



Administrative Approval Action

Case File / Name: ASR-0077-2019
Sumner Business Park Building 203

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

LOCATION: This site is located west of Sumner Blvd, east of Meridien Dr at 6550 Meridien Drive.

REQUEST: Development of a 2.29 acre tract with .06/2,696 sf of right-of-way dedication (net site area of 2.23 acres), zoned IX-3-CU, into a 25,709 square foot proposed office space use with new vehicular parking & landscaping area.

Z-54-94 - Old Wake Forest Rd.

**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 July 2, 2020 by PIEDMONT LAND DESIGN, LLP.

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. A screening profile on Staking Plan, sheet PA.3, for both proposed dumpsters is provided & shown on the Site Permit Plans (SPR) in accordance with the Solid Waste Service manual (C9) and Sec.7.2.5.C.
2. Applicant remove the solid waste dumpster outlines shown on the proposed sheet A101 (floor plan) to match the other proposed sheets.
3. The Solid Waste Services agreement with GFL Industries is transposed and photocopied onto the SPR drawings or approved ASR civil plans set (with signature & letterhead).
4. A detail illustration of the proposed retaining walls are inserted with the SPR plans set showing and noting design type material, color and height in accordance with Sec.7.2.8.

Stormwater

5. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).



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6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
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).

☒ **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:

General

1. Comply with all conditions of Z-54-94.

Engineering

2. A fee-in-lieu for 1-ft of sidewalk width along the Meridien Drive and Times Drive frontages shall be paid to the City of Raleigh (UDO 8.1.10).
3. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.
4. A 5' utility placement easement and associated deed of easement along Times Drive and Meridien Drive shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
5. The required right of way along Times Drive and Meridien Drive for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.

Stormwater

6. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
7. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
8. 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).



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Urban Forestry

9. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (9) medium maturing, 3-inch caliper street trees along Meridien Dr. and (2) medium maturing trees, 3-inch caliper street trees along Times Dr.
10. A public infrastructure surety for (11) street trees in tree lawn shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

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

Stormwater

1. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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:

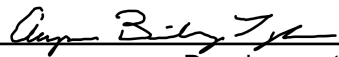
3-Year Expiration Date: August 6, 2023

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.

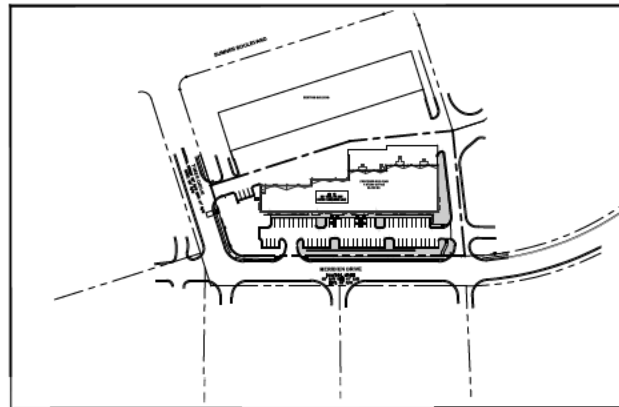
Signed:  Date: 08/06/2020
Development Services Dir/Designee
Staff Coordinator: **Jermont Purifoy**

