



Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

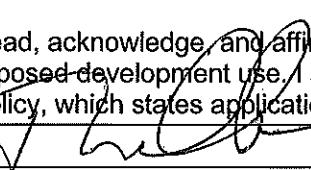
This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Transaction #: <u>APR-009-2020</u> Planning Coordinator: <u>J. Purifu</u>	
Building Type	Site Transaction History
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Open lot <input type="checkbox"/> Civic Subdivision transaction #: <u>N/A</u> Sketch transaction #: <u>SCOPE-0097-2019</u> Certificate of Appropriateness #: <u>N/A</u> Board of Adjustment #: <u>N/A</u> Zoning Case #: <u>N/A</u> Administrative Alternate #: <u>N/A</u>
GENERAL INFORMATION	
Development name: <u>Glenwood Fifth-Third Bank AT FIVE POINTS</u>	
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Property address(es): <u>1641 GLENWOOD AVE</u>	
Site P.I.N.(s): <u>1704478493</u>	
Please describe the scope of work. Include any additions, expansions, and change of use. The project will consist of the construction of a 1-story general use bank building, associated parking, and utility connections.	
Current Property Owner <u>Developer Contact Name:</u>	
NOTE: please attach purchase agreement when submitting this form.	
Company: <u>1641 Glenwood Avenue, LLC</u>	Title: <u>Developer</u>
Address: <u>2235 Gateway Access Point #201 Raleigh NC 27607</u>	
Phone #: <u>9197805446</u>	Email: <u>cyounger@longleaflp.com</u>
Applicant Name: <u>Chandler Turner</u>	
Company: <u>McAdams</u>	Address: <u>1 GLENWOOD AVE., RALEIGH NC, 27603</u>
Phone #: <u>919-823-4300</u>	Email: <u>cturner@mcadamsco.com</u>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): NX-3-UG	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 1,200
Gross site acreage: 0.38 AC (Proposed)	New gross floor area: 2,400
# of parking spaces required: 5	Total sf gross (to remain and new): 2,400
# of parking spaces proposed: 9	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 1
Existing use (UDO 6.1.4): Vehicle Fuels Sales	
Proposed use (UDO 6.1.4): Office (Financial Services/Bank)	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.35 Square Feet: 15,354	Proposed Impervious Surface: Acres: 0.27 Square Feet: 11,574
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Alluvial soils: N/A Flood stu N/A FEMA Map Panel #: N/A	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: N/A	Total # of hotel units: N/A
# of bedroom units: 1br: N/A 2br: N/A 3br: N/A 4br or more: N/A	
# of lots: 0	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.	
I hereby designate <u>CHANDLER TURNER</u> to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: 	Date: 2/04/2020
Printed Name: 1641 Glenwood Ave. LLC Manager, DENNIS ROCHELLE	

FIFTH THIRD BANK AT FIVE POINTS

1641 GLENWOOD AVENUE
RALEIGH, NORTH CAROLINA, 27608

ADMINISTRATIVE SITE REVIEW

PROJECT NUMBER: EWP-19000

CITY OF RALEIGH CASE #: ASR-0009-2020

CITY OF RALEIGH BOA VARIANCE CASE #: BOA-20-20

CITY OF RALEIGH BOA DESIGN ALTERNATE CASE #: A-20-20 & A-23-20

CITY OF RALEIGH APPEARANCE COMMISSION CASE #: AAD-11-20

DATE: SEPTEMBER 17, 2020

SHEET INDEX

C0.00	COVER SHEET
C0.01	PROJECT NOTES
C0.02	BOARD OF ADJUSTMENTS DECISION DOCUMENTS
C0.03	APPEARANCE COMMISSION DECISION DOCUMENTS
C1.00	EXISTING CONDITIONS
C1.01	DEMOLITION PLAN
C2.00	SITE PLAN
C2.01	TRANSPORTATION PLAN
C2.02	SIGHT DISTANCE PLAN
C3.00	GRADING PLAN
C4.00	UTILITY PLAN
C8.00	SITE DETAILS
C8.01	SITE DETAILS (CONT.)
C8.02	UTILITY DETAILS
L5.00	LANDSCAPE PLAN
1 OF 1	SITE LIGHTING PLAN (BY DUKE ENERGY)
A-200	BANK ELEVATIONS
A-201	BANK ELEVATIONS



McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CONTACT

CHANDLER TURNER - PROJECT MANAGER
turner@mcadamsco.com
JUSTIN BEARD - TECHNICAL MANAGER
jbeard@mcadamsco.com

CLIENT

1641 GLENWOOD AVENUE, LLC
2235 GATEWAY ACCESS POINT #201
RALEIGH, NORTH CAROLINA 27607
PHONE: 919.780.5446

PROJECT DIRECTORY

DEVELOPER
1641 GLENWOOD AVENUE, LLC
2235 GATEWAY ACCESS POINT #201
RALEIGH, NORTH CAROLINA 27607
PHONE: 919.780.5446

ARCHITECT
BDG ARCHITECTS
400 N. ASHLEY DRIVE
TAMPA, FL 33602
PHONE: 813.323.9233

DEVELOPMENT SERVICES

Administrative Site Review Application

Development Services Customer Service Center - One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-990-2495

