

08/27/2015

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DAVIS PARK WEST REVISIONS

CASE # Z1500015

Applicant: John Felton
Cline Design Associates, PA
125 N. Harrington St
Raleigh, NC 27603
(919) 833 6413

Property Owner: Craig Davis
Davis-Rodwell TMC LLC

PIN #:	0737-03-95-9189	26.49 Ac.
	362 Davis Drive	Vacant
	0747-03-04-2481	3.35 Ac.
	390 Davis Drive	Vacant

Total Net Acreage: 29.84 Ac.

Change to existing design guidelines:

1. Removed committed number of stories. Removed pitched roof commitment.
2. Revised exterior building material text not to limit materials. Revised to include cementitious panel and siding.

Original Building Design Guidelines:

Description of Proposed Architectural Style

The rooflines will vary in height but will be primarily flat roofs with parapets and inset roof mechanical screening. On Residential over Retail buildings, three/four stories high, the high roof will be flat, and the portions of the street-level retail the project from the building will be a combination of flat roof and sloped or raised roofs. Office over Retail building(s), 2 stories high, may have a pitched roof in portions. One story retail buildings will be similar in concept, having a primarily flat roof with taller, more articulated sections to help create interest and street scale. ~~Residential buildings will be three and four stories and will have predominately pitched roofs. They~~ Residential buildings will be designed to complement the adjacent architectural styles at Finsbury and the non-residential buildings in Davis Park West.

The exterior building materials will ~~be include, at least two of the following : a combination of~~ masonry (standard size brick, block size brick, synthetic stucco, cementitious siding, cementitious panel and glass. Accent and detailing materials will be stucco, pre-cast, metal panel, and brick. The retail areas will have a variety of elements such as arcades, awnings, decorative lighting, unique signage, and art elements.

Revised Building Design Guidelines:

Description of Proposed Architectural Style

The rooflines will vary in height but will be primarily flat roofs with parapets and inset roof mechanical screening. On Residential over Retail buildings, three/four stories high, the high roof will be flat, and the portions of the street-level retail the project from the building will be a combination of flat roof and sloped or raised roofs. Office over Retail building(s), 2 stories high, may have a pitched roof in portions. One story retail buildings will be similar in concept, having a primarily flat roof with taller, more articulated sections to help create interest and street scale. Residential buildings will be designed to complement the adjacent architectural styles at Finsbury and the non-residential buildings in Davis Park West.

The exterior building materials will include at least two of the following: masonry standard size brick, block size brick, synthetic stucco, cementitious siding, cementitious panel and glass. Accent and detailing materials will be stucco, pre-cast, metal panel, and brick. The retail areas will have a variety of elements such as arcades, awnings, decorative lighting, unique signage, and art elements.