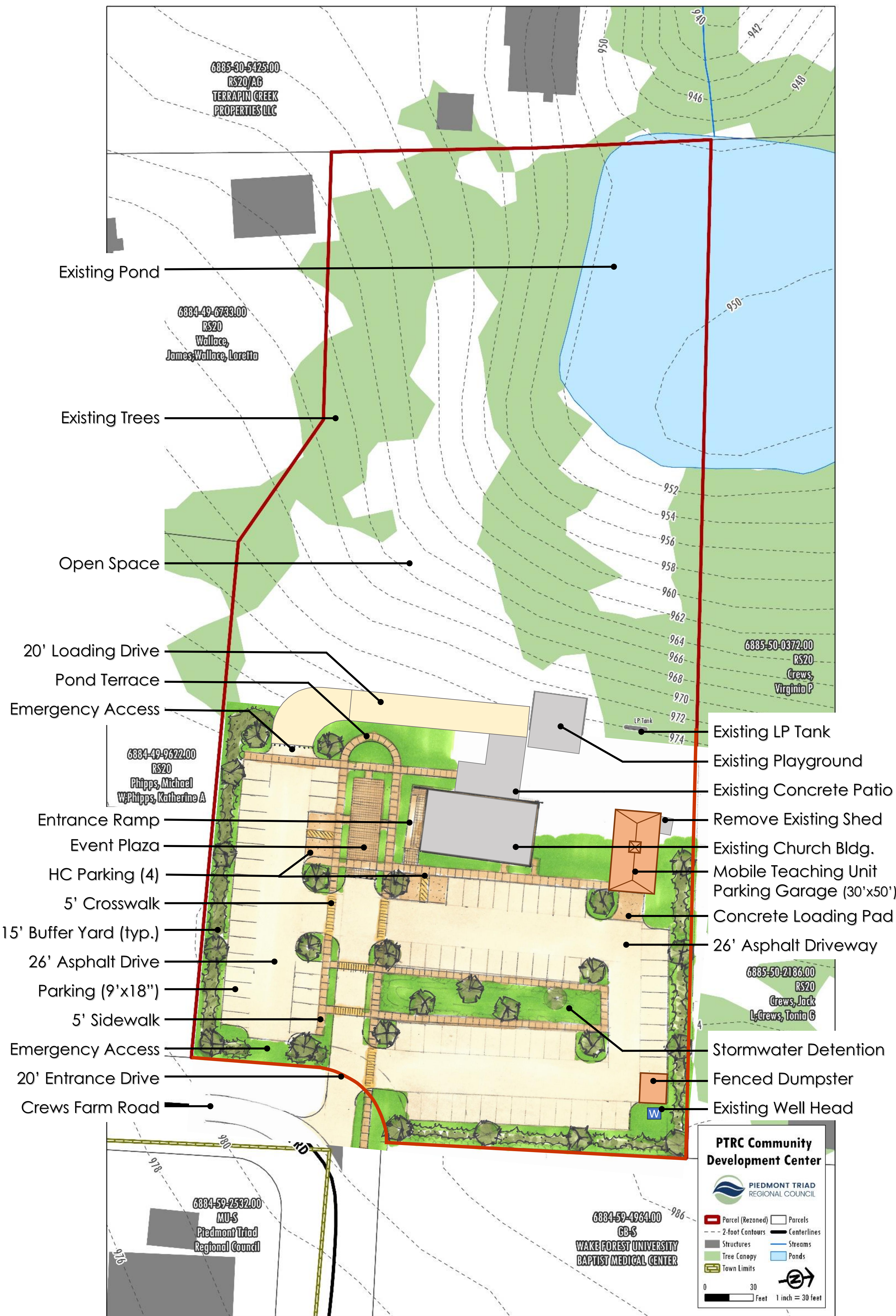
A-WALL LEGEND	
Interior Panel Finish: Gray Vinyl	Door Frame: GRAY
Exterior Panel Finish: Gray Vinyl	Window Frame: GRAY
Existing Ceiling Ht: 8'-0"	AC Frame: N/A
Demountable Wall Start: GRAY	1pc Raised Basetrack: GRAY
Electric: Factory Wired	2PC Top Cap: GRAY
Vertical Aluminum: GRAY	24ga. Steel Door: GRAY