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Transaction #:		Planning Coordinator:
Building Type		Site Transaction History
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision transaction #: N/A
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Sketch transaction #: SC0PE-0009-2019
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: N/A
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: N/A
		Zoning Case #: N/A
		Administrative Alternate #: N/A

Development name: Glenwood Fifth-Third Bank
Inside City limits? Yes No
Property address(es): 1641 GLENWOOD AVE
Site P/N (s): 1704478453
Please describe the scope of work, include any additions, expansions, and change of use. The project will consist of the construction of a 1-story general use bank building, associated parking, and utility connections.

Current Property Owner/Developer Contact Name: Dennis Rochelle
NOTE: please attach purchase agreement when submitting this form.
Company: 1641 Glenwood Avenue, LLC Title: Manager
Address: 2235 Gateway Access Point #201 Raleigh NC 27607
Phone #: 9197805446 Email: cyturner@longleafp.com
Applicant Name: Chandler Turner
Company: McAdams Address: 1 GLENWOOD AVE, RALEIGH NC, 27603
Phone #: 919-823-4300 Email: ctturner@mcadamsco.com

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
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Gross site acreage: 0.38 AC (Proposed)	Existing gross floor area to be demolished: 1,205
# of parking spaces required: 5	New gross floor area: 2,400
# of parking spaces proposed: 9	Total of gross (to remain and new): 2,400
Overlay District (if applicable): N/A	Proposed # of buildings: 1
Existing use (UDO E.1.4): Vehicle Fuels Sales	Proposed # of stories for each: 1
Proposed use (UDO E.1.4): Office (Financial Services/Bank)	

STORMWATER INFORMATION	
Existing impervious surface: Acres: 0.38 Square Feet: 15,354	Proposed impervious surface: Acres: 0.29 Square Feet: 12,353
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Flood zone: N/A FEMA Map Panel #: N/A	
Near a River Buffer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: N/A	Total # of hotel units: N/A
# of bedroom units: 1br: N/A 2br: N/A 3br: N/A 4br or more: N/A	
# of lots: 0	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to continue all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.
I hereby designate CHANDLER TURNER to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.
I/we have read, acknowledge, and agree that this project is conforming to all application requirements applicable with the proposed development plan, and acknowledge that this application is subject to the filing calendar and substantial policy, which apply retroactively to the date of filing.
Signature: [Signature] Date: 2/04/2020
Printed Name: 1641 Glenwood Ave. LLC Manager, DENNIS ROCHELLE

SPECIAL APPROVALS (SEE SHEETS C0.02-C0.03)

BOARD OF ADJUSTMENT APPROVALS:

VARIANCE CASE #: BOA-0020-2020 - APPROVED 9/14/2020

DESIGN ALTERNATE CASE #: A-20-20 - APPROVED 9/14/2020

DESIGN ALTERNATE CASE #: A-23-20 - APPROVED 9/14/2020

APPEARANCE COMMISSION APPROVALS:

ADMINISTRATIVE ALTERNATE CASE #: AAD-11-20 - APPROVED 7/20/2020

SITE DATA

SITE ADDRESS	1641 GLENWOOD AVENUE, RALEIGH, NORTH CAROLINA, 27608
PARCEL #	PIN 1704-47-8493, REAL ESTATE ID: 0001238
TOTAL SITE / LOT AREA	19,173 SF / 0.44 AC (EXISTING) 17,019 SF / 0.39 AC (PROPOSED SITE AFTER R/W DEDICATION) 2,154 SF / 0.05 AC (R/W DEDICATION)
EXISTING ZONING	NX-3-UG (NEIGHBORHOOD MIXED USE-3 STORY-URBAN GENERAL)
PROPOSED ZONING	NO CHANGE
EXISTING USE	1,200 GSF GAS STATION / CONVENIENCE STORE
PROPOSED USE	BANK (2,400 SF)
BUILDING HEIGHT	MAXIMUM: 3 STORIES OR 50' PROPOSED: 1 STORY (20')
BUILDING SETBACK	PRIMARY STREET: 0' / 20' BUILD-TO (MIN/MAX) REAR LOT LINE: 0' OR 6' SIDE LOT LINE: 0' OR 6'
PARKING SETBACK	PRIMARY STREET: 30' REAR LOT LINE: 0' OR 3' SIDE LOT LINE: 0' OR 3'
PARKING REQUIREMENTS 1	TOTAL PROPOSED: (2,400 SF BANK) TOTAL REQUIRED: 6 SPACES (1 SPACE/400 GSF) PROVIDED: 9 SPACES
HC PARKING	REQUIRED: 2 SPACES WITH 1 VAN ACCESSIBLE PROPOSED: 1 ACC + 1 VAN ACCESSIBLE
BICYCLE PARKING	REQUIRED: OFFICE: 4 LONG TERM SPACES, 4 SHORT TERM SPACES PROPOSED: 4 LONG TERM SPACES, 4 SHORT TERM SPACES
CAC DISTRICT	GLENWOOD
RIVER BASIN	NEUSE
WATERSHED OVERLAY	N/A
AMENITY AREA 2	REQUIRED: 17,019 SF X 10% = 1,702 SF PROPOSED: 0.075 AC; 3,264 SF (19.2%)
EXISTING IMPERVIOUS AREA	15,354 SF / 0.35 ACRES
PROPOSED IMPERVIOUS AREA	12,353 SF / 0.29 ACRES (19.5% DECREASE OF IMPERVIOUS AREA)

