



Administrative Approval Action

Case File / Name: ASR-0030-2024
DSLCL - YARDLY BUFFALOE VILLAGE - AUTOZONE

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This vacant 0.75 acre site zoned CX-3 CU (TCZ-28-22) is to be Lot 4 of Yardly Buffalo Village Subdivision (SUB-0046-2024) located in the southeast corner of Forestville Road and Buffalo Road. It is inside the city limits.

REQUEST: This is a proposed 7,372 square foot general building for retail sales, specifically an AutoZone store.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated April 8, 2025 by Kimley-Horn.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. Provide detailed outdoor lighting plan showing foot candles chart, locations of proposed lighting, and proposed outdoor lighting height. FYI - height is limited to 35' and cannot be within 20' of any shade tree. (zoning conditions, and UDO section 7.2.8)
2. Provide details of the dumpster screening structure demonstrating compliance with UDO section 7.2.5 C.
3. See the cover sheet of this site plan set and revise the response shown under Zoning Conditions, TCZ-28-22 E. Please correct the response to condition E as this proposed use for an Autozone is a retail use.
4. Provide on the cover sheet an aggregate retail square footage of the entire area subject to zoning conditions of TCZ-28-2022 demonstrating compliance to Zoning condition E of TCZ-28-22. (TCZ-28-22, item E)
5. The associated subdivision creating the lot for this proposed development shall be recorded (SUB-0046-2024, Yardly Buffalo Village) with lot lines matching the proposed lot lines shown on this site plan.

Public Utilities



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6. Prior to SPR approval for this site plan, the utilities must be approved and accepted for the subdivision.

Stormwater

7. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
8. Written permission from respective owners will have to be given in writing for the proposed impervious additions to lots 4A and 5.

Urban Forestry

9. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
10. Update the plant schedule to include the species and caliper size of the 1 street tree to be planted along Buffalo Road adjacent to this Lot 4.

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Stormwater

1. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

Stormwater

1. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right-of-way. This development proposes 1 street tree along Buffalo Road.



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3. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas in association with SUB-0046-2024 (UDO 9.1).

The following are required prior to issuance of building occupancy permit:

General

1. Final inspection of tree conservation area and right-of-way street tree by Urban Forestry Staff.

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: May 29, 2028

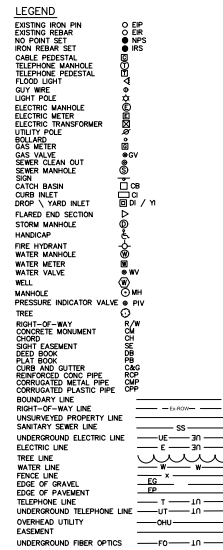
Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

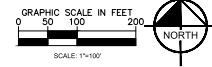
I hereby certify this administrative decision.

Signed: Keegan McDonald  Digitally signed by Keegan.McDonald@raleighnc.gov
Reason: I am approving this document
Date: 2025.05.29 08:40:35-04'00' Date: 05/29/2025
Development Services Dir/Designee
Staff Coordinator: Michael Walters



LINE TABLE		
LINE	LENGTH	BEARING
L1	76.447	S59°07'.26"E.29.5"
L2	30.74	S23°04'.05"E.37.7"
L3	63.037	S23°04'.05"E.37.7"
L4	22.92	S5°35'.15"W.40.7"
L5	82.916	S34°'26".30"E.37.0"
L6	44.117	S82°07'.45"W.05.0"
L7	31.726	S82°07'.45"W.05.0"
L8	145.02	N1°30'.57"E.28.5"
L9	267.29	N78°28'.48"E.79.9"
L10	24.61	N78°28'.48"E.79.9"
L11	61.24	N0°06'.44"E.21.7"
L12	316.88	N0°03'.25"E.12.7"
L13	53.29	N89°11'.38"E.26.2"
L14	34.780	S76°36'.37"E.72.8"
L15	177.16	N1°40'.30"E.84.7"
L16	137.39	N88°33'.19"W.44.7"
L17	223.42	N7°20'.34"E.07.2"
L18	151.91	N84°33'.36"E.96.7"
L19	240.47	N1°49'.18"E.12.7"
L20	100.00	N15°07'.33"E.7.1"
L21	100.00	N16°52'.33"E.7.1"
L22	100.00	N22°56'.33"E.7.1"

LINE TABLE		
LINE	LENGTH	BEARING
L23	100.0	N22°56'33.71"E
L24	100.0	N11°35'33.71"E
L25	100.0	N37°34'33.71"E
L26	314.09	M40°02'33.71"E
L27	148.75	N41°36'33.71"E
L28	7.50	N42°10'33.71"E
L29	315.05	S60°29'33.71"E
L30	50.0	S32°43'57.00"E
L31	66.0	S57°16'03.00"E
L32	326.73	N32°43'57.00"E
L33	214.52	S57°09'15.00"E
L34	52.29	S30°51'36.00"E
L35	66.0	S59°08'24.00"E
L36	50.0	N30°51'36.00"E
L37	60.37	S57°09'15.00"E
L38	190.71	S30°51'36.00"E
L39	171.81	S14°03'30.00"E
L40	216.19	S87°47'15.59"E
L41	216.19	S87°47'15.59"E
L42	256.75	S04°23'09.60"E
L43	496.49	N88°33'19.34"W



Know what's below.
Call before you dig.

