

Appearance Commission

Design Alternate Application

The purpose of this request is to seek a Design Alternate from the Appearance Commission. This application and all further action shall be consistent with Section 10.2.17 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based on the applicable standard, as outlined in Sec. 10.2.17 of the UDO. **A request for a design alternate must be submitted after the first round of review for a development plan or infrastructure construction plan.**

PROJECT	Project Information			
	Project Name Chick-fil-A Restaurant		Case Number SPR-0184-2021	
	PIN Number 173406061		Zoning District CX-3-PL	
	Property Address 4411 New Bern Avenue			
	City Raleigh		State NC	ZIP 27610
	Project Applicant Information			
	Name Chick-fil-A, Inc.		Email annem@eandharch.com	
	Address 5200 Buffington Road		City Atlanta	
	State GA		Zip Code 30349	Phone (615)467-2903
	OWNER	Property Owner Information		
Name Limestone Ruby Raleigh, LLC		Email		
Address 200 S Biscayne Blvd., 7th Floor		City Miami		
State FL		Zip Code 33131	Phone	
ATTORNEY	Attorney Information			
	Name		Email	
	Address		City	
	State		Zip Code	Phone
REQUEST	I am seeking a Design Alternate from the requirements set forth in the following:			
	<input type="checkbox"/> UDO Section 1.5.6.D - Build-to			
	<input type="checkbox"/> UDO Section 1.5.8.C - Pedestrian Access			
	<input checked="" type="checkbox"/> UDO Section 1.5.9.C - Transparency			
	<input type="checkbox"/> UDO Section 1.5.10 - Blank Wall			
	<input type="checkbox"/> UDO Section 1.5.12.C - Garage			
	<input type="checkbox"/> UDO Section 3.3.3.C - Building Massing			
	<input type="checkbox"/> UDO Section 7.1.1.I - Vehicle Parking Lot			
	<input type="checkbox"/> UDO Section 7.2.3 - Landscaping and Screening			
	<input type="checkbox"/> UDO Section 8.3.2, 8.3.4, 8.3.5 - Blocks, Lots and Access			
	<input type="checkbox"/> UDO Section 8.4 - New and Existing Streets			
	<input type="checkbox"/> UDO Section 8.5 - Street Cross Sections			
	<input type="checkbox"/> UDO Section 10.2.17.E - Raleigh Street Design Manual			

REQUEST	Description of Request(s):
	<p>Per UDO Section 1.5.9.C - "Transparency", our building is required to have 20% transparency (212 sq ft) on the elevation facing New Bern Avenue. Because this elevation is our kitchen wall, which contains equipment, cooking hoods, shelving, etc, we have rather limited wall space for providing windows and glazing, however we have provided clerestory windows along this elevation where we can (at 8'-0" AFF and higher). As shown on our attached Glazing Calculations, we currently only have 2% (30 sq ft) of actual clear glazing transparency and so we need to make up the difference in another fashion.</p> <p>What we propose is to use spandrel glass, as we have on past Chick-fil-a projects dealing with this same issue and concern. We request the proposed 279 sq ft of spandrel glass be counted as a Design Alternate Visual Area of Interest, and therefore be permitted to count towards our overall transparency calculations - meeting the 20% transparency requirement.</p>

CHECKLIST	
Signed Design Alternate Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page filled out by owner	<input checked="" type="checkbox"/> Included
Stamped and addressed envelopes and mailing list per UDO Sec. 10.2.1.C.1.	<input checked="" type="checkbox"/> Included
Fee - \$1,716.00	<input checked="" type="checkbox"/> Included

SUBMITTAL INFORMATION

Submit all documentation, with the exception of the required addressed envelopes and notarized certification of owner to:

Carter Pettibone

carter.pettibone@raleighnc.gov

(p) 919-996- 4643

Deliver the addressed envelopes and notarized certification of owner to:

Carter Pettibone

Department of Planning and Development

One Exchange Plaza, Suite 300

Raleigh NC, 27601

NOTARIZED CERTIFICATION OF OWNER(S)