- PER UDO SECTION 7.1.3.C.3 ONE PARKING SPACE PER 500 SQUARE FEET IS REQUIRED FOR ALL NON-RESIDENTIAL GROSS FLOOR AREA OR THE MINIMUM NUMBER OF PARKING SPACES SET FORTH IN SEC. 7.1.2.C.3, WHICHEVER IS LESS.
PER 7.1.2.C.3 - PARKING REQUIRED: 5 SPACES (1 SPACE/500 GSF)
- PER UDO SEC 7.1.3.D URBAN PLAZAS ARE REQUIRED WITHIN THE NX- DISTRICTS WITH AN URBAN FRONTAGE, AND ASSOCIATED BUILDINGS IN EXCESS OF 4 STORIES. THIS SITE PROPOSES 1 A ONE STORY STRUCTURE AND THUS AN URBAN PLAZA IS NOT REQUIRED.

PUBLIC IMPROVEMENTS QUANTITIES TABLE

PHASE NUMBER	N/A
LOT NUMBERS BY PHASE	N/A
NUMBER OF UNITS	N/A
LIVABLE BUILDINGS	N/A
OPEN SPACE	NO
NUMBER OF OPEN SPACE LOTS	0
PUBLIC WATER (LF)	0
PUBLIC SEWER (LF)	0
PUBLIC STREET (LF) - FULL	0
PUBLIC STREET (LF) - PARTIAL	0
PUBLIC SIDEWALK (LF)	160
STREET SIGNS	0
WATER SERVICE STUBS	0
SEWER SERVICE STUBS	0

STORMWATER NOTE:
PER REFERENCE TO UDO SECTION 9.2.2.A, DEVELOPMENT OF SITE RESULTS IN A NET REDUCTION IN IMPERVIOUS; THEREFORE THE SITE IS EXEMPT FROM PROVIDING ADDITIONAL STORMWATER MANAGEMENT.

TREE CONSERVATION NOTE:
PER REFERENCE TO UDO SECTION 9.1.2, SITE IS LESS THAN 2 ACRES AND IS THEREFORE EXEMPT FROM TREE CONSERVATION REQUIREMENTS.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409, and the Public Utilities Department at (919) 996-4540 at least twenty four hours prior to beginning any of their construction.

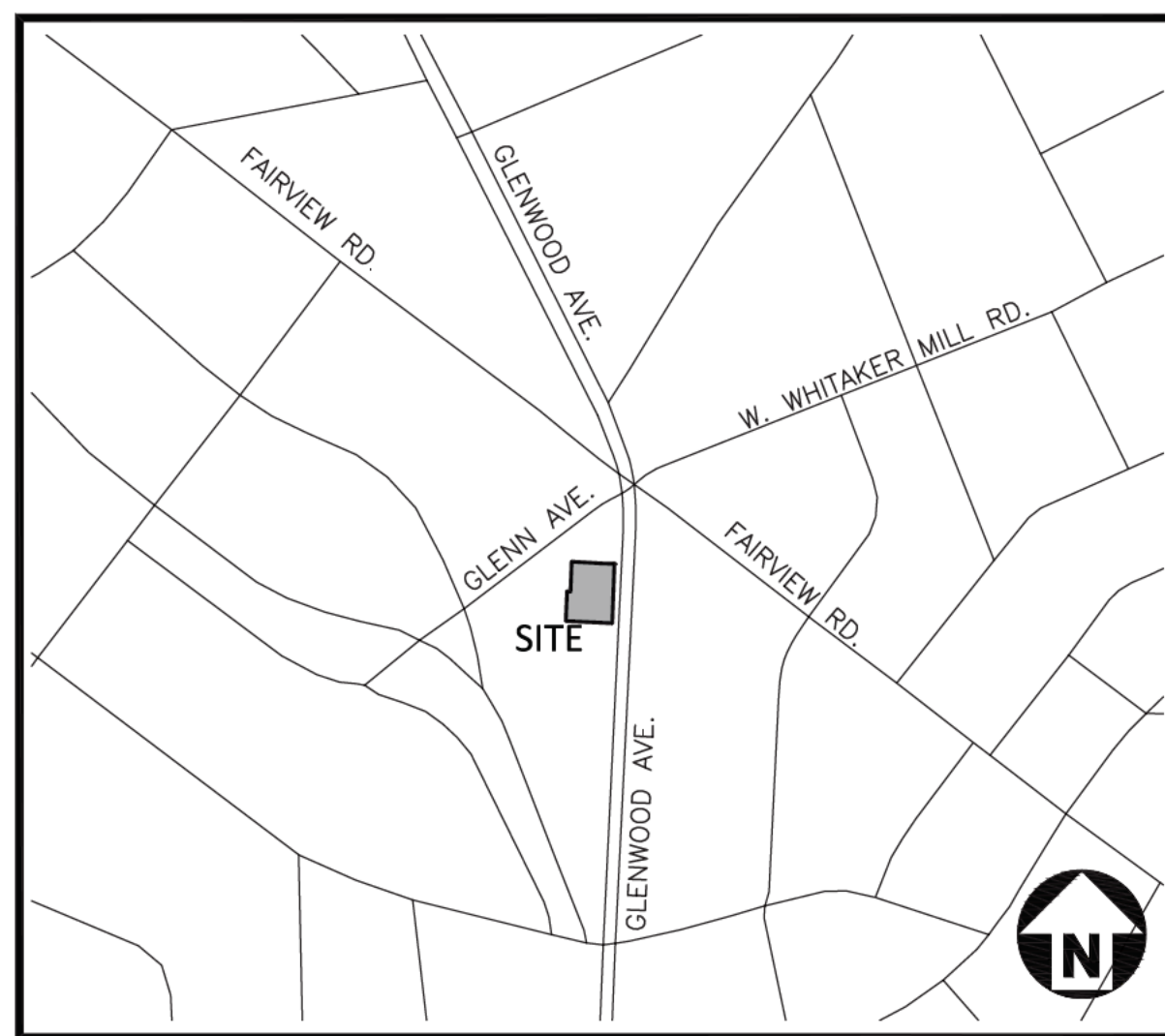
Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.