CITY OF RALEIGH SITE PLAN INFORMATION

THIS PLAN REQUIRES APPROVAL BY PLANNING COMMISSION OR CITY COUNCIL. YES NO X	
1. DEVELOPMENT NAME:	SUMNER BUSINESS PARK BUILD 203
2. STREET ADDRESS:	6550 MERIDIEN DRIVE RALEIGH, NORTH CAROLINA
3. NAAC COUNTY FILE:	1727-13-0079
4. TOTAL NUMBER OF LOTS:	1
5. TOTAL AREA:	3.289 AC./141,728 SF 3.289 AC./141,728 SF 3.289 AC./141,728 SF
6. ZONING:	21-5-CU (2-54-94)
7. EXISTING BUILDING USE:	VACANT
8. PROPOSED BUILDING USE:	OFFICE (OFFICE)
9. PROPOSED BUILDING SIZE:	25,709 SF.
10. BUILDING SCENARIOS:	
FROM PRIMARY STREET:	0'
FROM SIDE STREET:	0'
FROM BACK:	0 OR 5'
11. PARKING SCENARIOS:	
FROM PRIMARY STREET:	10'
FROM SIDE STREET:	10'
FROM BACK:	0 OR 5'
12. TRANSPORTATION:	
GROUND FLOOR:	208
UPPER FLOOR:	208
BLANK WALL AREA:	0
13. INFORMAL SURVEY:	0.28 AC. (EXISTING) 1.83 AC. (PROPOSED)
14. DISTURBED AREA:	1.83 ACROSS
15. PUBLIC CITY LIMITS:	YES
16. BASIC PLANNING BOUNDARY:	NO
17. BASIC PLANNING LINE OR SHOT CREEK DRAINAGE AREA:	NO
18. PARKING SUMMARY:	REQUIRED: OFFICE (25,709 SF) @ 1/400 = 64 PROVIDED: 64
19. BICYCLE PARKING:	REQUIRED: SHORT TERM: 1 SPACE PER 10,000 SF (4 MINIMUM) PROVIDED: 4 LONG TERM: 1 SPACE PER 5,000 SF (4 MINIMUM) PROVIDED: 8
20. OUTDOOR AMENITY AREA:	10% REQUIRED (0.328 AC./14,174 SF) 0.328 AC./14,174 SF. PROVIDED
21. BLOCK FRONTIER:	4,000' MINIMUM 3,850' PROVIDED
22. PROPOSED FLOOR AREA RATIO:	25,709 SF/141,728 SF (0.18 AC.) = 0.18
23. OWNER/DEVELOPER:	SUMNER BUSINESS PARK PROPERTY OWNER LLC 2501 N. CARRIAGE PKWY. RALEIGH, NC 27603-2504 (919) 875-6000
24. CONTACT PERSON:	REMOND LAND DESIGN, LLP 500 S. DIXIE AVE. RALEIGH, NC 27601 (919) 875-7703 (FAX) remond@remondlanddesign.com (E-MAIL)

ADMINISTRATIVE SITE REVIEW PLANS FOR: SUMNER BUSINESS PARK BUILDING 203

6550 MERIDIEN DRIVE
RALEIGH, NORTH CAROLINA
ASR-0077-2019



0 100 200
SCALE: 1"=100'

DRAWING INDEX

- PL.1 COVER SHEET
- PL.2 EXISTING CONDITIONS AND DEMOLITION PLAN
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- PL.98 EXISTING PLAN
- PL.99 EXISTING PLAN
- PL.100 EXISTING PLAN

GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-432-4343) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- LANDSCAPE AND TOPOGRAPHICAL/VERTICAL DRAINAGE INFORMATION IS TAKEN FROM AN AS-BUILT SURVEY BY JOHN A. EDWARDS AND COMPANY.
- THE SUBJECT PROPERTIES ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "T" BY FEMA PANELS 17002-17004 WITH AN EFFECTIVE DATE OF MAY 3, 2006. SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.
- PER 10-5A-18 SEC. C - THE PRIMARY STREET DETERMINATION SHALL BE MERIDIEN DRIVE.

ZONING CONDITIONS (Z-54-94)

ORDINANCE NO. (1994) 47 ZC 39
ENACTED 3-8-94

8.8.8.8 Old Wake Forest Road, north side between the COK Railroad and Capital Boulevard, being Parcels 2713 and 4601, Block 11; and 2336, Block 21, Tax Map 1727.17, rezoned to Thoroughfare Conditional Use District.

Conditions:

- Adult establishments, airfields, landing strips and heliports will be prohibited.
- No more than 75% of the gross land area shall be developed for residential use.
- No more than 75% of the gross land area shall be developed for non-residential use.
- All residential development shall be at a density of six (6) units per acre or greater.

ZONING CONDITION COMPLIANCE SUMMARY

- NO ADULT ESTABLISHMENTS, AIRFIELDS, LANDING STRIPS NOR HELIPORTS ARE PROPOSED.
- NO RESIDENTIAL USES ARE PROPOSED.
- EXISTING RESIDENTIAL DEVELOPMENT EXCEEDS 25% AND HAS FULFILLED THIS CONDITION.
- NO RESIDENTIAL USES ARE PROPOSED.

SOLID WASTE SERVICES STATEMENT

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REACHED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- THE DEVELOPER PLANS TO USE PRIVATE HAULER TO HANDLE TRASH NEEDS.

TREE CONSERVATION AREA NOTE

NO TREES EXIST ON THE SITE, THEREFORE TREE CONSERVATION MEASURES ARE NOT REQUIRED.