ELECTRICAL LEGEND	
⌀ - 115v, 20amp DUPLEX RECEPTACLE @ 22" ABOVE EXISTING FLOOR TO CENTER OF BOX	
⌀ - 20amp SP-5T SWITCH @ 42" ABOVE EXISTING FLOOR TO CENTER OF SWITCH	



METAL RV COVERS
40 X 18 X 14'





ZONING	
Existing Zoning:	RS-20
Proposed Zoning:	MU-C Mixed Use Conditional
Requested Review:	Rezoning

INFRASTRUCTURE	
Water:	Public
Sewer:	Public
Streets:	Private Entrance Drive (20 ft. width) Private Parking Aisles (26 ft. width)

SITE SIZE AND COVERAGE	
Total Acreage:	3.98 acres
Site Coverage:	
■ Existing Building (.061 ac.) to Land:	1.53%
■ New Garage Building (.034 ac.) to Land:	0.85%
■ Pavement (.98 ac.) to Land:	24.62%
■ Open Space: (2.905 ac.)	73.00%
TOTAL:	100.00%
Building Height:	one (1) story + walk-out basement

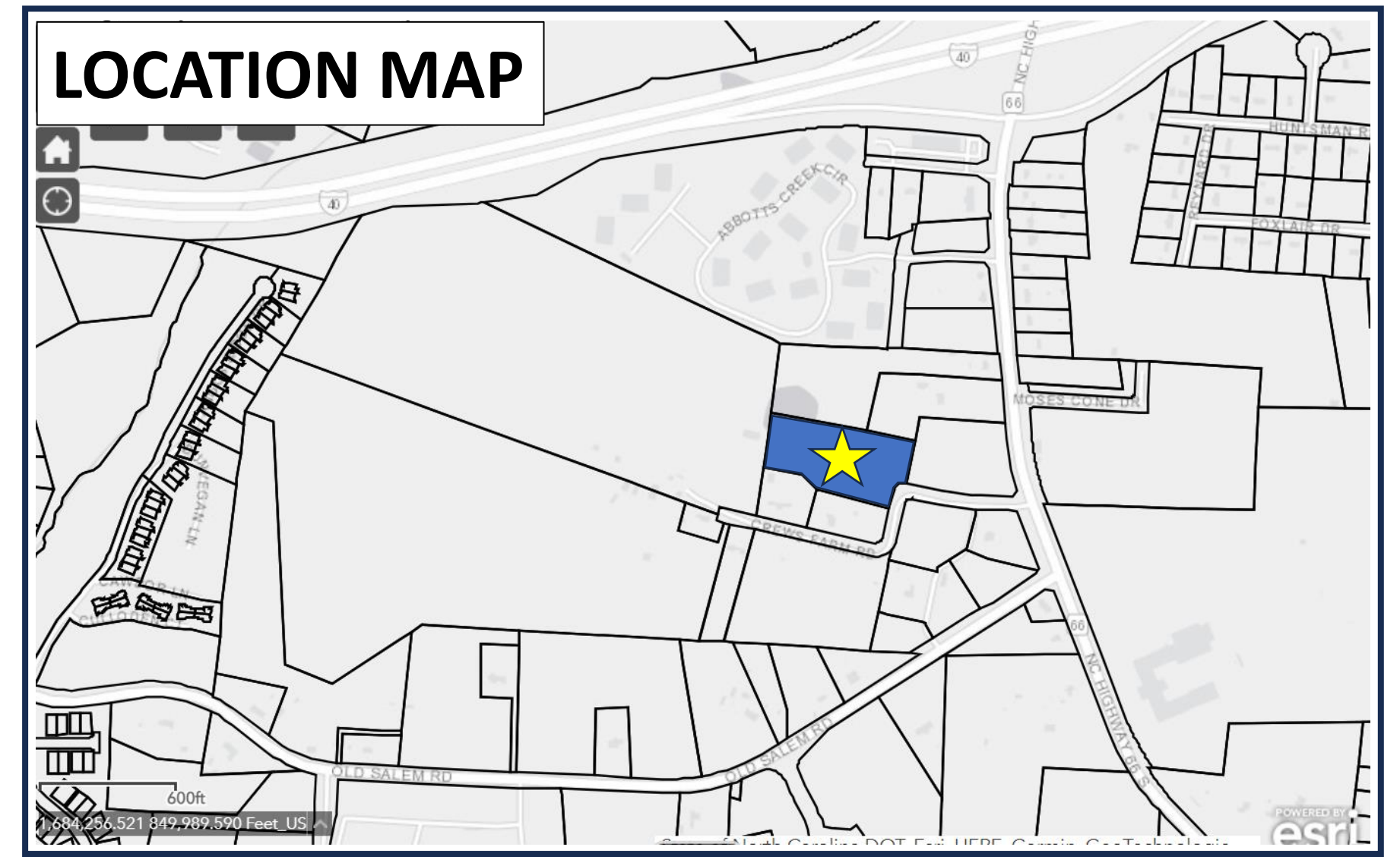
BUFFER YARDS	
Adjoining Zoning:	RS-20 (Forsyth County)
Type Required:	Type II Buffer Yard: 15 ft.
Width Provided:	15 ft. buffer yard
Fence Options:	6 ft. above ground level