Know what's below.
Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



VICINITY MAP
N.T.S.

SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EXISTING RIGHT-OF-WAY LINE
	CENTERLINE
	CONCRETE

OUTDOOR AMENITY AREA LEGEND

	AMENITY AREA
LOT AREA	= 17,019 SF
REQUIRED AMENITY AREA (10% OF LOT AREA)	= 1,702 SF
PROVIDED AMENITY AREA:	
AREA #1	= 833 SF
AREA #2	= 1,784 SF
AREA #3	= 647 SF
TOTAL PROVIDED	= 3,264 SF (19.2%)

BUILD-TO REQUIREMENTS:

FRONTAGE:		
GLENWOOD AVE (PRIMARY STREET):	159.84 LF	
REQUIRED:		URBAN LIMITED (0'-20')
GLENWOOD AVE (PRIMARY STREET):	112 LF (70% OF 160 LF)	
PROVIDED:		
GLENWOOD AVE (PRIMARY STREET):	ENCLOSED BUILDING FACADE: 44.3 LF	
TOTAL	44.3 LF (39.6%)*	

*DESIGN ALTERNATE TO INCLUDE AMENITY AREA IN CALCULATIONS APPROVED UNDER AAD CASE#: AAD-11-20

ALTERNATE BUILD-TO REQUIREMENTS:

FRONTAGE:		
GLENWOOD AVE (PRIMARY STREET):	159.84 LF	
REQUIRED:		URBAN LIMITED (0'-20')
GLENWOOD AVE (PRIMARY STREET):	112 LF (70% OF 160 LF)	
PROVIDED:		
GLENWOOD AVE (PRIMARY STREET):	ENCLOSED BUILDING FACADE: 44.3 LF	
AMENITY:	11.6 LF	
TOTAL	120.2 LF (75.2%)*	