[illegible]

Kimley»Horn

LEY-HORN AND ASSOCIATES, INC.
ST, SUITE 212, HOLLY SPRINGS, NC 27540
PHONE: 954-275-3559
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

KH PROJECT	DATE	SCALE	AS SHOWN
017270019	03/06/2025	DESIGNED BY	JMC
		DRAWN BY	JMC
		CHECKED BY	ZDT

EXISTING CONDITIONS

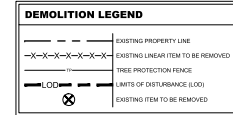
AUTOZONE

LOT 4

PREPARED FOR
VENTURE SOUTH

RALEIGH

SHEET NUMBER
C100



TREE LEGEND

T	COMMON NAME
11	RED MAPLE
T2	SILVER MAPLE
T3	AMERICAN HORSEBANE
T4	PIGNUT HICKORY
T5	PECAN
T6	MOCKERNUT HICKORY
T7	FLOWERING DOGWOOD
T8	AMERICAN HOLLY
T9	FLORIDA RED CEDAR
T10	SWEET GUM
T11	TULIP POPLAR
T12	RED MULBERRY
T13	BLACK GUM
T14	SOURWOOD
T15	SHORTLEAF PINE
T16	LOBLOLY PINE
T17	AMERICAN SYCAMORE
T18	BLACK CHERRY
T19	WHITE OAK
T20	SOUTHERN RED OAK
T21	BLACKJACK OAK
T22	WHITE OAK
T23	WILLOW OAK
T24	NORTHERN RED OAK
T25	POST OAK
T26	WINGED ELM
T27	AMERICAN ELM

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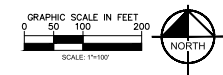
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PH: 919-447-5500
WWW.KHAFORC.COM
NC LICENSE #F-2102

KH PROJECT	DATE	SCALE	AS SHOWN
017270019	03/06/2025	DESIGNED BY	JMC
		DRAWN BY	MTH
		CHECKED BY	ZDT

OVERALL DEMOLITION PLAN

**AUTOZONE
LOT 4
PREPARED FOR
VENTURE SOUTH
INVESTMENTS LLC**

SHEET NUMBER
C101



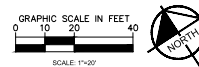
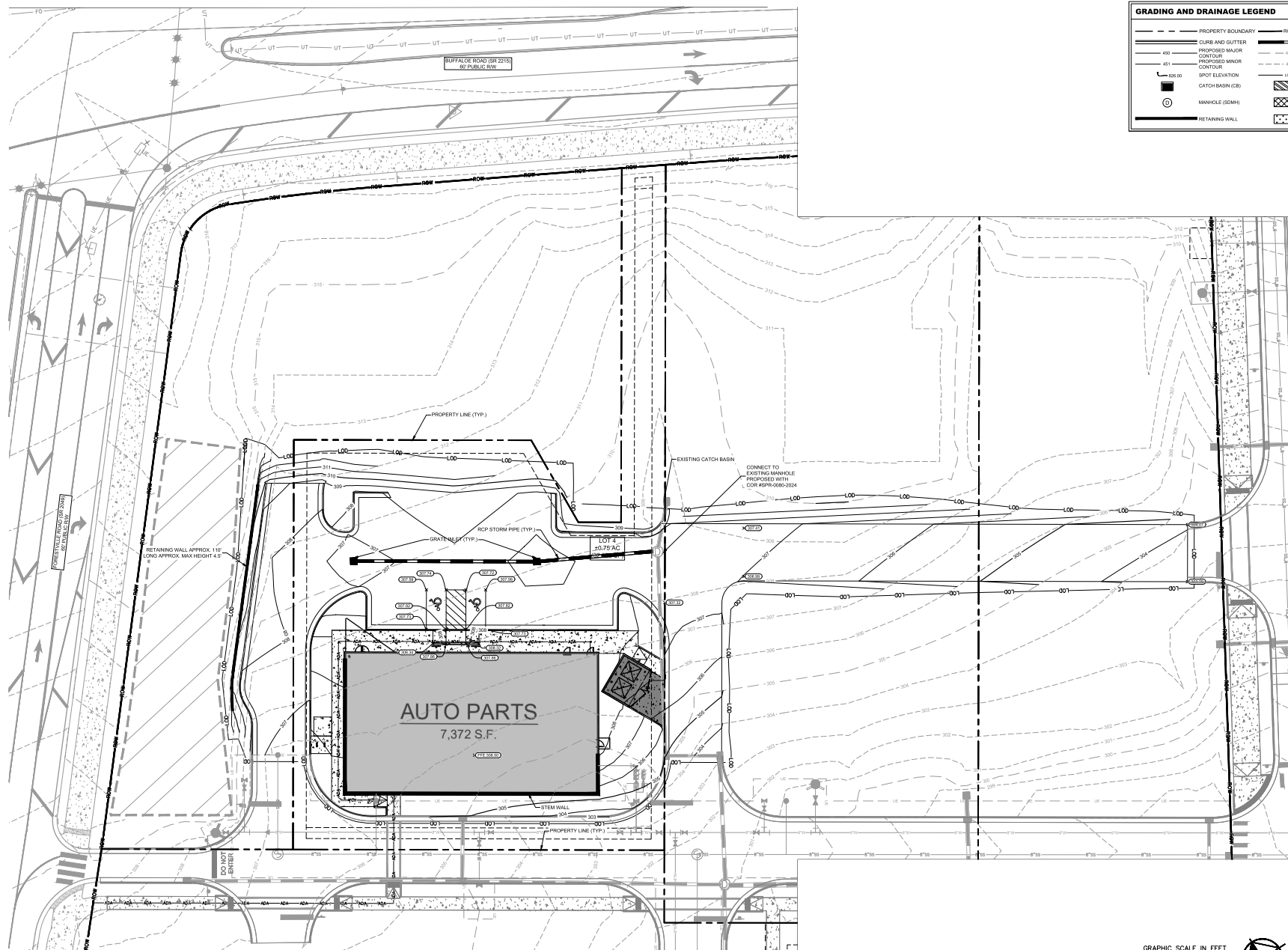
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PROPERTY INFORMATION
PROJECT NAME:
CURRENT OWNER:
JURISDICTION:
PIN #:
STREET ADDRESS
SITE SIZE & COVERAGE
EXISTING ACREAGE:
GROSS BUILDING SQUARE FOOTAGE (PROJ.)
EXISTING BUILDING SQUARE FOOTAGE
ZONING
EXISTING ZONING:
EXISTING USE (WITHIN PROJECT LIMITS):
PROPOSED USE (OUTSIDE PROJECT LIMITS):

