LOCATION: This site is located on the east side of N Person Street and south side of Pace Street. The site is addressed at 618 N Person St, which is inside City corporate limits.

REQUEST: Change of use on a 0.13-acre tract zoned NX-3-SH; the lot contains a multi-tenant commercial building. A 1,360 sq ft tenant space is changing from personal service to an eating establishment.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: Design Adjustment DA-130-2018 has been approved granting relief from right-of-way dedication requirements (UDO Section 8.5.1 B. 1. a) and modification of required streetscape improvements (UDO Section 8.5.3.B).

Two variances were approved for this project by the Board of Adjustment:
- **A-99-18** – complete relief from outdoor amenity area requirement (UDO 3.2.6.A3)
- **A-7-19** – relief, with conditions, from Neighborhood Transition requirement (UDO 3.5)

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 3/13/2019 by Louis Cherry Architecture.

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:

- ☒ CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

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

- ☒ BUILDING PERMITS – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site 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


2. Provide fire flow analysis.

Engineering

3. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

4. An encroachment agreement for the grease trap within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.

5. The bike racks shall be installed per City of Raleigh Standard Detail B-20.01 for Bicycle Facilities.

6. A right-of-way permit for the handicapped ramp upfit at the intersection of Pace Street and North Person Street will be necessary.

7. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

Stormwater

8. Site plan showing compliance with UDO 9.2.2.A must be provided at time of building permit submittal.

Urban Forestry

9. A tree impact permit must be obtained for the installation of tree protection fences around existing street trees on Person St. and Pace St.

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

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

3. All street lights and street signs required as part of the development approval are installed.

4. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
5. Final inspection of all tree protection fences and street trees by Urban Forestry Staff.

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: 3-27-2022
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: (Development Services Dir./Designee) [Signature] Date: 3/27/2009

Staff Coordinator: Ryan Boivin
Design Adjustment
Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<table>
<thead>
<tr>
<th>PROJECT</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name</td>
<td>Jolie Restaurant/Bar</td>
</tr>
<tr>
<td>Development Case Number</td>
<td>SR-103-18</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>575148</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA - 130 - 2018</td>
</tr>
</tbody>
</table>

Staff recommendation based upon the findings in the applicable code(s):

- [ ] UDO Art. 8.3 Blocks, Lots, Access
- [ ] UDO Art. 8.5 Existing Streets
- [ ] UDO Art. 8.4 New Streets
- [ ] Raleigh Street Design Manual

Staff SUPPORTS [x] DOES NOT SUPPORT [ ] the design adjustment request.

<table>
<thead>
<tr>
<th>DEPARTMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dev. Services Planner</td>
</tr>
<tr>
<td>Development Engineering</td>
</tr>
<tr>
<td>Engineering Services</td>
</tr>
<tr>
<td>Public Utilities</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>STAFF RESPONSE</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>CONDITIONS:</td>
<td></td>
</tr>
</tbody>
</table>

Development Services Director or Designee Action: [x] APPROVE [ ] APPROVE WITH CONDITIONS [ ] DENY

Authorized Signature: [Signature]

Date: 3/26/19

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).
A. The requested design adjustment meets the intent of this Article;  
**YES** ☑ **NO** ☐

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
**YES** ☑ **NO** ☐

C. The requested design adjustment does not increase congestion or compromise safety;  
**YES** ☑ **NO** ☐

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and  
**YES** ☑ **NO** ☐

E. The requested design adjustment has been designed and certified by a Professional Engineer.  
**YES** ☑ **NO** ☐

### STAFF FINDINGS

Person Street is designated as an Avenue 4-Lane Parallel Parking. The required right-of-way width is 77 feet as it is a one-way street. This requires dedication of 1/2 - 77' right-of-way along the frontage of N. Person Street. (RSDM 3.2.4 A, UDO 8.5.1 B.1.a).

Pace Street is designated as a Neighborhood Yield Street. The required right-of-way width is 55 feet. This requires dedication of 1/2 - 55' right-of-way along the frontage of N. Person Street. (RSDM 3.2.2 A, UDO 8.5.1 B.1.a).