Raleigh
Jermont Purifoy

Digitally signed by Jermont Purifoy
Reason: I am approving this document
Date: 2020.08.03 09:57:31-04'00'

DEVELOPMENT SERVICES

Administrative Site Review Application

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please attach the appropriate zoning application to this form. See the plan location documents when submitting.

Check the appropriate box(es) for the type of development. If more than one box is checked, the applicant is requesting a conditional use permit.

☐ Detached ☐ Attached ☐ Mixed Use ☐ Apartment ☐ Townhouse

☐ Other (Specify): ☐ Other (Specify): ☐ Other (Specify):

☐ Other (Specify): ☐ Other (Specify): ☐ Other (Specify):

☐ Other (Specify): ☐ Other (Specify): ☐ Other (Specify):

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ADMINISTRATIVE SITE REVIEW APPLICATION

Applicant: SUMNER BUSINESS PARK BUILD 203

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Applicant: SUMNER BUSINESS PARK BUILD 203



ENGR. FIRM NO. F-0843



ISSUED: 7 OCT 2019

REVISIONS:

25 MAR 2020
REVISED PER CITY COMMENT

DRAWN BY: CRP
CHECKED BY: RPH

PROJECT: BPGSBP203

EXISTING

EXISTING CONDITIONS AND

CONDITIONS AND DEMOLITION PLAN

—

DWG. NO. **PA.2**

EXISTING CONDITIONS/DEMOLITION NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-6948) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE CHIEF OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVING OR REDUCING ALL UTILITIES IN CONFLICT WITH NEW CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO DISTURBANCE.
5. CONTRACTOR SHALL DISPOSE OF ALL MATERIALS IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS.