Owner Information

Name(s) Joseph A. Sanz
Mailing Address 200 S. Biscayne Blvd., 7th Floor, Miami, FL 33131
Telephone 305-960-8979
Fax 305-278-1540
Email jsanz@orionmiami.com
Project PIN/Address 173406061/ 4411 New Bern Ave, Raleigh, NC 27610

I, Joseph A. Sanz, the undersigned, being first duly sworn, depose and say that I voluntarily submitted this Design Alternate Application to the City of Raleigh; that I am the owner(s) of the property described and which is the subject matter of this Application; that all answers to the questions in this application, and all plot plan(s), sketches, data and other supplementary information attached to this application are honest and true to the best of my knowledge and belief. Submission of an incomplete or incorrect application may result in a delay in processing or the rejection of my application.

[NOTE: If the owner is a corporation, this must be signed by an authorized corporate officer; If the owner is a partnership, this must be signed by a general partner; If the owner is a limited liability company, this must be signed by the Manager for a manager managed LLC, or all the members for a member managed LLC.] For multiple owners, attach additional Notarized Certification of Owner(s) pages.

Date: 11/03/2021

Signature Joseph A. Sanz

STATE OF FLORIDA
MIAMI-DADE COUNTY

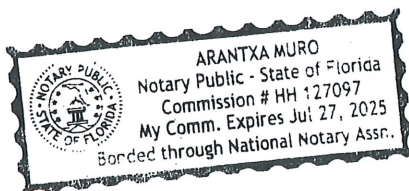
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing application for the purpose stated therein and in the capacity indicated:

Date: 11/3/2021

Official Signature of Notary

[NOTARY SEAL]