	ERIKING PROPERTY BOUNDARY		ROW		PROPOSED RIGHT-OF-WAY
	PROPOSED PROPERTY BOUNDARY		TOP OF BANK		BUILDING SETBACK
	24 NEUSE RIVER BUFFER		TEMPORARY CONSTRUCTION EASEMENT		WETLAND
	30 NEUSE RIVER BUFFER		PRIMARY TREE CONSERVATION AREA		SECONDARY TREE CONSERVATION AREA
	40 NEUSE RIVER BUFFER		NEUSE RIVER BUFFER CONSERVATION AREA		CONCRETE SIDEWALK
	60 NEUSE RIVER BUFFER		HEAVY DUTY CONCRETE		AMENITY AREA
	80 NEUSE RIVER BUFFER				
	100 NEUSE RIVER BUFFER				
	120 NEUSE RIVER BUFFER				
	140 NEUSE RIVER BUFFER				
	160 NEUSE RIVER BUFFER				
	180 NEUSE RIVER BUFFER				
	200 NEUSE RIVER BUFFER				
	220 NEUSE RIVER BUFFER				
	240 NEUSE RIVER BUFFER				
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	280 NEUSE RIVER BUFFER				
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	880 NEUSE RIVER BUFFER				
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	940 NEUSE RIVER BUFFER				
	960 NEUSE RIVER BUFFER				
	980 NEUSE RIVER BUFFER				
	1000 NEUSE RIVER BUFFER				