NORTH

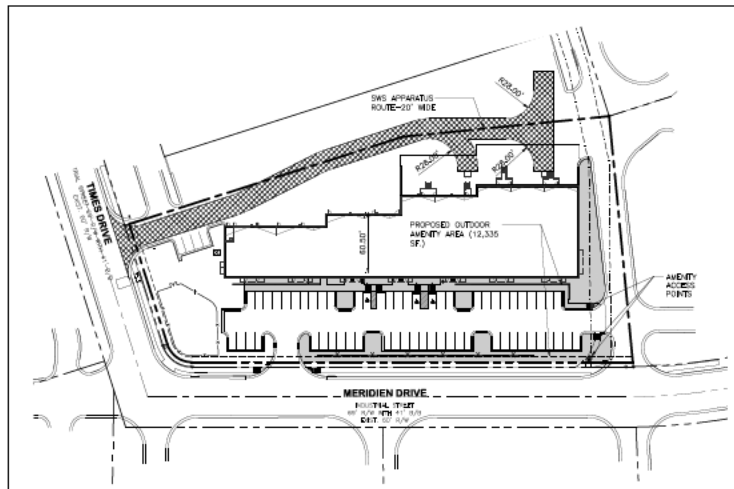


REFER TO DWG. NO. PA.1 FOR GENERAL NOTE

ASR-0077-2019

DWC NO. PA.2

DWC NO. PA.2



OUTDOOR AMENITY AREA PLAN AND SWS APPARATUS ROUTE PLAN

LEGEND

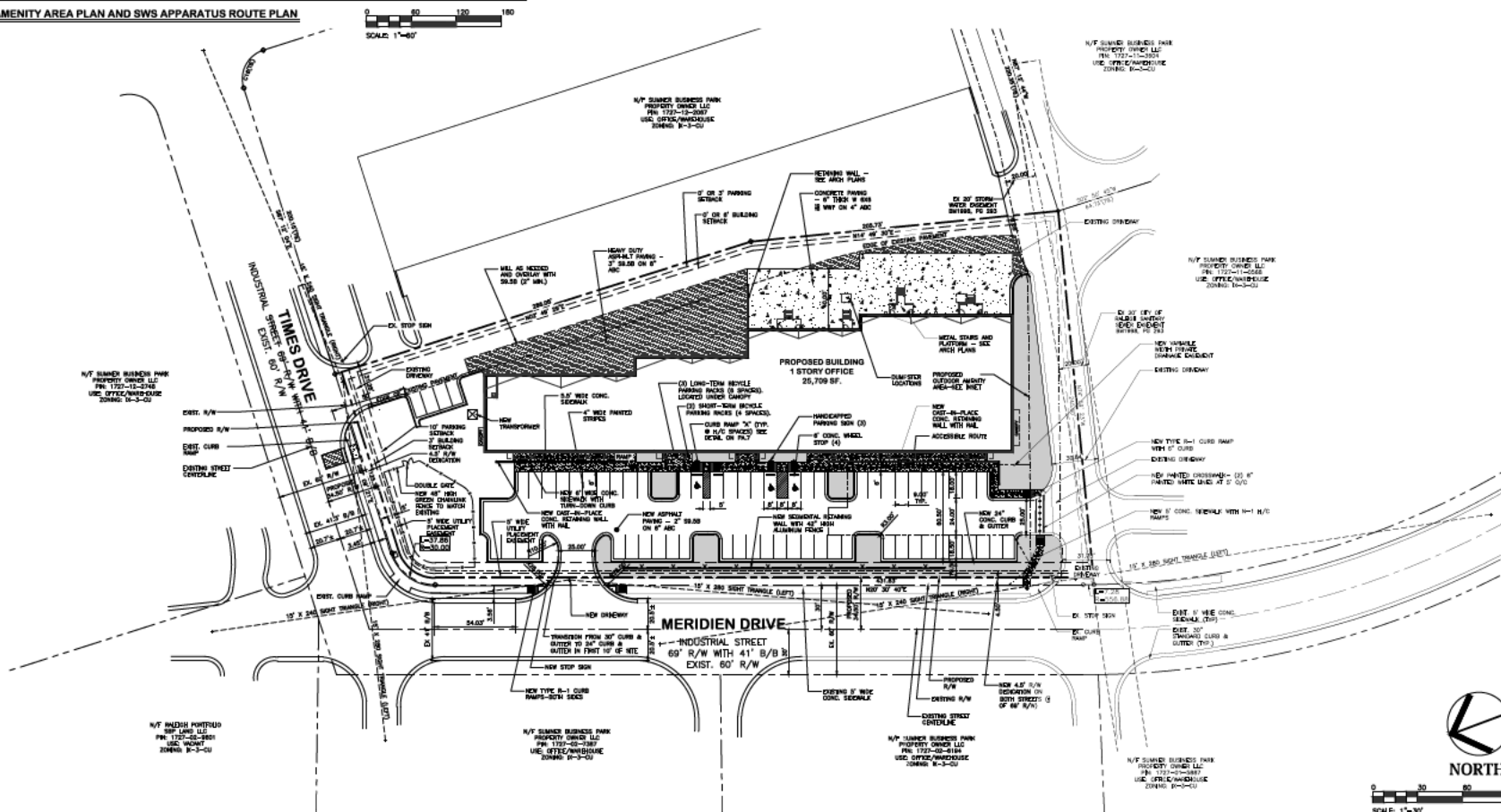
EXISTING BOUNDARY	---
PROPOSED BOUNDARY	---
ROAD CENTERLINE	---
EXISTING STORM PAVE	---
EXISTING PAVE	---
EXISTING WATER	---
EXISTING POWER	---
EXISTING FIBER	---
EXISTING WIRE	---
EXISTING FIBER	---
PROPOSED CONCRETE PATH	---
PROPOSED NEW DUTY ASPHALT	---
PROPOSED NEW ACCESSIBLE ROUTE	---
PROPOSED FENCE	---
PROPOSED STORMWATER DRAINAGE	---

GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-432-4444) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. BOUNDARY AND TOPOGRAPHY SURVEY INFORMATION IS TAKEN FROM A SURVEY BY JOHN A. EDWARDS & CO.
5. ALL CONSTRUCTION SHALL CONFORM TO A.S.A. STANDARDS.
6. NO OBSTRUCTIONS BETWEEN 5 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WALKS OR IN WALK WITHIN 5 FEET BARRIERS.
7. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP 1702000000 EFFECTIVE DATE: MAY 3, 2008.
8. SIGN POSTING IS A SEPARATE APPROVAL PROCESS AND HAS NOT BEEN INCLUDED OR APPROVED AS A PART OF THIS USE PLAN. A SIGN PERMIT SHALL BE OBTAINED PRIOR TO THE INSTALLATION OF SIGNAGE.
9. HAND AND MOUNTAIN UNITS SHALL BE MOUNTED ON THE ROOF OF THE BUILDING.