ARANTXA MURO, Notary Public
Notary's Printed or Typed Name

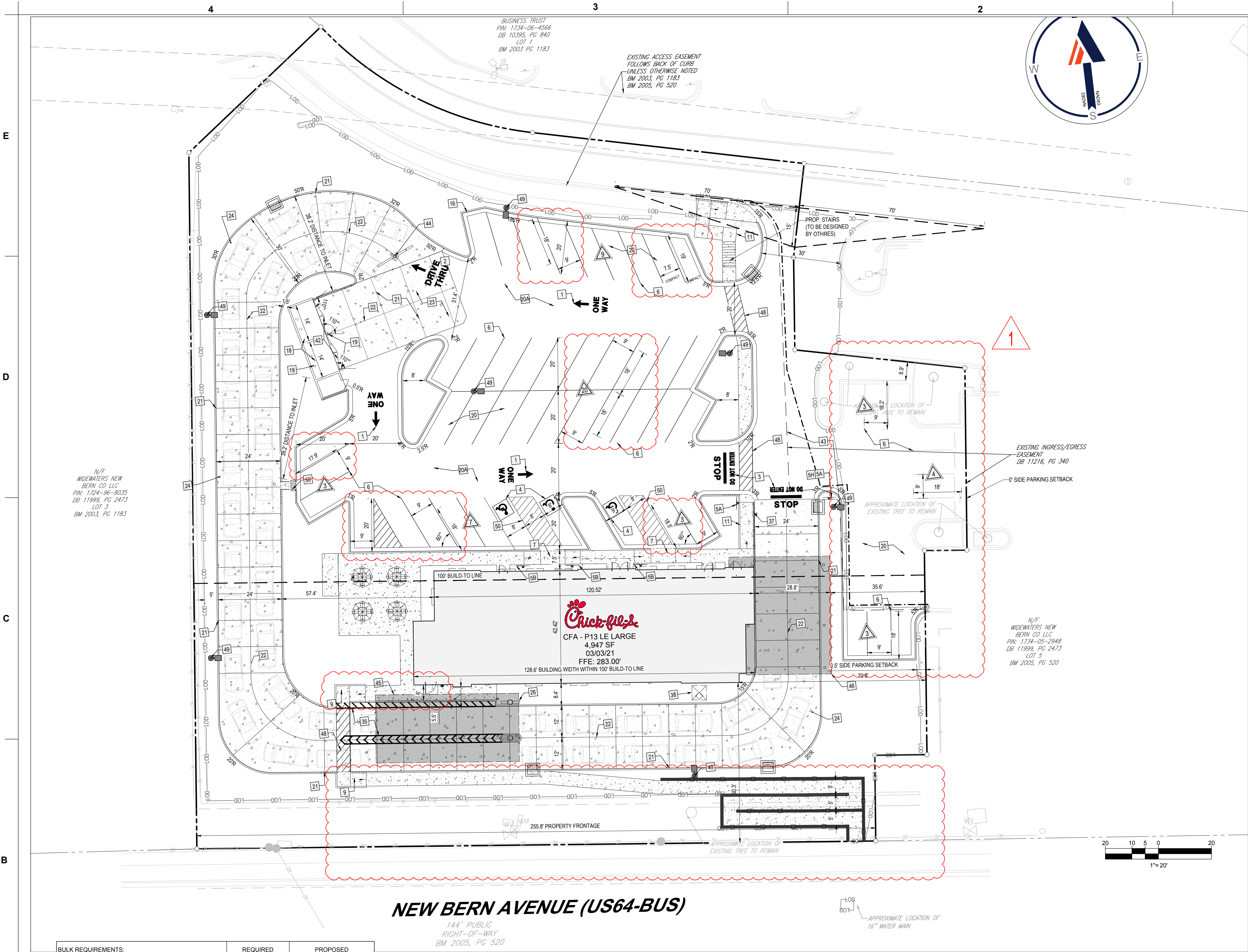


My Commission expires:

Design Alternates Relating to Transparency (UDO Section 1.5.9) Design Alternate Findings

The Appearance Commission, after conducting a duly noticed quasi-judicial evidentiary hearing in accordance with Sec. 10.2.17, may reduce the required transparency, if all of the following findings are satisfied.

1. The approved Design Alternate is consistent with the intent of the transparency requirements;
2. The street-facing building facade utilizes other architectural, artistic, or landscaped treatments to create visual interest to offset the reduction in transparency.



BULK REQUIREMENTS:		REQUIRED	PROPOSED
DRIVE THRU RESTAURANT BUILDING/STRUCTURE SETBACKS		N/A	1.65 AC
FROM PRIMARY STREET (SOUTH)		5'	60.8'
FROM SIDE STREET (EAST)		5'	64.4'
FROM SIDE LOT LINE (WEST)		6'	82.5'
FROM REAR LOT LINE (NORTH)		6'	154.4'
PARKING SETBACKS			
FROM PRIMARY STREET (SOUTH)		10'	27.9'
FROM SIDE STREET (EAST)		10'	0' (SHARED ACCESS DRIVE)
FROM SIDE LOT LINE (WEST)		3'	9'
FROM REAR LOT LINE (NORTH)		3'	0' (SHARED ACCESS DRIVE)
LANDSCAPE BUFFERS			
PARKING REQUIREMENTS			
PROPOSED	1 SPACE PER 150 SF		
	4947 SF / 150 SF = 33 SPACES	33	51
EXISTING	1 SPACE PER 5 SEATS		
	132 SEATS / 5 = 27 SPACES	27	51
PARKING DIMENSIONS		8.5' x 18.5'	9' x 18.5'
1 SHORT-TERM BICYCLE PARKING		4	4
1 LONG-TERM BICYCLE PARKING		4	4
MIN. AISLE WIDTH (TWO-WAY)		22'	30'
MIN. AISLE WIDTH (ONE-WAY)		14.5'	20'
N/A - NOT APPLICABLE N/S= NOT SPECIFIED (V)= VARIANCE (W)= WAIVER (E)= EXISTING			

SITE PLAN NOTES:

- FINAL DRY UTILITY DESIGN (ELECTRIC, CATV, TELEPHONE, GAS) IS TO BE COORDINATED BETWEEN THE CONTRACTOR AND LOCAL UTILITY COMPANIES.
- ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND INCLUDING ELECTRIC, TELEPHONE, AND CATV.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF LOCAL, STATE, AND FEDERAL REGULATIONS.
- IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR REMEDIAL WORK DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- ALL HANDICAP SPACES SHALL BE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL STOP SIGNS, DIRECTIONAL SIGNS, AND STRIPING SHOWN ON THE PLANS. CONTRACTOR SHALL USE MUTCD STANDARD R1-1 STOP SIGNS AND 24 INCH WHITE STOP STRIPE AT ALL INTERNAL INTERSECTIONS WITHIN PROPOSED DEVELOPMENT.

HATCH LEGEND

	PAVEMENT & ADA STRIPING		PROP BUILDING (SEE ARCH DRAWINGS)
	CONCRETE PAVEMENT		TYPICAL PAVEMENT SECTION
	SIDEWALK CONCRETE		HEAVY DUTY ASPHALT PAVEMENT

IMPERVIOUS AREA TABLE		
	EXISTING	PROPOSED
TOTAL AREA	71,780 SF	71,780 SF
PERVIOUS	14,511 SF	19,773 SF
PERVIOUS PAVERS		
IMPERVIOUS	57,269 SF	52,007 SF
IMPERVIOUS %	79%	72%

SITE PLAN DESIGN NOTES & KEY PLAN

- 1

DIRECTIONAL ARROW

1
- NOT USED

24

MULTI LANE MERGE ARROW

2
- 2

DRIVE-THRU GRAPHICS

2
- 3

STOP LINE GRAPHIC

3
- 4

PAINTED HANDICAP PARKING SYMBOL

4
- 5

DIRECTIONAL SIGNAGE

5
- 5A

STOP SIGN

5A
- 5B

HANDICAP SIGN

5B
- 5C

"DRIVE-THRU ONLY" SIGN

5C
- 5D

"RIGHT-TURN ONLY" SIGN

5D
- 5E

"ONE WAY" SIGN (USE APPLICABLE DIRECTION)

5E
- 5F

"LEFT-TURN ONLY" SIGN

5F
- 5G

"CAUTION - WATCH FOR PEDESTRIANS" SIGN

5G
- 5H

"DO NOT ENTER" SIGN

5H
- 5I

"CURBSIDE DELIVERY" SIGN

5I
- 6

STANDARD PARKING STALL

6
- NOT USED

7

MAIN ENTRANCE HANDICAP RAMP

7
- NOT USED

8

HANDICAP RAMP w/ FLARED SIDE

8
- 9

RETURNED CURB HANDICAP RAMP

9
- NOT USED

10

TRUNCATED DOMES

10
- 11

TYPICAL CONCRETE SIDEWALK

11
- 12

SIDEWALK w/ CURB & GUTTER

12
- 13

CURB SECTION AT DRIVE-THRU WINDOW

13
- 14

ASPHALT RAMP

14
- 15

LANDSCAPE & IRRIGATION PROTECTOR

15
- 16

18" CURB AND GUTTER - CATCHING

16
- 16

18" CURB AND GUTTER - SPILLING

16
- NOT USED

17

ROLLOVER/MOUNTABLE CURB

17
- 18

REFUSE & CARDBOARD RECYCLING ENCLOSURE FOUNDATION

18
- 19

BOLLARD

19
- 20

TYPICAL PAVEMENT SECTION

20
- NOT USED

21

HEAVY DUTY PAVEMENT SECTION

21
- 21

TRANSVERSE & LONGITUDINAL CONTRACTION JOINT

21
- 22

TRANSVERSE & LONGITUDINAL DOWELED CONST. JOINT

22
- 23

CONCRETE APRON @ TRASH ENCLOSURE

23
- 24

CONCRETE PAVING @ DRIVE THRU LANE

24
- 25

FLAGPOLE

25
- 25

FLAG POLE PACKAGE, BY APPROVED VENDORS

25
- 26

MENU BOARD & CANOPY ORDERING STATION

26
- 27

CLEANOUT

27
- 28

TRANSFORMER

28
- 29

ROOF DOWNSPOUT (TO CONNECT TO SITE DRAINAGE SYSTEM)

