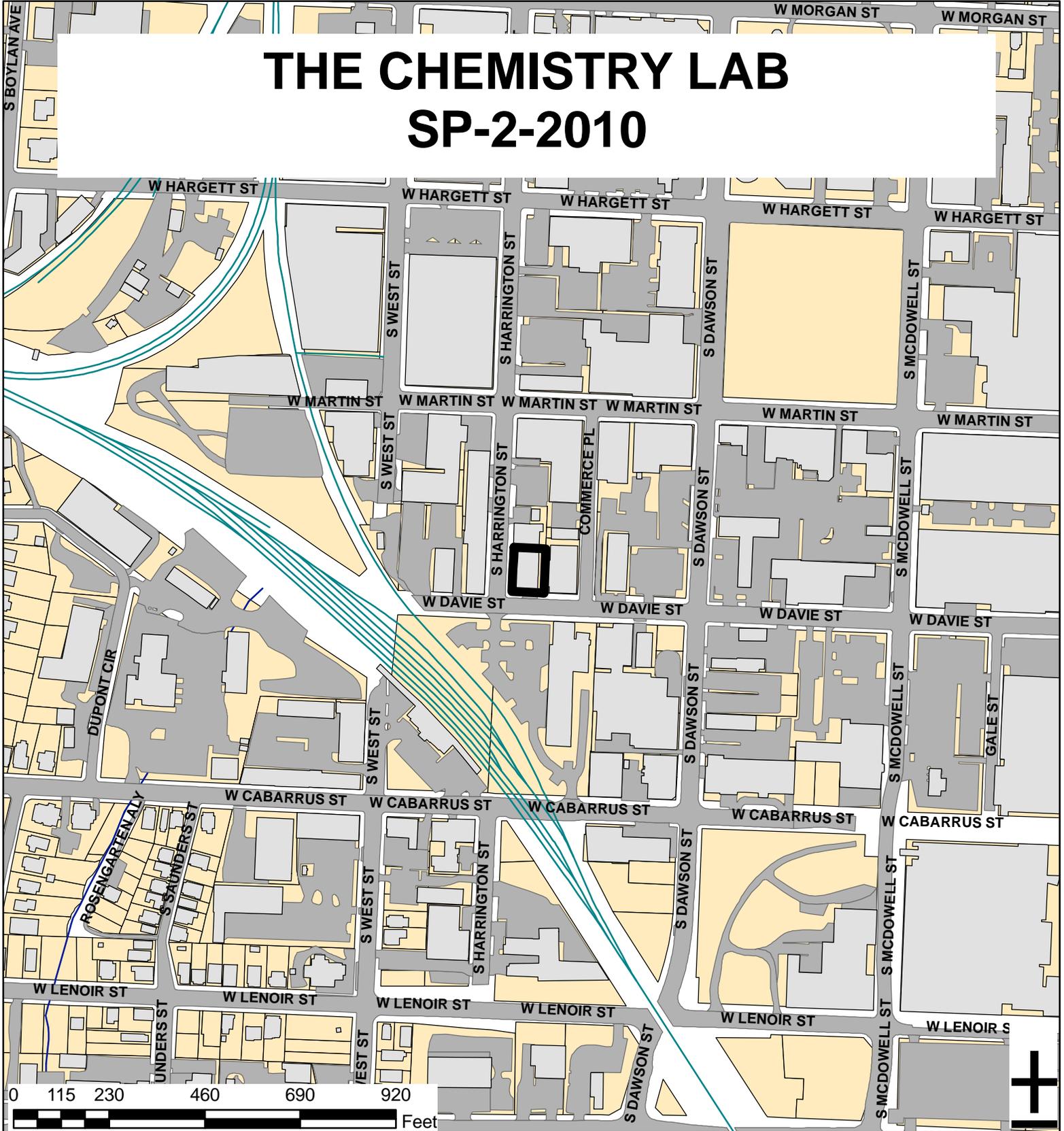


THE CHEMISTRY LAB SP-2-2010



Zoning: **IND-2 DOD**
CAC: **Central**
Drainage
Basin: **Rocky Branch**
Acreage: **0.19**

Proposed Use: **Night Club/ Lounge**
Planner: **Eric Hodge**
Phone: **(919) 516-2639**
Applicant Contact: **Bret Page Architecture, PLLC**
Phone: **(919) 215-8634**

SITE DATA:

PROJECT NAME: CHEMISTRY LAB	PROJECT ADDRESS: 330 W DAVIE ST RALEIGH NC 27601-1746	WAKE CO. PROPERTY ID: 0065863	RECORDED LOT #: LO1-4 COMMERCE PL R/R	SETBACKS REQ'D: FRONT: OFF SIDE: OFF CORNER SIDE: OFF REAR: OFF	OPEN SPACE REQ'D (5% OF LAND AREA): 394 SF
PROJECT OWNER: DSB STEWART LLC 283 SHADY BANKS BEACH RD. WASHINGTON, NC 27889-9638	PROJECT DESCRIPTION: CONVERSION OF AN EXISTING 4467 S.F. INDUSTRIAL 2 WAREHOUSE SPACE (BUILT IN 1932) INTO A NIGHTCLUB/LOUNGE (REFER DRAWINGS BY JOHN HARVEY ARCHITECT 12/12/2009.) THE PROJECT ENCOMPASSES A CHANGE OF USE (FROM I2 TO A2). THE EXTERIOR OF THE BUILDING WILL BE ALTERED... TO THE EXTENT TO IMPROVE EGRESS AND ACCESSIBILITY... THE PME SYSTEMS WILL ALL BE UPGRADED TO MEET THE REQUIREMENTS OF THE NEW USE... THE PROJECT ALSO INCLUDES STREETSCAPE IMPROVEMENTS AS REQUIRED UNDER THE ADMINISTRATIVE PRELIMINARY SITE PLAN APPROVAL IN THE DOWNTOWN OVERLAY DISTRICT. PLEASE NOTE: DRAWINGS PROVIDED BY BRET PAGE ARCHITECTURE, PLLC ARE FOR THE PURPOSE OF OBTAINING SITE PLAN APPROVAL FOR 330 WEST DAVIE STREET BY THE CITY OF RALEIGH ONLY.	ZONING DISTRICT: IND-2/D/OD	PIN #: 1703573507	PROPERTY FRONTAGE: S. HARRINGTON ST. 105' W. DAVIE ST. 75'	OPEN SPACE PROVIDED (SEE EXISTING COURTYARD): 1,382.5 SF
OWNER AGENT: BRET PAGE ARCHITECTURE, PLLC 319 FAYETTEVILLE STREET SUITE #208 RALEIGH, NC 27601		TOTAL SITE ACRES: .19	PROPOSED BUILDING USE: NIGHT CLUB AND LOUNGE (A-2)	TOTAL S.F. OF PROPERTY: 7,875 SF	PARKING: PARKING EXEMPTION PER 10-2051 SECTION (e) SUPPLEMENTARY REGULATIONS- PROJECT W/ "RETAIL FACILITIES" LOCATED ON THE STREET LEVEL(S) SHALL NOT BE REQUIRED TO PROVIDE OFF STREET PARKING FOR "RETAIL FACILITIES" UP TO A MAXIMUM OF 30,000 S.F.
		(E) BUILDING AREA: 6,467 GSF	(N) BUILDING AREA: 6,467 GSF	1. EXISTING IMPERVIOUS: 7,311 SF	TREE CONSERVATION PLEASE NOTE: PROPERTY LESS THAN 2 ACRES, NO EXISTING TREES ON THE PROPERTY, THEREFORE NO TREE CONSERVATION REQUIRED
		BUILDING AREA PER FLOOR: 6,467 GSF	TOTAL BUILDING AREA: 6,467 GSF	PROPOSED IMPERVIOUS: 7,311 SF	
		FLOOR AREA RATIO (FAR): N/A	LOT COVERAGE: N/A	2. RIGHT OF WAY (BACK OF CURB) TO PROPERTY LINE: 1,493 SF	
		REI BUILDING HEIGHT: 21 FT (1 STORY)	AVERAGE NATURAL GRADE:	EXISTING IMPERVIOUS: 2,888.5 SF	

From: "Locklear, Susan" <Susan.Locklear@ci.raleigh.nc.us>
 Subject: **Development at Harrington and Davie**
 Date: January 25, 2010 8:58:38 AM EST
 To: "bret@bretpagearchitecture.com" <bret@bretpagearchitecture.com>
 Cc: "Hodge, Eric" <Eric.Hodge@ci.raleigh.nc.us>

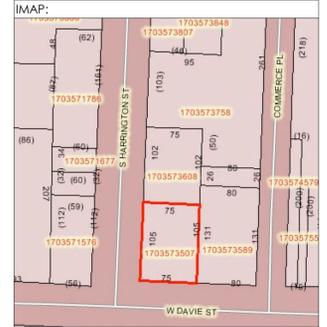
Bret,
 I spoke with my boss, Ben Brown, and he is in agreement that we would not require any stormwater management due to the widening of the sidewalks only. However, if the impervious on the lot were to increase from existing condition, stormwater management would then be required.