The building at 620 N. Person Street is an existing building that was built in 1925 on a lot that was recorded in 1918. (LO7 THE ELLEN MORDECAI LOTS BM1918-00081). There was no setback requirement for the building and it was constructed on a 0 lot line. Any right-of-way dedication or streetscape width alteration necessary would require demolishing the building.

The client has applied for this design adjustment and the standards are modified according to Section 8.5.3.B (Nonconforming Streetscapes) in the UDO:

1. Reduce or eliminate the planting area.  
   The tree pits are existing and no reduction was necessary.

2. If necessary, replace large canopy trees with small trees that are more appropriate for the reduced area. If the planting zone is eliminated, create a bumpout to provide for tree planting.  
   This was not necessary.

3. Reduce the sidewalk to the minimum width necessary to accommodate ADA accessibility.  
   The sidewalk is kept intact and exceeds the minimum width necessary.
12/14/18
Alkesh & Susan Shah
P.O. Box 10403, Raleigh, NC 27605

Dear Neighbor,

We have applied to the City of Raleigh for a design adjustment near property that you own. The subject property is identified by the following address and property identification number: 620 N. Person St. / 1704-82-5233.

Attached is the application for our design adjustment as well as a preliminary plan showing our proposal. Specifically, this proposal is to help us get an exemption from City of Raleigh provisions related to the road and sidewalk width.

Issue #1: Both Person and Pace St. are narrower than their designated public right of way widths of 77' and 55' respectively. Since this is an existing building in an existing block, we have no individual power to bring this road into compliance; therefore, we are asking for an exemption from this UDO provision.

Issue #2: The City of Raleigh Unified Development Ordinance specifies that a Shopfront in a Mixed Use District is required to provide a 10' minimum sidewalk and a 6' planting area. However, Person and Pace St. existing sidewalks are only 12'-3" and 10'-7" wide respectively and we do not have enough space to provide a full 6' planting area. Therefore, we are asking for an exemption from this provision to leave the sidewalk as is.

The associated Site Review case number assigned by the City of Raleigh is DA-130-2018.

A copy of the complete site plan filed with the City of Raleigh is available for public review in the Department of City Planning located on the third floor of 1 Exchange Plaza in Downtown Raleigh. In addition, plans may be viewed on the City’s website at the following address: http://www.raleighnc.gov. Upon accessing the site search for “Current Development Activity” and then access the file by case number.

The coordinating Engineering Reviewer for the Development Services Department for this particular application is William Schumaker, who can be reached at (919) 996-6804.

We welcome any questions or comments on the plan. If you wish to contact us, please call our representatives at Louis Cherry Architecture (919) 971-2299 and ask for Louis Cherry. You can also email them at louis@louischerry.com.

Sincerely,

Alkesh & Susan Shah

Building Owner – 620 N. Person St.
The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

<table>
<thead>
<tr>
<th>PROJECT</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name</td>
<td>Jolie Restaurant / Bar</td>
</tr>
<tr>
<td>Case Number</td>
<td>SR-103-18</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>575148</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OWNER</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Name</td>
<td>Susan Shah</td>
</tr>
<tr>
<td>Address</td>
<td>P.O. Box 10403</td>
</tr>
<tr>
<td>State</td>
<td>NC</td>
</tr>
<tr>
<td>Zip Code</td>
<td>27605</td>
</tr>
<tr>
<td>City</td>
<td>Raleigh</td>
</tr>
<tr>
<td>Phone</td>
<td>919-605-7036</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CONTACT</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Name</td>
<td>Alison Croop</td>
</tr>
<tr>
<td>Firm</td>
<td>Louis Cherry Architecture</td>
</tr>
<tr>
<td>Address</td>
<td>222 N. Bloodworth St.</td>
</tr>
<tr>
<td>State</td>
<td>NC</td>
</tr>
<tr>
<td>Zip Code</td>
<td>27601</td>
</tr>
<tr>
<td>City</td>
<td>Raleigh</td>
</tr>
<tr>
<td>Phone</td>
<td>803-741-4190</td>
</tr>
</tbody>
</table>

I am seeking a Design Adjustment from the requirements set forth in the following:

- UDO Art. 8.3 Blocks, Lots, Access
- UDO Art. 8.4 New Streets
- UDO Art. 8.5 Existing Streets
- Raleigh Street Design Manual

Provide details about the request; (please attach a memorandum if additional space is needed):

1) The existing streets adjacent to the property, Pace and Person St., do not meet right-of-way width dedications of 55' and 77', respectively. Widening the street would require demolish of the existing building.