29
- 30

GREASE TRAP (REFER TO BUILDING PLAN FOR MORE DETAIL)

30
- 31

CHICK-FIL-A PRIME SIGN

31
- NOT USED

32

PRE-SELL MENUBOARD

32
- NOT USED

33

CHICK-FIL-A "ENTER" SIGN

33
- NOT USED

34

CHICK-FIL-A "EXIT" SIGN

34
- 35

4" WIDE WHITE STRIPE

35
- 36

4" THICK CONCRETE STRIP BETWEEN BUILDING AND BACK OF CURB

36
- 37

PROP. HANDRAIL

37
- 38

CASH PAD KIOSK

38
- 39

THE CONTRACTOR SHALL INSTALL NECESSARY TRAFFIC CONTROL, SAFETY BARRICADES, LIGHTING, AND OTHER REQUIRED CONTROL MEASURES TO SECURE THE WORK AREA FROM EXISTING TRAFFIC AND TO ASSURE PUBLIC SAFETY.

39
- 40

BITUMASTIC EXPANSION JOINT, TYPICAL. INSTALL EXPANSION JOINT BETWEEN ALL CONCRETE PAVEMENT INTERFERENCE WITH BUILDINGS, CURB & GUTTER, AND OTHER CONSTRAINED OBJECTS.

40
- 41

SITE CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR THE EXACT DIMENSIONS OF THE BUILDING, CANOPY, AND THE LOCATION OF DOORWAYS, UTILITIES, ETC.

41
- 42

GATES TO BE INSTALLED BY BUILDING CONTRACTOR WITH DUMPSTER STRUCTURE. COORDINATE WITH PAVEMENT INSTALLATION.

42
- 43

SAWCUT LINE

43
- 44

CLEARANCE BAR

44
- 45

TIER 3 FACE TO FACE ORDER CANOPY (CONTRACTOR TO REFER TO BUILDING PLANS FOR EXACT DIMENSIONS)

45
- 46

TIER 3 OUTSIDE MEAL DELIVERY CANOPY

46
- 47

2" CURB CUT WITH 3" TAPER

47
- 48

5" CROSSWALK

48
- 49

LIGHT POLE

49

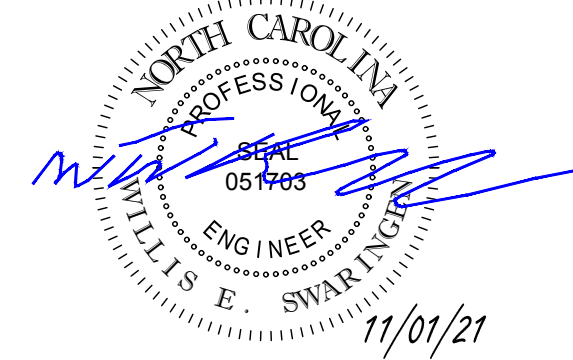


Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



BOHLER
BOHLER ENGINEERING NC, PLLC
4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com



CHICK-FIL-A
NEW BERN AVE
4411 NEW BERN AVE
RALEIGH, NC 27609

FSU#04884
BUILDING TYPE / SIZE: P13-LRG
RELEASE: 03/03/21

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
1	10/4/21	CITY COMMENTS

CONSULTANT PROJECT # NCR201509
PRINTED FOR FOR BID
DATE 6/9/21
DRAWN BY RKA

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

SHEET
SITE PLAN

SHEET NUMBER

C-2.0

10/15/2021 3:53:01 PM BIM 360/INC_04884_New Bern Ave FSU 2021.7_FSR#04884_New Bern Ave FSU_ARC.rvt
XX-LE-04884-X-001-COLOR ELEVATIONS AND GLAZING CALCULATIONS