STAKING NOTES

1. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD OR FROM THE FACE OF THE BUILDING OR FROM THE FACE OF THE PROPERTY LINE.
2. DIMENSIONS SHALL BE TAKEN FROM THE CENTERLINE OF THE ROAD OR FROM THE FACE OF THE BUILDING OR FROM THE FACE OF THE PROPERTY LINE.
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SCALE: 1"=60'
REFER TO DWG. NO. 203-1 FOR GENERAL NOTES

ASR-0077-2019



HID
8032-204 SDC FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.843.7000 PHONE
919.843.7703 FAX
ENR. FIRM NO. F-0843

PRELIMINARY
NOT FOR CONSTRUCTION

SUMMER BUSINESS PARK
BUILDING 203
6550 MERIDEN DRIVE
RALEIGH, NORTH CAROLINA

ISSUED: 7 OCT 2019

REVISIONS:

- 1. 25 MAR 2020
REVISED PER CITY COMMENTS
- 2. 2 JUL 2020
REVISED PER CITY COMMENTS

DRAWN BY: CRP
CHECKED BY: RPH
PROJECT: BPGS8P203

STAKING
PLAN

DWG. NO. PA.3

PID
PEDIMENTAL DESIGN
8522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7600 PHONE
919.845.7703 FAX
ENGR. FIRM NO. F-0843

- PRELIMINARY**
NOT FOR CONSTRUCTION

**SUMNER BUSINESS PARK
BUILDING 203**

ISSUED: 7 OCT 2019

REVISIONS:

25 MAR 2020
REVISED PER CITY COMMENTS
2 JUL 2020
REVISED PER CITY COMMENTS

DRAWN BY: CRP
CHECKED BY: RPH
PROJECT: BPGSBP203

UTILITY PLAN

DWG. NO. **PA.5**



ASR-0077-2019

MINIMUM % OF TRANSPARENCY:
SHADED PATTERN AREA (1) UNDER
TRANSPARENCY LEGEND REPRESENTS
MEASURED AREA BETWEEN 0' AND 12'
ABOVE SIDEWALK X LENGTH OF
BUILDING: 351'-8" X 12' = 4,221 SF

% OF GROUND STORY TRANSPARENT
OPENINGS (REQUIRED):
4,221 SF X 20% (REQUIRED) = 847
SF OF REQUIRED TRANSPARENCY

TRANSPARENCY REQUIRED OPENINGS:
THIS AREA REPRESENTS 50% PHP OF
50% TRANSPARENCY THAT MUST
OCCUR
BETWEEN 3' TO 8' ON THE BUILDING
FACADE = 817 SF X 50% = 424 SF

424 SF / 352'-8" LF (LENGTH OF
BUILDING) = 1'-3", THEREFORE,
1'-3" X
352'-8" = 41 SF OF
TRANSPARENCY
REQUIRED

EACH 9'X9'-3" WINDOW = 85.5 SF X
28
TOTAL WINDOW OPENINGS = 2,302 SF
OF PROPOSED TRANSPARENCY.

4 FRONT WEST ELEVATION SCALE: 1/8" = 1'-0"

TRANSPARENCY REQUIRED OPENINGS:
SHADED PATTERN AREA (1) & (3) UNDER
TRANSPARENCY LEGEND REPRESENTS
TRANSPARENCY MUST OCCUR BETWEEN 3' TO 8' ON
THE BUILDING FACADE = 128 SF X 50% = 63 SF