2) The UDO streetscape design guidelines for an SH frontage specifies a 10' sidewalk and a 6' planting area. The existing sidewalk along Person St. is 12-3' wide from back of curb to face of building. We cannot provide a 6' planting area without eliminating sidewalk area or demolishing the building.

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

[Signature]
Owner/Owner's Representative Signature
[Date]

CHECKLIST

<table>
<thead>
<tr>
<th>Item</th>
<th>Included</th>
</tr>
</thead>
<tbody>
<tr>
<td>Signed Design Adjustment Application</td>
<td>Included</td>
</tr>
<tr>
<td>Page(s) addressing required findings</td>
<td>Included</td>
</tr>
<tr>
<td>Plan(s) and support documentation</td>
<td>Included</td>
</tr>
<tr>
<td>Notary page (page 6) filled out; Must be signed by property owner</td>
<td>Included</td>
</tr>
<tr>
<td>First Class stamped and addressed envelopes with completed notification letter</td>
<td>Included</td>
</tr>
</tbody>
</table>

Submit all documentation, with the exception of the required addressed envelopes and letters to
designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only

RECEIVED DATE: DA -
The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

A. The requested design adjustment meets the intent of this Article;
   Yes - Even by excluding the planting area requirement for a -SH streetscape, the existing trees and long both roads will satisfy the intent of the UDO Sec. 8.5.1.A.a & 2 to "reflect the character and context of the area in the City." Leaving the sidewalk "as is" will also certainly "provide adequate travel lanes for vehicles, cyclists, and pedestrians."

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   The requested design adjustment conforms with the City of Raleigh UDO by providing a minimum 10 FT sidewalk along Person St.

C. The requested design adjustment does not increase congestion or compromise safety;
   The exemption from these UDO provisions will not increase congestions or compromise safety.

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
   There are not changes to the streetscape; therefore, it will not create additional maintenance responsibilities of the City.

E. The requested design adjustment has been designed and certified by a Professional Engineer.
   Yes - Louis Cherry - L#: 4582
STATE OF NORTH CAROLINA
COUNTY OF Wake

I, April Fennell, a Notary Public do hereby certify that personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

This the 14th day of December, 2018.

APRIL FENNELL
Notary Public
Wake Co., North Carolina
My Commission Expires Sept. 20, 2022

(Seal)

My Commission Expires: 07.20.2022
1. THERE IS NO GRADING TAKING PLACE WITH THIS SITE.

2. ROOF-MOUNTED EQUIPMENT WILL BE SCREENED WITH A WOOD SLAT WALL PER UDO SECTION 7.2.5.D.2.C.

3. SOLID WASTE COLLECTION IS COLLECTED IN ROLL-OUT BINS AT THE BACK OF THE BUILDING ON PACE STREET. SEE A-002 SITE PLAN.

4. THIS SITE WILL COMPLY WITH PARKING REGULATIONS IN UDO SECTION 7.1.2 AND PARKING REQUIREMENTS BY USE CHART AND 7.1.3.C.5. SEE G-002 CODE SUMMARY TO DETAILS.

5. THIS SITE HAS BEEN REQUESTED COMPLETE RELIEF FROM THE OUTDOOR AMENITY AREA REQUIREMENTS SET FORTH IN SECTION 3.2.5.A.3 OF THE UDO AS WELL AS COMPLETE RELIEF FROM LONG-TERM BICYCLE PARKING REQUIREMENTS SET IN UDO 7.1.2.C.6. SEE BOARD OF ADJUSTMENTS APPROVAL A-99-18 BELOW.