*DESIGN ALTERNATE TO INCLUDE AMENITY AREA IN CALCULATIONS APPROVED UNDER AAD CASE#: AAD-11-20

REVISIONS

NO.	DATE

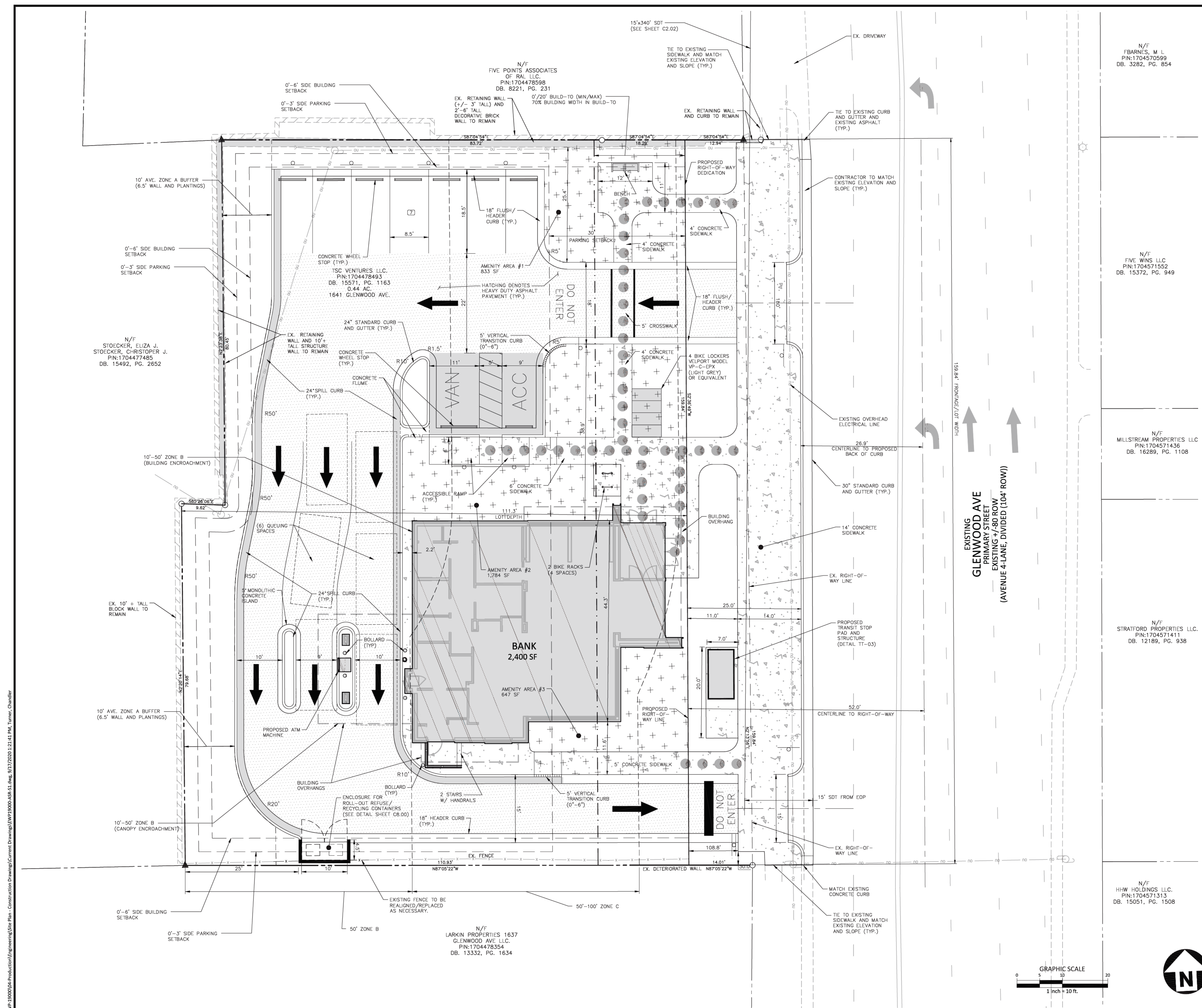
PLAN INFORMATION

PROJECT NO.	EWP-19000
FILENAME	EWP19000-ASR-51
CHECKED BY	CHT
DRAWN BY	JRB
SCALE	1"=10'
DATE	09.17.2020

SHEET

C2.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



SEE SHEET C0.01 "PROJECT NOTES" FOR APPLICABLE NOTES TO BE FOLLOWED AND ADHERED TO DURING CONSTRUCTION
 ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSIONS OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

X:\Projects\19000\19000-ASR-51-Plan - Construction Drawings\Engineering\Site Plan - Construction Drawings\19000-ASR-51.dwg, 9/17/2020 1:21:41 PM, Turner, Chandler

	EXISTING			PROPOSED		
	HIGH	LOW	AVERAGE	HIGH	LOW	AVERAGE
NORTH PLANE	313.98	313.80	313.89	313.50	313.50	313.50
WEST PLANE	313.80	312.44	313.12	313.50	312.50	313.00
SOUTH PLANE	312.80	312.10	312.45	313.50	312.00	312.75
EAST PLANE	312.80	312.10	312.45	313.50	312.00	312.75

BUILDING AVERAGE OF WALL PLANES **312.98** **313.00**
 MOST RESTRICTIVE CONDITION OCCURS IN THE EXISTING CONDITIONS WITH AN AVERAGE GRADE OF 312.98'.

WINDOW A:
 LENGTH: 14'-8 3/4"
 HEIGHT: 9'-4" (FULL HEIGHT USED FOR CALC)
 (AREA: 137.5 SF)

WINDOW B:
 LENGTH: 12'-0"
 HEIGHT: 12'-0" (FULL HEIGHT USED FOR CALC)
 (AREA: 144 SF)

WINDOW C:
 LENGTH: 11'-5"
 HEIGHT: 12'-0" (FULL HEIGHT USED FOR CALC)
 (AREA: 137.0 SF)

TRANSPARENCY CALCULATIONS - EAST ELEVATION

TOTAL SURFACE AREA WITHIN 0' - 12' : 641.4 SF
 REQUIRED TRANSPARENCY (33% OF 641.4 SF): 211.7 SF
 REQUIRED TRANSPARENCY BETWEEN 3' - 8' (50% OF 211.7 SF): 106.0 SF