OFF STREET LOADING	
Required Spaces:	0
Spaces Provided:	2
Size of Area:	16 ft. X 35 ft. concrete pad
For loading area and access fenced dumpster.	

OFF STREET PARKING	
Proposed Uses (Existing Building - 5,320 S.F.)	
• Government Office:	1 parking space per 300 S.F.
• Institutional Vocational Training Facility:	1 parking space per 1,000 S.F.
Calculation:	5,320/300 -or- 5,320/1,000
Required:	18 Spaces -or- 6 Spaces
Provided:	90 Spaces (to accommodate overflow parking for training, events and PTRC staff working in the main building across the street.)

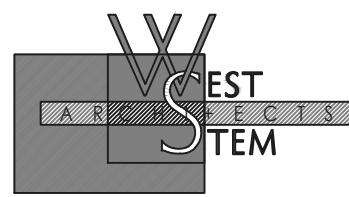
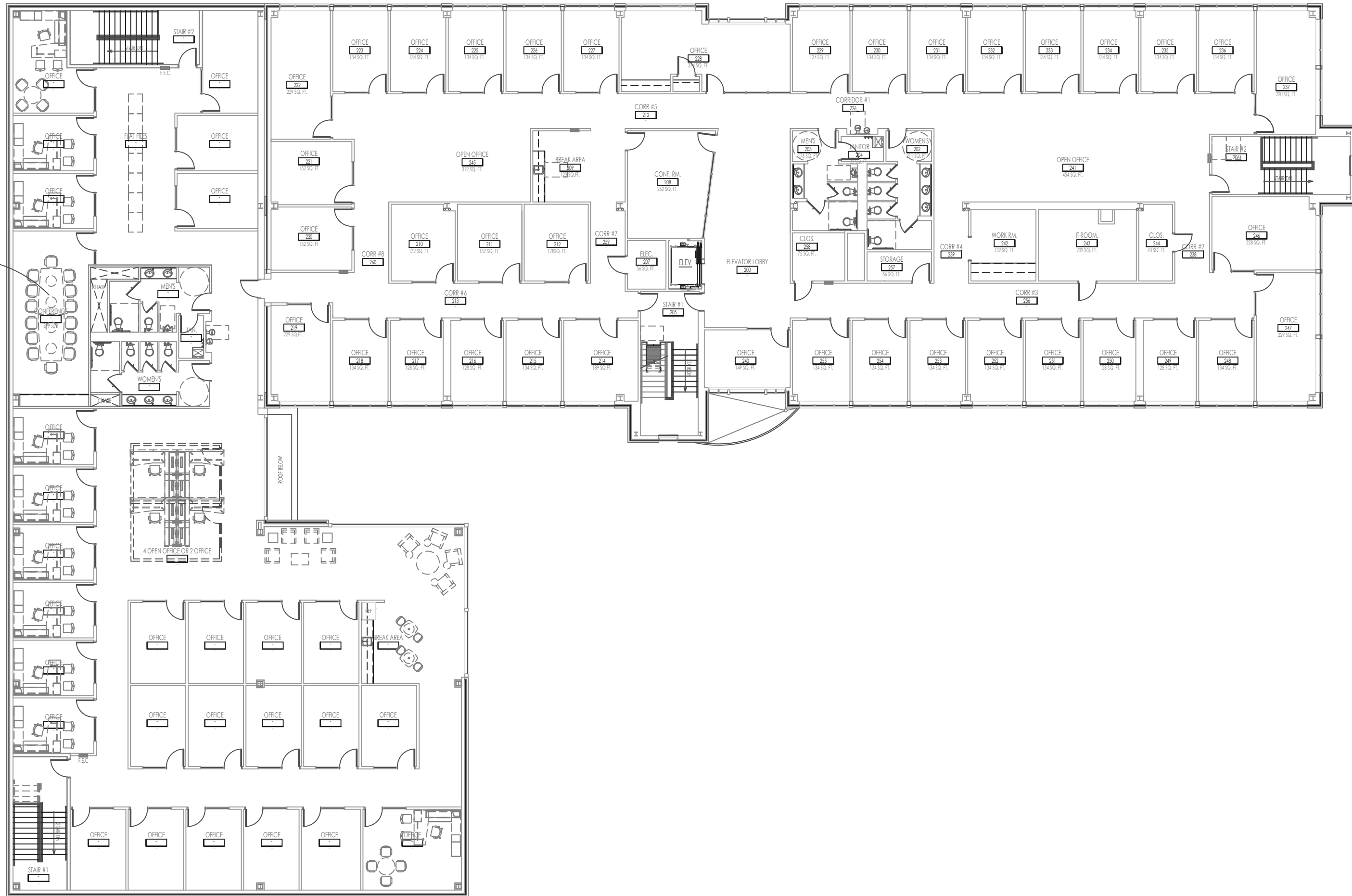
OTHER INFORMATION & NOTES
 The Piedmont Triad Regional Council (PTRC) is a voluntary association of local governments and plans to use this property as a weatherization and building efficiency training center, and as offices for PTRC training staff.