6. PLEASE SEE ATTACHED EMAIL FROM KYLE MORRIS, NCDOT ASSISTANT DISTRICT ENGINEER FOR APPROVED RELIEF FROM NCDOT REGARDING MAJOR ENCROACHMENT OF DOOR AND WINDOW SWING INTO THE RIGHT OF WAY.
PARKING CALCULATIONS

1. EXISTING TENANT

EXISTING USE: BARBERSHOP

PERSONAL SPACE REQUIRED: 1 SPOT PER 400 SQ.FT. GROSS FLOOR AREA.

AREA CALCULATION:

EXISTING: 1,360 GSF / 500 SF = 2.72 = 3 SPACES

2. NEW TENANT

NEW USE: JOLIE RESTAURANT/BAR

PERSONAL SPACE REQUIRED: 1 SPOT PER 150 SQ.FT. GROSS FLOOR AREA OR 1 SPOT PER 5 SEATS, WHICHEVER IS GREATER.

AREA CALCULATION:

EXISTING: 1,360 GSF / 150 SF = 9.06 = 9 SPACES

TOTAL: 3 + 6 = 9 PARKING SPACES

3. ROOF TERRACE: JOLIE RESTAURANT/BAR

SEATING CALCULATION:

ROOF TERRACE: 28

TOTAL: 58 / 5 SEATS = 11.6

This calculation is not applicable to the current project.

4. PARKING EXEMPTIONS

PER UDO SECTION 7.1.3.C.3 URBAN FRONTAGE (GR, UL, UG, "ONE PARKING SPACE PER 500 SQUARE FEET IS REQUIRED FOR ALL NONRESIDENTIAL GROSS FLOOR AREA BETWEEN THE CURB ALONG THE STREET OR BETWEEN THE CURB ALONG THE STREET AND ANY OTHER CURB ALONG THE STREET")

CALCULATION:

EXISTING: 1,360 GSF / 500 SF = 2.72 = 3 SPACES

TOTAL: 3 + 6 = 9 PARKING SPACES

NOTE: PARKING EXEMPTIONS ARE NOT APPLICABLE TO THE CURRENT PROJECT.
A GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL GENERAL CONSTRUCTION DEMOLITION. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR MECHANICAL DEMOLITION. PLUMBING CONTRACTOR IS RESPONSIBLE FOR PLUMBING DEMOLITION. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL DEMOLITION. ALL TRENCHING, CORING, ETC. IS TO BE DONE BY THE CONTRACTOR OF THE RESPECTIVE TRADE INVOLVED. EACH PRIME CONTRACTOR IS RESPONSIBLE FOR HIS OWN NEW PENETRATIONS, AND FOR PATCHING ANY NEW HOLES HE MAKES.

WHERE WALLS, FLOORS, EQUIPMENT, ETC. ARE NOTED AS BEING REMOVED AND THIS CREATES VOID OR DAMAGE IN EXISTING WALLS OR FLOORS, GENERAL CONTRACTOR IS RESPONSIBLE FOR REPAIRING WALL OR FLOOR WITH SIMILAR MATERIALS AND FINISHES AS ADJACENT CONSTRUCTION AS REQUIRED TO RESTORE FIRE RATINGS AND RECEIVE NEW FINISHES AS INDICATED ON FINISH PLANS.

EXISTING WORK TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROTECTING WORK TO MAINTAIN THE CONDITION IN WHICH IT WAS FOUND.

EXISTING HANDRAIL TO REMAIN.

NO DEMOLITION WORK ON EXISTING ROOF TERRACE.

EXISTING EXTERIOR WALL SCONCES TO BE LEFT IN PLACE.

EXISTING EXTERIOR WALLS TO REMAIN.

EXISTING ROOF EQUIPMENT - FIELD VERIFY LOCATION.
1. REFERENCE ARCHITECTURAL PLANS FOR DETAILS ON EXISTING SINGLE-STORY MASONRY BUILDING.

2. 222 N. BLOODWORTH STREET, RALEIGH, NORTH CAROLINA 27601

3. CITY OF RALEIGH TREE CONSERVATION REGULATIONS DO NOT APPLY TO THIS PROJECT PER U.D.O. SEC. 9.1.2. THIS PROPERTY IS LESS THAN 2 ACRES.