PROVIDED TRANSPARENCY (BETWEEN 0' - 12') : 418.5 SF
 PROVIDED TRANSPARENCY (BETWEEN 3' - 8') : 190.75 SF

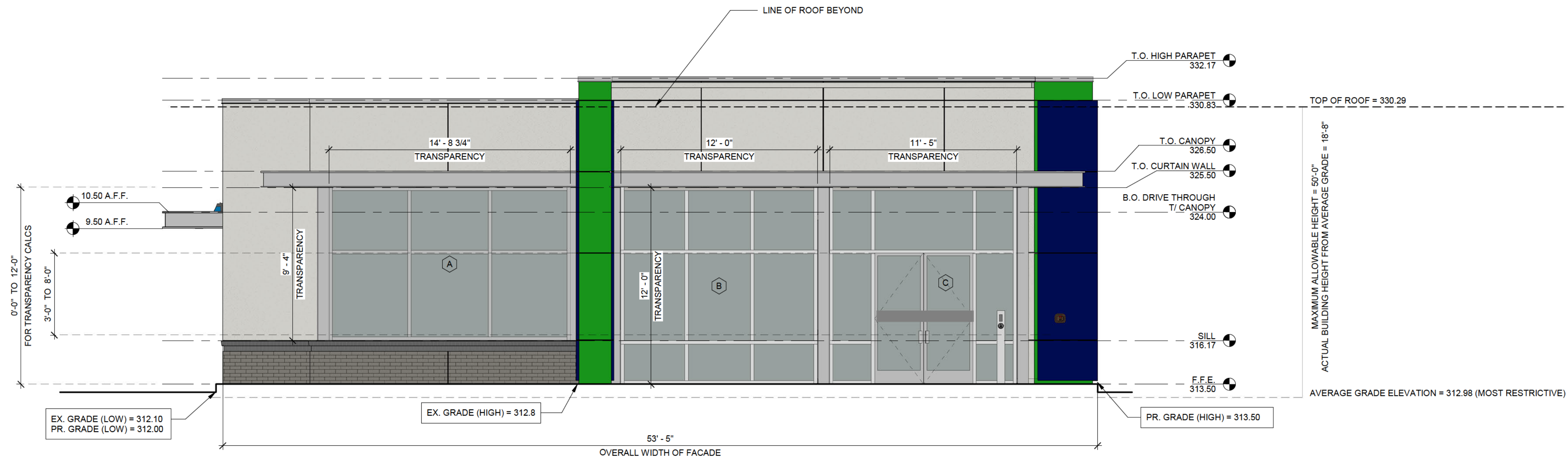
PROVIDED / REQUIRED (BETWEEN 0' - 12') : 418.5 / 211.7 = 197%
 PROVIDED / REQUIRED (BETWEEN 3' - 8') : 190.75 / 106.0 = 179%

Sec. 1.5.9. Transparency

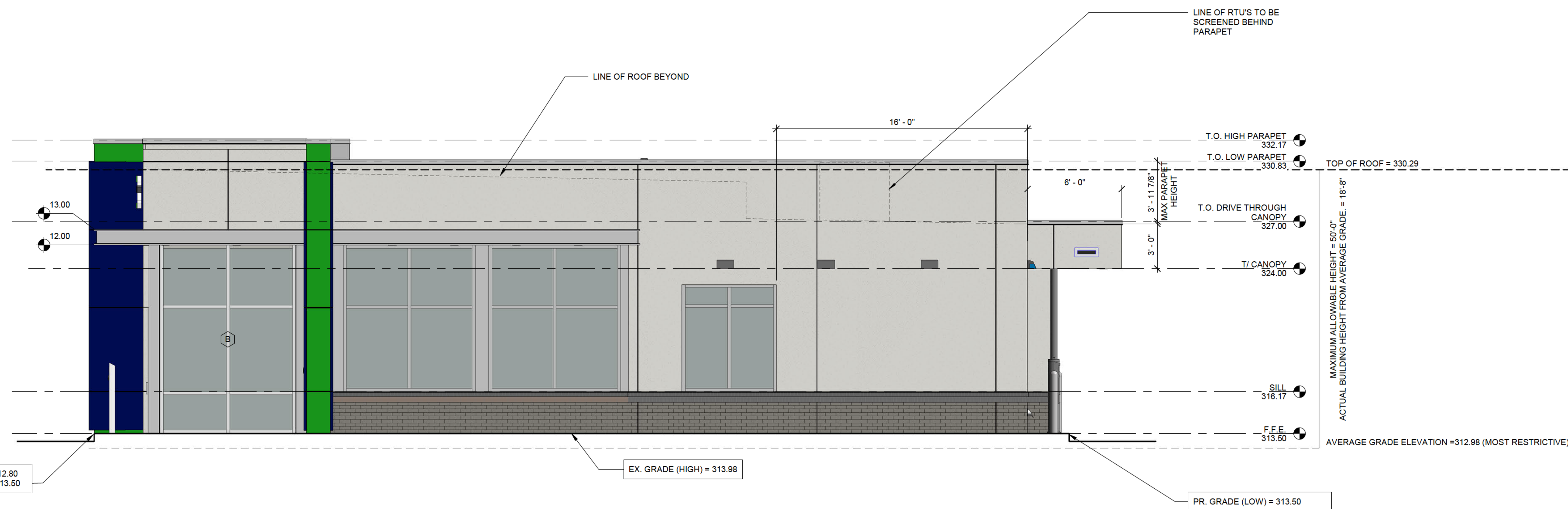
A. Intent
 The transparency requirements are intended to lend visual interest to street-facing building facades for both pedestrians and building occupants and minimize blank wall areas. This is not applicable to residential uses.