Landscape Architect:
 Paul M. Kron, ASLA, NCRLA#664
 Foothills Planning + Design, PLLC
 2445 Maplewood Avenue
 Winston-Salem, NC 27103
 336-287-7365
 paul@foothillsdesign.us



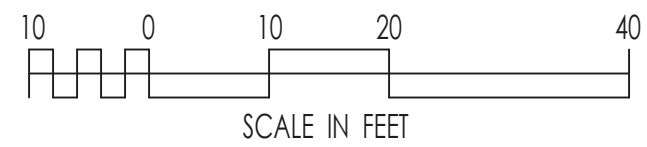
Name: PTRC Community Development Center
Owner: Piedmont Triad Regional Council
Contact: Jesse Day, PTRC Planning Director
 336-497-5601 – jday@ptrc.org
 1398 Carrollton Crossing Drive
 Kernersville, NC 27284
Date: August 24, 2023

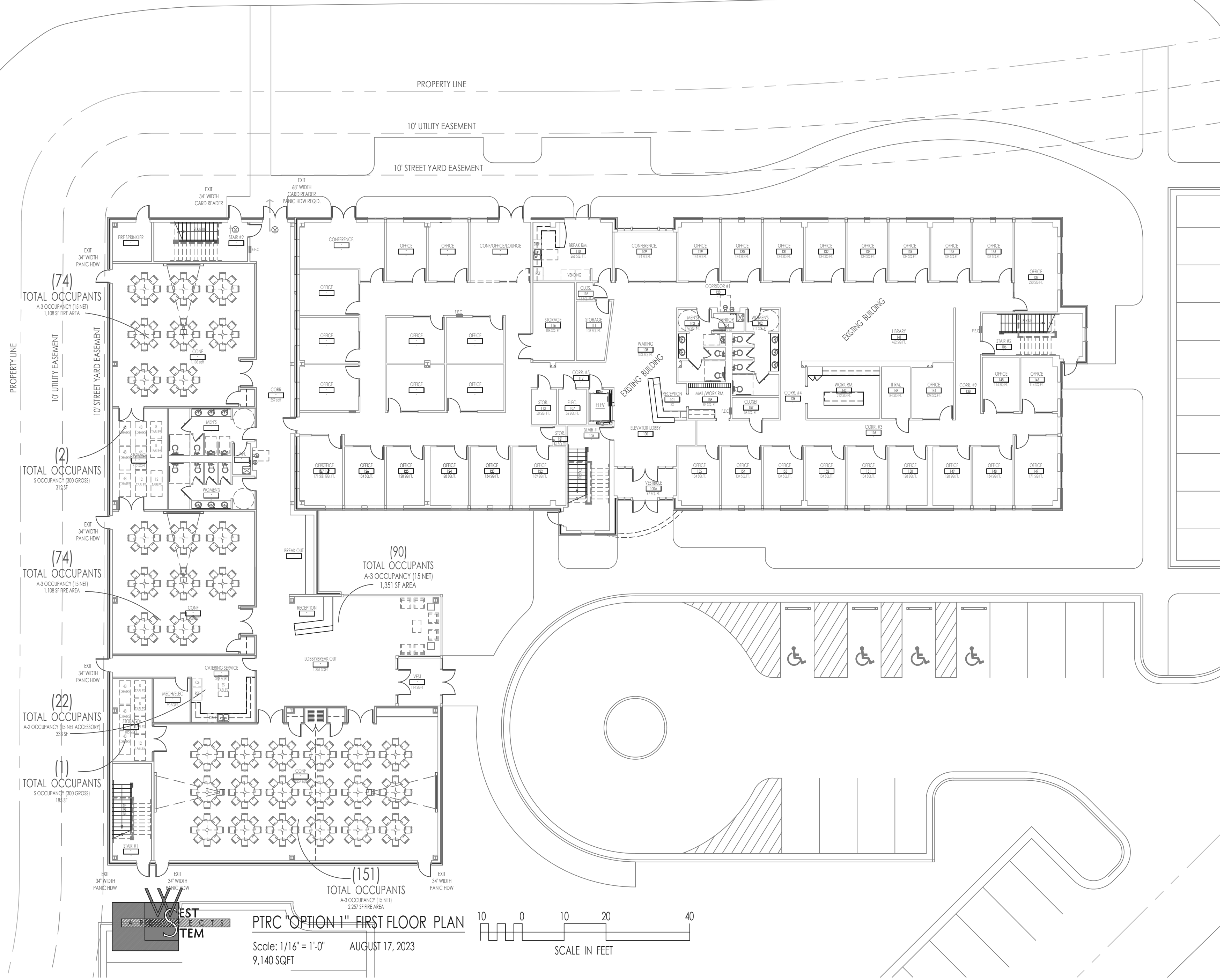
(26)
 TOTAL OCCUPANTS
 A-3 OCCUPANCY (15 NET)
 1,108 SF FIRE AREA



PTRC "OPTION 1" SECOND FLOOR PLAN