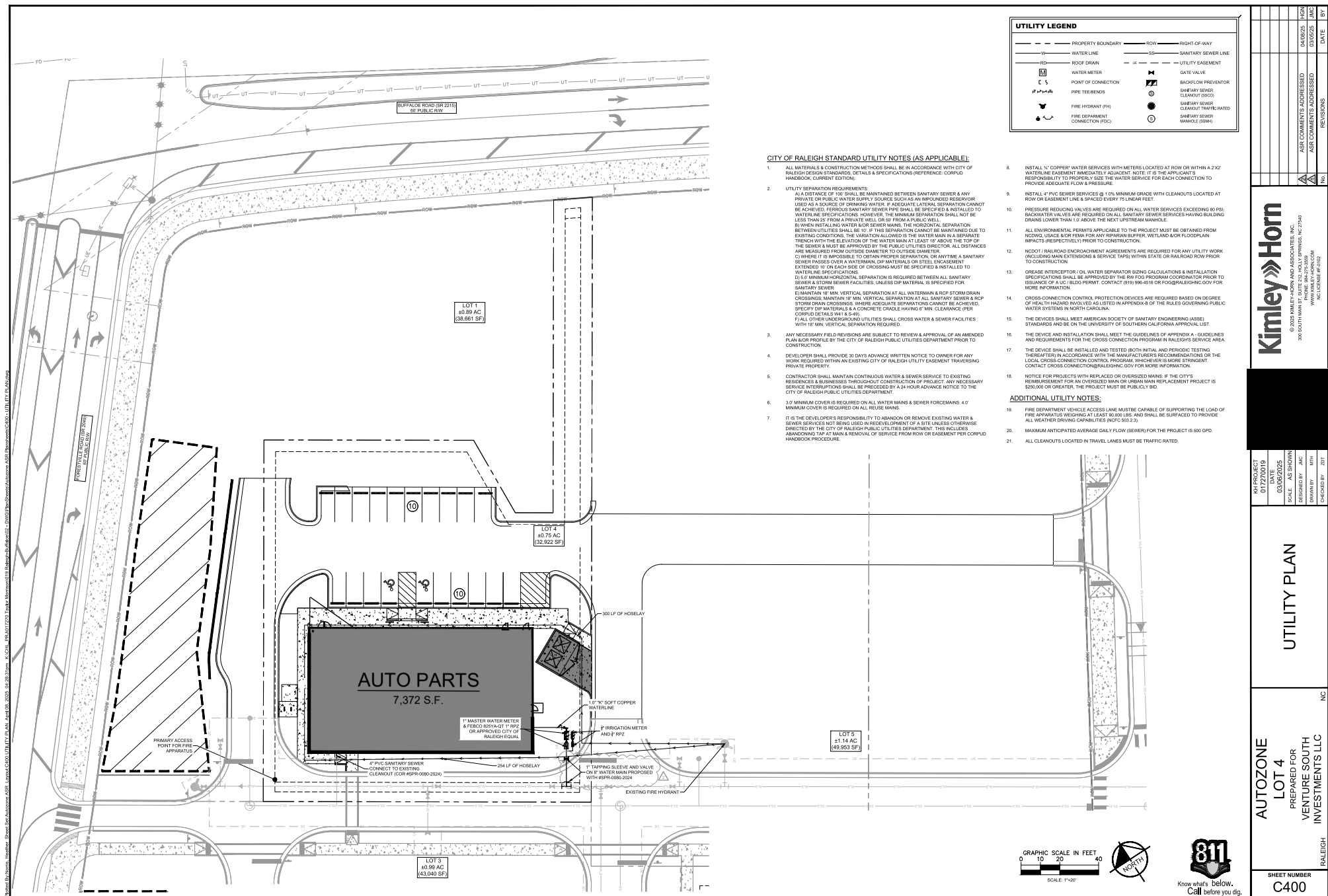




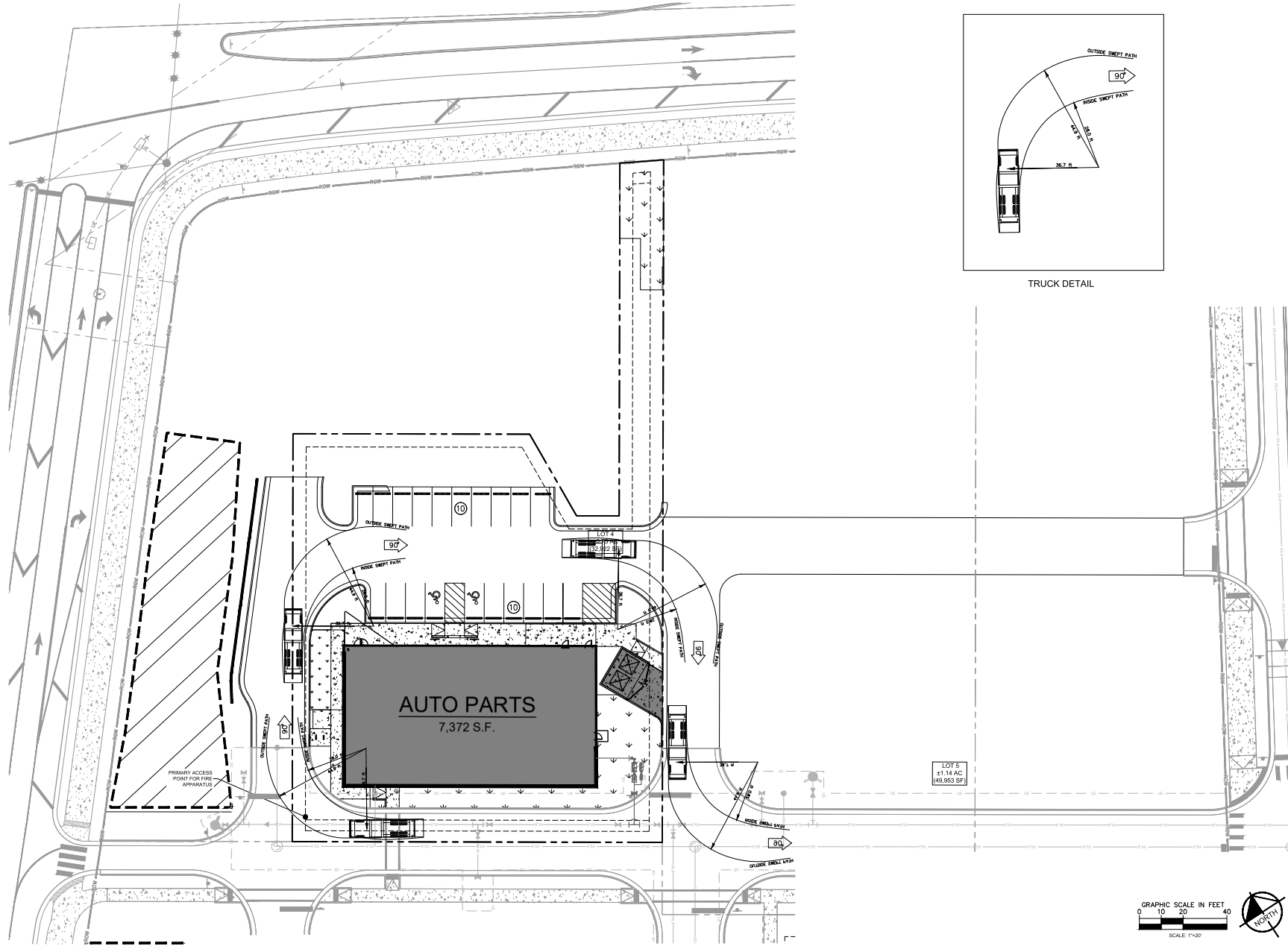
SHEET NUMBER C300		RALEIGH	AUTOZONE LOT 4 PREPARED FOR VENTURE SOUTH INVESTMENTS LLC	GRADING AND DRAINAGE PLAN	04/17/2019 DATE 03/06/2025 SCALE AS SHOWN DESIGNED BY JMC DRAWN BY JMC CHECKED BY JDT
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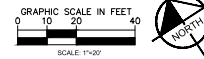
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Drawn By: Kimley-Horn & Associates, Inc. Project No. 2019-001. Date: 03/06/2025. Scale: 1"=20'. This drawing is a preliminary design and is not to be used for construction. It is the property of Kimley-Horn & Associates, Inc. and is not to be reproduced without written permission. All rights reserved.



