

NARRAMORE ASSOCIATES, INC

ATTACHMENT 4

East Elevation:

- **LDC Section 8.7(C)(5)(g)(i), Materials:** A 68 Sq. Ft. deviation to a minimum 20% of area for Brick and/or Stone on a primary façade to allow for 206 Sq. Ft. of Brick and/or Stone on the east elevation instead of the minimum 274 Sq. Ft. of Brick and/or Stone required, resulting in a **25% deviation**.

Justification: Stone is used at all columns and block at wainscoting at entire perimeter of building. Front Façade does not have wainscoting across entire perimeter because storefront windows extend to finish floor.

- **LDC Section 8.7(C)(5)(g)(ii), Materials:** A 214 Sq. Ft. deviation to a maximum 40% of area for stucco material on a primary façade to allow for 762 Sq. Ft. of stucco material on the east elevation instead of the maximum 548 Sq. Ft. of stucco material allowed, resulting in a **39% deviation**.

Justification: We are trying to stay consistent with the adjacent building's architecture.

North Elevation:

- **LDC Section 8.7(C)(4)(ii), Fenestration:** A 105 Sq. Ft. deviation to a minimum 20% of area for fenestration on a secondary façade to allow for 160 Sq. Ft. of fenestration on the north elevation instead of the minimum 265 Sq. Ft. of fenestration required, resulting in a 40% deviation.

Justification: Program space for tenants prevents the storefront from being extended towards the back of house. Doing so interferes with most restaurant tenant layouts.

- **LDC Section 8.7(C)(5)(g)(ii), Materials:** A 250 Sq. Ft. deviation to a maximum 50% of area for stucco material on a secondary façade to allow for 798 Sq. Ft. of stucco material on the north elevation instead of the maximum 549 Sq. Ft. of stucco material allowed, resulting in a 45% deviation.

Justification: We are trying to stay consistent with the adjacent building's architecture.

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South Elevation:

- **LDC Section 8.7(C)(4)(ii), Fenestration:** A 105 Sq. Ft. deviation to a minimum 20% of area for fenestration on a secondary façade to allow for 160 Sq. Ft. of fenestration on the south elevation instead of the minimum 265 Sq. Ft. of fenestration required, resulting in a 40% deviation.

Justification: Program space for tenants prevents the storefront from being extended towards the back of house. Doing so interferes with most restaurant tenant layouts.

- **LDC Section 8.7(C)(5)(ii), Materials:** A 217 Sq. Ft. deviation to a maximum 50% of area for stucco material on a secondary façade to allow for 798 Sq. Ft. of stucco material on the south elevation instead of the maximum 582 Sq. Ft. of stucco material allowed, resulting in a 37% deviation.

Justification: We are trying to stay consistent with the adjacent building's architecture.

Mitigation Techniques: Per LDC 8.3 (B) Deviations and Mitigations

- (2) Payments of \$2,500 will be made to The City of Oviedo's Public Art fund

Thank You,



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