Scale: 1/16" = 1'-0" AUGUST 17, 2023





(74)
 TOTAL OCCUPANTS
 A-3 OCCUPANCY (15 NET)
 1,108 SF FIRE AREA

(2)
 TOTAL OCCUPANTS
 S OCCUPANCY (300 GROSS)
 312 SF

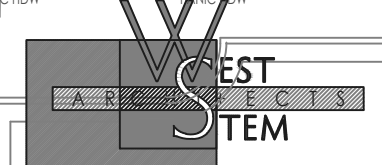
(74)
 TOTAL OCCUPANTS
 A-3 OCCUPANCY (15 NET)
 1,108 SF FIRE AREA

(22)
 TOTAL OCCUPANTS
 A-2 OCCUPANCY (15 NET ACCESSORY)
 333 SF

(1)
 TOTAL OCCUPANTS
 S OCCUPANCY (300 GROSS)
 165 SF

(90)
 TOTAL OCCUPANTS
 A-3 OCCUPANCY (15 NET)
 1,351 SF AREA

(151)
 TOTAL OCCUPANTS
 A-3 OCCUPANCY (15 NET)
 2,257 SF FIRE AREA



PTRC "OPTION 1" FIRST FLOOR PLAN
 Scale: 1/16" = 1'-0" AUGUST 17, 2023
 9,140 SQFT