TRUCK DETAIL



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811 Know what's below. Call before you dig.		SHEET NUMBER C401		RALEIGH		VENTURE SOUTH INVESTMENTS LLC		LOT 4 AUTOZONE		TRUCK TURN PLAN		DATE 03/06/2025		BY JAC		DATE 03/06/2025		BY JAC	
RALEIGH		VENTURE SOUTH INVESTMENTS LLC		LOT 4 AUTOZONE		TRUCK TURN PLAN		DATE 03/06/2025		BY JAC		DATE 03/06/2025		BY JAC		DATE 03/06/2025		BY JAC	
RALEIGH		VENTURE SOUTH INVESTMENTS LLC		LOT 4 AUTOZONE		TRUCK TURN PLAN		DATE 03/06/2025		BY JAC		DATE 03/06/2025		BY JAC		DATE 03/06/2025		BY JAC	

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NC LICENSE # 5102

NO.	REVISIONS	DATE	BY
1	ASR COMMENTS ADDRESSED	04/09/25	HON
2	ASR COMMENTS ADDRESSED	03/05/25	JAC

AUTOZONE PARCEL STREET TREE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	PLANTING HEIGHT
SHADE TREES						
WB	1	Betula nigra	River Birch	B&B	3" CAL.	12'-14' HT.
RO	3	Quercus phellos	Willow Oak	B&B	3" CAL.	12'-14' HT.

- GROUND COVER NOTES:**
1. ESTABLISH SOG IN ALL DISTURBED AREAS. SEE SPECIFICATIONS FOR MORE INFORMATION.
 2. ALL AREAS WITH PROPOSED LANDSCAPE MATERIAL SHALL RECEIVE A MINIMUM THREE (3) INCHES OF SHREDDED HARDWOOD MULCH. SEE LANDSCAPE PLAN FOR MULCH BOUNDARY LINES. SEE LANDSCAPE DETAILS FOR TYPICAL MULCH AREA DIMENSIONS.

- GENERAL NOTES:**
1. LANDSCAPE PLANTS FOR PLANT STAKING PURPOSES ONLY. FOR SITE IMPROVEMENTS, SEE CIVIL SHEETS.
 2. ALL TREES LOCATED WITHIN A SIGHT DISTANCE TRIANGLE SHALL BE LIMBED UP AND MAINTAINED AT MINIMUM ABOVE FINISHED GRADE TO PROVIDE CLEAR SIGHT LINES.
 3. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TYP-03.
 4. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CHAPTER 2 OF THE CITY TREE MANUAL.
 5. UTILITY LOCATIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND INSTALLATION.

PLANT SCHEDULE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	PLANTING HEIGHT
TREES						
NR	2	<i>Nyssa sylvatica</i> f'Sweet'	Fraserfence® Yumb.	8.8.8	3' CAL.	10' HT. MIN.
NR	2	<i>Quercus laevis</i> 'QFSTA'	Hydrol. Willow Oak	8.8.8	3' CAL.	10' HT. MIN.
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	PLANTING HEIGHT
SHRUBS						
SR	8	<i>Prunus laurocerasus</i>	Schipka English Laurel	CONT.	16" HT. MIN.	

AUTOZONE PARCEL STREET TREE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	PLANTING HEIGHT
SHADE TREES						
WB	1	Betula nigra	River Birch	B&B	3" CAL.	12'-14' HT.
RO	3	Quercus phellos	Willow Oak	B&B	3" CAL.	12'-14' HT.

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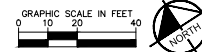
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KH PROJECT	DATE	SALE AS SHOWN	SIGNED BY	JTS
017270019	03/06/2025		DAVIN BY	JTS

LANDSCAPE PLAN

AUTOZONE
LOT 4
PREPARED FOR
VENTURE SOUTH
INVESTMENTS LLC

SHEET NUMBER
L100



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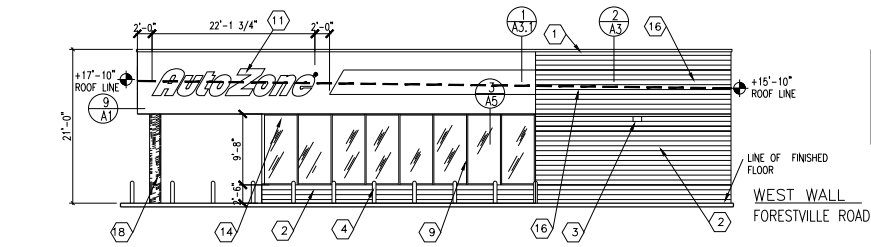
KH PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	JTS	DRAWN BY	JTS	CHECKED BY	EGM
017270019	03/06/2025								