4. LOCATED IN NX-3 SH ZONE.

5. THERE IS NO GRADING TAKING PLACE ON THE SITE.

6. THERE IS NO BUILDING FOOTPRINT EXPANSION.

KEYNOTES:

1. EXISTING TREE WITH 5'-0" X 5'-0" TREE GRATE.

2. EXISTING SIGN 1 HOUR PARKING 8AM-5PM MON-FRI.

3. EXISTING ELECTRICAL POLE.

4. EXISTING ELECTRICAL POLE AND TRANSFORMER. SEE ARCHITECTURAL DRAWINGS.

5. SOLID WASTER COLLECTION AND ROLL OUT BINS.

6. STYLE BICYCLE RACK (PROVIDED BY CITY OF RALEIGH)

7. STYLE BICYCLE RACK (PROVIDED BY BUILDING OWNER)

8. TREE PROTECTION FENCE, REFER TO A/501

9. GREASE TRAP INTERCEPTOR INSTALLED IN SIDEWALK

THE PHARMACY CAFE

M E WILLIAMS ACCOUNTING & TAX

THE STATION AT PERSON STREET

OWNER: WTT LLC

THE MUSEUM AT PERSON STREET

OWNER: MCCOY, MAXINE G

REMOVE ALL REFERENCES TO UTILITIES ON FROM BACK OF CURB TO BACK OF CURB +/- 22'-0"

ADD GREASE TRAP INTERCEPTOR TO PUBLIC RIGHT OF WAY

PUBLIC RIGHT OF WAY

PUBLIC RIGHT OF WAY

SHEET ISSUE: 12/13/18

REISSUE: 1006

5'-0" 11'-0" 10'-7" 24'-0" 5'-0" 5'-7"

2 ASR REVISION - 2 01-11-19

- ASR REVISION

- ASR REVISION
GENERAL ROOFING NOTES:

A. THESE GENERAL NOTES APPLY TO ROOF DRAWINGS.

B. VERIFY SIZE, LOCATION AND NUMBER OF ROOF PENETRATIONS INCLUDING VENTS, PIPES, CURBS, ROOF DRAINS, CONDUITS, ETC. PROVIDE NEW FLASHING AND SEAL PENETRATIONS WHETHER OR NOT INDICATED ON THE DRAWINGS.

C. COMPLETE WORK ABOVE ROOF, SUCH AS MASONRY, WELDING, MASONRY RESTORATION, ETC., PRIOR TO STARTING ROOFING WORK.

D. VERIFY AND MAINTAIN ROOF SLOPES AND DRAINAGE PATTERNS. TEST FOR AND CORRECT ANY PONDING CONDITIONS.

E. REPAIR AND REPLACE ROOFING SYSTEM OR STRUCTURE DAMAGED BY IMPROPER STORAGE, CONSTRUCTION ACTIVITIES, OR LACK OF ADEQUATE TEMPORARY PROTECTION. THIS ALSO INCLUDES INTERIOR DAMAGE TO FINISHES, EQUIPMENT, FURNISHINGS, ETC., RESULTING FROM LEAKS.

F. NEW BLOCKING SHALL BE PRESERVATIVE-TREATED WOOD.

G. PAINT EXTERIOR LADDERS, BRACKETS, ETC., UNLESS NOTED OTHERWISE.

H. CAP FASTENERS THAT PENETRATE ROOF DECK IN AREAS NOT CONCEALED BY CEILINGS WITH WIRE NUTS OR OTHER MEANS ACCEPTABLE TO ARCHITECT UNLESS OTHERWISE INDICATED. AREAS SUCH AS JANITOR CLOSETS, STORAGE ROOMS, MECHANICAL AND ELECTRICAL EQUIPMENT ROOMS, ETC., ARE EXEMPT FROM THIS REQUIREMENT UNLESS OTHERWISE INDICATED.