B. General Requirements

- The minimum percentage of windows and doors that must cover a ground story facade is measured between 0 and 12 feet above the adjacent sidewalk. More than 50% of required transparency must be located between 3 and 8 feet of the building facade.
- The minimum percentage of windows and doors that must cover an upper story facade is measured from top of the finished floor to the top of the finished floor above. When there is no floor above, upper story transparency is measured from the top of the finished floor to the top of the wall plate.
- In a mixed use building, or general building where an Urban Frontage is applied, a minimum of 60% of the street-facing, street-level window pane surface area must allow views into the ground story use for a depth of at least 8 feet. Windows shall not be made opaque by non-operable window treatments (except curtains, blinds or shades within the conditioned space).
- Glass shall be considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%. Glass on upper stories may have any level of transparency and external reflectance.



1 EAST EXTERIOR ELEVATION (GLENWOOD AVE.)
 1/4" = 1'-0"



2 NORTH EXTERIOR ELEVATION
 1/4" = 1'-0"

THESE DRAWINGS AND PLANS ARE THE PROPERTY OF BDG ARCHITECTS AND ARE NOT TO BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF BDG ARCHITECTS. THE PLANS SHALL NOT BE REPRODUCED OR COPIED FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN APPROVAL OF BDG ARCHITECTS. ANY CHANGES TO THESE PLANS SHALL BE MADE BY THE ARCHITECT AND SHALL BE APPROVED BY THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING ERRORS AND OMISSIONS ARISING OUT OF OR RELATED TO THE PLANS, ANY DISCREPANCIES OR CONFLICTS IN THE PLANS, OR FOR ANY DAMAGES ASSOCIATED WITH THE DISCREPANCIES OR CONFLICTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES ASSOCIATED WITH THE DISCREPANCIES OR CONFLICTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES ASSOCIATED WITH THE DISCREPANCIES OR CONFLICTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES ASSOCIATED WITH THE DISCREPANCIES OR CONFLICTS.

SEAL
 TO THE BEST OF MY KNOWLEDGE THESE PLANS COMPLY WITH 2017 INTERNATIONAL BUILDING CODE. THE ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

REVIEW ONLY

ISSUE	BY	DATE	DESCRIPTION
1	McR	03/27/20	RESPONSE TO CITY COMMENTS
2	CR	06/24/20	CITY COMMENTS
3	CR	09/11/20	RESPONSE TO COMMENTS