LANDSCAPE
DETAILS

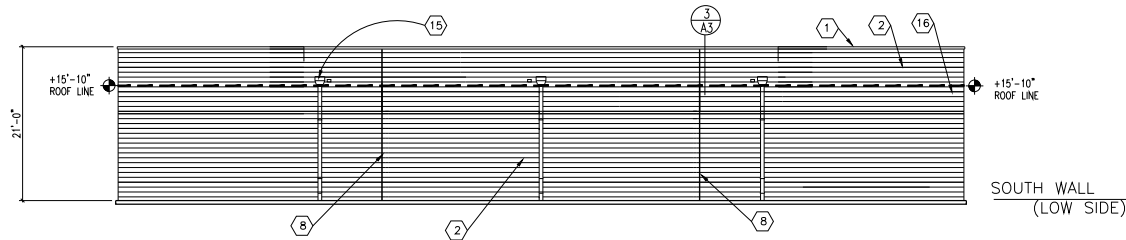
AUTOZONE
LOT 4
PREPARED FOR
VENTURE SOUTH
INVESTMENTS LLC

SHEET NUMBER
L101

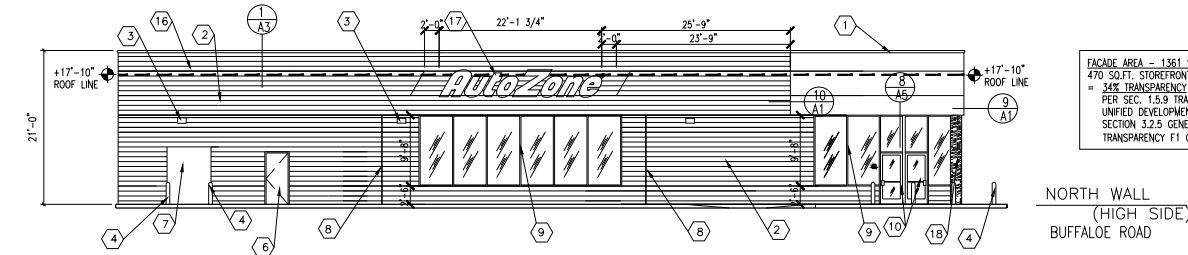
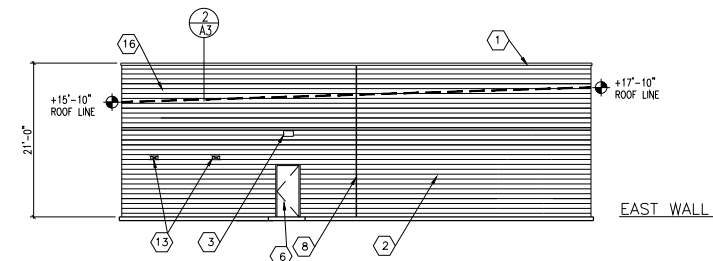




FAÇADE AREA - 778 SQ.FT. TOTAL TO 12'
454 SQ.FT. STOREFRONT
= 58.4% TRANSPARENCY MEETS REQUIREMENTS
PER SEC. 1.5.9 TRANSPARENCY OF THE
UNIFIED DEVELOPMENT ORDINANCE AND
SECTION 3.2.5 GENERAL BUILDING F.
TRANSPARENCY F1 GROUND STORY (MIN.) 33%

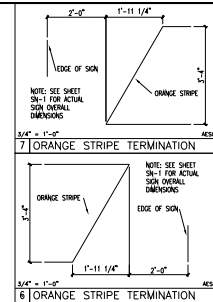


SEC. 1.5.9. TRANSPARENCY
A. INTENT
THE TRANSPARENCY REQUIREMENTS ARE INTENDED TO LEND VISUAL INTEREST TO STREET FACING BUILDING FAÇADES FOR BOTH PEDESTRIANS AND BUILDING OCCUPANTS AND MINIMIZE BLANK WALL AREAS. THIS IS NOT APPLICABLE TO RESIDENTIAL USES.
B. GENERAL REQUIREMENTS
1. THE MINIMUM PERCENTAGE OF WINDOWS AND DOORS THAT MUST COVER A GROUND STORY FAÇADE IS MEASURED BETWEEN 0 AND 12 FEET ABOVE THE SURFACE OF THE FINISHED GROUND FLOOR FOR ALL ABOVE-GRADE PORTIONS OF THE FAÇADE. A MINIMUM OF 50% OF THE REQUIRED TRANSPARENCY MUST BE LOCATED BETWEEN 3 AND 8 FEET FROM THE SURFACE OF THE FINISHED GROUND FLOOR.
2. THE MINIMUM PERCENTAGE OF WINDOWS AND DOORS THAT MUST COVER AN UPPER STORY FAÇADE 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 FLARE.
3. 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 CONSIDERED SPACE).
4. GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN BOX AND EXTERNAL REFLECTANCE OF LESS THAN 15%. GLASS ON UPPER STORIES MAY HAVE ANY LEVEL OF TRANSPARENCY AND EXTERNAL REFLECTANCE.