Susan Payne Locklear, P.E., C.F.M.
 Senior Stormwater Engineer

City of Raleigh Public Works Department
 Stormwater Management Division
 One Exchange Plaza, Suite 304
 P.O. Box 590
 Raleigh, NC 27602-0590

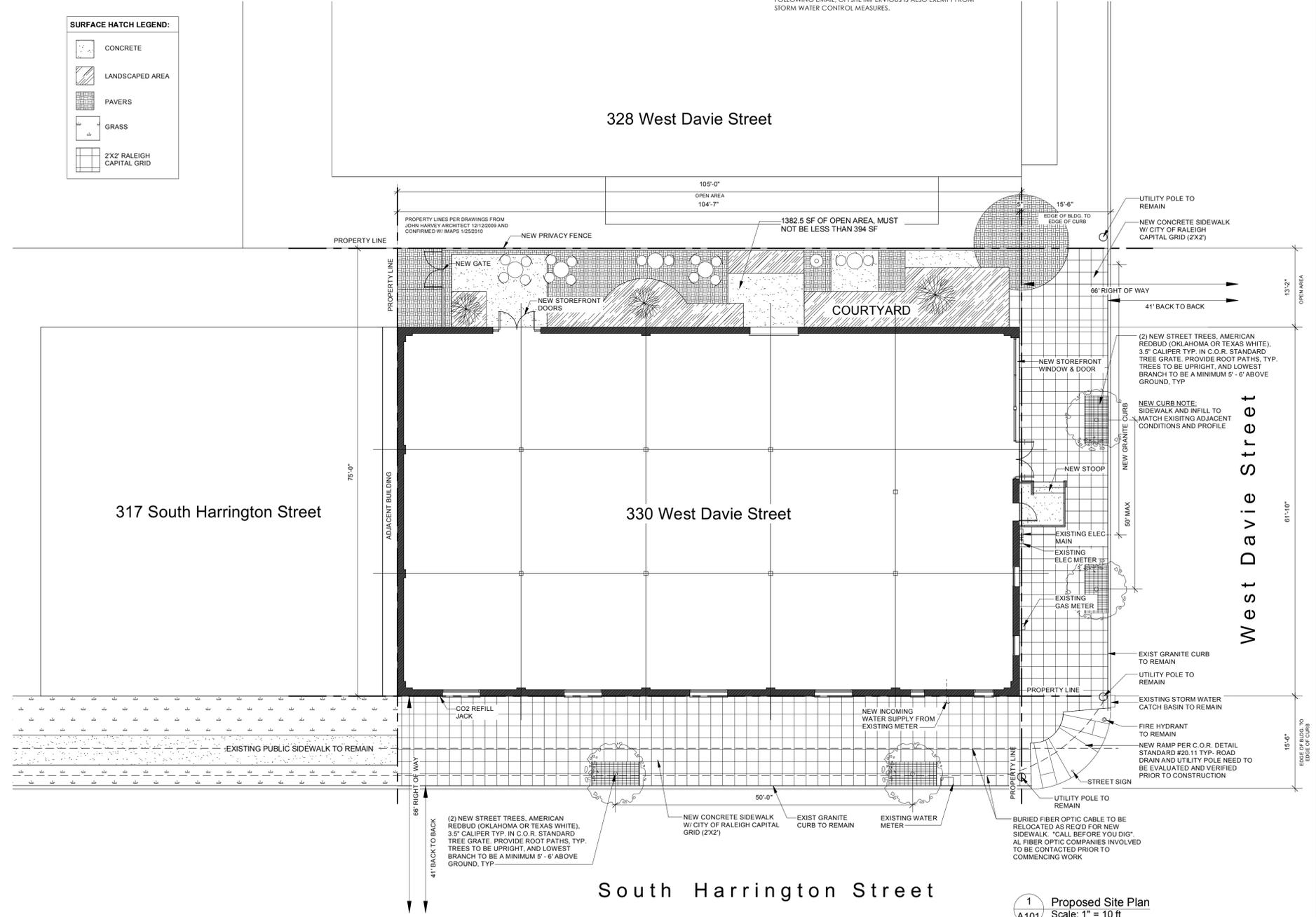
(office) 919-516-2155
 (direct) 919-516-2169
 (fax) 919-516-2681

NOTE PER EMAIL ABOVE:
 PROJECT IS EXEMPT FROM STORM WATER CONTROL MEASURES, AS IMPERVIOUS IS NOT INCREASING ON SITE, AND PER FOLLOWING EMAIL, OFFSITE IMPERVIOUS IS ALSO EXEMPT FROM STORM WATER CONTROL MEASURES.



SURFACE HATCH LEGEND:

	CONCRETE
	LANDSCAPED AREA
	PAVERS
	GRASS
	2X2' RALEIGH CAPITAL GRID



1 Proposed Site Plan
 A101 Scale: 1" = 10 ft

ARCHITECT PROJECT SEAL SHEET REVISIONS

Bret Page Architecture, PLLC
 319 Fayetteville Street - Suite #208
 Raleigh, NC 27601
 919.215.8634 (cell)
 br@bretpagearchitecture.com
 www.bretpagearchitecture.com

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CONSTRUCTION DRAWINGS

JAN 27TH 2010
 THE CHEMISTRY LAB
 330 W. DAVIE ST.
 RALEIGH, NC 27601

#	Revision Description	Date

A101
 Proposed Site Plan