ATTACHED CANOPY SCHEDULE						
Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C1-C	Exterior Canopy	13	6'-4"	1'-0"	No	No
C1-K	Exterior Canopy	2	6'-4"	1'-0"	Yes	Yes
C4-B	Exterior Canopy	1	5'-4"	4'-0"	2'-4"	Yes
C4-L	Exterior Canopy	1	17'-10 1/2"	4'-0"	2'-4"	Yes
Grand total		17				

CANOPY NOTES:

BUILDING MOUNTED CANOPIES

- 8" THICK CANOPY
- KYNAR FINISH OF STRUCTURE, FASCIA, & DECKING TO MATCH (CP-1)

COLUMN MOUNTED CANOPIES

- 10" THICK CANOPY
- FINISH OF STRUCTURE TO BE (CP-1)
- FINISH OF DECKING TO BE (CP-2)

FINISH SCHEDULE - EXTERIOR						
MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE
BR-A	BRICK VENEER (PRIMARY)	ACME BRICK	MODULAR	*	PALOMA GRAY	ARGOS SAN TAN MORTAR
BR-B	BRICK VENEER (ACCENT)	ACME BRICK	MODULAR	*	RUSTIC WHITE	ARGOS SAN TAN MORTAR
CB-1	CEMENT BOARD	JAMES HARDIE BUILDING PRODUCTS, INC.	ASPYRE ARTISAN BEVEL CHANNEL	HZ-5	REQUISITE GREY	SW #7023
CP-1	CANOPY METAL FASCIA		DURA COAT	DC19ST-2703	DARK BRONZE	OIL RUBBED BRONZE METALLIC TEXTURE PVD
CP-2	CANOPY METAL DECK	DUROLAST / PARAPET WALL COPING			WHITE	SMOOTH WHITE, HIGH GLOSS
EC-1	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #866-350	SW 2807	DARK BRONZE (MATTE)	REFUSE ENCLOSURE, FINISH: SEMI-GLOSS ON DOOR FRAMES, SATIN ON WALLS
PT-100	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #866-350		DARK BRONZE	FINISH: SEMI-GLOSS
SC-1	STUCCO	POWERWALL	STO		STO WHITE	FINISH: SAND MEDIUM
SC-2	STUCCO	POWERWALL	STO		ADOBE BROWN	FINISH: SAND MEDIUM
ST-1	STOREFRONT	YKK	YES 45		DARK BRONZE (MATTE)	

CALCUALTED AREA: (From 0'-0" AFF to 12'-0" AFF)			1540 SQ. FT.
GLAZING AREA:	30 SQ. FT.	2%	
GLAZING ALTERNATE AREA:	279 SQ. FT.	18%	
TOTAL GLAZING AREA:	212 SQ. FT.	20%	

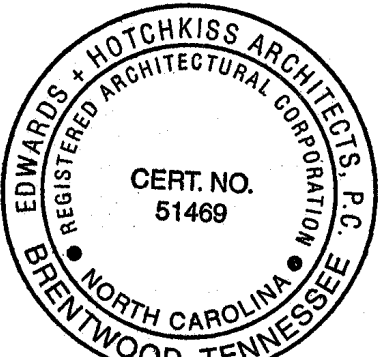


Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



E+H ARCHITECTS P.C.
750 OLD HICKORY BLVD, SUITE 250
BRENTWOOD, TN 37027
PHONE: 615.377.3111
FAX: 615.377.0976
EMAIL: CPATEAM@EANDHARCH.COM



09/21/2021

CHICK-FIL-A
New Bern Ave FSU
4411 New Bern Ave
Raleigh, NC 27609

FSR#04884

BUILDING TYPE / SIZE: P13 LE ALL
RELEASE: 21.05

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
-----	------	-------------

CONSULTANT PROJECT #
PRINTED FOR
DATE
DRAWN BY
Author

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any material without express written or verbal consent from authorized project representatives.

SHEET
COLOR ELEVATIONS AND
GLAZING CALCULATIONS

SHEET NUMBER
X-001