FAÇADE AREA - 1361 SQ.FT. TOTAL TO 12'
470 SQ.FT. STOREFRONT
= 34% TRANSPARENCY MEETS REQUIREMENTS
PER SEC. 1.5.9 TRANSPARENCY OF THE
UNIFIED DEVELOPMENT ORDINANCE AND
SECTION 3.2.5 GENERAL BUILDING F.
TRANSPARENCY F1 GROUND STORY (MIN.) 33%

J.B.H. = JOIST
BEARING HEIGHT

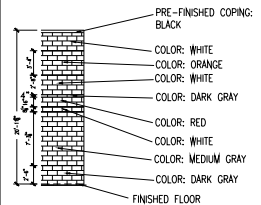


- 1 TWO PIECE COMPRESSION TRIM SEE DETAIL 4/A6
- 2 SMOOTH FACE CONCRETE MASONRY UNITS SEE PAINT DETAIL SCHEME THIS SHEET
- 3 WALL MOUNTED LIGHT FIXTURE
- 4 PIPE GUARD WITH RED SLEEVE
- 5 MFG. WHITE EXTERIOR INSULATED FINISH - PAINT WHITE
- 6 PAINT MAIN DOOR RED & METAL FRAMES BLACK
- 7 DO NOT PAINT OVERHEAD DOOR PAINT ANGLES BLACK
- 8 EXPANSION JOINT
- 9 ALUMINUM STOREFRONT - RED KYNAR FINISH
- 10 GLASS AND ALUMINUM DOORS - CLEAR ANODIZED FINISH
- 11 FRONT WALL SIGN - 44" CHANNEL LETTER NSTRP
- 12 RIGHT SIDE WALL SIGN - NOT USED
- 13 TOILET WALL VENTS PAINT TO MATCH WALL
- 14 STORE ADDRESS - 6" WHITE REFLECTIVE NUMBERS
- 15 SCUPPERS AND DOWNSPOUTS, PAINTED TO MATCH BACKGROUND WALL COLOR, ADJACENT 4" H. X 6" W. OVERFLOW SCUPPER, FLOWLINE 2" ABOVE ROOF.
- 16 ROOF LINE SEE STRUCTURAL DRAWINGS FOR DETAILS
- 17 LEFT SIDE WALL SIGN - 44" CHANNEL LETTER NSTRP
- 18 CORRUGATED COLUMN PAINT RED

1/8" = 1'-0" AWW01N

2 ELEVATION KEY NOTES

NOTE: CENTER ALL WALL SIGNAGE VERTICALLY ON THE PAINTED ORANGE STRIPE OR THE TOP TWO BRICK SOLDIER COURSES. PAINT ORANGE STRIPE TO WITHIN 2" OF WALL SIGN. DO NOT PAINT ORANGE STRIPE BEHIND SIGN. CONTINUE ORANGE STRIPE ON E.I.F.S. ABOVE STOREFRONT.



1/8" = 1'-0" AWE01

3 EXTERIOR WALL COLOR SCHEME

- GENERAL NOTES:
1. REFER TO SECTION 09900 OF THE SPECIFICATIONS FOR PAINT AND EXTERIOR COATINGS. ALL COLORS ARE BY SHERWIN-WILLIAMS PAINT COMPANY.
 2. PAINT RESTROOM WALL VENTS TO MATCH THE ADJACENT WALL COLOR.
 3. SEALANT AT EXPANSION JOINTS TO MATCH ADJACENT WALL COLOR.
 4. ALL MASONRY JOINTS TO BE CONCAVE TOOLED.

4 GENERAL NOTES

- SIGNAGE NOTES:
1. AUTOZONE'S SIGN VENDOR WILL FURNISH AND INSTALL ALL SIGNS UNLESS OTHERWISE SPECIFICALLY NOTED ON THE DRAWINGS. WALL SIGNS TO BE INSTALLED ON SURFACES THAT ARE FURNISHED AND PREPARED BY GENERAL CONTRACTOR.
 2. SIGN INSTALLER SHALL OBTAIN SIGN PERMITS AND INSTALL ALL FREESTANDING SIGNS AND THEIR FOUNDATIONS UNLESS NOTED OTHERWISE. GENERAL CONTRACTOR SHALL INSURE SIGN LOCATION IS TO GRADE AND SHALL MARK WHERE SIGN IS TO BE LOCATED.

3. GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF PRIMARY ELECTRICAL, AND FINAL ELECTRICAL HOOK-UP. SEE "SN" SHEETS FOR ADDITIONAL INFORMATION.

4. SEE SHEET E3 FOR LOCATIONS OF J-BOXES TERMINATING EACH WALL SIGN CIRCUIT.

3/32" = 1'-0" AWW02

5 SIGNAGE NOTES - BUILDING

1/8" = 1'-0"

1 EXTERIOR ELEVATIONS

REVISIONS

NO.	DATE	BY	REVISION
1	08/14	4	REV1
2	08/14	5	REV2
3	08/14	6	REV3

AutoZone Store No. 0200
5110 FORESTVILLE ROAD

RALEIGH

NC 27604

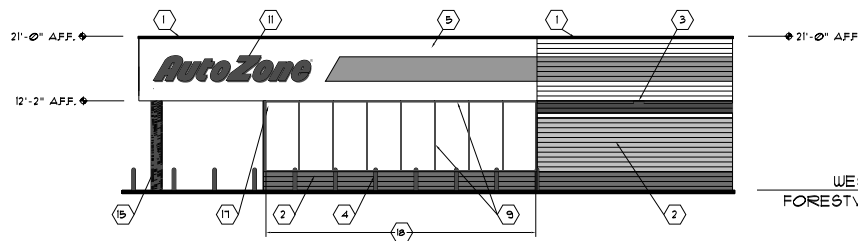
EXTERIOR ELEVATIONS AND NOTES

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For Bidding & Contractor Information Contact:
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10/15/24