63 SF / 52'-4" LF (LENGTH OF BUILDING)
= 1'-3", THEREFORE, 1'-3" X 52'-4"
= 66 SF

EACH 9'X9'-3" WINDOW = 85.5 SF X (2)
TOTAL WINDOW OPENINGS = 171 SF OF
PROPOSED TRANSPARENCY

TRANSPARENCY LEGEND

- SHADED AREA FROM 0' TO 12' FROM SIDEWALK LEVEL - REQUIRED
TRANSPARENCY IS TO BE CALCULATED (12' HEIGHT X 352'-8" LENGTH OF
BLDG) = 4,221 SF
20% OF THIS DESIGNATED AREA IS TO MEET THE GROUND FLOOR TRANSPARENCY
FOR THE WEST ELEVATION: 4,221 SF X 20% = 847 SF OF REQUIRED
TRANSPARENCY AT GROUND FLOOR.
- SHADED AREA IS THE TYPICAL STOREFRONT OPENINGS PROPOSED TO MEET OR
EXCEED THE REQUIREMENTS FOR 20% TRANSPARENCY. CALCULATED AS 28
WINDOWS X 85.5 SF PER WINDOW = 2,302 SF OF PROPOSED TRANSPARENCY.
REQUIRED TRANSPARENCY = 847 SF. (SEE CALCULATIONS IN ITEM (1) ABOVE)
- SHADED AREA REPRESENTS THE REQUIREMENT FOR MORE THAN 50% IF
REQUIRED TRANSPARENCY TO BE LOCATED BETWEEN 3' AND 8' ABOVE ADJACENT
SIDEWALK. THUS, 817 SF X 50% = 424 SF. 424 SF / 352'-8" LF (LENGTH
OF BLDG) = 1'-3", THEREFORE, 1'-3" X 352'-8" = 41 SF OF REQUIRED
TRANSPARENCY.

BLDG SIDE LOCATION	EXISTING HIGH POINT	EXISTING LOW POINT	AVERAGE	PROPOSED HIGH POINT	PROPOSED LOW POINT	AVERAGE
EAST	339.2	335.8	337.5	338.8	335.8	337.8
WEST	339.1	336.5	337.8	338.8	335.8	337.8
NORTH	339.1	336.9	338.0	338.8	335.8	337.8
SOUTH	339.8	336.8	338.3	338.8	335.8	337.8
AVERAGE OF SIDE TOTALS:	339.4	336.8	338.1			

2 SIDE NORTH ELEVATION SCALE: 1/16" = 1'-0"

REFERENCE CALCULATIONS AND DESCRIPTIONS IN ITEM (1) & (2) BELOW UNDER
NORTH ELEVATION TRANSPARENCY LEGEND

REFERENCE CALCULATIONS AND DESCRIPTIONS IN ITEM (1) BELOW UNDER
NORTH ELEVATION TRANSPARENCY LEGEND

REFERENCE CALCULATIONS AND DESCRIPTIONS IN ITEM (2) BELOW UNDER
NORTH ELEVATION TRANSPARENCY LEGEND

TYP. NORTH WINDOW: 9' WIDE X 9'-6" HIGH
= 85.5 SF X (2) WINDOWS = 171 SF

TRANSPARENCY LEGEND

- SHADED AREA FROM 0' TO 12' FROM SIDEWALK LEVEL - REQUIRED
TRANSPARENCY IS TO BE CALCULATED (12' HEIGHT X 52'-4" LENGTH OF BLDG)
= 628 SF
20% OF THIS DESIGNATED AREA IS TO MEET THE REQUIRED GROUND FLOOR
TRANSPARENCY FOR THE NORTH ELEVATION: 628 SF X 20% = 126 SF OF
REQUIRED TRANSPARENCY AT GROUND FLOOR.
- THIS SHADED AREA IS THE TYPICAL STOREFRONT OPENINGS PROPOSED TO MEET OR
EXCEED THE REQUIREMENTS FOR 20% TRANSPARENCY. CALCULATED AS 2
WINDOWS X 85.5 SF PER WINDOW EQUALS 171 SF OF EXCEEDED TRANSPARENCY.
REQUIRED TRANSPARENCY = 126 SF (SEE CALCULATIONS IN ITEM (1) ABOVE)
- SHADED AREA REPRESENTS THE REQUIREMENT FOR MORE THAN 10% OF
REQUIRED TRANSPARENCY TO BE LOCATED BETWEEN 3' AND 8' ABOVE ADJACENT
SIDEWALK. THUS, 126 SF X 50% = 63 SF. 63 SF / 52'-4" LF (LENGTH OF
BLDG) = 1'-3", THEREFORE, 1'-3" X 52'-4" = 66 SF OF REQUIRED
TRANSPARENCY.

3 SDE SCUTH ELEVATION SCALE: 1/16" = 1'-0"

NOTE PER SECTION 1.5.9.B.4:
GLASS SHALL BE TRANSPARENT WHERE IT HAS A
TRANSPARENCY HIGHER THAN 10% AND EXTERNAL
REFLECTANCE OF LESS THAN 15%. GLASS ON UPPER
STORIES MAY HAVE ANY LEVEL OF TRANSPARENCY AND
EXTERNAL REFLECTANCE.

1 REAR EAST ELEVATION SCALE: 1/16" = 1'-0"