I. REFER TO WALL SECTIONS NOTED ON ROOF PLANS FOR INFORMATION.

J. ALL MECHANICAL EQUIPMENT ON ROOF MUST BE SCREENED IN ACCORDANCE TO UDO SEC. 7.2.5.D.

COLOR: CLEAR
SIZE: 16MM THICKNESS X 72 INCH WIDTH X 26'-6" LENGTH. MANUFACTURER: PLAZIT POLYGAL STANDARD GRADE K POLYGAL ROOF PANEL SPEC:

I. REFER TO MECHANICAL DRAWINGS FOR ROOF EQUIPMENT AND PLACEMENT.

J. ALL DIMENSIONS TO BE FIELD VERIFIED.

K. ALL MECHANICAL SCREENING COMPLIES WITH UDO 7.2.5.D.2

WOOD SLAT SCREEN WALL WITH NO GAPS TO CREATE OPAQUE SURFACE; MIN. 24" ABOVE PARAPET WALL.

OPAQUE WOOD SLAT SCREEN WALL; MUST COMPLY WITH UDO SEC. 7.2.5.D.2

PROJECT NO.
REISSUE
CIVIL ENGINEER
TENANT
SHEET ISSUE
PHASE:

DRAWN BY:
APPROVED BY:
OWNER
STRUCTURAL ENGINEER
PME ENGINEER
PROJECT NO.
REISSUE
CIVIL ENGINEER
TENANT
SHEET ISSUE
PHASE:

DRAWN BY:
APPROVED BY:
OWNER
STRUCTURAL ENGINEER
PME ENGINEER
PROJECT NO.
REISSUE
CIVIL ENGINEER
TENANT
SHEET ISSUE
PHASE:

DRAWN BY:
APPROVED BY:
OWNER
STRUCTURAL ENGINEER
PME ENGINEER
PROJECT NO.
REISSUE
CIVIL ENGINEER
TENANT
SHEET ISSUE
PHASE:

DRAWN BY:
APPROVED BY:
OWNER
STRUCTURAL ENGINEER
PME ENGINEER
PROJECT NO.
REISSUE
CIVIL ENGINEER
TENANT
SHEET ISSUE
PHASE:

DRAWN BY:
APPROVED BY:
OWNER
STRUCTURAL ENGINEER
PME ENGINEER
PROJECT NO.
REISSUE
CIVIL ENGINEER
TENANT
SHEET ISSUE
PHASE:

DRAWN BY:
APPROVED BY:
OWNER
STRUCTURAL ENGINEER
PME ENGINEER
PROJECT NO.
REISSUE
CIVIL ENGINEER
TENANT
SHEET ISSUE
PHASE:

DRAWN BY:
APPROVED BY:
OWNER
STRUCTURAL ENGINEER
PME ENGINEER
PROJECT NO.
REISSUE
CIVIL ENGINEER
TENANT
SHEET ISSUE
PHASE:

DRAWN BY:
APPROVED BY:
OWNER
STRUCTURAL ENGINEER
PME ENGINEER
PROJECT NO.
REISSUE
CIVIL ENGINEER
TENANT
SHEET ISSUE
PHASE:

DRAWN BY:
APPROVED BY:
OWNER
STRUCTURAL ENGINEER
PME ENGINEER
PROJECT NO.
REISSUE
CIVIL ENGINEER
TENANT
SHEET ISSUE
PHASE:

DRAWN BY:
APPROVED BY:
OWNER
STRUCTURAL ENGINEER
PME ENGINEER
PROJECT NO.
REISSUE
CIVIL ENGINEER
TENANT
SHEET ISSUE
PHASE:
1. All heights to be field verified.
2. All brick to be painted, color to be determined by Owner/Architect.
3. Refer to structural drawings for roof terrace structure.
4. Repair all brick work after installation of new storefront.
5. Transparency must be located between 3 and 8 feet of the building facade.
6. In a mixed use building, or general building where an urban frontage is applied, a minimum of 60% of the street 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 with the conditioned space).
7. A building in a VNX zone must have a % transparency at the ground story.
8. The Planning and Development Officer may in accordance with Sec. 10.2.17 reduce the required transparency, if both:
   a. The approved alternate conforms with the comprehensive plan and adopted city plans; and
   b. The street-facing building facade utilizes other architectural treatments to create visual interest to offset the reduction in transparency.

Existing fenestration transparency:
121 SF / 264 SF = 46% transparency

New fenestration transparency:
106 SF / 264 SF = 40% transparency

Requesting administrative alternate for reduced transparency.