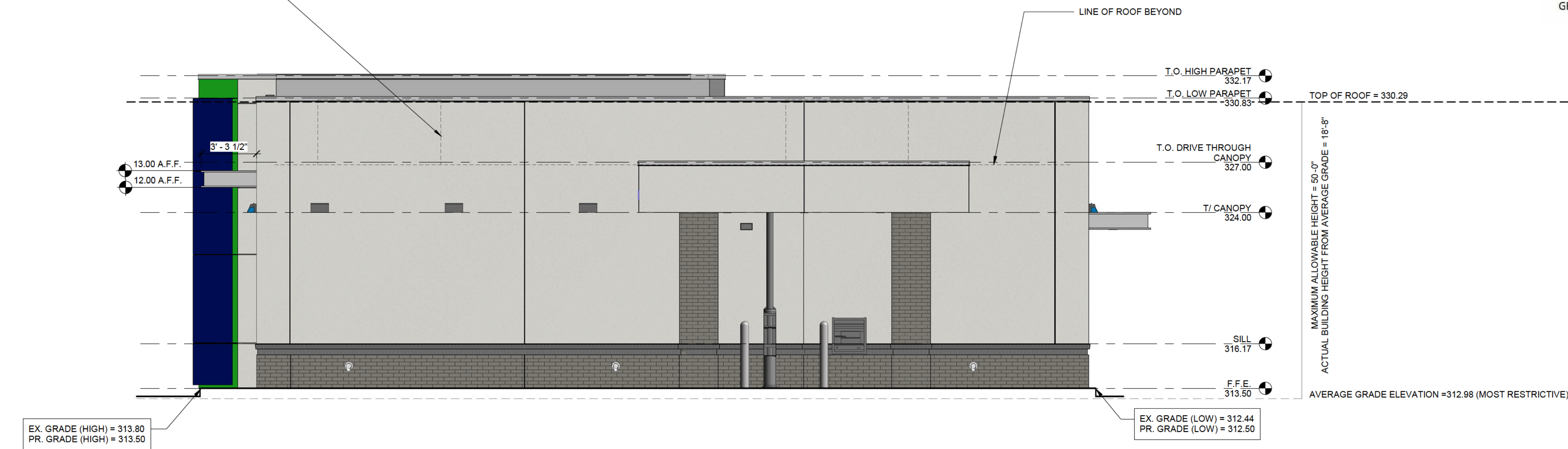
PROJECT INFORMATION BLOCK

JOB #	183444
DATE:	TBD
DRAWN BY:	McR
CHECKED BY:	JRM

SHEET TITLE
EXTERIOR ELEVATIONS

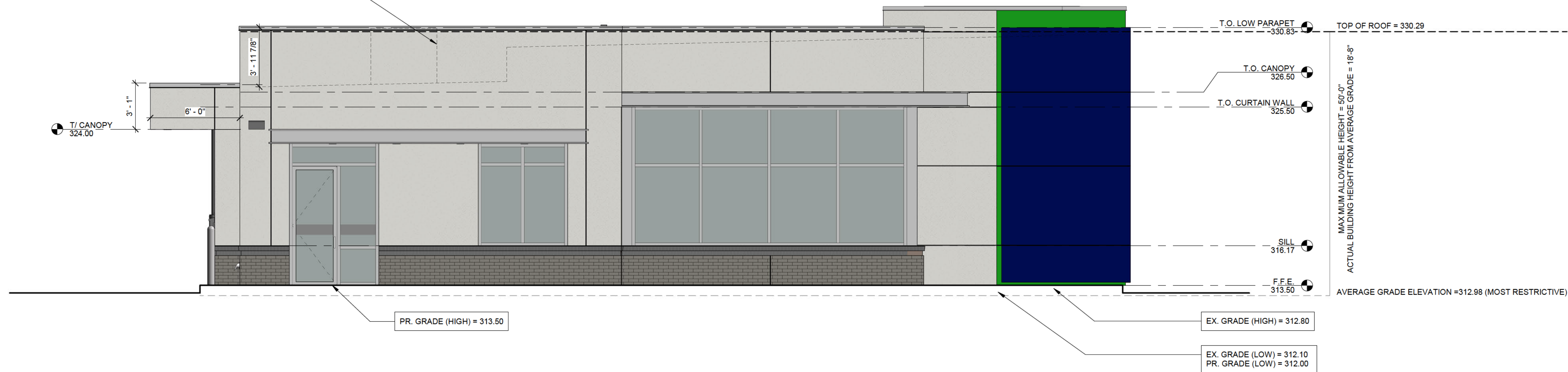
SHEET NUMBER
A-200

LINE OF RTU'S TO BE SCREENED BEHIND PARAPET



① WEST EXTERIOR ELEVATION
1/4" = 1'-0"

LINE OF RTU TO BE SCREENED BEHIND PARAPET



② SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"

	EXISTING			PROPOSED		
	HIGH	LOW	AVERAGE	HIGH	LOW	AVERAGE
NORTH PLANE	313.98	313.80	313.89	313.50	313.50	313.50
WEST PLANE	313.80	312.44	313.12	313.50	312.50	313.00
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EAST PLANE	312.80	312.10	312.45	313.50	312.00	312.75

BUILDING AVERAGE OF WALL PLANES = 312.98 313.00
 MOST RESTRICTIVE CONDITION OCCURS IN THE EXISTING CONDITIONS WITH AN AVERAGE GRADE OF 312.98'.

Sec. 1.5.9. Transparency

A. Intent

The transparency requirements are intended to lend visual interest to street-facing building facades for both pedestrians and building occupants and minimize blank wall areas. This is not applicable to residential uses.

B. General Requirements

- The minimum percentage of windows and doors that must cover a ground story facade is measured between 0 and 12 feet above the adjacent sidewalk. More than 50% of required the transparency must be located between 3 and 8 feet of the building facade.
- The minimum percentage of windows and doors that must cover an upper story facade is measured from top of the finished floor to the top of the finished floor above. When there is no floor above, upper story transparency is measured from the top of the finished floor to the top of the wall plate.
- In a mixed use building, or general building where an Urban Frontage is applied, a minimum of 50% of the street-facing, street-level window pane surface area must allow views into the ground story use for a depth of at least 8 feet. Windows shall not be made opaque by non-operable window treatments (except curtains, blinds or shades within the conditioned space).
- Glass shall be considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%. Glass on upper stories may have any level of transparency and external reflectance.



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REVIEW ONLY

ISSUE	BY	DATE	DESCRIPTION
1	McR	03/27/20	RESPONSE TO CITY COMMENTS
2	CR	06/24/20	CITY COMMENTS
3	CR	09/11/20	RESPONSE TO COMMENTS

PROJECT INFORMATION BLOCK	
JOB #	183444
DATE:	TBD
DRAWN BY:	McR
CHECKED BY:	JRM

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-201