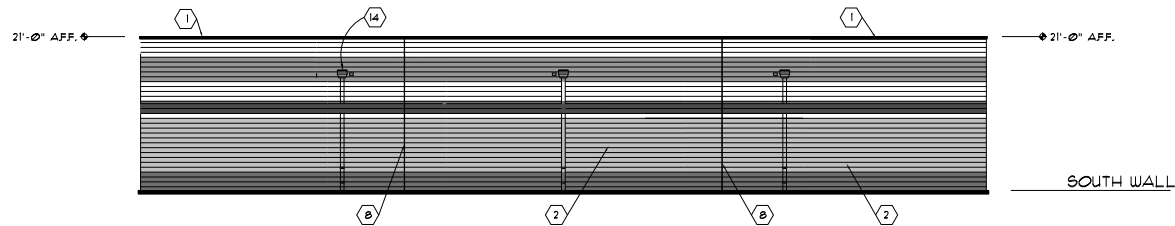
7N2-R

A-2



FACADE AREA - 118 SQFT. TOTAL TO 12'
454 SQFT. STOREFRONT
= 58.4% TRANSPARENCY MEETS
REQUIREMENTS PER SEC. 15.9
TRANSPARENCY OF THE UNIFIED
DEVELOPMENT ORDINANCE AND
SECTION 32.5 GENERAL BUILDING F.
TRANSPARENCY FI GROUND STORY
(MIN.) 33%

- (1) TWO PIECE COMPRESSION TRIM
- (2) SMOOTH FACE CONCRETE MASONRY UNITS
- (3) WALL MOUNTED LIGHT FIXTURE
- (4) PIPE GUARD WITH RED SLEEVE
- (5) MFG. WHITE EXTERIOR INSULATED FINISH - PAINT WHITE
- (6) PAINT MAN DOOR RED 4 METAL FRAMES BLACK
- (7) DO NOT PAINT OVERHEAD DOOR PAINT ANGLES BLACK
- (8) EXPANSION JOINT
- (9) ALUMINUM STOREFRONT - RED KYNAR FINISH
- (10) GLASS AND ALUMINUM DOORS - CLEAR ANODIZED FINISH
- (11) FRONT WALL SIGN - 40" CHANNEL LETTER NSTRP
- (12) RIGHT WALL SIGN - NOT USED
- (13) LEFT WALL SIGN - 40" CHANNEL LETTER NSTRP
- (14) SCUPPER AND DOWNSPOUTS. PAINT TO MATCH BACKGROUND WALL COLOR.
- (15) CORRUGATED COLUMN PAINT RED
- (16) TOILET WALL VENTS PAINT TO MATCH WALL
- (17) STORE ADDRESS - 6" WHITE REFLECTIVE NUMBERS
- (18) TRANSPARENCY HIGHER THAN 80% AND EXTERNAL REFLECTANCE OF LESS THAN 15%.



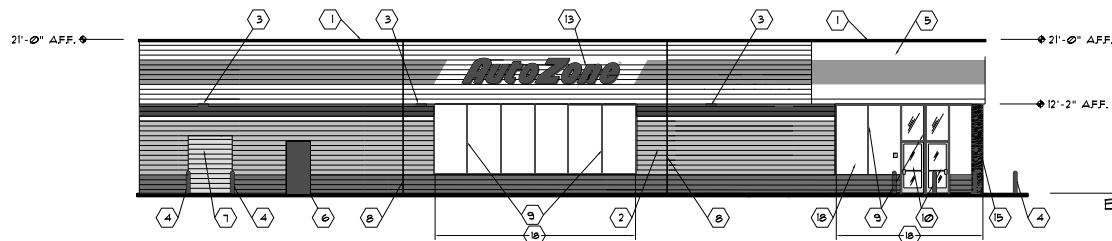
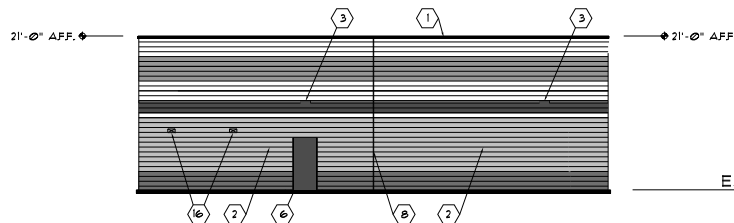
SEC. 15.9. TRANSPARENCY

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

1. THE MINIMUM PERCENTAGE OF WINDOWS AND DOORS THAT MUST COVER A GROUND STORY FACADE IS MEASURED BETWEEN 0 AND 12 FEET ABOVE THE SURFACE OF THE FINISHED GROUND FLOOR FOR ALL ABOVE-GRADE PORTIONS OF THE FACADE. A MINIMUM OF 50% OF THE REQUIRED TRANSPARENCY MUST BE LOCATED BETWEEN 3 AND 8 FEET FROM THE SURFACE OF THE FINISHED GROUND FLOOR.
2. 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.
3. 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).
4. 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.



FACADE AREA - 136.1 SQFT. TOTAL TO 12'
410 SQFT. STOREFRONT
= 34% TRANSPARENCY MEETS
REQUIREMENTS PER SEC. 15.9
TRANSPARENCY OF THE UNIFIED
DEVELOPMENT ORDINANCE AND
SECTION 32.5 GENERAL BUILDING F.
TRANSPARENCY FI GROUND STORY
(MIN.) 33%

