

25 August 2014

## **Architectural Clarifications for 501 South Greensboro Street**

### **Response to Section 15-178 Architectural Standards for Downtown Development (Amended 6/20/06)**

The following project is actually a series of four buildings. The following responses will be per building in order to create a more complete response to every item of the regulations.

Building (1) is a 15,430 square feet Ground Level and 3,477 square feet Mezzine Level Multi-tenant building fronting Greensboro Street and the new street thru the development.

Building (2) is a 12,838 square feet Ground Level and 2,390 square feet Mezzine Level Single Tenant building fronting the new street.

Building (2) Alternate is a 19,771 square feet Single Level Single Tenant building fronting the new street. The Alternate is designed for Light Manufacturing.

Building (3) is a 4,772 square feet Multi-tenant building fronting on the new street thru the property.

Building (4) is a 3,500 square feet Multi-tenant building fronting on Greensboro Street and the new street thru the development.

Building (5) is a 9,226 square feet Multi-tenant building fronting on Greensboro Street and the new street thru the development. Building (5) is an Alternate building that would take the place of buildings (3) and (4) and combine them into one structure.

Bike and ATM Shelter is open to all sides and is articulated by a hip roof, structural post and brick around the ATM location. The Bike Parking area and ATM is approximately 290 square feet.

#### **Building 1**

Item#1: The primary entrances to this building oriented to the streets and are articulated by recessed areas and by detachable awnings. Each individual tenant shall have an entrance articulated by this method.

Item#2: The visible elevation of the building facing the streets is 51.8% glass and the ground level façade is 75.8 % glass.

Item#3: The building is less than 40 feet in height. The façade of the tower is less than 40 feet in height.

Item #4: The parking areas are screened by landscape as much as possible. All building service areas loading, dumpster areas, etc. are enclosed and shielded with in the building and is not visible to any main street.

Item #5: The building is divided into increments of 14 feet by means multiple techniques of window bays, separate entrances, variation of roof lines and building set backs.

Item#6: The materials are Brick, Stucco (EIFS), and Glass and comply with the standards in this section.

Conclusion: The design of this building also takes into consideration the Down Town Design Guidelines for materials, proportion, service screening, mechanical equipment screening.

### **Building 2**

Item#1: The primary entrance to this building is oriented to the street and is articulated by being recessed under a Tower element.

~~Item#2:~~ The visible elevation of the building is 42.6% glass and the ground level façade is 62.7 % glass.

Item#3: The building is less than 40 feet in height.

Item #4: The parking areas are screened by landscape as much as possible. All building service areas loading, dumpster areas, etc. are enclosed and shielded by recessed areas and doors.

Item #5: The building is divided into increments of 13'4" and 24' feet by means multiple techniques of window bays, entrance, variation of roof lines and building set backs.

Item#6: The materials are Brick, Stucco (EIFS), Real Wood, and Glass and comply with the standards in this section.

Conclusion: The design of this building also takes into consideration the Down Town Design Guidelines for materials, proportion, service screening, mechanical equipment screening.

### **Building 3**

Item#1: The primary entrances to this building oriented to the streets and are articulated by recessed areas and by detachable awnings. Each individual tenant shall have an entrance articulated by this method. The building is given visibility to the street by a tower element on the corner.

Item# 2: The visible elevation of the building facing the streets is 65.8% glass and the ground level façade is 75.3 % glass.

Item#3: The building is less than 40 feet in height.

Item #4: The parking areas are screened by landscape as much as possible. All building

service areas loading, dumpster areas, etc. are enclosed and shielded and is not visible to any main street.

Item #5: The building is divided into increments of 14 feet by means multiple techniques of window bays, separate entrances, variation of roof lines and building set backs.

Item#6: The materials are Brick, Stucco (EIFS), and Glass and comply with the standards in this section.

Conclusion: The design of this building also takes into consideration the Down Town Design Guidelines for materials, proportion, service screening, mechanical equipment screening.

#### **Building 4**

Item#1: The primary entrance to this building is oriented to the street and is articulated by detachable awnings and old mill end cap brick detailing.

Item# 2: The visible elevation of the building is 52.6% glass and the ground level façade is 74.7 % glass.

Item#3: The building is less than 40 feet in height.

Item #4: The parking areas are screened by landscape as much as possible. All building service areas are enclosed and shielded by recessed areas and doors.

Item #5: The building is divided into increments of 15 and 18 feet by means multiple techniques of window bays, entrance, variation of roof lines and building set backs.

Item#6: The materials are Brick, Stucco (EIFS), Real Wood, and Glass and comply with the standards in this section.

#### **Building 5 (Alternate Single Structure in place of Buildings 3 & 4)**

Item#1: The primary entrance to this building is oriented to the street and is articulated by detachable awnings and old mill end cap brick detailing.

Item# 2: The visible elevation of the building is 52.6% glass and the ground level façade is 74.7 % glass.

Item#3: The building is less than 40 feet in height.

Item #4: The parking areas are screened by landscape as much as possible. All building service areas are enclosed and shielded by recessed areas and doors.

Item #5: The building is divided into increments of 15 and 18 feet by means multiple techniques of window bays, entrance, variation of roof lines and building set backs.

Item#6: The materials are Brick, Stucco (EIFS), Real Wood, and Glass and comply with the standards in this section.

**Bike and ATM Shelter**

Item#1: The primary entrance to this building is open to all sides and is articulated by a hip roof, structural post and brick around the ATM location.

Item# 2: The visible elevation of the building is 100% open and the ATM is recessed under the roof.

Item#3: The building is less than 40 feet in height.

Item #4: The parking is bikes and no service areas are included.

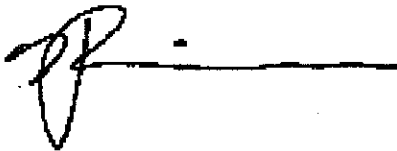
Item #5: The building is divided into increments two eight-foot increments and is open to the air.

Item#6: The materials are Brick, Real Wood, and roof material and comply with the standards in this section.

Conclusion: The design of this building also takes into consideration the Down Town Design Guidelines for materials, proportion, service screening, mechanical equipment screening

Should you have any questions, please contact our office.

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'TJ' followed by a horizontal line extending to the right.

Tony J. Lineberry, AIA  
Lineberry Architectural Group